### Building Design

- **Building Units/Bed Count**

<table>
<thead>
<tr>
<th>Project Site Redevelopment</th>
<th>Glenrock Site</th>
<th>Landfair Site</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment Units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Studio/1 BA (1 bed)</td>
<td>0</td>
<td>2</td>
<td>2 (2 beds)</td>
</tr>
<tr>
<td>1 BR/1BA (2 beds)</td>
<td>9</td>
<td>9</td>
<td>18 (36 beds)</td>
</tr>
<tr>
<td>2 BR/1 BA (3 beds)</td>
<td>3</td>
<td>0</td>
<td>3 (9 beds)</td>
</tr>
<tr>
<td>2 BR/2 BA (4 beds)</td>
<td>36</td>
<td>41</td>
<td>77 (308 beds)</td>
</tr>
<tr>
<td><strong>Total Units</strong></td>
<td>48 units (171 beds)</td>
<td>52 units (184 beds)</td>
<td>100 units (355 beds)</td>
</tr>
</tbody>
</table>

BR: bedroom; BA: bathroom; gsf: gross square feet
Source: Studios Architecture 2011

- **Parking**
  - Landfair – 82 spaces
  - Glenrock – 66 spaces
  - Both sites will have subterranean parking
  - Garage entrances will be gate-key controlled
  - Parking spaces will cost approximately $60 per month

### Abatement

- **Abatement definition:** The required and regulated removal of asbestos-containing materials (e.g., insulation, glues/adhesives, acoustical tiles), lead-based paint, and polychlorinated biphenyls (PCBs-mechanical equipment).
- The removal of hazardous materials is regulated by the Federal government, the State of California, and UCLA.
  - **Federal Regulations:**
    - The Clean Air Act regulates asbestos as a hazardous air pollutant.
    - Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X)
  - **State Regulations:**
    - The South Coast Air Quality Management District (SCAQMD) is charged with implementing the regulation of the Clean Air Act under its Rule 1403.
      - [http://www.aqmd.gov/comply/asbestos/asbestos.html](http://www.aqmd.gov/comply/asbestos/asbestos.html)
    - The California Division of Occupational Safety and Health (Cal/OSHA) also regulates asbestos as a potential worker safety hazard.
• California Health and Safety Code, Sections 25915 through 25916
  o [http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=25001-26000&file=25915-25919.7](http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=25001-26000&file=25915-25919.7)
• All asbestos containing materials are removed by licensed Asbestos Abatement Contractors.

  ▪ UCLA Regulations:
    • UCLA Environmental Health & Safety (EH&S) enforces both the Asbestos Management Program and the Lead Compliance Program.
    • [http://map.ais.ucla.edu/portal/site/UCLA/menuitem.2bceb61fc98129c1ae13e110f848344a/?vgnextoid=585f82df180e1110VgnVCM100000dcd76180RCRD](http://map.ais.ucla.edu/portal/site/UCLA/menuitem.2bceb61fc98129c1ae13e110f848344a/?vgnextoid=585f82df180e1110VgnVCM100000dcd76180RCRD)
    • EH&S maintains an inventory of on-campus buildings that could contain asbestos. Prior to disturbance, materials that are suspected of containing asbestos are tested for asbestos content. Inspection and sample collection is performed by certified EH&S employees or outside environmental consultants.
    • UCLA EH&S Asbestos & Lead Program Manager can be reached at (310) 794-5727.

  o Abatement Milestones
    ▪ Landfair abatement is anticipated to be complete by mid-December.
    ▪ Glenrock abatement is anticipated to begin early January 2013.

  ▪ Demolition
    ▪ Dust Control
      • The campus implements dust control measures consistent with SCAQMD Rule 403—Fugitive Dust.
        ▪ Minimize land disturbance to the extent feasible.
        ▪ Apply water to all inactive construction areas (previously graded areas that have been inactive for 10 or more days).
        ▪ Apply water at least three times daily to all active disturbed areas.
        ▪ Replace ground cover in disturbed areas as quickly as possible.
        ▪ Enclose, cover, water twice daily with 5 percent or greater silt content.
        ▪ Water active grading sites at least twice daily.
        ▪ Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
        ▪ All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
        ▪ Sweep streets at the end of the day if visible soil material is carried over to adjacent roads.
        ▪ Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.
        ▪ Apply water three times daily or chemical soil stabilizers according to manufacturers’ specifications to all unpaved parking or staging areas or unpaved road surfaces.
        ▪ Post and enforce traffic speed limits of 15 miles per hour or less on all unpaved roads.
o Demolition Fencing
  ▪ During demolition of both Landfair and Glenrock, 8-foot height, chain-link fencing with dense fiber screening will be erected on the front and side yards of the properties.

o Demolition Milestones
  ▪ Landfair interior demo to begin early December
  ▪ Landfair exterior Demo – to begin mid-December (expected completion by January 2013)
  ▪ Glenrock interior demo to begin early February
  ▪ Glenrock exterior demo – to begin mid-February (expected completion by March 2013)

• Construction

o Construction Routes
  ▪ Approach: Construction vehicles would exit Interstate 405 (I-405) at Wilshire Boulevard, head northbound on Veteran Avenue, eastbound on Weyburn Avenue, northbound on Gayley Avenue, and then either (1) turn left onto Levering Avenue and head straight onto Glenrock Avenue to the site or (2) turn left onto Landfair Avenue to the site.
  ▪ Departure: Construction vehicles would (1) exit the Landfair site, head southeast on Landfair Avenue and turn right onto Gayley Avenue or (2) exit the Glenrock site, head south on Levering Avenue, and turn right onto Gayley Avenue. Both departures would then proceed southbound on Gayley Avenue, westbound on Weyburn Avenue, turn south on Veteran Avenue, and turn west onto Wilshire Boulevard to access I-405.

o Construction Hours/Worker Parking
  ▪ Consistent with City of Los Angeles Municipal Code Section 41.40
  ▪ 7:00 am to 9:00 pm M-F
  ▪ 8:00 am to 6:00 pm Saturday
  ▪ No construction Sunday or national holidays
  ▪ Construction workers will park in UCLA Parking Structure 8 (SE corner of Gayley and Strathmore)

o Foundation/Footing
  ▪ Both sites will require excavation and shoring for development of the foundations. This will include drilling of soldier piles, bracing, placement of rebar, and pouring of concrete for the shoring walls. Footings, columns, and the concrete deck will be completed before the wood framing starts.
  ▪ See photo attachments 1 through 6

o Construction Staging
  ▪ Development of the foundation and the subterranean parking will require multiple concrete trucks that will be coordinated with the Contractor and Sub-Contractor by calling in trucks over the radio to avoid staging on local streets.

o Construction Fencing
  ▪ Following demolition and development of the shoring, rear-yard fencing will be installed and tied into the existing front and side yard fencing.

o Construction Overlap
  ▪ David Akhavi is owner and developer of 632/638 Landfair; across the street from our project site. Sajal Debnath, Construction Manager for UCLA Housing & Hospitality Services has
had several meetings with David and will continue to coordinate construction schedules to maintain traffic flow on Landfair.

- Construction Milestones
  - Duration – 20 months (both buildings)
  - Landfair – anticipated completion July 2014
  - Glenrock – anticipated completion August 2014

- Contact Information
  - Housing – Sajal Debnath @ 310-825-9961(W); 310-420-8169 (C)
  - Capital Programs, Project Management – Mark Voltz @ 310-794-4168
  - Capital Programs, Campus Planning – Tracy Dudman @ 310-206-9255
ATTACHMENTS 1 THROUGH 6

EXAMPLE EXCAVATION AND SHORING PHOTOGRAPHS

(UCLA Hilgard Graduate Housing Project, completed Fall 2010)