

COMMITTEE ON GROUNDS AND BUILDINGS
May 17, 2000

**D. CERTIFICATION OF ADDENDUM TO ENVIRONMENTAL IMPACT REPORT
AND APPROVAL OF DESIGN, MISSION BAY CAMPUS COMMUNITY CENTER
BUILDING (21B), SAN FRANCISCO CAMPUS**

The President recommends that upon review and consideration of the environmental consequences of the proposed project as indicated in the attached Addendum to the 1996 Long Range Development Plan Environmental Impact Report, the Committee on Grounds and Buildings:

- (1) Certify the attached Addendum to the 1996 LRDP Environmental Impact Report.
- (2) Adopt the [attached Findings](#).
- (3) Approve the design of the Campus Community Center Building (21B), Mission Bay, San Francisco campus.

BACKGROUND

In March 2000, The Regents approved the Campus Community Center Building (21B), San Francisco campus, for inclusion in the 1999-2000 Budget for Capital Improvements at a total project cost of \$58,000,000 at CCCI 4041. The project will be funded by gift funds (\$54,000,000) and campus funds (\$4,000,000).

The appointment of MBT Architecture of San Francisco, as executive architect, with Legorreta Arquitectos of Mexico City, Mexico, as subconsultant for architectural design for this project was administratively approved within the Office of the President. Construction will begin in 2001 and be completed in 2002.

Project Site

The site for the proposed facility is located on Block 21, a 2.64-acre parcel at the new Mission Bay campus, immediately east of Owens Street, north of Building 24, and southwest of Building 19B (see attached graphics).

Site use and project square footage are in compliance with the 1996 LRDP EIR.

Project Design

The Campus Community Center is designed to contain approximately 110,000 assignable square feet within a total area of 158,605 gross square feet on four enclosed levels and partial roof area. The project will complement staff and student activities at the Mission Bay campus and all other UCSF sites, enhancing campus life by providing a place where a diverse campus population can exchange knowledge, socially interact within a relaxed environment, exercise, dine, and obtain a

variety of campus support services. In addition, meeting space and the fitness center in the project will be made available for public use to strengthen relations with the community and to help Campus Auxiliary Services achieve self-supporting operational goals. The Campus Community Center program includes:

Fitness and recreation center (50,000 asf) containing a multi-court gymnasium, fitness/strength/weights area, locker/massage rooms, squash and racquetball courts, aerobic/dance/martial arts rooms, lounge/juice bar, 25-yard outdoor and indoor pools, and child care facility.

Conference center (26,600 asf) with a lobby and prefunction area with a coat/locker room, 400-person banquet room and kitchen, a 600-person auditorium, four small seminar rooms, 32-person video conference room, and conference/business center.

Student services area (7,000 asf) that includes a Student Health Center, office space for departments such as Admissions and Registrar, Graduate Academic Services, Student Financial Services, Career Center, and International Students and Scholars, and central service and support areas.

Campus activity areas (7,800 asf) including a library, a student game room, music practice rooms, and a student lounge.

Food service facilities (6,800 asf) including a food court, pub, banquet cooking kitchen, and holding kitchen for serving food in the auditorium and seminar rooms.

Retail space (2,550 asf) for the sale of convenience and specialty goods, as well as commercial, business, campus, and employee services.

Administrative multi-service center (9,250 asf) which will provide campus-wide and building support operations and services such as for engineering, maintenance and emergencies, and office space for departments such as News Services, Instructional Research Technology Services (IRTS), Enterprise Network Service (ENS), Campus Police and Security, Campus Auxiliary Services, and Materiel Management.

Because the Campus Community Center will serve a purpose different from the research buildings at Mission Bay, this building will have an exterior character distinguishing it from the other buildings (see attached graphics, elevations, and perspective). Exterior finish will include a natural stone base matching research Buildings 24 and 19B, but the larger portion of the building exterior will be a warm colored finish similar to stucco plaster.

Most visitors from off-campus will arrive by vehicle at the west entrance, where an interim parking lot will be developed at the northwest corner of the building until a parking structure can be built in a later phase of campus development. The main building entrance on the east will face the Green, a pedestrian access used primarily by those who work and study on the campus. A

terrace will serve as the transition surface between the building and Green, and will be used for outside dining by those utilizing the food court and pub, and by those attending banquets. Other planned and impromptu large gathering events can be held on the terrace as well.

The primary entries into all areas of the building will be from a skylighted central atrium, accessed from the west and east building entrances.

The un-bonded braced frame configured as a chevron of single diagonal bracing elements was selected as the preferred seismic bracing system. The structure is designed as a steel beam and column system supported on a pile foundation. The ground floor will be a suspended reinforced concrete slab supported by pile caps to avoid future settlement. It will also function as a seismic diaphragm to stabilize the pile caps and distribute lateral bracing-induced forces evenly over all of the foundation piles. Additional project details are provided in the attached Project Statistics.

Design of the Campus Community Center has been reviewed in accordance with University policy by the UCSF/UMBC Design Review Committee. Independent cost consultation and structural/seismic peer review has been conducted.

The project delivery will be a conventional design-bid-build procurement method. The consulting Construction Manager will provide preconstruction services, including constructability review and parallel cost estimates through working drawings, and will serve as an advisor during construction. One bid package is anticipated.

This project will be managed by UCSF Mission Bay Campus-LLC (UMBC-LLC), a limited liability non-profit corporation created between the University and BALSAs. The underlying framework providing for construction of this project will be in the form of a short-term groundlease from The Regents to UMBC-LLC and a contract entered into by UMBC-LLC with the General Contractor.

Environmental Impact Summary

Pursuant to state law and University procedures for the implementation of the California Environmental Quality Act, Addendum No. 2 to the 1996 LRDP EIR (including Addendum No. 1) was prepared for the Campus Community Center to consider any potential new significant impacts of the proposed project not previously considered in the LRDP EIR (SCH# 1995123032). Environmental analysis contained in the Addendum determined that project-specific effects will not alter the conclusions of significance of the 1996 LRDP EIR. The Addendum also concludes that the project is in furtherance of the Mission Bay South Plan as described in Public Resources Code 21090 which establishes streamlined environmental review procedures for such projects. The Addendum, together with the LRDP EIR, constitute final environmental review of the Mission Bay Campus Community Center project.

Addendum No. 2 to the 1996 LRDP determined that this project, as part of the implementation of the 1996 LRDP, will have the following significant and unavoidable project-specific and

cumulative impacts: construction noise, cumulative hazardous waste generation, toxic air contaminants from vehicles, and contribution to cumulative regional toxic air contaminant emissions. These significant impacts were addressed in the LRDP EIR and in the Findings and Statement of Overriding Considerations adopted by The Regents concurrent with the approval of the LRDP in January 1997.

In conformance with the 1996 LRDP, mitigation measures to reduce the project's contributions to significant effects have been incorporated into the project. Project-specific monitoring of the implementation of all applicable LRDP EIR mitigation measures will be performed during the design and construction of this project and reported in the LRDP EIR monitoring program.

Findings

The attached Findings discuss the project's impacts, mitigation measures, and conclusions regarding approval of this project in conformance with CEQA.

[\(Attachments: Findings\)](#)

PROJECT STATISTICS
MISSION BAY CAMPUS COMMUNITY CENTER BUILDING (21B)
CAPITAL IMPROVEMENT BUDGET
SAN FRANCISCO CAMPUS
CCCI 4041
(Approved March 2000)

<u>Cost Category</u>	<u>Amount</u>	<u>% of Total</u>
Site Clearance	\$ 0	0.0
Building	42,470,000	75.4
Exterior Utilities	143,000	0.2
Site Development	162,000	0.3
A/E Fees ^(a)	3,541,000	6.3
UMBC & Campus Administration ^(b)	1,985,000	3.5
Surveys, Tests, Plans	280,000	0.5
Special Items ^(c)	5,637,000	10.0
Contingency	<u>2,139,000</u>	<u>3.8</u>
Total	\$56,357,000	100.0%
Group 2 & 3 Equipment	<u>1,643,000</u>	
Total Project ^(d)	\$58,000,000	

Statistics

Gross Square Feet (gsf) ^(e)	158,605
Assignable Square Feet (asf) ^(e)	110,000
Rentable Square Feet (rsf) ^(f)	150,768
Ratio asf/gsf (%): UC	69.0%
Ratio rsf/gsf (%): BOMA ^(f)	95.0%
Building Cost/gsf ^(e)	\$268.00/gsf
Building Cost/asf	\$386.00/asf
Building Cost/rsf	\$384.70/rsf

Comparable Projects @ CCCI 4041

	<u>Building Cost/gsf</u>
<u>Recreation/Fitness Centers</u>	
Menlo Park Recreation Center	\$334.00/gsf
Jewish Community Center of San Francisco	\$247.00/gsf
<u>Student Unions/Performing Arts</u>	
NYU Kimmel Recreation/Fitness Center	\$392.00/gsf
Johns Hopkins Arts Center	\$299.00/gsf
<u>Conference Centers</u>	
UCLA International Center	\$230.00/gsf

^(a) A/E fees include executive architect and design basic services contract of \$3,541,000 which represents 8.3% of approved construction budget.

^(b) UMBC & Campus Administration includes project management and inspection.

^(c) Special Items include pre-schematic and programming fees, value engineering, preconstruction financing, agency fees, special consultants for cost estimating, telecommunications/AV, acoustical, pool, food service, specialty lighting, vertical transportation, fire and life safety, computer technology and signage, interior design, infrastructure fee, structural peer review, MEP peer review, art contribution and capitalized interest of \$2,860,000.

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

^(e) Gross square feet is the total area, including usable area, stairways, and space occupied by the structure itself. Assignable square feet is 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.