



OFFICE OF THE PRESIDENT

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**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 amends the 2006-07 Budget for Capital Improvements and the Capital Improvement Program to include the following changes:

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

To: Los Angeles: University Residence - preliminary plans, working drawings, construction, and equipment -- \$344,115 to be funded from University funds (\$344,115).

A Key to abbreviations and the project description is attached.

KEY
Capital Improvement Program Abbreviations

S	Studies
P	Preliminary Planning
W	Working Drawings
C	Construction
E	Equipment
-	State (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

2006-07 Budget for Capital Improvements
and the 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>)	Approved <u>2005-06</u>	Proposed <u>2006-07</u>
<u>Los Angeles</u> University Residence	C 304,500 U C	344,115

(\$344,115)

DESCRIPTION

The Los Angeles campus is requesting a budget augmentation of two projects: 1) \$11,065 from refinishing of the hardwood floors, and 2) \$28,550 from reconstructing of the brick wall next to the garage for a total of \$39,615 to be funded from University funds for the University Residence. The total cost of all University Residence projects would be \$344,115.

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 campus 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 were completed on an annual basis to ensure the functionality of the University Residence and safety on the adjoining grounds. The total cost of projects over the last five fiscal years was approximately \$460,000.

In June 2006, the President approved the implementation of maintenance projects for the University Residence. The projects involved four categories of work: 1) repairs; 2) preventive maintenance; 3) infrastructure upgrades; and 4) replacement of obsolete systems. The total cost of the 18 projects was \$304,500 funded from University funds. The funding will be allocated by the Office of the President to the campus over the next three years (2006-07, 2007-08, and 2008-09) at \$101,500 per year.

Status and Need for Augmentation

The campus has completed all 18 projects. Because the University Residence was no longer occupied in July 2006, it was possible to undertake and complete all of the projects by Fall 2006, rather than over the three-year period that had been contemplated. This scheduling would not have been possible, had the residence been occupied.

The cost of two of the repair projects was higher than initially estimated. The vendor for the hardwood floor refinishing, upon whose estimate the budget was developed, declined to perform the work. Another vendor was selected at a cost that was \$11,065 higher than the original estimate of \$19,300. The second repair project, reconstruction of a brick wall next to the garage, needed to be expanded in scope when some of the brick was removed and it became evident that the wall needed to be completely removed and re-built, including the foundation. The original brick from the wall was saved and reused in the building of the new wall. The cost for this additional required work was \$28,550.

The augmentation requested totals \$39,615 (includes both projects). All of the other projects have been completed and none of those projects will require an augmentation.

Project Description

As originally approved, the 18 projects were as displayed in the table below:

University Residence Maintenance Program

Repair	Original	Augmentation	
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	\$11,065	
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	\$28,550	

	Total Repair	\$257,200	\$39,615	\$296,815
Preventive Maintenance				
	Electrical connections/Fire alarm	\$2,800		
	Snake all drains and sewer lines	\$2,000		
	Total Preventive Maintenance	\$4,800		\$4,800
Upgrades				
	Electrical power upgrades-Patio	\$23,500		
	Total Upgrades			\$23,500
Replacements				
	Replace area rugs	\$19,000		
	Total Replacements			\$19,000
	Grand Total			\$344,115

The improvements were scheduled on approval of the item, resulting in the opportunity for multiple projects to be completed simultaneously by the Fall of 2006. This scheduling would not have been possible, or at least made more difficult, if the residence had been occupied.

CEQA Classification

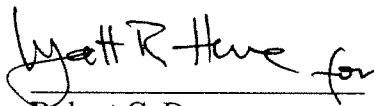
In accordance with the University of California guidelines for the implementation of the California Environmental Quality Act (CEQA), the proposed projects qualify for a Categorical Exemption under Section 15301, Class 1 Existing Facilities, and none of the exceptions to the exemption apply. All work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

Financial Feasibility

The revised total cost of all of the projects (\$344,115), including the increase of \$39,615, would 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 \$114,705 per year.

Approved by:


Robert C. Dynes
President of the University

12.19.06
Date