Office of the President
February 18, 2003

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ITEM FOR ACTION

For Meeting of February 25, 2003

ADOPTION OF FINDINGS AND APPROVAL OF DESIGN, NORTHWEST CAMPUS UNDERGRADUATE STUDENT HOUSING, LOS ANGELES CAMPUS

The President recommends that subject to approval of the UCLA 2002 Long Range Development Plan and certification of the associated Environmental Impact Report, the Committee on Grounds and Buildings recommend to The Regents that The Regents:

(1) Adopt the Findings and Statement of Overriding Considerations pertaining to Hedrick North Residence Hall and First Floor Renovation, Rieber North and West Residence Halls and First Floor Renovation, and Sproul Hall First Floor Renovation as contained in the Findings and Statement of Overriding Considerations for the UCLA 2002 Long Range Development Plan Environmental Impact Report.

(2) Approve the design of Hedrick North Residence Hall and First Floor Renovation, Rieber North and West Residence Halls and First Floor Renovation, and Sproul Hall First Floor Renovation, Los Angeles campus.

BACKGROUND

In March 2002, The Regents approved preliminary plan funding for six capital projects associated with the Northwest Campus Student Housing and Parking plan. Following completion of preliminary plans, the campus proposed the three housing projects described below and one parking project to accomplish the goals of the Master Plan for the Northwest campus. In September 2002, The Regents amended the 2002-03 Budget for Capital Improvements and the 2002-05 Capital Improvement Program to include three projects associated with the Northwest Campus Undergraduate Student Housing Plan for the Los Angeles campus at a total project cost of $197,614,000. The three projects are as follows:

a. Sproul Hall First Floor Renovation, total cost $9,765,000 at CCCI 4087, funded by external financing ($8,765,000) and the Los Angeles campus share of the University of California Housing System (UCHS) Net Revenue Fund ($1,000,000).

b. Hedrick North Residence Hall and First Floor Renovation, total cost $67,093,000 at CCCI 4153, funded by external financing ($63,504,000) and the Los Angeles campus share of the UCHS Net Revenue Fund ($3,589,000).

c. Rieber North and West Residence Halls and First Floor Renovation, total cost $120,756,000 at CCCI 4297, funded by external financing ($111,616,000) and the Los Angeles campus share of the UCHS Net Revenue Fund ($9,140,000).

In April 2002, the appointment of Hardy Holzman Pfeiffer Associates, LLP of Los Angeles, California as executive architect for this project was administratively approved within the Office of the President.

Project Site

The project site is located in the Northwest campus zone, which constitutes approximately 90.5 acres of the 419-acre UCLA campus. The Northwest zone is bounded by Sunset Boulevard on the north, Veteran Avenue on the west, Gayley Avenue on the south, and Charles E. Young Drive West on the east (see Location Plan).

Topographically, the Northwest zone consists of hilly terrain characterized by slopes between the existing buildings. The elevation range is between 320 and 560 feet above mean sea level. Existing land use conditions in the Northwest zone are primarily residential and recreational in nature. Existing residential components of the Northwest zone are: (1) the upper Northwest zone including Hitch and Saxon Residential Suites and Hedrick and Rieber residence halls; (2) Sunset Village residential complex and Sproul residence hall; and (3) De Neve Plaza and Dykstra residence hall. The first grouping occupies the northernmost residential region, situated on the highest elevation of the Northwest zone. The second residential neighborhood, Sunset Village and Sproul hall, sits at the foot of the slope to the east, and De Neve Plaza is sited to the south.

Project Design

The proposed capital projects would construct three new undergraduate residence halls and renovate the first floors of three existing high-rise residence halls. The three proposed residence halls would represent approximately 376,268 asf within a total of approximately 535,000 gsf of new construction (net of demolition), accommodating 1,987 residence hall beds, with approximately 8,514 asf of new dining facilities, approximately 32,483 asf of new commons facilities and approximately 10,173 asf of related support space. Demolition of the Housing Administration Building (11,617 asf), a vending storage building (2,033 asf), and surface parking lots HH and RH would be necessary to create a site for the proposed construction. Each new building would be Type I (concrete) construction and eight to nine stories tall.

In addition, the first floors of Sproul, Hedrick and Rieber Halls (approximately 49,501 asf) would be renovated to provide community support and programming for the existing and additional residents. The first floors would be re-designed to accommodate three distinct and separate functional areas as follows: (1) Administration/Customer Service/Dining and Business functions (2) Learning and Study Areas and (3) Recreation and Social Areas. The first floor of Sproul would be re-designed to accommodate displaced housing administration functions, and to consolidate and enhance some existing student dining and program support facilities.

Of the total 1,987 new beds, 1,492 beds would be in quads, i.e., two double occupancy bedrooms with connecting bathrooms; 410 beds would be provided in single room suites, each consisting of 10 single private bedrooms with a common living room and two compartmentalized bathrooms; 44 beds would be provided in double occupancy rooms with private bathrooms; and 41 beds would be provided in single bedrooms with private bathrooms for the resident assistants.

In addition, the project would have a total of nine non-revenue faculty apartments to stimulate student / faculty interaction and support the campus residence life programs (see attached Plans).

The building aesthetic is consistent with UCLA Architectural Guidelines. The project incorporates buff concrete and UCLA blend brick into the hardscape and walkways and UCLA blend brick into the entryways and lower level façades of the buildings. The upper façades will be a combination of painted concrete columns and pilasters, with brick masonry and exterior plaster, unitized window units, curtain wall, and painted metal sunscreens (see attached elevations and renderings).

The new building construction is a structural gravity framing system with a 7-inch two- way slab supported by gravity columns, moment resisting beams, columns and shear walls. The slabs are supported on an approximately 22'x27' foot grid.

The structural lateral system consists of concrete moment frames acting in conjunction with the reinforced concrete shear walls as a dual system to resist the effects of lateral loads applied to the building. A combination of conventional shallow spread footing and mat footing foundations shall be used.

Site development work for the project would consist of reconfiguration of the existing utility distribution systems to accommodate the new construction, including an upgrade in the electrical system from 4.8 kV to 12 kV, and would provide an augmentation to the existing Northwest campus sewer system that is currently near its design capacity. Site work would also provide solutions for existing pedestrian and vehicular access and circulation conflicts in the northwest quadrant of the campus.

The design of the proposed Housing projects has been reviewed in accordance with University Policy by Anshen+Allen Los Angeles, an independent design consultant. Independent cost estimating by JCM Associates and independent structural engineering review by Englekirk & Sabol has been conducted at each stage of the project development.

UCLA Capital Programs will manage the project. A construction management firm will be engaged in the role of University's Representative during the pre-construction, bidding and construction phases. Outside consultants and inspection and testing agencies will be utilized as necessary. The Administrative Vice Chancellor will perform project oversight.

Environmental Impact Summary

An Environmental Impact Report was prepared in accordance with the requirements of the California Environmental Quality Act to analyze the environmental effects of the 2002 LRDP including a project-level review of the proposed Northwest Housing Infill Project (NHIP) to provide up to 2,000 beds of undergraduate housing in three nine-story buildings, a recreation facility, a relocated Facilities Management storage building, and the Dykstra parking structure in the Northwest zone of campus. The Northwest Undergraduate Student Housing and Dykstra Parking Structure projects are being submitted concurrently to The Regents for consideration as separate actions. (The recreation and facilities management storage components of the NHIP may be proposed at a later date pending funding availability). The Draft EIR consists of Volume 1 and Volume 1a, a program-level analysis of implementation of the 2002 LRDP, and Volume 2,

a project-level analysis of implementation of the NHIP. The EIR identifies the means to eliminate or reduce potential adverse impacts and evaluates a reasonable range of alternatives for both the LRDP and NHIP.

On June 12, 2001, the University issued a Notice of Preparation (NOP) announcing the preparation of the EIR for the 2002 LRDP EIR. A revised NOP was subsequently issued on March 20, 2002, to acknowledge that the potential environmental effects of the 2002 LRDP (program) would be considered along with the proposed NHIP (project-level) housing component of the LRDP. The revised NOP was accompanied by an Initial Study (IS) describing the project and proposed scope of analysis. The revised NOP/IS was circulated to responsible agencies, interested groups, and individuals for a 30-day review period (March 20, 2002 to April 19, 2002). A Community Information and EIR Scoping Meeting was held on April 6, 2002, to solicit input from interested agencies, individuals, and organizations regarding the range of actions, alternatives, mitigation measures and significant effects to be analyzed in the EIR.

The Draft LRDP and EIR for the LRDP including the NHIP was issued on October 31, 2002, and initially circulated for public review and comment for a 46-day period scheduled to end on December 16, 2002. In response to a request from the community, the public review and comment period was extended an additional four days to December 20, 2002. The Draft EIR was widely circulated using the following methods beginning on November 1, 2002: (1) copies were made available at nine off-campus libraries covering Los Angeles and adjacent local jurisdictions, and two on-campus libraries; (2) a copy was posted on the web, with public opportunity provided to comment electronically; (3) hard copies as well as CDs of the document were mailed to 67 agencies, organizations and interested individuals. The availability of the document and notice of public hearing were publicized in the *Los Angeles Times* and *UCLA Daily Bruin*, and on the web. In addition to a Community Leader Information Meeting and briefing for local elected officials, a public hearing was held on November 20, 2002 to receive verbal comments on the Draft EIR.

Approximately nine individuals provided comments on the Draft EIR at the public hearing held on November 20, 2002. In addition, approximately 370 letters were received during the public comment period, including three from state and local transportation agencies, four from local neighborhood associations, six from other organizations, and 360 from interested individuals.

Public comments received on the Draft EIR relevant to NHIP (Volume 2) concentrated on the proposed associated recreation use and relocated storage facility for Facilities Management. Relative to these issue areas, the comments focused on: requests for additional project-specific descriptions; siting of these uses on the project site; and consistency with the Stipulated Use Agreement and surrounding land uses. In addition to these issues, comments relevant to Volume 1 of the Draft EIR included remarks on enrollment growth, Hilgard Bus Terminal, BruinGo, along with inquiries regarding additional alternatives, traffic and air quality mitigation measures.

The Final EIR dated February 2003 includes Volumes 1, 1a, 2, 3, and 3a. Final EIR Volume 3 and Volume 3a contain the comment letters received on the Draft EIR, a transcript of the public hearing, detailed responses to the comments received, text changes to the Draft EIR, and the Mitigation Monitoring and Reporting Program.

Project Impacts

Implementation of the NHIP, has the potential to result in several significant impacts on the environment. A detailed summary of these impacts is included in the Findings and in the Summary Chapter of Volume 2 of the Draft EIR in the table entitled "Summary of Impacts and Mitigation Measures". Many of these impacts can be reduced to less than significant levels following implementation of proposed mitigation measures. However, significant and unavoidable impacts from NHIP implementation would remain even after implementation of mitigation measures in the following categories:

Air Quality

- Peak daily emissions of nitrogen oxide (NOx) resulting from construction.

Noise

- Ground borne vibration/noise impacts to on-campus uses resulting from construction.
- Impacts from an increase in ambient noise levels to on- and off-campus uses resulting from construction.

Traffic and Circulation

- Operational impacts during the 12-week summer session at two intersections (during both the AM and PM peak hours).

- Construction impacts resulting from truck trips.

If the City of Los Angeles does not implement all feasible mitigation measures identified in the 2002 LRDP Draft EIR for the NHIP project, then impacts could remain significant and unavoidable at four intersections during the 12-week period of summer instruction

Cumulative Impacts

Air Quality

- Air emission impacts would make a significant and cumulatively considerable contribution to significant cumulative regional air quality impacts from daily emissions of criteria pollutants during the regular and summer sessions during construction.

Traffic

- Construction vehicle activity would make a significant and cumulatively considerable contribution to the significant cumulative traffic impacts on local streets and intersections during both the regular and twelve-week summer session during project construction.

- Exceedence of the applicable LOS criteria would make a significant and cumulatively considerable contribution to significant cumulative traffic impacts on local streets and intersections resulting from project operation during both the regular and twelve-week summer sessions.

Alternatives

In addition to the proposed NHIP project, the EIR analyzed two project alternatives: (1) No project/No build that would leave the project site in its present condition; (2) Alternative Site includes a 2,000 bed housing complex provided on Lot 32 with additional dining and student services, as well as 801 subterranean parking spaces beneath the development. In addition, the EIR considered three other alternatives that were found to be infeasible: (1) Extended Construction Period; (2) Reduced Project; and (3) Increased Housing.

Mitigation Monitoring Program

The UCLA campus would be responsible for implementing all mitigation measures within the jurisdiction of The Regents identified in the EIR. To assure that all mitigation measures are implemented in accordance with CEQA, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is included in the Final EIR (Volumes 3 and 3a). The MMRP provides a reporting mechanism for the mitigation measures (MM) and programs and procedures (PP) that are made conditions of approval to reduce or avoid significant effects on the environment.

Findings and Statement of Overriding Considerations

The Findings discuss the project's environmental impacts, mitigation measures, monitoring program and alternatives. The Findings also set forth overriding considerations for approval of the project in view of its unavoidable significant effects in the areas of air quality, noise, and traffic and circulation.

(Attachments)

PROJECT STATISTICS
SPROUL HALL FIRST FLOOR RENOVATION
CAPITAL IMPROVEMENT BUDGET
LOS ANGELES CAMPUS
CCCI 4087

Cost Category

	Renovation	% of Total
Site Clearance		
Building	$6,414,000	73.2%
Exterior Utilities	-	
Site Development	-	
Fees [(a)]	$764,000	8.7%
A&E/PP&C [(b)]	$302,000	3.5%
Surveys, Tests, Plans, Specs	$176,000	2.0%
Special Items [(c)]	$467,000	5.3%
Contingency	$642,000	7.3%
Total P-W-C	**$8,765,000**	**100%**
Group 2 & 3 Equipment	$1,000,000	
Total Project	**$9,765,000**	

Project Statistics

	Renovation
Total Construction Cost	$6,414,000
Total Project Cost	$9,765,000
Assignable Square Feet (ASF) [(d)]	27,388
Gross Square Feet (GSF) [(d)]	36,771
Ratio ASF/ GSF	74.5%
Building Cost/ GSF [(d)]	$174.00
Building Cost/ ASF [(d)]	$234.00

Comparable University Projects at CCCI 4087

Renovation

Campus	Project	Building Cost /gsf	Ratio gsf/asf	Latest Budget Approval Date
Berkeley	Units 1 an 2 Infill Student Housing and Common Areas	$178	60%	2/12/2002

(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 and structural reviews; independent scheduling/logistics/phasing review; hazardous materials survey/monitoring; agency review; facilities review; mail/messenger and copy costs; moving and staging costs totaling $247,000; and interest expense totaling $220,000.
(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.

February 2003

ATTACHMENT 1-B

PROJECT STATISTICS
HEDRICK – NORTH RESIDENCE HALL AND FIRST FLOOR RENOVATION
CAPITAL IMPROVEMENT BUDGET
LOS ANGELES CAMPUS
CCCI 4153

Cost Category	Housing	Renovation	Total	% of Total
Site Clearance	$408,000	-	$408,000	0.6%
Building	$36,854,000	$3,478,000	$40,332,000	61.9%
Exterior Utilities	$2,435,000	-	$2,435,000	3.7%
Site Development	$4,815,000	-	$4,815,000	7.4%
Fees [a]	$3,461,000	$354,000	$3,815,000	5.9%
A&E/PP&C [b]	$1,366,000	$197,000	$1,563,000	2.4%
Surveys, Tests, Plans, Specs	$1,192,000	$107,000	$1,299,000	2.0%
Special Items [c]	$5,474,000	$239,000	$5,713,000	8.8%
Contingency	$4,451,000	$348,000	$4,799,000	7.3%
Total P-W-C	**$60,456,000**	**$4,723,000**	**$65,179,000**	**100%**
Group 2 & 3 Equipment	$1,814,000	$100,000	$1,914,000	
Total Project	**$62,270,000**	**$4,823,000**	**$67,093,000**	

Statistics	Housing	Renovation	Total
Total Building Cost	$36,854,000	$3,478,000	$40,332,000
Total Project Cost	$62,270,000	$4,823,000	$67,093,000
Assignable Square Feet (ASF) [d]	148,670	11,062	159,732
Gross Square Feet (GSF) [d]	200,716	18,348	219,064
Ratio ASF/ GSF	74.1%	60.3%	72.9%
Building Cost/ ASF [d]	$248	$314	$253
Building Cost/ GSF [d]	$184	$190	$184
GSF/Bed (@ 765 beds)	262		
Project Cost per Bed [e]	$79,027		

Comparable University Projects at CCCI 4153

Housing

Campus	Project	Building Cost/GSF	GSF/ Bed	Project cost /Bed*	Latest Budget Approval Date
Berkeley	Units 1 and 2 Infill Student Housing & Common Areas	$276	250	$92,206	2/12/2002

** Excludes Equipment cost.*

Renovation

Campus	Project	Building Cost/GSF	Ratio GSF/ ASF	Latest Budget Approval Date
Berkeley	Units 1 and 2 Infill Student Housing & Common Areas	$181	60%	2/12/2002

Like Berkeley's Units 1 and 2 Infill Student Housing and Common Areas project, the Hedrick and Rieber residence halls would be of Type 1 fire resistive concrete construction. With the exception of the Units 1 and 2 project, there are currently no other housing projects in the University system that are architecturally comparable to Los Angeles'

Northwest Campus Undergraduate Student Housing project. UC student housing projects are typically three floor Type V one-hour or four floor Type III one-hour wood-frame construction, in locations where space constraints are less severe.

Hedrick and Rieber will be two stories higher than Berkeley's Units 1 and 2, increasing overall costs somewhat, but decreasing unit costs. Additionally, Units 1 and 2 will be constructed within the near-field zone of the Hayward fault that has much stricter seismic requirements than the Los Angeles site.

(a) Fees include executive architect and other professional design contract costs.
(b) Campus administration includes project management and inspection.
(c) Special items for housing include master plan; independent cost, design and structural reviews; waterproofing review; independent constructability/schedule/strategy review; environmental review and mitigation; traffic study; civil engineering; agency review; facilities review; virtual model; mail/messenger and copy costs totaling $1,186,000; $1,675,000 compensation funding from Housing to Parking for displaced surface parking spaces and interest expense totaling $2,596,000. Special items for renovation include independent cost and structural reviews; hazardous materials survey/monitoring; agency review; facilities review; mail/messenger and copy costs; moving costs totaling $110,000; and interest expense totaling $129,000.
(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.
(e) Exclusive of Group 2 and 3 Equipment. Includes $1,675,000 for parking buy-out.

ATTACHMENT 1-C

PROJECT STATISTICS
RIEBER – NORTH AND WEST RESIDENCE HALLS AND FIRST FLOOR RENOVATION
CAPITAL IMPROVEMENT BUDGET
LOS ANGELES CAMPUS
CCCI 4297

Cost Category

	Housing	Renovation	Dining	Total	% of Total
Site Clearance	$534,000			$534,000	0.5%
Building	$65,144,000	$3,523,000	$3,036,000	$71,703,000	60.1%
Exterior Utilities	$4,078,000			$4,078,000	3.7%
Site Development	$6,764,000			$6,764,000	6.2%
Fees [(a)]	$6,601,000	$385,000		$6,986,000	6.0%
A&E/PP&C [(b)]	$2,557,000	$222,000		$2,779,000	2.4%
Surveys, Tests, Plans, Specs	$2,137,000	$107,000		$2,244,000	2.0%
Special Items [(c)]	$12,958,000	$269,000		$13,227,000	12.0%
Contingency	$7,652,000	$352,000	$304,000	$8,308,000	7.1%
Total P-W-C	**$108,425,000**	**$4,858,000**	**$3,340,000**	**$116,623,000**	**100%**
Group 2 & 3 Equipment	$3,133,000	$100,000	$900,000	$4,133,000	
Total Project	**$111,558,000**	**$4,958,000**	**$4,240,000**	**$120,756,000**	

Statistics

	Housing	Renovation	Dining	Total
Total Building Cost	$ 65,144,000	$3,523,000	$3,036,000	$ 71,703,000
Total Project Cost	$111,558,000	$4,958,000	$4,240,000	$120,756,000
Assignable Square Feet (ASF) [(d)]	232,734	11,051	8,514	252,299
Gross Square Feet (GSF) [(d)]	331,586	18,764	8,924	359,274
Building Cost/ ASF [(d)]	$280	$319	$360	$284
Building Cost/ GSF [(d)]	$196	$188	$340	$200
GSF/Bed	271			
Ratio ASF/ GSF	70.0%	58.9%	95.4%	70.2%
Project Cost per Bed [(e)]	$88,727			

Comparable University Projects at CCCI 4087

Project

Campus	Project	GSF/Bed	Cost/GSF	Cost/Bed*	Budget Approval Date
Berkeley	Units 1 & 2 Infill Student Housing & Common Areas	250	$285	$95,403	2/12/2002

**Excludes Equipment cost.*

Renovation

Campus	Project	Building Cost/GSF	Ratio ASF/GSF	Budget Approval Date
Berkeley	Units 1 & 2 Infill Student Housing & Common Areas	$181	60%	2/12/2002

Like Berkeley's Units 1 and 2 Infill Student Housing and Common Areas project, the Hedrick and Rieber residence halls would be of Type 1 fire resistive concrete construction. With the exception of the Units 1 and 2 project, there are currently no other housing projects in the University system that are architecturally comparable to Los Angeles' Northwest Campus Undergraduate Student Housing project. UC student housing projects are typically three floor Type V one-hour or four floor Type III one-hour wood-frame construction, in locations where space constraints are less severe.

Hedrick and Rieber will be two stories higher than Berkeley's Units 1 and 2, increasing overall costs somewhat, but decreasing unit costs. Additionally, Units 1 and 2 will be constructed within the near-field zone of the Hayward fault that has much stricter seismic requirements than the Los Angeles site.

(a) Fees include executive architect and other professional design contract costs.
(b) Campus administration includes project management and inspection.
(c) Special items for housing include master plan; independent cost, design and structural reviews; waterproofing review; independent constructability/schedule/strategy review; environmental review and mitigation; traffic study; civil engineering; agency review; facilities review; virtual model; mail/messenger and copy costs totaling $2,085,000; $2,008,000 compensation funding from Housing to Parking for displaced surface parking spaces and interest expense totaling $8,865,000. Special items for renovation include independent cost and structural reviews; hazardous materials survey/monitoring; agency review; facilities review; mail/messenger and copy costs; moving costs totaling $110,000; and interest expense totaling $159,000.
(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.
(e) Exclusive of Group 2 and 3 Equipment. Includes $2,008,000 for parking buy-out.