

Office of the President
April 10, 2003

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ITEM FOR ACTION

For Meeting of April 17, 2003

ADOPTION OF MITIGATED NEGATIVE DECLARATION AND APPROVAL OF DESIGN, SNIDECOR HALL OFFICE WING SEISMIC REPLACEMENT, SANTA BARBARA CAMPUS

The President recommends that upon review and consideration of the environmental consequences of the proposed project as evaluated in the attached Initial Study/Mitigated Negative Declaration, that the Committee on Grounds and Buildings:

- (1) Adopt the attached Mitigated Negative Declaration.
- (2) Adopt the **attached Findings** and Mitigation Monitoring Program.
- (3) Approve the design of the Snidecor Hall Office Wing Seismic Replacement, Santa Barbara campus.

BACKGROUND

In November 2001, The Regents approved the inclusion of the Snidecor Hall Office Wing Seismic Replacement project, Santa Barbara campus, in the 2002-03 Budget for Capital Improvements and the 2002-07 Capital Improvement Program at a total project cost of \$12,280,000. The Higher Education Capital Outlay Bond Fund of 2002 will fund this project.

The project was amended by the Vice President for Budget to include a 1,850 asf Dance Facility as part of the project at a total project cost of \$13,045,000 at CCCI 4019. The proposed budget increase of \$765,000 is funded by campus funds.

In March 2003, the appointment of AC Martin Partners, Inc. of Los Angeles as the Executive Architect for this project was administratively approved within the Office of the President.

Project Site

The site for the proposed building is located in the southwest corner of the main campus. The site is bounded on the north by the Pardall pedestrian and bike path corridor, on the east is the Arts Building, on the south by the Faculty Club, and on the west by a bike path. The project site is consistent with the campus Long Range Development Plan.

Project Design

The Snidecor Hall Office Wing Seismic Replacement project provides 22,498 asf feet within a total area of 34,614 gsf in a one and two-story structure. The program includes 16,981 asf of instruction and research space for the Department of Dramatic Arts and Acting, Dance, and Design Studios, and 4,842 asf of general assignment classroom space. The project involves replacement of the partial two-story Office Wing west of the Hatlen Theater. In 1992 the Office Wing was given a seismic rating of "Poor" (DGS Level V) and it was determined after extensive evaluation to be more cost effective to replace the Office Wing rather than to seismically reinforce the building in part because of the extent of asbestos contamination. The wing that will be demolished provides 14,435 asf within a total area of 19,720 gsf.

The replacement building consists of an L-shaped classroom, office, and studio building, and a freestanding 150-seat classroom/acting studio building. The buildings are arranged to form a courtyard. The dominant building element is the 150-seat classroom structure and acting studio located along the Pardall Corridor for ease of direct student access. The loft-type Dance and Movement/Voice Studios are located across the courtyard and to the south. These three studios open directly to the courtyard with large sliding barn doors for indoor-outdoor performances. These studios are adjacent to faculty offices forming the south side of the building. To the east is a two-story element that houses administrative offices, a design studio, and several smaller studios and support spaces. A second story provides faculty and administrative offices and a 60-seat general assignment classroom.

The foundation system is comprised of drilled piles with grade beams under a reinforced concrete slab-on-grade floor. The vertical structure is steel-framed with concrete shear walls to resist lateral forces. Finish materials include poured-in-place concrete, precision concrete masonry units, standing seam copper panels and the UCSB campus block, relating the new building to the existing Snidecor building complex.

The design of the Snidecor Hall Office Wing Seismic Replacement project has been reviewed in accordance with University policy by the campus Design Review Committee and an independent design review team including cost consultant Davis Langdon Adamson. Independent structural review is being conducted by Howard and Van Sande Structural Consultants, Inc., at each stage of project development.

The Campus Office of Design & Construction Services will manage the construction phase of the project with assistance from the Executive Architect's project team. Outside consultants and testing agencies will be utilized as necessary. The Director of Design & Construction Services will perform project oversight.

Construction will begin in February 2004 and completion is projected in March 2006.

Environmental Impact Summary

Pursuant to state law and University procedures for the implementation of the California Environmental Quality Act, a Draft Initial Study/Mitigated Negative Declaration (IS/MND), dated December 2002, was prepared for the proposed Snidecor Hall Office Wing Seismic Replacement project. The project is consistent with the campus 1990 LRDP. The IS/MND was

submitted to the State Clearinghouse, local agencies, utility providers, and other interested parties for a 30-day public review period from March 3, 2003 to April 1, 2003. Copies of the IS/MND were made available at one on-campus and two community libraries, and were distributed to interested agencies, groups, and individuals.

The IS/MND concluded that impacts in the following areas would be less than significant after incorporation of proposed mitigation measures: air quality (fugitive dust), biological resources (sediment transport control avoiding wetland impacts), cultural resources (potential for disturbing archaeological resources and human remains), geology and soils (erosion/sedimentation), hydrology and water quality (sediment transport control), noise (construction noise and vibration), and traffic (bike path and parking).

Four comment letters were received during the review period addressing the issues of air quality regulations, potential for tree removal to affect birds, and potential for site contamination from the former military use of the UCSB site. The Air Pollution Control District clarified a permit requirement related to boilers. The Department of Fish and Game (DFG) indicated the loss of 14 mature pine trees on the site could be a nesting or roosting site for birds. The Department of Toxics Substances Control indicated the former military use of the site may have left contamination. The campus's evaluation of the trees indicates they are not used as nesting or roosting sites for sensitive species. The project landscape plan calls for planting 16 mature trees. The campus has evaluated the site for potential contamination, and has no evidence that such contamination exists on the project site. Detailed written responses are included in the Final IS/MND.

In conformance with the 1990 LRDP Mitigation Monitoring Program (MMP), mitigation measures to reduce the project's impacts to less than significant have been incorporated into the project. A project-specific MMP is included as an appendix to the Final MND. Monitoring of the implementation of all mitigation measures will be performed in connection with the annual report for the LRDP MMP and will be conducted during various phases of project development as appropriate.

Findings

The [attached Findings](#) discuss the project's impacts, mitigation measures, and evidence that the project will not have a significant effect on the environment.

([Attachments](#))

ATTACHMENT 1

**PROJECT STATISTICS
SNIDECOR OFFICE WING SEISMIC REPLACEMENT
CAPITAL IMPROVEMENT BUDGET
SANTA BARBARA CAMPUS
CCCI 4019**

<u>Cost Category</u>	<u>Amount</u>	<u>% of Total</u>
Site Clearance	\$ 814,000	6.5%
Building	\$ 8,182,000	65.3%
Exterior Utilities	\$ 707,000	5.7%
Site Development	\$ 565,000	4.5%
A/E Fees ^(a)	\$ 875,000	7.0%
Campus Administration ^(b)	\$ 384,000	3.1%
Surveys, Tests, Plans, Specs	\$ 119,000	1.0%
Special Items ^(c)	\$ 330,000	2.6%
Subtotal	\$ 11,976,000	95.7%
Contingency	\$ 533,000	4.3%
Subtotal (P*W*C)	\$ 12,509,000	100.0%
Group 2 & 3 Equipment	\$ 536,000	4.3%
Total Project Cost ^(d)	\$ 13,045,000	

Statistics

Gross Square Feet (gsf) ^(e)	34,614
Assignable Square Feet (asf) ^(e)	22,498
Ratio asf/gsf	65%
Building Cost/gsf	\$236
Building Cost/asf	\$364

Comparable Projects @ CCCI 4019

(Comps currently under review by PD&C)

<u>Project</u>	<u>Building Cost/GSF</u>	<u>ASF/GSF</u>	<u>Last CIB Approved</u>
UCI Humanities/Fine Arts Facilities	\$223	62%	2/2001
UCM Classroom and Office Bldg.	\$231	65%	4/2002
UCD Mathematical Sciences Bldg.	\$231	59%	11/2001

- (a) A/E fees include executive architect basic services contract of \$788,353, which represents 9.1% of approved construction budget.
- (b) Campus Administration includes project management and inspection
- (c) Special Items include environmental impact report and Coastal Commission review, special consultants, seismic and cost reviews, plan check, and local jurisdiction fees.
- (d) Current formal estimated verify that projected costs are within the approved budget
- (e) Gross square feet (gsf) is the total area, including all usable areas, stairways, and space occupied by the structure itself. Assignable square feet (asf) is the net program area.