



OFFICE OF THE PRESIDENT

Robert C. Dynes
President

1111 Franklin Street
Oakland, CA 94607-5200
Phone: (510) 987-9074
Fax: (510) 987-9086
<http://www.ucop.edu>

March 5, 2007

**CHAIRMAN OF THE BOARD
CHAIRMAN OF THE COMMITTEE ON GROUNDS AND BUILDINGS
PRESIDENT OF THE UNIVERSITY**

**ACTION BY CONCURRENCE - AMENDMENT OF THE BUDGET FOR CAPITAL
IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND
APPROVAL OF STAND-BY FINANCING FOR SPIEKER AQUATIC CENTER, LOS
ANGELES CAMPUS**

EXECUTIVE SUMMARY

Campus: Los Angeles

Project: Spieker Aquatic Center

Action: Approval of project budget for \$11,500,000

Total cost: \$11,500,000 to be funded from gift funds

Previous Actions: **None**

Project Summary: The Los Angeles campus proposes to construct a competition swimming pool and related support facilities at the Sunset Canyon Recreation Center in the northwest quadrant of the campus.

Issues:

- Approval for stand-by financing of \$4,215,000.
- This project is currently included as part of the Five-Year Capital Program, Non-State and State Funds.

It is recommended that:

Pursuant to Standing Order 100.4(q)

- (1) The President amend the 2006-07 Budget for Capital Improvements and the Capital Improvement Program to include the following project:

Los Angeles: Spieker Aquatic Center - preliminary plans, working drawings and construction - \$11,500,000, to be funded from gift funds.
- (2) The President approve and authorize stand-by financing not to exceed \$4,215,000 to finance the project listed in (1) above, 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 financing shall be from gift funds and in the event such gift funds are insufficient, from net revenues of the Department of Intercollegiate Athletics; and
 - c. The general credit of The Regents shall not be pledged.
- (3) The President 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 President be authorized to execute all documents necessary in connection with the above.

A Key to abbreviations and the project description are attached.

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

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

Campus and Project Title (<u>Total Cost</u>)		Proposed <u>2006-07</u>	
<u>Los Angeles</u>			
Spieker Aquatic Center	P	\$686,000	G
	W	\$637,000	G
	C	\$10,177,000	G
(\$11,500,000)			

DESCRIPTION

The Los Angeles campus proposes to construct a competition swimming pool and related support facilities at the Sunset Canyon Recreation Center in the northwest quadrant of the campus at a cost of \$11,500,000 to be funded by gift funds.

Background

The UCLA campus currently has four swimming pools ranging in age from 40 years to 70 years: 1) two pools at Sunset Canyon Recreation Center (SCRC), 2) Student Activities Center (SAC), and 3) Kaufman Hall. These facilities do not meet the current and future needs of its aquatic sports programs. The older 25-meter pools lack the configuration and depth required by the official governing bodies for competitive collegiate swimming, water polo and diving. The 50-meter SCRC Park Pool meets many of the requirements for swimming and water polo, but not for diving. The SAC Pool has locker facilities but the existing pool cannot be modified due to site constraints, and SCRC is entirely lacking in team support facilities.

In May 2006, the campus received a gift for a new aquatic center to benefit campus aquatic programs from former UCLA student-athlete Tod Spieker and his wife Catherine. The new facility, to be known as Spieker Aquatic Center, would be the new home for the men's and women's water polo and swimming and diving programs at UCLA. The new facility would accommodate all three intercollegiate aquatic sports in a single venue, allow the campus to compete at the highest intercollegiate level and to host regional, national and international competition events. It would also allow the campus to regain blocks of time at the existing pools for recreational swimming, instructional classes and student club water sports once the new facility is operational.

Project Description

The proposed aquatic center would be designed to support the swimming, water polo and diving programs of the Departments of Intercollegiate Athletics and Cultural and Recreational Affairs. The new specialty deep-water pool would measure 52-meters by 25 yards and have a maximum depth of 17.5 feet. It would include a moveable bulkhead, 1-meter and 3-meter spring boards, a diving tower with 5-meter, 7.5-meter and 10-meter platforms, and an adjacent warming pool. The facility would accommodate fixed spectator seating for approximately 400, and space for additional spectators in temporary bleachers that can be brought in for special events. The proposed project is consistent with the 2002 Long Range Development Plan.

The project would construct a 2,000 asf (4,160 gsf) support facility to accommodate locker/showers, operations, lifeguard, laundry and mechanical space for pool equipment. Interior improvements would include installation of building systems, finishes, fixtures and equipment. Supplemental locker/shower capacity representing an additional 1,250 asf (1,800 gsf) would be designed and bid as an additive alternate.

The scope of work would include demolition of four tennis courts, relocation of an emergency generator and other site improvements in the way of the proposed project; provision of site utilities and installation of storm drainage; installation of diving platforms, pool equipment, lighting, landscaping, hardscaping, fencing, signage, score board and site furniture. Recreational activities displaced by the project would be accommodated at other campus locations under a separate project prior to the commencement of construction.

Construction would commence in February 2008, with completion by January 2009.

Green Building Policy and Clean Energy Standard

This project will comply with the *Systemwide Green Building Policy and Clean Energy Standard* approved by The Regents at their meeting of July 2003, as well as with the *Presidential Policy for Green Building Design and Clean Energy Standards* dated June 16, 2004. As required by these policies, the project will adopt the principals of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements. Specific information regarding energy efficiency and sustainability will be provided when the project is presented for design approval.

The project will be designed to achieve a minimum UC-equivalent LEED™ NC certified rating.

CEQA Classification

In accordance with the California Environmental Quality Act (CEQA) and the UC Procedures for Implementation of CEQA, a Tiered Initial Study leading to a Mitigated Negative Declaration will be prepared to consider the potential environmental effects of the proposed project.

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Financial Feasibility

The total project cost of \$11,500,000 would be funded by gift funds. As of January 1, 2007, the gift campaign status is as follows:

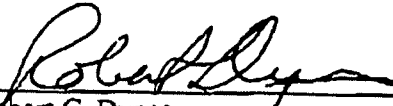
Cash gifts received	\$ 3,469,000
Pledges received	\$ 4,215,000
Gifts to be raised	<u>\$ 3,816,000</u>
Total	\$11,500,000

To date, the campus has received cash gifts of \$3,469,000 and has received pledges for \$4,215,000. As gift funds would be collected over time, approval for standby financing of \$4,215,000 is requested in order to meet Regental policy to have funds on hand for bid advertisement. It is anticipated that the campus would have \$7,684,000 of gift funds in hand at the time of bid. If all of the gift funds are not in hand at the time of construction bidding, the campus will provide the funds (from the Department of Intercollegiate Athletics reserves) necessary to comply with Regental policy regarding bid and award so that the project may proceed.

Approved: 

Richard C. Blum
Chairman of the Board

Joanne C. Kozberg
Chairman of the Committee on Grounds and
Buildings



Robert C. Dynes
President of the University

Attachments

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Financial Feasibility

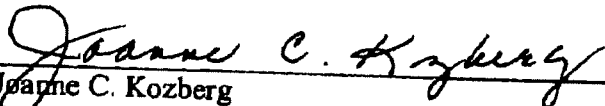
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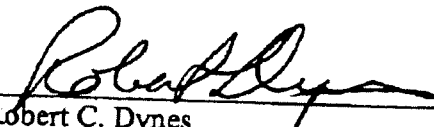
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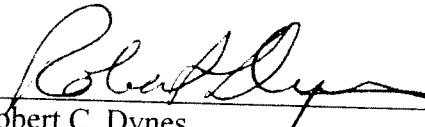
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ATTACHMENT 1

PROJECT STATISTICS
SPIEKER AQUATIC CENTER
CAPITAL IMPROVEMENT BUDGET
LOS ANGELES CAMPUS
CCCI 5495

<u>Cost Category</u>	Amount	<u>% of Total</u>
Site Clearance	\$210,000	1.8%
Construction	8,541,000	74.3%
Exterior Utilities		
Site Development		
A/E Fees	931,000	8.1%
Campus Administration ^(a)	450,000	3.9%
Surveys, Tests	270,000	2.3%
Special Items ^(b)	285,000	2.5%
Contingency	813,000	7.1%
<u>Total</u>	<u>\$11,500,000</u>	<u>100%</u>
Group 2 & 3 Equipment		
<u>Total Project</u>	<u>\$11,500,000</u>	

Comparable University Projects at CCCI 5495

A comparable project cannot be provided due to the large difference in project components and the lack of a universal unit cost measure for projects of this type.

- (a) Campus administration includes project management and inspection.
- (b) Special items include EIR, acoustic consultant, lighting consultant, agency review, State Fire Marshal, Hazardous materials survey and monitoring, messenger, independent cost estimating, structural peer review and mechanical peer review.

ATTACHMENT 2

SUMMARY FINANCIAL FEASIBILITY ANALYSIS

Project Title: Spieker Aquatic Center	
Total Estimated Project Cost	\$11,500,000
Proposed Sources of Funding	
Gifts:	\$11,500,000
Proposed Financing Terms	
Stand-by Financing -- \$4,215,000	
Interest Rate: 7.0%	
Stand-by Financing Duration: 5-7 years	
Estimated Annual Revenue (2009-10)¹:	\$56,807,000
Estimated Annual Operating Expenses (2009-10)¹:	\$53,995,000
Net Revenue Available for Debt Service	\$ 2,812,000
Estimated Debt Service (2009-10)¹:	
Existing Debt	\$ 400,000
Debt Service Coverage	7.03X

1) First full year of operation.

2) This project is included in the Five-Year Capital Program Non-State and State Funds