

Office of the President

TO MEMBERS OF THE FINANCE AND CAPITAL STRATEGIES COMMITTEE:

ACTION ITEM

For the Meeting of September 14, 2016

APPROVAL OF PRELIMINARY PLANS FUNDING, WARNER GRADUATE ART STUDIO RENOVATION AND ADDITION, LOS ANGELES CAMPUS

EXECUTIVE SUMMARY

The proposed project would renovate the 21,000-gross-square-foot (gsf) warehouse building at the Warner Graduate Art Studio and construct an 18,500 gsf addition for use by the UCLA Department of Art. The project would also provide 5,700 gsf of covered-unenclosed space to accommodate art production, commons space, and a garden on the exterior of the building.

The facility is located at 8535 Warner Drive in Culver City, approximately 4.5 miles south of the UCLA campus. The property, used for the graduate art program since it was acquired by the University in 1985, is located in a light-industrial area that is rapidly evolving into a creative business and arts district. The 42,000-square-foot parcel currently accommodates a 21,000-gsf warehouse structure originally built as a factory in the 1940s, and two smaller additions totaling 9,000 gsf that would be demolished to create the site for the new construction. Upon completion, the facility would increase by approximately 15,200 gsf, from 30,000 gsf to 45,200 gsf.

Little has been done to improve the property since its acquisition. The proposed project would replace infrastructure, correct life safety and accessibility deficiencies, and improve space utilization. The project would reconfigure individual studios for graduate art students; provide the facility with appropriate shops, labs, gallery, work areas and commons space; replace building and telecommunications systems at the end of their useful life; and improve lighting and ventilation in the facility.

The Regents are being asked to approve preliminary plans funding in the amount of \$2 million to be funded by gift funds. These funds will come from the significant lead gift for the project that was made to the campus in July 2016.

RECOMMENDATION

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

Los Angeles: Warner Graduate Art Studio Renovation and Addition – preliminary plans – \$2 million to be funded from gift funds.

BACKGROUND

Renovation and expansion of the existing Warner Graduate Art Studio is necessary to provide graduate art students with productive studio and lab space; improve the utilization of space within the existing facility; upgrade mechanical and ventilation systems to support the making of art with contemporary materials and equipment; and provide natural lighting in the studio and exhibition spaces. Removal of the additions and ad hoc shed structures in the adjacent exterior yard would allow for expansion of the facility to better serve the needs of the graduate arts program.

The graduate art studios have been located in this former warehouse space in the Hayden Tract of Culver City since the University acquired the property in 1985. The facility currently houses arts production and exhibition space for approximately 40 students enrolled in the Master of Fine Arts program. It accommodates graduate student art studios; photography, sculpture, ceramics, and computer labs; exhibition space; and open teaching space used for lectures and classes. The Hayden Tract is evolving from a light-industrial area to a creative business and arts district. A renovated and expanded studio art facility in this area will support the leading role of the program within the local and national arts communities.

Master of Fine Arts Program

The Master of Fine Arts (MFA) program offers six areas of specialization: ceramics, interdisciplinary studio, new genres, painting and drawing, photography, and sculpture. Studios in these areas are supplemented by seminars and lectures in contemporary critical theory. Encouragement is given to explore a wide range of media, with group critique and peer review as integral components of the program. The MFA program is currently ranked number two in the nation by *U.S. News and World Report*. Graduate students are taught by a faculty headed by internationally recognized artists as well as distinguished visiting lecturers from the art world who provide professional art training in the context of a liberal arts education. Two to three years of residency, culminating in a graduate exhibition, are typically required to complete the program. Community-oriented programs that provide opportunities for student interactions with a wide range of arts communities throughout the greater Los Angeles area, including open studio events and the ability to offer public exhibitions at the Warner facility, will be enhanced by the renovations.

Project Drivers

The Warner Graduate Art Studio has not received significant upgrades since it was acquired 30 years ago. Studio space is inadequate for the number of students; upgrades to the studios are needed to accommodate current materials and practices; labs are undersized and equipped with obsolete technology; changes in floor levels between the main building and the additions result in inefficient circulation and workflow; old mechanical and ventilation systems limit the use of materials and equipment; and the studios and exhibition spaces lack natural lighting. The exterior yard is not fully utilized due to the location of the additions and shed structures; lack of covered work areas, exhibition space, and commons space for students; and unclear points of entry to the site. Removal of the obsolete additions and upgrades to the main building are needed to improve the facility for the next generation of use.

The project is needed to provide facilities appropriate to a top-ranked art school, and will support the following goals:

- Provide state-of-the-art graduate art studios and related support facilities commensurate with the talented artists who teach and study there.
- Establish a new artist-in-residence program with dedicated live/work space that will allow students to engage with and receive feedback from visiting artists who can live and work in the facility for extended stays.
- Establish a gallery for exhibition and curatorial programming of student work, open to the public, to create an important link to the design/fashion/architecture/technology community in Culver City and the greater Los Angeles area.

PROJECT DESCRIPTION

The proposed project would renovate the 21,000 gross-square-foot (gsf) existing warehouse building; demolish the two 9,000-gsf additions; construct a 18,500-gsf addition, and build a 5,700-gsf covered and unenclosed canopy structure to provide additional program space on the exterior of the building. Upon completion, the facility would accommodate 48 artist studios and related support in approximately 45,200 gsf. The table below summarizes existing and proposed building areas.

Existing and Proposed Building Areas

Areas	Existing GSF	Proposed GSF	Change GSF
Original Warehouse	21,000	21,000	0
Existing Additions	9,000	0	(9,000)
New Addition	0	18,500	18,500
Subtotal	30,000	39,500	9,500
Covered-Unenclosed at 50%	0	5,700	5,700
Total	30,000	45,200	15,200

The renovated warehouse space would accommodate individual student artist studios and a central open area for exhibitions and critiques. The addition would house student artist studios; labs for ceramics, photography, sound, digital media, woodworking, and welding; gallery and exhibition space; a classroom/library; a live/work unit for visiting artists; administrative offices; and equipment storage. A covered and unenclosed canopy structure would provide useable outdoor areas for the production of art, a commons area for students and faculty, and a garden. Approximately 14 existing parking spaces would be retained on the site.

Location

The Warner Graduate Art Studio is located approximately 4.5 miles south of the UCLA campus at 8535 Warner Drive in Culver City. This UC-owned property is in an area of the city that is becoming more connected with the rest of the metropolitan area due to the recent extension of the Expo line that runs from downtown Los Angeles to Santa Monica. An Expo transit line station is less than a block from the property.

Approval Request

The requested preliminary plans (“P”) funding of \$2 million would enable the campus to confirm and refine the scope of work and budget, and complete schematic design and design development that will include site surveys, specialty consultants, and CEQA documentation. Approval of “P” funding will also facilitate the campus’ ongoing fundraising efforts prior to submitting the project for full budget approval from the Regents, anticipated in early 2017.

Key to Acronyms

CEQA	California Environmental Quality Act
GSF	Gross Square Feet
MFA	Master of Fine Arts
P	Preliminary Plans

ATTACHMENTS:

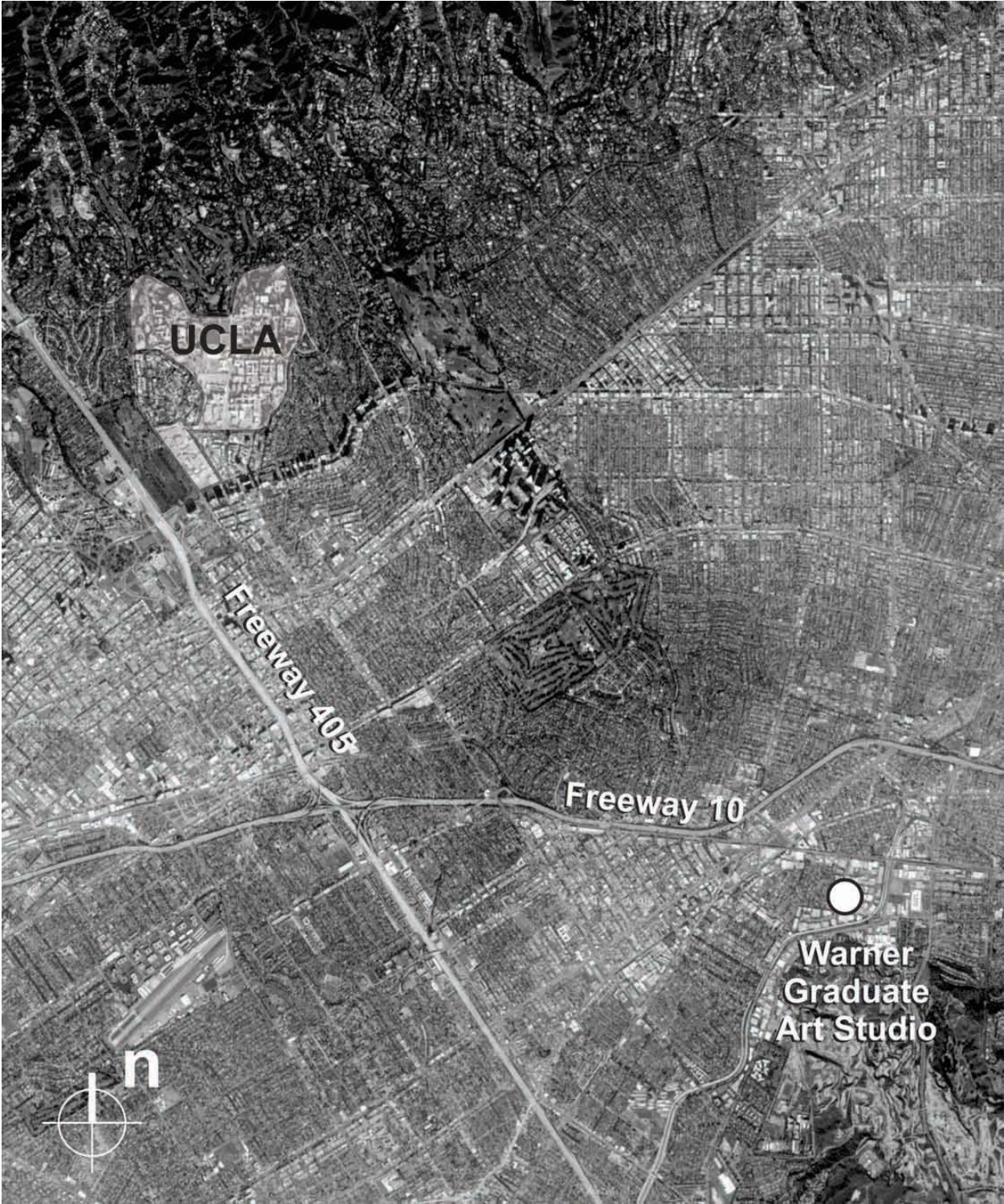
- Attachment 1: Preliminary Plans Budget
- Attachment 2: Location Map
- Attachment 3: Site Plan
- Attachment 4: Alternatives Considered

PRELIMINARY PLANS BUDGET

Category	Amount
Pre-Construction Fees ⁽¹⁾	\$393,000
A/E Fees ⁽²⁾	800,000
Campus Administration ⁽³⁾	235,000
Surveys, Tests, Plans ⁽⁴⁾	86,000
Special Items ⁽⁵⁾	486,000
Total Preliminary Plans Budget	\$2,000,000

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- (1) Construction manager-at-risk and pre-construction mechanical, electrical, and plumbing design/build fees.
 - (2) Executive architect fees for schematic design and design development.
 - (3) Campus project manager, planning, engineering and design review, and contracts administration.
 - (4) Includes soil borings, site surveys, and design phase testing.
 - (5) Includes pre-design study, environmental documentation, peer reviews, specialty consultants, and agency fees.

Location Map



Site Plan



ALTERNATIVES CONSIDERED

Three project alternatives were considered: 1) a no project alternative; 2) renovation of existing facilities; and 3) renovation and addition.

No Project: This alternative would not renovate the existing warehouse building and not construct an addition. While long-term maintenance investments would continue, the functional issues of the existing warehouse studio space would not be addressed. The graduate students would not benefit from new studio, lab, classroom, and exhibition spaces.

Renovation of Existing Facilities: This alternative would make incremental improvements to the existing warehouse and additions over time. While upgrades would improve the use of individual studios and labs, and the mechanical and ventilation systems could be repaired and updated, major improvements to address space and building system deficiencies would not be addressed. Existing lab functions would remain in improvised shed structures in the exterior yard.

Renovation and Addition: The recommended alternative would renovate the existing warehouse building and construct a new addition of approximately 18,500 gsf that will provide additional studio, lab, classroom, and exhibition space. The overall utilization of the site would be optimized by the removal of obsolete building additions and construction of a covered and unenclosed canopy structure to provide functional outdoor space for the production of art on the exterior of the building.