

The Regents of the University of California

**COMMITTEE ON GROUNDS AND BUILDINGS**

March 15, 2011

The Committee on Grounds and Buildings met on the above date at UCSF–Mission Bay Community Center, San Francisco.

Members present: Regents DeFreece, Hime, Makarechian, Ruiz, Schilling, and Zettel;  
Advisory members Hallett and Anderson

In attendance: Faculty Representative Simmons, Secretary and Chief of Staff Griffiths,  
Associate Secretary Shaw, General Counsel Robinson, Executive Vice  
President Brostrom, Vice President Lenz, Chancellor Katehi, and  
Recording Secretary McCarthy

The meeting convened at 3:10 p.m. with Committee Chair Schilling presiding.

1. **READING OF NOTICE OF MEETING**

For the record, it was confirmed that notice was given in compliance with the Bylaws and Standing Orders for a special meeting of the Committee on Grounds and Buildings, to be held concurrently with the regularly scheduled meeting of The Regents, for the purpose of addressing an item on the Committee's agenda.

2. **PUBLIC COMMENT**

There were no persons who wished to address the Committee.

2. **APPROVAL OF MINUTES OF PREVIOUS MEETING**

Upon motion duly made and seconded, the minutes of the meeting of January 18, 2011 were approved.

3. **CONSENT AGENDA**

A. ***Delegation of Authority to Solicit Federal Grant Funding under the National Institute of Standards and Technology Construction Grant Program***

The President recommended that the Regents authorize the President to solicit construction grant funding under the Fiscal Year 2011 National Institute of Standards and Technology *Construction Grant Program* and any renewal of or extension to this construction grant program.

B. *Amendment of the Budget for Capital Improvements and the Capital Improvement Program and Approval of External Financing, Mission Block 20 Housing, San Francisco Campus*

The President recommended that:

- (1) The 2010-11 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: San Francisco: Mission Bay Block 20 Housing – preliminary plans, working drawings, construction, and equipment – \$112,816,000 to be funded from external financing (\$82,000,000), gift funds (\$30,000,000), and campus funds (\$816,000).

To: San Francisco: Mission Bay Block 20 Housing – preliminary plans, working drawings, construction, and equipment – \$112,816,000 to be funded from external financing (\$103,000,000), gift funds (\$9,000,000), and campus funds (\$816,000).

**Additions shown by underscoring; deletions shown by strikethrough**

- (2) ~~The Committee on Finance recommend that~~ President is authorized to obtain external financing ~~be obtained~~ not to exceed \$82,000,000 \$103,000,000 to finance the Mission Bay Block 20 Housing Project, comprised of the following: \$82,000,000 of previously approved external financing and \$21,000,000 of additional proposed external financing subject to the following conditions. The San Francisco campus shall satisfy the following requirements:
- a. Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
  - b. Repayment of debt shall be from the General Revenues of the San Francisco campus and as long as the debt is outstanding, University of California Housing System fees for the General Revenues of the San Francisco campus shall be established at levels maintained in amounts sufficient to pay the debt service and to meet all the requirements of the authorized financing University of California Housing System Revenue Bond Indenture, and to provide excess net revenues sufficient to pay the debt service and to meet the related requirements of the proposed financing.
  - c. The general credit of the Regents shall not be pledged.

- ~~(3) The Committee on Finance recommend to the Regents that interim financing be authorized, not to exceed \$30,000,000 prior to construction bidding, for any gift funds not received by that time and subject to the following conditions:
 
  - ~~a. Interest only, based on the amount drawn, shall be paid on the outstanding balance during the construction period;~~
  - ~~b. Repayment of any interim financing shall be from gift funds and, in the event such gift funds are insufficient, from the San Francisco campus' share of the University Opportunity Fund; and~~
  - ~~c. The general credit of the Regents shall not be pledged.~~~~
- ~~(4) 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.~~
- ~~(5) The Officers of the Regents be authorized to execute all documents necessary in connection with the above.~~
- (3) The President be authorized to execute all documents necessary in connection with the above.

**C. *Adoption of Mitigated Negative Declaration, Adoption of Findings, Acceptance of Budget, and Approval of Design, Davis South Valley Animal Health Laboratory-Tulare, Davis Campus***

The President recommended that, upon review and consideration of the environmental consequences of the proposed project, the Committee:

- (1) Adopt the Initial Study and Mitigated Negative Declaration;
- (2) Adopt the Findings and the Mitigation Monitoring and Reporting Program for the project;
- (3) Accept the total project budget of \$47,452,000, as appropriated to the California Department of Food and Agriculture, for the South Valley Animal Laboratory, Tulare, Davis campus; and
- (4) Approve the design.

[Background material was mailed to the Committee in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Committee Chair Schilling stated that for each item on the consent agenda that proposes a design approval, the Committee members had been provided with the environmental documentation prepared pursuant to the California Environmental Quality Act, which analyzed the impacts of the proposed projects, and with copies of all public comments received and responses prepared by the University. The members of the Committee had reviewed and considered the information contained in the environmental documents, including all comments received in writing or presented to the Committee that day, and had balanced the specific benefits of the projects against any unavoidable adverse environmental effects as reflected in the findings that were proposed for adoption by the Committee.

Upon motion duly made and seconded, the Committee approved the President’s recommendations and voted to present them to the Board.

4. **APPROVAL OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM, APPROVAL OF EXTERNAL FINANCING, AND AUTHORIZATION TO THE PRESIDENT TO DETERMINE COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVE DESIGN, ELECTRICAL SWITCHING STATION 6, BERKELEY CAMPUS**

The President recommended that:

- A. The 2010-11 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

Berkeley: Electrical Switching Station 6 – preliminary plans, working drawings, and construction – \$15,200,000 to be funded with external financing.

- B. The President be authorized to obtain external financing not to exceed \$15,200,000 (\$7,600,000 additional external financing, and \$7,600,000 external financing from CMS external financing approval – September 2009) to finance the Electrical Switching Station 6. The Berkeley campus shall satisfy the following requirements:

- (1) Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
- (2) Repayment of debt shall be from the General Revenues of the Berkeley campus and as long as the debt is outstanding, the General Revenues of the Berkeley campus shall be maintained in amounts sufficient to pay the debt service and 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 determine compliance with the California Environmental Quality Act for the Electrical Switching Station 6.
- D. The President be authorized to approve the design of the Electrical Switching Station 6.
- E. The President be authorized to execute all documents necessary in connection with the above.

[Background material was mailed to the Committee in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Vice President Lenz stated that this item concerned Electrical Switching Station 6 for the Berkeley campus and reported that his office had reviewed the project.

Committee Chair Schilling asked when the campus became aware of the need for this additional switching station, since it was not in the original proposal. Vice Chancellor Edward Denton responded that an analysis conducted the prior year of the campus' electrical distribution revealed both insufficient redundancy and a need for additional capacity. The campus did not have the capacity for a dedicated electrical switch for new campus research facilities such as the Stanley Biosciences and Bioengineering Facility and the Center for Information Technology Research in the Interest of Society (CITRIS). The sixth switching station could also accommodate the needs of California Memorial Stadium, which is undergoing renovation, as well as run the electricity for the whole campus if necessary.

Upon motion duly made and seconded, the Committee approved the President's recommendation and voted to present it to the Board.

The meeting adjourned at 3:15 p.m.

Attest:

Secretary and Chief of Staff