

**Office of the President**

**TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:**

**ACTION ITEM**

*For the Meeting of July 19, 2016*

**APPROVAL OF THE BUDGET FOR THE GEFFEN ACADEMY AT UCLA, LOS ANGELES CAMPUS**

**EXECUTIVE SUMMARY**

The proposed project is for renovation of the existing 75,000-gross-square-foot Kinross Building to provide a facility for the new Geffen Academy on the Los Angeles campus. The Geffen Academy at UCLA (the Academy) is proposed to provide an innovative college preparatory sixth- through twelfth-grade education for up to 620 students by academic year 2020-21. The Academy, to be operated by UCLA, will offer a world-class education to a group of students with diverse racial, ethnic, linguistic, religious, and socioeconomic backgrounds. Half of the attendees will be children of UCLA faculty and staff, and the other half will be students from the greater Los Angeles community. Children of UCLA students would also be eligible to attend.

The three-story Kinross Building, located on Lot 36 in the Southwest Campus, currently houses campus administrative support functions and a recreation facility that will be vacated prior to the opening of the Academy. Improvements to the Kinross Building would involve site and interior work. The Academy is proposed to open in fall 2017 with 160 students in grades six and nine, and reach full enrollment in 2020-21.

The Academy will: help UCLA recruit and retain top faculty whose careers are often influenced by the availability of schools for their children; provide hands-on teaching and educational opportunities for UCLA students who will support Academy faculty; and expand community engagement and learning opportunities for UCLA students, faculty, and families with the campus' existing network of primary and secondary partner schools. Academy students will have access to learning opportunities from existing campus academic programs and cultural resources.

In November 2015, the campus received a \$100 million gift from philanthropist David Geffen to establish the Academy. The donation will fund facility renovations, start-up costs, financial aid, and an endowment. The Geffen Academy will not use any public funds, tuition, or fees paid by UCLA students; instead it will be funded by philanthropic gifts and tuition to the Academy.

The Regents are being asked to approve the project budget of \$35 million to be funded by gift funds.

## RECOMMENDATION

The President of the University recommends that the Committee on Grounds and Buildings recommend to the Regents that the 2016-17 Budget for Capital Improvements be amended to include the following project:

Los Angeles:            Geffen Academy at UCLA - preliminary plans, working drawings, construction and equipment - \$35 million to be funded from gift funds.

## BACKGROUND

The proposed Geffen Academy would advance UCLA's mission of research, teaching, and service by providing an innovative college preparatory education for sixth- through twelfth-grade students. The school is intended to serve a diverse population of students from families of different racial, ethnic, linguistic, religious, and socioeconomic backgrounds. Half of the attendees will be students of UCLA staff and faculty families, and the other half will be students from the greater Los Angeles community. The Academy is proposed to open for the 2017-18 school year with approximately 160 students in grades six and nine. Enrollment is projected to increase to 620 students in grades six through 12 by the 2020-21 school year. The Academy would be housed in an existing campus building requiring site and interior improvements to accommodate the program. New faculty and staff would be hired to operate the Academy.

### *Funding*

In November 2015, the campus received a \$100 million gift from philanthropist David Geffen to establish the Academy. The donation will fund facility renovations, faculty, curriculum development, and other key strategic tasks needed to launch the school on the UCLA campus. It will also fund a financial aid program, and establish a \$30 million endowment that will support the Academy and UCLA's existing network of primary and secondary partner schools.

### *Project Drivers*

Establishing the Academy in the existing Kinross Building is supported by the following drivers:

- Community Engagement / Learning Opportunities

Operation of the Academy would provide hands-on teaching and educational opportunities for UCLA graduate and undergraduate students. Academy faculty and staff would participate in the collaboration that already occurs among an existing network of partner schools (including the UCLA Lab School, the UCLA Community School, and four nearby public schools) to expand educational opportunities for students, faculty, and families. It would also strengthen the role of the Graduate School of Education and Information Studies, the UCLA School that serves as the conduit for the sharing of ideas, teaching methodologies, and educational data between UCLA and the partner schools.

- Faculty Recruitment

The Academy would help UCLA recruit and retain top faculty whose career decisions are often influenced by the availability of high-quality college preparatory education for their children. Affordable, socially diverse, and academically rigorous programs are needed close to where they work. UCLA currently operates preschool and elementary school programs for children of faculty and staff on the Westwood campus, but lacks a program for secondary education. Establishment of a college preparatory program will allow UCLA to bridge this program gap by offering an innovative educational environment for middle- and high school-aged children with access to the academic and cultural resources of the University.

### ***Kinross Building***

The Kinross Building, located in the Southwest campus, has been identified as the preferred site for the proposed Geffen Academy. The building currently houses administrative office space supporting the research program at UCLA, the Office of Intellectual Property, a conservation laboratory for the campus library, collection storage for the Fowler Museum, and a recreation facility used by graduate students, faculty, and staff. These occupants would be relocated to other campus facilities that can be occupied either in their current condition or following minor repairs. The three-story building, originally constructed as a staging facility for occupants of structurally deficient buildings, has accommodated a variety of functions including classrooms; art, dance and exercise studios; and gallery space, shops, and offices. The building is readily accessible by both private and public transportation, and its perimeter can be secured for use as a school.

### ***Project Description***

The 75,000-gross-square-foot Kinross Building would be renovated to accommodate the proposed Geffen Academy. The renovated building would include classrooms, an assembly and dining space, offices for faculty and administrators, indoor athletic space, and building support. An existing exterior area on the east side of the building would be utilized for outdoor arts programs, and new outdoor recreation and lunch areas would be created on the west side of the building.

The interior of the building would be redesigned to provide students with an environment that supports a new model for 21st-century education. Spaces would be configured to allow students to become engaged with a curriculum that fosters curiosity, and creative and independently driven work. The layout would be modeled on the concept of an “open library,” with teaching, meeting, office, and informal workspaces served by a robust digital infrastructure where teachers and students collaborate, and barriers between teachers and students are eliminated. There would be a choice of places and ways for students to work and study that allow for both individual and group learning opportunities; books would be distributed throughout the facility instead of located in a single area; healthy meals would be enjoyed in a space designed to promote positive social interactions; and program components would be organized around light-filled, socially

interactive space that provides a welcoming and collegial educational environment for students and their families.

Interior renovation work would involve reconfiguration of non-load bearing walls; replacement of lighting, finishes, and fixtures; and upgrades to building systems to accommodate the program. Site work would include: reorientation of the main entrance from the north side of the building to the west side; creation of a vehicular circulation route for queueing and pick-up/drop-off locations adjacent to the building; and installation of fencing to secure the site for use as a school. Landscaping, lighting, and related site improvements would be provided.

Project space components are described below:

Space Type	ASF
Teaching Space	30,730
Assembly Space	6,970
Athletic Space	3,300
Offices	7,890
Building Support	3,210
<b>Total</b>	<b>52,100</b>

Teaching Space: Teaching space would include general purpose classrooms, as well as rooms equipped for instruction in science, fine arts, performing arts, dance, and digital media.

Assembly Space: A multi-purpose space would accommodate a variety of functions at different times of the day, including a general assembly venue and dining hall, with additional seating provided in an adjacent outdoor lunch area. Support space would include a food preparation area for assembly of food items prepared at other locations, and storage for furniture and audio visual equipment.

Athletic Space: Indoor athletic space would accommodate instruction and practice for such activities as dance, wrestling, yoga, and cardio/resistance training. A new outdoor recreation area, configured as a half-court basketball court, would accommodate basketball and volleyball practice and instruction.

Offices: Space would be provided for faculty, teaching assistants, readers, administrative staff, and student support services. Conference rooms in various sizes would be provided for confidential meetings, private phone conversations, and general administrative use.

Building Support: Building support space would include a main lobby, student lockers, and network server rooms.

***Proposed Site***

The Kinross Building is located on a 1.9-acre site at the northeast corner of Lot 36 in the Southwest campus (Attachment 1). The site is bordered by Kinross Avenue and Parking Structure 32 to the north, a public alley (Midvale Alley) and Westwood Village to the east, the Kinross South Building to the south, and Parking Lot 36 to the west. Various transit options serve the project site including city bus lines along Kinross Avenue and nearby Wilshire Boulevard, campus express buses at Lot 36, and an airport shuttle on the north of Kinross adjacent to Parking Structure 32.

Vehicles would enter the site along Midvale Alley, proceed to a pick-up/drop-off location on the west side of the building, and exit the site onto Kinross Avenue. Onsite vehicle queueing areas and a new driveway from the site to Kinross Avenue would be constructed as part of the project. Short-term parking for parents, students, and visitors would be accommodated adjacent to the building. Parking for faculty and staff would be accommodated in permitted spaces in Lot 36 and Lot 32.

***Schedule***

Following approval of the budget by the Regents, consideration of design approval and California Environmental Quality Act (CEQA) compliance will be eligible for delegation to the Chancellor under the delegated process for capital projects. Design/CEQA approval is anticipated by September 2016. Construction is scheduled to commence in January 2017, with completion in August 2018. The Academy, scheduled to open in fall 2017 with 160 students in grades six and nine, will temporarily occupy space in an adjacent University facility until the Kinross Building is ready for use in fall 2018.

**Key to Acronyms**

ASF	Assignable Square Feet
CEQA	California Environmental Quality Act
GSF	Gross Square Feet

**ATTACHMENTS:**

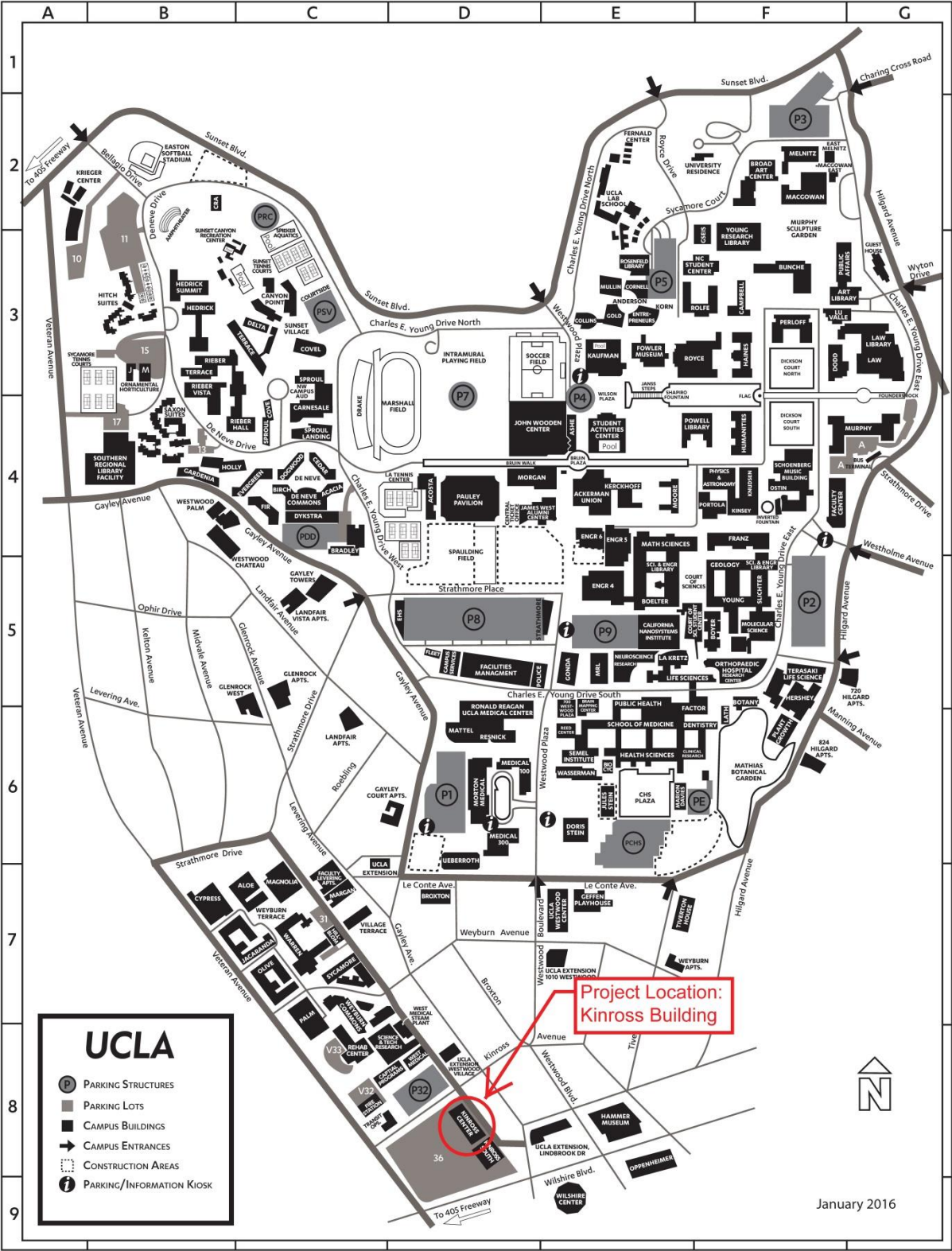
Attachment 1: Site Location

Attachment 2: Site Plan

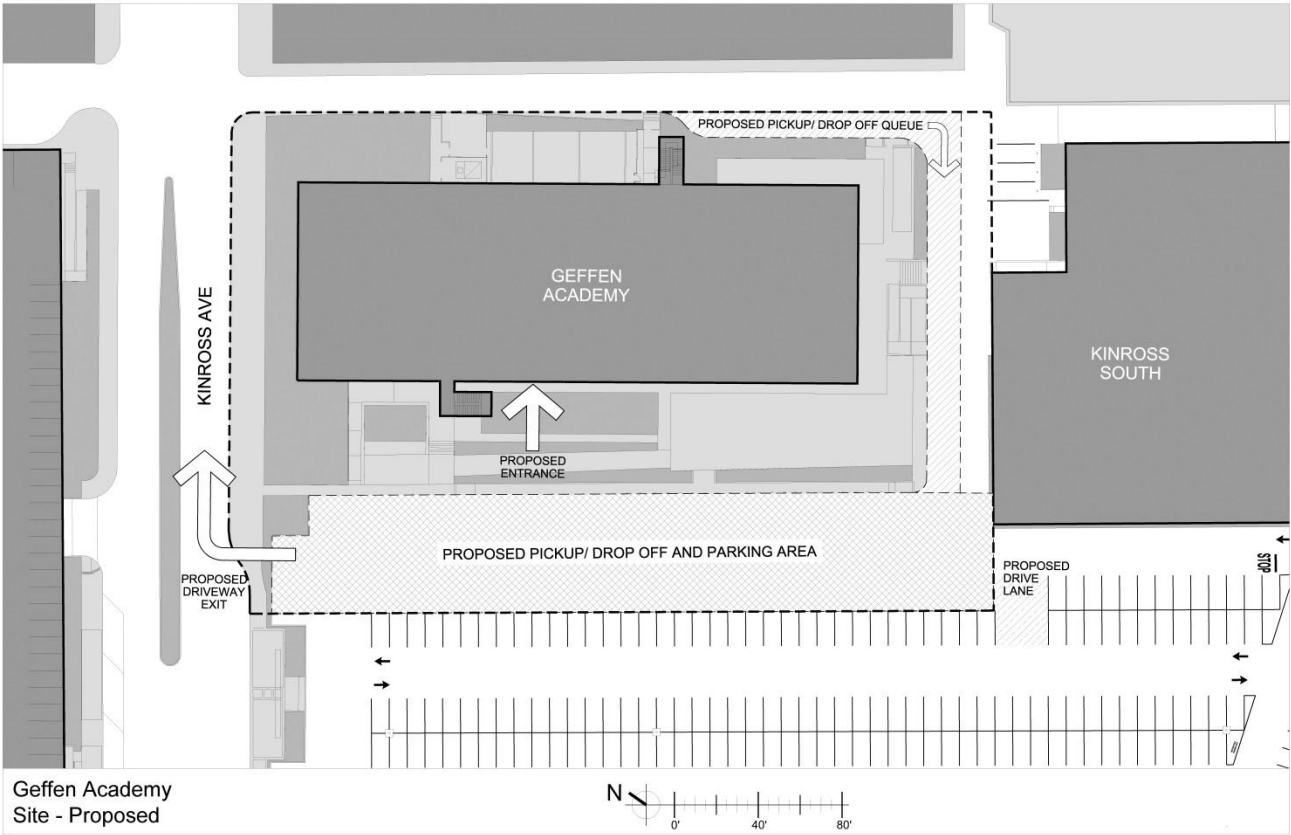
Attachment 3: Alternatives Considered

Attachment 4: Project Budget

SITE LOCATION



SITE PLAN



**ALTERNATIVES CONSIDERED**

- 1) No Project: This alternative would not provide a facility to create an Academy. The gap in UCLA educational programs between those serving elementary grades through existing programs and middle- to high school-aged children through the Academy would remain. UCLA and community families would not benefit from attendance at an innovative school leveraging University academic and cultural resources.
- 2) Off-Campus: This alternative would locate the Academy at one of UCLA's existing partner schools or at another public school site in West Los Angeles. This alternative was not considered feasible because of the lack of an available site that could accommodate both the Academy and existing school programs at the same location. In addition, an off-campus location was not considered to be desirable for an educational program dependent on access to academic and cultural resources on the UCLA campus.
- 3) On-Campus – Kinross Building: This alternative would locate the Academy in the Kinross Building on the Southwest campus. This facility, proximate to public transportation and campus express buses, would provide students with convenient access to on-campus resources. It was originally built to accommodate many of the programmatic spaces needed by the Academy, and the site around the building can be secured for use as a middle and high school facility. To accommodate the proposed program, the functions that currently occupy the building will be relocated to other University facilities.



**PROJECT BUDGET  
CCCI 6656**

<b>Category</b>	<b>Amount</b>	<b>% PWC</b>
Site clearance	586,000	1.8%
Building	23,818,000	72.2%
Exterior utilities		
Site development	1,000,000	3.0%
A & E Fees	2,250,000	6.8%
Campus administration	1,045,000	3.2%
Surveys, tests, plans	375,000	1.1%
Special items (other) <sup>(1)</sup>	1,700,000	5.2%
Contingency	2,226,000	6.7%
Total PWC	33,000,000	<b>100%</b>
Group 2 & 3 Equipment	2,000,000	
<b>Project Cost</b>	<b>\$35,000,000</b>	

**Project Statistics**

GSF	75,000
ASF	52,100
ASF:GSF ratio	69.5%
Building Cost/GSF	\$318
Project Cost/GSF <sup>(2)</sup>	\$440

**Comparable Projects**

There are no known comparable projects for this type of work – a change of use from a higher education administrative/support building to a K-12 teaching facility. The unique nature of this renovation requires the assessment of a majority of existing building systems to evaluate their suitability to meet requirements for K-12 occupancy. Some systems will be retained, some upgraded, and others replaced. Additionally, the type of finishes used will be evaluated for performance in a K-12 environment, which may be different from those in a typical UCLA renovation. Most existing renovations focus on upgrading a specific building function, or even specific building system, as opposed to a full conversion of use. It is anticipated that this project would have some cost premium for meeting new occupancy standards, but that those costs will be monitored and the budget maintained.

*Notes*

- (1) Special items include CEQA documentation, environmental documentation, specialty consultants, hazardous materials survey and documentation, and agency fees.
- (2) Excluding Group 2 and 3 furniture and equipment.