TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:
For Meeting of July 18, 2002

RECOMMENDATIONS OF THE PRESIDENT

Action by Consent

A. CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT AND
APPROVAL OF DESIGN, CNSI COURT OF SCIENCES BUILDING, LOS
ANGELES CAMPUS

The President recommends that upon review and consideration of the environmental
consequences of the proposed project as indicated in the attached Environmental Impact Report,
the Committee on Grounds and Buildings:

(1) Certify the attached Environmental Impact Report.

(2) Adopt the attached Findings, Statement of Overriding Considerations, and Mitigation
    Monitoring Program.

(3) Approve the design of the CNSI Court of Sciences Building, Los Angeles campus.

BACKGROUND

In May 2002, The Regents approved the inclusion of the California Nanosystems Institute
(CNSI) Court of Sciences Building, Los Angeles campus, in the 2001-02 Budget for Capital
Improvements and 2001-04 Capital Improvements Program, and for external financing at a total
project cost of $149,100,000 at CCCI 4189. The cost consists of $100,300,000 for new
construction and $48,800,000 for related scientific research equipment. The total cost of
$149,100,000 will be funded from the state through the California Institutes for Science and
Innovation program ($61,175,000), external financing using the “Garamendi” funding
mechanism ($50,000,000), and in-kind gift funds ($37,925,000).

In April 2002, the appointment of Rafael Vinoly Architects PC of New York, New York, as
Executive Architect for this project was administratively approved within the Office of the
President.

Project Site

The site for the proposed facility is located at the western edge of the Court of Sciences. The site
is bounded by Boelter Hall on the north, the Court of Sciences on the east, the new LaKretz Hall
and new Seismic Replacement Building 1 on the south, and Parking Structure 9 on the west. The
topography of the site slopes 35 feet from the Court of Sciences to the Parking Structure 9 access drive below. A portion of the new building will span over the eastern end of Parking Structure 9. The project is sited in accordance with the 1990 Long Range Development Plan (see attached Site Plan).

Project Design

The CNSI Court of Sciences Building is designed to contain 117,652 assignable square feet within a total area of 174,103 gross square feet, providing nanosystems research laboratories, research support space, conference facilities, faculty and post doctoral offices, and CNSI administration space.

The building will have three rectangular, partially below-grade levels and four above-grade levels between the western edge of the Court of Sciences and Parking Structure 9. The three top levels will extend west beyond the building footprint and clear-span the east end of the parking structure. These levels will consist of two open-plan laboratory levels with a mechanical interstitial level between them. An exterior circulation area in the center will connect the two levels. The main building entrance and public areas will be off the Court of Sciences. Service vehicle access will be from the Parking Structure 9 access drive located on the west at a lower level.

The building structure of the three below-grade levels east of the garage will utilize concrete retaining walls, shear walls, and post-and-beam construction. The floors above these will have a concentric-braced steel frame structure with gravity trusses. The three-level west wing will clear-span Parking Structure 9 with 15-foot deep trusses running through the interstitial level. The level below the interstitial level will be suspended from the long-span trusses. The support towers for the trusses will be located in the open areaways on the north and south sides of the parking structure. The support towers will be laterally braced to each other at mid-height.

The external design of the CNSI clearly expresses the bridging concept of the building and the state-of-the-art nanosystems research. Vertical support towers, housing services, and circulation are clad in UCLA blend brick. The lighter, horizontal spanning portion of the building is clad in a combination of glass curtainwall, painted metal panels, and painted metal louvers. The main entrance is denoted by a UCLA blend brick clad meeting room with complementary brick seat walls framing a glazed entrance. The brick and concrete pavement extends into the building lobby and exhibition area. Steel bridges and stairs will cross the open center court providing multiple means of connection between the fifth and seventh floor lab clusters and the meeting areas on the sixth floor.

Richard Meier & Partners, an independent design consultant, Brandow & Johnston Associates, an independent structural engineer, C. P. O’Halloran Associates, an independent cost estimator, and an independent value engineering team led by Anshen+Allen Los Angeles have reviewed the design of the CNSI Court of Sciences Building in accordance with University policy. Independent cost estimating and structural review has been conducted at each stage of the project development.
UCLA Capital Programs will manage the project. A construction management firm may be engaged in the role of University’s Representative during the pre-construction, bidding, and construction phases. Outside consultants and inspection and testing agencies will be utilized as necessary. The Administrative Vice Chancellor will perform project oversight.

Environmental Impact Summary

Pursuant to state law and University procedures for the implementation of the California Environmental Quality Act, the potential environmental effects of the Nanosystems project were analyzed in the Final Environmental Impact Report (EIR) (SCH#2001121064) entitled *Nanosystems and Engineering Facilities Plan*. A Notice of Preparation was mailed to the State Clearinghouse, various agencies, and individuals on December 13, 2001. On March 15, 2002, the campus filed a Notice of Completion of the Draft EIR and released the document for public review, establishing a 45-day public review period from March 15, 2002 to April 29, 2002. Public notice of the availability of the Draft EIR was placed in the *Los Angeles Times* and the *UCLA Daily Bruin*. Copies of the Draft EIR were made available at two on-campus libraries and two community libraries, and were distributed to interested agencies, groups, and individuals. In addition, the Draft EIR and technical appendices were placed on the Capital Programs website for public review with the ability to submit comments electronically. The campus did not receive any comments on the Draft EIR through this venue. A public hearing was held on April 24, 2002, during which the public was given the opportunity to provide comments on the Draft EIR. No agencies or individuals attended the public hearing. The campus received one comment letter, which was from the Southern California Association of Governments. Response to this letter is contained in the Final EIR.

Since release of the Draft EIR, no major changes to the project description have occurred. However, as a result of continued design development, the total square footage of the proposed California Nanosystems Institute Building may increase from 180,000 gross square feet to a maximum of 188,000 gsf. However, the above-grade footprint remains essentially the same. This increase would not be considered significant new information. The additional 8,000 gsf represents less than 0.5% of the building total. This nominal increase in gsf does not change the conclusions of the Draft EIR, including conclusions related to energy and utility consumption from the projects. Therefore, the impact area for the CNSI Building, as analyzed in the Draft EIR, would remain the same and the net increase of development by 8,000 gsf would not result in any changes to the conclusions in the Final EIR.

The Final EIR evaluates the potential environmental effects of the project in 14 environmental issue areas: land use; population, employment, and housing; parking, access, and traffic; biological resources; archaeological and historical resources; visual quality; geology, soils, and seismicity; hydrology and water quality; air quality; noise and vibration; utilities and service systems; energy; hazardous materials; and public services.

The Final EIR indicates that the project will result in significant impacts prior to mitigation in the following areas: biological resources; visual quality; construction traffic and transportation regarding pedestrian access; construction air quality; construction noise and vibration; and hazardous materials impacts during construction. With implementation of the proposed
mitigation measures impacts related to short-term construction air quality and noise will remain significant and unavoidable. Three alternatives to the project were analyzed in the Draft EIR: (1) no project; (2) construction of the CNSI Building and Engineering 1 Replacement Building on the Engineering 1 Site; and (3) Alternative Site – Parking Lot 32.

A Mitigation Monitoring Program, to ensure implementation of project-specific mitigation measures to reduce significant impacts, is included in the Final EIR. Monitoring of the implementation of mitigation measures will be conducted on an annual basis in conjunction with the annual status report for the 1990 LRDP Mitigation Monitoring Program.

Findings

The attached Findings discuss the project’s impacts, mitigation measures for the project, project alternatives, and reasons for rejecting the alternatives. The Findings also set forth Overriding Considerations for approval of the project in view of its unavoidable significant environmental effects for short-term construction air quality and noise.

(Attachments)
## PROJECT STATISTICS
### CNSI COURT OF SCIENCES BUILDING
### CAPITAL IMPROVEMENT BUDGET
### LOS ANGELES CAMPUS
### CCCI 4189
(Approved May 2002)

<table>
<thead>
<tr>
<th>Cost Category</th>
<th>Amount</th>
<th>% of Total</th>
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<tbody>
<tr>
<td>Site Clearance</td>
<td>$1,663,000</td>
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<tr>
<td>Building</td>
<td>$72,169,000</td>
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<tr>
<td>Exterior Utilities</td>
<td>$1,703,000</td>
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<tr>
<td>Site Development</td>
<td>$2,476,000</td>
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<tr>
<td>A/E Fees (^{(a)})</td>
<td>$7,392,000</td>
<td>7.6%</td>
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<tr>
<td>Campus Administration (^{(b)})</td>
<td>$1,187,000</td>
<td>1.2%</td>
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<tr>
<td>Surveys, Tests</td>
<td>$1,456,000</td>
<td>1.5%</td>
</tr>
<tr>
<td>Special Items (^{(c)})</td>
<td>$5,289,000</td>
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<td>Contingency</td>
<td>$3,965,000</td>
<td>4.1%</td>
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<td><strong>TOTAL</strong></td>
<td>$97,300,000</td>
<td>100%</td>
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| Non-Research Equipment        | $3,000,000|
| Research Equipment            | $48,800,000|
| **Total Project \(^{(d)}\)** | **$149,100,000** |

### Statistics
- Gross Square Feet (GSF) \(^{(e)}\): 174,103
- Assignable Square Feet (ASF) \(^{(e)}\): 117,652
- Ratio ASF/GSF (%): 68%
- Building Cost/GSF \(^{(e)}\): $415
- Building Cost/ASF \(^{(e)}\): $613

### Comparable University Projects at CCCI 4189

<table>
<thead>
<tr>
<th>Date of Latest Approval</th>
<th>Campus</th>
<th>Project</th>
<th>Ratio ASF/GSF</th>
<th>Building Cost/GSF</th>
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<tbody>
<tr>
<td>3/5/2002</td>
<td>UCB</td>
<td>Stanley Quantitative Biosciences and Bioengineering Facility</td>
<td>54%</td>
<td>$346</td>
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<tr>
<td>5/31/2001</td>
<td>UCLA</td>
<td>Health Sciences Seismic Replacement Building 2</td>
<td>65%</td>
<td>$379</td>
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<tr>
<td>11/29/2001</td>
<td>UCSF</td>
<td>California Institute for Bioengineering, Biotechnology &amp; Quantitative Biomedical Research (QB3) Building at Mission Bay</td>
<td>62%</td>
<td>$460</td>
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</table>

\(^{(a)}\) A/E Fees include executive architect basic services contract of $5,927,000, which represents 8.38% of the approved construction budget.

\(^{(b)}\) Campus administration includes project management and inspection.

\(^{(c)}\) Special items include Detailed Project Program, Environmental Impact Report, independent structural review, value engineering, special design consultants, traffic consultant, constructability review, State Fire Marshal, Division of State Architect, existing conditions documentation, wind tunnel testing and moving expenses ($2,289,000); and interest during construction expense ($3,000,000).

\(^{(d)}\) Current formal estimates verify that projected costs are within the approved budget.

\(^{(e)}\) Gross square feet (GSF) are the total area, including usable area, stairways, and space occupied by the structure itself. Assignable square feet (ASF) are the net usable area.

July 2002