Department Chair Fall Forum

October 3, 2017
Construction Future and Present Programs

Blythe Wilson, Architect
Director of Project Management
UC Riverside History

- **1907** - Riverside Citrus Experiment Station, the forbearer of the university opens

- **1948** - Signed legislation authorizes UC to open campuses in Riverside and Davis

- **1952** - UCR holds groundbreaking ceremonies and begins construction of 5 buildings

- **1954** - 125 students and 65 faculty arrive on campus for first day of classes; first 20 students graduate from UCR

- **1959** - UC Regents vote to make UCR a “general” campus
UC Riverside Today

- 1,127 contiguous acres
- 22,921 students
- 8,686 academic and staff employees
- 6,800 on-campus residents
- Over 7 million square feet in buildings
- Over 10,000 Parking Spaces
# Summary of A&E Capital Project Expenditures 2014-2017

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th># of Capital Projects</th>
<th>Total Capital Project Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014-15</td>
<td>55</td>
<td>$42,422,699.35</td>
</tr>
<tr>
<td>2015-16</td>
<td>97</td>
<td>$29,103,951.28</td>
</tr>
<tr>
<td>2016-17</td>
<td>166</td>
<td>$84,622,647.75</td>
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Expected Expenditure Next 5 Years

$500,000,000 to $2,500,000,000*

*Depends on PPP Portfolio Approval and Completion
## MRB1 Project Data

### PROJECT PROGRAM

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laboratories, Support, Research Offices:</td>
<td>71,021 ASF</td>
</tr>
<tr>
<td>Core Laboratories:</td>
<td>15,547 ASF</td>
</tr>
<tr>
<td>Conference, Collaboration, Bldg Support</td>
<td>25,341 ASF</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>111,910 ASF</strong></td>
</tr>
<tr>
<td>Additional Shell Space</td>
<td>15,210 ASF</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>179,100 GSF</strong></td>
</tr>
</tbody>
</table>

### Project Budget:
- **$150,000,000**

### Construction Cost:
- **$116,477,000**

### Delivery:
- Design-Build

### Contractor:
- Hensel Phelps

### Architect of Record:
- SmithGroup, JJR

### Construction Completion:
- September 2018

### Move-In and Use:
- Spring 2019
MRB1 Project Example
Barn Project Data

PROJECT PROGRAM

Barn Dining & Kitchen Addition: 8,700 SF
Faculty Staff Dining: 3,900 SF
Barn Theater: 1,700 SF
Restroom Facilities: 1,100 SF

TOTAL 15,400 SF

Project Budget: $28,990,000
Construction Cost: $19,300,000

Delivery: CMAR
Contractor: Tilden-Coil
Design Architect: Fernau & Hartman
Architect of Record: SVA Architects

Construction Completion: June 2019
BARN Project Examples
Biosafety Laboratory 3

PROJECT PROGRAM

BSL-3: 1,340 SF
3 procedure Rooms

Project Budget: $2,600,000
Construction Cost: $2,000,000
Delivery: Design-Bid-Build
Contractor: BN Builders
Architect of Record: CRB
Construction Completion: August 2017
Commissioning: October 2017
BSL3 Project Example
Pierce Hall Project Data

**PROJECT PROGRAM**

- Laboratories, Support, Research Offices: 47,855 ASF
- Instructional Laboratories: 18,880 ASF
- **TOTAL** 66,735 ASF
- **114,400 GSF**

**Project Budget MEP Replacement:** $34,680,000

**Project Budget Tenant Improvement:** $21,475,000

**Construction Cost:** $44,189,000

**Delivery:** CMAR

**Contractor:** W. E. O’Neil

**Architect of Record:** RBB Architects

**Construction Completion:** August 2021
Pierce Hall Project Example
Bachelor Hall Project Data

PROJECT PROGRAM

Laboratories, Support, Research Offices: 56,580 ASF
TOTAL 56,580 ASF
114,848 GSF

Project Budget MEP Replacement: $18,179,000
Project Budget Tenant Improvement: $8,525,000
Construction Cost: $26,704,000
Delivery: Design-Bid-Build
Contractor: TBD
Architect of Record: HDR Architects
Construction Completion: April 2020
Bachelor Hall Project Example
Classroom Upgrades Year 1

- Renovation of 45 Classrooms in 4 Buildings
  - Sproul Hall
  - Watkins Hall
  - Olmsted
  - Life Sciences
Sproul 2360

Before

After
Sproul 1102

Before

After
Watkins 1117

Before

After
Life Sciences 1500

Before

After
Outpatient Pavilion

PROJECT PROGRAM

UCR Health Medical, Research Offices: 110,000 ASF

TOTAL 155,000 GSF

Project Budget (estimated): $100,000,000
Parking Structure (estimated): $35,000,000
Construction Cost Outpatient Pavilion: $80,000,000
Parking Structure Construction: $28,000,000

Delivery: P3
Contractor: TBD
Architect of Record: TBD

Construction Completion: Summer 2020
Student Success Center

PROJECT PROGRAM

General Assignment Classrooms
Academic Advising, & Student Life: 39,000 ASF

TOTAL 57,000 GSF

Project Budget (estimated): $60,225,000
Construction Cost: $45,000,000
Delivery: Design-Build
Contractor: TBD
Architect of Record: TBD
Construction Completion: Summer 2021
Mobility Hub & Central Campus Neighborhood Improvements

**Project Budget:**
- **Construction Cost:** $11,630,000

**Delivery:**
- Design-Bid-Build

**Architect of Record:**
- Gruen Associates

**Construction Completion - Mobility Hub:**
- June 2019

**Construction Completion - CCNI:**
- December 2019
North District Development Project

PROJECT PROGRAM

Mixed-use, living-learning, multi-phased student housing development:

**TOTAL (Est. Phase-I)**: 600,000 GSF
**TOTAL (Est. all Phases)**: 1,200,000 GSF

Project Budget (Estimated Phase-I): $350,000,000
Project Budget (Estimated all phases): $800,000,000

Delivery: P3
Developer: TBD
Contractor: TBD
Architect of Record: TBD

Construction Completion (Phase-I only): Summer 2020
Programs Over Next 5 Years

- North District
- Mobility Hub
- MRB2
- Outpatient Pavilion
- Student Success Center
- Plant Growth Environments Facility
- Various Laboratory Renovations
- New School of Business
CPMS Project Request Flowchart (Minor Capital Projects)
Process Summary

- Single intake process: Google Form, Rprojects or A&E Website
- Review by Initial Response Team (IRT)
  - Determination: Facilities or Capital Programs
- A&E provides rough back of napkin estimate
- Requestor acknowledges and provides direction as to process or not
- Develop Statement of Work (SOW) with project budget and options
- Requestor selects option, and enters into CPMS with requisite funding
R'Projects: Project Information and Resources

There are several types of projects at the University. Each type of project has requirements for its funding, planning and approval process. It is important to understand what type of project your request will be in order to provide the right information and estimate the timelines required to complete the request.

REQUEST A PROJECT PRIOR TO CPMS

I HAVE A PROJECT IDEA - HOW DO I SUBMIT MY REQUEST?

I HAVE A PROJECT IDEA - HOW DO I UNDERSTAND HOW MUCH IT MIGHT COST?

PROJECTS AND SCHEDULES BY CAMPUS PRIORITY

CPMS PROJECT REQUEST FLOWCHART
UCR Project Idea

Please answer these questions with as much detail as possible. If you have photos or drawings, or questions, please email them to AandE.ucr@gmail.com.

* Required

Email address *

Your email
First Name *

Your answer
Last Name *

Your answer
Office Phone Number *

Your answer
Mobile Phone Number *

Your answer
Org Name *

Your answer
Department *

Your answer
Project Description *

Your answer
Desired Timeline *

Your answer
Target Budget *

Your answer
Draft Scope *

Your answer

What is the purpose of this project? *

Your answer

Does this project request have approval from your department chair? *

Yes
No

Does this project request have support from the Dean or Dean’s delegate? *

Yes
No

Send me a copy of my responses.

SUBMIT
Continue to Develop Strong External Contractor and Design Workforce

- Meet with existing contractors and get their input on process improvements
- Develop contractor pool in eastern LA County, northern San Diego County
- Keep Riverside County and San Bernardino County contractor pool strong
- Meet with Consultant regularly and appreciate them but also have hard conversations
UCR 2020: Path to Preeminence

Strategic Goal #1: Academic Excellence
- Hire 300 new faculty
- Increase extramural grant funding
- Foster interdisciplinary centers
- Optimize organizational structure in support of research & creative activity

Strategic Goal #2: Access
- Grow graduate and professional programs
- Increase graduate student diversity
- Afford undergraduate students opportunities to participate in research

Strategic Goal #3: Diversity
- Promote diversity in research and creative activities
- Enhance UCR’s teaching, research and service endeavors with a focus on sustainable practices
- Enhancing a sense of place

Strategic Goal #4: Engagement
- Establish new alliances
- Create meaningful engagement opportunities for faculty & students

Architects & Engineers