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May 21, 2002

**ACTION UNDER PRESIDENT'S AUTHORITY--AMENDMENT OF THE BUDGET
FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM,
AND AMENDMENT OF EXTERNAL FINANCING FOR BASEBALL STADIUM AND
ANTEATER TRACK LIGHTING, IRVINE CAMPUS**

It is recommended that:

Pursuant to Standing Order 100.4(q)

- (1) The President amend the 2001-02 Budget for Capital Improvements and the 2001-04 Capital Improvement Program to reflect the following changes:

From: Irvine: Baseball Stadium and Anteater Track Lighting -- preliminary plans, working drawings, and construction - \$4,100,000 to be funded through external financing.

To: Irvine: Baseball Stadium and Anteater Track Lighting -- preliminary plans, working drawings, and construction - \$4,400,000 to be funded through external financing.

Pursuant to Bylaw 21.4(d) and Standing Order 100.4(nn)

- (2) The President be authorized to obtain financing not to exceed \$4,400,000 to finance the Baseball Stadium and Anteater Track Lighting 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, the Athletic Facilities Improvement Fees at the Irvine campus approved by student vote in May 1996 and approved by The Regents in March 1997 shall generate excess net revenues sufficient to pay the debt service and to meet the related requirements of the proposed financing; and
 - 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 exempt from federal income taxation under existing law.
- (4) The Officers of The Regents be authorized to execute all documents necessary in connection with the above.

KEY

Capital Improvement Program Abbreviations

S	Studies
P	Preliminary Plans
W	Working Drawings
C	Construction
E	Equipment
-	State Funds (no abbreviation)
F	Federal Funds
G	Gifts
HR	Hospital Reserve Funds
I	California Institutes for Science and Innovation
LB	Bank Loans or Bonds (External Financing includes Garamendi, Bonds, Stand-By, Interim and Bank Loans)
LR	Regents' Loans (Internal Loans)
N	Reserves other than University Registration Fee (Housing and Parking Reserves)
R	University Registration Fee Reserves
U	Regents' Appropriations (President's Funds, Educational Fund)
X	Campus Funds
CCCI	California Construction Cost Index
EPI	Equipment Price Index

2001-02 Budget for Capital Improvements
and 2001-04 Capital Improvements Program
Scheduled for
Regents' Allocations, Loans, Income Reserves,
University Registration Fee Reserves, Gift Funds, and Miscellaneous Funds

Campus and Project Title (Total Cost)	<u>Prefunded</u>	<u>Proposed</u> <u>2001-02</u>	<u>Projected</u> <u>after 2001-02</u>
<u>Irvine</u>			
Baseball Stadium and Anteater	P \$ 397,000 LB	C \$300,000 LB	---
Track Lighting	W \$ 246,000 LB		
	C \$3,757,000 LB		
(\$4,400,000)			

DESCRIPTION

In January 2001, external financing of \$4,100,000 was approved under Presidential Authority to build the first phase of a baseball stadium complex and improve the lighting at the Anteater Track/Soccer Stadium at UC Irvine. An augmentation to the project budget and an increase in external financing in the amount of \$300,000 is now requested to increase the seating capacity of the baseball stadium.

Background

As intercollegiate athletic programs continue to gain momentum at UCI, reinstatement of the baseball program has been an integral part of the plan. In May 1999, students passed a referendum approving a student fee to be used for activities and restoration of certain intercollegiate athletic programs – including baseball, which was discontinued nearly ten years ago. As a direct result, the campus approved a capital project in mid-2000 that included construction of the initial phase of a baseball stadium. This development was funded through external financing approved by President Atkinson in January 2001.

Following the elimination of the baseball program, the former intercollegiate baseball field was used for soccer practice and competition, as well as recreational purposes. The initial phase of the new baseball stadium converted this field into a ballpark with the following features: a "major league" quality playing field with subsurface drainage, hybrid Bermuda turf, batters eye in the outfield, foul poles, backstop netting assembly, and wall padding behind home plate; batting cages; refurbished field lighting; dugouts; seating for 600 spectators on concrete risers; a concrete concourse; public restrooms; partial build-out of the entry plaza with fencing and entry gates; and landscaping.

Project Description

The proposed augmentation will allow seating to be extended to accommodate a total of 900 fans (300 additional seats) and be upgraded to include individual stadium-quality seats. Expansion of seating will include additional grading, construction of required retaining walls, construction of concrete risers, extension of the concourse paving to access the additional seating, and installation of prefabricated seating. Seating capacities at other Big West Conference facilities range in size from 600 seats at Cal State Northridge to 4,000 seats at both Cal State Fullerton and Cal State Long Beach. The expansion will cost \$375,000, offset by a \$75,000 reduction in the budgeted interest during construction due to favorable interest rates during the construction period.

CEQA Classification

The addition of 300 seats to the stadium is considered categorically exempt. The project site is consistent with the campus' 1989 Long Range Development Plan. Existing parking at Crawford Hall and in the adjacent Mesa Parking Structure is adequate for all current and proposed needs. Locker rooms and showers for athletes will be provided at Crawford Hall.

Financial Feasibility

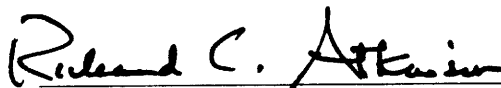
With the \$300,000 increase in financing, the total amount of external financing is \$4,400,000 with an estimated annual debt service of \$337,000 at 6.125% for 27 years. The \$300,000 increase in financing results in an increase of \$23,000 in the annual debt service amount.

Repayment of the debt is from the Athletics Facilities Improvement Fee (\$18), which is a component of the \$88 Student Recreation Center/Athletics Facilities Improvement Fee approved by the students in May 1996 and by The Regents in March 1997. A portion of this fee is also pledged as a source of repayment for the Student Recreation Center and Athletics Facilities Improvement project.

The \$18 Athletics Facilities Improvement Fee is estimated to generate \$1,154,000 of revenues in FY 2001-02, the first full year of the proposed facilities operations. Annual operating expenses for the proposed facility and all Athletics Facilities Improvement Fee funded operations is estimated to be \$125,000. Total annual debt service for this and existing Athletics Facilities Improvement Fee funded projects is estimated to be \$746,000. Debt service coverage will be 1.38X the first full year of operation.

Further financial information is shown on the Attachments.

Approved:



Richard C. Atkinson

Date

President of the University

Attachments

PROJECT STATISTICS
BASEBALL STADIUM AND ANTEATER TRACK/SOCCER LIGHTING
CAPITAL IMPROVEMENT BUDGET
IRVINE CAMPUS
CCCI 3909

Cost Category	Baseball Stadium	Track/Soccer Lighting	Total Project	% of Total
Site Clearance	\$22,000		\$22,000	0.5%
Building	1,247,000	3,000	\$1,250,000	28.4%
Exterior Utilities	195,000	77,000	\$272,000	6.2%
Site Development	1,618,000	375,000	\$1,993,000	45.3%
A/E Fees ^a	230,000	39,000	\$269,000	6.1%
Campus Administration ^b	108,000	18,000	\$126,000	2.9%
Surveys, Tests, Plans	41,000	7,000	\$48,000	1.1%
Special Items ^c	231,000	63,000	\$294,000	6.6%
Contingency	108,000	18,000	\$126,000	2.9%
Total	\$3,800,000	\$600,000	\$4,400,000	100.0%
Group 2 & 3 Equipment				
Total Project	\$3,800,000	\$600,000	\$4,400,000	

Statistics

Gross Square Feet (gsf) ^d	2,200
Assignable Square Feet (asf) ^d	0
Ratio asf/gsf (%): UC	N/A
Building Cost/gsf ^d	N/A
Building Cost/asf ^d	N/A

Comparable Projects @ CCCI 3909	Building Cost/gsf
N/A	

^a A/E fees for basic services by the Executive Architect, and other design professionals who are part of the Design/Build Team. These services are carefully identified and delineated in the Design/Build contract.

^b Campus administration includes project management and inspection.

^c Special Items include interest during construction, independent seismic review, value engineering/constructability/cost review, agency review, building system shutdowns, topographic surveys, geotechnical review, code consultants, focus EIR, & programming/detailed project program.

^d Gross square feet (gsf) is the total area, including useable area, stairways, and space occupied by the structure itself. Assignable square feet (asf) is the net program area.

ATTACHMENT 2

SUMMARY FINANCIAL FEASIBILITY ANALYSIS

Project Title: Baseball Stadium and Anteater Track Lighting, Irvine Campus

Total Estimated Project Cost: \$4,400,000

Proposed Sources of Funding:
External Financing \$4,400,000

Projected Bond Terms:

Interest rate: 6.125% Duration: 27 years

Estimated Average Annual Revenue (2001-02):

Student Recreation Center/Athletics Facilities Improvements Fee
(21,382 students x \$18 x 3 qtrs) \$1,154,000

Estimated Average Operating Expenses:

Existing Operating Expenses \$100,000
Proposed Operating Expenses – this project \$ 25,000
Total Operating Expenses \$125,000

Net Revenues Available for Debt Service 1,029,000

Principal and interest on existing debt \$409,000
Principal and interest on this project \$337,000
Total Debt Service \$746,000

Annual Surplus for Major Maintenance \$283,000

Average Annual Debt Service Coverage 1.38x