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**ACTION UNDER PRESIDENT'S AUTHORITY--AMENDMENT OF THE BUDGET
FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM
FOR RESIDENCE HALLS UNIT 3 DINING COMMONS RENOVATION, BERKELEY
CAMPUS**

It is recommended that:

Pursuant to Standing Order 100.4(q)

The President amend the 2004-05 Budget for Capital Improvements and the Capital Improvement Program to include the following project:

Berkeley: Residence Halls Unit 3 Dining Commons Renovation -- preliminary plans
-- \$325,000 to be funded from the Berkeley campus' share of the
University of California Housing System Net Revenue Fund.

A Key to abbreviations and the project description are attached.

(Attachments)

KEY
Capital Improvement Program Abbreviations

- S** Studies
- P** Preliminary Plans
- W** Working Drawings
- C** Construction
- E** Equipment
- State Funds (no abbreviation)
- F** Federal Funds
- G** Gifts
- HR** Hospital Reserve Funds
- I** California Institutes for Science and Innovation
- LB** Bank Loans or Bonds (External Financing includes Garamendi, Bonds, Stand-By, Interim and Bank Loans)
- LR** Regents' Loans (Internal Loans)
- N** Reserves other than University Registration Fee (Housing and Parking Reserves)
- R** University Registration Fee Reserves
- U** Regents' Appropriations (President's Funds, Educational Fund)
- X** Campus Funds
- CCCI** California Construction Cost Index
- EPI** Equipment Price Index

2004-05 Budget for Capital Improvements
and Capital Improvements Program
Scheduled for
Regents' Allocations, Loans, Income Reserves, University Registration Fee Reserves,
Gift Funds, and Miscellaneous Funds

<u>Campus and Project Title</u> <u>(Total Cost)</u>	<u>Prefunded</u>	<u>Proposed</u> <u>2004-05</u>
<u>Berkeley</u>	P	\$325,000 N
Residence Halls Unit 3 Dining Commons Renovation		
(\$325,000)		

DESCRIPTION

This action requests approval to begin design on the project (Preliminary Plans or "P") using \$325,000 of housing reserves. The project would increase capacity as well as improve the functionality and attractiveness of the facility. It would update the food service stations, seating areas, and kitchen areas of the dining facilities (16,716 asf) in the center of the Residence Halls Unit 3 complex, located a block south of the central campus. Approval to proceed with "P" would allow the campus to determine an accurate scope of work and cost by carrying out advanced programming and design.

Background

The current design of the Unit 3 Dining Commons does not allow for the delivery of dining services in the manner that today's students demand. The central kitchen is in relatively good condition, but is organized for bulk banquet-type food preparation and is not open to the dining area. Many of the dining areas are sequestered from view and are dimly lit. User flow through the facility is constricted and fragmented, making the commons feel dull and not promoting variety and socialization.

Use of the Unit 3 dining facility declined sharply when a major new dining facility ("Crossroads") was opened in 2003 just two blocks away. Crossroads set a new campus standard for student dining and has been highly successful. Crossroads was intended primarily to serve the residents of Units 1 and 2, but many residents of Unit 3 now opt to walk to the newer, more attractive space. With the completion of Units 1 and 2 in-fill housing project in 2004-05, more than 800 new patrons will need to be accommodated by Crossroads, creating even more demand and overcrowding.

Renovation of Unit 3 dining commons would result in better service to students and would distribute the student population more evenly among campus facilities, easing congestion in the Crossroads facility and improving the dining experience for students. With renovation, the

facility would be able to accommodate students who do not eat during the “normal” breakfast, lunch, and dinner time periods by providing late evening and some 24-hour services. The campus projects that with the increase in efficiency and a change of services, Unit 3 would double capacity, providing food service to approximately 1,500 patrons a day instead of its current patron count of 740 a day. In turn, this would significantly reduce capacity problems at Crossroads.

Project Description and Schedule

The project would remodel and update the existing food service facility with a new layout, new finishes, and equipment to allow an expanded menu selection and increased seating capacity. Outmoded kitchen equipment would be replaced, and additional food and beverage stations would be added. The project would include a new student convenience store, a student lounge, and an outside seating area on the east end of the building to create a dining patio. The store would provide snacks, sundries, and other products. The proposed design would allow the store and lounge area to be separated from the main dining area, permitting extended hours of use when the main dining hall is closed. The project would also include upgrades to building systems, such as new fire sprinkler and alarms and modifications to the ventilation system. Changes to the existing kitchen footprint are not anticipated. However, minor architectural and graphic enhancements to the entry are contemplated to increase visibility between the facility and the street. Construction of the project would be planned to begin in spring 2005 and to be completed in August 2005.

CEQA Classification

This project has been classified “categorically exempt” in accordance with the California Environmental Quality Act (CEQA) and the University of California procedures for the implementation of CEQA.

Funding Plan

The total project cost is likely to be in the range of \$4,000,000 to \$6,000,000, depending on the scope of work, and is expected to be funded with debt financing and housing reserves.

UC Berkeley Housing has established an annual (year over year) housing rate increase as displayed in the following table:

