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ACTION UNDER PRESIDENT'S AUTHORITY – AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM, HOPLAND REC FIELD LABORATORY AND MULTIPURPOSE FACILITY, AGRICULTURE AND NATURAL RESOURCES

CAMPUS	Agriculture and Natural Resources (ANR)
PROJECT	Hopland REC Field Laboratory and Multipurpose Facility
PROJECT NUMBER	9512100
PROPOSED ACTIONS	1. Approve a \$124,000 augmentation to the project budget, to be funded from gifts, for a total project cost of \$2,258,000.
PREVIOUS ACTIONS	<ul style="list-style-type: none"> • November 2006: Budget approval of \$1,708,000 to be funded from State funds at a CCCI of 4890 • September 2008: Administrative budget approval of \$2,050,000 to be funded from State funds (\$1,708,000) and gift funds (\$342,000) at a CCCI of 4890. • September 2009: Design approval • September 2010: Administrative budget approval of \$2,134,000 to be funded from State funds (\$1,708,000) and gift funds (\$426,000) at a CCCI of 4890.
RELEVANT AUTHORITIES	<ul style="list-style-type: none"> • Standing Order 100.4(q)(1) states that the President is authorized to approve amendments to the Capital Improvement Program for projects not to exceed \$10 million. The proposed augmentation of \$124,000 represents a 32 percent augmentation to the November 2006 budget. Because this latest proposed action results in a total budget augmentation to the original budget of over 25 percent, it cannot be approved administratively (via delegated authority).
<u>PROJECT SUMMARY</u>	
PROJECT PROGRAM	Construct a new field laboratory and multipurpose building: <ul style="list-style-type: none"> • Provide field laboratory space • Provide extension/teaching space • Provide multipurpose and collection rooms
TOTAL PROJECT COST	<ul style="list-style-type: none"> • \$2,258,000
FUNDING SOURCE(S)	<ul style="list-style-type: none"> • State funds: \$1,708,000 • Gift funds: \$550,000

SQUARE FOOTAGE	<ul style="list-style-type: none">• 5,153 Gross Square Feet [GSF]• 4,327 Assignable Square Feet [ASF]• Efficiency ratio – ASF/GSF: 84%
UNIT COSTS	<ul style="list-style-type: none">• Building Cost/GSF: \$336• Project Cost/GSF: \$438
DRIVERS	<ul style="list-style-type: none">• Project was bid in June of 2010 with bids exceeding estimate.• Augmentation and Approval to Award received in September 2010; subsequently, successful bidder withdrew bid.• Value engineering was completed in May 2011, with no impact to original State-funded scope. Current construction cost estimate, and costs associated with value engineering efforts, re-design, additional agency reviews, and re-bidding, require an additional augmentation. To cover the prior augmentations and current increase in budget, ANR has successfully raised \$550,000 in gift pledges and funds.

RECOMMENDATION

It is recommended that:

- (1) The President amends the 2007-08 Budget for Capital Improvements and the Capital Improvement Program as follows:

From: Agriculture and Natural Resources: Hopland REC Field Laboratory and Multipurpose Facility – preliminary plans, working drawings, and construction –\$2,134,000, to be funded from State funds (\$1,708,000) and gift funds (\$426,000).

To: Agriculture and Natural Resources: Hopland REC Field Laboratory and Multipurpose Facility – preliminary plans, working drawings, and construction –\$2,258,000, to be funded from State funds (\$1,708,000) and gift funds (\$550,000).

- (2) The scope of the project shall include the construction of an approximately 5,150 gross square feet field laboratory and multipurpose facility.
- (3) The President be authorized to execute all documents necessary in connection with the above.

Approved by:



7/20/11

Mark G. Yudof
President of the University

Date

ATTACHMENTS:

- Attachment 1: Project Description
- Attachment 2: Project Budget
- Attachment 3: Funding Plan

<u>PROJECT DESCRIPTION</u>	
A. PROJECT PROGRAM AND SCOPE ^(a)	
<ul style="list-style-type: none"> • The Hopland Research and Extension Center (REC) Field Laboratory and Multipurpose Facility project will provide a total of 5,153 GSF (4,327 ASF) of field laboratory, extension and related spaces for the Hopland REC located in Hopland, California. • The new facility will provide a modern, state-of-the art laboratory as well as specimen museum space, with the capacity for workshops and conferences as outlined below: <ul style="list-style-type: none"> ○ Campus-based researchers need local laboratory facilities to support their field-based studies. There is often a significant need to do sample preparation and basic analysis at the Center, as samples often are not easily or efficiently transported. ○ In addition, existing facilities are inadequate to permit both the housing and use of the Center’s extensive biological materials (herbarium, mammals, birds, and insect collections). ○ As part of its role in the region, the Hopland REC also provides workshops and conferences that are tied to ongoing field and laboratory research, permitting hands-on demonstrations and participatory experiences for small and large groups. • The project provides several multipurpose spaces that will function in support of both research and extension, consisting of the following: Multipurpose Room, Collection Room, Field Laboratory No.1 and Field Laboratory No. 2. • The facility includes space for a catering kitchen, which will be fit-out at a later date under a separately funded project. • Each of these spaces has the necessary flexibility to provide for both research / laboratory and teaching / meeting needs. • ANR has undertaken fundraising efforts to support and enhance the Field Lab and Multipurpose Facility. <ul style="list-style-type: none"> ○ These efforts produced a major pledge of \$750,000 plus several other smaller pledges. ○ Of the \$750,000, ANR has allocated \$550,000 for additional scope and project enhancements beyond the original State-funded scope, and to offset increased project costs; the remaining funds will support ancillary or auxiliary functions of the facility, including programming, nature trails, and demonstrative educational displays. 	
B. PROJECT STATUS	
<ul style="list-style-type: none"> • Documents stamped and signed by the Executive Architect • Division of the State Architect approval • State Fire Marshal approval • Structural Peer Review complete 	
C. LOCATION	
Site	Hopland Research and Extension Center, Hopland, CA
D. SCHEDULE	
Construction Start	September 2011
Completion	June 2012

^(a) Additional information on project budget and cost drivers may be found in *Attachment 2* (Project Budget) and *Attachment 3* (Cost Data).

E. SUSTAINABILITY	
Target LEED™ Rating	Designed to LEED Silver.
F. PROJECT CONFORMANCE	
California Environmental Quality Act (CEQA)	<ul style="list-style-type: none">• CEQA compliance was determined at the time of design approval and the Notice of Determination was filed with State Clearinghouse on September 15, 2009. The project was determined to not have a significant effect on the environment based on a Mitigated Negative Declaration.

PROJECT BUDGET CCCI 4890			
A. COSTS			
Category	Approved September 2010	Proposed	
		Proposed	% of Total
Site Clearance	\$ 42,000	\$ 32,000	1.4%
Building	1,799,000	1,730,000	76.6%
Exterior Utilities	69,000	48,000	2.1%
Site Development	14,000	38,000	1.7%
A/E Fees ^(a)	154,000	180,000	8.0%
Campus Administration ^(b)	23,000	54,000	2.4%
Surveys, Tests, Plans	13,000	13,000	0.6%
Special Items ^(c)	0	73,000	3.2%
Contingency	20,000	90,000	4.0%
Total	2,134,000	2,258,000	100%
Group 2 & 3 Equipment ^(d)	0	0	
Project Total	\$2,134,000	\$2,258,000	
B. Notes			
<ul style="list-style-type: none"> Initial augmentation of \$342,000 in gift funds provided for a catering kitchen with fit-out, additional energy-saving features to reduce life-cycle costs, and upgraded window systems. Project was bid in summer 2010 with low bid exceeding the pre-bid estimate by \$184,000. ANR offset the increase by deferring the fit-out of the gift-funded kitchen and requesting and obtaining an administrative augmentation of \$84,000. Low bidder agreed to hold bid beyond bid-hold expiration. Although approval to award was received, low bidder subsequently withdrew. Project required re-bidding. Additional fundraising efforts to preclude value engineering and re-design were unsuccessful. Value-engineering efforts included a lower-cost alternative to the ground source heat pump system and a switch to a pre-engineered roof truss system. Additional augmentation over previous approval to award being requested to re-bid project. 			
COST DATA			
A. ANALYTICAL DATA			
	Approved September 2010	Proposed (no change)	
GSF ^(e)	5,153	5,153	
ASF ^(f)	4,327	4,327	
Efficiency ratio: ASF/GSF	84%	84%	
Building Cost/GSF	\$349	\$336	
Project Cost/GSF ^(g)	\$414	\$438	

^(a) Fees include architectural and engineering services.

^(b) Campus Administration includes project and contract management staff.

^(c) Special items include: CEQA/EIR consultant, archaeology consultant, energy consultant, structural peer review, agency reviews, and re-bidding costs totaling \$73,000.

^(d) Group 2 and 3 equipment consists of equipment which is not built-in or permanently affixed to the structure of the building.

^(e) Gross Square Feet (GSF) is the total area, including usable area and space occupied by the structure itself.

^(f) Assignable Square Feet (ASF) is the net usable area.

^(g) Excludes the cost of Group 2 and 3 Equipment.

ATTACHMENT 3

<u>FUNDING PLAN</u>				
A. TOTAL PROJECT COST (\$2,258,000)				
Funding Source	<ul style="list-style-type: none"> • State: \$1,708,000 • Gifts: \$250,000 • ANR Funds: \$300,000* 			
*Pledges of gift funds intended to reimburse ANR funds				
B. FUNDING SCHEDULE				
Phase	Approved (2007/08- 2008-09)	Proposed Action	Funding Source	Total
Preliminary Plans	\$ 60,000		State	\$ 60,000
Preliminary Plans	14,000		Gifts	14,000
Working Drawings	80,000		State	80,000
Working Drawings	18,000	\$21,000	Gifts	39,000
Construction	1,568,000		State	1,568,000
Construction	394,000	\$103,000	Gifts	497,000
TOTALS:	\$1,708,000	\$124,000		\$2,258,000
C. STATE FUNDS				
Amount	\$1,708,000			
(4) GIFT FUNDS				
Gifts in Hand:	\$ 250,000			
Gifts Pledged:	300,000			
Gifts to be Raised:	<u>0</u>			
Total Gifts:	\$ 550,000			