

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
 DF-151 (REV 07/19)

Fiscal Year 2020-21	Business Unit 6440	Department University of California	Priority No.
Budget Request Name		Capital Outlay Program ID	Capital Outlay Project ID (7 digits. For new projects leave blank)

Project Title Los Angeles - Public Affairs Building Seismic Improvements	Project Status and Type Status: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuing Type: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor
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Project Category (Select one)

☐ CRI (Critical Infrastructure)
 ☐ WSD (Workload Space Deficiencies)
 ☐ ECP (Enrollment Caseload Population)
 ☒ SM (Seismic)
 ☐ FLS (Fire Life Safety)
 ☐ FM (Facility Modernization)
 ☐ PAR (Public Access Recreation)
 ☐ RC (Resource Conservation)

Total Request (in thousands) \$25,000	Phase(s) to be Funded C	Estimated Total Project Cost (in thousands) \$28,800
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Budget Request Summary

Public Affairs Building Seismic Improvements - \$25,000,000 for Construction. The project includes the upgrade of approximately 200,000 gross-square-feet of academic classroom, office, and research space in the existing facility. The structural work will improve the seismic rating from a Level V to at least a Level IV. The scope will also include mandatory code corrections triggered by the structural work such as disabled access upgrades. Total project costs are estimated at \$28,800,000, including Preliminary Plans (\$1,300,000), Working Drawings (\$1,150,000), and Construction (\$26,350,000). The construction amount includes \$23,500,000 for the construction contract, \$1,645,000 for contingency, and \$1,205,000 for architectural and engineering services. The Preliminary Plans are to be funded by non-State resources and are estimated to begin in October 2019 and will be completed in April 2020. The Working Drawings are to be funded by non-State resources and are estimated to begin in May 2020 and be approved in October 2020. Construction is scheduled to begin in February 2021 and will be completed in July 2022.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed	CCCI 7734
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Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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Impact on Support Budget

One-Time Costs	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Future Costs	<input type="checkbox"/> Yes <input type="checkbox"/> No
Future Savings	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Revenue	<input type="checkbox"/> Yes <input type="checkbox"/> No

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No

Attach comments of affected department, signed and dated by the department director or designee.

Prepared By Carey Barker 	Date 8/30/19	Reviewed By Dana Santa Cruz 	Date 8/30/19
Department Director	Date	Agency Secretary	Date

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
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University of California
Los Angeles

Project Planning Guide

for

**PUBLIC AFFAIRS BUILDING SEISMIC
IMPROVEMENTS**

Project Number 908010


August 2019



CAMPUS APPROVAL

University of California, Los Angeles
PUBLIC AFFAIRS BUILDING SEISMIC IMPROVEMENTS
Project Number 908010
August 2019

Reviewed by:



Susan G. Santon, Associate Vice Chancellor
Capital Programs Capital Planning and Finance

8/27/19

Date

Approved by:

Gregg Goldman
Vice Chancellor and Chief Financial Officer

Date

Gene Block, Chancellor

Date

University of California, Los Angeles
PUBLIC AFFAIRS BUILDING SEISMIC IMPROVEMENTS
Project Number 908010
August 2019

PROJECT PLANNING GUIDE
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CAPITAL IMPROVEMENT BUDGET BUDGET DATA

UNIVERSITY OF CALIFORNIA

Los Angeles

Campus

Project Title: Public Affairs Building Seismic Improvements

908010
Campus Reference

4579
Asset No.

CCCI: 7734
EPI:
Cost Indexes

A FUNDING SCHEDULE

Per 20 - 20

C.I.P., dated

, Univ. Priority No.

Totals (1000's)	Prefunded	2019-2020	2020-2021	2021-2022	2022-2023
P 1,300 CF		P 1,300 CF			
W 1,150 CF		W 1,150 CF			
C 1,350 CF		C	C 1,350 CF		
C 25,000 SG		E	C 25,000 SG		
\$ 28,800 Tot Proj	-	2,450	26,350	-	-

B FUNDING REFERENCES

Account No. Source	[1]	[2]	[3]	[4] Total All Sources

C Costs

					%
Site Clearance.....	\$ -	\$	\$	\$ 963,000	3.3%
1. Construction.....	-			22,537,000	78.3%
2. Exterior Utilities.....				-	
4. Site Development.....				-	
5. Fees.....	-			2,000,000	6.9%
6. A&E/PPC.....	-			685,000	2.4%
7. Surveys, Tests, Plans, Specifications.....	-			370,000	1.3%
8. Special Items.....	-			600,000	2.1%
SUBTOTAL.....	\$ -	\$ -	\$ -	\$ 27,155,000	94.3%
9. Contingency 7.0%.....	-			1,645,000	5.7%
TOTAL P-W-C.....	\$ -	\$ -	\$ -	\$ 28,800,000	100.0%
3. Group 2&3 Equipment.....	-			-	
TOTAL PROJECT.....	\$ -	\$ -	\$ -	\$ 28,800,000	
Available Funding.....					
Anticipated Surplus..... (Deficit).....					

D FINANCING

			State Funds	25,000,000
			Campus Funds	3,800,000
			TOTAL	\$ 28,800,000

E STATUS OF PROJECT

Project Planning Guide

Name: Kathy FitzGerald	Signature: Sue Santon, AVC, Capital Planning & Finance	Budget No.	1
Title: Director, Project Development	Approved for Campus, Date: 8/27/19	Issue Date	8/1/2019
Prepared by:	Signature:	Revised	
Program:	Title:	Revised	
Cost:	Approved for AVP-PPC, Date:	Revised	

Form Update: 10/11/02

Page 1 of 2

CAPITAL IMPROVEMENT BUDGET
ANALYTICAL DATA

UNIVERSITY OF CALIFORNIA
Los Angeles

Campus

Project Title: Public Affairs Building Seismic Improvements	908010 Campus Reference	4579 Asset No.	CCCI: 7734 EPI : Cost Indexes
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F ANALYTICAL DATA				
	Column (1)	[2]	[3]	(4) Total All Sources
ASF per PPG.....		ASF	ASF	127,984 ASF
ASF Current.....		ASF	ASF	127,984 ASF
OGSF.....		OGSF	OGSF	200,019 OGSF
Ratio (ASF Current / OGSF).....	to 1.00	to 1.00		64.0% to 1.00*
Construction Cost per ASF.....	/ ASF	/ ASF	/ ASF	\$ 176 / ASF
Construction Cost per OGSF.....	/ OGSF	/ OGSF	/ OGSF	\$ 113 / OGSF
Total P-W-C Cost per ASF.....	/ ASF	/ ASF	/ ASF	\$ 225 / ASF
Total P-W-C Cost per OGSF.....	/ OGSF	/ OGSF	/ OGSF	\$ 144 / OGSF
Gr. 2 & 3 Equip. Cost per ASF.....	/ ASF	/ ASF	/ ASF	\$ 0 / ASF

G CONSTRUCTION COST ANALYSIS				
	Cost	Unit Cost		Remarks
		\$ / ASF	\$ / OGSF	
.Concrete & Structure.....	\$			
.Closing - in.....				
.Finishing.....				
.Group 1 Equipment.....				
a. SUBTOTAL- Gen. Constr.	\$	\$	\$	
b. HVAC.....				
c. Plumbing.....				
d. Electrical.....				
e. Elevators.....				
f. Other.....				* Identify:
TOTAL BUILDING COST ONLY.....	\$	\$	\$ 100.0	
g. Additional Bldg. Costs.....				* Identify:
TOTAL BUILDING + ADDITIONAL COSTS.....	\$	\$	\$	
h. Other Construction.....				* Identify:
i. Other Construction.....				* Identify:
TOTAL CONSTRUCTION COST.....	\$			* Same as Schedule C, Item 1 (line 24), Page 1

H NOTES:			
Special Items		Specialty Consultants*	
Peer Reviews	\$165,000	As-built documents	\$25,000
Specialty Consultants*	\$250,000	Historic Preservation	\$10,000
Haz Mat Survey	\$110,000	Schedule	\$75,000
LEED	\$30,000	Acoustics	\$20,000
Environmental Review	\$5,000	Code	\$45,000
Agency Fees/Plan Check	\$40,000	Elevator	\$10,000
	\$600,000	LEED	\$65,000
			\$250,000
		Budget No. 1	
		Issue Date 8/1/2019	
		Revised	
		Revised	
		Revised	

PUBLIC AFFAIRS BUILDING SEISMIC IMPROVEMENTS

University of California, Los Angeles

EXECUTIVE SUMMARY

The University of California, Los Angeles proposes to provide a seismic upgrade to the 200,000 gross-square-foot Public Affairs Building, which has a Level V seismic rating (formerly “Poor”). The facility comprises of a six-story tower built in 1958 and a two-story addition constructed in 1961. Structural deficiencies in the tower include the stairwell walls and the interface between the buttress and north exterior wall. The addition requires reinforcement of various interior and exterior walls. Mandatory code corrections triggered by the structural work would include disabled access upgrades. Upon completion of the work, the seismic rating would be upgraded to at least Level IV (formerly “Fair”).

The building provides 128,000 assignable square feet (asf) of research and instruction space, and is primarily occupied by academic and research programs of the Luskin School of Public Affairs and departments within Social Sciences. The building provides 1,187 general assignment classroom seats. Space types include faculty and staff offices, research labs, meeting rooms, a data center, and the current Arts Library. Prior to construction, the Arts Library is anticipated to be permanently relocated to the Young Research Library. The vacated area will be available as interim staging space.

The scope of seismic strengthening work would include shotcrete reinforcement of the tower stairwell walls and portions of walls in the addition, reinforcement of the concrete slab on grade, strengthening of overhead structural beams, and repair and restoration of building finishes impacted by the work. The proposed project would be designed to allow the building to remain operational during construction.

The project is estimated to have a total budget of \$28,800,000 to be funded by \$3,800,000 of campus funds and \$25,000,000 of State funds.

PROBLEM STATEMENT

The Public Affairs Building is located in the north campus academic area, north of Luvalle Commons and east of Bunche Hall. The 161,500 gross square foot (gsf) six-floor main tower, contains academic and support space and was constructed in 1958. The primary construction of the tower is steel with concrete shear walls. A two-floor addition to the south, contains about 38,500 gsf of library and data center space and was built in two later phases, beginning in 1961.

The building’s 1,187 general assignment classroom seats are distributed through classrooms ranging in size from 16 to 103 seats (totaling 19,300 asf), and represents 8.9% of the total campus inventory of 13,323 general assignment classroom seats.

The building was designed prior to the development of lateral force resisting systems found in modern building codes. The building experienced damage in the 1994 Northridge earthquake, which led to retrofits including construction of buttresses, reinforced concrete shear walls, footings, slabs, and drag ties at the north end of the tower. While this work enabled the building to meet the 1991 Uniform Building Code seismic standards, the Public Affairs Building does not meet the minimum Level IV rating required under the current UC Seismic Safety Policy. Per the Seismic Safety Policy, if the building is not improved to a seismic safety rating of Level IV or better by 2030, the campus cannot continue occupancy, leading to the loss of 128,000 sq ft of research and instruction space in the core campus including 1,160 general assignment classroom seats and library space.

Seismic Deficiencies

Structural weaknesses in the six-story tower that would cause potential damage and/or life safety hazard in a major seismic event exist at the stair walls surrounding each of the two stairwells at the north and south ends of the tower, at the interface between the buttresses and the main structure at the north exterior of the tower, and in the overhead structural elements above each building level. In the southern two-story addition, interior and exterior walls at various points in the structure require reinforcement.

Accessibility Deficiencies

The building has not received a major renovation since 1995. Accessibility improvements that would bring the facility into alignment with current standards include path of travel and door clearance upgrades, restroom renovations, elevator upgrades, and improved signage.

PROJECT DESCRIPTION

The proposed project would provide seismic corrections to the Public Affairs Building, which has a current seismic safety rating of Level V. Upon completion of the work, the seismic rating would be upgraded to at least a rating of Level IV. In addition, the project would provide accessibility upgrades and code compliance improvements.

Seismic Corrections

The seismic upgrade would include shotcrete reinforcement to strengthen interior walls surrounding the two building stairwells of the tower, shotcrete reinforcement of identified portions of interior and exterior walls in the southern two-story addition, reinforcement of concrete slab on grade, and the strengthening of overhead structural beams. The stairwell wall strengthening will connect to existing footings and extend up to Level 3 of the building. Beam strengthening will occur in the addition and on levels 3 through 6 of the tower, and will connect to the existing buttress structure at the north end of the building.

The project would strengthen portions of the exterior building cladding, including exterior spandrels, and include potential correction of exterior falling hazards due to masonry veneer and brickwork on the exterior of the building. Spandrels will receive fiberwrap to reinforce the structure and minimize damage in a seismic event. An exterior brick wall extending the

full height between building levels 4 and 5 on the western elevation will be cut and anchored to mitigate damage from potential horizontal movement between these two levels in an earthquake.

Accessibility Upgrades

Accessibility improvements would include replacement of door hardware and signage, replacement of existing drinking fountains, relocation of doorways to restrooms and stairs to provide appropriate clearance, provision of new gender-inclusive accessible restrooms, and upgrades to stairs and elevators throughout the building.

The scope of work to complete the seismic corrections and non-structural upgrades described above would include relocation of utilities obstructing the proposed work; repair and replacement of waterproofing and flashing; repairs to interior and exterior finishes; abatement of hazardous materials; and provision of fire stopping materials and shaft repair where required.

Space Impacts

Construction of the interior shear walls and accessible restrooms are anticipated to reduce the assignable space within the building by a nominal amount. Locations of accessible restrooms would be selected during preliminary planning to minimize impacts to building occupants. There would be no change to building gross square feet as a result of this project.

Construction Impacts

Construction would be sequenced to keep the building operational and occupied during construction. Protective measures such as the installation of physical barriers and plastic coverings would be utilized to protect the equipment and property of building occupants. Performance of disruptive work during off-hours would also minimize impacts to building occupants. Portions of the building will be vacated to accommodate the work. Phased staging is anticipated and may occur within the southern two-story portion of the building.

Building Occupancy

The building is currently occupied by academic and research programs of the Luskin School of Public Affairs, departments within Social Sciences, general assignment classrooms, and the Arts Library.

COST BASIS AND SUSTAINABILITY

The campus has completed general pre-design studies and cost analyses for this project.

The project will comply with the University of California *Policy on Sustainable Practices*. As required by this policy, the project will adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements.

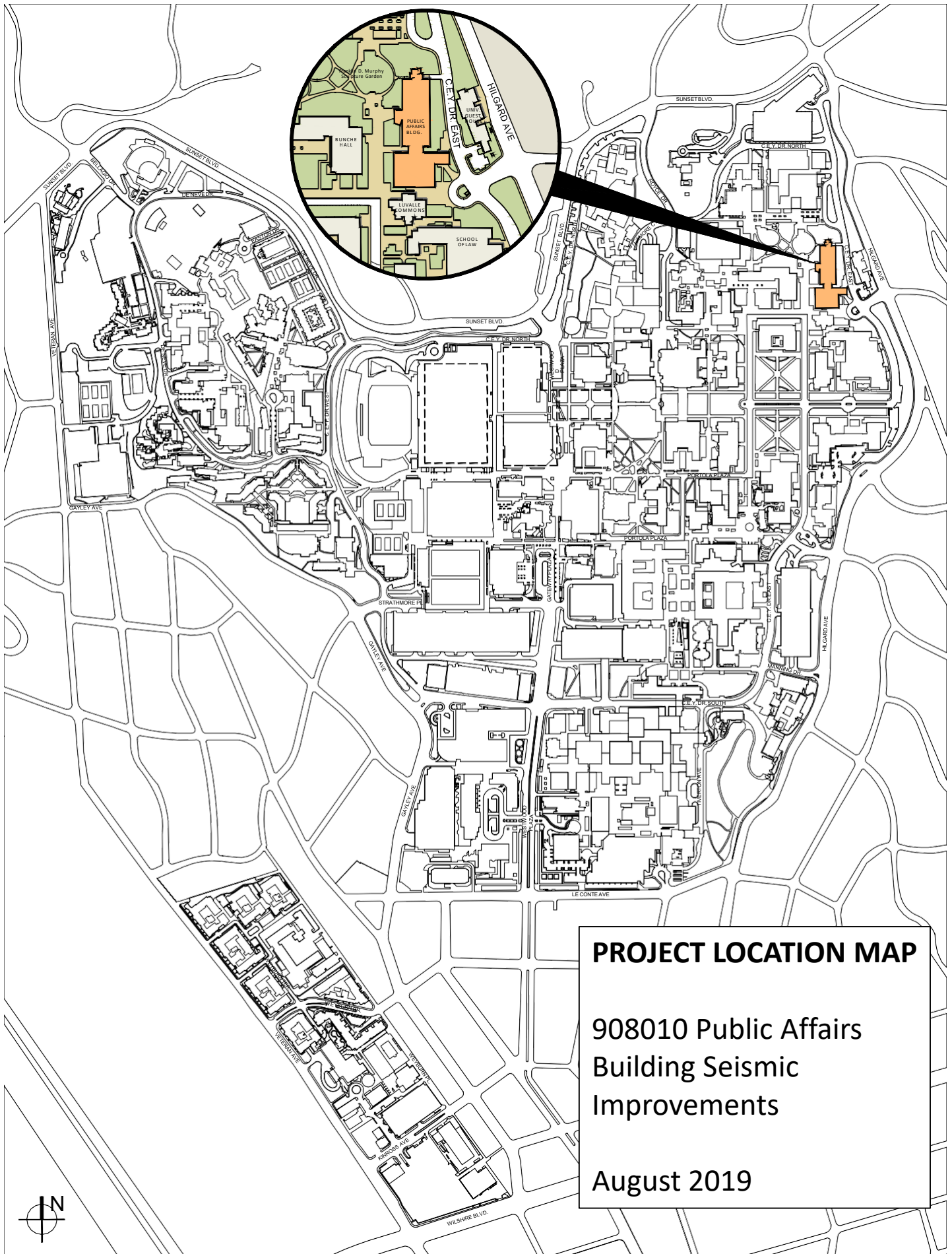
ALTERNATIVES

The proposed alternative is designed to mitigate seismic deficiencies by using the most cost-effective solution possible. The Public Affairs Building also requires significant deferred maintenance work that will be addressed in subsequent projects.

If the facility is not seismically improved to a rating of at least Level IV, the campus would not be able to occupy the structure beyond 2030, leading to the loss of 128,000 assignable square feet of existing instruction and research space, including 1,187 general assignment classroom seats. This loss would greatly impact the not only the programs currently housed in the building but the teaching mission of the campus as a whole.

RELATIONSHIP TO UNIVERSITY MISSION AND OBJECTIVES

The project supports the instruction and research mission of the University of California by providing seismically safe facilities for teaching and research in a campus academic building.



PROJECT LOCATION MAP

908010 Public Affairs
Building Seismic
Improvements

August 2019

LOS ANGELES CAMPUS

Campus or Field Station Los AngelesProject Account 908010Project Title Public Affairs Building Seismic Improvements

For purposes of compliance with the California Environmental Quality Act of 1970 (CEQA), and Amended University of California Procedures for Implementation of CEQA, this project has been reviewed and initially classified as indicated below. Please check (X) as appropriate. Include project description and appropriate local map.

☐ I. **EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970**

When it can be seen with certainty that there is no possibility the action will result in physical change to the environment or the action is specifically exempted by statute, the project is classified as exempt from CEQA.

The proposed action is exempt from CEQA under Guideline section 15061(b)(3), which provides that CEQA does not apply to the actions of a public agency where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

☒ II. **CATEGORICALLY EXEMPT**

This project falls under the indicated Class of Exemption, none of the exceptions to the exemption apply (15300.2), and there is no significant effect on the environment:

☒ Class 1: Existing Facilities

Pursuant to state law and University of California Procedures for Implementation of CEQA, the proposed project is categorically exempt under Article 19, Section 15301, Class 1, Existing Facilities. The project is exempt because it consists of exterior and interior seismic improvements in an existing facility with no expansion of use beyond existing conditions.

☐ III. **INITIAL STUDY** ☐ Stand-Alone ☐ Tiered Initial Study (15152) [Identify EIR from which Initial Study is tiered]

This project is not Exempt from CEQA or Categorically Exempt; an Initial Study is to be prepared to determine if the project may have a significant effect on the environment that has not been substantially and adequately analyzed in a certified program EIR.

☐ IV. **ENVIRONMENTAL IMPACT REPORT (EIR)**

It is known that the project will have a significant effect on the environment and has not been adequately and substantially analyzed in a certified program EIR.

☐ Stand-Alone (Project Specific) ☐ Programmatic: [Identify EIR title]☐ None/Findings Only ☐ Addendum ☐ Subsequent ☐ Supplement to EIR: [Identify EIR from which document is tiered/based]**PROJECT DESCRIPTION** Real Estate Transaction Type: ☐ Acquisition ☐ Sale ☐ Lease ☐ Easement ☐ License

The UCLA campus proposes to provide seismic improvements to the Public Affairs Building that would upgrade its seismic rating from Level V to a minimum of Level IV. The scope of work includes relocation of utilities in the way of work; abatement of hazardous materials; shotcrete reinforcement of the tower stairwell walls; reinforcement of the concrete slab on grade; strengthening of overhead structural beams in the building's southern two-story addition and on levels 3 through 6 of the main building; repair and replacement of waterproofing and flashing; fiberwrap of spandrels to minimize exterior falling hazards; anchoring of an exterior brick wall on the western elevation; implementation of ADA upgrades including replacement of door hardware, signage, drinking fountains, relocation of doorways to restrooms and stairs, and creation of new gender-inclusive restrooms, as required; upgrades to stairs and elevators throughout the building; provision of fire safing and shaft repair, where required; and repairs to interior and exterior finishes impacted by the work. To minimize impacts to the current occupants, both off-hours work and temporary staging would be implemented. Physical barriers and plastic coverings would reduce dust and protect equipment and property and signage would be installed to direct the building occupants to restrooms during construction.

V. Does this project conform to the approved LRDP?

YES

☒

NO

☐

NA

☐**VI.**Prepared by 1479

Date

08/05/198-30-19Local Approved by 8/27/19

Date

VII. OFFICE OF THE PRESIDENTConcur with Classification ☐Do not concur with Classification ☐

Signed

Date