



Approved

COMMITTEE ON GROUNDS AND BUILDINGS

March 20, 2008

TO THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

Consent Agenda (A-E)

**A. AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS
AND THE CAPITAL IMPROVEMENT PROGRAM FOR THE
ENGINEERING 4 BUILDING, DAVIS CAMPUS**

The Committee recommends that the 2007-08 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

Davis: Engineering 4 – preliminary plans – \$2,350,000 to be funded from campus funds.

**B. AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS
AND THE CAPITAL IMPROVEMENT PROGRAM, HEALTH SCIENCES
BIOMEDICAL RESEARCH FACILITY 2, SAN DIEGO CAMPUS**

The Committee recommends that the 2007-08 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

San Diego: Health Sciences Biomedical Research Facility 2 – preliminary plans – \$4,720,000 to be funded from campus funds.

**C. AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS
AND THE CAPITAL IMPROVEMENT PROGRAM AND APPROVAL OF
EXTERNAL FINANCING FOR PORTER COLLEGE SEISMIC AND
CAPITAL RENEWAL PHASE 1, SANTA CRUZ CAMPUS**

The Committee recommends that:

- (1) The 2007-08 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

Santa Cruz: Porter College Seismic and Capital Renewal Phase 1 – preliminary plans, working drawings, and construction – \$58,662,000 to be funded from housing reserves (\$3,773,000) and external financing (\$54,889,000).

- (2) The President be authorized to obtain external financing not to exceed \$54,889,000 to finance the Porter College Seismic and Capital Renewal Phase 1 project, subject to the following conditions:
 - a. Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
 - b. As long as the debt is outstanding, University of California Housing System fees for the Santa Cruz campus shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing.
 - c. The general credit of The Regents shall not be pledged.
- (3) The Officers of The Regents be authorized to provide certification to the lender that interest paid by the Regents is excluded from gross income for purposes of federal income taxation under existing law.
- (4) The Officers of The Regents be authorized to execute all documents necessary in connection with the above.

D. ADOPTION OF MITIGATED NEGATIVE DECLARATION AND APPROVAL OF DESIGN, EAST CAMPUS STUDENT APARTMENTS, PHASE III, IRVINE CAMPUS

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

- (1) Adoption of the Mitigated Negative Declaration.
- (2) Adoption of the Findings.
- (3) The design of the East Campus Student Apartments, Phase III, Irvine campus.
- (4) Authorization for the President to approve any required design changes, if such changes do not materially alter the scope of the project.

E. **ADOPTION OF FINDINGS AND APPROVAL OF DESIGN,
MANAGEMENT SCHOOL FACILITY PHASE 2, SAN DIEGO CAMPUS**

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

- (1) Adoption of the Findings.
- (2) The design of the Management School Facility Phase 2, San Diego campus.

F. **AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS
AND THE CAPITAL IMPROVEMENT PROGRAM AND APPROVAL OF
INTERIM AND STANDBY FINANCING, MODIFICATION OF 1976
REGENTS' RESOLUTION, AMENDMENT OF LRDP, ADOPTION OF
THE MITIGATED NEGATIVE DECLARATION AND APPROVAL OF
DESIGN, INSTITUTE FOR REGENERATION MEDICINE BUILDING,
SAN FRANCISCO CAMPUS**

The Committee recommends that:

- (1) The 2007-08 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: San Francisco: Institute for Regeneration Medicine Building – preliminary plans – \$6,300,000 to be funded from gifts.

To: San Francisco: Institute for Regeneration Medicine Building – preliminary plans, working drawings, construction, and equipment – \$119,256,000 to be funded from gifts (\$79,256,000) and California Institute for Regenerative Medicine funds (\$40,000,000).

- (2) The President be authorized to obtain standby financing not to exceed \$25,000,000 and interim financing not to exceed \$32,511,000, for a total of \$57,511,000, prior to awarding a construction contract for any gift funds not received by that time and subject to the following conditions:
 - a. Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
 - b. Repayment of any debt shall be from gift funds. If gift funds are insufficient and some or all of the debt remains outstanding, repayment shall then be from the UCSF

School of Medicine Dean's share of the Faculty Practice Plan income.

- c. The general credit of The Regents shall not be pledged.
- (3) The Officers of The Regents be authorized to provide certification to the lender that interest paid by The Regents is excluded from gross income for purposes of federal income taxation under existing law.
 - (4) The Officers of The Regents be authorized to execute all documents necessary in connection with the above.
 - (5) Upon consideration of the environmental consequences of the proposed action as evaluated in the Mitigated Negative Declaration, the Committee recommends:
 - a. Modification of the May 1976 Regents' Resolution "Designation of Open Space Reserve - Attachment I" to remove 0.5 acres of the Institute for Regeneration Medicine site from the Mt. Sutro Open Space Reserve, and add 0.5 acres from the Aldea San Miguel housing parcel to the Mt. Sutro Open Space Reserve, so that the total area of the Mt. Sutro Open Space Reserve remains 61 acres. [It is anticipated that Aldea Apartment Building 5 would be demolished by 2009 and Aldea Apartment Building 4 by 2023.].
 - b. Amendment of the UCSF 1996 Long Range Development Plan Parnassus Heights: Site Map Figure 2 to reflect the above modification to the May 1976 Regents' Resolution by excluding a 0.5-acre portion of the IRM site from the Mount Sutro Open Space Reserve.
 - c. Amendment of the UCSF 1996 LRDP Parnassus Heights: Functional Zones Figure 3 to redesignate 0.9-acres of the 1.9-acre IRM site from Logistical Support to Instruction and Research.
 - d. Adoption of the Mitigated Negative Declaration.
 - e. Adoption of the Findings and adoption of the Mitigation Monitoring Program.
 - f. Approval of the design of the Institute for Regeneration Medicine Building, San Francisco campus.

G. ADOPTION OF MITIGATED NEGATIVE DECLARATION AND APPROVAL OF DESIGN, HILGARD GRADUATE STUDENT HOUSING, 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 approval of:

- (1) Adoption of the Initial Study/Mitigated Negative Declaration.
- (2) Adoption of the Findings and Mitigation Monitoring Program.
- (3) Approval of the design of the Hilgard Graduate Student Housing project, Los Angeles campus.

H. AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND APPROVAL OF EXTERNAL FINANCING FOR LAW BUILDING INFILL, BERKELEY CAMPUS

The Committee recommends that:

- (1) The 2007-08 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: Berkeley: Law Building Infill – preliminary plans – \$2,600,000 to be funded from funds available to the Dean of the UC Berkeley School of Law.

To: Berkeley: Law Building Infill – preliminary plans, working drawings, construction, and equipment – \$90,000,000 to be funded from external financing (\$84,200,000) and funds available to the Dean of the UC Berkeley School of Law (\$5,800,000).

- (2) The President be authorized to obtain external financing not to exceed \$84,200,000 to finance the Law Building Infill project, subject to the following conditions:
 - a. Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
 - b. As long as this debt is outstanding, University of California Professional Degree and Master's of Laws Fees for the Berkeley School of Law shall be established at levels to provide revenues sufficient to pay the debt service and to meet the related requirements of the proposed financing. When the Professional

Degree Fee for the Berkeley School of Law is deemed sufficient to provide revenues to pay the debt service and meet the related requirements of the proposed financing on a standalone basis, the President be authorized to remove the Master's of Laws Fees as a repayment source.

- c. The general credit of The Regents shall not be pledged.
- (3) The Officers of The Regents be authorized to provide certification to the lender that interest paid by The Regents is excluded from gross income for purposes of federal income taxation under existing law.
- (4) The Officers of The Regents be authorized to execute all documents necessary in connection with the above.

**I. CONSIDERATION OF ENVIRONMENTAL IMPACT REPORT
ADDENDUM AND APPROVAL OF DESIGN, CAMPBELL HALL
SEISMIC REPLACEMENT BUILDING, BERKELEY CAMPUS**

Upon review and consideration of the environmental consequences of the proposed project as described in the Addendum to the 2020 Long Range Development Plan Environmental Impact Report (LRDP EIR), the Committee reports its approval of:

- (1) Adoption of the Findings.
- (2) The design, Campbell Hall Seismic Replacement Building, Berkeley campus.

**J. REGENTS' STATEMENT ON UNIVERSITY OF CALIFORNIA
SUSTAINABILITY PROGRAMS**

The Committee recommends adoption of the following statement that the Regents:

- (1) Congratulate those involved with sustainability efforts at the campus and systemwide levels.
- (2) Take note of the November 2007 deadline in the American College & University Presidents Climate Commitment for forming an institutional structure, and encourage each of the campuses to form Climate Action Steering Committees perhaps using Berkeley's model.
- (3) Support the UC Sustainability Steering Committee's plan to add a section

on sustainable food practices to the UC Policy on Sustainable Practices and ask that updates on the progress of sustainable food practices be incorporated in the annual sustainability report to the Regents.

- (4) Urge that the Office of the President strongly consider replacing the existing structure of internal certification of sustainable buildings with third-party LEED Certification from the US Green Building Council. In keeping with the history of UC's national leadership in environmentally friendly practices, we urge campuses to aspire to build new construction projects with LEED Gold-level certification or equivalency. We also urge that the Office of the President and campuses work with the US Green Building Council to develop a streamlined LEED program that minimizes costs of certification.
- (5) Ask campuses to highlight (in their project design proposals) energy-efficiency and carbon emissions reduction features that exceed the current Sustainability Policy goal to outperform Title 24 by 20 percent.
- (6) Urge the campuses to pursue renewable energy projects using such instruments as third-party solar power purchase agreements, similar to the agreement recently announced by UC Irvine.
- (7) Encourage the UC system to publicize its many awards for environmental stewardship, so as to inform and inspire our state's citizens and government.

K. ACCEPTANCE OF THE REPORT OF THE CAPITAL PROJECTS WORKING GROUP AND APPROVAL OF PILOT PHASE OF PROCESS REDESIGN FOR CAPITAL IMPROVEMENT PROJECTS

The Committee recommends:

- (1) Acceptance of the report of the Capital Projects Working Group.
- (2) Approval of a "pilot phase" on the process redesign for approving capital improvement projects, within the context of the report of the Capital Projects Working Group. As part of the pilot phase, it is recommended that the Executive Vice President-Business Operations establish a committee to oversee the pilot phase and report back to the Committee on Grounds and Buildings prior to consideration of final implementation of the process redesign.