FINANCE AND CAPITAL STRATEGIES COMMITTEE
March 19, 2020

TO THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

1. CONSENT AGENDA

A. Preliminary Plans Funding, People’s Park Housing, Berkeley Campus

The President of the University recommends that the 2019-20 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

Berkeley: People’s Park Housing Project – preliminary plans – $10,130,000 to be funded with campus funds.

The Committee voted to defer this item to the Board meeting the following day.

Committee vote: Regents Cohen, Estolano, Kounalakis, Leib, Makarechian, Napolitano, Park, Pérez, Sherman, Simmons, and Um voting “aye.”

Board vote: Regents Anguiano, Butler, Cohen, Elliott, Estolano, Kieffer, Kounalakis, Lansing, Leib, Makarechian, Napolitano, Ortiz Oakley, Simmons, Sures, Um, Weddle, and Zettel voting “aye.”

B. Approval of the UC Merced 2020 Long Range Development Plan Following Action Pursuant to the California Environmental Quality Act, Merced Campus

The Committee recommends that that, following review and consideration of the environmental consequences of the proposed UC Merced 2020 Long Range Development Plan (LRDP), 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) Certify the Environmental Impact Report for the UC Merced 2020 LRDP, Merced campus.

(2) Adopt the Mitigation Monitoring and Reporting Program (MMRP) to update and replace the MMRP adopted in association with the 2009 LRDP, and make a condition of approval the implementation of mitigation measures within the responsibility and jurisdiction of UC Merced.

(3) Adopt the CEQA Findings and Statement of Overriding Considerations.
(4) Approve the UC Merced 2020 LRDP, Merced campus.

Committee vote: Regents Estolano, Kounalakis, Leib, Makarechian, Napolitano, Park, Pérez, Sherman, Simmons, and Um voting “aye.”

Board vote: Regents Anguiano, Butler, Cohen, Elliott, Estolano, Guber, Kieffer, Kounalakis, Lansing, Leib, Napolitano, Ortiz Oakley, Reilly, Sherman, Simmons, Sures, Um, Weddle, and Zettel voting “aye.”

C. Preliminary Plans Funding, Irvine Campus Medical Complex, Irvine Campus

The President of the University recommends that the 2019-20 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

Irvine: Irvine Campus Medical Complex – preliminary plans – $15 million to be funded from hospital reserves.

The Committee voted to defer this item to the Board meeting the following day.

Committee vote: Regents Cohen, Estolano, Kounalakis, Leib, Makarechian, Napolitano, Park, Pérez, Sherman, Simmons, and Um voting “aye.”

Board vote: Regents Anguiano, Butler, Cohen, Elliott, Estolano, Kieffer, Kounalakis, Lansing, Leib, Makarechian, Napolitano, Ortiz Oakley, Reilly, Sherman, Simmons, Sures, Um, Weddle, and Zettel voting “aye.”

D. Design Following Action Pursuant to the California Environmental Quality Act, East Campus Student Apartments Phase IV-B Project, Irvine Campus

The Committee recommends that, following review and consideration of the environmental consequences of East Campus Apartments Phase IV, including the East Campus Apartments Phase IV-B, 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) Following review and consideration of the previously adopted Initial Study-Mitigated Negative Declaration for the East Campus Student Apartments Phase IV, of which the Project is a part, determine that no further environmental analysis pursuant to CEQA is required and adopt CEQA Findings for the Project.
(2) Make a condition of approval the implementation of applicable mitigation measures within the responsibility and jurisdiction of UC Irvine, as identified in the previously adopted East Campus Student Apartments Phase IV Mitigation Monitoring and Reporting Program.

(3) Approve the design of the East Campus Apartments Phase IV-B project, Irvine campus.

Committee vote: Regents Cohen, Estolano, Kounalakis, Leib, Makarechian, Napolitano, Park, Pérez, Sherman, Simmons, and Um voting “aye.”

Board vote: Regents Anguiano, Butler, Cohen, Estolano, Kieffer, Kounalakis, Lansing, Leib, Makarechian, Napolitano, Ortiz Oakley, Park, Pérez, Reilly, Sherman, Sures, Um, and Weddle voting “aye.”

E. Preliminary Plans Funding, Mission Bay East Campus Phase 2 (Block 34) Clinical Building, San Francisco Campus

The President of the University recommends that the 2019-20 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

San Francisco: Mission Bay East Campus Phase 2 Clinical Building preliminary plans – $2 million funded from hospital reserves.

The Committee voted to defer this item to the Board meeting the following day.

Committee vote: Regents Cohen, Estolano, Kounalakis, Leib, Makarechian, Napolitano, Park, Pérez, Sherman, Simmons, and Um voting “aye.”

Board vote: Regents Anguiano, Butler, Cohen, Elliott, Estolano, Guber, Kieffer, Kounalakis, Lansing, Leib, Makarechian, Napolitano, Ortiz Oakley, Sherman, Simmons, Sures, Um, Weddle, and Zettel voting “aye.”

F. Preliminary Plans and Working Drawings Funding and Scope, Mission Bay East Campus Phase 2 (Block 34) Parking Garage, San Francisco Campus

The Committee voted to defer this item to the Board meeting the following day.

Committee vote: Regents Cohen, Estolano, Kounalakis, Leib, Makarechian, Napolitano, Park, Pérez, Sherman, Simmons, and Um voting “aye.”

At the Board meeting, it was announced that this item would be deferred to the May Regents meeting.
2. **PRELIMINARY PLANS FUNDING, THE NEW HOSPITAL AT UCSF HELEN DILLER MEDICAL CENTER AT PARNASSUS HEIGHTS, SAN FRANCISCO CAMPUS**

The President of the University recommends that the 2019-20 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

San Francisco: New Hospital at UCSF Helen Diller Medical Center at Parnassus Heights – preliminary plans – $5 million funded from hospital reserves.

The Committee voted to defer this item to the Board meeting the following day.

Committee vote: Regents Cohen, Estolano, Kounalakis, Leib, Makarechian, Napolitano, Park, Pérez, Sherman, Simmons, and Um voting “aye.”

Board vote: Regents Anguiano, Butler, Cohen, Elliott, Estolano, Guber, Kieffer, Kounalakis, Lansing, Leib, Makarechian, Napolitano, Ortiz Oakley, Sherman, Simmons, Sures, Um, Weddle, and Zettel voting “aye.”

3. **PRELIMINARY PLANS FUNDING, INTEGRATED CENTER FOR DESIGN AND CONSTRUCTION AT PARNASSUS HEIGHTS, SAN FRANCISCO CAMPUS**

The Committee voted to defer this item to the Board meeting the following day.

Committee vote: Regents Cohen, Estolano, Kounalakis, Leib, Makarechian, Napolitano, Park, Pérez, Sherman, Simmons, and Um voting “aye.”

At the Board meeting, it was announced that this item would be deferred to the May Regents meeting.

4. **PRELIMINARY PLANS FUNDING, MOUNT ZION MAIN HOSPITAL BUILDINGS A AND B SEVENTH FLOOR RENOVATIONS FOR INPATIENT PSYCHIATRIC SERVICES, SAN FRANCISCO CAMPUS**

The President of the University recommends that the 2019-20 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

San Francisco: Mount Zion Main Hospital Buildings A and B Seventh Floor Renovations for Inpatient Psychiatric Services – preliminary plans – $4 million funded from hospital reserves.
The Committee voted to defer this item to the Board meeting the following day.

Committee vote: Regents Cohen, Estolano, Kounalakis, Leib, Makarechian, Napolitano, Park, Pérez, Sherman, Simmons, and Um voting “aye.”

Board vote: Regents Anguiano, Butler, Cohen, Elliott, Estolano, Guber, Kieffer, Kounalakis, Lansing, Leib, Napolitano, Ortiz Oakley, Sherman, Simmons, Um, Weddle, and Zettel voting “aye.”

5. **BUDGET, SCOPE, EXTERNAL FINANCING, AND DESIGN PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, PEPPER CANYON WEST STUDENT HOUSING, SAN DIEGO CAMPUS**

The Committee voted to defer this item to the Board meeting the following day.

At the Board meeting, it was announced that this item would be deferred to the May Regents meeting.

6. **BUDGET AMENDMENT, SCOPE, EXTERNAL FINANCING, AND DESIGN FOLLOWING ACTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CENTER FOR CHILD HEALTH/MEDICAL OFFICE BUILDING, IRVINE CAMPUS**

The President of the University recommends that:

A. The 2019-20 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

   From: Irvine: UCI Center for Child Health – preliminary plans, working drawings, construction, and equipment – $32,365,000 to be funded by $3,120,465 of hospital reserves, $29,116,414 of Children’s Hospital Program of 2008 Grant Funds (Proposition 3), and $128,121 of Children’s Hospital Program of 2004 Grant Funds (Proposition 61).

   To: Irvine: Center for Child Health/Medical Office Building – design, construction, and equipment – $221,245,000 to be funded by $21,000,465 of hospital reserves, $29,116,414 of Children’s Hospital Program of 2008 Grant Funds (Proposition 3), $128,121 of Children’s Hospital Program of 2004 Grant Funds (Proposition 61), and $171 million of external financing.
B. The scope of the Child Health Center/Medical Office Building shall consist of construction of an approximately 168,500-gross-square-foot (gsf) building that would provide clinical space for pediatric and adult primary and secondary care, urgent care, laboratory and radiology facilities, the Center for Autism; approximately 64,400 gsf of shell space to be built out for clinical and office uses at a future time; and a parking structure of approximately 280,000 gsf with up to 800 spaces to serve the larger building. Buildout of some or all of the shell space will be included as additive alternates in the design-build competition and will be constructed to the degree possible within the approved budget.

C. The President be authorized to obtain external financing and/or external financing from Century Bonds in an amount not to exceed $171 million plus additional related financing costs. 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. As long as the debt is outstanding, the general revenues of the UC Irvine Medical Center shall be maintained in amounts sufficient to pay the debt service and to meet the requirements of the authorized financing.

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

D. Following review and consideration of the environmental consequences of the proposed Center for Child Health/Medical Office Building 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 Center for Child Health/Medical Office Building project.

2. Adopt the Mitigation Monitoring and Reporting Program for the Center for Child Health/Medical Office Building project and make a condition of approval the implementation of mitigation measures within the responsibility and jurisdiction of UC Irvine.

3. Adopt the CEQA Findings for the Center for Child Health/Medical Office Building.

4. Approve the design of the Center for Child Health/Medical Office Building, Irvine campus.
The Committee voted to defer this item to the Board meeting the following day.

Committee vote: Regents Cohen, Estolano, Kounalakis, Leib, Makarechian, Napolitano, Park, Pérez, Sherman, Simmons, and Um voting “aye.”

Board vote: Regents Anguiano, Butler, Cohen, Elliott, Estolano, Guber, Kieffer, Kounalakis, Lansing, Leib, Napolitano, Ortiz Oakley, Sherman, Simmons, Um, Weddle, and Zettel voting “aye.”

7. AMENDMENT OF THE BUDGET, HOSPITAL SEISMIC UPGRADE: STAIR TOWER AND EXIT CORRIDOR UPGRADES, UC DAVIS HEALTH CAMPUS

The Committee recommends that:

A. The 2019-20 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: UC Davis Health: Hospital Seismic Upgrade: Stair Tower and Exit Corridor Upgrades – preliminary plans, working drawings, and construction – $22.88 million to be funded from hospital reserves.

To: UC Davis Health: Hospital Seismic Upgrade Stair: Tower and Exit Corridor Upgrades – preliminary plans, working drawings, and construction – $36.3 million to be funded from hospital reserves.

B. The President of the University or designee be authorized, in consultation with the General Counsel, to execute all documents necessary in conjunction with the above.

Committee vote: Regents Cohen, Estolano, Kounalakis, Leib, Makarechian, Napolitano, Park, Pérez, Sherman, Simmons, and Um voting “aye.”

Board vote: Regents Anguiano, Butler, Cohen, Elliott, Estolano, Guber, Kieffer, Kounalakis, Lansing, Leib, Napolitano, Ortiz Oakley, Reilly, Sherman, Simmons, Sures, Um, Weddle, and Zettel voting “aye.”