UNIVERSITY OF CALIFORNIA

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SANTA BARBARA • SANTA CRUZ

EXECUTIVE VICE PRESIDENT—
CHIEF FINANCIAL OFFICER

OFFICE OF THE PRESIDENT
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Phone 510/987-9029

June 22, 2017

The Honorable Holly J. Mitchell
Chair, Joint Legislative Budget Committee
State Capitol, Room 5080
Sacramento, CA 95814

Mr. Michael Cohen
Director of Finance
State Capitol, Room 1145
Sacramento, CA 95814

Dear Senator Mitchell and Director Cohen:

Pursuant to Sections 92493, *et seq.* of the Education Code, enclosed is the University of California's progress report on the scope, funding, and current status of capital expenditures funded under these provisions of the Education Code.

If you have any questions regarding this report, Associate Vice President Sandra Kim would be pleased to speak with you. She can be reached by telephone at (510) 987-9660, or by e-mail at Sandra.Kim@ucop.edu.

Sincerely,

Nathan Brostrom
Executive Vice President – Chief Financial Officer

Enclosures (5):

- University of California, Capital Assets Strategies. State General Funds for Capital Improvements Status Report. December 31, 2016 with selected updates as of June 20, 2017.
- March 2017, UC Davis. Chemistry Seismic and Life Safety Corrections, Project Planning Guide Amendment.
- April 2017, UC Los Angeles. Project Planning Guide Amendment for CHS Seismic Correction and Fire Safety.
- May 2017, UC Riverside. Project Planning Guide Amendment, Pierce Hall Improvements.
- June 2017, UC Merced. Project Planning Guide Update, State 2020 Project.

cc: President Napolitano
Ms. Finn, Department of Finance
Mr. Katz, Department of Finance
Mr. Lief, Department of Finance
Ms. Lukenbill, Department of Finance
Mr. Osmena, Department of Finance
Mr. Constantouros, Legislative Analyst's Office
Ms. Collins, Joint Legislative Budget Committee

Ms. Black, Senate Budget and Fiscal Review Committee
Ms. Lee, Senate Budget and Fiscal Review Committee
Mr. Martin, Assembly Budget Committee
Deputy Chief of Staff Jones
Associate Vice President Kim
Interim Associate Vice President Flaherty
Interim Associate Vice President and Director Alcocer
Chief of Staff Gabriel
Chief of Staff Werdick
Executive Director Stimpson
Director Santa Cruz
Director Yin
Manager Kennedy
Budget Analyst Olmos

bcc: OP Capital Planning
Administrative Assistant Magness-Cotton
OP Records Management

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University of California

Capital Assets Strategies

STATE GENERAL FUNDS FOR CAPITAL IMPROVEMENTS STATUS REPORT

December 31, 2016

with selected updates as of June 20, 2017

2013-14 Budget for State Capital Improvements ($000s)

Campus	Project	Phase	2013-14 Request	Page No.
ANR *	REC Facilities Renewal and Improvements	PWC	1,850	5
Davis	Walker Hall Renewal and Seismic Corrections	PW	2,731	9
Los Angeles	CHS Seismic Correction and Fire Life Safety	C	48,349	13
Merced	Central Plant/Telecommunications Reliability Upgrade	PW	1,400	15
Merced	Classroom and Academic Office Building	C	45,144	16
San Francisco	Clinical Sciences Building Seismic Retrofit	W	2,800	23
Santa Barbara	Academic Support Facility	C	26,505	24
Santa Cruz	Coastal Biology Building	W	3,530	27
		Total	132,309	

2014-15 Budget for State Capital Improvements ($000s)

Campus	Project	Phase	2014-15 Request	Page No.
ANR*	Intermountain REC Field Lab & Multipurpose Facility	PW	200	4
Berkeley	Tolman Hall Seismic Replacement (Berkeley Way West)	WC	75,000	6
Davis	Chemistry Seismic and Life Safety Corrections	PW	3,482	8
Davis	Walker Hall Renewal and Seismic Corrections	C	27,917	9
Irvine	Business Unit 2	E	1,094	10
Irvine	Primary Electrical Improvements Step 4	DC	19,462	12
Merced	Central Plant/Telecommunications Reliability Upgrade	C	15,183	15
San Diego	Campus Life Safety Improvements	WC	49,010	22
Santa Barbara	Infrastructure Renewal Phase 1	C	12,136	26
Santa Cruz	Coastal Biology Building	C	64,127	27
Santa Cruz	Life Safety Upgrades	PWC	10,201	29
		Total	277,812	

** Division of Agriculture and Natural Resources*

2015-16 Budget for State Capital Improvements ($000s)

Campus	Project	Phase	2015-16 Request	Page No.
ANR*	Intermountain REC Field Lab & Multipurpose Facility	C	1,786	4
Berkeley	Wheeler Hall – Capital Renewal	WC	19,400	7
Davis	Chemistry Seismic and Life Safety Corrections	C	31,076	8
Irvine	Fire and Life Safety Improvements Phase 1	DC	34,290	11
Los Angeles	CHS-SOM West Seismic Renovation	C	25,000	14
Merced	Classroom and Academic Office Building	E	4,805	16
Riverside	Batchelor Hall Building Systems Renewal	WC	17,777	18
Riverside	Environmental Health and Safety Expansion	E	369	19
Riverside	Pierce Hall Improvements	PWC	34,680	20
San Diego	Biological and Physical Sciences Building	C	55,800	21
San Francisco	Clinical Sciences Building Seismic Retrofit	C	21,735	23
Santa Barbara	Campbell Hall Replacement Building	PWCE	15,787	25
Santa Cruz	Coastal Biology Building	E	2,000	27
Santa Cruz	Environmental Health and Safety Facility	C	19,437	28
Santa Cruz	Telecommunications Infrastructure Phase B	C	12,623	30
		Total	296,565	

** Division of Agriculture and Natural Resources*

2016-17 Budget for State Capital Improvements ($000s)

Campus	Project	Phase	2016-17 Request	Page No.
Merced	State 2020	PWCE	527,300	17
		Total	527,300	

Intermountain REC Field Laboratory and Multipurpose Facility
Division of Agriculture and Natural Resources

SCOPE
This project will provide approximately 3,800 assignable square feet (4,400 gross square feet) of field laboratory and community meeting space at the Intermountain Research and Extension Center in the rural area of Tulelake, California. The meeting and research space will support the agricultural community by providing the latest tools and techniques in weed, insect, and disease control as well as water management and plant nutrition.

STATUS
Working drawings have been approved and the Division bid the project in October of 2016. Project completion is scheduled for November 2017, a 11 month delay from what was reported in the December 2015 *State General Funds for Capital Improvements Status Report*. The delay is associated with staffing shortages at the Division, which has been resolved with the hiring of an additional project manager.

FUNDING
State General Funds for preliminary plans and working drawings were approved in 2014-15 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). State General Funds for construction were approved in 2015-16 using the same funding mechanism. Equipment will be funded with non-State resources.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%	$75,000		$75,000
Working Drawings	100%	$125,000		$125,000
Construction	0%	$1,786,000		$1,786,000
Equipment	0%		$100,000	$100,000
Totals		$1,986,000	$100,000	$2,086,000

REC Facilities Renewal and Improvements
Division of Agriculture and Natural Resources

SCOPE
This project will renovate obsolete facilities at several Research and Extension Centers, operated by the Division of Agriculture and Natural Resources. These renovations will convert unused facilities into usable research and meeting space. Some of the work associated with this project includes: roof replacement; heating, cooling, and ventilation system replacement; interior remodeling and improvements; and installation of solar panels. These projects will directly benefit seven counties throughout the state of California by providing research and education to those communities.

STATUS
The project is being procured in two bid packages. The Division awarded the first bid package in September 2016. The Division anticipates awarding the second bid package in March 2017. Project completion is expected in June 2017, which is a 14 month delay from the original schedule. The delay is associated with staffing shortages at the Division, which has been resolved with the hiring of an additional project manager.

FUNDING
State General Funds for preliminary plans, working drawings, and construction were approved in 2013-14 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). Funding for the construction phase is also being provided by non-State resources.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%	$80,000		$80,000
Working Drawings	100%	$80,000		$80,000
Construction	20%	$1,690,000	$200,000	$1,890,000
Totals		$1,850,000	$200,000	$2,050,000

Tolman Hall Seismic Replacement (Berkeley Way West)
Berkeley

SCOPE
This project will construct a new academic building that would replace the existing Tolman Hall, a 138,600 assignable square feet (247,000 gross square feet) reinforced concrete building that has a Level V seismic rating (per California Building Code) and is the campus' most urgent priority for seismic remediation. The new building would also provide modern instruction and research space that would remedy Tolman Hall's mid-20th century-era spaces and systems that inhibit instruction, research, and student-faculty collaboration space. In May 2015, the Board of Regents approved a budget and scope increase to be funded with non-State funds. The project budget and scope has been amended to maximize the use of the site and add critically needed office space, primarily for campus administration use. The scope and budget of the State portion of the project is unchanged.

STATUS
The project is being procured in four bid packages. The project is currently in construction and the campus has awarded two of the four bid packages. The campus anticipates bidding the third bid package in March 2017 and the fourth bid package in fall 2017. Project completion is expected in December 2017, which is a one month delay from the original schedule. The delay is associated with a longer than anticipated working drawings phase.

FUNDING
Funding for constructing the State supportable portion of the project was approved in 2014-15 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). Funding for constructing the non-State supportable portion of the project is being provided by non-State resources. Funding for preliminary plans, working drawings, and equipment is also being provided by non-State resources. In May 2015, the Board of Regents approved a budget increase to be funded with non-State funds.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%		$9,595,000	$9,595,000
Working Drawings	100%		$8,410,000	$8,410,000
Construction	35%	$75,000,000	$78,315,000	$153,315,000
Equipment	0%		$13,680,000	$13,680,000
Totals		$75,000,000	$110,000,000	$185,000,000

Wheeler Hall — Capital Renewal
Berkeley

SCOPE
This project includes the following two phases of a multi-phase project: 1) replacement of the existing obsolete mechanical system, installation of new electrical and telecom equipment, and building of new electrical and telecom rooms on each floor; and 2) distribution of services including heat, cooling, power, and data throughout Wheeler Hall.

STATUS
The project is being procured in two bid packages. The project awarded the first bid package in August 2016. The project is currently in construction and the campus has awarded the first of the two bid packages. The campus bid the second bid package and anticipates awarding the contract in January 2017. Project completion is scheduled for June 2017, a three month delay from the original schedule. Before this project could commence, the campus needed to finish a separately-funded project involving the remediation of the building's exterior and modernization of elevators. This non-State project required more work than initially estimated which delayed the start of the necessary studies to support the Wheeler Hall – Capital Renewal project.

FUNDING
Funding for a portion of working drawings and the entirety of construction was approved in 2015-16 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). Funding for the remaining portion of working drawings and all of preliminary plans is being provided by non-State resources.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%		$350,000	$350,000
Working Drawings	100%	$350,000	$750,000	$1,100,000
Construction	35%	$19,050,000		$19,050,000
Totals		$19,400,000	$1,100,000	$20,500,000

Chemistry Seismic and Life Safety Corrections
Davis

SCOPE
The Chemistry Seismic and Life Safety Corrections (Chemistry Seismic) project as originally approved was intended to improve fire suppression and improve the seismic performance to Level III ("Good") of the Chemistry Building (currently Level V-VI) and the Chemistry Annex Building (currently Level VI). In addition, the project includes replacing fume hoods, emergency showers, and landscaping disturbed by seismic work.

June 2017 Update: Due to logistical constraints, a portion of the seismic work and a portion of the fire suppression work will be accomplished as part of the non-State funded Chemistry Addition and Phase 1 Renovation project. The Chemistry Seismic project is now scheduled to be complete in April 2019 and the non-State funded Chemistry Addition project in February 2021. These two projects together will bring both the Chemistry Building and the Chemistry Annex to a UC Performance Level of III ("Good") and provide 100% fire suppression, satisfying the goals of the Chemistry Seismic project. A detailed description of the deferred scope is included in the March 2017 Project Planning Guide (PPG) Amendment. No additional funds are associated with the PPG Amendment.

STATUS
The project has been delayed by the complexity of the structural analysis and structural retrofits required to bring the buildings to a Level III, and the need to coordinate swing space to minimize disruptions to researchers.

Office of the President approved the amended PPG in June 2017. The March 2017 PPG Amendment is enclosed with this report.

FUNDING
State General Funds for preliminary plans and working drawings were approved in 2014-15 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). State General Funds for construction were approved in 2015-16 using the same funding mechanism.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	95%	$1,915,000		1,915,000
Working Drawings	0%	$1,567,000		$1,567,000
Construction	0%	$31,076,000		$31,076,000
Totals		$34,558,000		$34,558,000

Walker Hall Renewal and Seismic Corrections
Davis

SCOPE
This project will correct seismic, accessibility, and building code deficiencies of the 44,415 gross square foot building. The renovated building will provide approximately 27,000 assignable square feet to serve State-supportable student services and programs, and classroom space for 450 students. The project will also replace all of the building mechanical systems and renew the original shell of the 85 year old building. The project scope was amended to clarify the scope of work to reflect details in planning and changes to instructional pedagogy since the original project approval.

STATUS
Preliminary plans were approved in December 2016. Project completion is scheduled for April 2019, a 15 month delay from what was reported in the December 2015 *State General Funds for Capital Improvements Status Report*. This delay is the result of the complexity of review and modifications to the historic structure. The delay also is due to changes requested in classroom style to conform to emerging teaching pedagogy, resulting in the reconfiguration of the classroom spaces and confirmation of details during programming.

FUNDING
State General Funds for preliminary plans and working drawings were approved in 2013-14 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). State General Funds for construction were approved in 2014-15 under the same funding mechanism. The campus is funding a budget increase of $2.2 million with non-State funds to support working drawings and construction for approved project change, as well as the equipment costs.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%	$1,394,000		$1,394,000
Working Drawings	5%	$1,337,000	$163,000	$1,500,000
Construction	0%	$27,917,000	$2,037,000	$29,954,000
Equipment	0%		$521,000	$521,000
Total		$30,648,000	$2,721,000	$33,369,000

Business Unit 2 – Equipment
Irvine

SCOPE
The project equips the approximately 31,750 assignable square feet (ASF) of State-supportable space in the new 47,000 ASF Business Unit 2 building to support instruction and research activities in the Paul Merage School of Business. The new building includes instruction, research, and office space.

STATUS
The building is complete, as scheduled. All equipment was procured in January 2015.

FUNDING
Funding for design and construction were initially provided by State lease revenue bonds. These lease revenue bonds (LRBs) were retired as part of the UC-issued LRB restructuring in fall 2013. State General Funds for equipment were approved in 2014-15 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94).

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%		$1,116,000	$1,116,000
Working Drawings	100%		$1,941,000	$1,941,000
Construction	100%		$41,194,000	$41,194,000
Equipment	100%	$1,094,000	$3,281,000	$4,375,000
Totals		$1,094,000	$47,532,000	$48,626,000

Fire and Life Safety Improvements Phase 1
Irvine

SCOPE
The Fire and Life Safety Improvements Phase 1 project will address a number of urgent fire and life-safety issues in academic areas of the Irvine campus, including the installation of fire sprinkler systems throughout two laboratory buildings—Rowland Hall and Reines Hall—and in the breezeway of a third—Engineering Laboratory Facility—as well as the replacement of obsolete fire alarm systems in 13 academic buildings and one campus support building, thereby improving the safety of over 500,000 assignable square feet in UCI's academic core. In addition, the project includes installation of a new fire suppression water line for the academic core of the campus in general.

The approved Project Planning Guide (PPG) included partial upgrade of the alarm system in the Ayala Science Library. Subsequently, the campus elected to complete all of the fire alarm upgrades in the Science Library as a single phase supported entirely by non-State funds. The amended project substitutes fire-safety improvements in six State- supportable buildings in place of Ayala Science Library. The total budget, the schedule, and project goals defined in the Project Planning Guide (dated August 2014) and approved by the State remain unchanged. UC Office of the President approved the PPG Amendment in August 2015.

STATUS
Design is in progress. Due to unanticipated complexities discovered during site surveys (including potential hazardous materials abatement), there has been a delay in the design phase to allow for additional time for preparation of performance criteria. Construction is anticipated to begin in spring 2017. Despite these complexities, the project is scheduled to complete in June 2019, which is consistent with the schedule included in the approved PPG Amendment.

FUNDING
State General Funds for design and construction were approved in 2015-16 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94).

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Design	85%	$1,592,000		$1,592,000
Construction	0%	$32,698,000		$32,698,000
Totals		$34,290,000		$34,290,000

Primary Electrical Improvements Step 4
Irvine

SCOPE
This project will improve the safety and reliability and increase the efficiency of the campus' electrical distribution system to support increased demand on the system. The project includes installing a new electrical transformer, constructing a new electrical South Substation, and adding a feeder from the Central Plant's cogeneration facility to the University Substation.

STATUS
This project is being implemented via a Design-Build project delivery. Design phase plans were approved in September 2015 and a Notice to Proceed was issued in February 2016. As reported previously, project delay is a result of later-than-anticipated release of design funds due to implementing the funding requirements associated with the new process involving State capital funds. In addition, a delay resulted from a re-evaluation of the coordination effort with Southern California Edison (SCE), the local utility, resulting from very high costs quoted by SCE. The campus determined that the most cost effective solution was to minimize the amount of work and coordination required from SCE. This did not have an impact on the scope of work and deliverables in the project. The project is scheduled to be complete in winter 2018, consistent with last two years of reporting.

FUNDING
State General Funds for design and construction were approved in 2014-15 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94).

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Design	100%	$916,000		$916,000
Construction	50%	$18,546,000		$18,546,000
Totals		$19,462,000		$19,462,000

CHS Seismic Correction and Fire Life Safety
Los Angeles

SCOPE
The project will seismically upgrade the nine-story Southeast Wing and the two basement levels beneath the East and West Courtyards in the Center of Health Sciences (CHS) complex. The project also will install backbone fire sprinkler and standpipe systems, a fire water supply and distribution system, and a backbone fire alarm with centralized controls to serve the 2.4 million gross square feet (GSF) CHS complex.

Since August 2013, the campus has completed engineering studies that have allowed for the Courtyard structures to be seismically upgraded to Level III, per California building code standards, as a separate campus-funded project, and identified a more cost-effective solution for seismically upgrading three adjacent structures in the complex. UC Office of the President approved the Project Planning Guide (PPG) Amendment in August 2014. The amended project scope includes upgrades to fire/life safety infrastructure throughout the complex.

May 2017 Update: The PPG was amended again to address seismic upgrades to an additional 68,949 GSF in the Dentistry Building within the CHS complex. The seismic corrections to this additional space can be performed within the approved project budget. A total of 684,600 GSF will be improved from a Level V to a Level III seismic rating.

STATUS
The project is being procured in three bid packages. The first early bid package involving the replacement of fire alarm devices in the Neuropsychiatric Institute/Brain Research Institute is complete. Working drawings for the remaining two bid packages were approved in May 2016. The campus awarded the second bid package in August 2016. The project is scheduled to be complete in summer 2018, consistent with the schedule included in the approved PPG Amendment.

The Office of the President approved the amended PPG in May 2017. The April 2017 PPG Amendment is enclosed with this report.

FUNDING
State General Funds for construction were approved in 2013-14 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). Funding for preliminary plans and working drawings is being provided by non-State resources.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%		$1,706,000	$1,706,000
Working Drawings	100%		$2,100,000	$2,100,000
Construction	15%	$48,349,000		$48,349,000
Totals		$48,349,000	$3,806,000	$52,155,000

CHS SOM West Seismic Renovation
Los Angeles

SCOPE
This project remedies seismic deficiencies in the 88,569 assignable square foot School of Medicine (SOM) West building (144,732 gross square feet) which is rated at a Level V per California Building Code standards. The project also includes mandatory code corrections triggered by the structural work such as accessibility, and fire/life safety improvements in the structure, and upgrades to other fire/life safety infrastructure in other high-rise buildings in the complex.

STATUS
The project is being procured in two bid packages. Preliminary plans are complete and working drawings were approved in May 2016. The campus awarded the first bid package in August 2016. The project is scheduled to be complete in May 2018, consistent with the original schedule.

FUNDING
State General Funds for construction were approved in 2015-16 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). Funding for preliminary plans and working drawings is being provided by non-State resources.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%		$1,300,000	$1,300,000
Working Drawings	100%		$1,500,000	$1,500,000
Construction	10%	$25,000,000	$12,200,000	$37,200,000
Totals		$25,000,000	$15,000,000	$40,000,000

Central Plant/Telecommunications Reliability Upgrade
Merced

SCOPE
This project will provide improvements to the campus emergency power system, improvements to central campus telecommunications, equipment for the central utilities plant, and installation of a domestic water bypass at the campus water main entry. This project is required in order to accommodate the campus' utility needs, which are currently strained as a result of enrollment growth.

STATUS
The project was completed in October 2016, a five month delay from what was reported in the December 2015 *State General Funds for Capital Improvements Status Report*. The campus opted to delay implementing the scope in order to coincide with the delivery of the Classroom and Academic Office Building. The campus is finishing checklist items before filing a Notice of Completion.

FUNDING
State General Funds for preliminary plans and working drawings were approved in 2013-14 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). State General Funds for construction were approved in 2014-15 under the same funding mechanism.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%	$600,000		$600,000
Working Drawings	100%	$800,000		$800,000
Construction	100%	$15,183,000		$15,183,000
Totals		$16,583,000		$16,583,000

Classroom and Academic Office Building
Merced

SCOPE
This project will house 50,869 assignable square feet (77,348 gross square feet) of classrooms, tutorial space, dry research laboratories, scholarly activity, and academic and administrative offices for instruction and research programs. The project includes five lecture halls ranging from 90 to 210 seats, seminar and tutorial rooms, and 13 research laboratories designed with an emphasis on flexible use for evolving programs. The scope of work also includes associated infrastructure.

STATUS
The building is fully occupied and operational for the fall 2016 semester. All equipment has been procured for this project. The project was delayed six months from what was reported in the December 2015 *State General Funds for Capital Improvements Status Report*. The campus is finishing checklist items before filing a Notice of Completion.

FUNDING
State funding for preliminary plans and working drawings were appropriated with General Obligation Bonds in 2012. State General Funds for construction were approved in 2013-14 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). State General Funds for equipment was approved in 2015-16 using the same funding mechanism.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%	$2,150,000		$2,150,000
Working Drawings	100%	$2,600,000		$2,600,000
Construction	100%	$45,144,000		$45,144,000
Equipment	100%	$4,805,000		$4,805,000
Totals		$54,699,000		$54,699,000

Merced State 2020 Project
Merced

SCOPE
This project includes approximately 403,200 assignable square feet (ASF) (approximately 608,300 gross square feet) consisting of the following: instructional, research, and academic office space (373,400 ASF); an enrollment center (18,400 ASF), and space for campus operations (11,400 ASF). The project also includes infrastructure proportionate to the State eligible space. This project is part of the larger 789,900 ASF comprehensive Merced 2020 Project that will support the campus' plan to grow enrollment to 10,000 students by 2020.

The Merced 2020 Project also includes phasing the delivery of facilities, including providing 161,000 ASF by fall 2018 (first delivery facilities), 150,800 ASF by fall 2019 (second delivery facilities), and the remaining 478,100 ASF in fall 2020 (substantial completion).

STATUS
Construction commenced in November 2016. The project is currently grading and excavating the site for the first delivery facilities. Additionally, fencing and equipment/trailer mobilization also occurred on the site. Finally, foundations of several buildings are underway. Schematic design for the second delivery facilities are nearing completion. The project is on schedule for completion in fall 2020.

June 2017 Update: After finalizing the project agreements with the preferred developer and analyzing UC's system wide commitments of State General Funds for capital outlay, the project budget and funding plan was updated accordingly. The Project Planning Guide Update details the budget reallocations to properly assign State supportable space to the State project budget and describes shifts in funding to assign more State funding to State supportable space.

Office of the President approved the PPG Update in June 2017. The June 2017 Update is enclosed with this report.

FUNDING
State General Funds for preliminary plans, working drawings, construction and equipment were approved in 2016-17 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94) and Chapter 22, Statutes of 2015 (Senate Bill 81).

June 2017 Update: The budget for the State project increased from $688.55 million to $763.64 million and State sources increased from $527.5 million to $653.9 million; however the total project budget ($1,338.48 million) did not change as a result of this update.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	50%	$18,857,000	$2,071,000	$20,928,000
Working Drawings	50%	43,999,000	4,883,000	48,882,000
Construction	5%	553,145,000	102,786,000	655,931,000
Equipment	0%	37,899,000		37,899,000
Totals		$653,900,000	$109,740,000	$763,640,000

Batchelor Hall Building Systems Renewal
Riverside

SCOPE
This project will upgrade the core building systems of an approximately 56,100 assignable square feet (approximately 110,100 gross square feet) academic building. The core building systems have reached and/or surpassed their expected life cycle, and do not effectively support contemporary laboratory science. This project will upgrade or replace elements of the heating, ventilation and air conditioning, electrical, building plumbing, and fire protection systems.

STATUS
The campus finished preliminary plans in July 2016, and has commenced working drawings. The project's revised completion date is now January 2019, a five month delay from what was reported in the December 2015 *State General Funds for Capital Improvements Status Report*. The delay is related to revising the environmental documentation, which was initially completed for this project when preliminary plans funding was provided in 2007. After receiving approval in the summer of 2015, the environmental documentation was determined to be out of date because of new/updated codes and legislation that passed since the initial 2007 approval.

FUNDING
Preliminary plans were funded in 2007 with General Obligation Bonds. State General Funds for working drawings and construction were approved in 2015-16 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94).

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%	$402,000		$402,000
Working Drawings	0%	$1,333,000		$1,333,000
Construction	0%	$16,444,000		$16,444,000
Totals		$18,179,000		$18,179,000

Environmental Health and Safety Expansion
Riverside

SCOPE
This project will equip an approximately 17,800 assignable square foot (approximately 29,100 gross square foot) building that accommodates environmental, health, and safety administrative offices and support space; a safety training/learning center; wet laboratories; building support space; and facilities for the receipt, handling, and disposal of hazardous waste materials.

STATUS
The project was completed and the building was occupied in February 2016. All equipment for the building has been procured. A Notice of Completion was filed for the project in May 2016.

FUNDING
Preliminary plans were funded in 2007 with General Obligation Bonds. Working drawings were funded from lease-revenue bonds savings from a non-UC project. Construction funds were funded with external financing, serviced by State General Funds. State General Funds for equipment were approved in 2015-16 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94).

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%	$400,000		$400,000
Working Drawings	100%	$635,000	$415,000	$1,050,000
Construction	100%	$15,984,000	$3,248,000	$19,232,000
Equipment	100%	369,000		$369,000
Totals		$17,388,000	$3,663,000	$21,051,000

Pierce Hall Improvements
Riverside

SCOPE
The project will renovate an approximately 66,800 assignable square feet (approximately 114,300 gross square feet) academic building. The renovations include renewing utility and building systems that have reached and/or surpassed their expected life cycle, address code deficiencies (e.g. fire, life safety, disabled access), and improve systems that will reduce energy and water consumption. The project was originally planned to construct a new classroom addition that would have provided new general assignment classrooms with a combined total of approximately 200 student stations.

June 2017 Update: Since the original approval of the Project Planning Guide (PPG) in July 2015, the campus completed further analysis that considered both classroom and instructional laboratory requirements, along with opportunities to effectively address the laboratory need. The analysis concluded that expanding teaching laboratories is a higher priority than new classroom seats as originally proposed.

The amendment to the Pierce Hall Improvement project revises the project scope from constructing a new classroom building with 200 student stations to renovating space in Pierce Hall. The change repurposes existing laboratory space to create new instructional laboratories containing 192 stations to resolve a significant instructional laboratory space shortage, and will create a new 15-25 station general assignment seminar room. The campus is moving forward with a separate project to provide new classrooms, and is studying pedagogical trends to develop project goals. No additional State funds are associated with the Project Planning Guide (PPG) Amendment. The amended project is scheduled to be complete July 2020 which represents a 14 month extension from the original project.

STATUS
Geotechnical and asbestos reports have been completed for the building. As result of the reports' findings, the campus does not anticipate having to do major seismic or asbestos work.

Office of the President approved the amended PPG in June 2017. The May 2017 PPG Amendment is enclosed with this report.

FUNDING
State General Funds for preliminary plans, working drawings, and construction were approved in 2015-16 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94).

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	50%	$1,387,000		$1,387,000
Working Drawings	0%	$2,428,000		$2,428,000
Construction	0%	$30,865,000		$30,865,000
Totals		$34,680,000		$34,680,000

Biological and Physical Sciences Building
San Diego

SCOPE
This project would construct a new building consisting of 73,470 assignable square feet (128,888 gross square feet) of teaching laboratory and service space; research and scholarly activity space; an auditorium; a Nuclear Magnetic Resonance facility; and academic and administrative office, support, and conference space. The proposed facility would provide modern instruction and research facilities for programs in the Division of Biological Sciences and the Chemistry/Biochemistry Department.

STATUS
The campus awarded the contract and the project is currently in construction. The campus has completed site clearance, grading, and a portion of the foundation work for the building. The campus anticipates completing construction in June 2018, consistent with the original schedule.

FUNDING
State General Funds for construction were approved in 2015-16 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). Preliminary plans, working drawings, and equipment are being funded with non-State resources.

Project Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%		$4,500,000	$4,500,000
Working Drawings	100%		$5,650,000	$5,650,000
Construction	10%	$55,800,000	$44,950,000	$100,750,000
Equipment	0%		$4,600,000	$4,600,000
Totals		$55,800,000	$59,700,000	$115,500,000

Campus Life Safety Improvements
San Diego

SCOPE
This project will address fire and life safety improvements, address critical primary and emergency power requirements, and achieve health and safety code compliance with regard to storm water management systems. This multi-faceted project includes almost twenty elements to be implemented in multiple phases.

At the time the Project Planning Guide (PPG) was completed, ten buildings were originally proposed for fire sprinkler and/or fire alarm system improvements, which represented the highest priorities of instruction and research buildings identified with critical fire sprinkler and fire alarm needs. Given the need to expedite the scope of work that addressed laboratory safety, the campus had to use non-State resources to proceed with improvements to three of the buildings identified in the PPG: Basic Sciences Building, Kaplan Lab, and Scholander Hall.

As a result, the project has been amended to include fire safety improvements to three additional buildings: Eckart Building, McGill Hall, and Mandler Hall. The programs located in these three substituted buildings are fully State supportable. The other seven buildings that will have fire safety improvements as described in the original PPG include: Bonner Hall, Center for Magnetic Recording Research, Humanities and Social Sciences Building, Institute of Geophysics and Planetary Physics (Munk Laboratory), Literature Building, Social Science Research Building, and Warren Lecture Hall. UC Office of the President approved the PPG Amendment in March 2015.

STATUS
The campus has awarded contracts for (1) all scope associated with emergency power and electrical distribution and (2) fire systems for four buildings. The campus anticipates awarding contracts for the fire systems in the remaining six buildings in February 2017. The campus also anticipates completing working drawings for the scope associated with the storm water in January 2017. Project completion is anticipated in March 2018, which is consistent with the schedule included in the approved PPG Amendment.

FUNDING
State General Funds for working drawings and construction were approved in 2014-15 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). Preliminary plans are being funded with non-State resources.

Project Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%		$2,045,000	$2,045,000
Working Drawings	99%	$2,550,000		$2,550,000
Construction	25%	$46,460,000		$46,460,000
Totals		$49,010,000	$2,045,000	$51,055,000

Clinical Sciences Building Seismic Retrofit
San Francisco

SCOPE

This project remedies severe seismic deficiencies in the 84,000 assignable square feet (109,126 gross square feet) Clinical Sciences Building which currently is rated at Level VI per California Building Code standards. The scope of the project includes modernization of the building's infrastructure to meet current code requirement as well as tenant improvements to provide critically needed faculty office and instructional space directly adjacent to UCSF Medical Center hospitals and clinics.

A Project Planning Guide (PPG) Amendment in August 2014 increased the scope to: provide a new handicap entrance, renovate the former entrance into a classroom, and - on floors six and seven- improve access and seismic connectivity between the original building and the 1963 addition. The additional scope totals 3,180 gross square feet or a 3% increase to the original scope and will be funded through non-State resources.

STATUS

The project is being procured in two bid packages. Preliminary plans are complete, working drawings are complete and construction funds have been released for both of the bid packages. Project completion is scheduled for December 2018, a 12 month delay from what was reported in the December 2015 *State General Funds for Capital Improvements Status Report*. This schedule adjustment is the result of delays in the relocation of functional units that were housed in the building, and concealed conditions encountered during the renovation.

FUNDING

State General Funds for working drawings were approved in 2013-14 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). State General Funds for construction were approved in 2015-16 using the same funding mechanism. Preliminary plans and equipment are being funded from non-State Resources. The construction phase is also being funded by non-State resources.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%		$5,216,000	$5,216,000
Working Drawings	100%	$2,800,000		$2,800,000
Construction	15%	$21,735,000	$59,280,000	$81,015,000
Equipment	0%		$6,781,000	$6,781,000
Totals		$24,535,000	$71,277,000	$95,812,000

Academic Support Facility
Santa Barbara

SCOPE
This project will address the severe deficiencies in existing animal facilities and the critical need to accommodate the number of animals necessary to meet current and future campus research needs. The proposed project will provide a new vivarium of 9,278 assignable square feet (ASF). The 9,278 ASF (14,681 gross square feet) vivarium will be located in the previously authorized Bioengineering Building. The project originally included a donor funded 2,911 ASF laboratory to accommodate a collaborative translational research program involving the campus and a regional medical center; this component, however, was removed from the project when the donor withdrew from the project.

STATUS
The project construction phase is 85% complete. Project completion is scheduled for May 2017, a one month delay from what was reported in the December 2015 *State General Funds for Capital Improvements Status Report*.

FUNDING
State General Funds for construction were approved in 2013-14 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). Preliminary plans, working drawings and additional construction funds are provided by non-State resources. Additional non-State funds were approved in December 2014 by UC Office of the President to address increased costs following receipt of bids.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%		$304,000	$304,000
Working Drawings	100%		$241,000	$241,000
Construction	85%	$26,505,000	$630,000	$27,135,000
Totals		$26,505,000	$1,175,000	$27,680,000

Campbell Hall Replacement Building
Santa Barbara

SCOPE
This project will replace the campus's 860-seat classroom facility, Campbell Hall, which is the largest classroom in the UC system that supports daily undergraduate instruction, along with other academic, student, and public service programming. The 53-year old building has numerous deficiencies: a structurally unsafe suspended ceiling that poses serious life-safety concerns; friable asbestos, and fire-safety, accessibility, and building code compliance issues. This project will provide the campus with a safe, accessible, modern, state-of-the-art instructional facility of 16,000 assignable square feet (24,500 gross square feet).

STATUS
Preliminary plans are delayed. Project analysis has disclosed problematic geologic site conditions, an underground utility duct bank, along with additional new code requirements, and unplanned cost escalation have resulted in a longer design phase. The project is now scheduled for completion in early 2020, a 12 month delay from what was reported in the December 2015 *State General Funds for Capital Improvements Status Report*.

FUNDING
State General Funds for preliminary plans, working drawings, construction, and equipment were approved in 2015-16 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). Half of the funding for preliminary plans, working drawings, construction, and equipment is being provided by non-State resources.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	25%	$592,000	$592,000	$1,184,000
Working Drawings	0%	$784,000	$785,000	$1,569,000
Construction	0%	$13,459,000	$13,459,000	$26,918,000
Equipment	0%	$952,000	$951,000	$1,903,000
Totals		$15,787,000	$15,787,000	$31,574,000

Infrastructure Renewal Phase 1
Santa Barbara

SCOPE
Part of a multi-phased infrastructure upgrade program, this project will upgrade the Santa Barbara campus utility infrastructure to address the most serious deficiencies constraining operations of the campus. The existing systems are old and outdated, in poor condition, undersized for existing load demand and unable to effectively accommodate growth. This Phase 1 project will upgrade the most deficient sewer, storm drain, gas, and water systems.

STATUS
This project was initiated in 2007, and Phase 1A construction was completed in March 2012 with non-State resources. In October 2015, the construction contract for Phase 1B was awarded, including an additive alternate for a ten inch water line extension on Ocean Road. Concurrently, a project amendment was approved for a Phase 1C component addressing major storm drain and seawater outfall work along Lagoon Road, work that was included originally in the project submitted to the State in 2007, but had been removed due to budget constraints and need for additional study. Phase 1C bid in November 2016, with funds from the favorable bid for Phase 1B. Completion of Phase 1B is scheduled for March 2017. The anticipated completion of Phase 1C in May 2017 would mark the finish of the entire Infrastructure Renewal Phase 1 project. The completion date is three months later from what was reported in the December 2015, *State General Funds for Capital Improvements Status Report*. This delay is associated with longer than anticipated review time to obtain approvals from the California Coastal Commission for Phase 1C.

FUNDING
State funding for preliminary plans and working drawings were appropriated with General Obligation Bonds in 2006 and 2007 respectively. State General Funds for construction were approved in 2014-15 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). Funding for preliminary plans, working drawings, and construction is also being provided by non-State resources.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%	$489,000	$251,000	$740,000
Working Drawings	100%	$252,000	$530,000	$782,000
Construction	60%	$12,136,000	$5,169,000	$17,305,000
Totals		$12,877,000	$5,950,000	$18,827,000

Coastal Biology Building
Santa Cruz

SCOPE
This project will provide approximately 32,000 assignable square feet (48,839 gross square feet) of research, instructional and office space on the Coastal Science Campus to support the past decade's exponential growth in the Ecology and Evolutionary Biology program and will serve as the center for UCSC's nationally and internationally recognized programs in marine-dependent and coastal-related biological sciences. The project will also provide the necessary site infrastructure to operate the facility. An Amendment to the Project Planning Guide for an increase in equipment funding utilizing State General Funds was approved by the State in 2015-16.

STATUS
The project is being procured in three bid packages. Contracts were awarded in April 2015 for the three project bid packages and the project construction is underway. The project is scheduled to complete in May 2017, one month later from what was reported in the December 2015 *State General Funds for Capital Improvements Status Report*.

FUNDING
State General Funds for working drawings were approved in 2013-14 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). State General Funds for construction were approved in 2014-15 under the same funding mechanism. State General Funds for equipment were approved in 2015-16 under the same funding mechanism. Preliminary plans and additional construction funds are provided by non-State resources.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%		$3,985,000	$3,985,000
Working Drawings	100%	$3,530,000		3,530,000
Construction	80%	$64,127,000	$6,580,000	$70,707,000
Equipment	0%	$2,000,000		$2,000,000
Totals		$69,657,000	$10,565,000	$80,222,000

Environmental Health and Safety Facility
Santa Cruz

SCOPE
The project will construct a new regulated waste-handling and storage facility of approximately 5,200 assignable square feet (ASF)/6,660 gross square feet to meet regulated waste demands based on current enrollments and research programs. The new facility will be located close to the center of campus where most waste is generated, thereby reducing transportation risk and costs, increasing operational efficiency, and facilitating an increased level of service to campus clients.

STATUS
Preliminary plans were approved in September 2016. Refinements made during the preliminary plans phase have reduced the total program from 5,200 ASF to approximately 4,665 ASF, while still meeting all project goals. This reduction was achieved through: reconfiguring the space to gain efficiencies, changing restroom facility designs to adhere to University policy, and incorporating material processing efficiencies. UC Office of the President approved the Project Planning Guide amendment in August 2016.

Construction is anticipated to complete in September 2018, which is three months earlier than with the original schedule. The schedule was revised due to shorter than anticipated review times.

FUNDING
State General Funds for preliminary plans, working drawings, and construction were approved in 2015-16 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94).

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%	$1,201,000		$1,201,000
Working Drawings	60%	$849,000		$849,000
Construction	0%	$17,387,000		$17,387,000
Totals		$19,437,000		$19,437,000

Life Safety Upgrades
Santa Cruz

SCOPE
This project will address fire, life-safety and health concerns, including critical code deficiencies, by providing improvements and upgrades to fire sprinkler, fire alarm, and back-up power systems in a total of 18 campus instructional, research, and administrative buildings. The project also will reduce significant life-safety risks to campus pedestrians by providing additional outdoor pathway lighting on heavily-used circulation routes throughout the campus.

STATUS
Preliminary plans were approved in July 2015. Working drawings were approved in December 2015. The bids for the project exceeded the approved budget. To address the gap, the project's scope was reduced and the budget was increased. A portion of the fire alarm work was removed from the project. The scope removed from this project does not result in a code violation and there is no mandated deadline for its completion. The campus intends to address the work removed from this project when funding is available. In May 2016 UC Office of the President approved the Project Planning Guide amendment.

Following these adjustments, the construction contracts for the three bid packages in the project were awarded. The multi-phased project is scheduled to complete in September 2018, a 14 month delay from the originally approved project, and a six month delay from the schedule provided with the approval of working drawings. The schedule extension is related to delays in receipt of bids and award of contract, and the decision to limit some disruptive work to summer periods only.

FUNDING
State General Funds for preliminary plans, working drawings, and construction were approved in 2014-15 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). Additional $859,000 in non-State funds was committed to the project in May 2016.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%	$370,000		$370,000
Working Drawings	100%	$507,000		$507,000
Construction	22%	$9,324,000	$859,000	$10,183,000
Totals		$10,201,000		$11,060,000

Telecommunications Infrastructure Phase B
Santa Cruz

SCOPE
The Telecommunications Infrastructure Improvements Phase B project will upgrade existing voice and data infrastructure on the Santa Cruz campus by providing reliable converged services – voice, video and data – over a single cable plant that will increase internet speeds and Wi-Fi availability for instruction and research.

STATUS
Working drawings for a total of four bid packages were approved in September and October 2015. Two of the contracts were awarded in December 2015 and the remaining scope was awarded in February 2016. Following the award of contracts the project realized a savings of $258,000 and campus funds were reduced from the budget accordingly. The project is scheduled to complete in February 2017, which is a two month delay from the original schedule. The construction delay is related to additional time needed to complete electrical systems coordination and equipment commissioning.

FUNDING
State General Funds for construction were approved in 2015-16 under the funding mechanism authorized in accordance with Sections 92493 et seq. of the Education Code, as added by Chapter 50, Statutes of 2013 (Assembly Bill 94). Preliminary plans, working drawings and additional construction funds are provided by non-State resources.

Phase	*Complete*	*State Funds*	*Non-State Funds*	*Totals*
Preliminary Plans	100%		$541,000	$541,000
Working Drawings	100%		$736,000	$736,000
Construction	95%	$12,623,000	$442,000	$13,065,000
Totals		$12,623,000	1, 719,000	$14, 342,000

UCDAVIS

Chemistry Seismic and Life Safety Corrections Project Planning Guide Amendment

2016-17 Budget for Capital Improvement

Project Account #952310

Prepared By: Capital and Space Planning

March 2017

Approved By:

Christine McUmber
Director, Capital and Space Planning

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For Reference Only: Schedule for Chemistry Addition and Phase 1 Renovation

Executive Summary

The UC Davis campus requests that a portion of the seismic scope approved as part of the Chemistry Seismic and Life Safety Corrections (Chemistry Seismic) project be redirected to the non-State funded Chemistry Addition and Phase 1 Renovation (Chemistry Addition) project in order to allow critical research to continue uninterrupted and to respond to an anticipated budget deficit. The campus also is requesting to retain the current project budget for the Chemistry Seismic project notwithstanding the reduction in scope. This budget change is needed to align the project budget with the current cost estimates based on more detailed analysis and with the timeline to deliver the project. This PPG Amendment updates the project scope and schedule and maintains the project budget to align with current cost estimates and timeline.

Background

The Chemistry Seismic project includes both the Chemistry Building and the Chemistry Annex Building, collectively known as the "Chemistry Complex." The Chemistry Building is a 77,771 assignable square foot (ASF) facility completed in 1966 for chemistry teaching and research. The 55,926 ASF Chemistry Annex was constructed in 1971 as an addition to the Chemistry Building. UC Davis has performed seismic assessments of the Chemistry Building and the Chemistry Annex. The Chemistry Building has a UC Performance Level of V-VI (formerly known as "Poor"); Chemistry Annex has a Performance Level of VI ("Very Poor"). In the nearly fifty years that have elapsed since the Chemistry Complex was constructed, requirements for fire suppression and chemical control areas have changed. The project delivers seismic and fire suppression improvements to address these deficiencies.

Approved Project

The initial project scope was set forth in the August 2013 Project Planning Guide (PPG) submitted and approved for the 2014-15 Budget Year. The schedule was adjusted in the August 2014 PPG Addendum submitted and approved for the 2015-16 Budget Year.

Budget. The approved Chemistry Seismic and Life Safety Corrections (Chemistry Seismic) project budget total of $34,558,000 includes preliminary plan funds of $1,915,000 and working drawings of $1,567,000 that were approved in 2014, and construction funds of $31,076,000 approved in 2015, for external financing serviced by State appropriations under the provisions of Sections 92493 et seq. of the California Education Code.

Scope Summary. The approved project seismically upgrades the Chemistry Building and the Chemistry Annex Building to Level III to ensure life safety and safe exiting. Since the buildings were built in 1966 and 1971, California Building and Fire Code requirements for fire suppression and chemical control areas have changed for pyrophoric materials, critical to modern synthetic chemistry research. The fire suppression system improvements include new fire water service and fire pumps. The project replaces fume hoods and emergency showers directly disturbed by the seismic work. Accessibility deficiencies in areas directly impacted by the seismic work will be corrected, and will include any accessibility improvements to primary entrances, elevators and

restrooms triggered by seismic and life safety work. Lead and asbestos materials directly impacted by the work will be abated.

The approved project budget and scope was based on studies that indicated the seismic work would be minimally invasive, and would allow the buildings to be occupied and research to continue.

Further Analysis

Further structural engineering analysis, design, and construction planning was completed. The new information revealed that the seismic work required would be more extensive than originally anticipated and that the scope cannot be delivered within the approved budget. Further analysis also revealed that the seismic work needed in the Annex would require displacement of important research during the construction period and would require either shutting down three active research groups for three to six months or multiple relocations.

The project is over budget by $6,307,000 based on recent cost estimates. The campus endeavored to reduce costs, but because this project primarily addresses seismic and life safety goals, there is little project scope that is discretionary. As a result, value engineering efforts have had very limited success in reducing the estimated cost overrun (dropping it from 14 percent to 12 percent). Market factors, construction escalation, and occupied building constraints are the primary reasons for increased costs.

Chemistry Annex. The approved scope and budget was based on a 2009 seismic assessment of the Chemistry Annex, with conceptual seismic corrections and an associated estimated cost of $19,783,000. Subsequent cost analysis by the design team cost estimator, an independent cost estimator and constructability consultant identified that the cost factors in the original study needed to be increased as a result of market factors, escalation, and occupied building constraints. The cost associated with the revised work, estimated at 100 percent design development is $21,710,000, an increase of $1,927,000. Each impact is described below:

> Market Factors: The complexity of the work will likely limit the number of bidders and therefore increase the price. Estimated at $251,000.
>
> Escalation: The budget originally anticipated three percent annual escalation; the market is currently experiencing six percent escalation. Estimated at $503,000.
>
> Occupied Building Constraints: Work in an occupied lab building will require high levels of contractor control and premium night shift work. Estimated at $1,173,000.

Chemistry Building. The approved scope and budget for the Chemistry Building also based its construction estimate on a 2009 seismic assessment, with conceptual seismic corrections and an associated estimated cost of $6,820,000. Subsequently, design analysis by the structural engineer and seismic peer reviewer identified design and constructability issues with the seismic corrections initially proposed. The revised solution requires three-story concrete shear walls with over 100 forty-five foot deep high strength, small diameter steel foundation elements known as micro-piles, monolithic concrete pile cap/grade beams, demolition and reconstruction of concrete sun shade

elements, removal and replacement of stairs and ramps as well as the related ADA and landscaping repair work. The cost associated with the revised work, estimated at 100 percent design development is $11,200,000, an increase of $4,380,000. The revised corrective work was more extensive than the original conceptual corrections resulting in an increase in the base construction cost. This base cost was also affected by the same three cost factor issues described for the Chemistry Annex (market condition, escalation, and occupied building constraints).

More extensive corrective work: Estimated at $2,075,000.

Market Factors: Estimated at $621,000.

Escalation: Estimated at $532,000.

Occupied Building Constraints: Estimated at $1,152,000.

This PPG Amendment redirects a portion of the Chemistry Seismic scope to the campus-funded Chemistry Addition and Phase 1 Renovation project in order to mitigate the disruption to research in the Chemistry Annex.

PPG Amendment and Implementation

Campus Initiative

A campus initiative, the Chemistry Discovery Complex, evolved subsequent to the approval of the Chemistry Seismic project. The initiative was a bundle of projects to be developed over a number of years. The projects in the original initiative have now been decoupled as a series of stand-along projects, as funding is realized. The project in the initiative that is currently proceeding is the Chemistry Addition and Phase 1 Renovation project.

Chemistry Addition and Phase 1 Renovation Project

The first project in the series, Chemistry Addition and Phase 1 Renovation (Chemistry Addition) will provide laboratory renovations, system upgrades and an addition to the Chemistry Building. The estimate budget for the campus-funded project is $56 million. The Chemistry Addition project will provide the swing space for the researchers to relocate, allowing completion of the seismic corrections in the Chemistry Annex.

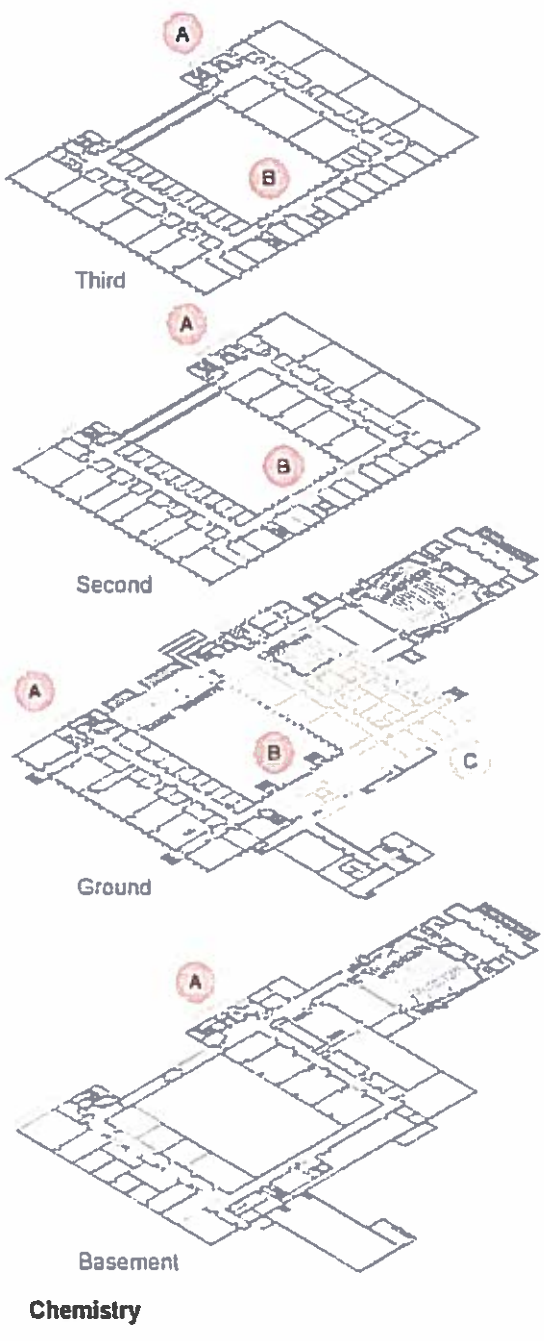
The PPG Amendment proposes to add the following work from the scope of the Chemistry Seismic project to the Chemistry Addition project:

- Approximately 6 percent of the seismic scope in the Chemistry building;
- Approximately 24 percent of the seismic scope in the Annex; and
- Approximately 2 percent of the fire suppression work.

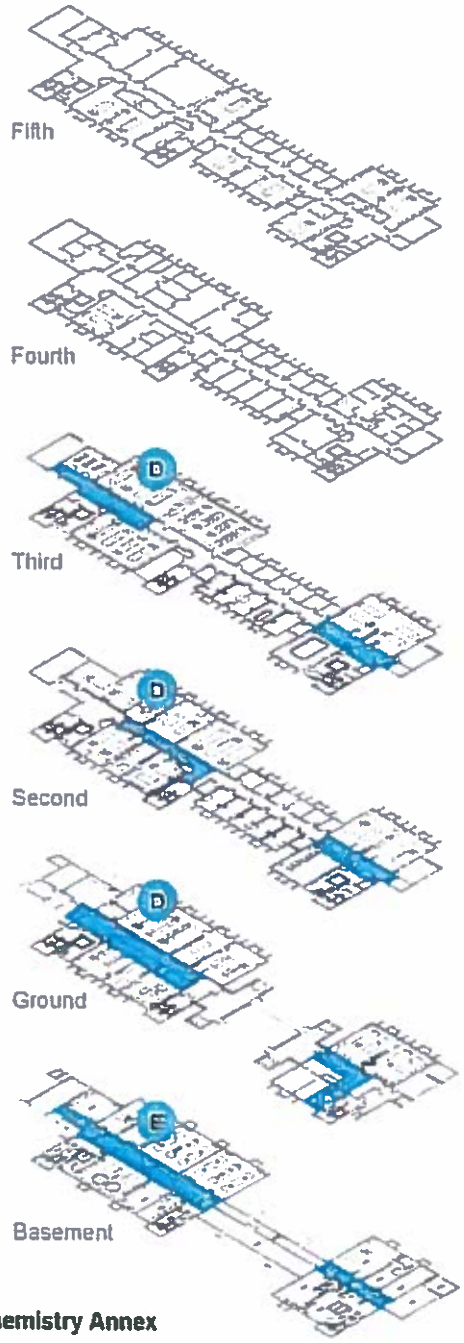
The scope transferred to the Chemistry Addition project is illustrated in Figure 1 and the legend on the following pages:

Figure 1

Chemistry Seismic and Life Safety
Scope Deferred to Campus Funded Project



Chemistry



Chemistry Annex

Chemistry Seismic

A *Deferred Scope:* Shear walls and deep foundation piers
Reason for Deferment: Avoid conflict with Chemistry Addition foundations

B *Deferred Scope:* Fiber-Reinforced Polymer (FRP) on corridor floors
Reason for Deferment: Cost efficiencies of combining with Chemistry Phase 1 Renovation

Fire Suppression

C *Deferred Scope:* Fire Sprinklers
Reason for Deferment: Avoid conflict with Chemistry Phase 1 Renovation

Chemistry Annex Seismic

D *Deferred Scope:* Fiber-Reinforced Polymer on interior columns and associated demolition and reconstruction
Reason for Deferment: Avoid disrupting critical research activities until after Chemistry Addition and Phase 1 Renovation makes additional space available

E *Deferred Scope:* Fiber-Reinforced Polymer on interior columns, interior foundations and shear wall
Reason for Deferment: Avoid disrupting critical research activities until after Chemistry Addition and Phase 1 Renovation makes additional space available

The Chemistry Addition project will be implemented so that the remaining seismic work in the Chemistry complex would occur shortly after the completion of the Chemistry Seismic project. The Chemistry Seismic project was scoped years in advance of the Chemistry Addition project and responds to a critical life safety need. The Chemistry Addition project provides much needed modernization in the Chemistry complex and provides swing space that enables the delivery of a small portion of the seismic work that is most intrusive to the research and occupants of the Chemistry complex; however, as a newly emerging project, planning for the Chemistry Additon has not been developed to the same level as the Chemistry Seismic project. Pursuing these project on separate but parallel tracks will allow planning for the Chemistry Addition to proceed without further impacting the schedule for the seismic work and allow for additional planning to validate the preliminary budget and scope for the Chemistry Addition project.

Proposed Project Scope

The proposed revised scope for the Chemistry Seismic and Life Safety Corrections project includes the following:

1. Provide approximately 98 percent of a fire suppression system in the Chemistry Building and 100 percent the Chemistry Annex (228,426 total GSF), with the remaining two percent to be completed by December 2019 as part of the Chemistry Addition project.
2. Complete approximately 94 percent of the work in the Chemistry Building (127,079 GSF) to bring its UC Performance Level to III ("Good").
3. Complete approximately 76 percent of the work in the Chemistry Annex needed to bring its Performance Level to III ("Good"). The work includes fully correcting two seismic deficiencies (perforated shear walls and weak pedestrian bridge), and partially correcting the remaining three seismic deficiencies (correcting 60 percent of the discontinuous shear walls, 40 percent of the weak interior columns and 70 percent of the foundation shear ties). The remaining seismic corrections will be completed by February 2021 as part of the Chemistry Addition project.

4. Provide abatement of hazardous materials disturbed by seismic work and ADA upgrades to restrooms and paths of travel in both buildings triggered by the seismic work.
5. Replace fume hoods, emergency showers, and landscaping disturbed by seismic work.

Proposed Budget and Schedule

The PPG Amendment aligns the proposed scope of work with the approved budget of $34,558,000.

Preliminary Plans are complete. The project schedule anticipates construction will begin in December 2017 and be complete in June 2019. This represents a 16 month delay over the schedule included in the 2014 PPG Addendum. This delay can be attributed to the complexities associated with the planning work in an occupied building where sensitive research is occurring, attempting to develop options for swing space to accommodate displaced faculty and research on an active campus with severe space constraints, and time spent evaluating options to ensure that the later conceived Chemistry Renovation project aligns with the seismic work.

CAPITAL IMPROVEMENT BUDGET
BUDGET DATA

UNIVERSITY OF CALIFORNIA
CAMPUS DAVIS

	Project Title: Chemistry Seismic and Life Safety Corrections		Account Number: Campus Reference - 952310		Asset No	CCCI 6284 EPI 3277 Cost Indexes	
A	FUNDING SCHEDULE	Prefunded					
	Totals (000's)		(2014-15)	(2015-16)			
	P $1,915		P $1,915				
	W $1,567		W $1,567				
	C $31,076			C $31,076			
	Total Project $34,558		$3,482	$31,076			
B	FUNDING REFERENCES						
		Column (1)	Column (2)	Column (3)	Total All Sources		
	Account No						
	Source						
C	COSTS	Chemistry	Chem Annex			%	
0	Site Clearance	$1,040,000	$1,570,000		$2,610,000	7.6%	
1	Construction	$7,803,000	$13,301,000		$21,104,000	61.1%	
2	Exterior Utilities	$398,000	$2,183,000		$2,581,000	7.5%	
4	Site Development	$361,000	$463,000		$824,000	2.4%	
5	Fees	$1,205,000	$1,785,000		$2,990,000	8.7%	
6	A&E/PP&C	$565,000	$837,000		$1,402,000	4.1%	
7	Surveys, Tests, Plans & Specifications	$170,000	$252,000		$422,000	1.2%	
8	Special Items	$292,000	$434,000		$726,000	2.1%	
	SUBTOTAL	$11,834,000	$20,825,000		$32,659,000	94.5%	
9	Contingency 7.0%	$672,000	$1,227,000		$1,899,000	5.5%	
	TOTAL P_W_C	$12,506,000	$22,052,000		$34,558,000	100.0%	
J	Group 2 & 3 Equipment						
	TOTAL PROJECT	$12,506,000	$22,052,000		$34,558,000		
	Available Funding	$12,506,000	$22,052,000		$34,558,000		
	Available Surplus/(Deficit)						
D	FINANCING						
				State Funds	$34,558,000		
				TOTAL	$34,558,000		
E	STATUS OF PROJECT						
	Preliminary Plans						
	Name Clayton Halliday Title Campus Architect Prepared By A Team		Signature Name Christine McUmber Title Director Capital & Space Planning Approved for Campus, Date 1/30/17		Budget No Issue Date Revised Revised	3 8/27/13 7/28/14 1/18/17	
	Program Cost Fiscal		Signature Title Approved AVP_PPC Date				

Page 1 of 2

CAPITAL IMPROVEMENT BUDGET
BUDGET DATA

UNIVERSITY OF CALIFORNIA
CAMPUS: DAVIS

Project Title:	Account Number:	Asset No	CCCI	6284
Chemistry Seismic and Life Safety Corrections	Campus Reference - 952310		EPI	3277
			Cost Indexes	

F ANALYTICAL DATA

	Column (1) Chemistry		Column (2) Chem Annex		Column (3)	Total All Sources	
ASF Per PPG	76,377	ASF	55,714	ASF	ASF	132,091	ASF
ASF Current	76,377	ASF	55,714	ASF	ASF	132,091	ASF
OGSF	127,079	OGSF	101,347	OGSF	OGSF	228,426	OGSF
Ratio (ASF Current / OGSF)	60.1%	to 1.00	55.0%	to 1.00	to 1.00	0.58	to 1.00
Construction Cost Per ASF	$102.16	/ASF	$238.74	/ASF	/ASF	$159.77	/ASF
Construction Cost Per OGSF	$61.40	/OGSF	$131.24	/OGSF	/OGSF	$92.39	/OGSF
Total PWC Cost Per ASF	$163.74	/ASF	$395.81	/ASF	/ASF	$281.62	/ASF
Total PWC Cost Per OGSF	$98.41	/OGSF	$217.59	/OGSF	/OGSF	$151.29	/OGSF
Grp. 2 & 3 Equip Cost / ASF		/ASF		/ASF	/ASF		/ASF

G CONSTRUCTION COST ANALYSIS

H Notes:

Sub 8 Items:

Surge / Moving	125,000
As-Built Survey	39,000
Value Engineering / Constructibility Review	148,000
Agency Review	94,000
Haz. Mat. Surveys & Testing	65,000
Labor Compliance Reporting	30,000
Special Consultant - Fire/Life Safety	50,000
Special Consultant - Pre-Con Mgmt.	65,000
Independent Structural / Seismic Review	110,000
Subtotal	726,000
Interest During Construction	
Total Sub 8	726,000

Budget No	3
Issue Date	8/27/13
Revised	7/28/14
Revised	1/18/17

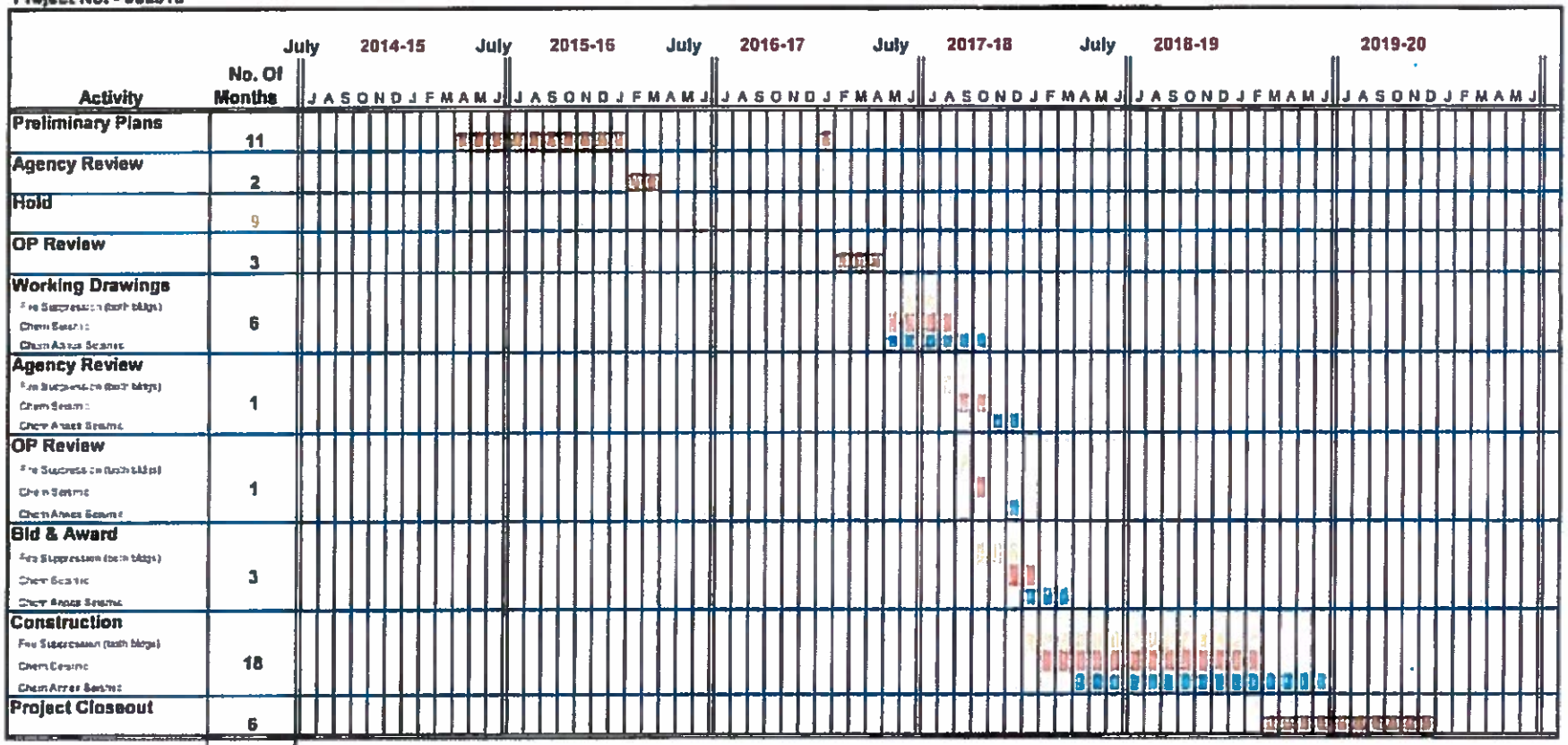
Prepared By: A.Timm

Page 2 of 2

PROJECT SCHEDULE

UNIVERSITY OF CALIFORNIA, DAVIS

Project Title: Chemistry Seismic and Life Safety Corrections
Project No. - 952310



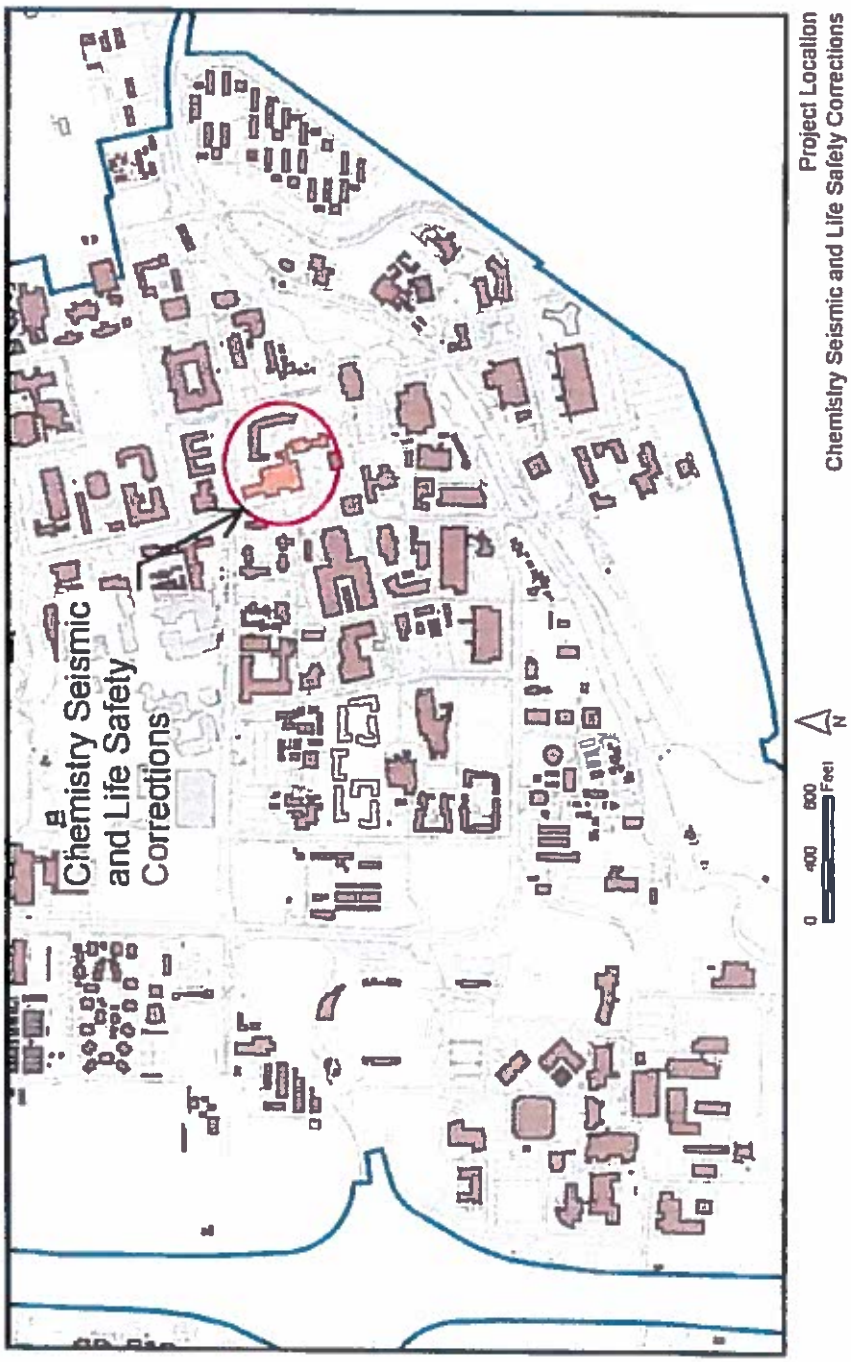
Activity	No. Of Months
Preliminary Plans	11
Agency Review	2
Hold	9
OP Review	3
Working Drawings Fire Suppression (both bldgs) Chem Seismic Chem Annex Seismic	6
Agency Review Fire Suppression (both bldgs) Chem Seismic Chem Annex Seismic	1
OP Review Fire Suppression (both bldgs) Chem Seismic Chem Annex Seismic	1
Bid & Award Fire Suppression (both bldgs) Chem Seismic Chem Annex Seismic	3
Construction Fire Suppression (both bldgs) Chem Seismic Chem Annex Seismic	18
Project Closeout	6
Total Months	60

Approved By: Christine Mulcahy

Date: 4/19/17

4/18/2017

Project Location



Environmental Impact Classification

UNIVERSITY OF CALIFORNIA — ENVIRONMENTAL IMPACT CLASSIFICATION

Campus or Field Station: Davis — Project Account: 952310

Project Title: Chemistry Life Safety and Seismic Corrections

For purpose of compliance with the California Environmental Quality Act of 1970 (CEQA), and Amended University of California Procedures for Implementation of CEQA, this project has been reviewed and initially classified as indicated below. Please check (X) as appropriate. Include project description and appropriate local map.

___ I. EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 – When it can be seen with certainty that there is no possibility the action will result in physical change to the environment or the action is specifically exempted by statute, the project is classified as exempt from CEQA.

II. CATEGORICALLY EXEMPT – This project falls under the indicated Class of Exemption and there is no significant effect on the environment.

X Class 1 Existing Facilities
___ Class 2 Replacement or Reconstruction
___ Class 3 New Construction Small Structures
___ Class 4 Minor Alterations to Land
___ Class 6 Information Collection
___ Class 9 Inspections
___ Class 11 Accessory Structures
___ Class 13 Acquisition for Conservation
___ Class 22 Educational Programs
___ Class 23 Normal Operation
___ Class 25 Transfer of Ownership of Interest in Land to Preserve Existing Conditions and Historical Resources
___ Class 27 Leasing New Facilities
___ Class 29 Cogeneration Projects
___ Class 30 Minor Actions to Prevent, Minimize, Stabilize, or Mitigate the Release or Threat of Release of Hazardous Waste or Substances
___ Class 31 Historic Resource Restoration/Rehabilitation
___ Class 32 In-Fill Development Projects

___ III. INITIAL STUDY – This project is not Exempt from CEQA or Categorically Exempt, an Initial Study is to be prepared to determine if the project may have a significant effect on the environment that has not been substantially and adequately analyzed in a certified program EIR.
Checklist ___ Narrative ___

___ IV. ENVIRONMENTAL IMPACT REPORT (EIR) – It is known that the project will have a significant effect on the environment and has not been adequately and substantially analyzed in a certified program EIR.

PROJECT DESCRIPTION

UC Davis will complete building upgrades to address life safety and seismic deficiencies in the Chemistry Building and the Chemistry Annex Building. The upgrades will include:

- Installing fire suppression system(s) including new fire water service and fire pumps.
- Correcting seismic deficiencies to bring the buildings to a UC Seismic Risk Rating of III and a seismic rating of "good".
- Replacing fume hoods and emergency showers directly disturbed by the seismic work.
- Correcting accessibility deficiencies in any areas directly impacted by the seismic work
- Abating lead and asbestos materials directly impacted by the work listed above.

The proposed project consists of repair, maintenance, and minor alterations to an existing structure and is considered categorically exempt from further CEQA review (CEQA Guidelines Section 15301). In addition, none of the exceptions for application of a categorical exemption apply to this project.

V. Does this project conform to an approved LRDP? X YES ___ NO

VI. Prepared by – Sidney England — Date: 8/23/13 — Local Approval by – Christine McUmber — Date: 8/26/13

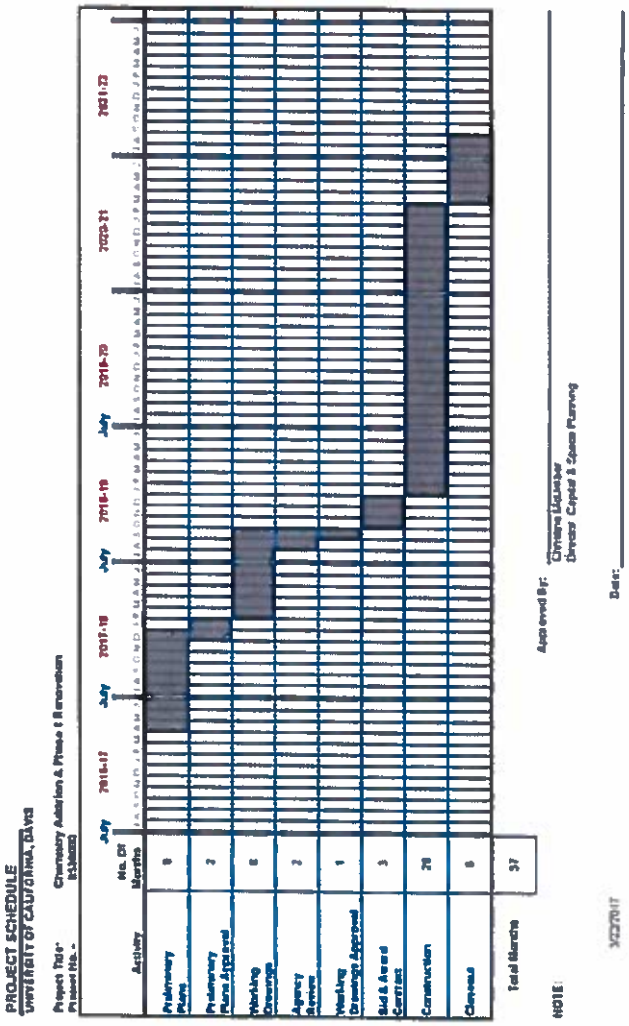
VII. OFFICE OF THE PRESIDENT — COMMENTS

X Concur with Classification
___ Do not Concur

Signature — Date: 3/2/17

FORM DATE 4/91 (Form EIC-1)

For Reference Only – Schedule for Chemistry Addition and Phase 1 Renovation



University of California

Los Angeles

Project Planning Guide Amendment

for

CHS SEISMIC CORRECTION AND FIRE SAFETY

Project Number 948943

April 2017

CAMPUS APPROVAL

University of California, Los Angeles
CHS SEISMIC CORRECTION AND FIRE SAFETY
Project Number 948943
April 2017

Reviewed by:

Susan G. Santon, Associate Vice Chancellor
Capital Planning and Finance

4/25/17
Date

Approved by:

Steven A. Olsen
Vice Chancellor and Chief Financial Officer

4/25/17
Date

Gene D. Block, Chancellor

4/25/2017
Date

University of California, Los Angeles
CHS SEISMIC CORRECTION AND FIRE SAFETY
Project Number 948943
April 2017

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CAPITAL IMPROVEMENT BUDGET

PROJECT DESCRIPTION.....1

APPENDIX
Project Schedule
Environmental Impact Classification
Plans of the CHS Complex

CAPITAL IMPROVEMENT BUDGET

BUDGET DATA

UNIVERSITY OF CALIFORNIA

Los Angeles
Campus

CHS Seismic Correction and Fire Safety
Project Title:

948943
Campus Reference

Various*
Asset No.

CCCI: 6151
EPI: 3202
Cost Indexes

A FUNDING SCHEDULE Per 20 - 20 C.I.P., dated , Univ. Priority No.

Totals (1000's)	Prefunded	2013-2014	2014-2015	2015-2016	2016-2017
P 1,708	P [458] X	P [1,248] X			
W 2,100		W [2,100] X			
C 46,349		C 46,349			
$ 52,155 Tot Proj	458	51,697	-	-	-

B FUNDING REFERENCES

	[1]	[2]	[3]	[4] Total All Sources	
Account No.					
Source					

C Costs

				Total	%
Site Clearance	$	$	$	$	
1. Construction				42,070,000	80.7%
2. Exterior Utilities					
4. Site Development					
5. Fees				3,050,000	5.8%
6. A&E/PPC				1,274,000	2.4%
7. Surveys, Tests, Plans, Specifications					
8. Special Items				542,000	1.0%
SUBTOTAL				607,000	1.2%
9. Contingency 11.0%	$ -	$ -	$ -	$ 47,543,000	91.2%
TOTAL P-W-C				4,612,000	8.8%
3. Group 2&3 Equipment	$ -	$ -	$ -	$ 52,155,000	100.0%
TOTAL PROJECT				-	
Available Funding	$ -	$ -	$ -	$ 52,155,000	
Anticipated Surplus (Deficit)					

D FINANCING

State	46,349,000
Campus	3,806,000
TOTAL	$ 52,155,000

E STATUS OF PROJECT

Scope Amendment for Administrative Approval

Name: Stephanie Tollensere
Title: Director of Project Management
Prepared by: WTC

Program:
Fiscal:
Cost:

Signature:
Susan G. Santon, AVC, Capital Planning and Finance
Approved for Campus, Date: 4/25/17

Signature:
Peter Hendrickson, AVC, Design and Construction
4/25/17

Approved for AVP-PPC, Date:

Budget No. 5	
Issue Date	7/19/2011
Revised	6/28/2012
Revised	7/16/2013
Revised	12/2/2013
Revised	12/12/2013
Revised	12/18/2013
Revised	8/12/2014
Revised	5/11/2016
Revised	7/28/2016
Revised	4/25/2017
Revised	

Form Update: 10/11/02

CAPITAL IMPROVEMENT BUDGET
ANALYTICAL DATA

UNIVERSITY OF CALIFORNIA
Los Angeles
Campus

Project Title:	Campus Reference	Asset No.	
CHS Seismic Correction and Fire Safety	948943	Various*	CCCI: 6151 EPI . 3202 Cost Indexes

F ANALYTICAL DATA

	Column (1)	[2]	[3]	(4) Total All Sources
ASF per PPG		ASF	ASF	417,737 ASF
ASF Current		ASF	ASF	417,737 ASF
OGSF		OGSF	OGSF	684,600 OGSF
Ratio (ASF Current / OGSF)	to 1.00	to 1.00		61.0% to 1.00*
Construction Cost per ASF	/ ASF	/ ASF	/ ASF	$ 101 / ASF
Construction Cost per OGSF	/ OGSF	/ OGSF	/ OGSF	$ 61 / OGSF
Total P-W-C Cost per ASF	/ ASF	/ ASF	/ ASF	$ 125 / ASF
Total P-W-C Cost per OGSF	/ OGSF	/ OGSF	/ OGSF	$ 76 / OGSF
Gr. 2 & 3 Equip. Cost per ASF	/ ASF	/ ASF	/ ASF	$ 0 / ASF

G CONSTRUCTION COST ANALYSIS

	Cost	Unit Cost $ / ASF	Unit Cost $ / OGSF	%	Remarks
.Concrete & Structure	$				
.Closing - in					
.Finishing					
.Group 1 Equipment					
a. SUBTOTAL- Gen. Constr	$	$	$		
b. HVAC					
c. Plumbing					
d. Electrical					
Elevators					
f. Other					* Identify:
TOTAL BUILDING COST ONLY	$	$	$	100.0	
g. Additional Bldg. Costs					* Identify:
TOTAL BUILDING + ADDITIONAL COSTS	$	$	$		
h. Other Construction		* Identify:			
i. Other Construction		* Identify:			
TOTAL CONSTRUCTION COST	$	* Same as Schedule C, Item 1 (line 24), Page 1			

H NOTES:

Special Items

Agency Fees	$110,000
Independent Structural Review	$70,000
Existing Conditions Documentation	$82,000
VE/Constructability Review	$165,000
Haz Mat Survey and Monitoring	$95,000
Waterproofing Consultant	$85,000
	$607,000

*Asset Numbers

CHS South Parking	4211	Marion Davies	4332E
Public Health	4331	NPI	4332F
Reed Research	4329	Dentistry	4334
Brain Research	4332B	Cyclotron	4401A & B
Clinical Research	4332C		
Health Sciences	4332D		
–South Tower			
–Southeast Wing			
–East Courtyard			
–West Courtyard			
–SOM East			
–SOM West			
–Vivarium			
–Biomedical Library			

Budget No. 5	
Issue Date	7/19/2011
Revised	8/28/2012
Revised	7/16/2013
Revised	12/2/2013
Revised	12/12/2013
Revised	12/16/2013
Revised	8/12/2014
Revised	5/11/2016
Revised	7/28/2016
Revised	2/13/2017
Revised	4/25/2017

Prepared by:

CHS SEISMIC CORRECTION AND FIRE SAFETY

University of California, Los Angeles

PROJECT DESCRIPTION

The approved project, as amended in August 2014, provides seismic corrections to the Southeast Wing, School of Medicine East (with vivarium), and Biomedical Library buildings in the Center for the Health Sciences (CHS). Mandatory code corrections triggered by the structural work include fire/life safety and disabled access upgrades in the three structures. The project also includes upgrades to fire/life safety infrastructure in other high-rise buildings in the CHS. Upon completion of the work, the seismic rating of the three structures would be upgraded from Level V (formerly "Poor") to Level III (formerly "Good").

This amendment increases the scope of the project to define additional area in the CHS complex that will be addressed by the project. The additional scope will seismically upgrade the 69,949 gross-square-foot (gsf) low-rise wing in the Dentistry Building. The Dentistry Building is adjacent and adjoined to the School of Medicine East and Biomedical Library buildings.The request to include work in the Denistry Building is consistent with the intent of the approved project to improve life safety for occupants of the CHS. The proposed changes would be funded from anticipated savings in the current budget.

The approved project budget of $52,155,000 is funded by campus funds for preliminary plans and working drawings ($3,806,000), and State funds for construction ($48,349,000) under the provisions of Sections 92943 through 92946 of the Education Code, as added by Chapter 50 of the Statutes of 2013 (Assembly Bill No. 94). Under the current request, the project budget would not change.

Background
The Dentistry Building is a 205,189 gsf reinforced concrete structure comprising a 9-story tower and a 5-story low-rise wing (inclusive of 2 basement levels) built in 1966. This State-supportable facility currently accommodates academic and research programs of the School of Dentistry and the School of Medicine. Space types include faculty and staff offices, conference rooms, research labs, classrooms, seminar rooms, class labs, study areas, and a dental clinic.

Since the previous PPG amendment in August 2014, the campus completed new structural studies in 2016 following a request by the School of Dentistry for program improvements to their building. The studies confirmed that the Level IV seismic performance rating of the tower was consistent with the rating for the entire structure following completion of a State-funded seismic retrofit project in 2001, but revealed that the low-rise wing now had a Level V seismic performance rating due to inadequate shear capacity in the short concrete columns around the exterior perimeter at the second and third levels.

Proposed Scope Amendment

The proposed seismic strengthening scope would include fiber-wrap of short concrete columns at the perimeter of the 68,949 gsf low-rise wing at the second and third levels. The application of fiber wrap at the exterior columns would be entirely on the exterior of the structure and would not necessitate removal of the window frames, and would not impact building systems and interior finishes. Impacted surfaces of the columns would be finished to match existing conditions. The project would also reinforce the existing connection along the seismic separation joint between the tower and low-rise structures at the underside of the roof level.

Following completion, the proposed scope would seismically upgrade a total of 684,600 gsf from a Level V to a Level III seismic rating. An additional 68,949 gsf would be retrofitted compared to the 615,651 gsf in the current scope. Consistent with the approved Project Planning Guide Amendment (2014), the amended project scope would include upgrades to fire/life safety infrastructure in the complex.

Consistent with the approved schedule, the attached schedule shows project completion in May 2018. No adjustments are anticipated.

The table on the following page shows the status of seismic correction work in the CHS complex.

Center for the Health Sciences (CHS) - Seismic Status (April 2017)

Status	Structure	GSF	Seismic Rating	Comments
Re-Rated	South Parking (incl office)	91,000	Fair	
	Brain Research	86,578	IV	
	Reed Research	68,191	IV	
	Clinical Research	25,244	IV	
	Cyclotron	5,866	III	
	Subtotal	276,879		
Completed	Dentistry (High-Rise	147,631	IV	State funds
	Parking E (incl office)	95,116	III	Non-State funds
	NPI Low-Rise (portion)	20,500	N/A	Demolished/Non-State funds
	Public Health	142,472	III	Non-State funds
	South Tower	443,396	III	State/Non-State funds
	Courtyards	88,000	III	Non-State funds
	Marion Davies	70,228	III	Non-State funds
	Jules Stein (1)	92,943	III	Non-State funds
	Subtotal	1,100,286		
Underway	Southeast Wing	144,951	V	State funds
	SOM East (incl vivarium)	351,868	V	State funds
	Biomedical Library	118,832	V	State funds
	SOM West	144,723	V	State funds
	Reed Bridge	985	V	Non-State funds
	NPI Tower	280,093	V	State funds
	NPI Low-Rise	12,237	V	State funds
	Subtotal	1,053,689		
Proposed	Dentistry (Low-Rise)	68,949	V	State funds
	Subtotal	68,949		
Remaining		0		
	Subtotal	0		
	Total	2,499,803		

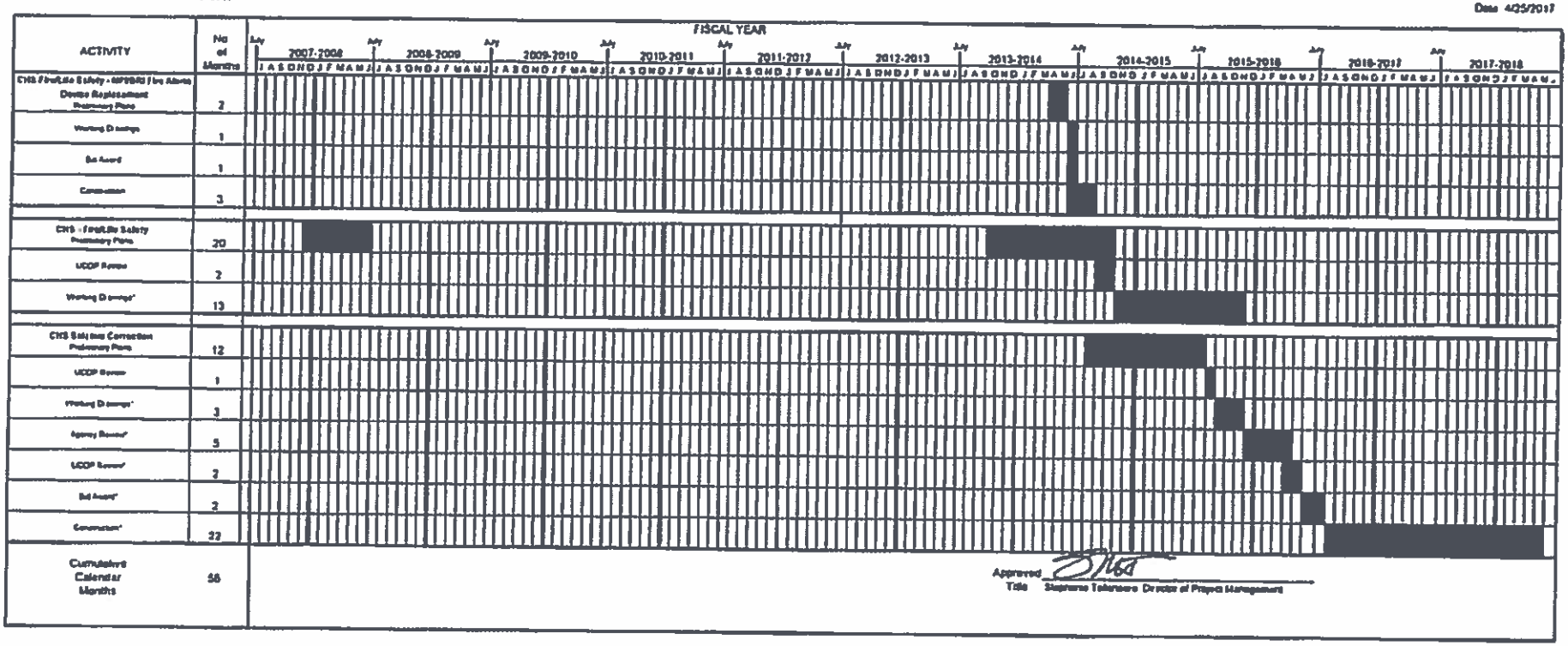
(1) Seismic strengthening scope completed; project still underway.

PROJECT SCHEDULE

UNIVERSITY OF CALIFORNIA, LOS ANGELES

PROJECT: CHS Seismic Correction and Fire Safety
ACCOUNT NO: 548943

Date 4/25/2017



* Working Drawings and subsequent activities for CHS - Fire/Life Safety scope to be incorporated into the CHS Seismic Correction scope

UNIVERSITY OF CALIFORNIA **ENVIRONMENTAL IMPACT CLASSIFICATION**

Campus or Field Station Los Angeles **Project Account** 948943

Project Title CHS Seismic Correction and Fire Safety - Amendment

For purposes of compliance with the California Environmental Quality Act of 1970 (CEQA), and Amended University of California Procedures for Implementation of CEQA, this project has been reviewed and initially classified as indicated below. Please check (X) as appropriate. Include project description and appropriate local map.

☐ **I. EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970**

When it can be seen with certainty that there is no possibility the action will result in physical change to the environment or the action is specifically exempted by statute, the project is classified as exempt from CEQA.

The proposed action is exempt from CEQA under Guideline section 15061(b)(3), which provides that CEQA does not apply to the actions of a public agency where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

☒ **II. CATEGORICALLY EXEMPT**

This project falls under the indicated Class of Exemption, none of the exceptions to the exemption apply (15300.2), and there is no significant effect on the environment:

☒ Class 1: Existing Facilities

Pursuant to state law and University of California Procedures for Implementation of CEQA, the proposed project is categorically exempt under Article 19, Section 15301, Class 1, Existing Facilities. The project is exempt because it consists of the seismic correction and fire safety improvements to an existing facility with no expansion of use beyond existing conditions.

☐ **III. INITIAL STUDY** ☐ Stand-Alone ☐ Tiered Initial Study (15152) (Identify EIR from which Initial Study is tiered)

This project is not Exempt from CEQA or Categorically Exempt; an Initial Study is to be prepared to determine if the project may have a significant effect on the environment that has not been substantially and adequately analyzed in a certified program EIR.

☐ **IV. ENVIRONMENTAL IMPACT REPORT (EIR)**

It is known that the project will have a significant effect on the environment and has not been adequately and substantially analyzed in a certified program EIR.

☐ Stand-Alone (Project Specific) ☐ Programmatic: (Identify EIR title)

☐ None/Findings Only ☐ Addendum ☐ Subsequent ☐ Supplement to EIR: (Identify EIR from which document is tiered/based)

PROJECT DESCRIPTION Real Estate Transaction Type: ☐Acquisition ☐Sale ☐Lease ☐Easement ☐License

Approved in August 2014, this project provides seismic corrections to the Southeast Wing (formerly the Outpatient Wing), School of Medicine East, and the Biomedical Library buildings in the Center for the Health Sciences (CHS), which have a DGS Level V (formerly "Poor") seismic rating and also provides backbone fire suppression and backbone fire alarm systems to serve the CHS complex. The scope of work for seismic corrections involves the construction of new interior shear walls and/or fiber wrapping and bolting of structural elements to provide additional strength and stiffness; fire/life safety improvements, mandatory accessibility upgrades, relocation of utilities, and restoration of finishes impacted by the work. The scope of work for the fire suppression backbone system includes continued installation of a new six-inch water distribution main to loop the entire complex and new analog addressable fire alarm control panels. A secondary water supply tank and diesel engine driven fire pump and a new Fire Command Center for the complex will be provided separately.

This project scope is being amended to seismically upgrade the low-rise wing in the adjacent Dentistry building. The proposed seismic strengthening scope would include fiber-wrapping of exterior concrete columns at the perimeter of the 68,949 gsf low-rise wing at the second and third levels; reinforcement of the existing connection along the seismic separation joint between the tower and low-rise structures; and restoration of column surfaces impacted by the work.

V. Does this project conform to the approved LRDP? YES ☒ NO ☐ NA ☐

VI. Prepared by [signature] Date 04/25/17 4.25.17 Local Approved by [signature] Date 4/25/17

VII. OFFICE OF THE PRESIDENT Concur with Classification ☒ Do not concur with Classification ☐

Signed [signature] Date 4/25/17

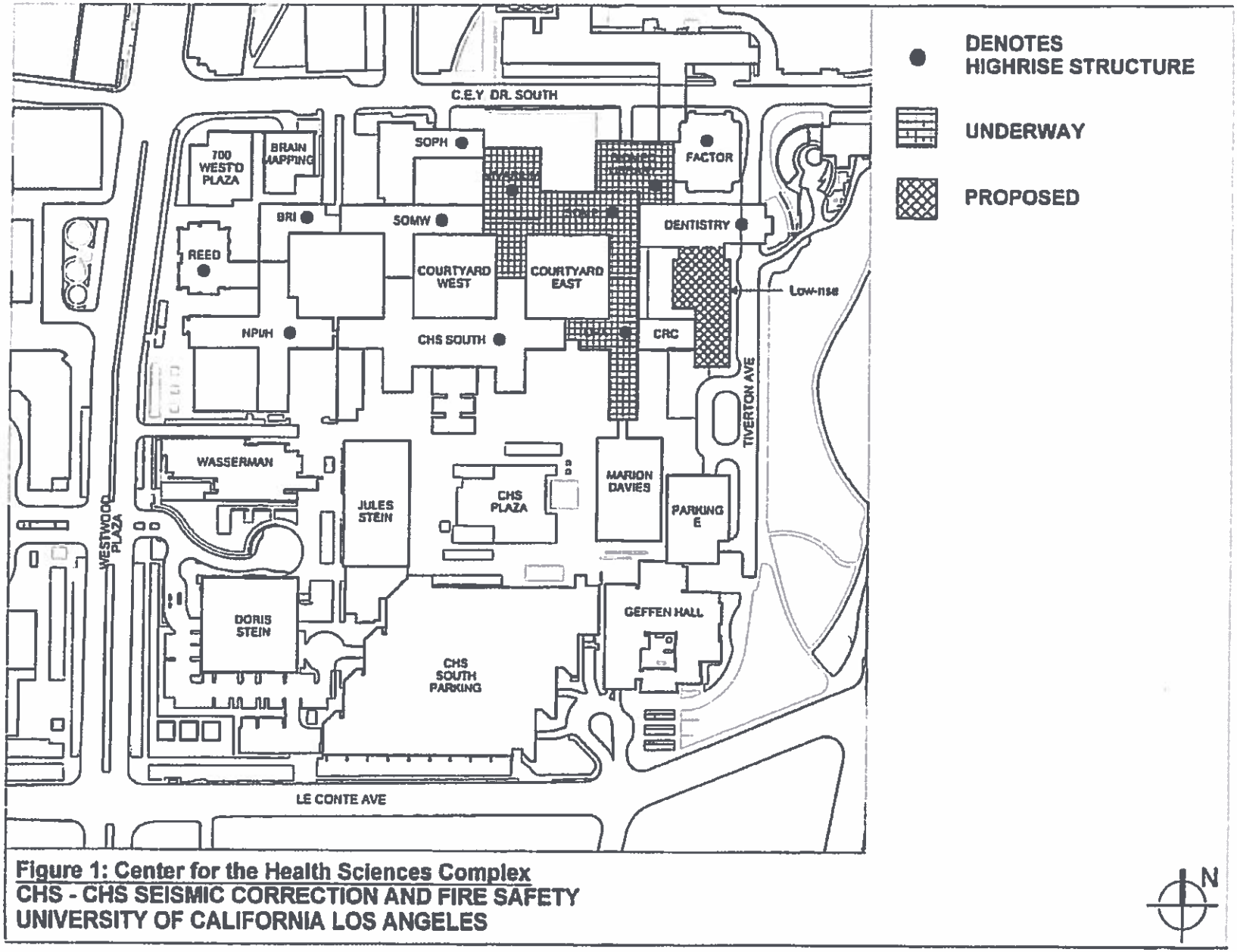


Figure 1: Center for the Health Sciences Complex
CHS - CHS SEISMIC CORRECTION AND FIRE SAFETY
UNIVERSITY OF CALIFORNIA LOS ANGELES

UNIVERSITY OF CALIFORNIA, RIVERSIDE
PROJECT PLANNING GUIDE AMENDMENT

PIERCE HALL IMPROVEMENTS
PROJECT NUMBER 950511

May 2017

APPROVED BY:

Kim A. Wilcox, Chancellor
University of California, Riverside

5/11/17
Date

I. EXECUTIVE SUMMARY

The University of California, Riverside (UCR) is undertaking a series of capital renewal projects to improve the quality of instructional and research environments, address space deficiencies, and help position the campus to achieve its strategic goals. The Pierce Hall Improvement project consists of two parts: capital renewal of the existing building, and creating new student stations to support science, technology engineering and mathematics (STEM) programs. The capital renewal will provide upgrades to the utility and building systems that have reached and/or surpassed their expected life cycle and address code deficiencies (e.g. fire, life safety, disabled access). Future program based renovations will benefit greatly from the work of this project.

The amendment to the Pierce Hall Improvement project revises the project scope from constructing a new classroom building with 200 student stations to renovating space in Pierce Hall. The change repurposes existing laboratory space to create new instructional laboratories containing 192 stations to resolve a significant instructional laboratory space shortage, and will create a new 15-25 station general assignment seminar room. The plan is a result of further analysis that considered both classroom and instructional laboratory requirements, along with opportunities to effectively address the laboratory need. Current instructional laboratory utilization exceed UCOP standards as existing class laboratories are in use for over 30 hours per week, with station occupancy rates above 90 percent. The analysis concluded that expanding teaching laboratories is a higher priority than new classroom seats as originally proposed. The Campus is planning to move forward with a separate project to provide new classrooms, and is studying pedagogical trends to define aspirations and to develop project goals.

The amended program efficiently accomplishes specified scope through renovation to support STEM programs by providing new student stations to support undergraduate chemistry and other undergraduate laboratory based programs. Expanding the quantity of instructional laboratories in a central campus location addresses an immediate need while improving the campus position to support recent enrollment growth. The shift also retains a centrally located infill site for a larger building. The revision effectively allocates available financial resources to addresses a critical instructional need, while maintaining the approved project budget and current schedule.

II. PROJECT DESCRIPTION

The Pierce Hall Improvements project consists of capital renewal of the existing building and furnishing new instructional space. The project replaces utility and building systems that have reached and/or surpassed their expected life cycle and will address code deficiencies (e.g. fire, life safety, disabled access). Future program based renovations will benefit by the project by replacing aging utility services, providing new services to each floor, and by correcting identified deficiencies that otherwise would burden smaller projects.

The instructional laboratory renovation will create eight new instructional laboratories located on floors one and two of the north wing. The current space consists of vintage research laboratories that are not in use due to current building condition. support a specialized function in an inadequate environment. and/or are being used for non-laboratory based functions. An existing

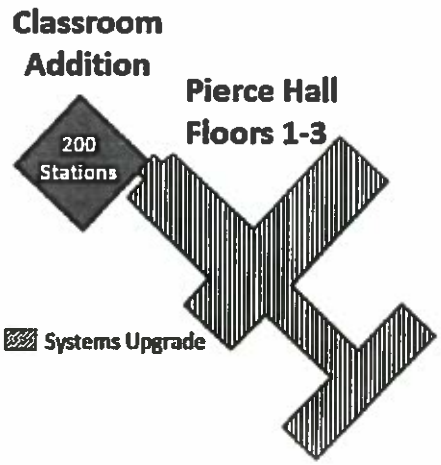
departmental conference room will be transformed into a new seminar room. As Pierce Hall was originally built to support wet laboratory based programs, the space is well suited to be transformed for wet laboratory based programs. Completion of the project will increase the number of wet laboratory student stations in Pierce Hall, and create new seminar seats as presented in Table 1. The additional instructional space improves the campus position to support recent enrollment growth.

Table 1: Space Program Summary

SPACE CATEGORY	ASF	Stations
North Wing First Floor		
Instructional Laboratories	4,400	96
Instructional Laboratory Support	890	
North Wing Second Floor		
Instructional Laboratories	4,340	96
Instructional Laboratory Support	887	
South Wing Second Floor		
Seminar Room	576	15-25
Total Project Program	7,183	207-217
Existing Stations	-	162
Total		369-379

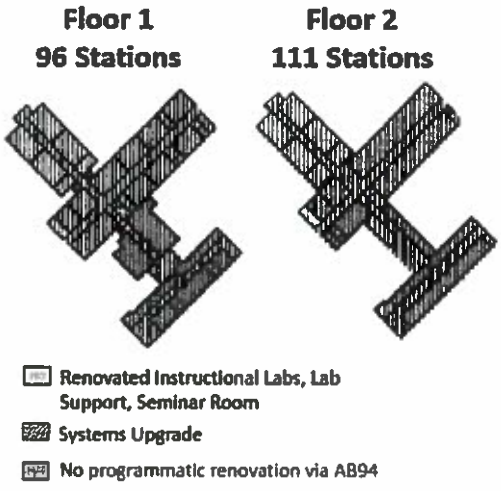
Previous Approved

- Provided 200 stations in lecture hall style Classroom Addition adjacent to Pierce Hall
- Building systems upgrade in existing Pierce Hall floors 1 -3



Amendment

- Provides over 200 total stations in existing Pierce Hall via renovations-192 instructional lab stations and 15-25 seminar room stations
- Building systems upgrade in existing Pierce Hall floors 1 – 3



CAPITAL IMPROVEMENT BUDGET

Capital Improvement Budget — **UNIVERSITY OF CALIFORNIA**
Budget Data — Riverside (Campus)

	Pierce Hall Improvement		950511	P5506	CCCI:	6264	
			Blythe R Wilson		EPI:		
	Project Title		Campus Reference	Asset No.	Cost Indexes		
A	FUNDING SCHEDULE						
	Totals	Prefunded	2015-2016	2016-2017	2017-2018		
	P $1,387		P $1,387				
	W $2,428			W $2,428			
	C $30,865			C $30,865			
	$34,680		$1,387	$33,293			
B	FUNDING REFERENCES						
			Column (1)	(2)	(3)	(4) Total All Sources	
	Account No.					950511	
	Source	Campus					
C	COSTS*					Totals	%
0	Site Clearance					$178,000	0.5%
1	Building Construction					$27,135,000	78.2%
2	Exterior Utilities					$793,000	2.3%
4	Site Development					$340,000	1.0%
5	Fees					$2,276,000	6.6%
6	ODC					$1,138,000	3.3%
7	Surveys, Tests, Plans, Specifications					$355,000	1.0%
8	Special Items					$474,000	1.4%
	SUBTOTAL					$32,689,000	94.3%
9	Contingency 7.0%					$1,991,000	5.7%
	TOTAL P-W-C					$34,680,000	100.0%
3	Group 2&3 equipment					$0	
	TOTAL PROJECT					$34,680,000	
	Available Funding						
	Anticipated Surplus (Deficit)						
D	FINANCING						
				State AB 94		$34,680,000	
					Total	$34,680,000	
E	STATUS OF PROJECT: PPG Amendment, Preliminary Plans in preparation						

Campus						
Prepared by:	Name:	Blythe R Wilson	Budget No.	2	//	
Blythe Wilson	Title	Principal Project Manager, A&E	Issue Date	4/4/2017	//	
	Signature	Blythe R. Wilson (May 8, 2017)	Revised	//	//	
Approved for Campus:	Name:	John A Casey	Revised	//	//	
John A Casey	Title	Exec Dir Construction & Proj Mgmt	Revised	//	//	
	Signature	John A. Casey (May 8, 2017)	Revised	//	//	

Form - CIB Budget Data — Page 1 of 2

Capital Improvement Budget — **UNIVERSITY OF CALIFORNIA**
Analytical Data — Riverside
Campus

Pierce Hall Improvement	950511	P5508	CCCI	6264
	Blythe R Wilson		EPI:	
Project Title	Campus Reference	Asset No.	Cost Indexes	

F ANALYTICAL DATA

	Column (1)	(2)	(3)	(4) Total All Sources	
ASF per PPG Dated 4/4/2017				66,723	ASF
ASF Current				66,723	ASF
OGSF				114,269	OGSF
Ratio (ASF Current/OGSF)				0.58	to 1.00
Building Construction Cost per ASF				$406.68	/ASF
Building Construction Cost per OGSF				$237.47	/OGSF
Total P-W-C Cost per ASF				$519.78	/ASF
Total P-W-C Cost per OGSF				$303.49	/OGSF
Gr. 2&3 Equip. Cost per ASF				$0.00	/ASF

G NOTES:

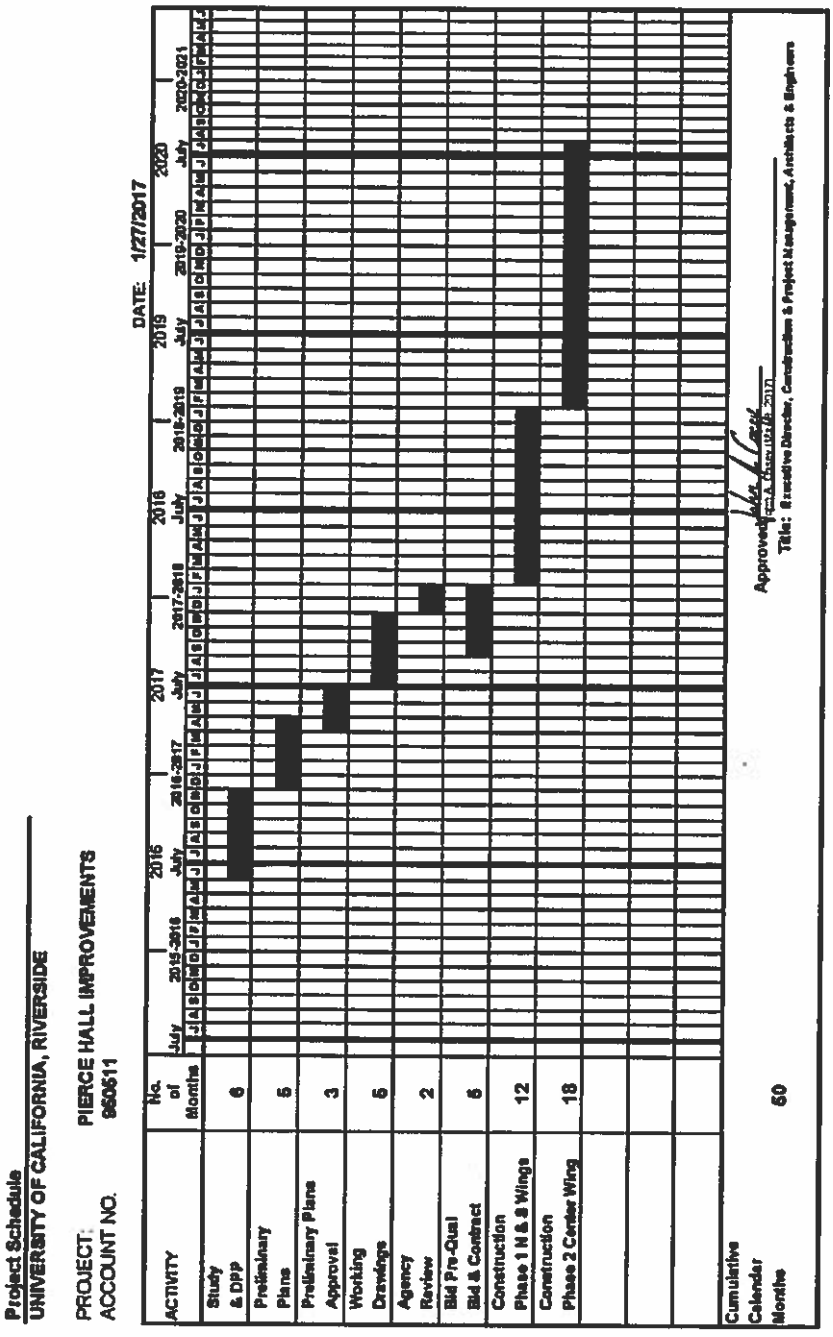
Special Items: Sub 8

Environmental Determination		$10,000
Indepependent Seismic Review		$54,000
Hazardous Materials Consultant		$80,000
Commissioning Agent		$125,000
Sustainability (LEED) Consultant		$45,000
V.E./Constructability		$100,000
Agency Review		$15,000
Labor Compliance		$85,000
	TOTAL	$474,000

Budget No.	2	//
Issue Date	04/04/17	//
Revised	//	//
Revised	//	//
Revised	//	//
Revised	//	//

Form - CIB Analytical Data — Page 2 of 2

Schedule


Project Schedule
UNIVERSITY OF CALIFORNIA, RIVERSIDE
PROJECT: PIERCE HALL IMPROVEMENTS
ACCOUNT NO. 950511
DATE: 1/27/2017
ACTIVITY
No. of Months
Study & DPP 6
Preliminary Plans 5
Preliminary Plans Approval 3
Working Drawings 6
Agency Review 2
Bid Pre-Qual Bid & Contract 6
Construction Phase 1 N & S Wings 12
Construction Phase 2 Center Wing 18
Cumulative Calendar Months 50
Approved
Title: Executive Director, Construction & Project Management, Architects & Engineers

PROJECT LOCATION

University of California, Merced

PROJECT PLANNING GUIDE UPDATE

STATE 2020 PROJECT

June 5, 2017

TABLE OF CONTENTS

Capital Improvement Program Budget

I. Background

II. Statement of Need and 2020 Project Goals

III. Scope

IV. Budget Update

V. Campus Operations, Owner Costs, and Contingency

VI. Developer Funding

VII. Project Schedule Update

Attachment: Revised Merced 2020 Project Budget

CAPITAL IMPROVEMENT PROGRAM BUDGET
BUDGET DATA

UNIVERSITY OF CALIFORNIA
Campus: UC Merced

Merced - State 2020 Project

Project Title | **Campus Reference** | **Asset No.** | **Cost Indexes**: CCCI: 6392, EPI: 3277

A. FUNDING SCHEDULE

Totals	Per Prefunded	GRB 2016-17	PRIVATE - SB 81 2016-17	PRIVATE - NON STATE 2016-17		C.I.P., dated	
SP 20,928			P 18,857 X	P 2,071 X			
W 48,882			W 43,999 X	W 4,883 X			
C 655,931		C 400,000	C 153,145 X	C 102,786 X			
E 37,899			E 37,899 X				
763,640 (Tot. Proj.)		400,000	253,900	109,740	0	0	0

B. FUNDING REFERENCES

	Column (1)	(2)			(3)	(4)	
Account No.	Research Space	Instructional Space	Office Space	Campus Operations	Owners Costs	Total State Eligible	
Source							

C. COSTS

	Research Space	Instructional Space	Office Space	Campus Operations	Owners Costs	Total State Eligible	%
0. Site Clearance	$ 4,540,000	$ 1,040,000	$ 1,880,000	$ -		$ 7,460,000	1.0
1. Building Construction	278,100,000	63,750,000	115,600,000	2,400,000	$ 4,358,242	$ 464,208,242	64.0
2. Exterior Utilities	31,430,000	11,750,000	21,290,000	50,000		$ 84,520,000	11.6
4. Site Development	26,650,000	6,090,000	11,040,000	100,000		$ 43,880,000	6.0
5. Fees	25,624,000	5,025,893	8,952,276	106,000	$ 6,934,528	$ 46,642,698	6.4
6. A&E/PPRC	$ 16,686,000	$ 4,644,107	$ 8,577,724	$ 144,000	$ 4,584,657	$ 34,636,487	4.8
7. Surveys/Tests/Plans & Specifications					11,627,171	$ 11,627,171	1.6
8. Special Items					$ 624,566	$ 624,566	0.1
SUBTOTAL						$ 693,599,163	95.6
9. Const. Contingency 5.4%					$ 32,141,653	$ 32,141,653	4.4
TOTAL P.W.C	$ 403,030,000	$ 92,300,000	$ 167,340,000	$ 2,800,000	$ 60,270,815	$ 725,740,815	100.0
3. Group 2&3 Equipment	13,930,000	3,190,000	5,760,000	200,000	$ 14,819,185	$ 37,899,185	
TOTAL PROJECT	$ 416,960,000	$ 95,490,000	$ 173,100,000	$ 3,000,000	$ 75,090,000	$ 763,640,000	
Available Funding							
Anticipated Surplus (Deficit)							

D. FUNDING SOURCE

	Amount
General Funds	$400,000
External Funds - AB94/SB 81	253,900
External Funds - Non-State	109,740
TOTAL	$763,640

E. STATUS OF PROJECT: Other

Project Construction is in progress

PPG Update, Post-Financial Close: State Eligible components of soft costs rectified.

Campus				
Name:		Signature:	Budget No.	
Title:		Title:	Issue Date	
Prepared by:		Approved for Campus: Date:	Revised	
AVP-PPC	Program:	Fiscal:	Signature:	Revised
			Title:	Revised
	Cost:		Approved for AVP-PPC, Date:	Revised

Form - CIP Budget Data 12/07

FDCIab #

Page 1 of 2

CAPITAL IMPROVEMENT PROGRAM BUDGET
BUDGET DATA

UNIVERSITY OF CALIFORNIA
Campus
Campus

Merced – State 2020 Project

BCCI: #
EPI: #

Project Title | **Campus Reference** | **Asset No.** | **Cost Indexes**

F. ANALYTICAL DATA

	Research Space	Instructional Space	Office Space	Campus Operations	Total
ASF per PPG:					ASF
ASF Current	181,500	70,000	140,300	11,400	403,200 ASF
OGSF	281,400	97,000	214,200	15,800	608,400 OGSF
Ratio (ASF Current/OGSF)	0.64 to 1.00	0.72 to 1.00	0.65 to 1.00	0.72 to 1.00	1.00 to 1.00
Bldg Construction Cost per ASF	$1,532.23 /ASF	$ 910.71 /ASF	$ 823.95 /ASF	$210.53 /ASF	$ - /ASF	$ 1,140.20 /ASF
Bldg Construction Cost per OGSF	$ 988.27 /OGSF	$ 657.22 /OGSF	$ 539.68 /OGSF	$151.90 /OGSF	$ - /OGSF	$ 755.83 /OGSF
Total P-W-C Cost per ASF	$2220.55 /ASF	$ 1,318.57 /ASF	$1,680.53 /ASF	$861.40 /ASF	$ - /ASF	$ 1,625.41 /ASF
Total P-W-C Cost per OGSF	$1432.23 /OGSF	$ 951.53 /OGSF	$1,100.61 /OGSF	$260.76 /OGSF	$ - /OGSF	$ 1,208.42 /OGSF
Gr. 2&3 Equip Cost per ASF	$ 76.75 /ASF	$ 45.57 /ASF	$ 41.05 /ASF	$ 17.54 /ASF	$ - /ASF	$ 37.24 /ASF

H. NOTES:

Budget No.	
Issue Date	
Revised	
Revised	
Revised	
Revised	

Prepared by:

I. Background

Beginning in spring 2014, UC Merced worked to identify a private development team to deliver a comprehensive program of academic, residential and student life capital facilities to accommodate long-term enrollment growth to 10,000 students. Plenary Properties Merced was selected as the Developer and the project was approved in July 2016.

The initiative includes both State eligible and non-State eligible facilities and is known as the "2020 Project". A Project Planning Guide (PPG) for the State eligible portion, known as the "State 2020 Project" was submitted in September 2015 and revised by an October 2015 PPG. A PPG Update was submitted in July 2016 to provide an update on the project and address changes made from the October 2015 PPG. The current PPG Update provides an update on the project and changes made from the July 2016 submittal.

The State sources being dedicated to the project are part of the funding mechanism established in Section 92493 et seq. of the California Education Code through AB94 and SB81. These provisions allow UC to use up to 15 percent of the State General Funds allocation to support capital needs through debt service payments and covering Pay-As-You-Go expenses (as well as other eligible uses). The revised budget amounts identified in this update have been included since June 2016 in UC's long term plan to use State General Funds to support systemwide capital outlay needs, including the Merced 2020 project, while staying under the 15 percent cap.

Delivery strategy: Design-Build-Finance-Operate-Maintain (DBFOM)

In June 2016, the University selected Plenary Properties Merced as the preferred proposer for the 2020 project. The final approved budget remains the same and retains the overarching goals of utilizing the DBFOM delivery method and allows for:

- Time to delivery within four years
- Cost-effective pricing of lifecycle design, construction, and facilities management
- Increased long-term budgetary certainty for maintenance and operations
- Transfer of construction related risks from the campus to the Developer

II. Statement of Need and 2020 Project Goals

The University of California, Merced is a research university located in heart of the San Joaquin Valley, an agriculturally-rich area stretching from Stockton to Bakersfield. As of 2015, 4.1 million people and more than 100 ethnic groups live in this region. However, the San Joaquin Valley's rapidly growing population has the lowest level of college attainment in the State, the highest levels of young people age 18 living in poverty, and among the highest unemployment in the United States.

To prepare for and influence the character of this growth, the Regents of the University of California selected an undeveloped site in Merced County for its tenth campus in order to expand access to the University of California for qualified California students, increase college going

rates in the historically under-served San Joaquin Valley, and stimulate economic growth and diversification in a region struggling with chronic unemployment and poverty.

UC Merced proposed the development of the 2020 Project in order to expand infrastructure and capital facilities across a broad range of categories to accommodate enrollment growth from 6,700 to 10,000 students. The 2020 Project is being constructed adjacent to the existing campus.

III. Scope

There are no changes to the scope of the State 2020 Project from the previous PPG Update submitted in July 2016. The combined non-State and State program is 789,895 assignable square feet (asf) which includes a total of 403,219 asf of State supportable scope.

IV. Budget Update

No increase to the total budget ($1,338.48 million) for the 2020 Project is being requested. This PPG update allocates the full cost to construct the State supportable scope to the State 2020 Project. The State 2020 Project budget increased by $75.09 million to $763.64 million and the non-State eligible space budget decreased by $75.09 million to $574.84 million.

Table 1: Budget Changes

	Jul-16			May-17			Change		
	State Eligible	Non State-Eligible	Total Project	State Eligible	Non State-Eligible	Total Project	State Eligible	Non State-Eligible	Total Project
Site Prep	7.46	5.39	12.85	7.46	5.39	12.85	-	-	-
Site Development	43.88	31.57	75.45	43.88	31.57	75.45	-	-	-
Infrastructure	84.52	60.92	145.44	84.52	60.92	145.44	-	-	-
Construction	459.85	331.62	791.47	459.85	331.62	791.47	-	-	-
FF&E	23.08	16.23	39.31	23.08	16.23	39.31	-	-	-
Soft Costs	69.76	204.20	273.96	144.85	129.11	273.96	75.09	(75.09)	-
Total	688.55	649.93	1,338.48	763.64	574.84	1,338.48	75.09	(75.09)	-

Owner Costs, Project Contingency, and Interest During Construction

The July 2016 budget did not allocate certain soft costs for the State supportable scope. Specifically, the budget for owner costs, construction and design contingency, and interest during construction were allocated entirely to the non-State project budget at that time; however, a portion of these costs is associated with the State project budget. Owner costs include: consultants; internal staffing associated with project management; permits, inspections, certifications from the State, County of Merced, and City of Merced; technology services and installation; Wi-Fi distribution; and moveable equipment. Project contingency includes design review changes and construction cost contingency. The interest during construction is estimated based on the current schedule.

The $75.09 million in soft costs that were reallocated to State eligible space from non-State eligible space consist of $45.26 million in owner costs, $21.49 million in project contingencies, and $8.34 million in construction interest. The table above shows the reallocation and a detailed project budget showing the distribution of costs by space type is attached.

V. Funding Update

UC has developed a funding plan where State eligible space is funded by State General Funds to the extent possible.

Table 2: Funding Sources *($'s in millions)*	July 2016 PPG Update	May 2017 PPG Update	Change
State Eligible Space			
State Sources			
GRB	400.00	400.00	-
Developer Funding	127.30	197.30	70.00
Pay-As-You-Go	-	56.60	56.60
Total State Sources	**$ 527.30**	**$ 653.90**	**$ 126.60**
Non-State Sources			
Developer Funding	158.25	88.25	(70.00)
Pay-As-You-Go	3.00	21.49	18.49
Total Non-State Sources	**$ 161.25**	**$ 109.74**	**$ (51.51)**
Total State Eligible Space	**$ 688.55**	**$ 763.64**	**$ 75.09**
Non State Eligible Space			
Non-State Sources			
GRB/LPRB/CB	200.00	200.00	-
Developer Funding	304.80	304.80	-
Pay-As-You-Go	145.13	70.04	(75.09)
Total Non-State Eligible Space	**$ 649.93**	**$ 574.84**	**$ (75.09)**
Total Project Budget	**$ 1,338.48**	**$ 1,338.48**	**$ -**

Pay-As-You-Go Funding

This PPG Update has identified a total of $78.09 million in Pay-As-You-Go funding. While the full $78.09 is eligible for State support, UC must balance current and future obligations of these funds in order to address needs at multiple campuses. Thus, UC is requesting to fund $56.6 million of this amount with State supported Pay-As-You-Go resources and the remaining $21.49 million with non-State sources. Pay-As-You-Go funds will be used to cover owner costs,

contingencies, and interest during construction. They will also fund a portion of the construction progress payments for State eligible space.

Developer Funding

An amended total project budget of $1,338.48 million was included in the July 2016 PPG Update showing an increase of $158.25 in the Developer Funding source for the State supportable scope. At the time of this change none of this amount was shown to be supported by State General Funds. While the full $158.25 million in Developer Funding is being used for State eligible space and could be supported by State General Funds, UC must balance current and future obligations of these funds in order to address needs at multiple campuses. UC is now planning to fund $70 million of the additional $158.25 million in Developer Funding to be repaid with State General Funds, and the remaining $88.25 million will be supported by campus funds.

VI. Project Schedule Update

There are no changes in the project schedule.

The groundbreaking occurred in fall 2016 and construction on the project is currently underway. Delivery of the first set of facilities is expected by fall 2018 (161,035 ASF), delivery of the second set of facilities by fall 2019 (150,820 ASF), and substantial completion of the balance by fall 2020 (478,037 ASF).

ATTACHMENT: REVISED MERCED 2020 PROJECT BUDGET

US$ in millions	State Eligible									Non State-Eligible									Total Project								
Academic Space	ASF	GSF	Site Prep	Site Development	Infrastructure	Construction	FF&E	Soft Costs	Total State Eligible	ASF	GSF	Site Prep	Site Development	Infrastructure	Construction	FF&E	Soft Costs	Total Non State Eligible	Total ASF	Total GSF	Site Prep	Site Development	Infrastructure	Construction	FF&E	Soft Costs	Total Project Cost
Research Laboratory	181,535	281,358	4.54	26.65	51.43	278.10	13.93	42.31	416.96	-	-	-	-	-	-	-	-	-	181,535	281,358	4.54	26.65	51.43	278.10	13.93	42.31	416.96
Academic Office	112,750	174,706	1.46	6.54	16.47	69.40	4.46	13.55	133.88	-	-	-	-	-	-	-	-	-	112,750	174,706	1.46	6.54	16.47	69.40	4.46	13.55	133.88
Classrooms	33,560	40,350	0.33	1.91	3.68	19.96	1.00	3.03	29.91	-	-	-	-	-	-	-	-	-	33,560	40,350	0.33	1.91	3.68	19.96	1.00	3.03	29.91
Classroom Laboratory	25,445	40,925	0.54	3.17	6.12	33.22	1.66	5.04	49.75	-	-	-	-	-	-	-	-	-	25,445	40,925	0.54	3.17	6.12	33.22	1.66	5.04	49.75
Academic Leadership Office	9,099	12,882	0.15	0.90	1.74	9.47	0.47	1.44	14.17	-	-	-	-	-	-	-	-	-	9,099	12,882	0.15	0.90	1.74	9.47	0.47	1.44	14.17
Colloquy Space	10,000	15,502	0.17	1.01	1.95	10.57	0.53	1.60	15.83	-	-	-	-	-	-	-	-	-	10,000	15,502	0.17	1.01	1.95	10.57	0.53	1.60	15.83
Enrollment Center	18,425	26,618	0.27	1.80	3.08	16.73	0.83	2.54	25.05	-	-	-	-	-	-	-	-	-	18,425	26,618	0.27	1.80	3.08	16.73	0.83	2.54	25.05
Campus Operations	11,426	15,776	-	0.13	0.05	2.40	0.20	0.25	3.00	-	-	-	-	-	-	-	-	-	11,426	15,776	-	0.13	0.05	2.40	0.20	0.25	3.00
Student Housing	-	-	-	-	-	-	-	-	-	283,578	446,227	4.20	19.42	47.49	264.00	12.86	46.04	394.01	283,578	446,227	4.20	19.42	47.49	264.00	12.86	46.04	394.01
Student Activity	-	-	-	-	-	-	-	-	-	97,055	138,356	1.10	6.46	12.46	67.62	3.37	12.08	103.09	97,055	138,356	1.10	6.46	12.46	67.62	3.37	12.08	103.09
Parking	-	-	-	-	-	-	-	-	-	-	-	0.09	5.69	0.97	-	-	0.94	7.69	-	-	0.09	5.69	0.97	-	-	0.94	7.69
Owner Costs	-	-	-	-	-	-	-	45.26	45.26	-	-	-	-	-	-	-	34.12	34.12	-	-	-	-	-	-	-	79.38	79.38
Contingency	-	-	-	-	-	-	-	21.49	21.49	-	-	-	-	-	-	-	20.87	20.87	-	-	-	-	-	-	-	42.36	42.36
Interest During Construction								8.34	8.34								15.05	15.05	-	-	-	-	-	-	-	23.39	23.39
Total[701]	403,219	688,317	7.46	43.88	84.52	459.85	23.88	144.85	763.64	384,673	584,583	5.39	31.57	60.92	331.62	16.23	129.11	574.84	787,892	1,272,900	12.85	75.45	145.44	791.47	39.31	273.96	1,338.48

Funding Source:	
General Fund	$ 400.00
External Funds - AB94/SB81	259.90
External Funds - Non State	103.74
Total	$ 763.64