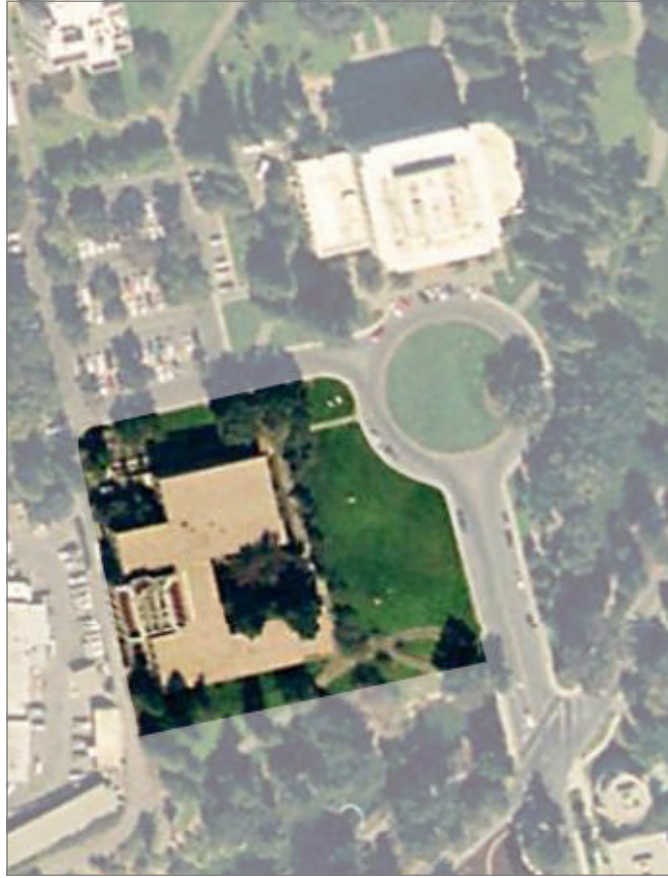


University of California, Davis • King Hall School of Law



Addition and Renovation • Detailed Project Program

UCD#: 2825340

January 24, 2005

University of California, Davis • King Hall School of Law



**Walker Macy
Landscape Architects**
111 SW Oak St.
Suite 200
Portland, OR 97204

**THOMAS HACKER
ARCHITECTS**
733 SW Oak St.
Suite 100
Portland, OR 97205

Cumming LLC
3262 Penryn Rd.
Suite 100
Loomis, CA 95650

KPFF Consulting Engineers
111 SW Fifth Avenue
Suite 2500
Portland, OR 97204

Flack + Kurtz Inc.
1417 Fourth Ave.
Suite 400
Seattle, WA 98101

Cunningham Engineering
2940 Spafford St.
Suite 200
Davis, CA 95616

Addition and Renovation • Detailed Project Program

EXECUTIVE SUMMARY

The University of California, Davis School of Law has outgrown King Hall. This facility, designed in 1966, is showing serious signs of nearly 40 years of wear and tear.

The declining building condition is compounded by serious space deficiencies. American Bar Association statistics show an average of 196 NTE/FTE nationally while the UC Davis ratio is 125NTE/FTE. Also, a Needs Assessment study completed in July of 2000 highlighted the space and configuration inadequacies of the building. It pointed to a 10 to 1 student/faculty ratio as a benchmark guideline for top rated law schools: a ratio lower than the current King Hall conditions. To achieve the campus goal of 15 to 1 will require additional faculty. In addition, significant parts of the law school program, particularly the Alumni / Development offices, are housed in offsite facilities. To address the space requirements and consolidate existing program King Hall must be expanded.

While providing additional space for student and faculty, the remodel and addition project will also address numerous improvements to internal organization including:

- Consolidating faculty offices on one floor.
- Reorganizing circulation to improve Library security.
- Enhancing the courtyard as an organizing element and an exterior program space.
- Consolidating and expanding student services.
- Relocating administration offices from the basement.
- Creating a new front door.

This document will outline the proposed renovation and expansion of King Hall. New faculty offices, consolidated on the second floor of an approximately 30,000 sf addition, compliment new trial practice labs and seminar classrooms. Administrative offices are also pulled together on the first floor, improving departmental communication and interaction. A new courtyard, formed by the existing

building and the addition, creates a revitalized center for King Hall.

Responding to project budget concerns this document provides two alternate options. The Base condition minimizes the renovation and relocation that takes place in the basement while ensuring the central goals of the project listed above are achieved. The Alternate option renovates the majority of the basement, consolidating library and student service functions.

Guiding the proposals outlined in the document are the goals identified by the law school. By expanding and improving teaching spaces, research facilities and social forums, the high standards and strong sense of community that already defines the King Hall School of Law can be fostered and enhanced.

1.1 PROJECT OVERVIEW

This document was developed through a series of meetings with the Planning Committee and Thomas Hacker Architects. Detailed space programming was accomplished through numerous meetings with all the UC Davis School of Law user groups. The DPP will outline a strategy for an enlarged and improved King Hall.

A careful balance of both addition and remodel size and configuration must be attained to allow the project to be built within its current budget. To achieve this, this document describes two program configurations, a Base configuration that leaves some existing program in place and an Alternate that proposes renovations and mechanical systems upgrades on all levels. By doing so, this document intends to provide multiple options which reflect the School of Law's goals, budget and spirit.

1.2 SITE SELECTION

The Planning Committee was presented a progression of building addition locations and renovation strategies that were analyzed for program and budget impact. Additions to the west and east of King Hall were investigated with the Committee settling on an east addition as the best solution for the functioning of the facility. Not only will the east facing addition create a new front door for the school, it is also most conducive to an orderly program layout. The west addition location is hindered by the existing maintenance buildings and yard which limit buildable area. Also, costly relocation of high tension power and data/telecom lines would be required if building were to take place on the west side.

1.3 PROGRAM PARTICIPANTS

Planning Committee

Dean Rex Pershbacher, Chair
School of Law

Assistant Dean Adam Talley
School of Law

Assistant Vice Chancellor Robert Segar
Resource Management and Planning

Project Manager James Monday
Architects and Engineers

Associate Dean Kevin Johnson
School of Law

Professor Bruce Wolk
School of Law

Associate Director Cynthia Ingham Bachman
Resource Management and Planning

Thomas Hacker Architects

DPP Project Managers, Architecture
Thomas Hacker, FAIA, Design Principal
Will Dann, Principal-in-Charge
Kacey Jurgens, Project Manager
Miguel Hidalgo

Walker Macy Landscape Architects

Doug Macy, Design Principal
Charles Brucker, Project Architect
Colleen Wolfe, Production Lead

KPFF Consulting Engineers

Art Johnson, Principal

Cunningham Engineering

Dan Fenocchio, Project Manager

Cumming LLC

Bill Rodgers, Managing Principal
Sandy Gray, Senior Estimator

Flack + Kurtz Inc.

Henry DiGregorio, Senior Vice President

2.1 DESIGN GOALS

The following goals have been identified for the renovation and addition to the King Hall School of Law:

- Expand the existing King Hall while maintaining and enhancing the strong sense of community shared by the faculty, staff and students, which is the distinguishing character of the Law School.
- Provide new and improved classroom, library and office spaces needed to enhance the academic, teaching and service excellence of the School of Law and facilitate the research and scholarship necessary to maintain and improve its place among the best small public law schools in the country.
- Create a light and open facility reflecting the public spirit of the Law School and fostering interaction within the Law School and with the campus and the region.

2.2 SUSTAINABILITY

The desire to implement the principles of energy efficiency and sustainability on capital projects led the California Boards of regents to adopt a "Green Building" and "Clean Energy Policy." In doing so the regents recommended the following policies:

All new buildings (except Laboratories and Acute Care Facilities) will be designed to a minimum standard equivalent to LEED "Certified" rating.

When possible, Campuses will strive to achieve the equivalent of LEED "Silver" rating for new construction.

All new construction will outperform the California Energy Code "Title 24" efficiency standard by 20%.

These and other sustainability goals may be pursued through design

strategies addressing building orientation, glass shading and aperture size, natural ventilation and alternative energy sources. The UC Davis Campus Standards and Design Guide is a further resource for material and energy efficiency.

2.3 HUMAN FACTORS ENGINEERING & ADA REQUIREMENTS

UC Davis is committed through its Principals of Community to fostering a diverse and civil environment which encourages both teaching and learning. Creating a comfortable and user-friendly environment while ensuring equal access to all members of the Law School has been a central consideration of this project. Each of the following factors is part of that larger goal:

- Campus connections
- Daylighting
- Access to natural ventilation
- High Indoor Air Quality
- Ergonomic Furniture and space design
- Connection to the outside
- Quiet environment
- Places to gather and get away
- Easy Handicap access to classrooms, circulation and other facilities
- Safe environment at all hours
- Access to clean water and healthy food
- Understanding of building within larger campus/regional context
- Support for community members with families

3.1 PROGRAM DESCRIPTION

As a renovation and addition project, King Hall requires separate listings for the different proposed changes. They are as follows:

- **New Space Requirements:** Summary of the new program added to King Hall. Based on UC Davis guidelines, the Project Planning Guide Abstract, user group interviews and Planning Committee recommendations. These new program elements may be located in either the existing building or in the new addition.
- **New Addition Program:** Summary of all program elements which will be housed in the proposed addition. This is composed of both new space requirements and program elements relocated from the existing building.
- **Renovation Program:** Summary of program spaces in the existing building which will be renovated as part of the King Hall upgrade. Both the Base condition, with a mostly unrenovated basement, and the Alternate are described.
- **Remaining Program:** Summary of program spaces in the existing building which will be unchanged during the King Hall upgrade. Both the Base condition, with a mostly unrenovated basement, and the Alternate are described.

3.2 ROOM SUMMARY LIST: NEW SPACE REQUIREMENTS

Teaching Spaces	LOCATION	CAPACITY	ASF
Large Trial Practice Lab	Addition	125	2500sf
Small Trial Practice Lab	Addition	50	1200sf
Seminar Classroom	Addition	32	500sf

Faculty Offices

Faculty Office (16@135 sf)	Addition	16	2,160sf
----------------------------	----------	----	---------

Faculty Support

Tutor Carrel (3@60sf)	Addition	6	180sf
Faculty Support	Addition	2	272sf
Multi-purpose Room	Addition		600sf
Copy/Workroom	Addition		120sf
File Storage	Renovation		120sf

Dean's Office

Deans' Conference	Addition	1	200sf
-------------------	----------	---	-------

Registrar

File Storage	Addition		120sf
Work Room	Addition		120sf

Student Services

Career Serv. Outreach Office	Addition	1	200sf
Admissions Reception	Renovation	1	300sf
Shared Back Files	Renovation		150sf
Shared Conference Room	Renovation		200sf

Accounting

Workroom	Addition	1	70sf
----------	----------	---	------

International Programs

Reception	Renovation	2	160sf
-----------	------------	---	-------

Alumni Relations	LOCATION	CAPACITY	ASF
Staff Office (6@120sf)	Addition	1	720sf
Reception	Addition	1	300
Workroom/Files	Addition	1	200
Conference Room	Addition	8	200

Student Support

Student Mail	Renovation		200sf
"Central Forum"	Addition		1200sf

Student Activities

Journal Offices (4@120sf)	Renovation	8	480sf
Journal Workroom	Renovation	8	400sf

Library Stacks

Bookstacks	Renovation		3000sf
------------	------------	--	--------

Library

Reading Room	Renovation		2000sf
Group Study (1@120sf)	Renovation	4	120sf
Reserve Reading	Renovation	12	620sf
Copy Room	Renovation		120sf
Copy Room	Renovation		65sf
Conference Room	Renovation	12	360sf

IT/Building Services

IT Work Room/Help desk	Renovation	4	300sf
Control Room	Addition	2	200sf

New Net Area Total

19,657sf

3.3 ROOM SUMMARY LIST: ADDITION PROGRAM

Teaching Spaces	CAPACITY	ASF
Large Trial Practice Lab	125	2500sf
Small Trial Practice Lab	50	1200sf
Replacement Classroom 91	50	1000sf
Seminar 2064	18	350sf
Seminar 2070	18	350sf
Seminar	32	500sf

Faculty Offices	CAPACITY	ASF
Faculty Office (41@135 sf)	41	4,920sf

Faculty Support	CAPACITY	ASF
Tutor Carrel (3@60sf)	3	180sf
Faculty Support 1117	2	272sf
Faculty Support 2117	2	272sf
Copy Room 2094		120sf
Multi-purpose Room		600sf
Copy/Workroom		120sf
File Storage		120sf

Dean's Office	CAPACITY	ASF
Deans' Conference	8	200sf
Staff Office 1011b	1	120sf
Admin Office 1011c	1	120sf
Asst. Dean's Office 1011d	1	160sf
Reception 1013	2	280sf
Staff Office 1013a	1	120sf
Deans' Office 1031	1	160sf
Assoc. Dean's Office 1032	1	160sf
Asst. Dean's Office 1033	1	160sf
Mail 1017		200sf

Registrar	CAPACITY	ASF
Reception/Support 1011	2	338sf
Office 1011a	1	120sf
File Storage		120sf
Workroom		120sf

Student Srv.-Financial Aid	CAPACITY	ASF
Office 117	1	120sf
Reception	3	364sf

Accounting	CAPACITY	ASF
Office 106	1	120sf
Office 90a	1	120sf
Office90b	4	120sf
Office90c	1	120sf
Workroom		70sf

Alumni Relations	CAPACITY	ASF
Staff Office 90	1	120sf
Staff Office TB31	1	120sf
Staff Office TB31	1	120sf
Staff Office TB31	1	120sf
Staff Office TB31	1	120sf
Staff Office TB31	1	120sf
Staff Office TB31	1	120sf
Staff Office TB31	1	120sf
Reception TB31	1	300sf
Workroom/Files TB31		200sf
Conference Room TB31	12	200sf

IT/Building Services	CAPACITY	ASF
Control Room	2	200sf

Student Support	CAPACITY	ASF
"Central Forum"		1200sf

Addition Net Area Total **18,856sf**

3.4 ROOM SUMMARY LIST: RENOVATION PROGRAM

Teaching Spaces	CAPACITY	ASF	
		BASE	ALT
Classroom 92	50	1000sf	1000sf
Skills Classroom 2072	2	118sf	118sf
Faculty Offices			
Faculty Office (2@135sf)	2	270sf	270sf
Faculty Support			
Faculty Support	2	272sf	272sf
Copy/workroom	2	120sf	120sf
Student Services-Career			
Phone Conference 107	2	120sf	120sf
Office 109	1	120sf	120sf
Office 111	1	120sf	120sf
Office 112	1	120sf	120sf
Office 113	1	120sf	120sf
Reception/Library 115	2	600sf	600sf
Outreach Office	1	200sf	200sf
Student Services-Admissions			
Outreach Office 108	2	200sf	200sf
Office 114	1	120sf	120sf
Workroom 118	3	450sf	450sf
Office 119	1	120sf	120sf
Reception	1	300sf	300sf
Student Services-Shared			
Copy Room		65sf	65sf
Back Files	12	150sf	150sf
Conference Room		200sf	200sf
Student Support			
Student Lounge/Cafeteria 11			1,248sf
Daycare			250sf
Lockers			1056sf
Vending			448sf
Student Mail		120sf	120sf

International Programs	CAPACITY	ASF	
		BASE	ALT
Reception	2	160sf	160sf
Office 2002	1	120sf	120sf

Student Activities

Law Review Office 93	2		200sf
Law Review Cite Check Office 94	2		200sf
Law Review Cite Check Office 95	2		200sf
Law Review Mail 2024			65sf
Law Review Workroom 222	10		400sf
Law Student Association			543sf
Journal Offices (4@120sf)	4		480sf
Journal Workroom	10		400sf

Library Stacks

Compact Book Stacks 008	4		4,964sf
Bookstack	8	2,788sf	2,788sf

Library Services

Bindery 008a			591sf
Circulation 1070		120sf	120sf
Workroom 1051		1,596sf	1,596sf
Copy Room		120sf	120sf
Copy Room		65sf	65sf
Conference Room		360sf	360sf

Library Seating

Lobby 1071		900sf	900sf
Reading Room (Replaces 2055)		2000sf	2000sf
Group Study (1@120sf)		120sf	120sf
Reserve reading		550sf	550sf

IT/Building Services

IT Workroom /Helpdesk	4	300sf	300sf
-----------------------	---	-------	-------

Renovation Net Area Total **14,104sf 25,149sf**

3.5 ROOM SUMMARY LIST: REMAINING PROGRAM

Teaching Spaces	Capacity	ASF	
		BASE	ALT
Moot Court	90	1,932sf	1,932sf
Moot Court Board Room		173sf	173sf
Classroom 2004	45	921sf	921sf
Classroom 2008	80	1,545sf	1,545sf
Classroom 2011	108	1,875sf	1,875sf
Classroom 2021	70	1,320sf	1,320sf
Classroom 2055		2,024sf	2,024sf

Faculty Offices

Faculty Office (15@135sf)	15	2,025sf	2,025sf
---------------------------	----	---------	---------

Student Support

Vending		448sf	
Student Lounge/Cafeteria 11		1,248sf	
Daycare		250sf	
Lockers		1,056sf	

Student Activities

Law Review Office 93	2	200sf	
Law Review Cite Check 94	2	200sf	
Law Review Cite Check 95	2	200sf	
Law Review Mail 2024		65sf	
Law Review Workroom 222	10	400sf	
Law Student Association		543sf	
Journal Offices (4@120sf)	4	480sf	
Journal Workroom	10	400sf	

Library Stacks

Compact Book Stacks 008		4,964sf	
Book Stacks 085	1	2,788sf	2,788sf
Book Stacks 085M	1	2,788sf	2,788sf
Book Stacks 1085	1	2,788sf	2,788sf
Book Stacks 1085M	1	2,788sf	2,788sf

	Capacity	ASF	
		BASE	ALT
Book Stacks 2085	1	2,788sf	2,788sf
Book Stacks 2085M		2,788sf	2,788sf

Library Services

Bindery 008a		591sf	
Staff Office 1053		148sf	148sf
Staff Office 1054		144sf	144sf
Staff Office 1055		144sf	144sf
Staff Office 1056		144sf	144sf
Staff Office 1057		141sf	141sf

Library Seating

Reading Room 1091	1	3,626sf	3,626sf
Student Carrel 2050A	1	44sf	44sf
Student Carrel 2050B	1	42sf	42sf
Student Carrel 2050C	1	42sf	42sf
Student Carrel 2050D	1	42sf	42sf
Student Carrel 2050E	1	42sf	42sf
Student Carrel 2050F	1	42sf	42sf
Student Carrel 2050G	1	44sf	44sf
Book Stack Carrels 085	19	647sf	647sf
Book Stack Carrels 085M	19	647sf	647sf
Book Stack Carrels 1085	19	647sf	647sf
Book Stack Carrels 1085M	19	647sf	647sf
Book Stack Carrels 2085	19	647sf	647sf
Book Stack Carrels 2085M	19	647sf	647sf

IT/Building Services

Server Room 1021		170sf	170sf
IT Office 2062		135sf	135sf
Information Systems 1024		617sf	617sf
Receiving/Storage		297sf	297sf

Remaining Net Area Total **49,190sf 38,145sf**

3.9 PROGRAM DIAGRAMS

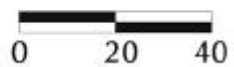
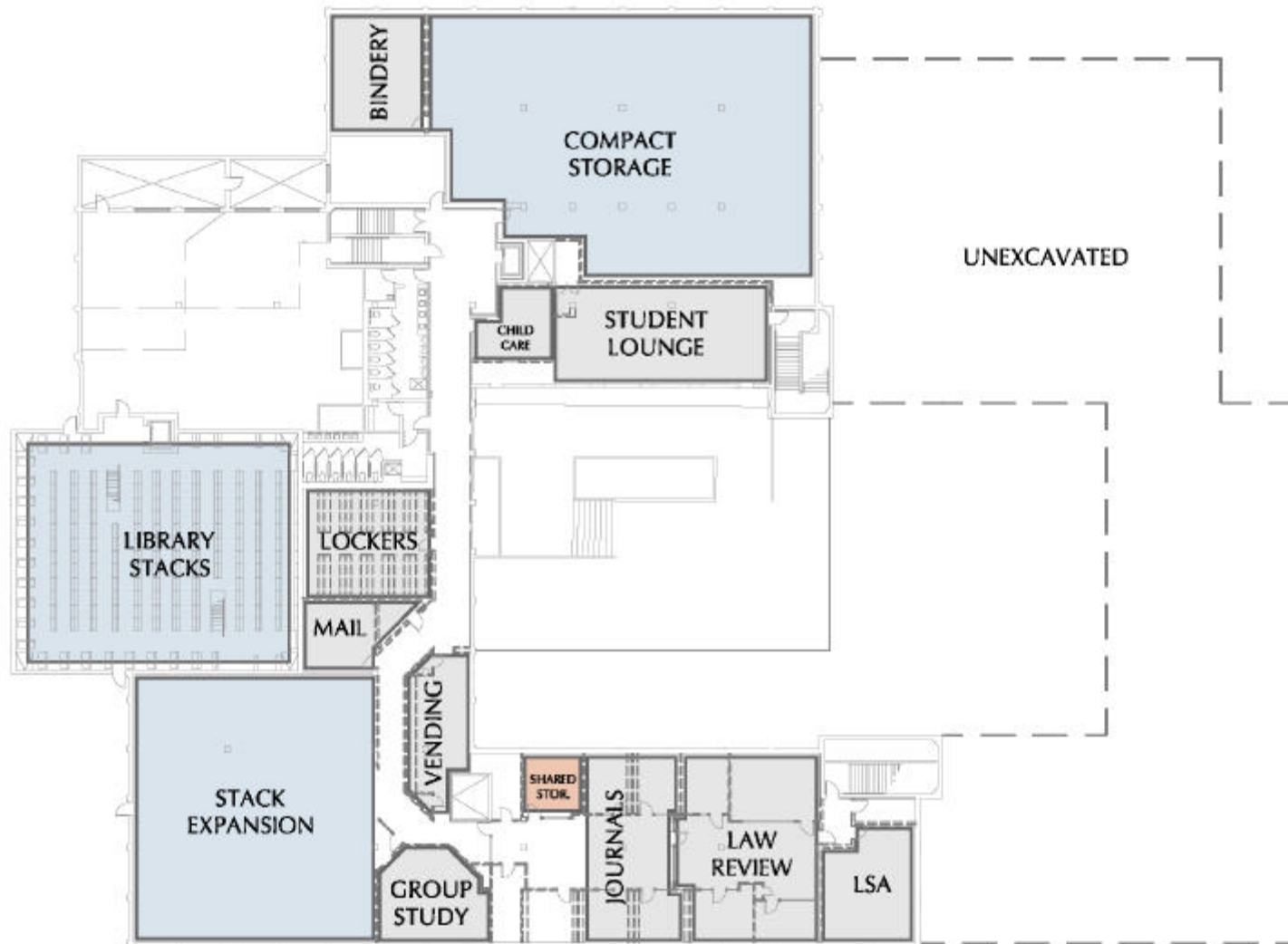
The following plan diagrams outline the proposal for the new addition on the east side of King Hall and the renovation of the existing building. At each level the program has been consolidated to maximize the efficient use of department resources and encourage interaction between the administration, faculty and students. For the Basement a Base bid and an Alternate are described.

The Base condition for the **Basement** has only minor changes to the existing building. To the south will be located an expansion to the library stacks. Student services will be relocated to the first floor and their offices occupied by Student activities including the Law Review and Journals.

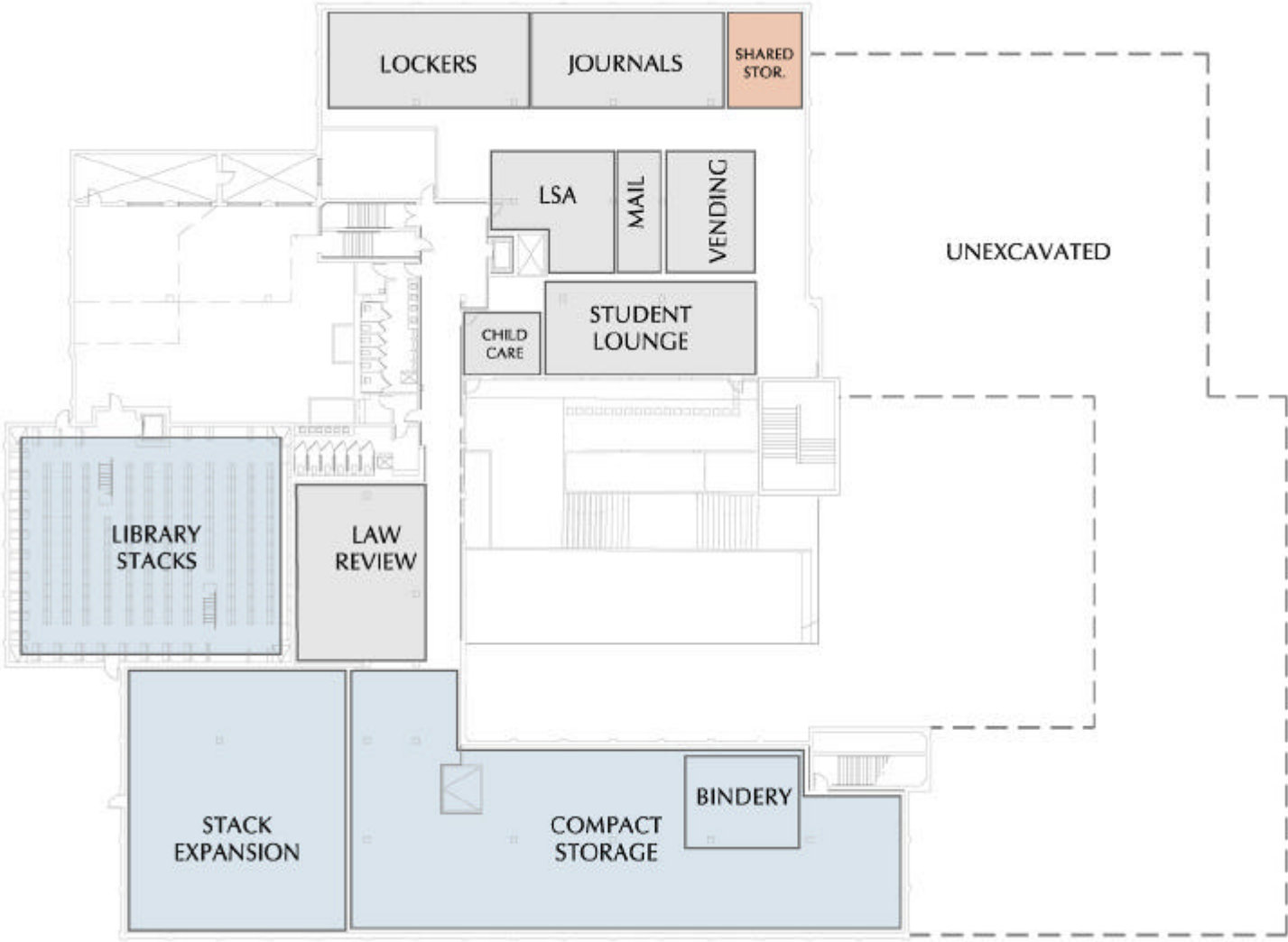
The **Basement** level in the Alternate is divided into two areas. To the north, grouped around the renovated lounge with access to the sunken courtyard, are areas for student activities and services. Renovated childcare services are also located here with connections to both the courtyard and lounge. To the south, the basement contains the relocated and expanded compact storage and bookstacks. A partial-story lift connects the lowest level of the existing bookstacks to the new expansion.

The **First Floor** sees the greatest transformation. The addition of the east side reorients the entrance of the building towards Mrak Hall Drive Circle. The new entrance is flanked by new classroom space and relocated administrative offices including the Dean's. Library spaces, including the workroom and lobby are renovated to provide improved functionality and a new loading dock is added to the workroom.

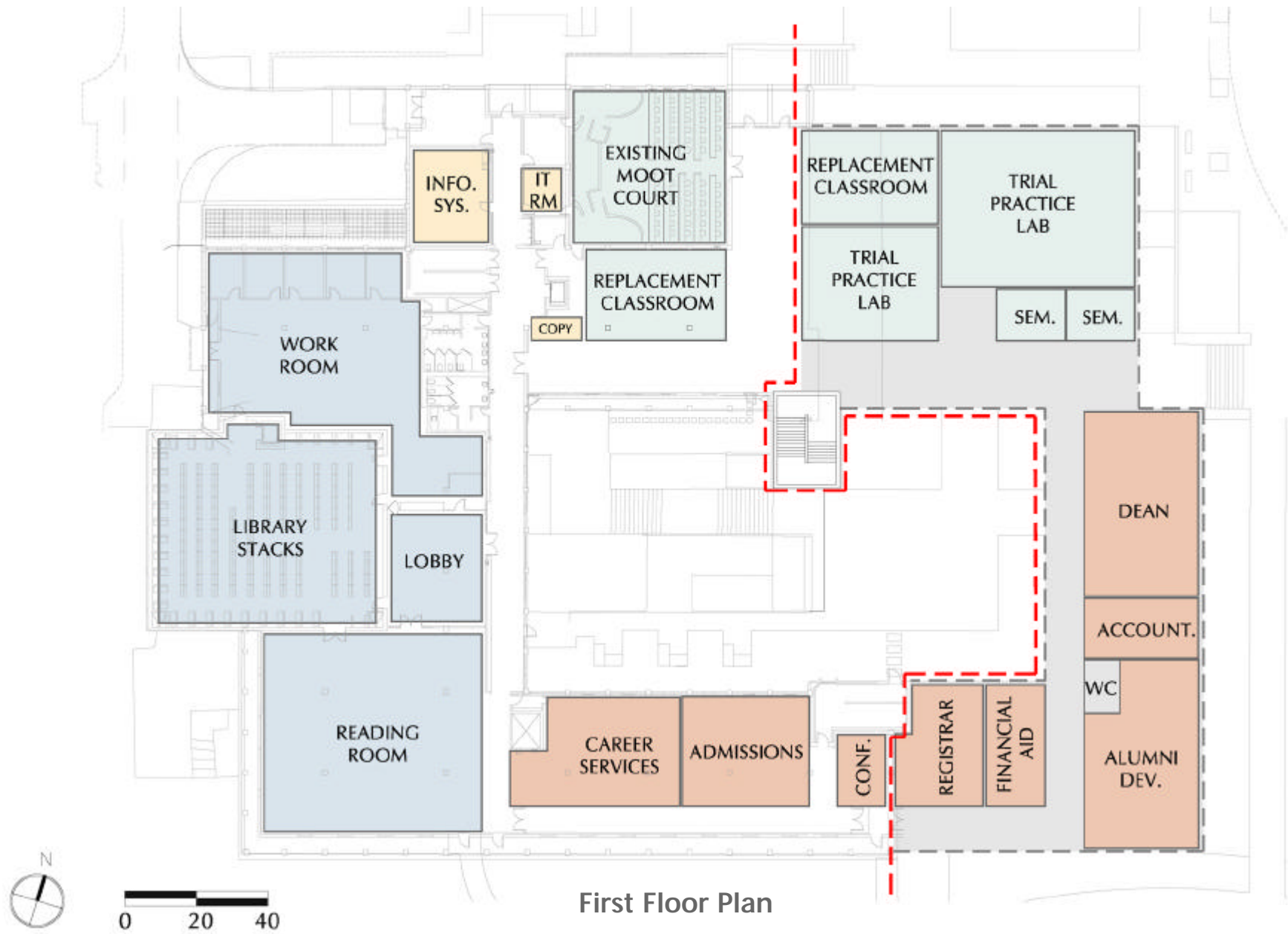
The **Second Floor** Library spaces are expanded with a new reading room. Also, the perimeter of the library, which was previously difficult to control, is now secured with card access doorways. Faculty offices, both moved from the first floor and new, are now consolidated on the Second Floor. Depending on project scope the existing classrooms on this level may be renovated.



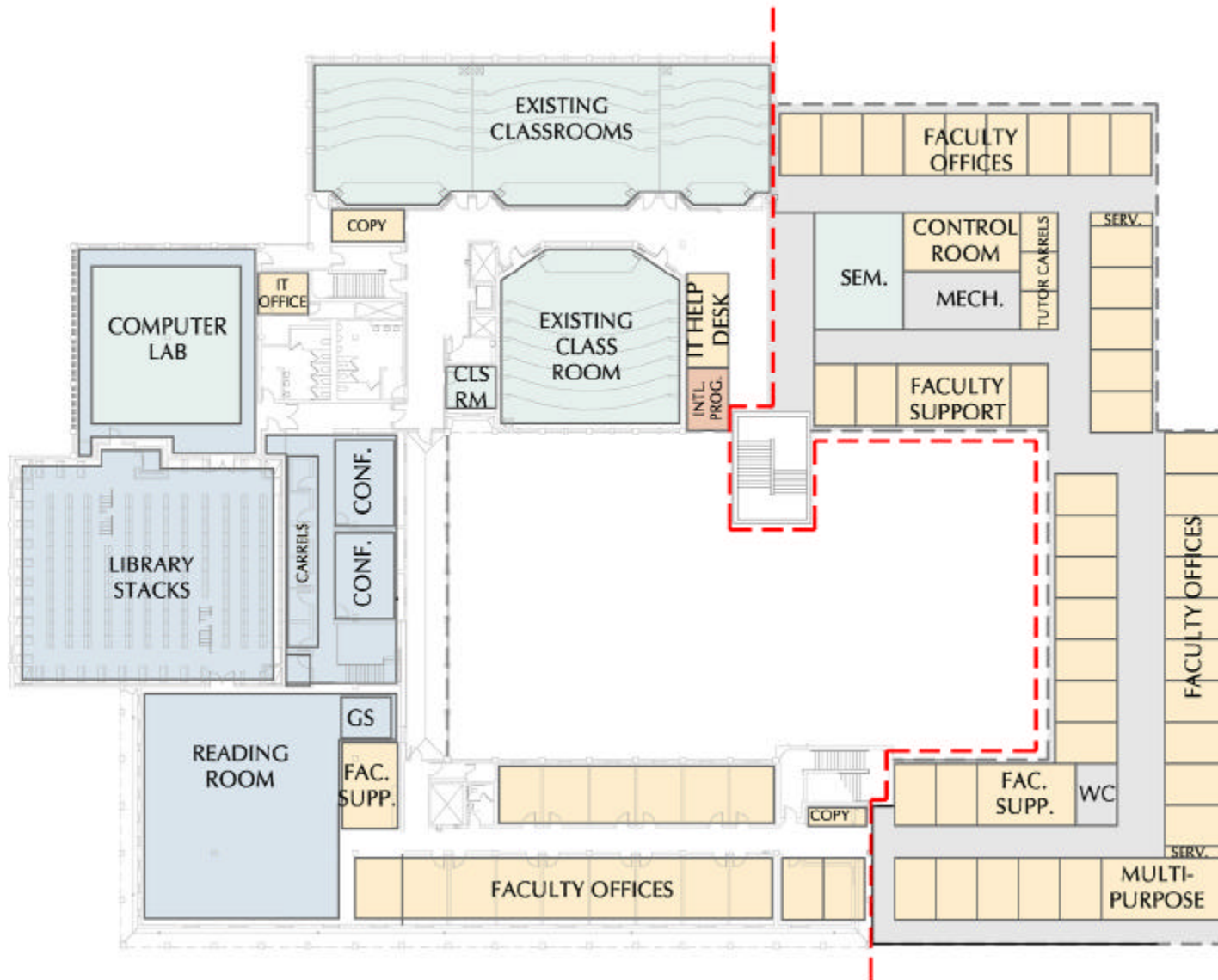
Basement Plan - Base Condition



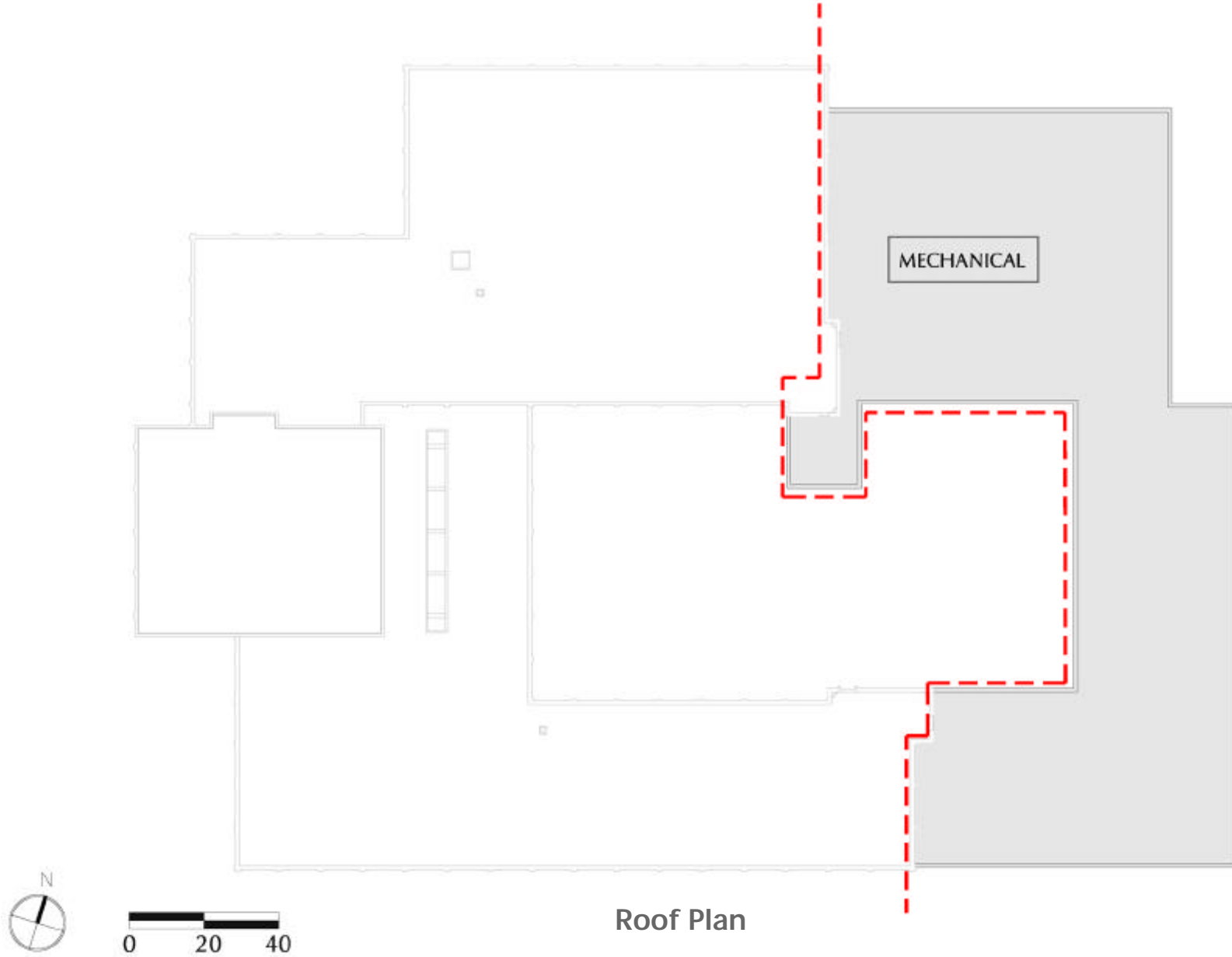
Basement Plan - Alternate Condition



First Floor Plan



Second Floor Plan



Roof Plan

5.1 ARCHITECTURAL SYSTEMS REPORT

I. GENERAL

The renovation and expansion of King Hall responds to the programmatic needs of the school and will comply with the requirements established in the UC Davis 2003 Campus Standards and Design Guidelines (CS&DG). The 2003 CS&DG (or newer superceding versions) addresses specific design issues and was used to inform the strategy outlined in this document.

King Hall, designed in 1966, is a two story, "C" shaped structure with a single story basement. Classrooms, faculty offices, the Law Library, administrative spaces and student activities are located on all floors. The multi-level courtyard formed by the two wings of the building faces east towards the Mrak Hall Drive circle and Mrak Hall. Putah Creek is located to the south of King Hall with the Operations and Maintenance Complex to the west and the larger UC Davis campus to the north.

The King Hall renovation and expansion addresses the pressing need to provide additional facilities for the growing student body of the school. The intention is to decrease the student/faculty ratio, expand the Law Library and improve the office conditions of the administrative staff. The proposed expansion of King Hall is located on the east side of the building to best take advantage of available space and improve connections to the campus.

The expansion, while providing space for new trial practice labs, administrative offices and faculty offices, also gives King Hall a new face towards the Mrak Hall Drive circle and Mrak Hall. A new entrance on the east activates and identifies this new façade. On the interior the expansion provides a new, more defined perimeter to the courtyard and creates an improved gathering place for the school as a whole.

The relocation of program from the existing building to the addition allows for numerous renovation improvements. The Library is

enlarged by both a new stack area and reading room. In addition, the library workroom is renovated to improve work flow and the loading dock is improved to facilitate the delivery of material and interlibrary loan.

Two alternates for the basement have been provided to address different project budgets. The base condition provides a new Stack Expansion but does not relocate the Compact Storage or Student Activities. The Alternate renovates and relocates the Compact Storage and all Student Activities while also relocating and renovating Compact Storage. More details on these alternates can be found in Section 3.0, Program.

II. TRIAL PRACTICE LAB CONCEPT

Trial Practice Labs are the basic teaching spaces for the law school. New labs accommodating 50 and 125 people are planned. They are intended to function both as spaces to hold Moot Court proceedings and to provide a location for lectures and special events. As such, the labs will contain seating appropriate to a lecture space and the cabinetry associated with legal courts including a jury box and judge's bench. Wall and ceiling finishes will provide the necessary acoustical treatment for lectures in these rooms.

III. OFFICE DESIGN CONCEPT

Each of the new offices in the addition are based on UC Davis campus standards which set 120 sf for staff offices, 135 sf for faculty offices and 160 sf for Deans' offices. Staff offices will be arranged in suites connected to their specific department. The Deans' suite will be located near the new main entrance and adjacent to staff offices. Faculty offices will be consolidated on the Second floor to facilitate collaboration. The large number of these offices and their distribution on most of the Second floor suggest that the faculty office dimensions will strongly influence the structural grid of the new addition. Support spaces for the faculty shall be dispersed throughout the Second floor to equally distribute access to their

services.

IV. LIBRARY DESIGN CONCEPT

Currently the Library is distributed on all three floors and lacks a closed security perimeter. Space for both reading rooms and book storage is limited and does not meet the current and projected capacity of the school. The degree of Library consolidation in the basement will depend on whether the Base or Alternate option is pursued.

In either option additional bookstacks are provided. However, in the Base option the compact book storage and bindery remain in their current locations. The Alternate option moves these program elements to the south side of the building. On the first floor the expansion strategy will provide improved reading room space, group study rooms and an improved workroom. On the second floor a new reading room will be located in an area that currently houses faculty offices.

One advantage of the Alternate option is that by concentrating the library along the south and west edges of King Hall a secured perimeter can be established. For both options, night-time access will be provided from the first floor.

5.2 ARCHITECTURAL CONFIGURATION, MATERIALS AND FINISHES.

The proposed addition to the northeast side of the existing facility will provide a new entrance and image for King Hall. The addition's massing and materials will be knit into the existing site and building context. The specific climactic conditions of the site will be carefully considered as the design of the renovation and addition proceed.

By recommendation of the California Board of Regents, the addition will be designed to LEED "Silver" equivalency. The project will be designed with both durability of materials and dignity of form to cre-

ate a building that will be used and modified by the School of Law for many more decades. The addition's exterior will be constructed of pre-cast concrete and brick on a concrete frame structure. Exterior sun shading will be incorporated either through deeply recessed windows or exterior sunscreens. The aluminum window system will be operable with insulated low-E coated glazing. The existing roof is flat and the addition will most likely have a flat roof with a single ply membrane system.

Typical interior finishes will be gypsum wall board with low VOC paint. The ceilings will be a combination of gypsum wall board and acoustical ceiling tiles. Resilient flooring with rubber base and metal door frames with solid core wood doors will be used in most areas of the addition and remodeled building. Relights will be incorporated into the door system when views or borrowed light are necessary for a room's function. Toilet rooms will have ceramic tile floors and walls with a gypsum board ceiling.

The new entry hall, the large trial practice lab and the Deans' suite will receive a more refined level of finishes. The entry hall will have both wood paneling and display cases. The large trial practice lab will also be finished with wood paneling for both aesthetic and acoustical purposes. The entry area and conference room in the Deans' suite will also receive wood paneling for at least a portion of the wall finishes.

6.1 SITE CONSTRAINTS

King Hall is located south of the Central Campus and is positioned with Mrak Hall around the Mrak Hall Drive circle that signals the southern entry to the Campus. King Hall is bordered by Putah Creek to the south, the Operations and Maintenance (O & M) Complex to the west, Mrak Hall and a campus parking lot to the north and the Mrak Hall Drive circle to east. To the south of King Hall, across Putah Creek, is the Mondavi Center for the Performing Arts.

6.2 EXISTING CONDITIONS AND POTENTIAL

The location for the new addition on the east side of King Hall was chosen to best take advantage of a number of local factors. The initial location for the building, on the west side of King Hall, was reconsidered upon review of the potential conflict with the existing Operation and Maintenance Complex and the adjacency of major underground utilities. The proposed addition on the east side of the King Hall allows for the creation of a new face for the Law School on Mrak Hall Drive Circle, one of the main ceremonial entries to the campus. It also creates a more defined perimeter for the interior courtyard and greatly improves circulation within the building. Finally, by addressing the east side of King Hall, the west side remains available for future expansion of the library if the O & M complex is ultimately relocated.

6.3 GEOTECHNICAL REPORT

The University did not provide a geotechnical report for the King Hall site. Instead two reports from adjacent sites were furnished: [Geotechnical Investigation Report, Mathematical Sciences Building, June 17, 2003](#) and [Final Geotechnical Investigation Report, Academic Building, Robert Mondavi Institute, October 10, 2003.](#)



6.4 SITE PLANNING GOALS

I. SITE DESIGN

The site design for the King Hall project is directed by two primary goals. First, the building addition and site design seek to strengthen the form of the Mrak Circle and the corresponding north-south pedestrian corridor. This corridor slides along the east side of the addition and will serve to connect the core of the campus to the developing Arts District. The building addition's presence on the Circle will create a more defined space and communicate King Hall's importance and role as a public building. Secondly, the courtyard design is intended to create a flexible learning environment that will support the students and faculty and provide a space for functions. Shaded seating areas and a garden café atmosphere will encourage outdoor study and lunches.

Clear signage and gracious entry spaces will welcome visitors to King Hall. Visitors will be directed to the main entrance by the building architecture and the use of an extended porch and stair. The current entry at the northeast corner will be joined to the other existing entry at the northwest corner. Together these entries provide secondary access and ADA access on the north side. Entries on the north side will serve after hours access to the library. South side exits will provide a connection to the arboretum bike trail. Bicycle parking is provided at the northwest entrance, allowing for bicycle transportation to and from the facilities, while maintaining pedestrian oriented access from the east and north. The site will be completely ADA accessible with no walkway slopes greater than 5% and two entries being served by accessible ramps.

A. Service Yard

The Service area on the northwest side of the building is intended to provide solid waste, recycling, and deliveries. Existing asphalt will be amended and a concrete pad will be added for the dumpster. The dumpster and recycling enclosure is located on the east side of the

yard with clear access from the west. Deliveries will utilize the existing loading dock at the northwest corner of the building. Modifications to the dock are being reviewed.

B. Emergency Access

Clear access to all parts of the buildings will be provided. An emergency access corridor 20-feet wide and clear to a height of 14-feet will be provided at the southeast corner of the new addition. The corridor will be paved with a combination of all weather materials capable of supporting a 70,000 pound vehicle. A 10-foot wide asphalt path will serve as half of the corridor. Decomposed granite pavement with a thickened base will make up the remaining 10-feet. The project is currently accessed from the adjacent roads, parking lot to the north, service area to the northwest, and University shops to the west. Alternative options are being reviewed.

C. Utility coordination

The project will organize the utilities in an effort to avoid conflicts with site improvements and trees. Manholes, vaults and above ground improvements will be sited so as to be discrete additions to the landscape, while still maintaining accessibility.

D. Site Improvements

Main Building Entry: The main building entry will consist of a broad set of cast-in-place concrete stairs, concrete accessible ramp with retaining wall, and entry plinths. The plinths will be constructed of a masonry base and precast cap to match the addition. The handrails will be constructed of stainless steel, and be mounted directly to the addition and retaining wall.

Courtyard Gardens: The Courtyard Garden is combination of renovated site improvements and new construction. The lower courtyard is to be renovated with new plantings, irrigation, and repair to the existing pavement and retaining walls. The link

between the lower courtyard and upper courtyard is a stairway that builds off the current retaining wall system. The stairs and walls will be cast-in-place concrete and landings and upper courtyard will be a sand set concrete paver. The courtyard will also include masonry seating nooks, a seat wall and moveable café furnishings. Plant material will consist of a simple ground plan of lush plantings and ornamental trees intended to define space and provide shade. The entire courtyard will have new site lighting.

Seatwalls and Nooks: Masonry construction with a precast cap. Materials to match the addition.

Walks: Exposed aggregate concrete with saw cut joints. 4-inch thick, with thickened edge at plant beds

Service area concrete: Broom finish concrete with saw cut joints. 6-inch thick

Service area: Selective asphalt concrete pavement to replace plant bed

East Lawn: The lawn is soil based, seeded, and fully irrigated

Bike Parking: Bring bike parking up to current UC Davis standards using approved bike racks and decomposed granite pavement.

Lighting: Site lighting for the King Hall Addition is intended to illuminate the site without being intrusive. Fixtures will be discrete and lighting from building overhangs will be incorporated at the entry and courtyard. Pole lights will be the University standard square 12-foot pole and shoe box fixture. These lights will be utilized in the service area and pedestrian walks. The site will meet all University requirements for light levels.

Landscape: Amended topsoil will be used at all planting areas.

Native and ornamental trees and shrubs ranging in size from one

gallon to 24" boxes will be planted to define spaces, shade walks and screen views. Species will be chosen that need low levels of water, maintenance and chemical application. A fully automated, irrigation system will be provided. The irrigation system will be connected to the University's Utility water and will be controlled by their central control system.

6.5 TREE REPORT

On December 2, 2004 a Tree Evaluation Review was performed by the UC Davis Landscape Architect's office, Grounds Division, for the area surrounding King Hall. The resulting report supersedes any other report prepared in the past and should also be used in conjunction with the UC Davis Arborist's report still to be prepared. Tree were ranked into four categories:

1. Most important; Save.
2. Important; Try to save.
3. Average; Could save.
4. Least Important; Remove or move.

Ten #1 specimen trees (3 mature oak trees to the north of King Hall and 7 Coast Redwoods to the south) were noted in the report. None of these trees are in the project area for the new addition and will not need to be moved. 12 important #2 trees were observed on the site. Of these, four are located within the project's boundaries, in the lower courtyard of the existing building, and will need to be removed and/or relocated. The report stated that these #1 & #2 trees are considered of special value to the campus landscape for teaching, aesthetic and functional purposes.

The olive trees located on the east side of King Hall were ranked #3 average and could be moved to rural areas to make room for the addition.

6.6 KING HALL SITE SURVEY

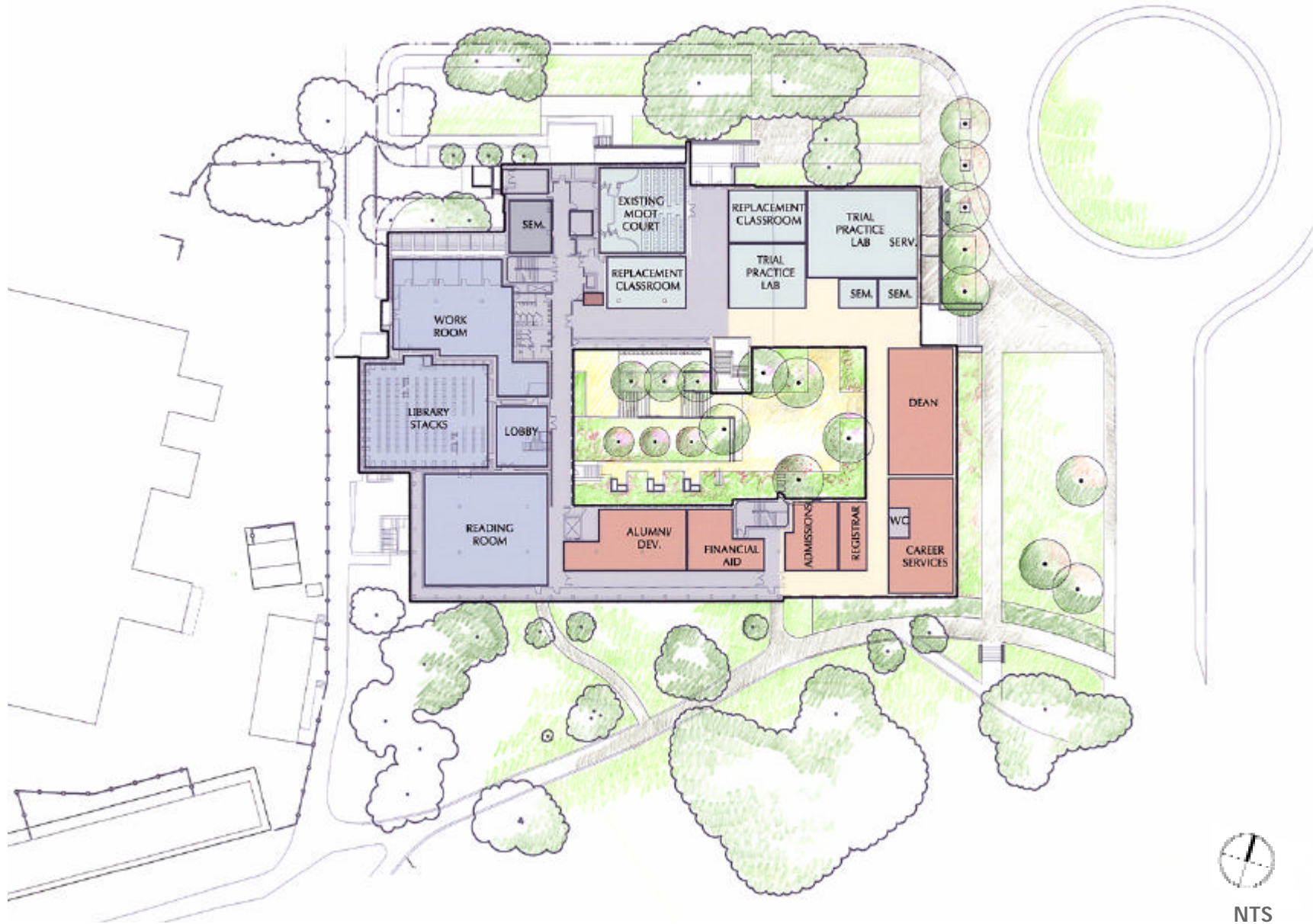


Surveyor: Andregg Geomatics, 4/30/04

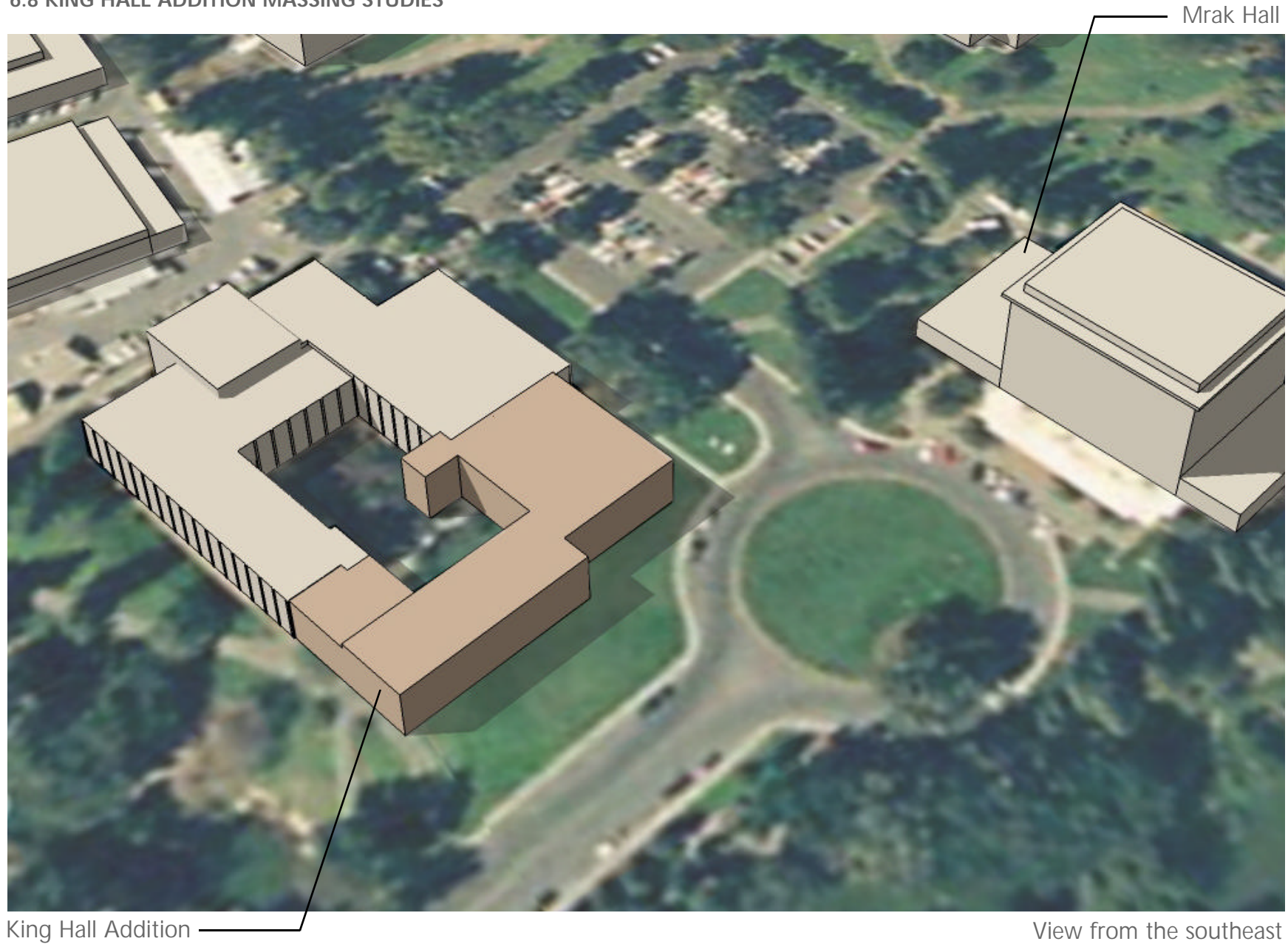


NTS

6.7 KING HALL LANDSCAPE PLAN



6.8 KING HALL ADDITION MASSING STUDIES



King Hall Addition

View from the southeast



View from the northwest

7.1 CONSTRUCTION SCOPE

The following plan diagrams outline the construction scope of the renovation and addition to King Hall. Each floor, with the Basement addressed twice for both the Base and Alternate condition, was considered and divided into categories of construction//renovation intensity.

A1. Major Addition (over 20,00 sf): Includes all systems.


R1. Major Renovation (minimum area 2500 sf): Includes demolition of all interior finishes and systems, new partitions, finishes, casework, HVAC distribution, lighting and power, telecommunications.

R1.1. Minor Bookstack Renovation. Includes demolition of all interior finishes and systems and installation of book stack shelving, HVAC distribution, lighting and power, telecommunications.

R2. Minor Renovation (minimum area 2500 sf): Includes minor changes to partitions and doors; new carpet; paint; minor changes to ceiling, mechanical and electrical distribution; new lighting.

R3. Classroom Renovation: Includes demolition of all interior finishes of existing classrooms, including risers; reconstruction, including all interior systems, casework and finishes.

R4. Enclose Second Floor Balcony: Includes all systems and finishes. Assume existing exterior brick remains.

University Of California, Davis King Hall School of Law Cost Summary					GROSS SF: 67,472 DATE: 25-Jan-05 CODE: 4100
COST PLAN SUMMARY - (REVISED - R3)					
DESCRIPTION	COST	COST/ GSF	DESCRIPTION	COST	COST/ GSF
1 New Addition (Steel Structure Option)	30,704	BLDG/SF	\$8,302,055	\$270.39	
2 Renovation of Existing	36,768	RI DCSF	\$5,546,234	\$150.84	
3 Sitework	39,870	SILL SF	\$1,131,232	\$28.37	
SUBTOTAL CONSTRUCTION ON BID DAY				\$14,979,521	

Alternates

Alt # 1 - Escalation to MOC August, 2008	ADD	\$2,940,000
<i>Alternates 2 thru 12 based on January 2005 costs</i>		
Alt # 2 - Additional Basement Remodel	ADD	\$1,187,771
Alt # 3 - Lower Courtyard	ADD	\$138,353
Alt # 4 - Second Floor Balcony Enclosure	ADD	\$179,194
Alt # 5 - New Trial Practice Lab Fit Out	ADD	\$355,630
Alt # 6 - Upgrade Existing Mechanical System	ADD	\$638,595
Alt # 7 - 2nd Floor Classroom Renovation	ADD	\$849,000
Alt # 8 - Moot Court Renovation	ADD	\$292,000
Alt # 9 - Library Workroom Addition	ADD	\$620,000
Alt # 10 - New Windows To Existing Building	ADD	\$513,000
Alt # 11 - Upgrade to CAT-5	ADD	\$590,000
Alt # 12 - Replace Roofing To Existing Building	Excluded	

8. 1 Project Schedule

9503400 King Hall Academic Improvements																															
Project Manager: James Monday																															
ID	Task Name	Start	Finish	2004				2005				2006				2007				2008				2009							
				Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4			
1	PPG SCHEDULE	Mon 5/3/04	Fri 7/31/09																												
2	DPP 2825340	Mon 5/3/04	Thu 1/20/05																												
3	PPG	Wed 12/22/04	Tue 3/1/05																												
4	OP Approval	Fri 4/1/05	Fri 4/1/05																												
5	Agency Review	Fri 4/1/05	Fri 12/30/05																												
6	Preliminary Plans	Tue 1/3/06	Fri 6/30/06																												
7	Agency Review	Mon 7/3/06	Fri 9/1/06																												
8	OP Approval	Fri 9/1/06	Fri 9/1/06																												
9	Working Drawings	Fri 9/1/06	Wed 2/28/07																												
10	Agency Review	Thu 3/1/07	Mon 4/30/07																												
11	OP Approval	Tue 5/1/07	Tue 5/1/07																												
12	Bid/Award Contract	Tue 5/1/07	Tue 7/31/07																												
13	Construction	Wed 8/1/07	Fri 7/31/09																												
14	Mid-Point Construction	Fri 8/1/08	Fri 8/1/08																												
15	2825340 King Hall DPP	Sat 4/24/04	Thu 1/20/05																												
16	Appoint Planning Committee	Sat 4/24/04	Sat 4/24/04																												
17	Site Survey	Mon 5/17/04	Thu 7/15/04																												
18	Hazardous Materials Investigators	Mon 5/17/04	Thu 7/15/04																												
19	Planning Committee Kickoff Meeting	Thu 5/13/04	Thu 5/13/04																												
20	User Interviews Meetings	Thu 5/13/04	Thu 5/13/04																												
21	Planning Committee Meeting	Thu 6/10/04	Thu 6/10/04																												
22	50% Dpp Issued to A&E	Tue 8/24/04	Tue 8/24/04																												
23	Campus Architect Review	Tue 8/24/04	Tue 8/24/04																												
24	A&E Reviews	Tue 8/24/04	Tue 8/31/04																												
25	50% DPP Issued to Planning Committ	Wed 9/1/04	Wed 9/1/04																												
26	PC Comments to Consultants	Wed 9/1/04	Wed 9/8/04																												
27	User Interviews	Mon 11/22/04	Tue 11/23/04																												
28	Planning Committee Meeting	Tue 11/23/04	Tue 11/23/04																												
29	90% DPP Issued to A&E	Tue 11/23/04	Tue 11/23/04																												
30	Campus Architect Review	Tue 11/23/04	Tue 11/23/04																												
31	A&E Reviews	Tue 11/23/04	Tue 11/30/04																												
32	90% DPP Issued to PC	Wed 12/1/04	Wed 12/1/04																												
33	Round Table Review	Wed 12/15/04	Wed 12/15/04																												
34	PC Comments to Consultants	Tue 12/14/04	Tue 12/21/04																												
35	100% DPP Received by A&E	Mon 1/17/05	Mon 1/17/05																												
36	100% DPP Issued to PC	Thu 1/20/05	Thu 1/20/05																												
37	PRELIMINARY PLANS (P) PHASE	Tue 1/3/06	Fri 9/1/06																												
41	CONTRACT DOCUMENTS (W) PHAS	Fri 9/1/06	Tue 5/1/07																												
45	Bid & Award Contract	Tue 5/1/07	Tue 7/31/07																												
47	CONSTRUCTION PHASE	Wed 8/1/07	Fri 7/31/09																												

James Monday, Project Manager
Date: Wed 1/19/05
UC Davis Architects & Engineers

Task Progress Milestone Summary