COMMITTEE ON GROUNDS AND BUILDINGS

ACTION ITEM

For the Meeting of January 18, 2005

A. CERTIFICATION OF ADDENDUM TO ENVIRONMENTAL IMPACT REPORT AND APPROVAL OF DESIGN, JOSEPH EDWARD GALLO RECREATION AND WELLNESS CENTER, MERCED CAMPUS

EXECUTIVE SUMMARY

Campus: Merced

Project: Joseph Edward Gallo Recreation and Wellness Center

Proposed Action: Certify an Addendum to the Long Range Development Plan Environmental Impact Report; adopt the Findings in their entirety; and approve the design of the Joseph Edward Gallo Recreation and Wellness Center, Merced campus.

Previous Actions:

- **January 2001**: Adopt Long Range Development Plan and EIR
- **June 2004**: Amend 2003-04 Budget for Capital Improvements and 2003-08 Capital Improvement Program.
- **May 2003**: The President approved the initial “P” funding of $494,000.
- **May 2003**: The Regents approved a new Recreation Fee at the Merced campus.


Project Summary: Approval is requested to construct the Joseph Edward Gallo Recreation and Wellness Center building of 35,690 gross square feet (gsf) (24,985 assigned square feet) at a total project cost of $11,240,000 (external financing ($7,500,000), campus funds ($265,000), and gift funds ($3,475,000)). Building cost is $218 per gsf with an asf/gsf ratio of 70 percent. The facility would provide space for recreation and administration uses on the ground floor and wellness exam and treatment rooms on a partial second floor.
RECOMMENDATION

The President recommends that the Committee on Grounds and Buildings:

(1) Certify the attached Addendum No. 4 to the Long Range Development Plan Environmental Impact Report.

(2) Adopt the Findings in their entirety.

(3) Approve the design of the Joseph Edward Gallo Recreation and Wellness Center, Merced campus.

BACKGROUND

At the November 4, 2004 meeting, the Committee on Grounds and Buildings reviewed and discussed the design of the Joseph Edward Gallo Recreation and Wellness Center project. At that time, the Committee agreed to place the project on the Consent Agenda for today’s meeting.

In June 2004 the President, in concurrence with the Chairman of the Board and the Chairs of the Committees on Grounds and Buildings and Finance, approved the Joseph Edward Gallo Recreation and Wellness Center project for inclusion in the 2003-04 Budget for Capital Improvements and the Capital Improvement Program. The total project cost of $11,240,000 at CCCI 4267 will be funded from external financing ($7,500,000), campus funds ($265,000), and gift funds ($3,475,000). In May 2003, The President approved the initial “P” funding of $494,000. In May 2003, The Regents approved a new Recreation Fee at the Merced campus. In April 2004, the Office of the President administratively approved the appointment of Sasaki Associates of San Francisco, CA, as Executive Architect for this project.

Project Site

The 1.38-acre site for the proposed facility is located in the southwest region of the Phase 1 campus, between the Student Housing buildings to the southwest and the Kolligian Library building to the northeast. The project site is consistent with the campus 2002 Long Range Development Plan.

Project Design

The Joseph Edward Gallo Recreation and Wellness Center building is designed to contain 24,985 asf within a total area of 35,690 gsf and will include three general space types: recreation, wellness (clinical and education), and administration space. The project locates recreation and administration uses on the ground floor and wellness on a partial second floor.
The building is a type V, one-hour protected, sprinklered wood frame structure with steel components for bracing. The exterior is clad in stucco, with factory paint-coated aluminum windows and energy efficient, “low-e” glazing. The Recreation and Wellness Center’s stucco wall color is a slightly darker shade of the stucco wall color used at Student Housing. The Recreation and Wellness Center’s metal standing seam roofing material and color is the same as the metal roof material and color of the academic buildings (see Renderings and Elevations).

This project will comply with the University of California Policy on Green Building Design and Clean Energy Standards approved by The Regents at the July 2003 meeting, as well as with the Presidential Policy for Green Building Design and Clean Energy Standards dated June 16, 2004. In addition to meeting these LEED equivalent policy standards, the project will seek a LEED silver rating of at least 33 points.

The campus has conducted a peer design review and an independent cost review of the Joseph Edward Gallo Recreation and Wellness Center. The Physical Planning Office, with the oversight of the Vice Chancellor–Administration, will manage this project. Construction of the project will begin in June 2005, with completion anticipated for fall 2006.

Environmental Impact Summary

Pursuant to State law and the University procedures for implementation of the California Environmental Quality Act (CEQA), the campus prepared Addendum 4 to the Long Range Development Plan (LRDP) EIR to evaluate the proposed project in relation to the original analysis done in the LRDP EIR. The potential environmental effects of the Joseph Edward Gallo Recreation and Wellness Center building were analyzed in the EIR for the UC Merced Long Range Development Plan, which was certified by The Regents in January 2002 (State Clearinghouse # 2001021065). Volume 1 of the Draft EIR assessed the potential environmental effects of implementation of the LRDP, identified means to eliminate or reduce potential adverse impacts, and evaluated a reasonable range of alternatives to the LRDP. Volume 2 of the Draft EIR analyzed the project-level environmental impacts associated with the first phase of development on the UC Merced campus (2004-05 through 2007-08 academic year), referred to as the Phase 1 Campus, which included this recreation center building.

The Draft LRDP EIR public review period was August 13, 2001 to October 4, 2001. In response to public requests, the campus extended the public review period an additional seven days, providing a total of 52 days for public review and comment. Copies of the Draft EIR were made available at several libraries, information repositories, and the UC Merced project office in the Merced area; a copy was posted on the web site hosted jointly by UC Merced and Merced County; and hard copies as well as CDs of the document were mailed to all people who requested one. A public hearing on the Draft EIR was held on September 13, 2001, during which comments were received. Written comments from interested public agencies and individuals were received throughout the public review period. The campus evaluated the oral
testimony received at the public hearing as well as the written comments received during the comment period and prepared written responses. The responses are contained in the Final EIR.

The LRDP EIR evaluated the potential effects of the proposed building as part of the Phase 1 Campus impact analysis, which evaluated project-level impacts resulting from development of the first phase of the UC Merced campus (2004-05 through 2007-08). Potential impacts for the Phase 1 Campus were evaluated in ten environmental issue areas: aesthetics, air quality, biology resources, cultural resources, geology, seismicity and soils, hazards and hazardous materials, hydrology and water quality, noise, recreation, and traffic, circulation, and parking.

The LRDP EIR indicated that the Phase 1 Campus, which includes the recreation center building, would result in significant or potentially significant impacts, prior to mitigation, in the following areas: aesthetics, air quality, cultural resources, geology, soils and seismicity, noise and traffic circulation, and parking.

With implementation of the proposed mitigation measures, the effects of Phase I Campus lighting on nearby Lake Yosemite Regional Park and other sensitive areas, increased levels of carbon monoxide, ozone precursor, and PM10 emissions, and increased ambient noise levels attributable to traffic increases would remain significant and unavoidable. However, these impacts are considered acceptable for the reasons specified in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 2002 LRDP EIR. All other impacts would be mitigated below a level of significance.

As components of the Phase 1 Campus, the LRDP EIR analyzed the potential environmental effects of constructing a recreation facility. The LRDP EIR description of the recreation facility includes aerobic areas with cardiovascular equipment, a free weights area, locker rooms, and a gymnasium. The Project building would be developed on the same site as previously analyzed in the LRDP Final EIR.

The three changes with respect to the circumstances under which the LRDP would be undertaken since the LRDP Final EIR was certified as complete are:

- Progress in the environmental permitting process, consistent with the anticipated process for UC Merced campus development. This change in circumstances does not require revisions in the LRDP Final EIR.

- The LRDP EIR describes the recreation facility to contain 50,000 gross square feet, while the proposed Project building would contain 35,690 gross square feet. This change in circumstances does not require revisions in the LRDP Final EIR.

- The proposed facility will have a wellness center which will have a function similar to a student health services organization. The wellness portion of the
facility would include 3,000 assignable square feet, which includes exam rooms, offices, restrooms, a health education room, and a treatment/lab room. This minor addition of scope does not require revisions in the LRDP Final EIR.

No additional environmental analysis or review is required to address the environmental impacts resulting from construction and operation of the proposed project, as revised, other than as provided in EIR Addendum #4 (attached).

A Mitigation Monitoring and Reporting Program to ensure implementation of project-specific mitigation measures to reduce significant impacts is included as an Appendix in the Final LRDP EIR. Monitoring of the implementation of mitigation measures will be conducted on an annual basis in conjunction with the annual status report for the 2002 LRDP Mitigation Monitoring Program.

**Findings**

The attached Findings discuss the Project’s impacts, mitigation measures, and conclusions regarding approval of the Project and certification of the Addendum in conformance with CEQA. The Findings also set forth Overriding Considerations for approval of the Joseph Edward Gallo Recreation and Wellness Center in view of unavoidable significant environmental effects.

(Attachments)
PROJECT STATISTICS
JOSEPH EDWARD GALLO RECREATION AND WELLNESS CENTER BUILDING
CAPITAL IMPROVEMENT BUDGET
MERCED CAMPUS
CCCI 4267
(Approved June 2004)

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<tr>
<th>Cost Category</th>
<th>Amount</th>
<th>% of Total</th>
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<tr>
<td>Site Clearance</td>
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<tr>
<td>Building</td>
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<tr>
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<td>A/E Fees (a)</td>
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<td>Campus Administration (b)</td>
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<td>Surveys, Tests, Plans</td>
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<td>Special Items (c)</td>
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<td>Group 2&amp;3 Equipment</td>
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<td><strong>Total Project (d)</strong></td>
<td>$11,240,000</td>
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Statistics

- Gross Square Feet (gsf) (e) 35,690
- Assignable Square Feet (asf) 24,985
- Rentable Square Feet (rsf) (f) 34,173
- Ratio ASF/GSF: UC 70%
- Building Cost/GSF $218

Comparable University Projects @ CCCI 4267

<table>
<thead>
<tr>
<th>Project</th>
<th>Building Cost/GSF</th>
<th>Ratio ASF/GSF</th>
<th>Date of latest CIB Approval</th>
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<tbody>
<tr>
<td>UCD – Activities and Recreation Center</td>
<td>$207</td>
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<td>UCSB – Recreation Center Expansion</td>
<td>$195</td>
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<td>06/28/2000</td>
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<tr>
<td>UCSB – Intercollegiate Athletics Building</td>
<td>$211</td>
<td>65%</td>
<td>01/01/2001</td>
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(a) A/E fees include executive architects basic services contract of $630,750, which represents 8.76 percent of the approved construction budget.
(b) Campus Administration includes project management and inspection.
(c) Special Items include: value engineering, seismic review, study costs and other special consultants.
(d) Current formal estimates verify that projected costs are within the approved budget.
(e) Gross square feet are the total area, including usable area, stairways, and space occupied by the structure itself. Assignable square feet are the net program area.
(f) BOMA (Building Owners and Managers’ Association). Rentable square feet is the usable area determined in accordance with BOMA standards for single tenant occupancy in commercial building space.

January 2005