

UCLA

A Greater Campus for a Greater LA

Adaptive Reuse Strategies
at Work on UCLA's New
Off-Campus Locations



Tuesday
January 14, 2025
12–1 PM



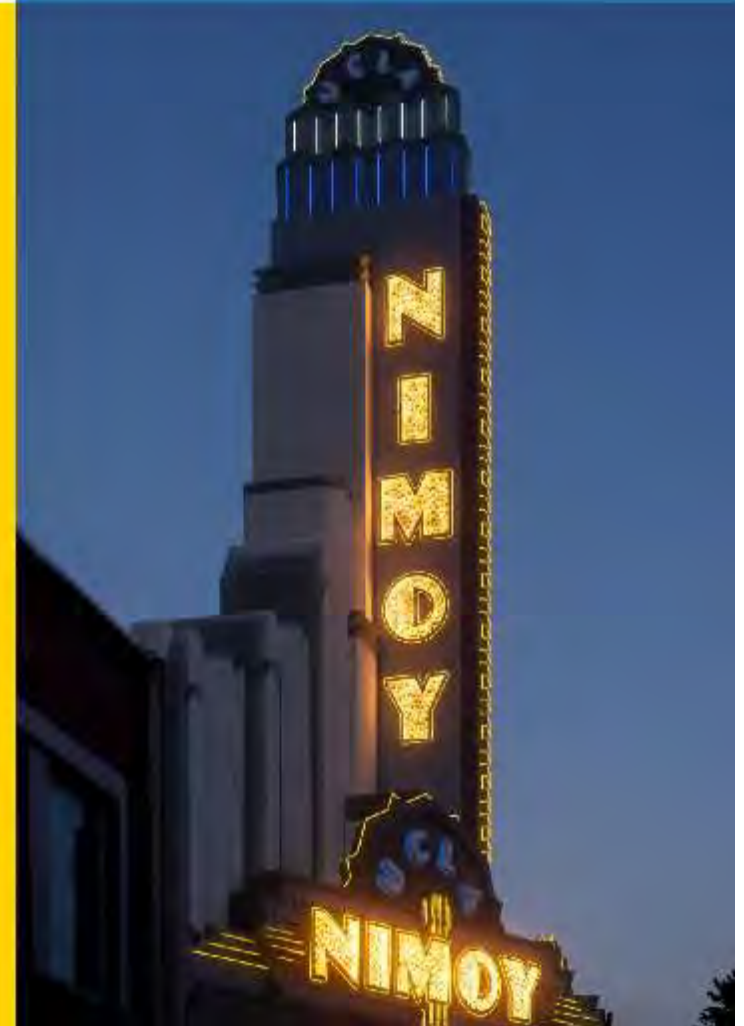
Hosted by

Historic Resources
Committee



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SMITHGROUP



Introductions and Campus Roles



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Principal Project Manager
UCLA Capital Programs (



UCLA and the balance of innovation with continuity

Historic growth of UCLA's campus is a story of constant adaptive reuse



Original UCLA
Campus in
1929

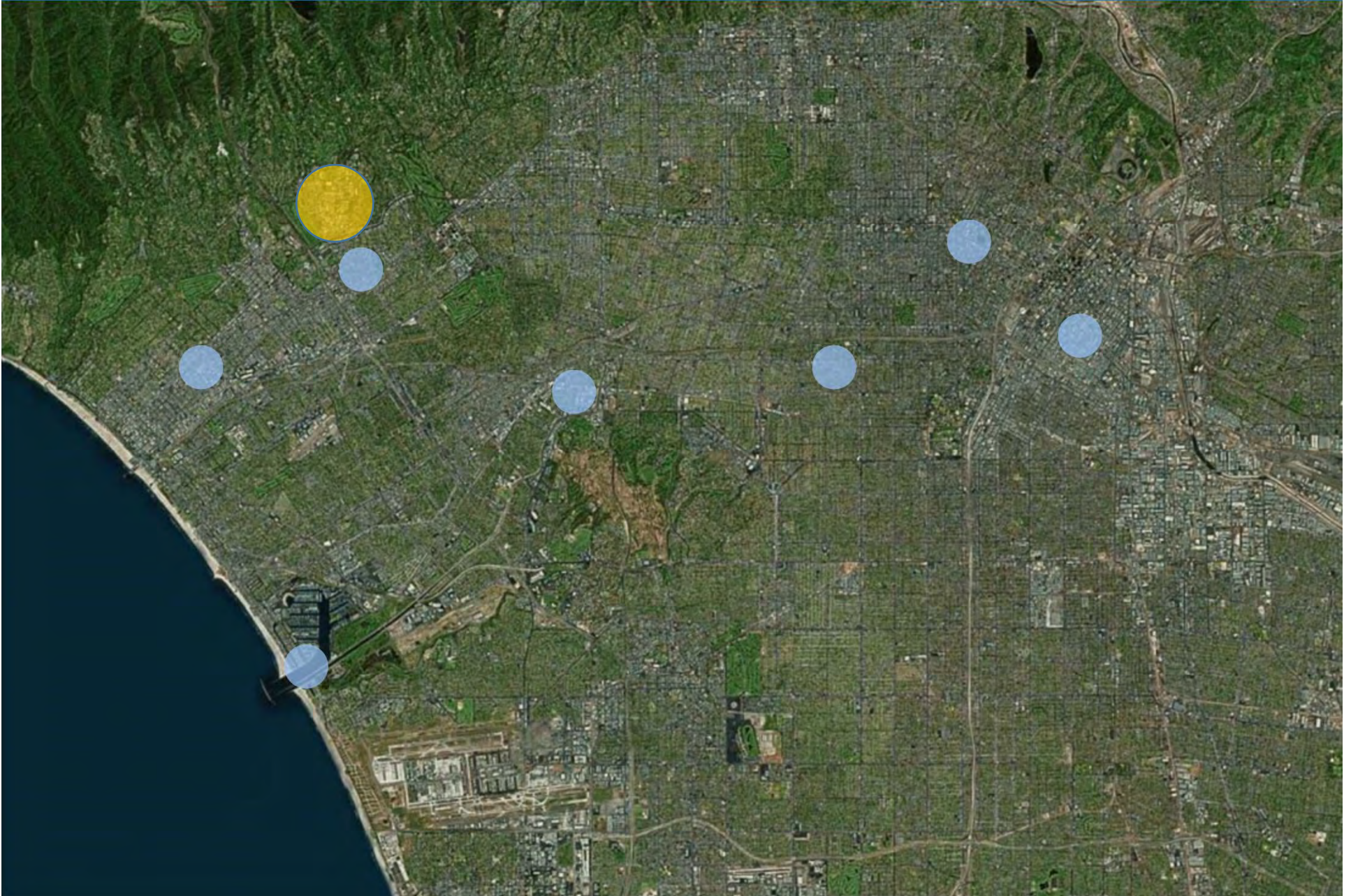
Royce Hall and
Powell Library
Under
Construction

Until this century, UCLA's campus remained limited largely to Westwood



419 Acres – 60,000+ daily population

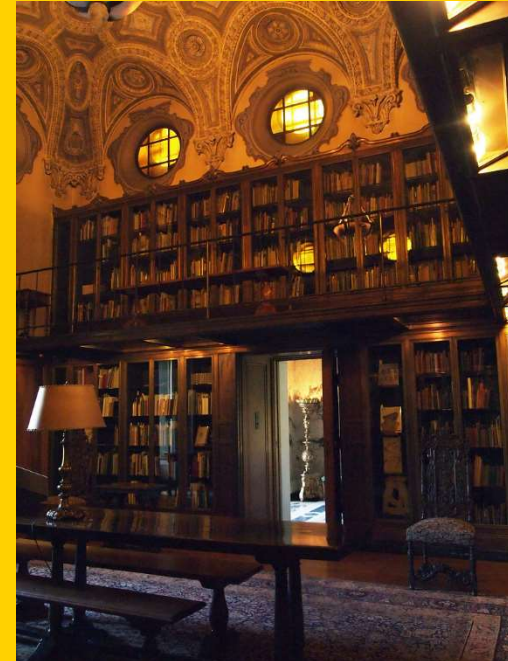
But increasingly, UCLA engages the entire`Los Angeles region...



But increasingly, UCLA engages the entire` Los Angeles region...



UCLA William Andrews Clark Memorial Library



But increasingly, UCLA engages the entire` Los Angeles region...



UCLA Santa Monica Medical Center

...and so does its workforce...

Extreme Commuters

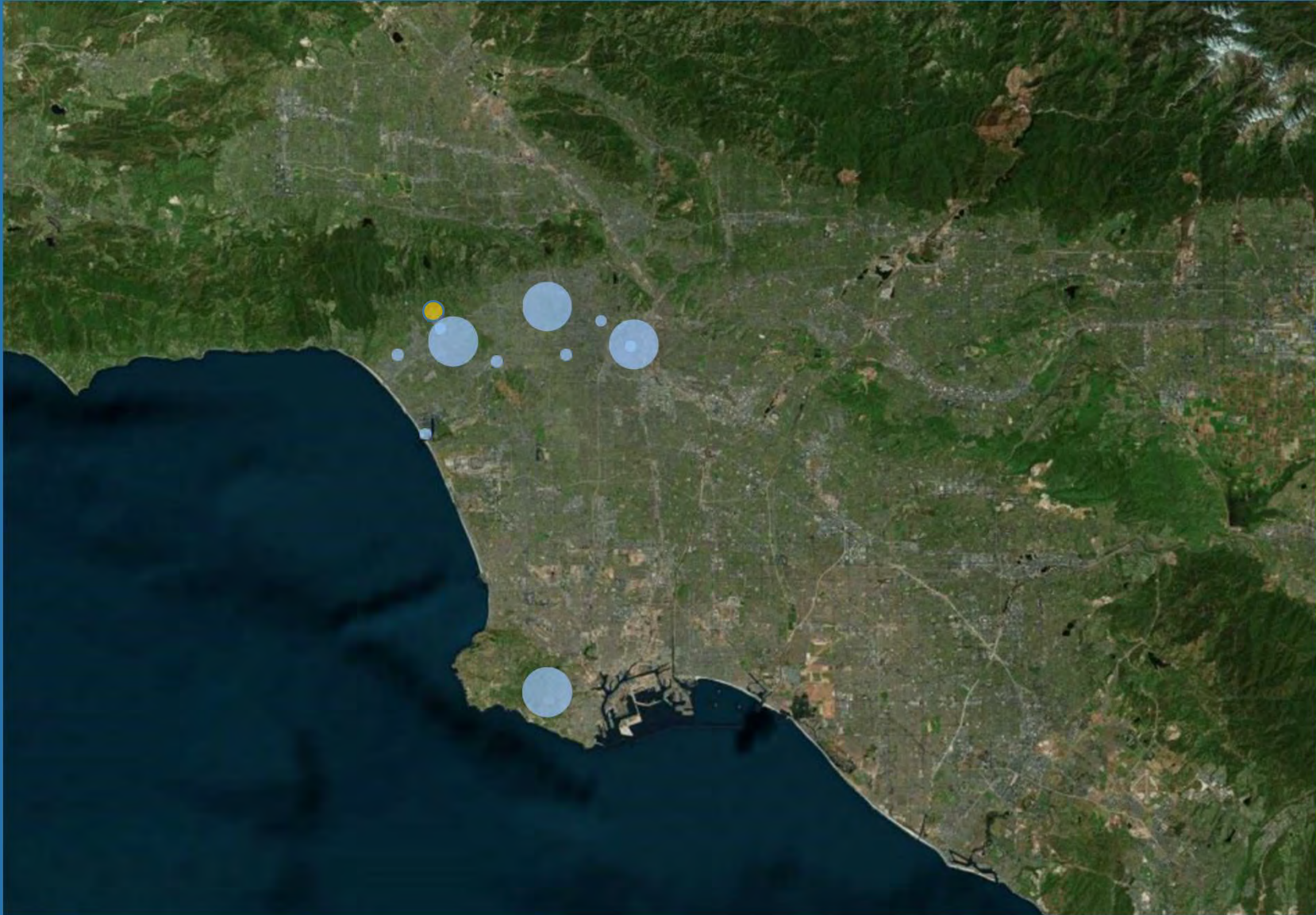
A significant number of Bruins trek across the larger LA Metropolitan Region to and from the UCLA campus, often daily. Rising housing costs, limited transportation alternatives, telecommuting, and remote classes are among some of the reasons that push Bruins further away from their place of study and work.

According to student and employee data collected during fall quarter 2021, there were at least 910 individuals who fell under the “extreme commuter” category. For purposes of this analysis, an extreme commuter is defined as an individual with a UCLA parking permit and resides between 50 and 120 miles away from the campus or drives at least 90 minutes one way to



...today more than 910 individuals live at an “extreme commuters” distance category

Today UCLA programs extend from Downtown LA to the South Bay



With UCLA Health clinics, hospitals, and offices present at hundreds of sites.

In all of those locations, UCLA is expanding into new existing buildings



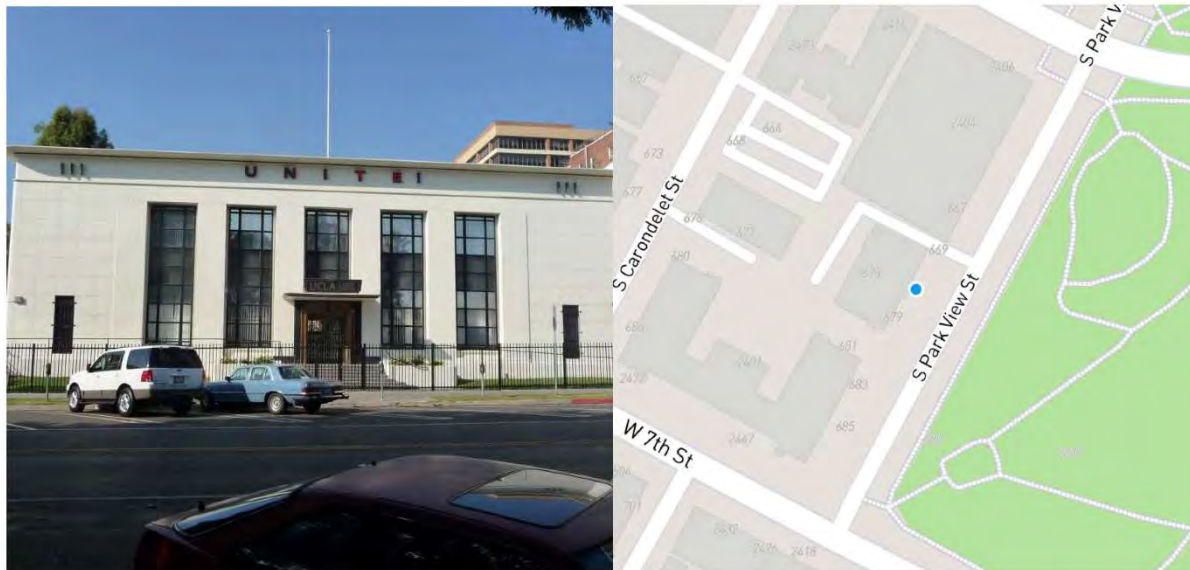
...renewing them and adapting them to meet new requirements and programs

In all of those locations, UCLA is expanding into new existing buildings



Historic Resource - UCLA Labor Center 675 S PARK VIEW ST

Report Date: April 3, 2024



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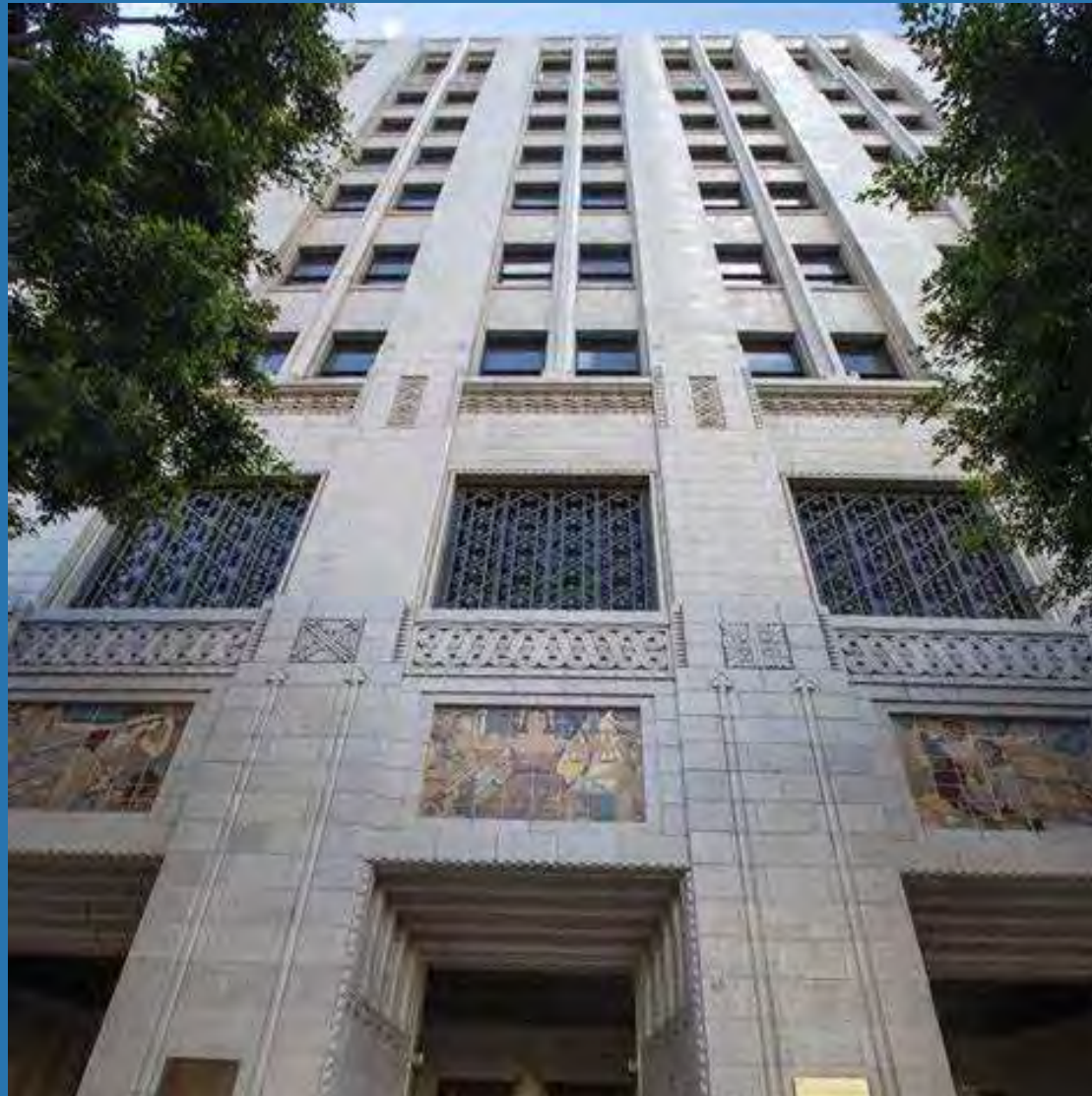
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Historical campus growth and ongoing renewal of midcentury and early campus buildings

Mira Hershey Hall

Historic Women's Dormitory

One wing removed to allow construction of the Terasaki Life Sciences Building

Building converted to office uses
UCLA's first LEED Platinum project

A seismic retrofit, energy upgrade, Interiors refresh, and preservation and maintenance







Restoration of Existing Building Stock is Preservation and Conservation



Plan Target: all new construction must be certified LEED Silver or higher and exceed Title 24 Requirements by at least 20%

Climate & Energy



Policy Target: reduce greenhouse gas emissions to 1990 levels by 2020, climate neutrality by 2025



Policy Target: 2% annual energy use reduction, 100% clean electricity by 2025

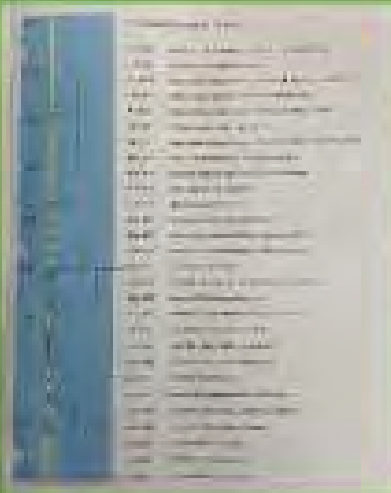
Energy Use Intensity EUI Benchmarks for all UC Campuses

Energy per Square Foot
Broken down by Building Type

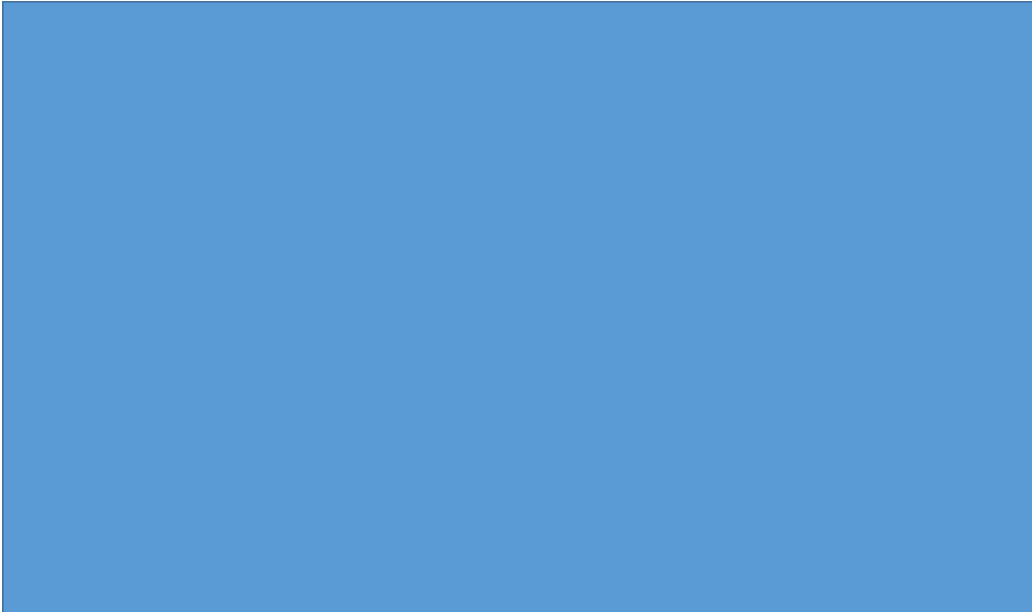
Target Reductions to limit
Energy use to half of 1990 levels
...Or less...

Table 1: UC Building 1999 Energy Benchmarks by Campus – Baseline for Targets

	Annual Electricity kWh/gsf/yr Includes prorated part of plant use and site lighting	Maximum Power W/gsf Includes prorated part of small peak (pumping) load at plant	Max. Chilled Water tons/kgsf Load on plant	Annual Thermal therms/gsf/yr Includes prorated part of plant use	Max. Thermal therms/hr/kgsf Includes prorated part of plant use
Academic/Administrative Non-complex Space					
Berkeley	11.2	3.1	N/A	0.21	0.12
Davis	13.3	3.3	2.5	0.20	0.12
Irvine	13.0	2.6	1.93	0.16	0.12
Los Angeles	12.3	2.3	1.72	0.17	0.12
Merced	14.3	3.5	2.6	0.20	0.12
Riverside	13.9	3.3	2.5	0.18	0.12
San Diego	12.2	2.2	1.66	0.16	0.12
San Francisco Parnassus	11.1	2.0	1.51	0.21	0.12
San Francisco Mission Bay	11.4	3.1	N/A	0.21	0.12
Santa Barbara	11.5	2.2	1.66	0.19	0.12
Santa Cruz	11.1	3.2	N/A	0.23	0.12
Housing Non-complex					
Berkeley	7.8	2.1	N/A	0.30	0.18
Davis	9.3	2.3	1.75	0.29	0.18
Irvine	9.1	1.79	1.35	0.23	0.18
Los Angeles	8.6	1.60	1.20	0.24	0.18
Merced	10.0	2.4	1.82	0.28	0.18
Riverside	9.7	2.3	1.75	0.26	0.18
San Diego	8.6	1.55	1.17	0.23	0.18
San Francisco Parnassus	7.8	1.40	1.06	0.30	0.18
San Francisco Mission Bay	8.0	2.1	N/A	0.30	0.18
Santa Barbara	8.0	1.55	1.17	0.28	0.18
Santa Cruz	7.8	2.2	N/A	0.32	0.18
Lab/Complex Space					
Berkeley	36	7.6	N/A	1.83	0.43
Davis	38	6.3	4.7	1.83	0.43
Irvine	38	5.6	4.2	1.78	0.43
Los Angeles	37	5.4	4.1	1.79	0.43
Merced	39	6.4	4.8	1.82	0.43
Riverside	38	6.3	4.7	1.80	0.43
San Diego	37	5.3	4.0	1.78	0.43
San Francisco Parnassus	36	5.2	3.9	1.84	0.43
San Francisco Mission Bay	36	7.6	N/A	1.84	0.43
Santa Barbara	36	5.3	4.0	1.81	0.43
Santa Cruz	36	7.6	N/A	1.85	0.43
Building-Specific Adjustments					
Unique situations such as Santa Cruz's district condenser water system and Berkeley's interconnected building chillers and absorption chillers may require custom adjustments.	Annual chilled water use is typically associated with electricity use and is included in this value. These values may be slightly lower than previously published values (i.e. for UC Merced) because they reflect load on the building meter (480 V) instead of at the campus meter (12 kV). To reflect load on campus meter, increase value by 1.05 (to account for distribution and transformation losses).	For campuses with district chilled water (e.g. Davis), if a specific building has a chiller instead, multiply value by (1/0.7) or 1.43 to account for the chiller's electric load.	Only applicable if building supplied by district chilled water system.	These values are directly applicable to buildings with boilers in the building or connected to (low-loss) district hot water systems (non-steam). They can be applicable to buildings connected to district steam systems if additional losses characteristic of steam systems is accounted for where appropriate. For example, 50% extra use from trap/exchanger losses within the building plus 50% extra use from trap/leakage losses in distribution systems has been commonly observed.	







Restoring the Legacy of Paul Revere Williams at UCLA



Pritzker Hall
(formerly Franz Hall)



LaKretz Botany
Building



Bundled Building Improvements

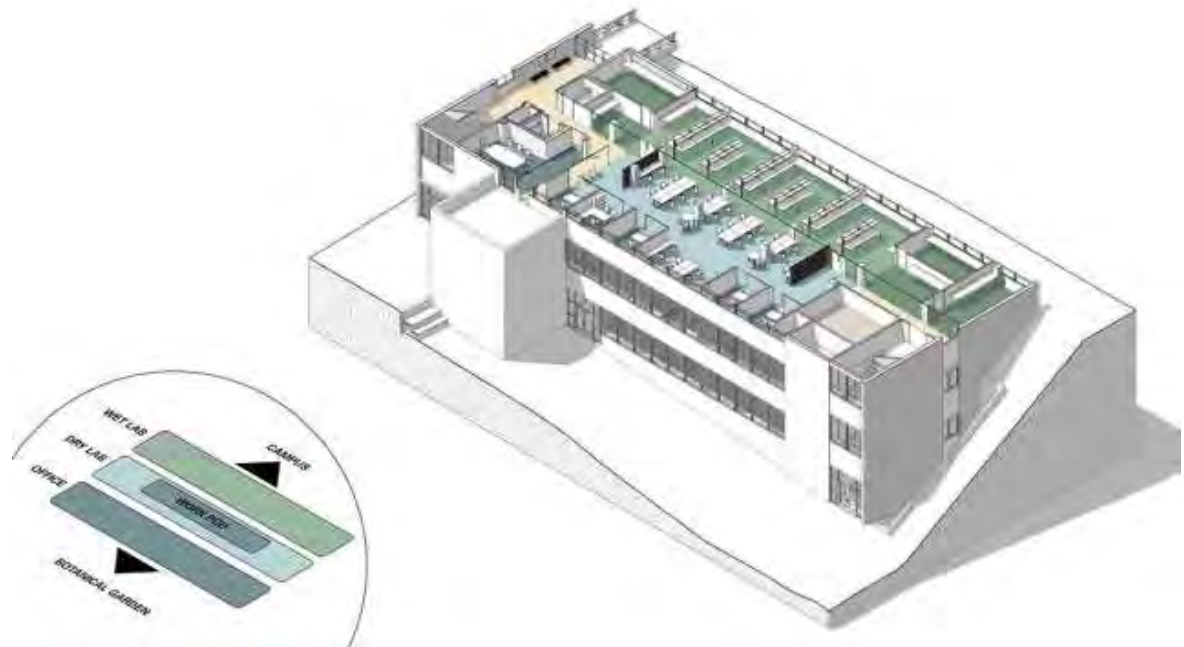
UC System's forward-leaning building management policies

Seismic renovation plus energy efficiency measures – system upgrades, water savings, stormwater management, envelope tightening, efficient lighting

Preserving embodied carbon and heritage, improving accessibility and functionality

The need to reinforce the structure or rehabilitate the envelope often forces improvements

It can often be a struggle to do this without replacing building entirely - management of waste is a key consideration, especially hazardous wastes requiring abatement in older buildings





ADAPTIVE REUSE

MARGO LEAVIN GRADUATE ART STUDIOS

STRATEGIES AND LESSONS

NIMOY THEATER



MARGO LEAVIN GRADUATE ART STUDIOS



Margo Leavin was an important part of the art community with a gallery in West Hollywood for more than 40 years. She was instrumental in the development of many artists careers including many from her alma mater UCLA. She made a \$20 Million gift.

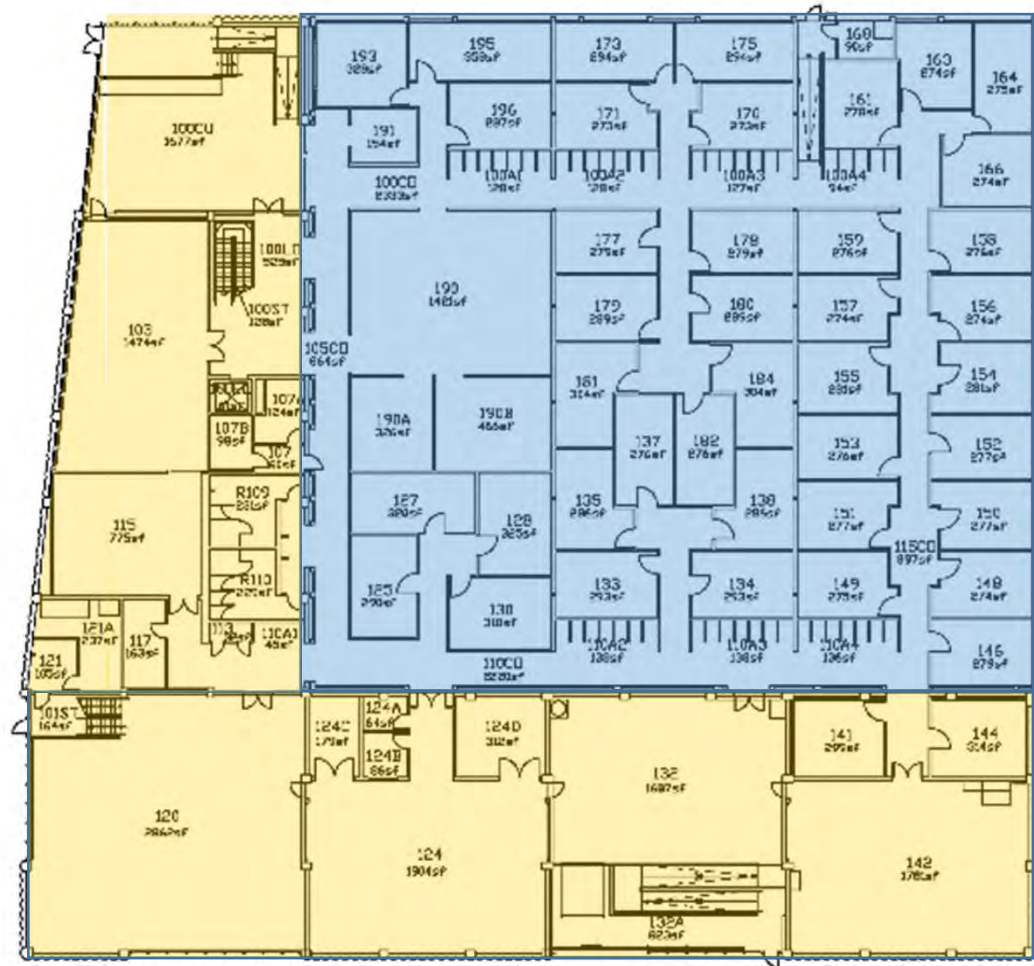
In 1983, UCLA purchased the Warner Building in the Hayden Tract section of Culver City. Since then, the reused depot warehouse has been the primary site for the Graduate Art studio program in the UCLA School for the Arts and Architecture



Project included

Restoration of existing bowstring-truss Studio Building - reorganized interior into galleries, and private studios

Added double height / two story maker spaces, wood shop, kilns, CNC machines, paint booths, etc. and an apartment for an Artist-in-Residence





The architecture features an innovative roof and polycarbonate skylight systems.











Three types of concrete construction used in this building, cast in place, tilt up and shotcrete.



























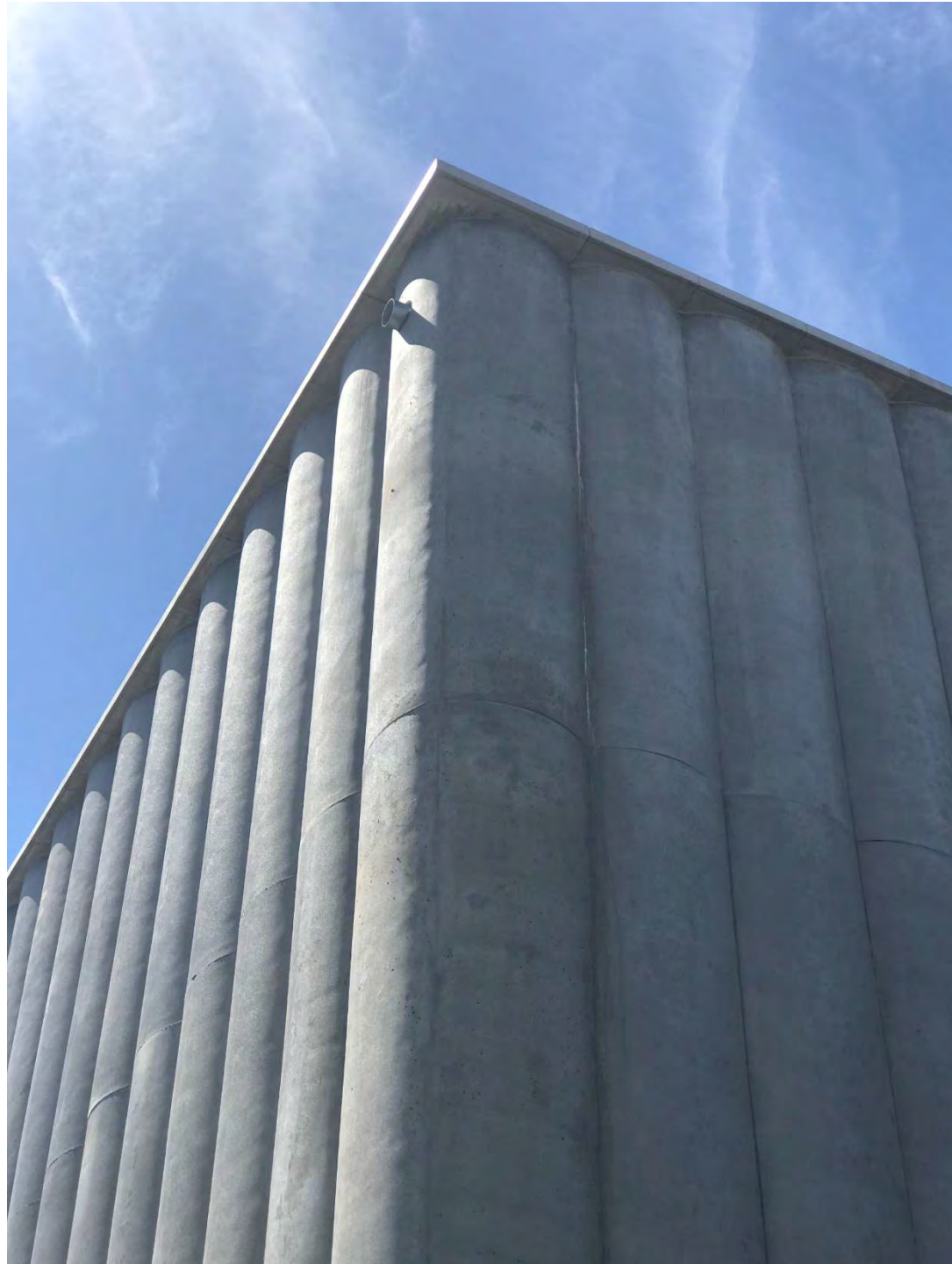














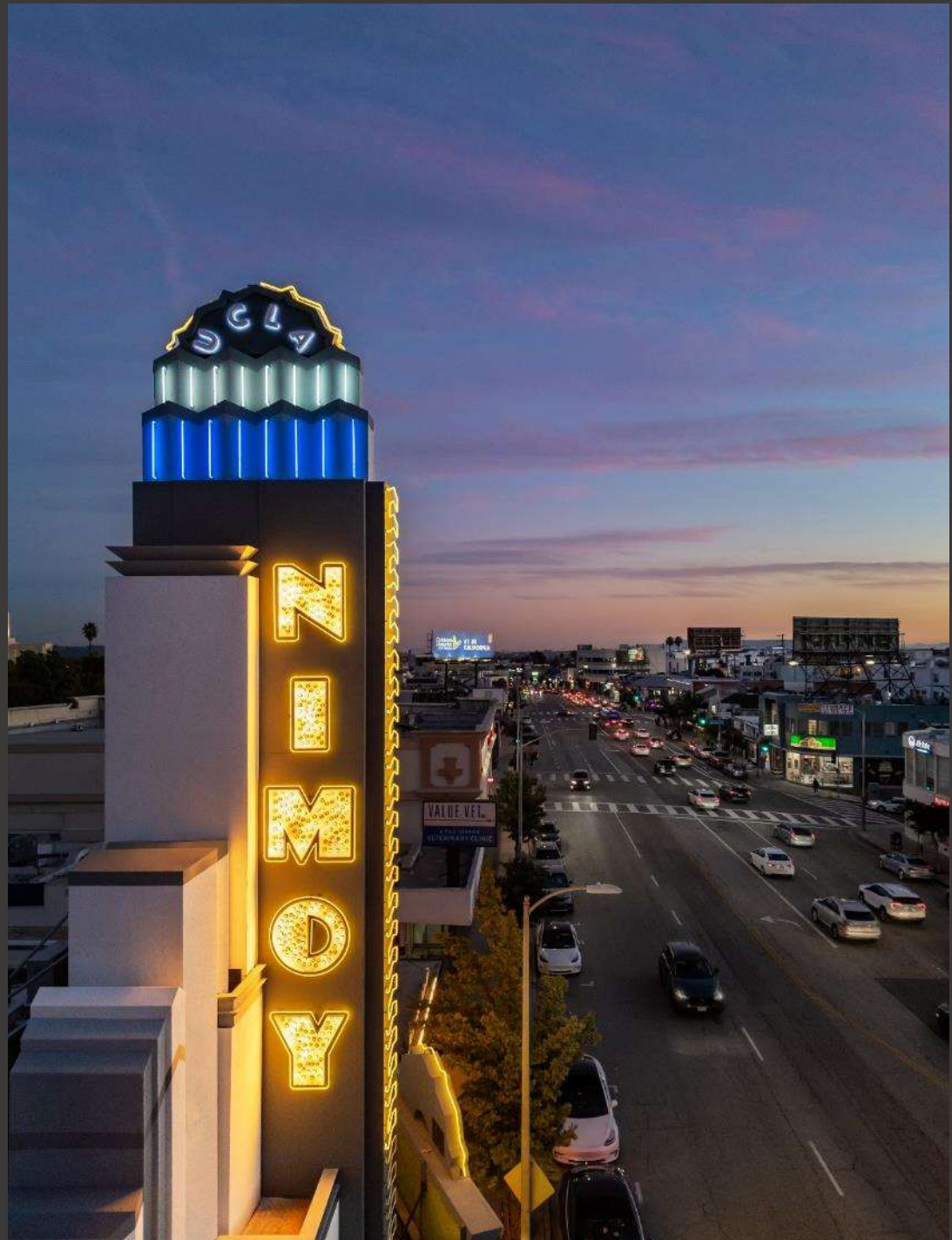


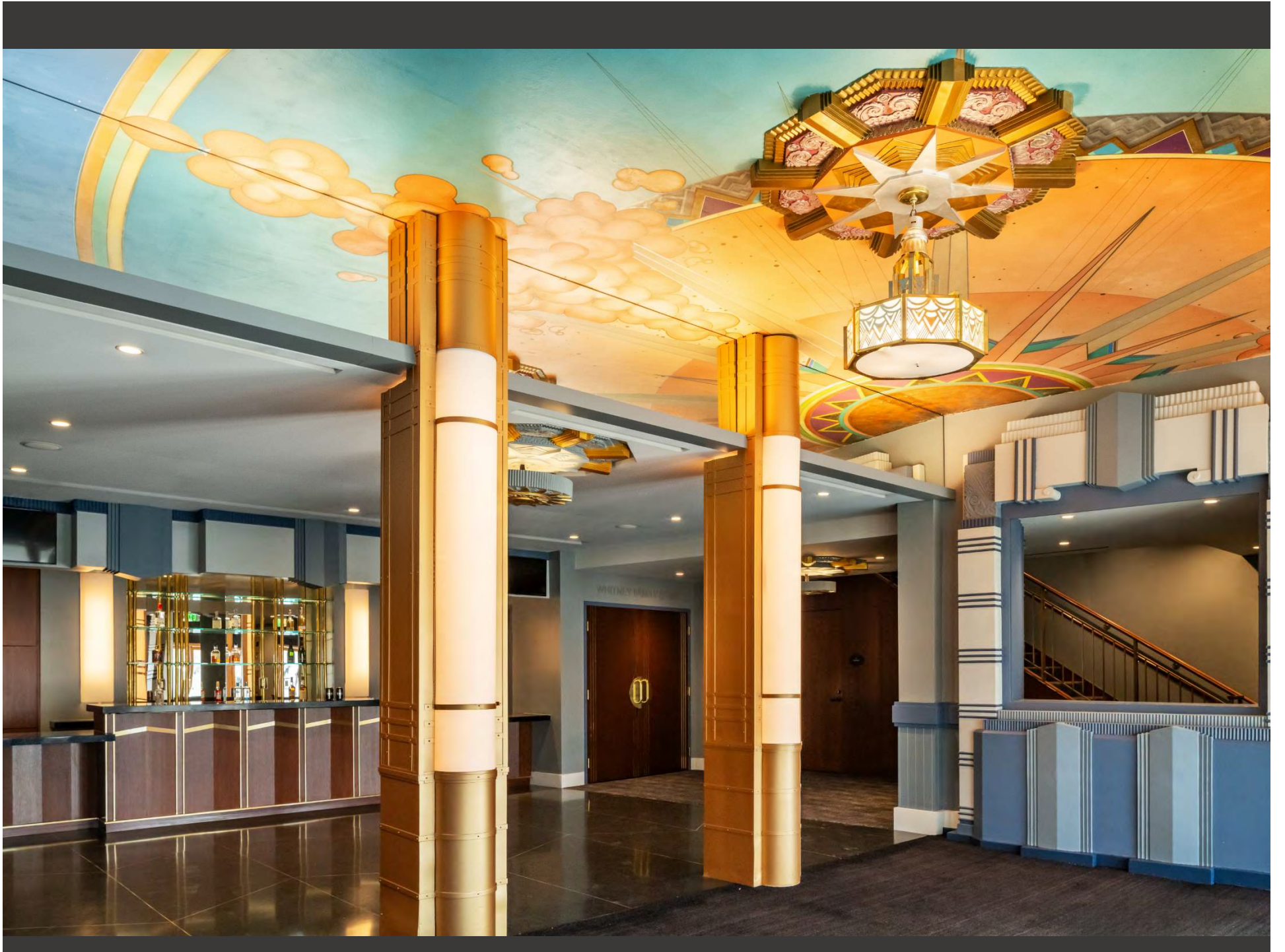




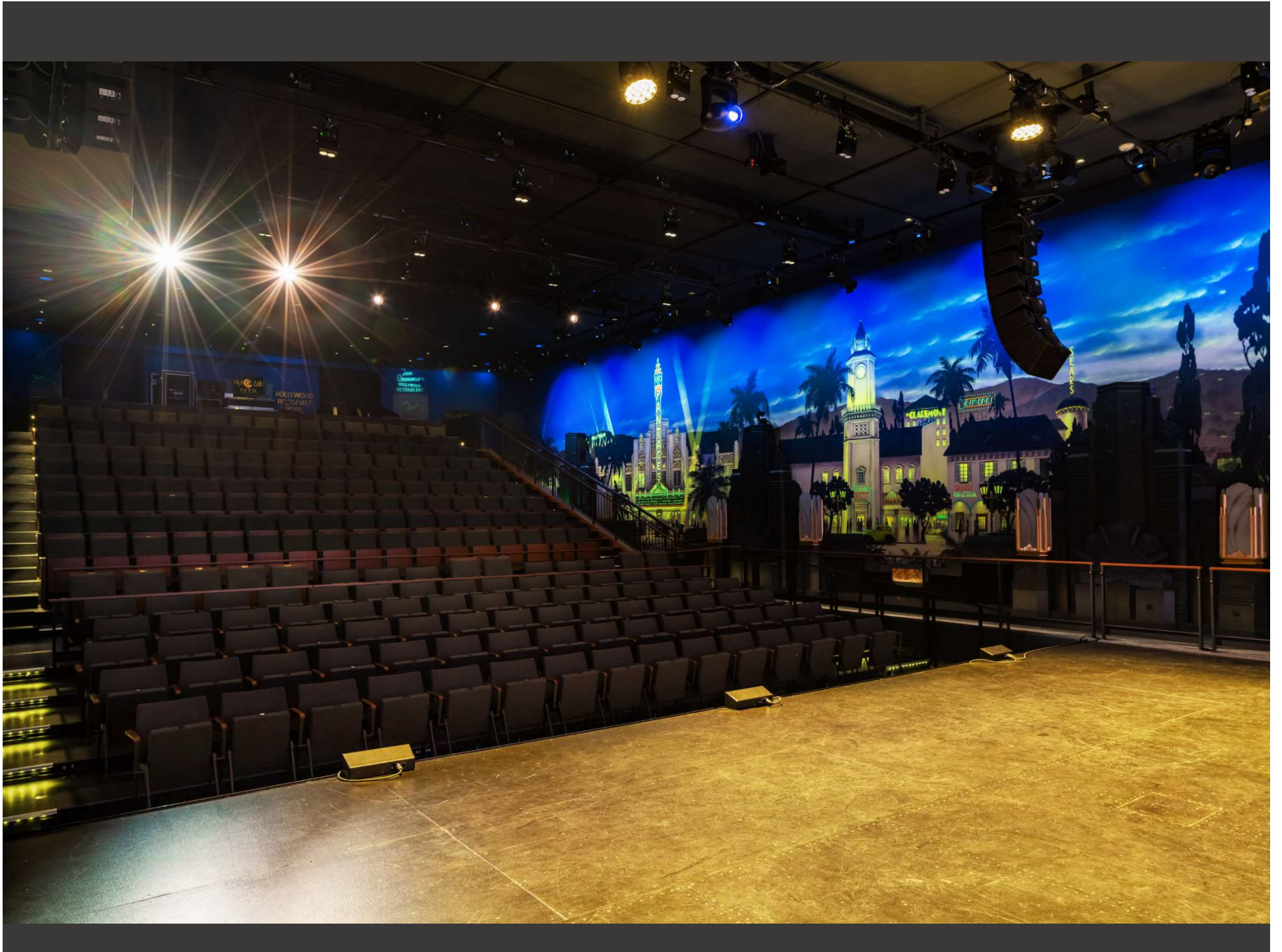


The Nimoy Theater
in Westwood
was restored, renovated
and adapted from a
movie theater to a stage
performance space for
the Center for the Art of
Performance at UCLA
thanks to a generous
donation by Susan Bay
Nimoy, an important
Director and head of the
Leonard Nimoy
Foundation.













Project parameters

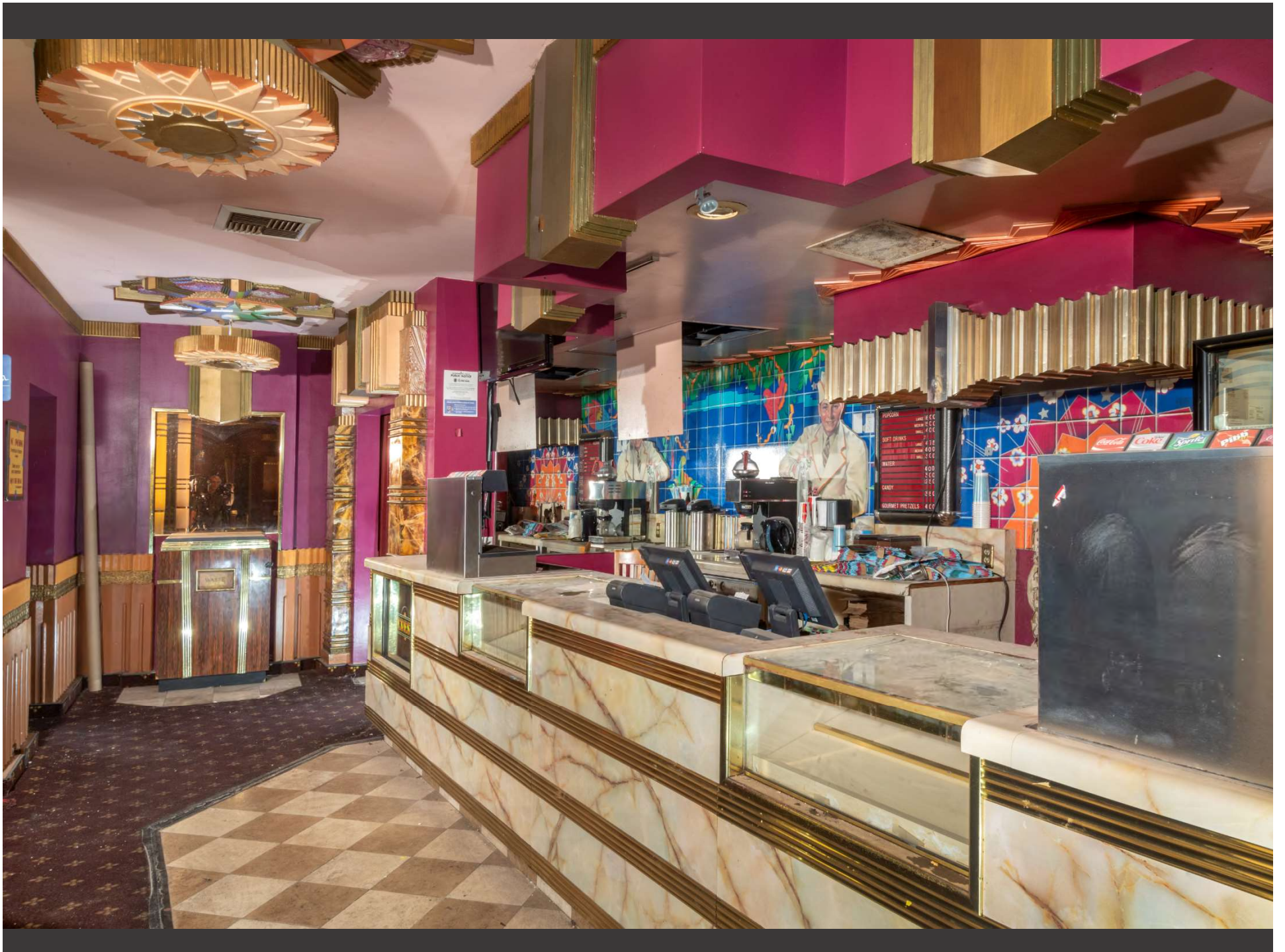
Renovate an existing 11,000 sq ft historic movie theater to state of the art performance space.

From the UCLAN Theater...



...to the CREST Theater...





POPCORN
Large 2.00
Small 1.50
Soft Drinks
Coke 1.75
Pepsi 1.75
Water 1.00
Candy 1.00
Gourmet Pretzels 4.00

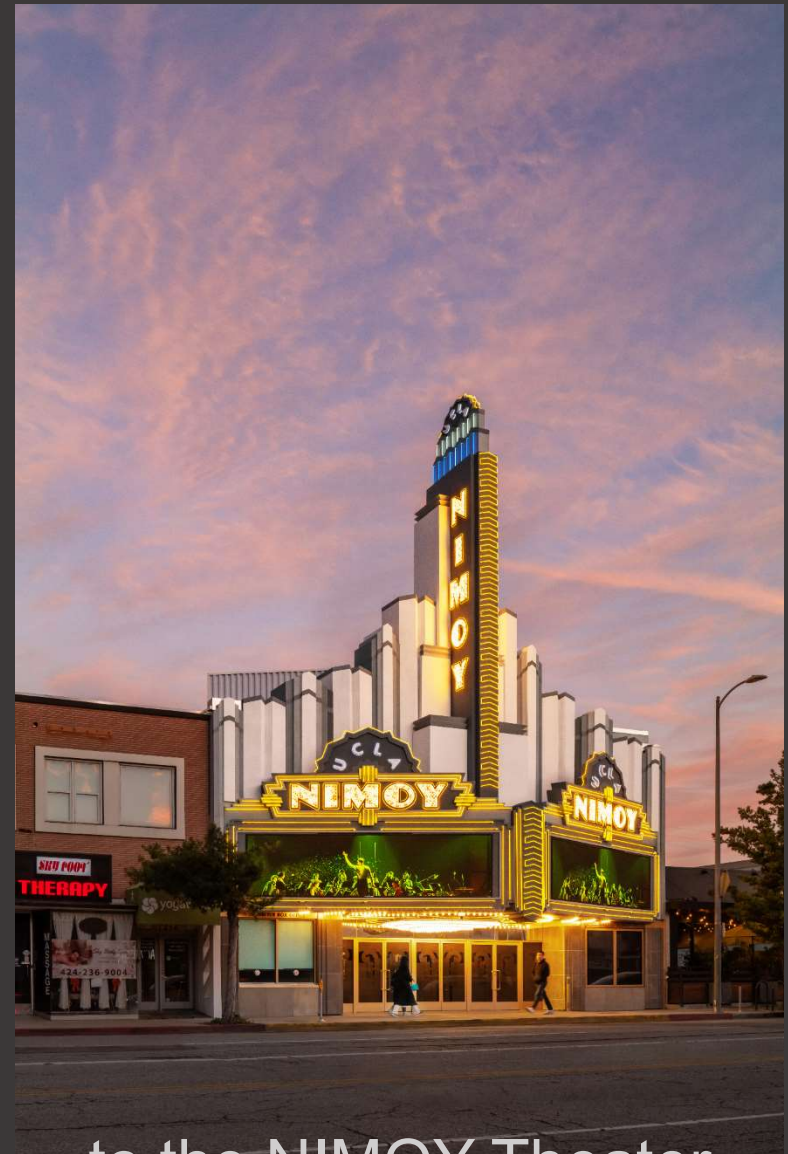












...to the NIMOY Theater

Seismic upgrade

Sustainability measures

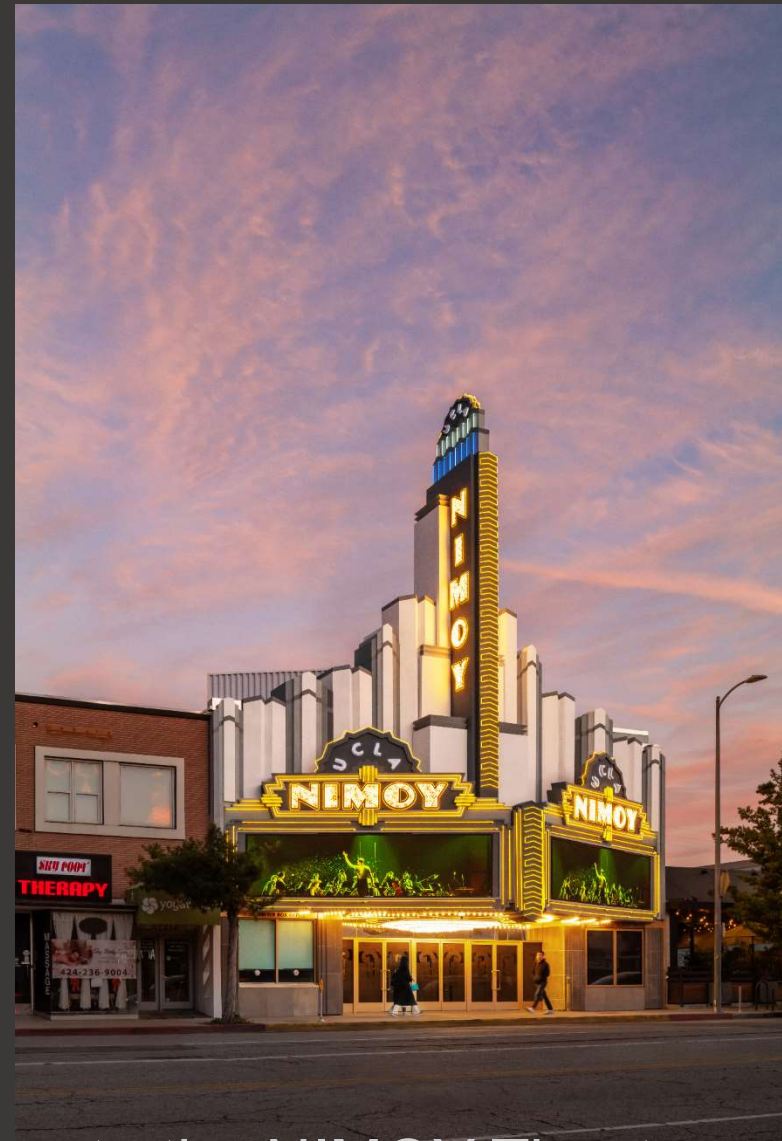
First all electric building at UCLA

Adaptive Reuse Challenges

Protecting historic features, murals, glazing, marquee & restoring interiors

Site is 99.8% covered with building

New electrical service from vault



...to the NIMOY Theater



Restoration of marquee - combined old and new technologies including LED screens



Restoration of marquee - combined old and new technologies including LED screens





DANGER
ASBESTOS
MAY CAUSE CANCER
& DAMAGE TO LUNGS
AUTHORIZED
PERSONNEL ONLY
WEAR
RESPIRATORY PROTECTION
& PROTECTIVE CLOTHING
IN THIS AREA

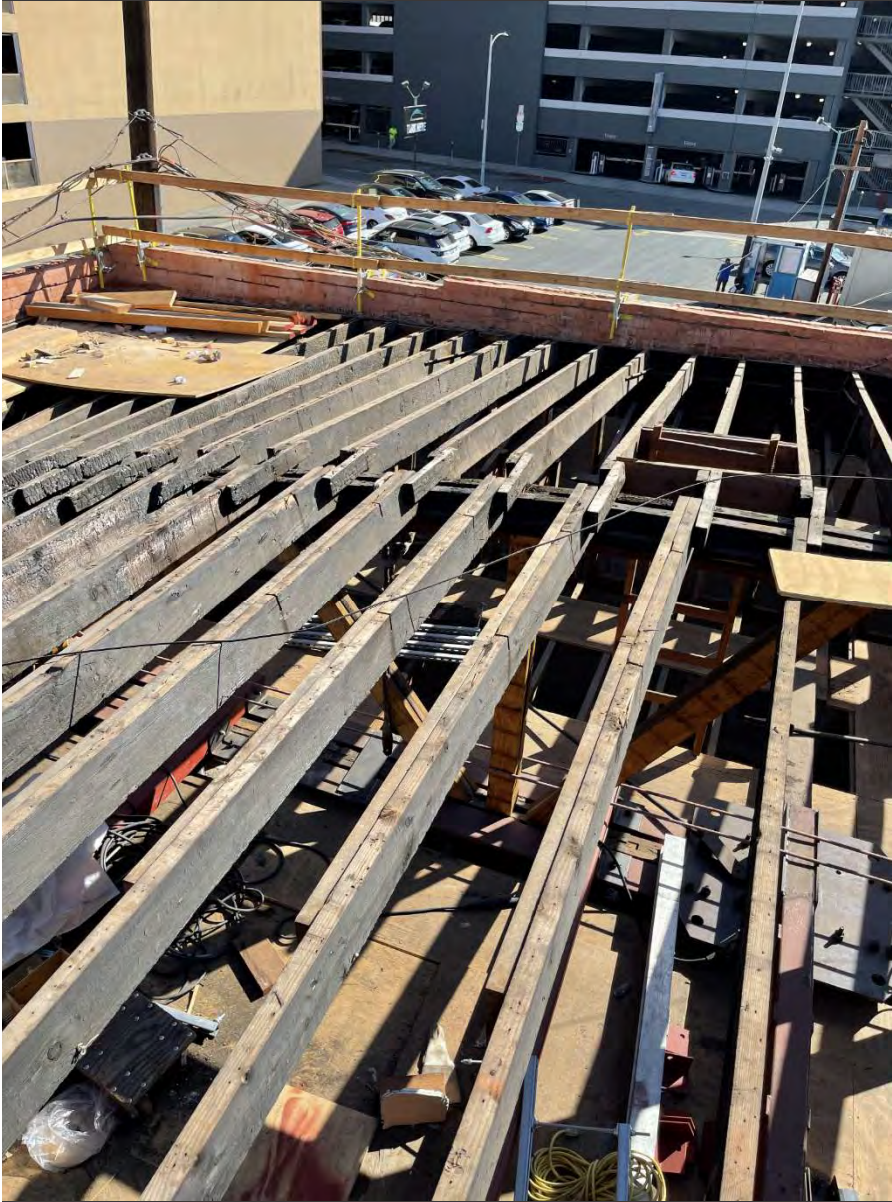
- Mural on canvas required removal restoration, cleaning and reinstallation. Disney had installed with a staple gun on a 1x6 nailer
- Many historic features were preserved by UCLA in long term storage





Repairs to Bowstring Trusses with steel reinforcement to open up of space for new seating, fully accessible from the front door to the back door and flexible performance spaces,





Trusses were not connected to walls,
walls were not connected to the slab

A footing grade beam at the entry
that was anticipated for loading
turned out not to have been built



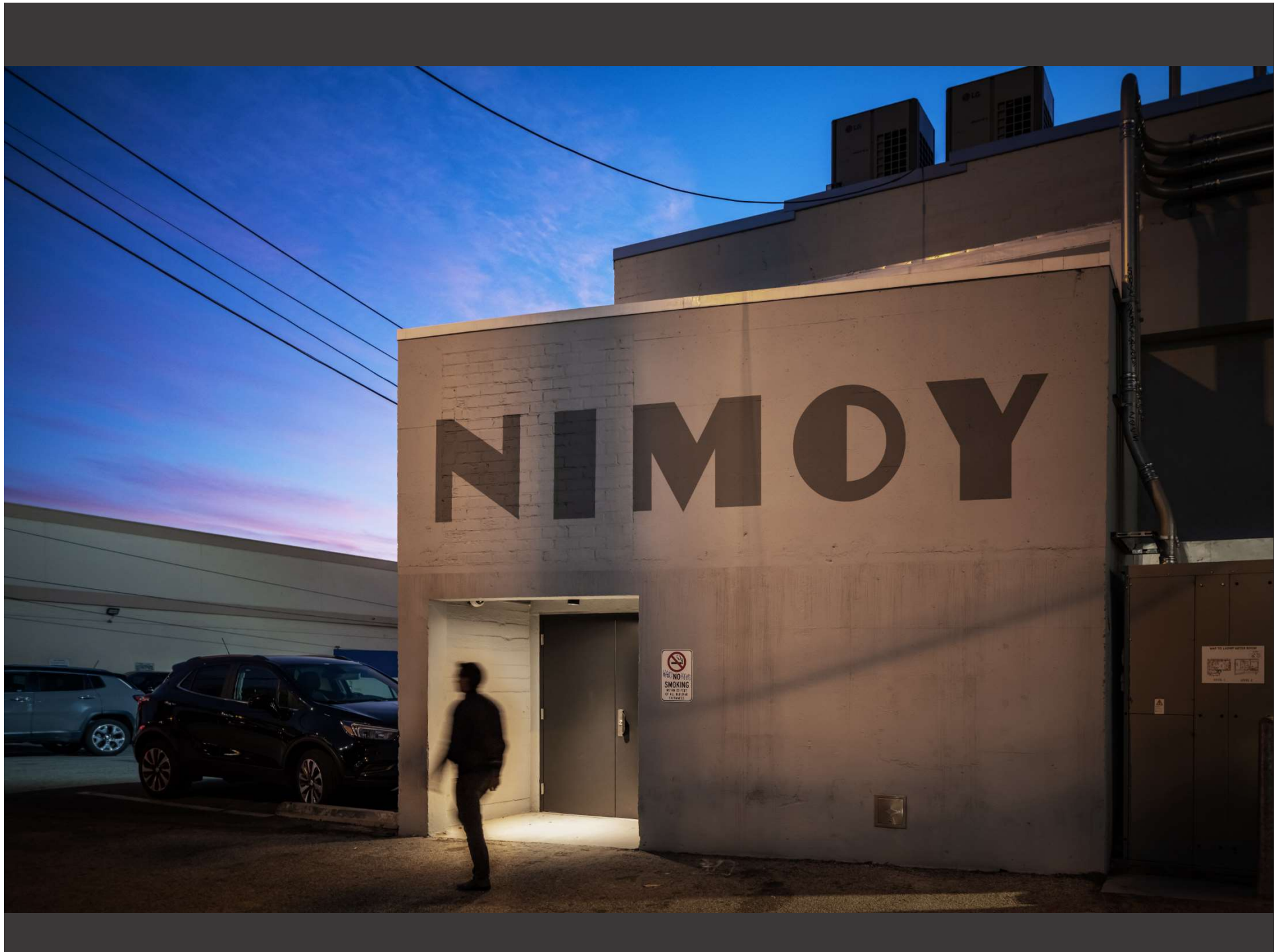
The Name of the Theater is Visible From Orbit





LIVE LONG AND PROSPER





NIMDOY

NO SMOKING
SMOKING
BY ALL MEANS
IS PROHIBITED

DO NOT TOUCH THESE METERS
ELECTRICITY
DANGER

Future directions for the greater UCLA



South Bay Campus

Future directions for the greater UCLA



South Bay Campus

Future directions for the greater UCLA



Trust Building

Future directions for the greater UCLA



Research Park

Future directions for the greater UCLA



Research Park

Future directions for the greater UCLA

Mid Wilshire Neuropsychiatric Hospital and
Associated MOB/Parking



Mid Wilshire Neuropsychiatric Hospital and
Associated MOB/Parking





UCLA Health

UCLA Health Locations - more than one hundred standalone clinics and radiology centers throughout Southern California

Q&A