Office of the President
September 9, 2004

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

EXECUTIVE SUMMARY

For Meeting of September 21, 2004

ADOPTION OF MITIGATED NEGATIVE DECLARATION AND APPROVAL OF
DESIGN, BIOLOGICAL SCIENCES UNIT 3, IRVINE CAMPUS

Campus: Irvine

Project: Biological Sciences Unit 3

Proposed Action: Adopt the Tiered Initial Study / Mitigated Negative Declaration, adopt Findings and Mitigation Monitoring program, and approve the design.

Previous Actions: November 2002: The Regents approved the 2003-04 Budget for Capital Improvements, which included Biological Sciences Unit 3. May 2004: The Regents amended the 2003-04 Budget for Capital Improvements and expanded the scope of the project.

Executive Architect: Esherick Homsey Dodge & Davis Architects, Professional Corporation of San Francisco, CA

Project Summary: Approval of design is requested to construct the Biological Sciences Unit 3 consisting of 153,985 gsf (90,485 asf) at a total project cost of $77,384,000, to be funded by a combination of State, campus, and external funds. Building cost is $362/gsf with a gsf/asf ratio of 59 percent. The project will provide space for School of Biological Sciences research labs and offices, an animal care facility, a free-standing lecture hall, and academic and support space for the School of Humanities.
ITEM FOR ACTION

For Meeting of September 21, 2004

ADOPTION OF MITIGATED NEGATIVE DECLARATION AND APPROVAL OF DESIGN, BIOLOGICAL SCIENCES UNIT 3, IRVINE CAMPUS

The President recommends that, upon review and consideration of the environmental consequences of the proposed project as evaluated in the attached Negative Declaration, the Committee on Grounds and Buildings:

(1) Adopt the attached Tiered Initial Study / Mitigated Negative Declaration.

(2) Adopt the attached Findings and Mitigation Monitoring Program.

(3) Approve the design of the Biological Sciences Unit 3, Irvine campus.

BACKGROUND

In November 2002, The Regents approved the 2003-04 Budget for Capital Improvements, which included the Biological Sciences Unit 3 project at a sum of $63,022,000 at CCCI 4019. In May 2004, The Regents approved an amendment to the 2003-04 Budget for Capital Improvements to include the Biological Sciences Unit 3 project and expanded animal based research and support space at a total project cost of $77,384,000 at CCCI 4100. The project will be funded from a combination of State funds ($56,862,000), campus funds ($3,150,000), and external financing ($17,372,000).

In July 2003, the appointment of Esherick Homsey Dodge & Davis Architects, Professional Corporation of San Francisco, as executive architect for this project was administratively approved within the Office of the President.

Project Site

The proposed project site is located in the campus core within the Biological Sciences Quad. The facility is proposed for development on an approximate 2.57-acre site located at the northern portion of existing Parking Lot 13 and adjacent to land and tree areas to the north. The site is bounded by the Science Library to the north, Natural Sciences Unit 1 to the south, the Ring Mall and McGaugh Hall to the east, and the western edge of Parking Lot 13 and Campus Village administrative office and apartment units to the west. This site is in conformance with the campus 1989 Long Range Development Plan (LRDP).

Project Design

The Biological Sciences Unit 3 project would provide approximately 90,485 assignable square feet (asf) and 153,985 gross square feet (gsf). The School of Biological Sciences will occupy 44,186 asf (research laboratories, academic and administrative offices). A total of 24,624 asf be provided for a new animal facility to support Biological Science research, and 15,400 asf will provide
interim academic and administrative office space for the School of Humanities. A separate and freestanding 400-seat lecture hall (5,600 asf) will be provided as well.

The project program for the main laboratory building has been divided into wet laboratory space, animal facility space, and academic and administrative office space. This division in program is reflected in the design of the building, which has three distinct components consisting of a main laboratory block flanked by two office wings. The main laboratory building is designed using laboratory modules to accommodate future flexibility for various types of academic research.

The laboratory block and office wings will be constructed of poured-in-place concrete that will complement the adjacent Natural Sciences building in mass, scale, and color. Color accent at doors, windows, and cap flashing will relate to the adjacent Natural Sciences building. The design has been developed to reinforce the contextual design of the campus and to support the character of the Biological Sciences quadrangle.

The entrance to the main building will be at two primary locations. The front entrance into the building’s lobby is off the Campus Ring Mall. Located immediately adjacent to the lobby will be some public functions for the building, passenger elevator, main conference rooms, and restrooms. An interior stair interconnects the lobbies of floors one and two. The second primary entrance into the main building is located on the west end of the laboratory wing, which is also near the loading dock. People working in the animal facility will use this entrance primarily. There are two service elevators in the building; one dedicated elevator for the animal facility and one general service elevator that will serve all levels of the labs and roof.

Biological Sciences laboratories will occupy the first- and second-level laboratory block. The animal facility will be located in the basement below the laboratory block. The office wings will accommodate the associated academic office space, including faculty offices, graduate student open office space, and other associated office support functions. The School of Humanities program will occupy the open office space on level three.

The design of Biological Sciences Unit 3 has been reviewed in accordance with University policy by an independent design consultant, independent seismic/structural consultant, and an independent cost estimator.

The project will be designed for LEED certification and will include, but not limited to, the following design items: use of recycled water for irrigation, use of water efficient landscaping, use of low noxious chemical emitting materials, use of recycled carpet, reduction of light pollution, and construction waste management as well as Best Management Practices during construction.

The campus Office of Design and Construction Services will manage the project. Outside consultants and testing agencies will be used as necessary. The Associate Vice Chancellor, Design and Construction Services will perform project oversight.

Environmental Impact Summary

A Tiered Initial Study/Mitigated Negative Declaration has been prepared for the Biological Sciences Unit 3 project in accordance with the California Environmental Quality Act (CEQA) and University Procedures for Implementation of CEQA. The 30-day public review period for the
Draft Tiered Initial Study/Mitigated Negative Declaration began on June 10, 2004, and ended on July 9, 2004. During that time, various local, State, and federal agencies and service providers, as well as interested individuals and organizations, reviewed the Draft Mitigated Negative Declaration. Written comments received and the Irvine campus responses to these comments are included in the Final Mitigated Negative Declaration.

Implementation of the project would have no impact or a less-than-significant impact in the following environmental impact areas: agricultural resources; biological resources; hydrology and water quality; land use and planning; mineral resources; population and housing; recreation; and utilities and service systems.

The proposed project has the potential to have significant impacts to the following environmental impact areas unless the recommended project specific and LRDP EIR mitigation measures described in the Mitigated Negative Declaration are incorporated into the project: aesthetics; air quality; cultural resources; geology and soils; hazards and hazardous materials; noise; public services; and transportation/traffic. After adoption of the recommended mitigation measures, all impacts would be reduced to less-than-significant levels. All mitigation measures would be monitored through the Mitigation Monitoring Program established for the LRDP.

Findings

The attached Findings discuss the project’s impacts, mitigation measures, and conclusions regarding adoption of the environmental documentation for this project in conformance with CEQA.

(Attachments: Mitigated Negative Declaration; Findings)
PROJECT STATISTICS
BIOLOGICAL SCIENCES UNIT 3
CAPITAL IMPROVEMENT BUDGET
IRVINE CAMPUS
CCC 4100
(Approved May 2004)

<table>
<thead>
<tr>
<th>Cost Category</th>
<th>Amount</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Clearance</td>
<td>$199,000</td>
<td>0.3%</td>
</tr>
<tr>
<td>Building Construction</td>
<td>$55,694,000</td>
<td>72.0%</td>
</tr>
<tr>
<td>Exterior Utilities</td>
<td>$1,017,000</td>
<td>1.3%</td>
</tr>
<tr>
<td>Site Development</td>
<td>$1,177,000</td>
<td>1.5%</td>
</tr>
<tr>
<td>A/E Fees (^{(a)})</td>
<td>$4,869,000</td>
<td>6.3%</td>
</tr>
<tr>
<td>Campus Administration (^{(b)})</td>
<td>$2,316,000</td>
<td>3.0%</td>
</tr>
<tr>
<td>Survey, Tests, Plans &amp; Specifications</td>
<td>$867,000</td>
<td>1.1%</td>
</tr>
<tr>
<td>Special Items (^{(c)})</td>
<td>$1,990,000</td>
<td>2.6%</td>
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<tr>
<td>Contingency</td>
<td>$2,325,000</td>
<td>3.0%</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$70,454,000</strong></td>
<td><strong>91.0%</strong></td>
</tr>
<tr>
<td>Group 2 &amp; 3 Equipment</td>
<td>$6,930,000</td>
<td>9.0%</td>
</tr>
<tr>
<td><strong>Total Project</strong> (^{(d)})</td>
<td><strong>$77,384,000</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

**Statistics**

- Gross Square Feet (GSF) \(^{(e)}\): 153,985
- Assignable Square Feet (ASF) \(^{(e)}\): 90,485
- Rentable Square Feet (RSF) \(^{(f)}\): 145,824
- Ratio ASF/GSF (%): UC: 59%
- Ratio RSF/GSF (%): BOMA: 95%
- Building Cost/GSF: $362
- Building Cost/ASF: $616
- Building Cost/RSF: $382

**Comparable University Projects @ CCCI 4100**

<table>
<thead>
<tr>
<th>Project</th>
<th>Bldg Cost/ GSF</th>
<th>Ratio ASF/GSF</th>
<th>Last CIB approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>UCI - Natural Sciences Unit 2</td>
<td>$347</td>
<td>67%</td>
<td>07/02/2002</td>
</tr>
<tr>
<td>UCR – Psychology Building</td>
<td>$287</td>
<td>60%</td>
<td>05/28/2004</td>
</tr>
<tr>
<td>UCSD Cancer Center Facility</td>
<td>$270</td>
<td>58%</td>
<td>05/23/2004</td>
</tr>
</tbody>
</table>

\(^{(a)}\) Fees include executive Architect/Engineer basic services contract. This represents 8.7% of approved construction budget.

\(^{(b)}\) Campus Administration includes Project Management and Inspection.

\(^{(c)}\) Special Items include independent seismic review, value engineering/constructability reviews, wind tunnel study, laboratory consultant, environmental impact report, as-built utility survey, agency review and building system/utility shutdowns.

\(^{(d)}\) 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 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.

September 2004