



# Dialogue

CAPITAL RESOURCE MANAGEMENT

• BUDGET &amp; CAPITAL RESOURCES

• UC OFFICE OF THE PRESIDENT

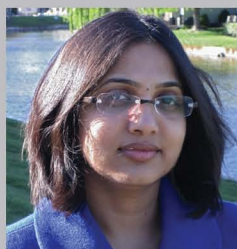
## CRM WELCOMES NEW MEMBERS

### Executive Director of Capital Planning

Roshni Thomas has recently joined Capital Resources Management as the Executive Director of Capital Planning. Most recently, Roshni spent four years in India planning the new Vedanta University. She has several years experience in program management with AECOM working on community college projects. Her greatest strength for this new role is 15 years experience with CSU capital planning. Roshni is leading efforts to optimize processing efforts at UCOP and to assist the planners in meeting specific campus needs, across both state and non-state processes.



Roshni Thomas



Vini Bhargava

### Design & Construction Specialist

Vanibha (Vini) Bhargava, LEED AP, PMP, joined the Budget and Capital Resources Department as Specialist - Design and Construction Policy. She is a valuable addition to the Unit, as it re-establishes critical services in areas of contract development, policy direction, and dissemination of best practices and training. Vini brings a broad set of skills with her to CRM including design, planning, project management, and municipal experience.

## Donor Development

16 Donor Development projects have been constructed on 5 UC campuses and 2 Agricultural Field Stations by donors acting as the developer. These projects, also known as gift-in-lieu transactions, are unique in that they are initiated by the donor who raises 100% of the project funds and assumes 100% of the construction risk. While these on-campus projects are not subject to competitive bidding they must pay prevailing wage (except when donor acquires and donates off campus land). UC donor development projects have ranged from \$300,000 to \$60 million in value and include research and academic buildings, laboratory suite tenant improvements and recreation and landscape improvements. Donors use this approach to better control projects they are funding, save money and time, and/or contribute their development expertise as a part of the gift. For more information on Donor Development at UC, see the Privatized Development (PPP) resources at [www.ucop.edu/facil/resg/privatized\\_dev.html](http://www.ucop.edu/facil/resg/privatized_dev.html) or contact the Real Estate Services Group (RESG). *Gordon Schanck*



Wasserman Building—UCLA  
Shimahara Illustration/Richard Meier & Partners Architects

## ARRA Compliance Guidelines



Guidelines, now available in the [Facilities Manual](#), highlight special compliance requirements for construction projects funded in whole or in part with federal grants through the American Recovery and Reinvest-

ment Act of 2009 (ARRA). Compliance requirements start with advertisements for bids. It is essential to identify project funding sources early. We expect project audits and failure to comply with can result in loss of funds. Contact the project Grant Officer for detailed assistance. *Chris Hornbeck*

## Streamlined Submittals

CRM has set up a central mailbox for submittal of Delegated Projects for Chancellor's approval. Please submit to:

**CRM-DelegatedItems**  
[@ucop.edu](mailto:@ucop.edu)

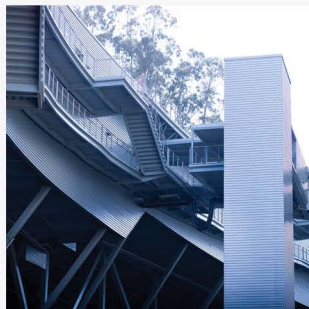


to expedite the check-list process. This account will manage item submittals, streamline correspondence regarding submittals, and create an open and transparent record of information shared between CRM staff/OP staff and the campuses. Any questions about the new consolidated email in-box can be sent to [patricia.dolan@ucop.edu](mailto:patricia.dolan@ucop.edu). *Trish Dolan*



## Private Activity

As an issuer and recipient of tax-exempt and Build America Bond (BAB) financings, the University is responsible for ensuring that financings satisfy all applicable federal tax requirements both at the time of issuance and for as long as the bonds remain outstanding. Tax-exemption on bonds (or subsidy payments to be made by IRS with respect to BABs) are dependent upon ongoing compliance with the private business use limitations for as long as bonds are outstanding. In general, any special legal entitlement to use tax-exempt financed space (including Build America Bonds) by non-governmental parties in their private trade or business is considered private use. Non-governmental parties include 501c3s, private companies and also the federal government.



To best assist campuses in understanding activities that may constitute private use, UCOP has developed online training. The tool will help campuses understand the context and importance of monitoring private use in bond financed facilities, types of private use, and allowable amounts of private use as well as providing relevant examples. In addition, the tool highlights differences between the University's revenue bond program and the state general obligation and lease revenue bond funding in interpreting how to manage current or potential private use in a facility. The tool will be available online in June 2011.

*Sandra Kim Executive Director, Capital Markets Finance*

## Labor Compliance Program (LCP)- SBX2-9

The DIR (Division of Industrial Relations) is extending suspension of the amendments to Title 8 of the California Code of Regulations that modified labor compliance monitoring requirements. This is a 90-day extension; please continue using the legal framework for our LCP exactly as it existed on July 31, 2010.

*Chris Hornbeck*

## Records Retention (35-43 years)

There is a revised Records Disposition Schedule affecting a wide range of records related to bond financing of UC facilities, in response to IRS requirements associated with tax exempt financing or taxable Build America Bonds (issued by UC, or general obligation and lease-revenue bond funds received from the State). Retention of applicable records is required for **35 years for State bond-funded projects and up to 43 years for UC bond-funded projects**. Please refer to: <http://www.ucop.edu/irc/recman/dispmanual/>

A system wide work group is being established to address other implementation issues. Members will be selected from records management, accounting, purchasing, real estate, contracts and grants, construction and budget. Affected records were identified in a letter to Vice Chancellors for Administration dated 12/21/10.

*Pat Romero*

## Power License Agreements

There is an increase in third party utility projects for clean energy installations on UC campuses. These are usually executed with Site License Agreements. Energy license agreements should follow usual UC process for ensuring good value and market rates for UC projects. These projects have several common aspects, and CRM has developed a Guidelines worksheet to assist with these issues. Each campus should complete and submit the guidelines checklist when submitting license agreements to UCOP for review and approval. The guidelines can be found at: [www.ucop.edu/facil/resg/leasing/leaselic\\_resources.html](http://www.ucop.edu/facil/resg/leasing/leaselic_resources.html)

*Chris Hornbeck*



For questions regarding a particular topic, please contact the author of the article directly:  
<http://www.universityofcalifornia.edu/directories/ucopsearch.php>

For corrections, updates or future contributions please contact: [MICHAEL.LINDER@UCOP.EDU](mailto:MICHAEL.LINDER@UCOP.EDU)

JUNE

KEY DATES

22



**JOB ORDER  
CONTRACTING  
TRAINING SOUTH-  
ERN VENUE TBD**

JULY

6



**JOB ORDER  
CONTRACTING  
TRAINING NORTH-  
ERN VENUE TBD**

**CAPITAL PLANNING  
DIRECTORS BI-MONTHLY  
CALL**

10-12

**10TH ANNUAL  
CALIFORNIA HIGHER  
EDUCATION  
SUSTAINABILITY  
CONFERENCE**  
[HTTP://CAHIGHEREDUSUSTAINABILITY.ORG/](http://CAHIGHEREDUSUSTAINABILITY.ORG/)

12-14

**REGENTS  
MEETING**  
UCSF MISSION BAY

19

**CAMPUS ARCHITECTS  
MEETING @ UCOP**

### Capital Projects Summary:

A list of design items approved to date by the Committee on Grounds and Buildings can be found at <http://budget.ucop.edu/dc/documents/dsgnapprl.pdf>. Any questions should be directed to Trish Dolan ([patricia.dolan@ucop.edu](mailto:patricia.dolan@ucop.edu))

### AWARDS

SCUP Awards for UC Campuses  
SCUP (*Society for College and University Planning*) will award 3 UC campuses with Excellence in Planning awards at their national conference in July 2011.

**UC Merced: Excellence in Planning for an Established Campus honor award** for its 2009 Long Range Development Plan.

**UCSF: Excellence in Architecture for a New Building merit award** for the Ray and Dagmar Dolby Regeneration Medicine Building.

**UC San Diego: Excellence in Architecture for a New Building merit award** for the Rita Atkinson Residences.