

Office of the President

TO MEMBERS OF THE FINANCE AND CAPITAL STRATEGIES COMMITTEE:

ACTION ITEM

For Meeting of September 16, 2026

UCLA RESEARCH PARK EAST CORE AND SHELL IMPROVEMENTS, LOS ANGELES CAMPUS: WORKING DRAWINGS FUNDING, SCOPE, AND DESIGN FOLLOWING ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND ADVANCED WORK PHASE CONSTRUCTION FUNDING

EXECUTIVE SUMMARY

The proposed UCLA Research Park East Core and Shell Improvements (Core and Shell) project is the first in a series of phased projects. UCLA Research Park consists of two connected buildings totaling approximately 1,308,000 gross square feet (gsf) on 9.2 acres. Formerly a shopping mall, a significant portion of the property was undergoing a conversion to high-technology office space for a single tenant at the time of acquisition.

Consistent with the Regents' discussion in November 2023 and approval via interim action in December 2023, the aim of the UCLA Research Park is to bring together scholars and industry experts from around the world to foster discovery and innovation, benefiting Southern California and beyond. Initial occupants of Research Park East would include the California Institute for Immunology and Immunotherapy (CIII), the UCLA Quantum Innovation Hub, and the David Geffen School of Medicine.

The Core and Shell project would retrofit the east building, a three-story facility with two underground levels, for multi-tenant use, including biomedical research and quantum physics laboratories, which would be developed in subsequent tenant improvement projects. The purpose of this item is to advance the Core and Shell project through working drawings, as well as for the construction of an Advanced Work Phase (AWP). The AWP would include interior and roof demolition, site and utilities preparation, and procurement of long lead-time equipment.

In May 2025, the Regents approved \$19.6 million of preliminary plans funding for the Core and Shell project, funded from campus funds. Since that time, CIII funds contributed \$8,145,000 for preliminary plans funding, reducing the campus funds to \$11,455,000. The Regents are now being asked to take the following actions: (1) Amend the preliminary plans funding from \$19.6 million funded from campus funds to \$19.6 million funded from campus funds (\$11,455,000) and CIII funds (\$8,145,000); (2) approve working drawings funding for the Core and Shell

project, and construction funding for the AWP portion of the Core and Shell project, in the amount of \$34.4 million to be funded from campus funds (\$18.76 million) and CIII funds (\$15.64 million); (3) approve the Core and Shell project scope; (4) adopt the Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and associated Findings prepared pursuant to California Environmental Quality Act (CEQA) for the entire UCLA Research Park project, including future phases; and (5) approve the design of the Core and Shell project.

Initiating the AWP by October 2026 would allow the campus to maintain an efficient construction schedule and achieve completion of the Core and Shell project by the end of 2028. Approval of the full budget and associated funding plan would be requested for the entire Core and Shell project in November 2026.

RECOMMENDATION

The President of the University recommends that the Finance and Capital Strategies Committee recommend to the Regents that:

- A. The 2026-27 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: Los Angeles: UCLA Research Park East Core and Shell Improvements – preliminary plans – \$19.6 million funded from campus funds.

To: Los Angeles: UCLA Research Park East Core and Shell Improvements – preliminary plans – \$19.6 million funded from campus funds (\$11,455,000) and California Institute for Immunology and Immunotherapy funds (\$8,145,000); working drawings for the entire project, and construction funding for the Advanced Work Phase portion of the project – \$34.4 million funded from campus funds (\$18.76 million) and California Institute for Immunology and Immunotherapy funds (\$15.64 million).

- B. The scope of the UCLA Research Park East Core and Shell Improvements project be approved. The project would retrofit Research Park East for multi-tenant scientific use, including upgrades to mechanical, electrical, and plumbing systems, parking and loading areas, building access, floodproofing, and site circulation.
- C. Following review and consideration of the environmental consequences of the entire UCLA Research Park project including future phases, as required by the California Environmental Quality Act (CEQA), including any written information addressing this item received by the Office of the Secretary and Chief of Staff to the Regents no less than 48 hours in advance of the beginning of the Regents meeting, testimony or written materials presented to the Regents during the scheduled public comment period, and the item presentation, the Regents:

- (1) Adopt the Mitigated Negative Declaration for the entire UCLA Research Park

project including future phases.

- (2) Adopt the Mitigation Monitoring and Reporting Program prepared for the entire UCLA Research Park project including future phases and make as a condition of approval the implementation of all applicable programs, practices, and procedures as well as mitigation measures identified therein that are within the responsibility and jurisdiction of UCLA.
 - (3) Adopt the CEQA Findings for the entire UCLA Research Park project including future phases.
- D. The design of the UCLA Research Park East Core and Shell Improvements project, Los Angeles campus, be approved.

BACKGROUND

Past Regents Items

- Preliminary Plans Funding, May 2025, \$19.6 million (campus funds).

The project scope remains as presented to the Regents in May 2025.

Project Background and Context

In December 2023, the campus acquired the former Westside Pavilion shopping mall in Los Angeles, located two miles south of the Westwood campus, to create UCLA Research Park. The site spans the southeast and southwest corners of Westwood and West Pico Boulevards, with Research Park East, a 706,000-gsf building, at 10800 West Pico Boulevard; and Research Park West, a 602,000-gsf building, at 10850 West Pico Boulevard. The two buildings are connected by an enclosed pedestrian bridge across Westwood Boulevard. See Attachment 2 for more information.

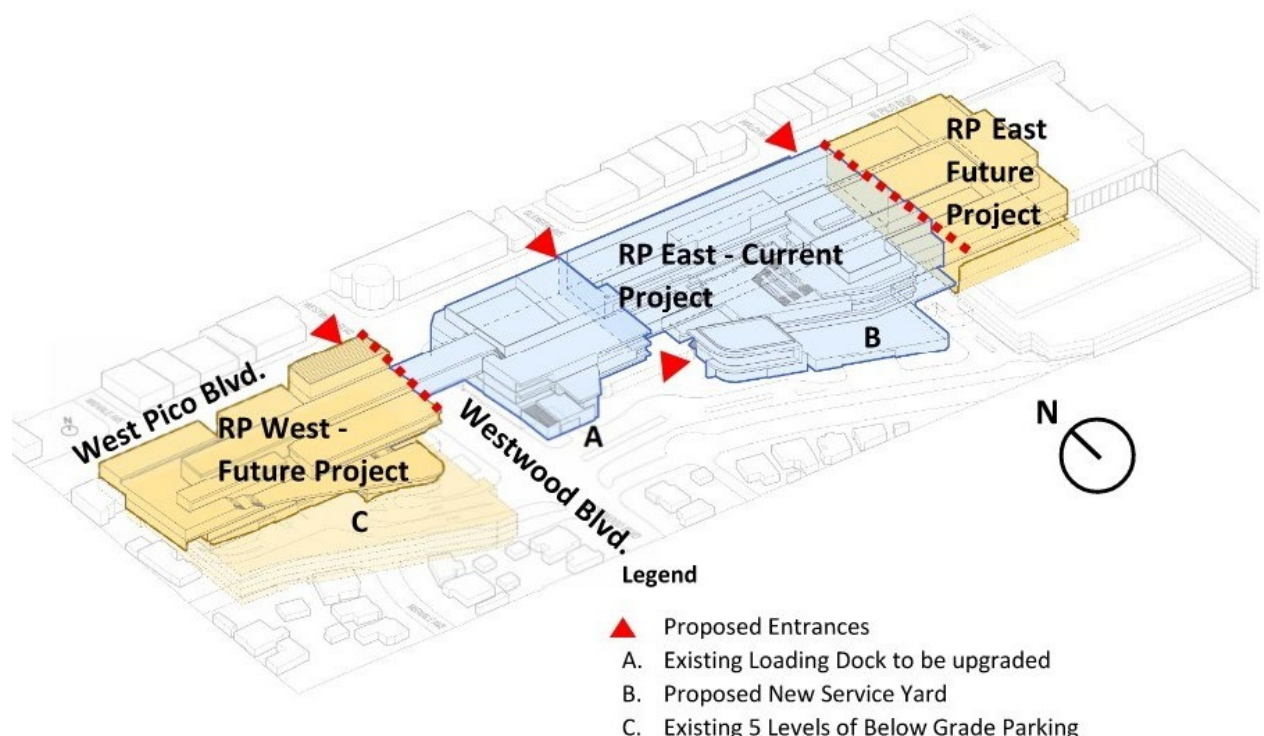
An anchor tenant in the UCLA Research Park is the CIII, an independent nonprofit focused on translational immunology research to advance immunotherapies and create spinoff companies. CIII will maintain a strong connection with UCLA and UCLA Health through mutually beneficial lease and affiliation agreements involving shared resources and active participation from UCLA faculty. It will also collaborate with industry experts and external institutions through sublease agreements, aiming to establish a leading research and industry ecosystem addressing a wide range of human health challenges.

UCLA Research Park will be planned and developed in distinct phases.

- Study Phase: A Master Plan has been completed to guide the transformation of the property into the UCLA Research Park, addressing the overall vision for both

Research Park East and Research Park West, all necessary on- and off-site infrastructure upgrades, anchor tenant assignments, and the creation of common spaces and shared amenities.

- Research Park East Core and Shell Improvements (current project): The Core and Shell project is the first major phase of development to prepare the east building for scientific uses. Approval of this item includes the construction of an Advanced Work Phase and the adoption of environmental documentation pursuant to CEQA that addresses full buildout of UCLA Research Park.
- Tenant Improvements at Research Park East: Following adoption of the Initial Study/Mitigated Negative Declaration and CEQA Findings, and approval of the current project, CIII would start pre-planning for the buildout of its assigned space. UCLA Tenant Improvements would be defined and presented to the Regents for subsequent approval. This scope is expected to be executed by CIII.
- Future phases: Buildout of the easternmost portion of Research Park East and Research Park West would proceed as additional tenants are identified, and funding is secured (see figure below).



Note: CIII tenant improvements will take place within the current project area shaded in blue.

PROJECT SCOPE AND DESIGN

The Core and Shell project would retrofit a portion of Research Park East for multi-tenant scientific use, including replacement of mechanical, electrical, and plumbing systems; conversion of rooftop parking to mechanical and central plant spaces; floodproofing and upgrades to loading and service areas; improvements to pedestrian entries, stairs, ramps, and lobbies; and floodplain mitigation measures, including a watertight storefront and modified entrances.

Existing partially constructed mechanical, electrical, and plumbing systems installed for the former tenant would be removed and replaced with new systems, including points of connection for future tenant improvements. New utility shafts with vertical ductwork, smoke dampers, and chilled- and hot-water risers will serve future tenant mechanical equipment.

Existing rooftop parking would be converted into mechanical penthouses and support spaces for a new central plant and emergency generators. Lost rooftop and basement parking would be offset by parking in the adjacent southeast structure, per an existing use agreement, and at Research Park West.

The basement parking level would be floodproofed to support future vibration- and light-sensitive programming. An existing at-grade loading dock would be upgraded, and a second loading dock with back-of-house support space would be added. Construction of the new service yard would require infilling the ramp and vehicular access to the undersized Level B2 loading dock. This area would be repurposed as back-of-house support space.

The existing south-side stairs and ramp would be reconfigured to accommodate the future CIII entrance. The existing paseo connecting West Pico Boulevard to the exterior atrium would be completed as a new pedestrian entry, with a new lobby for UCLA tenants and visitors. A new employee lobby at the building center would provide a fully accessible entry from the adjacent parking structure.

The existing storefront along West Pico Boulevard would be removed to raise the concrete curb for floodplain mitigation and replaced with a watertight storefront system. Entrances along Research Park East would also be modified to support future flood barriers.

Upgrades to the electrical switchgear rooms and fire and life safety system upgrades in the easternmost portion of Research Park East would be completed to support occupancy of the current project; further development of this portion is subject to planning and future approvals.

See Attachment 3 for additional information.

ADVANCED WORK PHASE

UCLA is requesting construction funding to begin demolition, along with site and utilities preparation activities. The proposed scope is targeted to begin in October 2026.

The AWP includes all work necessary for interior and roof demolition to create new floor slab openings for utility shafts and interior stairs; installation of steel at new floor openings; disconnecting, rerouting, and/or removing utilities; installation of scaffolding; site excavation and shoring; tree and site paving removal; and installation of a sound wall for noise mitigation. This work would be required regardless of the specific design ultimately approved for the future tenant improvements.

See Attachment 4 for additional information.

In addition, procurement of long lead-time elevator, mechanical, and electrical equipment will be required. Ordering select equipment early would help with supply chain challenges that could cause delays. Equipment to be ordered has been confirmed and validated during the project's preliminary plans phase.

Funding Plan

The Core and Shell project's working drawings and AWP construction funding of \$34.4 million are proposed to be funded from campus funds (\$18,760,000) and CIII funds (\$15,640,000). See Attachment 1 for additional information. The campus anticipates presenting the total project cost and funding plan for the Core and Shell project to the Regents in November 2026.

Project Delivery and Schedule

As part of the preliminary planning phase, the campus proposed a UCLA-led Construction Manager at Risk (CMAR) project delivery method. In September 2024, the Regents authorized the President or his designee to approve a lease transaction. The Master Lease and Affiliation agreement between the University and CIII includes provisions that allow CIII to lead execution of the Core and Shell buildout using a CMAR delivery method. The campus has commenced negotiating a Work Agreement with CIII. The campus and CIII will contribute a pro-rata share of funding per the terms of the Lease Agreement.

The proposed CIII/CMAR project delivery model would enable an accelerated schedule and cost savings by having a single CMAR deliver the Core and Shell and CIII's tenant improvements.

The Core and Shell project is anticipated to be completed in late 2028.

CONSISTENCY WITH SELECT UC POLICIES AND PRACTICE

The project complies with the UC Policies for Seismic Safety, Sustainability, and Small/Disabled Veteran Business Enterprises.

CEQA COMPLIANCE

In accordance with CEQA, an Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2026050140) has been prepared for the entire UCLA Research Park project, including future phases (Attachment 5 - Final IS/MND). As demonstrated in the IS/MND, with the incorporation of feasible mitigation, as well as applicable programs, practices, and procedures, the project will not have a significant effect on the environment. CEQA Findings have been prepared to support the University's determination that the UCLA Research Park project would not result in significant direct, indirect, or cumulative environmental impacts (Attachment 6 - CEQA Findings). Since the project site is located off campus and not included within the Long Range Development Plan (LRDP) boundaries, the IS/MND is not tiered from the previously certified UCLA LRDP Amendment (2017) and Student Housing Projects Final Subsequent Environmental Impact Report (Attachment 7).

ATTACHMENTS

Attachment 1	Preliminary Plans and Working Drawings Budget for the Entire Core and Shell Project / Construction Budget for the Advanced Work Phase
Attachment 2	Project Location Map
Attachment 3	Core and Shell Project Scope and Design
Attachment 4	Core and Shell Advanced Work Phase
Attachment 5	UCLA Research Park Final IS/MND and Mitigation Monitoring and Reporting Program (includes amended Draft IS/MND) https://www.capitalprograms.ucla.edu/file/pdf/260901_UCLA_Research_Park_Final_IS-MND.pdf Draft IS/MND Appendices https://ucla.app.box.com/s/3elm90v77bfsnt0mjgipo7dorfgsx1qw
Attachment 6	CEQA Findings https://www.capitalprograms.ucla.edu/file/pdf/UCLA_Research_Park_CEQA_Findings_September_2026.pdf
Attachment 7	UCLA Long Range Development Plan and Environmental Impact Report https://www.capitalprograms.ucla.edu/Planning/LongRangeDevelopmentPlan

ATTACHMENT 1

PRELIMINARY PLANS AND WORKING DRAWINGS BUDGET FOR THE ENTIRE CORE AND SHELL PROJECT / CONSTRUCTION BUDGET FOR THE ADVANCED WORK PHASE

SOURCES	Amended P Funding	Proposed W Funding	Proposed C Funding for AWP	Total	%⁸
Campus Funds	\$11,455,000	\$4,266,000	\$14,494,000	\$30,215,000	56.0%
CIII Funds	\$8,145,000	\$3,556,000	\$12,084,000	\$23,785,000	44.0%
Total	\$19,600,000	\$7,822,000	\$26,578,000	\$54,000,000	100%

USES	Approved P Budget (May 2025)	Proposed W Budget	Proposed C Budget for AWP	Total	%⁸
Site Clearance ¹	-	-	\$1,265,000	\$1,265,000	2.3%
Building ²	-	-	\$20,849,000	\$20,849,000	38.6%
Exterior Utilities ³	-	-	\$1,265,000	\$1,265,000	2.3%
A & E Fees ⁴	\$12,561,000	\$3,331,000	-	\$15,892,000	29.4%
Campus Administration ⁵	\$866,000	\$350,000	-	\$1,216,000	2.3%
Surveys, Tests, Plans ⁶	\$1,083,000	-	-	\$1,083,000	2.0%
Special Items ⁷	\$5,090,000	\$2,837,000	-	\$7,927,000	14.7%
Contingency	-	\$1,304,000	\$3,199,000	\$4,503,000	8.3%
Total	\$19,600,000	\$7,822,000	\$26,578,000	\$54,000,000	100%

¹ Site Clearance includes installation of a sound wall for noise mitigation; demolition; excavation and shoring; general conditions and fees; and design and construction contingency.

² Building includes interior demolition and procurement of long lead-time elevator, mechanical, and electrical equipment; general conditions and fees; and design and construction contingency.

³ Exterior Utilities include relocation of existing and installation of new utility lines to support the project.

⁴ A/E fees include Architect and design professional consultants.

⁵ Includes project management, campus planning, engineering, design review, code and fire/life safety design reviews.

⁶ Includes site surveying, geotechnical and soils testing, utility trenching, and other necessary design phase testing; geotechnical inspections, special inspections, and surveying.

⁷ Includes external consultants to support programming and early design milestones; as well as technical studies to support preparation of environmental documents pursuant to CEQA and peer reviews; environmental consultants; pre-construction services including estimating, constructability reviews, scheduling, and site logistics.

⁸ Because of rounding, some totals may not correspond with the sum of the separate parts.