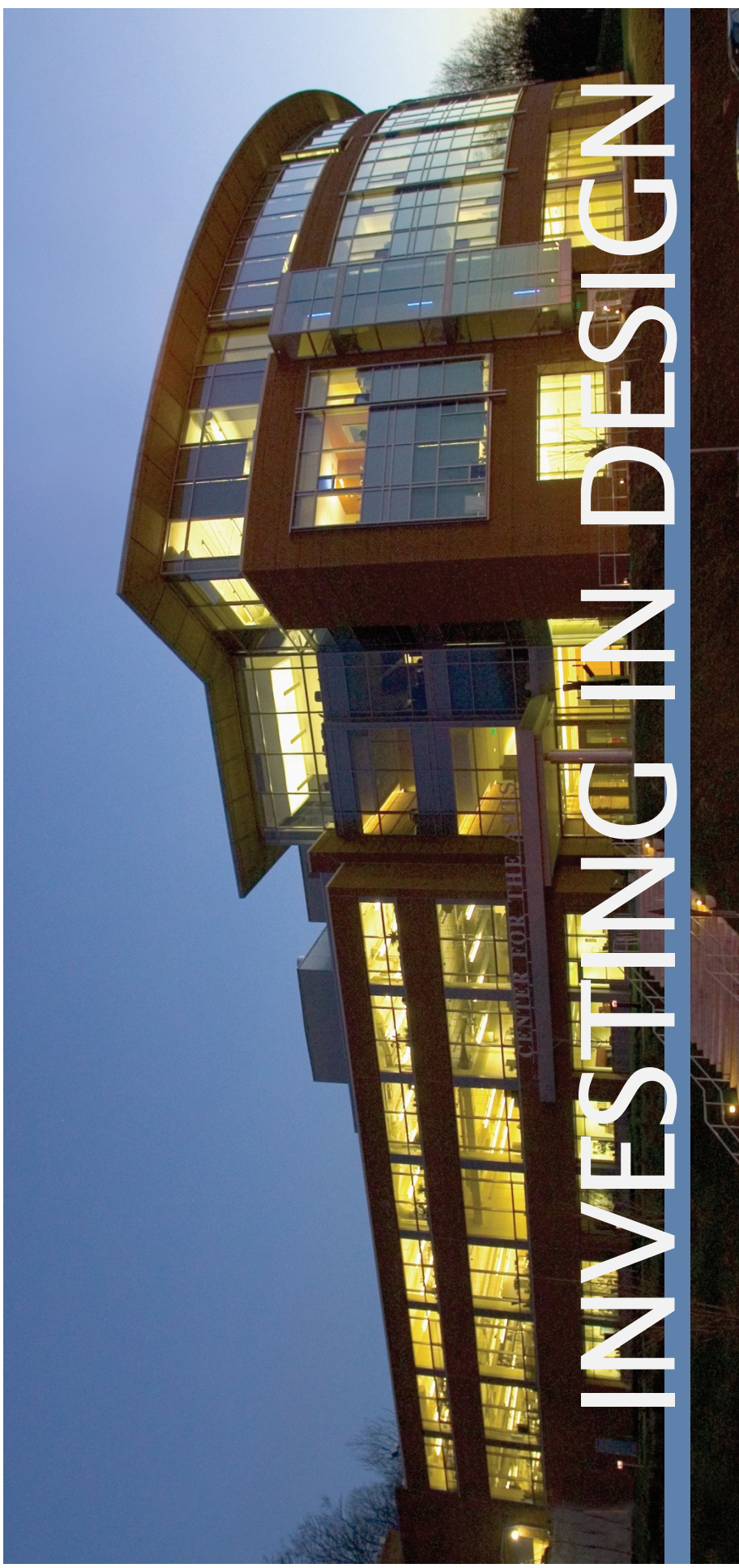


Towson University



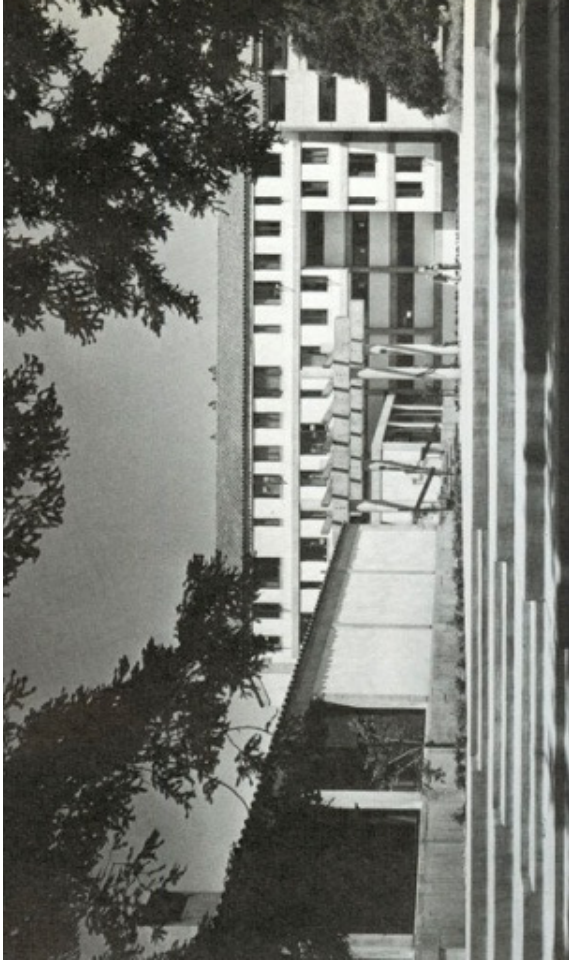
Association of University Architects - 2010 Conference
Wednesday - June 23rd



Porter College Expansion UC Santa Cruz

Association of University Architects - 2010 Conference
Wednesday - June 23rd
Case Study

1970



Porter College Expansion UC Santa Cruz

Association of University Architects - 2010 Conference
Wednesday - June 23rd
Case Study

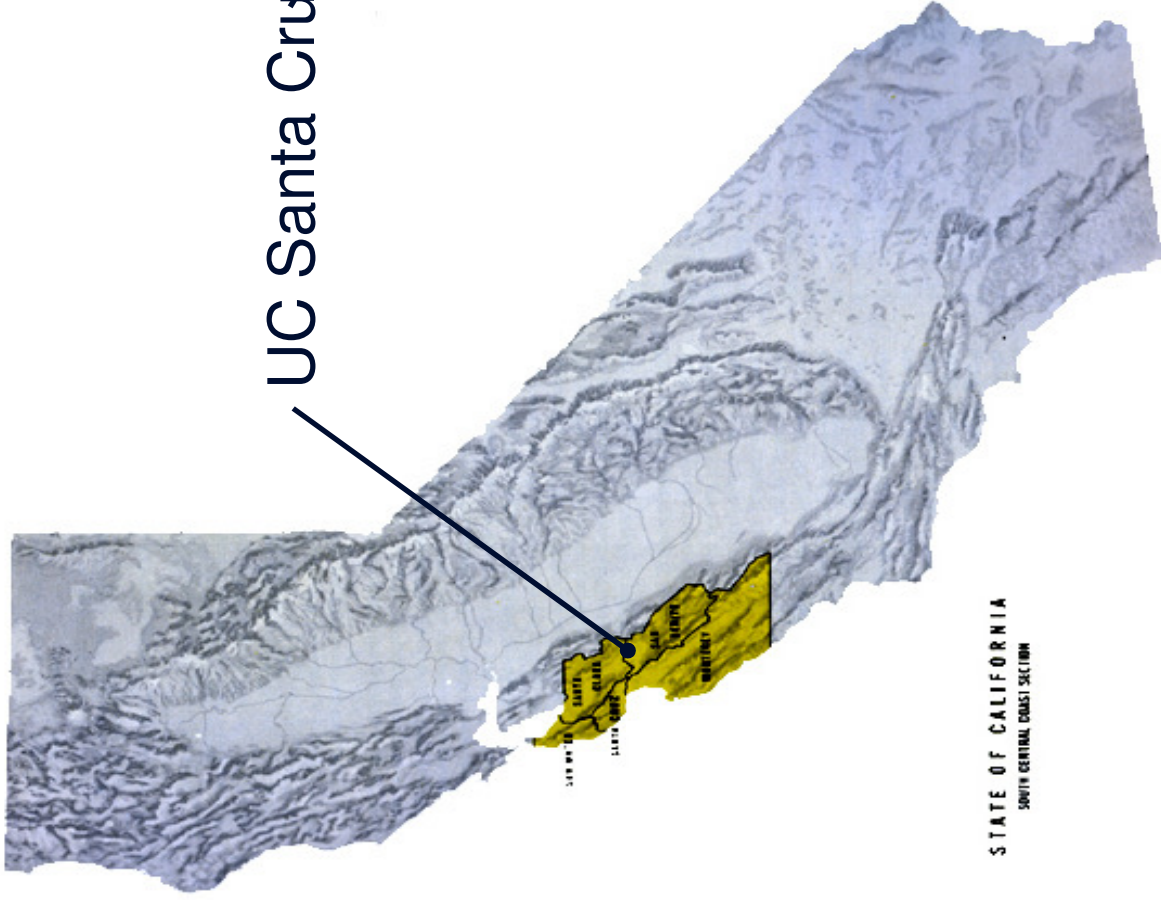
1970 2010

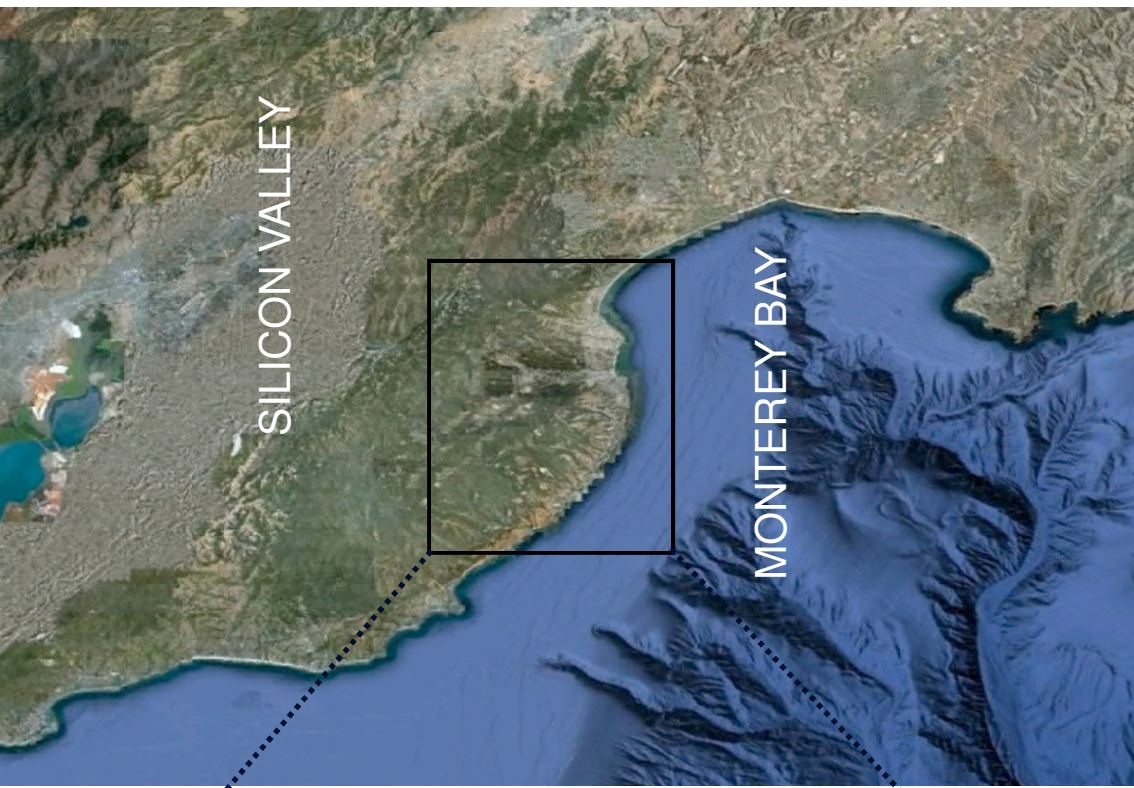


Credits

- Original Architect
Hugh Stubbins & Associates
- Architect:
Anshen + Allen, San Francisco
- Structural Engineer:
Forell & Elsesser, San Francisco
- General Contractor (CM at Risk):
DPR Construction, San Jose
- UCSC Project Manager:
Julian Halkett
- Client:
UC Santa Cruz
Housing and Dining Services









University of California, Santa Cruz
Long-Range Development Plan
 2005 — 2020





COMPREHENSIVE SETTLEMENT AGREEMENT

This Settlement Agreement ("Agreement") is entered into this 15th day of April, 2008, by and between the City of Santa Cruz ("City"), the County of Santa Cruz ("County"), The Regents of the University of California ("Regents") and the University of California, Santa Cruz Campus (the "Campus") (collectively, the "University"), Coalition for Limiting University Expansion ("CLUE"); Don Stevens, Peter L. Scott, Hal Levin, Jeffrey M. Arnett, Harry D. Huskey, Kaye Beth, Eric M. Grodberg, Sigrid McLaughlin, John C. Aird, Russell B. Weisz, Helen B. Dowling, and Rural Bony Doon Association.

RECITALS

WHEREAS, the City, County and University are governmental agencies that have distinct jurisdictions with overlapping property boundaries in Santa Cruz County, California; and

WHEREAS, CLUE is a non-profit organization of City and County residents interested in and concerned with University growth plans; and

WHEREAS, on September 21, 2006, The Regents approved the 2005 Long Range Development Plan ("LRDP") for the Santa Cruz Campus (the "2005 LRDP") and in conjunction therewith, also certified a Final Environmental Impact Report (the "2005 LRDP EIR"), thereby superseding and replacing the Campus' LRDP approved by The Regents in 1988; and

WHEREAS, on October 23, 2006, petitions for writ of mandate challenging the 2005 LRDP and 2005 LRDP EIR were filed in Santa Cruz Superior Court by the City and County (Case No. CV155571), and Don Stevens, Peter L. Scott, Hal Levin, Jeffrey M. Arnett, Harry D. Huskey, Kaye Beth, Eric M. Grodberg, Sigrid McLaughlin and John Aird (Case No. CV155583) (collectively, "Stevens, et al.") (collectively Case No. CV155571 and Case No. CV155583 are referred to herein as the "LRDP Actions"); and

WHEREAS, on January 16, 2007, The Regents approved the Biomedical Sciences Facility Project (the "Biomed Project"), and in conjunction therewith, adopted a Mitigated Negative Declaration tiered from the 2005 LRDP EIR (the "MND"); and

WHEREAS, on February 20, 2007, petitions for writ of mandate challenging the Biomed Project and MND were filed in Santa Cruz Superior Court by the City and County (Case No. CV156366, and Coalition to Limit University Expansion, Don P. Stevens, Peter L. Scott, Hal Levin, Jeffrey M. Arnett, Harry D. Huskey, Kaye Beth, Eric M. Grodberg, Sigrid McLaughlin,



COMPREHENSIVE SETTLEMENT AGREEMENT

COMPREHENSIVE SETTLEMENT AGREEMENT

UCSC agrees to a penalty payment in an amount equal to three times the City's citywide Traffic Impact Fee (TIF) then in effect for every average daily trip (ADT) in excess of the commitment (i.e., if the City's current citywide TIF were applied the penalty amount would be \$1,098 per trip (3x \$366)). Penalty payments will be made annually until such time as the ADT is equal to or below the traffic commitment in this Agreement. For purposes of calculating the penalty, ADT will be measured per 4.1 below. Penalty funds will be deposited into a dedicated account for use by the City and UCSC to reduce ADT to UCSC. UCSC and the City will work cooperatively to identify appropriate and effective trip reduction programs, including, but not limited to, increased SCMTD transit service to the UCSC campus, with the expenditure of funds being subject to approval by the City.

1.5 For purposes of 1.2(c) and 1.3, enrollment will be calculated within a 2% margin of error averaged prospectively over three years to account for the fact that the University admits students approximately six months prior to the start of the new fall term based on a projected "take rate" (i.e., the percentage of students that accept an offer of admission). In addition, retention/graduation rates fluctuate. Accordingly, enrollment may fall slightly above or below UCSC's projections within a 2% margin of error. Enrollment levels will be calculated based on the Fall third-week census. UCSC's commitment in 1.3 will take effect the next Fall admissions cycle and all subsequent Fall admissions cycles until the applicable commitment is met.

2.0 HOUSING

2.1 UCSC will provide housing capacity as follows:

- For enrollment up to 15,000, UCSC will provide 7,125 beds.
- Additional beds will be available to accommodate 67% of enrollment above 15,000, which equates to 3,000 new beds above the 7,125 beds if enrollment reaches 19,500. New beds will be provided by on-campus new construction, by remodeling or re-assignment resulting in a net increase in new on-campus beds, or through off-campus purchase or lease. An existing room designed as a double will not be converted to an unfilled triple room for the sole purpose of meeting the housing commitment under this Agreement. Except as provided in Section 2.1(d), beds will be available within four years of enrollment in excess of 15,000 until 2018 (i.e., housing in fall 2012 will be available for



Developed UCSC Campus



UCSC's Ten Residential Colleges



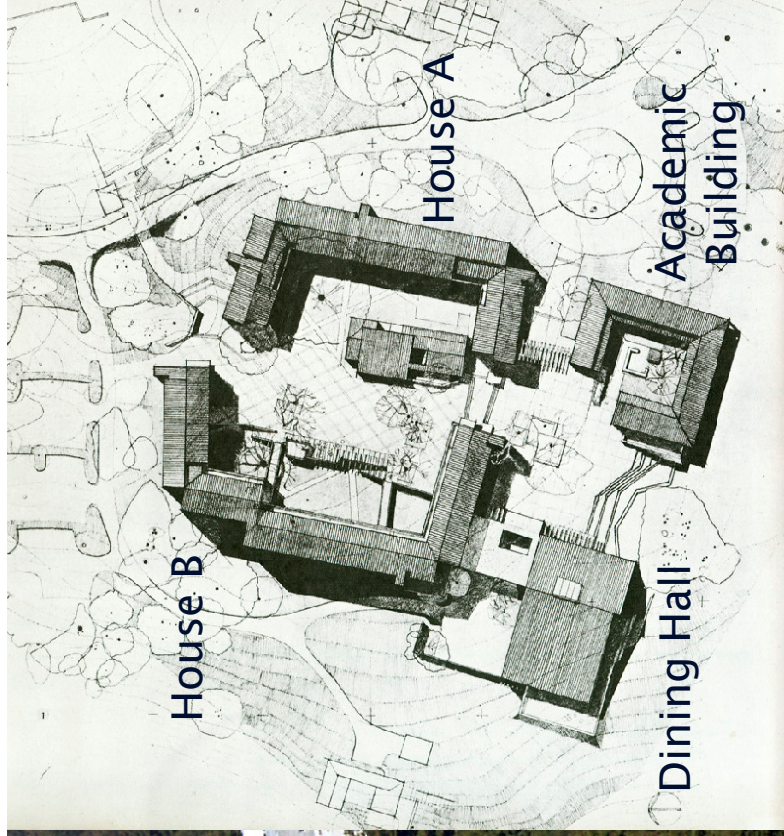
UCSC's Ten Residential Colleges

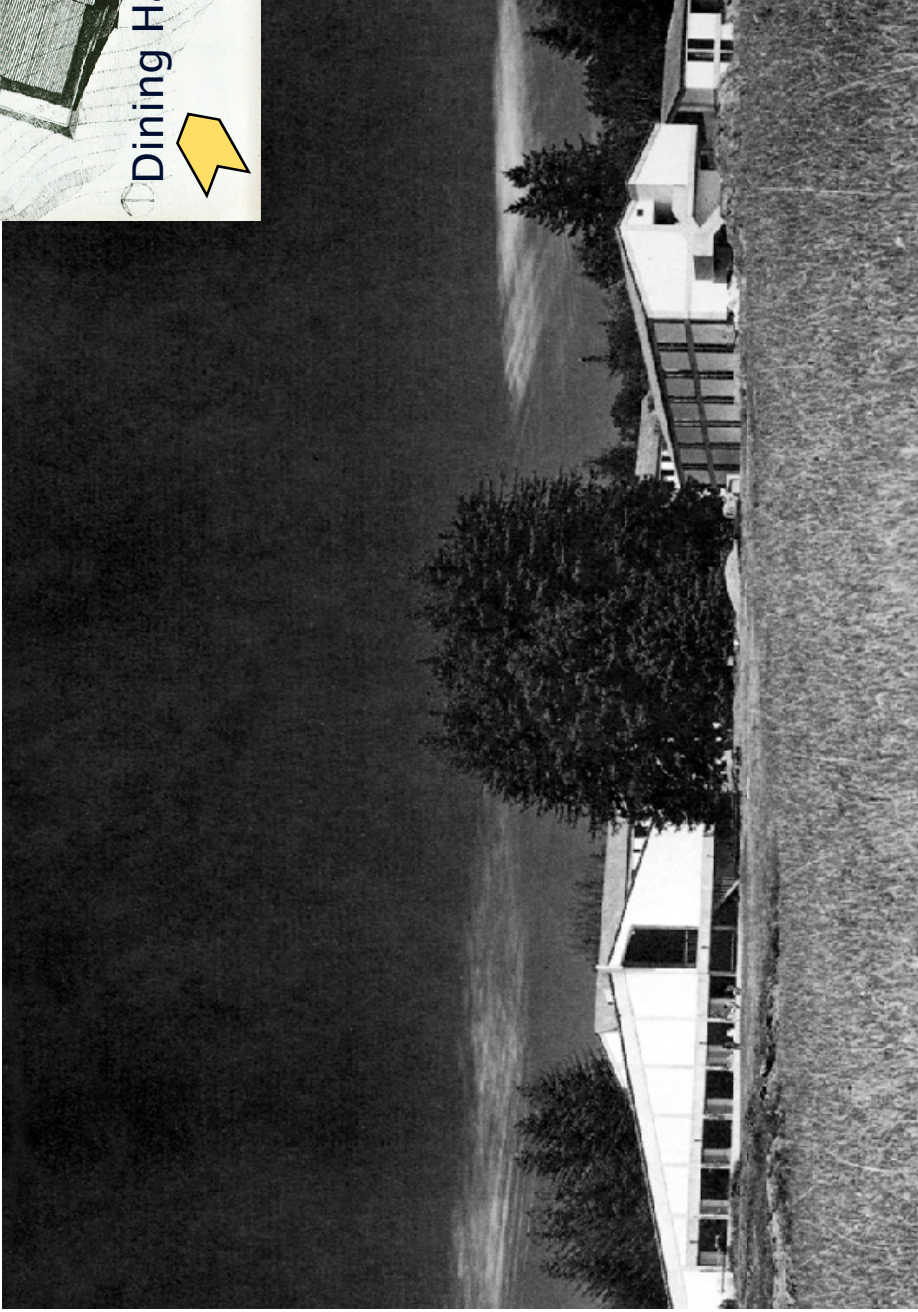
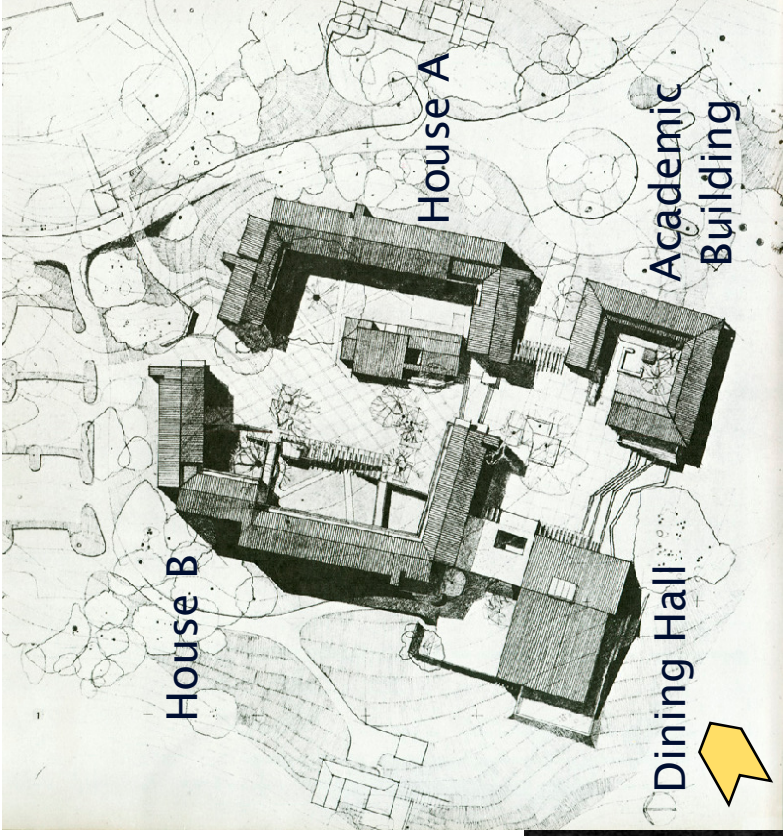


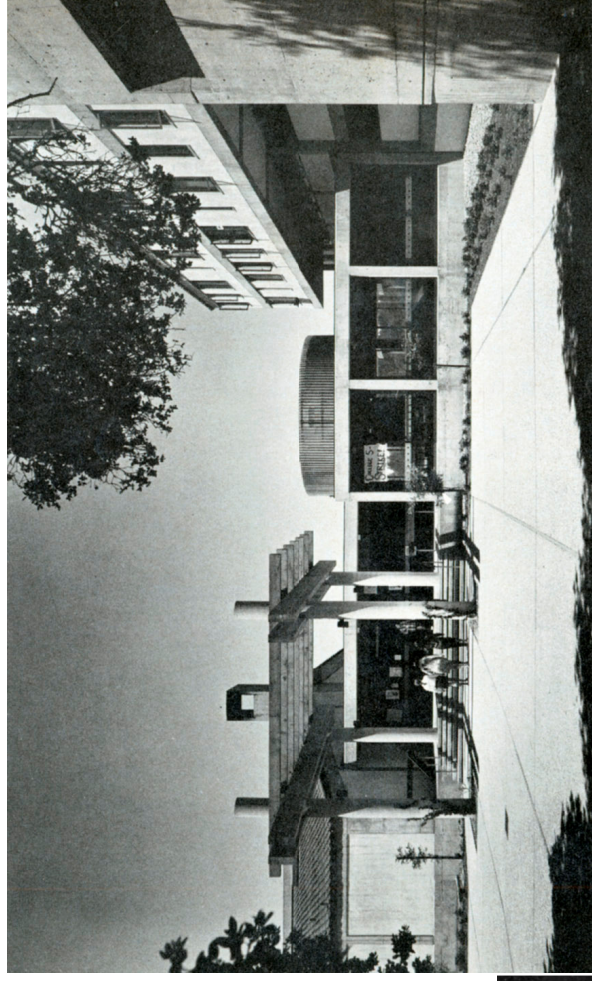
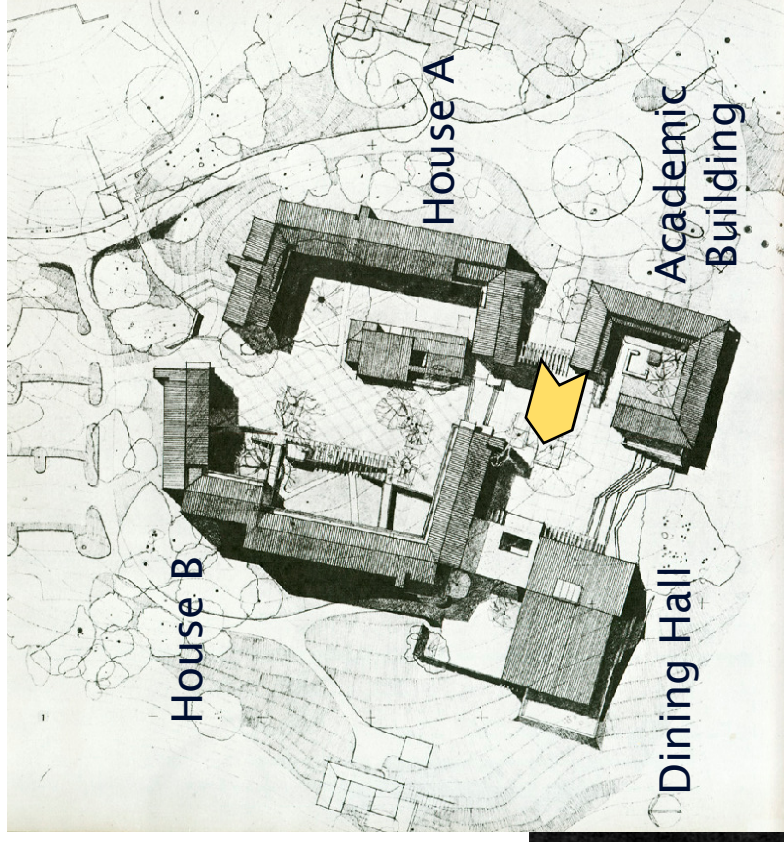
Photograph © 2003 by Alan Nyiri,
courtesy of the Atkinson Photographic Archive

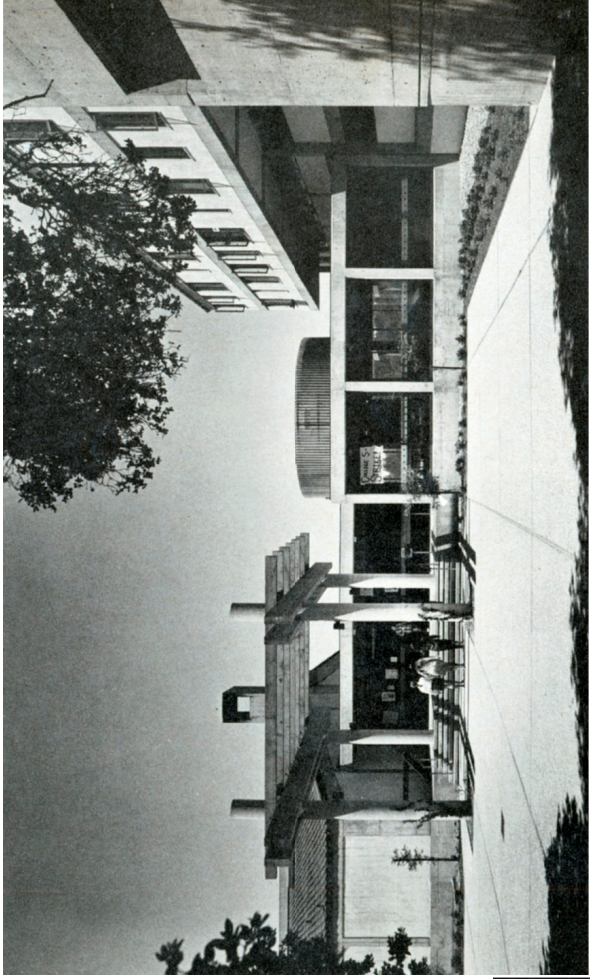
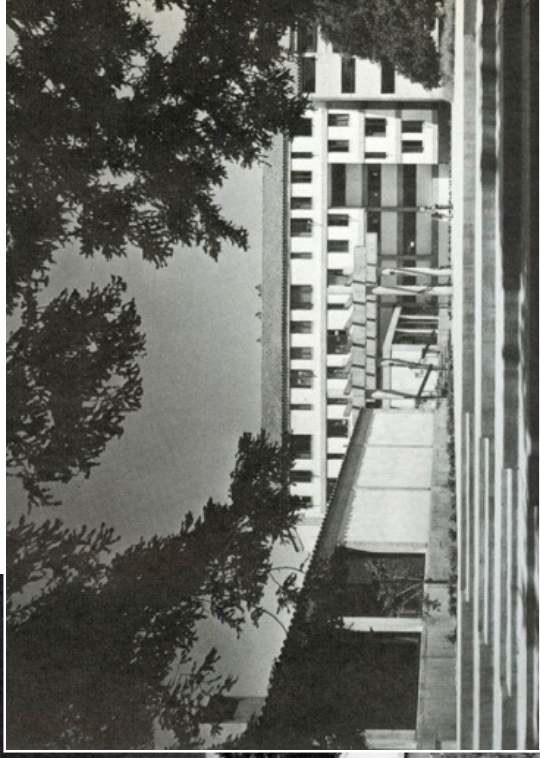
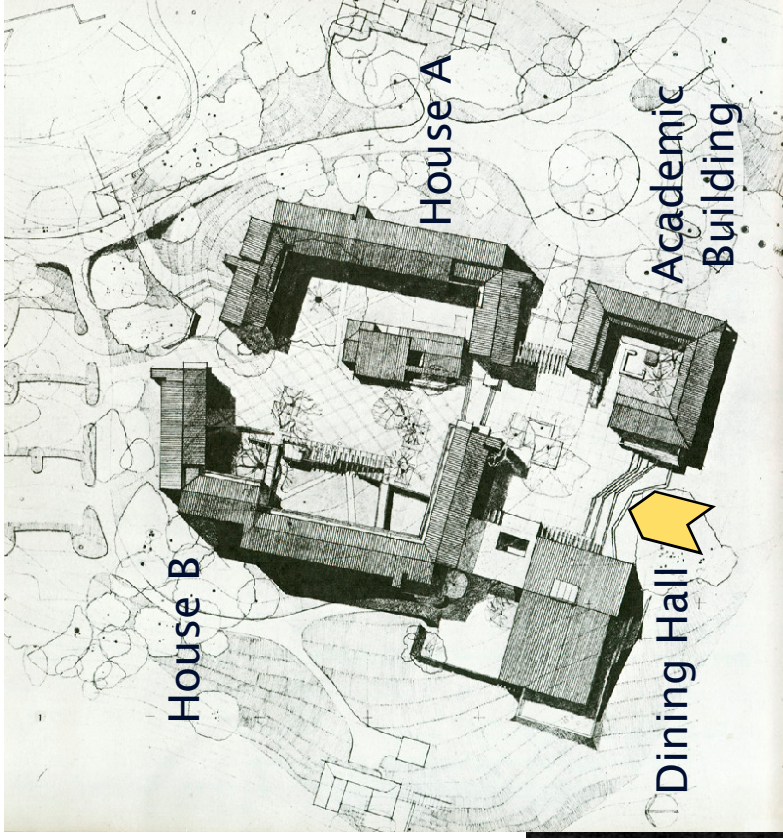


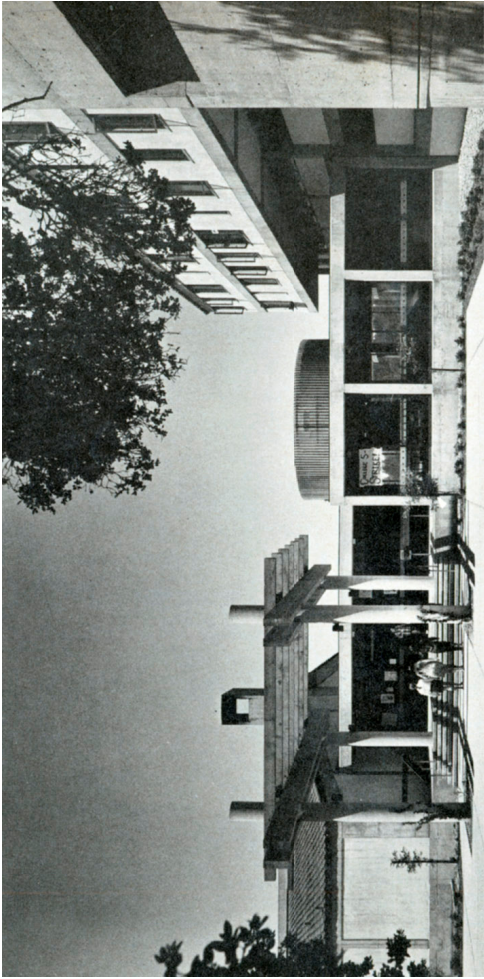
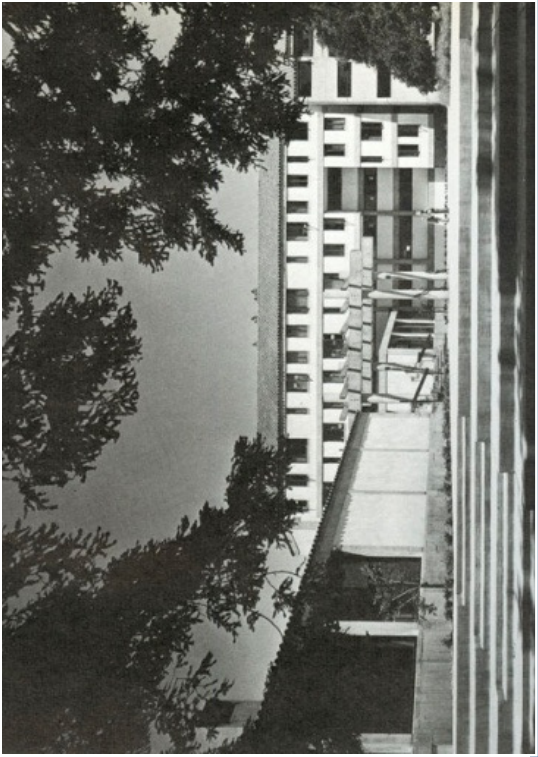
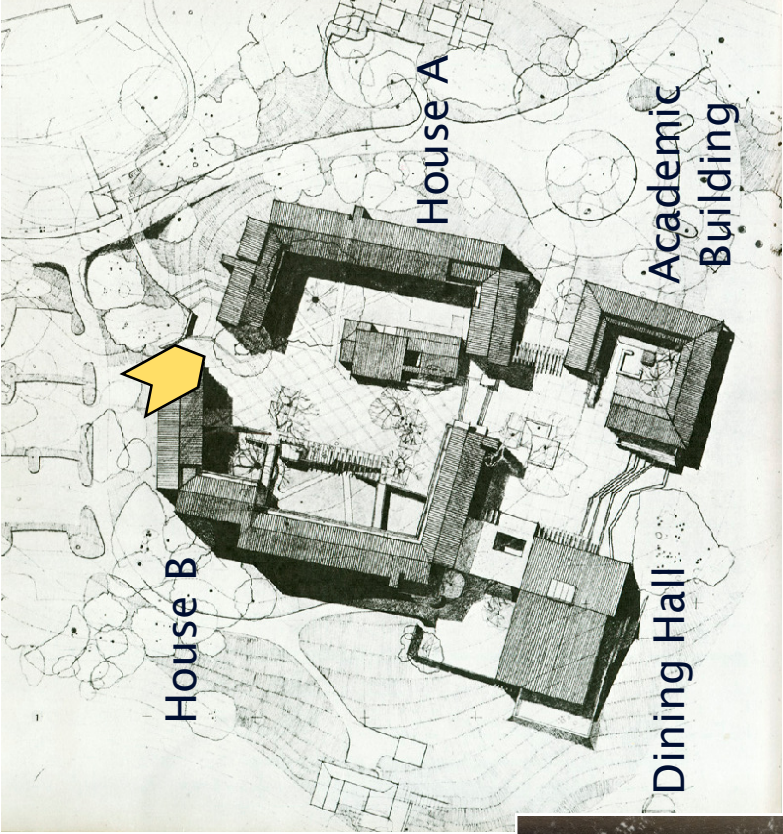
Photograph © 2003 by Alan Nyiri,
courtesy of the Atkinson Photographic Archive

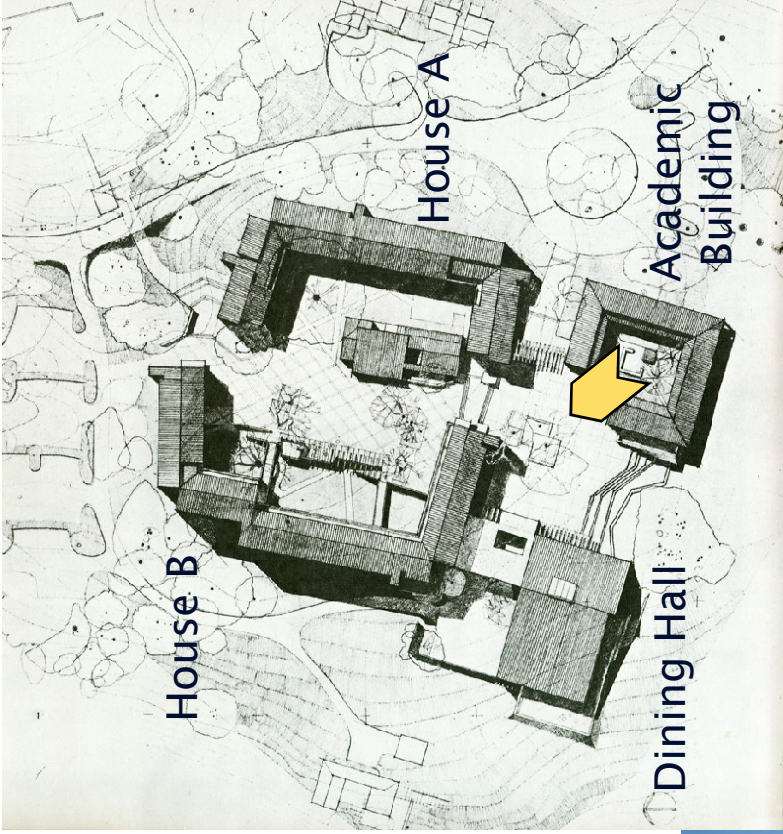


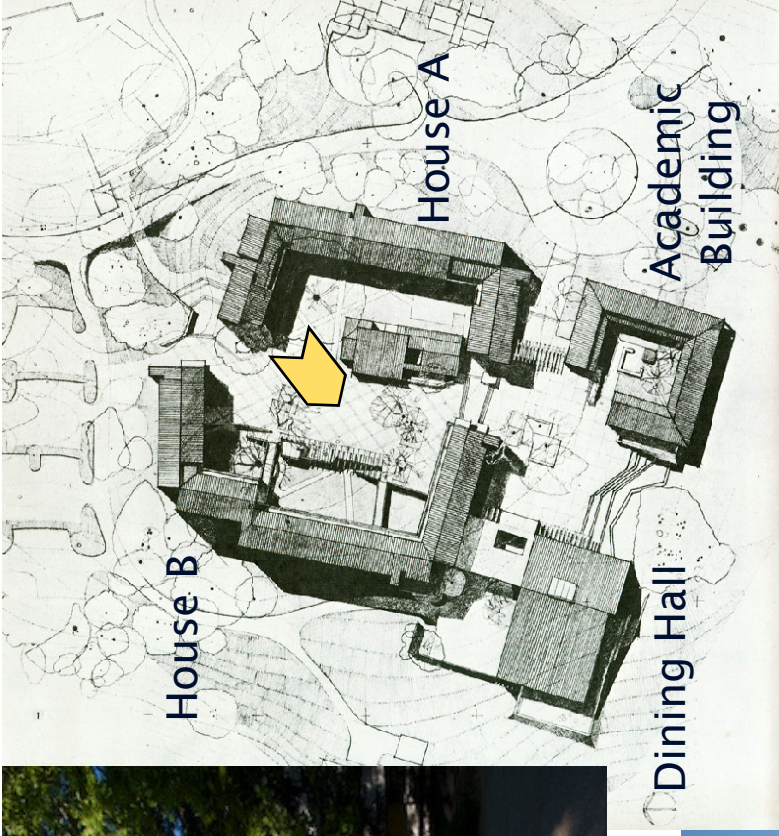


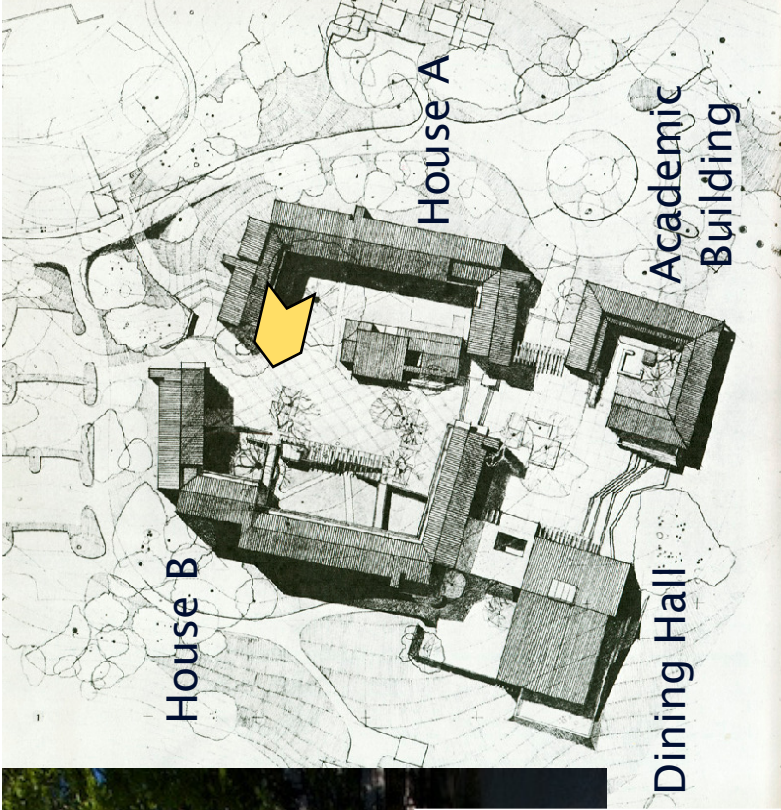


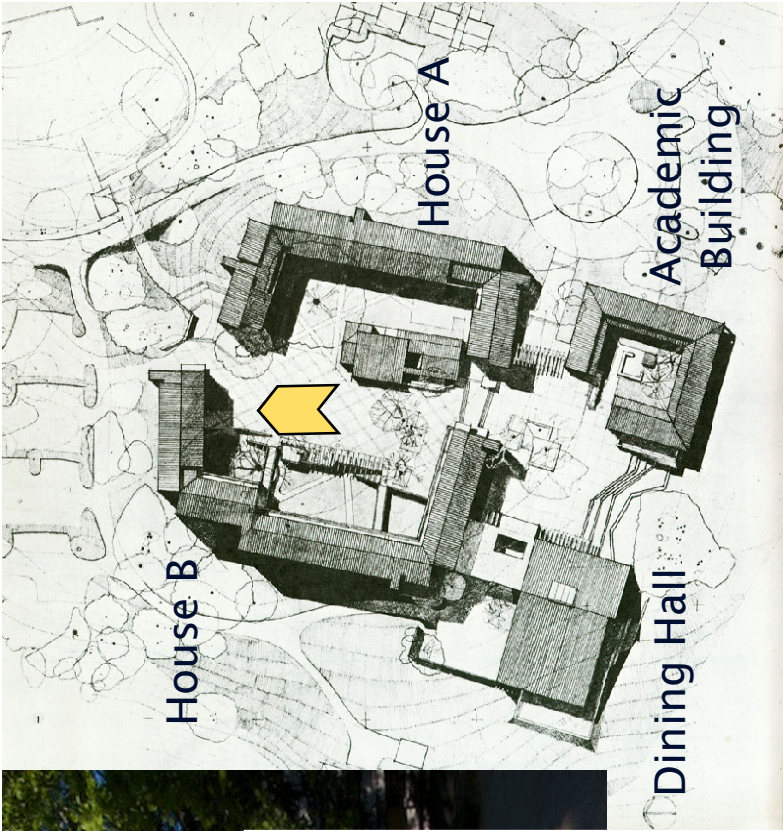






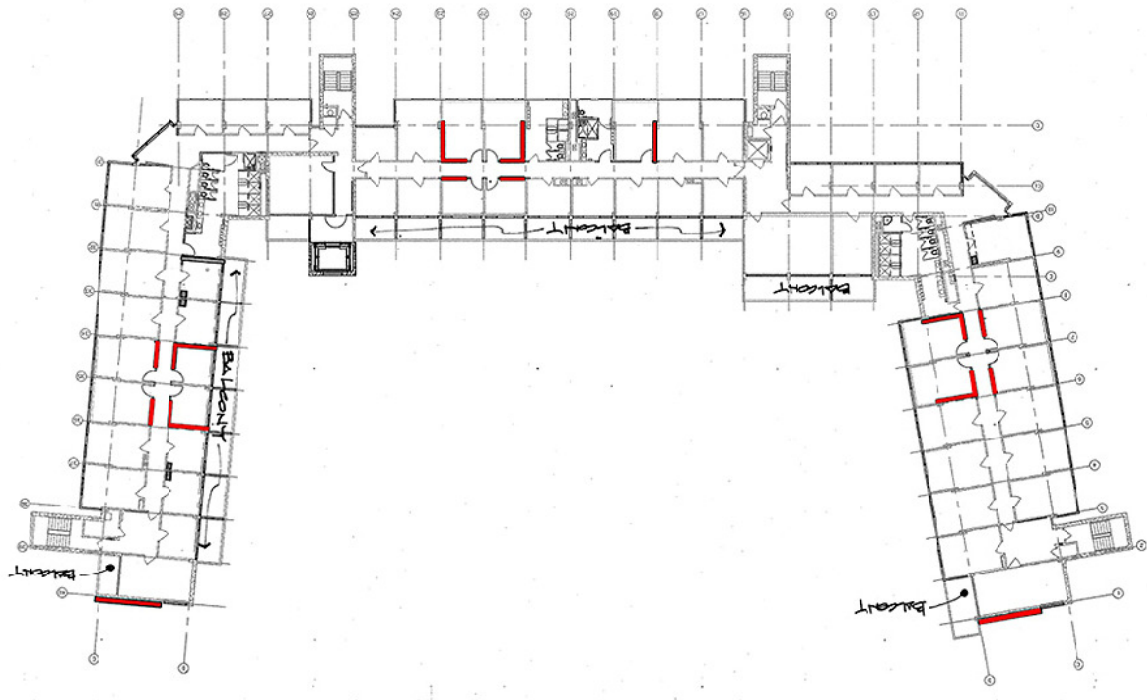






Project Scope

- Seismic Upgrade

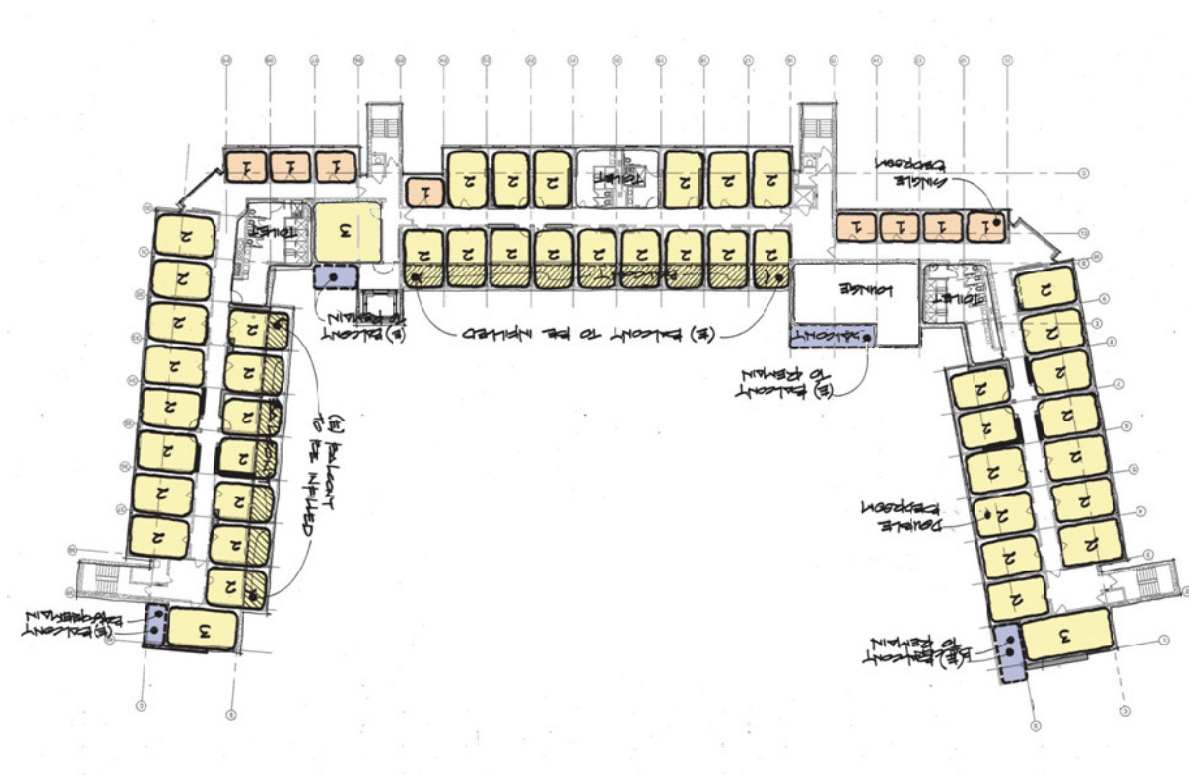


Project Scope

-
- A hand-drawn floor plan of a restaurant layout, oriented horizontally. The plan features several rectangular tables, each labeled with a number (1 or 2) and a color (yellow or orange). The layout includes a central corridor and several service areas. Handwritten labels in blue ink identify specific sections: 'Triple Restaurant' at the top left, 'Double Restaurant' at the bottom left, 'Double Restaurant' at the top right, and 'Double Restaurant' at the bottom right. A central area is labeled 'Lounge'. The plan also shows a 'Bar' area and a 'Kitchen' area. The layout is divided into sections by dashed lines, and the overall shape is irregular, with a central corridor and several side areas.

Project Scope

- Seismic Upgrade
- Cyclical Maintenance and Renewal
 - bathroom renovations
 - lighting and finish renewal
 - HVAC replacement & renewal
 - boiler & controls replacement
 - dining hall & server renovation
 - accessibility, including elevator
 - site improvements
 - storm water & sewer replacement
 - accessibility
 - landscape renewal



Project Scope

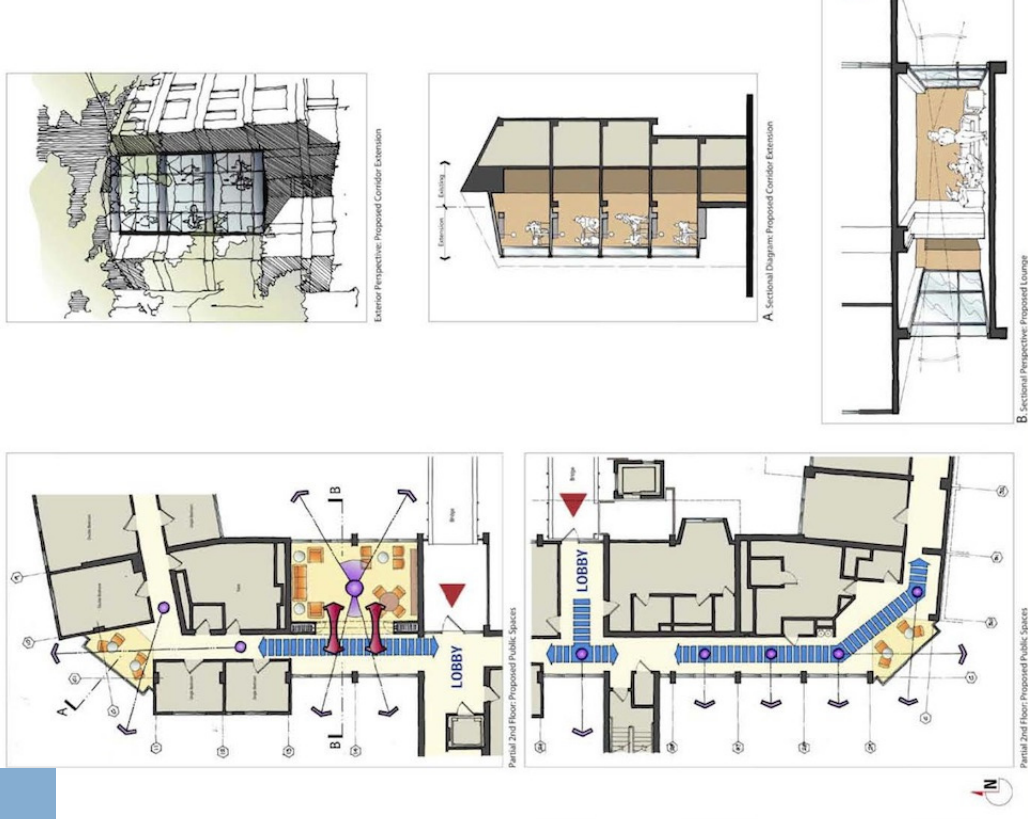
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EXISTING CORRIDOR CONDITION



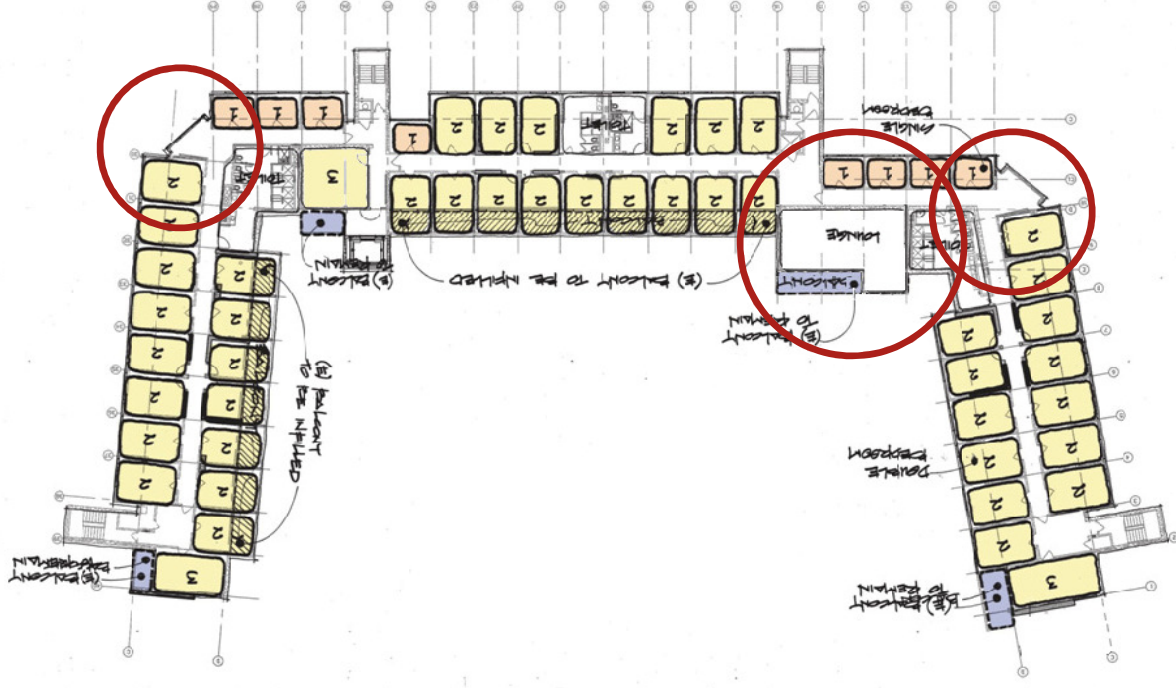
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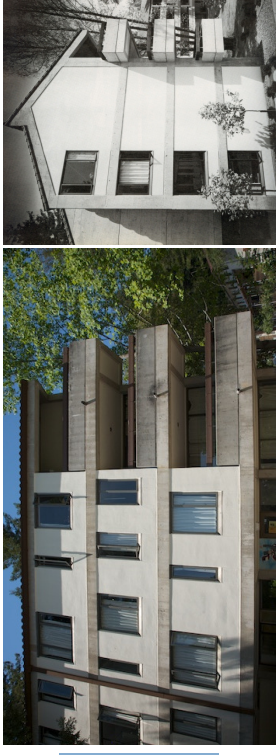
Project Scope

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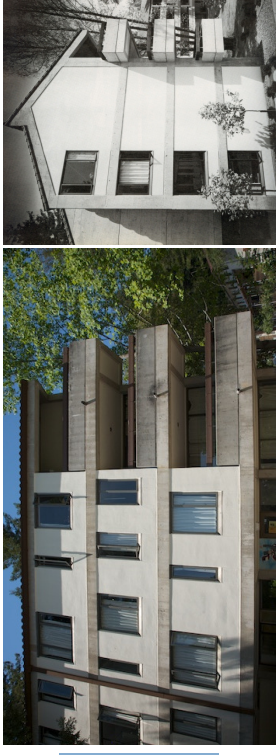
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Skyline Engineering

Page 6

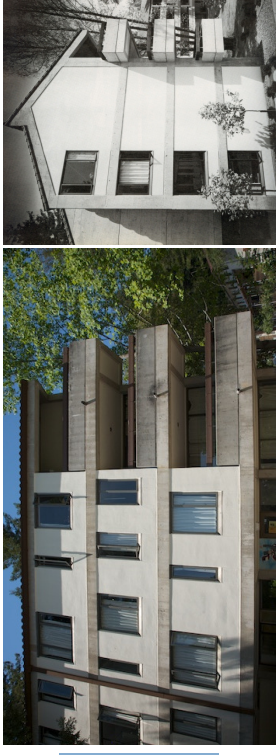
In some areas throughout Dorm B, rust is appearing at the base of plaster wall sections. This clearly indicates water having been trapped behind the plaster without a means to escape.



8100 Wilshire Road, Salinas CA 93007 • Phone: 831-962-4188 • Fax: 831-963-4187
Email: skyline@skynet.com • www.skylineengineering.com

Project Scope

- Seismic Upgrade
- Cyclical Maintenance and Renewal
 - bathroom renovations
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 - dining hall & servery renovation
 - accessibility, including elevator
 - site improvements
 - storm water & sewer replacement
 - accessibility
 - landscape renewal



mold on inside gyp board face

PHOTOGRAPHS OF CONDITIONS

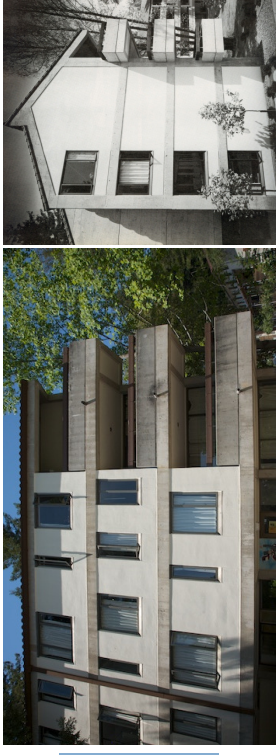
This is a photo of the exterior wall area that was opened up. Note black mold on the inside of the sheet rock. Also note that the wall has been previously opened and repaired from the inside. The bottom plate is completely rusted.



rusty sill plate

Project Scope

- Seismic Upgrade
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 - landscape renewal



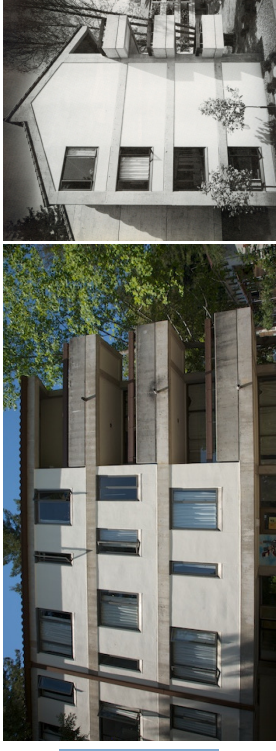
rusted sill plate - protected face



rusted sill plate - exposed face

Project Scope

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 - accessibility
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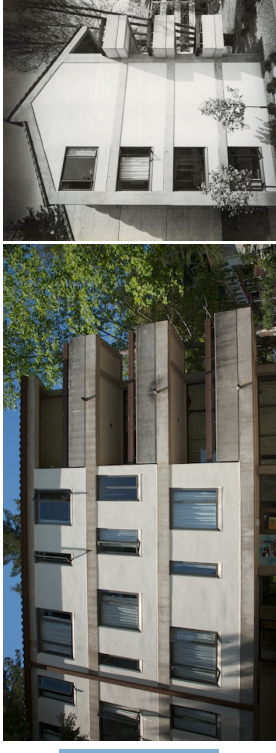
damaged waterproofing membrane

These are photos of the waterproofing membrane behind the plaster exterior wall. If this condition exists throughout the building, then there is no longer adequate waterproofing to keep water out of the interior structure.



Project Scope

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rusted window sill

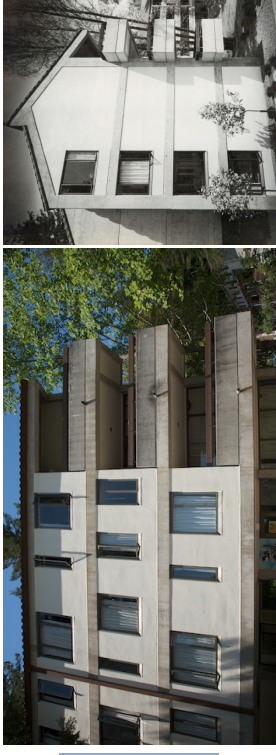
These photos show steel framing rust damage at the base of a window. This condition was consistent throughout all the areas opened.



Project Scope

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- Exterior Skin Replacement
- Additional Floors



UNIVERSITY OF CALIFORNIA
SANTA CRUZ

PORTER COLLEGE
RESIDENCE A



ADDITIONAL FLOOR
FEASIBILITY STUDY

April 24, 2008

Prepared by:

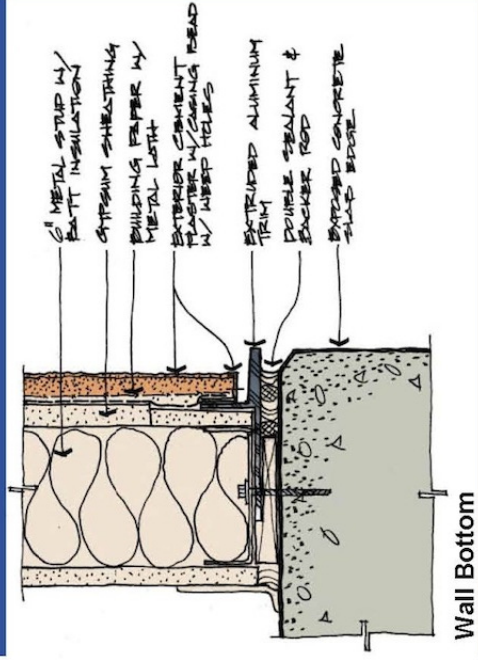
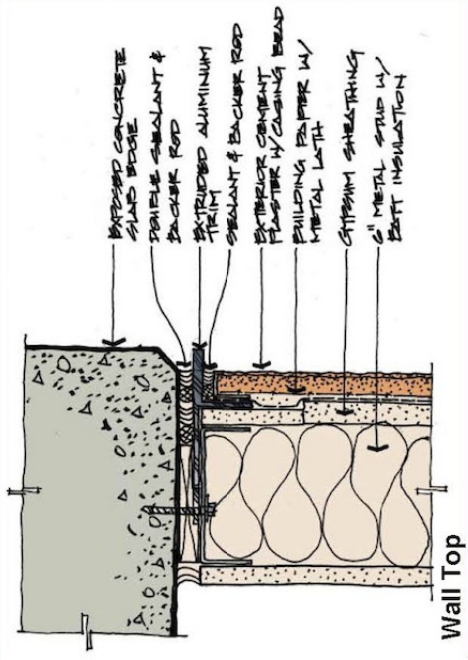


ANSHEN + ALLEN

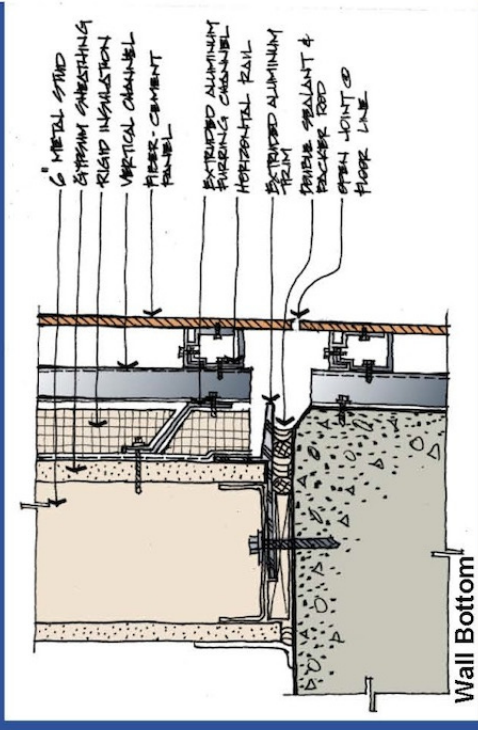
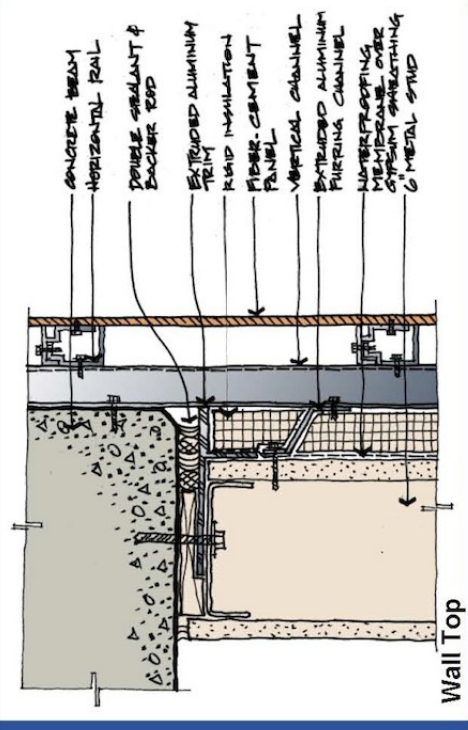


DAVIS LANGDON

CEMENT PLASTER SYSTEM

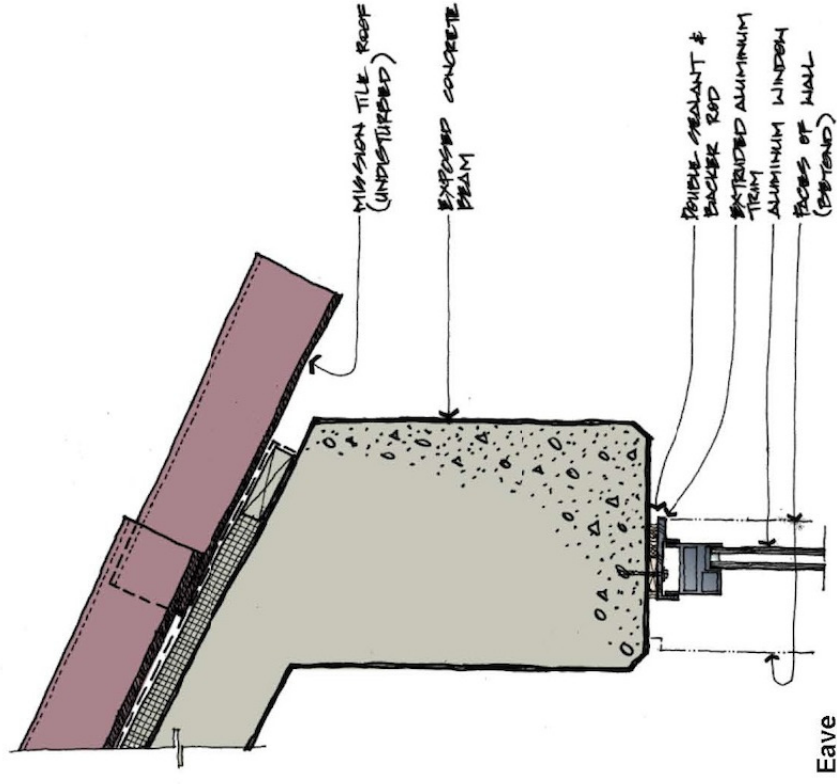


RAIN SCREEN SYSTEM

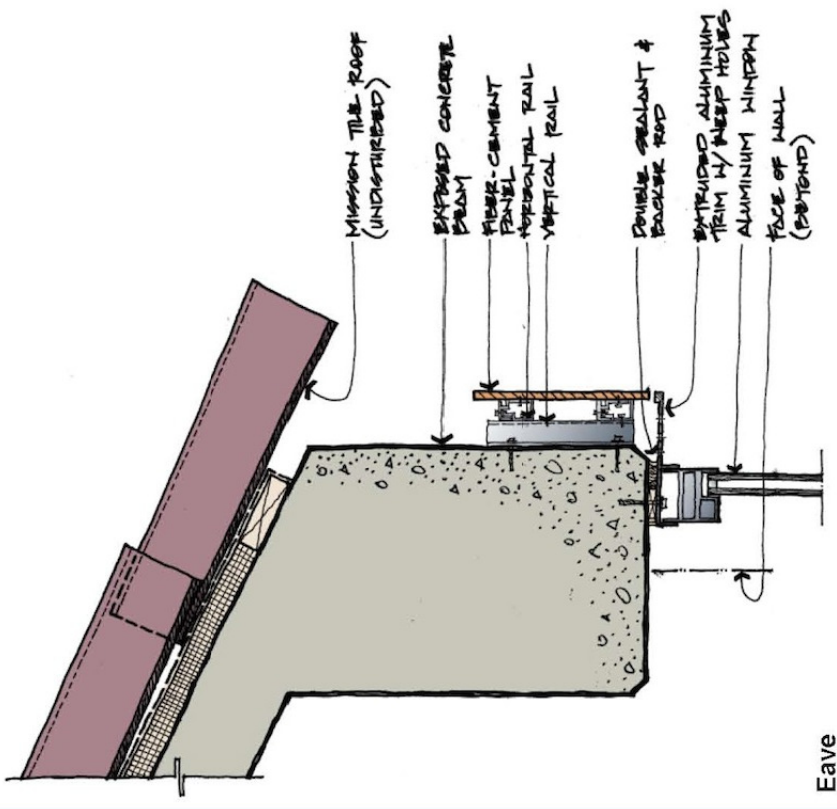


Cladding Alternatives

CEMENT PLASTER SYSTEM

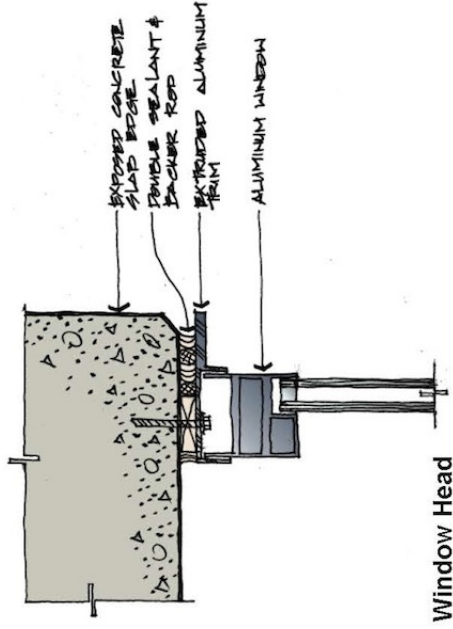


RAIN SCREEN SYSTEM



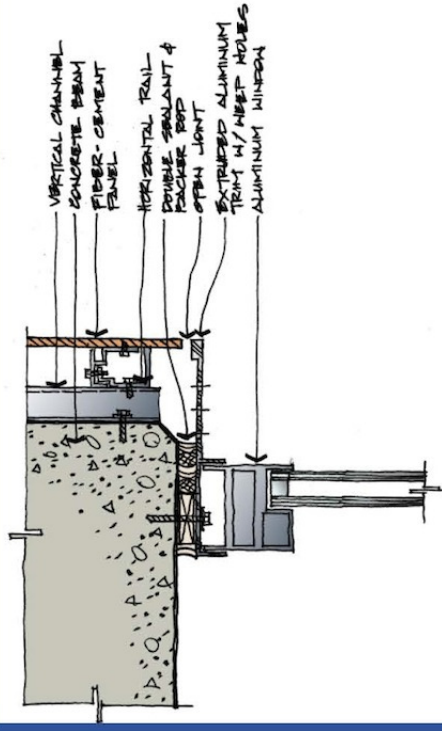
Cladding Alternatives

CEMENT PLASTER SYSTEM

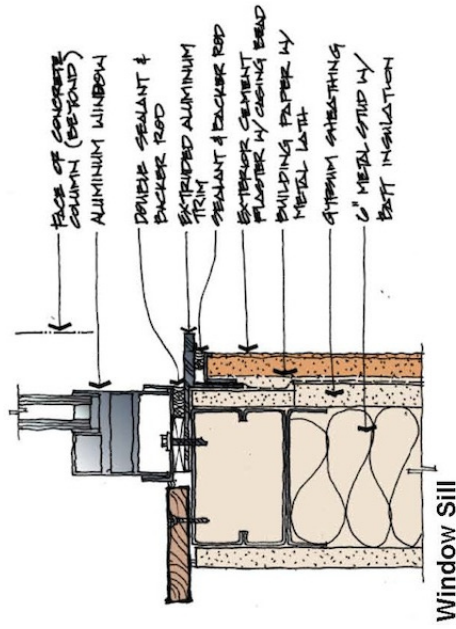


Window Head

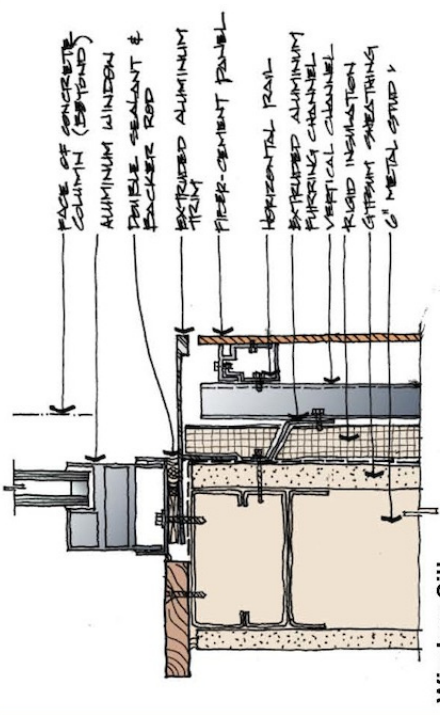
RAIN SCREEN SYSTEM



Window Head



Window Sill

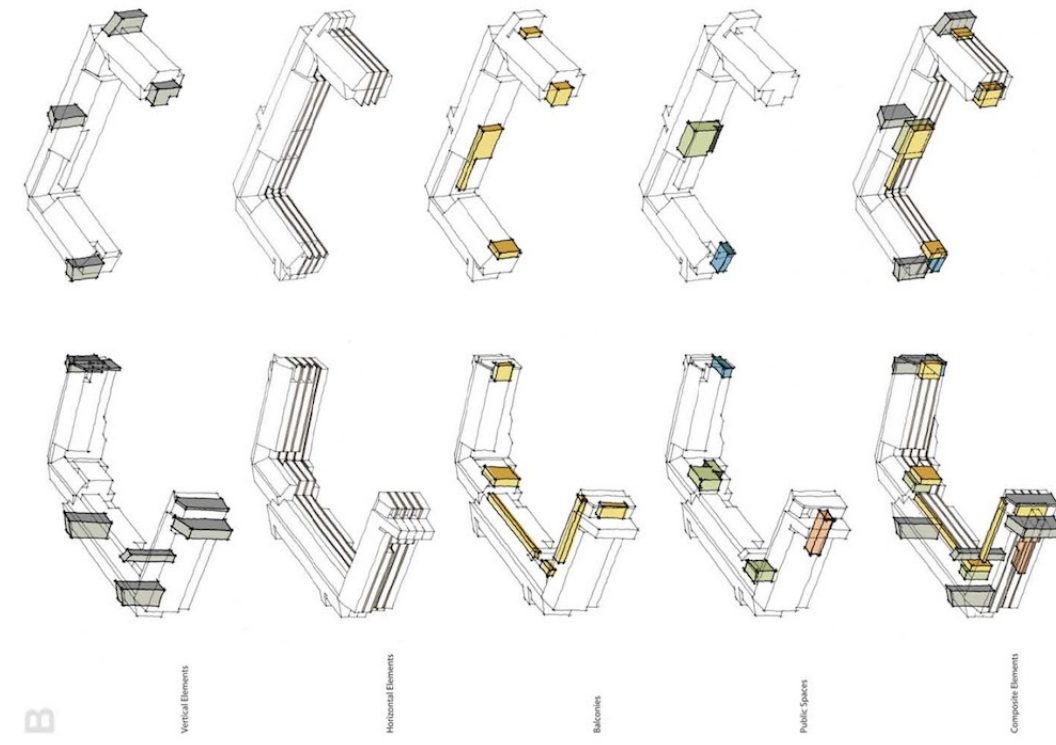


Window Sill

Cladding Alternatives



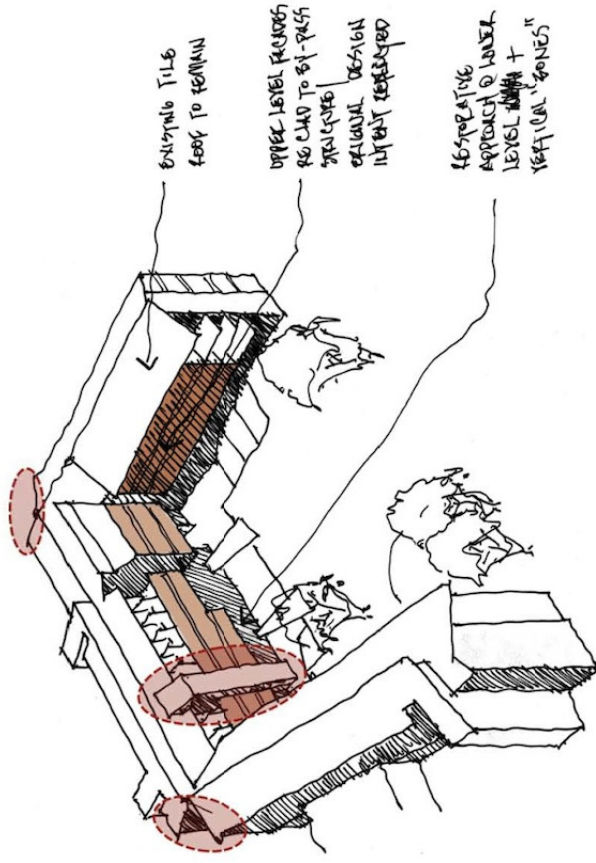
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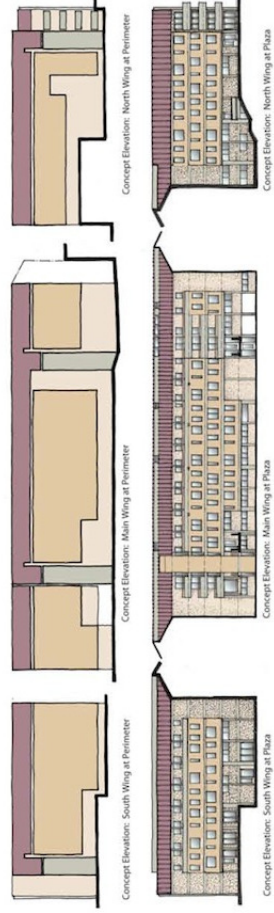
B

Building Design Analysis

Porter B



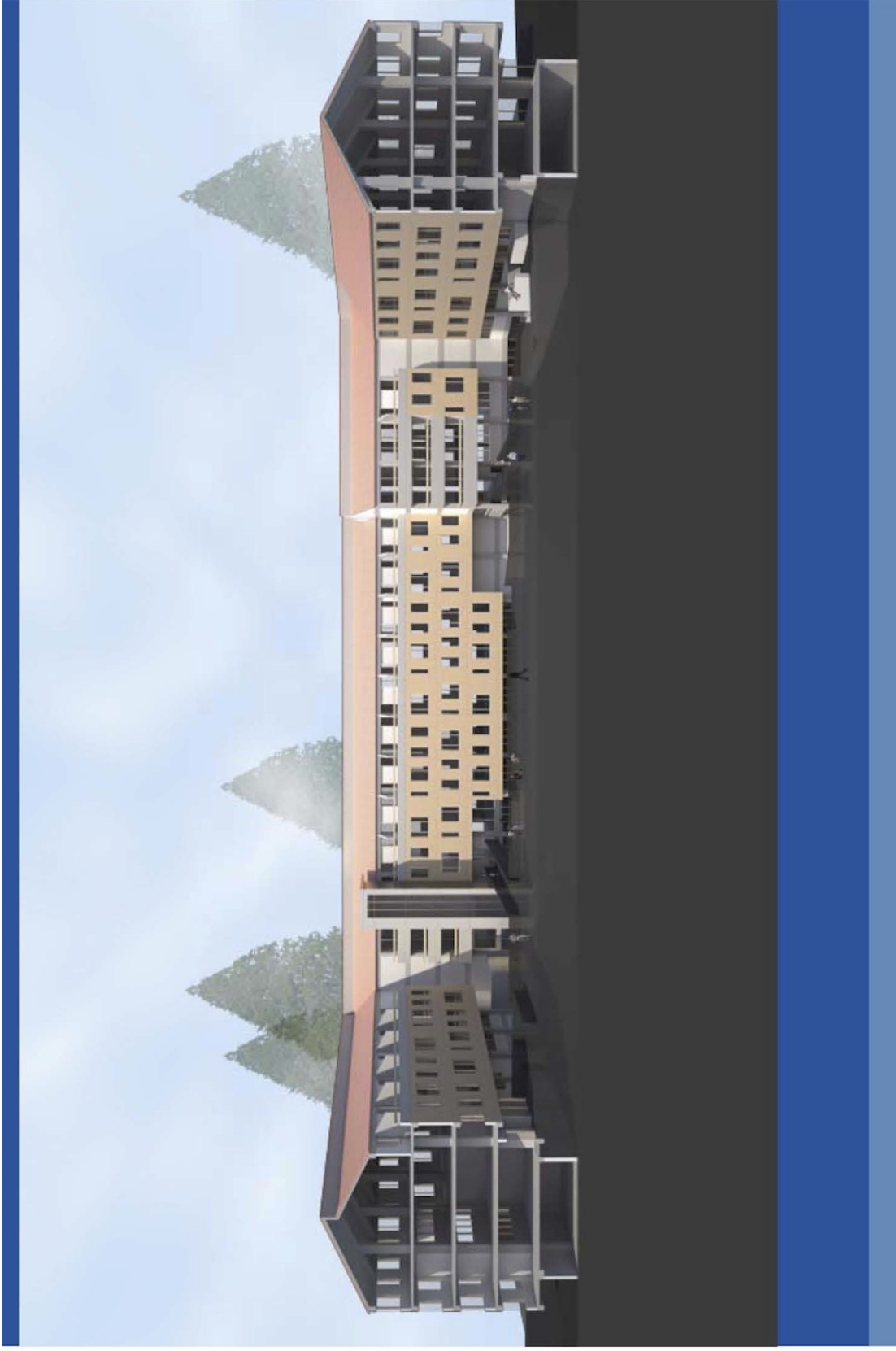
Horizontal Concept Perspective



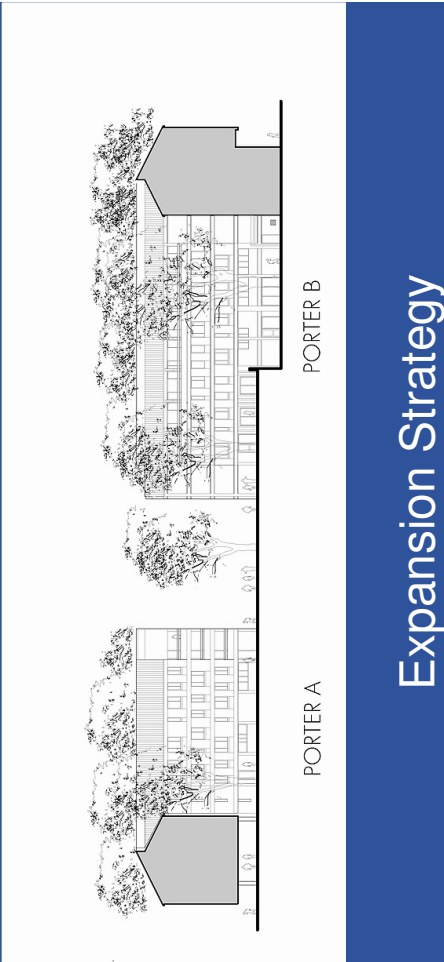
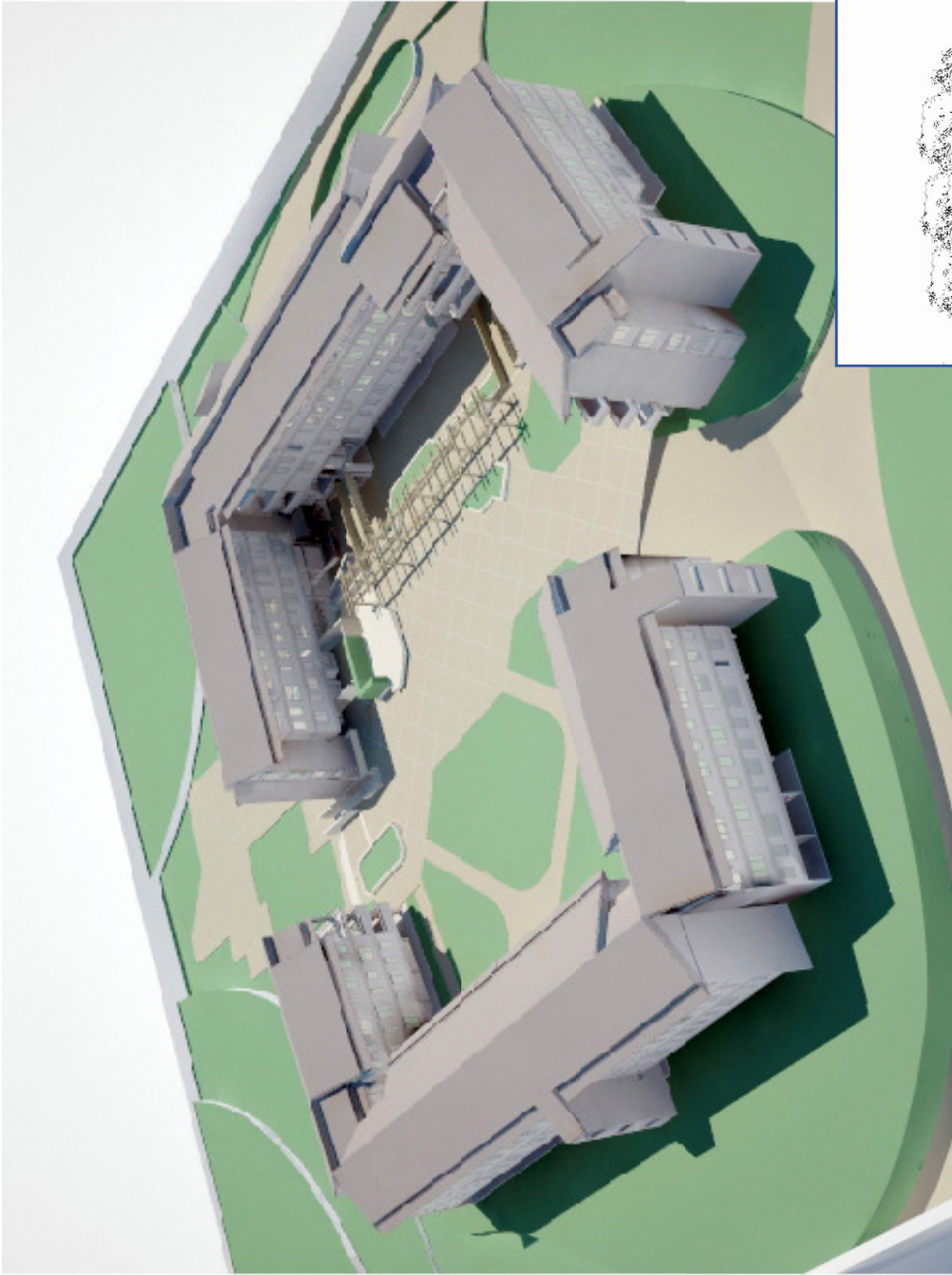
LEGEND

- RAIN SCREEN
- CEMENT PLASTER
- FULL-HEIGHT GLAZING
- PUBLIC SPACES

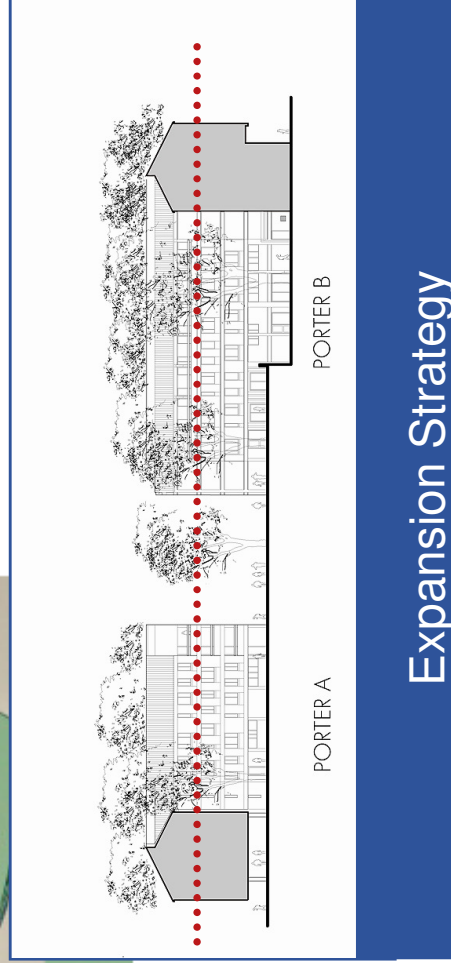
Rain Screen Studies



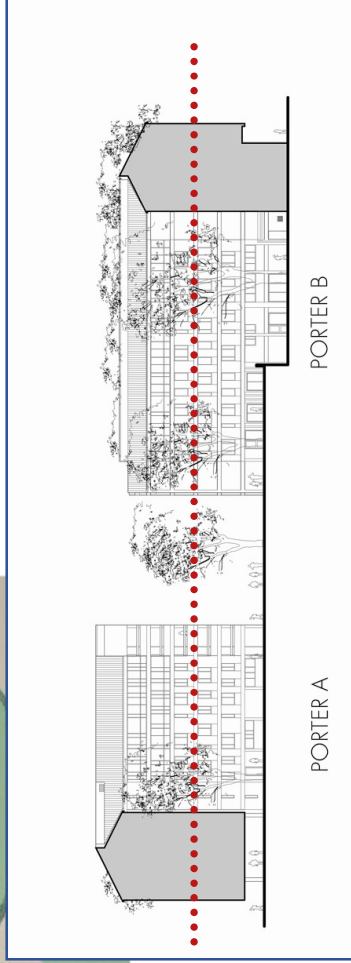
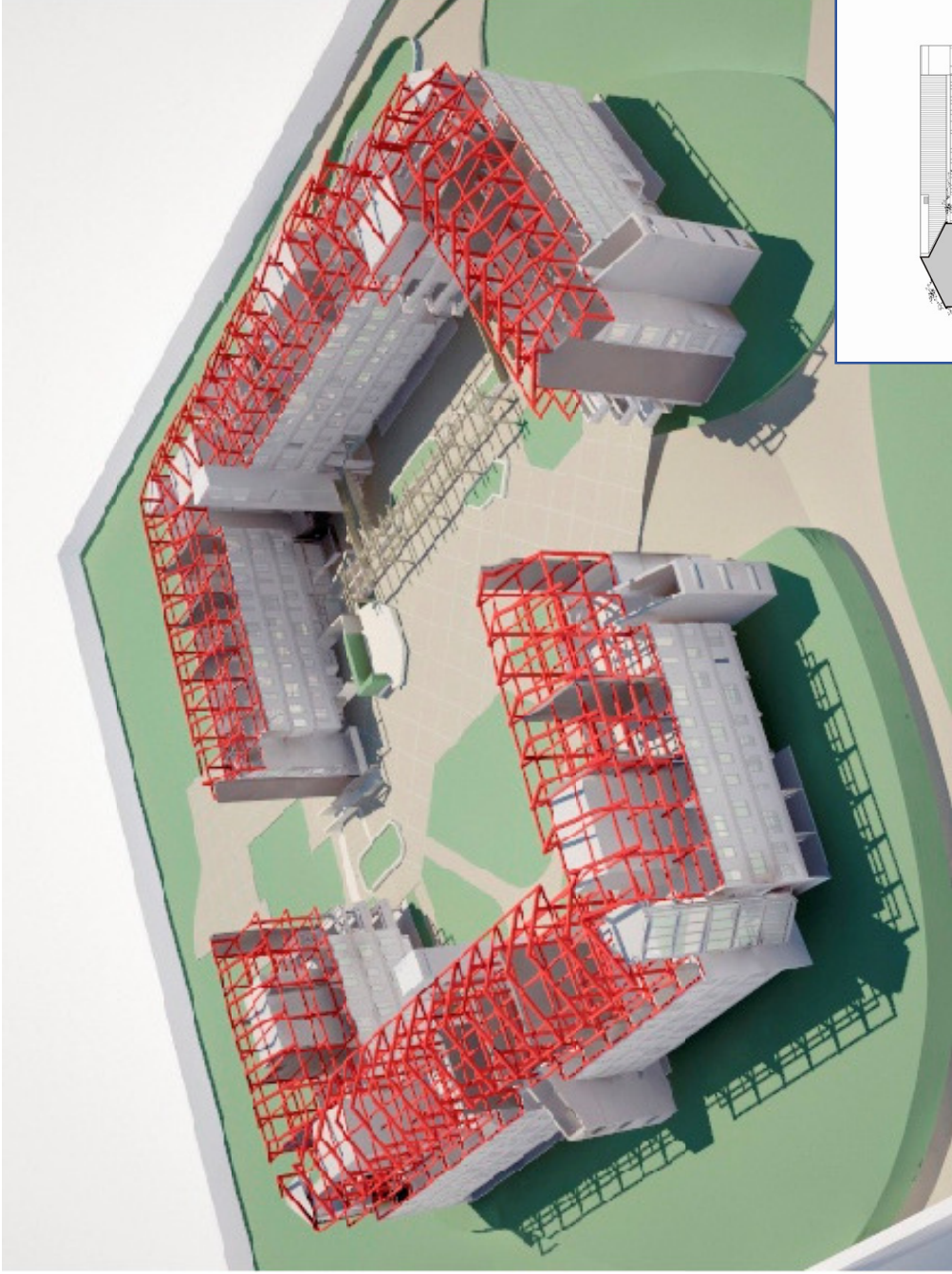
Elevation Studies



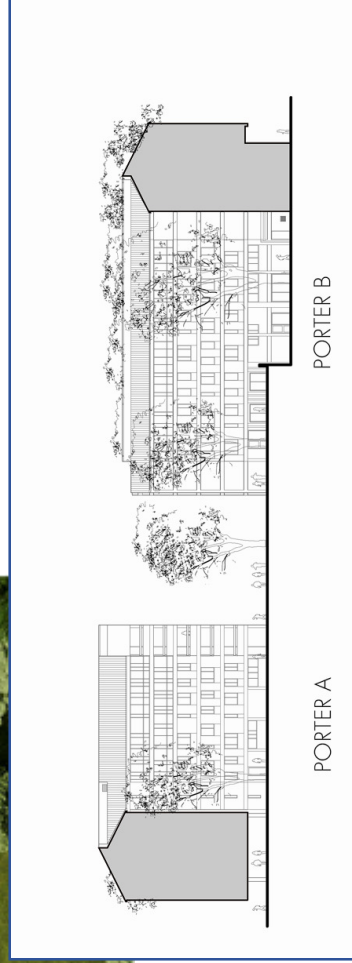
Expansion Strategy



Expansion Strategy



Expansion Strategy



Expansion Strategy



Expansion Studies



Expansion Studies



Expansion Studies



Architectural Language



Architectural Language



Architectural Language



Architectural Language



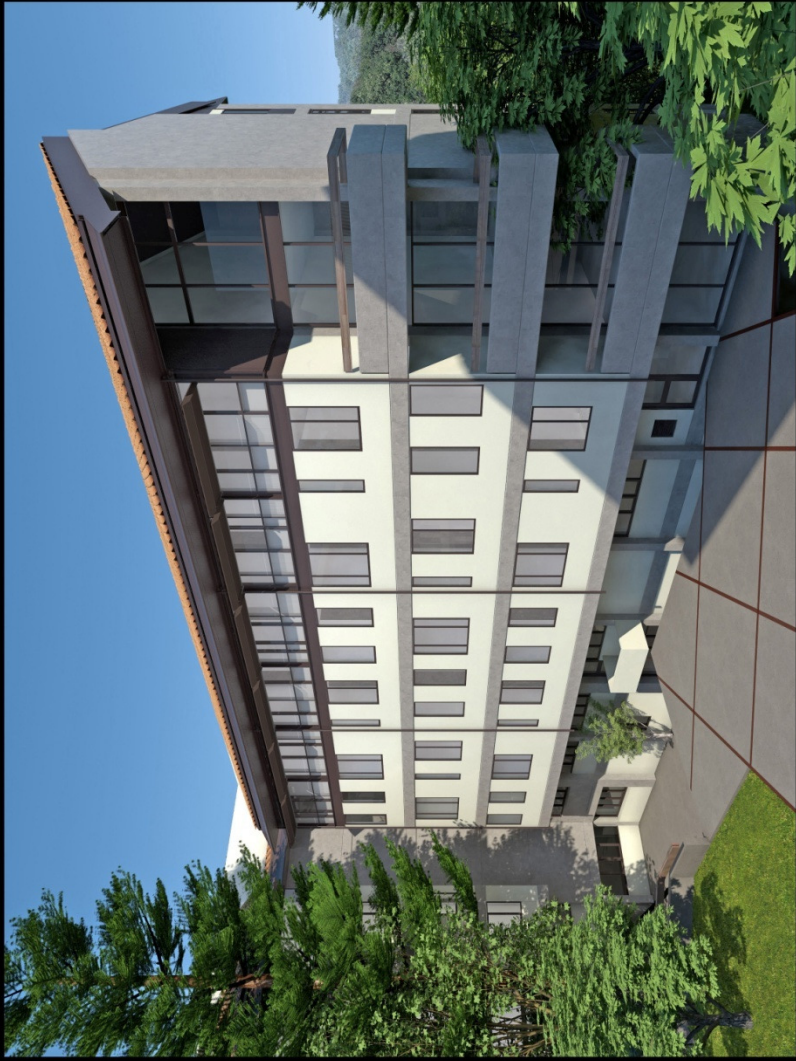
Architectural Language



Architectural Language



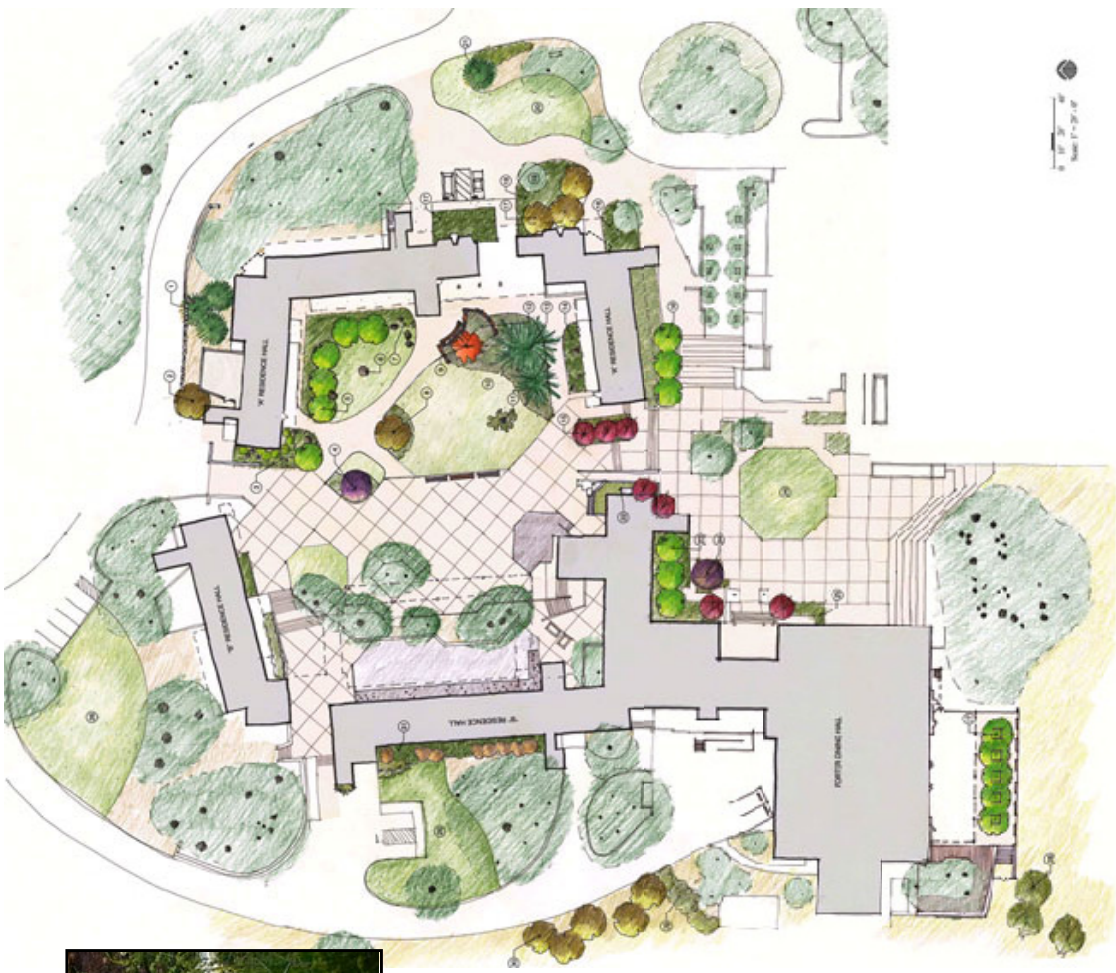
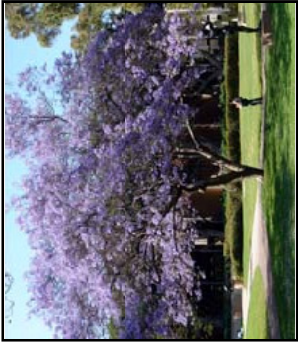
Age Group	Percentage
18-24	15
25-34	35
35-44	25
45-54	15
55-64	10
65-74	5
75-84	2
85+	1









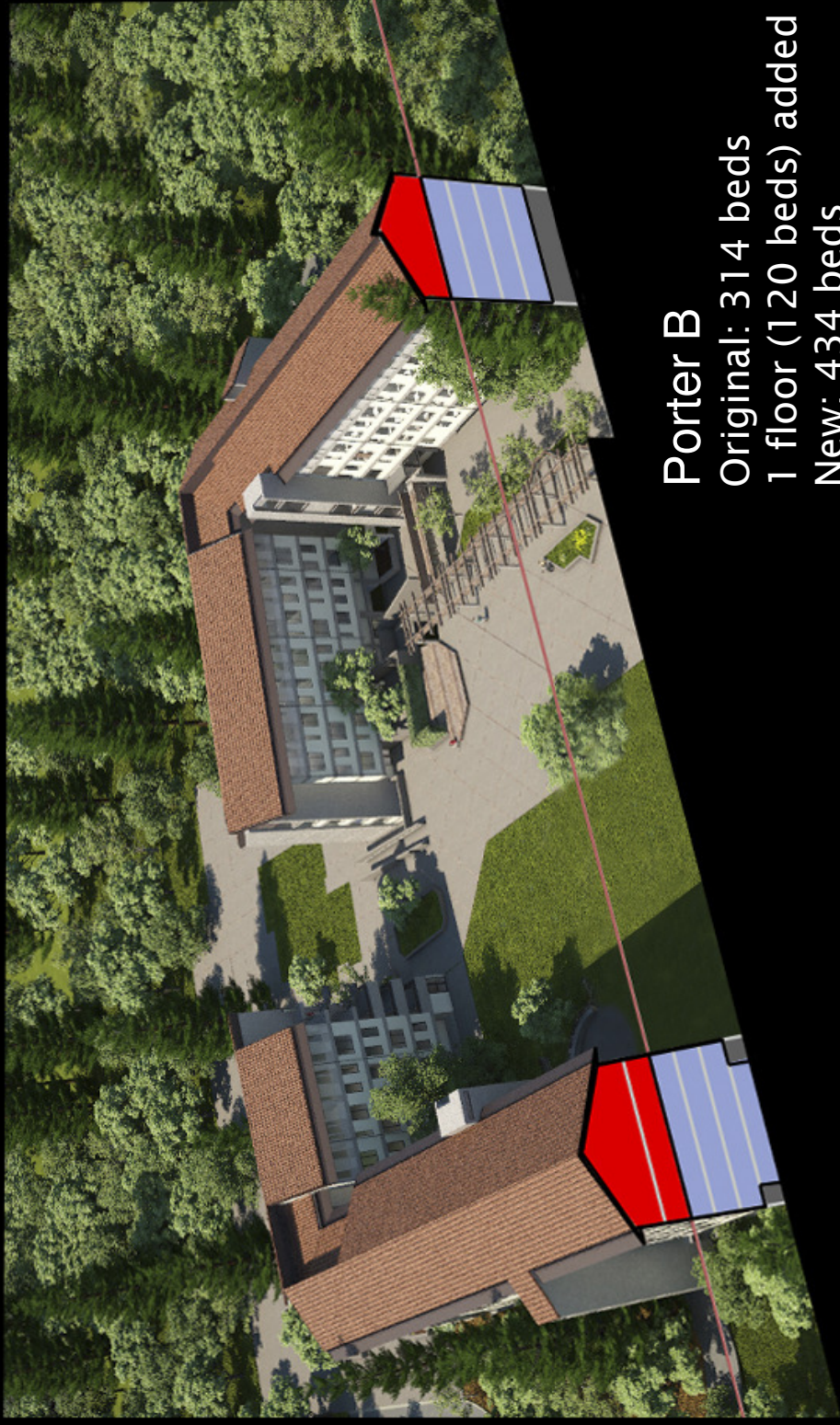


Landscape Renewal









Porter A

Original: 232 beds
2 floors (177 beds) added
New: 409 beds

Porter B

Original: 314 beds
1 floor (120 beds) added
New: 434 beds

843 Beds Total (297 Added)
54% Increased Occupancy

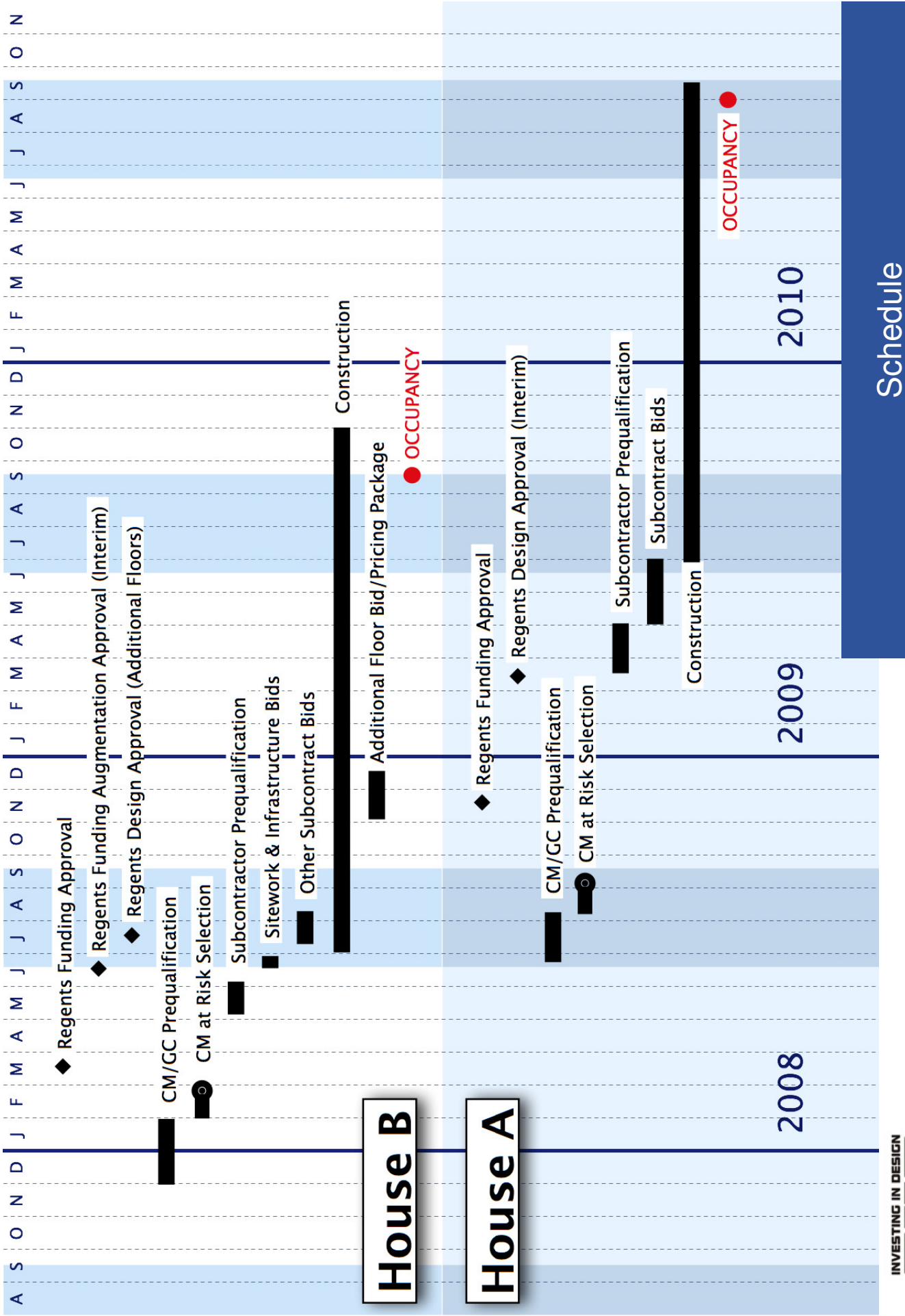
Final Scope of Expansion

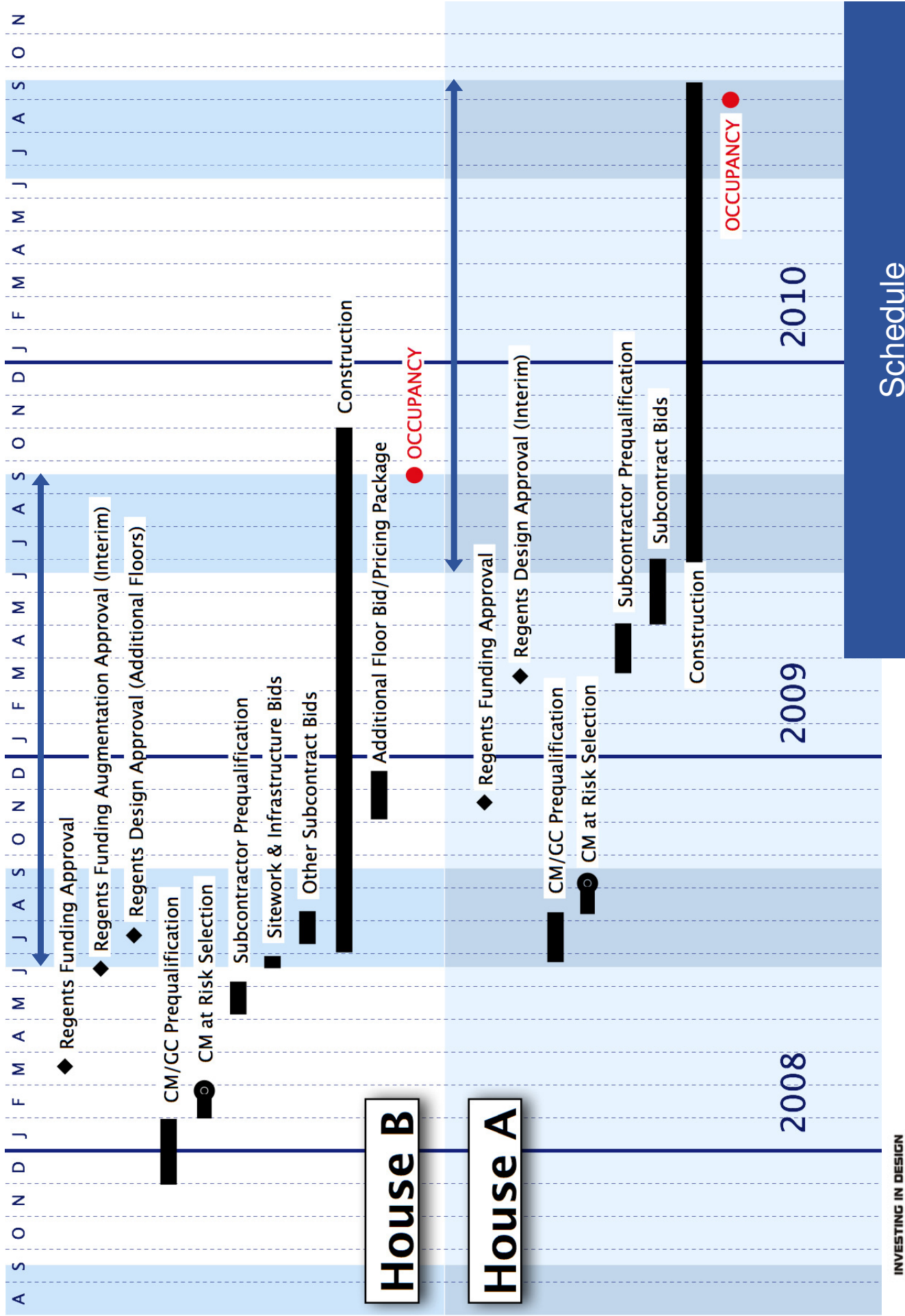
	House A	House B (inc. Dining Hall)	Total
Project Cost	\$49,007,000	\$81,838,000	\$130,845,000
Construction Cost	\$37,218,000	\$59,710,000	\$96,928,000
Original Design Beds	232	314	546
Added Beds	177	120	297
Total Beds	409	434	843

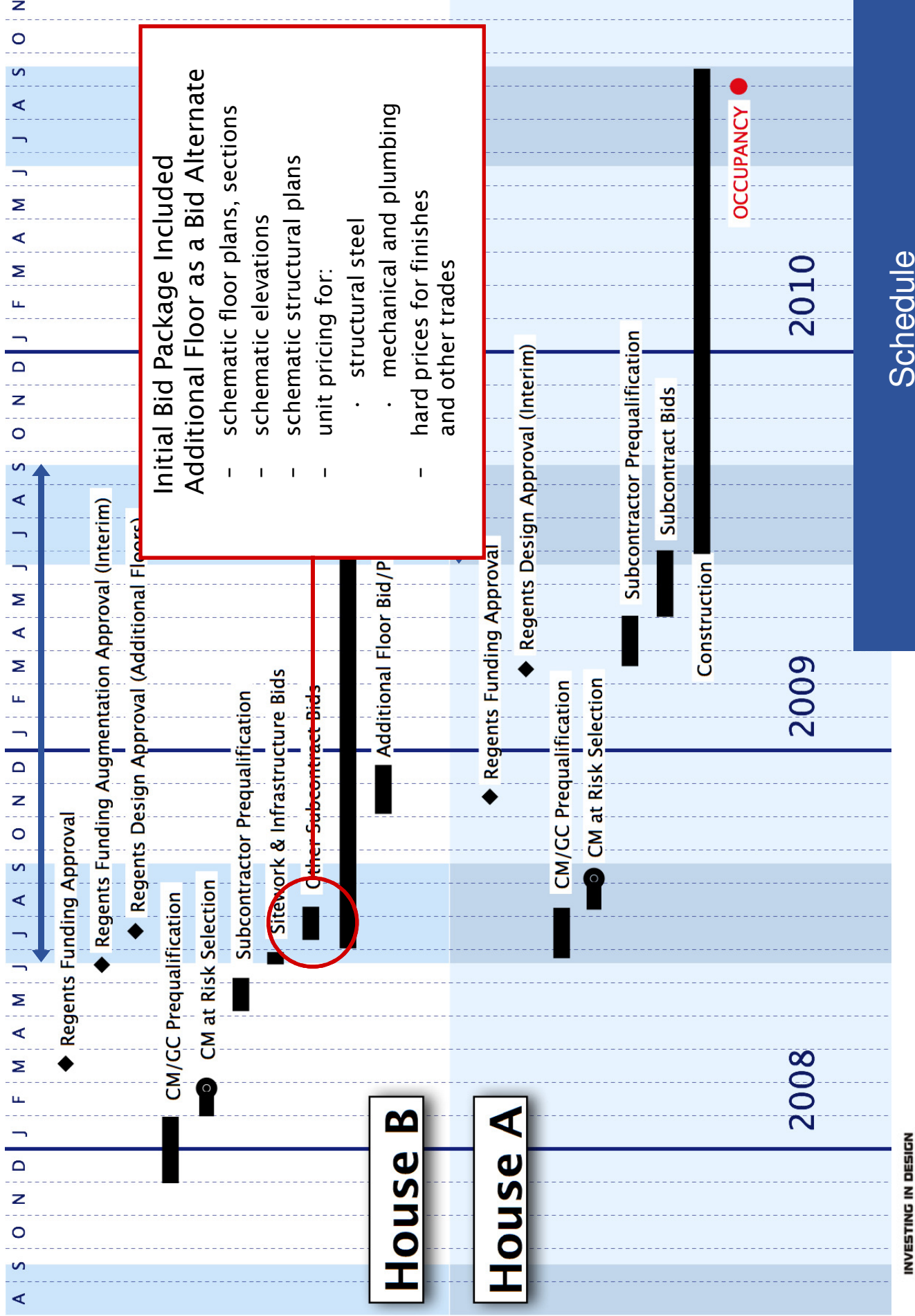
Project Costs

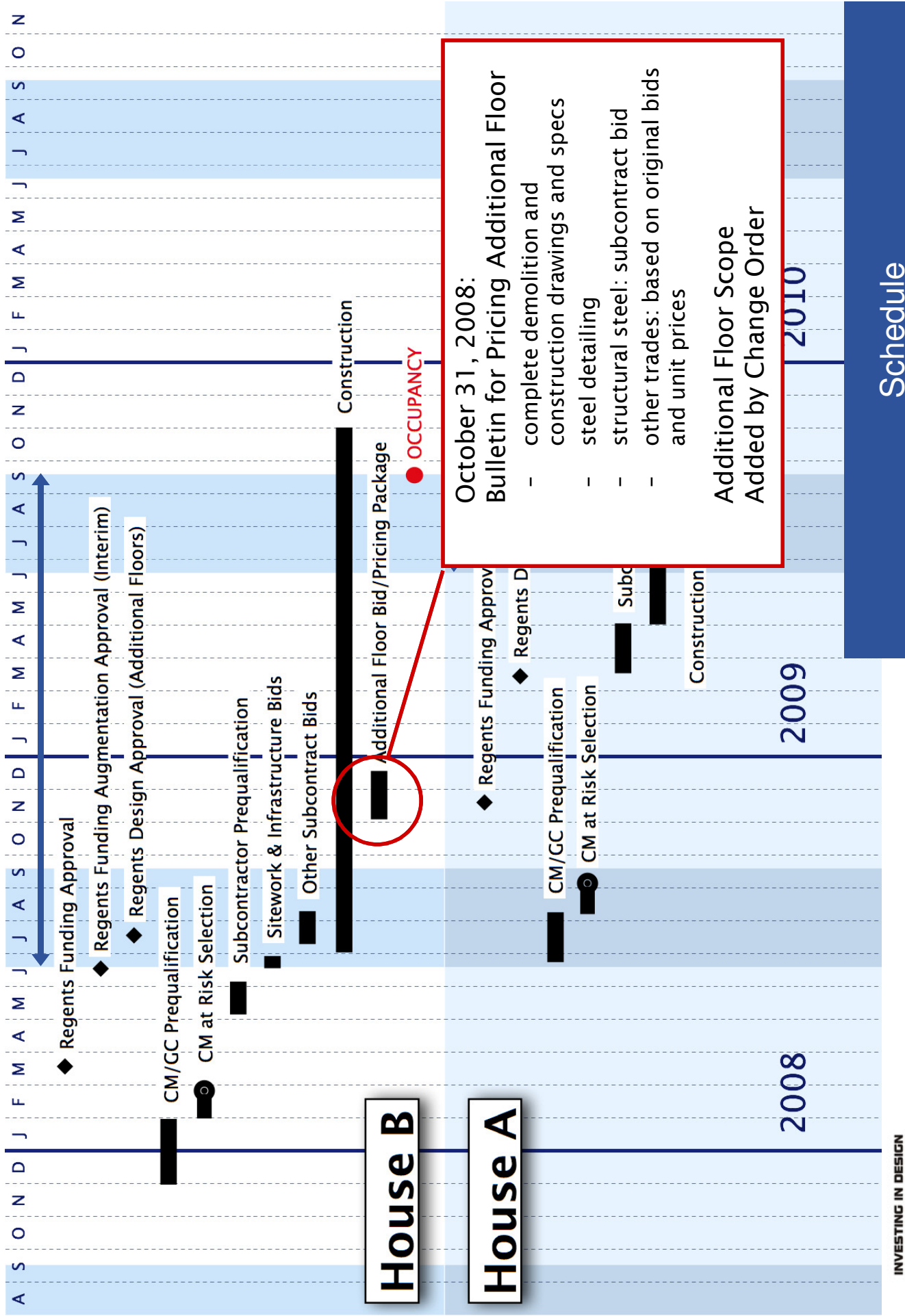
- **Schedule Challenges**
 - **continued occupancy** of one residence hall
 - late discovery of **exterior cladding problems**
 - **late exploration** of potential for **additional floors**
 - House A and House B were required to be **separate capital projects**
- **CM at Risk Selected Because:**
 - UCSC has had **excellent results** on major projects
 - good **collaboration** among A/E team, GC, and UCSC
 - **prequalification** requirements typically result in **better contractors and subcontractors**
 - it allows **fast tracking** of construction
 - it allows and encourages **builder input** during the design and construction document phases

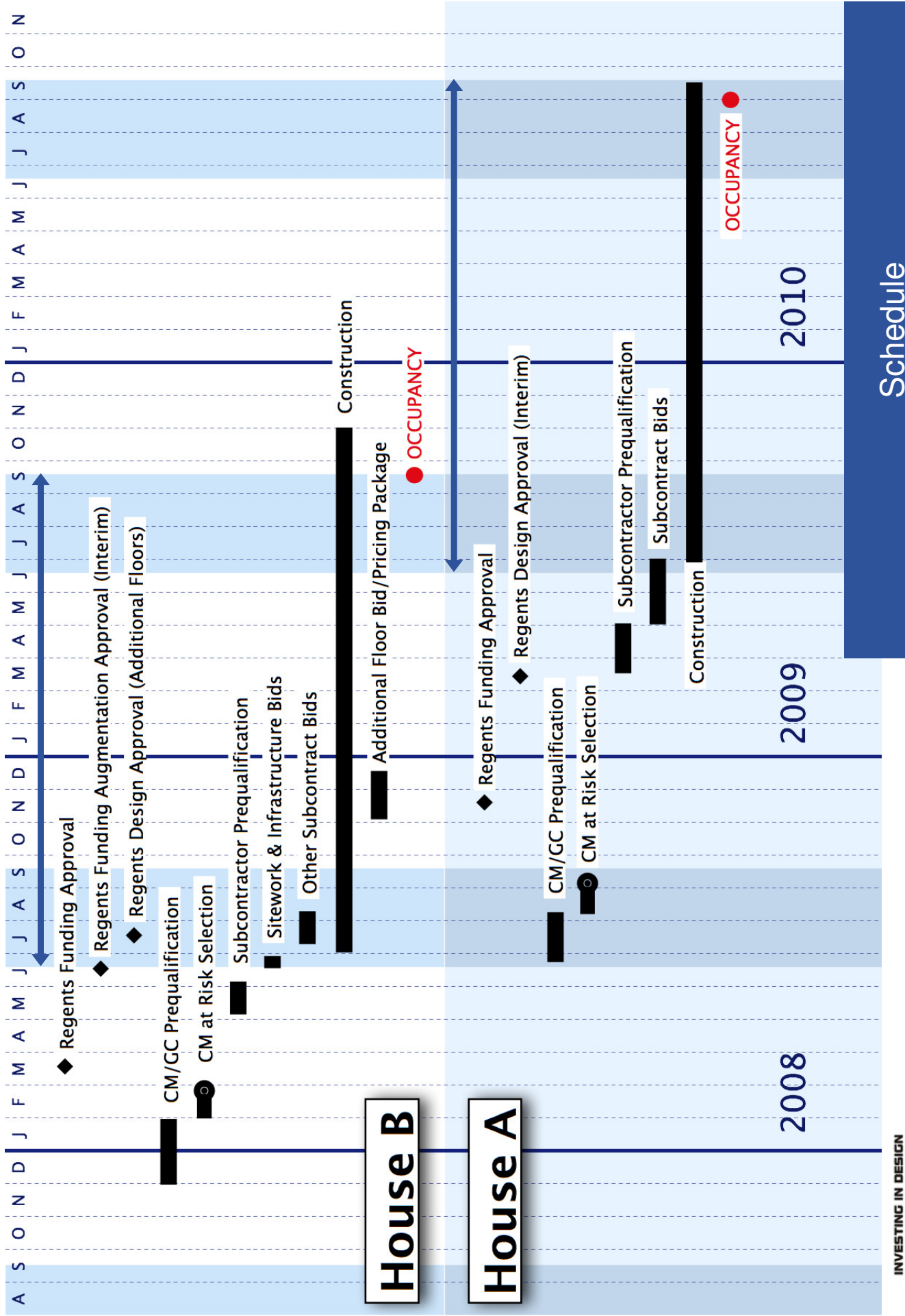
- **Prequalify** General Contractors
 - written submittals
 - interviews with project team
- Contract Award Based on **Low Bid** from Prequalified GC
 - General Conditions
 - Contractor's Fee (i.e., overhead and profit)
- CM/GC Prepares Bid Packages
- **Prequalify Subcontractors**
- Subcontractor Bidding Process Incorporates All Standard UC Bidding & **Public Contract Code** Provisions
 - subcontract award based on **lowest bid** for each subcontract scope of work
- **Contract Amendment** Incorporates Subcontract Work into CM/GC Contract













Construction



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