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January 19, 2010

**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, WILSHIRE CENTER EXTERIOR REPAIRS AND REFURBISHMENT, LOS ANGELES CAMPUS**

<b>CAMPUS</b>	Los Angeles
<b>PROJECT</b>	Wilshire Center Exterior Repairs and Refurbishment
<b>PROJECT NUMBER</b>	943930
<b>PROPOSED ACTIONS</b>	Approve the project budget of \$12,346,000
<b>PREVIOUS ACTIONS</b>	<b>July 2009:</b> <i>Acceptance of the 2009-19 Capital Financial Plan</i>
<b><u>PROJECT SUMMARY</u></b>	
<b>PROJECT PROGRAM</b>	<ul style="list-style-type: none"> <li>• The project will replace deteriorated components of the exterior curtain wall at the UCLA Wilshire Center, located at 10920 Wilshire Boulevard, Los Angeles.</li> <li>• Site repairs also will be performed to refurbish deteriorated landscape elements and improve access and visibility at the street entrances to the property.</li> <li>• The project will be designed and sequenced to keep the building fully operational during construction.</li> </ul>
<b>TOTAL PROJECT COST</b>	\$12,346,000
<b>FUNDING SOURCE</b>	Wilshire Center Major Maintenance Reserves
<b>SQUARE FOOTAGE</b>	326,046 Gross Square Feet [GSF]
<b>UNIT COSTS</b>	Building Cost/GSF: \$28
<b>ISSUES</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>

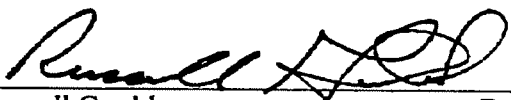
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**RECOMMENDATION****Pursuant to Standing Order 100.4(q)**

- (1) The President, subject to concurrence of the Chair of the Board and the Chair of the Committee on Grounds and Buildings, authorize that the 2009-10 Budget for Capital Improvements and the Capital Improvement Program include the following project:

Los Angeles: Wilshire Center Exterior Repairs and Refurbishment – preliminary plans, working drawings and construction – \$12,346,000 to be funded from Wilshire Center Major Maintenance Reserves.

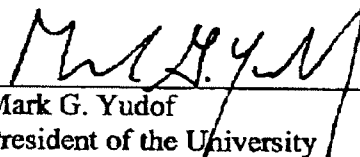
Approved:

  
\_\_\_\_\_  
Russell Gould  
Chair of the Board

\_\_\_\_\_  
Date 1-27-10

\_\_\_\_\_  
Leslie T. Schilling  
Chair of the Committee on Grounds and Buildings

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Mark G. Yudof  
President of the University

\_\_\_\_\_  
Date 1/22/10

**ATTACHMENTS:**

Attachment 1: Project Description

Attachment 2: Project Budget

Attachment 3: Cost Data

Attachment 4: Funding Plan

-2-

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Approved:

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Russell Gould  
Chair of the Board

Date

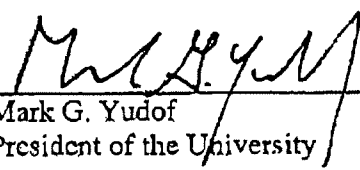
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Leslie T. Schilling  
Chair of the Committee on Grounds and Buildings

1/28/10

Date

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Mark G. Yudof  
President of the University

1/22/10

Date

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- Attachment 1: Project Description
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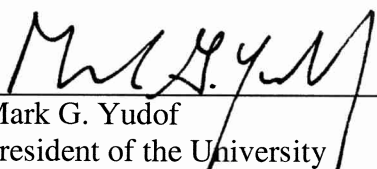
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<b><u>PROJECT DESCRIPTION</u></b>	
<b>A. CONTEXT AND GOALS</b>	
<ul style="list-style-type: none"> <li>• The metal spandrel panels in the Wilshire Center's exterior curtain wall are experiencing surface deformations, cracking, rust spots, and water intrusion due to design deficiencies dating to the original construction of the building in 1981.</li> <li>• The 18-story office building, purchased by the Regents in 1993, accommodates campus administrative offices as well as some ground floor retail space in 301,173 rsf (326,046 gsf).</li> <li>• Leaks caused by the deteriorated metal spandrel panels pose a hazard with respect to potential contact with asbestos-containing materials in the insulation behind the panels, and with the building's perimeter electric heating system.</li> <li>• Curtain wall repairs are necessary to eliminate water intrusion, reduce ongoing maintenance expense, and preserve the physical integrity of the building.</li> <li>• Site repairs are also needed to refurbish deteriorated landscape elements and improve access and visibility at the street entrances.</li> <li>• The proposed project represents the final step of a multi-year effort to refurbish the interiors and upgrade building infrastructure for the next generation of use.</li> </ul>	
<b>B. PROJECT PROGRAM AND SCOPE <sup>(1)</sup></b>	
<ul style="list-style-type: none"> <li>• Curtain wall repairs would include replacement of metal spandrel panels, removal of asbestos-containing materials, replacement of insulation behind the spandrel panels, re-cladding of mullions, and replacement of cladding at the ground floor retail space.</li> <li>• Site repairs would include reconfiguration of steps, repairs to walkways, installation of outdoor lighting and signage, refurbishment of planters, and installation of an outdoor area for employees.</li> <li>• The project would be designed and sequenced to keep the building fully operational during construction.</li> </ul>	
<b>C. LOCATION</b>	
Site	10920 Wilshire Boulevard, Los Angeles
<b>D. SCHEDULE</b>	
Construction Start	June 2010
Completion	April 2011
<b>E. SUSTAINABILITY</b>	
Target LEED™ Rating	• LEED EB

<sup>(1)</sup> Additional information on project budget and cost drivers may be found in Attachments 2 and 3.

<b>F. PROJECT CONFORMANCE</b>	
2009-19 Capital Financial Plan	<ul style="list-style-type: none"><li>• Conforms to accepted 2009-19 Capital Financial Plan (Table 1-page 30, project detail on page 99)</li></ul>
2009-15 State and Non-State Capital Improvement Program	<ul style="list-style-type: none"><li>• Included in the 2009-15 State and Non-State Capital Improvement Program</li></ul>
Physical Design Framework/LRDP	<ul style="list-style-type: none"><li>• As an off-campus building, it is not included in these documents.</li></ul>

ATTACHMENT 2

**PROJECT BUDGET CCCI 5448**

<b>Category</b>	<b>Total</b>	<b>% of Total</b>
Site Clearance		
Building	\$9,204,000	74.6%
Exterior Utilities		
Site Development	1,171,000	9.5%
A/E Fees	475,000	3.8%
Campus Administration <sup>(2)</sup>	158,000	1.3%
Surveys, Tests, Plans	207,000	1.7%
Special Items <sup>(3)</sup>	212,000	1.7%
Contingency	919,000	7.4%
Total	\$12,346,000	100%
Group 2 & 3 Equipment		
<b>Project Total</b>	<b>\$12,346,000</b>	

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<sup>(2)</sup> Campus Administration includes project management and inspection services

<sup>(3)</sup> Special items include: pre-design study, presentation, agency review, hazardous materials survey and monitoring, independent cost estimate, peer reviews, and messenger.

**ATTACHMENT 3**

<b><u>COST DATA</u></b>			
<b>A. ANALYTICAL DATA</b>			
	<b>Total</b>		
GSF <sup>(4)</sup>	326,046		
ASF	NA		
Efficiency ratio: ASF/GSF	NA		
Building Cost/GSF	\$28		
<b>B. COMPARABLE UNIVERSITY PROJECTS AT CCCI 5448</b>			
There are no comparable projects.			
<b>C. NOTES</b>			
N/A			

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<sup>(4)</sup> Gross square feet (GSF) is the total area, including usable area, stairways, and space occupied by the structure itself.



<u>FUNDING PLAN</u>				
A. TOTAL PROJECT COST (\$ 12,346,000)				
Funding Source		• Wilshire Center Major Maintenance Reserves		
B. FUNDING SCHEDULE				
Phase		Proposed (2009-10)	Funding Source	Total
Preliminary Plans		313,000	Wilshire Reserves	313,000
Working Drawings		379,000	Wilshire Reserves	379,000
Construction		11,654,000	Wilshire Reserves	11,654,000
Equipment				
TOTALS:		12,346,000		12,346,000
C. FUNDING SOURCE				
Amount		\$12,346,000		
<ul style="list-style-type: none"><li>• Project will be funded from Wilshire Center Major Maintenance Reserves. Contributions are made to this reserve account on an annual basis for the specific purpose of funding identified major maintenance improvements.</li><li>• The current balance of \$14,585,335 has been set aside for specific major maintenance projects, including the proposed Wilshire Center Exterior Repairs and Refurbishment project.</li><li>• The occupancy is currently 3% non-University of California tenants and 97% UC tenants.</li></ul>				