

Approved

FINANCE AND CAPITAL STRATEGIES COMMITTEE

March 18, 2021

TO THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

1. CONSENT AGENDA: PRELIMINARY PLANS FUNDING AND EXTERNAL FINANCING, CHEMISTRY BUILDING SEISMIC IMPROVEMENTS, SANTA BARBARA CAMPUS

The Committee recommends that:

- A. The 2020-21 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

Santa Barbara: Chemistry Building Seismic Improvements – preliminary plans – \$4 million to be funded from external financing supported by State General Fund appropriations (\$4 million).

- B. The President of the University shall be authorized to obtain external financing not to exceed \$4 million plus related interest expense and additional related financing costs to finance the preliminary plans for the Chemistry Building Seismic Improvements. The President shall require that:

- (1) Interest only, based on the amount drawn, shall be paid on the outstanding balance during the planning period.
- (2) The primary source of repayment shall be from State General Fund appropriations, pursuant to the Education Code Section 92493 et seq. Should State General Fund appropriation funds not be available, the President shall have the authority to use any legally available funds to make debt service payments.
- (3) The general credit of the Regents shall not be pledged.

Committee vote: Regents Cohen, Estolano, Kounalakis, Leib, Makarechian, Muwwakkil, Park, Pérez, Reilly, and Sherman voting “aye.”

Board vote: Regents Butler, Cohen, Drake, Elliott, Estolano, Kounalakis, Lansing, Leib, Makarechian, Mart, Muwwakkil, Ortiz Oakley, Park, Pérez, Reilly, Sherman, Stegura, and Sures voting “aye.”

2. **BUDGET, SCOPE, EXTERNAL FINANCING, AND DESIGN FOLLOWING ACTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, SCHOOL OF MEDICINE EDUCATION BUILDING II, RIVERSIDE CAMPUS**

The Committee recommends that:

- A. The 2020-21 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: Riverside: School of Medicine Education Building II – preliminary plans – \$6.4 million to be funded from external financing supported by State General Fund appropriations.

To: Riverside: School of Medicine Education Building II – preliminary plans, working drawings, construction, and equipment – \$100 million to be funded from external financing supported by State General Fund appropriations.

- B. The scope of the School of Medicine Education Building II shall provide an approximately 90,000-gross-square-foot new instructional facility for medical education, including furniture and equipment, and all associated site work and utilities.

- C. The President of the University shall be authorized to obtain external financing in an amount not to exceed \$100 million plus related interest expense and additional related financing costs to finance the School of Medicine Education II. The President shall require that:

(1) Interest only, based on the amount drawn, shall be paid on the outstanding balance during the construction period.

(2) The primary source of repayment shall be from State General Fund appropriations, pursuant to the Education Code Section 92493 et seq. Should State General Fund appropriation funds not be available, the President shall have the authority to use any legally available funds to make debt service payments.

(3) The general credit of the Regents shall not be pledged.

- D. Following review and consideration of the environmental consequences of the proposed School of Medicine Education Building II project, as required by the California Environmental Quality Act (CEQA), including any written information addressing this item received by the Office of the Secretary and Chief of Staff no less than 24 hours in advance of the beginning of this Regents meeting, testimony

or written materials presented to the Regents during the scheduled public comment period, and the item presentation, the Regents:

- (1) Adopt the Initial Study and Mitigated Negative Declaration for the School of Medicine Education Building II project.
 - (2) Adopt the Mitigation Monitoring and Reporting Program for the School of Medicine Education Building II project and make a condition of approval the implementation of mitigation measures within the responsibility and jurisdiction of UC Riverside.
 - (3) Adopt the CEQA Findings for the School of Medicine Education Building II.
 - (4) Approve the design of the School of Medicine Education Building II, Riverside campus.
- E. The President be authorized, in consultation with the General Counsel, to execute all documents necessary in connection with the above.

Committee vote: Regents Cohen, Estolano, Kounalakis, Leib, Makarechian, Muwwakkil, Park, Pérez, Reilly, and Sherman voting “aye.”

Board vote: Regents Butler, Cohen, Drake, Elliott, Estolano, Kounalakis, Lansing, Leib, Makarechian, Mart, Muwwakkil, Ortiz Oakley, Park, Pérez, Reilly, Sherman, Stegura, and Sures voting “aye.”

3. **SET ASIDE APPROVAL OF DESIGN, STUDENT HOUSING WEST PROJECT, SANTA CRUZ CAMPUS**

Consistent with the judgment entered by the Santa Cruz County Superior Court on October 30, 2020, the Committee recommends that the Regents:

- A. Set aside the March 14, 2019 adoption of the California Environmental Quality Act Findings and Statement of Overriding Considerations approving the Student Housing West Project, Santa Cruz campus, as made final on March 27, 2019.
- B. Set aside the March 14, 2019 adoption of the Mitigation Monitoring and Reporting Program for the Student Housing West Project, as made final on March 27, 2019.
- C. Set aside the March 14, 2019 approval of the design of the Student Housing West Project, as made final on March 27, 2019.

Committee vote: Regents Cohen, Drake, Estolano, Kounalakis, Leib, Makarechian, Muwwakkil, Park, Pérez, Reilly, and Sherman voting “aye.”

Board vote: Regents Butler, Cohen, Drake, Elliott, Estolano, Kounalakis, Lansing, Leib, Makarechian, Mart, Muwwakkil, Ortiz Oakley, Park, Pérez, Reilly, Sherman, Stegura, and Sures voting “aye.”

4. APPROVAL OF DESIGN FOLLOWING ACTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, STUDENT HOUSING WEST PROJECT, SANTA CRUZ CAMPUS

Following review and consideration of the environmental impacts of the proposed Student Housing West project, as required by the California Environmental Quality Act (CEQA), including any written information addressing this item received by the Office of the Secretary and Chief of Staff no less than 24 hours in advance of the beginning of this Regents meeting, testimony or written materials presented to the Regents during the scheduled public comment period, and the item presentation, the Committee recommends that the Regents:

- A. Adopt the CEQA Findings and Statement of Overriding Considerations for the Student Housing West project.
- B. Adopt the Mitigation Monitoring and Reporting Program for the Student Housing West project, and make a condition of approval the implementation of mitigation measures within the responsibility and jurisdiction of the Santa Cruz campus.
- C. Approve the design of the Student Housing West project, Santa Cruz campus.

Committee vote: Regents Drake, Estolano, Kounalakis, Makarechian, Muwwakkil, Park, Reilly, and Sherman voting “aye” and Regents Leib and Pérez voting “no.”

Board vote: Regents Cohen, Drake, Elliott, Estolano, Kounalakis, Lansing, Makarechian, Mart, Muwwakkil, Ortiz Oakley, Park, Reilly, Sherman, Stegura, and Sures voting “aye” and Regents Butler, Leib, and Pérez voting “no.”

5. **BUDGET, SCOPE, EXTERNAL FINANCING, AMENDMENT #9 TO THE UCSF 2014 LONG RANGE DEVELOPMENT PLAN AND DESIGN FOLLOWING ACTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, MISSION BAY EAST CAMPUS PHASE 2 CLINICAL BUILDING AND MISSION BAY EAST CAMPUS PHASE 2 PARKING GARAGE, SAN FRANCISCO CAMPUS**

The Committee recommends that:

A. The 2020-21 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

(1) From: San Francisco: Mission Bay East Campus Phase 2 Clinical Building – preliminary plans – \$23 million to be funded from hospital reserves.

To: San Francisco: Mission Bay East Campus Phase 2 Clinical Building – preliminary plans, working drawings, construction, and equipment –\$335,843,000 to be funded from external financing.

(2) From: San Francisco: Mission Bay East Campus Phase 2 Parking Garage – preliminary plans and working drawings – \$4.5 million to be funded from auxiliary reserves.

To: San Francisco: Mission Bay East Campus Phase 2 Parking Garage – preliminary plans, working drawings, construction, and equipment –\$65.98 million to be funded from external financing.

B. The Regents approve the scope of the:

(1) Mission Bay East Campus Phase 2 Clinical Building to construct a new clinical building of approximately 182,800 gross square feet (GSF) to consist of an ambulatory surgery center (48,200 GSF), adult primary and secondary multi-specialty clinics (61,400 GSF), pharmacy (4,800 GSF), building support (28,400 GSF), and shelled space (40,000 GSF) for future buildout of additional specialty clinics to accommodate growth.

(2) Mission Bay East Campus Phase 2 Parking Garage to provide a new parking garage of up to 500 spaces and approximately 4,100 gross square feet (GSF) to consist of office and administrative space for UCSF Transportation Services staff (3,400 GSF) and building support (700 GSF).

C. The President be authorized to obtain external financing:

- (1) For the Mission Bay East Campus Phase 2 Clinical Building, external financing from the Medical Center Pooled Revenue Bond 2020 Series N bonds in an amount not to exceed \$335,843,000 plus additional related financing costs. The President shall require that:
 - a. Interest only, based on the amount drawn, shall be paid on the outstanding balance during the construction period.
 - b. As long as the debt is outstanding, general revenues from UCSF Health shall be maintained in an amount 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.
 - (2) For the Mission Bay East Campus Phase 2 Parking Garage, external financing in an amount not to exceed \$65.98 million plus additional related financing costs. The President shall require that:
 - a. Interest only, based on the amount drawn, shall be paid on the outstanding balance during the construction period.
 - b. As long as the debt is outstanding, general revenues from the San Francisco campus shall be maintained in an amount 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.
- D. Following review and consideration of the environmental consequences of the proposed Mission Bay East Campus Phase 2 Clinical Building and Parking Garage projects, as required by the California Environmental Quality Act (CEQA), including any written information addressing this item received by the Office of the Secretary and Chief of Staff to the Regents no less than 24 hours in advance of the beginning of this Regents meeting, testimony or written materials presented to the Regents during the scheduled public comment period, and the item presentation, the Regents:
- (1) Adopt the CEQA Findings for the Mission Bay East Campus Phase 2 Clinical Building and Parking Garage projects, having considered both the UC San Francisco 2014 Long Range Development Plan (LRDP) Final Environmental Impact Report (FEIR) and Addendum #5 to the UC San Francisco 2014 LRDP FEIR.
 - (2) Approve Amendment #9 to the UC San Francisco 2014 Long Range Development Plan.

- (3) Approve the design of the Mission Bay East Campus Phase 2 Clinical Building project.
 - (4) Approve the design of the Mission Bay East Campus Phase 2 Parking Garage project, San Francisco campus.
- E. The President, in consultation with the General Counsel, be authorized to execute all documents necessary in connection with the above.

Committee vote: Regents Cohen, Drake, Estolano, Kounalakis, Leib, Makarechian, Muwwakkil, Park, Pérez, Reilly, and Sherman voting “aye.”

Board vote: Regents Butler, Cohen, Drake, Elliott, Estolano, Kounalakis, Lansing, Leib, Makarechian, Mart, Muwwakkil, Ortiz Oakley, Park, Pérez, Reilly, Sherman, Stegura, and Sures voting “aye.”