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July 14, 2008

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

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:

Riverside:                University Residence -- Security and Life Safety -- \$139,945 to be  
funded from University funds (Searles Funds).

- (2) The President approve the project design, Riverside campus, as described in this item.

A Key to the abbreviations and the project description are attached.

(Attachment)

KEY  
Capital Improvement Program Abbreviations

<b>S</b>	Studies
<b>P</b>	Preliminary Plans
<b>W</b>	Working Drawings
<b>C</b>	Construction
<b>E</b>	Equipment
<b>-</b>	State Funds (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
<b>CEQA</b>	California Environmental Quality Act

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 (Total Cost)	Proposed 2008-09
Riverside University Residence	\$139,945 U

**DESCRIPTION**

The Riverside campus is requesting an approval of \$139,945 for security and life safety improvements at the Chancellor's residence.

At the March 2006 meeting, the President notified the Committee on Grounds and Buildings of the changes to Delegations of Authority for approval of campus projects for the Chancellor's residences and offices. The approved changes were: 1) projects totaling \$25,000 to \$5,000,000 will require Presidential approval, and 2) projects over \$5,000,000 will require Regental approval.

***Background***

An inspection of the residence occurred on May 27, 2008 was attended by Al Diaz, Vice Chancellor of Administration; Don Caskey, Associate Vice Chancellor – Campus Architect; Mike Miller, Assistant Vice Chancellor, Facilities and Physical Plant; Cynthia Giorgio, Associate Chancellor; and Karen White, wife of incoming Chancellor, Tim White. The focus of the inspection of the residence and grounds, for the most part, was security and life safety matters.

The Whites have a four-year-old son. Concerns for separating the public spaces from the private spaces of the residence in a secure and appropriate manner were an important consideration during the inspection. Safety issues were also evaluated, including fencing for the grounds, the adequacy of the existing pool cover, and child-proofing balcony guard rails.

The distance from the master bedroom and bath in its present upstairs location, to the bedroom of the Whites' four-year-old son was also considered for feasibility in maintaining appropriate oversight. It was determined that the master bedroom and bath would be better situated downstairs across the hall from their son's bedroom. This is a smaller room than the current upstairs master bedroom, but safety concerns prevailed in the discussion. In light of this relocation, it is recommended that certain alterations be accommodated in terms of providing reasonable closet space, as well as renovations to the adjacent bathroom that has not been upgraded during the fifty-year history of the residence. The Chancellor and his wife have also

requested that an existing walk-in linen closet be converted to address the need for a laundry room in the private sector of the residence.

### ***Issues and Recommendations:***

#### **Residence Interior**

##### **1. Foyer**

The private living space is currently wholly open and accessible from the public areas of the University residence. Given the presence of a very young child in the residence, it is appropriate to provide a more secure environment where access can be controlled and disturbances can be minimized while the Chancellor and/or his wife are tending to official duties.

Thus, it is recommended that the hallway to the private side of the residence be closed off at the location of the entry hall with a simple wall and door. This would allow the private area of the residence, including bedrooms and the upstairs family room, to be secure from public access when the residence is open for public events.

##### **2. Master Bedroom/Bath**

The master bedroom and bath is currently located on the second floor of the residence. This circumstance and the size of the residence required the Whites to reexamine whether it was feasible to maintain the master bedroom and bath in its present upstairs location, a considerable distance from the bedroom of their four-year-old son downstairs. To provide the necessary oversight capability, it was determined that the master bedroom and bath would be more appropriately situated downstairs across the hall from the child's bedroom.

It is recommended that an existing bedroom and bath area on the first floor be renovated to provide for this necessary proximity. Renovations would entail two new small walk-in closets and reconfiguration and updating of the existing dressing, bath, and lavatory areas.

##### **3. Laundry Room**

The laundry area in the residence is currently located behind the kitchen in the public area of the house. This precludes laundering while public functions are being held at the residence.

It is recommended that an additional laundry room be created in the private living area of the house to provide for the typical demands of a family with a young child. An existing walk-in linen closet would be converted by extending plumbing and electrical lines from the adjacent bathroom to accommodate a washer and dryer, as well as a small cabinet/counter unit. The current laundry area can then be used exclusively for laundering of table clothes, napkins and other necessities for the public events held in the residence.

#### **4. Upstairs Balcony**

The upstairs balcony guard rail is a wrought iron fence type of railing with both vertical and horizontal elements. This guard rail represents a safety risk for young children who can easily climb onto and over the railing.

It is recommended that the second-floor balcony guardrail be replaced with glass panels to eliminate the opportunity for the wrought iron guard to be used as a climbing device by small children.

#### **Residence Grounds:**

##### **1. Exterior Walls and Fencing**

The yard is currently not fully-fenced and is wholly accessible to the public. The absence of a fence or wall around the entire circumference of the back yard and property raises both security and safety concerns.

It is recommended that new brick pilasters be added near the front driveway and additional wrought iron fencing installed to complete the enclosure of the back exterior yard.

#### ***Project Description***

This project focuses primarily on life-safety and security, both in the residence and on its grounds, to address issues arising as a result of the presence of young children. The project site will be cleaned of construction debris and disposed of at an off-site location in a lawful manner.

Due to the arrival of our new Chancellor in early September, there is some urgency in moving forward with this project. Commencement of the project would be when approval is granted with estimated completion in September.

#### ***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 principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements.

#### ***CEQA Classification***

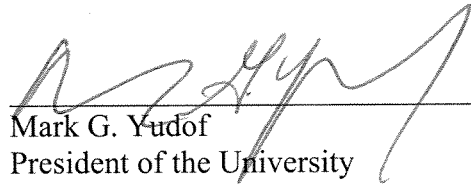
In accordance with the University of California guidelines for the implementation of the California Environmental Quality Act (CEQA), the proposed projects qualify for a Categorical Exemption under Section 15301, Class 1 Existing Facilities, and none of the exceptions to the exemption apply. None of the exceptions to the exemption apply in so far as the project will be of short duration, will involve replacement of like-kind materials, and will include removal and

disposal of all materials from the site in a lawful manner, and the residence is not designated a historical resource.

***Financial Feasibility***

The total project cost of \$139,945 is to be funded from University funds (Searles Funds).

Approved by:

 7/15/08  
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Mark G. Yudof Date  
President of the University