

GB9

Office of the President

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ACTION ITEM

For Meeting of July 17, 2007

CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT AND APPROVAL OF DESIGN OF VETERINARY MEDICINE 3B, DAVIS CAMPUS

EXECUTIVE SUMMARY

Campus: Davis

Project: Veterinary Medicine 3B

Action: Certify the Environmental Impact Report (EIR) and approve design

Previous Actions: November 2005: The Regents approved the inclusion of the Veterinary Medicine 3B, Davis campus in the 2006-07 Budget for Capital Improvements, and the 2006-11 Capital Improvement Program

Executive Architect: Hellmuth Obata + Kassabaum Architect

Project Summary:

- Veterinary Medicine 3B would contain 77,142 asf (118,935 gsf), including space for wet laboratories, offices, rodent vivarium, and support space.
- Project cost is approximately \$89 million to be funded from State Bonds (\$69 million), and gift funds (\$20 million).
- The building cost per gsf is \$554 with an asf to gsf ratio of 64 percent.

RECOMMENDATION

The President recommends that, upon review and consideration of the environmental consequences of the proposed Veterinary Medicine 3B project as indicated in the attached Environmental Impact Report, the Committee and Grounds and Buildings:

1. Certify the **attached Environmental Impact Report (EIR)**.
2. Approve the **attached Findings**.
3. Approve the design of Veterinary Medicine 3B, Davis Campus.

BACKGROUND

In November 2005, the Regents approved the inclusion of the Veterinary Medicine 3B, Davis campus in the 2006-07 Budget for Capital Improvements, and the 2006-07 Capital Improvement Program, at a total project cost of \$89,950,000 at CCCI 4632. In May 2007, the State Public Works Board approved modification of scope to address a potential budget deficit due to reduced gift funding and continued volatility in the construction market. The revised total project cost of \$89,032,000 at CCCI 4890 would be funded from a combination of state funds \$68,976,000 and gift funds \$20,056,000.

In March 2007, the appointment of Hellmuth Obata + Kassabaum Architects as Executive Architect for this project was approved within the Office of the President.

Project Site

The site for the proposed facility is located in the Health Sciences District directly to the east of the Veterinary Medicine Instructional Facility. The site use is in accordance with the 2003 Long Range Development Plan (LRDP).

Project Design

Veterinary Medicine 3B is designed to contain 77,142 assignable square feet (asf) of space within a total area of 118,935 gross square feet (gsf) serving the research needs of the School of Veterinary Medicine. The building will include a small rodent vivarium and a small Biosafety Level 3 Suite.

The building will consist of a block of laboratory space, a block of office space joined by a connecting volume containing vertical circulation, restrooms, and conference and support space. The four-story structure is approximately 90 feet by 300 feet in an east-west orientation. The steel-framed building will have braced frames to resist wind and seismic forces and will be clad with a combination of pre-cast concrete panels, formed metal siding, and glass curtain wall. The

pre-cast concrete color and texture will be complimentary to the color palette used in adjacent buildings.

The design of the Veterinary Medicine has been reviewed in accordance with University Policy by an independent design consultant and value engineering team. This project will comply with the *University of California Policy on Sustainable Practices*. As required by this policy, the project will implement the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements. The building is designed to incorporate day lighting as the primary light source, includes operable windows for natural ventilation in the office area and will use an efficient active chilled beam mechanical system to reduce energy use to at least 30 percent below that of a standard Title 24 compliant lab building. The building will contain a significant amount of locally manufactured materials and materials containing a high recycled material content. In addition, the project will benefit from campus-wide sustainable features such as the arboretum waterway to slow and filter storm-water, the natural gas fueled bus fleet, and the Russell Ranch reserve to provide habitat mitigation. The building's energy efficiency and material selection will combine with the campuswide features to enable the project to achieve LEED Silver certification with the potential to reach LEED Gold (45 – 50 points).

UC Davis Architects & Engineers Department will manage the project with assistance from the executive design professional's project team, with outside consultants and testing agencies as necessary. The Campus Architect will perform project oversight. Construction will commence in October 2008, and completion is anticipated for October 2010.

Environmental Impact Summary

Pursuant to State law and University procedures for implementation of the California Environmental Quality Act (CEQA), the attached Focused Tiered Initial Study and Environmental Impact Report (Focused Tiered IS/EIR) was prepared for the proposed Veterinary Medicine 3B project to analyze potential environmental effects associated with the project.

The Initial Study (IS) was tiered from the 2003 LRDP Environmental Impact Report (EIR). The IS evaluated potential environmental effects of the proposed project, identified which issues were adequately addressed in the 2003 LRDP EIR, and identified issues which required further analysis. Based on the Tiered IS, UC Davis prepared a Focused Tiered Draft EIR to evaluate five potential impacts in three resource areas (Air Quality, Cultural Resources, and Hydrology) that the 2003 LRDP EIR identified as significant and unavoidable to which the proposed project may contribute. The Initial Study and Notice of Preparation were circulated to the public, responsible and trustee agencies, and the State Clearinghouse for a 30-day scoping period from March 23, 2007 to April 23, 2007.

The Focused Tiered EIR re-evaluated the five potential impacts to determine whether there were any additional project-specific mitigations or alternatives to the proposed project that would eliminate or reduce the project's contribution to those impacts. Based on the Tiered IS and the

Focused Tiered EIR prepared for the proposed project, it has been determined that the project, with mitigation, would not result in any new potentially significant impacts or impacts that were not sufficiently addressed and mitigated to the extent feasible by the 2003 LRDP EIR. No new project specific mitigation measures or alternatives were identified. The Focused Tiered EIR was circulated to the public, responsible and trustee agencies, and the State Clearinghouse for a 45-day review period from May 7, 2007 to June 21, 2007. No comments were received.

Based on the impact assessment in the attached EIR, it has been determined that while the proposed Veterinary Medicine 3B project would contribute to significant and unavoidable impacts identified and addressed in the 2003 LRDP EIR, but would not result in project-specific significant impacts beyond the identified impacts and associated mitigation measures in the 2003 LRDP EIR. Where possible, the cumulative impacts of the campus growth identified in the LRDP, including this project, would be mitigated by the LRDP EIR mitigations currently being implemented. In accordance with CEQA's mitigation monitoring requirements, measures to reduce or avoid significant impacts identified in the 2003 LRDP EIR are monitored under the LRDP Mitigation Monitoring Program.

Findings

The [attached Findings](#) discuss the project's environmental review process, the relation of the project to the LRDP EIR, cumulative impacts and mitigation measures addressed in the context of the Tiered IS and Focused Tiered EIR, and conclusions regarding approval of the Focused Tiered EIR for this project in conformance with CEQA.

(Attachments: [EIR](#) [FINDINGS](#))

**PROJECT STATISTICS
VETERINARY MEDICINE 3B
CAPITAL IMPROVEMENT BUDGET
DAVIS CAMPUS
CCCI 4890**

<u>Cost Category</u>	<u>Amount</u>	<u>% of Total</u>
Site Clearance	\$358,000	0.4%
Building	\$65,893,000	75.3%
Exterior Utilities	\$4,910,000	5.6%
Site Development	\$2,185,000	2.5%
A/E Fees ^(a)	\$5,428,000	6.2%
Campus Administration ^(b)	\$2,933,000	3.4%
Surveys & Tests	\$1,174,000	1.3%
Special Items ^(c)	\$974,000	1.1%
Contingency	\$3,667,000	4.2%
TOTAL	\$87,522,000	100.0%
Group 2 & 3 Equipment	<u>\$1,510,000</u>	
Total Project ^(d)	\$89,032,000	

Statistics

Gross Square Feet () ^(e)	118,935
Assignable Square Feet (ASF) ^(e)	77,142
Ratio ASF/GSF (%)	64%
Building Cost/GSF ^(e)	\$554

Comparable University Projects at CCCI 4890

<u>Project</u>	<u>Building Cost/GSF</u>	<u>Ratio ASF/GSF</u>	<u>Date of latest CIB Approval</u>
1. UC Santa Cruz-Biomedical Engineering	\$605	62%	3/15/2007
2. UC Davis-Veterinary Medicine 3A	\$456	58%	5/13/2004
3. UC Davis-Robert Mondavi Institute	\$465	59%	3/8/2006

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- (a) A/E fees include executive architect fees for basic services of \$4,492,000, which is 6.7% of the approved construction budget (excluding utility infrastructure and separate contract costs).
- (b) Campus Administration includes project management and inspection.
- (c) Special Items include design reviewers, cost estimator, environmental study, seismic review, value engineering, wind tunnel testing, and other special consultants.
- (d) Current formal estimates verify that projected costs are within the approved budget.
- (e) Gross square feet (gsf) is the total area, including usable area and space occupied by the structure itself. Assignable square feet (asf) is the net usable area.

July 2007