University of California, San Diego
University House Meeting Center and Chancellor Residence

Findings, Facts In Support Of Findings, And Statement Of Overriding Considerations For The University House Meeting Center And Chancellor Residence Project Environmental Impact Report

(Pursuant to Sections 15091 and 15093 of the CEQA Guidelines and Sections 21081 and 21081.6 of the California Public Resources Code)

Final Environmental Impact Report
(State Clearing House No. 2006101028)

Project Files May be Reviewed at:

University of California, San Diego
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TABLE OF CONTENTS

TABLE OF CONTENTS (continued)

Page

APPENDICES

A: Supplemental Grading Information
B: University Workgroup Report
C: House Relocation Cost Report
D: Reduced Scope Alternative Cost Report and Project Cost Comparison
E: Residential Renovation/New Public Structure Cost Report
F: Renovate Existing Structure Cost Report
G: Proposed Piers and Slab Cost Report
H: Mitigation Monitoring and Reporting Program ("MMRP")

FINDINGS, FACTS IN SUPPORT OF FINDINGS, AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE UNIVERSITY HOUSE MEETING CENTER AND CHANCELLOR RESIDENCE PROJECT ENVIRONMENTAL IMPACT REPORT

I. INTRODUCTION

A. PROJECT OVERVIEW

The University of California ("University" or "UC") proposes to demolish the currently uninhabitable University House Meeting Center and Chancellor Residence ("University House") at the San Diego campus. The Environmental Impact Report for the University House Meeting Center & Chancellor Residence, SCH No. 2006101028 (June 18, 2007) ("Project EIR") was prepared to analyze the project and eight detailed alternatives. The University has chosen to pursue one of these alternatives – the Reduced Scope Alternative – instead of the project described in the body of the Draft Project EIR. Thus, the Reduced Scope Alternative is the subject of these Findings and the Statement of Overriding Considerations. Accordingly, the Reduced Scope Alternative is referenced as the "Project" in these Findings.

The Reduced Scope Alternative would be built on the same approximately seven-acre site as the existing University House (the "Property"). The Property, consisting of three acres of steep canyon slopes and approximately four developable acres, is located at 9630 La Jolla Farms Road in a residential neighborhood of La Jolla, California. The site is bounded by La Jolla Farms Road to the north, an open space area known as Black's Canyon to the south, and residential uses to the west and east. Site access is provided from La Jolla Farms Road. Area roadways include North Torrey Pines Road, Ardath Road, Genesee Avenue, and Interstate 5 ("I-5").

The nearly level, four-acre portion of the Property previously was used for agriculture. As part of those farming operations, artifacts and large rocks were plowed up and thrown over the cliff edge. Ruth and William Black constructed a large private residence on the Property in 1949. That construction resulted in additional ground disturbance, although the amount of grading and ground clearing performed during construction is unknown. The University purchased the Property in 1967 to serve as the University House for the San Diego campus.

The Reduced Scope Alternative would demolish the existing University House and build a new private residence and meeting center, largely within the existing University House footprint. The Reduced Scope Alternative was designed to avoid the underground anomalies discovered in ground-penetrating radar testing conducted as part of the archaeological evaluation of the site, and involves substantially less landscaping and hardscape than the originally proposed project. Whereas the project described in the Draft Project EIR would demolish and relocate the driveway and much of the landscaping, the Reduced Scope Alternative retains the existing driveway and most of the landscaping, thereby reducing the amount of ground to be disturbed. The Reduced Scope Alternative also helps reduce impacts to historic resources by

saving and incorporating several structural elements of the original adobe house, blending them with the new construction.

The existing University House contains approximately 11,400 gross square feet ("gsf") of living and public space. The Reduced Scope Alternative would result in a slightly smaller University House, comprising a total of 10,800 gsf. Approximately 4,000 gsf of the building would be used for the Chancellor's private residence, and 6,400 gsf would be used for public events and a private guest suite.

The Reduced Scope Alternative would be built to current building codes, whereas the existing University House has been determined by independent analysis to have major deficiencies in all areas, creating an unsafe, inappropriate and uninhabitable structure in its current state. The Reduced Scope Alternative also would be considerably safer for its occupants as well as guests to the University House. For safety purposes, the new structure would be set back further from the edge of an adjacent eroding cliff slope, and would have code-compliant electrical, plumbing and other infrastructure, unlike the existing house.

The Reduced Scope Alternative also would be built with the University's current and future programmatic needs in mind, creating a private residence with adequate space and flow to accommodate the Chancellor and his or her family, as well as a public events space that would be accessible to those with disabilities, able to accommodate dinners and other seated events with all guests in one room for most events.

The Reduced Scope Alternative would contain four bedrooms in the private residence, several ADA-compliant bathrooms in the public and private spaces, an adequately sized kitchen and dining space, a laundry easily accessible to the family, a well-positioned garage and adequate storage space. In addition, the Reduced Scope Alternative would provide both a dining room for smaller events and a large multi-purpose room that could be used for dining and larger events. It also would include a well-designed catering kitchen to facilitate service at the public events, and adequate storage space.

Virtually all of the parking for public events would be accommodated on-site. If necessary, however, parking for larger events would be accommodated through a shuttle-bus system from off-site campus parking lots. UCSD event staff would discourage guests from using on-street parking.

The proposed project discussed in the Draft Project EIR would have included a main driveway with approximately 30 parking spaces connecting from La Jolla Farms Road to the garage of the private Chancellor's residence, along with a secondary service access to connect to the service yard and guest suite on the public side of the building. In contrast, the Reduced Scope Alternative retains the existing driveway, improving it only to the extent required to meet fire access requirements, which reduces the area of impact. The Reduced Scope Alternative would provide 10 parking spaces on-site, thereby accommodating 38 vehicles using valet parking.

Public utility improvements would be provided as part of the Reduced Scope Alternative, including new water and sewer pipelines, a surface runoff conveyance system, and electrical and natural gas connections to La Jolla Farms Road.

With respect to site grading, the full extent cannot be known until additional geotechnical work is completed. As explained in the geology technical report, attached as Appendix E to the Draft Project EIR, the EIR therefore assumes a worst-case analysis on the amount of grading, including cut and fill.

The already-completed geotechnical work discovered fill soils underlying some areas of the existing structure and site. As a result, the geotechnical consultants recommended the University remove and recompact existing fill material in areas where structures and improvements are planned. Since the amount of fill is unknown due to the inability to perform additional geotechnical work, the Final Project EIR assumes that fill soil would be removed up to 9 feet laterally beyond the building footprint, and 9 feet down within the building footprint. The geotechnical consultants also recommended removing fill soils beneath proposed access roads, driveways and other areas of proposed pavement, flatwork, or other improvements to up to approximately 1 foot below the improvement.

The grading information described in Section 3.3.3 and Section 4.3.3.3, Figure 3-5, and Appendix E of the Draft Project EIR, only listed cut and fill for site improvements and not for the footprint of the structure itself. So, refinements were made during preparation of the Final Project EIR to correct that grading information. Based thereon, the total cut and fill numbers for the originally proposed project are 8312 cubic yards ("cy") and 9562 cy, respectively. In comparison, the total cut and fill numbers for the Reduced Scope Alternative are 6320 cy and 7550 cy, respectively.

By selecting the Reduce Scope Alternative as the Project, the University has substantially reduced overall grading volumes and impacts. For example, the cut volume is reduced by approximately 24% (8312 cy – 6320 cy) and the fill volume is reduced by approximately 22% (9562 cy – 7550 cy). Furthermore, with the Reduced Scope Alternative, the cut and fill required for access roads, driveways, pavement and landscaping would be reduced, as would the total area to be disturbed. For example, the total area of grading impact is dramatically reduced from 166,756 square feet ("sq ft") to 60,438 sq ft, which equates to a 64% reduction in grading impacts on the site. It is likely that further geotechnical work will prove that actual grading volumes will be even substantially less than the conservative estimates discussed above. Moreover, the University has committed to several mitigation measures, including the preparation of an Archaeological Resources Treatment Plan that will identify areas of potential effects and take into consideration the vertical and horizontal extent of proposed grading and ground disturbing activities within that area. In addition, despite the original grading plan calling for export of 170 cy of soil, the Project's refined grading plan eliminates soil export. The University has also committed to having a Native American monitor on-site during any subsurface excavation and/or grading within the area of potential effects, as well as during data recovery activity. See Appendix A: Supplemental Grading Information.

B. PROJECT BACKGROUND

The University is charged with providing housing for its Chancellor as well as a venue to conduct academic, social and community outreach events that not only support the campus' goals and missions, but strengthen its relations with community and business associates. (Policy on University-Provided Housing, as amended September 22, 2005.)

No other location can provide the same ambience and intangible benefits as a University House setting that invites the public into the Chancellor's private home. The relationships encouraged by this unique and personal setting have supported and sustained the University over the past four decades. There is an intangible, yet substantial, benefit to providing a non-institutional setting for the Chancellor to participate in community outreach and development. It is through combining the private residence ambiance with a quasi-public venue that the University has been able to enhance its participation in community outreach and create a sense of personal relationship with the Chancellor. Through the Chancellor, the University as a whole can strengthen its long-term support.

As noted above, in 1967 the University purchased the then 15-year-old private residence from William Black as a private residence for the UC San Diego Chancellor. For the next four decades, from 1967 to 2004, the University House provided an important venue for academic, social and community outreach events and meetings in support of the campus mission, as well as providing a home for the Chancellor and his or her family. The University House proved to be a key facility that developed and strengthened the Chancellor's and the University's relationships with the Greater San Diego community.

The University House has undergone many additions and renovations since its original construction, including renovations between approximately 1962 and 1986 that have resulted in its current size of 11,400 gsf and have diminished the home's historic integrity. These alterations are located at the rear of the building on the ocean-facing side. In the early 1960s, Mr. Black added a guest room and basement to the northern portion of the home. After the University purchased the home, it enclosed an exterior wall on the residential wing to form an interior "gallery." This addition was designed to help alleviate the fact that, in the original design, the residents had to exit the home to reach the other bedrooms. Although the addition helped in that regard, the design and flow of the bedroom area remained problematic. In addition to the gallery, the renovation included construction of a family room near the bedrooms.

In the 1970s, the family room was remodeled and extended to the bluff's edge, and a pool was added. A dining room and reception room on the west side of the building were added in the mid-1980s to accommodate increasing public functions at the residence. In the mid-1990s, the University installed elastomeric coating over concrete surfaces at the public and private patios. Included in these additions were the use of non-sympathetic materials, such as concrete blocks and wood framing for walls, and installation of aluminum and metal frame windows and doors. To a degree, the renovations, site landscaping, non-operational pool and development of a subdivision around the Property have diminished the site's historic integrity.

Despite attempts over the years to make the building more functional, it became clear that there were serious health and safety issues to be addressed, in addition to remedying the current structure's dilapidated condition. The existing structure simply fails to function adequately as either a private residence or a venue for public functions. At the request of the outgoing Chancellor in 2004, the University retained Island Architects to prepare an assessment of the then 52-year-old University House. The Island Architects Comprehensive Report (June 2004)[1] (the "Study") is incorporated by reference in these Findings and Statement of Overriding Considerations as if fully set forth herein. The Study focused on an assessment of systemic deficits and noncompliance with code, including review of geotechnical, structural, electrical and other infrastructure issues, but specifically excluded any discussion of functionality. It outlined twelve areas of major deficiencies, and included some preliminary cost estimates. The Study presented "Tier 1" recommendations to address life safety, occupational hazards, code compliance, stabilization and maintenance issues, and "Tier II" recommendations to address long-term renovation and modernization, but still without regard to functionality or interior design issues.

The Study uncovered numerous and serious structural and seismic code violations, documenting serious physical deterioration that was found to be both unsafe and unsightly. This included dangerous conditions associated with continued slope destabilization due to erosion and improper drainage on the south side of the property in need of immediate action, and numerous code violations associated with structural systems, especially regarding seismic deficiencies. In addition, the Study found that the radiant heating system was beyond its functional life and leaking, and that sewer, water and gas piping systems have reached or are near their life expectancy and are marginally functional at best. This Study indicated that replacement of these systems would result in extensive damage to substantial areas of the existing floors and walls.

The Study also found that the electrical system failed to meet code standards, creating significant hazards for occupants and/or guests to the home. Water infiltration was found to represent an imposing challenge, in part due to the poor drainage from the existing roof design and the fact that most of the home's existing piping runs along the roof, resulting in stress points and punctures to the roofing membrane. The potential for significant interior water damage would require replacement of the roof system. Existing site drainage was found to be inadequate. Numerous instances of mold were found growing throughout the house. The catering kitchen failed to meet health codes for either equipment or materials, and years of wear and tear were found to have created the need for overall restoration and repair of most of the architectural elements and systems of the home, including replacement of many of the doors and windows, painting, and replacing of architectural and structural wood elements of the existing structure.

These code violations and deficiencies represent serious health and safety concerns, even without addressing cosmetic or functionality issues associated with the existing structure.

[1] Due to the size of the Study (over 500 pages), a general summary of it is included in the Workgroup Report referenced below and attached hereto as Appendix B. A full copy of the Study is included in the administrative record for the Project.

Accordingly, the University House was deemed uninhabitable. (The Study, General Summary, p. 1.) Based on the results of that Study, the UC Office of the President formed a working group to evaluate the issues identified in the Study and to consider a range of options to resolve the University House problems (the "Workgroup"). These options included renovation, restoration or replacement of University House. The Workgroup was tasked with developing options for the long-term needs of the campus and the functional requirements for both public and private space for now and in the future. The Workgroup developed the University House Workgroup Report for the University dated August 19, 2004 ("Workgroup Report"). The Workgroup Report is incorporated by reference in these Findings and Statement of Overriding Considerations as if fully set forth herein. Importantly, the WorkGroup found that merely correcting health and safety issues would not address the outdated nature of the interior or the lack of functionality for current and future public uses of the site, and therefore recommended that the existing structure be demolished and replaced at the current location. See Appendix B: Workgroup Report.

Presently, while the University pursues replacement of the currently uninhabitable University House, the UCSD Chancellor lives in a rental property.

C. ENVIRONMENTAL REVIEW PROCESS

In 2004, the University prepared a Long Range Development Plan Environmental Impact Report ("2004 LRDP EIR") and filed it as State Clearinghouse No. 2003081023. On September 23, 2004, the 2004 LRDP EIR was certified and approved by the Regents of the University of California ("the Regents"). The 2004 LRDP EIR analyzed the overall projected effects of campus growth – including the off-campus University House site – and facility development through the academic year 2020-2021, and it identified measures to mitigate the significant adverse impacts associated with that growth.

On October 3, 2006, the University released a Notice of Preparation ("NOP") announcing the preparation of a Draft Project EIR. The Draft Project EIR was "tiered" from the 2004 LRDP EIR according to CEQA Guidelines Section 15152 and the University of California Procedures for Implementation of CEQA (Amended University Procedures for Implementation of the California Environmental Quality Act) ("University CEQA Procedures"). Those procedures require the University to follow the State CEQA Guidelines. The tiering of the environmental analysis allowed the Final Project EIR to rely on the 2004 LRDP EIR for: (1) a discussion of general background and setting information for environmental topic areas; (2) overall growth-related issues; (3) issues that were evaluated in sufficient detail in the 2004 LRDP EIR for which there is no significant new information or change in circumstances that would require further analysis; and (4) long-term cumulative impacts. The Reduced Scope Alternative is consistent with the 2004 LRDP EIR land use designations, population projections, and objectives.

The NOP was circulated for a 30-day review period beginning on October 4, 2006 and ending on November 2, 2006. A public community information and EIR scoping hearing, which was advertised in the local newspapers, including the campus newspaper, the *UCSD Guardian*, and the *San Diego Union-Tribune*, was held on October 24, 2006. The purpose of the tiered Final Project EIR is to evaluate the potentially significant environmental impacts of the specific

project with respect to the existing 2004 LRDP EIR analysis for the following topic areas: (1) Biological Resources; (2) Cultural Resources; (3) Geology and Soils; and (4) Hydrology/Water Quality. The tiered Final Project EIR focuses on project-specific environmental issues that were not – and could not be – analyzed in adequate detail at the time the 2004 LRDP EIR was prepared.

Relevant mitigation measures from the 2004 LRDP EIR are hereby incorporated by reference into the Reduced Scope Alternative as described in the impact analysis section of the Final Project EIR. The narrative for the impact analyses includes a discussion on the extent to which 2004 LRDP EIR mitigation measures would reduce potential effects to less than significant levels. Project-specific mitigation measures are identified where 2004 LRDP EIR mitigation would not adequately reduce potentially significant environmental effects.

On June 19, 2007, the University issued the Draft Project EIR and circulated it for public review and comment for 45 days. The notice of availability of the Draft Project EIR was published in the *San Diego Union-Tribune*, and copies of the Draft Project EIR were made available at the main library in downtown San Diego, as well as at several branch libraries in La Jolla and nearby communities. During the 45-day public review period, the document was reviewed by various state and local agencies, as well as by interested individuals and organizations.

In addition to the October 24, 2006 community information and EIR scoping meeting, the University also properly noticed and held a public hearing on the Draft Project EIR, pursuant to the University CEQA Procedures, on July 12, 2007. Eleven people provided comments on the Draft Project EIR at that public meeting, and a transcript of that hearing along with responses to comments made during the hearing, are included in the Final Project EIR.

The University also initiated consultation with local tribes regarding the proposed project and its effect on the Property. Numerous meetings and conversations took place with the Native American Heritage Commission ("NAHC") and with the Kumeyaay Cultural Repatriation Committee ("KCRC"). The University included Native American representatives in the ground penetrating radar and canine forensic investigations conducted on the Property in conjunction with limited geotechnical work. Since Fall 2006, the University had numerous conversations and exchanges of correspondence with the NAHC. The information gained in these meetings and investigations helped shape the Reduced Scope Alternative design and footprint, and has been reflected in the Final Project EIR.

Finally, on August 3, 2007, the Draft Project EIR public comment period closed. Fifteen comment letters were received during the public review period: one from a Federal agency, the United States Marine Corps; two from State Senators, one from Senator Christine Kehoe and one from Senator Denise Ducheny; three from the Native American Heritage Commission (dated June 29, 2007, July 5, 2007, and July 30, 2007); and nine from other organizations and individuals; namely, the Kumeyaay Cultural Repatriation Committee, La Jolla Historical Society, National Trust of Historic Preservation, San Diego County Archaeological Society, Courtney Ann Coyle, Andrea Kaplan on behalf of Courtney Ann Coyle, Patricia Masters,

Patricia and Clive Granger, and Sherri Lightner. Two comments letters were received late, including one from the Brandt-Hawley Law Group, and the other from the La Jolla Historical Society. Both of these letters we received more than sixty days after the comment period closed.

In accordance with the CEQA statute, the CEQA Guidelines, and the University's procedures for implementing CEQA, the Final Project EIR contains all of the written comments, transcripts of oral comments received at the July 12, 2007 public hearing, and responses to all comments received during the public comment period. In addition, the Final Project EIR includes responses to the late comment letters. The public review period provided all interested jurisdictions, agencies, private organizations and individuals the opportunity to submit comments regarding the Draft Project EIR.

The Regents evaluated comments on the environmental issues received from persons who reviewed the Draft Project EIR. The Regents have reviewed the comments received and responses thereto and have determined that neither the comments received nor the responses to such comments add significant new information regarding environmental impacts to the Draft Project EIR. The Regents have based their actions on full appraisal of all viewpoints, including all comments received up to the date of the adoption of these Findings, concerning the environmental impacts identified and analyzed in the Final Project EIR.

The Regents hereby certify that they have reviewed the comments received and responses thereto and find that the Final Project EIR provides adequate, good faith and reasoned responses to the comments. The Regents hereby find that the Final Project EIR provides objective information to assist in their decision making and to assist the public at large in their consideration of the environmental consequences of the project.

II. CERTIFICATION OF THE FINAL UNIVERSITY HOUSE EIR

As the CEQA Lead Agency, the University has prepared the Final Project EIR (SCH# 2006101028) to assess the potential environmental effects of implementing the Project, identify mitigation measures to eliminate or reduce potential significant adverse impacts, and evaluate a reasonable range of alternatives. Pursuant to Title 14, California Code of Regulations, Section 15090, the Regents hereby certify that the Final Project EIR has been completed in compliance with the CEQA, Public Resources Code Sections 21000, *et seq*., and the State CEQA Guidelines, Title 14, California Code of Regulations, Sections 15000, *et seq*.

The Regents further certify that they have received the Final Project EIR and reviewed and considered the information contained in the Final Project EIR, the administrative record for the Project, and the comments received during the public review process, prior to making the approvals set forth herein.

The Regents hereby find and certify that the Final Project EIR reflects the independent judgment and analysis of the University. The analysis and conclusions presented in these Findings are based upon the Final Project EIR, which is tiered from the certified 2004 LRDP EIR, in accordance with Public Resources Code Sections 21068.5 and 21094 and State CEQA

Guidelines Section 15152, the findings adopted with the 2004 LRDP EIR, and other evidence in the administrative record.

The Regents are certifying the Final Project EIR and approving and adopting findings for the entirety of the actions described in these Findings and in the Final Project EIR as comprising the Project. There may be a variety of discretionary actions undertaken by other State and local agencies ("responsible agencies" under CEQA) concerning the Project, including, without limitation, the California Coastal Commission. Because the Regents are the Lead Agency for the Project, the Final Project EIR is intended to be the basis for compliance with CEQA for each of the possible discretionary actions by the California Coastal Commission and any other State and local agencies to carry out the Project.

The Regents have made no decisions related to approval of the Project prior to certification of the Final Project EIR, nor have the Regents previously committed to a definite course of action with respect to the Project. The Final Project EIR analyzed, to the extent feasible at this time, the environmental effects of the full size and extent of the development of the Project. The Regents hereby find and declare that at this time there are no reasonably foreseeable extensions, expansions or alterations of the Project that are not described in the Final Project EIR, based on the administrative record before the Regents at the time of their final decision on the Project.

These Findings hereby incorporate by reference in their entirety the text of the Final Project EIR, the 2004 LRDP, the 2004 LRDP EIR and the Findings and Statement of Overriding Considerations ("SOC") for the certified 2004 LRDP EIR. Without limitation, this incorporation is intended to elaborate on the scope and nature of the Project and cumulative development impacts, related mitigation measures, and the basis for determining the significance of such impacts. The information incorporated by reference is part of the Final Project EIR, and is considered part of the administrative record for the Project. Copies of all these documents have been available on request at all times at the UCSD Physical Planning Office.

The Regents find and declare that the Final Project EIR has not assumed a limited lifetime for the Project, and the environmental effects of the Project were analyzed based on an unlimited lifetime.

In this action, the Regents are certifying the Final Project EIR and the MMRP (CEQA Guidelines Section 15091[d]). Having received, reviewed and considered the Final Project EIR and all other information in the administrative record, the Regents hereby adopt the following Findings and SOC pursuant to CEQA (Public Resources Code Sections 21002, 21002.1 and 21081), the CEQA Guidelines (Title 14, California Code of Regulations, Section 15090) and the University of California Procedures for Implementation of CEQA.

The Regents hereby certify that their Findings are based on a full appraisal of all viewpoints, including all comments received up to the date of adoption of these Findings, concerning the environmental impacts identified and analyzed in the Final Project EIR, and are supported by substantial evidence in the record. The Regents adopt these Findings and Statement of Overriding Considerations in conjunction with its approval as set forth in herein.

The Regents believe that their decision on the Project is one which must be made after a hearing required by law at which evidence is required and discretion in the determination of facts is vested in the Regents. As a result, any judicial review of its decision would be governed by Public Resources Code Section 21168 and Code of Civil Procedure Section 1094.5. Regardless of the standard of review which is applicable, the Regents have considered evidence and arguments presented to them prior to or at the public hearings on this matter. In determining whether the Project has a significant impact on the environment, and in adopting Findings pursuant to Public Resources Code Section 21081, the Regents have complied with Public Resources Code Sections 21082.2 and 21081.5.

III. FINDINGS

A. STATE LAW

California Public Resources Code Section 21081 provides that no public agency shall approve or carry out a project for which an environmental impact report has been certified which identifies one or more significant effects on the environment that would occur if the project is approved, unless the public agency makes appropriate findings with respect to each significant effect and the agency finds that specific overriding economic, legal, social, technological or other benefits of the project outweigh the significant effects on the environment.

The CEQA Guidelines, promulgated pursuant to CEQA (Tit. 14, Cal. Code Regs. Sections 15000, *et seq.*), provides in Section 15091:

(a) No public agency shall approve or carry out a project for which an project has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

(1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the project.

(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the project.

(b) The Findings required by subsection (a) shall be supported by substantial evidence in the record.

(c) The Findings in subsection (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.

(d) When making the findings required in subsection (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be enforceable through permit conditions, agreements or other measures.

The CEQA Guidelines also provide in Section 15093 that the decision-making agency will balance as applicable the benefits of the proposed project against its unavoidable environmental risks and, "[i]f the specific economic, legal, social, technological, or other benefits" of a project "outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.'" In that case, the agency "shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record …."

The following Findings and Statement of Overriding Considerations are made in compliance with the above referenced law.

B. FINDINGS REGARDING ENVIRONMENTAL IMPACTS AND FACTS IN SUPPORT OF FINDINGS

The following Section summarizes the direct and cumulative environmental impacts of the Reduced Scope Alternative and provides Findings as to those impacts, as required by CEQA and the CEQA Guidelines. These Findings hereby incorporate by reference the analysis in the Draft Project EIR and 2004 LRDP EIR, as applicable. In making these Findings, the Regents hereby ratify, adopt and incorporate the all evidence, analysis, explanation, Findings, Responses to Comments and conclusions in the Draft Project EIR, except where they are specifically modified by these Findings.

As discussed above, the Final Project EIR was tiered from the 2004 LRDP EIR. A Tiered Initial Study relying on the 2004 LRDP EIR for a discussion of general background and setting information on the environmental topic areas, overall growth-related issues, and long-term cumulative impacts was prepared to determine which environmental issue areas addressed in the 2004 LRDP EIR would adequately address the environmental impacts resulting from implementation of the Project and which issues would require additional analysis.

In an effort to streamline the Final Project EIR, the analysis provided in the Tiered Initial Study is not repeated herein. However, the entire Tiered Initial Study is provided in Appendix A of the Final Project EIR and is incorporated by reference.

Based on the analysis provided in the Project's Tiered Initial Study, the following impacts were determined to be "Effects Not Found to be Significant" according to Section 15128 of the CEQA Guidelines. Thus, these issues do not require further analysis in the Draft Project EIR.

- Aesthetics
- Agricultural Resources
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Services

Although the Tiered Initial Study found significant impacts potentially could occur to hydrology and geology and soils as a result of the project, further analysis of the project with its project design features disclosed that, in fact, there would not be an significant impacts to the following areas due to those project design features:

- Geology and Soils
- Hydrology

The Tiered Initial Study found that impacts to the following environmental issue areas would be potentially significant, but could be mitigated. These issues were analyzed in the Draft Project EIR. Mitigation measures for impacts to these four issues areas are tiered from the 2004 LRDP EIR.

- Biology
- Hazards and Hazardous Materials
- Noise
- Transportation/Traffic

The Tiered Initial Study also found that impacts to the following environmental issue areas would be significant and unavoidable. These issues were analyzed in the Draft Project EIR. Mitigation measures for these project-specific impacts also are tiered from the 2004 LRDP EIR and are further refined based on the development of detailed, project and site-specific information conducted as part of the Final Project EIR project studies. (CEQA Guidelines Section 15146.)

- Air Quality (cumulative)
- Cultural Resources

1. FINDINGS ON POTENTIALLY SIGNIFICANT IMPACTS THAT CAN BE MITIGATED.

a. HAZARDS AND HAZARDOUS MATERIALS

IMPACT

Construction of the proposed Project on campus could interfere with emergency response and evacuation in the event that a construction-related road closure is needed.

FINDING

The Regents find that changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Project.

FACTS IN SUPPORT OF FINDING

(1) The potentially significant impact arises if a construction project requires a road closure which in turn interferes with emergency responses and evacuations. The Reduced Scope Alternative is a single-family home with attached public meeting space, and is not anticipated to require closure of any public roadways or driveways.

(2) Construction and equipment staging can occur on site and therefore would not result in closure of a roadway or driveway.

(3) In the unlikely event that a road had to be closed for the Reduced Scope Alternative's construction, 2004 LRDP EIR mitigation measure LRDP MM Haz-6A would be implemented and would reduce this impact to below a level of significance.

(4) LRDP MM Haz-6A states that: In the event that the construction of a project requires a lane or roadway closure, prior to construction the contractor and/or UCSD Facilities Design and Construction shall ensure that the UCSD Fire Marshal is notified. If determined necessary by the UCSD Fire Marshal, local emergency services will be notified by the UCSD Fire Marshal of the closure.

(5) Having local emergency services on-call and aware of the situation will enable them to prevent or quickly address any issues with hazards or hazardous materials that may arise as a result of the road closure, allowing them to plan alternative emergency and/or evacuation routes and thereby preventing any significant impact from occurring.

b. NOISE

IMPACT

Construction of the proposed Project would have the potential to generate noise that could affect adjacent and nearby sensitive residential land uses. These impacts would be temporary in nature,

but may expose nearby sensitive receptors to elevated noise levels that disrupt communication and routine activities.

FINDING

For the reasons stated in the Tiered Initial Study and in Section 4.9 of the 2004 LRDP EIR, as well as the noise and vibration technical report prepared by URS (2004) for the 2004 LRDP EIR, which has been incorporated by reference into the Final Project EIR, the Regents find that construction associated with the Project would have the potential to cause significant, but temporary, noise impacts near existing and future noise-sensitive land uses. Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Project. Specifically, implementation of the mitigation measure recommended in Section 4.9.3.2 of the 2004 LRDP EIR (LRDP MM Nois-2A) would reduce construction noise levels to less than significant levels.

FACTS IN SUPPORT OF FINDING

(1) Construction of the Reduced Scope Alternative would generate temporary increases in ambient noise levels and would generate noise that exposes nearby receptors to elevated noise levels during construction activities. However, these impacts would be temporary and periodic and would cease after the 18-24 month project construction schedule.

(2) Implementation of 2004 LRDP EIR mitigation measure LRDP MM Noi-2A would mitigate noise impacts to a less than significant level.

(3) LRDP MM Noi-2A provides that UCSD shall implement the following measures to minimize short-term noise levels caused by construction activities to nearby residential uses. Measures to reduce construction/demolition noise to the maximum extent feasible shall be included in contractor specifications and shall include, but not be limited to, the following:

i. The construction contractor shall be required to work in such a manner so as not to exceed a 12-hour average sound level of 75 dBA at any noise-sensitive residential land use between 7:00 a.m. and 7:00 p.m., Monday through Saturday.

ii. Construction equipment shall be properly outfitted and maintained with manufacturer recommended noise-reduction devices to minimize construction-generated noise.

iii. Stationary construction noise sources such as generators or pumps shall be located at least 100 feet from noise-sensitive land uses as feasible.

iv. Laydown and construction vehicle staging areas shall be located as far from noise-sensitive land uses as feasible.

v. All neighboring land uses that would be subject to construction noise shall be informed at least two weeks prior to the start of the construction project, whenever possible.

vi. Loud construction activity located within 100 feet of a residential building shall be restricted to occur between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday.

(4) By outfitting construction equipment with noise-reduction devices, limiting the time during which loud construction activity within 100 feet of a residential building could occur so that it is limited to daylight hours during the week, and requiring workers to ensure that construction noise would not exceed 75 dBA on a 12-hour average sound level, the City's noise ordinance would not be exceeded by the construction and nearby sensitive receptors will not be exposed to significant noise.

c. TRANSPORTATION/TRAFFIC

IMPACT

The Project would involve construction-related vehicle trips associated with hauling of demolition materials, delivery of construction materials, delivery of heavy construction vehicles, and worker-related trips. Construction of the proposed Project may result in the temporary closure of vehicular lanes in the Project vicinity which, which would have the potential to result in a significant impact.

FINDING

For the reasons stated in the Final Project EIR, the Regents find that construction-related trips may result in temporary closure of vehicular lanes in the project vicinity. Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Project. Specifically, implementation of the mitigation measure recommended in Section 4.13.3.1 of the 2004 LRDP EIR (LRDP MM Tra-1B) would reduce construction traffic impacts to less than significant levels.

FACTS IN SUPPORT OF FINDING

(1) 2004 LRDP EIR mitigation measure LRDP MM Tra-1B is as follows: In the event that the construction of a project or a specific campus event requires a lane or roadway closure, or could otherwise substantially interfere with campus traffic circulation, the contractor shall provide a traffic control plan for review and approval by UCSD. The traffic control plan shall ensure that adequate emergency access and egress is maintained and that traffic is allowed to move efficiently and safely in and around the campus. The traffic control plan may include measures such as signage, detours, a temporary traffic signal, signal cameras (i.e., flag persons), or other appropriate traffic controls.

(2) By implementing a traffic control plan that ensures adequate emergency access as well as more efficient movement of traffic, significant impacts that otherwise would result from traffic being stopped or re-routed will be avoided.

d. BIOLOGICAL RESOURCES

IMPACT

Construction activity is planned to occur within 500 feet of coastal California gnatcatcher occupied habitat; therefore, indirect impacts from temporary construction noise could be significant.

FINDING

For the reasons stated in the Final Project EIR, the Regents find that the Reduced Scope Alternative would result in construction noise impacts to the threatened species, coastal California gnatcatcher. Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Project. Specifically, implementation of the mitigation measure recommended in Section 4.3.3.2 of the 2004 LRDP EIR (LRDP MM Bio-2Bii) would avoid or mitigate impacts to the coastal California gnatcatcher and gnatcatcher-occupied habitat to less than significant levels.

FACTS IN SUPPORT OF FINDING

(1) 2004 LRDP EIR mitigation measure LRDP MM Bio-2Bii is as follows: If habitat located in the vicinity of the proposed impact area is determined to be occupied, the following measure shall be implemented.

(i) If major construction activities are proposed during the gnatcatcher breeding season or operational noise would exceed noise thresholds suggested by the United States Fish & Wildlife Service and gnatcatchers are found within 500 feet of the grading limits based on the survey to determine presence/absence, an acoustical technician shall be consulted to identify appropriate measures for reducing construction or operational noise levels to 60 dBA hourly Leq during the part of the breeding season when active nests are most likely. If ambient noise levels currently exceed this level, then noise attenuation measures shall be implemented to prevent construction or operational noise from increasing ambient levels during this period. If noise reduction measures are determined to be necessary, the acoustical technician shall confirm, through noise measurements, that noise attenuation measures are effective at maintaining noise at or below the specified threshold.

(2) It is generally accepted by the scientific community that noise not exceeding 60 dB(A) hourly Leq, or, if the ambient noise is higher, then ambient noise levels, will not hinder the ability of the gnatcatcher to mate. The required mitigation ensures that the noise will

not rise to a level above that generally established as avoiding impacts otherwise created by noise.

IMPACT

Indirect impacts from project construction and operation such as fugitive dust, colonization of non-native plant species, edge effects, human activity, animal behavioral changes, night lighting, diverted runoff, and errant construction impacts would have the potential to indirectly impact Diegan coastal sage scrub, which is a natural community.

FINDING

For the reasons stated in the Final Project EIR, the Regents find that the Reduced Scope Alternative would result in potential indirect impacts to the adjacent Diegan coastal sage scrub, a sensitive natural community. Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Project. Specifically, implementation of the mitigation measures recommended in Section 4.3.3.3 of the 2004 LRDP EIR (LRDP MM Bio-3D and LRDP MM Bio-3E) would avoid or mitigate indirect impacts to Diegan coastal sage scrub to a less than significant level.

FACTS IN SUPPORT OF FINDINGS

(1) 2004 LRDP EIR mitigation measure LRDP MM Bio-3D (or alternative measures that provide equivalent or superior protection of resources) shall be implemented to reduce potential indirect construction impacts to sensitive natural communities to below a level of significance.

i. A pre-construction meeting shall be held to ensure that construction crews are informed of the sensitivity of habitat in the vicinity of the project site. Prior to commencement of clearing or grading activities near natural habitats, the approved limits of disturbance shall be delimited by a biologist (or other qualified person), and a silt or orange fencing shall be installed to prevent errant disturbance by construction vehicles or personnel. All movement of construction contractors, including ingress and egress of equipment and personnel, shall be limited to designated construction zones. This fencing shall be removed upon completion of all construction activities.

ii. No temporary storage or stockpiling of construction materials shall be allowed within the sensitive habitat areas, and all staging areas for equipment and materials shall be located at least 50 feet from the edge of natural habitats. Staging areas and construction sites in proximity to natural habitat shall be kept free of trash, refuse, and other waste; no waste dirt, rubble, or trash shall be deposited in these habitats. During and after construction, the proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances shall be enforced.

iii. Equipment to extinguish small brush fires (such as from trucks or other vehicles) shall be present on site during all phases of project construction activities, along with personnel trained in the use of such equipment. Smoking shall be prohibited in construction areas adjacent to flammable vegetation.

iv. Natural habitats are considered light sensitive during the night. Night lighting shall not be used during the course of construction unless determined to be absolutely necessary. If necessary, the lights shall be shielded to minimize temporary lighting of the surrounding habitat.

v. A biological monitor shall be present on site on at least a weekly basis during rough grading to ensure that the limits of construction have been properly staked and are readily identifiable, and that the approved limits are not exceeded. The monitor also shall be responsible for ensuring that the contractor adheres to the other provisions described above. The monitor, in cooperation with the on-site construction manager, shall have the authority to halt construction activities in the event that these provisions are not met. Monitors shall submit email reports to UCSD Physical Planning regularly during construction documenting the implementation of all grading and construction minimization measures.

(2) 2004 LRDP EIR Mitigation Measure Bio-3E (or alternative measures that provide equivalent or superior protection of resources) shall be implemented to reduce potential indirect post-construction impacts to sensitive natural communities to below a level of significance.

i. *Irrigation* for project landscaping shall be minimized and controlled through efforts such as designing irrigation systems to match landscaping water needs, using sensor devices to prevent irrigation during and after precipitation, and using automatic flow reducers/shut-off valves that are triggered by a drop in water pressure from broken sprinkler heads or pipes. Appropriate energy dissipation measures shall be employed.

ii. *Integrated Pest Management* principles shall be implemented to the extent practicable for chemical pesticides, herbicides and fertilizers, through alternative weed/pest control measures (e.g., hand removal) and proper application techniques (e.g., conformance to manufacturer specifications and legal requirements).

iii. *Storm water treatment and control measures* or facilities will be necessary. To the extent practicable, such facilities shall be maintained outside of the bird breeding season, particularly if the area near the facility is known or considered to have high potential to support sensitive bird populations. Maintenance shall be conducted in a manner to minimize impacts to adjacent sensitive habitats.

iv. *Brush management*, if necessary, shall be accomplished by thinning and litter removal, rather than by complete clearing of native vegetation. Irrigated fuel

management zones shall be discouraged because increased water availability provides habitat for non-native insect species, including the Argentine ant (Iridomyrmex humilis).

v. *In areas supporting native* (or disturbed native) habitats, revegetation of manufactured slopes shall be with appropriate native plant materials. Fire management considerations also shall be incorporated into the landscape palette selection process (e.g., fire resistive plants closest to structures). Invasive species such as giant reed and pampas grass shall not be used in landscaped areas.

vi. *Lighting* within or adjacent sensitive habitat shall be selectively placed, shielded and directed to minimize potential impacts to sensitive animal species. In addition, lighting from buildings or parking lots shall be screened by vegetation to the extent practicable.

(3) Implementation of the above-described mitigation will prevent irrigation water from over-watering and causing the growth of weeds. An integrated pest management program will help assure a healthier environment for native vegetation. By performing stormwater maintenance in a manner sensitive to the native vegetation and nearby species, noise and construction impacts on sensitive birds can be minimized. Precluding invasive species and thinning rather than removing vegetation will allow native plants to grow. The above mitigation will also prevent the night lighting that otherwise could provide nocturnal predators with an unnatural advantage over their prey, by limiting the amount of lighting from the project that could occur at night. The limits on noise required by the mitigation will prevent the indirect impacts that otherwise could cause breeding birds or mammals to leave their territory, reducing reproduction and increasing mortality. By ensuring that the noise levels do not rise above acceptable levels, birds and mammals will not be driven off as a result of the project.

2. FINDINGS ON UNAVOIDABLE SIGNIFICANT IMPACTS.

The 2004 LRDP EIR evaluated significant and unavoidable direct and indirect impacts that could occur from the implementation of the 2004 LRDP, including implementation of the Reduced Scope Alternative as well as significant and unavoidable cumulative impacts. The Final Project EIR evaluates both project-specific significant and unavoidable adverse impacts and related mitigation measures and significant and unavoidable cumulative impacts identified in the 2004 LRDP EIR to which the Project contributes. All feasible measures to avoid or substantially lessen significant adverse project and cumulative impacts are identified either in the Final Project EIR and/or the 2004 LRDP EIR.

In accordance with the CEQA Guidelines, the tiered Final Project EIR used a "plan" approach as a framework for its cumulative impact analysis that is based upon a "summary of projections contained in an adopted general plan or related planning document which is designed to evaluate regional or area-wide conditions." (California Code of Regulations, Title 14, Section 15130(b).) The Project would be developed pursuant to the 2004 LRDP EIR, the planning document that identifies general types of campus development to support campus growth anticipated through

2020-21. The cumulative impact analysis for the tiered Final Project EIR relies, in part, on the 2004 LRDP EIR, which analyzes campus development projected in the 2004 LRDP EIR and related cumulative development in the campus vicinity.

a. AIR QUALITY (CUMULATIVE PM_{10} EMISSIONS)

IMPACT

Construction activities associated with demolition and reconstruction of the proposed Project would result in temporary PM_{10} emissions during construction from ground disturbance and construction vehicles and equipment.

FINDING

For the reasons stated in the Tiered Initial Study and the 2004 LRDP EIR, the Regents find that construction activities associated with demolishing and rebuilding the University House as part of the Reduced Scope Alternative may temporarily emit PM_{10} from dust generated by grading and construction equipment exhaust. Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Project. Specifically, implementation of the mitigation measure recommended in Section 4.2.4 of the 2004 LRDP EIR (LRDP MM Air-CB) would reduce air impacts associated with construction of the project. Nonetheless, the San Diego Air Basin is currently in non-attainment status for PM_{10}. Thus, the project's contribution of PM_{10} emissions is considered a significant and unmitigatable cumulative PM_{10} air quality impact.

FACTS IN SUPPORT OF FINDING

(1) Construction of the Reduced Scope Alternative would result in PM_{10} emissions, which by themselves would not be sufficient to cause a violation of the applicable standards. Because the San Diego Air Basin is a nonattainment area for the State PM_{10} standard, however, the PM_{10} emissions generated by construction of the Reduced Scope Alternative would contribute to the existing air quality violation, even though the emissions from the Project itself would be minimal compared to the projected countywide daily total. Moreover, the emissions would occur in only one location, for a limited time. Implementing the 2004 LRDP EIR mitigation measure LRDP MM Air-CB can reduce but cannot fully mitigate the impact due to the San Diego Air Basin non-attainment status. Mitigation Measure LRDP MM Air-CB requires that:

> Any development on the UCSD campus shall include in all construction contracts the measures specified below to reduce PM_{10} air pollutant emissions:
>
> (i) All land clearing and grading and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.

(ii) Street sweeping shall be performed regularly on roads surrounding the construction site that carry construction traffic or collect construction related dust or dirt.

(iii) Revegetate exposed earth surface following construction.

(iv) To the extent that equipment is available and cost effective, the campus shall encourage contractors to use alternate fuels and retrofit existing engines in construction equipment.

(v) Minimize idling time to a maximum of 10 minutes when construction equipment is not in use.

(vi) To the extent practicable, manage operation of heavy-duty equipment (e.g., restrict operations, operate only when necessary) to reduce emissions.

(2) By limiting idling of equipment to no more than 10 minutes, the amount of particulates to be emitted during construction necessarily will decrease. In addition, assuring bare soil is revegetated following construction limits the amount of dust generated, as does requiring watering and presoaking. The Project involves only the demolition and construction of one residence, which would generate only a small fraction of the air pollutant emissions anticipated in the 2004 LRDP EIR.

b. CULTURAL RESOURCES - HISTORIC RESOURCES

IMPACT

The University House meets Criterion 3 of the California Register of Historical Resources due to its distinctive characteristics of a type, period, region, and method of construction and the property is therefore considered a historical resource. The proposed Project would include complete demolition of the structure, which would result in a significant impact.

In addition, the University House is an example of Pueblo Revival Style architecture in the southern California region. Few examples of Pueblo Revival Style residential architecture of this size and scope can be found elsewhere in the nation. Therefore, the demolition of the University House would constitute a considerable loss of a historical resource of this type and is considered a cumulatively considerable impact.

FINDING

For the reasons stated in the Final Project EIR, the Regents find that implementation of the Project would result in a significant direct and a cumulatively considerable impact to historical resources. Although the Project includes incorporation of mitigation measures (UH Cul-1A, UH Cul-1B, UH Cul-1C, UH Cul-1D, UH Cul-1E, UH Cul-1F) which would lessen the significant impacts associated with demolition of the building, the Regents hereby find that there are no

other feasible mitigation measures that would mitigate the impact to below a level of significance and that specific economic, legal, social, technological, or other considerations make infeasible the project alternatives identified in the Final Project EIR, as discussed in Section III.E. of these Findings. As described in the Statement of Overriding Considerations, the Regents have determined that this impact is acceptable because of specific overriding considerations.

FACTS IN SUPPORT OF FINDINGS

Implementation of the following mitigation measures from the Final Project EIR would lessen significant project impacts to historic resources from project demolition and construction. However, impacts would not be fully mitigated, and therefore would remain significant and unavoidable.

(1) **UH Cul-1A:** All activities regarding historical architectural resources and historic preservation carried out as part of this Project shall be carried out by or under the direct supervision of persons meeting, at a minimum, the Secretary of the Interior's professional qualifications standards (48 FR 44738-9) in these disciplines.

(2) **UH Cul-1B:** UCSD shall coordinate with and inform interested parties regarding the status of its efforts to comply with the mitigation measures set forth in the MMRP, as necessary.

(3) **UH Cul-1C:** UCSD shall identify and conserve documentary materials in its possession related to the construction, maintenance, use, and history of the University House. Materials would be housed with UCSD Facilities Design & Construction, and/or the UCSD Archives, Mandeville Special Collections Library. These materials may include, but are not limited to, photographs, drawings, and/or videography. UCSD shall make this material available for other related mitigation measures, as necessary.

(4) **UH Cul-1D:** Prior to the start of any work, UCSD shall ensure that the University House property is recorded and documented in accordance with the Level II recordation standards of the Historic American Buildings Survey (HABS) program. This level of recordation would include:

i. Archival reproduction of existing architectural plans and drawings, large-format photographs of exterior and interior views;

ii. Archival reproduction of historic views; and

iii. Narrative history and description of the property (based on the narrative provided in this and previous reports).

The original archival set of recordation documents and photograph prints would be housed in the UCSD Archives, Mandeville Special Collections Library. Archival quality photocopies of the documentation set would be provided to the interested parties, such as

the La Jolla Historical Society. UCSD would ensure that this recordation documentation was prepared prior to carrying out any other treatment and would make the content of the document available for other mitigation measures, such as the preparation of interpretive material.

(5) **UH Cul-1E*:*** At least 30 days prior to commencing the Project, UCSD shall produce video documentation of the University House property. This video documentation would include footage of the exterior and interior of the building, as well as the grounds of the property. The video documentation would be housed in the UCSD Archives, Mandeville Special Collections Library, and a copy of the video documentation would be provided to interested parties, such as the La Jolla Historical Society and others still to be identified.

(6) **UH Cul-1F:** UCSD shall consult with interested parties to facilitate offering selected components of the University House to local historical organizations, such as La Jolla Historical Society, a museum, park district, or other entity for educational or interpretive display. These components may also be incorporated into permanent or temporary interpretive exhibits describing the University House construction and history. The interpretive exhibits may include, but are not necessarily limited to, plaques or markers, salvaged components of the building, or interpretive display panels, including historic photographs. The UCSD Principal Architect shall select the components of the house and grounds that will be made available for curation, display, exhibits, or other appropriate use. UCSD shall remove the items selected in a manner that minimizes damage to the items and donate them to the interested party. The interested party shall bear the entire liability and financial cost for the removal, transport, relocation, and rehabilitation of the agreed upon items, as well as the production and installation of any exhibits.

(7) The University House does not meet Criterion 1 of the California Register of Historical Resources. The University House is not strongly associated with events that have made important contributions to the broad pattern of local or regional history, or the cultural heritage of California or the United States. The patterns of development in La Jolla were well established before the purchase of the property and construction of the Black house in the late 1940's and early 1950's.

(8) The University House does not meet Criterion 2 of the California Register of Historical Resources because neither William Black nor the Chancellors that occupied the University House classify as persons whose lives were considered important to the historical past according to Draft Project EIR Historic Resources Technical Report.

(9) The University House does not meet Criterion 4 of the California Register of Historical Resources because its architectural style, Pueblo Revival, is otherwise well documented through building plans and literature unrelated to the University House. Thus, the University House does not yield important information regarding historic construction or technologies.

(10) The historic integrity of the University House is compromised due to a series of renovations and additions beginning in 1962. Detractive elements include the use of concrete blocks and wood framing for walls and the installation of aluminum and metal frame windows and doors. In addition, the development of a subdivision around the Property has further impacted its qualities of setting and feel.

(11) Historical elements of the University House will be retained on-site and used to blend the historic feel of the existing structure with the new structure and setting.

c. CULTURAL RESOURCES – ARCHAEOLOGICAL RESOURCES

IMPACT

Based on the archaeological investigations conducted for this Final Project EIR and the abundance of archaeological artifacts and burials previously discovered on the University House property, there is a potential that impacts to unique archaeological resources, including disturbance of human remains, would occur as a result of the University House demolition and reconstruction.

FINDING

For the reasons stated in the Final Project EIR, the Regents find that implementation of the Project would cause a significant impact to archaeological resources, including buried human remains. Mitigation measures UH Cul-2A, UH Cul-2B, UH Cul-2B, UH Cul-2D, UH Cul-2E, UH Cul-2F reduce impacts to the extent feasible. The Regents hereby find that there are no other feasible mitigation measures that would mitigate the impact to below a level of significance and that specific economic, legal, social, technological, or other considerations make infeasible the project alternatives identified in the Final Project EIR, as discussed in Section III.E. of these Findings. As described in the Statement of Overriding Considerations, the Regents have determined that this impact is acceptable because of specific overriding considerations.

FACTS IN SUPPORT OF FINDING

(1) The University has extensively researched and investigated the archaeological resources located on the project site. Using that information, the University planned the Project to include Project Design Features and mitigation measures that reduce impacts to archaeological resources, as discussed below.

(2) ASM Affiliates, Inc., conducted preliminary investigations, archival research, technical studies and a detailed archaeological field survey – resulting in recommended mitigation measures – of the project area in February, 2005. The mitigation measures recommended are incorporated into the University House Final EIR.

(3) The project site was surveyed using Ground Penetrating Radar ("GPR"). Southwest Geophysics, Inc. performed surface surveys using a 400 MHz transducer to delineate the

locations of disturbed ground or buried objects characteristic of grave sites. An electromagnetic survey of the property was also performed to help the surveyor distinguish between potential burial sites and modern disturbances associated with utilities, pipes and reinforced structures.

(4) The Project has been designed, to the extent feasible, to avoid those anomalies discovered by the GPR, which have the highest likelihood of containing intact burial sites.

(5) When replacing utility lines, utility trenching will occur in previously disturbed areas, to the extent feasible, to reduce ground disturbance and the likelihood of disturbing archaeological resources.

(6) The proposed structure will be built, in large part, within the existing structure footprint to reduce the likelihood of disturbing archaeological remains.

(7) Implementation of the following mitigation measures from the Final Project EIR would further reduce impacts to archaeological resources.

(8) **Mitigation Measure UH Cul-2A – Archaeological Resource Treatment Plan:** The University will prepare an Archaeological Resource Treatment Plan ("ARTP") before any construction activity on the project site. The ARTP will identify the area of potential effects using the outermost limits of vertical and horizontal grading and ground disturbance. The ARTP will describe how archaeological data will be scientifically and systematically identified at the project site and how these archaeological data will be used to address the cultural significance of the resources under Criteria 1 and 4 of the California Register of Historic Resources (equivalent to National Register Criteria A and D). The ARTP will consist of two phases, including: (1) Archaeological Testing; and (2) Data Recovery. As a component of the ARTP, a qualified archaeological monitor and a Native American monitor will be on site during both of the above phases and during any project subsurface excavation or grading.

(1) Archaeological Testing Phase: The University will conduct an Archaeological Testing Phase before any construction activity. Though the processes are separate, the archaeological testing will be done concurrent with geotechnical exploration to minimize potential resource disturbance. The archaeological testing will include systematic excavation of sample areas to determine: (a) the integrity of archaeological deposit; (b) the horizontal and vertical extent of the deposit; (c) the quantity and diversity of artifacts contained within the deposit; and (d) the potential for additional human remains within the project site.

The Archaeological Testing Phase will be conducted according to the following performance standards:

i. A qualified archaeologist will hand-excavate standard archaeological 1x1 meter test units to determine the presence or absence of archaeological

resources. If archaeological features are discovered in the standard test units, these test units will be expanded horizontally to ensure accurate resource determination.

ii. The test units will be excavated using industry-standard ten-centimeter levels, unless cultural stratigraphy is identified. If cultural stratigraphy is identified, then the project archeologist will excavate using the best available method for resource protection. Hand tools including shovels, picks, trowels, brushes, and probes will be used in the excavation.

iii. All testing phase disturbed soils will be passed through 1/8 inch mesh screen. If soil conditions warrant, and by mutual agreement between the lead project archeologist and the Native American monitor, water screening will be used for heavy or clumping soils so sensitive cultural materials can be properly identified.

iv. The test units will be excavated until sterile soils void of cultural resources, or the underlying geological formation, is reached. If sterile soils are encountered, an auger or bore will be used to excavate a hole in the middle of each test unit to ensure that no buried cultural deposits are located underneath that layer of sterile soils.

v. Following completion of the test excavation, all cultural materials will be washed, cataloged, and analyzed. Technical analyses of the cultural materials may include, but may not be limited to, lithic artifact analysis, shellfish analysis, chronometric studies, faunal studies, and other analyses as needed to evaluate resource uniqueness under CEQA. Information from the test phase will also be used to determine site integrity.

vi. The University will use the test phase results to evaluate the necessity of refining or revising the development footprint within the area of potential effects to further minimize or avoid impacts.

vii. If warranted, the boundaries of the resource site and the integrity of the archaeological deposits will be refined based on the results of the test phase

(2) Data Recovery Phase: The University will complete a Data Recovery Phase before any construction activity within the area of project impact. Until subsurface testing, the extent of the Data Recovery Phase cannot be known. The data recovery will be based on the results of the Archaeological Testing Phase, and will focus on recovering archaeological data sufficient to mitigate impacts within the area of potential effect. As a component of the Data Recovery Phase, a Native American monitor will be on site during any project subsurface excavation or grading within the area of potential effect.

The Data Recovery Phase will be conducted according to the following performance standards:

i. The project archaeologist may determine that the significance of the site is such that data recovery cannot capture the values that qualify the site for inclusion on the California Register of Historic Resources. In that event, the University may reconsider some or all project plans in light of the high value of the cultural resource, and modify the proposed project accordingly.

ii. If data recovery proceeds, it will consist of the hand excavation of additional areas of the site within the area of potential effects. The amount and location of any further excavation will be determined through the results of the Archaeological Testing Phase.

iii. A qualified archeologist will hand-excavate standard archaeological 1x1 meter units during this phase, although these units may be expanded if either archaeological features are discovered or it is deemed necessary by the University to cover a larger part of the area of potential effects.

iv. All Data Recovery Phase disturbed soils will be passed through 1/8 inch mesh screen. If soil conditions warrant, and by mutual agreement between the lead project archeologist and the Native American monitor, water screening will be used for heavy or clumping soils so sensitive cultural materials can be properly identified.

v. Following completion of the Data Recovery Phase, all cultural materials will be washed, cataloged, and analyzed. Technical analyses of the cultural materials may include, but may not be limited to, lithic artifact analysis, shellfish analysis, chronometric studies, faunal studies, and other analyses as needed to evaluate resource uniqueness.

vi. Following completion of the Data Recovery Phase, the project archeologist will prepare an updated California Department of Parks and Recreation ("DPR") Site Form 523 and submit it to the South Coastal Information Center ("SCIC"). The form will provide revised site boundaries, as determined by the archaeological investigations, and will include a description of the artifacts and deposits found at the site. Once it has been determined that the Data Recovery Phase is complete, the project would proceed.

(9) **Mitigation Measure UH Cul-2B – Discovery of Human Remains:** If human remains are found during any ground disturbing activity, the University will treat those remains with appropriate dignity pursuant to the requirements of Public Resource Code ("PRC"), Section 5097.98 and the California Environmental Quality Act ("CEQA") Guidelines,

Section 15064.5(e). The discovery of human remains will trigger the following requirements:

i. The University will ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards, is not damaged or disturbed by further development activity until the University has discussed and conferred with the Most Likely Descendant ("MLD") about preferences for treatment, as describe below, of the discovered remains.

ii. The qualified consultant on behalf of the UC Project Manager will contact the San Diego County Medical Examiner to determine that no investigation of the cause of death is required. If the discovered remains are determined by the Medical Examiner, or an authorized representative, to be Native American, the Medical Examiner will contact the Native American Heritage Commission ("NAHC").

The San Diego County Medical Examiner, in consultation with the Native American Heritage Commission and the MLD, may develop an agreement that applies to the discovery of human remains that meets the requirements of PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e).

iii. The NAHC shall identify and contact the person or persons it believes to be the MLD from the deceased Native American.

iv. The UC Project Manger or delegate will also contact the Spokesman of the Kumeyaay Cultural Repatriation Committee ("KCRC") because NAHC previously designated that person as the MLD for the project site based on a previous discovery of archaeological resources during preliminary geotechnical explorations at the project site.

v. The University will provide the MLD with access to the discovery location for inspection. The MLD must complete their inspection and make a recommendation for treatment of the remains within 48 hours of their notification by either the NAHC or the UCSD Project Manager, whichever is earlier.

Options for treatment include, but are not limited to:

a. Preservation of Native American human remains and associated items in place and avoidance of the adjacent area defined by an X' radius.

b. Nondestructive removal and analysis of the Native American human remains and associated items by a qualified archaeologist, osteologist or physical anthropologist.

c. Relinquishment of the Native American remains and associated items to the MLD for treatment.

c. Reburial of the remains on the property by UC at a location mutually agreeable to the MLD and UC.

vi. If the MLD does not make a recommendation within 48 hours, or if the recommendations are not acceptable to the University following extended discussions and mediation pursuant to PRC Sections 5097.98 (b)(2) and 5097.94(k) respectively, the University will reinter the Native American remains and burial items with appropriate dignity on the site in a location not subject to further subsurface disturbance. The location of re-interment will be protected by one or more of the following:

a. Record the site location with the NAHC or the South Coastal Information Center.

b. Utilize an open space or conservation zoning designation or easement.

c. Record a document with the County of San Diego.

vii. If multiple human remains are found, discussions will be held with the MLD. If agreement on the treatment of these remains is not reached, the remains will be reinterred in compliance with PRC Section 5097.98(e).

viii. If Native American human remains are found during any phase of the project, then soils associated with the remains will not be removed from the site.

ix. The San Diego County Medical Examiner, in consultation with the Native American Heritage Commission and the MLD, may develop an agreement that applies to the discovery of human remains that meets the requirements of PRC Section 5097.98 and CEQA Guidelines, Section 15064.5(e).

(10) **Mitigation Measure UH Cul-2C – Repatriation of Human Remains and Cultural Items:** The University does not intend to collect or curate any Native American human remains as a result of the Archaeological Testing Phase or the Data Recovery Phase. It is possible, however, that cultural items (associated and unassociated funerary objects, sacred objects, and objects of cultural patrimony) may be found and collected as part of laboratory analysis. If this occurs, the University will comply with the University of California Policy and Procedures on Curation and Repatriation of Human Remains and Cultural Items, which ensures compliance with the California Native American Graves Protection and Repatriation Act ("NAGPRA").

If cultural items are collected, and are within University control and possession (as defined by Health and Safety Code, Sections 8012(e) and (k) respectively), the University will abide by the following performance standards:

i. UC shall complete an inventory of associated funerary objects. The inventories and notices of inventory shall be transmitted to the University Advisory Group on

Cultural Affiliation and Repatriation of Human Remains and Cultural Items. Upon approval, the inventory shall be made available to lineal descendants and Native American tribes.

ii. UC shall complete a written summary of unassociated funerary objects (those objects not directly associated with burials, e.g., shell beads and clay pipe fragments), sacred objects, and objects of cultural patrimony held in their collections. This summary shall be provided to lineal descendants and Native American tribes.

iii. To the extent possible, UC inventories and summaries shall identify the cultural affiliation of funerary objects, sacred objects, and objects of cultural patrimony. Tribal authorities shall be permitted access to examine unassociated items in the collections to evaluate cultural affiliation. Tribes will be given the opportunity to present information orally or in writing to campus officials. This information will be considered in determining cultural affiliation.

iv. Upon written request of a lineal descendant or tribe, the University will repatriate funerary objects, sacred objects, and objects of cultural patrimony if lineal descent has been established or if cultural affiliation between the requesting tribe and the items has been established in accordance with NAGPRA.

v. Cultural items shall be accessible for research by qualified investigators. Once a repatriation request has been granted and actual repatriation is pending, the cultural items covered by the request shall not be used for teaching or research unless permitted by the tribal authority, subject to exceptions provided by federal law.

(11) **Mitigation Measure UH Cul-2D – Archaeological Resource Curation:** The University will provide for curation, including funding, of an archaeological collection, if any is developed in conjunction with the ARTP. Following completion of the ARTP, the University will enter into an agreement with a facility, such as the San Diego Archaeological Center ("SDAC") for permanent curation of the collection.

(12) **Mitigation Measures UH Cul-2E – Cooperation with Local Native American Tribe and the NAHC:** The University will continue to cooperate with the local Native American tribe and the NAHC regarding on-site archaeological resources. The University has consulted with the local tribe and the NAHC by: (1) providing proper notice of environmental review; (2) providing copies of the Draft EIR and confidential Archaeological Investigation technical report; and (3) attending meetings to discuss project mitigation measures and repatriation. The University will continue these cooperative efforts, including the following:

1. Pre-excavation agreement: The University will attempt to obtain a pre-excavation agreement with the MLD to define treatment of human remains if they are

discovered during archaeological excavations and subsequent project development.

2. Native American Monitoring: The University will ensure that a qualified Native American monitor is present during all grading, trenching, and subsurface disturbance at the site during project development

IMPACT

Although impacts to archaeological resources would be avoided where feasible, implementation of the Reduced Scope Alternative could result in disturbance to non-renewable archaeological site 4669/SDM-W-12 (a unique, non-renewable resource that contains human remains), even with implementation of measures UH Cul-2A through UH Cul-2F; therefore, the Reduced Scope Alternative would result in impacts that are cumulatively considerable and unavoidable.

FINDING

For the reasons stated in the Final Project EIR, the Regents find that implementation of the Project would cause a significant project level and cumulative impact to archaeological resources, including buried human remains. Although the Project includes incorporation of mitigation measures (UH Cul-2A, UH Cul-2B, UH Cul-2C, UH Cul-2D, UH Cul-2E, UH Cul-2F) which would lessen the significant cumulative impact from building demolition and construction activities, the Regents hereby find that there are no other feasible mitigation measures that would mitigate the impact to below a level of significance and that specific economic, legal, social, technological, or other considerations make infeasible the project alternatives identified in the Final Project EIR, as discussed in Section III.E. of these Findings. As described in the Statement of Overriding Considerations, the Regents have determined that this impact is acceptable because of specific overriding considerations.

FACTS IN SUPPORT OF FINDING

Implementation of the mitigation measures UH Cul-2A through UH Cul-2F from the Final Project EIR would lessen significant cumulative impacts to archaeological resources from project construction. However, impacts would not be fully mitigated, and therefore would remain significant and unavoidable. Mitigation measures UH Cul-2A through UH Cul-2F are described above under the heading Cultural Resources – Archaeological Resources. The facts in support of the finding regarding direct impacts to archaeological resources are equally applicable here.

C. FINDINGS REGARDING GROWTH INDUCING IMPACTS

IMPACT

CEQA Guidelines Section 15126 requires consideration of the potential growth inducing impact of proposed projects, including the ways in which "the proposed project could foster economic and population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment . . . and the characteristic of some projects which may encourage or

facilitate other activities that could significantly affect the environment, either individually or cumulatively."

FINDING

For the reasons stated in the Final Project EIR, the Regents find that the project site has existing infrastructure, is located in an urbanized setting, would not result in a substantial extension of infrastructure, and would not open up undeveloped areas to new development. Therefore, the Regents hereby find that growth inducing impacts from the Project are less than significant and therefore no mitigation is required.

FACTS IN SUPPORT OF FINDING

(1) The Project does not directly or indirectly influence campus or surrounding area population or increase UCSD faculty or staff because it is not a new structure designed to house additional population. The existing University House is considered a baseline environmental condition with the potential to house a Chancellor and associated family members. Implementation of the Project would not change that baseline.

(2) The Project does not remove obstacles to growth or encourage growth because the development of a single-family residential dwelling unit in an existing subdivision does not provide new essential public services or access opportunities to areas that were not previously developed.

(3) The Project would not significantly increase on-campus employment. Any potential employment needs associated with the Project would be filled from the existing regional employment pool. Thus, the Project would not directly contribute to regional growth in population and economic activity.

D. FINDINGS REGARDING SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

IMPACT

The Project would have a less than significant impact with respect to irreversible environmental effects. CEQA Guideline Section 15126.2(c) indicates that the "uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of resources makes removal or nonuse thereafter unlikely."

FINDING

For the reasons stated in the Final Project EIR, the Regents find that the Project would not result in a new commitment to a particular use, thereby precluding any other uses for the lifespan of the campus. Instead, the Project is a continued commitment of the UCSD campus to campus-related uses. The Regents hereby find that the Project would not result in significant irreversible environmental changes.

FACTS IN SUPPORT OF FINDING

(1) Construction of the Project would consume only a minor amount of some nonrenewable energy resources – primarily in the form of fossil fuels, natural gas, and gasoline for automobiles and construction equipment – because the Project is limited to the construction of one single-family dwelling unit and associated public space.

(2) The operational consumption of nonrenewable resources is proportional to the amount of such resources used by the Chancellor and the University House activities that would occur elsewhere in the absence of this Project.

(3) The University has instituted and will continue its efficient energy use and conservation practices, as described in the Final Project EIR. Accordingly, implementation of the Project will not result in significant irreversible environmental impacts because it will not cause a significant change in the use of nonrenewable resources, or result in a wasteful or unjustifiable use of energy or other resources.

(4) The potential for irreversible environmental damage caused by an accident associated with the proposed Project is minimized by safe construction practices and programs employed campus-wide in a number of ongoing safety programs. In the history of the UCSD campus there has never been an accident that resulted in significant irreversible environmental damage, indicating that current practices with respect to hazardous materials handling are adequate, and thus the potential to cause significant irreversible environmental damage from an accident or upset of hazardous materials is less than significant.

(5) The project proposes to implement Leadership in Energy and Environmental Design (LEED) Green Building Rating System requirements and the UC Policy on Sustainable Practices, which will further reduce the Project's use of nonrenewable resources.

E. FINDINGS REGARDING ALTERNATIVES AND FACTS IN SUPPORT OF FINDINGS

Because the Project would cause unavoidable significant environmental effects, the Regents must consider the feasibility of any environmentally superior alternative to the Project, evaluating whether those alternatives could avoid or substantially lessen the unavoidable significant environmental effects while achieving most of the objectives of the Project. Chapter 6.0 of the Draft Project EIR evaluated a reasonable range of potential alternatives to the Project, both on-site and off-site. In compliance with CEQA and the CEQA Guidelines, the alternatives analysis also included an analysis of a No Project Alternative and discussed the environmentally superior alternative. The analysis examined the feasibility of each alternative, the environmental impacts of each alternative, and the ability of each alternative to meet the project objectives identified in Chapter 6.0 of the Draft Project EIR. Table 6.2-1, *Comparison Table of Impacts identified for the Proposed Project and Impacts Identified for Project Alternatives*, in the Draft Project EIR compares the environmental impacts of the proposed project and each of the alternatives, including the Reduced Scope Alternative.

The Regents certify that they have independently reviewed and considered the information on alternatives provided in the Draft and Final Project EIRs and the administrative record, and find that, in comparison to the Reduced Scope Alternative, six of the nine project alternatives do not meet the objectives of the Project even to a reasonable degree of attainment (Sections 15124 [b], 15126 [f], and 15126.6 [b-d] of the State CEQA Guidelines) and are infeasible for specific economic, social, technological and environmental reasons as set forth in Section III of these findings. Three of the project alternatives meet all project objectives, with two of these three determined to be infeasible, and one (Reduced Scope Alternative) of these latter three determined to be feasible. Ultimately, it is that one – the Reduced Scope Alternative – that has been chosen to be advanced to the Regents.

The Reduced Scope Alternative would have significant unmitigated impacts even after implementation of all feasible mitigation measures.

1. PROJECT OBJECTIVES

The objectives identified for the project in the Final Project EIR are set forth below. The Regents find that the objectives identified for the project as originally proposed apply equally to the Reduced Scope Alternative. As discussed in detail below, the Regents have examined these project objectives and have weighed the ability of the various alternatives to meet each objective.

1. Provide permanent housing for the UCSD Chancellor on University property on or adjacent to the campus consistent with existing and planned academic uses identified in the 2004 LRDP EIR.

2. Provide a public venue in conjunction with the Chancellor's residence, consistent with the University of California Regents' Policy on University-Provided Housing, for the Chancellor to conduct academic, social, and community outreach events to develop and strengthen personal relationships with members of the Greater San Diego and UCSD campus communities who help support and sustain the University.

3. Provide a non-institutional setting for the Chancellor to participate in community outreach and development that creates a sense of personal relationship with the Chancellor and the University in order to strengthen long-term support for the University.

4. Significantly improve the programmatic relationships and functionality of the interior spaces of the Chancellor's residence relative to the existing University House facility.

5. Significantly improve the functionality of the interior spaces of the public space relative to the existing University House facility by providing adequate catering and restroom facilities of the size and standard commonly found in a venue that can host up to 250 people.

6. Reduce the potential for loss of life and property due to potential slope failure near the top of slope associated with the location of the existing University House facility.

7. Provide building structures and systems that comply with current codes and regulations, in particular the correction of seismic deficiencies that pose a threat to life and property.

8. Rectify existing exterior drainage problems.

9. Replace aging and damaged utility infrastructure.

10. Develop discrete functional areas that minimize conflict between the residence, service and "back of house" areas and the public arrival and event spaces.

2. ANALYSIS OF PROJECT ALTERNATIVES

CEQA requires that EIRs examine feasible mitigation measures and feasible alternatives to a proposed project. In any environmental review, the lead agency must determine the range of alternatives to be examined. As the California Supreme Court has found, "both the California and the federal courts have . . . declared that the 'statutory requirements for consideration of alternatives must be judged against the rule of reason'." The Court noted that "these statutory and judicial concepts are carried forward in the [CEQA] Guidelines":

> "[An EIR must describe] a reasonable range of alternatives to the project or to the location of the project, which could feasibly attain the basic objectives of the project, and evaluate the comparative merits of the alternatives." ([CEQA] Guidelines, § 15126, subd. (d)). *Laurel Heights Improvements Assn. v. The Regents of the University of California* (1988) 47 Cal.3d 376, 400.)

Importantly, the range of alternatives is defined by those alternatives "which could feasibly attain the basic objectives of the project . . . ." (emphasis added). Accordingly, when determining the scope of the alternatives analysis and the reasonable range of alternatives, the alternatives analysis in the Project EIR was framed by the project objectives and purposes identified during UCSD's multi-year planning process. There are numerous documents in the record that provide substantial evidence regarding the University House planning process and how that process helped defined a reasonable range of alternatives for the proposed Project, including the Study, the Workplan and the University House Detailed Project Program ("DPP") study, among others.

Not only must the range of alternatives reflect those alternatives capable of attaining the basic objectives of the project, but the alternatives must also comprise actions that can feasibly be implemented. The California Supreme Court noted that "in determining the nature and scope of alternatives to be examined in an EIR, . . . agencies shall be guided by the doctrine of 'feasibility'." *Citizens of Goleta Valley v. Bd. of Supervisors* (1990) 52 Cal.3d 553, 565. As defined in CEQA, the term "feasibility" involves an assessment of whether the mitigation measures and alternatives are "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, social and technological factors." Accordingly, the alternatives examined in this document (and in other related planning documents as incorporated by reference in the Project EIR) are those that were determined to be

feasible as a preliminary matter. For purposes of these Findings, the feasibility of each alternative has been evaluated in detail.

The following alternatives were analyzed in detail in the Final Project EIR and compared to the proposed project. The objective of the alternatives analysis is to consider a reasonable range of potentially feasible alternatives to foster informed decision-making and public participation. The alternatives are:

- *Alternative 1:* No Project
- *Alternative 2:* House Relocation
- *Alternative 3:* Residential Renovation/New Public Building
- *Alternative 4:* Renovate Existing Structure
- *Alternative 5:* Proposed Project on Piers
- *Alternative 6:* Reduced Scope (this ultimately has been chosen to advance to the Regents as the Project)
- *Alternative 7:* Off-Site Alternative (two off-site locations)
- *Alternative 8:* Reduced Footprint Alternative

Detailed descriptions and an analysis of potential impacts of each alternative are presented in Chapter 6.0, Alternatives of the Final Project EIR and summarized below, including a description, impacts analysis and discussion of the alternative's ability to accomplish the project objectives.

a. NO PROJECT ALTERNATIVE

Description Of Alternative

Under the No Project Alternative, the structure would not be demolished or modified and it would remain unoccupied due to its uninhabitable status. The property could be sold under this alternative. The UCSD Chancellor would reside and host programs at another location, either on- or off-campus.

Description Of Alternative's Impacts

Because this alternative would leave the area in its present state, it would avoid all of the significant and unavoidable direct impacts associated with the Project. Thus, there would not be any new impacts to biological resources and it would not result in any impacts to historical or archaeological resources. This alternative would, however, create other adverse impacts as discussed below.

FINDING

Pursuant to Public Resources Code Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), the Regents find that specific economic, legal, social, technological, or other considerations make infeasible the No Project Alternative identified in the Final Project EIR. Specifically, the No Project Alternative is infeasible because it cannot attain any of the

University's objectives for the Project, and would result in a substantial negative impact on the University's ability to further its goal regarding providing a residence for the UCSD Chancellor and a non-institutional setting for the Chancellor to participate in community outreach and development goals. In addition, its impacts to long-term geology and soils would be greater than compared to the Project's impacts. It also would have impacts to historic resources, since the wear and tear, water infiltration, slope instability and other identified deficiencies in the existing home would continue and worsen over time, degrading the historic integrity of the site.

FACTS IN SUPPORT OF FINDING

(1) The No Project Alternative would not accomplish any of the project objectives.

(2) Objective #1 would not be met because the No Project Alternative would not provide permanent housing on University property for the UCSD Chancellor; Objective #3 would not be met because the No Project Alternative would not provide a non-institutional setting for the Chancellor to participate in community outreach and development; Objective #4 would not be met because the No Project Alternative would do nothing to improve the programmatic relationships and functionality of the interior spaces of the Chancellor's residence relative to the existing University House; Objective #5 would not be met because the alternative would not make any improvement to the functionality of the interior spaces of the public space of the existing University House; Objectives #6, #7, #8 and #9 would not be met because the No Project Alternative would not correct seismic deficiencies, existing drainage problems or aging and damaged utility infrastructure on the property, and Objective #10 would not be met because no discrete functional areas to minimize conflict between the various areas of the existing University House would be developed.

(2) This alternative is economically infeasible because its requires the University to own unproductive property on which upkeep and insurance must be paid. It also requires the University to concurrently find and fund alternative housing for the Chancellor and a venue suitable for hosting public functions and events. Although the property could be sold, the price would be significantly under market value due to the dilapidated condition of the structure and site safety concerns.

(3) No structural improvements to the existing house would be made under this alternative. Thus, the property would continue to be non-productive and the structure would continue to deteriorate and be uninhabitable.

(4) No drainage improvements would be provided to cure the existing cliff-side erosion and public safety concerns. Thus, this alternative would result in greater long-term geology and soils impacts as compared to the Reduced Scope Alternative and the other alternatives.

(5) The existing concrete flatwork (patio) and retaining wall along the southern slope would remain in its deleterious condition and continue to be in jeopardy of failure as erosion of the steep slope would be unabated.

(6) If a buyer decided to refurbish or rebuild the home, then that rebuilding would have impacts similar to those resulting from the Reduced Scope Alternative. Such impacts would be speculative at this time since the extent of the renovations that may be determined necessary or desirable by the buyer are unknown.

(7) The University would need to find an alternative housing and public events site for the Chancellor. Although speculative at this time, impacts at such a site could be comparable to the Project due to the location of the UCSD campus and the need for the Chancellor's residence to be in close proximity.

b. HOUSE RELOCATION ALTERNATIVE

Description of Alternative

This alternative would preserve the historic portions of the University House structure by dismantling and relocating it off-site. The structure would be reassembled and offered to interested parties. In addition, a new 10,800 square foot University House and associated improvements would be constructed on the existing site.

Description of Alternative's Impacts

The House Relocation Alternative would lessen the significant impact associated with demolition of the historic building through preservation of the structure. However, depending on the structural integrity of the adobe bricks, those bricks could be damaged during the dismantling process, regardless of the methodology used. Also, the home would be in a new location, and location and setting are two important aspects of integrity used to determine the eligibility of a resource to the California Register of Historic Resources. Nonetheless, because the structure would retain the design, workmanship and materials of the original, regardless of its location and setting, it would have fewer impacts to the historic structure than would occur with the Reduced Scope Alternative.

In addition, this alternative would have a significant impact to archaeological resources/human remains because dismantling and removing the existing home would result in ground disturbances below the existing residence. The foundations and footings of the existing home would require removal prior to construction of the new structure, which would result in ground disturbances up to depths of five feet or more. Thus, this alternative does not avoid ground disturbance completely.

Moreover, this alternative would have the same or potentially greater biological resource impacts as compared to the proposed project, because redevelopment of the property still would occur and there may be adverse biological impacts associated with relocation of the existing structure at an off-site location.

FINDING

Pursuant to Public Resources Code Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), the Regents find that specific economic, legal, social, technological, or other considerations make infeasible the House Relocation Alternative identified in the Final Project EIR, including the fact that significant impacts to archaeological and biological resources would not be avoided by this alternative.

FACTS IN SUPPORT OF FINDING

(1) Although the House Relocation Alternative would meet all of the project objectives, it lessens only the impact to historic resources, and has similar or more severe impacts in the other areas.

(2) The House Relocation Alternative is economically and practically infeasible. Independent cost estimators, the Cumming Corporation, determined that the estimated cost of this alternative would be $29,127,341. See Appendix C: House Relocation Cost Report. This is approximately triple the cost of the Reduced Scope Alternative, which has been estimated to cost $ 7,905,483. See Appendix D: Reduced Scope Alternative Cost Report and Project Cost Comparison.

(3) It is speculative whether any entity would take responsibility for the structure and for finding a suitable new location for it. In addition, this alternative would require acquiring an off-site location if it is not to be retained on-campus. Pursuant to the LRDP, there are no suitable on-campus locations not already planned for academic or other uses. It is speculative whether there are other off-site locations that would be appropriate and would not have similar or more significant impacts.

(4) The cost to dismantle and reassemble the existing structure would be incurred in addition to the costs associated with constructing the proposed Project.

(5) The Reduced Scope Alternative's design of retaining parts of the original adobe walls and patios in the new University House would not be possible under this alternative, because the structure will have been moved to its new location.

(6) This alternative also would redevelop the property, and would thus have the same impacts associated with the Reduced Scope Alternative for archaeology, as well as those associated with removal of the existing residence.

c. RESIDENTIAL RENOVATION/NEW PUBLIC BUILDING ALTERNATIVE

Description of Alternative

This alternative would rehabilitate the existing adobe residential structure by: (1) removing the building additions, which equate to approximately 2,100 gsf; and (2) renovating the building in compliance with the Secretary of the Interior's Guidelines for Rehabilitation and consistent with

current code requirements. Under this alternative, the original adobe walls of the residential structure would be restored where additions were removed and the structure would be used for the Chancellor's residence only. This alternative would also include the construction of a separate detached new public building of approximately 6,424 gsf on the project site for hosting events. The new building would be located east of the existing building on the same lot. It would include a paved parking/circulation/service area of another approximately 14,000 gsf and an outdoor terrace of approximately 2,400 gsf.

Description of Alternative's Impacts

The total ground area impacted by this alternative would be substantially similar to the impact area of the proposed Project. Assuming some cut under the existing structure to address deficiencies identified in the Study by Island Architects, as well as the 9 feet of cut under the footprint of the new public building structure and 9 feet of cut laterally from that structure assumed to be required by existing geotechnical information, there would be at least 3,340 cy of cut associated with building the new public structure. In addition, site work would require additional ground disturbance, including the need for an outdoor terrace for outdoor events, an access road to the new public building, as well as trenching and slope stabilization work required for health and safety reasons.

This alternative would require the stabilization of the existing retaining wall, repair of existing patios, pool removal, and implementation of drainage improvements at the new structure. This alternative would also include utilities upgrades on the property. Because it would preserve and rehabilitate the existing home consistent with the Secretary of the Interior's Guidelines for Rehabilitation, this alternative would reduce impacts to historic resources.

FINDING

Pursuant to Public Resources Code Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), the Regents find that specific economic, legal, social, technological, or other considerations make infeasible the Residential Renovation/New Public Building Alternative. Moreover, the Regents find that this alternative is inferior to the Reduced Scope Alternative because it would not avoid or lessen significant impacts to archaeological and biological resources. In addition, this alternative is not feasible in that it cannot attain most of the University's objectives.

FACTS IN SUPPORT OF FINDING

(1) This alternative is economically infeasible because of the costs of restoring the existing structure and building the proposed new public building provide marginal functional benefit, as well as the ongoing maintenance costs of an oversized private residence. This alternative would cost approximately $10,213,332 (in comparison to the Project costs of $ 7,905,483) and only provides for health and safety upgrades, a few other renovations, and a new public building. This alternative results in significantly more space (approximately double) in the private home than is needed, and requires maintenance and

upkeep of that unneeded space, which is an ongoing, unnecessary expense for the University. See Appendix E: Residential Renovation/New Public Structure Cost Report.

(2) The Residential Renovation/New Public Building Alternative would meet some of the project objectives. However, this alternative would not meet Objectives #3 or #4. This alternative would not meet Objective #3 because the separate public building would feel more institutional than would the public area of the Chancellor's home designed as part of the Project. Moreover, due to the separation of private residence from public space, this alternative would not foster the same sense of a personal relationship between visitors and the Chancellor because the guests would not be attending an event at the Chancellor's private home. The Renovation/New Public Building Alternative would not meet Objective #4 to improve the programmatic relationship and functionality of the interior spaces of the Chancellor's residence because it would provide twice as much space as is required for the residence and increase the costs of upkeep and maintenance since, in addition to the 10,400-square foot home, the University also would be responsible for upkeep and maintenance on the new public building.

(3) This alternative fails to meet key project objectives because restoration of the residence would still not significantly improve the programmatic relationships and functionality of the interior space, and events would not be taking place inside the home of the Chancellor.

(4) The University prepared a functionality analysis that evidences the inability to reconfigure the interior of the existing home to meet the residential needs of the Chancellor and his or her family. The residential portion of the University House would remain completely dysfunctional despite renovation. See Appendix B: University Workgroup Report.

(5) As a result of the ground disturbance, this alternative would result in the same if not greater impacts to archaeological resources and human remains than would the Reduced Scope Alternative.

(6) Compared to the Reduced Scope Alternative, this alternative would have similar or greater impacts to biological resources, given the area of ground disturbance and the slope stabilization program required to protect the existing structure.

d. RENOVATE EXISTING STRUCTURE ALTERNATIVE

Description of the Alternative

This alternative would renovate the existing 11,400 gsf structure in accordance with the Secretary of Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service, 1992) and the California Historic Building Code. Measures to protect the character-defining features of the building and grounds from damage would be developed and implemented.

The existing footprint of the structure would not be altered and no new additions would be constructed, although the building would be remodeled to meet seismic and health code requirements and utility system improvements. Upgrades to the public kitchen would be necessary to meet current health codes.

Ground disturbance would occur below the existing structure and on the property for new utilities connections and improvements, including repair/replacement of the radiant heating system. The depth of the ground disturbance is unknown without more detailed geotechnical and other studies being performed.

Description of Alternative's Impacts

This alternative would result in less impacts to archaeological resources and human remains than the Reduced Scope Alternative because the ground disturbance area would be smaller. The full extent of the disturbance required under the house to complete the renovations is speculative without completion of additional studies.

Also, impacts to historic resources would be less with this alternative, because the existing building and grounds would be rehabilitated in conformance with Secretary of Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service, 1992) and the California Historic Building Code.

Compared to the proposed Project, this alternative would potentially result in greater significant impacts to biological resources because redevelopment of the property would occur on the project site adjacent to coastal sage scrub habitat, and a slope stabilization program would be required to protect the existing structure. The slope stabilization program under this alternative would be more intensive than that required for the Project because the existing residence and patio are closer to the eroding steep slope than the Project would be, resulting in potentially increased impacts to the natural canyon areas below.

FINDING

Pursuant to Public Resources Code Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), the Regents find that specific economic, legal, social, technological, or other considerations make infeasible the Renovate Existing Structure Alternative. Moreover, the Regents find that this Alternative would have greater impacts to biological resources. Further, this alternative cannot attain the University's objectives to the same extent as the Reduced Scope Alternative.

FACTS IN SUPPORT OF FINDING

(1) The Renovate Existing Structure Alternative would not meet most of the basic project objectives. It would not meet Objectives #4 or #5, because the improvements would be limited to the existing building footprint and would not allow for desired improvements

to the programmatic relationship and functionality of interior spaces of the Chancellor's residence or public facility. See Appendix B: University Workgroup Report.

(2) The large room used for dinner events would not meet the required seating capacity in this alternative. The garage would remain at the opposite end of the private living quarters, which would result in a poor functional traffic pattern between the residence and the garage, and a conflict between the public and private areas of the building. The private quarter's kitchen would remain too small for the residence and there would be no private dining area. There would be poor separation of private and public spaces.

(3) This alternative includes no private entry for the residence, no easily accessible laundry, which is located in the basement, and no logical location for the new mechanical or electrical systems. Although this alternative would add new bathrooms to the public area, those new bathrooms would not be easily accessible for outdoor activities and would take up space needed for the kitchen. In addition, improved handicap accessibility would require additional demolition of portions of the existing structure.

(4) The Renovate Existing Structure Alternative would not meet Objective #6 because even though drainage and geotechnical improvements would be implemented, the residence would still be located too close to the eroding steep slope.

(5) This alternative would not meet Objective #10 because it would only minimally improve the conflicts between the residence, service and "back of house" areas.

(6) Pursuing this alternative would cost $9,216,680, with only minimal corresponding benefit as a result of that expenditure. The Chancellor and the University would be left with a structure that is woefully outdated, and fails to function in a way that meets the University's goal for its Chancellor's residence, today or in the future. See Appendix F: Renovate Existing Structure Cost Report.

(7) The UCSD campus architect, as well as the University Workgroup, undertook a detailed study of the existing home's functionality and ability to meet program goals and produced the DPP and the Workgroup Report. Those reports determined that, at most, the two public bathrooms would be code compliant, but the design could not add the two additional bathrooms required to meet code and the needs of the public attending functions at the residence. Moreover, even making the existing bathrooms code compliant would require taking over the private kitchen and pantry and pushing the kitchen and pantry out into the living room area of the home. Some improvements to the catering kitchen could be completed, but in the end the dining room capacity would not be increased, the number of desired bedrooms would not be achieved, and other deficiencies would continue to exist.

(8) Similarly, the existing dysfunctional building footprint would be the same, which is a narrow U-shaped structure. The ratio of public to private space would be marginally improved; however, the dining/seating requirements would remain inadequate. Renovations of the family room and reception room would also be necessary to bring

these additions into harmony with the character of the original structure. In addition, the kitchen would be brought up to code but would not be large enough to serve the number of persons desired for large events without adding additional square footage. This alternative also would require the same stabilization of the existing retaining wall, as well as repair of existing patios and removal of the existing pool as the Reduced Scope Alternative would entail.

(9) This alternative would force the University to spend more than $9.2 million with only a minimal net increase in the University's ability to meet its goals of significantly improving the programmatic relationships and functionality of the interior space.

e. PROPOSED PROJECT ON PIERS ALTERNATIVE

Description of Alternative

This alternative would be the same as the proposed Project with the exception of the building foundation design, which would lessen ground disturbance effects by constructing the building foundation on piers. The building envelope would remain the same, but the ground surface disturbance under the proposed structure would be limited to each individual footing location. The piers would be placed eight to ten feet apart in each direction to form a large grid. Each pier would be approximately 36 inches in diameter. Under this alternative, fill materials would be placed around the structure in order to raise the grade around it approximately three to four feet.

Description of Alternative's Impacts

Compared to the proposed Project, this alternative would result in similar biological resource impacts because construction would still occur adjacent to sensitive natural habitat areas. This alternative would result in less impacts to archaeological resources/human remains due to the reduced ground disturbance, but would not fully mitigate the impacts because significant disturbance would still occur. The impacts to historical resources would be the same as with the Reduced Scope Alternative, or perhaps slightly greater since the existing adobe walls would not be used in the courtyard of the new home.

FINDING

Pursuant to Public Resources Code Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), the Regents find that specific economic, legal, social, technological, or other considerations make infeasible the Proposed Project on Piers Alternative. This alternative would have significant impacts to biological resources, and archaeological resources would be reduced but not avoided by this alternative. Moreover, this alternative is economically infeasible.

FACTS IN SUPPORT OF FINDINGS

(1) This project alternative would meet all the objectives identified for the proposed Project. However, the alternative is economically infeasible given the cost of the pier foundation required to support the structure. The cost of the Proposed Project on Piers Alternative

would be approximately $13,870,602. In comparison, the Reduced Scope Alternative would only cost $ 7,905,483. No reasonably prudent person would spend nearly double the costs to construct a home or a meeting facility on piers. See Appendix G: Proposed Piers and Slab Cost Report.

(2) Soils would be imported to raise the grade. This would require additional truck trips as compared to the proposed Project and could adversely impact any on-site archaeological resources due to compaction of existing soils.

(3) Removal of grass and organic materials would be required prior to the placement of fill and would result in some surface-level disturbance of the site.

(4) No sub-grade drainage would be required under the residence. However, due to the addition of fill and change in topography, this alternative would more substantially modify the existing site drainage than any of the other alternatives.

(5) The existing adobe walls to be used in the courtyards of the proposed Project would not be retained under this alternative.

f. OFF-SITE ALTERNATIVE – TENNIS COURT SITE

Description of Alternative

Under this off-site alternative, the University would sell or abandon the existing University House and build another, new University House on another site on the UCSD campus. Of the off-site locations initially identified as potential sites, nine were rejected and two are included in the analysis in the EIR. Those two were deemed the most feasible of the potential locations because they would have the least impact on academic programs already in the University's plans. The first location is referenced as the "Tennis Court Site," and is located in the UCSD Scripps Institution of Oceanography (SIO) along La Jolla Shores Drive west of UCSD Coast Apartments. The 1.97-acre site currently contains one tennis court and undeveloped land, and has a 25-foot grade change across the site.

The 2004 LRDP EIR identifies this area as a future academic site; however, the site is not at this time part of a neighborhood planning study area and does not have a designated academic program at this time. The tennis court site would provide an excellent ocean view opportunity for the Chancellor's residence and public meeting space, is in close proximity to the UCSD campus, would not conflict with adjacent existing uses, is adjacent to a single family residential neighborhood to the north, graduate and married student housing to the east, and is located approximately 1,700 feet from 261 parking spaces in parking lot P017.

Description of Alternative's Impacts

Because no improvements to the existing house would be made under this alternative, the existing University House would continue to deteriorate and would continue to be uninhabitable. This alternative would result in greater long-term geology and soils impacts at the project site as

compared to the proposed Project and the other alternatives (other than No Project Alternative) because no drainage improvements would be implemented that would improve the geologic condition of the project site and adjacent slopes. In addition, under this alternative, the existing concrete flatwork (patio) and retaining wall along the southern slope would remain in its deleterious condition and continue to be in jeopardy of failure as erosion of the steep slope would be unabated in the future.

Construction of the new University House at this site would reduce historic resources impacts because demolition of the existing structure would not occur, although the condition of the home would continue to deteriorate and, if sold, the buyers could demolish the home, although that would be speculative at this time.

FINDING

Pursuant to Public Resources Code Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), the Regents find that specific economic, legal, social, technological, or other considerations make infeasible the proposed project on Off-Site Alternative – Tennis Court Site. This alternative would have greater significant impacts to biological resources and would not avoid impacts to archaeological resources. Moreover, this alternative is not feasible in that it cannot attain most of the project objectives.

FACTS IN SUPPORT OF FINDINGS

(1) The Tennis Court Site would not meet Project Objective #1 because the site is currently programmed for academic uses and, therefore, would not be consistent with existing and planned academic uses identified in the 2004 LRDP EIR. The Tennis Court Site would not meet Objective #3 because it is located on the UCSD west campus amid existing and planned academic and recreational uses and would create an institutional setting for visitors to University House as compared to visiting the existing facility.

(2) Objectives #6, #8, and #9 would not apply to the Tennis Court Site because these objectives are specific to the existing University House property. Therefore, the Tennis Court Site would meet only five of the seven applicable project objectives.

(3) This alternative would make the Tennis Court Site unavailable for use as a future academic site and constrain the University's educational mission. The LRDP concludes there is an important need for academic space and limited locations for that space. Displacing future academic sites, as this alternative would do, is contrary to the University's educational mission. In addition, there would be additional costs associated with finding an alternative site for the academic uses to which the Tennis Court Site was to be located.

(4) Compared to the proposed Project, the Tennis Court Site would have greater impacts to biological resources because the Tennis Court Site is currently largely undeveloped and contains non-native grassland habitat, which is a sensitive natural community and raptor

foraging habitat. Development of this site would require off-site mitigation for the loss of non-native grassland, as identified in the 2004 LRDP EIR.

(5) As identified in the 2004 LRDP EIR, this site is known to have a high potential for archaeological resources, including human remains. Compared to the proposed Project, the Tennis Court Site would have the potential to result in similar significant impacts to archaeological resources/human remains because this site has a high probability to contain those types of resources.

g. OFF-SITE ALTERNATIVE – NORTH POINT SITE

Description of Alternative

The second off-site location is the North Point Site, located east of North Torrey Pines Road at the northwest corner of the intersection of North Point Drive and North Point Lane. This 1.89-acre site is currently used as a recreation field with tennis courts immediately adjacent to the north. The North Point Site is located within the North Campus Neighborhood and is designated as a future academic site in the 2004 LRDP EIR. Therefore, development of the University House at this site would displace a temporary recreational field and permanently displace a future academic program. On-site parking opportunities would be minimal.

Description of Alternative's Impacts

Compared to the proposed Project, the North Point Site would have no impact to biological resources because the North Point property has no biological resources and is not adjacent to natural habitat areas. It would also not likely have any impacts to historic and archaeological resources, because there are no known archaeological resources at the site. However, should the University ultimately sell the existing University House property, that buyer may renovate or demolish the existing home, leading to unknown future impacts to cultural resources. Also, it is unknown where the academic facilities planned for this site would be placed if this site instead became the University House, but there may be impacts to construction of those academic facilities in the future, though they are speculative at this time. This alternative also would have land use and possibly noise and lighting impacts from conflicts with the adjacent tennis courts to the north. The North Point Site is environmentally superior to the Project because it avoids significant impacts to biological, archaeological and historic resources.

FINDING

Pursuant to Public Resources Code Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), the Regents find that specific economic, legal, social, technological, or other considerations make infeasible the Proposed Project On Off-Site Alternative – North Point Site.

FACTS IN SUPPORT OF FINDINGS

(1) The North Point Site would not meet project Objectives #1, #3, #6, #8, and #9. The North Point site would not meet Objective #1 because the site is currently programmed for academic uses and, therefore, would not be consistent with existing and planned academic uses identified in the 2004 LRDP EIR. The North Point Site would not meet Objective #3 because it is located in the North Campus Neighborhood, which is an institutional setting. In addition, Objectives #6, #8 or #9 would not apply to the North Point Site because these objectives are specific to the existing University House property. Therefore, the North Point Site would meet only five of the seven applicable project objectives.

(2) Construction of the University House residence on this site would result in conflicts with the adjacent tennis courts to the north, including noise and night lighting issues.

(3) Construction of a residence at this location on campus would be out of context with the surrounding academic and recreational land uses. The 2004 LRDP EIR proposes student housing to the south of the site and academic and recreational uses to the north and east of the site. The housing would displace all parking opportunities in the area.

(4) This alternative would make the North Point Site unavailable for use as a future academic site and constrain the University's educational mission. The LRDP concludes there is an important need for academic space and limited locations for that space. Displacing future academic sites, as this alternative would do, is contrary to the University's educational mission. In addition, there would be additional costs associated with finding an alternative site for the academic uses to which the North Point Site was to be located.

h. REDUCED FOOTPRINT ALTERNATIVE

Description of Alternative

This alternative would entail demolishing the existing structure and constructing a new two-story 10,800 gsf building. By constructing the home as a two-story building, the footprint would be reduced, as would ground disturbance. The first floor would be used for public meeting space, while the second floor would be used as the Chancellor's residence. The architecture of this structure would be designed to the same standards in terms of style, detail, and quality as the proposed Project. The new residence would be constructed in the middle of the existing footprint of the existing University House in order to minimize impacts to undisturbed areas of the property. Ground disturbance would occur from the removal of the existing residence, with the exception of the patios on the south side of the structure, which would be repaired and retained. The existing driveway would be retained and widened to 16-feet in order to provide on-site fire access, rather than demolished and relocated. On-site parking would be similar to that identified for the Reduced Scope Alternative. Eight on-site parking spaces would be provided under this alternative, with a total of approximately 38 provided with valet parking. The existing pool would be removed and would not be reconstructed at this time.

Description of Alternative's Impacts

Compared to the proposed Project, the Reduced Footprint Alternative would result in similar impacts to biological resources despite the reduced ground disturbance, because construction still would occur immediately adjacent to sensitive natural habitat areas. It would result in less impact to archaeological resources/human remains because of the smaller footprint and reduced ground disturbance. It would have similar significant impacts to the historic structure as the proposed Project, since the existing home would be demolished, with portions of it incorporated into the design.

FINDING

Pursuant to Public Resources Code Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3) the Regents find that specific economic, legal, social, technological, or other considerations make infeasible the Reduced Footprint Alternative. This alternative would have significant impacts to biological, archaeological and historic resources, even though impacts to archaeological impacts would be lessened. Moreover, this alternative cannot attain many of the University's project objectives.

FACTS IN SUPPORT OF FINDINGS

(1) The functionality of interior spaces would be compromised in this alternative due to its compaction and stacking of the spaces. For example, this design would result in conflicting functions adjacent to each other, such as the back-of-house service entrance for the dining facility adjacent to the residential private entrance; and private living space spaces on top of public event areas creating "apartment-like" nuisances.

(2) Substantial ground disturbance would still occur with this alternative. The degree of reductions in cut and fill and associated impacts to archaeological resources would not be substantial enough to change the conclusions of significance in the Draft Project EIR.

(3) Objectives #4 and #5 would not be met because the two-story design and smaller footprint would preclude the programmatic and functional improvements associated with the proposed Project.

3. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

The No Project Alternative would be the environmentally superior alternative; however, CEQA requires that, when the environmentally superior alternative is the No Project Alternative, another alternative be identified among the other alternatives analyzed. In this case, that other alternative is the Off-Site Alternative – North Point Site. That off-site alternative is considered the Environmentally Superior Alternative for its ability to avoid project impacts on biological, historic and archaeological resources.

FINDING

Pursuant to Public Resources Code Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), the Regents find that specific economic, legal, social, technological, or other considerations make infeasible the Environmentally Superior Alternative identified in the Final Project EIR.

FACTS IN SUPPORT OF FINDINGS

(1) The North Point Site would not meet project Objectives #1, #3, #6, #8, and #9. The North Point Site would not meet Objective #1 because the site is currently programmed for academic uses and, therefore, would not be consistent with existing and planned academic uses identified in the 2004 LRDP EIR. The North Point Site would not meet Objective #3 because it is located in the North Campus Neighborhood, which is an institutional setting. In addition, Objectives #6, #8 or #9 would not apply to the North Point Site because these objectives are specific to the existing University House property. Therefore, the North Point Site would meet only five of the seven applicable project objectives.

(2) Construction of the University House residence on this site would result in conflicts with the adjacent tennis courts to the north, including noise and night lighting issues.

(3) Construction of a residence at this location on campus would be out of context with the surrounding academic and recreational land uses. The 2004 LRDP EIR proposes student housing to the south of the site and academic and recreational uses to the north and east of the site. The housing would displace all parking opportunities in the area.

(4) This alternative would make the North Point Site unavailable for use as a future academic site and constrain the University's educational mission. The LRDP concludes there is an important need for academic space and limited locations for that space. Displacing future academic sites, as this alternative would do, is contrary to the University's educational mission. In addition, there would be additional costs associated with finding an alternative site for the academic uses to which the North Point Site was to be located.

(5) Despite the environmental benefits offered by this alternative, it nonetheless would fail to meet the University's goals because it does not meet the project objectives to even a reasonable degree of attainment, and because construction of the University House residence on this site would result in conflicts with the adjacent tennis courts to the north, including noise and night lighting issues.

For these reasons, the Environmentally Superior Alternative, (i.e. the Off-Site – North Point Site Alternative) would not accomplish the objectives of the University in relation to the proposed Project and in consideration of environmental impacts.

F. FINDINGS REGARDING OTHER CEQA CONSIDERATIONS

1. FINDINGS REGARDING ABSENCE OF SIGNIFICANT NEW INFORMATION

CEQA Guidelines Section 15088.5 requires a lead agency to recirculate an EIR for further review and comment when significant new information is added to the EIR after public notice is given of the availability of the Draft Project EIR but before certification. New information includes: (i) changes to the project; (ii) changes in the environmental setting; or (iii) additional data or other information. Section 15088.5 further provides that "[n]ew information added to an EIR is not 'significant' unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement."

Having reviewed the information contained in the Draft and Final Project EIRs and in the administrative record, as well as the requirements under CEQA Guidelines Section 15088.5 and interpretive judicial authority regarding recirculation of draft Final Project EIRs, the Regents hereby find that no new significant information was added to the Final Project EIR following public review and thus, recirculation of the EIR is not required by CEQA.

2. FINDINGS REGARDING THE MMRP

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the lead agency approving a project to adopt a monitoring or reporting program for the changes to the project which it has adopted or made a condition of project approval in order to ensure compliance during project implementation. An MMRP adopted by the Regents requires the University to monitor mitigation measures designed to reduce or eliminate significant impacts, as well as those mitigation measures designed to reduce environmental impacts which are less than significant.

The MMRP for the Reduced Scope Alternative includes all of the Mitigation Measures identified in the Final Project EIR and has been designed to ensure compliance during project implementation. The Regents hereby adopt the MMRP attached hereto and incorporated herein. See Appendix H: MMRP.

The Regents find that the impacts of the Reduced Scope Alternative have been mitigated to the extent feasible by the project design features and Mitigation Measures identified in the Final Project EIR and in the MMRP. As demonstrated in these Findings, further mitigation of project impacts is infeasible. The Regents adopt the MMRP for the Reduced Scope Alternative that accompanies the Final Project EIR. The MMRP designates responsibility and anticipated timing for the implementation of mitigation for conditions within the jurisdiction of the University.

Implementation of the Mitigation Measures specified in the Final Project EIR and the MMRP will be accomplished through administrative controls over project planning and

implementation, and monitoring and enforcement of these measures will be accomplished through verification in periodic Mitigation Monitoring Reports and periodic inspection by appropriate University personnel.

The University reserves the right to make amendments and/or substitutions of Mitigation Measures if, in the exercise of discretion of the University, it is determined that the amended or substituted Mitigation Measure will mitigate the identified potential environmental impact to at least the same degree as the original Mitigation Measure, or would attain an adopted performance standard for mitigation, and where the amendment or substitution would not result in a new significant impact on the environment which cannot be mitigated.

G. INCORPORATION BY REFERENCE AND RECORD OF PROCEEDINGS

These Findings incorporate by reference in their entirety the text of the Draft Project EIR Initial Study/Notice of Preparation, Draft Project EIR, Final Project EIR, the 2004 LRDP, the 2004 LRDP EIR, and the Findings and Statement of Overriding Considerations adopted by the Regents in connection with its approval of the 2004 LRDP. Without limitation, this incorporation is intended to elaborate on the scope and nature of the Reduced Scope Alternative and cumulative impacts, related mitigation measures, and the basis for determining the significance of such impacts.

Various documents and other materials constitute the record of proceedings upon which the Regents base its findings and decisions contained herein. Documents related to this Project and incorporated herein by reference, and the custodian of the administrative record are located at the UCSD Physical Planning Office, 9500 Gilman Drive, La Jolla, California 92093.

IV. STATEMENT OF OVERRIDING CONSIDERATIONS

A. IMPACTS THAT REMAIN SIGNIFICANT

As discussed above, the Regents have found that the following impacts of the Reduced Scope Alternative remain significant, either in whole or in part, following adoption and implementation of the mitigation measures described in the Final Project EIR. The significant unmitigated impacts are:

1. Cultural Resources

The existing University House meets Criterion 3 for listing on the California Register of Historic Resources and therefore is considered a significant historical resource. As a result, demolition of the residence is considered a significant unmitigated direct impact to a historical resource. The demolition of the University House would also constitute a cumulatively considerable impact to a historic resources that is unavoidable.

Implementation of the Reduced Scope Alternative would potentially result in impacts to recorded subsurface archaeological resources including disturbance of human remains. This

direct impact to archaeological resources/human remains will remain significant and unmitigated despite implementation of all feasible mitigation measures.

Implementation of the Reduced Scope Alternative would potentially result in regional loss of archaeological resources as a result of impacts to recorded subsurface archaeological resources including disturbance of human remains. This impact is considered cumulatively considerable and potentially unavoidable if human remains are impacted.

2. Air Quality

Construction of the Reduced Scope Alternative would result in increased PM_{10} emissions that would be cumulatively considerable when taken into account with development allowed under the 2004 LRDP and other development projects in the region.

B. OVERRIDING CONSIDERATIONS

One of the three potential findings under CEQA is that "[s]pecific economic, legal, social, technological, or other considerations, . . . make infeasible the mitigation measures or project alternatives identified in the Final Project EIR." (CEQA Guidelines Section 15091(a)(3).) Public Resources Code Section 21061.1 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors." CEQA Guidelines Section 15364 adds another factor: "legal" considerations. *See also*, *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 565, 276 Cal.Rptr. 419 ("*Goleta II*"). The concept of feasibility also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. *City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 401, 417, 183 Cal.Rptr. 898. "[F]easibility under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, social and technological factors." *Id.; see also*, *Sequoyah Hills Homeowners Ass'n v. City of Oakland* (1993) 23 Cal.App.4th 704, 715, 29 Cal.Rptr.2d 182.

Where as here a project has significant impacts that cannot be avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible, environmentally superior alternatives, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects." Title 14, California Code of Regulations, Sections 15093, 15043(b); *see also*, Public Resources Code Section 21081(b). The California Supreme Court has stated that, "[t]he wisdom of approving … any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced." *Goleta II*, 52 Cal.3d 553, 576.

The Regents hereby find that the Reduced Scope Alternative would or could have significant, unavoidable impacts on: (i) cultural resources and (ii) cumulative PM_{10} air quality.

There are no feasible mitigation measures that would reduce these impacts to a level considered less than significant. The alternatives evaluated that would have fewer impacts significant environmental impacts are not economically viable and/or do not meet the objectives of the Project. The Regents hereby find that the unavoidable significant environmental impacts described in these Findings and the Final Project EIR are acceptable due to the benefits of the Project and the overriding consideration listed herein.

Accordingly, the Regents hereby adopt the following Statement of Overriding Considerations based on the information in the Final Project EIR and on other information in the record. Having considered the entire administrative record on the Reduced Scope Alternative, and (i) made a reasonable and good faith effort to eliminate or substantially mitigate the impacts resulting from the Reduced Scope Alternative, adopting all feasible mitigation measures; (ii) examined a reasonable range of alternatives to the proposed Project and, based on this examination, determined that all of these alternatives are either environmentally inferior, fail to meet the project objectives or are not economically viable, and therefore should be rejected; (iii) recognized all significant, unavoidable impacts; and (iv) balanced the benefits of the Reduced Scope Alternative against the project's significant and unavoidable effects, the Regents hereby find that the that the following social, economic, aesthetic and environmental benefits of the Reduced Scope Alternative outweigh the potential unavoidable adverse impacts and render those potential adverse environmental impacts acceptable based upon the considerations described below.

In accordance with CEQA Guidelines Section 15093, the Regents have, in determining whether or not to approve the Reduced Scope Alternative, balanced the economic, social, technological and other benefits of the project against its unavoidable environmental risks, and has found that the Project benefits outweigh the significant adverse environmental effects that are not mitigated to less-than-significant levels, for the reasons set forth below.

This Statement of Overriding Considerations is based on the Regents' review of the Final Project EIR and other information in the administrative record, including, but not limited to, the 2004 LRDP EIR. The Regents hereby find that each of the reasons stated below constitutes a separate and independent basis of justification for each Statement of Overriding Considerations, and each is able to independently support the Statement of Overriding Considerations and override the significant and unavoidable environmental effects of the Project.

Despite the occurrence of significant and unavoidable adverse environmental effects, the benefits of and reasons for the approval of the University House Reduced Scope Alternative are as follows:

1. The Project will replace a building that is uninhabitable, structurally unsafe and functionally deficient for the University's needs, with a Chancellor's residence that conforms with the UC policy on Chancellor housing and provides a superior venue for the critical community outreach and development activities that are an integral part of the Chancellor's responsibilities as the leading representative of the UCSD campus. The proposed replacement building has been designed with facilities programmed to

accommodate the multiple activities for which the Chancellor's residence is used. The Project will provide a non-institutional, yet public, venue for the Chancellor to conduct academic, social, and community outreach.

2. When compared to all of the other alternatives analyzed in the Final Project EIR, the Reduced Scope Alternative proposed for approval provides the best balance between maximizing attainment of the Project objectives and minimizing significant environmental impacts.

3. The Project is consistent with UCSD's 2004 Long Range Development Plan which sets forth UCSD's land use principles and vision for the development of the entire campus through 2020-21. The Project will preserve critically needed land in the core of the campus to accommodate facilities for academic programs that support enrollment growth, without encroaching on land designated for recreational and open space. The Project is fully compatible with the surrounding residential neighborhood and will be located on a site that has long been associated with the University and UCSD Chancellor.

4. By developing the new University House on the existing site, the University will be able to provide a well-designed, functional facility within a budget that is consistent with the University's need to deliver new construction at a reasonable cost. The Project will also eliminate the substantial monthly cost of providing temporary housing (approximately $7,000 per month) which has diverted operating resources from the academic programs and goals of the University and UCSD.

5. Through community outreach activities regularly hosted at the Chancellor's residence, the new University House will enhance the University's reputation with leading academics and research professionals. These two constituencies are critical to the long-term success of the University. The community outreach conducted at the University House will provide support for the expansion of existing research programs within UCSD, and will help sustain and grow the University's and San Diego's role as the home of nationally-recognized research institutions. The new University House will help the University continue to attract high-caliber Chancellors and donors.

6. As an important component of UCSD's 2004 Long Range Development Plan, the new University House will help UCSD to garner financial support and advice from community members as a result of the Chancellor's outreach activities that will occur at this facility. Therefore, the new University House will support the expansion of UCSD's educational and research programs, both of which provide a significant economic benefit to the San Diego County area and enhance UCSD's status as a stable source of employment for many San Diego County residents.

7. The proposed building has been designed to meet all environmental standards and will be built in accordance with the UC Policy on Sustainable Practices for new construction, and will limit the consumption of non-renewable resources.

C. SUMMARY

Based on the foregoing Findings and the information contained in the record, the Regents have found that:

- Changes or alterations have been required in, or incorporated into, the Approval for the Project, which avoid or substantially lessen the significant environmental effects on the environment; and

- Changes or alterations have been required in, or incorporated into, the Approval for the Project, which mitigate to a less than significant level or avoid the potentially significant environmental effects of the Project; and

- No significant effects would occur beyond those effects previously and adequately analyzed in the Final Project EIR and the 2004 LRDP EIR; and

- Specific economic, legal, social, technological, or other considerations, make infeasible the mitigation measures or alternatives identified in the Final Project EIR that would otherwise avoid or substantially lessen the identified significant environmental effects of the Project; and

- The Final Project EIR reflects the University's independent judgment and analysis.

Based on the foregoing Findings and the information contained in the record, it is hereby determined that:

a. All significant effects on the environment due to approval of the Reduced Scope Alternative have been eliminated or substantially lessened where feasible.

b. Any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations in Section IV., above.

V. APPROVALS

The Regents hereby take the following actions:

A. The Regents hereby certify the Final Project EIR for the Project as described in Section I, above.

B. The Regents hereby adopt and incorporate into the Reduced Scope Alternative all mitigation measure as within the responsibility and jurisdiction of the University as discussed in the Findings in Section III., above and the MMRP attached hereto.

C. The Regents hereby adopt the MMRP attached hereto.

D. The Regents hereby adopt these Findings in their entirety as set forth in Section III., including the Statement of Overriding Considerations set forth in Section IV.

E. Having received and certified the Final Project EIR, independently reviewed and analyzed the Final Project EIR, incorporated Mitigation Measures into the Project, and adopted the foregoing Findings and Statement of Overriding Considerations, the Regents hereby approve the funding, design and construction of the Reduced Scope Alternative.

APPENDIX A:
SUPPLEMENTAL GRADING INFORMATION

September 21, 2007
(Revised December 18, 2007)
Project No. 104077011

Mr. Chris Cocallas
University of California, San Diego
9500 Gilman Drive, MS-0916
La Jolla, California 92093

Subject: Revised Update to Preliminary Geotechnical Evaluation
Proposed University House
9630 La Jolla Farms Road
La Jolla, California

Reference: Ninyo & Moore, 2007, Preliminary Geotechnical Evaluation, Proposed University House, 9630 La Jolla Farms Road, La Jolla, California, dated February 7.

Dear Mr. Cocallas:

Based on our review of the referenced report and our discussion with you, we are modifying our recommendations for remedial removals at the subject project. Our referenced report recommended that remedial removals should extend approximately 10 feet laterally beyond the building footprint (Section 9.3, page 11). In addition, that report indicates that due to the limited nature of our subsurface evaluation, the depth of existing fill soils across the site is unknown; however, we anticipate fill removals may be up to roughly 8 feet below existing grade. After further review, we are now clarifying that: (1) remedial removals should extend laterally for a distance equal to or greater than the vertical depth of the removal in that area; and (2) that an assumption of remedial removals to a depth of 9 feet, and a lateral remedial removal of 9 feet beyond the building footprint is a reasonable assumption for remedial removal of existing fill and topsoil based on project site characteristics, as they are currently known.

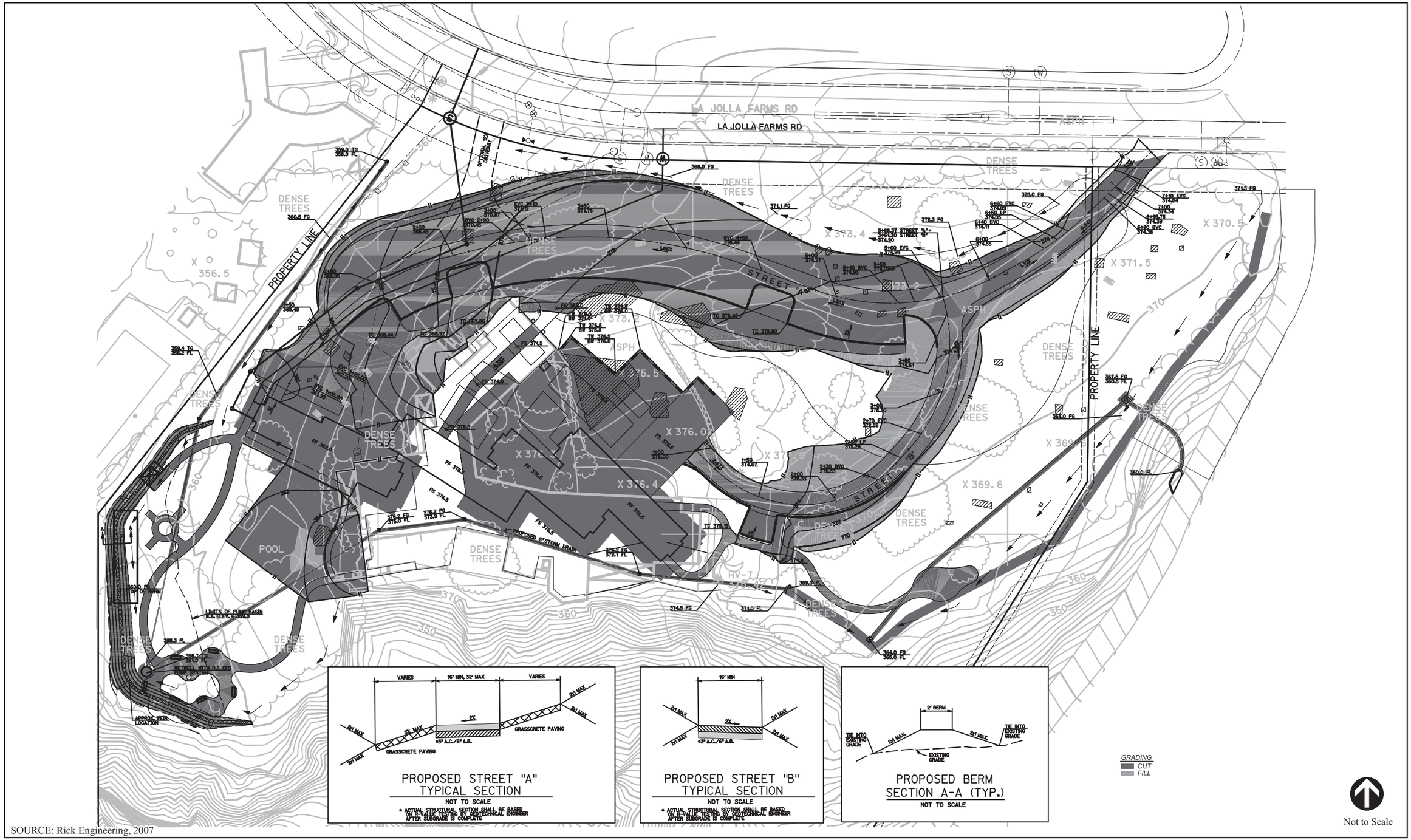
We appreciate the opportunity to be of service on this project.

Sincerely,
NINYO & MOORE

Mark Cuthbert, P.E.
Principal Engineer

MC/mrc

Distribution: (2) Addressee



SOURCE: Rick Engineering, 2007

PROJECT GRADING PLAN **FIGURE 3-5**

SOURCE: Wallace Cunningham, Inc., 2007

REDUCED SCOPE ALTERNATIVE **FIGURE 6.2-2**

Proposed site						
		Import			Export	
1	Raw Cut				-1,320	CY
2	Raw Fill	1,650	CY			
3	Overex in roadway/walkway	1,280	CY		-1,280	CY
4	Overex in cut areas excluding roadways	340	CY		-340	CY
5	Overex in pathways south and east of building	190	CY		-190	CY
6	Overex for building extending 9' laterally, 9' deep	5,210	CY		-5,210	CY
7	Overex in berm for detention basin	120	CY		-120	CY
8	Utility Trench in Storm Drain	270	CY		-270	CY
9	Grading & overex for grass lined swale at east end of project	80	CY		-80	CY
10	overex for patio area	260	CY		-260	CY
11	Overex in 2:1 Fill Slopes adjacent to driveway	162	CY		-162	CY
	Total Raw Fill	9,562	CY			
	Total Raw Cut				-9,232	CY
	Shrinkage Factor 10% (Assumed)				920	CY
	Total Fill	9,562	CY			
	Total Cut				-8,312	CY
	Import	1,250	CY			CY

J-14712B

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX)619.291.4165

EXHIBIT "A"
ORIGINALLY PROPOSED PROJECT
GRADING QUANTITIES

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Alternative Site - Reduced Scope						
		Import			Export	
1	Raw Cut				-710	CY
2	Raw Fill	1,240	CY			
3	Overex in roadway/walkway	300	CY		-300	CY
4	Overex in cut areas excluding roadways	220	CY		-220	CY
5	Overex for building extending 9' laterally, 9' deep	5,210	CY		-5,210	CY
6	Overex in berm for detention basin	120	CY		-120	CY
7	Utility Trench in Storm Drain	270	CY		-270	CY
8	Overex for grass lined swale at east end of project	100	CY		-100	CY
9	Overex in 2:1 Fill Slopes adjacent to driveway	90	CY		-90	CY
	Raw Fill	7,550	CY			CY
	Raw Cut				-7,020	CY
	Shrinkage Factor 10% (Assumed)				700	CY
	Total Fill	7,550	CY			
	Total Cut				-6,320	CY
	Import	1,230	CY			

J-14712B

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EXHIBIT "B"
REDUCED SCOPE ALTERNATIVE GRADING QUANTITIES

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APPENDIX B:
WORKGROUP REPORT

UNIVERSITY HOUSE WORKGROUP REPORT

UC SAN DIEGO

August 19, 2004

I. Introduction

University House, located at 9360 La Jolla Farms Road, is an 11,400 gross square-foot facility that serves as both the UCSD Chancellor's residence and a public venue for a wide variety of university functions. The facility includes approximately 4,000 square feet of private living space and 7,400 square feet of public meeting space. The facility was designed by noted Santa Fe architect William Lumpkins in 1950 for William Black, a prominent La Jolla philanthropist and owner/developer of the La Jolla Farms subdivision. In 1967 the University of California acquired the University House property and approximately 130 contiguous acres of land from Mr. Black for $2.7 million.

At the request of President Dynes, in January 2004 UCSD hired Island Architects to conduct an investigative study of the UCSD University House. Island Architects retained Sharratt Construction and 13 independent consultants with expertise in geotechnical, structural, electrical, environmental and other sub-specialties, to complete an extensive assessment. This effort found major systemic deficits and noncompliance with code and determined that the House in its present state was uninhabitable.

Because the Island Architects report concluded that extensive renovations would be required before the facility could be reoccupied, the University of California Office of the President (UCOP) requested that the campus undertake a review of the report on the property and develop and evaluate a range of actions for UCOP to consider with respect to the property. A Workgroup to consider options for the possible renovation, restoration or replacement of University House was appointed by University of California Senior Vice President – Business and Finance, Joseph Mullinix. This Workgroup was chaired by Wayne Kennedy, Senior Vice President Emeritus of the University of California and former Vice Chancellor at UCSD and included representatives from the UCOP, UCSD faculty, staff and students, and the external community. The Workgroup

was supported by Island Architects and the staffs from UCSD Resource Management & Planning and Business Affairs Offices. The Workgroup's membership and charge is attached as Appendix I.

University of California Board of Regents policy requires that the campus chancellors live in designated University Houses located on or near each of the 10 campuses. Exceptions to this requirement have occurred only when a University House was uninhabitable, as is the case here. Thus, as the Workgroup began its work, the campus advised Chancellor-Designate Fox of the UCOP directive and moved to secure interim housing for her. The UCSD Chancellor will live in interim housing until a University House is available.

II. Approach to the Review

All University of California University House projects are approved by UCOP to avoid perceived and potential conflicts of interest that might arise if these projects were solely managed by the campuses. The Workgroup was charged by Senior Vice Chancellor Joe Mullinix to review options for providing an adequate University House for the UCSD Chancellor; the Workgroup understood its recommendations would be sent to UCOP, not to the UCSD leadership. The final course of action will be approved by UCOP and will be subject to the applicable University capital project approval procedures.

The Workgroup understood that, regardless of the course of action ultimately agreed upon, the majority of funds for the project would have to be generated from campus discretionary non-State sources. In practical terms, the Workgroup anticipates that, given the magnitude of potential project costs, the campus' Development staff would have to engage UCSD's community supporters in a significant fundraising effort.

Recognizing that the University House will serve UCSD and its Chancellors for many years in the future, the Workgroup agreed that in developing options the long-term needs of the campus and the functional requirements for the space, both public and private, would be prime

considerations in its deliberations. The Workgroup held its first meeting at the University House so that it could tour the facility and better understand the issues raised by Island Architects.

III. Summary of Island Architects Study

The Workgroup first reviewed the Island Architects Study, which outlined the twelve areas of major deficiency and included cost analyses associated with the renovation of the facility. The Study was presented in two main parts. Tier I, which addressed life safety, occupational hazards, code compliance, stabilization, and maintenance issues; and Tier II, which addressed long-term renovation and modernization issues. The full text of the Study is attached as Appendix II, but the primary findings are outlined below:

Geotechnical and Site Drainage. Along with structural seismic retrofit, slope stabilization issues comprise the most urgent priorities. The potential danger associated with continued slope destabilization due to erosion and improper drainage on the south side of the property is in need of immediate action.

Structural Systems & Materials Testing. Several code violations exist, especially with respect to seismic events, and are sufficient to warrant concern for the public's safety. Recommendations include a wall tie retrofit and a new roof diaphragm to meet required structural codes. Serious physical deterioration is evident that is both unsafe and unsightly, requiring replacement of entry arcade (portico) framing (beams, columns, and corbels) and private patio trellis to alleviate the problem.

Mechanical and Radiant Heating Systems. The radiant heating system is beyond its functional life and needs replacement. The under slab plumbing of the radiant heat system is leaking and does not function to full capacity. Repair is not practical since leaks will continue to appear at new locations. The two supplemental forced air systems are functional but one furnace needs replacement. The most cost effective way to replace the heating system is to install a new forced

air system to replace the radiant heating system and repair the existing forced air systems, as required.

Plumbing Systems. Sewer, water, and gas piping systems throughout have reached or are nearing life expectancy and are marginally functional at present. Recommendations include removal and replacement of most of the systems and related fixtures. This process will involve extensive collateral damage to substantial areas of floors and walls. Based on findings that confirm deterioration and leakage as well as reported periodic failure, the report recommends replacing the original radiant heating system with a forced air system throughout all areas of the property.

Electrical Systems. The entire electrical distribution system including the original construction and subsequent additions, do not meet current minimum code standards and display significant hazards. The report recommends reworking the entire system including upgrades of the amperage to levels sufficient to serve the structure. Per code, abandoned wiring and conduit in the adobe walls must be removed.

Water Infiltration. Due to the structure's proximity to the ocean, exposure to weather conditions, and the adobe material in the building, water infiltration represents an imposing challenge. The existing roof does not drain properly because of inadequate slopes. In addition, a majority of the structure's existing piping runs along the roof causing stress points as well as punctures in the roofing membrane. The potential for significant interior water damage exists, therefore replacement of the roof system is recommended. Existing site drainage is inadequate and recommendations include redirecting run-off and drain lines to the street.

Indoor Environmental. The environmental study shows visible presence of mold due to water infiltration and lack of ventilation throughout the building. There are specific EPA guidelines for mold remediation in schools and commercial buildings. The report commends following those guidelines to clean and/or remove affected building materials.

Public Kitchen. Neither equipment nor materials in the public kitchen meet current health codes. At minimum, stainless steel counters, sinks, and new flooring are required.

Swimming Pool. Coping separation and deck movement will soon compromise the structural shell that is currently sound. A variety of maintenance upgrades are recommended for safety and code compliance including a complete replacement of the electrical system. Tier Two recommends installation of a new pool.

Arborist. The Torrey Pine tree located on the patio outside the main living room on the south side of the property has caused significant uplift and cracking of the exterior patios, although there are no signs that it has caused any damage to the foundation of the building. The arborist recommends removing a section of patio around the tree, removing invasive roots, and installing a bio-barrier to prevent re-growth.

Historical Resources. Although the facility is not considered architecturally significant, its association with William Black, its use as the residence of all UCSD Chancellors, and the type of adobe used in construction may all represent potential historical significance. Further research is necessary to determine what constraints may dictate renovation activities at the site.

Architectural. The architectural findings conclude that years of normal wear and tear have created a need for overall restoration and repair of most architectural elements and systems. Replacement of many doors and windows, exterior painting, and replacing architectural and structural wood elements, as previously mentioned, are just a few of the recommended improvements. Renovations of the Family Room and Reception Room are recommended in Tier Two to bring these additions into harmony with the character of the original structure.

The Island Architects Study did not address functionality of the current facility.

IV. Defining the Programmatic Basis for University House

Traditionally, University House has served dual roles: a public space used to host a variety of university academic and development events and programs, and the private living quarters for the UCSD Chancellor. The Workgroup discussed a 'programmatic vision' for the house, and opted to define broad parameters within that vision in which to work.

For the public space, the Workgroup reviewed past usage and consulted with various relevant offices on campus to better understand what the use may be. Appendix III shows that annually 25-30 events are hosted at the House, typically at lunch or in the evenings. Events range from small lunches for 12 persons to receptions for 250. Currently, there is maximum lunch/dinner seating for 64 persons, parking is accommodated on the lawn—which may no longer be permissible under new storm drain/runoff pollution prevention guidelines being proposed by the San Diego Regional Water Quality Control Board—and bathroom capacity is severely constrained at large events. Ideally, dinner seating for 100, 100 parking spaces, and 4 bathrooms comfortably accommodate the types of programs likely to be hosted at University House. The Workgroup believes approximately 6,400 square feet of gross square feet would be needed to accommodate this program.

The private space should accommodate an average-sized family, with room for guests. Based on reviews of other University of California University Houses [Appendix IV], as well as the programs at neighboring San Diego State University and University of San Diego [Appendix V], the Workgroup anticipates that a minimum of 3,700 gross square feet of living space would be needed.

Recognizing that a more detailed program review would be undertaken once a particular course of action was selected, the Workgroup agreed that based on its limited review, minimally a 10,100 gross square feet facility would be required. The Workgroup compared this result against the two newest UC houses—UC Davis at 7,200 gross square feet, and UC Irvine at 9,300 gross square feet. The Workgroup understands that the size of the Davis property and the existence of

neighboring homes set the size threshold when the house was rebuilt recently. The UC Irvine house is approximately 9,300 gross square feet and UC Irvine uses a large outdoor patio area for its largest events. The space programs for both facilities compare well with that proposed for an upgraded San Diego facility:

- In the private residence, 4 bedrooms, 3 baths, kitchen/dining space, laundry/linen, garage and storage space.
- In the public space, a small dining room, a large multipurpose room that could be used for dining, a catering kitchen, guest quarters, 4 restrooms, and storage space.

The Workgroup was satisfied that its thinking fits within the existing UC parameters, and could therefore be the basis for evaluating options.

V. Options for Developing an Appropriate University House

Given the extensive renovations required and the significant sum that would be needed to bring the current facility up to an acceptable standard, the Workgroup embraced its charge and reviewed a number of options for moving forward:

1. Renovate Current Facility – This option would undertake all recommended Tier One and Tier Two improvements, based on the Island Architects report. That report advised that renovation costs associated with Tier One and Tier Two are $4,802,000. After touring the house, the Workgroup expressed three concerns about the cost of this option. First, that costs might actually be higher once contractors were able to probe more deeply into the existing conditions of the facility. Some consideration should be given to the fact that renovation projects of this nature have some unknowns that come to light only after work on the project is underway. For example, the investigative study recommends forced air systems to replace the radiant heating system. However, until the project gets underway it is difficult to determine what this replacement would entail. A degree of difficulty could have a dramatic impact on costs.

Second, the Island Architects group was not asked to address impacts beyond a five-foot boundary of the existing structure. If a renovation of the facility were undertaken, it is clear that additional site utility infrastructure improvements would be required, with the exception of a new gas line which the Island Architects report did include.

Third, the investigative study did not consider the functionality of the current facility. UCSD requested only that the study report on what it would cost to restore the facility to a habitable condition. The Workgroup discussed the fact the original structure was built as a private residence and was never intended to serve as a public venue. Although over time the University added space to accommodate public events, these modifications did not fully mitigate the fact that functionally the house was designed as a private residence. For example, although events with 250 participants occur at the University House, there are only two public restrooms. Long lines result at those functions. Events of that size require four restrooms. Other examples include a public kitchen that is too small and inappropriately configured to accommodate catering activity for larger events; a private kitchen that is too small to accommodate the modest needs of a four-person family; and bedrooms that are connected to the remainder of the house via an external enclosed patio.

Landscaping and parking are other areas that may increase project costs. The Island Architects quote includes a limited allocation for landscape damaged during the installation of utility lines and a new driveway. If, however, the University determines that additional parking space is required because the new storm water runoff guidelines prohibit parking on the grass as is currently the norm, attendant parking and landscaping costs will be incurred. If all the concerns noted above were addressed, preliminary estimates indicate that the Island Architects estimated cost would grow by at least an additional $1 million to $5,802,000.

Thus, while this approach might be the least expensive and retain the historical character of the House, the Workgroup recognized that the resulting upgraded facility would not improve the functional deficiencies in either the public or private space, and would be below the quality of other University of California University Houses.

2. Renovate Current Facility for Public Use/Build New Residential Space – Many of the most serious code compliance and geotechnical concerns are related to the private facility. Thus, the Workgroup gave consideration to demolishing only that portion and upgrading the public facility. In this scenario the University would undertake all Tier One and Tier Two improvements recommended in the Island Architects Study for the public space. In addition, a separate residential facility would be built somewhere on the site. This option could retain the historical character of the current house and provide separate living quarters. If the current private space were retained and converted entirely for public uses, it would need to meet current ADA standards. Total project costs for this option would likely exceed $9 million, and the long-term functional needs of the public space would not be addressed.

3. Demolish Current Facility/Build New Facility – Because upgrading the current facility is costly and the resulting functionality is compromised by the existing structure, the Workgroup considered demolishing the entire facility and building a new public/private space. This option provides the opportunity for modern living accommodations at a level comparable to other UC University Houses, and would better meet the program needs for the public portion of the facility. Total project costs for this option are estimated to be approximately $7.2 million.

4. Sell Current Property/Build New Facility on other University Land – A local licensed General Appraiser who is a member of the Appraisal Institute provided the Workgroup with five possible valuation scenarios, four of which involved subdividing the property. The scenarios all assumed that the potential buyer purchases the property "as is" and assumes the risks of subdivision. An alternative two lot subdivision scenario assuming UCSD takes on the risks of subdivision was also presented. There were a range of values, depending on the option selected, the high end being a net realization of approximately $16 million.

A review of current market activity in the La Jolla Farms area showed that several recent sales came in below list price and four listings (two homes, two parcels of land) were removed from the market. Although neighborhood concerns regarding subdivision would need to be considered, this sales option is attractive because it provides a funding source for the project and

would potentially yield enough funds to address total project needs and provide a net increment to the campus discretionary fund. If the property were to be sold, it would be sold through The Regents publicly advertised sealed bid process. The opposing view is that the University would surrender a unique and irreplaceable asset, yield a prime location, and lose some of its tradition.

The question of selling other University land to finance this project was raised. The Workgroup learned that the vast majority of University land was deeded to the University with restrictions that it be utilized for educational purposes only. The few parcels that do not have deed restrictions are viewed as spaces that should be retained by UCSD to insure there is sufficient acreage to meet long-term growth needs.

With respect to alternate potential locations for a University House, the UCSD Campus Planning Office advised that there are at least two parcels in the SIO neighborhood that could be evaluated for this purpose:

A. **Expedition Site:** Located southeast of Expedition Way, the site is currently undeveloped and slopes down from northeast to southwest. Key considerations include the opportunity cost of not using this property for an academic purpose; potential archaeological resources; environmental impact mitigation for coastal sage scrub and nesting birds; infrastructure costs (utilities, grading, etc.); and parking constraints.

B. **Tennis Court Site:** Located west of La Jolla Shores Drive and Coast Apartments, this site currently contains a tennis court and slopes down from east to west. Key considerations are similar to those noted in (A) above, with the notable exception that environmental and parking constraints are somewhat more severe. Also, this site is known to contain significant cultural resources (possibly a human burial ground) and environmental impact mitigation for nesting birds would be necessary.

As with the option above, this approach provides a modern, fully functional facility that compares favorably to other UC University Houses. However, the loss of a potential academic

site in the SIO neighborhood is a real consideration. Total project costs, excluding consideration of the value of the land, at either SIO site are estimated to be approximately $7.7 million.

VI. Key Project Considerations

Regardless of which option is ultimately selected, the University must grapple with several key project considerations. These include:

- **Coastal Zone Parameters**: The Island Architects Study noted that any renovation project would have to comply with the Coastal Commission's setback requirements, among other things. Based on initial conversations with Coastal Commission staff, the current location of the University House is not a 'coastal bluff' thus negating any setback requirements, although from a practical perspective any renovation or new construction project will consider erosion as determinations about placement are made. Coastal Commission staff also advised that no additional encroachments into the 'coastal canyon' and native habitat will be permitted; new development should be sited to avoid the need for structural support/protective work; the City's brush management practices and regulations will be applied to existing development and new development should be sited to avoid the need for brush management; and structural protective work for existing development will be allowed with limited encroachment. Coastal Zone permits will be required at all three sites under consideration.

- **Archaeological Resources**: The Island Architects Study and UCSD Campus Planning Office staff suggested that there is possibly a significant archaeological resources issue at the two alternative sites under consideration, and the current site. All sites are known cultural resources sites, although the extent of the resources and their value are unclear. If one of these sites were selected the University would have to begin a site specific archaeological survey. Based on the results of the initial survey a monitoring program would be established and would be in place throughout the life of the project. If remains or artifacts are discovered during the construction process, a recovery and relocation

program would be implemented. The University has worked successfully with the Museum of Man in the past to relocate significant artifacts.

- **Historical Resources**: Although the Island Architects Study noted that the current University House has no architectural significance, it suggests that cultural significance is attached to the house because of its place in La Jolla history and because it has housed all UCSD chancellors over the last forty-five years. The architects advise the University to undertake a Phase II historical evaluation. This evaluation will occur in conjunction with environmental documents prepared in conformance with CEQA during the normal framework of a capital project.

- **Community Relations/Intra-Campus Communications**: The Workgroup understood that University House has a special place in the hearts and minds of some in the community. To recognize this attachment, the University met with some of its key supporters from the boards of the UCSD Foundation, the UCSD Board of Overseers, and the Alumni Association. The majority thought the University should retain the current property in La Jolla Farms.

VII. Primary Alternatives

After some discussion, the Workgroup agreed that the options presented above could have several variants. However, ultimately, there are three primary alternatives:

Option 1 – Renovate the entire existing facility
Option 2 – Demolish the facility and rebuild at the current site
Option 3 – Sell the current site and build a new facility at a new site

The Workgroup discussed at length the preliminary cost estimates for each option (Appendix VI). The prevailing view was that providing a University House that served the long-term needs

of the University was of paramount importance and that associated costs, for any option selected, would be amortized over 75 to 100 years.

VII. Recommendations

After much deliberation the Workgroup agreed that option one – *renovate current facility* – although potentially the lowest cost option, is **not** fiscally prudent, in large part because it does not adequately address the functional requirements for a University House. Additionally, the estimate for this option may be too low given the extensive seismic and geological code corrections required, and given the potentially costly unknowns typical of renovation projects. This option requires a significant investment in a facility that will continue to be below the standard University Houses are intended to meet.

The group also agreed to eliminate option two – *renovate current facility for public use/build new residential space.* This option is the most costly of the four examined. Additionally, simply renovating and converting the entire facility to public use does not address the functional deficiencies outlined above. Finally, the construction of a separate residential facility that will not be used for public events diminishes the prestige of being invited to the Chancellor's home for events, a benefit valued by all University constituents.

This left two options:

1. Demolish the existing structure and rebuild a University House at the current site
2. Sell the existing University House property and build a new facility in the Scripps neighborhood.

Much of the discussion pitted the historical and emotional attraction of the current site against the economic value of a potential sale of the property. The Workgroup heard from its community supporters as well as from some Workgroup members that the present University House location, not the current facility, evokes a sense of place, of tradition. In addition, some were concerned that either of the alternate sites would remove potential academic space from an

already constrained Scripps Institution of Oceanography, although other Workgroup members believe that the density of the current LRDP could be increased to maintain the academic space allocated to SIO. Others thought that the potential lack of privacy at an on-campus location, increased noise, inadequate parking, and serious archaeological and environmental concerns were shortcomings that would be difficult to overcome at the SIO sites.

In the end, the Workgroup agreed to advance the following recommendation: Assuming that the archaeological, environmental, community, and other considerations can be appropriately resolved, **University House should be demolished and rebuilt at its current location if the Development Office is able to fundraise the amount required for construction costs by January 2005.** If the Development Office is unsuccessful, the University should reconvene the Workgroup to determine whether selling the La Jolla Farms property is indeed the best opportunity to secure the necessary funds.

List of Appendices

APPENDIX I

UNIVERSITY OF CALIFORNIA

BERKELEY • DAVIS • IRVINE • LOS ANGELES • MERCED • RIVERSIDE • SAN DIEGO • SAN FRANCISCO

SANTA BARBARA • SANTA CRUZ

SENIOR VICE PRESIDENT –
BUSINESS AND FINANCE

OFFICE OF THE PRESIDENT
1111 Franklin Street, 12th Floor
Oakland, California 94607-5200

June 11, 2004

Senior Vice President Emeritus Wayne Kennedy, *Chair*
Interim Associate Chancellor Ann Briggs Addo
Vice Chancellor Dick Attiyeh
Assistant Vice President Michael Bocchicchio
Community Representative Marc Brutten
Graduate Student Association Representative Eric Frechette
Assistant Vice Chancellor Boone Hellmann
Vice Chancellor Jim Langley
Assistant Vice Chancellor Gary Matthews
Associated Students Representative Caroline Song
Academic Senate Representative Jan Talbot
Academic Senate Representative Don Tuzin
Vice Chancellor John Woods

RE: UC San Diego University House Work Group

Dear Colleagues:

Thank you for agreeing to serve on a work group to be chaired by Senior Vice President Emeritus Kennedy, to consider options for the possible renovation, restoration, or replacement of University House. Constructed in 1947 as a private residence, this 11,400 GSF facility was acquired by the University in 1964. It has since served as both the residence for the UCSD Chancellor and as a public venue for a variety of university functions.

As a past resident, former Chancellor Dynes observed a number of deficiencies with this facility and suggested that an external review be conducted to evaluate its condition and its conformance with current building codes. Subsequently, a team of independent consultants with expertise in geotechnical, structural, electrical, and other sub-specialties analyzed 12 systemic components of the facility and found major deficits in all areas reviewed. (See attached UC San Diego Facilities Design and Construction Investigative Study, June 2004.) It is clear from this analysis that to ensure safe and appropriate conditions for the residential and public activities at University House, either substantial improvements must be made or a replacement facility must be constructed.

The work group's primary task is to evaluate options for University House. Options to be analyzed may include, but not be limited to, renovation of the existing facility, renovation in

conjunction with the construction of an addition, or building an entirely new facility. The proposed project must assure a modern, code compliant facility that will be adequate to meet the public and private functions required of a UC University House. The work group report should include program summaries and total project budgets for the options brought forward.

The work group will be supported by Island Architects, as well as staff from Resource Management and Planning, Business Affairs, and External Relations. Ann Briggs Addo will provide overall coordination of the work group's activities. She can be reached at (858) 534-3138 or by email at aaddo@ucsd.edu.

I would appreciate receiving a final report of the work group's recommendations by July 30, 2004. Thank you for participating in this important activity.

Sincerely,

Joseph P. Mullinix
Senior Vice President

Attachment

cc: President Dynes
Acting Chancellor Chandler
Senior Vice President Darling
Vice President Hershman
Vice Chancellor Relyea
Professor Pickowicz

UCSD
UNIVERSITY HOUSE
RENOVATION INVESTIGATIVE STUDY

GENERAL SUMMARY
June 14, 2004

Prepared for:
University of California, Office of the President

University of California, San Diego,
Facilities, Design & Construction

TABLE OF CONTENTS- GENERAL SUMMARY

EXECUTIVE SUMMARY

At the request of former Chancellor Robert C. Dynes, UCSD hired Island Architects in January 2004 to conduct an investigative study of the UCSD University House located at 9360 La Jolla Farms Road. Working with UCSD's Facilities, Design, & Construction, Island Architects, Sharratt Construction, and 13 independent consultants with expertise in geotechnical, structural, electrical, environmental and other sub-specialties, collaborated on an extensive investigation, the results of which are included in this report.

University House is an 11,400 square-foot facility that serves as both the UCSD Chancellor's residence and a public venue for a wide variety of university functions. The facility includes approximately 4,000 square feet of private living space and roughly 7,400 square feet of public meeting space. The facility was designed by noted Santa Fe architect William Lumpkins in 1949 for William Black, a prominent La Jolla philanthropist and owner/developer of the La Jolla Farms subdivision. In 1964 the University of California started negotiations with Mr. Black leading to acquisition of the University House property and approximately 130 contiguous acres of land. The acquisition was completed in 1967 for $2.7 million.

This report includes detailed analyses, recommendations, and cost estimates related to 12 areas of investigation divided into two tiers. Tier One addresses immediate life safety concerns, occupational hazards, code compliance and basic facilities stabilization and includes an approximately 20-year functional maintenance renovation. Tier Two consists of long term renovation scenarios that further define functional, programmatic, and aesthetic components, including approaches to bring the character of the original structure and the more recent additions into architectural harmony. The cumulative effect of the identified deficits renders University House uninhabitable at this time.

The consultants have recommended that both Tier One and Tier Two renovations be completed. Tier One includes the majority of the project costs that address life safety concerns, occupational hazards, code compliance, and the facilities stabilization. While it would be possible to utilize the facility after completing the Tier One renovation, it is the considered opinion of the investigative team that there are no long-term gains from proceeding with this scope. The University would be merely postponing the inevitable need to update the house to a contemporary standard.

The projected cost to correct Tier One and Tier Two deficits is $4.8 million. This amount includes the contractor's overhead and profit, an escalation factor of 7.5% to the mid-point of construction, and additional project related costs such as design fees, engineering fees, permits, project management, surveying, testing, and project contingency.

Primary findings are highlighted below.

Geotechnical and Site Drainage. Along with structural seismic retrofit, slope stabilization issues comprise the most urgent priorities. The potential danger associated with continued slope destabilization due to erosion and improper drainage on the south side of the property is in need of immediate action.

Structural Systems & Materials Testing. Several code violations exist, especially with respect to seismic events, and are sufficient to warrant concern for the public's safety. Recommendations include a wall tie retrofit and a new roof diaphragm to meet required structural codes. Serious physical deterioration is evident that is both unsafe and unsightly, requiring replacement of entry arcade (portico), structural framing, and trellis members to alleviate the problem.

Mechanical and Radiant Heating Systems. The radiant heating system is beyond its functional life and needs replacement. The under slab plumbing of the radiant heat system is leaking and does not function to full capacity. Repair is not practical since leaks will continue to appear at new locations. The two supplemental forced air systems are functional but one furnace needs replacement. The most cost effective way to replace the heating system is to install a new forced air system to replace the radiant heating system and repair the existing forced air systems, as required.

Plumbing Systems. Sewer, water, and gas piping systems throughout have reached or are nearing life expectancy and are marginally functional at present. Recommendations include removal and replacement of most of the systems and related fixtures. This process will involve extensive collateral damage to substantial areas of floors and walls. Based on findings that confirm deterioration and leakage as well as reported periodic failure, the report recommends replacing the original radiant heating system with a forced air system throughout all areas of the property.

Electrical Systems. The entire electrical distribution system including the original construction and subsequent additions, do not meet current minimum code standards, including some significant hazards. The report recommends reworking the entire system including upgrades of the amperage to sufficient levels to serve the structure. Per code, abandoned wiring and conduit in the adobe walls must be removed.

Water Infiltration. Due to the structure's proximity to the ocean, exposure to weather conditions, and the adobe material in the building, water infiltration represents an imposing challenge. The existing roof does not drain properly because of inadequate slopes. In addition, a majority of the structure's existing piping runs along the roof causing stress points as well as punctures in the roofing membrane. The potential for significant interior water damage exists, therefore replacement of roof system is recommended. Existing site drainage is inadequate and recommendations include redirecting run-off and drain lines to the street. and completely replace roof system.

Indoor Environmental. The environmental study shows visible presence of mold growth due to water infiltration and lack of ventilation throughout the building. There are specific EPA guidelines for mold remediation in schools and commercial buildings. The

report recommends following those guidelines to clean and/or remove affected building materials.

Public Kitchen. Neither equipment nor materials in the public kitchen meet current health codes. At minimum, stainless steel counters, sinks, and new flooring are required.

Swimming Pool. Coping separation and deck movement will soon compromise the structural shell that is currently sound. A variety of maintenance upgrades are required for safety and code compliance including a complete replacement of the electrical system. Tier Two recommends installation of a new pool.

Arborist. The Torrey Pine tree located on the patio outside the main living room on the south side of the property has caused significant uplift and cracking of the exterior patios, although there are no signs that it has caused any damage to the foundation of the building. The arborist recommends removing a section of patio around the tree, removing pertinent roots, and installing a bio-barrier to prevent re-growth.

Historical Resources. Although the facility is not considered architecturally significant, its association with William Black, its use as the residence of all UCSD Chancellors, and the type of adobe used in construction may all represent potential historical significance. Further research is necessary to determine what constraints may dictate renovation activities at the site.

Architectural. The architectural findings conclude that years of normal wear and tear have created a need for overall restoration and repair of most architectural elements and systems. Replacement of many doors and windows, exterior painting, and replacing architectural and structural wood elements, as previously mentioned, are just a few recommended improvements. Renovations of the Family Room and Reception Room are recommended in Tier Two to bring these additions into harmony with the character of the original structure.

INTRODUCTION

The findings and recommendations in this report are based upon investigations performed on-site between January 15 and March 15, 2004 at University House located at 9630 La Jolla Farms Road in La Jolla. Island Architects was retained by the University and collaborated with Sharratt Construction, thirteen independent consultants, and UCSD's Facilities Design & Construction to coordinate the study. This report is a General Summary overview extracted from the detailed Comprehensive Report, which includes complete documentation. All primary and significant issues are covered here, including detailed cost estimates and allowances for various scenarios.

The recommendations were structured into two primary tier components. Tier One addresses immediate, basic facilities stabilization, including priorities of life safety/occupational hazard, code compliance and a 20 year functional maintenance renovation. Tier Two consists of longer term renovation options that articulate other functional issues while adding programmatic and aesthetic components. Tier Two also addresses portions of current additions with a view to harmonizing them with the character of the original architecture. Additionally, the report outlines very general parameters for potential long-term site redevelopment consistent with current Coastal Zone, Environmental and Planning guidelines.

View of University House from southern bluff.

Entry Courtyard

Reception Room Addition

INVESTIGATION SECTIONS

01 GEOTECHNICAL & SITE DRAINAGE

Investigation Findings

Immediate attention should be addressed to slope stabilization associated with most of the bluffs to the south of the residence. These steep slopes are prone to erosion related surface failure caused by long term exposure to weather and improper surface drainage from the site and building elements. Steep cliff undermining was observed in close proximity to existing structures of the building, retaining walls and patios. Currently, erosion gullies on the face of the bluff extend to within a few feet of the walls on the southern portion of the site and much of the building foundation and adjacent retaining walls in the eastern portion. Ongoing erosion will continue to encroach toward these structures unless measures are taken. Exposure of foundation structures, are a significant risk under the current conditions. Existing roof fascias and downspouts are aggravating very sensitive erosion prone areas of the slopes. All water from direct roof drainage, roof downspouts, hardscape and planting areas must be diverted away from the bluffs and slopes. Current Development Codes require that all surface water be discharged back to the street rather than over the bluffs. In order to stabilize the upper portions of the slopes, development of proper drainage within the area of the bluffs and construction of slope stabilization structures will be required.

The geotechnical analysis has uncovered no evidence of deep-seated land sliding or large-scale slope failure. The structural engineer reviewed the geotechnical report.

Tier One - Recommendations

Slope Stabilization

Engineering studies will be required to determine final specific solutions for both the required slope stabilization structures and site drainage systems. Alternatives for slope stabilization structures include conventional retaining walls, geogrid walls or soil nails. Retaining walls as tall as 10 feet penetrating the ground a considerable distance would run substantial lengths of the site. A significant quantity of import soil would be required to backfill the retaining walls in each of the three erosion gullies. Possible alternatives might be soil nail walls consisting of anchors that extend into the slope under the building with reinforced shotcrete faces. The faces can be colored to attempt a match with native terrain. The recommended nail wall would consist of 400 anchors covering approx. 10,000 s.f. in three areas.

Coastal Zone and Environmental requirements of the Planning Department currently do not allow stabilization structures on sensitive coastal canyons. If pursued, these unusual circumstances may require an exemption or variance to the site stabilization constraints. It should be noted that if the existing building structures were demolished and a new house built, Coastal Zone and Development Codes would require a minimum 40’ bluff edge set back. This set back requirement would likely preclude the necessity of the site stabilization structures and therefore alleviate the need for their installation and the pursuit of any associated permit exemptions. The bluffs would continue natural weathering but not be an immediate source of hazard to foundation and building

elements. A long term slope stability analysis outlining specific requirements is imperative.

Drainage
Existing structures and building pads should be surrounded by drainage swales, which prevent runoff over the tops of the slopes. Direct roof run off, roof downspouts and yard drains for hardscape and planting areas should be tied into drain pipes and directed away from these sensitive areas ultimately discharging in the storm drain at the street.

Tier One - Associated Items
Construction of slope stabilization structures and re-compaction requires revisions to landscape as well as possible relocations of site utility lines including plumbing and electrical components. Drainage alterations require waterproofing considerations.

Tier One – Cost Allowance
Price for soil nail shotcrete wall represents an average based upon subcontractor input and is speculative without detailed engineering. Cost of 400 anchors over 10,000 s.f. is based upon the plan areas identified on the Geotechnical Report detail supplement. Costs associated with processing permit reviews or exemptions to permits are not included. Drainage system to be designed by civil engineer and may require additional budget for pumping station to direct water off site.
Cost Estimate- pages 9 and 10.

Tier Two Recommendations
Long term slope stability analysis with regard to any future development scenarios.

02 STRUCTURAL SYSTEMS & MATERIALS TESTING

Investigation Findings

Destructive Testing
A dozen destructive testing sites throughout the house were utilized to determine the adobe wall construction, presence of reinforcing steel, concrete ties, lumber framing, roof sections and foundation elements. Chipped ports and pachometer readings were used to locate the presence of steel. A plan of the sites with photo documentation is in the detail supplement. Of significant note, the testing determined that very little of the anticipated steel reinforcing and none of the concrete collar ties shown on the original architect's drawings were actually constructed. Further, there are no positive connections or anchorage ties between the structural roof framing and walls. The beams are pocketed mid way into the adobe units without fasteners. In some locations there were 2x sill plates on top of the wall where the pocketed beams would rest. The footings were built per the plan. Exposure of roof sections determined that there is no plywood diaphragm, only 2x planking supplying only nominal shear resistance.

Structural Systems
Findings from the destructive testing establish the existing house, as an un-reinforced adobe structure, does not presently comply with the 1998 California Code for Building Conservation (based on the 1997 Uniform Code for Building Conservation - UCBC) and the Guidelines for Seismic Retrofit of Existing Buildings. Although the mass of the adobe walls compensates for some of the inadequacies in reinforcement, immediate attention is needed to address these code issues. The original roof structure consists of 2x diagonal or perpendicular planking on 2x, 4x or 6x framing. Many of the roof beams are exposed solid or boxed. There is no plywood shear diaphragm. The only plywood present in the roof section is raised up on 2x tapered sleepers above the planking for the purposes of creating a sloping substrate for roof drainage. Some spaces, including the Entry, Living, Dining and Master Bedrooms have exposed 10" round "viga" beams on 30" to 36" spacing bays. These vigas are both structural and decorative. The perimeter adobe walls vary in thickness, tapering from 24" at the base to 20" at the roof, consisting of either two or three courses of 3"x8"x18" wide adobe units. These adobe units were manufactured on site in 1950. The adobe typically has a 1" thick plaster slurry coating on both the interior and exterior faces. Other than the lack of ties and reinforcement, the adobe walls are in good condition. Where exposed, the foundation was discovered to be 24" depth x 24" width and appears to incorporate the steel reinforcing called for on the original plans. There were no visible signs of foundation failure or movement. The structural engineer took into consideration the site specific parameters provided by Geocon, Inc. in their Geologic Reconnaissance # 07232-22-01 dated February 13, 2004.

The roof structure, as determined by destructive exposure, has no mechanical fastening to the exterior walls and therefore does not meet current retrofit standards. This poses a significant safety issue, as the adobe walls and the roof framing members are prone to separate during a major seismic event. The lack of wall ties is the most pressing issue for Tier One, addressing the roof diaphragm is of next priority.

Portions of the Entry Arcade framing consisting of 2x planking on exposed vigas and wood posts with decorative corbels are in very poor condition due to either excessive dry rot or the presence of termites. Structural members, primarily the perimeter beams, columns and corbels should be removed and replaced, and the primary source of damage, water drainage infiltration, addressed.

The trellis attached to the Gallery at the south elevation of the private portion needs to be replaced because of similar dry rot, termites and water damage. The trellis off the Reception is in adequate structural condition other than refinishing. The three major additions, Guest Room, private Family Room and Gallery and the large public Reception Rooms, are in good structural condition.

Tier One - Recommendations
The roof system will need to be positively fastened to the adobe walls with wall ties at a distance of no more than 6' horizontal intervals in most rooms and 4' in the taller spaces such as the Living Room. This retrofit needs to occur around the entire perimeter of the original construction. This would equate to approximately 150 locations. The conceptual detail, developed to address this situation, can be entirely executed from the exterior of the building. Although important, the new diaphragm is not as urgent, but should also be included in Tier One because of the extensive collateral work associated with the wall tie retrofit, mechanical and plumbing system replacements. The new diaphragm requires the removal and replacement of the existing plywood, 2x sleeper drainage substrate, and roofing. The new plywood can be attached directly to the existing planking and the new roofing installed. As indicated, portions of the Entry Arcade Framing should be replaced. If the intent is to match the original members, this work will need to be performed by skilled craftsmen because of the joinery and decorative detailing. The primary source of these problems, poor water drainage off the roof , needs to be addressed to ensure that deterioration does not continue. The trellis at the private Gallery should be entirely removed and rebuilt because of its similar state of deterioration and dry rot.

Tier One - Associated Items
Collateral includes removal and replacement of roofing, adobe wall units, new lath, plastering and refinishing of walls and ceilings. Some associated electrical, mechanical and plumbing, both in the walls and on the roof. Wall and roof flashing replacement. Concrete, brick and stone paving associated with the Entry Arcade and Gallery trellis.

Tier One – Cost Allowance
Cost Estimate- pages 10 thru 12.

Tier Two Recommendations
None

03 PLUMBING SYSTEMS

Investigation Findings

Sewer Piping
Major portions of existing sewer line in both the private and public areas are old cast-iron piping installed during the original construction. Camera inspection of these lines shows severe corrosion on the inside of the pipes. This cast iron piping is at the end of its lifespan and needs to be replaced immediately because the wall thickness has become very thin and will rupture at any time. The replacement of the piping requires extensive removal and replacement of floor finishes, concrete slab, plumbing fixtures and some exterior paving. Further consequences include loss of the radiant heating system in the float slab (also at the end of its lifespan). See the Mechanical & Radiant Heating Section. The main line running to the street is newer ABS and appears to be in good shape other than a few inverse dips.

Water Piping
Some water lines to sinks and showers in the private portion have been replaced with new copper piping, however much of the building is still plumbed in old galvanized piping, including toilets, which need to be replaced. The piping for the private areas is on the roof. Some water line replacement requires cutting into the adobe walls.

Gas Piping
The gas lines are on top of the roof. Some of the piping is galvanized, however much is black steel, which should not be exposed to weather. These pipes are disintegrating and leaking. The underground site gas lines from the main meter and the pool equipment are old factory coated steel, which needs to be replaced with polyethylene.

Plumbing Fixtures
Most plumbing fixtures including tubs, toilets, sinks and their fittings are only adequately operational, and nearing the end of their lifespan. The supplement has an itemized list.

Tier One - Recommendations
All old cast iron sewer piping in both the public and private areas, as identified in the supplement, should be replaced immediately with new ABS plastic piping. The new piping can be installed in the same path, and can connect with the existing site piping. All old galvanized water lines should be replaced in new copper to match the previously re-piped areas. All the old exposed black steel gas piping and assorted fittings should be replaced immediately with new galvanized piping. Prior to re-piping the demand load including any new equipment and appliances should be calculated to determine the pipe size. All old underground factory wrapped steel site gas piping which supplies the house and pool should be upgraded to new polyethylene pipe. Recommended fixtures for replacement including tubs, toilets, sinks and associated fittings are itemized in the supplement. Tier One includes bathroom fixtures upgrades for Powder #1 to meet ADA codes.

Tier One - Associated Items
These associated collateral elements are an important part of the Tier One recommendations. The new sewer piping will require concrete slab removal and replacement, removal and replacement of wood, tile and carpet flooring. Also required are re-compaction of soil at new piping, new fixtures as identified in the detail supplement, and replacement of some exterior stone paving. The new water lines will require adobe, plaster and wall refinishing. The new gas piping will require plaster, paint, and new finishes in addition to trenching, backfill, compaction and re-landscaping. New plumbing fixtures will require replacement of floor and wall finishes and, in some cases lighting and electrical fixtures. Powder #1 needs to be redesigned to meet ADA Accessibility Codes.

Tier One – Cost Allowance
Cost Estimate- pages 3 thru 6.

Tier Two Recommendations
Replacement of additional plumbing fixtures and related elements per the detailed supplement.

Tier Two – Associated Items
Replacement of associated floor and wall finishes and, in some cases lighting and electrical fixtures.

Tier Two – Cost Allowance
Cost Estimate- pages 3 thru 6.

04 MECHANICAL & RADIANT HEATING SYSTEMS

Investigation Findings

The majority of the building is heated by an in-floor radiant heating system. There are only two furnaces, both found in additions. The first, serving the private area Family Room and Gallery is in good condition. The second, in the Basement serving the Reception Room, is severely corroded and needs replacement. The radiant floor system, installed with the original construction, consists of copper tubing laid in a 2" float bed on top of the concrete floor slab. The typical life span of the tubing is 50 years and the system shows definite signs of deterioration including leaks. The boiler and associated pumps, which have been replaced within the last 10 years, transfer the heated water to four individual zones having a common return. Although the system operates on occasion, three leaks in the copper piping have been repaired in the past two years. Currently the system has at least one leak equating to water loss of a minimum of three gallons per day or 1,100 gallons per year. The loss was determined by pressure testing the system to 55 psi. To precisely locate specific leaks the system would need to be filled with 150 psi of air, putting the system at risk of developing further leaks. Destruction of the radiant system due to its life span deterioration, and / or collateral effects from placement of new sewer lines, would require installation of a new forced air system throughout the house.

Tier One - Recommendations

The radiant system, at the end of its life span will certainly not last another 20 years and should be abandoned soon. Replacement with a new hydronic radiant system would be substantially more expensive than replacement with a new forced air system, the most reasonable recommendation under the circumstances. The necessary replacement of the old sewer system is also a contributing factor to its abandonment. The new sewer installation would eliminate the utilization of the existing copper tubing. The existing boiler could be utilized for a new forced air hydronic system with new piping routed on the roof. Multiple individual fan coil units could be located throughout the house to minimize duct routes. A new furnace and associated flex duct should replace the existing unit for the Reception Room.

Tier One - Associated Items

Replacement of affected floor, wall and ceiling elements and finishes, and associated electrical and plumbing systems.

Tier One – Cost Allowance

Cost Estimate- page 7.

Tier Two Recommendations

None, unless remodeling is done for functional or aesthetic purposes.

05 ELECTRICAL SYSTEMS

Investigation Findings

Many elements of the original electrical system are below current code standards and need upgrading. The majority of the work for additions, remodels, supplemental lighting, and subsequent upgrades to the electrical distribution are below current minimum standards. In some cases there are very significant shock and fire hazards. Much of the exterior conduit is disintegrating and wires are exposed to the elements. A list of the observed hazards was reported to the University on February 6, 2004. The salt air and high moisture environment is a considerable factor in the condition of the systems.

A single line drawing of the distribution system was produced after inspection of the entire property. Lack of labeling on the existing eight sub-panels of the system has led to serious overload potential. Incorrectly sized overload protection wire and equipment has resulted in violations of electrical tap rules. Load calculations reveal that the existing 200Amp service is undersized. Testing of GFCI devices and polarity of receptacles found over 50% of power outlets in need of replacement. Attention to grounding devices will be an important requirement in any upgrade to meet code standards. Original wiring of the home was installed by cutting channels into the adobe to allow boxes and conduit to be inlaid before a cement plaster topcoat was installed. There is severe corrosion to existing conduit, which requires substantial notching of the adobe walls to install new conduit. Code does not allow wiring and equipment to be abandoned in place, necessitating removal. Contingencies must be considered with regard to unforeseeable discoveries over conventionally framed walls.

The exterior site underground wiring to the utility company, site lighting, and the pool equipment panel were all run in rigid metallic conduit and all need to be replaced. The conduit at several locations is completely rusted through and poses shock and short circuit hazards. Failure of these site conduits is imminent. Site lighting for driveways, parking, landscape, patios and pool areas are all of inadequate illumination levels. This aspect of the site lighting is addressed in Tier Two. All components of the electrical wiring associated with the pool require immediate replacement.

Tier One - Recommendations

Rework the entire electrical distribution system including upgrading to a 400A service. Remove and replace identified electrical panels. Replace all corroded conduit in walls. Replace all switches and receptacles. Replace ungrounded receptacles with grounded devices, and install and replace all defective GFCI receptacles. Provide required arc-fault devices in bedrooms during re-wiring. Replace all components of the pool electrical wiring. Replace all the rooftop wiring with rigid threaded piping and coupling. Remove and/or repair all code infractions as outlined in the detailed supplement. It is recommended that all repairs be made to high standards to ensure longevity of the work and to reduce basic maintenance requirements to acceptable levels.

Tier One - Associated Items
Electrical panels require replacement and patching of wall finishes would be required. In some cases, new wire can be pulled through existing conduit. However the abandoned conduit which is corroded, must be removed, and along with the replacement of the new conduit would be the requirement to notch the adobe. Replacement of exterior underground conduit requires removal and replacement of concrete slab, stone pavers and asphalt. Re-landscaping will be required. New roof wiring requires roof patching and waterproofing.

Tier One – Cost Allowance
The electrical budget is based upon the removal and disposal of all existing wiring and equipment, because Building Code does not allow them to be abandoned in place. Without engineering design input and the probability of unforeseen discoveries, the budget is speculative. Some notching of adobe walls is included. Rigid conduit piping for all rooftop renovation is included.
Cost Estimate- page 7 and 8.

Tier Two Recommendations
New site lighting for driveways, parking, landscape, patios and pool is recommended. Additional Tier Two recommendations include replacement of many lighting fixtures to match original architectural style, installation of a lighting control system, replacement of the security system, rewiring of telephone and network systems and upgrade of the main electrical service to 600A.

Tier Two – Associated Items
Hardscape and landscape requires replacement due to site lighting installation. New lighting control, security, telephone and network systems requires replacement of switches and some patching of wall finishes. Alternative to the entire roof electrical systems would be wiring below the roof if possible. Optional replacement of the entire pool would require new wiring and plumbing.

Tier Two – Cost Allowance
Cost Estimate- pages 7 and 8.

06 WATER INFILTRATION

Investigation Findings

Site Conditions
The structure is subject to weather conditions; high exposure to moisture and salt air is causing deterioration and shortening the life span of materials. Constant maintenance is required to offset this deterioration, which is aggravated by the details of the adobe style. Downspouts discharge directly onto the paved areas and then over the bluff edges. Over the life of the building, this poor site drainage has caused substantial erosion on the bluffs and slopes. Potential undermining of the foundation could be a significant issue.

Roof
Destructive testing of the roof revealed that the original system consisted of skipped sheathing covered with rigid fiberglass insulation and a roof membrane. The existing roof system, installed approximately 10 years ago, consists of two layers of modified bitumen over a base sheet, two layers of rigid insulation, and plywood over the original skipped sheathing. Water infiltration problems are caused by substandard drainage capacity, puncturing of the membrane with utility installations, adobe style detailing, and maintenance traffic. Most areas of the roof are essentially flat and do not provide adequate slope for proper drainage. In addition, all drains are continuously clogged to some degree because of trapped debris and leaves from adjacent trees. Many electrical conduits currently run directly into and down the drains. Gas and water pipe runs, conduit and ducts create numerous penetrations through the membrane. Expansion and contraction are not properly addressed. The Entry Arcade membrane runs hundreds of feet and turns corners without joints or dividers. The stress points will ultimately fail and leak. While the roof can be maintained by continued patching, eventually the cost due to collateral damage will surpass the cost of replacing the entire roof. There is potential for significant interior water damage if this combined situation is not addressed.

Exterior
Several of the exterior wood structures, especially the Entry Arcade and private Gallery Trellis have severe rotting and termite deterioration. Long term weather exposure to moisture and ultra-violet rays has led to drying out, splitting and cracking of the wood, which has created openings for water penetration. The beams supporting the exterior wall of the Entry Arcade roof are severely rotted and deteriorating. There is no drip edge detailing or flashing to protect the beams from water running off the adobe parapet walls onto the wood from above. Water runs directly into the open top edge of the beams. The structural integrity of most of the perimeter beams are compromised, and they need to be removed and replaced. The curved adobe parapet, and wall surfaces, openings, and sills allow water to accumulate and create streaks and permanent discoloration. The ceiling of the Entry Arcade shows evidence of previous leaks. The large round posts that support the Arcade beams are not properly detailed for waterproofing at the caps or bases. Similarly, most columns and beams on the Gallery Trellis have deteriorated from water infiltration, rotting and termites. In general, the adobe style walls and parapets are poorly detailed and flashed to prevent water infiltration. The old copper flashing on both

structures has many breaks and openings which cause water to run off onto adjacent material surfaces. Efflorescence was found at exterior locations, indicating waterproofing failure. The brick pavers under the Courtyard Arcade are apparently set on native soil without a moisture barrier. It is highly probable that there is no moisture barrier under any slab locations. In general hardscape areas including those at the Gallery and Family Rooms of the residential portion, the Reception Room and the Entry Courtyard do not drain adequately.

Roots from the large Torrey Pine outside the Living Room have raised the adjacent concrete patio hardscape. Drainage is now directed toward the residence at exterior walls and door thresholds. The doors are swollen shut and adjacent wood jambs are rotted despite repeated patching and caulking. The interior wood flooring is damaged.

Interior
Evidence of water infiltration generally corresponds to areas of the roof where there is inadequate slope for drainage. Direct evidence of visible damage to ceilings from water infiltration was noted in the Library, Gallery, and near the fireplace in the Living Room. The Garage shows the worst ceiling damage, and most deterioration. A leak above the main electrical panels in the Garage poses a serious safety problem. Water damage has also occurred on the wall below the window on the north side of the Master Bedroom.

Tier One – Recommendations
Site
Water from direct roof drainage, roof downspouts, hardscape surfaces and planting areas should be collected and diverted away from erosion prone slopes and the building. Current Development Codes require that all surface water be discharged to the street rather than over the bluffs. It is recommended that engineering studies be done to determine specific solutions, including whether pumping is required or gravity flow is sufficient.

Roof
Although in some respects continued patching may be adequate, it would be more cost efficient to replace the entire roof system because of other Tier One requirements. The structural retrofits, new forced air system due to abandonment of the radiant heating system and upgrades of roof top utility lines would burden the existing membrane with numerous penetrations and patching. Further considerations for re-roofing are the inadequate slopes and drain pan levels. During re-roofing, additional slope should be built-up with tapered insulation so that dirt and debris is flushed off. Existing through-wall scuppers could be lowered, and more drains added. Additional improvements should include improved flashing, area dividers, expansion joints, new equipment pads, utility line organization and other basic considerations.

Exterior
Exterior wood members should be repaired, sealed, caulked, painted, and restored where possible. The perimeter beams, columns and corbels at the Entry Arcade should be replaced. The entire private Gallery Trellis should be replaced. Installation of drip edge,

and the use of the high quality exterior coatings on both the adobe and wood structures is recommended. Adding zinc or fungicide will discourage mold, fungus and other organisms. When all repairs are complete, a program of routine maintenance should be implemented.

Tier One - Associated Items
Reconstruction of the roof is recommended due to the cutting required by the structural retrofit, new forced air system, mechanical and plumbing work and the reconfiguration of rooftop utilities. Utility lines, conduits and equipment are best kept off the roof, however, if not practical lines should be re-routed and placed in chases at the highlines of the new drainage design.

Tier One – Cost Allowance
All costs associated with Water Infiltration are covered in other Sections.

Tier Two Recommendations
None

07 INDOOR ENVIRONMENTAL

Investigation Findings

All accessible areas of the building, including the crawlspace, were visually inspected and sampled to identify potential areas of mold growth. Mold was discovered in numerous areas caused by condensation, water infiltration, and lack of ventilation. Past water infiltration has caused visible mold growth in the Master Bedroom and Bath, Basement Utilities and Bath, Storage, Garage, and crawlspaces. Household condensation and lack of ventilation has caused additional areas of mold growth in the private Kitchen Pantry #1, private Bathroom's #2 & #3, Manager's Office, Reception and Pantry #2. Materials that have deteriorated include Master Bedroom walls, baseboards, and interior walls beneath the wood patios.

Tier One - Recommendations
Complete remedial work to address all identified areas in the inspections, includes cleaning, and removal of affected building materials. A qualified contractor must follow EPA Guidelines for Mold Remediation in Schools and Commercial Buildings.

Tier One - Associated Items
Refinishing and replacement of flooring, wall, and ceiling materials, and possibly windows, doors, and cabinetry associated with the areas of mold growth. Any affected plumbing, mechanical and electrical elements.

Tier One – Cost Allowance
Cost Estimate- page 12 and 13.

Tier Two Recommendations
None

08 PUBLIC KITCHEN

Investigation Findings

The public kitchen does not meet current Health Codes. Although primarily utilized as a catering kitchen, minimum Code compliance requires both equipment and materials changes. Most of the equipment, although functional, is quite outdated. Because it is used for public functions, the new equipment should be commercial grade, not residential grade. The general layout needs to be revised for proper long-term utilization.

Tier One – Recommendations
For minimum code compliance, provide stainless steel counter tops at all sink and prep areas. New stainless steel vegetable and hand sinks are also required. Upgrade the exhaust hood. Replace existing sheet vinyl with new tile flooring and include continuous coving at all walls. All new equipment is to be commercial grade. See related recommendations for the kitchen and pantry areas which include cabinetry and finishes.

Tier One - Associated Items
Provide plumbing, mechanical, and electrical systems as required for new equipment, including the upgrade to a 400A service.

Tier One – Cost Allowance
Minimum compliance with health codes.
Cost Estimate- pages 6 and 7.

Tier Two Recommendations
For proper long-term utilization, the entire kitchen preparation, servery, cleanup and pantry functions should be re-designed. This includes a new space-floor plan, cabinetry layouts, and equipment schedules. The adjacent BBQ Room should be considered part of the new layout.

Tier Two – Associated Items
New wall / partition layouts, plumbing and electrical service.

Tier Two – Cost Allowance
Space utilization and functional remodeling
Cost Estimate- pages 6 and 7.

09 SWIMMING POOL

Investigation Findings

The swimming pool, built in 1972, appears to be in good general structural condition. However, most of the coping is delaminated because of age. The movement of the coping has separated enough to crack the tile at the joints between the gunite shell, allowing water to leak through the shell. The plaster is deteriorated and thin. The concrete deck has lifted on the north and west side due to soil conditions and is 1" above the coping. The non-skid deck coating applied later in 1996 is very worn and unsightly. The diving board has been removed, since the pool does not meet minimum envelope requirements for a diving board. The plumbing equipment is inadequate, in poor condition, and is disorganized due to multiple equipment replacement. The entire electrical system is severely deficient and poses a safety hazard with many Building Code violations including ungrounded equipment and lighting and, open and rusted conduits.

Tier One - Recommendations
New coping, tile, and plaster are recommended because water intrusion will eventually compromise the pool's structural shell. Removal and replacement of the concrete deck with soil stabilization is recommended because continued movement will cause adverse pressure on the shell. The diving board stand should be removed. For safe operation and Code compliance, the entire electrical system needs to be replaced from the meter to all equipment, switches, clocks and wiring including grounding and GFI protection. The pump and filter are adequate if re-plumbed. The gas line should be tested.

Tier One - Associated Items
New fencing is needed to meet pool safety enclosure codes. Site lighting and site underground electrical lines from the main panel to all equipment should be replaced.

Tier One – Cost Allowance
Minimum utility up grades and code compliance. (Excludes elec. main run)
New coping, tile and plaster to structurally preserve pool.
Cost Estimate- pages 8 and 9.

Tier Two Recommendations
Long term, the existing pool should be removed and if desired, a new pool more in harmony with the site and architecture should be constructed. Consider optimal relationship to public or private functions regarding new location.

Tier Two – Associated Items
General site planning

Tier Two – Cost Allowance
New pool, deck, equipment and fencing.
Cost Estimate- pages 8 and 9.

10 ARBORIST

Investigation Findings

The root system of the Torrey Pine has caused significant uplift and cracking of the exterior patios off the south wall of the Living Room. Inverse slopes have been created that direct surface water toward and into the Living Room. This has damaged the interior wood floor. Because of the uplift the two doors do not operate. It was not possible to determine if the roots have passed the perimeter footings and are causing damage underneath the floor slab. No visible evidence was observed indicating that this has occurred. Additional destructive testing is required to determine this. Because of the depth of the footings, the arborist anticipates that the roots have been turned away and run parallel with the footing. The arborist determined that the tree itself is in fine condition.

Tier One - Recommendations
The entire section of the exterior patio associated with the tree should be removed to expose and determine the direction of the root system including any potential intrusion beneath the footings and floor slab. This full removal is recommended because other adjacent areas have also been affected and there is potential risk to the Library footings. Depending upon the specific pattern, the pertinent roots could be removed. To alleviate future re-growth, a Bio-Barrier should be placed outside the concrete bench. New patio slabs, with proper expansion joints and correct slopes for drainage can then be replaced.

Tier One - Associated Items
Placement of new concrete patio sections. Full replacement of the two Living Room doors. (Option- replace Library door also.) New wood floor in Living Room. Allowance for repair of footings and floor slabs if required.

Tier One – Cost Allowance
Remove roots and install new root barrier and patio elements.
Cost Estimate- page 9.

Tier Two Recommendations
Complete removal of the one tree if further long term adverse effects are anticipated.

Tier Two – Associated Items
Design and placement of new patios and benches.

Tier Two – Cost Allowance
Complete removal of tree, re-design and replacement of patio.
Cost Estimate- page 9.

11 HISTORICAL RESOURCES

Investigation Findings

To determine any potential for significance of historical and architectural resources, a Phase One Level Constraints Study was prepared. Anticipated resources for significance include the original owner, the architecture, its designer, and the Chancellors of UCSD who have resided at University House.

The original owner, William Black, from Santa Fe, New Mexico purchased 300 acres of property including the La Jolla Farms area in the 1940s. The Black family played a prominent philanthropic role in the life of the La Jolla area, with respect to local charities, hospitals and cultural organizations. The original University House structure designed by William Lumpkins a noted architect from Santa Fe, was built in 1950. The University acquired 130 acres of La Jolla Farms property from the Blacks in 1967. Since then it has been utilized as both the Chancellor's residence and as a forum for a variety of University public functions.

The conclusion of the Phase One Level Constraints Study, through analysis of established criteria, determined that the residence does represent potential historical significance. The significance is primarily related to the association of William Black to the history of San Diego and for its association with the Chancellors of UCSD as their residence. The building, however, is not considered architecturally significant because of the historically unsympathetic nature of the alterations, which have compromised the original design. The Phase One Constraints Study applied local, state and federal criteria to assess the structure at a preliminary level.

A Phase Two Constraints Study should be commisioned to follow upon the affirmative conclusion of historical significance from the initial study. These studies would be required for processing the project through any Historical Resource Review for a Building Permit, Coastal Development Permit and associated discretionary reviews for anticipated demolition, significant alterations, remodels or additions.

Tier One - Recommendations
Determine the probable historic status of the University House from the Phase One Level Constraints Study. If the University House is found to be historically significant conduct the Phase Two Constraints Study or research and establish legal exemptions from local, state and federal historical constraints in view of redevelopment options. This is a crucial component for consideration in any future planning.

Tier One - Associated Items
Long term planning guidelines for property outlined in Tier Three.

Tier One – Cost Allowance
Preparation of Phase Two Constraints Study if any development is pursued.

12 ARCHITECTURAL

Exterior

Investigation Findings
Most exterior finishes need rehabilitation, and in some areas where deterioration is serious require significant attention. Other than deterioration of surface finishes due to exposure, exterior walls are in good condition. Trellises and other exposed wood elements at the Entry Courtyard and the Private Patio are severely rotted and need reconstruction. Hardscape surfaces on the southern side of the property are in poor condition. The deck coating, applied over the concrete patios in these areas is wearing away in many sections and unattractive. Most of these deck surfaces do not drain properly. The brick paving at the entry courtyard is in good condition, but is laid in a sand bed and, the surface is subject to cracking and movement. The paving currently warps in some areas, causing pooling of water.

Tier One – Recommendations
Replace all wood elements at the Gallery Trellis. Replace perimeter beams, columns and corbels at Entry Arcade. Replace the 2x top wood members at the Reception Room trellis. Refinish the wood deck surface at the Barbeque. Paint all exterior walls and repair damaged plaster on horizontal surfaces. Remove concrete paving at the Private and Public patios and repave with adequate slope to drains. All drainage to be collected and diverted away from the building and bluffs. Remove the applied concrete deck coating from all existing surfaces. Repair the faulty gutters and replace rusted or otherwise corroded architectural metal. Remove the cyclone fence at the north side of site and replace it with a fence of a design and quality to match character of house. This new fence must meet Code regulations for pool enclosures. Replace the wood and glass railing along the southern side of the Private Patio. Remove the staggered freestanding windscreens near the Public Patio and replace them with newly designed windscreens.

Tier One – Associated Items
Repair the exterior wall finishes at installations of new guardrails.

Tier One – Cost Allowance
Cost Estimate- pages 14 thru 35.

Tier Two – Recommendations
Install new concrete bed, and replace brick paving around Entry Arcade to level out walking surface. Consider redesign of the Entry Courtyard, incorporating more planting. Replace all copper gutters and downspouts.

Tier Two – Associated Items
None

Tier Two – Cost Allowance
Cost Estimate- pages 14 thru 35.

Windows

Investigation Findings
The majority of windows in the house are original to the building and generally in good condition. There are some exceptions where most fully exposed to the elements. Hardware at higher exposure areas require attention. Additions to the house typically used lesser quality windows than originals, and often conflict with the style of construction of the original house.

Tier One – Recommendations
Most windows need to be cleaned and repainted in conjunction with the painting of all exterior walls. Glazing putty has rotted away on many windowpanes and need repair.
Replace hardware at high exposure areas per the detailed supplement.

Tier One – Associated Items
None

Tier One – Cost Allowance
Cost Estimate- pages 14 thru 35.

Tier Two – Recommendations
Replace windows that are out of character with the original structure or are otherwise deficient.

Tier Two – Associated Items
Repair of finishes surrounding replaced units.

Tier Two – Cost Allowance
Cost Estimate- pages 14 thru 35.

Exterior Doors

Investigation Findings
Similar to the windows, the exterior doors are generally in good condition except at locations of high exposure to the elements. The doors of the additions are out of character with the original building. Some door panels, frames and associated hardware have sustained significant damage from repeated water infiltration and, should be replaced in Tier One.

Tier One – Recommendations
Replace doors, frames and hardware that have been damaged by exposure and water. Clean other doors and their hardware.

Tier One – Associated Items
Repair finishes surrounding replaced units.

Tier One – Cost Allowance
Cost Estimate- pages 14 thru 35.

Tier Two – Recommendations
Replace doors that are out of character with the original structure or otherwise deficient.

Tier Two – Associated Items
Repair finishes surrounding replaced units.

Tier Two – Cost Allowance
Cost Estimate- pages 14 thru 35.

Flooring

Investigation Findings
Most floors in the house need attention because of damage, wear or age. All the carpets should be thoroughly cleaned or possibly replaced. Tile floors in the Reception Room, Library, and Entry are cracked. The Living Room floor has suffered extensive water damage due to concrete patio collateral from tree roots. Many areas require new flooring if existing sewer lines are replaced. Flooring materials listed in this report are judged only on their own status, not on recommendations from other sections of this report.

Tier One – Recommendations
Replace flooring in Private Kitchen, Library, Entry, Living Room, Reception Room, Basement Utility, Basement Bath. Clean all carpets. Public Kitchen is required by code to have a tile floor and continuous cove.

Tier One – Associated Items
None

Tier One – Cost Allowance
Cost Estimate- pages 14 thru 35.

Tier Two – Recommendations
In addition to replacements mentioned in Tier One, upgrade the level of flooring throughout the building. Replace carpeting with hardwood flooring, and upgrade existing vinyl flooring to tile or better.

Tier Two – Associated Items
None

Tier Two – Cost Allowance
Cost Estimate- pages 14 thru 35.

Ceilings

Investigation Findings
Ceiling materials are generally in quite good condition and need only minor repair. Exceptions are in Basement spaces and the Garage, where water has caused significant damage to plaster and backing board. The plank and beam ceilings are in good condition, but past roof leaks have left water marks and efflorescence on surfaces. The plaster coving spanning the spaces between the viga beams is starting to pull away in some rooms. The Reception Room ceiling is unsightly, and is not in harmony with the original architecture, but has no structural or wear issues.

Tier One – Recommendations
Repair plaster damage in Basement rooms and Garage. Repair plaster separation in Master Bedroom, Living Room, and Dining Room between vigas. Paint plaster ceilings throughout.

Tier One – Associated Items
None

Tier One – Cost Allowance
Cost Estimate- pages 14 thru 35.

Tier Two – Recommendations
Refinish plank and beam ceilings in Bedrooms 2 and 3, and the Barbeque. Cosmetic redesign of Reception Room ceiling for harmony with original character of other spaces.

Tier Two – Associated Items
None

Tier Two – Cost Allowance
Cost Estimate- pages 14 thru 35.

Supplemental Interior

Investigation Findings
Interior finishes are typically holding up well. Most rooms only need cleaning and painting. In high use areas finishes have degraded to a point where their repair is identified in Tier One. Tier Two calls for renovation of all finishes in the house, including stripping away items in additions that clash with the style of the original architectural style. Some cabinetry needs attention per supplement.

Tier One – Recommendations
Paint walls and repair plaster throughout the house as identified in the detail supplement. Clean finishes that have stain or dirt, including drapes, in several rooms. Replace damaged doors in Butlery and Basement Utility areas. Repair upper cabinets in Butlery and Servery where they have pulled away from the ceiling. Refinish the Servery and

Pantry 2 cabinetry. Replace or repair heat lamps and general lighting fixtures in the Butlery. Replace old plumbing fixtures.

Tier One – Associated Items
None

Tier One – Cost Allowance
Cost Estimate- pages 14 thru 35.

Tier Two – Recommendations
Refinish or replace all cabinetry. Remodel Private Kitchen, Gallery, and Family Room areas in the Private Residence portion of the house. The remodel should provide the kitchen with new cabinetry and appliances, pull the Family Room space back from the bluff edge, and provide a higher level of finish to all areas. In other areas, replace lighting fixtures or other items in rooms that do not match the character of the original building. Remodel Barbeque to allow the large refrigerator currently housed in the space to fit into the niche occupied by the grill.

Tier Two – Associated Items
None

Tier Two – Cost Allowance
Cost Estimate- pages 14 thru 35.

Code Issues

Investigation Findings
University House is currently considered under regulations governing designation for a single family private residence. However it is frequently used as a venue for large gatherings. Given the nature of these events, the building could benefit from adhering to requirements of the Americans with Disabilities Act. Due to age, some conditions such as hand and guardrails do not comply with current residential codes and should be remedied. The door from the Servery into the Basement Stairs swings out over the bath of the stairs, creating a safety hazard. *See also Geotechnical, Structural, Mechanical, Electrical, Water Infilitration, Public Kitchen, and Swimming Pool Sections.*

Tier One – Recommendations
The door from the Servery into the Basement Stairwell currently swings over the path of the stair landing, creating a safety hazard. This door should be re-swung. Remodel Powder 1 per the ADA accessibility standards. Install a permanent ramp in the Entry Courtyard to allow wheelchair access. Add handrails where required at staircases around the building. Rebuild guardrails to code standards for opening widths and force resistance.

Tier One – Associated Items
Refinish Powder 1 to the design standard set by the rest of the building. Repair finishes on walls where handrails or guardrails are installed.

Tier One – Cost Allowance
Cost Estimate- pages 14 thru 35.

REDEVELOPMENT GUIDLINES

The purpose of this section is to outline the approach that will be taken to guide redevelopment of the site. Since the University of California will serve as the lead agency for this project, and accordingly design, approve, and construct the project pursuant to typical University procedures, this University property will remain exempt from local zoning, building and coastal development regulations. Although the legal exclusion from local regulations will be in effect, the University will follow standard local guidelines and permitting by the California Coastal Commission will be required. The following outline addresses the requirements that will be considered for this specific site.

As a single-family residence, the property would be subject to regulations established within the City of San Diego Municipal Code~~s~~ and Land Development Code, and policy guidance provided by the California Coastal Commission and the La Jolla Community Plan. The site, located on the coastal bluff above Torrey Pines City Beach and adjacent to Black's Canyon, may be considered to be located adjacent to a sensitive coastal canyon. Sites on major coastal canyons often must follow the same guidelines in effect for site adjacent to the ocean bluffs. A minimum bluff edge set back of 40' for a primary structure is a normal restriction. Under certain conditions, subject to discretionary review, the required set back can be greater. Any future development must respect this set back. Substantial remodeling, defined as removing or significantly altering more than 50% of the existing exterior walls, requires conformance with this set back. Under these conditions the entire southern wing of the existing house may require demolition. The precise applicability of coastal bluff-top and coastal canyon setback regulations will require a site study and formal establishment of the setback lines.

City of San Diego Planning maps locate the property within both the Coastal Overlay Zone and Coastal Height Limit Zone. The Coastal Overlay Zone designates the parameters for properties that are subject to the supplemental regulations that are contained within the rules that apply to environmentally sensitive lands. The supplemental regulations address topics such as setbacks, drainage, landscaping, grading, site stability, public access, and public views. The Coastal Height Limit governs the height of any improvements within this jurisdiction. The general base height limit is 30 feet. There are allowances up to 40' for sites with sloping topography.

Consistent with City practices, the University will engage in typical public activities, including neighborhood notice, review by the community planning group, and public hearings.

The project site is located with a "parking impact overlay zone" in the "campus impact area". The overlay adds additional parking requirements in the vicinity of college and university campuses. In this instance, one off-street parking space would be required for each bedroom, rather than the normal two spaces per single-family residence requirement.

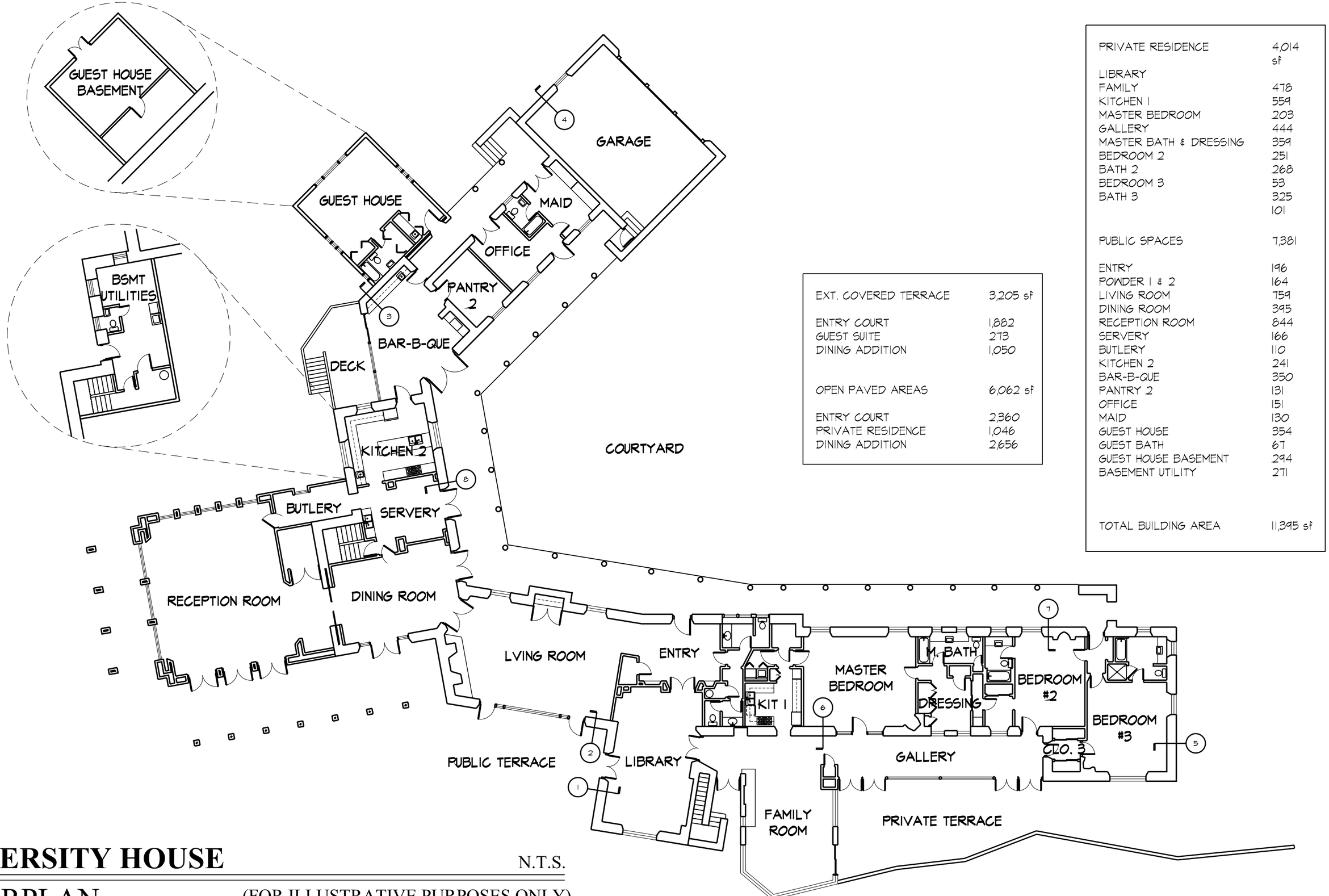
The site development requirements of the California Coastal Commission are very similar to City requirements. Coastal bluff and canyon setbacks must be considered, as well as drainage, view corridors, landscaping, and public access. A coastal development permit will be required and the permitting process will require neighborhood notice and a public hearing.

The project will be subject to full environmental review pursuant to the California Environmental Quality Act. Specific studies will be required to address archaeological resources and mitigation/monitoring should be expected during grading operations. Also Historical Resource reviews will be applicable to this property, including consideration of use by the original owner and the various resident Chancellors.

Building and Addition Chronology

1950 – Construction of original building
1960 – Addition of Guest Room
1969 – Addition of Family Room and remodel of nearby rooms to enclose the Gallery and create a separate private residence portion of the building
1972 – Remodel of Family Room to extend it to the bluff edge and addition of pool
1985 – Addition of Reception Room
1996 – Installation of elastomeric coating over concrete surfaces at Public and Private Patios

FLOOR PLAN & AREAS



EXT. COVERED TERRACE	3,205 sf
ENTRY COURT	1,882
GUEST SUITE	273
DINING ADDITION	1,050
OPEN PAVED AREAS	6,062 sf
ENTRY COURT	2,360
PRIVATE RESIDENCE	1,046
DINING ADDITION	2,656

PRIVATE RESIDENCE	4,014 sf
LIBRARY	478
FAMILY	559
KITCHEN 1	203
MASTER BEDROOM	444
GALLERY	359
MASTER BATH & DRESSING	251
BEDROOM 2	268
BATH 2	53
BEDROOM 3	325
BATH 3	101
PUBLIC SPACES	7,381
ENTRY	196
POWDER 1 & 2	164
LIVING ROOM	759
DINING ROOM	395
RECEPTION ROOM	844
SERVERY	166
BUTLERY	110
KITCHEN 2	241
BAR-B-QUE	350
PANTRY 2	131
OFFICE	151
MAID	130
GUEST HOUSE	354
GUEST BATH	67
GUEST HOUSE BASEMENT	294
BASEMENT UTILITY	271
TOTAL BUILDING AREA	11,395 sf

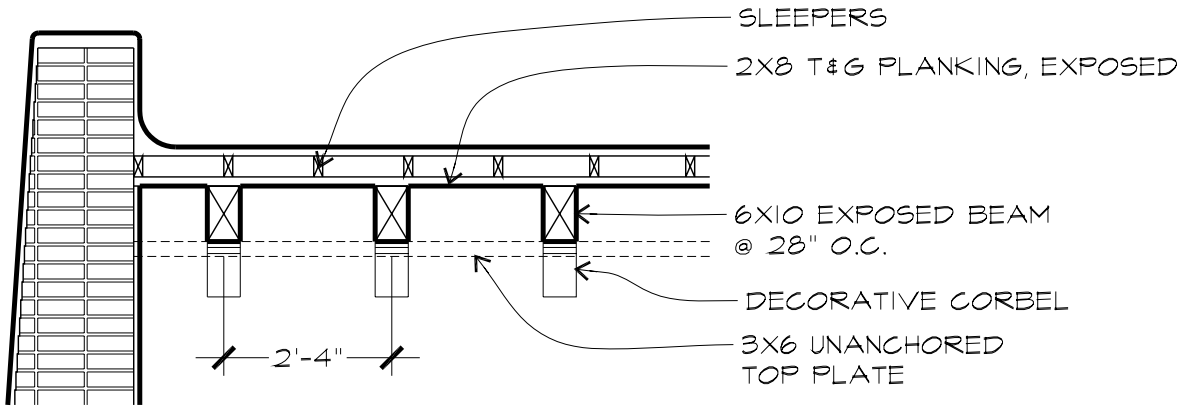
UNIVERSITY HOUSE

N.T.S.

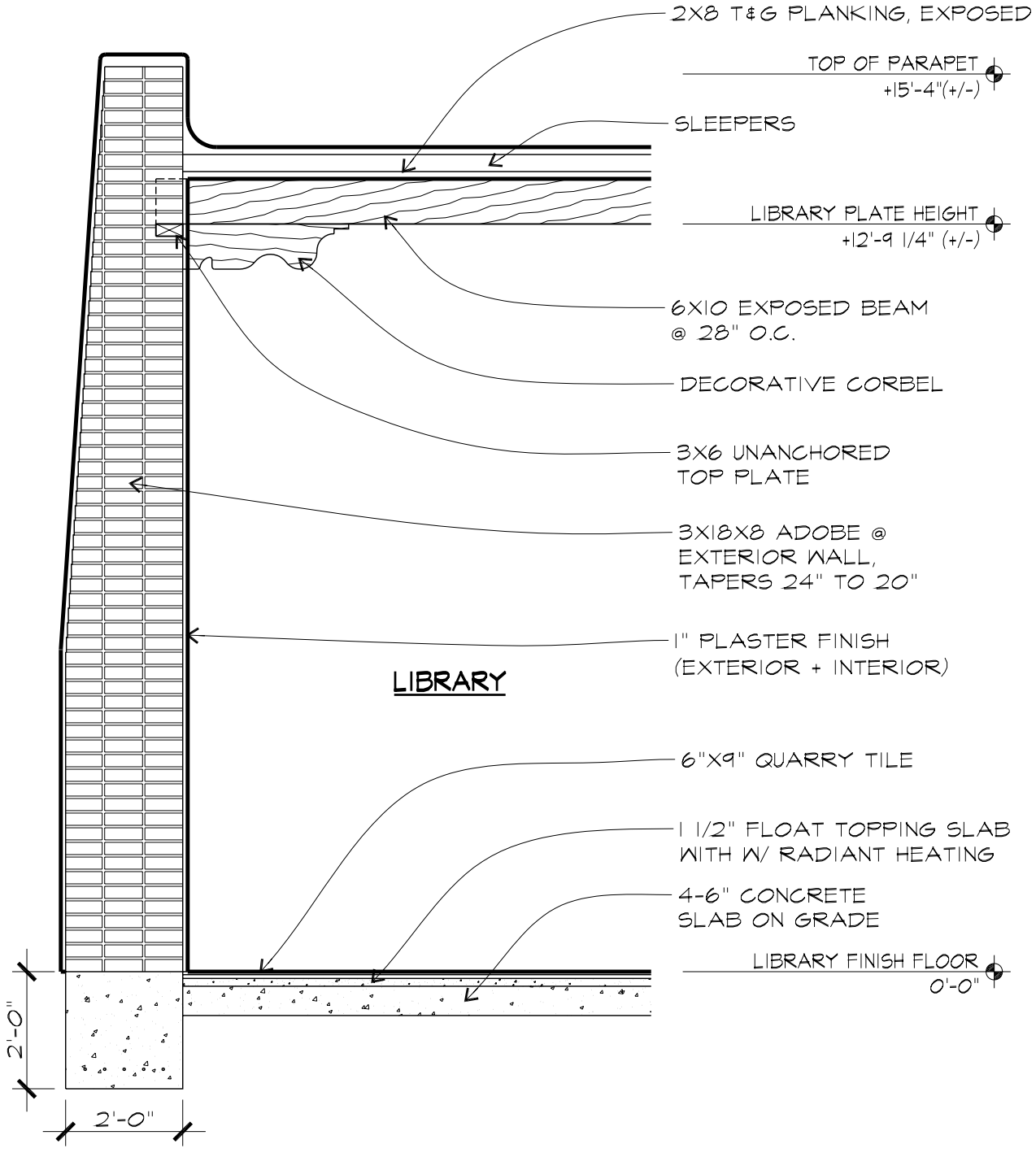
FLOORPLAN

(FOR ILLUSTRATIVE PURPOSES ONLY)

ARCHITECTURAL DETAILS



CROSS SECTION

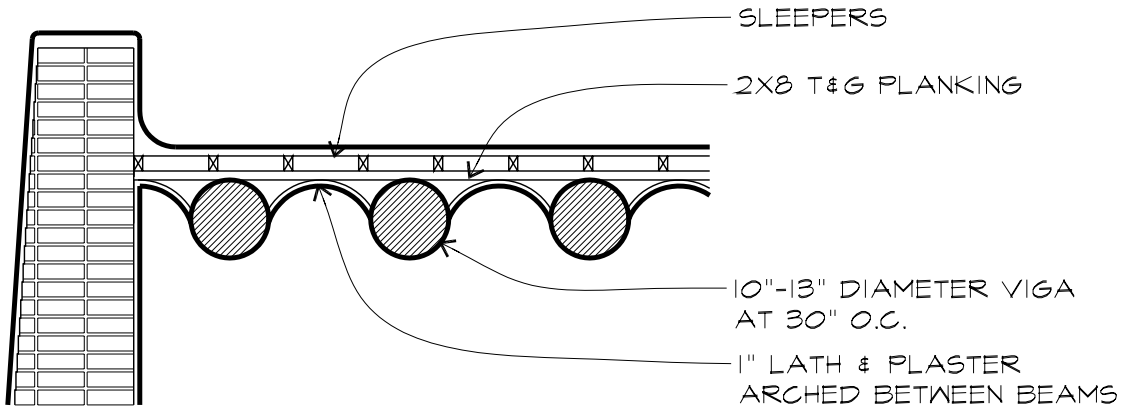


1 WALL SECTION: LIBRARY

(FOR ILLUSTATION PURPOSES ONLY)

SCALE: 3/8" = 1'-0"

* FEILD VERIFY ALL DIMENSIONS



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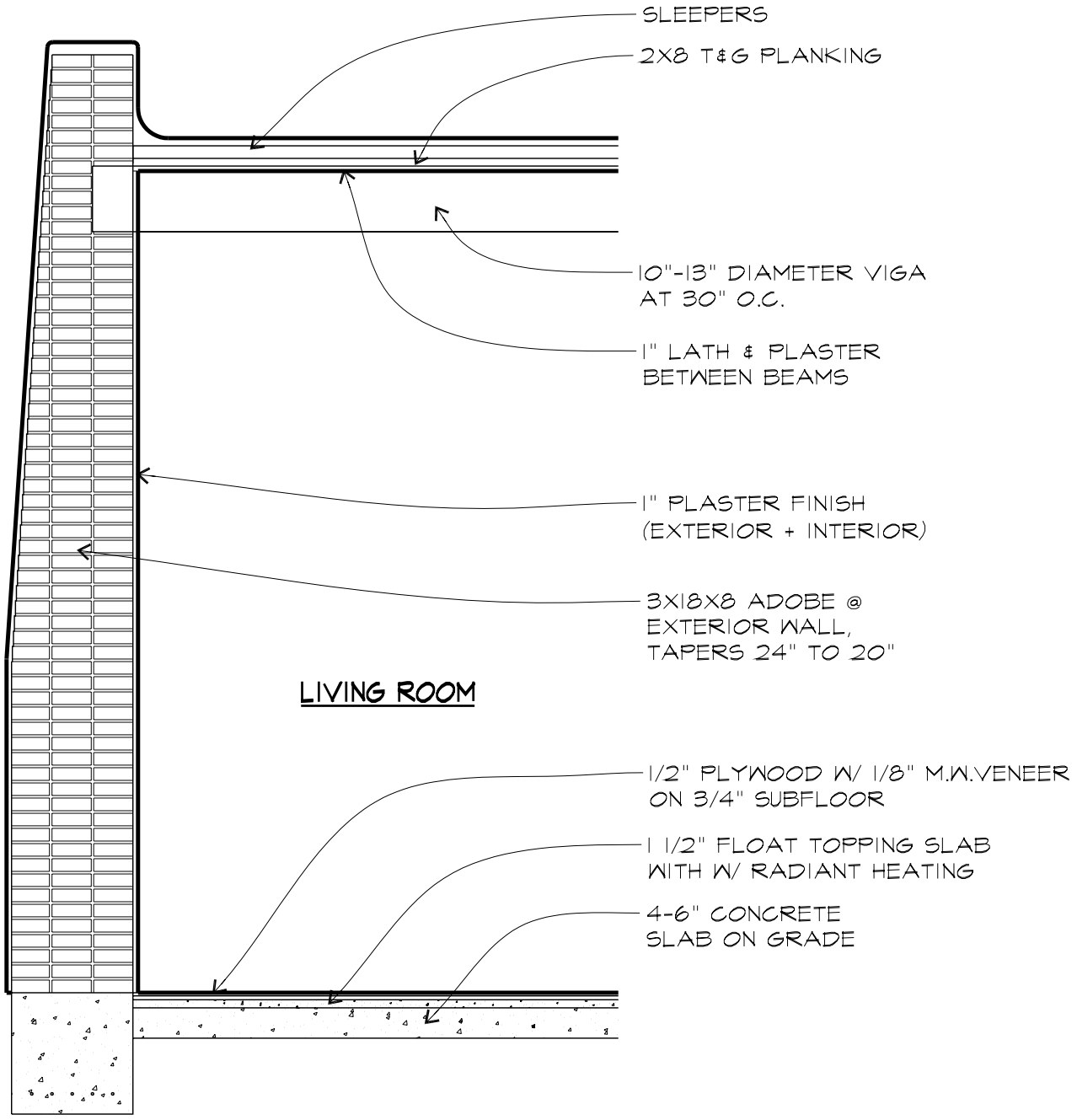
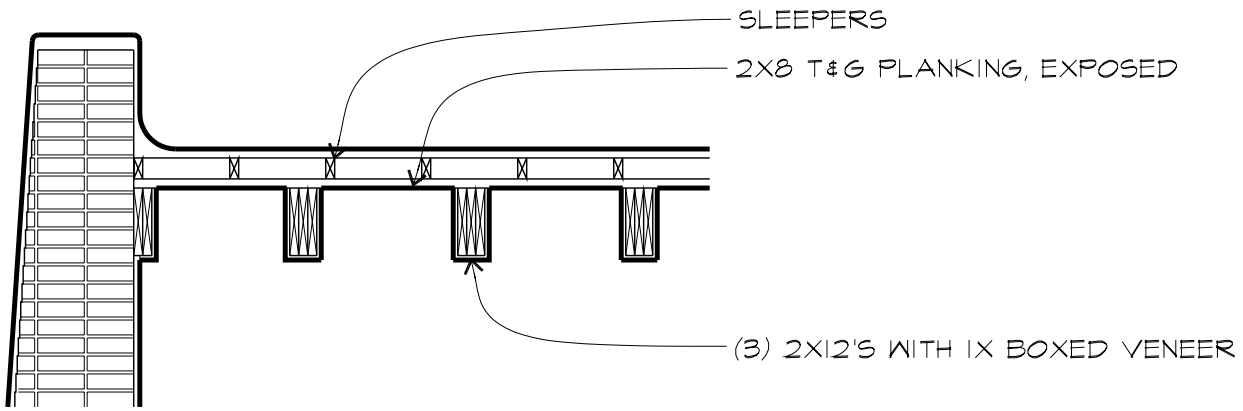


(2) WALL SECTION: LIVING RM. (FOR ILLUSTATION PURPOSES ONLY)

SCALE: 3/8" = 1'-0"

* FEILD VERIFY ALL DIMENSIONS



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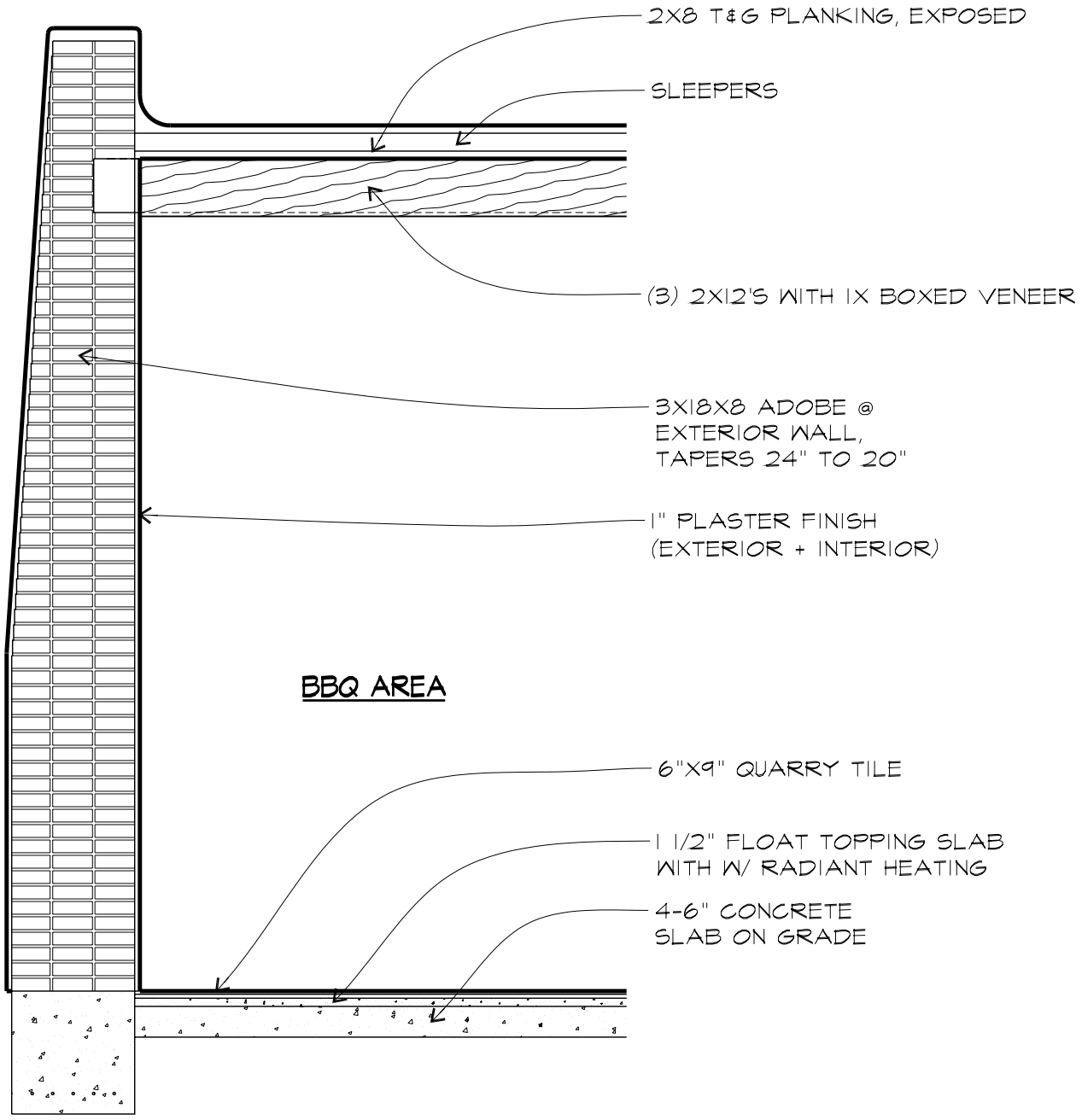
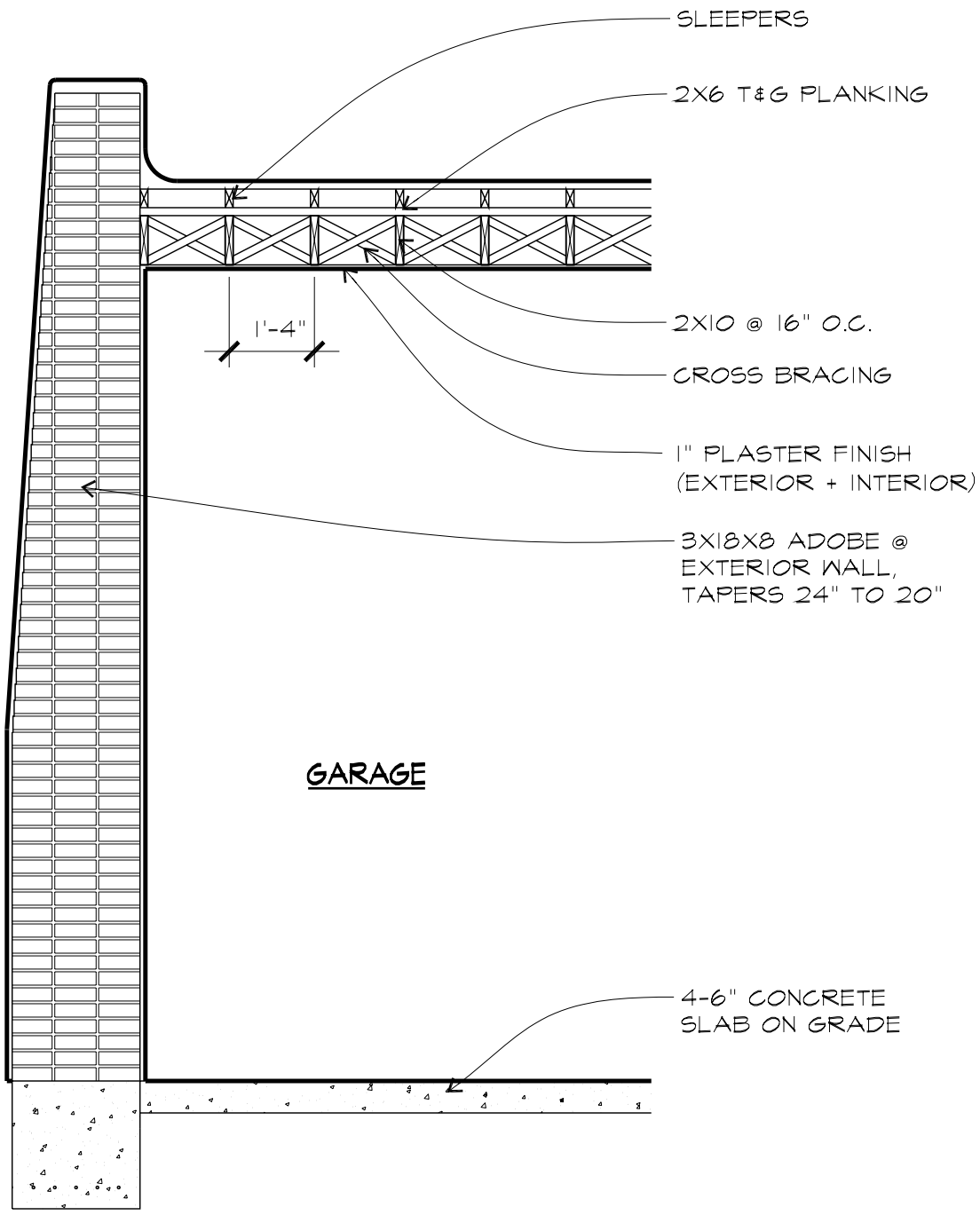


3 **WALL SECTION: BBQ AREA** (FOR ILLUSTATION PURPOSES ONLY)

SCALE: 3/8" = 1'-0"

* FEILD VERIFY ALL DIMENSIONS



4 WALL SECTION: GARAGE (FOR ILLUSTATION PURPOSES ONLY)

SCALE: 3/8" = 1'-0"

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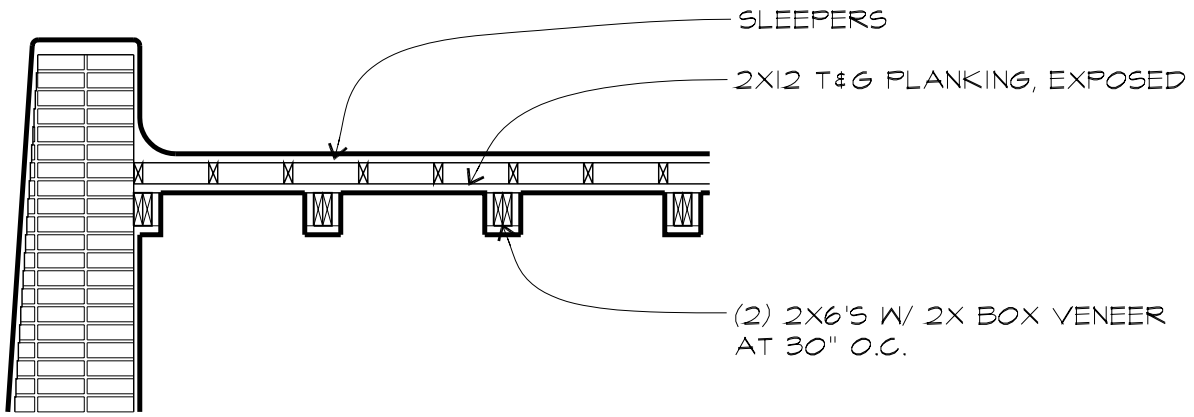

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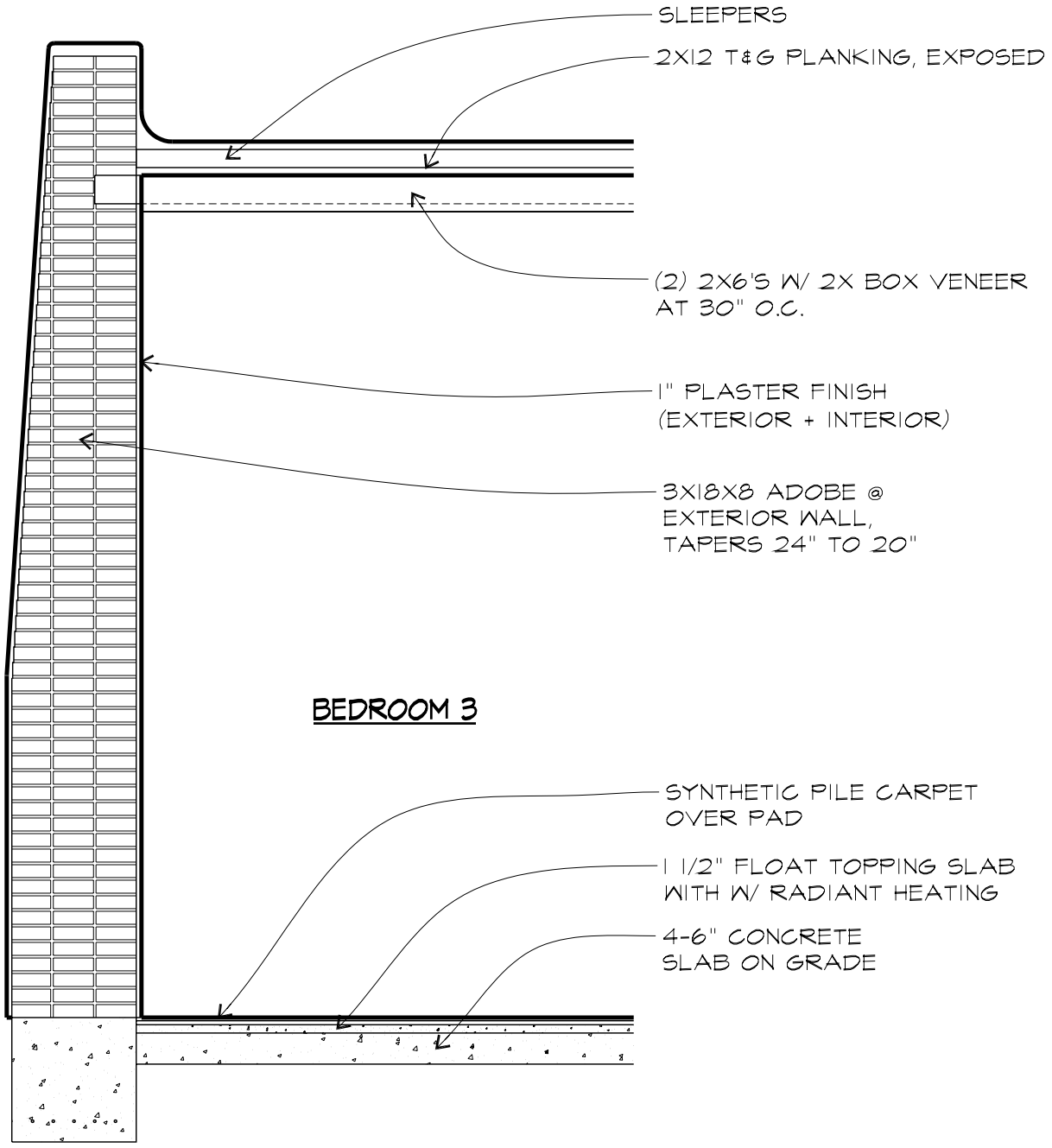

5 WALL SECTION: BDRM 3 (FOR ILLUSTATION PURPOSES ONLY)

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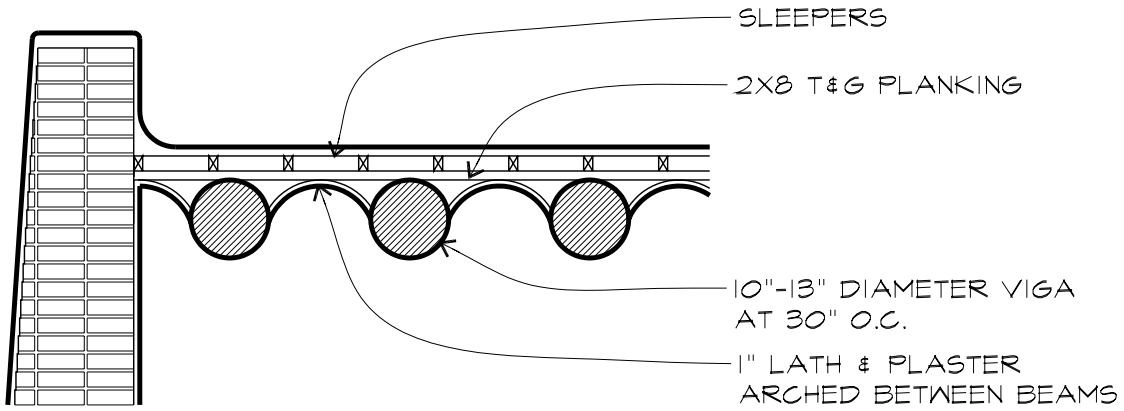

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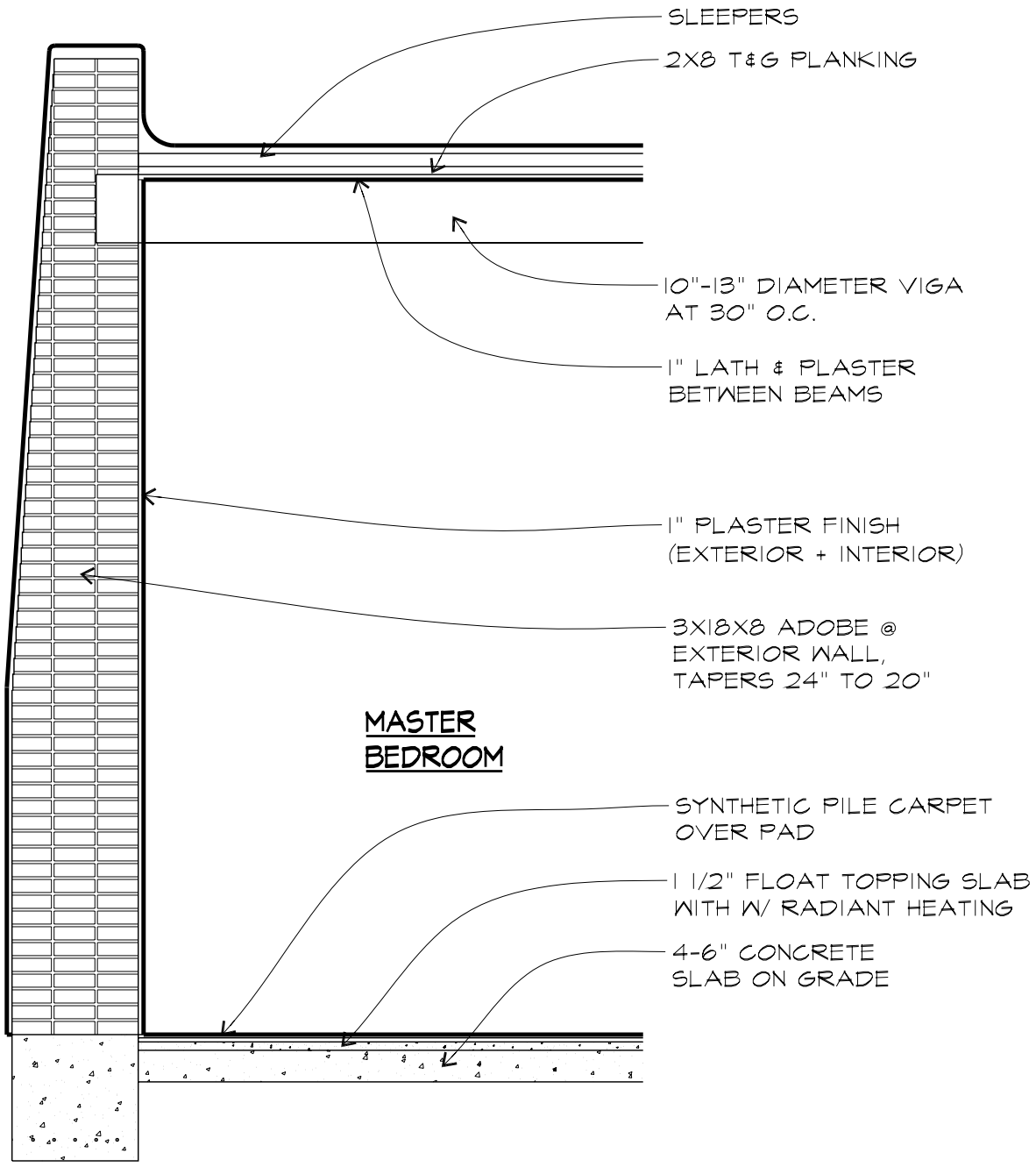

6 WALL SECTION: M.BDRM (FOR ILLUSTATION PURPOSES ONLY)

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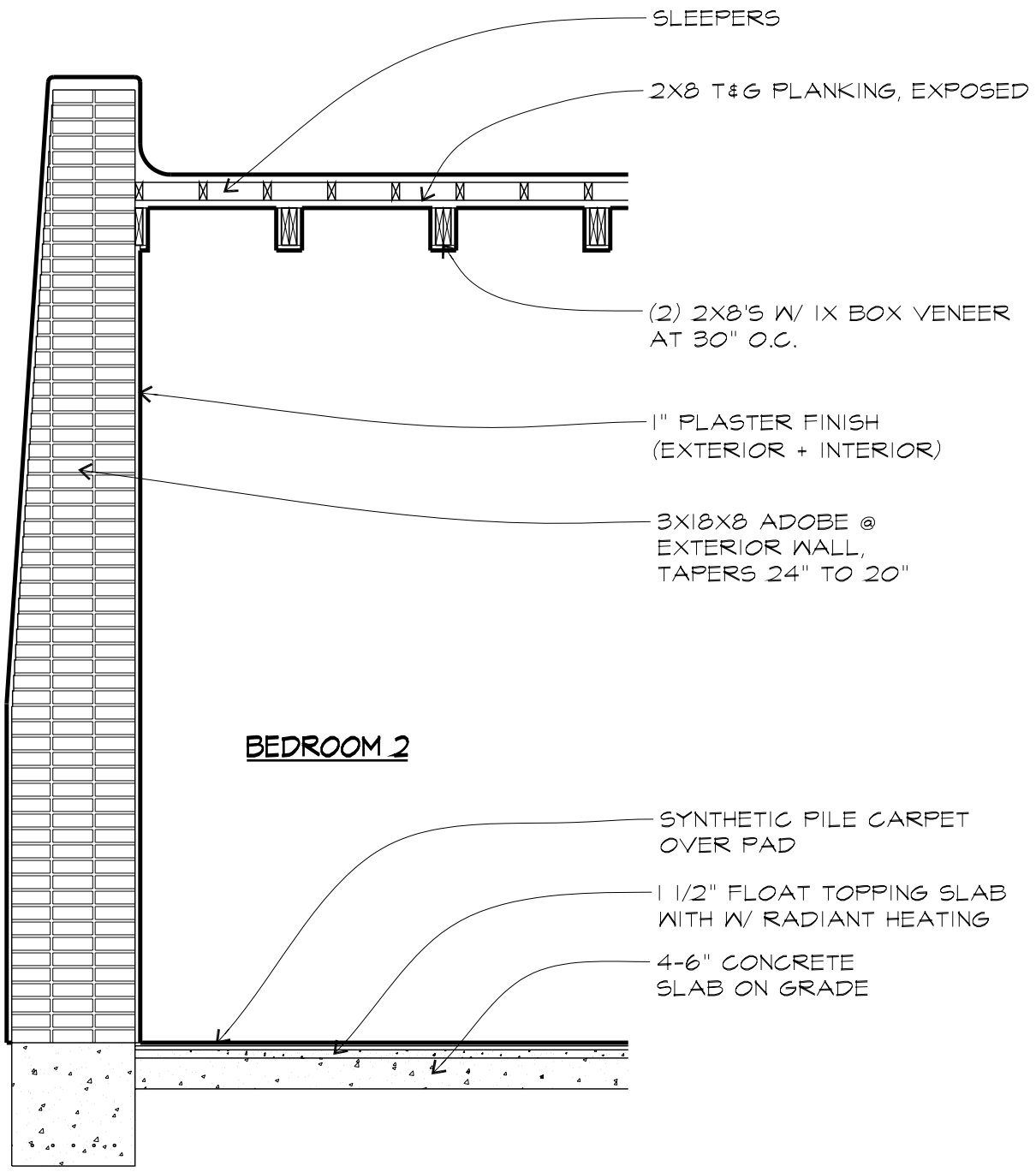

7 WALL SECTION: BDRM 2 (FOR ILLUSTATION PURPOSES ONLY)

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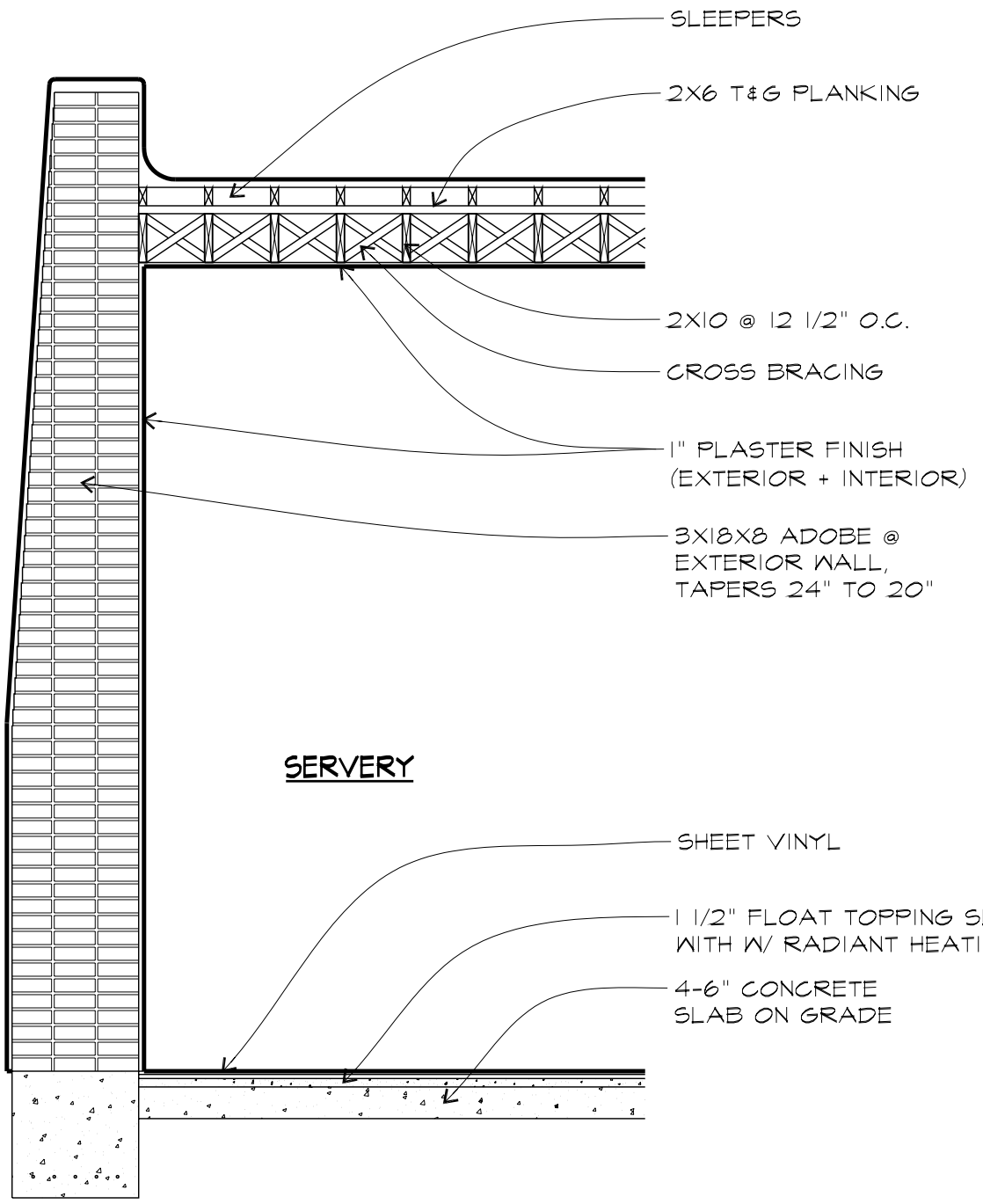
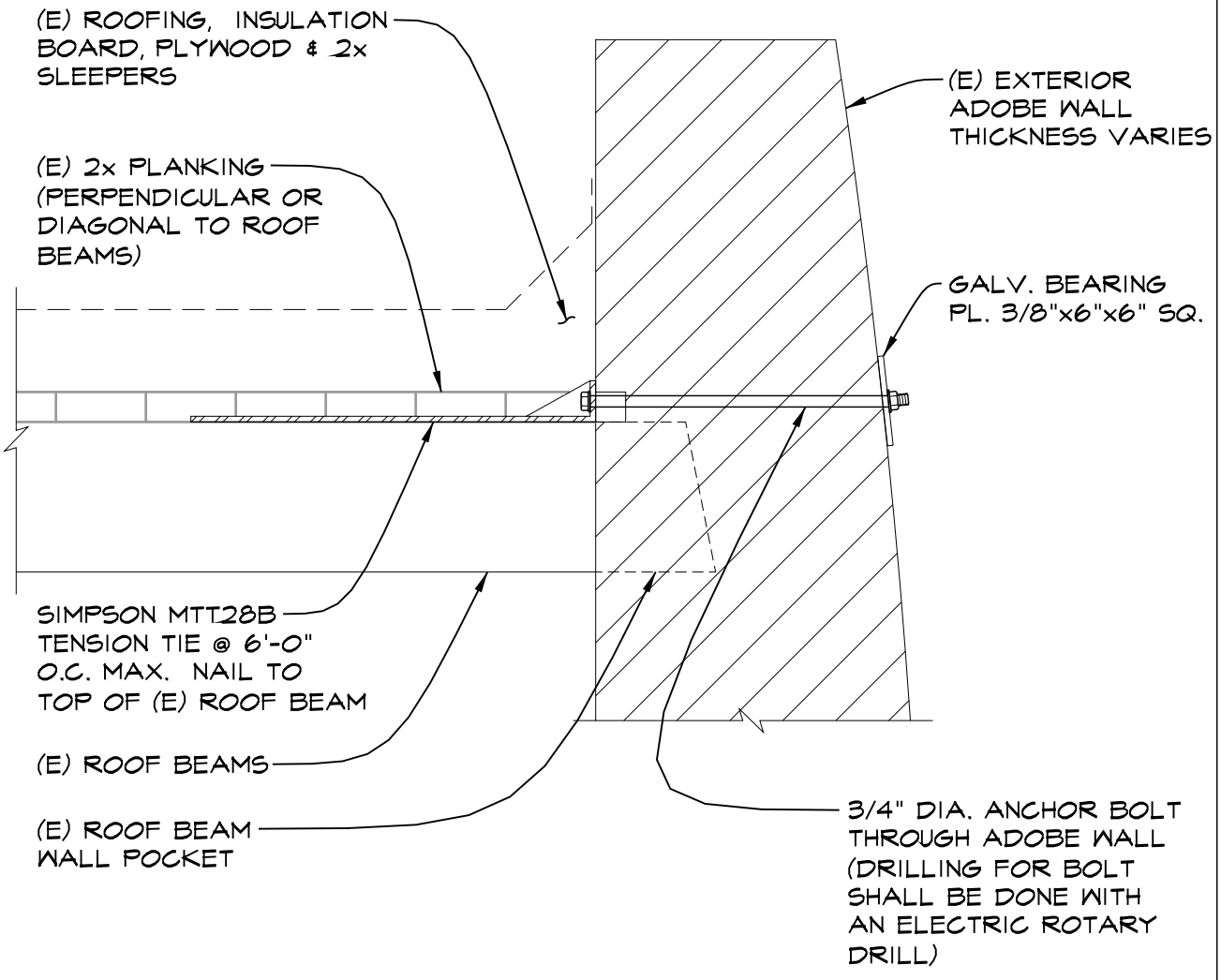


8 WALL SECTION: SERVERY (FOR ILLUSTATION PURPOSES ONLY)

SCALE: 3/8" = 1'-0"

* FEILD VERIFY ALL DIMENSIONS

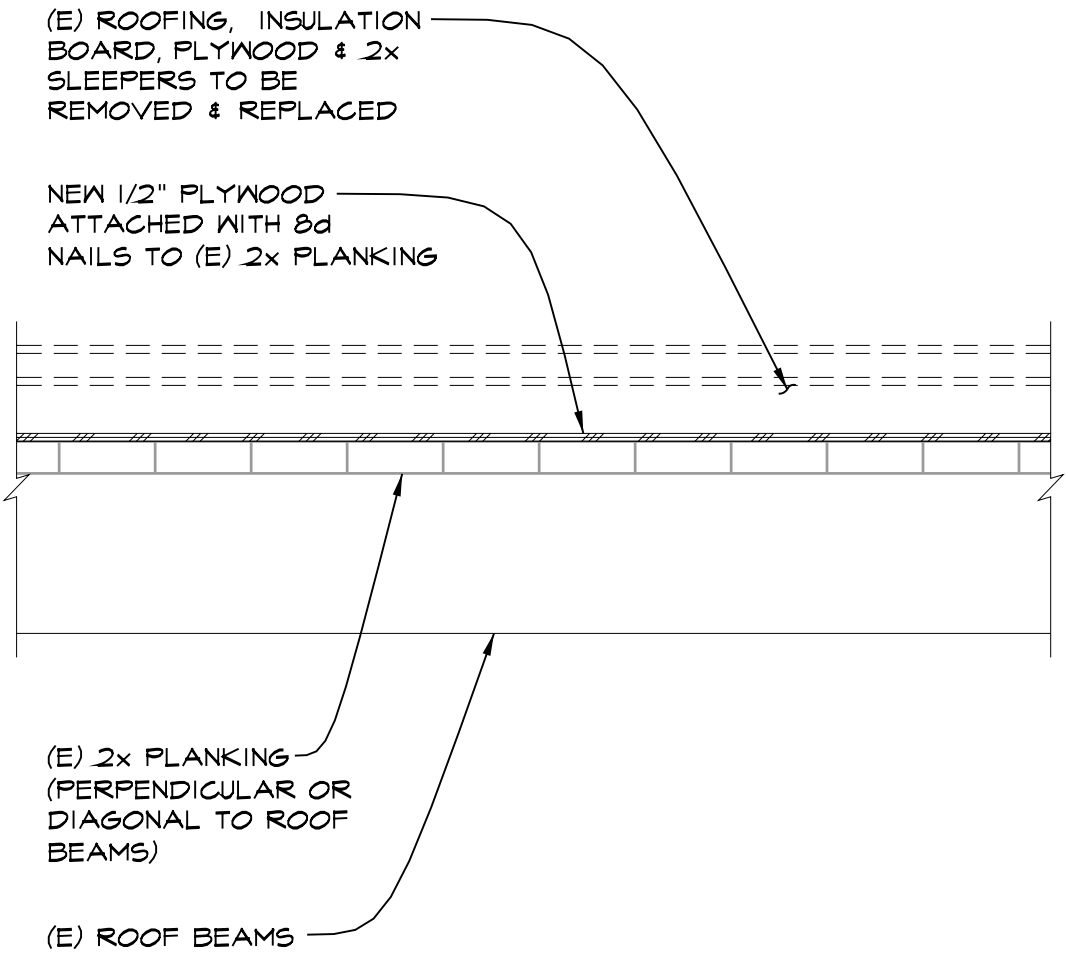
STRUCTURAL DETAILS



CONCEPTUAL ROOF/WALL ANCHORAGE DETAIL

HOPE ENGINEERING
1301 Third Avenue
San Diego, Ca 92101
(619) 232-4673
(619) 235-4675

PROJECT NAME: UCSD-UNIVERSITY HOUSE		
DRAWING NAME: ROOF/WALL ANCHORAGE TIES		DRAWING NUMBER: SX-1
REFERENCE:		
DATE: 03-23-04	PROJECT NUMBER: 203094.00	



CONCEPTUAL ROOF DIAPHRAGM RETROFIT

HOPE ENGINEERING
1301 Third Avenue
San Diego, Ca 92101
(619) 232-4673
(619) 235-4675

PROJECT NAME: UCSD-UNIVERSITY HOUSE		
DRAWING NAME: ROOF DIAPHRAGM RETROFIT		DRAWING NUMBER SX-2
REFERENCE:		
DATE: 03-23-04	PROJECT NUMBER: 203094.00	

SUMMARY & PRIORITIES

SUMMARY & PRIORITIES

This synopsis identifies higher priorities condensed from the more significant findings and recommendations.

Geotechnical & Site Drainage

High Priority - (Safety) - Site stabilization of erosion prone bluffs and slopes, needs immediate attention to stop further encroachment toward build and site wall foundations.
High Priority - (Safety+Code) - Reconfiguration of roof, building, pad and site drainage collected in pipes, directing water away from bluffs, slopes and building. Directly related to bluff erosion.
Priority – (Safety) – Long term slope stability analysis for any scenario per Tier Two.

Structural Systems & Materials Testing

High Priority – (Safety+Code) – Installation of mechanical wall tie connections need immediate attention for retrofit codes compliance. Roofing collateral.
High Priority – (Safety + Code) – Roof shear diaphragm retrofit. New roofing required.
Priority – (Safety+Age) – Replacement of Entry Arcade perimeter beams and columns.
Priority – (Safety+Age) – Replacement of trellis structure at the private Gallery.

Plumbing Systems

High Priority – (Safety+Age) – Replacement of old cast iron sewer lines. Radiant heating system collateral. Concrete slab and floor finish collateral. Fixture collateral.
High Priority – (Safety+Age) – Replacement of old steel gas piping. Wall collateral.
High Priority – (Safety+Code) – Re-plumb pool equipment.
Priority – (Age) – Replacement of old galvanized water piping. Wall collateral.
Priority – (Code) – Remodel Powder One for ADA accessibility.
Priority – (Age) – Replacement of Tier One plumbing fixtures.
Additional plumbing fixtures identified in Tier Two.

Mechanical & Radiant Heating Systems

High Priority – (Safety+Age) – Abandonment of old radiant hydronic heating system. Concrete slab and floor finish collateral. New forced air replacement system required.
High Priority – (Safety+Age) – New forced air system. Rooftop and wall collateral.

Electrical Systems

High Priority – (Safety+Code+Age) – Replacement of electrical distribution system including new 400Amp service. Wall and finish collateral. Rooftop and site utilities. Removal and disposal of abandoned original electrical system elements.

High Priority – (Safety+Code) – Re-wire pool equipment.
New lighting control system per Tier Two.
Matching replacement fixtures per Tier Two.
New security and surveillance system per Tier Two.
Re-wire telephone and network systems per Tier Two.
Upgrade to 600Amp service per Tier Two.

Water Infiltration

High Priority – (Safety+Code) – Reconfiguration of roof, building and site drainage collection in pipes, directing water away from bluffs, slopes and building.
Priority – (Safety+Code) – Replacement of roofing including slope build up, drain clearance, and additional drains. Collateral due to complete structural retrofit necessitates new roof. Rooftop utility reconfiguration.
Priority – (Age) – Rework and replacement of flashing and gutters.
Priority – (Safety+Age)- Replacement of Entry Arcade perimeter beams.
Priority – (Safety+Age) – Replacement of the private Gallery trellis.
Protection of all exterior surfaces and elements per Tier One.

Indoor Environmental

Priority – (Safety) – Mold remediation. Wall, ceiling and finishes collateral.

Public Kitchen

Priority – (Code) – Replacement of fixtures and new flooring to meet health codes.
Long term remodel and reconfiguration of kitchen including new equipment and fixtures.

Swimming Pool

High Priority- (Safety+Code) – Rewire and re-plumb pool equipment.
Priority – (Age) – New coping, tile, plaster and concrete deck.
Long term replacement with new pool per Tier Two.

Arborist

Priority – (Safety+Age) – Trim roots and install root barrier. New concrete patio and Living Room doors.
Long term remove tree if continued problems per Tier Two.

Historical

Priority – (Development options) – UCSD determination of compliance or exemption based upon affirmative potential Historical significance status of Phase One Study.

Architectural

Priority – (Safety+Age) – Replacement of Entry Arcade perimeter beams and columns.
Priority – (Safety+Age) – Replacement of the private Gallery trellis.
Priority – (Age) – Rework and replacement of flashing and gutters.
Priority – (Age) – Replacement of Tier One plumbing fixtures.
Priority – (Code) – Remodel Powder 1 to meet ADA accessibility standards.
Priority – (Safety+Age) –New concrete patio and Living Room doors.
Priority – (Safety+Code) – Re-swing door #74 from Servery to Basement Stair.
Repair Servery and Butlery cabinetry per Tier One.
Replace smaller wood members of Reception Room trellis per Tier One.
Replace additional plumbing fixtures identified in Tier Two.
Re-pave concrete patios and remove concrete coating per Tier One.
Replace flooring per Tiers One and Two.
Repair ceiling finishes per Tiers One and Two.
Paint walls, exterior and interior per Tier One.
Repair or replace windows and exterior doors per Tiers One and Two.
Remodel Family Room, Gallery, and Residential Kitchen per Tier Two.
Add handrails and guardrails where required by code per Tier One.
Replace lighting per Tier Two.
Remodel Public Kitchen per Tier Two.
Replace cyclone fencing per Tier One.
Note guidelines for long-term redevelopment per Tier Three.

COST ESTIMATES

UNIVERSITY HOUSE - COST ESTIMATE

5/25/2004

Notes: Tier 2 pricing either encompasses Tier 1 pricing, or supersedes Tier 1 pricing. Thus, Tier 1 and Tier 2 pricing is not to be added together to arrive at Tier 2 pricing.

All prices are deemed allowances. Final pricing will depend ultimately on the defined scope of work, findings resulting from the discovery process as well as the architectural, structural and geotechnical solutions that are developed.

Pricing does not address engineering, design, or permit fees.

All prices reflect industry standard markups. See below Construction Site Overheads such as site cleanup, general labor, protection of materials, etc. and Projected Cost Escalation.

SUMMARY - BASE COST

	Tier 1	Tier 2
PLUMBING		
SEWER LINE REPLACEMENT	161,625	161,625
WATER LINE REPLACEMENT	10,000	10,000
GAS LINE REPLACEMENT	15,000	15,000
PLUMBING FIXTURES AND FAUCETS	22,850	45,250
PUBLIC AREA KITCHEN	23,000	65,750
HEATING	158,750	158,750
ELECTRICAL	322,500	493,750
POOL / SPA	45,625	100,000
REAR PATIO ROOT DAMAGE	17,500	26,875
GEOTECHNICAL	643,750	643,750
STRUCTURAL		
WALL TIES	109,500	109,500
REPLACEMENT OF ENTRY ARCADE FRAMING	86,625	86,625
TRELLIS REMOVAL AT PRIVATE AREA	17,500	17,500
ROOF DIAPHRAM - INCREASE SHEAR CAPACITY	28,750	28,750
INDOOR ENVIRONMENTAL	32,875	32,875
TELECOM	37,500	37,500
DRIVEWAY REPLACEMENT	120,000	231,125

ARCHITECTURAL					
CODE ISSUES			34,125		34,125
REPAINT			60,000		60,000
CEILINGS			11,875		49,375
FLOORING			37,500		103,500
MISC. EXTERIOR			62,250		158,000
INTERIOR			30,750		323,375
WINDOWS			1,875		150,000
EXTERIOR DOORS			9,000		93,750
	CONSTRUCTION COST (without markup)		2,100,725		3,236,750
	CONSTRUCTION COST		2,100,725		3,236,750
	DESIGN CONTINGENCY - 15%		315,109		485,513
	1 1/2 YEAR PROJECTED ESCALATION - 7 1/2%		181,188		279,170
	TOTAL CONSTRUCTION COST		2,597,021		4,001,432
	RELATED PROJECT COST		519,404		800,286
	PROJECT TOTAL		**3,116,426**		**4,801,719**
All above individual pricing reflect industry standard markups to include the following:					
	General Contractor Overhead and Profit				
	General Contractor General Liability Insurance				
	Site Supervision				
	Construction Site Overheads including such items as:				
		site cleanup			
		general labor			
		protection of materials			
		temporary toilets			
		temporary power / water			
		construction trailer			
		office setup			
		phones			
Projected Escalation based upon 5% annual escalation calcutated midway through an estimated 3 year project duration from current date to					
	project completion (7 1/2%)				

CATEGORY ESTIMATES

PLUMBING

SEWER PIPE REPLACEMENT

Tier 1 & 2 - Replace corroded cast iron sewer pipe with ABS pipe. Connect to newest ABS pipe installed during latest remodel. Requires abandonment of the floor radiant heat system

Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Plumbing	Replace pipe throughout building	32,500		32,500	
Demolition	Demolish Concrete and Flooring	31,250		31,250	
Labor	Remove, Replace, Recompact Soil	18,750		18,750	
Concrete	Replace Concrete Slab				
	1,000 s.f. X $6/ s.f.	7,500		7,500	
Flooring	Replace Hardwood Floors				
	1,037 s.f. X $18/s.f. average	23,375		23,375	
Flooring	Replace Carpet				
	2,356 s.f. X $4/s.f. average	11,875		11,875	
Flooring	Replace Ceramic Tile				
	1,739 s.f. X $15/s.f. average	32,625		32,625	
Ceramic Tile	Bath 2 shower pan and tile to be replaced	3,750		3,750	
	SUBTOTAL		161,625		161,625
Note:	All Hardwood Flooring to be replaced as a result of sewer replacement				
	All Carpet to be replaced with the exception of the Maid (130 s.f.), and Office (151 s.f.)				
	All Ceramic Tile to be replaced with the exception of Reception (844 s.f.), Library (478 s.f.) and Butlery (110 s.f.)				
	Vinyl areas not substantial in cost and addressed in Architectural - Flooring				

WATER LINE REPLACEMENT					
Tier 1 & 2 - Repipe remaining galvanized water lines with copper					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Plumbing	Repipe copper to toilets in Private Res.	1,250		1,250	
Plumbing	Replace all galvanized pipe with copper	6,250		6,250	
Plaster	Patch holes	2,500		2,500	
Paint	Paint patches - Cost covered under 'Architectural - Repaint'				
	SUBTOTAL		10,000		10,000
GAS PIPE REPLACEMENT					
Tier 1 & 2 - Replace gas pipe on the roof and underground serving the house and the pool equipment					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Plumbing	Replace 500' of pipe	6,250		6,250	
Labor	Trenching and Backfill	3,750		3,750	
Plaster	Patch holes	3,750		3,750	
Paint	Paint patches - Cost covered under 'Architectural - Repaint'				
Landscape	Replace damaged landscaping	1,250		1,250	
	SUBTOTAL		15,000		15,000
PLUMBING FIXTURES AND FAUCETS					
Tier 1 - Replace fixtures that are old and unrepairable due to lack of parts					
Tier 2 - Replace fixtures that create a design conflict or are aesthetically unappealing (Tier 2 includes all of Tier 1)					

Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Plumbing	Bath 1 - labor	750		1,250	
	Bath 1 - fixtures	1,500		3,000	
Plumbing	Bath 2 - labor	750		1,500	
	Bath 2 - fixtures	1,500		3,625	
Plumbing	Master Bath - labor	750		1,250	
	Master Bath - fixtures	1,500		3,000	
Plumbing	Private Kitchen - labor	0		625	
	Private Kitchen - fixtures	0		1,250	
Plumbing	Laundry - labor	100		125	
Plumbing	Water Heater Closet - Labor	1,375		1,375	
Plumbing	Powder Bath #1 (North) - labor	375		625	
	Powder Bath #1 (North) - fixtures	625		1,375	
Plumbing	Powder Bath #2 (South) - labor	625		625	
	Powder Bath #2 (South) - fixtures	1,375		1,375	
Plumbing	Servery - labor	375		625	
	Servery - fixtures	500		1,125	
Plumbing	BBQ Area - labor	0		625	
	BBQ Area - fixture	0		1,250	
Plumbing	Guest House - labor	375		1,250	
	Guest House - fixtures	875		3,000	
Plumbing	Guest House Bar - labor	0		375	
	Guest House Bar - fixture	0		1,000	
Plumbing	Maid's Bath - labor	750		1,250	

	Maid's Bath - fixtures	1,500		3,000	
Plumbing	Basement Bath - labor	750		1,000	
	Basement Bath - fixtures	1,500		2,250	
Plumbing	Basement Laundry - labor	250		250	
	Basement Laundry - fixtures	500		500	
Plumbing	Mechanical Room - labor	500		500	
Plaster	Patch Holes	3,750		6,250	
Paint	Paint patches - Cost covered under 'Architectural - Repaint'				
	SUBTOTAL		22,850		45,250
PUBLIC AREA KITCHEN					
Tier 1 - Upgrades to meet minimum health codes					
Tier 2 - Redesign space utilization and kitchen functionality based on needs. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Sheet Metal	Stainless Steel Tops	8,750		8,750	
Sheet Metal	Stainless Steel Veg. Sink	1,250		1,250	
Sheet Metal	Stainless Steel Hand Sink	875		875	
Sheet Metal	Upgrade Exhaust Hood	3,125		3,125	
Flooring	Replace Flooring (incl. in Sewer Replacement)	0		0	
Appliances	Misc. Replacement/Repairs	5,000		12,500	
Misc.	Remodel Kitchen and Servery	0		31,250	
Demolition	Demolish Existing	2,500		5,000	

Plumbing	Fixture - labor	1,500		3,000	
	SUBTOTAL		23,000		65,750
Note:	Tier 2 as a deferred option will lead to demolition of much of what is required under Tier 1. One should be chose over				
	the other. Tier 2 pricing is speculative without University input and design.				
HEATING					
Tier 1 & 2 - Installation of a forced air system in lieu of radiant heat due to leaks and demo associated with Sewer Pipe Replacement					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Mechanical	Replace Reception Room unit	5,000		5,000	
Mechanical	Repair damaged ductwork	1,250		1,250	
HVAC	Install Forced Air System in lieu of Radiant	125,000		125,000	
Plaster	Patch for FAU system install	18,750		18,750	
Paint	Paint patches - Cost covered under 'Architectural - Repaint'				
Framing	Frame chases for FAU ductwork	8,750		8,750	
	SUBTOTAL		158,750		158,750
ELECTRICAL					
Tier 1 - Replace entire system and upgrade to a 400Amp service. Includes smoke detectors.					
Tier 2 - Additional amenities typical of new construction. A796					
Electrical	Replace entire system	312,500		312,500	
Electrical	Lighting Controls	0		67,500	
Electrical	Light Fixture Upgrades	0		18,750	

Electrical	Landscape Lighting	0		37,500	
Electrical	Security	0		12,500	
Electrical	Telephone/Network	0		12,500	
Electrical	600Amp Service upgrade	0		12,500	
Plaster	Miscellaneous plaster repairs	10,000		20,000	
Paint	Paint patches - Cost covered under 'Architectural - Repaint'				
	SUBTOTAL		322,500		493,750
Note:	Electrical budget based upon the removal and disposal of all existing wiring and equipment. Code does not allow wiring and				
	equipment to be abandoned in place. Above price is highly speculative without design input and based upon the				
	probability of unforeseeable discoveries. Budget allows for the necessity to notch the adobe walls to install new conduit,				
	as destructive testing revealed severe corrosion to existing conduit. Budget allows for rigid threaded conduit piping to be added				
	to rooftop to replace existing conduit that does not meet current electrical code.				
POOL/SPA					
Tier 1 - Replace electrical and replumb. Replace coping, tile and replaster. Remove and replace pool deck. Install Fencing					
Tier 2 - Remove and replace pool and pool deck. (Supersedes correction items in Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Pool	Replace electrical and replumb	5,750		0	
Pool	Replace coping, tile and replaster	18,125		0	
Demolition	Remove existing pool deck	3,750		0	
Grading	Regrade for flatwork	1,250		0	
Landscape	Repair damaged landscape	1,250		1,250	
Flatwork	Replace pool deck				

	1,200 s.f. X $7/s.f.	10,500		0	
Fencing	Install Fencing to meet Code requirements				
	200 l.f. X $20/l.f.	5,000		5,000	
Pool	Remove and Replace Pool	0		93,750	
	SUBTOTAL		45,625		100,000
ARBORIST - REAR PATIO ROOT DAMAGE					
Tier 1 - Remove and replace uplifted patio. Remove roots and install Bio-Barrier. Replace doors and thresholds					
	and wood flooring in Living Room. Allow for footing or slab repair.				
Tier 2 - Remove Torrey Pine. Design and reconfigure placement of patio and benches. (Supersedes some correction items in Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Demolition	Remove 350 s.f. of uplifted flatwork	2,500		1,250	
Landscape	Remove roots impacting structures	1,250		1,250	
Grading	Grade and recompact under flatwork	1,250		1,250	
Landscape	Install Bio-Barrier	1,875		0	
Carpentry	Replace damaged thresholds and Doors	5,000		5,000	
Concrete	Repair damage to footing and slab	2,500		2,500	
Concrete	Replace damaged flatwork	3,125		9,375	
Landscape	Remove Torrey Pine	0		5,000	
Landscape	Repair damaged landscape	0		1,250	
	SUBTOTAL		17,500		26,875

GEOTECHNICAL					
Tier 1 & 2 - Install soil nail wall in locations as indicated in Geologic Map. Wall to consist of 400 anchors					
	and cover approx. 10,000 s.f. in three areas. Nails to be approximately 5' o.c. with 10'				
	imbedment. Shotcrete to be sculpted to match existing terrain. Install drainage				
	system to prevent runoff from passing over top of bluff.				
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Erosion Control	Sculpted shotcrete soil nail wall	625,000		625,000	
	10,000 s.f. X $50/s.f.				
Erosion Control	Drainage system	18,750		18,750	
	SUBTOTAL		643,750		643,750
Note:	Above price for shotcrete wall represents an average based upon subcontractor input and is purely speculative without more				
	detailed information and engineering. Alternatives to shotcrete, such as 'Geogrid' should be considered.				
	Drainage system to be designed by Civil Engineer. May require additional budget for pumping station to direct water off site.				
STRUCTURAL					
Tier 1 & 2 - Install wall ties to physically connect roof framing to perimeter walls. Replace decaying Entry					
	Arcade framing. Remove decayed trellis framing adjacent to the Private Residence				
	Install a layer of plywood on top of the 2x planking to increase shear capacity to the roof diaphram				
WALL TIES					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Demolition	Remove roof				
	$.90/s.f. X 10,000 s.f.	11,250		11,250	
Demolition	Chip recess into adobe to recess anchor				
	150 pieces X $30	5,625		5,625	
Labor	Core through adobe for tie rod				
	150 pieces X $50	9,375		9,375	
Carpentry	Install wall tie				
	150 pieces X $200/piece	37,500		37,500	

Carpentry	Purchase wall tie hardware	4,500		4,500	
Roofing	Install new roof				
	$2.50/s.f. X 10,000 s.f.	31,250		31,250	
Sheet Metal	Misc. Flashing at Parapets	6,250		6,250	
Plaster	Patch over recessed anchors	3,750		3,750	
Paint	Paint patches - Cost covered under 'Architectural - Repaint'				
REPLACE ENTRY ARCADE FRAMING					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Demolition	Remove decaying Entry Arcade framing	7,500		7,500	
Demolition	Remove exterior plaster at Entry Arcade	3,125		3,125	
Demolition	Remove existing post bases at Entry Arcade	10,000		10,000	
Concrete	Install 21 raised post bases with footings	10,000		10,000	
Carpentry	Install new post, beams and corbels	28,000		28,000	
Carpentry	Purchase peeler log posts and corbels	13,125		13,125	
Sheet Metal	Install copper flashing to divert water off beam				
	190 l.f. X $15/l.f.	3,750		3,750	
Plaster	Replaster over Entry Arcade Framing	6,250		6,250	
Paint	Paint patches - Cost covered under 'Architectural - Repaint'				
Equipment Rental	Rental of screw jacks to shore overhang	4,875		4,875	

TRELLIS REMOVAL - PRIVATE AREA					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Demolition	Remove trellis at rear of Private Residence	3,125		3,125	
Plaster	Repair walls at trellis ledger	1,875		1,875	
Carpentry	Rebuild trellis	12,500		12,500	
ROOF DIAPHRAM - INCREASE SHEAR CAPACITY					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Demolition	Remove entire roof membrane to add plywood - See 'Wall Ties'				
Carpentry	Install plywood over 2x planking	28,750		28,750	
Roofing	Install new flat roof membrane - See 'Wall Ties'				
	SUBTOTAL		242,375		242,375
Note:	Roof diaphram plywood installation technically is a Tier 2 task. It becomes cost prohibitive to defer this task as it				
	would require the removal of the new roof and new mechanical equipment and piping installed in the Tier 1 scope of work.				
INDOOR ENVIRONMENTAL					
Tier 1 & 2 - Areas to be cleaned and materials to be removed and replaced.					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Remediation	Cleaning/ Removal of contaminated materials	20,375		20,375	
Remediation	Inspections and air sampling	3,125		3,125	
Carpentry	Replace contaminated material	3,125		3,125	
Plaster	Replace contaminated materials	6,250		6,250	
Paint	Paint patches - Cost covered under 'Architectural - Repaint'				

Flooring	Replace contaminated carpet - See 'Sewer Replacement'				
	SUBTOTAL		32,875		32,875
WATER INFILTRATION					
Tier 1 & 2 - Associated costs dispersed throughout other section as described in the Architectural Supplement.					
TELECOM					
Tier 1 & 2 - Install Telecom system.					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Telecom	Extend cable from cellar to utilities closet	1,875		1,875	
Telecom	Station cables for voice/data/video - 8 outlets	4,500		4,500	
Telecom	New phone system	12,500		12,500	
Telecom	Data and Wireless Equipment	6,750		6,750	
Telecom	Project Management and Contingency	5,625		5,625	
Plaster	Plaster Repairs	6,250		6,250	
Paint	Paint patches - Cost covered under 'Architectural - Repaint'				
	SUBTOTAL		37,500		37,500
DRIVEWAY REMOVAL AND REPLACEMENT					
Tier 1 - Remove 22,400 s.f. of existing asphalt and replace with 20,900 s.f. of 3" asphalt over 4" base. Add 1,400 s.f. of softscaping					
Tier 2 - Remove 22,400 s.f. of existing asphalt and replace with 20,900 s.f. of 5 1/2" colored concrete over 5" base. Add 1,400 s.f. of softscape.					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals

Demolition	Remove asphalt and lower grade for base	50,500		50,500	
	22,400 s.f. X $1.80				
Asphalt	Replace with 3" of asphalt over 4" base				
	20,900 s.f. X $2.00/s.f.	52,250		0	
Concrete	Replace with 5 1/2" colored concrete over				
	5" base w/ steel @ 24"o.c.				
	20,900 s.f. X $6.25/s.f.	0		163,375	
Landscape	Install softscaping against courtyard wall				
	1,400 s.f. X $7.00/s.f.	12,250		12,250	
Landscape	Repair damage from driveway replacement	5,000		5,000	
	SUBTOTAL		120,000		231,125
ARCHITECTURAL					
ARCHITECTURAL - CODE ISSUES					
Tier 1 & 2 - All code issues.					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Handrails	Kitchen to Basement	1,250		1,250	
	Rear Patio to Roof	1,875		1,875	
	Stairway to BBQ Deck	1,250		1,250	
Guardrails	Walkway near Guest Room and Office	2,500		2,500	
	BBQ Deck	2,500		2,500	
	Replace Private Area wood and glass structure	15,000		15,000	
ADA	Retrofit Powder Room #1	6,250		6,250	
	Handicap Ramp at Entry	2,500		2,500	
Stairs	Reswing door from Servery to Basement	1,000		1,000	

	SUBTOTAL		34,125		34,125
ARCHITECTURAL - REPAINT					
Tier 1 & 2 - Repaint Interior and Exterior. Refinish Beamwork. Paint related repairs from other sections covered within this allowance					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Windows/Doors	Refinish interior/exterior of windows and doors	15,000		15,000	
Stucco/Trim	Repaint exterior of building	13,750		13,750	
Interior Walls	Repaint interior walls	15,000		15,000	
Beams/Planking	Refinish Beams and Planking	12,500		12,500	
Cabinets	Refinish miscellaneous cabinets	3,750		3,750	
	SUBTOTAL		60,000		60,000
Note:	See Architectural Supplement for detailed inventory.				
ARCHITECTURAL - CEILINGS					
Tier 1 - All painting covered under Architectural - Repaint					
Tier 2 - Replace ceiling in Reception Room to be in keeping with original structure. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Vega/Plaster	Repair plaster at edges of Vegas	1,250		1,250	
Beam/Planking	Refinish - See Architectural - Repaint				
Drywall / Plaster	Misc. repair and replacement of damage	5,000		5,000	
Acoustic Ceiling	Remove and refinish at Guest Bedroom				
	Potential for Asbestos Abatement	4,375		4,375	

Decorative Beams	Misc. Drywall Repairs at Reception Room	1,250		1,250	
Decorative Beams	Replace Ceiling to match original finishes	0		37,500	
Exposed Rough					
Framing/Planking	Refinish in Gallery and Family Room - See Architectural - Repaint				
	Tier 2 - Remodel Gallery and Family Room - See Interior - Family Room				
	SUBTOTAL		11,875		49,375
ARCHITECTURAL - FLOORING					
ARCHITECTURAL - FLOORING - CARPET					
Tier 1 - Recommendation to clean at Private Residence Area superceded by need to replace associated with Sewer Replacement					
Tier 2 - Replace with hard surface. Budget reflects difference between carpet cost in 'Sewer Replacement' and Hardwood Floor					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Carpet Cleaning	Carpet replaced - See 'Sewer Replacement'				
Hardwood	Replace carpet with hardwood flooring				
	2,356 s.f. X $14/s.f.	0		41,250	
	SUBTOTAL		0		41,250
ARCHITECTURAL - FLOORING - 6" X 9" QUARRY TILE					
Tier 1 - Strip and refinish tile in Library, Entry, BBQ and Pantry 1. Strip and refinishing of Entry and BBQ superceded by replacement of material					
as a Tier 1 task under 'Sewer Replacement'.					
Tier 2 - Remove and replace with wood flooring or stone tile. Budget reflects replacement with stone tile. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Floor Refinish	Strip and Refinish Pantry 1 floor	875		875	
Tile	Replace existing tile in Library & Pantry				
	527 s.f. X $15/s.f.	10,000		10,000	

Demo	Demo existing tile in Library and Pantry	2,500		2,500	
	SUBTOTAL		13,375		13,375
ARCHITECTURAL - FLOORING - MISC. CERAMIC TILE					
Tier 1 - Clean at Private Residence Bathrooms. Cleaning superceded by replacement of material as a Tier 1 task under 'Sewer Replacement'					
Tier 2 - Replacement. See 'Sewer Replacement'					
ARCHITECTURAL - FLOORING - ROLLED RESILIENT FLOORING					
Tier 1 & 2- Remove and replace at kitchen with Vinyl or Ceramic Tile. Budgeted as Tier 1 task under 'Sewer Replacement' as Tile					
ARCHITECTURAL - FLOORING - 8" STONE TILE					
Tier 1 - Clean at Master Bath. Cleaning superceded by replacement of material as a Tier 1 task under 'Sewer Replacement'					
Tier 2 - Replacement. See 'Sewer Replacement'					
ARCHITECTURAL - FLOORING - 12" STONE TILE					
Tier 1 - Clean at Powder 2. Cleaning superceded by replacement of material as a Tier 1 task under 'Sewer Replacement'					
Tier 2 - Replacement. See 'Sewer Replacement'					
ARCHITECTURAL - FLOORING - WOOD VENEER FLOORING					
Tier 1 - Clean at Powder 1. Replace at Living Room. Cleaning superceded by replacement of material as a Tier 1 task under 'Sewer Replacement'					
Tier 2 - Replacement. See 'Sewer Replacement'					
ARCHITECTURAL - FLOORING - GRAY COMMERCIAL CARPET					
Tier 1 - Acceptable at Dining Room. Superceded by replacement of material as a Tier 1 task under 'Sewer Replacement'					
Tier 2 - Replacement. See 'Sewer Replacement'					
ARCHITECTURAL - FLOORING - 12" CERAMIC TILE					
Tier 1 & 2- Remove and replace in Reception Room.					

Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Ceramic Tile	Install new ceramic tile				
	844 s.f. X $15/s.f.	15,875		15,875	
Demolition	Remove existing ceramic tile	3,750		3,750	
	SUBTOTAL		19,625		19,625
ARCHITECTURAL - FLOORING - VINYL SHEET FLOORING					
Tier 1 - Clean at Butlery, Servery, and Kitchen 2. Servery and Kitchen 2 cleaning superceded by replacement of material under 'Sewer Replacement'					
Tier 2 - Replace Butlery with tile. Servery and Kitchen 2 budgeted in 'Sewer Replacement'					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Cleaning	Clean Butlery Vinyl	125		0	
Tile	Install tile at Butlery				
	110 s.f. X $15/s.f.	0		2,125	
Tile	Replacement of Servery and Kitchen 2 - See 'Sewer Replacement'				
	SUBTOTAL		125		2,125
ARCHITECTURAL - FLOORING - 9" VINYL TILE					
Tier 1 & 2 - Replace at Pantry 2.					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Vinyl	Replace vinyl flooring at Pantry 2	625		625	
	SUBTOTAL		625		625
ARCHITECTURAL - FLOORING - RED VINYL TREADS					
Tier 1 - Clean vinyl treads at Stairs					
Tier 2 - Replace vinyl treads					

Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Cleaning	Clean treads	125		0	
Vinyl	Replace treads	0		1,500	
	SUBTOTAL		125		1,500
ARCHITECTURAL - FLOORING - 12" VINYL TILE					
Tier 1 - Replace with like material at Basement					
Tier 2 - Replace with Ceramic Tile					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Vinyl	Replace with like at Basement	2,125		0	
Ceramic Tile	Replace with Tile at Basement				
	590 s.f. X $15/s.f.	0		11,125	
	SUBTOTAL		2,125		11,125
ARCHITECTURAL - FLOORING - GREEN CUT PILE SYNTHETIC CARPET					
Tier 1 - Replace with like material at Office and Maid's					
Tier 2 - Replace with Hardwood Floor at Office and Maid's					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Carpet	Replace carpet at Office and Maid's				
	281 s.f. X $4/s.f.	1,500		0	
Hardwood Floor	Replace carpet with Hardwood				
	281 s.f. X $18/s.f.	0		6,375	
	SUBTOTAL		1,500		6,375
ARCHITECTURAL - FLOORING - LIGHT GREEN CUT PILE SYNTHETIC CARPET					

Tier 1 - Replace with like material at Guest Room. Superceded by replacement of material under 'Sewer Replacement'					
Tier 2 - Replace with Hardwood Floor at Guest Room					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Carpet	Replace carpet at Guest Room - See 'Sewer Replacement'				
Hardwood Floor	Replace carpet with Hardwood				
	354 s.f. X $14/s.f. - (add over carpet in 'Sewer')	0		6,250	
	SUBTOTAL		0		6,250
ARCHITECTURAL - FLOORING - IMITATION TILE SHEET LINOLEUM					
Tier 1 - Replace with like material at Guest Bath					
Tier 2 - Replace with Ceramic Tile					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Ceramic Tile	Replace with Tile at Guest Bath				
	64 s.f. X $15/s.f.	0		1,250	
	SUBTOTAL		0		1,250
ARCHITECTURAL - FLOORING - HARDWOOD					
Tier 1 & 2 - No action at Hall 3					
ARCHITECTURE - MISCELLANEOUS EXTERIOR					
ARCHITECTURE - MISCELLANEOUS EXTERIOR - WOOD ELEMENTS					
Tier 1 & 2 - Replace smaller wood members at trellis outside Reception Room. Refinish wood decking near BBQ. See 'Architectural - Repaint' Private Residence trellis and Entry Arcade cover addressed in 'Structural' section.					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Carpentry	Replace wood members at Reception trellis	5,000		5,000	

	SUBTOTAL		5,000		5,000
See 'Structural' for Entry Arcade and Residence area Trellis.					
ARCHITECTURE - MISCELLANEOUS EXTERIOR - WALL PLASTER AND PAINT					
Tier 1 & 2 - Patch areas of cracking throughout					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Drywall / Plaster	Misc. repair and replacement of damage	5,000		5,000	
All painting covered under 'Architectural - Repaint'					
	SUBTOTAL		5,000		5,000
ARCHITECTURE - MISCELLANEOUS EXTERIOR - PAVING - CONCRETE WITH COATING					
Tier 1 & 2 - Replace concrete patios outside Private Residence, Living Room, Dining/Reception Rooms and surrounding pool.					
Patio outside Living Room addressed under 'Arborist' and patio surrounding pool address under 'Pool'					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Demolition	Remove concrete at Private Residence	4,375		4,375	
Concrete	Replace concrete with trellis footing at				
	Private Residence	10,000		10,000	
Demolition	Remove Concrete at Reception/Dining	4,375		4,375	
Concrete	Replace concrete at Reception/Dining	8,750		8,750	
	SUBTOTAL		27,500		27,500
ARCHITECTURE - MISCELLANEOUS EXTERIOR - PAVING - BRICK WALKWAY					
Tier 1 - Clean bricks at Entry Arcade.					
Tier 2 - Replace sand substrate with concrete and relay brick. (Supersedes items in Tier 1)					

Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Cleaning	Water blast brick surface to clean	1,250		0	
Demolition	Remove for reuse bricks and stockpile	0		6,250	
Grade	Remove sand	0		3,125	
Concrete	Pour Subbase	0		13,750	
Masonry	Reinstall bricks	0		20,000	
	SUBTOTAL		1,250		43,125
ARCHITECTURE - MISCELLANEOUS EXTERIOR - PAVING - FLAGSTONE					
Tier 1 - Remove hexagonal protion from the center and repave with flagstone to match existing					
Tier 2 - Remove and replace entire Courtyard paving. (Supersedes items in Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Demolition	Remove approx. 500 s.f. of center design	3,125		0	
Masonry	Replace subbase and flagstone	11,000		0	
Demolition	Remove approx. 2,360 s.f. of Courtyard patio	0		6,250	
Masonry	Replace subbase and flagstone	0		51,625	
Landscape	Misc. Landscape/Irrigation replacement	0		6,250	
	SUBTOTAL		14,125		64,125
ARCHITECTURE - MISCELLANEOUS EXTERIOR - PAVING - WOOD DECKING					

Tier 1 & 2 - Refinish deck off of BBQ area - See 'Architectural - Repaint'					
ARCHITECTURE - MISCELLANEOUS EXTERIOR - GUTTERS					
Tier 1 - Repair failing metal and replace corroded or rusted areas. Reset gutters to drain properly					
Tier 2 - Replace all gutters. (Supersedes items in Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Gutters	Repair and replace copper gutters as needed	1,875		0	
Gutters	Replace all copper gutters				
	Allow 200 l.f. X $23/l.f. for copper	0		5,750	
	SUBTOTAL		1,875		5,750
ARCHITECTURE - MISCELLANEOUS EXTERIOR - FENCES / GATES					
Tier 1 & 2 - Repair and replace misc. wooden gates. Replace cyclone fencing with wrought iron.					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Gates	Repair and replace as needed	3,750		3,750	
Fencing	Replace cyclone fencing with wrought iron				
	Approx 120 l.f. X $25/l.f.	3,750		3,750	
	SUBTOTAL		7,500		7,500
ARCHITECTURE - MISCELLANEOUS EXTERIOR - GUARDRAILS AND WINDSCREENS					
Tier 1 & 2 - Remove and replace guardrail outside private residence. See 'Architecture - Code Issues'					
ARCHITECTURE - INTERIOR					
ARCHITECTURE - INTERIOR - BEDROOM 3					

Tier 1 - Repair plaster and paint. Clean window treatments.					
Tier 2 - Replace window treatments. Replace door hardware. Replace light fixture. Refinish doors.					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	375		0	
Tier 2	Allowance	0		1,875	
	SUBTOTAL		375		1,875
ARCHITECTURE - INTERIOR - BATH 3					
Tier 1 - Repair plaster and paint. Clean window treatments. Correct code violations.					
Tier 2 - Replace window treatments. Replace door hardware. Replace lav, WC, tub/shower, light fixtures. Retile walls and other areas. Refinish					
cabinetry. Refinish doors. Replace vanity lighting. Replace plumbing and bath hardware.					
See 'Plumbing Fixtures' for allowances. Includes scope from Tier 1 except cleaning of window treatments.					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	750		0	
Tier 2	Allowance	0		7,500	
	SUBTOTAL		750		7,500
ARCHITECTURE - INTERIOR - HALL 3					
Tier 1 & 2 - Good condition. See 'Architectural - Repaint'					
ARCHITECTURE - INTERIOR - BEDROOM 2					
Tier 1 - Replace window treatments.					
Tier 2 - Replace window treatments. Replace door hardware.					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	250		0	

Tier 2	Allowance	0		625	
	SUBTOTAL		250		625
ARCHITECTURE - INTERIOR - BATH 2					
Tier 1 - Paint and plaster. Replace flourescent lighting and GFIC outlets.					
Tier 2 - Replace lav, WC and tub/shower.. Retile walls and surfaces.Refinish cabinetry. Replace plumbing fittings, shower door,					
See ' Plumbing Fixtures' for allowances. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	375		0	
Tier 2	Allowance	0		9,625	
	SUBTOTAL		375		9,625
ARCHITECTURE - INTERIOR - CLOSET 2					
Tier 1 - Paint. Add door panel to closet					
Tier 2 - Refinish cabinetry. Provide new lighting fixtures. Refinish Doors. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	1,500		0	
Tier 2	Allowance	0		2,500	
	SUBTOTAL		1,500		2,500
ARCHITECTURE - INTERIOR - DRESSING					
Tier 1 - Paint and repair plaster. Replace window treatments.					
Tier 2 - Replace cabinetry, remove crossbar structure in skylight well and add lighting. Provide new vanity, provide new lighting					
(Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	500		0	

Tier 2	Allowance	0		6,250	
	SUBTOTAL		500		6,250
ARCHITECTURE - INTERIOR - MASTER BEDROOM					
Tier 1 - Paint and repair plaster. Replace window treatments.					
Tier 2 - Refinish doors and replace hardware. Replace lighting. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	1,750		0	
Tier 2	Allowance	0		2,750	
	SUBTOTAL		1,750		2,750
ARCHITECTURE - INTERIOR - MASTER BATH					
Tier 1 - Paint and repair plaster.					
Tier 2 - Replace all stone. Provide all new lighting. Provide new stone wall panels. Provide new cabinetry. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	See 'Architectural - Repaint'				
Tier 2	Allowance	0		12,500	
	SUBTOTAL		0		12,500
ARCHITECTURE - INTERIOR - GALLERY					
Tier 1 - Paint and repair plaster.					
Tier 2 - Redesign HVAC system and registers. (See 'HVAC') Remove soffit over windows. Remodel entirely. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	See 'Architectural - Repaint'				

Tier 2	Allowance	0		50,000	
	SUBTOTAL		0		50,000
ARCHITECTURE - INTERIOR - FAMILY ROOM					
Tier 1 - Clean window coverings.					
Tier 2 - Perform substantial remodel.					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	625		0	
Tier 2	Allowance	0		95,000	
	SUBTOTAL		625		95,000
ARCHITECTURE - INTERIOR - KITCHEN					
Tier 1 - Paint and repair plaster.					
Tier 2 - Remodel space entirely					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	See 'Architectural - Repaint'				
Tier 2	Allowance	0		37,500	
	SUBTOTAL		0		37,500
ARCHITECTURE - INTERIOR - PANTRY					
Tier 1 - Strip and refinish shelving					
Tier 2 - Refinish door. Replace shelving with closet organization system. Replace washer/dryer. (Tier 2 supersedes Tier 1 scope)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	1,875		0	
Tier 2	Allowance	0		5,000	

	SUBTOTAL		1,875		5,000
ARCHITECTURE - INTERIOR - LIBRARY					
Tier 1 - Paint and repair plaster.					
Tier 2 - Replace door to Private Residence. Provide new lighting. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	See 'Architectural - Repaint'				
Tier 2	Allowance	0		3,750	
	SUBTOTAL		0		3,750
ARCHITECTURE - INTERIOR - ENTRY					
Tier 1 & 2 - Paint and repair walls. See ' Architectural - Repaint'					
ARCHITECTURE - INTERIOR - POWDER 1					
Tier 1 - Paint and Repair Plaster. See 'Architectural - Code Issues' for ADA requirement costs.					
Tier 2 - New lavatory fittings. Replace lighting. See Plumbing Fiixtures for costs. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	See 'Architectural - Repaint and Code Issues'				
Tier 2	Allowance	375		375	
	SUBTOTAL		375		375
ARCHITECTURE - INTERIOR - POWDER 2					
Tier 1 - Paint and repair plaster. New lighting and WC. See Plumbing Fixtures for costs.					
Tier 2 - New lav fittings and lighting. See Plumbing Fittings for costs. (Tier 2 includes all of Tier 1)					

Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	375		0	
Tier 2	Allowance	0		375	
	SUBTOTAL		375		375
ARCHITECTURE - INTERIOR - LIVING ROOM					
Tier 1 - Paint and repair plaster. Misc. Electrical See 'Electrical' section for costs. Clean Firebox					
Tier 2 - Remodel wetbar niche. Remove cabinetry, shelving and mirrors. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	1,000		0	
Tier 2	Allowance	0		6,250	
	SUBTOTAL		1,000		6,250
ARCHITECTURE - INTERIOR - DINING ROOM					
Tier 1 - Paint and repair plaster. Replace speakers					
Tier 2 - Replace Chandelier. Reroute electrical. Refinish cabinetry and remove mirrors from interiors of corner units. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	625		0	
Tier 2	Allowance	0		4,625	
	SUBTOTAL		625		4,625
ARCHITECTURE - INTERIOR - RECEPTION ROOM					
Tier 1 - Paint and repair plaster. Clean window treatments.					
Tier 2 - Remodel. New lighting, base, window treatments. Reconstruct portal from Dining Room. Refinish doors to match others					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals

Tier 1	Allowance	1,250		0	
Tier 2	Allowance	0		25,000	
	SUBTOTAL		1,250		25,000
ARCHITECTURE - INTERIOR - BUTLERY					
Tier 1 - Fix door. Replace heat lamps. Replace lighting					
Tier 2 - Refinish cabinetry. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	1,500		0	
Tier 2	Allowance	0		5,000	
	SUBTOTAL		1,500		5,000
ARCHITECTURE - INTERIOR - SERVERY					
Tier 1 - Paint and repair plaster. Repair and refinish cabinetry. Electrical repairs. See 'Electrical' for costs					
Tier 2 - Install new sink and faucet. See 'Plumbing Fixtures'. Replace window coverings. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	4,375		0	
Tier 2	Allowance	0		5,625	
	SUBTOTAL		4,375		5,625
ARCHITECTURE - INTERIOR - KITCHEN 2					
See 'Public Area Kitchen' for costs.					
ARCHITECTURE - INTERIOR - BARBEQUE					
Tier 1 - Paint and repair plaster. Clean copper fittings on BBQ					

Tier 2 - Refinish cabinetry. Replace Plumbing fixtures. Remove BBQ and install refrigerator in its place. Redesign lighting. (Supersedes Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	375		0	
Tier 2	Allowance	0		8,750	
	SUBTOTAL		375		8,750
ARCHITECTURE - INTERIOR - PANTRY 2					
Tier 1 - Paint and repair plaster. Strip and refinish shelving and cabinetry.					
Tier 2 - Add mop and janitor sink. Replace light fixture. Refinish door. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	2,500		0	
Tier 2	Allowance	0		6,875	
	SUBTOTAL		2,500		6,875
ARCHITECTURE - INTERIOR - GUEST BEDROOM					
Tier 1 - Paint and repair plaster. Replace window treatments.					
Tier 2 - New appliances and plumbing fixtures in Kitchenette. Replace doors. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	1,000		0	
Tier 2	Allowance	0		6,250	
	SUBTOTAL		1,000		6,250
ARCHITECTURE - INTERIOR - GUEST BATH					
Tier 1 - Paint and repair plaster.					
Tier 2 - Replace plumbing fixtures, cabinets and lighting. See 'Plumbing Fixtures' for costs. (Tier 2 includes all of Tier 1)					

Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	See 'Architectural - Repaint'				
Tier 2	Allowance	0		1,875	
	SUBTOTAL		0		1,875
ARCHITECTURE - INTERIOR - OFFICE					
Tier 1 & 2 - Paint and repair plaster					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	See 'Architectural - Repaint'				
	SUBTOTAL		0		0
ARCHITECTURE - INTERIOR - MAID					
Tier 1 - Paint and repair plaster.					
Tier 2 - Replace door. Replace flourescent light fixtures. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	See 'Architectural - Repaint'				
Tier 2	Allowance	0		1,250	
	SUBTOTAL		0		1,250
ARCHITECTURE - INTERIOR - MAID BATH					
Tier 1 - Paint and repair plaster.					
Tier 2 - Add vanity. Replace tub/shower, lav, WC and fittings. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	See 'Architectural - Repaint'	0		0	

Tier 2	Allowance - See 'Plumbing Fixtures' for portion	0		2,500	
	SUBTOTAL		0		2,500
ARCHITECTURE - INTERIOR - GARAGE					
Tier 1 - Paint and repair plaster.					
Tier 2 - Add storage system. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Extensive drywall repairs from roof leak	2,500		0	
Tier 2	Allowance	0		7,500	
	SUBTOTAL		2,500		7,500
ARCHITECTURE - INTERIOR - BASEMENT UTILITY					
Tier 1 - Paint and repair plaster. Significant water damage.					
Tier 2 - Replace washer/dryer. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Allowance	1,875		0	
Tier 2	Allowance	2,500		3,125	
	SUBTOTAL		4,375		3,125
ARCHITECTURE - INTERIOR - BASEMENT BATH					
Tier 1 - Paint and repair plaster. Significant water damage.					
Tier 2 - Replace lav, faucets and shower fittings. (Tier 2 includes all of Tier 1)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Tier 1	Extensive water damage to drywall	2,500		0	
Tier 2	Allowance - See 'Plumbing Fixtures' for portion	0		3,125	

	SUBTOTAL		2,500		3,125
ARCHITECTURE - WINDOWS					
Tier 1 - Clean windows and/or hardware					
Tier 2 - Refinish and/or replace windows. (Tier 2 supersedes Tier 1 scope)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Cleaning	Clean interior / exterior	1,875		0	
Refinish	7 Double hung / 2 Fixed See 'Architectural - Repaint'				
Replacement	(9) Casement, (10) Fixed, (12) Dbl. Hung				
	(1) Metal Fixed, (4) Hoppers, (3) Sliding			150,000	
	SUBTOTAL		1,875		150,000
See Architectural Supplement for detailed inventory.					
ARCHITECTURE - EXTERIOR DOORS					
Tier 1 - Clean. Replace (2) French Doors					
Tier 2 - Refinish and/or replace doors. (Tier 2 supercedes Tier 1 except replacement of (2) single lite doors included in both tiers)					
Trade	Description	Tier 1	Tier 1 Subtotals	Tier 2	Tier 2 Subtotals
Cleaning	Clean interior / exterior	1,500		0	
Refinish	(2) Solid Wood, (3) Single lite, (1) French Pr.				
	(2) Alum. Slider, (3) Fixed. See 'Architectural - Repaint'				
Replacement	(2) Single Lite	7,500		0	
Replacement	(2) Single Lite, (1) French, (8) French Pr.				
	(1) Transom Pr. (1) Sidelite Pr., (1) Slider	0		93,750	
	SUBTOTAL		9,000		93,750

See Architectural Supplement for detailed inventory.					
	ARCHITECTURAL - SUBTOTAL		**247,375**		**972,125**
	CONSTRUCTION COST (without markup)		2,100,725		3,236,750
	CONSTRUCTION COST		2,100,725		3,236,750
	DESIGN CONTINGENCY - 15%		315,109		485,513
	1 1/2 YEAR PROJECTED ESCALATION - 7 1/2%		181,188		279,170
	TOTAL CONSTRUCTION COST		2,597,021		4,001,432
	RELATED PROJECT COST		519,404		800,286
	PROJECT TOTAL		**3,116,426**		**4,801,719**
All above individual pricing reflect industry standard markups to include the following:					
	General Contractor Overhead and Profit				
	General Contractor General Liability Insurance				
	Site Supervision				
	Construction Site Overheads including such items as:				
		site cleanup			
		general labor			
		protection of materials			
		temporary toilets			
		temporary power / water			
		construction trailer			
		office setup			
		phones			
Projected Escalation based upon 5% annual escalation calcutated midway through an estimated 3 year project duration from current date to					
	project completion (7 1/2%)				

CONSULTING TEAM

CONSULTING TEAM

Geotechnical & Site Drainage
Geocon, Inc. – Joe Vettel

Structural Systems
Hope Engineering – Jim Amundson

Materials Testing
Southern California Soils & Testing – Ed Trasoras

Plumbing Systems
Canyon Plumbing / Herranen, Inc. – Timo Herranen

Mechanical & Radiant Heating Systems
Pacific Rim Mechanical – Scott Retzak
Adams Engineering, Inc. – Bjorn Adams

Electrical Systems
Jamar Electric, Inc. – Bob Hastings

Water Infiltration
Felix George

Indoor Environmental
Indoor Environmental Monitoring, Inc. – Larry Lindeen

Public Kitchen
Food Service Design Group – George Orness

Swimming Pool
Leathem & Company, Inc. – Tom Leathem

Arborist
Robert Bichowsky

Historical Resources
Crawford Historical Services - Kathy Crawford

Cost Estimating
Sharratt Construction, Inc. – Bruce Mezan

Architectural
Island Architects – Greg Friesen

APPENDIX III

UCSD UNIVERSITY HOUSE USAGE/LOGISTICS

Event Size	12 - 250
Average Event	75
Maximum Seated Event	64
Annual Event Average (2 events per month)	25 - 30
Driving Patterns	
*Unversity personnel	1 person per car
*Non-University guests	2 persons per car
	Approximately 100 cars accommodated off-road
Event Times	
*Luncheons	12:00p.m. - 2:00p.m.
*Evenings	05:00p.m. - 7:00p.m.
	04:00p.m. - 6:00p.m.
	All day events occur infrequently
Bathroom Capacity	2 single-person restrooms; long lines at large events

Source: University House Manager, July 2004

APPENDIX IV

University of California
Chancellor Residences - Summary Square Footage Comparisons

Campus	Living Areas (GSF)				Total Living Area (GSF)	Other Areas (GSF)		
	1st Floor	2nd Floor	Basement	Attic		Garage/ Storage	Carport	Covered Patios/Porch
President's Residence	6,287	3,560	2,624	-	12,471	768	-	-
Berkeley	3,980	3,781	3,860	3,529	15,150	700	-	-
San Francisco	2,601	1,944	405	-	4,950	797	400	ADA Lift/Ramps
Davis	7,200	-	-	-	7,200	500	-	-
Los Angeles	5,323	3,258	1,573	-	10,154	844	-	-
Riverside	4,370	1,120	-	-	5,490	1,410	-	480
San Diego	10,394	-	1,006	-	11,400	600	-	-
Santa Cruz	6,514	-	-	-	6,514	-	380	1,106
Santa Barbara	5,185	-	-	-	5,185	579	-	-
Irvine	9,277	-	-	-	9,277	791	-	3,398
Merced	3,972	-	-	-	3,972	1,066	-	-

Source: UC Office of the President, Office of Facilities Administration

8/19/2004

APPENDIX V

COMPARISON OF UNIVERSITY RESIDENCES IN SAN DIEGO

	University of California, San Diego (UCSD)	San Diego State University (SDSU)	University of San Diego (USD)
Name of Residence	University House	University House	Casa de Alcala
Current Occupant	Vacant	Stephen Weber, President	Mary E. Lyons, President
On-Campus Location?	No	No	Yes
Distance From Campus	3/4-mile	1-1/2 miles	N/A
Year Built	1950	1963	1972
Year Acquired	1967	2000	N/A
Cost	See Note (1)	Gift	$352,000 (1982 appraisal)
Acquisition Details	See Note (1)	See Note (2)	Built by University
Occupancy Required as Condition of Employment	Yes	Yes	Yes
Lot Size	6.9 acres	1.06 acres	1.08 acres
Total GSF	11,400	10,800 (3)	5,160
Distinct Division Between Public and Private Areas	Yes	Yes (separate bedroom wing)	Yes
Public Area GSF	7,400	6,000	1,250
Private Area GSF	3,700	4,800	3,907
Bedrooms (total)	3	3	6
Bedroom Suites (bed/bath)	3	3	2

APPENDIX V

	University of California, San Diego (UCSD)	San Diego State University (SDSU)	University of San Diego (USD)
Total Bathrooms	7	5	4½
Public Bathrooms	2	2	1
Separate Guest Quarters	Yes	No	Yes
Private Living Area Bedrooms / Baths	3/3	3/3	2/2
Private Living Room / Family Room	Yes	No	Yes
Private Kitchen	Yes	No	Yes
Commercial Kitchen	Yes	No	No
Dining Capacity (Indoor)	64	40	18-20
Dining Capacity (Outdoor)	Approx. 60	40	125-150
Reception Capacity (Indoor)	125	107	25-30
Reception Capacity (Outdoor)	200	225	200-250
Off-Street Parking Spaces	100	50	10
Other Parking Arrangements	Valet or shuttle	Valet	300 spaces nearby
Swimming Pool	Yes	Yes	Spa
Garage Space	3-car	3-car	2-car

Notes:

(1) Residence and adjacent 130 acres acquired for $2.7 million.

(2) Residence was purchased and renovated by community benefactors and gifted to the University.

(3) GSF includes semi-enclosed exterior areas. Interior area is approximately 5,660 square feet.

APPENDIX VI

UCSD UNIVERSITY HOUSE OPTIONS AND PRELIMINARY COST COMPARISONS (1)

(10,100 GSF Assumed)

		Option 1 Renovate Current Facility (2)	Option 2 Rebuild on Current Site	Option 3 Build at New Site
Cost Component				
Building Construction (includes site preparation)		$3,702,000	$4,017,000 (4)	$3,964,000
Site Utilities (3)		$7,000	$737,000	$1,140,000
Landscape/Hardscape & Parking		$292,000	$798,000	$880,000
Architect & Engineer Fees		$408,000 (5)	$832,000	$897,000
Project Oversight, Surveys,Tests, and Special Costs		$224,000	$468,000	$468,000
Contingency		$169,000	$342,000	$367,000
	SUBTOTAL	$4,802,000	$7,194,000	$7,716,000
Other (2)		$1,000,000	N/A	N/A
	TOTAL	**$5,802,000**	**$7,194,000**	**$7,716,000**

Notes:

1 All costs include an escalation factor of 7.5% to the mid-point of construction and do not include allowances for furnishings.

2 Per the Island Architects Study, the $4.8 million amount in Option 1 includes the contractor's overhead and profit, and additional project related costs, such as landscaping within a five foot perimeter of existing structure, architect and engineer fees, project management, permits, surveying, testing, and project contingency. UCSD believes that if this option were pursued, other site and functional improvements would be necessary. This, and potential unforeseen conditions, listed under "Other" could increase total project costs by approximately $1,000,000.

3 Option 1 utility costs included in the Island Architect's Study were limited to utility work within the University House. UCSD believes that it is probable that all underground utilities need replacement to the Point of Connection in the right of way. The estimated cost of this additional utility related work is included in Options 2 & 3.

4 Includes demolition of existing structure.

5 The Architectural and Engineering scope of services does not include typical schematic design and design development phases since Option 1 is limited to a rehabilitative program and not a re-design of the facility.

Source: UCSD Facilities Design Construction

SAN DIEGO: CAMPUS PLANNING -
PHYSICAL PLANNING (0965)
Tel. (858) 534-6515, FAX (858) 822-5990

June 30, 2004

MEMBERS OF THE UC SAN DIEGO UNIVERSITY HOUSE WORK GROUP

SUBJECT: University House Site Studies

Dear Colleagues:

Enclosed please find the preliminary analyses for two possible sites for the University House for your review and consideration. The material includes: 1) an overall plan for the Scripps Institution of Oceanography that shows existing and future buildings and identifies the site options at Expedition Way and the tennis court west of Coast Apartments; 2) detailed site plans with a section drawing through the site; and 3) an advantages/disadvantages chart for each possible site.

The site plans show one possible solution in a single story structure, although there may be other configurations for this facility at these sites. There may also be other site options the work group would like to consider.

This material will be discussed at the upcoming July 6, 2004 work group meeting.

Sincerely,

Susan R. Peerson, AICP
Director, Physical Planning

Attachments

cc: J. Steindorf

OPTION 2:
TENNIS
COURT

OPTION 1:
EXPEDITION

NORTH

0’ 200’ 400’ 600’

POTENTIAL RESIDENTIAL PROJECT
SITE OPTIONS 1 AND 2
(EXPEDITION AND TENNIS COURT)

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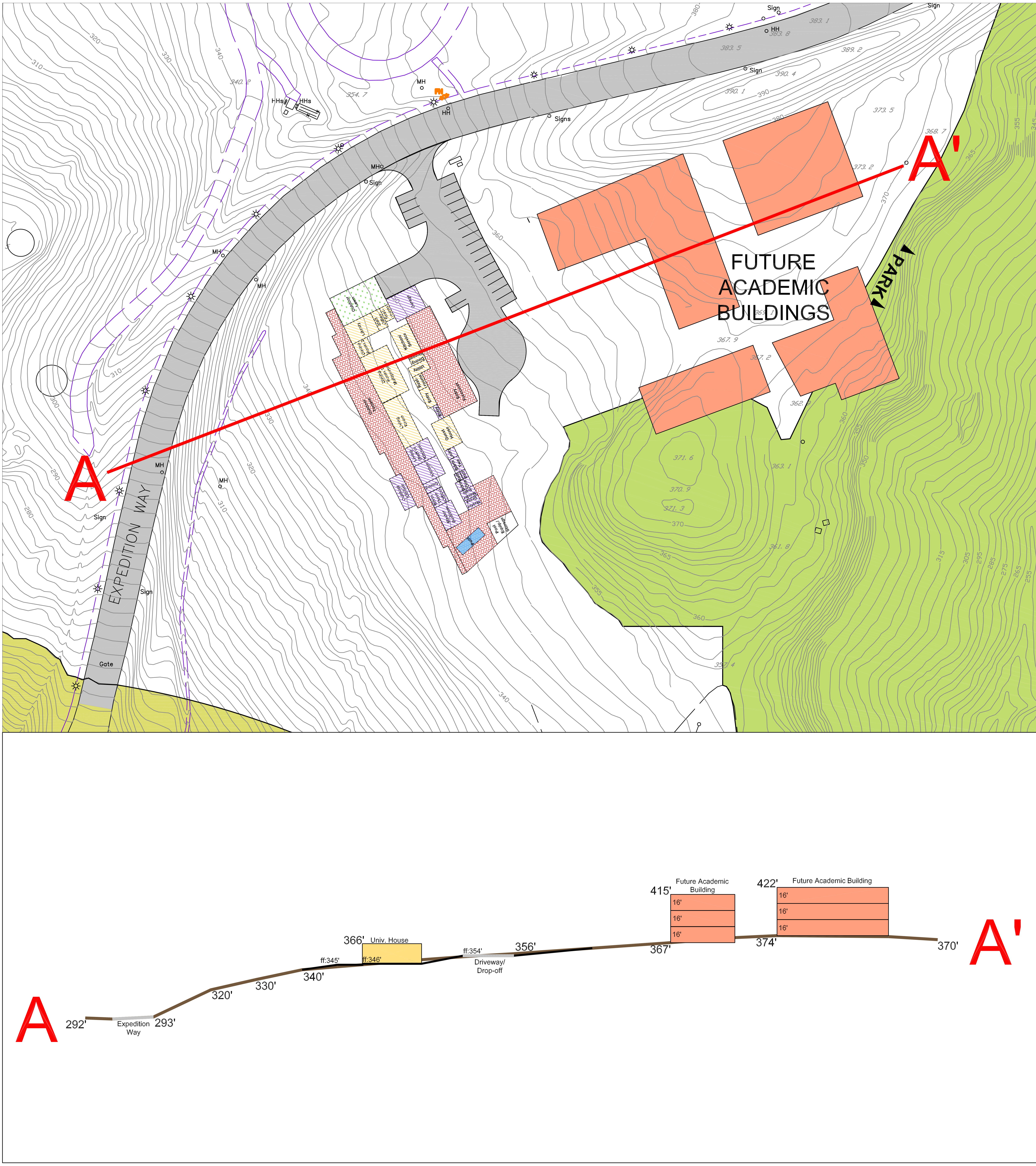
CREATED ON 6-29-04
UCSD PHYSICAL PLANNING DEPARTMENT

Option 1: Expedition Site

Site Description: This parcel is located southeast of Expedition Way in the Scripps Institution of Oceanography neighborhood. The site is currently undeveloped and slopes down from northeast to southwest.

Selection Criteria	Advantages	Disadvantages
Consistency with Long Range Development Plan, Master Plan Study, and Neighborhood Planning Study		• The 1989 Master Plan Study and 2004 Draft Long Range Development Plan (LRDP) recognize this site as a location for future academic buildings and not academic/community oriented. • Would require a LRDP amendment to designate site for academic/community oriented. • This site is not described in the SIO Hillside, Scripps Upper Mesa, or South Scripps planning studies.
Impact on Academic Capacity		• The project would displace future academic capacity as shown in the Master Plan Study. If these buildings were 2-stories in height, the displacement would be 65,000 GSF/42,250 ASF (assuming 65% efficiency) • Based on 1989 Master Plan Study, SIO projected the need for 610,000 GSF for new facilities through 2020. The displacement of academic capacity for this site would be approximately 10.6% of the total forecasted demand.
Location & Visibility	• Due to the topography and eucalyptus landscape buffer, this site would not be highly visible to vehicular traffic traveling along Expedition Way. Topography allows for impressive western views.	• Westerly views from the future academic buildings may be impacted. Finish grades may be modified to allow for unobstructed views.
Environmental Issues		• Requires an Environmental Impact Report (EIR) • Known cultural resources site – extent of resource and its value are unclear. • Biology assessment of impact area which is characterized primarily by eucalyptus and coastal sage scrub; coastal sage scrub hosts listed species California gnatcatcher (if present onsite requires permitting for take by USFWS which usually takes a minimum of a year if not longer) • Surveys for nesting birds prior to eucalyptus removal • Stormwater management (during and after construction; no net increase in runoff post development)-drainage swales/detention basins onsite??), and erosion control.

Utility Connections *- Confirm w/Marci	• City water main and 12kv electrical under Expedition Way.	• Approximately 900 LF to connect to SDG&E gas main to northeast. Perhaps connect to gas at Coast Apartments (approx. 650 LF). Sewer, from Coast Apartments?
Site Improvements		• Grading, access drive with parking and turnaround, fire clearance, and landscape.
Access (traffic)		• Requires a traffic engineer to study ingress/egress. • Safe access from the south could be a concern due to the curve of the road and steep slope that borders the east side of Expedition Way. Sightlines need to be further studied. • Need to add a dedicated left turn lane to Expedition Way for southbound traffic? Is there room to do so? Otherwise could create queuing, but would be relatively safe due to the straightness of the road.
Adjacencies (including existing residences)		• When the SIO future academic buildings are constructed, this site will be approximately 175 feet away. Would endure significant sound impacts during construction. • Approximately 1,000 feet from off-campus residential.
Community Relations		• Proximity to La Jolla Highlands, possible NIMBY reaction. • Construction noise is expected, but residents will most likely express concerns regarding operational noise which we will have to detail and explain/show why not an impact.
Coastal Commission		• In Coastal Zone, requires coastal permit.
Parking	• 20 regular spaces and 1 accessible space would be provided on site	• Remainder of spaces would be provided at Aquarium parking lot and people shuttled to house for events. (Off Expedition Way on UCSD roads only)



NORTH

0' 60' 120' 180'

POTENTIAL RESIDENTIAL PROJECT
OPTION 1: EAST OF EXPEDITION

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CREATED ON 6-23-04

UCSD PHYSICAL PLANNING DEPARTMENT

Option 2: Tennis Court Site

Site Description: This parcel is located west of La Jolla Shores Drive and Coast Apartments in the Scripps Institution of Oceanography neighborhood. The site is currently contains a tennis court and slopes down from east to west.

Selection Criteria	Advantages	Disadvantages
Consistency with Long Range Development Plan, Master Plan Study, and Neighborhood Planning Study		• The 2004 Draft Long Range Development Plan (LRDP) recognizes this site as a location for future academic space and not for academic/community-oriented. The 1989 Master Plan Study doesn't identify this location as a future building site. • Requires LRDP amendment to designate site for academic/community-oriented • This site is not described in the SIO Hillside, Scripps Upper Mesa, or South Scripps planning studies.
Impact on Academic Capacity		• The project would displace approximately 54,000 GSF/35,100 ASF (assuming 65% efficiency) of future academic capacity. • Based on 1989 Master Plan Study, SIO projected the need for 610,000 GSF for new facilities through 2020. The displacement of academic capacity for this site would be approximately 8.9% of the total forecasted demand.
Location & Visibility	• Existing eucalyptus trees obscure visibility from the residential units to the north. • Topography allows for impressive western views (partially blocked by existing eucalyptus trees).	• This site is within a key view corridor that was designated in the 1989 Master Plan Study and the Draft 2004 LRDP. This viewshed is also described in the community plan. • Project could be potentially visible from La Jolla Shores Drive and Coast Apartments.
Environmental Issues		• Require an Environmental Impact Report (EIR) • Grassland mitigation required (will bank on-campus if possible, otherwise will need to preserve off-campus) • Known significant cultural resource site/human burials likely - expect testing and mitigation • Surveys for nesting birds prior to tree removal • Stormwater management (during and after construction; no net increase in runoff post development)-drainage swales/detention basins onsite??), and erosion control.
Utility Connections *- Confirm w/Marci	• Connect to Coast Apartment utilities? Water (350 LF), gas (350 LF), and electrical (500 LF).	• Sewer point of connection?

Site Improvements		• Grading, access drive with parking and turnaround, fire clearance, and landscape.
Access (traffic)		• Requires a traffic engineer to study ingress/egress • Need to add a dedicated left turn lane on La Jolla Shores Drive for northbound traffic? If not, could cause queuing (straight and wouldn't be exceedingly problematic). Dedicated right turn lane? Deceleration lane? • Sightlines from the site entry to Horizon Way should be studied.
Adjacencies (including existing residences)		• Approximately 330 LF to residential to the north and 300 LF to Coast Apartments.
Displacement		• One tennis court.
Community Relations		• Proximity to Scripps Estates raises possible La Jolla Farms opposition in conjunction with sale of existing University House property. • Opposition to blocked public views, tree removal. • Construction noise impacts.
Coastal Commission		• In Coastal Zone, requires coastal permit. • Public View a concern by residents and Coastal Commission
Parking	• 20 regular spaces and 1 accessible space would be provided on site	• Remainder of spaces would be provided at Aquarium parking lot and people shuttled to house for events? Not close to site and would require more traffic on City streets? Use shuttle for events? • Parking for events accommodated in Revelle lot P102? Could conflict with LJ Playhouse event parking.

A

A'

NORTH

0’ 80’ 160’ 240’

POTENTIAL RESIDENTIAL PROJECT
OPTION 2: TENNIS COURT SITE
(ACROSS FROM COAST APTS)

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CREATED ON 6-23-04

UCSD PHYSICAL PLANNING DEPARTMENT

APPENDIX C:
HOUSE RELOCATION COST REPORT

CUMMING CORPORATION

BUILDING VALUE THROUGH EXPERTISE

University House Meeting Center & Chancellor Residence, House Relocation Alternative

San Diego , CA

Schematic Statement of Probable Cost
July 30, 2007
CCORP Project No. 07-00669.00

Prepared for University of California San Diego

16744 WEST BERNARDO DRIVE, SAN DIEGO • CALIFORNIA • 92127
PHONE: 858-485-6765 • FAX: 858-673-9263

INTRODUCTION

1. Basis Of Estimate

This statement is based on "Design Development" drawing package dated 12-18-06 by Wallace E. Cunningham architects received on 07-03-07 along with verbal direction from university representative.

A	General drawings:	TS1.0
B	Civil drawings:	C1.0, C1.1, C1.2
C	Architectural drawings:	A1.0, A1.1, A2.1, A3.0, A3.1, A3.2, A4.0, A5.0, A6.0, A7.0, A7.1, A7.2, A7.3
D	Structural drawings:	S2.0, S2.1, S3.0
E	Plumbing drawings:	P3.0, P3.1
F	Mechanical drawings:	M0.1, M0.2, M3.0, M3.1, M6.0
G	Fire Safety drawings:	none
H	Electrical drawings:	E0.1, E1.0, E1.1, E3.0, E3.1, E6.0
I	Landscape drawings:	L1.0, L2.0, L2.1
J	Equipment drawings:	FS1.1
K	Outline specifications dated:	June 14,2007

The information listed above is considered Schematic design level for estimating purposes.

2. Items Not Included Within Estimate

The following cost items are excluded from this estimate.

A Professional fees, inspections and testing.
B Escalation beyond midpoint of construction
C Plan check fees and building permit fees.
D Furnishings, fixtures and equipment (FF&E).
E Major site and building structures demolition unless noted in body of estimate.
F Costs of hazardous material surveys, abatements, and disposals unless noted in estimate.
G Costs of offsite construction unless noted in estimate.
H Premium for PSA Labor Agreements.
I Construction contingency costs.
J Blasting or excavation of rock
K All casework and shelving associated with offices (OFOI)
L Bridge crane
M Window furnishings (OFOI)

INTRODUCTION

3. Escalation

Escalation is calculated from the basis of this estimate to the Midpoint of Construction using the following rates:

Construction Start:	09/01/08
Construction Finish:	03/01/10
Construction Midpoint:	06/01/09

2007	7.00%
2008	5.00%
2009	5.00%
2010	5.00%
2011	5.00%
2012	5.00%
2013	5.00%
2014	5.00%

3. Notes

We have included the costs for the following per direction of the architect:

A The SD reconciled estimate.
B The cost of a new foundation system
C The cost to upgrade the MEP systems
D The costs for a six acre site, fully landscaped with a parking area for 35 cars.
E The cost for patch and repair after relocating the structure and an allowance for any interior finishes.
F The cost for moving the existing structure per the faxed quote from Superior House Movers.
G The cost for mitigation measures as provided by the cost estimate by Jaynes Corporation 07/13/07.

We recommend that the client review this statement, and that any interpretations contrary to those intended by the design documents be fully addressed. The statement is based upon a detailed measurement of quantities when possible, and reasonable allowances for items not clearly defined in the documents.

The statement reflects probable construction costs obtainable in a competitive and stable bidding market. This estimate is based upon a minimum of four (4) competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Experience indicates that a fewer number of bidders may result in a higher bid amount, and more bidders may result in a lower bid result.

CONSTRUCTION COST SUMMARY

Element	Area	Cost / SF	Total
A House Relocation Alternative			
Building	10,684 SF	$461.67	**$4,932,474**
Site	261,360 SF	$7.97	**$2,082,648**
B New Building on La Jolla Farms Road			
New Building	12,178 SF	$930.31	**$11,329,375**
TOTAL ESTIMATED CONSTRUCTION COST		**$1,399.95**	**$18,344,497**

Relocate Building

University House Meeting Center & Chancellor Residence, House Relocation Alternative
Schedule of Areas & Control Quantities
Schematic Statement of Probable Cost

07/30/07

Schedule of Areas	SF	SF
Enclosed Areas		
First Floor	10,684	
Subtotal, Enclosed Areas		**10,684**
Unenclosed Areas		
First Floor	0	
Subtotal, Unenclosed Areas	**0**	
Unenclosed Areas@ 50%		**0**
Total Gross Floor Area		**10,684**

Control Quantities	Qty		Ratio to Gross Area
Number of stories	1	ea	0.094
Gross Area	10,684	sf	1.000
Enclosed Area	10,684	sf	1.000
Unenclosed Area	-	sf	0.000
Footprint Area	10,684	sf	1.000
Footprint Perimeter	769	lf	

Relocate Building Construction Cost Summary

Element			Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)				**$851,196**		**$79.67**
1 Foundations			$176,373		$16.51	
2 Vertical Structure						
3 Floor & Roof Structures			$120,324		$11.26	
4 Exterior Cladding			$486,443		$45.53	
5 Roofing and Waterproofing			$68,057		$6.37	
B) Interiors (6-7)				**$399,582**		**$37.40**
6 Interior Partitions, Doors and Glazing			$132,482		$12.40	
7 Floor, Wall and Ceiling Finishes			$267,100		$25.00	
C) Equipment and Vertical Transportation (8-9)				**$8,205**		**$0.77**
8 Function Equipment and Specialties			$8,205		$0.77	
9 Stairs and Vertical Transportation						
D) Mechanical and Electrical (10-13)				**$1,289,341**		**$120.68**
10 Plumbing Systems			$263,553		$24.67	
11 HVAC			$531,653		$49.76	
12 Electrical Lighting, Power and Communications			$323,191		$30.25	
13 Fire Protection Systems			$170,944		$16.00	
E) Site Construction (14-16)				**$971,438**		**$90.92**
14 Site Preparation and Demolition			$971,438		$90.92	
15 Site Paving, Structures & Landscaping						
16 Utilities on Site						
Subtotal				**$3,519,761**		$329.44
Gen'l Cond, Bonds and Insurance	11.0%			**$387,174**		$36.24
Subtotal				**$3,906,934**		$365.68
General Contractor's Fee	4.0%			**$156,277**		$14.63
Subtotal				**$4,063,212**		$380.31
Design Contingency	10.0%			**$406,321**		$38.03
Subtotal				**$4,469,533**		$418.34
Escalation to MOC	10.36%	06/01/09		**$462,941**		$43.33
TOTAL ESTIMATED CONSTRUCTION COST				**$4,932,474**		**$461.67**

Total Area: 10,684 SF

Relocate Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Continuous Footings, allowance	1	ea	$176,372.68	$176,373
Concrete	282	cy	$216.81	
Formwork	6,921	sf	$6.80	
Reinforcing steel - allowance 180 lb/cy	50,754	lb	$0.95	
Excavation	570	cy	$18.83	
Backfill	288	cy	$16.31	
Spoils removal	282	cy	$16.11	
Total - 1 Foundations				***$176,373***
3 Floor & Roof Structures				
Cast-In-Place Concrete Slab-On-Grade 6", allowance	10,684	sf	$11.26	$120,324
Concrete slab	218	cy	$214.85	
Concrete at thickened edges	16	cy	$208.99	
Form edge	385	sf	$6.92	
Reinforcing steel - allow 2 lb/sf	21,368	lb	$0.95	
Finish	10,684	sf	$0.66	
Aggregate base, sand bed, vapor barrier, fine grade	10,684	sf	$3.77	
Total - 3 Floor & Roof Structures				***$120,324***
4 Exterior Cladding				
Exterior Walls and Parapets				
Metal Studs				
Metal stud framing, patch and repair allowance	10,684	sf	$13.04	$139,319
Exterior Plaster, machine finish				
Walls, patch and repair allowance	10,684	sf	$11.18	$119,447
Ceiling, patch and repair allowance	10,684	sf	$20.58	$219,877
Exterior Painting				
Adobe walls, patch and repair	10,684	sf	$0.73	$7,799
Total - 4 Exterior Cladding				***$486,443***
5 Roofing and Waterproofing				
Roofing				
Patch and repair allowance	10,684	sf	$4.73	$50,535
Sheet metalwork				
Allowance	10,684	sf	$1.30	$13,889
Miscellaneous				
Caulking, allowance	10,684	sf	$0.24	$2,564
Concrete walk pads, allowance	10,684	sf	$0.10	$1,068
Total - 5 Roofing and Waterproofing				***$68,057***
6 Interior Partitions, Doors and Glazing				
Interior Partitions				
Metal Studs				
3 5/8", patch and repair allowance	10,684	sf	$8.71	$93,058
Gypsum Board				

Relocate Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
5/8" thick, finished. Patch and repair allowance	10,684	sf	$3.69	$39,424
Interior Doors, Frames and Finished Hardware				Excluded
Total - 6 Interior Partitions, Doors and Glazing				***$132,482***
7 Floor, Wall and Ceiling Finishes				
Floors, wall and ceilings				
Finishes on sf basis, allowance	10,684	sf	$25.00	$267,100
Total - 7 Floor, Wall and Ceiling Finishes				***$267,100***
8 Function Equipment and Specialties				
Signage				
Signage, building identification	10,684	sf	$0.30	$3,205
Fire extinguishers				
Fire extinguisher and cabinet, allowance	1	ls	$5,000.00	$5,000
Casework				Excluded
Total - 8 Function Equipment and Specialties				***$8,205***
10 Plumbing Systems				
General Plumbing				
Install new underground waste / water system, allowance	10,684	sf	$4.00	$42,736
Install new plumbing interior of building, fixtures and piping	10,684	ea	$20.00	$213,680
Miscellaneous Plumbing				
Clean & test	1	ls	$5,000.00	$5,000
Commissioning assist				Excluded
Penetrations and firestopping, allowance	10,684	sf	$0.20	$2,137
Total - 10 Plumbing Systems				***$263,553***
11 HVAC				
General HVAC				
Reconnect system	10,684	sf	$4.00	$42,736
Install new HVAC system, allowance	10,684	sf	$45.00	$480,780
Miscellaneous				
Test / balance HVAC	1	ls	$6,000.00	$6,000
Commissioning assist				Excluded
Miscellaneous				
Penetrations and firestopping, allowance	10,684	sf	$0.20	$2,137
Total - 11 HVAC				***$531,653***
12 Electrical Lighting, Power and Communications				
Power and Lighting				
Service and Distribution, lighting, power	10,684	sf	$17.00	$181,628
Fire Alarm				
Enclosed area square footage	10,684	sf	$3.25	$34,723
Telephone/Data system	10,684	sf	$4.25	$45,407
PA / ICOM system allowance	10,684	sf	$1.25	$13,355

Relocate Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
CATV system	10,684	sf	$1.25	$13,355
CCTV / Security system	10,684	sf	$2.00	$21,368
AV system	10,684	sf	$1.25	$13,355
Total - 12 Electrical Lighting, Power and Communications				***$323,191***
13 Fire Protection Systems				
Fire sprinklers				
Connect system	10,684	sf	$4.00	$42,736
Install new fire sprinkler system, allowance	10,684	sf	$12.00	$128,208
Total - 13 Fire Protection Systems				***$170,944***
14 Site Preparation and Demolition				
Demolition				
Selective demolition of areas	6,250	sf	$5.75	$35,938
House moving, per quote from Superior House Movers 07/13/07	1	ls	$800,000.00	$800,000
House shoring per section, allowance	11	ea	$10,000.00	$110,000
Miscellaneous allowance, traffic control, misc. items	1	ls	$25,500.00	$25,500
Total - 14 Site Preparation and Demolition				***$971,438***

Sitework

Sitework Construction Cost Summary

Element			Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)						
1 Foundations						
2 Vertical Structure						
3 Floor & Roof Structures						
4 Exterior Cladding						
5 Roofing and Waterproofing						
B) Interiors (6-7)						
6 Interior Partitions, Doors and Glazing						
7 Floor, Wall and Ceiling Finishes						
C) Equipment and Vertical Transportation (8-9)						
8 Function Equipment and Specialties						
9 Stairs and Vertical Transportation						
D) Mechanical and Electrical (10-13)						
10 Plumbing Systems						
11 Heating, Ventilation and Air Conditioning						
12 Electrical Lighting, Power and Communications						
13 Fire Protection Systems						
E) Site Construction (14-16)				**$1,486,155**		**$5.69**
14 Site Preparation and Demolition			$326,022		$1.25	
15 Site Paving, Structures and Landscaping			$1,030,335		$3.94	
16 Utilities on Site			$129,798		$0.50	
Subtotal				**$1,486,155**		$5.69
Gen'l Cond, Bonds and Insurance	11.0%			**$163,477**		$0.63
Subtotal				**$1,649,632**		$6.31
General Contractor's Fee	4.0%			**$65,985**		$0.25
Subtotal				**$1,715,618**		$6.56
Design Contingency	10.0%			**$171,562**		$0.66
Subtotal				**$1,887,180**		$7.22
Escalation to MOC	10.4%	06/01/09		**$195,469**		$0.75
TOTAL ESTIMATED CONSTRUCTION COST				**$2,082,648**		**$7.97**

Total Area: 261,360 SF

Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
14 Site Preparation and Demolition				
Earthwork				
Clear and grub site	261,360	sf	$0.10	$26,136
Rough grading, allowance	19,360	cy	$5.42	$104,931
Overexcavate and recompact, allowance	19,360	cy	$5.75	$111,320
Fine grading	261,360	sf	$0.22	$57,499
Erosion control, allowance	261,360	sf	$0.10	$26,136
Total - 14 Site Preparation and Demolition				***$326,022***
15 Site Paving, Structures and Landscaping				
AC Paving				
Parking lot, 3" AC over 8" AB, 35 cars, allowance	7,000	sf	$4.54	$31,780
Driveway, 3" AC over 8" AB, 20' x 200', allowance	4,000	sf	$4.54	$18,160
Hardscape				
Concrete paving 4" thick, including sub base, reinforcement, and broom finish	2,307	sf	$7.49	$17,279
Driveway entrance, including sub base, reinforcement, and broom finish	500	sf	$7.49	$3,745
Landscape				
Planting				
Shrubbery, allowance, 30%	71,061	sf	$6.14	$436,313
Lawn, ground preparation and sod, 70%	165,808	sf	$1.48	$245,396
Irrigation				
Shrub irrigation	71,061	sf	$1.13	$80,299
Sod irrigation	165,808	sf	$1.13	$187,363
Controller, allowance	1	ea	$10,000.00	$10,000
Total - 15 Site Paving, Structures and Landscaping				***$1,030,335***
16 Utilities on Site				
Fire Water				
Fire department connection, allowance	1	ea	$1,523.02	$1,523
Domestic Water				
Connection to existing line, allowance	1	ea	$2,275.00	$2,275
Sanitary Sewer				
Connection to main, allowance	1	ea	$500.00	$500
Storm Drainage				
Connection to existing storm drain system, allowance	1	ea	$500.00	$500
Electrical Site				
Site and low voltage, allowance	1	ls	$20,000.00	$20,000
Site Lighting				
Parking lighting allowance	1	ls	$60,000.00	$60,000
Landscape lighting allowance	1	ls	$45,000.00	$45,000
Total - 16 Utilities on Site				***$129,798***

New Building and Mitigation Costs

New Building Construction Cost Summary

Element		Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)					
1 Foundations					
2 Vertical Structure					
3 Floor & Roof Structures					
4 Exterior Cladding					
5 Roofing and Waterproofing					
B) Interiors (6-7)					
6 Interior Partitions, Doors and Glazing					
7 Floor, Wall and Ceiling Finishes					
C) Equipment and Vertical Transportation (8-9)					
8 Function Equipment and Specialties					
9 Stairs and Vertical Transportation					
D) Mechanical and Electrical (10-13)					
10 Plumbing Systems					
11 HVAC					
12 Electrical Lighting, Power and Communications					
13 Fire Protection Systems					
E) Site Construction (14-16)			**$8,084,520**		**$663.86**
14 Site Preparation and New Building		$8,084,520		$663.86	
15 Site Paving, Structures & Landscaping					
16 Utilities on Site					
Subtotal			**$8,084,520**		$663.86
Gen'l Cond, Bonds and Insurance	11.0%		**$889,297**		$73.02
Subtotal			**$8,973,817**		$736.89
General Contractor's Fee	4.0%		**$358,953**		$29.48
Subtotal			**$9,332,770**		$766.36
Design Contingency	10.0%		**$933,277**		$76.64
Subtotal			**$10,266,047**		$843.00
Escalation to MOC	10.36%		**$1,063,328**		$87.32
TOTAL CONSTRUCTION COST			**$11,329,375**		**$930.31**

Total Area: 12,178 SF

New Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
14 Site Preparation and New Building				
SD Reconciled Estimate costs				
New building cost complete	1	ls	$7,873,800.00	$7,873,800
Mitigation Measures per estimate from Jaynes Corporation 07/13/07				
Detention Basin	1	ls	$149,960.00	$149,960
Slope Repair	1	ls	$34,446.00	$34,446
Sub Drain System	1	ls	$26,314.00	$26,314
Total - 14 Site Preparation and New Building				***$8,084,520***

APPENDIX D:
REDUCED SCOPE ALTERNATIVE COST REPORT AND PROJECT COST COMPARISON

Reconciled Final Budget

DD Final Set

Submitted By

JAYNES CORPORATION

August 16, 2007

University of California, San Diego
La Jolla, California

UNIVERSITY HOUSE

Program Cost Plan

Program Cost Plan

PROJECT:	UNIVERSITY HOUSE	CLIENT:	UCSD	
	UNIVERSITY OF CALIFORNIA, SAN DIEGO	DATE:	08/16/07	
LOCATION:	LA JOLLA, CALIFORNIA	GFA:	10,788	SF
STAGE:	DESIGN DEVELOPMENT - RECONCILED			

ELEMENTAL SUMMARY

		Elemental Costs		Cost/SF
1.0	SUBSTRUCTURE		$164,063	
	a) Normal Foundations	$125,967		$11.68
	b) Basement Excavations	3,056		$0.28
	c) Special Conditions	35,040		$3.25
2.0	SUPERSTRUCTURE		762,493	
	a) Lowest Floor Construction	118,050		$10.94
	b) Upper Floor Construction	91,906		$8.52
	c) Roof Construction	539,557		$50.01
	d) Balcony Construction	12,980		$1.20
3.0	EXTERNAL CLADDING		1,132,637	
	a) Roof Finish	172,293		$15.97
	b) Walls Below Ground Floor	36,866		$3.42
	c) Walls Above Ground Floor	667,694		$61.89
	d) Windows and External Doors	130,165		$12.07
	e) Balcony Finishes	125,619		$11.64
4.0	INTERIOR PARTITIONS & DOORS		237,920	
	a) Permanent Partitions	164,412		$15.24
	b) Moveable Partitions	0		$0.00
	c) Doors	73,508		$6.81
5.0	VERTICAL MOVEMENT		37,972	
	a) Stairs	11,632		$1.08
	b) Elevators	26,340		$2.44
6.0	FINISHES		331,236	
	a) Floor Finishes	194,125		$17.99
	b) Wall Finishes	67,593		$6.27
	c) Ceiling Finishes	69,518		$6.44
7.0	FITTINGS & EQUIPMENT	361,706	361,706	$33.53
8.0	MECHANICAL		557,949	
	a) Plumbing and Drainage	214,900		$19.92
	b) Fire Protection	74,029		$6.86
	c) HVAC	269,020		$24.94
	Subtotal carried forward		$3,585,977	$332.40

PROJECT:	UNIVERSITY HOUSE	CLIENT:	UCSD
	UNIVERSITY OF CALIFORNIA, SAN DIEGO	DATE:	8/16/07
LOCATION:	LA JOLLA, CALIFORNIA	GFA:	10,788 SF
STAGE:	DESIGN DEVELOPMENT - RECONCILED		

ELEMENTAL SUMMARY

		Elemental Costs		Cost/SF
	Subtotal brought forward		$3,585,977	$332.40
9.0	ELECTRICAL	393,391	393,391	$36.47
10.0	SITE DEVELOPMENT		1,439,566	
	a) Site Clearance and Demolition	161,075		$14.93
	b) Site Improvements	965,738		$89.52
	c) Site Utilities	312,753		$28.99
	SUBTOTAL		$5,418,934	$502.31
11.0	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND AND INSURANCE	595,000	595,000	$55.15
	EXCESS PROJECT COST OVERHEAD, PROFIT, BOND AND INSURANCE	122,301	122,301	$11.34
	SUBTOTAL		$6,136,234	$568.80
12.0	DESIGN CONTINGENCY (6%)		368,174	$34.13
13.0	INFLATION ADJUSTMENT TO A START DATE OF CONSTRUCTION OF JULY 2008		0	0.00
	TOTAL		$6,504,408	$602.93

EXCLUSIONS

- All professional fees.
- Construction contingency.
- Furniture, fixtures, and equipment (including telephone/data/av equipment).
- Hazardous material abatement.
- Costs associated with abnormal soil conditions, or archaeological delays.
- All soft costs.
- Inflation adjustment beyond a start date of construction of July 2008.
- Testing & inspection fees.

Element/Specification	Quantity		Unit Rate	Estimated Cost
1.0 SUBSTRUCTURE				
a) NORMAL FOUNDATIONS				
1. Reinforced concrete strip foundations including all necessary earthwork, concrete, formwork, and reinforcement: size 1'-6" to 4'-0" x 24" thick	400	LF	110.02	44,010
2. Ditto: size 5'-0" x 24"/30"	313	LF	188.43	58,980
3. Spread/Spot Footings, 3'x3', 4'x4'	10	EA	559.10	5,591
4. Fireplace foundations	1	EA	3,692.95	3,693
5. Stem walls at footings	518	LF	26.44	13,694
6. Miscellaneous				
		TO SUMMARY		$125,967
1.0 SUBSTRUCTURE				
b) BASEMENT EXCAVATIONS				Nil
1. Backfill (E) Mechanical Area behind new CMU retaining wall	102	CY	30.00	3,056
		TO SUMMARY		$3,056
1.0 SUBSTRUCTURE				
c) SPECIAL CONDITIONS				
1. Sawcut, demo and repair of existing terrace concrete for new utilities & earthwork	2,920	SF	12.00	35,040
		TO SUMMARY		$35,040

Element/Specification		Quantity		Unit Rate	Estimated Cost
2.0 SUPERSTRUCTURE					
a) LOWEST FLOOR CONSTRUCTION					
1.	5" thick reinforced concrete slab-on-grade over two layers (7") of sand with 15 mil membrane on compacted subgrade	7,440	SF	11.78	87,669
2.	Thickened slab edge footings	182	LF	26.22	4,771
3.	Elevator slab w/ 6" depression	1	EA	1,400.00	1,400
4.	ThermaFloor topping slab for radiant heat floor	8,070	SF	3.00	24,210
5.	Miscellaneous		ALLOWANCE		0
			TO SUMMARY		$118,050

Element/Specification		Quantity		Unit Rate	Estimated Cost
2.0 SUPERSTRUCTURE					
b) UPPER FLOOR CONSTRUCTION					
1.	Suspended wood-framed floor system including plywood decking with lightweight concrete topping	3,359	SF	27.36	91,906
2.	Miscellaneous				
			TO SUMMARY		$91,906

Element/Specification		Quantity		Unit Rate	Estimated Cost
2.0 SUPERSTRUCTURE					
c) ROOF CONSTRUCTION					
1.	Wood-framed roof construction with plywood diaphragm, glu-lams and batt insulation infill	14,720	SF	36.65	539,557
2.	Miscellaneous		ALLOWANCE		0
			TO SUMMARY		$539,557
2.0 SUPERSTRUCTURE					
d) BALCONY CONSTRUCTION					
1.	Cantilevered wood-framed floor system including plywood decking with lightweight concrete topping	365	SF	35.56	12,980
2.	Miscellaneous		ALLOWANCE		0
			TO SUMMARY		$12,980

Element/Specification		Quantity		Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING					
a) ROOF FINISH					
1.	4GNC w/ T24 cap sheet roofing finish over framed plywood crickets including miscellaneous flashings	13,183	SF	7.65	100,793
2.	Galvalume metal fascia & coping cap at perimeter gutters & downspouts	1,134	LF	45.41	51,500
3.	Miscellaneous				
a.	Galvalume metal coping cap at exposed glu-lams with drip edge & offset cleat for air space	136	EA	147.06	20,000
			TO SUMMARY		$172,293

Element/Specification		Quantity		Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING					
b) WALLS BELOW GROUND FLOOR					
1.	8" thick Standard CMU walls including grout and reinforcement	414	SF	30.45	12,606
2.	Foundation drainage	900	LF	20.00	18,000
3.	Waterproofing membrane & J-Drain	656	SF	7.00	4,593
4.	Backfilling CMU walls	56	CY	30.01	1,667
5.	Miscellaneous		ALLOWANCE		0
			TO SUMMARY		$36,866

Element/Specification	Quantity		Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING				
c) WALLS ABOVE GROUND FLOOR				
1. Exterior fixed glass 1/2" clear tempered in U channel head & sill	4,245	SF	52.34	222,166
2. Clerestory exterior glazing, 1/4" clear tempered set in U channel head & sill	1,123	SF	40.00	44,928
3. Exterior plaster walls over wood framing with plywood shear panels including 5/8" gypboard finish interior, batt insulation & flashings	5,328	SF	24.63	131,222
4. 8" thick exposed Decorative CMU walls including grout and reinforcement	2,231	SF	34.65	77,304
5. 8" thick Standard, exposed CMU walls with 2-coat stucco (in/out) including grout and reinforcing	1,715	SF	44.94	77,074
6. Miscellaneous				
a. Stabilize existing full height existing adobe walls to remain	1	ALLOWANCE		100,000
b. Temporary protection / support of existing full height adobe walls during construction	1	ALLOWANCE		15,000
		TO SUMMARY		$667,694

Element/Specification		Quantity		Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING					
d) WINDOWS AND EXTERNAL DOORS					
1.	Garage door 12-6"' x 9'-0"; insulated sectional with electric operators	2	EA	3,000.00	6,000
2.	Exterior Wood Swing door w/ Wood Frame including hardware	1	EA	1,945.00	1,945
3.	Exterior Glazed Swing Door, Frameless, including hardware	1	EA	2,642.00	2,642
4.	Exterior Glazed Swing/Slide/Pivot Doors w/ Frame including hardware, various sizes	18	EA	6,115.44	110,078
5.	Miscellaneous				
a.	Joint sealants	1	ALLOWANCE		5,000
b.	Metal Louvered Windows at Mechanical Basement	3	EA	1,500.00	4,500
			TO SUMMARY		$130,165

Element/Specification		Quantity		Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING					
e) BALCONY FINISHES					
1.	Plaster soffits to roof overhangs	6,840	SF	9.94	68,000
2.	Glass railings to balcony & terraces	231	LF	175.00	40,425
3.	Floor drains including associated pipe work	1	ALLOWANCE		5,100
4.	Stone tile over reinforced mortar bed over waterproof membrane (over plywood deck) at balcony	365	SF	33.13	12,094
5.	Miscellaneous	0	LS	0.00	0
			TO SUMMARY		$125,619

Element/Specification		Quantity		Unit Rate	Estimated Cost
4.0 INTERIOR PARTITIONS AND DOORS					
a) PERMANENT PARTITIONS					
1.	6" thick wood-framed partitions clad both sides with '5/8" gypboard including batt insulation infill	8,996	SF	14.02	126,136
2.	Premium cost for interior plywood shear walls		INCLUDED		0
3.	Fireplace construction (1-CMU, 1- Framed)	2	EA	15,675.00	31,350
4.	Miscellaneous				
a.	Glass in-fill above interior partitions	173	SF	40.00	6,926
			TO SUMMARY		$164,412

Element/Specification		Quantity		Unit Rate	Estimated Cost
4.0 INTERIOR PARTITIONS AND DOORS					
b) MOVEABLE PARTITIONS					
1.	N/A (Deleted by VE)	0	EA	0.00	0
2.	Miscellaneous		ALLOWANCE		0
			TO SUMMARY		$0

4.0 INTERIOR PARTITIONS AND DOORS					
c) INTERIOR DOORS					
1.	Interior solid core flush wood door with mahogany veneer, prefinished, in wood frame including hardware, various sizes	26	EA	1,776.65	46,193
2.	Ditto: double door	5	PR	3,026.00	15,130
3.	Pocket doors, interior solid core wood doors with mahogany veneer	2	EA	3,075.00	6,150
4.	Double swing kitchen door, solid core wood	1	EA	2,075.00	2,075
5.	Interior Glazed Swing Door, Frameless, including hardware	1	EA	2,160.00	2,160
6.	Miscellaneous				
a.	Access doors	1	ALLOWANCE		1,800
			TO SUMMARY		$73,508

Element/Specification		Quantity		Unit Rate	Estimated Cost
5.0 VERTICAL MOVEMENT					
a) STAIRS					
1.	Interior stair & railing	1	EA	11,632.00	11,632
2.	Miscellaneous		ALLOWANCE		0
			TO SUMMARY		$11,632

5.0 VERTICAL MOVEMENT					
b) ELEVATORS					
1.	Residential passenger elevator	1	EA	26,340.00	26,340.00
2.	Miscellaneous cab features and finishes	Included	EA	5,000.00	0
3.	Machine Room	N/A			
			TO SUMMARY		$26,340

PROJECT:	UNIVERSITY HOUSE		SHEET 13
	UNIVERSITY OF CALIFORNIA, SAN DIEGO	LOCATION:	LA JOLLA, CALIFORNIA
STAGE:	DESIGN DEVELOPMENT - RECONCILED	DATE:	8/16/07

Element/Specification		Quantity		Unit Rate	Estimated Cost
6.0 INTERIOR FINISHES					
a) FLOOR FINISHES					
1.	Stone tile floor finish	5,538	SF	26.14	144,791
2.	Elevator floor finish: stone tile	40	SF	44.60	1,784
3.	Ceramic Tile floor & base	816	SF	17.00	13,868
4.	Carpet w/ Pad	180	SY	40.00	7,200
5.	Epoxy Flooring: Garage, Kitchen & Storage	1,393	SF	11.50	16,020
7.	Drywall termination at floor & beams	4,884	LF	1.00	4,884
8.	Miscellaneous				
a.	Sealer at Stone Tile	5,578	SF	1.00	5,578
			TO SUMMARY		$194,125

Element/Specification		Quantity		Unit Rate	Estimated Cost
6.0 INTERIOR FINISHES					
b) WALL FINISHES					
1.	Paint finish to walls	23,320	SF	0.50	11,660
2.	Stone tile surrounds & pans : MB shower	1	EA	12,045.00	12,045
3.	Ceramic tile surrounds & pans: showers	546	SF	32.97	18,002
4.	Ceramic tile 7' wainscots w/ cement board backing at public restrooms	1,060	SF	18.76	19,886
5.	FRP at kitchen walls	1	ALLOWANCE		6,000
6.	Miscellaneous		ALLOWANCE		0
			TO SUMMARY		$67,593

Element/Specification		Quantity		Unit Rate	Estimated Cost
6.0 INTERIOR FINISHES					
c) CEILING FINISHES					
1.	Gypsum board ceilings including paint finish	10,200	SF	5.33	54,405
2.	Stain exposed glu-lam beams	1	LS	15,113.00	15,113
3.	Miscellaneous	0	LF	0.00	0
			TO SUMMARY		$69,518

Element/Specification		Quantity		Unit Rate	Estimated Cost
7.0 FITTINGS AND EQUIPMENT					
Residential Component					
1.	Vanity countertop with base cabinet	11	LF	326.00	3,588
2.	Book shelves	32	LF	364.00	11,635
3.	Residential kitchen appliances	1	ALLOWANCE		7,500
4.	Mirror	5	EA	382.00	1,911
5.	Toilet tissue holder, etc.	1	ALLOWANCE		2,750
6.	Manual roller shades	2,100	SF	8.00	16,800
7.	Residential kitchen cabinetry/countertops	1	ALLOWANCE		19,679
8.	Garage base cabinets & storage	27	LF	202.00	5,443
9.	Shelving	73	LF	60.00	4,380
10.	Laundry base/upper cabinets	22	LF	285.00	6,279
11.	Family room media cabinet	1	EA	1,572.00	1,572
12.	Master bedroom closet shelving	1	EA	6,356.00	6,356
13.	Miscellaneous				
a.	Hallway 003 closet shelving	5	LF	100.00	500
b.	Glass shower/tub enclosures	3	EA	980.00	2,940
c.	M. Bath glass sliding door & enclosure	1	EA	13,298.00	13,298
Public Component					
14.	Bar cabinetry	1	ALLOWANCE		4,512
15.	Book shelves	10	LF	375.00	3,750
16.	Commercial kitchen equipment	1	LS	150,000.00	150,000.00
17.	Commercial pantry/storage shelving	1	ALLOWANCE		2,100
			Carry Forward		$264,993

Element/Specification	Quantity		Unit Rate	Estimated Cost
7.0 FITTINGS AND EQUIPMENT				
		Brought Forward		$264,993
Public Component (Cont'd)				
18. Audio/visual equipment	1	ALLOWANCE		10,000
19. Manual roller shades	2,350	SF	8.00	18,800
20. Vanity countertop with base cabinet	34	LF	326.00	11,092
21. Mirror	5	EA	443.40	2,217
22. Toilet tissue holder	8	EA	58.94	472
23. Handicap grab bar	5	EA	392.93	1,965
24. Paper towel dispenser/disposal	5	EA	589.39	2,947
25. Soap dispenser	9	EA	98.23	884
26. Toilet cubicle	7	EA	1,040.00	7,280
27. Miscellaneous				
a. Entry 112 closet shelving	10	LF	60.00	600
b. Liv Rm 114 shelf/counter	11	LF	160.00	1,760
c. Dining 115 base cabinet & AV	20	LF	439.00	8,774
d. Office 122 base/upper & countertop	26	LF	350.00	9,098
e. Fire extinguishers & cabinets	1	ALLOWANCE		2,000
f. Motorized projection screen	1	ALLOWANCE		2,500
Guest House				
28. Guest house kitchen appliances	1	ALLOWANCE		2,000
29. Guest house kitchen cabinetry	1	ALLOWANCE		6,862
30. Guest house bathroom appliances	1	ALLOWANCE		982
31. Closet shelving	10	LF	60.00	600
32. Manual roller shades	613	SF	8.00	4,900
33. Miscellaneous				
a. Glass shower/tub enclosures	1	EA	980.00	980
		TO SUMMARY		$361,706

Element/Specification		Quantity		Unit Rate	Estimated Cost
8.0 MECHANICAL					
a) PLUMBING AND DRAINAGE					
1.	Roof drainage	13,183	SF	1.28	16,900
2.	Plumbing fixtures including hot/cold services and associated drainage	44	EA	3,790.91	166,800
3.	Hot water generation	1	LS	18,700.00	18,700
4.	Floor drains/sinks	6	EA	2,083.33	12,500
5.	Miscellaneous		ALLOWANCE		0
			TO SUMMARY		$214,900

Element/Specification		Quantity		Unit Rate	Estimated Cost
8.0 MECHANICAL					
b) FIRE PROTECTION					
1.	Automatic sprinkler system, interior plus exterior soffits	17,628	SF	3.98	70,129
2.	Fire riser	1	EA	Included	0
3.	Miscellaneous Ansul system for kitchen hood	1	EA	3,900.00	3,900
			TO SUMMARY		$74,029

Element/Specification		Quantity		Unit Rate	Estimated Cost
8.0 MECHANICAL					
c) HVAC					
1.	HVAC conventional (exhaust fans & cooling)	10,788	SF	5.47	59,000
2.	HVAC Hydronic Radiant System	8,070	SF	24.41	197,020
3.	Kitchen hood/exhaust system	1	AL	13,000.00	13,000
4.	Miscellaneous		ALLOWANCE		0
			TO SUMMARY		$269,020

Element/Specification		Quantity		Unit Rate	Estimated Cost
9.0 ELECTRICAL					
1.	Service and distribution	10,788	SF	3.67	39,585
2.	Lighting systems including controls	10,788	SF	9.56	103,124
3.	Convenience power systems	10,788	SF	13.00	140,197
4.	Fire alarm system	10,788	SF	1.70	18,350
5.	Telephone/data/CATV wiring and conduit	10,788	SF	1.95	21,031
6.	Security system	10,788	SF	1.52	16,447
7.	Audio/visual system	10,788	SF	5.07	54,657
8.	Miscellaneous		ALLOWANCE		0
			TO SUMMARY		$393,391

Element/Specification	Quantity		Unit Rate	Estimated Cost
11.0 SITE DEVELOPMENT				
a) SITE CLEARANCE AND DEMOLITION				
1. Demolition of existing building including removal of debris from site; retain existing building walls to remain per plan, no salvage of material	10,788	SF	9.56	103,100
2. Allowance for Structural Salvage not owner accessible	1	LS	12,000.00	12,000
3. Break-up existing hardscape and remove debris from site	10,788	SF	4.26	45,975
4. Removal of miscellaneous walls, pools, abandoned utilites, etc.	1	ALLOWANCE		Incl Above
5. General conditions, overhead, profit, bond and insurance		ALLOWANCE		0
		TO SUMMARY		$161,075

	Element/Specification	Quantity		Unit Rate	Estimated Cost
11.0	SITE DEVELOPMENT				
b)	SITE IMPROVEMENTS				
1.	Monument sign	1	EA	8,500.00	8,500
2.	Motorized wood entry gate	1	EA	12,000.00	12,000
3.	Security camera pedestal	1	EA	5,095.00	5,095
4.	3" A.C o/ 6" base course at new paving 1" A.C overlay at existing paving	20,000	SF	3.25	64,980
5.	Curb / curb and gutter	900	LF	20.00	18,000
6.	Striping and signage	1	LS	1,025.00	1,025
7.	Low, curved retaining wall at entry drive	100	LF	92.67	9,267
8.	Landscaping and irrigation	37,475	SF	5.50	205,986
9.	Stabilized decomposed granite paving with Trex headers & stepping stones on concrete base	380	SF	9.45	3,590
10.	Dry Creek Bed at Entry	1	LS	21,300.00	21,300
11.	Pergola at Entry	1	EA	9,000.00	9,000
12.	Site lighting & Pole Bases	1	LS	57,545.00	57,545.00
13.	Rough and final grading & survey	1	LS	94,660.00	94,660.00
14.	Retention basin berm with weir	1	LS	21,200.00	21,200.00
15.	Slope stabilization allowance	900	SF	34.00	30,600
16.	Site signage	1	ALLOWANCE		5,000
17.	4" decorative concrete topping slab over existing terrace concrete, with #4 rebar at 18" o.c.	5,850	SF	12.90	75,465
18.	4" Natural Concrete, Salt Finish, Sidewalks	710	SF	6.95	4,935
19.	4" Integral color, Buff Wash, concrete paving with doweled E.J.s & sawcut scorelines	2,971	SF	13.90	41,297
20.	Stone tile pavers on concrete setting bed to match interior pavers	1,074	SF	34.59	37,154

	Carry Forward		$726,598

PROJECT:	UNIVERSITY HOUSE		SHEET 23
	UNIVERSITY OF CALIFORNIA, SAN DIEGO	LOCATION:	LA JOLLA, CALIFORNIA
STAGE:	Allowance for Structural Salvage not owner	DATE:	8/16/07

Element/Specification		Quantity		Unit Rate	Estimated Cost
11.0 SITE DEVELOPMENT					
			Brought Forward		$726,598
b) SITE IMPROVEMENTS					
21.	Miscellaneous				
a.	Temporary project conditions	1	ALLOWANCE		61,984
b.	SWPPP, Erosion Control	106,200	SF	0.28	29,364
c.	Progressive & final cleanup	1	ALLOWANCE		86,128
d.	Drive apron	1	EA	2,750.00	2,750
e.	Stockpile Spoils for Use On-Site	550	CY	7.00	3,847
f.	Backfill site retaining wall	22	CY	30.02	667
g.	Repair (E) Landscaping disturbed by new Utilities	20,000	SF	2.35	47,000
h.	Repair (E) Road Curb, Berm	1	LS	5,000.00	5,000
i.	Concrete Mock-ups	3	EA	800.00	2,400
20.	General conditions, overhead, profit, bond and insurance		ALLOWANCE		0
			TO SUMMARY		$965,738

Element/Specification		Quantity		Unit Rate	Estimated Cost
11.0 SITE DEVELOPMENT					
c) SITE UTILITIES					
1.	Extension of wet/dry site utilities	1	LS	247,891.00	247,891
2.	Wet Well pump (simplex) & force main for retention basin	1	LS	21,862.00	21,862
3.	Miscellaneous				
a.	Additional A-4 Cleanout at 12" SDR pipe radius	1	ALLOWANCE		4,000
b.	Polyethylene area drains with black grates at landscape areas	1	ALLOWANCE		39,000
4.	General conditions, overhead, profit, bond and insurance		ALLOWANCE		0
			TO SUMMARY		$312,753

VALUE ENGINEERING

		POTENTIAL SAVINGS	VE FORMULAS
	DIVISION 2		
	Adobe Walls: Reduce full height existing adobe walls to 36" above grade and eliminate structural support	(233,360)	Delete 2" core, temp support, rebar & slurry, plaster fix
	Landscaping: reduce planting materials, and redesign	(50,000)	Go back to Prog Set 1 Budget
	Landscape Drainage: delete spec language (not shown on plans)	(39,000)	Delete outright
	Rock Feature at Entry: delete and replace with planting	(19,163)	Delete rock & add back landscaping
	Salvage: delete special salvage allowance for structurally integrated items	(12,000)	Delete outright
	SWPPP Code Increases: delete allowance for future SWPPP code enhancements	($10,000)	Delete outright
	DIVISION 3		
	Flatwork: Delete all special flatwork finishes (deco concrete or stone tile) and use salt finish concrete	($69,296)	Adjust items down to salt finish
	Gypcrete / Thermafloor Topping: delete radiant floor system and gypcrete topping	($27,234)	Delete outright
	DIVISION 4		
	Deco CMU: Change standard CMU w/ plaster finish both sides to decorative block	($17,992)	
	DIVISION 6		
	Roof Beams: Delete longitudinal beams, reduce number of cross beams, increase beam depth, and delete clerestory glazing; Add posts w/ footings and header beams at glazing walls	($103,966)	Delete Long Beams, Reduce spacing, upsize cross beams, Delete Clerestory glazing, Add post w/ footings at 20' o.c., Add header beams, Add finishs to both sides of header, posts
	DIVISION 8		
	Glazing System: Redesign, simplify glazing system (??? See note)	($22,250)	Conventional storefront, simplify glazed doors (Note: May cost more due to design configuration)
	Clerestory Windows: Delete exterior clerestory windowvs (within roof beam redesign)	See "Roof Beams"	
	Pocket Door: delete pocket door at Dining	($3,500)	Delete outright
	DIVISION 9		
	Kitchen / Guest shell only, delete grease trap (retain public restrooms)	($353,445)	
	Tile Flooring: Change stone tile flooring to carpet or hardwood	($76,069)	
	Balcony Deck: Change stone tile & waterproofing to deck coating	($7,900)	
	Stucco Finish: Change sand finish to machine dash	Increase cost due to masking	

VALUE ENGINEERING

		POTENTIAL	VE FORMULAS
	DIVISION 10		
	Signage, Motorized Gate, Security Camera Pedestal: Delete	($30,595)	Delete outright
	DIVISION 11		
	A/V Equipment: delete projection screen & A/V Equipment allowance	($12,500)	Delete outright
	DIVISION 12		
	Roller Shades: Delete	($40,500)	Delete outright
	DIVISION 14		
	Elevator: Delete	($26,340)	Delete outright
	DIVISION 15		
	Radiant Heating: Delete radiant heating, use conventional forced air, add soffiting for distribution	($68,000)	
	DIVISION 16		
	Electrical: Redesign, delete AV & security systems, reduce light fixture package (less deletion of kitchen area)	($93,400)	Reduce to CAs # minus kitchen/guest deletion

SUBTOTAL VALUE ENGINEERING	($1,316,509)
Contingency & Extended OH, Fee, Bonds & Ins. (15.15%)	($199,451)
VALUE ENGINEERING TOTAL	($1,515,960)

END OF VALUE ENGINEERING

University of California, San Diego
Facilities Design and Construction

University House Meeting Center and Chancellor Residence Project Cost Comparison

Sub	Description	CIB	Renovate Tier 1	Renovate Tier 2	Renovate Tier 3	Renovate Tier 1 + New public	Renovate Tier 2 + New public	House relocation	House on piers	Reduced Scope
0	Site Clearance	$312,000								
1	Building Construction	$3,669,216								
2	Site Utilities	$207,000								
4	Site Clearance/Develop	$757,000								
	TOTAL 0,1,2,4	**$4,945,216**	**$3,379,146**	**$5,207,692**	**$5,804,696**	**$5,627,957**	**$6,432,391**	**$18,344,497**	**$8,735,752**	**$4,978,900**
5	Fees	$837,000	$571,936	$881,425	$982,471	$952,557	$1,088,711	$3,104,888	$1,478,565	$842,701
6	FD&C	$282,500	$193,037	$297,494	$331,599	$321,502	$367,456	$1,047,946	$499,038	$284,424
7	Survey/Test/Plans	$79,284	$54,176	$83,492	$93,064	$90,230	$103,127	$294,107	$140,056	$79,824
8	Special Costs	$731,000	$499,504	$769,799	$858,048	$831,923	$950,834	$2,711,677	$1,291,316	$735,979
9	Project Contingency	$727,000	$496,771	$765,587	$853,353	$827,370	$945,631	$2,696,839	$1,284,250	$731,952
	TOTAL PWC	**$7,602,000**	**$5,194,569**	**$8,005,489**	**$8,923,230**	**$8,651,539**	**$9,888,150**	**$28,199,955**	**$13,428,976**	**$7,653,781**
3	Furnishing & Equip.	$250,000	$170,829	$263,269	$293,450	$284,515	$325,183	$927,386	$441,626	$251,703
	TOTAL PWC+E	**$7,852,000**	**$5,365,398**	**$8,268,759**	**$9,216,680**	**$8,936,054**	**$10,213,332**	**$29,127,341**	**$13,870,602**	**$7,905,483**

APPENDIX E:
RESIDENTIAL RENOVATION/
NEW PUBLIC STRUCTURE COST REPORT

CUMMING CORPORATION

BUILDING VALUE THROUGH EXPERTISE

University House Meeting Center & Chancellor Residence, Residential Renovation (Tier 1) / New Public Structure

San Diego , CA

Schematic Statement of Probable Cost
July 30, 2007
CCORP Project No. 07-00669.00

Prepared for University of California San Diego

16744 WEST BERNARDO DRIVE, SAN DIEGO • CALIFORNIA • 92127
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INTRODUCTION

1. Basis Of Estimate

This statement is based on "University House Workgroup Report" compile by Island Architects 06-14-04 received on 07-03-07 along with verbal direction from the university representative.

The information listed above is considered Schematic design level for estimating purposes.

2. Items Not Included Within Estimate

The following cost items are excluded from this estimate.

A Professional fees, inspections and testing.
B Escalation beyond midpoint of construction
C Plan check fees and building permit fees.
D Furnishings, fixtures and equipment (FF&E).
E Major site and building structures demolition unless noted in body of estimate.
F Costs of hazardous material surveys, abatements, and disposals unless noted in estimate.
G Costs of offsite construction unless noted in estimate.
H Premium for PSA Labor Agreements.
I Construction contingency costs.
J Blasting or excavation of rock
K Bridge crane
L Window furnishings (OFOI)

INTRODUCTION

3. Escalation

Escalation is calculated from the basis of this estimate to the Midpoint of Construction using the following rates:

Construction Start:	09/01/08
Construction Finish:	03/01/10
Construction Midpoint:	06/01/09

Year	Rate
2007	7.00%
2008	5.00%
2009	5.00%

4. Notes

We have included the costs for the following per direction of the architect:

A The "University House Workgroup Report" compiled by Island Architects.
B The cost of a new foundation system for the new public area.
C The cost to upgrade the MEP systems in the renovation area and install a new MEP system in the public building area.
D The costs for minimum landscaping, 14,000 sf of parking, and 2,400 sf of outdoor terrace, along with landscaping on a three acre site.
E The cost for mitigation measures as provided by the cost estimate by Jaynes Corporation 07/13/07.

We recommend that the client review this statement, and that any interpretations contrary to those intended by the design documents be fully addressed. The statement is based upon a detailed measurement of quantities when possible, and reasonable allowances for items not clearly defined in the documents.

The statement reflects probable construction costs obtainable in a competitive and stable bidding market. This estimate is based upon a minimum of four (4) competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Experience indicates that a fewer number of bidders may result in a higher bid amount, and more bidders may result in a lower bid result.

University House Meeting Center & Chancellor Residence, Residential Renovation (Tier 1) / New Public Structure
San Diego , CA
Schematic Statement of Probable Cost **07/30/07**

CONSTRUCTION COST SUMMARY

Element	Area	Cost / SF	Total
(Tier 1)			
A Residential Renovation / Sitework			
Residential Renovation	8,412 SF	$276.84	**$2,328,777**
Site	130,680 SF	$8.11	**$1,059,407**
B New Public Area			
New Public Area	6,425 SF	$348.60	**$2,239,773**
TOTAL ESTIMATED CONSTRUCTION COST		**$633.55**	**$5,627,957**

New Public Space

University House Meeting Center & Chancellor Residence, Residential Renovation (Tier 1) / New Public Structure

Schedule of Areas & Control Quantities
Schematic Statement of Probable Cost

07/30/07

Schedule of Areas	SF	SF
Enclosed Areas		
New space	6,425	
Subtotal, Enclosed Areas		**6,425**
Unenclosed Areas		
First Floor	0	
Subtotal, Unenclosed Areas	**0**	
Unenclosed Areas@ 50%		**0**
Total Gross Floor Area		**6,425**

Control Quantities	Qty		Ratio to Gross Area
Number of stories	1	ea	0.156
Gross Area	6,425	sf	1.000
Enclosed Area	6,425	sf	1.000
Unenclosed Area	-	sf	0.000
Footprint Area	6,425	sf	1.000
Footprint Perimeter	769	lf	

University House Meeting Center & Chancellor Residence, Residential Renovation (Tier 1) / New Public Structure

Schematic Statement of Probable Cost **07/30/07**

New Public Space Construction Cost Summary

Element			Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)				**$450,887**		**$70.18**
1 Foundations			$129,355		$20.13	
2 Vertical Structure						
3 Floor & Roof Structures			$93,975		$14.63	
4 Exterior Cladding			$186,630		$29.05	
5 Roofing and Waterproofing			$40,927		$6.37	
B) Interiors (6-7)				**$267,283**		**$41.60**
6 Interior Partitions, Doors and Glazing			$106,658		$16.60	
7 Floor, Wall and Ceiling Finishes			$160,625		$25.00	
C) Equipment and Vertical Transportation (8-9)				**$78,703**		**$12.25**
8 Function Equipment and Specialties			$78,703		$12.25	
9 Stairs and Vertical Transportation						
D) Mechanical and Electrical (10-13)				**$779,751**		**$121.36**
10 Plumbing Systems			$160,485		$24.98	
11 HVAC			$322,110		$50.13	
12 Electrical Lighting, Power and Communications			$194,356		$30.25	
13 Fire Protection Systems			$102,800		$16.00	
E) Site Construction (14-16)				**$21,655**		**$3.37**
14 Site Preparation and Demolition			$21,655		$3.37	
15 Site Paving, Structures & Landscaping						
16 Utilities on Site						
Subtotal				**$1,598,278**		$248.76
Gen'l Cond, Bonds and Insurance	11.0%			**$175,811**		$27.36
Subtotal				**$1,774,088**		$276.12
General Contractor's Fee	4.0%			**$70,964**		$11.04
Subtotal				**$1,845,052**		$287.17
Design Contingency	10.0%			**$184,505**		$28.72
Subtotal				**$2,029,557**		$315.88
Escalation to MOC	10.36%	06/01/09		**$210,216**		$32.72
TOTAL ESTIMATED CONSTRUCTION COST				**$2,239,773**		**$348.60**

Total Area: 6,425 SF

New Public Space Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Continuous Footings, allowance	1	ea	$129,355.26	$129,355
Concrete	207	cy	$216.81	
Formwork	5,076	sf	$6.80	
Reinforcing steel - allowance 180 lb/cy	37,224	lb	$0.95	
Excavation	418	cy	$18.83	
Backfill	211	cy	$16.31	
Spoils removal	207	cy	$16.11	
Total - 1 Foundations				***$129,355***
3 Floor & Roof Structures				
Cast-In-Place Concrete Slab-On-Grade 6", allowance	6,425	sf	$14.63	$93,975
Concrete slab	131	cy	$214.85	
Concrete at thickened edges	13	cy	$208.99	
Form edge	385	sf	$6.92	
Reinforcing steel - allow 2 lb/sf	12,850	lb	$0.95	
Finish	6,425	sf	$0.66	
Aggregate base, sand bed, vapor barrier, fine grade	6,425	sf	$3.77	
Dowels @ 12" o.c. to tie into existing slab, allowance	564	ea	$35.00	
Total - 3 Floor & Roof Structures				***$93,975***
4 Exterior Cladding				
Exterior Walls and Parapets				
Plaster walls, infill at demolition areas				
Plaster Walls, infill, allowance	1,566	sf	$8.30	$12,998
Metal Studs				
Metal stud framing, new public space	6,425	sf	$13.04	$83,782
Exterior Wall Insulation				
Adobe walls, infill at demolition areas	1,566	sf	$1.56	$2,443
Exterior Plaster, machine finish				
New Walls	1,566	sf	$11.18	$17,508
Exterior Painting				
Adobe walls, patch and repair	1,566	sf	$0.73	$1,143
Exterior Doors				
Aluminum door sets, frames and hardware, glazed in aluminum frame				
3'-0" x 9'-0", single	1	ea	$3,970.08	$4,000
6'-0" x 9'-0", double	6	pr	$7,877.23	$47,000
Premiums				
Electronic hold open, per double leaf door set	2	ea	$1,610.72	$3,221
Door closers	13	ea	$208.00	$2,704
Panic hardware, per leaf	13	ea	$805.36	$10,470
Paint finish, per leaf	13	ea	$104.71	$1,361
Total - 4 Exterior Cladding				***$186,630***
5 Roofing and Waterproofing				

New Public Space Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Roofing				
New roof allowance	6,425	sf	$4.73	$30,390
Sheet metalwork				
Allowance	6,425	sf	$1.30	$8,353
Miscellaneous				
Caulking, allowance	6,425	sf	$0.24	$1,542
Concrete walk pads, allowance	6,425	sf	$0.10	$643
Total - 5 Roofing and Waterproofing				***$40,927***
6 Interior Partitions, Doors and Glazing				
Interior Partitions				
Metal Studs				
New 3 5/8", allowance	6,425	sf	$8.71	$55,962
Gypsum Board				
New 5/8" thick, finished, allowance	6,425	sf	$3.69	$23,708
Interior Doors, Frames and Finished Hardware				
New space, allowance	6,425	sf	$3.50	$22,488
Operable partitions, allowance	1	ls	$4,500.00	$4,500
Total - 6 Interior Partitions, Doors and Glazing				***$106,658***
7 Floor, Wall and Ceiling Finishes				
Floors, wall and ceilings				
New area finishes on sf basis, allowance	6,425	sf	$25.00	$160,625
Total - 7 Floor, Wall and Ceiling Finishes				***$160,625***
8 Function Equipment and Specialties				
Signage				
Signage, building identification	6,425	sf	$0.30	$1,928
Fire extinguishers				
Fire extinguisher and cabinet, allowance	1	ls	$7,500.00	$7,500
Commercial Kitchen Equipment				
Allowance	1	ls	$50,000.00	$50,000
Casework				
New area, allowance	6,425	sf	$3.00	$19,275
Total - 8 Function Equipment and Specialties				***$78,703***
10 Plumbing Systems				
General Plumbing				
Install new underground waste / water system, allowance	6,425	sf	$4.00	$25,700
Install new plumbing interior of building, fixtures and piping	6,425	ea	$20.00	$128,500
Miscellaneous Plumbing				
Clean & test	1	ls	$5,000.00	$5,000
Commissioning assist				Excluded
Penetrations and firestopping, allowance	6,425	sf	$0.20	$1,285

New Public Space Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Total - 10 Plumbing Systems				***$160,485***
11 HVAC				
General HVAC				
Reconnect system	6,425	sf	$4.00	$25,700
Install new HVAC system, allowance	6,425	sf	$45.00	$289,125
Miscellaneous				
Test / balance HVAC	1	ls	$6,000.00	$6,000
Commissioning assist				Excluded
Miscellaneous				
Penetrations and firestopping, allowance	6,425	sf	$0.20	$1,285
Total - 11 HVAC				***$322,110***
12 Electrical Lighting, Power and Communications				
Power and Lighting				
Service and distribution, lighting, power	6,425	sf	$17.00	$109,225
Fire Alarm				
Enclosed area square footage	6,425	sf	$3.25	$20,881
Telephone/Data system	6,425	sf	$4.25	$27,306
PA / ICOM system allowance	6,425	sf	$1.25	$8,031
CATV system	6,425	sf	$1.25	$8,031
CCTV / Security system	6,425	sf	$2.00	$12,850
AV system	6,425	sf	$1.25	$8,031
Total - 12 Electrical Lighting, Power and Communications				***$194,356***
13 Fire Protection Systems				
Fire sprinklers				
Connect system	6,425	sf	$4.00	$25,700
Install new fire sprinkler system, allowance	6,425	sf	$12.00	$77,100
Total - 13 Fire Protection Systems				***$102,800***

New Public Space Detail Elements

Element	Quantity	Unit	Unit Cost	Total
14 Site Preparation and Demolition				
Demolition				
Selective demolition of areas	3,766	sf	$5.75	$21,655
Total - 14 Site Preparation and Demolition				***$21,655***

Sitework

Sitework Construction Cost Summary

Element			Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)						
1 Foundations						
2 Vertical Structure						
3 Floor & Roof Structures						
4 Exterior Cladding						
5 Roofing and Waterproofing						
B) Interiors (6-7)						
6 Interior Partitions, Doors and Glazing						
7 Floor, Wall and Ceiling Finishes						
C) Equipment and Vertical Transportation (8-9)						
8 Function Equipment and Specialties						
9 Stairs and Vertical Transportation						
D) Mechanical and Electrical (10-13)						
10 Plumbing Systems						
11 Heating, Ventilation and Air Conditioning						
12 Electrical Lighting, Power and Communications						
13 Fire Protection Systems						
E) Site Construction (14-16)				**$755,982**		**$5.78**
14 Site Preparation and Demolition			$176,080		$1.35	
15 Site Paving, Structures and Landscaping			$490,104		$3.75	
16 Utilities on Site			$89,798		$0.69	
Subtotal				**$755,982**		$5.78
Gen'l Cond, Bonds and Insurance	11.0%			**$83,158**		$0.64
Subtotal				**$839,140**		$6.42
General Contractor's Fee	4.0%			**$33,566**		$0.26
Subtotal				**$872,705**		$6.68
Design Contingency	10.0%			**$87,271**		$0.67
Subtotal				**$959,976**		$7.35
Escalation to MOC	10.4%	06/01/09		**$99,432**		$0.76
TOTAL ESTIMATED CONSTRUCTION COST				**$1,059,407**		**$8.11**

Total Area: 130,680 SF

Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
14 Site Preparation and Demolition				
Earthwork				
Clear and grub site	130,680	sf	$0.10	$13,068
Rough grading, allowance	9,680	cy	$5.42	$52,466
Overexcavate and recompact, allowance	9,680	cy	$5.75	$55,660
Fine grading	130,680	sf	$0.22	$28,750
Erosion control, allowance	130,680	sf	$0.20	$26,136
Total - 14 Site Preparation and Demolition				***$176,080***
15 Site Paving, Structures and Landscaping				
AC Paving				
Parking lot, 3" AC over 8" AB	14,000	sf	$4.54	$63,560
Hardscape				
Concrete paving 4" thick, including sub base, reinforcement, and exposed aggregate finish, outdoor terrace	2,400	sf	$7.49	$17,976
Landscape				
Planting				
Shrubbery, allowance, 30%	29,833	sf	$6.14	$183,174
Lawn, ground preparation and sod, 70%	69,610	sf	$1.48	$103,023
Irrigation				
Shrub irrigation	29,833	sf	$1.13	$33,711
Sod irrigation	69,610	sf	$1.13	$78,659
Controller, allowance	1	ea	$10,000.00	$10,000
Total - 15 Site Paving, Structures and Landscaping				***$490,104***
16 Utilities on Site				
Fire Water				
Fire department connection, allowance	1	ea	$1,523.02	$1,523
Domestic Water				
Connection to existing line, allowance	1	ea	$2,275.00	$2,275
Sanitary Sewer				
Connection to main, allowance	1	ea	$500.00	$500
Storm Drainage				
Connection to existing storm drain system, allowance	1	ea	$500.00	$500
Electrical Site				
Site and low voltage, allowance	1	ls	$20,000.00	$20,000
Site Lighting				
Parking lighting allowance	1	ls	$40,000.00	$40,000
Landscape lighting allowance	1	ls	$25,000.00	$25,000
Total - 16 Utilities on Site				***$89,798***

Residential Renovation

Residential Renovation Construction Cost Summary

Element		Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)					
1 Foundations					
2 Vertical Structure					
3 Floor & Roof Structures					
4 Exterior Cladding					
5 Roofing and Waterproofing					
B) Interiors (6-7)			**$1,451,070**		**$172.50**
6 Interior Partitions, Doors and Glazing		$1,451,070		$172.50	
7 Floor, Wall and Ceiling Finishes					
C) Equipment and Vertical Transportation (8-9)					
8 Function Equipment and Specialties					
9 Stairs and Vertical Transportation					
D) Mechanical and Electrical (10-13)					
10 Plumbing Systems					
11 HVAC					
12 Electrical Lighting, Power and Communications					
13 Fire Protection Systems					
E) Site Construction (14-16)			**$210,720**		**$25.05**
14 Site Preparation and New Building		$210,720		$25.05	
15 Site Paving, Structures & Landscaping					
16 Utilities on Site					
Subtotal			**$1,661,790**		$197.55
Gen'l Cond, Bonds and Insurance	11.0%		**$182,797**		$21.73
Subtotal			**$1,844,587**		$219.28
General Contractor's Fee	4.0%		**$73,783**		$8.77
Subtotal			**$1,918,370**		$228.05
Design Contingency	10.0%		**$191,837**		$22.81
Subtotal			**$2,110,207**		$250.86
Escalation to MOC	10.36%		**$218,569**		$25.98
TOTAL CONSTRUCTION COST			**$2,328,777**		**$276.84**

Residential Renovation Construction Cost Summary

Element	Subtotal	Total	Cost / SF	Cost / SF

Total Area: 8,412 SF

Residential Renovation Detail Elements

Element	Quantity	Unit	Unit Cost	Total
6 Interior Partitions, Doors and Glazing				
Renovation				
Island Architects Workgroup Estimate				
Tier 1, adjusted sf	8,412	sf	$172.50	$1,451,070
Total - 6 Interior Partitions, Doors and Glazing				***$1,451,070***
14 Site Preparation and New Building				
Mitigation Measures per estimate from Jaynes Corporation 07/13/07				
Detention Basin	1	ls	$149,960.00	$149,960
Slope Repair	1	ls	$34,446.00	$34,446
Sub Drain System	1	ls	$26,314.00	$26,314
Total - 14 Site Preparation and New Building				***$210,720***

CUMMING CORPORATION

BUILDING VALUE THROUGH EXPERTISE

University House Meeting Center & Chancellor Residence, Residential Renovation (Tier 2) / New Public Structure

San Diego , CA

Schematic Statement of Probable Cost
July 30, 2007
CCORP Project No. 07-00669.00

Prepared for University of California San Diego

16744 WEST BERNARDO DRIVE, SAN DIEGO • CALIFORNIA • 92127
PHONE: 858-485-6765 • FAX: 858-673-9263

INTRODUCTION

1. Basis Of Estimate

This statement is based on "University House Workgroup Report" compile by Island Architects 06-14-04 received on 07-03-07 along with verbal direction from the university representative.

The information listed above is considered Schematic design level for estimating purposes.

2. Items Not Included Within Estimate

The following cost items are excluded from this estimate.

A Professional fees, inspections and testing.
B Escalation beyond midpoint of construction
C Plan check fees and building permit fees.
D Furnishings, fixtures and equipment (FF&E).
E Major site and building structures demolition unless noted in body of estimate.
F Costs of hazardous material surveys, abatements, and disposals unless noted in estimate.
G Costs of offsite construction unless noted in estimate.
H Premium for PSA Labor Agreements.
I Construction contingency costs.
J Blasting or excavation of rock
K Bridge crane
L Window furnishings (OFOI)

INTRODUCTION

3. Escalation

Escalation is calculated from the basis of this estimate to the Midpoint of Construction using the following rates:

Construction Start:	09/01/08
Construction Finish:	03/01/10
Construction Midpoint:	06/01/09

Year	Rate
2007	7.00%
2008	5.00%
2009	5.00%

4. Notes

We have included the costs for the following per direction of the architect:

A The "University House Workgroup Report" compiled by Island Architects.
B The cost of a new foundation system for the new public area.
C The cost to upgrade the MEP systems in the renovation area and install a new MEP system in the public building area.
D The costs for minimum landscaping, 14,000 sf of parking, and 2,400 sf of outdoor terrace,along with landscaping on a three acre site.

We recommend that the client review this statement, and that any interpretations contrary to those intended by the design documents be fully addressed. The statement is based upon a detailed measurement of quantities when possible, and reasonable allowances for items not clearly defined in the documents.

The statement reflects probable construction costs obtainable in a competitive and stable bidding market. This estimate is based upon a minimum of four (4) competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Experience indicates that a fewer number of bidders may result in a higher bid amount, and more bidders may result in a lower bid result.

CONSTRUCTION COST SUMMARY

Element	Area	Cost / SF	Total
(Tier 2)			
A Residential Renovation / Sitework			
Residential Renovation	8,412 SF	$372.47	**$3,133,211**
Site			**included with Tier 1**
B New Public Space			
New Space			**included with Tier 1**
TOTAL ESTIMATED CONSTRUCTION COST		**$372.47**	**$3,133,211**

New Public Space

University House Meeting Center & Chancellor Residence, Residential Renovation (Tier 2) / New Public Structure

Schedule of Areas & Control Quantities

Schematic Statement of Probable Cost

07/30/07

Schedule of Areas	SF	SF
Enclosed Areas		
New space	6,425	
Subtotal, Enclosed Areas		**6,425**
Unenclosed Areas		
First Floor	0	
Subtotal, Unenclosed Areas	**0**	
Unenclosed Areas@ 50%		**0**
Total Gross Floor Area		**6,425**

Control Quantities	Qty		Ratio to Gross Area
Number of stories	1	ea	0.156
Gross Area	6,425	sf	1.000
Enclosed Area	6,425	sf	1.000
Unenclosed Area	-	sf	0.000
Footprint Area	6,425	sf	1.000
Footprint Perimeter	769	lf	

Residential Renovation

University House Meeting Center & Chancellor Residence, Residential Renovation (Tier 2) / New Public Structure

Schematic Statement of Probable Cost **Project #: 07-00669.00**

30-Jul-07

Residential Renovation Construction Cost Summary

Element		Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)					
1 Foundations					
2 Vertical Structure					
3 Floor & Roof Structures					
4 Exterior Cladding					
5 Roofing and Waterproofing					
B) Interiors (6-7)			**$2,235,825**		**$265.79**
6 Interior Partitions, Doors and Glazing		$2,235,825		$265.79	
7 Floor, Wall and Ceiling Finishes					
C) Equipment and Vertical Transportation (8-9)					
8 Function Equipment and Specialties					
9 Stairs and Vertical Transportation					
D) Mechanical and Electrical (10-13)					
10 Plumbing Systems					
11 HVAC					
12 Electrical Lighting, Power and Communications					
13 Fire Protection Systems					
E) Site Construction (14-16)					
14 Site Preparation and New Building					
15 Site Paving, Structures & Landscaping					
16 Utilities on Site					
Subtotal			**$2,235,825**		$265.79
Gen'l Cond, Bonds and Insurance	11.0%		**$245,941**		$29.24
Subtotal			**$2,481,766**		$295.03
General Contractor's Fee	4.0%		**$99,271**		$11.80
Subtotal			**$2,581,037**		$306.83
Design Contingency	10.0%		**$258,104**		$30.68
Subtotal			**$2,839,141**		$337.51
Escalation to MOC	10.36%		**$294,070**		$34.96
TOTAL CONSTRUCTION COST			**$3,133,211**		**$372.47**

Residential Renovation Construction Cost Summary

Element	Subtotal	Total	Cost / SF	Cost / SF

Total Area: 8,412 SF

Residential Renovation Detail Elements

Element	Quantity	Unit	Unit Cost	Total
6 Interior Partitions, Doors and Glazing				
Renovation				
Island Architects Workgroup Estimate				
Tier 2, adjusted sf	8,412	sf	$265.79	$2,235,825
Total - 6 Interior Partitions, Doors and Glazing				***$2,235,825***

APPENDIX F:
RENOVATE EXISTING STRUCTURE
COST REPORT

CUMMING CORPORATION

BUILDING VALUE THROUGH EXPERTISE

University House Meeting Center & Chancellor Residence, Renovate Existing Structure (Tier 1)

San Diego , CA

Schematic Statement of Probable Cost
July 30, 2007
CCORP Project No. 07-00669.00

Prepared for University of California San Diego

16744 WEST BERNARDO DRIVE, SAN DIEGO • CALIFORNIA • 92127
PHONE: 858-485-6765 • FAX: 858-673-9263

INTRODUCTION

1. Basis Of Estimate

This statement is based on "University House Workgroup Report" compile by Island Architects 06-14-04 received on 07-03-07 along with verbal direction from the university representative.

The information listed above is considered Schematic design level for estimating purposes.

2. Items Not Included Within Estimate

The following cost items are excluded from this estimate.

A Professional fees, inspections and testing.
B Escalation beyond midpoint of construction
C Plan check fees and building permit fees.
D Furnishings, fixtures and equipment (FF&E).
E Major site and building structures demolition unless noted in body of estimate.
F Costs of hazardous material surveys, abatements, and disposals unless noted in estimate.
G Costs of offsite construction unless noted in estimate.
H Premium for PSA Labor Agreements.
I Construction contingency costs.
J Blasting or excavation of rock
K Bridge crane
L Window furnishings (OFOI)

INTRODUCTION

3. Escalation

Escalation is calculated from the basis of this estimate to the Midpoint of Construction using the following rates:

Construction Start:	09/01/08
Construction Finish:	03/01/10
Construction Midpoint:	06/01/09

2007	7.00%
2008	5.00%
2009	5.00%
2010	5.00%
2011	5.00%
2012	5.00%
2013	5.00%
2014	5.00%

4. Notes

We have utilized the workgroup estimate and recalculated the escalation per the schedule given to us by the architect.
We have included the cost of the mitigation measure as provided per the Jaynes Corporation Estimate dated 07/13/07.

University House Meeting Center & Chancellor Residence, Renovate Existing Structure (Tier 1)
San Diego , CA
Schematic Statement of Probable Cost **07/30/07**

CONSTRUCTION COST SUMMARY

Element	Area	Cost / SF	Total
Option #3			
A Renovate Existing Structure			
Tier 1 and Mitigation Measures	12,178 SF	$277.48	**$3,379,146**
TOTAL ESTIMATED CONSTRUCTION COST		**$277.48**	**$3,379,146**

Building

University House Meeting Center & Chancellor Residence, Renovate Existing Structure (Tier 1)

Schematic Statement of Probable Cost **07/30/07**

Building Construction Cost Summary

Element			Subtotal	Total	Cost / SF	Cost / SF
Island Architects Workgroup Estimate				**$2,311,445**		**$189.80**
Tier 1			$2,100,725			
Jaynes Corporation Estimate						
Detention Basin			$149,960			
Slope Repair			$34,446			
Sub Drain System			$26,314			
Subtotal				**$2,311,445**		$189.80
Design Contingency	10.0%			**$231,145**		$18.98
Subtotal				**$2,542,590**		$208.79
Related Project Costs				**$519,404**		$42.65
Subtotal				**$3,061,994**		$251.44
Escalation to MOC	10.36%	06/01/09		**$317,153**		$26.04
TOTAL ESTIMATED CONSTRUCTION COST				**$3,379,146**		**$277.48**

Total Area: 12,178 SF

CUMMING CORPORATION

BUILDING VALUE THROUGH EXPERTISE

University House Meeting Center & Chancellor Residence, Renovate Existing Structure (Tier 2)

San Diego , CA

Schematic Statement of Probable Cost
August 15, 2007
CCORP Project No. 07-00669.00

Prepared for University of California San Diego

16744 WEST BERNARDO DRIVE, SAN DIEGO • CALIFORNIA • 92127
PHONE: 858-485-6765 • FAX: 858-673-9263

INTRODUCTION

1. Basis Of Estimate

This statement is based on "University House Workgroup Report" compile by Island Architects 06-14-04 received on 07-03-07 along with verbal direction from the university representative.

The information listed above is considered Schematic design level for estimating purposes.

2. Items Not Included Within Estimate

The following cost items are excluded from this estimate.

A Professional fees, inspections and testing.
B Escalation beyond midpoint of construction
C Plan check fees and building permit fees.
D Furnishings, fixtures and equipment (FF&E).
E Major site and building structures demolition unless noted in body of estimate.
F Costs of hazardous material surveys, abatements, and disposals unless noted in estimate.
G Costs of offsite construction unless noted in estimate.
H Premium for PSA Labor Agreements.
I Construction contingency costs.
J Blasting or excavation of rock
K Bridge crane
L Window furnishings (OFOI)

3. Escalation

Escalation is calculated from the basis of this estimate to the Midpoint of Construction using the following rates:

Construction Start:	09/01/08
Construction Finish:	03/01/10
Construction Midpoint:	06/01/09

2007	7.00%
2008	5.00%
2009	5.00%
2010	5.00%
2011	5.00%
2012	5.00%
2013	5.00%
2014	5.00%

4. Notes

We have utilized the workgroup estimate and recalculated the escalation per the schedule given to us by the architect.

CONSTRUCTION COST SUMMARY

Element	Area	Cost / SF	Total
Option #3			
A Renovate Existing Structure			
Tier 2	12,178 SF	$427.65	**$5,207,962**
TOTAL ESTIMATED CONSTRUCTION COST		**$427.65**	**$5,207,962**

Building

Building Construction Cost Summary

Element			Subtotal	Total	Cost / SF	Cost / SF
Island Architects Workgroup Estimate				**$3,447,470**		**$283.09**
Tier 2			$3,236,750			
Jaynes Corporation Estimate						
Detention Basin			$149,960			
Slope Repair			$34,446			
Sub Drain System			$26,314			
Subtotal				**$3,447,470**		$283.09
Design Contingency	10.0%			**$485,513**		$39.87
Subtotal				**$3,932,983**		$322.96
Related Project Costs				**$800,286**		$65.72
Subtotal				**$4,733,269**		$388.67
Escalation to MOC	10.03%	06/01/09		**$474,693**		$38.98
TOTAL ESTIMATED CONSTRUCTION COST				**$5,207,962**		**$427.65**

Total Area: 12,178 SF

CUMMING CORPORATION

BUILDING VALUE THROUGH EXPERTISE

University House Meeting Center & Chancellor Residence, House Renovation (Tier 3)

San Diego , CA

Schematic Statement of Probable Cost
August 15, 2007
CCORP Project No. 07-00669.00

Prepared for University of California San Diego

16744 WEST BERNARDO DRIVE, SAN DIEGO • CALIFORNIA • 92127
PHONE: 858-485-6765 • FAX: 858-673-9263

INTRODUCTION

1. Basis Of Estimate

This statement is based on "University House Workgroup Report" compile by Island Architects 06-14-04 received on 07-03-07 along with verbal direction from the university representative.

The information listed above is considered Schematic design level for estimating purposes.

2. Items Not Included Within Estimate

The following cost items are excluded from this estimate.

A Professional fees, inspections and testing.
B Escalation beyond midpoint of construction
C Plan check fees and building permit fees.
D Furnishings, fixtures and equipment (FF&E).
E Major site and building structures demolition unless noted in body of estimate.
F Costs of hazardous material surveys, abatements, and disposals unless noted in estimate.
G Costs of offsite construction unless noted in estimate.
H Premium for PSA Labor Agreements.
I Construction contingency costs.
J Blasting or excavation of rock
K Window furnishings (OFOI)

3. Escalation

Escalation is calculated from the basis of this estimate to the Midpoint of Construction using the following rates:

Construction Start:	09/01/08
Construction Finish:	03/01/10
Construction Midpoint:	06/01/09

2007	7.00%
2008	5.00%
2009	5.00%
2010	5.00%

4. Notes

A We have utilized the workgroup estimate and recalculated the escalation per the schedule given to us by the the architect.
B The cost for mitigation measures as provided by the cost estimate by Jaynes Corporation 07/13/07.

CONSTRUCTION COST SUMMARY

Element	Area	Cost / SF	Total
A University House Meeting Center & Chancellor Residence, House Renovation (Tier 3)			
Building	12,178 SF	$476.65	**$5,804,696**
TOTAL ESTIMATED CONSTRUCTION COST		**$476.65**	**$5,804,696**

Building

University House Meeting Center & Chancellor Residence, House Renovation (Tier 3)

Schematic Statement of Probable Cost **08/15/07**

Building Construction Cost Summary

Element			Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)						
1 Foundations						
2 Vertical Structure						
3 Floor & Roof Structures						
4 Exterior Cladding						
5 Roofing and Waterproofing						
B) Interiors (6-7)				**$278,415**		**$22.86**
6 Interior Partitions, Doors and Glazing			$278,415		$22.86	
7 Floor, Wall and Ceiling Finishes						
C) Equipment and Vertical Transportation (8-9)				**$83,750**		**$6.88**
8 Function Equipment and Specialties			$83,750		$6.88	
9 Stairs and Vertical Transportation						
D) Mechanical and Electrical (10-13)						
10 Plumbing Systems						
11 HVAC						
12 Electrical Lighting, Power and Communications						
13 Fire Protection Systems						
E) Site Construction (14-16)				**$219,086**		**$17.99**
14 Site Preparation and Demolition			$219,086		$17.99	
15 Site Paving, Structures & Landscaping						
16 Utilities on Site						
Island Architects Workgroup report				**$3,212,375**		**$263.79**
Tier 2			$3,236,750			
Deduct for renovation work not needed			(24,375)			
Subtotal				**$3,793,626**		$311.51
Design Contingency	10.0%			**$681,700**		$55.98
Subtotal				**$4,475,326**		$367.49
Related Project Costs				**$800,286**		$65.72
Subtotal				**$5,275,612**		$433.21
Escalation to MOC	10.03%	06/01/09		**$529,084**		$43.45
TOTAL ESTIMATED CONSTRUCTION COST				**$5,804,696**		**$476.65**

Total Area: 12,178 SF

Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
6 Interior Partitions, Doors and Glazing				
Interior Finishes, sf basis				
New public restrooms	450	sf	$287.50	$129,375
New kitchen / family	500	sf	$230.00	$115,000
New commercial kitchen	275	sf	$80.50	$22,138
New Boh, (pantry, storage, restroom)	230	sf	$51.75	$11,903
Total - 6 Interior Partitions, Doors and Glazing				***$278,415***
8 Function Equipment and Specialties				
Kitchen Equipment				
Equipment allowance	1	ls	$15,000.00	$15,000
Commercial Kitchen Equipment				
Equipment allowance	275	sf	$250.00	$68,750
Total - 8 Function Equipment and Specialties				***$83,750***
14 Site Preparation and Demolition				
Demolition				
Selective demolition of areas	1,455	sf	$5.75	$8,366
Mitigation Measures per estimate from Jaynes Corporation 07/13/07				
Detention Basin	1	ls	$149,960.00	$149,960
Slope Repair	1	ls	$34,446.00	$34,446
Sub Drain System	1	ls	$26,314.00	$26,314
Total - 14 Site Preparation and Demolition				***$219,086***

APPENDIX G:
PROPOSED PIERS AND SLAB COST REPORT

CUMMING CORPORATION

BUILDING VALUE THROUGH EXPERTISE

University House Meeting Center & Chancellor Residence, Proposed Piers and Elevated Slab

San Diego , CA

Schematic Statement of Probable Cost
July 30, 2007
CCORP Project No. 07-00669.00

Prepared for University of California San Diego

16744 WEST BERNARDO DRIVE, SAN DIEGO • CALIFORNIA • 92127
PHONE: 858-485-6765 • FAX: 858-673-9263

INTRODUCTION

1. Basis Of Estimate

This statement is based on "Reconciled SD estimate" dated 03-05-07 received on 07-03-07 along with verbal direction from the university representative.

The information listed above is considered Schematic design level for estimating purposes.

2. Items Not Included Within Estimate

The following cost items are excluded from this estimate.

A Professional fees, inspections and testing.
B Escalation beyond midpoint of construction
C Plan check fees and building permit fees.
D Furnishings, fixtures and equipment (FF&E).
E Major site and building structures demolition unless noted in body of estimate.
F Costs of hazardous material surveys, abatements, and disposals unless noted in estimate.
G Costs of offsite construction unless noted in estimate.
H Premium for PSA Labor Agreements.
I Construction contingency costs.
J Blasting or excavation of rock
K Bridge crane
L Window furnishings (OFOI)

3. Escalation

Escalation is calculated from the basis of this estimate to the Midpoint of Construction using the following rates:

Construction Start:	09/01/08
Construction Finish:	03/01/10
Construction Midpoint:	06/01/09

2007	7.00%
2008	5.00%
2009	5.00%
2010	5.00%
2011	5.00%
2012	5.00%
2013	5.00%
2014	5.00%

4. Notes

A We have utilized the Reconcilled estimate and deducted the foundation and slab on grade and replaced that system with a pier and elevated deck.
B We have also recalculated the escalation per the schedule given to us by the architect.
C The cost for mitigation measures as provided by the cost estimate by Jaynes Corporation 07/13/07.

CONSTRUCTION COST SUMMARY

Element	Area	Cost / SF	Total
Option #3			
A Proposed Piers and Elevated Slab			
Building	11,395 SF	$766.63	**$8,735,752**
TOTAL ESTIMATED CONSTRUCTION COST		**$766.63**	**$8,735,752**

Building

Building Construction Cost Summary

Element			Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)				**$442,031**		**$38.79**
1 Foundations			$367,756		$32.27	
2 Vertical Structure						
3 Floor & Roof Structures			$74,275		$6.52	
4 Exterior Cladding						
5 Roofing and Waterproofing						
B) Interiors (6-7)						
6 Interior Partitions, Doors and Glazing						
7 Floor, Wall and Ceiling Finishes						
C) Equipment and Vertical Transportation (8-9)						
8 Function Equipment and Specialties						
9 Stairs and Vertical Transportation						
D) Mechanical and Electrical (10-13)						
10 Plumbing Systems						
11 HVAC						
12 Electrical Lighting, Power and Communications						
13 Fire Protection Systems						
E) Site Construction (14-16)				**$210,720**		**$18.49**
14 Site Preparation and Demolition			$210,720		$18.49	
15 Site Paving, Structures & Landscaping						
16 Utilities on Site						
Reconciled Estimate				**$6,581,400**		**$577.57**
Estimate			$6,817,200			
Deduct for Foundation System			($235,800)			
Subtotal				**$7,234,151**		$634.85
Design Contingency	10.0%			**$681,700**		$59.82
Subtotal				**$7,915,851**		$694.68
Related Project Costs						
Subtotal				**$7,915,851**		$694.68
Escalation to MOC	10.36%	06/01/09		**$819,901**		$71.95
TOTAL ESTIMATED CONSTRUCTION COST				**$8,735,752**		**$766.63**

Total Area: 11,395 SF

Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Layout	2,383	sf	$0.25	$596
Pile Foundations				
Precast, prestressed, 30" dia., 12" o.c., 20' depth	5,480	vlf	$67.00	$367,160
Total - 1 Foundations				***$367,756***
3 Floor & Roof Structures				
Cast-In-Place Concrete Elevated Floor Slab 18", allowance	2,383	sf	$31.17	$74,275
Concrete slab	146	cy	$225.14	
Formwork to soffit	2,383	sf	$9.26	
Formwork to slab edge	258	sf	$7.76	
Reinforcing steel (12" flat slab 2 way w/drops- 7#/sf)	16,681	lb	$0.95	
Finish	2,383	sf	$0.66	
Total - 3 Floor & Roof Structures				***$74,275***
14 Site Preparation and Demolition				
Mitigation Measures per estimate from Jaynes Corporation 07/13/07				
Detention Basin	1	ls	$149,960.00	$149,960
Slope Repair	1	ls	$34,446.00	$34,446
Sub Drain System	1	ls	$26,314.00	$26,314
Total - 14 Site Preparation and Demolition				***$210,720***

APPENDIX H:
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

MITIGATION MONITORING AND REPORTING PROGRAM
FOR THE
UNIVERSITY HOUSE MEETING CENTER AND
CHANCELLOR RESIDENT
PROJECT ENVIRONMENTAL IMPACT REPORT

I. INTRODUCTION

The California Environmental Quality Act ("CEQA") requires the adoption of feasible mitigation measures to reduce the severity and magnitude of potentially significant environmental impacts associated with project implementation. In order to ensure that the mitigation measures and project revisions identified in the Environmental Impact Report ("EIR") are implemented, the public agency shall adopt a program for monitoring and reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant effects. (CEQA Guidelines Section 15097 (a)). The State CEQA Guidelines require that a mitigation monitoring and reporting program be adopted upon certification of an EIR to ensure mitigation measures identified in the EIR are implemented. The Mitigation Monitoring and Reporting Program ("MMRP") for the University House Meeting Center & Chancellor Residence ("Project") is under the jurisdiction of the University of California, San Diego ("UCSD").

According to the State CEQA Guidelines Section 15097 (c), "reporting" generally consists of a written compliance review that is presented to the decision making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. "Monitoring" is generally an ongoing or periodic process of project oversight. This program identifies at a minimum: the entity responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, and the monitoring and reporting schedule.

The Project MMRP for the University House Meeting Center & Chancellor Residence assigns responsibility for monitoring mitigation measures incorporated into the Project. Under this program, the Project Manager within Facilities, Design and Construction ("FD&C") or Environmental Planning, the construction contractor, or a qualified consultant would be responsible for the implementation and monitoring of these measures before, during, or after construction of the project (as applicable) unless otherwise stated herein. Environmental Planning is responsible for reporting on the implementation of the mitigation measures discussed in this MMRP, in accordance with Section 15097 of CEQA. Reporting consists of establishing and maintaining a record that a mitigation measure is being or has been implemented and involves the following steps:

1. Physical Planning distributes MMRP forms to the appropriate campus offices (as indicated in the attached documentation).

2. Responsible parties provide Environmental Planning with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented.

3. Environmental Planning tracks and records compliance via an electronic mitigation monitoring database.

A record of the MMRP will be maintained at the UCSD Physical Planning office, 9500 Gilman Drive, La Jolla, California 92093.

II. PROJECT SUMMARY

The UCSD University House Meeting Center and Chancellor Residence Project is located in the La Jolla Farms area of the La Jolla community in the City of San Diego, California. The Project is located on an approximately 7-acre site bounded by La Jolla Farms Road to the north, open space to the south, and residential uses to the west and east. The property is located at the southern end of the La Jolla Farms Road loop overlooking open space to the south and the Pacific Ocean to the west.

The Project involves the demolition and reconstruction of the University House Meeting Center and Chancellor Residence on the same site. The new building would be slightly smaller than the original and would be set further back from the edge of the bluff than the existing house. The approximately 10,800 gross square foot ("gsf") new building would contain both public and private spaces. The design of the building would be four interlinked modules, each approximately 24 feet by 100 feet in size. Three of the modules would be single-story public spaces and one would be the two-story Chancellor residence.

In addition to the building, the Project would include driveways, parking areas, patios, gardens, terraces and landscaping elements. Some structural elements of the original adobe house would be saved and used as outdoor patio areas and gardens. The Project would also include a site for a pool to be potentially built at some future date as a separate phase of development.

Project construction is anticipated to last approximately 18 to 24 months. Construction would begin with demolition of the existing structure and the existing pool, followed by site grading, construction of the new building and installation of utilities, interior finish work, and finally implementation of landscaping and hardscaping. As discussed above, portions of the original structure would be retained and integrated into usable outdoor spaces. A demolition plan identifying the original structural walls to be partially or fully retained along with those to be removed would be prepared. The existing walls would require additional modification or retrofit.

Repair of the existing retaining wall along the southern slope edge would be performed from a location above the wall, on the developed portion of the project site, instead of from below the wall in native habitat on the steep slopes of the canyon.

To address hydrology/runoff, repairs would be made to the existing berm located along the Black's beach access way located to the east and south of the project site to verify that the berm meets minimum height requirements stated in the drainage study. This beach access is located on property owned by UCSD; all repairs would be made from the paved access way.

The construction staging area for the proposed project would be located within the proposed alignment of the main access driveway on site.

III. ENVIRONMENTAL REVIEW SUMMARY

In accordance with Sections 15152 and 15385 of the State CEQA Guidelines, this EIR (SCH No. 2006101028) is tiered to the 2004 LRDP EIR (SCH No. 2003081023), which was certified by The Regents on September 23, 2004. The 2004 LRDP EIR analyzed the potential environmental effects of campus development (of which this project is part) through the academic year 2020-2021, and identified measures to mitigate potentially significant impacts associated with that growth. The cumulative impacts of all campus development were analyzed in the Final EIR for the 2004 LRDP. The 2004 LRDP EIR Mitigation Monitoring Program was developed and adopted to implement mitigation related to future campus projects. Subsequently, this tiered EIR addressed project-specific impacts in the context of the discussion and findings presented in the 2004 LRDP EIR, and provided additional project specific analysis and mitigation as necessary above and beyond the LRDP EIR. This MMRP incorporates project-specific measures and applicable measures from the 2004 LRDP EIR into a comprehensive program for the University House Meeting Center and Chancellor Residence project.

University House Meeting Center & Chancellor Residence Mitigation Monitoring and Reporting Program

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring Procedure
	AIR QUALITY				
LRDP MM Air-CB	Any development on the UCSD campus shall include in all construction contracts the measures specified below to reduce PM_{10} air pollutant emissions: i. All land clearing and grading and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking. ii. Street sweeping shall be performed regularly on roads surrounding the construction site that carry construction traffic or collect construction related dust or dirt. iii. Revegetate exposed earth surface following construction. iv. To the extent that equipment is available and cost effective, the campus shall encourage contractors to use alternate fuels and retrofit existing engines in construction equipment. v. Minimize idling time to a maximum of 10 minutes when construction equipment is not in use. vi. To the extent practicable, manage operation of heavy-duty equipment (e.g., restrict operations, operate only when necessary) to reduce emissions.	Incorporate air pollutant reduction measures into contractor's bid package Implement applicable air pollutant controls	FD&C Contractor	Prior to construction During construction	FD&C to incorporate into bid package and EP to confirm FD&C to confirm implementation of measures by contractor
	BIOLOGICAL RESOURCES				
LRDP MM Bio-2Bii	If habitat located in the vicinity of the proposed impact area is determined to be occupied, the following measures shall be implemented. If major construction activities are proposed during the gnatcatcher breeding season or operational noise would exceed noise thresholds suggested by the USFWS and gnatcatchers are found within 500 feet of the grading limits based on the survey to determine presence/absence, an acoustical technician shall be consulted to identify appropriate measures for reducing construction or operational noise levels to 60 dB(A) hourly Leq during the part of the breeding season when active nests are most likely. If ambient noise levels currently exceed this level, then noise attenuation measures shall be implemented to prevent construction or operational noise from increasing ambient levels during this period. If noise reduction measures are determined to be necessary, the acoustical technician shall confirm, through noise measurements, that noise attenuation measures are effective at maintaining noise at or below the specified threshold.	Consult with acoustical technician to identify noise attenuation measures, if needed Implement required noise reduction measures Confirm effectiveness of attenuation measures	EP Contractor Qualified consultant	Prior to construction During construction During construction and operations	FD&C to incorporate measures into contractor bid package and EP to confirm FD&C to confirm implementation by contractor EP to retain consultant monitoring results

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring Procedure
LRDP MM Bio-3D	The proposed project shall implement the mitigation measures described below (or alternative measures that provide equivalent or superior protection of resources), to reduce potential indirect construction impacts to sensitive natural communities to below a level of significance.	Incorporate the following mitigation measures into contractor's bid package	FD&C / EP	Prior to construction	FD&C to incorporate into bid package and EP to confirm
	i. A pre-construction meeting shall be held to ensure that construction crews are informed of the sensitivity of habitat in the vicinity of the project site. Prior to commencement of clearing or grading activities near natural habitats, the approved limits of disturbance shall be delimited by a biologist (or other qualified person), and a silt or orange fencing shall be installed to prevent errant disturbance by construction vehicles or personnel. All movement of construction contractors, including ingress and egress of equipment and personnel, shall be limited to designated construction zones. This fencing shall be removed upon completion of all construction activities.	Demark construction limits and install/remove protective fencing	Contractor	Prior to and post-construction	EP confirms proper placement/installation of protective fencing; FD&C to confirm adherence to measures by contractor
		Include environmental planner in pre-construction meeting	FD&C	Prior to construction	FD&C to confirm environmental planner at pre-construction meeting
	ii. No temporary storage or stockpiling of construction materials shall be allowed within the sensitive habitat areas, and all staging areas for equipment and materials shall be located at least 50 feet from the edge of natural habitats. Staging areas and construction sites in proximity to natural habitat shall be kept free of trash, refuse, and other waste; no waste dirt, rubble, or trash shall be deposited in these habitats. During and after construction, the proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances shall be enforced.	Properly handle and manage stockpiled materials, debris, and hazardous materials	Contractor	During construction	FD&C to confirm adherence to measures by contractor
	iii. Equipment to extinguish small brush fires (such as from trucks or other vehicles) shall be present on site during all phases of project construction activities, along with personnel trained in the use of such equipment. Smoking shall be prohibited in construction areas adjacent to flammable vegetation.	Include fire protection measures in contractor bid package and implement fire protective measures	FD&C/Contractor	Prior to and during construction	FD&C to confirm adherence to measures by contractor
	iv. Natural habitats are considered light sensitive during the night. Night lighting shall not be used during the course of construction unless determined to be absolutely necessary. If necessary, the lights shall be shielded to minimize temporary lighting of the surrounding habitat.	Avoid or limit night lighting	Contractor	During construction	FD&C to confirm adherence to measures by contractor
	v. A biological monitor shall be present on site on at least a weekly basis during rough grading to ensure that the limits of construction have been properly staked and are readily identifiable, and that the approved limits are not exceeded. The monitor also shall be responsible for ensuring that the contractor adheres to the other provisions described above. The monitor, in cooperation with the on-site construction manager, shall have the authority to halt construction activities in the event that these provisions are not met. Monitors shall submit email reports to UCSD Physical Planning regularly during construction documenting the implementation of all grading and construction minimization measures.	Monitor regularly, document compliance, and submit reports	Qualified Consultant	During construction	Qualified consultant to monitor (especially during grading, geotechnical repairs); EP to collect reports submitted by consultants

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring Procedure
LRDP MM Bio-3E	The mitigation measures described below (or alternative measures that provide equivalent or superior protection of resources) shall be implemented to reduce potential indirect post-construction impacts to sensitive natural communities to below a level of significance.	Ongoing implementation of applicable measures	Qualified contractor	Ongoing	PPS to retain service logs
		Incorporate applicable measures into project design	FD&C	Prior to project design approval[1]	EP to confirm incorporation into design
	i. Irrigation for project landscaping shall be minimized and controlled through efforts such as designing irrigation systems to match landscaping water needs, using sensor devices to prevent irrigation during and after precipitation, and using automatic flow reducers/shut-off valves that are triggered by a drop in water pressure from broken sprinkler heads or pipes. Appropriate energy dissipation measures shall be employed.	Minimize and control irrigation; avoid or minimize irrigation runoff	PPS Landscape Services	During project design and operations	FD&C to confirm incorporation into design; PPS to confirm irrigation system operating properly
	ii. Integrated Pest Management principles shall be implemented to the extent practicable for chemical pesticides, herbicides and fertilizers, through alternative weed/pest control measures (e.g., hand removal) and proper application techniques (e.g., conformance to manufacturer specifications and legal requirements).	Use alternative weed/pest control and proper application techniques	PPS Landscape Services	During project design and operations	PPS to confirm incorporation into design
	iii. Storm water treatment and control measures or facilities will be necessary. To the extent practicable, such facilities shall be maintained outside of the bird breeding season, particularly if the area near the facility is known or considered to have high potential to support sensitive bird populations. Maintenance shall be conducted in a manner to minimize impacts to adjacent sensitive habitats.	Maintain storm water treatment facilities outside of bird breeding season and/or under supervision of qualified biologist	PPS Building Services/EP	On-going during non-breeding season	PPS to coordinate with EP; EP to provide bird breeding periods to PPS; EP to retain biologist report, if required
	iv. Brush management, if necessary, shall be accomplished by thinning and litter removal, rather than by complete clearing of native vegetation. Irrigated fuel management zones shall be discouraged because increased water availability provides habitat for non-native insect species, including the Argentine ant (Iridomyrmex humilis).	Do not remove native vegetation to manage brush and discourage irrigation of fuel management zones	PPS Landscape Services	September through January	PPS to ensure proper brush management is implemented
	v. In areas supporting native (or disturbed native) habitats, revegetation of manufactured slopes shall be with appropriate native plant materials. Fire management considerations also shall be incorporated into the landscape palette selection process (e.g., fire resistive plants closest to structures). Invasive species such as giant reed and pampas grass shall not be used in landscaped areas.	Properly revegetate slopes	FD&C / EP/ Qualified Consultant	Prior to project design approval	FD&C to include appropriate plant species in project plans and EP to confirm
	vi. Lighting within or adjacent sensitive habitat shall be selectively placed, shielded and directed to minimize potential impacts to sensitive animal species. In addition, lighting from buildings or parking lots shall be screened by vegetation to the extent practicable.	Control lighting placement and screening	FD&C	Prior to project design approval	FD&C to incorporate into project plans and EP to confirm

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring Procedure
	CULTURAL RESOURCES – HISTORICAL RESOURCES				
UH Cul-1A	All activities regarding historical architectural resources and historic preservation carried out as part of this project shall be carried out by or under the direct supervision of persons meeting, at a minimum, the Secretary of the Interior's professional qualifications standards (48 FR 44738-9) in these disciplines.	FD&C to hire qualified consultant to carry out historical resources mitigation measures, as applicable.	FD&C/EP	Prior to and during construction	EP to confirm qualifications of consultant EP to supervise work of consultant.
UH Cul-1B	UCSD shall coordinate with and inform interested parties regarding the status of its efforts to comply with the mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP), as necessary.	CP will review the proposed mitigation actions with interested parties to gage interest and involvement.	CP/EP	Prior to and during construction	CP to provide information to interested parties. EP to confirm adherence to measures by monitoring progress.
UH Cul-1C	UCSD shall identify and conserve documentary materials in its possession related to the construction, maintenance, use, and history of the University House. Materials would be housed with UCSD Facilities Design & Construction, and/or the UCSD Archives, Mandeville Special Collections Library. These materials may include, but are not limited to, photographs, drawings, and/or videography. UCSD shall make this material available for other related mitigation measures, as necessary.	EP to compile list of documentary materials for preservation and arrange for materials to be delivered to Collections Library, and other destination(s) based on Cul-1B. Consult with qualified consultant as necessary.	EP	Prior to and during construction	EP to ensure coordination with qualified consultant and Collections Library
UH Cul-1D	Prior to the start of any work, UCSD shall ensure that the University House property is recorded and documented in accordance with the Level II recordation standards of the Historic American Buildings Survey (HABS) program. This level of recordation would include: i. Archival reproduction of existing architectural plans and drawings, large-format photographs of exterior and interior views; ii. Archival reproduction of historic views; and iii. Narrative history and description of the property (based on the narrative provided in this and previous reports). The original archival set of recordation documents and photograph prints will be housed in the UCSD Archives, Mandeville Special Collections Library. Archival quality photocopies of the documentation set would be provided to the interested parties, such as the La Jolla Historical Society. UCSD would ensure that this recordation documentation was prepared prior to carrying out any other treatment and would make the content of the	Qualified consultant to conduct HABS program. HABS documentation to be preserved pursuant to Cul-1C.	Qualified Consultant	Prior to construction	EP to ensure coordination with qualified consultant and Collections Library

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring Procedure
	document available for other mitigation measures, such as the preparation of interpretive material.				
UH Cul-1E	At least 30 days prior to commencing the project, UCSD shall produce video documentation of the University House property. This video documentation would include footage of the exterior and interior of the building, as well as the grounds of the property. The video documentation would be housed in the UCSD Archives, Mandeville Special Collections Library and a copy of the video documentation would be provided to interested parties such as the La Jolla Historical Society and others still to be identified.	Qualified consultant to prepare video documentation. Video documentation to be preserved pursuant to Cul-1C.	Qualified Consultant	Prior to construction	EP to ensure coordination with qualified consultant and Collections Library
UH Cul-1F	UCSD shall consult with interested parties to facilitate offering selected components of the University House to local historical organizations, such as La Jolla Historical Society, a museum, park district, or other entity for educational or interpretive display. These components may also be incorporated into permanent or temporary interpretive exhibits describing the University House construction and history. The interpretive exhibits may include, but are not necessarily limited to: plaques or markers, salvaged components of the building, or interpretive display panels, including historic photographs. The UCSD Principal Architect shall select the components of the house and grounds that will be made available for curation, display, exhibits, or other appropriate use. UCSD shall remove the items selected in a manner that minimizes damage to the items and donate them to the interested party. The interested party shall bear the entire liability and financial cost for the removal, transport, relocation, and rehabilitation of the agreed upon items, as well as the production and installation of any exhibits.	Principal architect to coordinate with interested parties to identify items to be salvaged for interpretive exhibits. Interested parties to arrange for the removal and transportation of salvaged items.	FD&C FD&C	Prior to construction Prior to and during construction	EP to confirm FD&C's coordination with interested parties EP to confirm FD&C's coordination with interested parties
	CULTURAL RESOURCES – ARCHAEOLOGICAL RESOURCES				
UH Cul-2A	**<u>Archaeological Resource Treatment Plan</u>:** The University will prepare an Archaeological Resource Treatment Plan ("ARTP") before any construction activity on the project site. The ARTP will identify the area of potential effects using the outermost limits of vertical and horizontal grading and ground disturbance. The ARTP will describe how archaeological data will be scientifically and systematically identified at the project site and how these archaeological data will be used to address the cultural significance of the resources under Criteria 1 and 4 of the California Register of Historic Resources (equivalent to National Register Criteria A and D). The ARTP will consist of two phases, including: (1) Archaeological Testing; and (2) Data Recovery. As a component of the ARTP, a qualified archaeological monitor and a Native American monitor will be on site during both of the above phases and during any project subsurface excavation or grading.	Qualified consultant to prepare Archaeological Resource Treatment Plan. If resources are discovered, divert or stop work, proceed to treat human remains with respect	Qualified Consultant Contractor, Qualified monitor/consultant	Prior to project construction Prior to or during construction	EP to confirm preparation of ARTP and monitor its implementation Qualified consultant to notify EP and FD&C who with stop/redirect work
	(1) <u>Archaeological Testing Phase:</u> The University will conduct an Archaeological Testing Phase before any construction activity. Though the processes are separate, the archaeological testing will be done concurrent with geotechnical exploration to minimize potential resource disturbance. The archaeological testing will include systematic	Qualified consultant to conduct archaeological test phase	Qualified Consultant	Prior to construction	EP to confirm test phase has been conducted

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring Procedure
	excavation of sample areas to determine: (a) the integrity of archaeological deposit; (b) the horizontal and vertical extent of the deposit; (c) the quantity and diversity of artifacts contained within the deposit; and (d) the potential for additional human remains within the project site. The Archaeological Testing Phase will be conducted according to the following performance standards: i. A qualified archaeologist will hand-excavate standard archaeological 1x1 meter test units to determine the presence or absence of archaeological resources. If archaeological features are discovered in the standard test units, these test units will be expanded horizontally to ensure accurate resource determination. ii. The test units will be excavated using industry-standard ten-centimeter levels, unless cultural stratigraphy is identified. If cultural stratigraphy is identified, then the project archeologist will excavate using the best available method for resource protection. Hand tools including shovels, picks, trowels, brushes, and probes will be used in the excavation. iii. All testing phase disturbed soils will be passed through 1/8 inch mesh screen. If soil conditions warrant, and by mutual agreement between the lead project archeologist and the Native American monitor, water screening will be used for heavy or clumping soils so sensitive cultural materials can be properly identified. iv. The test units will be excavated until sterile soils void of cultural resources, or the underlying geological formation, is reached. If sterile soils are encountered, an auger or bore will be used to excavate a hole in the middle of each test unit to ensure that no buried cultural deposits are located underneath that layer of sterile soils. v. Following completion of the test excavation, all cultural materials will be washed, cataloged, and analyzed. Technical analyses of the cultural materials may include, but may not be limited to, lithic artifact analysis, shellfish analysis, chronometric studies, faunal studies, and other analyses as needed to evaluate resource uniqueness under CEQA. Information from the test phase will also be used to determine site integrity. vi. The University will use the test phase results to evaluate the necessity of refining or revising the development footprint within the area of potential effects to further minimize or avoid impacts. vii. If warranted, the boundaries of the resource site and the integrity of the archaeological deposits will be refined based on the results of the test phase				
	(2) Data Recovery Phase: The University will complete a Data Recovery Phase before any construction activity within the area of project impact. Until subsurface testing, the	Qualified consultant to determine scope of data	Qualified	Prior to project	EP to confirm that data recovery program has been implemented

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring Procedure
	extent of the Data Recovery Phase cannot be known. The data recovery will be based on the results of the Archaeological Testing Phase, and will focus on recovering archaeological data sufficient to mitigate impacts within the area of potential effect. As a component of the Data Recovery Phase, a Native American monitor will be on site during any project subsurface excavation or grading within the area of potential effect. The Data Recovery Phase will be conducted according to the following performance standards: i. The project archaeologist may determine that the significance of the site is such that data recovery cannot capture the values that qualify the site for inclusion on the California Register of Historic Resources. In that event, the University may reconsider some or all project plans in light of the high value of the cultural resource, and modify the proposed project accordingly. ii. If data recovery proceeds, it will consist of the hand excavation of additional areas of the site within the area of potential effects. The amount and location of any further excavation will be determined through the results of the Archaeological Testing Phase. iii. A qualified archeologist will hand-excavate standard archaeological 1x1 meter units during this phase, although these units may be expanded if either archaeological features are discovered or it is deemed necessary by the University to cover a larger part of the area of potential effects. iv. All Data Recovery Phase disturbed soils will be passed through 1/8 inch mesh screen. If soil conditions warrant, and by mutual agreement between the lead project archeologist and the Native American monitor, water screening will be used for heavy or clumping soils so sensitive cultural materials can be properly identified. v. Following completion of the Data Recovery Phase, all cultural materials will be washed, cataloged, and analyzed. Technical analyses of the cultural materials may include, but may not be limited to, lithic artifact analysis, shellfish analysis, chronometric studies, faunal studies, and other analyses as needed to evaluate resource uniqueness.	recovery program	Consultant	construction	or if the University has reconsidered project plans
	vi. Following completion of the Data Recovery Phase, the project archeologist will prepare an updated California Department of Parks and Recreation ("DPR") Site Form 523 and submit it to the South Coastal Information Center ("SCIC"). The form will provide revised site boundaries, as determined by the archaeological investigations, and will include a description of the artifacts and deposits found at the site. Once it has been determined that the Data Recovery Phase is complete, the project would proceed.				

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring Procedure
UH Cul-2B	**Discovery of Human Remains:** If human remains are found during any ground disturbing activity, the University will treat those remains with appropriate dignity pursuant to the requirements of Public Resource Code ("PRC"), Section 5097.98 and the California Environmental Quality Act ("CEQA") Guidelines Section 15064.5(e). The discovery of human remains will trigger the following requirements:	Stop further disturbance in area of the find and protect it via fencing and/or other barriers	FD&C / EP / Qualified Consultant	At time of find	Qualified consultant to notify FD&C, EP. FD&C to ensure coordination between contractor and archaeologist
	i. The University will ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards, is not damaged or disturbed by further development activity until the University has discussed and conferred with the Most Likely Descendant ("MLD") about preferences for treatment, as describe below, of the discovered remains.				
	ii. The qualified consultant on behalf of the UC Project Manager will contact the San Diego County Medical Examiner to determine that no investigation of the cause of death is required. If the discovered remains are determined by the Medical Examiner, or an authorized representative, to be Native American, the Medical Examiner will contact the Native American Heritage Commission ("NAHC").	Qualified consultant to contact County Medical Examiner and KCRC	Qualified consultant	At time of find	Qualified consultant to notify EP that County Medical Examiner and KCRC have been contacted.
	The San Diego County Medical Examiner, in consultation with the Native American Heritage Commission and the MLD, may develop an agreement that applies to the discovery of human remains that meets the requirements of PRC Section 5097.98 and CEQA Guidelines,Section 15064.5(e).	Medical Examiner to contact NAHC	Medical Examiner	At time of find	Qualified consultant to confirm that Medical Examiner has contacted NAHC
	iii. The NAHC shall identify and contact the person or persons it believes to be the MLD from the deceased Native American.	NAHC to contact MLD	NAHC	At time of find	Qualified consultant to confirm that NAHC has contacted MLD

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring Procedure
	iv. The UC Project Manger or delegate will also contact the Spokesman of the Kumeyaay Cultural Repatriation Committee ("KCRC") because NAHC previously designated that person as the MLD for the project site based on a previous discovery of archaeological resources during preliminary geotechnical explorations at the project site.	Project Manager or delegate will contact KCRC spokesman.	Project Manager or delegate	At time of find.	EP confirm with Project manager or delegate that KCRC spokesman has been contacted.
	v. The University will provide the MLD with access to the discovery location for inspection. The MLD must complete their inspection and make a recommendation for treatment of the remains within 48 hours of their notification by either the NAHC or the UCSD Project Manager, whichever is earlier.	Project Manager to provide access to MLD	Project Manager	At time of find	EP to confirm with Project Manager that MLD has been provided access to the site
	Options for treatment include, but are not limited to: a. Preservation of Native American human remains and associated items in place and avoidance of the adjacent area defined by an X' radius. b. Nondestructive removal and analysis of the Native American human remains and associated items by a qualified archaeologist, osteologist or physical anthropologist. c. Relinquishment of the Native American remains and associated items to the MLD for treatment. d. Reburial of the remains on the property by UC at a location mutually agreeable to the MLD and UC.	Project Manager to coordinate with MLD to receive recommendation within 48 hours	Project Manager	Within 48 hours of find	EP to confirm with Project Manager that MLD has provided recommendation
	vi. If the MLD does not make a recommendation within 48 hours, or if the recommendations are not acceptable to the University following extended discussions and mediation pursuant PRC Sections 5097.98 (b)(2) and 5097.94(k) respectively, the University will reinter the Native American remains and burial items with appropriate dignity on the site in a location not subject to further subsurface disturbance. The location of re-interment will be protected by one or more of the following: a. Record the site location with the NAHC or the South Coastal Information Center. b. Utilize an open space or conservation zoning designation or easement. c. Record a document with the County of San Diego.	Project Manager to coordinate with MLD and follow reinterment measures	Project Manager	48 hours after find	EP to confirm with Project Manager that reinterment measures were followed
	vii. If multiple human remains are found, discussions will be held with the MLD. If agreement on the treatment of these remains is not reached, the remains will be reinterred in compliance with PRC Section 5097.98(e).	Project Manager to coordinate with MLD to come to agreement of the treatment of remains.	Project Manager	48 hours after discovery of multiple finds	EP to confirm with Project Manager that coordination with MLD has occurred and PRC 5097.98(e) has been followed, if

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring Procedure
		Follow PRC 5097.98(e)			necessary
	viii. If Native American human remains are found during any phase of the project, then soils associated with the remains will not be removed from the site.	Place restriction in contractor bid package	FD&C	Prior to construction	FD&C to incorporate into bid package and EP to confirm.
	ix. The San Diego County Medical Examiner, in consultation with the Native American Heritage Commission and the MLD, may develop an agreement that applies to the discovery of human remains that meets the requirements of PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e).				
UH Cul-2C	**Repatriation of Human Remains and Cultural Items:** The University does not intend to collect or curate any Native American human remains as a result of the Archaeological Testing Phase or the Data Recovery Phase. It is possible, however, that cultural items (associated and unassociated funerary objects, sacred objects, and objects of cultural patrimony) may be found and collected as part of laboratory analysis. If this occurs, the University will comply with the University of California Policy and Procedures on Curation and Repatriation of Human Remains and Cultural Items, which ensures compliance with the California Native American Graves Protection and Repatriation Act ("NAGPRA"). If cultural items are collected, and are within University control and possession (as defined by Health and Safety Code, Sections 8012(e) and (k) respectively), the University will abide by the following performance standards: i. UC shall complete an inventory of associated funerary objects. The inventories and notices of inventory shall be transmitted to the University Advisory Group on Cultural Affiliation and Repatriation of Human Remains and Cultural Items. Upon approval, the inventory shall be made available to lineal descendants and Native American tribes. ii. UC shall complete a written summary of unassociated funerary objects (those objects not directly associated with burials, e.g., shell beads and clay pipe fragments), sacred objects, and objects of cultural patrimony held in their collections. This summary shall be provided to lineal descendants and Native American tribes. iii. To the extent possible, UC inventories and summaries shall identify the cultural affiliation of funerary objects, sacred objects, and objects of cultural patrimony. Tribal authorities shall be permitted access to examine unassociated items in the collections to evaluate cultural affiliation. Tribes will be given the opportunity to present information orally or in writing to campus officials. This information will be considered in determining cultural affiliation. iv. Upon written request of a lineal descendant or tribe, the University will repatriate funerary objects, sacred objects, and objects of cultural patrimony if lineal descent	Comply with applicable University of California Policy and NAGPRA	UCSD advisory group on NAGPRA issues	During or after construction	EP to confirm with advisory group chairperson that compliance is achieved

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring Procedure
	has been established or if cultural affiliation between the requesting tribe and the items has been established in accordance with NAGPRA. v. Cultural items shall be accessible for research by qualified investigators. Once a repatriation request has been granted and actual repatriation is pending, the cultural items covered by the request shall not be used for teaching or research unless permitted by the tribal authority, subject to exceptions provided by federal law.				
UH Cul-2D	**Archaeological Resource Curation:** The University will provide for curation, including funding, of an archaeological collection, if any is developed in conjunction with the ARTP. Following completion of the ARTP, the University will enter into an agreement with a facility, such as the San Diego Archaeological Center ("SDAC") for permanent curation of the collection.	University to enter into agreement with curation facility	EP	Post-construction	EP to arrange for funding and agreement with curation facility
UH Cul-2E	**Cooperation with Local Native American Tribe and the NAHC:** The University will continue to cooperate with the local Native American tribe and the NAHC regarding on-site archaeological resources. The University has consulted with the local tribe and the NAHC by: (1) providing proper notice of environmental review; (2) providing copies of the Draft EIR and confidential Archaeological Investigation technical report; and (3) attending meetings to discuss project mitigation measures and repatriation. The University will continue these cooperative efforts, including the following:	CP and qualified consultant to coordinate with Native Americans to attempt to obtain pre-excavation agreement.	CP and Qualified consultant	Prior to construction	EP document coordination with Native Americans.
	1. Pre-excavation agreement: The University will attempt to obtain a pre-excavation agreement with the MLD to define treatment of human remains if they are discovered during archaeological excavations and subsequent project development. 2. Native American Monitoring: The University will ensure that a qualified Native American monitor is present during all grading, trenching, and subsurface disturbance at the site during project development.	FD&C to hire a Native American monitor to be on-site during excavation and grading.	FD&C	Prior to construction	EP confirm Native American involvement
LRDP MM Haz-6A	In the event that the construction of a project requires a lane or roadway closure, prior to construction the contractor and/or FD&C shall ensure that the UCSD Fire Marshal is notified. If determined necessary by the UCSD Fire Marshal, local emergency services will be notified by the Fire Marshal of the closure.	Notify UCSD Fire Marshal of lane or roadway closure	FD&C /CE or other department responsible for road closure	Prior to construction	Responsible department to record Fire Marshal notification
	NOISE				
LRDP MM Noi-2A	UCSD shall implement the following measures to minimize short-term noise levels caused by construction activities. Measures to reduce construction/demolition noise to the maximum extent feasible shall be included in contractor specifications and shall include, but not be limited to, the following: i. The construction contractor shall be required to work in such a manner so as not to	Incorporate construction noise minimization measures into contractor's bid package Ensure that applicable	FD&C Contractor	Prior to construction	FD&C to confirm incorporation in bid package FD&C to confirm adherence to measures by contractor

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring Procedure
	exceed a 12-hour average sound level of 75 dBA at any noise-sensitive land use between 7:00 a.m. and 7:00 p.m. Monday through Saturday. ii. Construction equipment shall be properly outfitted and maintained with manufacturer recommended noise-reduction devices to minimize construction-generated noise. iii. Stationary construction noise sources such as generators or pumps shall be located at least 100 feet from noise-sensitive land uses as feasible. iv. Laydown and construction vehicle staging areas shall be located as far from noise-sensitive land uses as feasible. v. All neighboring land uses that would be subject to construction noise shall be informed at least two weeks prior to the start of each construction project, whenever possible. vi. Loud construction activity located within 100 feet of a residential building shall be restricted to occur between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday.	measures are followed		During construction	
	TRANSPORTATION/TRAFFIC				
LRDP MM Tra-1B	In the event that the construction of a project or a specific campus event requires a lane or roadway closure, or could otherwise substantially interfere with campus traffic circulation, the contractor shall provide a traffic control plan for review and approval by UCSD. The traffic control plan shall ensure that adequate emergency access and egress is maintained and that traffic is allowed to move efficiently and safely in and around the campus. The traffic control plan may include measures such as signage, detours, a temporary traffic signal, signal cameras (i.e., flag persons), or other appropriate traffic controls.	Incorporate traffic control plan requirements into contractor's bid package Ensure that emergency access is maintained and traffic modifications are identified in field	FD&C Contractor	Prior to construction During construction	FD&C to incorporate in bid package; EP to confirm FD&C to confirm adherence to measures by contractor

CE = UCSD Civil Engineer
CP = Community Planning
EP = Environmental Planning
FD&C = Facilities Design and Construction
PP = Physical Planning
PPS = Physical Plant Services

(1) "Design approval" is the approval of project design by the Regents (or their delegates, per Regents policy)