July 12, 2012

ACTION UNDER ADMINISTRATIVE APPROVAL – AMENDMENT OF THE BUDGET, DAVIDSON LIBRARY ADDITION AND RENEWAL, SANTA BARBARA CAMPUS

EXECUTIVE SUMMARY

The UC Santa Barbara campus is requesting a scope change to include seismic corrections in the eight-story Central Tower of the Davidson Library and a budget augmentation of $5,162,000 (7.2%) in State funds for the Davidson Library Addition and Renewal project (981230).

The Vice President for Budget and Capital Resources is being asked to approve the scope change and revised project budget of $76,240,000, funded entirely from State sources.

BACKGROUND

Previous Regental actions include project and budget approval in November 2007, design approval and adoption of a mitigated negative declaration in March 2009, and approval of a revised project budget of $71,078,000 in November 2009, to be provided through State funding.

As approved, the project encompasses 159,325 asf consisting of an addition totaling 44,646 asf and the renovation of 114,679 asf of existing library building space. The project includes seismic upgrades in the two-story north wing and upgrades fire- and life-safety systems throughout the entire 314,110 gsf Davidson Library complex.

As presented in this request, the campus seeks approval of a modification of scope of work to include seismic corrections in the eight-story Central Tower of the library.

Statement of Drivers/Issues

Since project approval, the campus has identified additional shear wall deficiencies in the eight-story tower (113,960 gsf), triggering the proposed scope change to incorporate additional seismic corrections.

Net project budget increases of (+$5,162,000) are due to the following:

Net Construction Cost Increase (+$3,832,000)
In late 2010, the UC Office of the President began to update the UC Seismic Safety Policy, including a key revision which called for a change from a qualitative rating system (i.e. Good, Fair, Poor) to a quantitative numerical rating system (Levels I to VII, best to worst) consistent with that
outlined in the California Building Code and used by most state departments. In June 2011, just
prior to the Regents' adoption of the new Seismic Policy, the campus decided to undertake another
seismic study of the eight-story Central Tower (and four-story South Wing) to ensure that the rating
met the new Level III standard. The result produced a Level V for the Tower (and Level III for the
South Wing). Detailed seismic analysis of the tower revealed that the north and south facades of
the building do not provide sufficient shear strength for east-west seismic directionality and could
result in structural failure.

The proposed design solution, which was peer-reviewed, would utilize a brace-frame system to
provide the tower with the added structural rigidity needed to upgrade the seismic rating from a
Level V to a Level III. The work would trigger only minor additional life-safety and ADA
modifications, which are included in the proposed scope change. The seismic corrections would not
result in any change to the total assignable square footage of the project as previously approved.

*Net Soft Cost Increase (+$1,060,000)*
External fees increased as a result of the additional design efforts required for the seismic
corrections as did associated internal fees to manage the project. In addition, the contingency has
been increased proportional to the increased construction costs.

*Net Special Items Increase (+$270,000)*
An increase in Special Items is required to address additional hazardous materials abatement and
additional support services associated with the increased scope of construction work.

The increase of $5,162,000 (7.2%) results in a revised total project cost of $76,240,000, to be
funded entirely with State funds.

Working drawings for the additional scope are in progress. The project is expected to bid in
November 2012. Construction is anticipated to commence in March 2013.

**Environmental Impact Summary**

The additional scope does not impact either the design of the project as approved or the adoption of
findings under CEQA

**ENCLOSURE:**
Capital Improvement Budget (CIB)
CAMPUS AFFIRMATION:

[Signature]
Chancellor's or Delegated Authority

July 14, 2012

OFFICE OF THE PRESIDENT:
Accordingly, under the authority delegated to me, I approve the revised Capital Improvement Budget dated January 13, 2012, and the revised scope of work to include seismic corrections in the eight-story Central Tower of the Davidson Library.

[Signature]
Vice President for Budget and Capital Resources
As delegated by the Executive Vice President under DA 2224A

7-16-12

CC:
University Librarian Denise Stephens
Executive Vice Chancellor Gene Lucas
Assistant Chancellor Todd Lee
Director Chuck Haines
Associate Vice President Wylie
Executive Director Thomas
Director Jack Wolever
Assistant Director Santa Cruz
Principal Architect Wills
Principal Capital Planner Connor
Principal Budget Analyst Cox
# CAPITAL IMPROVEMENT BUDGET • BUDGET DATA

**Project Title:** Davidson Library Addition and Renewal  
**University of California**  
Santa Barbara (8)  
Campus

<table>
<thead>
<tr>
<th>FUNDING SCHEDULE</th>
<th>2008 Per 2008 • 2013</th>
<th>C.I.P., Dated</th>
<th>Cost Indexes</th>
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<td><strong>W</strong></td>
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<td><strong>C</strong></td>
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<td><strong>E</strong></td>
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<td><strong>Total</strong></td>
<td>$ 76,240</td>
<td>2,305</td>
<td>$ 67,698</td>
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### FUNDING REFERENCES

- **NEW CONST (1)**
- **RENO SEISMIC (2)**
- **TOWER SEISMIC (3)**
- **(4) Total All Sources**

### COSTS

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<tr>
<th>Description</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
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<td>TOTAL P+W+C</td>
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<td>Group 2 &amp; 3 Equipment</td>
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<td>TOTAL PROJECT</td>
<td>$32,309,000</td>
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<td>$</td>
<td>$</td>
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### FINANCING

- **State Funding**  
  - Funding for add’l scope from State or campus sources to be determined  
  - $71,078,000  
  - $5,162,000

### STATUS OF PROJECT:

Request for Scope Change

- **Name:** Jack Wolver  
- **Signature:** [Signature]  
- **Budget No:** 6  
- **Issue Date:** 07/01/05  
- **Revised:** 07/07/06  
- **Fiscal:**  
  - **Program:** [Program]  
  - **Signature:** [Signature]  
  - **Date:** 06/19/08  
  - **Cost:** [Cost]  
  - **Approved for AVP-PPC, Date:** [Date]  
  - **Revised:** 11/08/08  
  - **Revised:** 05/19/09  
  - **Revised:** 05/06/10  
  - **Revised:** 01/10/12
### CAPITAL IMPROVEMENT BUDGET • BUDGET DATA

**Project Title:** Davidson Library Addition and Renewal  
**8525**  
**981230**  
**Campus Reference**  
**Asset No.**  
**Cost Indexes**

#### ANALYTICAL DATA

<table>
<thead>
<tr>
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<th>New Const (1)</th>
<th>Reno Seismic (2)</th>
<th>(3)</th>
<th>(4) Total All Sources</th>
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<td>ASF per PPG</td>
<td>45,160 ASF</td>
<td>115,000 ASF</td>
<td>ASF</td>
<td>160,160 ASF</td>
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<td>ASF Current</td>
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<td>114,679 ASF</td>
<td>ASF</td>
<td>169,325 ASF</td>
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<td>OGSF</td>
<td>63,172 OGSF</td>
<td>135,168 OGSF</td>
<td>OGSF</td>
<td>198,340 OGSF</td>
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<td>Ratio (ASF Current / OGSF)</td>
<td>0.71 to 1.00</td>
<td>0.85 to 1.00</td>
<td>0.80 to 1.00</td>
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<td>Construction Cost per ASF</td>
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<td>$245.48 / ASF</td>
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<td>Construction Cost per OGSF</td>
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<td>$337.12 / ASF</td>
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<td>/ ASF</td>
<td>/ ASF</td>
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#### NOTES:

**C 8 Special Items**

- Agency Review: $110,000
- Seismic, Cost & MEP Peer Review: 283,000
- CIR/CCC: 310,000
- VE/Constructability: 270,000
- Library/Communication Consult.: 185,000
- Asbestos Consultant: 123,000
- As-built Building Survey: $130,000

Total: $1,411,000

*Excludes costs of $3,645,590 for installing fire sprinklers and alarm system in area of South and Central tower not being renovated and excludes Tower Seismic.*

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**Budget No.**  
**PPG**  
**Issue Date**  
07/01/05  
07/07/06  
06/19/08  
09/19/08  
11/05/09  
05/18/08  
05/06/10  
11/02/08  
01/10/12  

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