CHAIR OF THE BOARD
CHAIR OF THE COMMITTEE ON GROUNDS AND BUILDINGS
PRESIDENT OF THE UNIVERSITY

ACTION UNDER INTERIM AUTHORITY – AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND DETERMINATION OF CALIFORNIA ENVIRONMENTAL QUALITY ACT CONFORMANCE, PHASE 1 OF THE UNIVERSITY HOUSE REHABILITATION PROJECT, SAN DIEGO CAMPUS

EXECUTIVE SUMMARY

This item requests approval of the second increment of funding in the amount of $1,397,000 to complete the slope stabilization work for Phase 1 of the University House Rehabilitation project on the San Diego campus.

The existing University House is uninhabitable due to a multitude of life safety and code compliance issues, with slope destabilization due to erosion and improper drainage among the most critical deficiencies. Phase 1 consists of remedying the on-site erosion and drainage issues. The first part of Phase 1 was approved with a budget of $1,500,000 and includes pre-design studies, environmental documents, site clearance, and construction and site development associated with preparing site for site remediation (such as storm water best management practices (BMPs), soils import, shoring, hydroscape soil stabilization, etc.). The second part of Phase 1 would allow for completion of the slope stabilization work, including construction of a pier-supported retaining wall and associated landscaping.

The total budget for Phase 1 of $2,897,000 is based on actual bids received by the campus.

Proposed Actions
• Approval of the second increment of funding of $1,397,000 for a total budget of $2,897,000 for the Phase 1 project.

Previous Actions
• November 2008: Approval of preliminary plans ("P") funding of $413,000 for the full project.
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AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND DETERMINATION OF CALIFORNIA ENVIRONMENTAL QUALITY ACT CONFORMANCE, PHASE 1 OF THE UNIVERSITY HOUSE REHABILITATION PROJECT, SAN DIEGO CAMPUS

- July 2011:
  - Approval of a portion of the Phase 1 budget ($1,500,000).
  - Approval of design for all of Phase 1.
  - Certification of the Environmental Impact Report and adoption of Findings and Mitigation Monitoring and Reporting Program for entire (Phase 1 and 2) project.

Concurrent Interim Action (Committee on Finance)
- Grant of Third Party Indemnity to Obtain California Coastal Commission Permit for the University House Rehabilitation Project, San Diego Campus

Future Actions
Approval of budget and design of Phase 2 for the rehabilitation component of the project will be sought at a future Regents’ meeting.

Statement of Drivers/Issues
The erosion problems at the University House site have worsened over the last couple of years of unusually heavy winter storms, and action is urgently required. The erosion of the bluff has reached a state of emergency, and it is imperative that the work be completed before more erosion can occur. Stabilizing the bluff face adjacent to University House will reduce the potential for loss of life and prevent further erosion and damage to University property. Without the proposed slope stabilization work, erosion damage will continue, and the site and facility will be subject to life safety risk. Further delay, and therefore, additional damage would increase the cost for this project. Timing is driven by the need to complete the construction work before winter rains and gnatcatcher breeding season soon after the first of the year.

RECOMMENDATION

The President recommends, based on previous review and consideration of the previously certified University House Rehabilitation Project Environmental Impact Report (July 2011), that the Chair of the Board, and the Chair of the Committee on Grounds and Buildings, take the following actions:

1. Amend the 2011-12 Budget for Capital Improvements and the Capital Improvement Program as follows:

   From: San Diego: Phase 1 of the University House Rehabilitation – preliminary plans, working drawings, and construction for the site remediation components – $1,500,000 to be funded from gift funds earmarked for the University House Rehabilitation project.
To: San Diego: Phase 1 of the University House Rehabilitation – preliminary plans, working drawings, and construction – $2,897,000 to be funded from gift funds earmarked for the University House Rehabilitation project.

2. Determine that the above proposed action complies with the California Environmental Quality Act based on the July 2011 Environmental Impact Report and affirm and re-approve the Findings and Statement of Overriding Considerations certified and adopted by the Committee on Grounds and Buildings in connection with the approval of Phase 1 of the University House Rehabilitation Project that includes: slope stabilization to address life safety issues associated with land erosion and to protect further deterioration of this University asset, while protecting cultural, archaeological, and historical resources.

3. The President be authorized to execute all documents necessary in connection with the above.

**BACKGROUND**

For nearly 40 years, UC San Diego Chancellors resided in the University House and hosted events in support of the campus. The existing building is located on the south edge of the La Jolla Farms development and overlooks the existing natural habitat and coastal sage, the beach and the Pacific Ocean. In January 2004, the structure was deemed uninhabitable due to a multitude of life safety and code compliance issues. Among the most critical are seismic code deficiencies, slope destabilization due to erosion and improper drainage, deficiencies in major systems components (e.g., plumbing, electrical, heating, ventilation, and air conditioning), and mold.

The site has been determined to be a sanctified cemetery and a sacred site by the Native American Heritage Commission (NAHC), and the house is listed on the National Register of Historic Places (NRHP) for cultural, archaeological, and historical resources. If left in its existing condition without any improvements, the site and structure will be unstable, remain unusable, and will continue to deteriorate with no progress being made towards preserving the cultural and historical resources. The campus has worked with University and community stakeholders and consultants to evaluate possible solutions that would resolve the life safety and code compliance issues, improve the functionality of the residence, and preserve the on-site cultural and historical resources of the property.

The campus proposes a phased implementation plan to address the life safety and code compliance issues associated with the site and the structure, with Phase 1 addressing the site remediation that would stabilize the slope to avoid further erosion. The slope stabilization phase includes: stabilization of eroding area of the bluff, protection of existing foundations, protection of existing walls and patio structures, and protection and restoration of natural habitat.
Each winter storm is becoming more and more destructive to the slope, with further erosion occurring. In addition to safety issues, the continual erosion is of concern to the campus and community stakeholders because the areas of erosion have been the site of human remains in the past and much of the upper layers of soil are exposed. It is necessary to stabilize these areas prior to beginning work on the rehabilitation components in order to ensure a safe environment and to support the foundation of the house and patio. The bluff face has now eroded behind the glass windscreen that has acted as a barrier from stepping too close to the bluff face. The work is estimated to take three to four months, which should be completed outside of the gnatcatcher nesting season and before the winter rains.

The deterioration of the slope is a liability issue for the University, and therefore the slope stabilization work needs to be undertaken immediately. This work needs to be completed, even if no other work is planned for the site in order to protect the University’s land resources and to protect the facility from additional damage. It would not be possible to rehabilitate the residence without completing this critical site repair.

Phase 2 of the project, to be considered for budget and design approval at a future Regents’ meeting, would include the rehabilitation of the residence and associated utility improvements. Both phases would be implemented in a manner to minimize disruption to the site.

The project is consistent with campus safety goals and diligence regarding risk management. Appropriate coordination among University and community stakeholders has taken place through an Advisory Workgroup that is guiding the planning and design of this project, including addressing recommendations from the Academic Senate, campus and Office of the President staff. The campus has worked closely with Native American and other community stakeholders to develop a rehabilitation plan for the facility.

Approval of the second increment of funding for the Phase 1 component is necessary in order to award the construction contracts and to begin the slope stabilization work. Concurrent with this action item, approval by the Committee on Finance is being requested to accept a special condition of permitting by the California Coastal Commission; this approval is necessary in order to meet the conditions of the Coastal Development Permit required to begin construction. It is critical that this site remediation work be completed prior to the upcoming winter rains and outside of the gnatcatcher nesting season and, therefore, imperative that the work be allowed to begin as soon as possible.

**Project Description – Phase 1**

The design for Phase 1 was approved by the Regents in July 2011 and remains unchanged. To stabilize the most severe failure on the western side of the slope, the project would construct a pier-supported retaining wall along the top of the slope and place fill material behind the wall that would result in a 2:1 finished stabilization slope so as to avoid any risk to the University House structure. The pier wall would be backfilled primarily with the soil removed from the
excavation of pier wall supports, with the remainder to be backfilled with imported, sterile fill material as necessary. The pier wall is intended to provide gross and superficial stabilization within the existing fill and geologic deposits.

The outward facing/exterior surface of the wall would be built up with the shotcrete and sculpted and colored to match the surrounding native earth materials. Positioning the wall near the top of the existing failure scarp would help minimize the volume of backfill. The piers are designed to resist the loading from the slope and backfill soils. Planting with native plant species will be done at the base of the wall. The wall would be approximately 88 feet long, tapering from 3 to 13 feet tall, and located approximately 360 feet above sea level. The wall would include 11 to 13 piers that would each be 30 inches in diameter.

The implementation plan for the proposed elements of the project includes measures to avoid impacts to soils, cultural items, and human remains; these efforts would include hand excavation by a qualified archaeologist and monitoring by Native American representatives. Furthermore, the relevant aspects of the Mitigation Monitoring and Reporting Program adopted for the project in July 2011 would be implemented in conjunction with Phase 1 project implementation.

The estimated project budget identified for the Phase 1 component in the July 2011 item was $2,897,000. The campus proceeded to bid the project successfully and received bids that confirmed the original estimate. Additional information on the Phase 1 project budget for site remediation may be found in Attachment 1 (Project Budget). Phase 1 is scheduled to be completed in December 2011.

The scope of the project remains unchanged from the project evaluated in the University House Environmental Impact Report (EIR) certified July 14, 2011, which is hereby incorporated by reference. None of the circumstances that would trigger additional evaluation under California Environmental Quality Act (CEQA) section 21166 or the CEQA Implementing Guideline section 15162 has occurred or is present. Accordingly, the University has determined, on the basis of substantial evidence, that no substantial change to the project, the circumstances under which the project will be undertaken or new information is present, that would require major revisions to the July 2011 EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and that no new mitigation measures or alternatives have become available that were previously determined infeasible or unknown. The University further incorporates by reference, affirms and re-adopts the Mitigation Monitoring and Reporting Program for the Project accompanying the Final EIR and the Findings in support of the Phase 1 design approval, including any Statement of Overriding Considerations.
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Approved:

Sherry L. Lansing
Chair of the Board

Hadi Makarechian
Chair of the Committee on Grounds and Buildings

Mark G. Yudof
President of the University
## Phase 1 Project Budget – CCCI 5932

<table>
<thead>
<tr>
<th>Cost Category</th>
<th>Phase 1 (proposed July 2011)</th>
<th>Update</th>
<th>Phase 1 (proposed Oct 2011)</th>
<th>% of Total</th>
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<td>Special Items (3)</td>
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<td><strong>Total</strong></td>
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<td>Group 2 &amp; 3 Equipment (5)</td>
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<td><strong>Phase One Total</strong></td>
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<td>$0</td>
<td>$2,897,000</td>
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</tr>
</tbody>
</table>

Phase 1 was bid on September 15, 2011 and a surplus of $449,000 in the overall budget was realized. Because of the propensity for unforeseen conditions, such as the potential for cultural remains or artifacts, the initial pier wall excavations to sterile soil conditions must be dug by hand during which time a Native American monitor and qualified archeological monitor will oversee the work. An allowance for these yet undefined hand labor costs is included in the site development portion of the budget. It is deemed prudent to maintain the current budget surplus to provide a high contingency to accommodate unknown conditions. Any project savings will be retained for the subsequent phase of renovations to University House.

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(1) Fees include architectural and engineering services.
(2) Campus Administration includes project and contract management staff and campus inspection services.
(3) Special items totaling $682,000 include: preparation of the detailed project program and pre-design studies; environmental documentation; and other costs.
(4) The higher contingency reflects the potential unforeseen circumstances in the findings of Native American remains and the bluff’s soil conditions.
(5) Group 2 and 3 equipment consists of equipment which is not built-in or permanently affixed to the structure of the building.