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September 11, 2008

**CHAIR OF THE BOARD
CHAIR 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, SOUTH
CAMPUS STUDENT CENTER, LOS ANGELES CAMPUS**

EXECUTIVE SUMMARY

Campus:	Los Angeles
Project:	South Campus Student Center
Action:	Approval of project budget for \$16,500,000
Total cost:	\$16,500,000 to be funded from Associated Students UCLA Reserves (\$8,500,000), and Student Programs, Activities, and Resource Complex (SPARC) Fees (\$8,000,000)
Previous Actions:	None
Project Summary:	The project would construct the South Campus Student Center, a 7,013 asf (12,333 gsf) food service facility operated by Associated Students UCLA (ASUCLA), to replace an obsolete 1,783 asf (4,524 gsf) food service facility on the same site in the lower level of the Court of Sciences. The project includes 8,341 square feet of outdoor dining space and site improvements.
Issues:	<ul style="list-style-type: none">ASUCLA funding is from reserves. The SPARC fee was approved by the students in May 2000 and approved by The Regents in November 2000. In Spring 2008, the Student Activity Center Board of Governors

and the John Wooden Center Board of Governors voted to support this project.

- No new student referendum or fees are required to fund the project.
- The project is included in the Five-Year Capital Program Non-State and State funds 2007-08 to 2011-12.

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: South Campus Student Center - preliminary plans, working drawings, construction, and equipment - \$16,500,000, to be funded from ASUCLA Reserves (\$8,500,000), and Student Programs, Activities, and Resource Complex (SPARC) Fees (\$8,000,000).

A Key to abbreviations and the project description are attached.

(Attachment)

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

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 <u>2008-09</u>	
<u>Los Angeles</u>			
South Campus	P	\$ 400,000	N
Student Center	P	\$ 400,000	R
	W	\$ 450,000	N
	W	\$ 450,000	R
	C	\$6,150,000	N
	C	\$7,150,000	R
	E	\$1,500,000	N
(\$16,500,000)			

DESCRIPTION

The Los Angeles campus proposes to construct 7,513 asf for the South Campus Student Center to replace the obsolete Court of Sciences Food Service Facility on the existing site at a total project cost of \$16,500,000 funded from ASUCLA Reserves (\$8,500,000) and SPARC Fees (\$8,000,000).

Background

The Court of Sciences Food Service Facility, known as the "Bombshelter," is the main food service venue operated by the Associated Students UCLA in the South Campus. The facility has a menu featuring sandwiches, grilled items and hot entrees, and currently services approximately 1,200 customers per day for breakfast and lunch. The 1,783 asf (4,524 gsf) facility, located mostly below ground level between the upper and lower levels of the Court of Sciences, was built in 1968.

The Bombshelter, originally built as a vending site, does not have the amount or configuration of space that is needed to adequately support its current operations. Food is prepared at other campus locations and brought to the site since there is no functioning kitchen, and space is inadequate to store dry goods and refrigerated items. Ventilation is poor, the public restrooms are too small for the volume of use, and there is no indoor seating. Only the food serving area, public restrooms and mechanical space are enclosed. Seating for 585 customers is provided mostly at outdoor tables with some seating within a covered unenclosed area.

An indoor dining facility with a full kitchen, modeled on a student center food service facility concept that has been successfully employed in other parts of the campus for many years, would

support contemporary menu preferences and provide opportunities for faculty-student social interactions to occur. The existing facility, considered at the end of its useful life, needs to be replaced to establish a student center at this location.

Project Description

The proposed project would construct the 7,513 asf (12,333 gsf) South Campus Student Center (SCSC) to replace the obsolete 1,783 asf (4,524 gsf) Court of Sciences Food Service Facility on the same site in the lower level of the Court of Sciences. The proposed space allocation includes 500 gsf of covered unenclosed space for outdoor dining.

The new building, designed to serve 2,300 to 2,600 customers per day, would accommodate dining facilities with: indoor and outdoor seating areas; a full kitchen and related production space equipped for the preparation, serving and sale of hot and cold foods; a retail area for purchase of snacks and convenience items; public restrooms; and building mechanical space. Seating for approximately 578 customers would include 172 indoor seats, 40 covered unenclosed seats, and 366 uncovered seats. The indoor seating area would be available for use as a multi-purpose meeting space.

The scope of work to construct the building would include demolition of the existing facility, connections to campus utilities; installation of telecommunications systems (conduit only); and provision of finishes, casework, lockers, signage, window blinds and kitchen equipment. The building would be designed to support a roof with paved plazas and landscaped areas provided as part of the site work.

Site work would include demolition and grading of uncovered areas; relocation of storm drain and water lines; construction of retaining walls, roof plazas, roof gardens, planters and ramp walkways to facilitate access between the upper and lower levels of the Court of Sciences; replacement of trees in the project area on a one-for-one basis; and installation of railings, paving, landscaping, irrigation systems, benches, lighting and signage.

The existing facility would be closed, and customers would be directed to other campus dining facilities until the new facility is operational. Construction would commence in November 2009 with completion anticipated in March 2011.

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, and will achieve a minimum UC-equivalent LEEDTM NC certified rating.

CEQA Classification

In accordance with the California Environmental Quality Act (CEQA), this project would qualify for a Categorical Exemption under CEQA Guidelines Section 15302, Class 2(a) Replacement or Reconstruction, and Section 15301, Class 1(e)(2) Existing Facilities. At the time of project design approval, the University will determine the appropriate level of CEQA review and approval.

Financial Feasibility

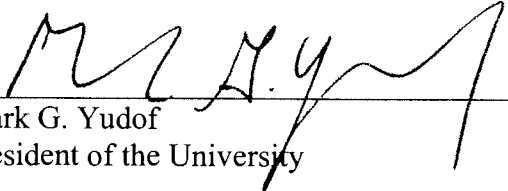
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Approved:

Richard C. Blum
Chair of the Board

Leslie Tang Schilling
Chair of the Committee on Grounds and
Buildings



Mark G. Yudof
President of the University

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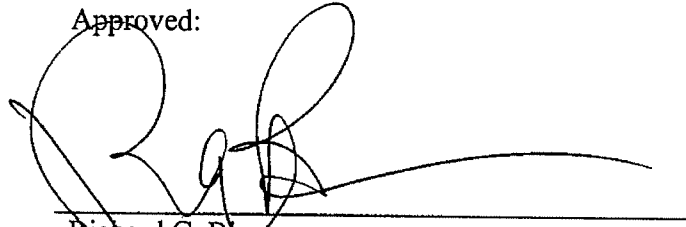
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ATTACHMENT 1

**PROJECT STATISTICS
SOUTH CAMPUS STUDENT CENTER
CAPITAL IMPROVEMENT BUDGET
LOS ANGELES CAMPUS
CCCI 5683**

<u>Cost Category</u>	<u>Site</u>	<u>Building</u>	<u>Total</u>	<u>% of Total</u>
Site Clearance	358,000	116,000	474,000	3.2%
Building	426,000	7,888,000	8,314,000	55.4%
Exterior Utilities	451,000	193,000	644,000	4.4%
Site Development	2,384,000		2,384,000	15.9%
A/E Fees	314,000	742,000	1,056,000	7.0%
Campus Administration ^(a)	148,000	352,000	500,000	3.3%
Surveys, Tests	110,000	262,000	372,000	2.5%
Special Items ^(b)	118,000	278,000	396,000	2.6%
Contingency	<u>255,000</u>	<u>605,000</u>	<u>860,000</u>	<u>5.7%</u>
<u>Total</u>	\$4,564,000	\$10,436,000	\$15,750,000	100%
Group 2 & 3 Equipment		<u>1,500,000</u>	<u>1,500,000</u>	
<u>Total Project</u>	\$4,564,000	\$11,936,000	\$16,500,000	

Statistics

Gross Square Feet (GSF) ^{(c) (d)}	12,333
Assignable Square Feet (ASF) ^{(c) (d)}	7,513
Ratio ASF/GSF (%) UC	60.9%
Building Cost/GSF ^(c)	\$640

Comparable University Projects at CCCI 5683

<u>CIB Dated</u>	<u>UC Campus</u>	<u>Project Name</u>	<u>Building Cost/gsf</u>	<u>Ratio gsf/asf</u>
02/6/07	Merced	Valley Terraces Dining Expansion	\$591	75%

- (a) Campus administration includes project management and inspection.
- (b) Special items include food service consultant, LEED consultant, value engineering, structural peer review, agency reviews, design peer review, hazardous materials survey and monitoring, independent cost estimating, environmental health and safety reviews and environmental monitoring.
- (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.
- (d) Gross building area includes 500 gsf of covered unenclosed space for outdoor dining. The finished site area, outside the building, is approximately 34,000 square feet and includes 16,564 square feet of outdoor dining area.