

APPROVED
COMMITTEE ON GROUNDS AND BUILDINGS:
July 16, 2009

TO THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

1. AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM, KING HALL RENOVATION AND EXPANSION PROJECT, DAVIS CAMPUS

The Committee recommends that:

- A. The 2009-10 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: Davis: King Hall Renovation and Expansion – preliminary plans, working drawings, and construction – \$21,849,000, to be funded from state funds (\$17,925,000) and gifts (\$3,924,000).

To: Davis: King Hall Renovation and Expansion – preliminary plans, working drawings, and construction – \$27,997,000, to be funded from state funds (\$17,925,000), gifts (\$6,148,000), and campus funds (\$3,924,000).

- B. The Officers of the Regents be authorized to execute all documents necessary in connection with the above.

2. AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND APPROVAL OF EXTERNAL FINANCING, PARKING STRUCTURE III, DAVIS MEDICAL CENTER, DAVIS CAMPUS

The Committee recommends that:

- A. The 2008-09 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

Davis: Parking Structure III – preliminary plans, working drawings, construction and equipment – \$46,515,000, to be funded from external financing (\$31,000,000) and parking reserves (\$15,515,000)

- B. The President be authorized to obtain external financing not to exceed \$31,000,000 to finance the Parking Structure III project. The President shall require that:
- (1) Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
 - (2) As long as the debt is outstanding, the UC Davis Sacramento Campus Parking System revenues shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing.
 - (3) The general credit of the Regents shall not be pledged.
- C. The Officers of the Regents be authorized to execute all documents necessary in connection with the above.

3. **AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND APPROVAL OF EXTERNAL FINANCING, WEYBURN TERRACE GRADUATE STUDENT HOUSING, LOS ANGELES CAMPUS**

The Committee recommends that:

- A. The 2009-10 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:
- Los Angeles: Weyburn Terrace Graduate Student Housing – preliminary plans, working drawings, construction, and equipment – \$121,415,000, to be funded from external financing (\$109,915,000) and from the Los Angeles campus' Housing Net Revenue Fund Reserves (\$11,500,000).
- B. The President be authorized to obtain external financing not to exceed \$109,915,000 to finance the Weyburn Terrace Graduate Student Housing project. The President requires that:
- (1) Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
 - (2) As long as the debt is outstanding, housing net revenues from the Los Angeles campus shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing.
 - (3) The general credit of the Regents shall not be pledged.

- C. The Officers of the Regents be authorized to execute all documents necessary in connection with the above.
4. **AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND APPROVAL OF EXTERNAL FINANCING, ANNA HEAD WEST STUDENT HOUSING, BERKELEY CAMPUS**

The Committee recommends that:

- A. The 2009-10 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:
- Berkeley: Anna Head West Student Housing – preliminary plans, working drawings, construction, and equipment – \$69,870,000, to be funded from external financing (\$63,470,000) and Berkeley’s Residential and Student Services Program Net Revenue Fund Reserves (\$6,400,000).
- B. The President be authorized to obtain external financing not to exceed \$63,470,000 to finance the Anna Head West Student Housing project. The President shall require that:
- (1) Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
 - (2) As long as the debt is outstanding, Berkeley’s Residential and Student Services Program net revenues and reserves shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing.
 - (3) The general credit of the Regents shall not be pledged.
- C. The Officers of the Regents be authorized to execute all documents necessary in connection with the above.
5. **CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT AND APPROVAL OF DESIGN, EAST CAMPUS INFILL HOUSING, SANTA CRUZ CAMPUS**

Upon review and consideration of the environmental consequences of the proposed project, the Committee reports its:

- A. Certification of the Environmental Impact Report.
- B. Adoption of the attached Findings, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations.

- C. Approval of the design of the East Campus Infill Housing project, Santa Cruz campus.

6. **APPROVAL OF SEWER SYSTEM MANAGEMENT PLANS**

The Committee reports its approval of the Sewer System Management Plans.

7. **ACCEPTANCE OF 2008-18 CAPITAL FINANCIAL PLAN AND PHYSICAL DESIGN FRAMEWORK AND AUTHORIZATION TO PARTICIPATE IN THE PILOT PHASE OF THE REDESIGNED PROCESS FOR CAPITAL IMPROVEMENT PROJECTS, DAVIS CAMPUS**

The Committee recommends that the Regents:

- A. Accept the *UC Davis 2008-18 Capital Financial Plan* and the *Physical Design Framework*.
- B. Authorize the Davis campus to participate in the pilot phase of the redesigned process for capital improvements projects on the Davis campus. Capital projects on the Sacramento Campus, home of the UC Davis School of Medicine and Health System, will not participate in the pilot phase pending completion of a new Long Range Development Plan and Physical Design Framework.

8. **ACCEPTANCE OF 2009-19 CAPITAL FINANCIAL PLAN AND PHYSICAL DESIGN FRAMEWORK AND AUTHORIZATION TO PARTICIPATE IN THE PILOT PHASE OF THE REDESIGNED PROCESS FOR CAPITAL IMPROVEMENT PROJECTS, LOS ANGELES CAMPUS**

The Committee recommends that the Regents:

- A. Accept the *UCLA 2009-19 Capital Financial Plan* and the *Physical Design Framework*.
- B. Authorize the Los Angeles campus to participate in the Pilot Phase of the Redesigned Process for Capital Improvement Projects.

9. **AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND APPROVAL OF EXTERNAL FINANCING, PAULEY PAVILION RENOVATION AND EXPANSION, LOS ANGELES CAMPUS**

The Committee recommends that:

- A. The 2008-09 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

From: Pauley Pavilion Renovation and Expansion – preliminary plans – \$6.5 million, to be funded from gift funds.

To: Pauley Pavilion Renovation and Expansion – preliminary plans, working drawings, construction, and equipment – \$185 million, to be funded from gift funds (\$100 million), external financing (\$60 million), Student Programs, Activities, and Resources Center (SPARC) fee (\$15 million), and Student Seismic fee (\$10 million).

- B. The President be authorized to obtain external financing not to exceed \$60 million to finance the Pauley Renovation and Expansion project listed. The President requires that:

- (1) Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
- (2) As long as the debt is outstanding, the UCLA basketball program net revenues shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing.
- (3) The general credit of the Regents shall not be pledged.

- C. The President be authorized to obtain standby financing not to exceed \$47 million and interim financing not to exceed \$50 million prior to awarding a construction contract for any gift funds not received by that time and subject to the following conditions:

- (1) Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
- (2) Repayment of any debt shall be from gift funds. If gift funds are insufficient, and some or all of the debt remains outstanding, then the UCLA campus' share of the Unrestricted Short-Term Investment Pool (STIP) shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing.
- (3) The general credit of the Regents shall not be pledged.

D. The Officers of the Regents be authorized to execute all documents necessary in connection with the above.

10. **ADOPTION OF MITIGATED NEGATIVE DECLARATION, AMENDMENT OF LONG RANGE DEVELOPMENT PLAN, AND APPROVAL OF DESIGN, PAULEY PAVILION RENOVATION AND EXPANSION, LOS ANGELES CAMPUS**

Upon review and consideration of the environmental consequences of the proposed project as evaluated in the Mitigated Negative Declaration, the Committee reports its:

- A. Adoption of the attached Initial Study/Mitigated Negative Declaration.
- B. Adoption of the attached Findings and Mitigation Monitoring Program.
- C. Amendment of the UCLA 2002 Long Range Development Plan to transfer 52,000 gsf from the Core zone to the Central zone to accommodate the proposed project.
- D. Approval of the design of the Pauley Pavilion Renovation and Expansion project, Los Angeles campus.

11. **AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND APPROVAL OF INTERIM FINANCING, CALIFORNIA MEMORIAL STADIUM (CMS) SEISMIC CORRECTIONS AND PROGRAM IMPROVEMENTS, BERKELEY CAMPUS**

The Committee recommends that:

- A. The 2009-10 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

Berkeley: California Memorial Stadium (CMS) Seismic Corrections and Program Improvements – preliminary plans – \$18,300,000, to be funded from interim financing.
- B. The President be authorized to obtain interim financing not to exceed \$18,300,000, to finance the *California Memorial Stadium (CMS) Seismic Corrections and Program Improvements* project. The President shall require that:
 - (1) Interest only, based on the amount drawn, shall be paid on the outstanding balance during the preliminary plans phase.
 - (2) Repayment of any debt shall be from the Berkeley campus football program gross revenues and as long as the debt is outstanding, the Berkeley campus football program gross revenues shall be maintained in amounts sufficient to pay the debt service and to meet the related

requirements of the authorized financing.

- (3) Among all the uses of the Berkeley campus football program gross revenues, debt service will be the priority.
 - (4) The general credit of the Regents shall not be pledged.
- C. The Officers of the Regents be authorized to execute all documents necessary in connection with the above.