

Five-Year Capital Program Non-State and State Funds 2005-2006 to 2009-2010

Teaching

Research

Public Service



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University of California

Five-Year Capital Program Report 2005-06 to 2009-10

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, debt capacity constraints, and their assigned State capital funding targets.

The Non-State and State Capital Program presented in this report is the campuses' best estimate 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 may be expected to change to some degree by the time each project is formally presented for project and funding approval. Individual 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 2006-2007 Budget for State Capital Improvements, will be presented concurrently for approval at the November 2005 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 2005-06 and 2009-10, 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 separate document, 2006-2007 Budget for State Capital Improvements.

The table in this report for each campus includes 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, 2005) 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 2002-03 but also received approval for a funding augmentation in 2004-05; in this instance, the approval year would be shown as 2004-05.

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 successful in recent years acquiring gifts 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 – this second category of gift-funded projects is identified in *italics*. 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

2005-06 to 2009-10 Capital Program

MERCED CAMPUS 2005-06 to 2009-10 Capital Program

UC Merced opened in September 2005 as part of the University's strategy to increase enrollment capacity and to provide access to students in the San Joaquin Valley. Enrollment is scheduled to increase by 800 students per year, reaching 5,000 FTE by 2010-11 consistent with the campus Long Range Development Plan (LRPD). The campus currently offers nine undergraduate majors and graduate programs in five individual program areas within its three schools.

UC Merced's three initial schools – the School of Engineering, School of Natural Sciences, and School of Social Sciences, Humanities and Arts – offer both undergraduate and graduate degree programs. Undergraduate degree programs include: Bioengineering; Biological Sciences; Computer Science and Engineering; Earth Systems Science; Environmental Engineering; Human Biology; Management; Social and Cognitive Sciences; and World Cultures and History. Individual graduate programs include: Environmental Systems; Atomic and Molecular Science and Engineering; Quantitative and Systems Biology; Social and Cognitive Sciences; and World Cultures. Additional undergraduate and graduate degree programs are in development. The campus offers state-of-the-art library resources and laboratories to advance the quality of student education.

The first phase of campus development, spanning approximately 100 acres, includes three major academic buildings in addition to housing and dining facilities. The campus site is served by off-campus utilities that include, water, sewer, natural gas, data/telecommunications, and a dual-feed electric service. The major projects were all constructed to support the campus during its first year of operation, 2005-06.

Campus facilities, business services, and academic programs all incorporate principles of sustainability into the campus development and operations. UC Merced is already a model for responsible and sustainable development in the Central Valley. 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 student FTE.

A fundamental planning principle for the University is to develop the campus in accordance with its LRDP and to develop an adjacent University Community in partnership with the Virginia Smith Trust in accordance with the University Community Plan, which envisions close connections between the campus core and the an adjacent "town center" with compatible services and businesses. The town center will form the heart of the University community, including compact pedestrian-oriented development, infrastructure systems and transportation facilities shared between the campus and the community, and preservation of significant areas of open space and natural habitats.

UC Merced has an active concurrent enrollment program with nearby community colleges, and students from these programs are already working with UC Merced faculty. The campus accepted UC eligible community college transfer students upon opening.

KEY TO THE TABLES

Project Lists.

- **Previously approved projects**, (as of October 1, 2005), 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
2005-06 to 2009-10

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	[41,831]	State	06-07	09-10
								41,831	Total		
Science and Engineering Building 2	X		X				N	[44,900]	State	08-09	10-11
								44,900	Total		
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	28,671	Debt, Equity	04-05	05-06
Sierra Terraces Housing	X					412 beds	N	21,942	Debt	05-06	07-08
Valley Dining Commons Addition	X					10,000 asf	N	8,800	Debt	06-07	07-08
Housing Phase 3	X					600 beds	N		3rd Party	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
<i>Multipurpose Recreation Field</i>	X						N	1,500	Gifts	06-07	07-08
<u>Parking and Roads</u>											
Campus Parking Lots A, B, C	X					600 spaces	N	1,525	Debt	03-04	05-06

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
2005-06 to 2009-10

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
<u>Parking and Roads</u>											
Campus Parking Lot F		X				300 spaces	N	1,050	Debt	07-08	07-08
Campus Parking Lot G		X				500 spaces	N	1,838	Debt	08-09	08-09
Campus Parking Lot H		X				500 spaces	N	1,925	Debt	09-10	09-10
<u>Child Care</u>											
Early Care and Education Center		X				145 children	N	7,250	Equity, Gifts	05-06	07-08

Total Merced Campus

Projects Approved Before 2005-06

Non-State Funds	44,236
State Funds	_____
Total	44,236

Projects in 2005-06 to 2009-10 Program
(excludes gift projects in italics)

Non-State Funds	42,805
State Funds	[86,731]
Total	129,536

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
2005-06 to 2009-10

**2005-06 to 2009-10 Project Funding Summary
(\$000s)**

Category	Debt	Equity	Federal	Gifts ⁽¹⁾	Capital Reserves	Category Total	State Funds
Education and General							
General Campus							[86,731]
Health Sciences							
California Institutes							
Subtotal							<u>[86,731]</u>
Infrastructure Development							
Auxiliary Enterprises and Fee-Supported Facilities	35,555	1,250		6,000		42,805	
Medical Center							
Non-State Funds	35,555	1,250		6,000		42,805	

⁽¹⁾ Funding summary for 2005-06 to 2009-10 program does not include potential gift-funded projects listed in italics in the project table.

**MERCED CAMPUS
2005-06 to 2009-10 Capital Program**

EDUCATION and GENERAL - GENERAL CAMPUS

Social Sciences and Management Building **\$ 41,831,000**

See the 2006-2007 Budget for State Capital Improvements for details.

Science and Engineering Building 2 **\$ 44,900,000**

See the 2006-2007 Budget for State Capital Improvements for details.

AUXILIARY ENTERPRISES and FEE-SUPPORTED FACILITIES

Student Housing/Dining

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

This project includes the outfitting and installation of special equipment for the 12,500 asf dining commons associated with the Valley Terraces housing project (originally approved as the Merced Garden Suites and Lakeview Dining project). It is funded from debt financing. This project will be completed during 2005-06.

Merced Garden Suites and Lakeview Dining Facilities **\$ 28,671,000**

This 122,509 asf project, now known as "Valley Terraces," provides 586 student revenue beds and 17 non-revenue beds for a total of 603 built beds. The project accommodates primarily first year students in suite-style apartments. In addition to residential space, the project provides community and support space, a dining commons, and a 340-stall surface parking lot. Most of the 162 housing units are arrayed in a combination of two and three-bedroom suites with a small number of studio apartments available mainly for residence life staff and graduate students. Common space includes a 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, and dining area for on-campus resident students, commuting students, staff, and faculty. It is funded from debt financing (\$28,235,000) and campus non-State funds (\$436,000). This project will be completed during 2005-06.

Sierra Terraces Housing **\$ 21,942,000**

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 Dining Commons Addition **\$ 8,800,000**

This 10,000-asf addition to the existing Valley Dining Commons facility will provide expanded capacity for dining (up to 300 new seats), an expanded kitchen and associated equipment, and a new exterior patio area that will help accommodate the new seating. The project is necessary to help provide increased dining capacity associated with 400 new students in the Sierra Terraces housing project. This project will be funded from debt financing. Completion is expected during 2007-08.

Housing Phase 3 **3rd Party**

It is proposed that a third-party developer would construct this Phase 3 housing project, providing 600 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. Project completion is scheduled for 2008-09. Some additional dining capacity likely will be needed.

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.

Multipurpose Recreation Field **\$ 1,500,000**

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 proposed project site is located south of Scholars Lane and east of Mammoth Lakes Road, near Little Lake and future housing. Completion is planned for 2007-08.

Parking and Roads

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

This project constructed three surface parking lots providing 600 parking spaces for automobiles. 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. The parking lots are open, and the project is substantially complete, with final completion linked to completion of the Site Development and Infrastructure project anticipated during 2005-06.

Parking Lot F **\$ 1,050,000**

This new surface parking lot will be located near the campus core and will increase the total number of parking spaces on campus from 950 to 1,250 by providing an additional 300 parking 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 is planned for completion in 2007-08, to be funded using debt financing.

Parking Lot G **\$ 1,838,000**

This new surface parking lot would be located near the campus core and will provide an additional 500 parking spaces designated for students, staff, faculty, and visitors consistent with the campus Long Range Development Plan. The project will increase the total number of parking spaces on campus from 1,250 to 1,750. The project is planned for completion during 2008-09, to be funded using debt financing.

Parking Lot H **\$ 1,925,000**

This new surface parking lot would be located near the campus core and will provide an additional 500 parking spaces designated for students, staff, faculty, and visitors consistent with the campus Long Range Development Plan. The project will increase the total number of parking spaces from 1,750 to 2,250. The project is planned for completion during 2009-10, to be funded using debt financing.

Child Care

Early Care and Education Center **\$ 7,250,000**

Construction of an Early Care and Education Center will accommodate 125–150 infants, toddlers, and preschool-age 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 program will be designed to accommodate special-needs children. 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 would be provided. The project site is planned to be located near the southwest corner of campus, near student housing. The project will be funded from a combination of campus non-State funds, gifts, grants, and University Funds from the Office of the President. Project completion is anticipated during 2007-08.