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June 25, 2008

**CHAIRMAN OF THE BOARD
CHAIRMAN OF THE COMMITTEE ON GROUNDS AND BUILDINGS
PRESIDENT OF THE UNIVERSITY**

**ACTION UNDER INTERIM AUTHORITY - AMENDMENT OF THE BUDGET FOR
CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND
APPROVAL OF EXTERNAL FINANCING, PORTER COLLEGE SEISMIC AND
CAPITAL RENEWAL PHASE 1 AND HOUSE B ADDITION, SANTA CRUZ CAMPUS**

EXECUTIVE SUMMARY

Campus: Santa Cruz

Projects: Porter College Seismic and Capital Renewal Phase 1, including House B Addition

Proposed Action: Approval of budget augmentation of \$23,176,000 and increase in external financing of \$22,876,000 for the House B Addition

Total Cost \$81,838,000 to be funded from housing reserves (\$4,073,000) and external financing (\$77,765,000).

Previous Actions: **March 2008:** Amendment of the Budget for Capital Improvements and Approval of External Financing

Project Summary: The Regents approved the budget for the Santa Cruz campus' renovation and seismic upgrade of the Porter College Dining Common Building, the seismic upgrade and capital renewal of Porter College House B, and the site work serving the Porter College complex (Phase 1 project). This augmentation proposes the demolition and rebuilding of one floor and the construction of a new floor to residential House B enabling the addition of 120 net new bed spaces (House B Addition project).

- Issues:
- Budget augmentation of \$23,176,000 to be funded from external financing (\$22,876,000) and housing reserves (\$300,000) for the House B Addition project.
 - Maximizes efficiency of an existing major renovation to provide new on-campus housing.
 - The House B Addition would provide 120 net new bed spaces to address the urgent immediate demand for student housing.

RECOMMENDATION

It is recommended that:

- (1) The President amend the 2007-08 Budget for Capital Improvements and the Capital Improvement Program as follows:

From: Santa Cruz: Porter College Seismic and Capital Renewal Phase 1 - preliminary plans, working drawings, and construction - \$58,662,000 to be funded from housing reserves (\$3,773,000) and external financing (\$54,889,000).

To: Santa Cruz: Porter College Seismic and Capital Renewal Phase 1 and House B Addition - preliminary plans, working drawings, and construction - \$81,838,000 to be funded from housing reserves (\$4,073,000) and external financing (\$77,765,000).

Deletions shown by **strikeout**; additions by **underscore**

- (2) The President be authorized to obtain external financing not to exceed ~~\$54,889,000~~ \$77,765,000 to finance the Porter College Seismic and Capital Renewal Phase 1 and House B Addition projects, subject to the following conditions:
- a. Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
 - b. As long as the debt is outstanding, University of California Housing System fees for the Santa Cruz campus shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing.
 - c. The general credit of The Regents shall not be pledged.
- (3) The Officers of The Regents be authorized to execute all documents necessary in connection with the above.

A Key to the abbreviations and the project description are attached.

KEY

Capital Improvement Program Abbreviations

S	Studies
P	Preliminary Planning
W	Working Drawings
C	Construction
E	Equipment
-	State (no abbreviation)
F	Federal Funds
G	Gifts
HR	Hospital Reserve Funds
I	California Institute for Science and Innovation
LB	Bank Loans or Bonds (External Financing includes Garamendi, Bonds, Standby, Interim and Bank Loans)
LR	Regents' Loans (Internal Loans)
N	Reserves other than University Registration Fee (Housing and Parking Reserves)
R	University Registration Fee Reserves
U	Regents' Appropriations (President's funds, Educational Fund)
X	Campus Funds
CCCI	California Construction Cost Index
EPI	Equipment Price Index

Budgets for Capital Improvements and
 Capital Improvement Program
 Scheduled for
 Regents' Allocation, Loans, Income Reserves,
 University Registration Fee Reserves,
 Gift Funds and Miscellaneous Funds

Campus and Project Title (Total Cost)	<u>Approved</u>				<u>Proposed 2007-08</u>	
<u>Santa Cruz</u>						
Porter College Seismic and	P	\$897,000	N	P	\$494,000	LB
Capital Renewal Phase 1 and	W	\$1,876,000	N	W	\$1,435,000	LB
House B Addition	W	\$1,660,000	LB	C	\$20,947,000	LB
	C	\$53,229,000	LB	E	\$300,000	N
	E	\$1,000,000	N			
(\$81,838,000)						

DESCRIPTION

The Santa Cruz campus requests approval to augment the Porter College Seismic and Capital Renewal Phase 1 project, to include the House B Addition project. The proposed House B Addition budget would increase by \$23,176,000 and would provide an additional 120 new beds (117 revenue and 3 non-revenue) in singles and doubles. The House B Addition project would demolish and rebuild the existing fifth floor to increase from 90 to 104 beds and add a new sixth floor of 104 beds (total project scope is 34,170 ogsf and 23,364 asf, of which 18,715 ogsf and 12,802 asf are new construction). The proposed 208 beds would primarily house first-year students and residential advisors in furnished dormitory rooms. The additional funding would be \$22,876,000 from external financing and \$300,000 from housing reserves.

In March 2008, The Regents approved the preliminary plans, working drawings and construction of the Porter College Seismic and Capital Renewal Phase 1 project at \$58,662,000 with funding from the Santa Cruz campus' share of University of California Housing System (UCHS) Net Revenue Reserves (\$3,773,000) and external financing (\$54,889,000). The scope and budget of the initial (base) project remain unchanged from this prior approval.

The revised total project cost, including the House B Addition project, is \$81,838,000 and would be funded from the Santa Cruz campus' share of University of California Housing System (UCHS) Net Revenue Reserves (\$4,073,000) and external financing (\$77,765,000).

Background and Statement of Need

The UC Santa Cruz campus has experienced significant enrollment growth in recent years, and the student demand for housing on campus and in the local community has exceeded the supply of available housing. The increased demand stems from both campus enrollment growth and the impact of the housing market crisis of the last two years on the demand for rental living space.

On-campus housing is provided at each of the Santa Cruz campus' ten unique colleges. Undergraduate students are housed, ideally, at the college with the theme and focus most closely aligned with each student's programmatic interest. If that is accomplished, the college co-curricular activities, extracurricular student life, and core courses most fully support each student's academic achievement and success. In that way, on-campus housing increases the probability of a student's successful involvement in and transition to campus life.

The Santa Cruz campus guarantees housing to new freshmen and transfer undergraduates for two years. Regent Scholars, Educational Opportunity Program students and Smith Scholar (emancipated foster youth) students have a four-year housing guarantee. Current housing inventory is barely sufficient to meet the housing demand for students with guaranteed housing, and they are not always offered housing at the college of their first choice.

The campus has little capacity to meet the needs of students without housing guarantees; 626 non-guaranteed continuing students have reapplied for housing for the 2008-09 academic year and are currently on a waiting list. Projected future undergraduate enrollment growth further exacerbates the problem.

Occupancy rates have exceeded 100% of built capacity in the past several years. Fall 2006 occupancy figures were 102.2% of built capacity, and for fall 2007, that percentage grew to 103.2%. As the freshman class size has grown, so has the need for additional on-campus housing for those students who maintain a housing guarantee in their second year. Current housing inventory is available for more than 50 percent of the undergraduate population, but the demand for additional housing as evident by the number of waitlisted continuing students demonstrates a strong need for expansion.

The Santa Cruz housing market remains one of the least affordable in the country. Students who are unable to secure on-campus housing seek off-campus housing in a very competitive market, often sharing living accommodations with several other students in an effort to keep costs affordable. Off-campus market rates for new construction range from an average of \$1,500-\$1,800 a month for a one-bedroom apartment to \$1,975 - \$2,125 for a two-bedroom unit. On-campus amenities such as utilities, telephone costs, internet access, safety and security provided by professional staff and the convenience of being in close proximity to classes, the library and full meal services are not included in these off-campus rents.

The 2005 Long Range Development Plan (LRDP) establishes the goal of the campus providing the on-going capacity to house 50 percent of what is projected to be an increasing number of undergraduates on campus. The Santa Cruz campus' College and University Housing Services intends to address this requirement through multiple projects beginning in 2009-10, and the

proposed augmentation would enable the much-needed addition of 120 new beds available by fall 2009.

The Opportunity

The Santa Cruz campus has been seeking opportunities to increase on-campus housing on an ongoing basis in response to both the increased demand relative to enrollment increases and to community concerns regarding rental shortages and neighborhood traffic.

The Santa Cruz campus' College and University Housing Services has regularly performed major maintenance at one or two colleges each summer. Porter College was in the planned schedule for summer 2008. Pre-design studies found that there are more serious deficiencies (such as water penetration problems in exterior walls) than what could be addressed in a single summer maintenance schedule. As it was also determined previously that seismic upgrades were needed, a decision was made to address the necessary site work, major maintenance, dining hall renovation and seismic upgrades in a combined project. Since the seismic upgrades and corollary ADA work are extensive and would require taking housing buildings offline, the project was divided into two phases over two consecutive years, so that one dormitory would remain open each year.

The base project of seismic upgrades and capital renewal for Porter College Dining Common and Porter College House B was approved by The Regents at the March 2008 meeting (Porter College Seismic and Capital Renewal Phase 1 project). In April, the initial project scope was bid utilizing a construction manager (CM)-at-risk delivery method. Once the CM-at-risk was retained, and as the seismic upgrade and capital renewal design work proceeded, the potential for an additional floor of student bedrooms at the existing Porter College House B became apparent. The design team and construction manager prepared a feasibility study to evaluate structural, cost, and construction phasing implications of such an addition. The study concluded that reconfiguring the existing fifth floor and adding a new sixth floor similar to the fifth provided the opportunity to add 120 new bed spaces while keeping to the originally scheduled completion by fall quarter 2009.

Preliminary design studies, cost estimates, project schedules, and an augmentation budget have been completed, and CEQA requirements re-evaluated to ensure compliance. Adding scope within the existing schedule is challenging, but the general contractor on board has a proven track record on campus (three recent large projects) and has consistently delivered on-time and on-budget despite some extremely challenging circumstances.

Given the urgent demand for undergraduate housing at UCSC, the campus is proposing to amend the original Porter College Seismic and Capital Renewal Phase I project to include the House B Addition project to take advantage of the opportunity to add 120 new beds. Adding beds to an existing building preserves valuable campus land (no increase or change to the building footprint) and allows development without increasing impermeable surfaces. Due to water infiltration, the original project had already included reconstruction of the building's exterior skin, including window replacement, both of which increase the cost effectiveness of adding a floor at this time.

Overview of Housing Demand at UCSC

In the past four years, the University has added both permanent and temporary bed spaces in order to meet increased student housing demand. In fall 2004, new student apartments opened at Cowell College adding 182 bed spaces, Stevenson College adding 142 bed spaces, and Porter College adding 328 bed spaces. No new beds have been constructed since that time, and capacity adjustments have been accomplished by increasing density, converting lounge spaces, and converting administrative offices (housing and college) in residential buildings to residential use. Such capacity adjustments and “overflow” beds total 655 spaces in fall 2007 and 631 in fall 2008.

Table 1 shows projected undergraduate enrollment as compared to housing supply and demand. The percentage of undergraduates housed for 2007-08 is 48.9%, including temporary bedspaces, and the deficit continues to increase as projected enrollment growth exceeds new beds coming on line.

Table 1: Santa Cruz Campus, Undergraduate Student Housing Supply and Demand					
	<u>07-08</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>
Projected Undergraduate Enrollment ⁽¹⁾	14,475	14,865	15,255	15,630	15,905
Minimum Undergraduate Housing Demand ⁽²⁾	7,238	7,433	7,628	7,815	7,953
Existing Undergraduate Housing Inventory ⁽³⁾	6,499	6,499	6,499	6,499	6,251
Porter College House B (this proposed action)			120	120	120
Porter College House A (unapproved, future project)				159	159
East Campus Infill Housing (unapproved, future project)					400
Total Undergraduate Supply	6,499	6,499	6,619	6,778	6,930
Surplus/(Deficit)	(697)	(892)	(967)	(995)	(981)
Overflow and Other Capacity Adjustment	655	631	631	631	631
Deficit After Overflow Adjustments	(84)	(303)	(378)	(406)	(392)
⁽¹⁾ Reference: UCOP Budget Office 5-29-07 enrollment projections for capital planning purposes only (budgeted FTE including summer) ⁽²⁾ Reference: UCSC LRDP ⁽³⁾ Design Capacity (also referred to as Built Capacity) as of fall 2006; decline in 2011 due to end of lease of UCSC Inn.					

The proposed project presents an opportunity for the campus to provide critical student housing in the short-term in an already developed area of campus while allowing time for the campus to develop a series of up-coming housing projects. To further address the student demand and the LRDP goals for on-campus housing, it is anticipated that the Santa Cruz campus will return to The Regents with two future projects that would (1) add two floors to Porter College House A for an additional 159 beds, and (2) construct infill housing in the east campus with the goal of adding at least 400 beds in 2011-12.

Project Description

The requested augmentation for the House B Addition would allow the demolition and rebuilding of the existing fifth floor to expand from 90 beds to 104, and construction of an additional sixth floor, adding 104 new beds (34,170 ogsf and 23,364 asf, of which 18,715 ogsf and 12,802 asf are new construction). The 120 net new beds would be 117 revenue-generating bedspaces and 3 non-revenue beds. Table 2 shows the bedspace count for the original base project and the proposed bed count which includes the House B Addition bedspaces.

Table 2: Comparison of Room and Bedspace Counts for Original Base Project and Proposed Project										
	Original Base Project (March 2008)					Proposed Project (includes House B Addition)				
	Singles	Doubles	Triples	Quads	Total Beds	Singles	Doubles	Triples	Quads	Total Beds
Floor 1										
Rooms	1	9	0	0		0	10	0	0	
Beds	1	18	0	0	19	0	20	0	0	20
Floor 2										
Rooms	7	11	2	1		8	11	2	1	
Beds	7	22	6	4	39	8	22	6	4	40
Floor 3										
Rooms	17	35	3	0		17	35	3	0	
Beds	17	70	9	0	96	17	70	9	0	96
Floor 4										
Rooms	11	40	3	1		11	40	3	1	
Beds	11	80	9	4	104	11	80	9	4	104
Floor 5										
Rooms	24	28	2	1		8	45	2	0	
Beds	24	56	6	4	90	8	90	6	0	104
Floor 6										
Rooms						8	45	2	0	
Beds						8	90	6	0	104
TOTALS										
Rooms	60	123	10	3		52	186	12	2	
Beds ⁽¹⁾	60	246	30	12	348	52	372	36	8	468
⁽¹⁾ The design capacity for House B is 312 beds; the total of 348 includes overflow and capacity adjustments.										

In March 2008, The Regents approved the seismic and capital renewal project scope for Porter House B, Porter College Dining Common, and site work (Porter College Seismic and Capital Renewal Phase 1 project). The site work and Porter College Dining Common scope remain unchanged. The site work is scheduled to begin in June 2008 with completion of all aspects of the project by the end of August 2009.

Policy on Sustainable Practices

This project will comply with the *University of California Policy on Sustainable Practices*. As required by this policy, the project will adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements. Specific information regarding energy efficiency and sustainability will be provided when the project is presented for design approval.

The proposed project would strive for sustainable solutions wherever possible; specifically in building materials, paint, carpet, lighting, equipment, and furniture purchases. Adding 120 new beds to an existing building preserves valuable campus land and allows development without increasing impermeable surfaces. Reconstruction of the building's exterior skin will replace existing single-glazed windows with double-glazed and will add insulation throughout, resulting in a more thermally-efficient building envelope.

In November 2007, the Porter dining hall received Green Business Certification from the City of Santa Cruz for meeting required criteria in the areas of pollution prevention, energy and water conservation, solid waste reduction, code compliance, and employee awareness and training. In cooperation with the Santa Cruz community and consistent with the campus' sustainability goals, increasing on-campus housing reduces vehicular traffic on local streets, thereby reducing the campus carbon footprint.

CEQA Classification

The project is consistent with the campus' 1988 Long Range Development Plan and the 2005 LRDP. For purposes of compliance with the California Environmental Quality Act of 1970 (CEQA) and Amended University of California Procedures for Implementation of CEQA, the Porter College Seismic and Capital Renewal Phase 1 was determined to be categorically exempt. A notice of determination was filed with the State Clearinghouse on May 23, 2008. A review of the proposed House B Addition required the preparation of an Initial Study to determine if it may have a significant effect on the environment; on the basis of the Initial Study, a Mitigated Negative Declaration is proposed. The environmental documentation will be completed for consideration with project design review and approval. It is anticipated that the design of the House B Addition will be presented to the Committee on Grounds and Buildings at their July 2008 meeting.

Financial Feasibility

The total project cost of \$81,838,000 would be funded from housing reserves (\$4,073,000) and external financing (\$77,765,000).

Based on long-term debt of \$77,765,000 amortized over 30 years at 5.75 percent interest, the annual debt service is estimated at \$5,500,000. As long as the debt is outstanding, University of California Housing System (UCHS) fees for the Santa Cruz campus shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing. The external financing will be paid from specific revenue sources specified in the external financing documents; therefore, the general credit of The Regents will not be pledged.

With the inclusion of the House B Addition project to the original approved scope of work, the total project would not require on-campus room rates to be increased beyond what had been anticipated and planned for in the CUHS Ten-Year Financial Plan.

According to the UCSC Housing 10 Year Plan rate increase schedule, the 2009-10 (first year occupancy) Residence Hall room rates with a mandatory minimum 5-Day Meal Plan are estimated to be \$1,410/month (\$1,067 per month w/o meal plan) per bedspace for a Double Room and \$1,556 per month (\$1,213 per month w/o meal plan) per bedspace for a Single Room. When the cost of services generally not included in off-campus rental rates (valued at approximately \$170 per month) and meal plans are excluded, the resulting rates (\$897 per month for a double and \$1,043 per month for a single) are within the range of projected off-campus rental rates.

Table 3 summarizes possible rate increases through 2011-12, based on approved and proposed projects.

Table 3: Rate Increase Associated with Proposed Project and Planned Projects					
Year	Operating Increase ⁽¹⁾	Increase Associated With Approved Project Not Yet On-Line ⁽²⁾	Increase Associated with this Augmentation	Other Increases ⁽³⁾	Total Rate Increase
2007-08	4.00%				4.00%
2008-09	5.53%			1.47%	7.00%
2009-10	1.92%	4.47%	1.54%	0.07%	8.00%
2010-11	2.96%	0.78%	0.27%	3.99%	8.00%
2011-12	-1.86%	1.00%	0.34%	8.52%	8.00%

(1) In 2011-12, Operating Expenses decreased due to closing UCSC University Inn

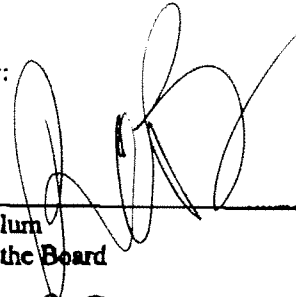
(2) Includes Cowell College Commons Seismic and Capital Renewal and the Porter College Seismic and Capital Renewal Phase 1 (base project)
 2009-10: Interest only payments
 2010-11: Interest only payments
 2011-12: First principal and interest payments

(3) Other Increases
 2008-09: Major maintenance
 2009-10: Major maintenance and Porter Capital Renewal Phase 2 (planned 159 beds)
 2010-11: Porter Capital Renewal Phase 2, East Campus Infill Housing (planned 400 beds), closing costs for UCSC University Inn, equity build-up
 2011-12: East Campus Infill Housing, equity build-up

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Action under interim authority is requested to allow the House B Addition project to proceed and meet a tight construction schedule.

Approved by:



Richard C. Blum
Chairman of the Board



Odessa P. Johnson
Vice Chair of the Committee on Grounds and Buildings

Mark G. Yudof
President of the University

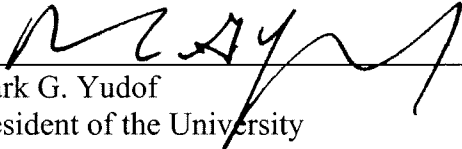
Attachments

Action under interim authority is requested to allow the House B Addition project to proceed and meet a tight construction schedule.

Approved by:

Richard C. Blum
Chairman of the Board

Joanne C. Kozberg
Chairman of the Committee on Grounds and Buildings



Mark G. Yudof
President of the University

Attachments

**PROJECT STATISTICS
PORTER COLLEGE SEISMIC AND CAPITAL RENEWAL PHASE 1
AND HOUSE B ADDITION
CAPITAL IMPROVEMENT BUDGET
SANTA CRUZ CAMPUS
CCCI 5536**

<u>Cost Category</u>	<u>Phase 1</u>	<u>House B Addition</u>	<u>Total Amount</u>	<u>% of Total</u>
Site Clearance ^(a)	\$ 805,000	\$ 1,255,000	\$ 2,060,000	2.6%
Building	39,229,000	15,045,000	54,274,000	67.4%
Exterior Utilities	1,065,000		1,065,000	1.3%
Site Development	2,311,000		2,311,000	2.9%
A/E Fees ^(b)	3,766,000	1,608,000	5,374,000	6.7%
Campus Administration	2,338,000	1,027,000	3,365,000	4.2%
Surveys, Tests	326,000	129,000	455,000	0.6%
Special Items ^(c)	3,481,000	1,382,000	4,863,000	6.0%
Contingency	4,341,000	2,430,000	6,771,000	8.4%
Total	\$ 57,662,000	\$ 22,876,000	\$ 80,538,000	100%
Groups 2 & 3 Equipment	1,000,000	300,000	1,300,000	
Total Project	\$ 58,662,000	\$ 23,176,000	\$ 81,838,000	

Statistics

	<u>Phase 1</u>	<u>House B Addition</u>	<u>Total</u>
Gross Square Feet (GSF) ^(d)	101,802	34,170	120,517
Assignable Square Feet (ASF) ^(d)	64,156	23,364	76,958
Ratio ASF/GSF (%)	63.0%	68.4%	63.9%
Building Cost/GSF ^(d)	\$385	\$440	\$450
Building Cost/Bed ^(e)	\$75,006	\$72,332	\$87,921

Comparable University Projects at CCCI 5536

Comparable projects are not provided due to the extreme difference in scope and existing building conditions between residential renovation and repair projects.

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- (a) House B Addition site clearance includes the demolition of the fifth floor including the concrete roof structure (the clay roof tiles are to be saved for reinstallation).
- (b) Campus administration includes project management and inspection.
- (c) Special items include environmental planning, permits and agency review, geotechnical and geology consultants, original site survey, independent seismic review, special roofing consultant, EH&S monitoring and testing, pre-design studies, food service consultant, CM at risk consultant, value engineering and constructability review, storm water prevention plan, waterproofing consultant, lighting consultant, acoustical consultant, commissioning consultant, elevator consultant, and thermal/energy modeling, totaling \$1,710,000, and interest during construction totaling \$3,153,000.
- (d) Gross square feet (GSF) is the total area, including usable area, stairways, and space occupied by the structure itself. Assignable square feet (ASF) is the net usable area.
- (e) Porter College Seismic and Capital Renewal Phase 1 has 348 beds, House B Addition has 208 beds, of which 120 are new beds. The cost per bed figures shown exclude construction cost for the Porter College Dining Common. Considering only Porter House B, the cost per bed of phase 1 (\$26,102,000/348 beds) is \$75,006; cost per bed of the Addition is \$72,332 (15,045,000/208), and the total project cost per bed is \$87,921 (81,838,000/468).

SUMMARY FINANCIAL FEASIBILITY ANALYSIS

Project Title: Porter College Seismic and Capital Renewal Phase 1 and House B Addition, Santa Cruz Campus

Total Estimated Project Cost: \$ 81,838,000

Proposed Source of Funding:

External Financing	\$ 77,765,000
UCHS Net Revenue Fund	\$ 4,073,000
Total	\$ 81,838,000

Projected Financing Terms:

Interest Rate: 5.75%
Term: 30 years

Estimated Average Annual Campus UCHS Revenue (2011-12) ⁽¹⁾

Estimated revenue associated with this augmentation (-8 single beds at 94.47% occupancy rate, \$1,815/mo. (w/5-day MP) x 9 months) ⁽²⁾ (128 double beds at 94.47% occupancy rate, \$1,645/mo. (w/5-day MP) x 9 months)	\$ 1,667,000
Revenue from Existing Facilities and Programs (including STIP)	\$102,770,000
Total Estimated Revenue	\$104,437,000

Estimated Average Annual Campus UCHS Operating Expenses (2011-12)

Annual Operating Expenses for this augmentation	\$ 421,000
Annual Operating Expenses for Existing Facilities	\$ 62,887,000
Total Annual Operating Expenses	\$ 63,308,000

Estimated Annual UCHS Net Revenues Available for Debt Service \$ 41,129,000

Estimated UCHS Debt Service (2011-12) ⁽¹⁾

Projected Debt Service for this augmentation	\$ 1,618,000
Projected Debt Service for Porter College Seismic & Capital Renewal Phase 1 (approved March 2008)	\$ 3,882,000
Projected Debt Service for Cowell College Commons Seismic & Capital Renewal (approved March 2008)	\$ 897,000
Debt Service for Existing Facilities	\$ 14,545,000
Total Debt Service	\$ 20,942,000

Debt Service Coverage 1.96x

UCHS System Information (2011-12)

Annual Net Revenue	\$367,696,000
Annual Loan Payments	\$250,909,000
Surplus for Major Maintenance	\$116,787,000
Debt Service Coverage	1.47x

⁽¹⁾ First full year of principal and interest

⁽²⁾ Includes meal plan (MP)