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August 5, 2008

**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 YRL
FIRST FLOOR RENOVATION, LOS ANGELES CAMPUS**

EXECUTIVE SUMMARY

Campus:	Los Angeles
Project:	YRL First Floor Renovation
Action:	Approval of project budget for \$12,950,000
Total cost:	\$12,950,000 to be funded from gift funds
Previous Actions:	None
Project Summary:	The campus proposes to renovate 31,695 asf on the first floor of the Charles E. Young Research Library (YRL) to provide program improvements for library users. YRL is the library for graduate students and faculty in the humanities and social sciences at UCLA.

It is recommended that:

Pursuant to Standing Order 100.4(q)

- (1) The President amend the 2008-09 Budget for Capital Improvements and the Capital Improvement Program to include the following project:

Los Angeles: YRL First Floor Renovation - preliminary plans, working drawings, construction, and equipment - \$12,950,000 to be funded from gift funds.

A Key to abbreviations and the project description are attached.

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, StandBy, 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

2008-09 Budget for Capital Improvements and
Capital Improvement Program
Scheduled for
Regent's Allocations, Loans, Income Reserves,
University Registration Fee Reserves, Gift Funds, and Miscellaneous Funds

Campus and Project Title (Total Cost)	Proposed 2008-09
<u>Los Angeles</u>	
YRL First Floor	P \$ 603,000
Renovation	W \$ 642,000
	C \$10,352,000
	E \$ 1,353,000
(\$12,950,000)	

DESCRIPTION

The Los Angeles campus proposes to renovate a portion of the first floor of the Charles E. Young Research Library (YRL) of 31,695 asf, providing program improvements for library users, at a total project cost of \$12,950,000 to be funded from gift funds.

Background

The Young Research Library (YRL), constructed in phases between 1964 and 1971, is a 251,501-asf (305,919 gsf) facility consisting of six floors and a basement and is used by graduate students and faculty in the humanities and social sciences. As the largest library in the eight million volume UCLA Library system, YRL accommodates four million books and periodicals; special collections comprising 330,000 rare books, 30 million manuscripts and five million photographs, maps, works of art and graphic arts holdings; a 543,000 volume library of East Asian language materials; 400 special collections in the performing arts; and extensive holdings in government information and maps.

Little has been done to modernize or upgrade the facility since it was originally constructed. YRL was built at a time when printed indexes, card catalogs and individual study embodied the library environment; users searched for resources and consulted reference materials on the first floor, and studied individually at carrels on the stack levels. The first floor, originally designed as a large open space, was built-out over the years to accommodate various library support functions, resulting in an awkward floor plan that is difficult for users to navigate without assistance. Multiple service desks are confusing to users, and the reference and periodicals areas are crowded, poorly lit, and have inadequate seating for the current volume of use. The facility lacks spaces that are in high demand. These include a research commons space where scholars can interact with library resources and research experts, group study rooms, a large meeting room for lectures and films, a secure space where valuable holdings from the library's special collections can be publicly exhibited, and informal areas for study and social interaction.

Reorganization and renewal of the first floor would make the library's vast print and online resources more accessible to users, allow scholars to interact more productively with those resources, and provide graduate students and faculty with a welcoming and comfortable environment for work and study. New uses described below would be accommodated on the first floor by relocating some functions to other campus facilities and shifting components between floors prior to the commencement of this project. Following completion of the separate Chancellor-approved YRL A-Level Renovation project in Spring 2009, a large portion of the first floor would be vacant and available for new uses.

Project Description

The proposed project would renovate 31,695 asf (39,740 gsf) on the first floor except for 5,120 asf of administrative offices that were remodeled under a separate approval by the Chancellor. The project would provide program improvements and accessibility upgrades for the improved functionality of library users.

The project would provide the first floor with spaces designed to enhance interactive learning, research assistance and group study. The project would construct a new reading room for frequently-used print reference materials; a research commons that includes clustered workstations and instructional spaces for collaborative projects and individual study; group study rooms; a secure and climate controlled exhibit gallery for the display of rare books, manuscripts and artwork from the library's collections; a 110-person meeting room for seminars, symposia and films; and a café with a seating area and service counter. A service counter would be provided for security, information and circulation. Public circulation areas would provide informal lounge space for meetings and study, an exhibit area, information kiosks and media projection walls.

The scope of work would involve the installation of room partitions, ceilings, lighting, casework, window treatments, signage and finishes. The work would also include installation of a security system, a raised floor throughout the computer commons area, data conduit and cabling, and a donor recognition wall with special finishes. Accessibility improvements would include replacement of non-code compliant restrooms and drinking fountains, and stairwell upgrades. Exterior work would include installation of new doors and a curtain wall system at the main entrance; and relocation of the building's fire department connection. Group 2 and 3 equipment items would include procurement and installation of freestanding furniture.

The project area would be vacant prior to the commencement of construction. Installation of temporary corridors from the main entry to the first floor administrative offices and building elevators would allow the facility to remain operational during construction.

Construction would commence in February 2009 with completion in August 2010.

Policy on Sustainable Practices

This project will comply with the *University of California Policy on Sustainable Practices*. 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, and achieve a minimum UC-equivalent LEEDTM CI certified rating. Sustainability features being evaluated for this project include modifications to the

existing mechanical system to increase energy efficiency and installation of energy efficient lighting.

CEQA Classification

In accordance with the California Environmental Quality Act (CEQA), the University will conduct appropriate environmental review for this project and make a CEQA determination prior to design approval.

Financial Feasibility

The total project cost of \$12,950,000 would be funded from gift funds. As of July 1, 2008, the gift campaign status is as follows:

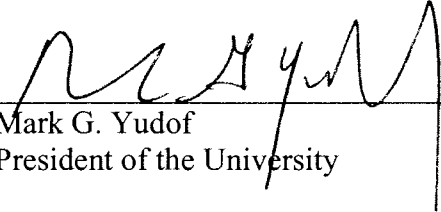
Cash gifts received	\$ 6,732,000
Pledges received	\$ 0
Gifts to be raised	<u>\$ 6,218,000</u>
Total	\$12,950,000

If all of the gift funds are not in hand at the time of construction bidding, the campus will provide the funds necessary to comply with Regental policy regarding bid and award so that the project may proceed.

Approved:

Richard C. Blum
Chairman of the Board

Leslie Tang Schilling
Chairman of the Committee on Grounds and
Buildings


Mark G. Yudof
President of the University

8/7/08

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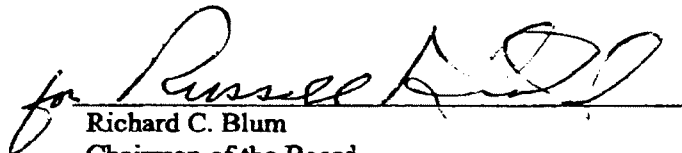
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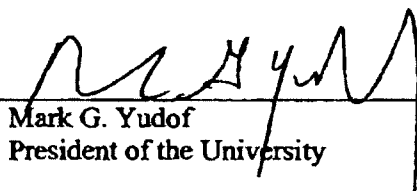
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Attachment

-6-

Attn: Diane Griffiths
510 987 9224

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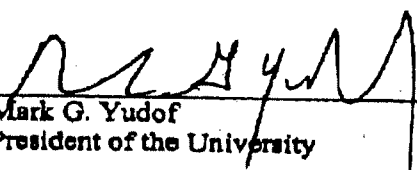
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Attachment

ATTACHMENT 1

**PROJECT STATISTICS
YRL FIRST FLOOR RENOVATION
CAPITAL IMPROVEMENT BUDGET
LOS ANGELES CAMPUS
CCCI 5375**

<u>Cost Category</u>	<u>Total Amount</u>	<u>% of Total</u>
Site Clearance		
Building	\$8,802,000	75.9%
Exterior Utilities	52,000	.4%
Site Development		
A/E Fees	825,000	7.1%
Campus Administration ^(a)	340,000	2.9%
Surveys, Tests	220,000	1.9%
Special Items ^(b)	529,000	4.7%
Contingency	829,000	7.1%
Total	\$11,597,000	100%
Group 2 & 3 Equipment	1,353,000	
Total Project	\$12,950,000	

Statistics

Gross Square Feet (GSF) ^(c)	39,740
Assignable Square Feet (ASF) ^(c)	31,695
Ratio ASF/GSF (%) UC	79.8%
Building Cost/GSF ^(c)	\$221

Comparable University Projects at CCCI 5375

Interior renovation projects vary widely in scope and therefore comparable projects cannot be identified.

- (a) Campus administration includes project management and inspection.
- (b) Special items include specialty consultants, value engineering, structural peer review, agency reviews, hazardous materials surveying and monitoring, independent cost estimating, and moving and staging expense, totaling \$529,000.
- (c) 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.