

# UNIVERSITY OF CALIFORNIA

BERKELEY • DAVIS • IRVINE • LOS ANGELES • MERCED • RIVERSIDE • SAN DIEGO • SAN FRANCISCO



SANTA BARBARA • SANTA CRUZ

## OFFICE OF THE PRESIDENT

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December 19, 2005

**CHAIRMAN OF THE BOARD  
CHAIRMAN OF THE COMMITTEE ON GROUNDS AND BUILDINGS  
PRESIDENT OF THE UNIVERSITY**

**ACTION BY CONCURRENCE - AMENDMENT OF THE BUDGET FOR CAPITAL  
IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM FOR SPOUL  
REPAIRS AND REFURBISHMENT, LOS ANGELES CAMPUS**

It is recommended that:

**Pursuant to Standing Order 100.4(q)**

- (1) The President, subject to concurrence of the Chairman of the Board, and the Chairman of the Committee on Grounds and Buildings, amend the 2005-06 Budget for Capital Improvements and the Capital Improvement Program to include the following project:

Los Angeles: Sproul Repairs and Refurbishment - preliminary plans, working drawings, and construction -- \$18,843,000 to be funded by Housing Reserves.

A key to abbreviations and the project description are attached.

KEYCapital Improvement Program Abbreviations

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

2005-06 Budget for Capital Improvements  
and Capital Improvement Program  
Scheduled for Regents' Allocation, Loans, Income Reserves,  
University Registration Fee Reserves, Gift Funds, and Miscellaneous Funds

Campus and Project Title ( <u>Total Cost</u> )		Proposed <u>2005-06</u>	
<u>Los Angeles</u>	P	203,000	N
Sproul Repairs and	W	341,000	N
Refurbishment	C	18,299,000	N

Total Project  
(\$18,843,000)

### DESCRIPTION

The Los Angeles campus proposes to repair and refurbish Sproul Hall, a 126,505 asf (204,228 gsf) seven-story undergraduate residential high-rise facility in the northwest quadrant of the campus, built in 1960 and designed to accommodate 824 residents, at a total project cost of \$18,843,000 to be funded by Housing Reserves.

#### *Background*

In March 2002, The Regents approved preliminary plan funding for a group of capital projects associated with the Northwest Campus Undergraduate Student Housing plan totaling \$10,782,000 funded from \$10,100,000 in housing reserves and \$682,000 in parking reserves. The projects were to construct approximately 2,000 new undergraduate bed spaces adjacent to Hedrick and Rieber Halls, renovate the first floors of Hedrick and Rieber as community support space for the new residents, renovate the first floor of Sproul Hall as replacement housing administration space, and construct a parking structure adjacent to Dykstra Hall. These projects are now complete with the exception of approximately 1,200 new bed spaces that are currently under construction and scheduled to be occupied in phases from late 2005 through early 2006.

The March 2002 Regents' Item also discussed future renovations to the existing high-rise residence halls that were not included in the first group of construction projects. Sproul, Hedrick, Rieber, and Dykstra halls, then nearly 40 years old and in need of renewal, would require code upgrades, modernization of infrastructure, and correction of operational deficiencies and finish upgrades to their residential floors in order to bring them up to contemporary standards. Planning and cost studies completed in late 2004 showed that it would be necessary to prioritize the necessary repairs, in light of significant cost increases experienced in the Los Angeles construction market during the past several years.



Replacement and repair of obsolete and deteriorated heating systems would receive the highest priority, followed by repairs to other building systems. A project to replace the heating system in Hedrick was subsequently approved administratively by the Office of the President in July 2005 at a total project cost of \$5,805,000 funded from housing reserves. Since Hedrick and Rieber have the same type of heating systems as Sproul and Dykstra, parts from Hedrick and Sproul would be used to keep the heating systems in Rieber and Dykstra operational until funding is available to fully replace them. With final completion of the new Northwest Campus bed spaces by early 2006, an opportunity exists to take Sproul's residential floors out of service for a year so that replacement of its heating system and other necessary infrastructure repairs could be accomplished at the same time.

### ***Project Description***

The proposed project would replace and repair obsolete mechanical, electrical, plumbing, fire alarm and elevator systems in Sproul Hall with new and upgraded systems that are energy-efficient and easy to maintain. The scope of work would include replacement and upgrades of systems serving residential floors two through seven and occupied portions of the basement representing 99,117 asf (167,517 gsf), including the heating system and heating controls; hot and cold water piping; and building power distribution, emergency power, electrical grounding, lighting, fire alarm and elevator systems. The work would include refurbishment of interior finishes on the residential floors, including student rooms, lounges, laundry rooms, bathrooms, resident faculty apartments and corridors; replacement of bathroom fixtures; and replacement of the windows on the exterior of the building. The scope of work would also include the design of an independent air conditioning system to serve student lounges that would be bid as an additive alternate.

The residential floors would be vacated and the first floor, recently renovated and served by independent building systems, would remain operational during construction. Students would move out of the building, according to the terms of their housing contract, at the end of the school year in mid-June 2006. Returning students in Fall 2006 would be assigned to new bed spaces provided under the recently completed Hedrick North residence hall project, the Rieber North and West residence hall project scheduled for completion in phases by early 2006, and other northwest campus residence halls. The residential floors of the building would remain unoccupied until the project is completed.

Prior to the commencement of work, abatement of hazardous materials within building mechanical spaces would be performed under a separate project funded by Housing Major Maintenance funds during the 2005 winter break.

Construction is scheduled to begin in July 2006 with completion by September 2007.

### ***Green Building Policy and Clean Energy Standard***

This project will comply with the *Presidential Policy for Green Building Design and Clean Energy Standards* dated June 16, 2004. As required by this policy, the project will adopt the principals of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements.

### ***CEQA Classification***

In accordance with the California Environmental Quality Act of 1970 and the University of California Procedures for Implementation of CEQA, the proposed project is categorically exempt under Article 19, Section 15301, Class 1, Existing Facilities.

### ***Financial Feasibility***

The total project cost of \$18,843,000 at CCCI 4876 would be funded from UCLA's portion of the UCHS Net Revenue Fund Reserves. Much of the impact on housing rates for existing beds from this project would be covered by revenue produced by past years rate increases that were intended to cover the debt service for projects just completed or near completion. Because these previous projects are completing with lower overall costs for both construction and external financing, the associated revenue from those rate increases are now being applied to cover the cost of the proposed project, as well as future projects. In the first year of operations following completion of this project, the campus rate structure would increase approximately \$105 per bed to support the cost of this project and assist in returning UCHS reserves to their desired levels. The proposed rate increase is included in the table below.

**Rate Increase Associated with Proposed Project  
(as well as Planned Projects)**

<u>Year</u>	<u>Operating Increase</u>	<u>Increase Associated with Approved Projects Not Yet On-Line</u>	<u>Increase Associated with This Project</u>	<u>Increase Associated with Future Projects</u>	<u>Total Rate Increase (%)</u>
2005-06	2.0%	0.9%	1.0%		3.9%
2006-07	2.0%			1.0%	3.0%
2007-08	2.0%			1.0%	3.0%
2008-09	2.0%				2.0%
2009-10	2.0%				2.0%
Total (%)	10.0%	0.9%	1.0%	2.0%	13.9%



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Approved by:



Gerald L. Parsky  
Chairman of the Board

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Date

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Judith L. Hopkinson  
Chairman of the Committee  
On Buildings and Grounds

\_\_\_\_\_  
Date

\_\_\_\_\_  
Robert C. Dynes  
President of the University

\_\_\_\_\_  
Date

Attachment

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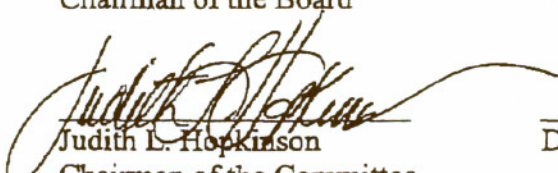
Approved by:

*UCLA - SPOOL REPAIRS & REFURBISHMENT*

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Gerald L. Parsky  
Chairman of the Board

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Date  

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Judith L. Hopkinson  
Chairman of the Committee  
On Buildings and Grounds

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*12/27/05*  
Date

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Robert C. Dynes  
President of the University

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Date

Attachment

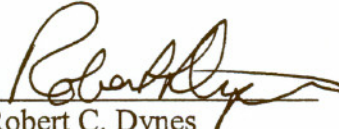
Approved by:

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Chairman of the Board

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Chairman of the Committee  
On Buildings and Grounds

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Robert C. Dynes  
President of the University

12/21/05  
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Date

Attachment



## ATTACHMENT 1

**PROJECT STATISTICS  
SPROUL REPAIRS AND REFURBISHMENT  
CAPITAL IMPROVEMENT BUDGET  
LOS ANGELES CAMPUS  
CCCI 4876**

<b><u>Cost Category</u></b>	<b><u>Amount</u></b>	<b><u>% of Total</u></b>
Site Clearance Construction	16,308,000	86.5%
Exterior Utilities Site Development		
A/E Fees <sup>(a)</sup>	598,000	3.2%
Campus Administration <sup>(b)</sup>	106,000	.6%
Surveys, Tests	77,000	.4%
Special Items <sup>(c)</sup>	123,000	.7%
Contingency	<u>1,631,000</u>	<u>8.6%</u>
<b><u>Total</u></b>	<b>\$18,843,000</b>	<b>100.0%</b>
<b>Total Project</b>	<b>\$18,843,000</b>	

**Project Statistics**

Gross Square Feet (GSF) <sup>(d)</sup>	167,517
Assignable Square Feet (ASF) <sup>(d)</sup>	99,117
Ratio ASF/GSF (%)	59%
Building Cost/GSF <sup>(d)</sup>	\$97
Building Cost/ASF <sup>(d)</sup>	\$165

Comparison projects are not provided due to the extreme difference in scope and existing building conditions between residential renovation and repair projects.

- (a) Fees include executive architect and other professional design contract costs.
- (b) Campus administration includes project management and inspection.
- (c) Special items include independent cost review, facilities fees, Environmental Health and Safety fees, Fire Marshal Services, agency fees, moving expense and independent structural review.
- (d) Gross square feet (GSF) is the total area, including usable area, stairways, and space occupied by the structure itself.  
Assignable square feet (ASF) is the net usable area.