

Office of the President

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ACTION ITEM

For Meeting of July 18, 2006

APPROVAL OF DESIGN, ANTEATER RECREATION CENTER, STEP 3, IRVINE CAMPUS

EXECUTIVE SUMMARY

Campus: Irvine

Project: Anteater Recreation Center, Step 3

Proposed Action: Approve design

Previous Action: **May 16, 2006:** Amendment of the Budget for Capital Improvements and the Capital Improvement Program and Approval of External Financing for Anteater Recreation Center, Step 3
September 1997: EIR certified by The Regents in conjunction with design approval for the initial phase of the student recreation center.

Executive Architect: Langdon Wilson

Project Summary:

- The total project cost is \$16,397,000 to be funded from ARC Reserves (\$8,297,000) and external financing (\$8,100,000).
- The proposed ARC, Step 3 project will construct a 20,000 asf (26,650 gsf), addition at the back of the ARC, adjacent to the playing fields.
- Building cost/gsf: \$408 with an asf/gsf ratio of 75%.

RECOMMENDATION

The President recommends that the Committee on Grounds and Buildings approve the design of the Anteater Recreation Center, Step 3, Irvine campus.

BACKGROUND

To address demand from growing enrollments, a 20,000 asf expansion is proposed for the existing 64,135 asf Anteater Recreation Center (ARC). In May 2006, The Regents amended the Capital Budget to include this project at a total cost of \$16,397,000, to be funded from \$8,297,000 of ARC reserves and \$8,100,000 of external financing. The project, the third component of development, will provide additional weight training and fitness and multipurpose space.

Responding to strong student demand for intramural and recreation space, a referendum was placed before the student body in May 1996 proposing that a quarterly fee be approved to provide funds for construction of new recreation facilities. The referendum was overwhelmingly approved, with more than 89% of students voting. Subsequently, a master plan was developed for recreation facilities, which included phased development based on need and funding availability. The initial component of development was construction of the 64,135 asf Anteater Recreation Center, which opened its doors in January 2000. The second component, completed in 2001, developed 23 acres of open land adjacent to the ARC for playing fields and outdoor courts.

Since the ARC was opened, general campus enrollment has increased by nearly 36%, from 16,350 FTE to 22,170 FTE in 2004-05. Based on the current enrollment plan, the student body is projected to continue growing by approximately 1,000 students a year through the end of the decade. Demand for recreational services has remained high during this growth period and is anticipated to continue to grow.

The ARC's popularity is evidenced by steadily increasing use. During the center's first year of operation, approximately 400,000 entries were recorded. Peak use occurs from 4 p.m. to 11 p.m. on weekdays and during a major part of the day on weekends. During these times, the facilities are extremely overcrowded and cannot meet the needs of the users. The most highly used space is the Fitness Lab – a 10,000 asf weight training and conditioning space. In an effort to provide additional weight training and conditioning space, fitness equipment has been installed in every available space in the building, including hallways and lobbies. In spite of these efforts, demand still far exceeds the number of available stations. Multipurpose activity rooms, used for purposes such as classes in dance, martial arts, indoor sports, fitness, first aid instruction, and wellness are also in high demand. Space constraints have severely limited the number of class offerings in these high demand program areas.

Project Site

The proposed project site is east of and adjoining the existing Anteatler Recreation Center. The expansion will not be visible from the main entry or parking lot. The relatively flat site is currently planted with ground cover. The site is in conformance with the campus 1989 Long Range Development Plan (LRPD).

Project Design

The 26,650 gsf addition will provide approximately 10,000 asf of weight training and fitness space, approximately 7,700 asf of multipurpose activity space, and approximately 2,300 asf of storage and support space. The two-story expansion will be constructed of concrete masonry units, corrugated metal panels, and a pre-finished standing seam metal assembly to form a gable roof. Windows will have steel sun awnings. Architecturally, the expansion will be visually seamless with the existing facility due to the use of materials and colors, fenestration type, and scale that match the existing ARC. Building utilities will be supplied by existing systems and will include relocations and connections as necessary. The project is expected to be completed in February 2008.

Green Building Design and Clean Energy Standards

This project will comply with the Presidential Policy for Green Building Design and Clean Energy Standards. The project will adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements. Sustainable design strategies for this project include low impact site development, natural storm water strategies, passive solar design, energy efficient design, renewable energy strategies, indoor environmental quality, water conservation measures, environmentally preferable building materials, and waste reduction and recycling.

Environmental Impact Summary

The proposed ARC Step 3 project would add 20,000 asf of new activity space to the existing 64,135 asf. The ARC was analyzed in a previously prepared and certified Environmental Impact Report (East Campus Student Recreation Center, State Clearinghouse No. 97021053, or "Project EIR"), which evaluated an overall project program of 180,000 gross square feet (135,000 assignable square feet) to be constructed in multiple phases. The proposed ARC Step 3 is consistent with the scope and program analyzed in the Project EIR for the Anteatler Recreation Center; the proposed expansion would not exceed the total project size or footprint evaluated in the Project EIR.

University staff reviewed the proposed ARC Step 3 in light of the previously prepared and certified Project EIR and determined that, consistent with Section 15162 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines), the ARC Step 3 would not result in substantial changes that will require major revisions to the Project EIR and would not involve new significant environmental effects or increase the severity of

significant effects previously identified in the Project EIR. Furthermore, the University has not identified any new information of substantial importance, which was not known at the time of the certification of the Project EIR.

Further review has determined that the ARC Step 3 would not result in changes or additions to the Anteater Recreation Center project as described in the Project EIR that would require the preparation of an addendum to the Project EIR as described in Section 15164 of the CEQA Guidelines.

On the basis of this review of the proposed ARC Step 3 and Sections 15162 and 15164 of the CEQA Guidelines, the University has determined that the proposed project is consistent with the scope and program analyzed in the Project EIR, and there is no substantial evidence that would require preparation of a subsequent EIR or an addendum to the Project EIR.

Findings

The Regents have previously adopted Findings and a Mitigation Monitoring Program for the Anteater Recreation Center in conjunction with the certification of the Project EIR for that project. Those Findings and Mitigation Monitoring Program apply to the proposed ARC expansion; no new Findings or Mitigation Monitoring Program need to be adopted for the proposed expansion project.

(Attachment)

PROJECT STATISTICS
ANTEATER RECREATION CENTER, STEP 3
CAPITAL IMPROVEMENT BUDGET
IRVINE CAMPUS
CCCI 5105
(Approved May 2006)

<u>Cost Category</u>	<u>Amount</u>	<u>% of Total</u>
Building	\$10,862,000	66.2%
Exterior Utilities	2,182,000	13.3%
Site Development	171,000	1.0%
A/E Fees Campus ^(a)	1,200,000	7.3%
Administration ^(b)	600,000	3.7%
Surveys, Tests Special Items ^(c)	333,000	2.0%
	402,000	2.5%
Contingency	<u>533,000</u>	<u>3.3%</u>
Total	\$16,397,000	100%
Group 2 & 3 Equipment	\$ 0	
Total Project	\$16,397,000	

Statistics

Gross Square Feet (GSF) ^(d)	26,650
Assignable Square Feet (ASF) ^(d)	20,000
Ratio ASF/GSF (%) UC	75%
Building Cost/GSF ^(d)	\$408

Comparable University Projects at CCCI 5105

Comparable University project are not available due to the small size of this addition and the need to match and tie into the existing recreation center.

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- (a) This project uses the modified design-build delivery method where the Executive Architect fees are included in the estimated construction contract of \$13,329,000. Master program architect fees are 2.1% of the construction contract
- (b) Campus administration includes project management and inspection.
- (c) Special items include detailed project program, agency reviews, environmental study, seismic review, value engineering, Facility Management shutdowns, topographic/CAD base sheets, and interest during construction.
- (d) Gross square feet (GSF) is the total area, including usable area, stairways, and space occupied by the structure itself. Assignable square feet (ASF) is the net usable area.

July 2006