


**UNIVERSITY OF CALIFORNIA  
HASTINGS COLLEGE OF THE LAW**

Project Planning Guide

UC Hastings  
Academic Building Replacement & Upgrades – Phase 2

September 2014

  
\_\_\_\_\_  
David Seward  
Chief Financial Officer, UC Hastings

September 2, 2014  
Date

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Attachments

5-Year Infrastructure Plan

A. CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (“COBCP”)

STATE OF CALIFORNIA								Budget Year 2015-16	
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)								Org Code:	6600
FISCAL IMPACT WORKSHEET								COBCP #:	#2
Department Title:		HASTINGS COLLEGE OF THE LAW						Priority:	#2
Project Title:		Hastings Academic Buildings Replacement & Upgrades - Phase 2						Proj ID:	
Program Category:		Critical Infrastructure Deficiencies - Existing						MA/MI:	
Program Subcategory:		Major Projects							
			Existing Authority	January 10 Action	April 1 Action	May 1 Action	Special Action	Net Legis Changes	Project Total
<b>FUNDING</b>									
org-ref-fund-yoa-yob	ph	action							
6600-301-0795-15-15	P	BA	0	246					246
6600-301-0795-15-15	W	BA	0	737					737
6600-301-0795-15-15	C	BA	0	5,729					5,729
									0
<b>TOTAL FUNDING</b>			0	6,711	0	0	0	0	6,711
<b>PROJECT COSTS</b>									0
Study				0					0
Acquisition									0
Preliminary Plans				246					246
Working Drawings				737					737
Total Construction			0	5,730	0	0	0	0	5,730
Equipment (Group 2)									0
<b>TOTAL COSTS</b>			0	6,712	0	0	0	0	6,712
<b>CONSTRUCTION DETAIL</b>									0
Contract				5,223					5,223
Contingency				261					261
A&E				124					124
Agency Retained									0
Other				121					121
<b>TOTAL CONSTRUCTION</b>			0	5,730	0	0	0	0	5,730
<b>FUTURE FUNDING</b>			0	0	0	0	0	0	0
<b>SCHEDULE</b>			mm/dd/yyyy	<b>PROJECT SPECIFIC CODES</b>					
Study Completion			6/30/2014	Proj Mgmt:		Location:			
Acquisition Approval			n/a	Budg Pack:		County:			
Start Preliminary Plans			10/1/2017	Proj Cat:		City:			
Preliminary Plan Approval			4/1/2018	Req Legis:		Cong Dist:			
Approval to Proceed to Bid			1/1/2019	Req Prov:		Sen Dist:			
Contract Award Approval			6/1/2019	SO/LA Imp:		Assm Dist:			
Project Completion			5/31/2020						

STATE OF CALIFORNIA		Budget Year 2015-16	
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)		Org Code:	6600
FISCAL DETAIL WORKSHEET		COBCP #:	#2
Department Title:	HASTINGS COLLEGE OF THE LAW	Priority:	#2
Project Title:	Hastings Academic Buildings Replacement & Upgrades - Phase 2	Proj ID:	0
Program Category:	Critical Infrastructure Deficiencies - Existing	MA/MI:	
Program Subcategory:	Major Projects		
<p><i>Identify all items which fit into the categories listed below. Attach a detailed list if funding is included in this request. Provide descriptions and summary estimates for items for which you plan to request funding in the future. When possible, identify funding needs by fiscal year (BY+1 through BY+4).</i></p>			
<b>PROJECT RELATED COSTS</b>		<b>COST</b>	<b>TOTAL</b>
AGENCY RETAINED:			
No agency retained costs			
TOTAL AGENCY RETAINED			0
<b>GROUP 2 EQUIPMENT</b>			
Furniture, fixtures, and equipment including instructional technology equipment		228	
TOTAL GROUP2 EQUIPMENT			228
<b>IMPACT ON SUPPORT BUDGET</b>		<b>COST</b>	<b>TOTAL</b>
ONE-TIME COSTS			
TOTAL SUPPORT ONE-TIME COSTS			0
<b>ANNUAL ONGOING FUTURE COSTS</b>			
Utilities and custodial services to be funded from existing budget allocations. Existing 198 McAllister facility is energy inefficient and has high maintenance cost, in particular the HVAC systems and the elevator.			
TOTAL SUPPORT ANNUAL COSTS			0
<b>ANNUAL ONGOING FUTURE SAVINGS</b>			
Utilities and maintenance expense savings could be achieved from operation of new/modernized facilities			
TOTAL SUPPORT ANNUAL SAVINGS			0
<b>ANNUAL ONGOING FUTURE REVENUE</b>			
Minor revenue streams could be achieved by having space rental opportunities to outside parties			
TOTAL SUPPORT ANNUAL REVENUE			0

STATE OF CALIFORNIA		Budget Year 2015-16	
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)		Org Code:	6600
SCOPE/ASSUMPTIONS WORKSHEET		COBCP #:	#2
		Priority:	#2
Department Title:	HASTINGS COLLEGE OF THE LAW	Proj ID:	
Project Title:	Hastings Academic Buildings Replacement & Upgrades - Phase 2	MA/MI:	
Program Category:	Critical Infrastructure Deficiencies - Existing		
Program Subcategory:	Major Projects		
<p><b>Project Specific Proposals:</b> For new projects provide proposed Scope language. For continuing projects provide the latest approved Scope language. Enter Scope language in cell A111.</p> <p><b>Conceptual Proposals:</b> Provide a brief discussion of proposal defining assumptions supporting the level of funding proposed by fiscal year in relation to outstanding need identified for that fiscal year. (Also include scope descriptions for BY+1 through BY+4 in cell A111).</p>			

Phase 2 of the UC Hastings Academic Building Replacement & Upgrade project would consist of renovation and modernization of the annex at 198 McAllister Street, which encompasses approximately 61,000 gross square feet and was constructed in 1970. Renovating and modernizing the 198 McAllister Street annex is preferred over replacing it, because the annex contains program spaces such as the Louis B. Mayer Auditorium, the Gold Reading Room, and the Moot Court, which would not be easily replicated in a new facility given the special use characteristics of these spaces (e.g., a 400-seat, multi-purpose room and a moot courtroom). Additionally, since the annex contains only a few classrooms and much of the construction related work can be scheduled during the summer, the annex can be renovated/upgraded without substantial disruption to UC Hastings' academic program. The annex also efficiently utilizes the portion of the site on which it sits.

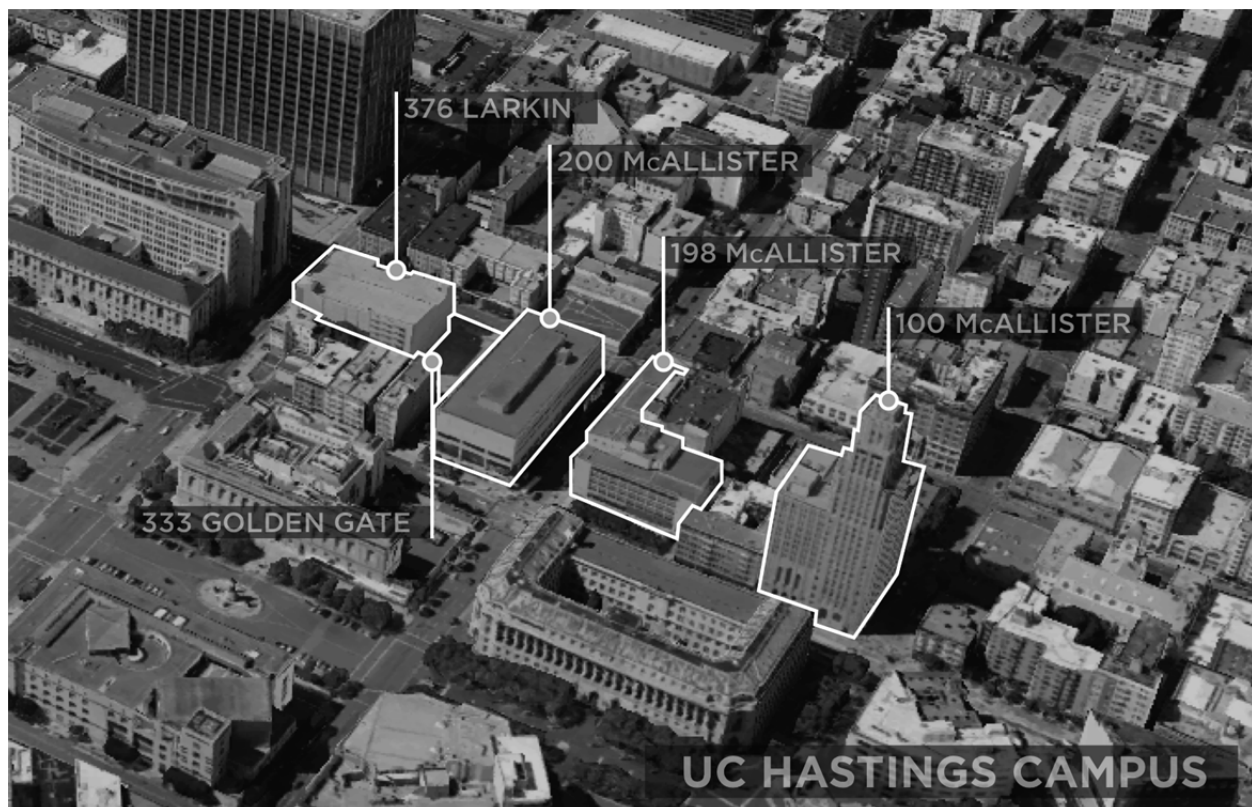
Prior to Phase 2, Phase 1 of the UC Hastings Academic Building Replacement & Upgrade project would consist of development of a new academic facility of approximately 57,000 gross square feet on a vacant site owned by UC Hastings at 333 Golden Gate Avenue. The new academic facility would replace UC Hastings' existing primary academic facility, the original building at 198 McAllister Street, which encompasses approximately 76,000 gross square feet and was constructed in 1953. Several of the building systems in the original 198 McAllister Street building will reach the end of their useful life within 5 years. Replacing the original 198 McAllister Street facility with a new academic building at 333 Golden Gate Avenue is preferred over renovating and modernizing the 198 McAllister Street original building, because renovation and modernization of the original building would substantially disrupt UC Hastings' academic program by requiring its relocation to temporary academic swing space for 2-3 years. Additionally, the original 198 McAllister Street building is inefficient from a site utilization perspective, and a renovation/modernization would not improve this inefficient utilization. In addition to concerns regarding potential swing space operational disruption and overall site utilization, a new academic facility at 333 Golden Gate Avenue would result in meaningful cost savings relative to modernizing the original 198 McAllister facility.

## B. PURPOSE OF THE PROJECT

### Introduction

Founded in 1878, the University of California Hastings College of the Law (“UC Hastings”) is the oldest public law school in California and the only public, free-standing law school in the country. UC Hastings’ campus is located on two city blocks in the heart of downtown San Francisco. It is adjacent to the Civic Center (which houses office space for the City and County of San Francisco, State of California, and U.S. Federal government functions), Mid-Market (an evolving regional center of performing arts and a technology corridor with some of the leading technology companies in the country) and the Tenderloin (with its heavy influence of social services, subsidized housing, along with restaurants and bars).

UC Hastings operates a single campus composed of four buildings and a vacant parcel as further denoted below:



### Existing Facilities and Conditions

The UC Hastings campus currently consists of four primary structures and a vacant parcel of land.

- 100 McAllister Street, McAllister Tower
- 198 McAllister Street, Snodgrass Hall
- 200 McAllister Street, Kane Hall
- 376 Larkin Street, Parking Facility & Ground Floor Retail
- 333 Golden Gate Avenue, Urban Garden and Recreational Facility



### **100 McAllister Street, McAllister Tower**

This 29-story tower, constructed in 1928, is used primarily for student housing, but also contains academic/professional clinics, offices and recreational facilities. The tower infrastructure is in need of seismic upgrades and window replacement and the student apartments are in need of renovation/modernization. Additionally, the Great Hall space on the ground floor along with the 25th and 26th floors of the tower are in need of repurposing to be of use to the College as either residential and/or academic space.



### **198 McAllister Street, Snodgrass Hall**

This 4-story structure, constructed in 1953, with an annex completed in 1970, contains the vast majority of UC Hastings' classrooms and lecture halls. It also contains the Louis B. Mayer Auditorium, the Gold Reading Room, the Moot Court, various faculty and administration offices, the security headquarters, student locker rooms, and physical plant support offices and shops. Core building systems in 198 McAllister are nearing the end of their useful lives and are in need of replacement.



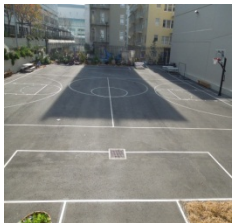
### **200 McAllister Street, Kane Hall**

This 6-story structure, constructed in 1980, and renovated in 2007, houses many of the campus' faculty and administrative offices, the main library, a student lounge space, cafeteria, faculty lounge and meeting room, and various student support facilities. The renovation project completed in 2007 accomplished significant upgrades to the building's structural systems and significantly enhanced energy efficiency and ADA accessibility.



### **376 Larkin Street, Parking Facility & Retail**

This 7-story parking structure, constructed in 2010, provides 395 parking spaces to meet student, faculty and staff parking needs. It is also available for public parking. The first floor includes approximately 13,000 square feet of retail space, intended to accommodate various UC Hastings- and neighborhood-serving retail uses.



### **333 Golden Gate Avenue, Urban Garden and Recreational Facility**

This vacant below grade surface lot, located between the parking garage and 200 McAllister Street, is currently in use as a recreational space jointly used by the YMCA and UC Hastings. The site footprint consists of 11,962 square feet. The lease with the YMCA expires in 2014, and the YMCA will be relocating to a new location in order to better serve the local community.

Of the four physical structures that compose the College's broader campus (e.g., 376 Larkin, 100 McAllister, 198 McAllister, and 200 McAllister), 198 McAllister is regarded as the most essential to the College's academic functions. The four-story, 136,770-square-foot building serves as the primary classroom facility for the College housing 83% of the school's seminar rooms and lecture halls and accounting for 92% of the College's classroom seating capacity in addition to over 80 offices or 32% of the school's total number of academic offices.

Despite its immense importance to the College, many of the building's features are dated and in need of repair, replacement, and repurposing. The most pressing issues include the heating, ventilation, and air conditioning ("HVAC") system, the hot water steam to water heat exchanger, the antiquated electrical system (e.g., a busbar duct), ADA accessibility implementation, roof replacement, and seismic upgrades to structural systems. In addition, the current classroom portfolio is in need of rightsizing in order to accommodate properly evolving pedagogies that promote flexible teaching spaces. Of the various physical building challenges relating to 198 McAllister Street, the HVAC system, in particular, is of the highest importance given an estimated remaining useful life of 7-10 years pursuant to a 2011 MEP Due Diligence report prepared by The Engineering Enterprise and Taylor Engineering. The same report also recommended replacement of the original busbar duct riser that was installed when the building was constructed in 1953 and estimated the remaining useful life of the hot water steam to water heat exchanger at 5-7 years.

Compliance with ADA accessibility standards is also problematic. The floor plates between the original 1953 building structure and the 1970 annex are not uniformly contiguous. The 1953 structure is serviced by an elevator bank with two elevator cabs that are undersized and not ADA-compliant. While those in wheelchairs can access all of the floors serviced by the elevators in the 1970 annex, there are two floors located in the original 1953 building that cannot be accessed in a code compliant manner due to the undersized elevator and the non-connectivity between floors of the original 198 McAllister building and the annex.

Failure to address these inextricably important physical building issues in a timely manner could produce severe consequences for the College, the most likely of which would be the (temporary or permanent) shutdown of 198 McAllister Street. Such a shutdown would result in losing access to 92% of UC Hastings's classroom capacity, ultimately meaning that the College could no longer fulfill its primary function as an academic institution. For Phase 1 of the UC Hastings Academic Building Replacement & Upgrade project, the College is seeking state funds for a new academic building at 333 Golden Gate Avenue in order to allow the College to continue operating at its existing campus without requiring the use of temporary off-site academic swing space thereby replacing aging classrooms and upgrading other auxiliary student spaces. For Phase 2 of the UC Hastings Academic Building Replacement & Upgrade project, the College will seek state funds to modernize the 198 McAllister annex particularly with regard to the elevator control equipment and HVAC system supporting the 1970 structure.

The key drivers of this project are as follows:

1. Modernizing UC Hastings classroom facilities.
2. Remediating life-safety and core building system deficiencies, and ADA accessibility issues.



## **Background and Justification**

The building at 198 McAllister Street is comprised of two structures, initially a 4-story structure, constructed in 1953, and an annex that was added in 1970, which are known collectively as Snodgrass Hall. Both the original building and the annex are separated by a seismic joint and are structurally independent of one another. Altogether, Snodgrass Hall contains approximately 137,000 square feet comprised of 7 levels (4 main stories and 3 mezzanine levels) and a basement. Both the original 1953 structure and the annex are concrete and steel reinforced structures. The facility is set back from the McAllister Street property line and fronted by an open plaza referred to as the “Beach” (which is not occupied below grade). Both buildings have undergone upgrades and modifications over the years. The most significant of which was a partial voluntary seismic upgrade in 1999.

These repairs and modifications have represented temporary “band aid” solutions that will require permanent solutions in order to continue serving the mission of UC Hastings. Many of the building’s core infrastructure systems are substandard and in need of repair and/or repurposing. The most pressing of these needs is the HVAC system, which engineers in a due diligence report generated in 2011 gave a 7-10 year useful lifespan before the system needs to be replaced. Other areas of critical need include: the building’s antiquated electrical system, which still runs on a busbar duct; necessary accessibility upgrades to give all students, faculty, and staff code-compliant access to all floors of the building; and seismic upgrades that will be triggered once two-thirds of the building’s volume is affected in the modernization process. In addition to the large-scale issues, a 2014 building assessment identified numerous other physical building issues that will need to be addressed including the rehabilitation of the building envelope to address water intrusions at exterior fenestrations and areas housing ventilation systems. The most recent assessment also called for a complete replacement of the roof.

## C. PROJECT ALTERNATIVES

UC Hastings adopted a new strategic plan in fiscal year 2012. When evaluating project alternatives, the implementation of the 2012 Strategic Plan and its implications on student enrollment need to be considered. One of the primary aspects of the strategic plan was the identification of the benefits of reducing student enrollment at the College, specifically, trimming the size of the Juris Doctor (“JD”) class by approximately 20% over a three-year timeframe. Once normalized levels of enrollment are achieved in the coming 2014 – 2015 school year, JD enrollment will have declined from roughly 1,220 students to 960 students. Detailed financial forecasting has identified combinations of revenue enhancements and cost reduction strategies to offset the revenue loss associated with reduced student enrollment.

The economic downturn has prompted a significant realignment in the marketplace in which UC Hastings’ graduates compete for employment. Job opportunities in the legal profession – both private and public sector – have diminished. Law firms and legal service functions have responded to these structural changes with cost control strategies, new technologies, contract staffing solutions, and other measures not necessarily favorable to the hiring of new law school graduates. Even as the economic recovery has slowly accelerated, law firm hiring remains at a tepid pace. UC Hastings’ strategic plan is geared towards the institution’s adaptation to the new external environment. A slowly recovering economy, increased cost of attendance, coupled with student debt considerations and a challenging job market, are all factors contributing to a decline in law school applications nationally and at UC Hastings.

The planned reduction in enrollment – accompanied by the adoption of other changes to maximize the efficient utilization of space – provides the opportunity for an overall reduction in the amount of academic and instructional space required.

The cost and availability of swing space supporting any renovation of 198 McAllister is a critically important consideration as the building houses 83% of the school’s seminar rooms and lecture halls and accounts for 92% of the College’s classroom seating capacity. This constraint is vitally important to serving the ongoing mission and future success of UC Hastings. The disruptive effect of any building renovation would pose dire consequences with immediate and long-term negative implications with regard to student satisfaction, perception, and enrollment, presenting significant financial risk for a fee dependent institution of higher learning.

UC Hastings evaluated four strategic options for remediating the risk of the proposed project. Three options were rejected due to cost factors as well as the negative consequences resulting from the necessity of using swing space to maintain academic operations.

1. Full Demolition and Rebuilding On-Site
2. Partial Demolition and Rebuilding On-Site
3. Full Modernization of Existing Facilities
4. Build a new Academic Facility at 333 Golden Gate and Modernize the Annex at 198 McAllister Street

### ***REJECTED OPTIONS:***

#### **Option 1 – Full Demolition and Rebuilding On-Site**

Demolishing and rebuilding the 198 McAllister Street original building and annex onsite is the most expensive and disruptive of all the options. In particular, the annex contains the Louis B. Mayer Auditorium, the largest gathering space on campus with a wide column-free span, which would be expensive to replicate. The Moot Court in the annex was also recently renovated in 2010 and remains in like-new condition. This option requires a relocation of campus functions during construction - see Swing Space Requirement below.

Preliminary project cost: \$90.0 - \$97.5 million not including swing space accommodation.

#### **Option 2 – Partial Demolition and Rebuilding On-Site**

Demolishing and rebuilding the 198 McAllister Street original building and modernizing the annex is not an economically viable or programmatically feasible option.

A new building at 198 McAllister Street would potentially result in overbuilding, as the existing structure holds more square footage and classroom capacity than is required, or a smaller building that would not provide the highest and best use of the site given its location adjacent to the Civic Center and the Mid-Market technology corridor of San Francisco. This option would necessitate relocation of campus functions during construction - see Swing Space Requirement below.

Preliminary project cost: \$75.0 - \$80.0 million not including swing space accommodation.

#### **Option 3 – Full Modernization of Existing Facilities**

Modernizing both the 198 McAllister Street original building and annex is less expensive than Options 1 and 2, but requires swing space accommodations in order to be achievable. The project also presents the added complexity of delivering new classroom facilities within the existing building envelope, which would not accommodate new academic facilities in the most efficient manner. This option would require a relocation of campus functions during construction - see Swing Space Requirement below.

Preliminary project cost: \$26.0 to \$50.0 million not including swing space accommodation.

#### **Swing Space Requisite (Option 1 – Option 3)**

Options 1-3 all require UC Hastings to locate alternative classroom accommodations while a project is undertaken. This would likely include new tenant improvements for temporary academic swing space, as it will be challenging to locate suitable temporary academic swing space built-out specifically for classroom use within San Francisco, and faculty and staff offices, as well as transportation access among the various campus locations. Additional concerns by faculty, students, and staff have been expressed regarding the overall disruption of the educational experience at UC Hastings while attending off-campus classes during project implementation. To the extent that implementation requires up to three years to complete the project, no less than six cohorts of students will be affected, and the College would face degradation in the number of qualified applicants and in overall student enrollments until the completion of the new and/or modernized facilities are satisfied at 198 McAllister Street.

The firm Century Urban was retained to assess swing space options. A copy of its report is included as an appendix to the Five-Year Infrastructure Plan

Preliminary academic swing space cost estimates for Options 1-3 range from \$15.0 - \$20.0 million.

***SELECTED OPTION:***

**Option 4**

Building a new academic facility at 333 Golden Gate Avenue and modernizing the annex at 198 McAllister Street was selected as the recommended project for the following reasons:

- Provides the most cost-effective and efficient opportunity to replace aged and out-of-date building systems and to upgrade classrooms as a strategic and deliberate long-term solution for years to come.
- Enables UC Hastings to create and enhance academic facilities, which meet changing pedagogies and are, at a minimum, on par with peer institutions, increasing overall competitiveness.
- Allows UC Hastings to continue “normalized” academic operations during the construction delivery period without the uncertainty associated with potential student attrition due to disruptive and costly utilization of academic swing space.
- Optimizes the use of 333 Golden Gate Avenue as an academic-serving physical asset; given its footprint, the site will afford the ability to accommodate all academic and faculty serving functions that the 198 McAllister Street original building presently provides.
- Forms a unified and cohesive urban campus environment, serving as a bridge between the parking facility at 376 Larkin Street and the modernized building at 200 McAllister Street.
- Modernization of the annex would maintain an invaluable campus asset, which includes continued usage of the recently updated Moot Courtroom, and allow for potential implementation of a phasing plan that would allow construction related activities to occur during the summer in order to avoid disruption of classes during the academic year.
- Upon completion of the new building at 333 Golden Gate Avenue, a major benefit of this scenario is the opportunity for UC Hastings to recapture and maximize the use of the site of the 198 McAllister Street original building for future monetization avenues and/or strategic academic uses. This may include potential development of new student housing to replace and/or supplement the existing facilities at 100 McAllister Street. Constructed in 1929, 100 McAllister will require seismic strengthening and modernization, and development of new student housing at the 198 McAllister Street original building site would allow UC Hastings to continue providing student housing to its students while 100 McAllister is renovated and/or upgraded.

## D. RELATIONSHIP TO COLLEGE MISSION, VISION AND THE STRATEGIC PLAN

The project serves the mission, vision and strategic plan of UC Hastings by meeting the following goals:

- Create outstanding professionals ready to solve 21st century problems
- Produce engaged scholarship
- Enhance reputation and strengthen market position
- Build a vibrant, engaged, and connected community
- Communicate identity and value
- Optimize the campus to serve broader strategic goals
- Achieve service excellence
- Maintain the College's financial health and viability

Developing a cost efficient structure at 333 Golden Gate Avenue helps connect the campus and creates the opportunity for increased engagement by all members of the UC Hastings community.

## E. PROJECT DESCRIPTION

The proposed Phase 2 modernization of the annex at 198 McAllister Street and Phase 1 development of a new academic facility at 333 Golden Gate Avenue would provide UC Hastings with new academic space in addition to student support services without disruption to current College operations. The new building will also meet all current building codes, seismic codes, and sustainability regulations, while providing up to 90% of the College's classroom needs.

### State-Funded Scope

#### Phase 1 – New Academic Building at 333 Golden Gate Avenue

The new academic building at 333 Golden Gate Avenue will promote a more cohesive campus and enable the College to utilize modern classroom facilities that will serve the College for decades to come. The new building will fit within the 80-foot as-of-right height limit and provide sufficient space to replace the academic programming and faculty offices located at 198 McAllister Street. Student services currently located in 198 McAllister Street would be redistributed within 200 McAllister Street in a space previously occupied by the College bookstore, which is now hosted online and does not require a physical presence. The preliminary cost associated with a new academic facility at 333 Golden Gate Avenue is estimated at approximately \$38.0 million.

#### Phase 2 – Modernization of 198 McAllister Street Annex

The 198 McAllister Street annex is home to a number of spaces important to the College that cannot be replicated within other campus buildings, including the Louis B. Mayer Auditorium, the Gold Reading Room (first year library), and the Moot Courtroom. These facilities remain vital to ongoing operations at UC Hastings and will be modernized to continue to serve the College well into the future. In addition, with the decommissioning of 198 McAllister Street, it will be necessary to separate the existing building systems that the annex relies upon for operations including the HVAC system. The preliminary cost associated with the modernization of the 198 McAllister Street annex is estimated at approximately \$7.0 million.

## F. PROJECT DELIVERY

UC Hastings has had a successful track record of project delivery using third-party construction management with UC Hastings maintaining responsibility for performing development oversight through project completion. The College is in the process of working with the University of California San Francisco (“UCSF”) to discuss its availability to assist with the proposed 333 Golden Gate Avenue academic development project. If UCSF is unavailable, UC Hastings would consider utilizing the same third-party construction manager that was procured for the construction of the mixed-use parking facility at 376 Larkin Street.

Of the available construction delivery models, the Construction Manager at Risk (“CM@Risk”) model offers a meaningful opportunity to avoid cost overruns associated with the construction of a new academic facility at 333 Golden Gate Avenue. This approach allows teams to be formed at the outset of the project, close scrutiny of project team capabilities, flexibility of execution, and a close relationship with the third-party project management staff in developing and testing risk mitigation plans and bidding packages, thereby providing for nimble and efficient construction. CM@Risk allows fine-tuning of the project risk management plan through an iterative process of problem analysis, development of options, and disciplined scenario testing.

PROJECT: 198 MCALLISTER STREET ANNEX

CUMULATIVE  
CALENDAR  
MONTHS 32

## H. SUSTAINABILITY AND COST BASIS

### **Sustainable Design**

This project would comply with the *University of California Policy on Sustainable Practices*. As required by the policy, the project would adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements, and achieve a minimum USGBC LEED Silver rating. Specific information regarding energy efficiency and sustainability would be provided when the project is presented for design approval.

### **Cost Basis**

The College has conducted preliminary pre-design studies and cost analyses and has prepared a detailed cost estimate. The project components described above reflect the most critical facility needs for the project as identified during project planning, programming, and cost analysis. This project would be implemented using a CM@Risk process with mechanical, electrical, plumbing, tele/data, and A/V work procured through a design-build approach.



## I. ENVIRONMENTAL IMPACT CLASSIFICATION

### UNIVERSITY OF CALIFORNIA ENVIRONMENTAL IMPACT CLASSIFICATION

Campus or Field Station: UC Hastings College of the Law Project Account: \_\_\_\_\_

Project Title: Modernization of 198 McAllister Street Annex

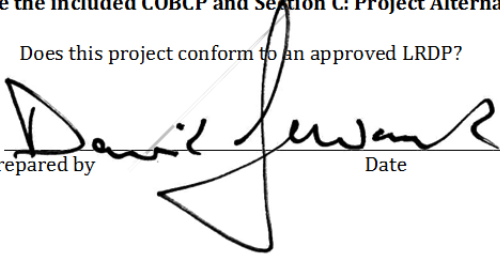
For purpose of compliance with the California Environmental Quality Act of 1970 (CEQA) and Amended University of California Procedures for Implementation of CEQA, this project has been reviewed and initially classified as indicated below. Please check (X) as appropriate. Include project description and 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 (15061(b)(3)) or the action is specifically exempted by statute (15260-15285), the project is classified as exempt from CEQA.
- ☒ II. **CATEGORICALLY EXEMPT** - This project falls under the indicated class(es) of exemption(s), none of the exceptions to the exemption apply (15300.2) and there is no significant effect on the environment. For complete list see Section 15300.
- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Class 1: Existing Facilities     | <input type="checkbox"/> Class 16: Transfer of Ownership of Land in order to Create Parks                        |
| <input type="checkbox"/> Class 2: Replacement or Reconstruction      | <input type="checkbox"/> Class 17: Open Space Contracts or Easements   |
| <input type="checkbox"/> Class 3: New Construction Small Structures  | <input type="checkbox"/> Class 23: Normal Operation of Facilities for Public Gatherings                          |
| <input type="checkbox"/> Class 4: Minor Alterations to Land          | <input type="checkbox"/> Class 25: Transfer of Ownership of Land to Preserve Open Space                          |
| <input type="checkbox"/> Class 6: Information Collection             | <input type="checkbox"/> Class 27: Leasing New Facilities  |
| <input type="checkbox"/> Class 11: Accessory Structures              | <input type="checkbox"/> Class 29: Cogeneration Projects   |
| <input type="checkbox"/> Class 12: Surplus Government Property Sales | <input type="checkbox"/> Class 30: Minor Actions to Prevent, Minimize Release of Hazardous Wastes or Substances. |
| <input type="checkbox"/> Class 13: Acquisition for Conservation      | <input type="checkbox"/> Class 31: Historical Resource Restoration/Rehabilitation                                |
| <input type="checkbox"/> Class 14: Minor Additions to Schools        | <input type="checkbox"/> Class 32: Infill Projects   |
|  | <input type="checkbox"/> Class 33: Small Habitat Restoration 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.
- ☐ 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

Please see the included COBCP and Section C: Project Alternatives for the project description

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

VI.  September 2 2014  
Prepared by \_\_\_\_\_ Date \_\_\_\_\_