

## Capital Project and (University-Related) Real Estate Transaction Approvals Summary

THIS OUTLINE IS NOT COMPREHENSIVE AS TO THE UNDERLYING TERMS/CONDITIONS GOVERNING EXERCISE OF THE AUTHORITY AND APPLIES ONLY TO UNIVERSITY-RELATED (AS CONTRASTED WITH ENDOWMENT) PROPERTY. Refer to policy manuals and delegations for detailed documentation. Summary approval matrices are available here: <http://budget.ucop.edu/nonstate/documents/apprvflowchart.pdf> and [http://www.ucop.edu/facil/resg/documents/authority\\_real\\_estate.pdf](http://www.ucop.edu/facil/resg/documents/authority_real_estate.pdf).

1. **Regental:** Committees consider items and make recommendations to the Board for action
  - a. **Committee on Grounds & Buildings** considers all capital project-related approvals, including budget, financing, design/CEQA, and LRDP actions (*Bylaw 12.4; Regents' Policy 8102; finance authority added by Regents' action of 5/2005; Committee on G&B has full authority for design approval*)  
<http://www.universityofcalifornia.edu/regents/minutes/2005/regpro505.pdf>
  - b. **Committee on Finance** considers all real estate transactions and related financing (*Bylaw 12.3(i)*)
2. **Regental Action Taken Between Meetings** (aka "Interim Action"): Chair of the Board OR the Chair of the Committee having jurisdiction, AND the President (or designee) are authorized to act on all President's items (e.g., approvals related to capital projects, real estate and financing) that require action between meetings with appropriate justification for such need (*Regents' Policy 1103*)
3. **Action by Concurrence** – President acting in concert with Regent(s)
  - a. **Capital project budget approval**, for projects that do not qualify for the *Delegated Process*: President, with the concurrence from the Chair of the Board OR the Chair of Grounds & Buildings, can approve from \$10 million to and including \$20 million (*SO 100.4(q)(1)*)
  - b. **Real estate** acquisitions (including gifts) and dispositions: President, with concurrence of the Chair of the Board AND the Chair of the Finance, can approve from \$20 million to and including \$60 million (*SO 100.4(gg)*)
  - c. **Financing** for capital projects that do not qualify for the *Delegated Process*, and for real estate transactions: President, with the concurrence from the Chair of the Board AND the Chair of Finance, can approve from \$10 million up to and including \$20 million (*SO 100.4(nn)(1)*)
4. **Presidential** – President, acting alone [with OP Administrative Delegations, aka "Administrative Approval," noted in brackets]
  - a. For **capital projects**
    - i. Budget: approve up to \$10 million (all projects), up to \$60 million (projects qualifying for the *Delegated Process*) (*SO 100.4(o), 100.4(q)*) [EVP-BO (w/no financing: \$10M or augment <=25%, DA 2224), VP-BCR (full EVP authority)]
    - ii. Design: approve up to \$10 million (all projects), up to \$60 million (projects qualifying for the *Delegated Process*), or interior renovations/agricultural facilities (unlimited) (*SO 100.4(z), Regents' Policy 8102*) [EVP-BO (\$10M, DA 2219)]
  - b. For **LRDP amendments**: approve in connection with siting of project <=\$10M, shifting of less than 30,000 sf of allocated building space, and/or changing land-use boundaries/designations for 4 acres or less (*Regents' Policy 8102*) [EVP-BO (full Pres authority, DA 2135)]
  - c. For **real estate transactions**
    - i. Acquisitions (including gifts) and dispositions: approve up to \$20 million (*SO 100.4(gg)*) [EVP-BO (full Pres authority, DA 2237), VP-BCR/AVP-CRM (\$5M)]
    - ii. Leases (including ground leases): approve up to term of 20 years (*SO 100.4(cc)*) [EVP-BO (full Pres authority, DA 2235), VP-BCR/AVP-CRM (full EVP authority)]
    - iii. Licenses/Easements/Rights-of-Way: unlimited (\$) approval (*SO 100.4(jj)*) [EVP-BO (full Pres authority, DA 2234), VP-BCR/AVP-CRM (full EVP authority)]
  - d. For **financing**: approve up to \$10 million (capital projects not qualifying for the *Delegated Process*, and real estate transactions), up to \$60 million (capital projects qualifying for the *Delegated Process*) (*SO 100.4(nn)*) [EVP-CFO (full Pres authority, DA 2252)]
5. **Chancellorial** – authority to act based upon specific delegation from the President
  - a. For **capital projects**
    - i. Budget approval limited to projects w/out State funding: approve up to \$5 million (all projects with no external financing), approve up to \$60 million (projects qualifying for the *Delegated Process*) [DA 2230]
    - ii. Design approval for projects on property owned by Regents (or will be owned by Regents upon project completion): approve up to \$5 million (all projects), up to \$60 million (projects qualifying for the *Delegated Process*) [DA 2219]
  - b. For **real estate transactions**
    - i. Leases (excluding ground leases): approve up to term of 10 years (including options when UC is Lessor) [DA 2231]
    - ii. Licenses: approve up to term of 10 years (including options when UC is Licensor) OR revocable on not more than 180 days' notice [DA 2232]
    - iii. Easements/Rights-of-Way approval only if they are not conveyances of fee interest: approve if they comprise less than 5,000 sf OR provide utility services to campus exclusively OR revocable on not more than 180 days' notice [DA 2233]