UNIVERSITY OF CALIFORNIA, SAN DIEGO UCSD

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Jan. 20, 2015

To: University Centers Advisory Board Chair Claire Maniti
Associated Students President Robby Bopari
Graduate Student Association President Jon Monk

Re: Che Facility Renovation Feasibility Report 2015

Dear Claire, Robby, and Jon:

The Che Facility Renovation Feasibility Report 2015 is attached for your information. University Centers commissioned the report to provide the University with a recent condition assessment of the Che Facility. There were two options for obtaining such a report: a) hire a third-party architect to provide a detailed cost estimate, which would cost between $13,000-18,000 and require 2-3 months to complete, or b) seek a project charter feasibility report through the UCSD Facilities, Design, and Construction (FDC), which would be provided free-of-charge and take approximately two weeks from the site visit. With time and cost concerns, the University Centers Advisory Board (UCAB) recommended the latter option.

The report was completed by licensed architects who conducted an on-site inspection of the entire Che Facility and reviewed related facility assessment documents. Numerous concerns are outlined in the report, including an aging structure with extensive dry rot, outdated electrical infrastructure, undocumented construction, additions which have no foundation or footings, lack of accessibility for disabled use, and lack of code compliance. Additionally, the existing structure and water supply infrastructure are not able to support installation of a fire sprinkler system. The report states the building could not be renovated cost-effectively to meet building codes and University standards, and $2.5-$3.5 million would be necessary to replace the facility.

To provide additional context, the second half of this letter focuses on the University Centers long-term facility and budget planning. The facilities and operations of University Centers are supported by the University Center Student Fee, which covers approximately 70% of the annual operating budget. As student fee funded spaces, student representatives on the University Centers Advisory Board (UCAB) play a significant role in the direction of University Centers by recommending adjustments to the annual budget.

As operating costs escalated and income from the student fee leveled off due to steady-state enrollment, the University Centers operating budget became constrained. In 2010, University Centers commissioned the ISES Corporation, an independent third party expert in facility review and assessment, to complete Facility Condition Assessments (FAC) of its facilities to inform long-term facility maintenance and budget plans. The FACs indicated close to $10 million in repairs, replacements and renovations for University Centers' facilities. The Che Facility scored 0.52 (total renovation) on the Facility Condition Needs Index (scale: .1 excellent – .6 replacement indicated), with more than $722,000 in repairs, replacements and renovations. The University Centers facilities management

team reviewed the report and noted additional concerns, which increased the planning estimate to $1.5 million. The reports are available online at http://ucenbudget.ucsd.edu.

As early as 2011, the UCAB proposed a fee increase referendum to the Associated Students and Graduate Student Association to address needed facility renewals and infrastructure upgrades. Several measures were taken over the past few years to address the growing budget concern and dwindling reserve, including a recommendation from UCAB to remove funding for the Che Facility renovations from the FY2014-15 budget. It is important to note, that while University Centers has deferred some maintenance projects at all its facilities, this does not mean maintenance is being ignored. Projects are prioritized and preventive measures are taken. Basic maintenance repairs of the Che Facility have included roof patches, repair of broken doors, replacement of broken windows, improved exit signage, and brush clearance. Student efforts to improve the University Centers budget concern are ongoing.

In closing, I encourage you to review the documents available online at http://ucenbudget.ucsd.edu along with the attached Che Facility Renovation Feasibility Report, and contact me if you have any questions.

Regards,

Sharon Van Bruggen

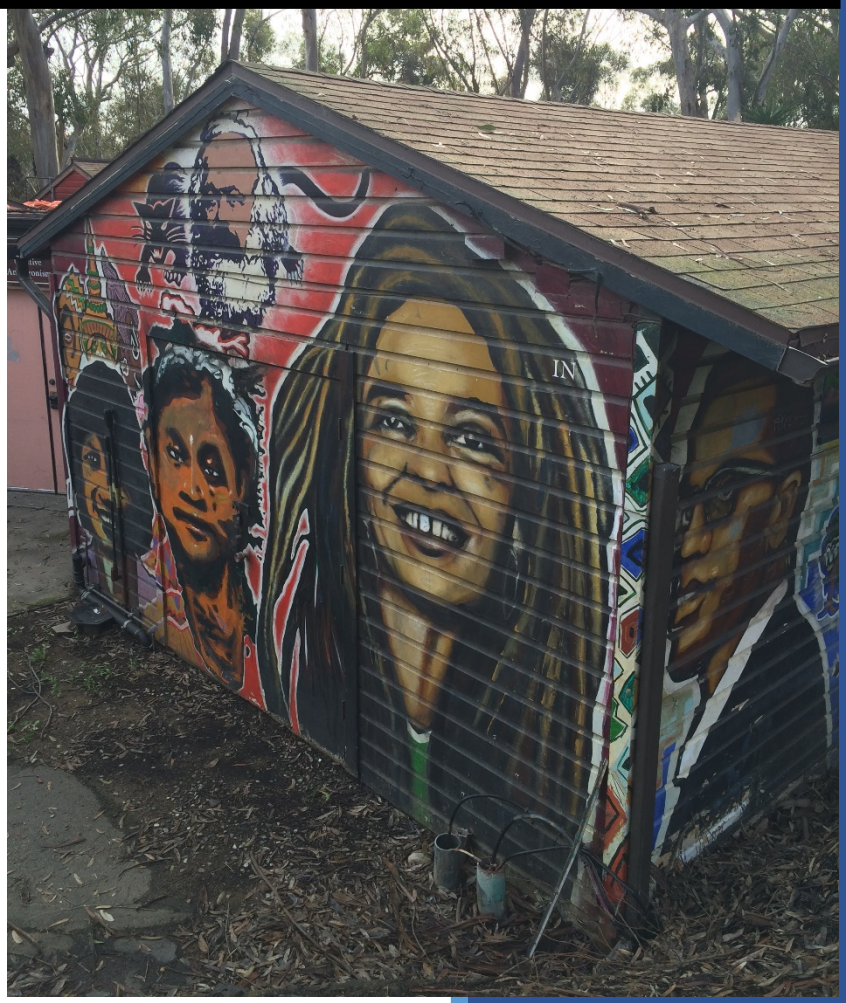
Digitally signed by Sharon Van Bruggen
DN: cn=Sharon Van Bruggen, o=UC San Diego, ou=University Centers, email=svanbruggen@ucsd.edu, c=US
Date: 2015.03.11 14:23:43 -07'00'

Sharon Van Bruggen
Director

cc: Vice Chancellor Student Affairs, Juan Gonzalez
Assistant Vice Chancellor Student Life, Gary Ratcliff

2015

# Che Café Facility Renovation Feasibility



UCSD

Facilities Design and Construction

1/12/2015

# Che Café Facility Renovation Feasibility

January 12, 2015

## Observations

The building was originally 3 separate, rectangular structures of 620 sq.ft. each built in 1942 as part of Camp Matthews. They were separated by 12 to 16 ft. site areas. There was a North, South, and West building in the original construction. Multiple additions have been added to connect the buildings and expand some to house there current function. Most of these additions were obviously completed without any code compliance or inspections. No record exists of these additions except for the assembly area, (south building). Some of the walls of these additions were built directly on the existing parking asphalt with no footings, foundations, or anchorage of any sort.

The South building is now being used as the Assembly area. It has additions on the east and west side where 80% of the long walls have been removed to create a large open space. Subsequent to those additions the intermediate columns supporting the transfer beams have been removed. As a result there is very little structure to avoid total collapse of this building in the case of a seismic event with horizontal forces acting in the long direction of the building. The outdoor courtyard drains to the north side of this structure and as a result much of the bottom plate of the wood structure is rotted out. The lower portion of the studs and siding are also affected by rot. The roofing has exceeded its useful life, and where it is flashed to the multiple additions there is evidence of leakage into the building. The low height of the structural tie beams in the assembly area invites abuse in that they can be reached and swung on. Right now the Assembly area is the only accessible space in the complex.

The North building houses the kitchen and the restrooms and has had undocumented additions to both the north and south sides. The walk-in cooler was yet a later addition to the north addition. The roof of the cooler is flat and water ponds at the south side against the kitchen addition. As a result there are extensive leaks in this area and part of the ceiling in the cooler has collapsed. There is evidence of mold in all the walls of the cooler and also in the south wall of the kitchen. The kitchen hood is not equipped with the proper fire prevention devices, and may not be able to be retrofitted. The location/condition of a grease trap is unknown. The restrooms do not meet current accessibility requirements, and cannot be made to do so within the current footprint of the building. The west wall of this building has extensive dry rot due to the site draining into this wall.

The West building is used for storage and an office. This building has only a small addition connecting to the other structures. The roofing is in poor shape with evidence of multiple roof leaks in the storage area. A large portion of the site to the west of this building slopes steeply directly into the west wall. There is evidence of dry rot along most of the base of this wall, and the areas that were probed indicated the bottom plate has rotted out.

The electrical infrastructure of the whole complex is outdated. The installation of the main electrical panel does not meet code and there is no adequate ventilation. Multiple deficiencies in the electrical distribution were noted. Only the Assembly Area appeared to have adequate HVAC service, but the equipment mounted on the roof does not meet code.

According to the Facility Condition Assessment completed for Facilities Management in 2011 any renovation of this facility will require:

- Replace all roofing
- Replace all siding, insulation and vapor barrier
- Replace all exterior windows and doors, provide safety glazing at sliding glass doors
- Upgrade interior finishes and paint
- Provide ramps in a number of locations to provide accessibility
- Install a complete new fire alarm and detection system
- Replace all exit signage and lighting
- Install a complete HVAC system to serve the entire facility
- Replace all exhaust fans, one at hood, one at restrooms & one at service/storage area
- Replace all water supply piping to meet current codes
- Replace all sanitary drain piping, floor drains and traps
- Replace all plumbing fixtures
- Replace all electrical service elements including transformer, switchgear, conductors, connections and terminations
- Install new power panels, raceways, conductors, and devices
- Replace all lighting

According to University Standards and the Fire Marshal's current requirements, a renovation of this facility with this occupancy would require a fire sprinkler system be installed throughout. Such system could not be supported either by the existing structure or relative to the water supply infrastructure available at the site.

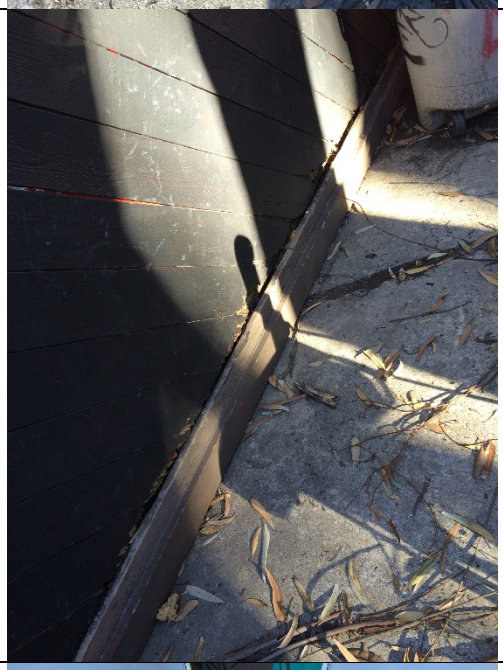
See attached 17 pages of detailed photos showing the conditions in support of the above observations.

## Summary

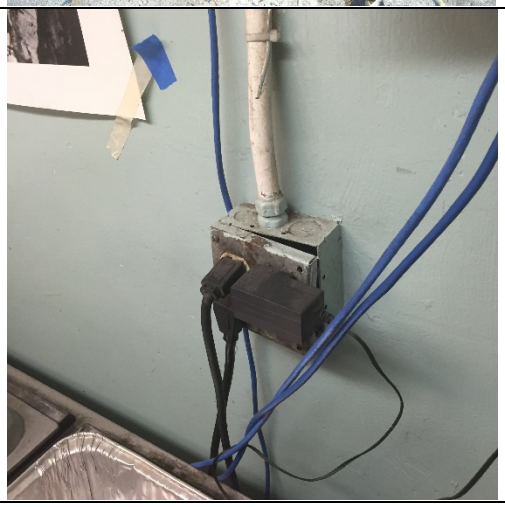
There does not appear to be much construction in this facility that is worth saving other than the exterior art work (if that is possible). We do not see how this facility could be cost effectively renovated to meet building codes and the University's standards. The best use of this site then appears to be to raise the facility and build new from the ground up. A similar replacement facility that would be one story, type V construction totaling 3492 GSF with the required site work would require total project costs in the range of $2.5 to $3.5 million in today's dollars.

Authors:
Jay Smith, Principal Architect, FD&C
Haven Buchmiller, Pre-Design Manager, FD&C

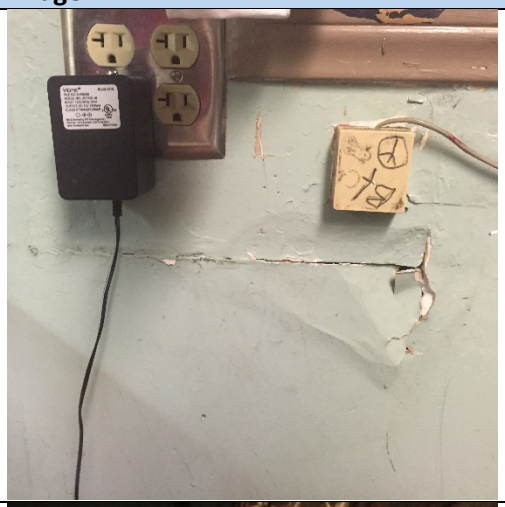
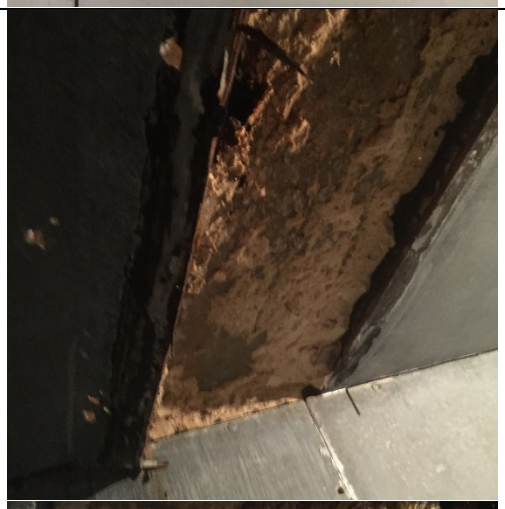
**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 330 |  | Rotting bottom plate at Main Building |
| 331 |  | Rot at exterior wall bottom plate of Main Building |
| 333 |  | Rot at Exterior door, Vermin entrance |

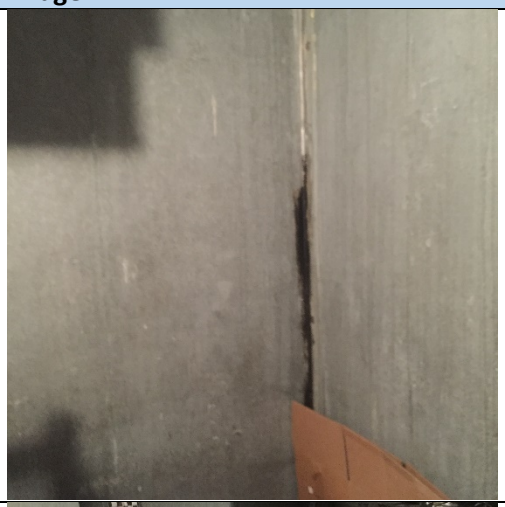
**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 334 & 335 |   | Extensive DryRot of exterior wall of Kitchen Addition |
| 336 |  | Complete decay of Bottom plate at Main Building |
| 338 |  | Non-code-compliant Electrical |

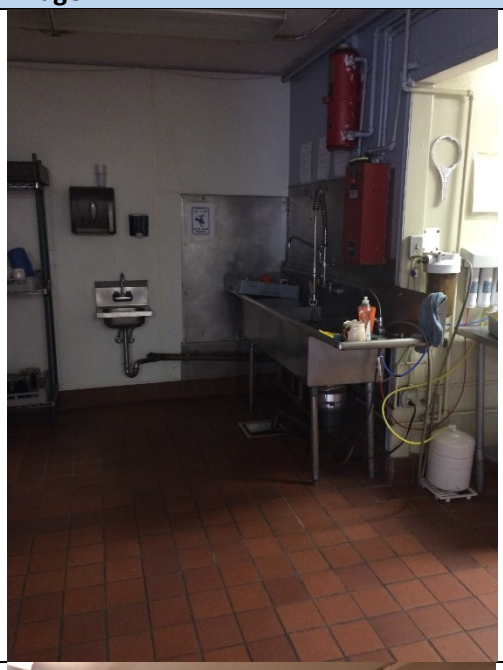
**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 339 |  | Mold at interior kitchen service counter wall |
| 340 & 342 |   | Collapsing ceiling at food cooler addition |

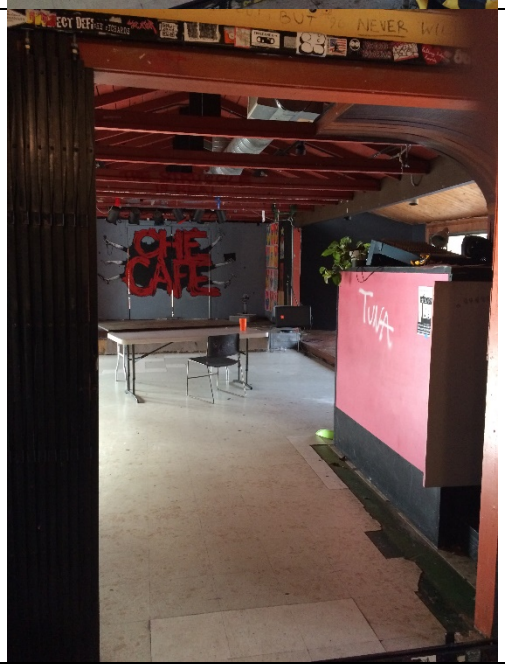
**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 341 |  | Mold at wall in food cooler |
| 343 |  | Mold at floor in food cooler |
| 132 |  | Kitchen addition without foundation |

**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 140 |  | Non-code-compliant electrical |
| 146 |  | Evidence of roof leak |
| 150 |  | Non-code-compliant roof.<br>No sprinkler.<br>Electrical should not be inside. |

**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 159 |  | Gate track impedes ADA accessibility to RRs and café.<br>No ADA access to patio. |
| 160 |  | Height of structural rafters invite abuse |

**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 169 |   | Non-code-compliant electrical |
| 174 |   | Non-code compliant electrical.<br>Poorly supported beam |

**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 175 |   | Non-usable exit |
| 179 |   | Poorly supported Beam |
| 204 & 182 |  | Column Missing |

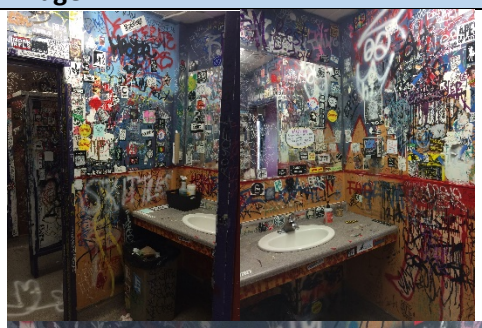
**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| |  | |
| 185 |  | Non-usable exit |

**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 187 |   | Overloaded Electrical |
| 194 |  | Non-code-compliant electrical |
| 201 |  | Inaccessible patio |
| 203 |  | Non-code compliant exit stair |

**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 210, 212, &214 |   | Non-code compliant RRs |
| 230 |  | Inadequate Ventilation.<br>Non-code-compliant electrical closet. |

**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 240 |  | Poor Sight Drainage |
| 245 |  | Non-Compliant Storm System |
| 249 |  | Evidence of Exterior Rot |

**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 250 |  | Poor Site Conditions |
| 257 |   | Inaccessible Site Access |
| 258 |  | Mold In Wall |
| 259 |   | Roofing in Poor Condition |

**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 269 |  | Leaks at Flashing |
| 270 |  | Room addition on Asphalt.<br>No Footings. |
| 271 |  | No Foundation.<br>Evidence of Rot in Walls. |

**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 273 |  | Door Decay |
| 278 |  | Non-Compliant utility service in enclosed space |
| 282 |  | Evidence of rotting plates at Exterior Walls |

**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 287 |  | Site Drainage into Building |
| 297 |  | Roof Leaks |
| 301 |  | Site Drainage into Building |

**Che Café Photos** dated: 12/16/2014 and 01/05/2015
Issues noted: Electrical, Structural, ADA/access, Environmental (Mold), and Mechanical, Civil.

| Image # | Image | Comment |
|---|---|---|
| 310 |   | Inaccessible Entrance |