



OFFICE OF THE PRESIDENT

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June 28, 2006

**ACTION UNDER PRESIDENT'S AUTHORITY- AMENDMENT OF THE BUDGET FOR  
CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM FOR  
UNIVERSITY RESIDENCE, LOS ANGELES CAMPUS**

It is recommended that:

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

- (1) The President amend the 2005-06 Budget for Capital Improvements and the Capital Improvement Program to include the following changes:

Los Angeles: University Residence - preliminary plans, working drawings, construction, and equipment -- \$304,500 to be funded from University funds (\$304,500).

A Key to abbreviations and the project description is attached.

KEY  
Capital 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>
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Los Angeles

University Residence	C    304,500    U
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(\$304,500)

## DESCRIPTION

The Los Angeles campus in recognition of the University Residence being vacant, proposes that the scheduling of maintenance projects into a single item would be cost effective and efficient. This proposed project would involve 18 projects in four categories: 1) overall repairs; 2) preventive maintenance; 3) infrastructure upgrades; and 4) replacement of obsolete systems. The campus requests approval for the total repairs of \$304,500 from University funds. The fund source would be allocated by the Office of the President over the next three years (2006-07, 2007-08, and 2008-09) at \$101,500 per year. The campus may elect to complete more projects in a single year allocation, but would complete all 18 projects within the three-year period.

### ***Background***

University of California policy requires that campus chancellors reside in university-designated housing on or near the campus to carry out administrative, ceremonial, and development-related duties. The Los Angeles University Residence (10,998 gsf) was constructed in 1930. This two-story building, plus a partial basement, sits on approximately ten acres on the northern edge of the campus at 10570 Sunset Boulevard. Given the age of the building (now more than 75 years), various maintenance projects have been completed over the years to ensure the building's structural integrity, the modernization and functionality of its infrastructure, and the safe condition of its grounds and parking areas.

In January 1997, the Office of the President provided a one-time allocation of \$500,000 from the Searles Fund for seismic renovations and life safety/ADA code corrections and the campus supported the project with an additional \$580,000 of campus funds. These improvements occurred prior to the start of Chancellor Carnesale's tenure.

During the subsequent nine years of Chancellor Carnesale's tenure, other maintenance projects have been completed on an annual basis to ensure the functionality of the University Residence and safety on the adjoining grounds. For the past five years, including the current fiscal year, the total costs of the projects is projected to be approximately \$460,000.

The campus originally was prepared to present a proposed maintenance program for the next three years to The Regents. With further evaluation of the University Residence in the context of the change of occupancy that is anticipated later during 2006, the campus administration concluded that a single item would be cost effective and efficient.

### ***Project Description***

This project would involve 18 projects in four categories: 1) overall repairs; 2) preventive maintenance; 3) infrastructure upgrades; and 4) replacement of obsolete systems. A list of maintenance projects has been prepared and is provided in the table below:

#### **University Residence Maintenance Program**

<b>Repair</b>			
	Repair/replace intrusion alarm system	\$6,000	
	Install new heating system intakes	\$45,000	
	Repair roof tile	\$4,400	
	Repair/replace corroded sewer line	\$7,500	
	Replace water heater/piping/valves	\$2,300	
	Paint interior of house	\$24,500	
	Refinish dining room table/credenza	\$2,000	
	Replace broken irrigation lines	\$13,000	
	Refinish 4,800sf of hardwood floors	\$19,300	
	Water Intrusion/Basement Windows	\$14,800	
	Paint exterior wood trim	\$23,900	
	Replace 10 pairs of exterior French doors	\$73,000	
	Replace roof of pool equipment shed	\$6,500	
	Reconstruct brick wall next to garage	\$15,000	
	<b>Total Repair</b>		<b>\$257,200</b>
<b>Preventive Maintenance</b>			
	Electrical Connections/Fire Alarm	\$2,800	
	Snake all drains and sewer lines	\$2,000	
	<b>Total Preventive Maintenance</b>		<b>\$4,800</b>
<b>Upgrades</b>			
	Electrical Power Upgrades-Patio	\$23,500	
	<b>Total Upgrades</b>		<b>\$23,500</b>
<b>Replacements</b>			
	Replace area rugs	\$19,000	
	<b>Total Replacements</b>		<b>\$19,000</b>
	<b>Grand Total</b>		<b>\$304,500</b>

The improvements would be scheduled on approval of this item resulting in the opportunity for multiple projects to be completed simultaneously by fall of 2006 which would not be possible or, at least more difficult if the residence was occupied.

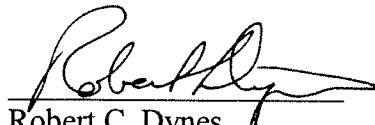
***CEQA Classification***

In accordance with the University of California guidelines for the implementation of the California Environmental Quality Act (CEQA), the proposed projects qualify for a Categorical Exemption under Section 15301, Class 1 Existing Facilities, and none of the exceptions to the exemptions apply. All work will be performed in accordance with the Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings.

***Financial Feasibility***

The total project cost of \$304,500 to be funded from University funds. Funding would be allocated by the Office of the President over the next three years (2006-07, 2007-08, and 2008-09) at \$101,500 per year. The campus may elect to complete more projects in a single year allocation, but would complete all 18 projects within the three year period.

Approved by:

  
Robert C. Dynes  
President of the University

6/28/06

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Date