



UNIVERSITY OF CALIFORNIA

*Five-Year
Capital Program
Non-State and
State Funds*

2006-2007 to 2010-2011

Teaching • Research • Public Service



Office of the President
November 2006

University of California

Five-Year Capital Program Report 2006-07 to 2010-11

This report provides an overview of the longer-term capital plans of the campuses. The report provides a summary of capital projects that campuses expect to propose for funding from non-State and State sources over the next five years. In developing their five year program, campuses took into account current fiscal realities, and their assigned State capital funding targets.

The Non-State and State Capital Program presented in this report is the campuses' best estimates of fund sources that will be available for defined capital projects over the next five years, including debt financing, campus resources, gifts, capital reserves, federal funds and State funds. This summary of future non-State and State funded projects is presented to the Board of Regents for information purposes only, to provide an overview of what is currently expected to be the University's capital program over the next five years.

The scope, cost, and funding plan of projects included in this report should be expected to change to some degree by the time they are formally presented for project and funding approval. Specific projects funded from non-State sources will continue to be brought to the Board for approval at its regular meetings as the scope and cost of projects are finalized and the feasibility of funding plans is confirmed. A separate document, Budget for State Capital Improvements, will be presented concurrently for approval at the November 2006 meeting.

Even though the lists of anticipated campus projects address a wide range of facilities needs, the identified projects do not meet all campus capital needs. Campuses have included projects in this report that they believe are sufficiently defined in terms of scope and cost at this time and for which a reasonable funding plan can be defined. For example, potential projects to meet identified needs may not be included in this report because feasibility studies are underway, alternative solutions are being evaluated, or funding sources have not yet been identified. Such potential projects would tend to be ones that would fall within the fourth or fifth year of the current five-year plan. Some campuses are evaluating the feasibility of capital campaigns to raise gift funds for capital purposes or are in the process of identifying the priority projects to be included in a future gift campaign.

The report contains a chapter devoted to each campus that includes the following information:

- An overview of the campus planning context in which the projection of the Five Year Program has been developed.
- A table that displays the list of projects that the campus expects to bring forward for full budget approval between 2006-07 and 2010-11, followed by a summary of the total project costs and anticipated fund sources that will support the Capital Program.
- A brief narrative description of each capital project proposed for funding from non-State sources during the five-year period. Descriptions of State-funded projects can be found in the Budget for State Capital Improvements.

The table in this report for each campus includes both information about both proposed projects and the construction program already underway that is funded from non-State and State sources. Each campus table includes a list of projects that have been previously approved (as of October 1, 2006)

but are still in the design or construction phase, in order to provide information about how proposed new projects fit into the ongoing construction program on the campus. These projects are highlighted in gray.

Information is also provided for each project that describes program objectives and identifies whether the project accommodates enrollment growth, provides space flexibility, creates space for new program initiatives, or corrects building deficiencies. Displayed as well is information relating to project scope, fund sources to be used to support the project, the anticipated fiscal year in which project approval will be requested, and the fiscal year in which completion of the project is anticipated.

Note that “approval year” for previously-approved projects indicates the most recent year in which either initial project approval was obtained or a funding augmentation was approved. For example, a project may have been approved originally in 2003-04 but also received approval for a funding augmentation in 2005-06; in this instance, the approval year would be shown as 2005-06.

The campus project tables and the campus funding summary identify the fund sources anticipated to support future projects by the following major categories:

- *Debt* – External borrowing.
- *Equity* – Campus funds or other University sources.
- *Gifts* – Gifts in hand, pledges, and amounts expected to be raised.
- *Capital Reserves* – Reserves associated with auxiliary and business enterprises, including hospitals, housing, parking, and other self-supporting facilities.
- *Federal* – Funds from any federal agency.
- *State* – State funds associated with both fully-funded and jointly funded State/non-State projects, consistent with the State capital program.
- *3rd Party* – Privatized development by a third party.

Campuses have been very successful in recent years acquiring gifts used to fund new facilities. Nevertheless, the amount of gift funds that may be available over the next five years to support capital development is difficult to estimate, especially as some projects rely on the generosity of only one or two donors. Therefore, the report distinguishes between new gift-funded projects that the campus is committed to moving forward in the five-year period and gift-funded projects that would move forward only when gift funds are available. The costs of projects that will move forward only when gift funds are available are not included in the campus funding summary.

Some campus capital development has taken place through land lease agreements and other development arrangements with third party entities, including student and faculty housing, joint-use facilities such as theaters shared with other organizations, and industry-developed research facilities. These projects are not normally included in the capital budget but rather are approved through a variety of contractual methods. Potential third party developments on the campuses are included in this report, however, in order to display the full range of capital development activities expected to take place on the campuses over the next five years. Note that project costs for privatized development are not included in the campus funding summary.

MERCED CAMPUS

2006-07 to 2010-11 Capital Program



MERCED CAMPUS **2006-07 to 2010-11 Capital Program**

The UC Merced campus opened in fall 2005 with 865 FTE students—a mixture of freshmen, community college transfers, and graduate students—and with 50 FTE faculty, plus 15 temporary faculty. The Merced campus is expected to enroll 1,350 FTE students in 2006-07. Enrollment is targeted to increase by approximately 675 students per year beginning in 2007-08, reaching 5,000 FTE by 2012-13, consistent with the campus Long Range Development Plan (LRDP). Eventual steady-state development will accommodate 25,000 FTE students on the 2,000-acre site.

Development of the Merced campus is part of the University's strategy to increase overall enrollment capacity and improve access for students from the San Joaquin Valley. The Merced campus has a concurrent enrollment program with nearby community colleges, and increasing the number of transfer students is a major objective for the campus.

In its second year, the campus offers 14 undergraduate majors and a graduate program with seven program areas. These majors and programs are delivered by three schools: (1) Social Sciences, Humanities, and Arts; (2) Engineering; and (3) Natural Sciences. The approved undergraduate degree programs include Bioengineering, Biological Sciences, Chemical Sciences, Computer Science and Engineering, Earth Systems Science, Environmental Engineering, Human Biology, Management, Materials Science and Engineering, Mechanical Engineering, Physics, Psychology, Social and Cognitive Sciences, and World Cultures and History. Individual graduate programs are offered in Applied Mathematical Sciences, Computer and Information Systems, Environmental Systems, Atomic and Molecular Science and Engineering, Quantitative Systems Biology, Social and Cognitive Sciences, and World Cultures. Additional undergraduate and graduate degree programs are in development.

The first phase of campus physical development, encompassing approximately 100 acres, supports the initial phases of academic program development. Three initial academic facilities totaling 282,000 asf were developed for the opening year: the Kolligian Library, the Classroom and Office Building, and the Science and Engineering Building. State capital funds will be requested over the next several years to add a Social Science and Management Building and Science and Engineering 2, to provide an additional 102,000 asf of teaching, research, and support space.

A second phase of student housing and the Joseph Edward Gallo Recreation and Wellness Center are under construction to support student on-campus residential and student life experiences. Additional student housing, dining, and recreational facilities will need to be developed over the next five years as the campus continues to grow, funded from both debt and gift funds.

Campus development, facilities, business operations and academic programs all incorporate principles of sustainability and the campus is striving to become a model for responsible and sustainable development in the Central Valley. The development of an adjacent University Community through the University Community Land Company, LLC will provide future challenges and opportunities for the Merced campus in its physical development. The University Community Plan envisions close connections between the campus core and a town center designed to serve both the campus and an adjoining residential community.

KEY TO THE TABLES

Project Lists.

- **Previously approved projects**, (as of October 1, 2006), currently in design or construction, are highlighted in gray.
- **Proposed new projects** are defined generally in terms of scope, cost, and funding, and there is a reasonable expectation that they will move forward during the five-year period.

Program Categories.

The list of projects is organized into four program categories.

- **Education and General** – Core instruction, research and support space. Separate sections are provided for General Campus programs, Health Sciences programs, and the California Institutes for Science and Innovation.
- **Infrastructure Development** – Utilities, central plant, major landscape/hardscape projects.
- **Auxiliary Enterprises and Fee-Supported Facilities** – Self-supporting programs and facilities such as housing, student centers, recreation, parking, child care facilities.
- **Medical Center** – Patient care facilities and medical center support space.

Project Objectives.

Identifies the primary purpose(s) of each project.

- **Enrollment growth** – To provide additional capacity related to student and faculty growth.
- **Space flexibility** – To provide more efficient and adaptable space, or provide staging space for renovation of existing buildings.
- **Program initiatives** – To accommodate new or expanding programs not necessarily related to enrollment growth, such as new research centers.
- **Correct deficiencies** – To address unsatisfactory conditions, including seismic or code deficiencies, capital renewal, technological obsolescence, or modernization needs.

Scope.

Defines the size of the project, such as assignable square feet (ASF).

New, Renovation or Both.

Indicates whether the project involves new construction or renovation.

Total Project Cost (\$000s).

Provides the estimated total cost in thousands of dollars.

Fund Sources.

Identifies the major categories of fund sources used to support the project.

- **Debt** – External borrowing.
- **Equity** – Campus funds or other University sources.
- **Gifts** – Gifts in hand, pledges, and amounts expected to be raised.
- **Capital Reserves** – Reserves associated with auxiliary and business enterprises, including hospitals, housing, parking, and other self-supporting programs.
- **Federal** – Funds from any federal agency.
- **State** – State funds associated with both fully-funded and jointly-funded State/non-State projects, consistent with the State capital program. State funds are listed in brackets [].
- **3rd Party** – Privatized development by a third party.

Approval Year.

For previously approved projects, the most recent fiscal year in which the project or an augmentation to project funding was approved. For future projects, the anticipated fiscal year in which approval will be sought.

Occupancy Year.

The fiscal year in which occupancy of the building is expected to occur.

Gift-funded Projects.

New gift-funded projects that the campus is committed to move forward in the five-year period are identified. Additionally, other potential gift-funded projects that would move forward only when funding is available are identified in *italics* and the cost of these projects is not included in the campus funding summary following the list of projects.

MERCED CAMPUS

Five-Year Capital Program
2006-07 to 2010-11

Project Name	Objectives	Enrollment Growth	Space Flexibility	Program Initiatives	Correct Deficiencies	Scope	New, Renovation or Both (N, R, N/R)	Total Project Cost (\$000s)	Fund Sources	Approval Year	Occupancy Year
EDUCATION AND GENERAL											
<u>General Campus</u>											
Social Sciences and Management Building	X	X					N	[43,822]	State	06-07	09-10
Science and Engineering Building 2	X	X				42,000 asf	N	[47,350]	State	09-10	11-12
AUXILIARY ENTERPRISES AND FEE-SUPPORTED FACILITIES											
<u>Student Housing/Dining</u>											
Sierra Terraces Housing	X					412 beds	N	31,466	Debt	06-07	07-08
Valley Terraces - Dining Expansion	X					11,050 asf	N	9,700	Debt	06-07	08-09
Housing 3 - Dining Addition	X					12,000 asf	N	12,000	Debt	08-09	10-11
Housing 3 and Infrastructure	X					616 beds	N	45,000	Debt	08-09	10-11
<u>Student Activities, Recreation, Athletics</u>											
Joseph Edward Gallo Recreation and Wellness Center	X					24,985 asf	N	11,240	Debt, Equity, Gifts	03-04	06-07
<i>Multi-Purpose Recreation Field</i>	X						N	2,000	Gifts	08-09	09-10
<u>Parking and Roads</u>											
Campus Parking Lot F	X					112 spaces	N	425	Debt	06-07	07-08
Campus Parking Lot G	X					362 spaces	N	1,600	Debt	07-08	08-09

Projects in gray are approved, but have not been completed.

Projects in *italics* are gift-funded projects that will move forward when funding is available.

MERCED CAMPUS

Five-Year Capital Program
2006-07 to 2010-11

Project Name	Objectives	Enrollment Growth	Space Flexibility	Program Initiatives	Correct Deficiencies	Scope	New, Renovation or Both (N, R, N/R)	Total Project Cost (\$000s)	Fund Sources	Approval Year	Occupancy Year
Parking and Roads											
Campus Parking Lot H	X					307 spaces	N	1,450	Debt	07-08	08-09
Campus Parking Lot I	X					481 spaces	N	2,105	Debt	08-09	09-10
Child Care											
Early Care and Education Center	X					125 children	N		3rd Party	07-08	09-10

Total Merced Campus

Projects Approved Before 2006-07

Non-State Funds	11,240
State Funds	<hr/>
Total	11,240

Projects in 2006-07 to 2010-11 Program
(excludes gift projects in italics)

Non-State Funds	103,746
State Funds	[91,172]
Total	194,918

Projects in gray are approved, but have not been completed.

Projects in italics are gift-funded projects that will move forward when funding is available.

MERCED CAMPUS

Five-Year Capital Program
2006-07 to 2010-11

2006-07 to 2010-11 Project Funding Summary (\$000s)

Category	Debt	Equity	Federal	Gifts ⁽¹⁾	Capital Reserves	Category Total	State Funds
Education and General							
General Campus							[91,172]
Health Sciences							
California Institutes							
Subtotal							[91,172]
Infrastructure Development							
Auxiliary Enterprises and							
Fee-Supported Facilities				103,746		103,746	
Medical Center							
Non-State Funds				103,746		103,746	

⁽¹⁾ Funding summary for 2006-07 to 2010-11 program does not include potential gift-funded projects listed in italics in the project table.

MERCED CAMPUS
2006-07 to 2010-11 Capital Program

EDUCATION and GENERAL - GENERAL CAMPUS

Social Sciences and Management Building \$ 43,822,000
See the 2007-2008 Budget for State Capital Improvements for details.

Science and Engineering Building 2 \$ 47,350,000
See the 2007-2008 Budget for State Capital Improvements for details.

AUXILIARY ENTERPRISES and FEE-SUPPORTED FACILITIES

Student Housing/Dining

Sierra Terraces Housing \$ 31,466,000
The Sierra Terraces housing project will help address the large demand for student housing consistent with the campus Long Range Development Plan. The project includes two general space types: residences (includes living and study space plus bathrooms) and support space (for uses such as offices, maintenance and storage). The project will construct 400 student revenue beds and 12 non-revenue beds for a total of 412 built beds to accommodate lower division students (primarily Freshmen) in residence halls. The project will be located in the campus core adjacent to the Valley Terraces and Valley Dining Commons and is funded from debt financing. Project completion is planned for 2007-08.

Valley Terraces - Dining Expansion \$ 9,700,000
The existing dining hall has a maximum capacity of 271 inside seats and 56 outside seats for a total of 327 seats. This proposed dining expansion project of 11,050 asf (17,540 gsf) will expand the existing kitchen by providing additional space for dish-washing, food preparation, and trash/storage areas. The existing servery will be reconfigured to accommodate more patrons. A small amount of office/meeting space will be provided subject to affordability within the established budget. The new project will provide an additional 200-250 dining seats, which raises the total capacity to 527-577 total seats. The project will be funded from debt financing. Project completion is planned for 2008-09.

Housing 3 - Dining Addition \$ 12,000,000
This new dining facility of approximately 12,000 asf will provide new kitchen, servery, and dining area to serve the 600 new resident students associated with Housing 3. The project will be sited adjacent to Housing 3 complex near the campus entrance on Lake Road. The project may include a small amount of related student support space such as commons and private dining space. The project will be funded from debt financing. Project completion is planned for 2010-11.

Housing 3 and Infrastructure **\$ 45,000,000**
This project will construct Housing Phase 3, providing 613 student bed spaces on a campus site near the first two student housing projects below Little Lake. This area of campus requires significant site development and infrastructure improvements based on its location. The project will include residence and support spaces similar to those in the first two housing projects and will be designed to serve primarily lower and upper division undergraduate students. This project will be funded from debt financing. Project completion is expected during 2010-11. Additional dining capacity likely will be needed as part of a future separate project.

Student Activities, Recreation, Athletics

Joseph Edward Gallo Recreation and Wellness Center **\$ 11,240,000**
This 24,985 ASF project, which is under construction, will provide a multi-purpose gymnasium, sports instruction and weight rooms, locker rooms, administrative space, and a wellness center. The wellness component will incorporate student health and counseling. The project is funded from debt financing (\$7,500,000), campus non-State funds (\$265,000), and gift funds (\$3,475,000). Completion is anticipated during 2006-07.

Multi-Purpose Recreation Field **\$ 2,000,000**
This proposed gift funded project will build a multi-purpose student recreation field that could also serve as a competition soccer field. It is expected that the project will include the provision of artificial turf and associated site work and site utilities. The project will provide lighting, fencing, signage, and a drinking fountain. Restrooms, bleachers, a scoreboard, a public address system, a small sports equipment structure and additional landscaping might be added later depending upon funding availability. The current project site is located south of Scholars Lane and east of Mammoth Lakes Road, near Little Lake and future housing. Completion is planned for 2009-10.

Parking and Roads

Campus Parking Lot F **\$ 425,000**
This new surface parking lot will increase the existing Science and Engineering Building surface parking lot by 112 spaces. The lot will be designed primarily for faculty and staff and it will add parking capacity consistent with the campus Long Range Development Plan. The project will be funded from debt financing. Project completion is planned for 2007-08.

Campus Parking Lot G **\$ 1,600,000**
This new surface parking lot will be located near the campus core and will provide an additional 362 parking spaces designated for students, staff, faculty, and visitors consistent with the campus Long Range Development Plan. The project also includes paving of an unimproved road (Mammoth Lakes Road) providing access to the new lot. Safety lights are part of the project scope. Completion of the project will provide a total of 1,382 parking spaces on campus. The project will be funded from debt financing. Project completion is planned for 2008-09.

Campus Parking Lot H \$ 1,450,000
This surface parking will replace 307 of 340 existing student parking lot near Valley Terraces that will be displaced by Housing 3 consistent with the campus Long Range Development Plan. Safety lights are part of the project. The project will be funded from debt financing. Project completion is planned for 2008-09.

Campus Parking Lot I \$ 2,105,000
This project includes addition of parking spaces in 2-3 new lots near one another at the entrance to the campus near Lake and Bellevue Roads with a total of 481 new spaces consistent with the campus Long Range Development Plan. Safety lights are part of the project. The project will be funded from debt financing. Project completion is planned for 2009-10.

Child Care

Early Care and Education Center 3rd Party
This project, which is proposed for third-party development, will accommodate 125 infants, toddlers, and preschool aged children to serve primarily children of faculty, students and staff in 12,000 – 16,000 gsf. A small number of spaces will be available to members of the general community. The facility scope of work is planned to include indoor activity areas, toilets, mini-kitchen, active storage, reception/registration area, offices, teacher preparation room, utility/laundry/janitor's room, and research observation space. An outside play yard and drop-off/pick-up area will be provided. Project completion is anticipated during 2009-10.