



Non-State Capital Program

2004-2005 to 2008-2009

University of California
Office of the President
November 2004

University of California

Five-Year Non-State Capital Program Report 2004-05 to 2008-09

This report is to provide 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 sources over the next five years, from 2004-05 to 2008-09. In preparing this report at this time last year, we asked the campuses to take into account the current fiscal realities and enrollment uncertainties. Given the difficulties that the University faced in the budget for 2003-04, and in consultation with the campuses, it was decided that the 2003-04 to 2007-08 Five-Year Non-State Capital Program would not be published.

The Non-State Capital Program as presented in this report is based on the campuses' best estimates of non-State fund sources that will be available for defined capital projects over the next five years, including debt financing, campus resources, gifts, capital reserves, and federal funds. This summary of future non-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 non-State capital program over the next five years. 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. 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.

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 Non-State funded projects has been developed.
- A table that displays the list of projects that the campus expects to bring forward for approval between 2004-05 and 2008-09, followed by a summary of the total project costs and anticipated fund sources that will support the Non-State Capital Program.
- A brief narrative description of each capital project proposed for funding from non-State sources during the five-year period.

The table in this report for each campus includes both information about proposed projects and the construction program already underway that is funded from non-State sources. Each campus table includes a list of Non-State funded projects that have been previously approved (as of October 1, 2004) 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 2000-01 but also received approval for a funding augmentation in 2002-03; in this instance, the approval year would be shown as 2002-03.

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* – Amount of State funds associated *only* with 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.

The State capital funds displayed in the project tables include *only* the amount of State funds associated with projects that are jointly funded from both State and non-State sources, and do not include all projects included in the State-funded capital improvement program. The amount of State funding is displayed in brackets [], to distinguish it from non-State fund sources.

MERCED CAMPUS

2004-05 to 2008-09 Non-State Capital Program

MERCED CAMPUS

2004-05 to 2008-09 Non-State Capital Program

Development of UC Merced is part of the University's strategy to increase enrollment capacity, to provide access to students in the San Joaquin Valley, and to provide the benefits of a research university to Central Valley Californians. The campus already is making valuable contributions to the region as a powerful economic engine and a leader in environmental sustainability practices.

The Merced campus will open in Fall 2005 with a projection of 1,000 students, including approximately 900 undergraduates and 100 graduate students. Enrollment is scheduled to increase by 800 students per year thereafter, a necessary growth rate to maintain educational access to the Central Valley, which is projected to be the fastest growing region in California. Merced will fulfill an important role in providing access to a University of California education in a previously underserved region, ensuring the University maintains its commitment to access as specified in the Master Plan for Higher Education, and continuing the University's early successes to expand college participation in the Central Valley region.

The campus has integrated environmental stewardship into its ongoing planning for the design, construction and operation of the Merced campus. It is already a model for responsible and sustainable development in the Central Valley. All of the campus's buildings will be very energy efficient, and the campus will continue to provide leadership through workshops and seminars on sustainability and environmental stewardship, sharing and promoting its experiences.

Current campus development is part of a future long-range plan for a 2,000-acre site as identified in the campus LRDP. Eventual steady-state development will accommodate 25,000 FTE students. A total of 5,000 FTE students can be accommodated by 2010. In January 2002, The Regents approved the UC Merced Long Range Development Plan, and the campus Environmental Impact Report, and the acquisition of land for the proposed campus (1,240 acres) on the University Community footprint. Off campus utilities and infrastructure projects have been completed for water, sewer, natural gas, and data/telecommunications, and dual-feed electric service.

UC Merced's goal is to house 50 percent of students on campus. Program elements for recreation and wellness are expected to include an array of recreational and health related programs and activities for students, staff and faculty. Bicycle, pedestrian, and transit system improvements will be developed to minimize reliance on automobiles, although additional parking facilities will also be needed to accommodate campus growth.

Campus construction is well underway. The campus infrastructure is substantially complete with the Central Utility Plant and Telecommunications building occupied in late 2004. The first student housing units (603 beds) and dining commons are nearly complete. Three academic buildings are in construction – the Classroom and Office Building, the Library and Information Technology Center, and the Science and Engineering Building – and will be complete in 2005 and 2006. A Non State-funded Recreation and Wellness Center along with a State-funded Logistics and Support/Service Facilities project are in design with completion scheduled for 2006.

KEY TO THE TABLES

Project Lists.

- **Previously approved projects**, (as of October 1, 2004), 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** – Amount of State funds associated *only* with jointly funded State/non-State projects, consistent with the State capital program. State funds are listed in brackets [] to distinguish them from non-State sources.
- **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 Non-State Capital Program
2004-05 to 2008-09

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
AUXILIARY ENTERPRISES AND FEE-SUPPORTED FACILITIES											
<u>Student Housing/Dining</u>											
Dining Facilities Tenant Improvements		X				12,500 asf	N	2,800	Debt	02-03	05-06
Merced Garden Suites and Lakeview Dining Facilities		X				603 beds	N	28,235	Debt	02-03	05-06
Housing Phase 2		X				411 beds	N	21,000	Debt	04-05	07-08
Housing Phase 3		X				600 beds	N		3rd Party	06-07	08-09
Lakeview Dining Hall Addition		X				10,000 asf	N	5,542	Debt	06-07	08-09
<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
<u>Parking and Roads</u>											
Campus Parking Lots A, B, C		X				600 spaces	N	1,525	Debt	03-04	05-06
<u>Child Care</u>											
Early Care and Education Center		X				145 children	N	6,966	Equity	04-05	05-06

Total Merced Campus

Projects Approved Before 2004-05

Non-State Funds	43,800
State Funds	_____
Total	43,800

Projects in 2004-05 to 2008-09 Program

(excludes gift projects in italics)

Non-State Funds	33,508
State Funds	_____
Total	33,508

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 Non-State Capital Program
 2004-05 to 2008-09

2004-05 to 2008-09 Project Funding Summary
(\$000s)

Category	Debt	Equity	Federal	Gifts ⁽¹⁾	Capital Reserves	Category Total	State Funds
Education and General General Campus Health Sciences California Institutes Subtotal							
Infrastructure Development							
Auxiliary Enterprises and Fee-Supported Facilities	26,542	6,966				33,508	
Medical Center							
Non-State Funds	26,542	6,966				33,508	

⁽¹⁾ Funding summary for 2004-05 to 2008-09 program does not include potential gift-funded projects listed in italics in the project table.

MERCED CAMPUS
2004-05 to 2008-09 Non-State Capital Program

AUXILIARY ENTERPRISES and FEE-SUPPORTED FACILITIES

Student Housing/Dining

Dining Facilities Tenant Improvements **\$ 2,800,000**

This project will outfit and equip a total of 12,500 asf in the Dining Commons associated with the Merced Garden Apartments and Lakeview Dining project. The project, currently in working drawings, is funded from debt financing. Completion is anticipated in time for campus opening in Fall 2005.

Merced Garden Suites and Lakeview Dining Facilities **\$ 28,235,000**

Consistent with the UC Merced Long Range Housing Plan and Food Services Plan, this 122,509 asf project, which is under construction, provides a facility that includes 586 student revenue beds and 17 non-revenue beds for a total of 603 new beds. A combination of undergraduate and graduate students will be accommodated in suite configurations. In addition to residences, the project will provide associated community and support space, dining space, and a 340-stall surface parking lot. The 162 units will be arrayed in a combination of two and three-bedroom suites, plus a small number of studio apartments for residence life staff and graduate students. Common space will include laundry, study rooms, activity/game room, assembly room, reception/lobby area, mailroom, and Student Life office space. The dining facility includes a complete production kitchen, servery, dining area, convenience store, and coffee café for on-campus residents, commuting students, staff, and faculty. The project is funded from debt financing. Completion is anticipated in time for campus opening in Fall 2005.

Housing Phase 2 **\$ 21,000,000**

The Housing Phase 2 project will help address the projected housing demand that is expected to occur by Fall 2007. This project will include 411 new beds (400 student revenue beds) in units designed to accommodate lower division students - primarily freshmen, in suite style units with double occupancy bedrooms with shared study rooms and bathrooms. The project will also provide common space for group meetings, study, outdoor recreation, and small amount of office space for residential life, maintenance and custodial staff. Included will be surface parking for approximately one-half of its residents (215 spaces). The project will be funded from debt financing with completion anticipated in 2007-08.

Housing Phase 3 **3rd Party**

A third-party developer may construct this Phase 3 housing project, providing 600 bed spaces on a campus site near the Merced Garden Suites and Housing Phase 2. This project will likely include residence and support spaces similar to those in the first two housing projects. The campus may introduce apartments for graduate students and family housing as a part of this project, depending upon student demand. Completion is anticipated during 2008-09.

Lakeview Dining Hall Addition **\$ 5,542,000**

This 10,000 asf centralized, dining facility will be similar to the initial dining facility constructed as part of the Merced Garden Suites and Lakeview Dining project. It will be constructed adjacent to the initial dining hall and will accommodate 200-350 resident students. The project will also expand the convenience store constructed as a part of the Lakeview Dining project. The project will be funded through debt financing, and is planned for completion by Fall 2008.

Student Activities, Recreation, Athletics

Joseph Edward Gallo Recreation and Wellness Center **\$ 11,240,000**

This project, in the preliminary plans phase, involves construction of 24,985 asf with 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 funds (\$265,000), and gift funds (\$3,475,000). Completion is anticipated during 2006-07.

Parking and Roads

Campus Parking Lots A, B, C **\$ 1,525,000**

This project, in the preliminary plans phase, involves construction of three surface parking lots providing 600 parking spaces. The parking lots will help meet the need for faculty, staff and commuter student parking. Site grading is included in the State-funded Site Development and Infrastructure project. The project scope includes provision of finish grading, drainage, asphalt, striping, simple lighting, and landscaping. The project is funded from debt financing. Completion is anticipated in time for campus opening in Fall 2005.

Child Care

Early Care and Education Center **\$ 6,966,000**

The construction of an Early Care and Education Center would accommodate 145–175 infants, toddlers, and preschool aged children to serve primarily children of faculty, students and staff. A small number of spaces will be available to members of the general community, as the integrated program will accommodate special needs children. The scope of work includes indoor activity areas, toilets, mini-kitchen, active storage, reception/registration area, offices, teacher preparation room, utility/laundry/janitor's room, and a work/lunch/resource and training room. An outside play yard and drop-off/pick-up area will also be provided. The project site will be near the southwest corner of the campus and near the student housing. The project will be funded from campus non-State funds including: the Merced County Office of Education; the Merced County First Five Commission, and non-State funds available to the President. Completion is anticipated during 2005-06.