UCLA ON-CAMPUS HOUSING
2018/2019 MAJOR MAINTENANCE PLAN

I  MAJOR MAINTENANCE (MM)  $268,500

BB001  DENEVE DINING AUTOMATIC LIGHTING  FERRONE  $100,000
This project installs automated lighting controls with "follow the sun" sensors to increase energy efficiency.

BB002  BRADLEY EXTERIOR PAVERS  MEYER  $90,000
This project will remove/replace exterior pavers in order to re-waterproof beneath Bradley walkways which are above interior spaces.

BB003  TACKABLE WALLS - ALL HALLS  HALL  $50,000
This project funds the purchase of tackable wall replacements.

BB004  FEAST BOOTH UPHOSTERY  FERRONE  $16,500
This project will fund the reupholstery of booth seating in Feast. Remaining attic stock will be used as well as additional purchased matching fabric to complete the project.

BB005  DENEVE DINING TABLE BASES  FERRONE  $12,000
This project will provide self-leveling bases under the Deneve tables to eliminate the need for manual adjustments of table legs by dining staff.

II  EQUIPMENT & FURNISHINGS (EF)  $3,103,600

BB006  STUDENT ROOM FURNITURE REPLACEMENT - ALL HALLS  WILSON  $640,000
This funds the annual life cycle replacement of 250 sets of desks, dressers, chairs, bookcases and armoires. Also included will be the disposal of the old pieces and the installation of the new.

BB007  HARDWARE BED REPLACEMENT - ALL HALLS  WILSON  $500,000
This project funds the annual life cycle replacement of barrel/nut/bolt beds with new hardwareless beds. The project would include the disposal of old beds as well as the installation of the new.

BB008  ANNUAL MATTRESS REPLACEMENT - ALL HALLS  DUNDISH  $475,000
This funds the annual replacement of 2500 mattresses.

BB009  RESIDENCE HALLS COMPOSTING  NARVAEZ  $150,000
This project will continue the effort to provide new compost receptacles for all floor lounges.

BB010  LANDSCAPE MATERIAL - ALL HALLS  MEYER  $150,000
This project funds the purchase of landscape materials, plants and trees for the Hill.

BB011  HOUSING MAINTENANCE VEHICLE PLAN – PHASE 4  MEYER  $150,000
This project will fund the vehicle plan that has been developed in conjunction with fleet services to minimize resources used on repairs by replacing our most out of date vehicles. Housing Maintenance vehicles to be purchased will be gem carts, full size work trucks and vans.
BB012  MEETING ROOMS FOLDING CHAIRS
This project will fund the purchase of an inventory of 2500 folding chairs in order to eliminate the previous annual rental expense of $100k.

BB013  ANNUAL LINEN REPLACEMENT - ALL HALLS
This funds the annual restocking of summer conference season linen.

BB014  DENEVE DINING AUTOMATED VENDING MACHINE
This project will purchase a second automated vending machine for the pilot program at Deneve Lunch on the Go. The automated machine provides complete meals (entrée, side, and beverage) and accepts payment via meal plans.

BB015  COVEL DINING COMBI OVENS
This project will replace two aged double stack convection ovens in Covel's Euro kitchen with two double stack combi ovens in order to increase the versatility of cooking options in the space.

BB016  HOUSEKEEPING EQUIPMENT - ALL HALLS
This project will be to replace aging KiVac machines, carpet extractors, large interior trash receptacles, shampooers and other housekeeping machines that are at the end of their life cycle.

BB017  DRAPE REPLACEMENT - RIEBER VISTA/TERRACE
This project funds the replacement of Rieber Vista and Rieber Terrace drapes that are worn.

BB018  RES LIFE ELECTRIC VEHICLE REPLACEMENTS
This project funds the life cycle replacement of two electric carts used by Res Life event support staff on a daily basis for event production.

BB019  EXTERIOR EQUIPMENT - ALL HALLS
This project will purchase replacements for grounds and exterior cleaning equipment that has exceeded its lifecycle.

BB020  DINING SERVICES VEHICLE
This project will replace a 23 year old vehicle being utilized by the team member that maintains all of Dining's loading docks. The existing vehicle has maintenance issues and experiences frequent break downs.

BB021  DENEVE DINING COMBI OVENS
This project will replace the double stack combi ovens in the Deneve pizza station.

BB022  KRONOS CLOCK REPLACEMENT - ALL HALLS
This is to replace all of the Kronos clocks within Housing to a more current technology in a move away from paper-based timecard reviews toward a paperless process using new touch screens.

BB023  HOUSEKEEPING RADIOS - ALL HALLS
This project would fund the addition of new radios for the front desks due to the growth in housekeeping staff over the past few years. It would also fund the replacement of radios that are over eight years old and in poor condition.
<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Supplier</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>BB024</td>
<td>SKILLED MAINTENANCE CRAFTS EQUIPMENT</td>
<td>MEYER</td>
<td>$30,000</td>
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<tr>
<td></td>
<td>This project funds the purchase of equipment for the skilled crafts team to improve job efficiency and upgrade technology.</td>
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<tr>
<td>BB025</td>
<td>BRIUN CAFÉ ESPRESSO MACHINES</td>
<td>FERRONE</td>
<td>$28,000</td>
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<tr>
<td></td>
<td>This project will replace three existing espresso machines at Bruin Café. The current units are not keeping up with demand and require frequent repairs.</td>
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<tr>
<td>BB026</td>
<td>DENEVE DINING IMPINGER</td>
<td>FERRONE</td>
<td>$23,000</td>
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<tr>
<td></td>
<td>This project will fund the replacement of the existing impinger at Deneve, which is the oldest in use and is no longer able to be repaired for the long term.</td>
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<tr>
<td>BB027</td>
<td>DENEVE DINING ELECTRO FREEZE</td>
<td>FERRONE</td>
<td>$19,200</td>
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<tr>
<td></td>
<td>This project will replace the existing Electro Freeze soft serve equipment in Deneve. The existing unit has a pressurized system that requires frequent replacement parts, is prone to clogging, and is difficult to clean. The new machine will be a gravity fed dispenser which will be easier to clean and more ergonomic to refill product.</td>
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<tr>
<td>BB028</td>
<td>MEETING ROOMS BUFFET TABLES</td>
<td>CHAN</td>
<td>$19,000</td>
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<tr>
<td></td>
<td>This will fund the purchase of glass tables similar to those used in the Luskin Conference Center. This purchase will upgrade the look of the buffet and food stations in the Palisades Ballroom and will be consistent with the overall branding standards for UCLA banquets.</td>
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<tr>
<td>BB029</td>
<td>MEETING ROOMS RISERS</td>
<td>CHAN</td>
<td>$18,000</td>
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<tr>
<td></td>
<td>This project will replace current risers that are over ten years old and are discontinued should replacements be needed.</td>
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<tr>
<td>BB030</td>
<td>MEETING ROOMS PORTABLE BARS</td>
<td>CHAN</td>
<td>$18,000</td>
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<tr>
<td></td>
<td>This project will purchase portable bars in order to upgrade the look of event set ups requiring beverage service, allow for more mobile equipment to use at various campus locations and reduce Workers Compensation issues as the new equipment is easier to set up and store.</td>
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<tr>
<td>BB031</td>
<td>MEETING ROOMS PORTABLE LIGHTING</td>
<td>CHAN</td>
<td>$17,000</td>
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<td></td>
<td>Due to increased upsell for lighting by the Sales staff, there is a need to have a dedicated inventory of portable lighting purchased for event rental. For the last two years, lighting has been borrowed from Residential Life, but the demand from both student programming and event usage has required increased inventory to ensure the highest level of service for all audiences.</td>
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<tr>
<td>BB032</td>
<td>DENEVE DINING INDUSTRIAL STORAGE</td>
<td>FERRONE</td>
<td>$15,000</td>
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<td></td>
<td>This project will fund the purchase and installation of industrial storage/shelving system for the Deneve tunnel which is used for dry storage. This will keep the tunnel space organized and provide a secured location for stored items.</td>
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<tr>
<td>BB033</td>
<td>DENEVE BAKERY BREAD SLICER</td>
<td>FERRONE</td>
<td>$12,000</td>
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<tr>
<td></td>
<td>This project will purchase a high volume bread slicer for the Deneve Bakery.</td>
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<tr>
<td>BB034</td>
<td>HEDRICK DINING BREAD DISPLAY</td>
<td>FERRONE</td>
<td>$11,000</td>
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<tr>
<td>This project funds the purchase of custom made wooden cooling and display racks for the Hedrick Bakery. The shelving will serve the dual purpose of cooling racks for freshly baked bread and showcasing the artisan bread to guests entering The Study at Hedrick. The racks will fit our specific needs and desired look while efficiently utilizing space available for bread production.</td>
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<thead>
<tr>
<th>BB035</th>
<th>MEETING ROOMS TABLES - COVEL</th>
<th>CHAN</th>
<th>$11,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>This funds the annual purchase to rotate out old inventory and replace with lighter tables for meeting room services.</td>
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<tr>
<th>BB036</th>
<th>DISASTER SUPPLY CONTAINERS - ALL HALLS</th>
<th>TOSHIMA</th>
<th>$10,000</th>
</tr>
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<tbody>
<tr>
<td>This project is to fund four container boxes to store emergency supplies at each court. Supplies are currently stocked in a central trailer in Lot 15. Having basic supplies readily available and forward deployed at the court level would enhance our preparedness and decrease response time.</td>
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<thead>
<tr>
<th>BB037</th>
<th>MEETING SPACE TRASH CAN REPLACEMENT</th>
<th>DUNDISH</th>
<th>$10,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>This project will fund the upgrade to full round, top load, large stainless steel trash bins in large meeting spaces. The new bins will hold more and will provide a look consistent with other locations.</td>
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<thead>
<tr>
<th>BB038</th>
<th>DINING RADIOS</th>
<th>FERRONE</th>
<th>$9,800</th>
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</thead>
<tbody>
<tr>
<td>This project will upgrade and replace sixteen radios/walkie-talkies for dining locations.</td>
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<thead>
<tr>
<th>BB039</th>
<th>EMERGENCY SUPPLIES RESTOCK - HEDRICK</th>
<th>TOSHIMA</th>
<th>$8,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>This project is to fund the restocking of our H&amp;HS disaster trailer and to add supplies due to population/building growth since the most recent restock three years ago. This will be for supplies related to our three categories: Search and Rescue (e.g. flashlights, gloves, masks), Medical (e.g. bulk dressing, bandages, nitrile gloves, etc.), and Command (e.g. Triage flags, tarps, etc).</td>
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<tr>
<th>BB040</th>
<th>DENEVE DINING FOOD PROCESSOR</th>
<th>FERRONE</th>
<th>$6,100</th>
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<tbody>
<tr>
<td>This will purchase a Robot Coupe food processor for the De Neve kitchen. In the past, the Commissary and Deneve kitchen have shared a Robot Coupe, but now that the Commissary has relocated to Bradley, Deneve needs their own. This unit is an upgrade from the previous unit to help keep up with the increased production needs for Deneve.</td>
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<thead>
<tr>
<th>III</th>
<th>CAPITAL IMPROVEMENT PROJECTS (CIP)</th>
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<th>$565,000</th>
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<tbody>
<tr>
<td>BB041</td>
<td>FAÇADE ACCESS – PHASE 1</td>
<td>MEYER</td>
<td>$250,000</td>
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<tr>
<td>This will fund the install of façade access systems in buildings currently not equipped.</td>
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<tr>
<th>BB042</th>
<th>MAINTENANCE SHOP PAINT BOOTH - HEDRICK</th>
<th>MEYER</th>
<th>$200,000</th>
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<tbody>
<tr>
<td>This project funds the installation of a permanent modular paint booth in order to meet environmental regulations.</td>
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BB043 ROOFTOP FALL PROTECTION - ALL HALLS
This project funds guardrails and equipment access for building roofs within on campus housing.

BB044 HYDRATION STATIONS - COVEL/DENEVE
This project is to install exterior hydration stations with bottle fillers and ADA compliant drinking fountains at Deneve Bruin Walk and the bottom of Covel Stairs.

IV CAPITAL RENEWAL & REPLACEMENT PROJECTS (CRP) $1,870,000

BB045 ROOF REPAIRS - ALL HALLS
This project covers major roof repairs at all halls, including extensive foam substrate repairs and a re-coating of the Sproul Hall Roof.

BB046 GREASE INTERCEPTORS - COVEL
This project will fund the evaluation/replacement of grease interceptors and sewage ejector pumps as needed.

BB047 TERRAZO FLOORING - SPROUL/HEDRICK
This project will fund the removal of carpet and the restoration/repair of terrazzo flooring in Sproul and Hedrick.

BB048 BUILDING AUTOMATION UPGRADE PHASE 1
The project funds the building automation system upgrade for Hedrick Summit, Rieber Terrace and Rieber Vista. The current system is no longer supported and is obsolete.

BB049 ENTRY DOORS - ALL HALLS
This project funds needed upgrades to entry doors in all halls due to hardware failure and frame fatigue.

BB050 TREE TRIMMING - ALL HALLS
The project funds tree trimming on the Hill.

BB051 FIRE LIFE SAFETY - ALL HALLS
This project funds the required fire sprinkler testing (5-year) as well as sprinkler system repairs and alarm systems repairs identified in code compliance inspections. This also covers upgrades to either system as needed. This activity is mandated by the office of the UCLA Fire Marshal in accordance with NFPA standards.

BB052 MAJOR HVAC - ALL HALLS
This project funds major HVAC repairs required for on campus housing.

BB053 LIGHTING UPGRADES - ALL HALLS
This project funds the conversion of lighting systems to LED as well as upgrading existing lighting systems as needed. This project is one of the energy saving retrofit projects H&HS has committed to as part of a UC-wide initiative.

BB054 IRRIGATION UPGRADES – ALL HALLS
The project funds irrigation controller upgrades for new drought tolerant landscaping.
BB055  DENEVE EURO KITCHEN HVAC UPGRADE  MEYER  $35,000
This project will install HVAC upgrades to reheat make up air for the Deneve Euro Kitchen.

BB056  MAJOR BOILER REPAIRS AND SERVICE - ALL HALLS  MEYER  $35,000
This project is for major preventive maintenance and repair for the hot water boilers.

BB057  MAINTENANCE SHOP SAFETY UPGRADES  MEYER  $35,000
This project funds the Housing Maintenance shop safety upgrades.

BB058  BRUIN PLATE WASH STATION  FERRONE  $25,000
This project is to install a wash station inside Bruin Plate's Bag-in-Box room. The station will include a mop sink, hose sprayers, and a half wall to section off the space in the room. The existing mop sink in the dish room is not large enough to accommodate the carts.

BB059  MAJOR GENERATOR SERVICE/REPAIRS - ALL HALLS  MEYER  $25,000
This project provides for preventive maintenance and AQMD full load testing on all emergency generators within on campus housing. This will include major generator repairs identified during annual service as well as other issues that affect their function for FLS compliance.

BB060  MAJOR ELECTRICAL REPAIRS - ALL HALLS  MEYER  $25,000
This project funds major electrical repairs required for on campus housing.

V  MANAGEMENT INFORMATION SYSTEMS (MIS)  $2,984,000

BB061  RESIDENTIAL NETWORK SYSTEMS & WIFI EXPANSION  VAHLING  $1,500,000
This project provides funding for the residential networking hardware and software portion of Housing's on-going annual information technology infrastructure capital renewal program. It includes upgrades to residential wireless coverage hardware, switches, routers, conduit, and cable pulls as part of planned upgrades.

BB062  MEETING ROOMS AV SYSTEM UPGRADE/ENHANCEMENT  CHAN  $400,000
This project is the continuation of the five year plan to upgrade the AV system for all meeting room venues.

BB063  DINING POINT OF SALES SYSTEMS  VAHLING  $200,000
This project provides funding for the Point of Sale portion of Housing's on-going annual information technology infrastructure capital renewal program and additional Dining stations. It includes POS workstation hardware purchases, software licenses, maintenance and support costs.

BB064  SERVER HARDWARE - ALL HALLS  VAHLING  $150,000
This project provides funding for the server hardware portion of Housing's on-going annual information technology infrastructure capital renewal program. It includes server hardware purchases, maintenance and support costs.
BB065  **ADMINISTRATIVE NETWORK SYSTEMS - ALL HALLS**  
VAHLING  $140,000  
This project provides funding for the administrative networking hardware and software portion of Housing's on-going annual information technology infrastructure capital renewal program and ongoing security systems updates. It includes upgrades to firewalls, hardware, switches, routers, conduit, and cable pulls as part of planned upgrades.

BB066  **DIGITAL DOCUMENT MANAGEMENT SYSTEM - ALL HALLS**  
VAHLING  $100,000  
This project provides the second phase of the Laserfiche digital document system implementation started in 2017. This phase includes professional services labor hours to implement additional processes for digitally managing contracts and documents for Housing Services, IT, and other departments as are prioritized.

BB067  **DESKTOP HARDWARE - ALL HALLS**  
VAHLING  $50,000  
This project provides funding for the desktop hardware portion of Housing's on-going annual information technology infrastructure capital renewal program. It includes desktop hardware purchases, maintenance and support costs.

BB068  **DESKTOP SOFTWARE - ALL HALLS**  
VAHLING  $50,000  
This project provides funding for the desktop software portion of Housing's on-going annual information technology infrastructure capital renewal program. It includes desktop software purchases, maintenance and support costs.

BB069  **HR DEPT DIGITAL DOCUMENT MANAGEMENT SYSTEM**  
VAHLING  $50,000  
This project provides the second phase of the Laserfiche digital document system implementation started in 2017. This phase includes professional services labor hours to implement additional processes for digitally managing contracts and documents for Human Resources North.

BB070  **SERVER SOFTWARE - ALL HALLS**  
VAHLING  $50,000  
This project provides funding for the server software portion of Housing's on-going annual information technology infrastructure capital renewal program. It includes server software purchases, maintenance and support costs.

BB071  **STC SYSTEMS HARDWARE & SOFTWARE**  
VAHLING  $50,000  
This project funds the residential network, AV, campus cable tv hardware and software system purchases, maintenance and support costs.

BB072  **VOIP HARDWARE & SOFTWARE - ALL HALLS**  
VAHLING  $50,000  
This project provides funding for the VoIP phones portion of Housing's on-going annual information technology infrastructure capital renewal program, including office moves. It includes VoIP hardware, software licenses, annual maintenance and support costs. It also includes the cost of conduit runs, data pulls, as well as mounting hardware and labor.
BB073 CAMERA INSTALLATION - ALL HALLS
This project funds various proposed security camera installation projects across housing to include the commons building elevators, the west Hitch exterior, the Sunset Village residential entry and bike racks.

BB074 RES LIFE AR / VR EQUIPMENT & SOFTWARE
This project funds the purchase of Virtual Reality and Augmented Reality equipment for use in the Learning Centers program and at Res Life student events. Classes are experimenting with the VR/AR technology and this will enable the Learning Centers to offer residents an opportunity to complete projects and do assignments on the Hill.

BB075 LOADING DOCK INTERCOM STATIONS - ALL HALLS
This project would fund intercom and access stations at all loading docks to match existing stations at the Covel/Carnesale docks. This would allow those requesting access after-hours to check in with OCH Dispatch and allow for 2-way communication, video, and the ability to remotely grant access.

BB076 MOBILE CHECK-IN EQUIPMENT - ALL HALLS
This project will fund the purchase of mobile equipment to allow paperless check-in and out.

BB077 BRUIN ALERT RECEIVER - ALL HALLS
This pilot project is to fund the purchase and installation of a receiver that would tie into existing building fire PA systems at Carnesale Commons, DeNeve Commons, and Covel Commons to broadcast Bruin Alert messages sent by campus EOC in an emergency. These are buildings used heavily by academic and summer conference guests who may not have access to Bruin Alert and cannot hear outdoor announcements.

BB078 DENEVE DINING LCD MONITORS
This project will purchase and install LCD monitors at tray returns in Deneve Dining. The screens will be used to communicate and educate dining guests on how they may continue to reduce food waste and its environmental impact. These messages will be focused on persons who come back to the dish return area with food waste. The screens provide an opportunity to update the messages to our guests more efficiently and eliminate the use of paper signage.
### BB079  STAR REZ FINANCIAL AID INTEGRATION

Housing Services, Financial Aid, and Student Accounting have partnered to create an interface that will allow student financial aid to be paid directly to housing through the campus central system prior to disbursing to the student. Currently, all financial aid refunds are paid to the student directly, then the student must then use that money to pay housing separately. This practice is contrary to other higher ed institutions and is a source of confusion to many students and parents. The new interface will allow Housing to be paid directly, and reduce the risk of money owed to the university going unpaid. In addition, it improves the student interaction with housing as it streamlines the additional steps a student must take to pay off housing debt.

### BB080  RES LIFE PROGRAMMING EQUIPMENT

This project funds the annual life cycle replacement plan for programming resources including AV equipment, storage solutions and other programming related equipment.

### BB081  RES LIFE LEARNING CENTERS LAPTOP CHECK-OUT

This project funds the purchase of laptops with multi media production and educational software for the Sunset and Deneve Learning Centers to be used as part of the CLICC laptop checkout program in collaboration with the UCLA Libraries.

### BB082  DENEVE DINING PDR LCD SCREEN

This project will fund the purchase and install of an LCD screen in the De Neve Private Dining Room to upgrade the space allowing for digital presentations during meetings.

### SUMMARY

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<tr>
<th>Project Category</th>
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**Total**: $8,791,100