



2010-20 Capital Financial Plan



UNIVERSITY OF CALIFORNIA, MERCED

WE WELCOME YOUR COMMENTS

University of California, Merced
5200 N. Lake Road
Merced, California 95343

2010-20
Capital Financial Plan

UNIVERSITY OF CALIFORNIA, MERCED



UC Merced currently occupies 104 acres of an 815 acre site.

Aerial Image, 2009.

The remaining acreage cannot be developed without additional investment in site development and infrastructure.

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

UC Merced was sited in the midst of the San Joaquin Valley to enhance the value of the University of California to the entire State. This region was historically underserved by UC and is a microcosm of many of the world's most pressing problems, such as poverty, low educational levels, lack of access to health care, poor environmental air and water quality, high unemployment, and insufficient economic diversity. In the brief time since the campus was opened in 2005, UC Merced has tangibly benefited the region. The San Joaquin Valley college-going rate has increased, applications to the University of California (all campuses) have increased 51% (and admits have increased 47%) and the direct economic contribution of the campus to the region has reached nearly \$500 million.

Academic programs in engineering, natural sciences, social sciences, humanities and arts examine many of the region's problems. Research efforts focused on critical global issues as represented locally include hydrology, solar-power technologies, stem-cell biology, infectious disease, biodiversity and global climate change, air and water quality, population health, cognitive development, cultural change and conflict, and the study of economic and political institutions. Current organized initiatives include the Sierra Nevada Research Institute; the Center for Research in the Humanities and Arts; the Merced Energy Research Institute; and the Health Sciences Research Institute. Partnerships with other UC campuses and with



Since UC Merced opened, the San Joaquin Valley college rate has increased and applications to the UC system has risen 51%. More than 3,400 students were enrolled at UC Merced in Fall 2009, a 290% increase over 2005.

entities such as local schools and community organizations, Lawrence Livermore National Laboratory, Sequoia and Kings Canyon National Parks, and Yosemite National Park enhance education and research at UC Merced.

The diverse student population at UC Merced reflects the face of California and particularly the San Joaquin Valley. Over 3,400 students were enrolled for Fall 2009, a 290% increase over 2005, and the applications to the campus

increased substantially by 21% compared to the previous year. There is no ethnic majority – 33% of the undergraduates represent Asian groups, 32% are Hispanic, 22% White/Caucasian and over 7% are African-American. Fifty-five percent of UC Merced students are low-income and 53% are first-generation college students. The campus Long Range Enrollment Plan (LREP) assumes a projected total student enrollment of 7,466 FTE by 2015-16. It is anticipated the campus will continue

its growth, reaching the published LREP level of approximately 11,000 students by 2020-21. Full campus build-out will accommodate approximately 25,000 students.

The site chosen for the campus was essentially open range land, without infrastructure or amenities. Because most of the land lacked a Clean Water Act Section 404 permit from the Army Corps of Engineers, only 104 acres of the 815-acre campus could be developed. An investment was made to provide infrastructure that would enable development of approximately half of the initial acreage, to include water, sewer, gas, electricity, communications, storm-water management, bridges, lighting, roads and sidewalks. The 404 permit has since been obtained, but the remaining acreage cannot be developed without additional significant investment in site development and infrastructure. The most efficient and economical investment would provide basic infrastructure to accommodate clusters of buildings or phases of campus growth. Absent that funding, each new project will need to incorporate disproportionate costs to expand infrastructure access to each site. In addition to the site and infrastructure needs on campus, UC Merced has two additional substantial requirements, i.e., to provide for mitigation of wetlands impacts (a requirement of the Section 404 permit) and mitigation of traffic impacts through participation in the cost of new and expanded roadways.



If the campus continues to grow its student population in accordance with the published Long Range Enrollment Plan, new buildings and facilities will need to be constructed to accommodate the requisite faculty, staff and program growth.

UC Merced has already received recognition for its successes in sustainable development. Nearly all campus buildings have received or will receive LEED (Leadership in Energy and Environmental Design) Gold certification and the LRDP recently received the Governor's Environmental and Economic Leadership Award (GEELA). Energy consumption is 50% of that of standard buildings and water consumption is 40%, and we are targeting even lower levels. One recent initiative is the installation of a one-megawatt solar field that will provide 20% of campus annual energy consumption. Campus sustainability goals are ambitious, and will greatly mitigate negative environmental impacts, as well as reduce future operating costs of the buildings and grounds.

UC Merced is on a vibrant trajectory, for both educating students and conducting world-class research. If the campus continues to grow its student population in accordance with the approved LREP, many new buildings and facilities will need to be constructed to accommodate the requisite faculty, staff and program growth.

UC Merced will exceed 11,000 students by 2020-21 and employ nearly 575 faculty members. Currently, UC Merced has three academic buildings, one of which is the campus library that also houses administrative and student support functions. The other buildings include the Classroom and Office Building and the Science and Engineering Building. Many support functions are located off campus in leased facilities in Merced, Fresno and

Bakersfield. A fourth academic building, the Social Sciences and Management Building, is funded and under construction, scheduled for completion in 2011.

55% of UC Merced students are low-income and 53% are first-generation college students.

The next academic building that has been approved by the Regents is the Science and Engineering 2 Building; funding was anticipated from a 2010 General Obligation Bond that is now uncertain. That building is essential to accommodate faculty growth and student workload by providing space for teaching laboratories and faculty research. If funding becomes available in November 2010, the earliest the building can be occupied is Fall 2014. Interim space for faculty is required as well, and funding has been requested for an academic surge building and for renovation of off-campus space.

The 2010-20 Capital Financial Plan (Plan) presented herein describes the capital investment that will be required to support the campus' continued growth and evolving programs, including increasing the number of facilities in the first five years. The proposed Plan expresses campus priorities in the context of its academic vision and physical design framework for a new campus with increasing enrollments. The goal of the Plan is to build the essential facilities and infrastructure required to support the growth. Both traditional and new financing strategies will be required to fund the significant capital investment that is required for the campus to operate effectively and efficiently. The *Plan* is consistent with the campus Long Range Enrollment Plan (LREP), the campus Long Range Development Plan (LRDP) and the campus Physical Design Framework (Framework).



PROGRAM SUMMARY

PROGRAM SUMMARY

With an estimated total value of \$1.129 billion, UC Merced's capital improvement program is proposed to be funded with a combination of non-State resources totaling \$488 million (43%) and State resources totaling \$641 million (57%). Non-State resources include \$435 million (38% of total program) of external financing, \$19 million (2% of total program) of anticipated gift and grant funds, and \$34 million (3% of total program) of campus funds and other University resources.

The program includes nine academic buildings, including equipment for the Social Sciences and Management Building (under construction now), and two academic renovations. It also contains ten student support buildings and outdoor facilities, including a housing complex currently under construction. Finally, it incorporates administrative, campus support and parking facilities.

Listed by function:

- \$520 million (46%) is expected to be spent on instruction and research projects;
- \$132 million (12%) for housing;
- \$104 million (9%) for student-fee-funded projects;
- \$145 million (13%) for infrastructure projects;
- \$10 million (1%) for parking projects; and
- \$219 million (19%) for various other types of facilities, such as dedicated research and administrative facilities.

Listed by improvement type:

- \$953 million (84%) is expected to be spent on new facilities;
- \$31 million (3%) on building renovations; and
- \$145 million (13%) on infrastructure renewal or development projects.

The campus' *Plan* was developed based on a number of funding assumptions. The capital needs are based on the approved Long Range Enrollment Plan for UC Merced that estimates a total enrollment of approximately 11,000 FTE students by 2020-21.

For the ten-year period 2010-2020, the Merced campus has assumed a total State support of approximately \$641 million, or approximately \$64 million per year, which is necessary to support the campus LREP; \$258 million of this total is planned for the first five years of the ten-year planning period. This assumes that the capital funding methodology will be updated to tie resource allocation more directly to campus need.

The feasibility of external financing was based on existing system-accepted business models for auxiliaries, education and general debt, and plant operations. Federal funds include anticipated grant awards. Other federal funding, campus discretionary funds and gift funds are expected to increase significantly after 2020 as campus workload increases, research programs mature and a significant alumni base develops.



UC MERCED OVERVIEW

History of UC Merced

UC Merced Today

HISTORY OF UC MERCED

UC Merced opened in September 2005 as the tenth campus in the University of California system, with a special mission to increase college-going rates among students in the San Joaquin Valley, which is historically an underserved area. UC Merced is already helping in a significant way to increase educational attainment and promote economic growth and diversification in the region.

Both the United Nations and UNESCO have defined an overlapping series of major issues that affect the world community and present some of the most serious problems that the global community must address. The common issues that have been identified (health, poverty, education, environmental and cultural sustainability) are a clear reflection of the most pressing needs that California must address in order to maintain its preeminence in the country and the world. These issues are most visible and acute in the San Joaquin Valley with its diverse population, narrow economic base, low levels of educational attainment and abundant health care issues. All of these were and are enduring factors that catalyzed the placement of the tenth UC campus with the hope that the future will be better than the past.

The San Joaquin Valley represents a unique opportunity for the University to explore innovation with respect to educational partnerships and new interdisciplinary academic programs organized around contemporary themes, such as: environmental

sustainability; human health; cognitive science and intelligent systems; culture, community and identity; and dynamics of social and economic progress. Future efforts include the development of new academic initiatives responsive to these themes.

The campus was sited on land that was undeveloped and devoid of basic infrastructure and urban services, several miles from the City of Merced. Until a Clean Water Act Section 404 permit could be obtained from the U.S. Army Corps of Engineers, development was confined to 104 acres. This first phase of campus physical development includes space inventory of approximately 578,000 assignable square feet (ASF), comprised primarily of instruction and research space and student housing and recreation/support space. Instruction and research space includes teaching and research laboratories and laboratory support space, and other academic support space necessary for the success of academic programs and students. To accommodate some administrative, research and informal teaching needs, the campus is purchasing or leases off-campus space in Merced, Atwater, Fresno, Modesto and Bakersfield.

In May 2009, the campus received the Section 404 permit from the U.S. Army Corps of Engineers for the full development of the campus and the adjacent University Community that is intended to accommodate the growth associated with campus expansion. The revised campus layout will total 815 acres. The University Community North, owned jointly



Campus construction and the Sierra Nevada, 2004.

by the University and the Virginia Smith Trust (approximately 1,100 acres), is situated directly south of the campus.

Because of the lack of basic infrastructure throughout the campus footprint, such as sewer, water and roads, construction projects incur significant additional costs associated with infrastructure provision and will continue to do so unless these needs can be met in a more efficient and economical manner.

Academic programs at UC Merced are evolving. Academic programs include an array of research areas that reflect many of the complex issues facing society, the State and the region. Emphasis is placed on achieving academic excellence through the creation of interdisciplinary programs. Campus academic programs will build on the diversity of the region and campus community to provide critical linkages to the global community that will become the workplace for graduating students. The campus will create and sustain a robust relationship with the region to promote economic development and to engage the university in the community.

To date UC Merced has contributed nearly \$500 million in direct economic value to the San Joaquin Valley (\$980 million to the State) since the beginning of operations in July 2000.

UC MERCED TODAY

The campus Strategic Academic Vision identifies priority academic programs that will serve the University system, State and nation. The faculty in engineering, natural sciences, social sciences, humanities and arts are actively engaged in a variety of interdisciplinary research programs.

Notable areas of faculty expertise include hydrology, solar-power technologies, stem-cell biology, infectious disease, biodiversity and global climate change, air and water quality, population health, cognitive development, cultural change and conflict, and the study of economic and political institutions.

Current organized initiatives include the Sierra Nevada Research Institute; the Center for Research in the Humanities and Arts; the Merced Energy Research Institute; and the Health Sciences Research Institute. Partnerships with other UC campuses and with entities such as local schools and community organizations, Lawrence Livermore National Laboratory, Sequoia and Kings Canyon National Parks, and Yosemite National Park enhance education and research at UC Merced.

As a new campus, UC Merced has served as a leader in sustainable planning and environmental design. In constructing the campus, UC Merced committed to green building practices by requiring certification of all new buildings at a level of LEED Silver, using the U.S. Green Building Council's LEED



The guiding principles in the Strategic Academic Vision call for UC Merced to replicate the University of California's renowned standards of excellence in research and education.

program. Beginning in 2009, the campus strengthened its commitment to sustainability by requiring that all new buildings be designed at a minimum certification level of LEED Gold. The campus LRDP continues the commitment to plan, design, build and operate UC Merced at these high levels of sustainability. As a result of the sustainable designs thus far, the campus is already reaping benefits of 50% lower utility costs compared to those for standard buildings.

If the campus is to grow in a manner consistent with the LRDP, the site development and infrastructure needs for the new campus and new instruction and research facilities will require significant investment from both State and non-State capital resources.

Increased campus circulation and infrastructure are essential to planned campus growth, as the campus expands to acreage that is currently undeveloped. Expansion of the Central Plant

and distribution of underground utilities will be needed to support higher enrollments and to serve future campus development.

The undeveloped areas of the campus will require site improvements to address issues such as surface topography and drainage. New bridges, roadways, lighting, parking lots, landscaping, and bicycle and pedestrian pathways will be needed to serve the new areas of the campus.

Future campus capital program elements will provide additional space associated with increasing enrollments and campus growth to support academic programs, student housing, dining, recreation, student programming, parking, public safety and early education and child care. It is expected that future phases of campus development will include the introduction of professional schools and the health sciences, including a future School of Management.

As the newest member of the UC system, UC Merced has a responsibility to extend and enhance the University of California's legacy of academic excellence by developing the nation's first 21st century research university educational experience, one that is uniquely tailored to the needs, aspirations and backgrounds of a diverse student body. The guiding principles in the Strategic Academic Vision call for UC Merced to replicate the University of California's renowned standards of excellence in research and education to create a student-centered research university that will:



First Lady Michelle Obama on Commencement Day for the first four-year graduating class, May 2009.

- Provide interdisciplinary solutions to society's most pressing problems through its research and education programs.
- Engage in and commit to the success of students through excellent educational offerings that provide the basis for critical analysis and life-long learning.
- Build on the diversity of the San Joaquin Valley and the campus community to provide critical linkages to the global community that will provide the workplace for our graduates.
- Develop cutting-edge professional schools that meet the research and educational needs of the State and the region.
- Create a robust relationship with the region to promote economic development and to engage the university in the community.
- Incorporate environmental, economic and social sustainability throughout teaching, research and public-service programs, as well as in the development and ongoing operations of the campus.

IV PLANNING CONTEXT

Strategic Academic Vision

Long Range Enrollment Plan

Long Range Development Plan

Physical Design Framework

Sustainability

Infrastructure

Capital Planning Process

Near-Term Funding Strategies and Needs

STRATEGIC ACADEMIC VISION

With the opening of the tenth campus of the University of California in Merced, the lens of knowledge creation has been focused on the San Joaquin Valley, an area of California that has had chronically low educational attainment, low college-going rates and a paltry investment in basic research and development that has stymied economic growth and diversification. As UC Merced grows in size and stature it will serve as a catalyst for the increased educational attainment needed to bolster economic and community development, in a region of the State that will have an ever-increasing impact on the future of California and the world.

UC Merced's three existing schools offer both undergraduate and graduate degree programs. Faculty members have been drawn from all over the world, and currently offer eighteen undergraduate majors. The most highly enrolled undergraduate majors at the Merced campus, as of Fall 2009, are:

- Biological Sciences (24%)
- Psychology (12%)
- Management (6%)
- Mechanical Engineering (6%)
- Political Science (5%)

Primarily as a result of resource limitations related to new faculty recruitments (constraints related to the number of new faculty lines available, and the ability to provide sufficient space for additional faculty), it is likely that UC Merced will need to evaluate capping or

otherwise limiting some undergraduate majors, beginning with the Biological Sciences. Partly in response to these resource constraints, the campus has begun to allocate a higher proportion of new faculty lines to the social sciences, humanities and arts (disciplines with lesser demands for research space). As a result of this shift, the expectation is that the distribution of campus majors will more closely align with that of other UC campuses, with an increased proportion of undergraduate students enrolled in majors within the School of Social Sciences, Humanities and Arts.

Academic planning conducted in the university's three founding schools -- the School of Social Sciences, Humanities and Arts; the School of Engineering; and the School of Natural Sciences -- has been and will continue to be an integral part of UC Merced's development. As with the instructional programs, UC Merced's research institutes will foster collaboration across disciplinary areas. The relationship between environmental science and environmental policy is one example.

Additionally, the campus uses a consultative process to guide development in the decades ahead. The Strategic Academic Vision (SAV) builds on traditional areas of excellence in basic research across an array of disciplines, as well as broad-based learning at the undergraduate, graduate and professional levels. Academic program development relies on collaboration across strong core disciplines. The SAV identifies five research themes that will provide focus and context for the university's research

initiatives and establish the foundation upon which its institutes, centers and professional schools can be built.

These five themes are:

Environmental Sustainability

The goal will be to build an integrated research and educational program on ecological systems, energy, water, and other natural resources, climate change, and security threats associated with global change that will help build a sustainable environment.

Human Health

The goal will be to develop a strong health and wellness focus that permeates campus life through research, education and outreach at the undergraduate, graduate and professional school levels.

Cognitive Science and Intelligent Systems Interdisciplinary Inquiry in Minds, Machines and Management

The goal will be to build internationally renowned, multidisciplinary expertise in the cognitive and information sciences and management that leverages UC Merced's expertise in the natural and applied sciences, humanities and arts.

Community, Culture and Identity

The goal will be to develop a comprehensive inter- and cross-disciplinary program that places humanities in dialogue with the social contexts which shape history and culture.

Dynamics of Social and Economic Progress

The goal will be to build a world-class research and educational program that utilizes cutting-edge social science to better understand the dynamics of social and economic progress.

Experience to date indicates that most UC Merced students are strongly drawn to the professions, particularly the natural sciences and engineering. These majors are attractive to students as they evaluate their future careers in terms of prestige, earning potential and esteem within their communities. A large number of UC Merced students will change their majors during their undergraduate years; the campus provides academic guidance to help ensure that students graduate and become successful.



UC Merced's three existing schools offer both undergraduate and graduate degree programs. Faculty members have been drawn from all over the world, and currently offer eighteen undergraduate majors.

LONG RANGE ENROLLMENT PLAN

UC Merced's Fall 2009 student enrollment totaled 3,414 Full Time Equivalents (FTE), an increase of 26% over Fall 2008 (2,718) and 290% over the campus's first year (875 in Fall 2005). A total of 224 graduate students are enrolled as of Fall 2009, 87% of whom are pursuing doctoral degrees.

A record number of freshman and transfer students have applied to UC Merced for Fall 2010. The campus received more than 12,000 applications, 21% higher than the previous year. Freshman applications totaled 10,594, up 17% from 9,034 in 2009, while transfer applications rose 50% to 1,772 from 1,185 the prior year. The number of freshman applications alone exceeds the total number of freshman and transfer applications combined for 2009. Since the university opened in the fall of 2005, applications have increased 39%.

Some the key characteristics for UC Merced's student profile are listed below.

Student Geographic Origins Span the State

The San Joaquin Valley contributes the largest percentage of undergraduates at UC Merced (32%). Another 29% come from the San Francisco Bay Area and 28% from Southern California.

Student Diversity

At UC Merced, there is no ethnic majority. Approximately 33% of the undergraduates are Asian; 32% are Hispanic; 22% are White/Caucasian; and over 7% are African-American. Student Research Experience

More than two-thirds of UC Merced's seniors reported that they assisted faculty with research or creative activity.

Growing Number of Students

The five-county Fresno region had the highest percentage increase in freshman (5.6%) and transfer (31.6%) applications to the UC system of all regions, demonstrating UC Merced's significant role in expanding access to the UC system for students statewide and increasing college-going rates among students in the San Joaquin Valley. Since Fall 2004, the year prior to UC Merced's opening, applications to UC campuses from Central Valley residents have increased 51% and admissions have risen 47%.

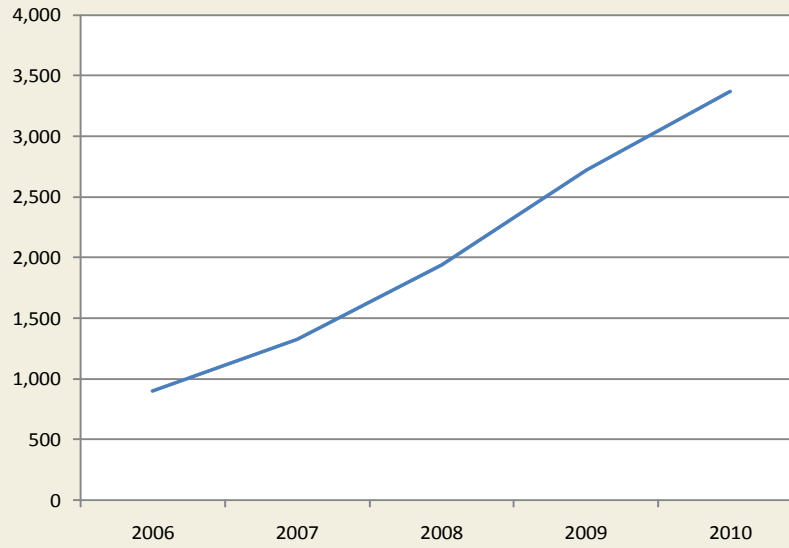
Serving Low-Income Students

More than half of UC Merced's freshman applicants (54.8%) come from families that meet the State's definition of low-income family, and 53.2% are first-generation college students. Both percentages are the highest for any campus in the UC system.

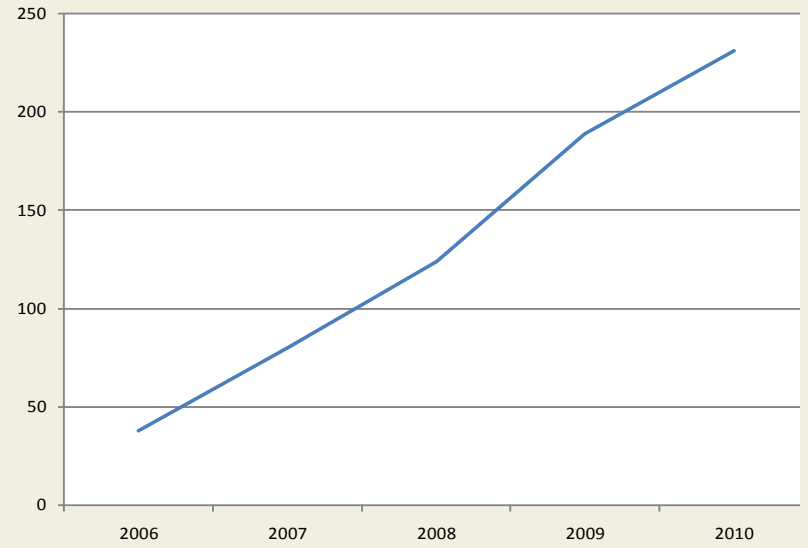
UC Merced's *Plan* is based on a number of assumptions. The campus Long Range Enrollment Plan assumes a projected total student enrollment of 7,466 FTE by 2015-16. It is anticipated the campus will continue its growth, reaching the published LRDP and LREP levels of approximately 11,000 students by 2020-21. The campus continues to be on course to meet the enrollment goals. Ultimately, the campus's LRDP projects 25,000 student FTE at full build-out.

This planning horizon is flexible enough to extend the *Plan's* usefulness to the University, the State, and the local community in the event that public policy or other factors dictate increased student access to the University of California or additional capacity to conduct research beyond the horizon year established in current enrollment plans.

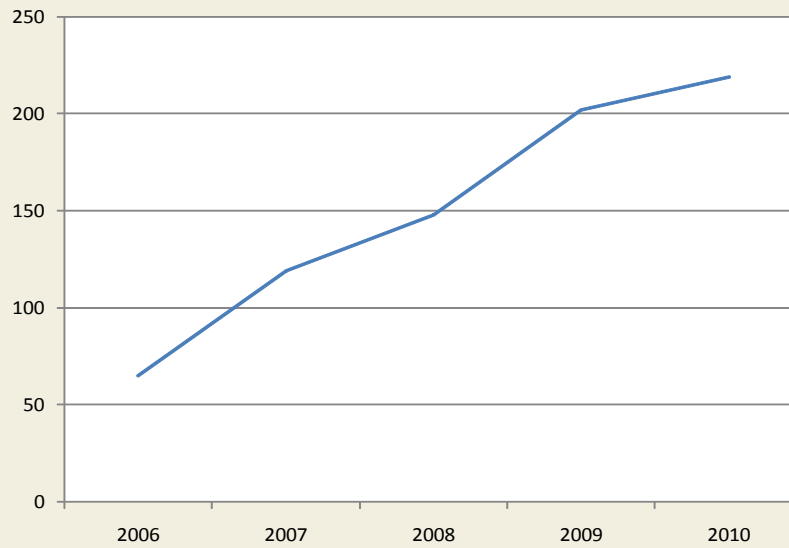
STUDENT (FTE), UC MERCED



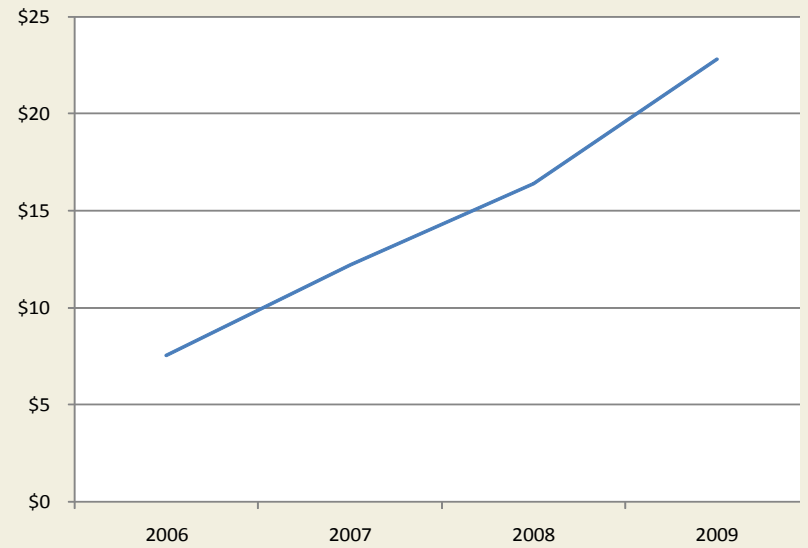
NUMBER OF GRADUATE STUDENTS, UC MERCED



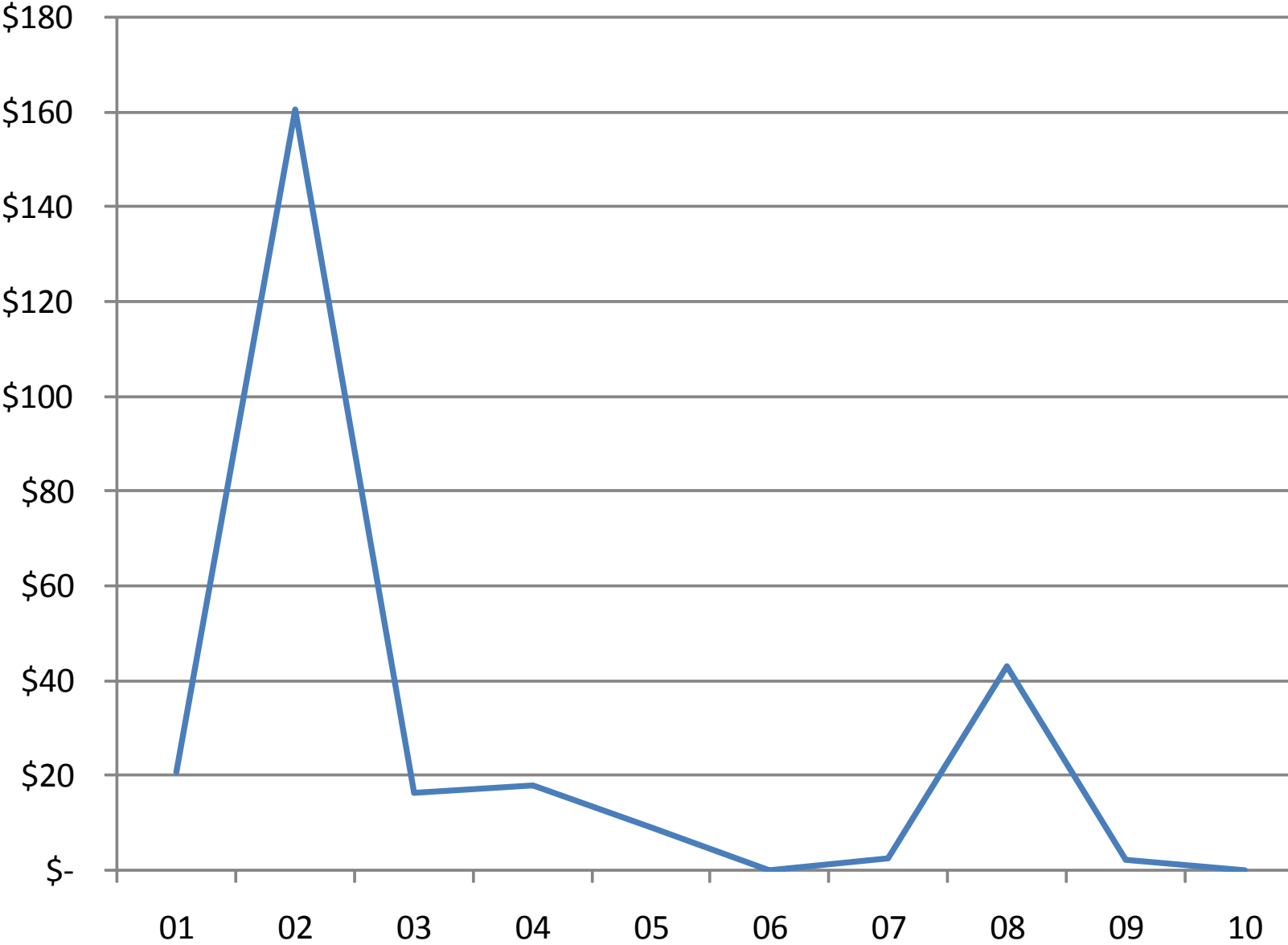
FACULTY HEADCOUNT, UC MERCED



RESEARCH AWARDS (IN MILLIONS), UC MERCED



STATE CAPITAL INVESTMENT (IN MILLIONS), UC MERCED



2009 LONG RANGE DEVELOPMENT PLAN

The LRDP approved by the Regents is a guide for future land use patterns and development of the UC Merced campus. The LRDP is based on the emerging Academic Plan for the UC Merced campus. The LRDP identifies the policies and physical development needed to achieve the University's academic goals for the established time horizon and specified enrollment level. The principles and vision of the LRDP provide a guide for campus planners, faculty and administrators over the next generation. However, UC Merced's academic goals, the availability of resources, and evolving priorities will drive the implementation of the 2009 LRDP.



Every building at UC Merced is LEED certified, with most certified Gold.

PHYSICAL DESIGN FRAMEWORK

UC Merced's Physical Design Framework (Framework) describes a vision for creating a campus physical environment consistent with the LRDP and that supports the academic research and service mission of the Merced campus. The LRDP, approved by The Regents in March 2009, sets forth the overall land-use plan for development of the 815-acre campus through full development. The environmental effects of development under the LRDP were evaluated in the LRDP Environmental Impact Report (EIR).

The Framework establishes the planning and design criteria the campus will use to develop and evaluate proposed projects. Based upon the core planning principles defined in the LRDP, it sets the regional context of the campus; articulates the design vision; establishes district and neighborhood building types; provides both general and specific design guidelines; and delineates the structure and sequence of the design review and approval process. The Framework will be employed by administrators, campus planners, architects and others to guide the integration of these goals into all projects as the campus grows.

The Framework describes the approach for development of buildings, infrastructure and landscape on the campus within the context of the land use objectives contained in the LRDP. It describes the physical design standards, which will fulfill the campus' architectural vision of a vibrant, urban atmosphere set

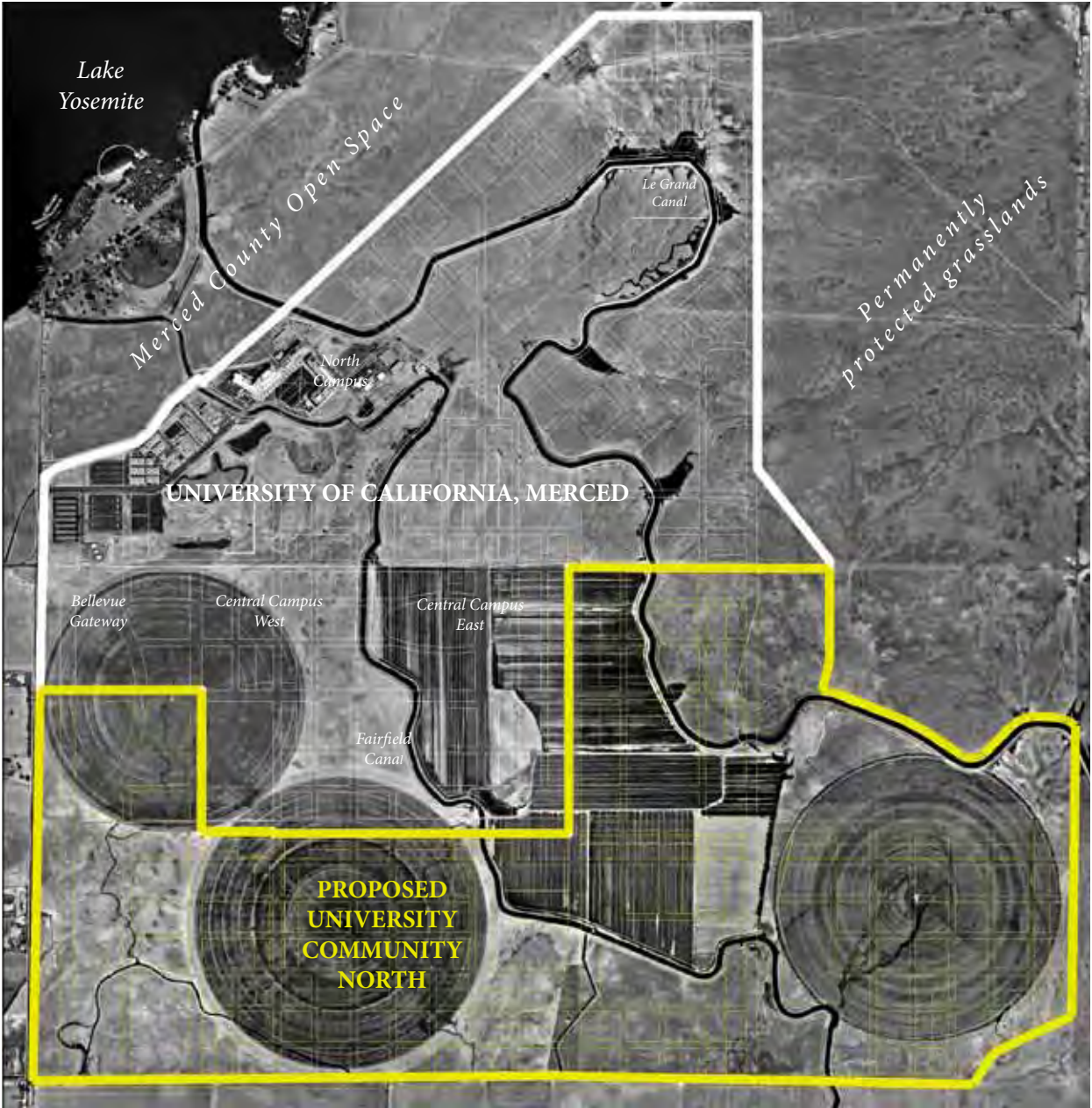
within, and connected to, a natural, rural setting. The standards and building typologies highlighted in the Framework will provide the foundation for a campus identity that reflects the best town-building traditions of the San Joaquin Valley and incorporates the latest innovations in sustainable community planning, architecture and landscape design.

The LRDP provides an overarching framework for land-use, circulation, infrastructure and campus services planning. The Framework addresses these same topics at the district and project level, providing specific direction for site, infrastructure, circulation, and open-space planning, and architectural, engineering and landscape design. The Framework is supported by LRDP land-use planning principles, as well as district and neighborhood urban-design guidelines and landscape standards presently under development by the campus.

The Framework does not change the land-use plan or alter the projected square footage estimated to meet the demands of the projected campus population and institutional objectives of the campus as analyzed in the LRDP EIR. Acceptance of the Framework does not relieve the campus from complying with the California Environmental Quality Act (CEQA) for individual projects. Participation in the pilot program changes only the decision-making level (i.e., from Regents to Chancellor) for selective project approvals.



The 2009 LRDP and the Physical Design Framework provide guidance for projects within the Academic Core (AC), the Student Neighborhoods (SN), and the Gateway District (G) for research and development on the west.



SUSTAINABILITY

UC Merced is a leader in sustainable planning and environmental design. In October 2009, Governor Arnold Schwarzenegger announced that UC Merced had been awarded one of California's highest and most prestigious environmental honors — the Governor's Environmental and Economic Leadership Award (GEELA). UC Merced earned the award in the comprehensive land-use planning category for the campus' LRDP.

At its inception, UC Merced made the commitment that all newly constructed buildings meet a minimum of LEED Silver certification, as defined by the U.S. Green Building Council. LEED has become one of the key industry standards by which environmental performance is measured. To date, six campus buildings have received LEED Gold certification, with five more anticipating the same, and one project has received a Silver certification. Over 90% of the campus' first dozen buildings will have significantly exceeded their environmental design goals.

UC Merced has set itself apart from other programs and institutions by setting design and performance targets that go beyond current regulations and evaluation systems, seeking to innovate and integrate both passive and active building and campus-wide systems into a whole that is greater than the sum of its parts. The evidence for the long-term benefits of this approach is demonstrated in UC Merced's exceeding most facility and systems goals it has set by a significant margin.



The approved design for Science & Engineering 2 incorporates features that reduce water usage, lowers energy demand and incorporate solar energy.

The campus has also set ambitious targets for reduced water consumption and the use of non-potable water for irrigation and other appropriate uses. Currently, buildings consume 40% less water than typical construction, and the campus is implementing a strategy to employ non-potable water to meet 50% of its present needs. Long term, the campus seeks to achieve water neutrality within its semi-arid environmental context.

The campus is committed to developing knowledge and teaching skills, which will advance social, economic and ecological sustainability and educate the world's thought leaders in sustainability.

The Framework builds on UC Merced's commitment to sustainability by:

- Integrating natural and built systems to minimize the use of energy and water
- Establishing a pedestrian-friendly development pattern that reduces the need for vehicles
- Encouraging architects and planners to incorporate innovative practices, materials and design
- Using architectural design to celebrate the unique cultural, historical and environmental context of the San Joaquin Valley
- Acting as a regional and global model for sustainable development

To accomplish these goals, the Framework encourages the adoption of project choices that respond to climate, energy use, multi-modal transportation and renewable energy potential.

INFRASTRUCTURE

Utilities and infrastructure improvements phased over the next ten years are vital to the ability of UC Merced to meet its academic objectives. While building efficiencies enable the campus to use less energy than typical university buildings, as a “green-field” campus being developed on open range land, expansion of the UC Merced campus beyond its current capacity requires significant investment in infrastructure and site development to extend basic services, such as utilities, roads and campus communications systems, and prepare future sites for development, while managing storm water and other environmental factors at a campus-wide scale. One of the objectives of the Plan is to extend utilities strategically to accommodate State- and non-State- funded buildings in Bellevue Gateway and Central Campus West.

Phasing of campus development in the LRDP pays close attention to minimizing early infrastructure costs of site development by focusing most development west of the Fairfield Canal, and tying easterly development to existing power and communications links to the photovoltaic solar array. Interim facilities that would develop east of the Fairfield Canal may be developed “off the grid” for the provision of water, sanitary and other basic urban services. This approach will allow the campus to test innovative or experimental systems that can inform future campus development.

There will be additional costs associated with wetlands mitigation, restoration and endowments in support of the campus Federal 404 Permit and for off-campus site traffic improvements consistent with the campus EIR/LRDP.



UC Merced's 1 MW solar array.

CAPITAL PLANNING PROCESS

The capital planning process at UC Merced integrates academic planning with physical and fiscal planning. The Office of the Vice Chancellor for Administration manages the capital planning process at UC Merced, primarily through four key units: Capital Planning and Space Management (CPSM); Physical Planning, Design & Construction (PPDC); Facilities Management (FM); and Environmental, Health and Safety (EHS).

The process includes consideration and management of a variety of capital-related matters, including space planning, detailed project programming, site selection of buildings, land-use considerations, architectural design, construction and outfitting, and building occupancy for structures renovated or constructed in support of the mission of the University. Project scope typically includes new construction, renovation of existing facilities, infrastructure/utilities improvements, acquisition of capital equipment, or life-safety related projects.

The Chancellor has established the Campus Physical Planning Committee (CPPC) comprised of faculty, deans, staff, administrators and students. The charge of the CPPC is to identify the space and capital needs of the campus, discuss and review specific projects that could meet those needs, and recommend a priority list of projects for inclusion in the State Capital Improvement Program. The committee is co-chaired by the

Executive Vice Chancellor/Provost and the Vice Chancellor for Administration.

Site selection for buildings and facilities is consistent with the LRDP and approved by the CPPC. Land-use designations are intended to be flexible, while optimizing synergistic relationships among campus programs. The campus uses locally developed Architectural and Landscape Design Guidelines to ensure integrity, compatibility and coherence of campus design. These guidelines are reviewed by the CPPC and updated periodically. The following information describes the campus committees established to guide the physical and capital planning processes.

Campus Physical Planning Committee (CPPC)

The CPPC advises on site selection, land use, and capital improvement plan projects and priorities by making recommendations to the Chancellor.

Campus Design Review Committee (CDRC)

The CDRC advises the Chancellor and Campus Architect on urban, architectural, landscape and sustainable design matters.

Chancellor's Advisory Committee on Environmental Sustainability (CACES)

The CACES advises the Chancellor on all matters of sustainable design, development, management and operation of campus facilities, and advocates for programs and

initiatives that continuously improve campus performance on matters of sustainability.

Campus Technical Advisory Committee (CTAC)

The CTAC advises the Vice Chancellor for Administration and the Campus Architect on the scope and functional requirements of district level plans; individual project programs, plans, and design documents; campus design guidelines and standards; and other matters relating to physical development of the campus.

Building Advisory Committee (BAC)

For each major project, a BAC is convened to organize programmatic, physical planning and design input. Membership generally includes faculty, students, administrative leaders, and internal campus consultants who work closely with appointed design professionals to ensure that a capital project meets the goals and objectives of the campus and users. The membership is appointed by the Executive Vice Chancellor/Provost in consultation with the Vice Chancellor for Administration via a charge letter that varies according to the type of project, but is intended to have a broad representation of campus constituencies.

NEAR TERM FUNDING STRATEGIES AND NEEDS

While every project in the Plan represents a key campus need, the first series of projects in the Plan are critically important to meeting the campus' near-term needs.

On the instruction and research side, both the Social Sciences and Management Building and the Science and Engineering 2 Building have already suffered significant delays resulting from gaps in State funding, and both are requisite components in the expansion of the instruction and research program at UC Merced. Additional delays for either project will compromise the campus' ability to recruit and retain faculty as well to provide sufficient facilities for undergraduate and graduate instruction. The Castle 1200 Facilities Renewal project will provide additional, much-needed space for growth of faculty research programs.

The series of site development and infrastructure projects (Phase Four & Five through Phase Eight) are also essential to the campus' near-term needs.

These projects complete core infrastructure needs within the first phase of the campus development, and provide the infrastructure expansion to enable the campus to move beyond the original 104 acre footprint.

Given that the Science and Engineering 2 Building will consume the last substantial instruction and research site available on the original 104 acre area, any further delays associated with these key infrastructure projects will have serious consequences related to the campus' ability to deliver the requisite functions associated with campus growth.

If the University of California believes general obligation bond funding will not be available to support the University's capital needs over the short-term, it is particularly critical for the Merced campus that alternative funding be identified to support high-priority capital needs.



Science and Engineering 2



Social Sciences and Management

V CAPITAL PROGRAM

Academic

Student Support

Campus Support

Mitigation

ACADEMIC

Functionally, the academic programs at the Merced campus are organized into three schools: the School of Engineering; the School of Natural Sciences; and the School of Social Sciences, Humanities and Arts. These schools offer both undergraduate and graduate degree programs, and emphasize links between disciplines. Eighteen undergraduate majors, eighteen undergraduate minors, and nine graduate group programs are currently offered. The number of academic degree programs will grow incrementally with increased enrollment and resources.

Each academic program is highly interdisciplinary in approach and designed to facilitate interactions between students and faculty within a broad scope of traditional academic disciplines. The curriculum is designed to be hands-on and creative, engaging and adaptable.

UC Merced's existing academic programs will be expanded and new programs will be created as students and faculty tackle emerging challenges for the 21st century. A catalyst for the expanding instructional opportunities will be the growth in research at the campus, as student participation within the research laboratory is a critical element of the educational experience.

The UC Merced faculty is committed to nurturing institutions and an academic culture that fosters interdisciplinary and multidisciplinary research and education. This commitment recognizes that some of the greatest challenges confronting our civilization, as well as some of the greatest intellectual opportunities of our time, require interdisciplinary or multidisciplinary approaches.

Rapid growth in the workload for the three schools has been reflected in the Plan, to include nine new buildings and two renovation projects directly supporting instruction and research representing about 480,000 ASF including:

- Social Sciences and Management Building (under construction)
- Academic Surge Building (non-State funded)
- Science and Engineering Building 2
- Castle 1200 Facilities Renewal
- Instruction and Student Academic Services Building
- Campus Instructional Space Renovations
- Instruction and Research Building
- Professional School Building
- Classroom and Office Building 2
- Instruction and Research Building 2
- Organized Research Building (non-State funded)



North Campus

STUDENT SUPPORT

To support its academic program, UC Merced administers essential administrative and auxiliary programs including housing and dining, recreation, bookstore, childcare, transportation and parking services.

Housing

UC Merced's LRDP goal is to house 50% of the student population on campus. This target allows the campus to offer a two-year housing guarantee to incoming freshmen and transfer students. Currently, 1,006 student beds are in the UC Merced campus inventory, limiting the campus' ability to offer housing to less than one-third of the current student population. The current housing inventory is less than the LRDP goal as each project must be financially feasible in its own right and cumulative debt service is carefully managed by the campus.

Predicated on the success Merced has had in the recruitment of a diverse student population, particularly as relates to first-generation college students, it is critically important that the campus is able to provide two-year housing guarantees to incoming students, as numerous studies have concluded there is a high degree of correlation between student participation in campus residential life and student success and persistence. Given that the campus serves an ethnically diverse set of students from a cross-section of communities, range of ages, levels of independence and life stages, the LRDP provides a mix of housing designs for students

and a variety of social, recreational and dining locations. The LRDP does not include faculty or staff housing on campus, though faculty and staff housing will be located in a privately developed University Community adjacent to the campus. As the campus grows, it will attempt to increase its housing inventories to match the LRDP housing goal more closely, which would better address demand as well as reduce mitigation costs by reducing the total number of vehicle trips to campus.

UC Merced student housing is organized to provide students with an opportunity to experience university life fully as part of a tight-knit community, while enjoying the

convenience of living in the campus core. UC Merced student housing provides an opportunity for students from very diverse backgrounds to live and learn in facilities that offer space for study groups and informal gatherings. The first four phases of student housing focus on serving the undergraduate population and support UC Merced's goal to offer a two-year guarantee to incoming freshmen and one-year guarantee to incoming transfer students. It is anticipated that a number of future housing projects, beginning with Student Housing Phase 5, will have rooms specifically designated for international students, students requiring housing during campus break periods, or students with other non-traditional campus housing needs.



Housing 3



Valley Terraces Student Housing



Dining Expansion

Recreation, Athletics, Health and Wellness

Recognizing the significant role that recreation facilities and programs have in serving the needs of both the on- and off-campus communities, it is critical that UC Merced provide recreation fields, outdoor courts and indoor recreation and wellness space commensurate with student expectations. The existing Joseph Edward Gallo Recreation and Wellness Center is home to the Recreation and Athletics Program. This program provides a wide variety of sports and recreational activities including fitness classes, intramural sports, club sports and comprehensive outdoor adventure trip programs. The Club Sports Program offers students the opportunity to be a part of teams that compete against other California colleges and universities. The Joseph Edward Gallo Recreation and Wellness Center is also the home of the Wilderness Education Center that provides student opportunities in Yosemite National Park, Sequoia and Kings Canyon National Parks and the California State Parks system.

The H. Rajender Reddy Health Center is located in the Joseph Edward Gallo Recreation and Wellness Center. The Health Center provides primary care and prevention services by board-certified physicians and certified nurse practitioners and physician's assistants.

Student Union

The campus's lack of a formal student union -- or any appropriately sized space to be used for student-union activities -- has become one of the most significant challenges in meeting student expectations. As the campus grows, the lack of space for non-academic student activities will be increasingly problematic. In response to this critical need, the Division of Student Affairs, along with Associated Students of UC Merced, are in the preliminary stages of planning a student union.

Cultural Programs

Cultural programs sponsored by UC Merced, the Office of Student Life and numerous clubs and organizations enrich the cultural life of the campus and community. UC Merced has worked with local artists and musicians by hosting frequent art exhibits, concerts and multi-cultural programming events. The campus has launched an outdoor art and sculpture collection.

Capital Investment

The *Plan* shows ten student support projects with approximately 315,000 ASF and one additional third-party housing project.

- Student Housing Phase 3 (under construction)
- J.E. Gallo Recreation and Wellness Center Expansion
- Student Housing Phase 4
- Baseball and Softball/Competition Field Complex
- Student Union
- Tennis Courts
- Outdoor Basketball Courts
- Student Aquatics Center
- Student Housing Phase 5
- Central Campus West Dining
- Student Housing Phase 6 (Third-party Housing)

These facilities are funded by designated student fees and in some cases supplemented with Gift Funds, particularly for student recreation projects.



Gallo Recreation and Wellness Center

CAMPUS SUPPORT

Public Safety, Environmental Health and Safety, and Facilities Management

A growing campus population of students, faculty, staff and visitors will necessitate expansion of the campus public safety, environmental health and facilities management operations. A new complex of facilities for these units has been reflected in the Plan, to include about 25,000 ASF.

Early Childhood and Education

High-quality childcare is important to the recruitment and retention of students, faculty and staff. UC Merced's Early Childhood Education Center provides care for approximately 80 pre-school children and new facilities will be added as the campus expands. One additional center with 9,000 ASF is shown in the Plan to address increasing campus population growth.

Transportation and Parking Services

Consistent with the objectives in the campus LRDP, UC Merced Transportation and Parking Services coordinates programs and services for the campus population and its visitors, such as public transit connections, vehicle parking, on- and off-campus shuttle service, and promotion of bicycle use and car-pool programs. Parking lots are designed with sustainable features including permeable surfaces. In the future, select parking lots will be outfitted with

solar collectors to produce green energy; such projects have the potential to be jointly developed. A total of six parking lot projects are shown in the Plan to address a growing campus population and are consistent with goals expressed in the campus LRDP related to transportation and parking.

Central Administration

Campus office buildings include central administration as well as other programs such as visitors and alumni services. UC Merced continues to occupy office space in Merced, Fresno and Bakersfield. As staffing levels increase to support the academic enterprise there is an increasing need to provide office space. Typically, support functions are moved off-campus to give priority to student and academic activities on the main campus. In order to meet this increased need for administrative office space associated with campus growth, it is likely that the campus will continue to lease off-campus space. In the long term, the campus plans to consolidate its administrative office leases to improve operational efficiencies and to reduce the total number of vehicle trips to campus and mitigation costs, consistent with the campus LRDP. Two administrative office buildings are described in the Plan that will provide about 100,000 ASF.

Capital Renewal and Modernization

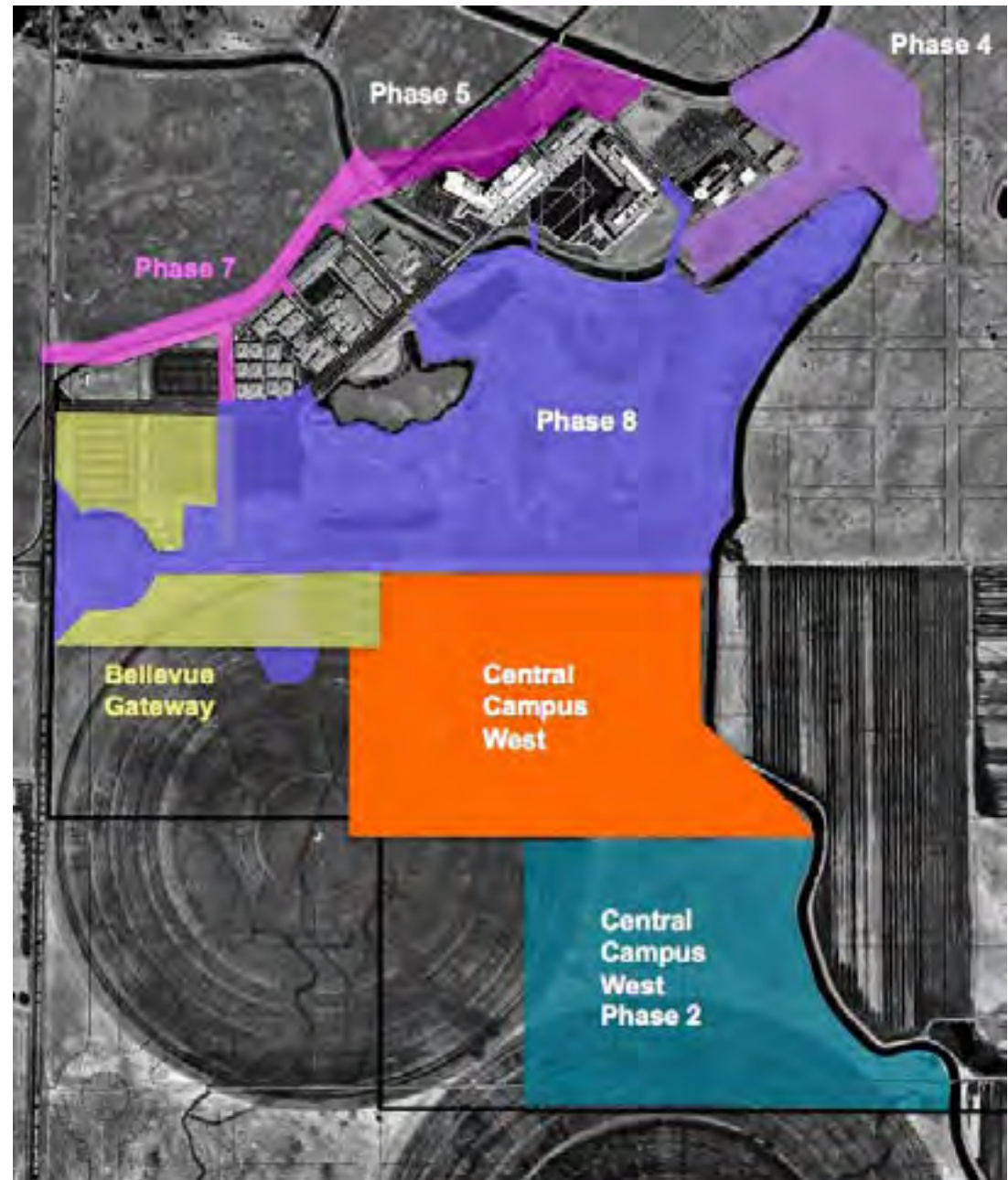
The campus includes newly constructed facilities which do not require capital renewal and modernization at this time. However, funding is needed for off-campus leased space including the renewal and expansion of building systems in the UC Merced Castle facilities in Atwater, about eight miles away from the main campus and comprised of 78,000 ASF. The facility serves as interim space to accommodate research faculty until adequate space becomes available on campus. Planned capital renewal includes improvements to building systems necessary for modern research programs, particularly in engineering and the natural sciences. The mechanical and electrical systems in the building, constructed in 1989, are at the end of their useful lives. These systems do not fully meet current needs and cannot support planned future research without the additional investment. The Castle 1200 Facilities Renewal project is described in the Academic facilities section of the *Plan*.

Site Development and Infrastructure

The campus faces challenges as it grows and expands from its current 104 acres to its newly approved 815 acres identified for campus use and consistent with the approved LRDP. Significant investment in site development and infrastructure are required for future campus build-out. Expansion of Central Plant and distribution of underground utilities will be needed to support rapidly growing enrollments and to serve future campus development. Undeveloped areas of the campus will require site improvements to address issues such as campus topography and drainage. New bridges, roadways, lighting, parking lots, landscaping, and bicycle and pedestrian pathways will be needed to serve the new areas of the campus, in addition to basic utilities such as water, sewer, gas and electricity.

A total of six site development and infrastructure projects are shown in the Plan in order to support the growth of campus instruction and research as well as other programs and activities.

- Site Development & Infrastructure (P4 & P5 - existing campus footprint)
- Site Development & Infrastructure (P6 - wetlands mitigation)
- Site Development & Infrastructure (P7- perimeter road for existing campus)
- Site Development & Infrastructure (P8 - the next phase of campus development)
- Central Campus West Site Development & Infrastructure (tied to non-State development)
- Bellevue Gateway Site Development & Infrastructure (tied to non-State development)



MITIGATION

Off-Site Mitigation Program

The UC Board of Regents adopted UC Merced's LRDP and certified the accompanying EIS/EIR in March 2009. In May 2009, the US Army Corps of Engineers (ACE) granted UC Merced and the University Community Land Company, LLC (UCLC) a Clean Water Act Section 404 permit for the campus and adjacent University Community North development. The EIS/EIR and the ACE's permit contain conditions and/or mitigation measures that require both near- and long-term capital expenditures and services payments.

The estimated costs associated with the requirements of the federal Section 404 permit and the mitigation measures adopted in the 2009 LRDP EIR are set forth in Part II of Table 1. Most of these costs result from the development of the Merced campus on a "green-field" site, i.e., a site without existing urban infrastructure. For example, the existing access to the campus consists of two two-lane rural roads that span hundreds of acres of undeveloped land on all sides of the campus. In order to develop the Merced campus as envisioned in the 2009 LRDP, as well as in the original 2002 LRDP, significant off-site infrastructure is needed. Most of this infrastructure will be constructed by either the City or County of Merced, but will require financial contribution from the University because the improvements are necessitated, in part, by development of the campus and the

associated growth in the student and employee populations.

Part II of Table 1 contains several categories of cost. Part II.A. sets forth the cost of the "Federal Environmental Mitigation" required under the Section 404 permit. The University is legally obligated to implement this wetlands mitigation pursuant to its permit as a result of campus development in the newly permitted area (i.e., the area outside of the original 104-acre campus). The timeframe over which these costs must be incurred is driven by the permit conditions and is not affected by the pace of campus development.

Part II.B. sets forth the costs associated with "Transportation Improvements" required as mitigation under the 2009 LRDP EIR. The 2009 LRDP EIR evaluated impacts and mitigation associated with the build-out of a 25,000-student campus as envisioned in the 2009 LRDP. While these costs constitute obligations of the University, these obligations are triggered by ongoing development of the campus and enrollment growth. As a result, the timing and magnitude of these obligations may be affected by decisions regarding the scope and timing of campus build-out and any other steps taken to minimize campus traffic.

Federal 404 Permit Conditions and NEPA Mitigation

The ACE Section 404 permit requires that the University restore approximately 100 acres of wetlands or buy wetland-restoration credits from a mitigation bank. In addition, an endowment is to be established for the management of UC-owned preservation lands.

CEQA Mitigation and Agreed Off-Site Transportation Improvements

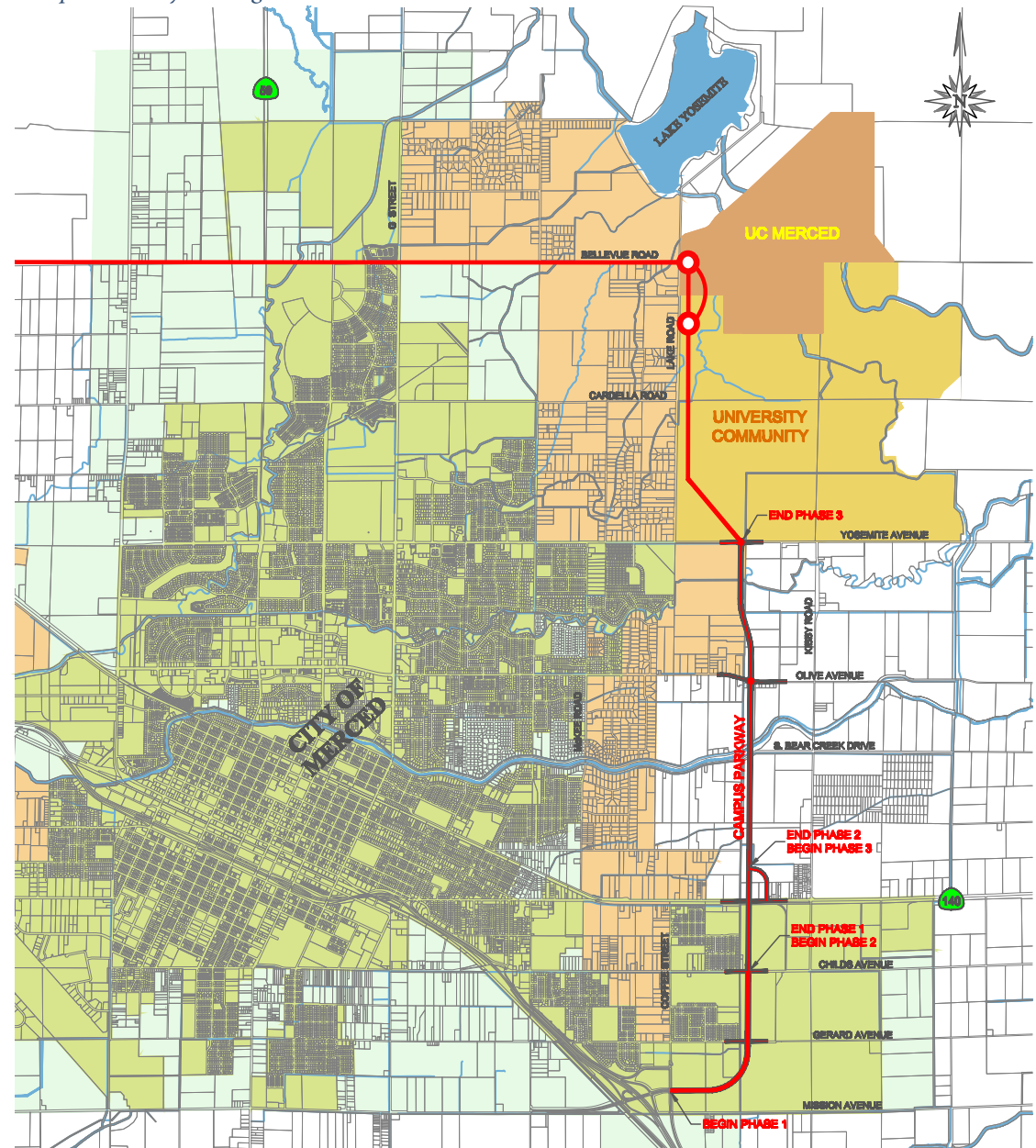
The UC Merced and University Community EIR/EIS identified nineteen road segments and intersections that need to be upgraded to ensure that the level of service of the improvements remains acceptable. Current planning assumptions indicate that two intersection improvements occur during the first five years of the Plan. Planning, right-of-way acquisition and design of the widening of Bellevue Road is estimated to begin in 2014-2015 with construction beginning in 2017-2018. The University will contribute to the widening of Bellevue Road associated with its development. These improvements are directly influenced by the amount of on-campus housing and administrative office space developed on campus as insufficient amounts of on-campus space result in increased trip counts hastening mitigation expenditures.

The construction of Campus Parkway, a key linkage between UC Merced and Highway 99, is being designed and constructed in segments, and it is expected that the University will contribute to these road segments beginning in 2012-2013. The final sections of Campus Parkway are within the University Community and campus and are not expected to start construction until after 2020.

Urban Services

The negotiation for urban services, such as sewer, water and fire, for the second phase of campus development is in progress and the financial ramification of these agreements is unknown at this time.

Campus Parkway Phasing



The western approach to the campus is along Bellevue Road, a two lane corridor.



Campus Parkway, Phase 1 construction at Highway 99. The first segment of the Campus Parkway that will eventually connect the campus to Highway 99 is under construction. Construction of Phases 2 and 3 are dependent on state, local and federal funding.

VI UNIQUE CHALLENGES FOR UC MERCED

Changes in Planning Conditions since the 1960s

New Facilities and Infrastructure

Inability to Keep Pace with Workload Growth

Inadequate Capital Funding

CHANGES IN PLANNING CONDITIONS SINCE THE 1960'S

UC Merced, the first UC campus constructed since the mid-1960's, faces radically different political, environmental and economic circumstances than the previous campuses. Some of the key differences confronting UC Merced include:

- Reduced State funding for buildings and infrastructure
- Fewer State dollars to local government "host cities" for infrastructure needs, placing added burden on the University
- Increased construction costs and code-compliance issues
- Increased regulatory requirements, including environmental regulatory costs and ADA/disability services
- Increased faculty start-up costs that are particularly challenging for a new campus with high recruitment activity
- High costs associated with the provision of information-technology systems and services



UC Irvine, 1965



UC San Diego, 1965



UC Merced, 2008.

NEW FACILITIES AND INFRASTRUCTURE

Enrollment and academic program growth are the drivers for UC Merced facilities expansion, consistent with the academic planning efforts, the LREP and the LRDP. As UC Merced is a new campus on an undeveloped site, most capital projects involve not only new construction, but also infrastructure improvements. UC Merced received a special, designated allocation of initial State funding to develop the first campus buildings and portion of the site development and infrastructure to support those buildings.

The Plan and the LRDP anticipate the campus' formative years will be a period of fiscal restraint, and put a primacy on strategic and cost-effective integration of programmatic needs and funding sources, deployment of infrastructure and multiple uses for land.

By 2020-21, in accordance with the LREP, it is expected that the campus population at UC Merced will exceed 11,000 student FTE. For the same period, it is expected that there will be nearly 575 faculty FTE, 2,500 staff FTE and 126 post-doctoral researchers.

To accommodate this growth, it will be necessary for the campus to begin the second phase of its capital development with a total of 38 projects and an additional 917,000 ASF (excluding potential third-party development projects).

INABILITY TO KEEP PACE WITH WORKLOAD GROWTH

The funding model for State capital projects lags our rapid enrollment growth. This is particularly challenging for a campus with a limited facility inventory and no flexible or interim surge space. Many programs that can function off-campus have been moved to off-campus leased space; however, leased space is an inefficient use of campus funds and presents challenges to operations and the operating budget. The campus is currently struggling to accommodate the needs of the growing student population within the three existing academic buildings. The length of time required to construct a building from inception to occupancy underscores the need to develop a plan that connects need and fulfillment.

INADEQUATE CAPITAL FUNDING

While significant State support to date has allowed the campus to begin operations, much remains to be done as the campus continues to mature in the coming decade. The State's current fiscal crisis has resulted in a major delay in the receipt of State funds necessary for continued capital development. This is particularly problematic as UC Merced's ability to draw on capital funds outside of State funding or external financing is severely limited. Despite significant increases in UC Merced faculty research funding, the current number of faculty is not large enough to generate funds to support a research facility funded outside State or externally financed means.



*Panoramic view, Kolligian Library,
Classroom Office Building and Science and
Engineering 1.*

VII 2010 - 2020 CAPITAL PROGRAM

Keys to the Tables

Capital Program Tables

State-Funded Project Descriptions

Non-State-Funded Project Descriptions

OVERVIEW

The tables on the following pages provide a breakdown and summary of Merced's 2010-20 capital program.

Table 1 provides a year-by-year breakdown of proposed capital investment. Summaries of the distribution of capital resources are provided in Table 2 (by fund source), Table 4 (by type of space) and Table 5 (by type of project). Table 3 shows the distribution of external financing proposed in the Plan. Table 6 sorts the program by amount of space, showing the totals for new and renovated space by space type. Table 7 provides a summary of ground-lease projects included in the Plan.

Following the tables are individual project sheets that provide more detailed information for each of the projects in the Plan. This information is, for most projects, preliminary and will be refined as the program and budget of the projects become better defined.

Program Categories

The list of projects is organized into four program categories.

- *Education & General - General Campus:*
New construction and renovation of core instruction, research, general campus academic space, academic support space, student support space, institutional support space, infrastructure and seismic/life safety.
- *Education & General - Health Sciences:*
New construction and renovation of all academic space, academic support, student support, seismic/life safety, infrastructure and institutional support space for the health sciences if developed separately from general campus space (i.e., a separate health sciences library or vivarium).
- *Auxiliary Enterprises and Fee-Supported Facilities:*
New construction and renovation of student housing/dining, faculty/staff housing, student activities, recreation or athletic facilities, student health centers, parking and roads, seismic/life safety and child-care facilities.
- *Medical Centers:*
New construction, renovation, remediation of patient-care facilities, infrastructure, seismic/life safety and medical center support space.

Project Objectives

Identifies the primary purpose(s) of each project.

- *Enrollment Needs:*
To provide capacity related to student and faculty growth
- *Life-Safety Deficiencies:*
To correct seismic hazards rated seismically "Poor" or "Very Poor" and other life-safety deficiencies.
- *Facilities Modernization:*
To address unsatisfactory conditions in existing buildings or infrastructure systems. This may include code deficiencies, systems obsolescence, technological obsolescence or program modernization needs.
- *New Program Initiatives:*
To accommodate new or expanding programs that are not necessarily related to enrollment growth. Examples are new research centers or institutes or the initiation of new schools or degree programs.

Project Phase

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

- P = Preliminary Plans
- W = Working Drawings
- C = Construction
- E = Equipment

Funding Sources

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

State Funds

- blank = General Obligation Bonds or State funds to be identified
- CH = Children’s Hospital Bonds (Propositions 3 and 61)
- CRM = California Institute for Regenerative Medicine Bonds – CIRM (Prop 71)
- GF = General Funds
- HSE = Health Sciences Expansion
- LRB = State Lease Revenue Bonds
- PT = PRIME - Telemedicine Funds (Proposition 1D)
- TBD = As yet unidentified State or non-State funding

Non-State Funds

- F = Funds expected to be provided from any federal agency
- G = Gifts in hand, pledges and amounts expected to be raised
- HR = Hospital Reserves
- HSR = Housing System Reserves
- LB = External Financing
- PSR = Parking System Reserves
- UR = University Registration Fee Reserves
- X = Campus funds or other University sources
- TBD = As yet unidentified State or non-State funding

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Table 1
University of California, Merced
2010-11 to 2019-20 State and Non-State-Funded Capital Improvement Program

Part I: Campus Projects									
Project Title	Previously Funded (\$000)	2010-11 (\$000)	2011-12 (\$000)	2012-13 (\$000)	2013-14 (\$000)	2014-15 (\$000)	2015-16 (\$000)	2016-20 (\$000)	Total Budget (\$000)
State-Funded Projects									
Social Sciences and Management	PWC 45,622	E 2,028							47,650
Science and Engineering Building 2	P 3,700 X	WC 81,040		E 4,079					88,819
Castle 1200 Facilities Renewal		PWC 14,450	E 550						15,000
Site Development and Infrastructure Phases 4 and 5		PWC 10,400							10,400
Site Development and Infrastructure Phase 6		PWC 2,000							2,000
Site Development and Infrastructure Phase 7			PWC 11,700						11,700
Site Development and Infrastructure Phase 8			PW 6,500	C 58,500					65,000
Instruction and Student Academic Services Building			P 2,060	W 2,510	C 41,130	E 3,000			48,700
Campus Instructional Space Renovations				PW 568	CE 5,512				6,080
Instruction and Research Building					P 5,200	W 6,400	C 99,200	E 5,200	116,000
Professional School							P 2,800	WCE 64,600	67,400
Environmental Health and Safety, Facilities Management, and Public Safety Facility								PWCE 33,000	33,000
Central Campus West Site Development and Infrastructure								PWC 22,500 PWC [22,500] LB	45,000
Classroom and Office Building 2								PWCE 44,500	44,500
Instruction and Research Building 2								PW 6,290	65,850 ⁽¹⁾
<i>State-Funded Projects</i>									
State Funds	45,622	109,918	20,810	65,657	51,842	9,400	102,000	235,650	640,899
Non-State Funds	[3,700]	[0]	[0]	[0]	[0]	[0]	[0]	[22,500]	[26,200]
Subtotal	49,322	109,918	20,810	65,657	51,842	9,400	102,000	258,150	667,099

Project Title	Previously Funded (\$000)	2010-11 (\$000)	2011-12 (\$000)	2012-13 (\$000)	2013-14 (\$000)	2014-15 (\$000)	2015-16 (\$000)	2016-20 (\$000)	Total Budget (\$000)
Non-State-Funded Projects									
Campus Approved Projects Under \$5 Million		PWCE [1,000] X	PWCE [1,000] X	PWCE [1,000] X	PWCE [1,000] X	PWCE [1,000] X	PWCE [1,000] X	PWCE [4,000] X	10,000 ⁽²⁾
Joseph Edward Gallo Recreation and Wellness Expansion	P [770] LB	C [2,000] G WC [14,330] LB							17,100
Campus Parking Lots I, J and K		PWC [1,200] LB							1,200
Academic Surge Building		PWCE [20,000] X							20,000
Multipurpose Recreation Field			PWC [5,500] LB						5,500
Campus Parking Lot L			PWC [1,650] LB						1,650
Student Housing Phase 4			PWCE [48,700] LB						48,700
Campus Parking Lot M				PWC [900] LB					900
Bellevue Gateway Site Development and Infrastructure					PWC [10,400] LB				10,400
Administration Building West					PW [4,280] LB	C [38,520] LB			42,800
Baseball and Softball Competition Field Complex					PWC [9,000] LB				9,000
Student Union					P [1,900] LB	C [4,000] G WCE [37,000] LB			42,900
Tennis Courts						C [250] G PWC [750] LB			1,000
Outdoor Basketball Courts						C [50] G PWC [450] LB			500
Campus Parking Lots N and O						PWC [2,500] LB			2,500
Student Aquatics Center							P [675] LB	C [2,000] G WC [12,325] LB	15,000
Campus Parking Lot P								PWC [1,600] LB	1,600
Early Childhood Education Center 2								PWCE [12,500] LB	12,500
Student Housing Phase 5								PWCE [71,500] LB	71,500
South Bowl Neighborhood Dining Facility								PWCE [11,500] LB	11,500
Organized Research Building								C [10,000] G PWCE [79,780] LB	89,780
Administration Building \ Alumni and Conference Center								C [1,000] G PWC [42,900] LB	43,900
Campus Parking Lot Q								PWC [2,000] LB	2,000
Non-State-Funded Projects									
State Funds	0	0	0	0	0	0	0	0	0
Non-State Funds	(770)	(38,530)	(56,850)	(1,900)	(26,580)	(84,520)	(1,675)	(251,105)	(461,930)
Subtotal	770	38,530	56,850	1,900	26,580	84,520	1,675	251,105	461,930
State and Non-State Total									
State Funds	45,622	109,918	20,810	65,657	51,842	9,400	102,000	235,650	640,899
Non-State Funds	(4,470)	(38,530)	(56,850)	(1,900)	(26,580)	(84,520)	(1,675)	(273,905)	(488,130)
Total	50,092	148,448	77,660	67,557	78,422	93,920	103,675	509,255	1,129,029

⁽¹⁾ While the P&W phases of work (totaling \$6,290,000) are those anticipated to be funding during the 10 year horizon, the entire anticipated project cost of \$65,850,000 is reflected in the "Total Budget" column.

⁽²⁾ While the "Campus Approved Projects under \$5 million" is expected to be comprised of at least 10 distinct projects, for clarity this item has been counted as a single project and is considered: functionally as "Other"; programatically as "Education and General"; and in the category of "Renovation."

Project Title	Previously Funded (\$000)	2010-11 (\$000)	2011-12 (\$000)	2012-13 (\$000)	2013-14 (\$000)	2014-15 (\$000)	2015-16 (\$000)	2016-20 (\$000)	Total Budget (\$000)
Part II: Offsite Infrastructure and Mitigation Required under Federal Wetlands Permit and CEQA									
(The considerations related to the inclusion of this table can be found in the text of the Capital Financial Plan, in the "Capital Program" section, subsection "Mitigation.")									
A. Federal Environmental Mitigation⁽³⁾									
Site Preparation (815 acres/54 wet acres)		2,000	TBD						2,000
Conservation Easement for Restoration Project (approx. 1,000 acres)		1,800	TBD						1,800
Wetland Restoration Project (1,000 acres)		500	TBD	4,500	TBD				5,000
Endowment for Mitigation Monitoring of UC owned Lands (6,500 acres)				2,200	TBD				2,200
Habitat Corridor				200	TBD				200
B. Transportation Improvements⁽⁴⁾									
Lake & Bellevue Intersection Improvements		400	TBD						400
Lake & Yosemite Intersection Improvements		400	TBD						400
Campus Parkway Segment 1 Contribution				650	TBD				650
Bellevue Corridor Widening Planning						650	TBD		650
Other Local Roadway Improvements (See EIR Table 14.3-10)							2,000	TBD	8,000
Campus Parkway Segment 4 & 5 Planning							650	TBD	650
Bellevue Corridor Widening (2-4 lanes)							8,000	TBD	8,000
Campus Parkway Segment 2							4,050	TBD	4,050
Campus Parkway Segment 3							6,200	TBD	6,200
C. Urban Services									
Expanded Water Services		To be negotiated							N/A
Expanded Sewer Services		To be negotiated							N/A
Contracted Fire Services (County to City)		To be negotiated							N/A
Total UCM	0	5,100	6,900	650	0	650	2,000	26,900	42,200

⁽³⁾ Environmental Mitigations accelerated to meet terms of 404 Permit within 3 year review time frame set in May 2009

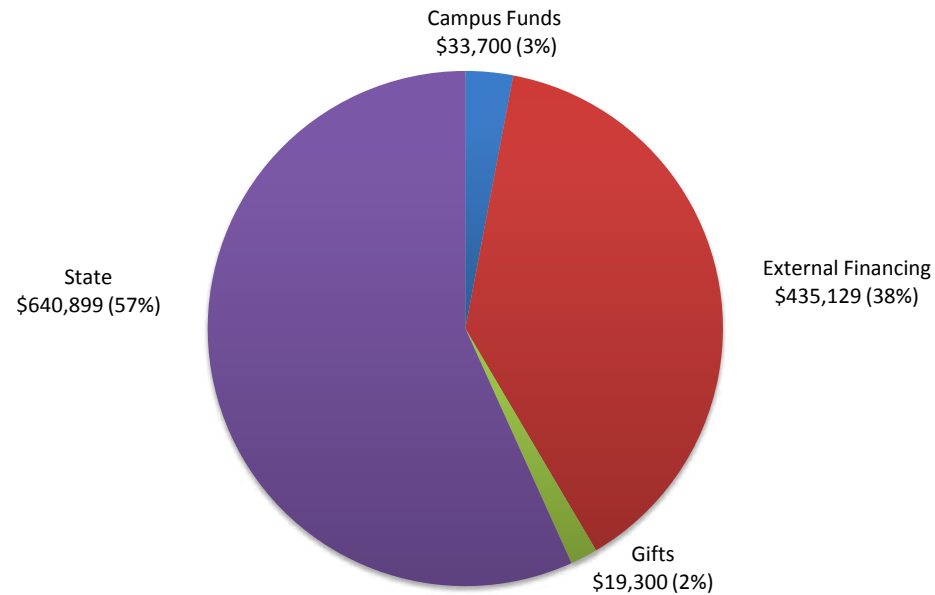
⁽⁴⁾ Transportation Improvements accelerated due to decrease in on-campus student housing (from 50% to 30%) and administrative staff offices (from 100% to 30%) in 10 Year CFP

Project Title	Previously Funded (\$000)	2010-11 (\$000)	2011-12 (\$000)	2012-13 (\$000)	2013-14 (\$000)	2014-15 (\$000)	2015-16 (\$000)	2016-20 (\$000)	Total Budget (\$000)
UCM advancement for UCLC									
Section 404 Environmental Mitigation									0
Site Preparation (833 acres/22 wet acres)			1,000	TBD					1,000
Wetland Restoration Project (1,000 acres)		165	TBD	1,500	TBD				1,665
Endowment for Mitigation Monitoring of UC owned Lands (6,500 acres)				750	TBD				750
Habitat Corridor				100	TBD				100
Transportation Improvements									
Bellevue Corridor Widening Planning (2-4 lanes) ⁽⁶⁾									14,000
Urban Services									
Water Services		To be negotiated							N/A
Sewer Services		To be negotiated							N/A
Other Urban Services (police, fire, power, etc.)		To be negotiated							N/A
Total Advancements	0	165	3,350	0	0	0	0	0	17,515

⁽⁶⁾ The mitigation costs associated with this project are estimated to be \$14,000,000, however the triggers for this action cannot be assigned to a specific year. The timing will be highly dependent on the campus' ability to minimize vehicle trip counts.

Table 2
University of California, Merced
2010-11 to 2019-20 Capital Improvement Program
Summary by Fund Source

Fund Source	Previously (\$000)	2010-11 (\$000)	2011-12 (\$000)	2012-13 (\$000)	2013-14 (\$000)	2014-15 (\$000)	2015-16 (\$000)	2016-20 (\$000)	Total (\$000)
Campus Funds	3,700	21,000	1,000	1,000	1,000	1,000	1,000	4,000	33,700
External Financing	770	15,530	55,850	900	25,580	79,220	675	256,604	435,129
Gifts	0	2,000	0	0	0	4,300	0	13,000	19,300
State	45,622	109,918	20,810	65,657	51,842	9,400	102,000	235,650	640,899
Total	50,092	148,448	77,660	67,557	78,422	93,920	103,675	509,254	1,129,028



**Table 3
University of California, Merced
2010-11 to 2019-20 Capital Improvement Program
External Financing by Program**

Program	Number of Projects	Previously (\$000)	2010-11 (\$000)	2011-12 (\$000)	2012-13 (\$000)	2013-14 (\$000)	2014-15 (\$000)	2015-16 (\$000)	2016-20 (\$000)	Total (\$000)
Housing	3	0	0	48,700	0	0	0	0	82,999	131,699
Parking	6	0	1,200	1,650	900	0	2,500	0	3,600	9,850
Student Fees	8	770	14,330	5,500	0	10,900	38,200	675	24,825	95,200
Education and General	4	0	0	0	0	4,280	38,520	0	122,680	165,480
Infrastructure	2	0	0	0	0	10,400	0	0	22,500	32,900
Total	23	770	15,530	55,850	900	25,580	79,220	675	256,604	435,129

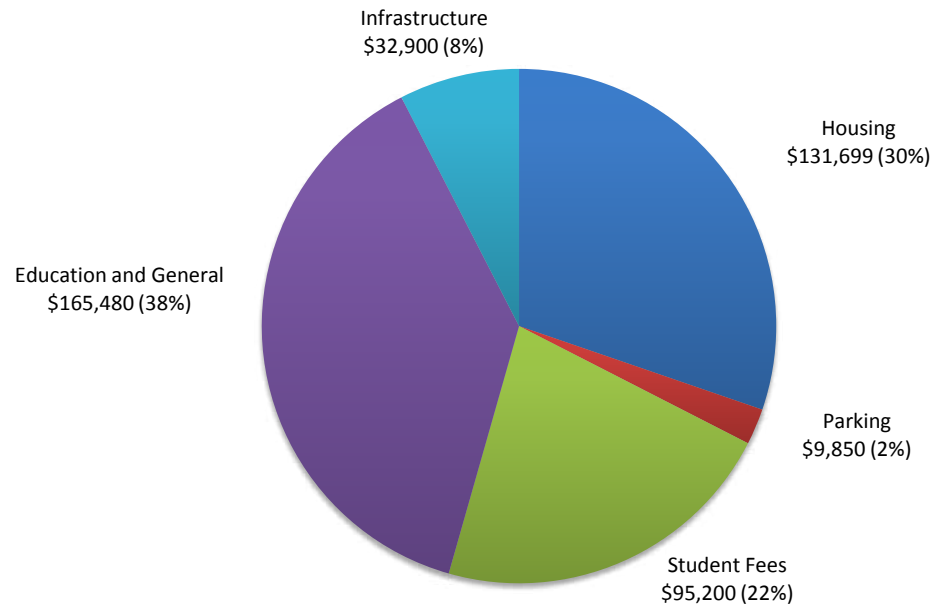


Table 4
University of California, Merced
2010-11 to 2019-20 Capital Improvement Program
Summary by Function

Function Type	Number of Projects	Previously (\$000)	2010-11 (\$000)	2011-12 (\$000)	2012-13 (\$000)	2013-14 (\$000)	2014-15 (\$000)	2015-16 (\$000)	2016-20 (\$000)	Total (\$000)
Housing	3	0	0	48,700	0	0	0	0	82,999	131,699
Infrastructure	6	0	12,400	18,200	58,500	10,400	0	0	45,000	144,500
Parking	6	0	1,200	1,650	900	0	2,500	0	3,600	9,850
Instruction and Research	10	49,322	117,518	2,610	7,157	51,842	9,400	102,000	180,150	519,999
Student Fee-Funded	8	770	16,330	5,500	0	10,900	42,500	675	26,825	103,500
Other	5	0	1,000	1,000	1,000	5,280	39,520	1,000	170,680	219,480
Total	38	50,092	148,448	77,660	67,557	78,422	93,920	103,675	509,254	1,129,028

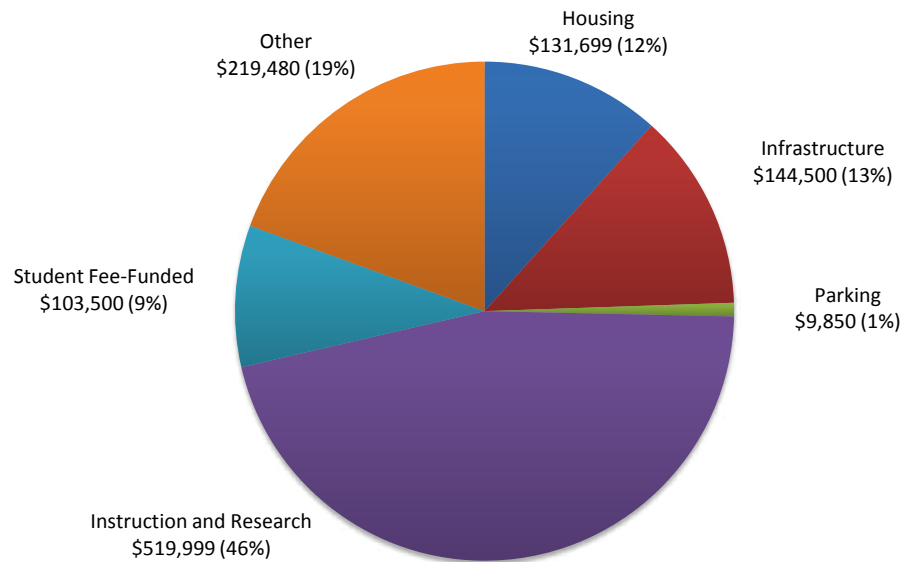


Table 5
University of California, Merced
2010-11 to 2019-20 Capital Improvement Program
Summary by Improvement Category

Improvement Category	Number of Projects	Previously (\$000)	2010-11 (\$000)	2011-12 (\$000)	2012-13 (\$000)	2013-14 (\$000)	2014-15 (\$000)	2015-16 (\$000)	2016-20 (\$000)	Total (\$000)
New Building Construction	29	50,092	120,598	57,910	7,489	61,510	92,920	102,675	460,254	953,448
Building Renovation	3	0	15,450	1,550	1,568	6,512	1,000	1,000	4,000	31,080
Infrastructure Development and Renewal	6	0	12,400	18,200	58,500	10,400	0	0	45,000	144,500
Total	38	50,092	148,448	77,660	67,557	78,422	93,920	103,675	509,254	1,129,028

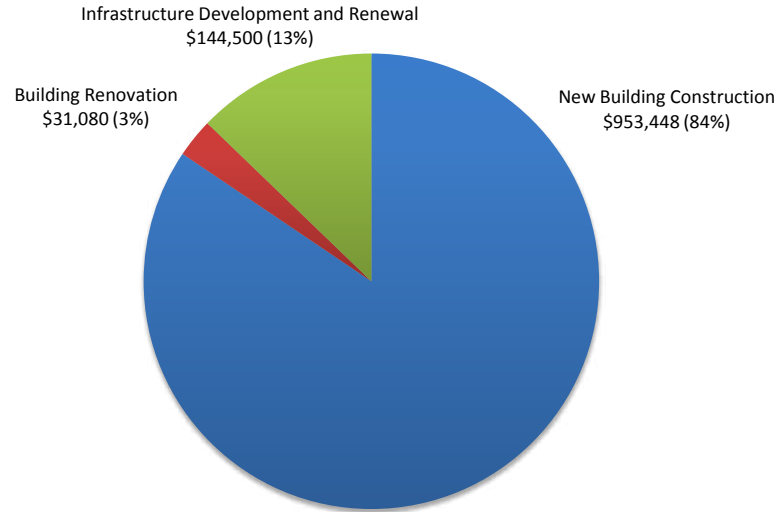


Table 6
University of California, Merced
2010-11 to 2019-20 Capital Improvement Program
New and Renovated ASF

Function Type	New			Renovated		
	Projects	ASF	Percentage	Projects	ASF	Percentage
Housing ⁽¹⁾	3	168,400	20%	0	0	0%
Infrastructure	6	0	0%	0	0	0%
Parking	6	0	0%	0	0	0%
Instruction and Research	8	413,700	48%	2	26,200	100%
Other	4	175,000	20%	1	0	0%
Student Fee-Funded	8	98,000	11%	0	0	0%
Total	35	855,100	100%	3	26,200	100%

(1) Projects are expected to provide approximately 1,215 new beds.

Table 7
University of California, Merced
2010-11 to 2019-20 Capital Improvement Program
Ground Leases and Licenses

<u>Project Title</u>	<u>Units</u>	<u>Occupancy</u>
Third Party Student Housing Development	400 beds	Summer 2017

Table 8
University of California, Merced
2010-11 to 2019-20 Capital Improvement Program

Projects by Location	
<u>Project Name</u>	<u>Location</u>
Academic Surge Building	North Campus
Administration Building / Alumni & Conference Center	Gateway District
Administration Building West	Gateway District
Baseball & Softball Competition Field Complex	Central Campus East
Bellevue Gateway Site Development & Infrastructure	Gateway District
Campus Approved Projects Under \$5 Million	Various
Campus Instructional Space Renovations	North Campus
Campus Parking Lot L	North Neighborhood
Campus Parking Lot M	North Neighborhood
Campus Parking Lot P	Central Campus West
Campus Parking Lot Q	Central Campus West
Campus Parking Lots I, J & K	North Neighborhood
Campus Parking Lots N and O	Central Campus West
Castle 1200 Facilities Renewal	Castle Facility
Central Campus West Site Development and Infrastructure	Central Campus West
Classroom and Office Building 2	Central Campus West
Early Childhood Education Center 2	Central Campus West
EH&S / Facilities Management & Public Safety Facility	Central Campus East
Instruction & Student Academic Services Building	Central Campus West
<u>Project Name</u>	<u>Location</u>
Instruction and Research Building	Central Campus West
Instruction and Research Building 2	Central Campus West
Joseph Edward Gallo Recreation and Wellness Center Expansion	Lake View Neighborhood
Multi-Purpose Recreation Field	South Bowl
Organized Research Building	Central Campus West
Outdoor Basketball Courts	Gateway District
Professional School	Central Campus West
Science and Engineering Building 2	North Campus
Site Development and Infrastructure - Phase 6	Entire Campus
Site Development and Infrastructure - Phase 7	Lake View Neighborhood
Site Development and Infrastructure - Phase 8	South Bowl and Central Campus West
Site Development and Infrastructure - Phases 4 & 5	North Campus
Social Sciences and Management Building	North Campus
South Bowl Neighborhood Dining Facility	Central Campus West
Student Aquatics Center	Lake View Neighborhood
Student Housing Phase 4	Lake View Neighborhood
Student Housing Phase 5	Central Campus West
Student Union	Central Campus West
Tennis Courts	Gateway District

2010-20
Capital Financial Plan
State-Funded Project Descriptions

Social Sciences and Management Building

Project Description and Justification:

This project will equip the new Social Sciences and Management Building, currently under construction, which will provide additional space for classrooms, teaching laboratories, academic and administrative offices, and research and scholarly activity space to support continued growth in the School of Social Sciences, Humanities and Arts.

Approval Delegation	Campus
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Function Category	I&R
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$47,650,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.0% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	May-11
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
Source	Amount
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$47,650,000
Total Estimated Budget	\$47,650,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	Amount	Unit
	61,900	ASF
	101,459	GSF
	61%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
North Campus

^(a) or completion date for those projects without occupancy dates

Science and Engineering Building 2

Project Description and Justification:

This second building for the Schools of Natural Sciences and Engineering will provide critically needed space to support expanding instructional and research activities that cannot be accommodated in Science and Engineering Building 1. The project will provide teaching and research laboratories and laboratory support space, scholarly activity, faculty offices, and administrative space to meet growing student demand in these disciplines and increased faculty workload. The project will accommodate new and expanding programs in physical/analytical chemistry, experimental physics, synthetic/organic chemistry, biology, mechanical and electrical engineering, and bio-engineering.

Approval Delegation	Regental
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Function Category	I&R
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$88,819,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.0% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-14
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$3,700,000
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$85,119,000
Total Estimated Budget	\$88,819,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	56,800	ASF
	101,429	GSF
	56%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location	
North Campus	

^(a) or completion date for those projects without occupancy dates

Castle 1200 Facilities Renewal

Project Description and Justification:

This project will provide a comprehensive upgrade to inadequate building infrastructure and utility systems in Castle Building 1200 in Atwater, CA (leased space in the Castle Commerce Center). The project will include renewal of building electrical, plumbing, HVAC, emergency power, life-safety, and laboratory service and information technology systems to meet current code requirements and to support intensive modern research activities. Flexible, generic wet and dry laboratories will accommodate further fit-out by the University as future researchers are assigned space and as research programs evolve.

Approval Delegation	Campus
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Function Category	I&R
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$15,000,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.0% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-13
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
Source	Amount
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$15,000,000
Total Estimated Budget	\$15,000,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	Amount	Unit
	19,200	ASF
	31,475	GSF
	61%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Castle 1200 Facility (Atwater, CA)

^(a) or completion date for those projects without occupancy dates

Site Development and Infrastructure Phases 4 and 5

Project Description and Justification:

This project will complete critical infrastructure and site development elements for the campus academic core, including: improvements to the campus storm water management system; improvements to equipment and building systems at the Central Plant, Telecommunications Building, and Pump Station; construction of a materials lay-down and handling area and corporation yard for Facilities Management, including an access road to the site; extension of buried utilities to future academic building sites; and permanent improvements to a portion of the campus loop road (which was outside the initial campus environmental boundary) including storm water management elements to mitigate environmental impacts to adjacent, protected wetlands.

Approval Delegation	Campus
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Function Category	Infrastructure
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$10,400,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.0% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-12
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$10,400,000
Total Estimated Budget	\$10,400,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary	
<u>Amount</u>	<u>Unit</u>
n/a	ASF
n/a	GSF
n/a	efficiency
n/a	beds
n/a	spaces

Project Site Location
North Campus

^(a) or completion date for those projects without occupancy dates

Site Development and Infrastructure Phase 6

Project Description and Justification:

The campus wide project will complete key phases of work related to the Section 404 permit conditions including: construction of a dirt perimeter road to improve access to the outer areas of the campus and community; construction of appropriate boundary fencing between the campus and preserve lands; mass grading to improve storm water management; construction of a kit fox bridge; and salvage of impacted wetland soils.

Approval Delegation	Campus
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Function Category	Infrastructure
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$2,000,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.0% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-12
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$2,000,000
Total Estimated Budget	\$2,000,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Entire Campus

^(a) or completion date for those projects without occupancy dates

Site Development and Infrastructure Phase 7

Project Description and Justification:

This project will install new site infrastructure, site utilities and equipment for State-supportable instruction and research programs, providing critical connections to and through the campus academic core. This includes a new bridge over Fairfield Canal, roadways, bicycle and pedestrian paths, lighting, safety call stations and transit stops/shelters associated with Ranchers Road, which will support campus development for approximately 5,000 student FTE. Improvements will provide access and correct safety deficiencies, including an expansion of campus radio/dispatch capability. The project will provide storm water management infrastructure to comply with required environmental mitigations.

Approval Delegation	Campus
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Function Category	Infrastructure
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$11,700,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.0% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-13
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$11,700,000
Total Estimated Budget	\$11,700,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Lake View Neighborhood

^(a) or completion date for those projects without occupancy dates

Site Development and Infrastructure Phase 8

Project Description and Justification:

This project will provide the initial infrastructure and utilities necessary for the next phase of campus development. It includes mass grading and basic infrastructure for approximately 89 acres, utilities distribution and connections to the existing Central Plant, and a data/telecom building. The infrastructure components will include a second bridge over Fairfield Canal, major roadways, bicycle and pedestrian paths, lighting, landscaping, safety-call boxes, an IT campus node, and a sanitary sewer pump/lift station. The utilities distribution system will include expansion of the campus electrical and communications distribution systems and other major utilities systems.

Approval Delegation	Campus
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Function Category	Infrastructure
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$65,000,000
(at CCC 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.0% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-15
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$65,000,000
Total Estimated Budget	\$65,000,000

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	n/a	spaces

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Project Site Location
South Bowl and Central Campus West

^(a) or completion date for those projects without occupancy dates

Instruction and Student Academic Services Building

Project Description and Justification:

This project will construct a new mixed-use building to accommodate growing student and academic support programs, including space for enrollment management, academic advising, financial aid, graduate and international student programs, disability services, and student business services. The building will provide new instructional space (computer learning), conference rooms, multi-purpose space, student processing and advising areas, offices, and related support space.

Approval Delegation	Campus
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Function Category	I&R
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$48,700,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.0% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-15
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$48,700,000
Total Estimated Budget	\$48,700,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	51,000	ASF
	83,600	GSF
	61%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Central Campus West

^(a) or completion date for those projects without occupancy dates

Campus Instructional Space Renovations

Project Description and Justification:

This project will renovate approximately spaces in the Science and Engineering 1 building (ground floor), converting laboratories that had been used temporarily for research purposes back to teaching laboratories and support space for student instruction. The project will also provide technological modifications in existing teaching space to improve their utilization and functionality for interdisciplinary instruction. In addition, a portion of instructional space in the Classroom and Office Building will be reconfigured to be more responsive to established pedagogy needs.

Approval Delegation	Campus
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Function Category	I&R
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$6,080,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.0% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Jun-15
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$6,080,000
Total Estimated Budget	\$6,080,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	7,000	ASF
	11,475	GSF
	61%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
North Campus

^(a) or completion date for those projects without occupancy dates

Instruction and Research Building

Project Description and Justification:

This building will provide interdisciplinary instruction and research space for academic programs in the Schools of Engineering; Natural Sciences; and Social Sciences, Humanities and Arts. The project will provide additional space for teaching laboratories; classrooms; research and scholarly activity; and for academic and administrative offices to address growing student and faculty workload.

Approval Delegation	Regental
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Function Category	I&R
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$116,000,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.0% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-17
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$116,000,000
Total Estimated Budget	\$116,000,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	60,000	ASF
	109,091	GSF
	55%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location	
Central Campus West	

^(a) or completion date for those projects without occupancy dates

Professional School

Project Description and Justification:

This facility will house the first professional school at UC Merced. The project will provide about space for classrooms and case study rooms; open computer class laboratories; interdisciplinary research; academic and administrative offices; and for student services.

Approval Delegation	Regental
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Function Category	I&R
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$67,400,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.0% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-19
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$67,400,000
Total Estimated Budget	\$67,400,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	57,000	ASF
	89,879	GSF
	63%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Central Campus West

^(a) or completion date for those projects without occupancy dates

Environmental Health and Safety, Facilities Management and Public Safety Facility

Project Description and Justification:

The project will provide operational (laboratory, shop, office and support space) for campus-wide support units including: Environmental Health and Safety; Facilities Management; and Public Safety.

Approval Delegation	Campus
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Function Category	Other
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$33,000,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.0% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-20
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$33,000,000
Total Estimated Budget	\$33,000,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	25,000	ASF
	45,455	GSF
	55%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Central Campus East

^(a) or completion date for those projects without occupancy dates

Central Campus West Site Development and Infrastructure

Project Description and Justification:

This project will include construction of a water retention pond for storm water management and erosion control. The infrastructure components will include a third bridge (Bellevue Road across Fairfield Canal) with associated major roadways, bicycle and pedestrian paths, lighting, landscaping, safety-call boxes, an Information Technology campus node, and a sanitary sewer pump/lift station. The estimated cost is \$45,000,000 evenly split funded using State and Non-State funds.

Approval Delegation	Campus
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Function Category	Infrastructure
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$45,000,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$22,500,000
Annual Debt Service (at 6.0% for 30 years)	\$1,630,000
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-21
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$22,500,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$22,500,000
Total Estimated Budget	\$45,000,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	n/a	spaces

Project Site Location	
Central Campus West	

^(a) or completion date for those projects without occupancy dates

Classroom and Office Building 2

Project Description and Justification:

This facility will provide additional instructional space to accommodate increasing student workload. The project will provide space for wet and dry class laboratories; classrooms; academic offices and office support; and for interdisciplinary research.

Approval Delegation	Campus
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Function Category	I&R
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$44,500,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.0% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-21
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$44,500,000
Total Estimated Budget	\$44,500,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	46,000	ASF
	75,000	GSF
	61%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Central Campus West

^(a) or completion date for those projects without occupancy dates

Instruction and Research Building 2

Project Description and Justification:

This building will provide interdisciplinary instruction and research space for academic programs: Engineering; Natural Sciences; and Social Sciences, Humanities and Arts. The project will provide space for teaching laboratories; research and scholarly activity; and for academic and administrative offices to address growing student and faculty workload.

Approval Delegation	Regental
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Function Category	I&R
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Seismic / Life Safety	No
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2010-11 to 2019-20 CIP	
Total Estimated Budget	\$65,850,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.0% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-22
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
Source	Amount
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$65,850,000
Total Estimated Budget	\$65,850,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	Amount	Unit
	60,000	ASF
	109,000	GSF
	55%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Central Campus West

^(a) or completion date for those projects without occupancy dates

2010-20
Capital Financial Plan
Non-State-Funded Project Descriptions

Campus Approved Projects Under \$5 Million

Project Description and Justification:

The campus expects to undertake a series of relatively minor projects to construct new space, renovate existing space, or complete tenant improvements for a variety of programmatic needs that may not be anticipated within the current set of capital projects. The value for these projects is estimated to be approximately \$1,000,000 annually.

Approval Delegation	Campus
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Function Category	Other
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$10,000,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.00% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-13
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$10,000,000
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$10,000,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Various

^(a) or completion date for those projects without occupancy dates

Joseph Edward Gallo Recreation and Wellness Center Expansion

Project Description and Justification:

The Joseph Edward Gallo Recreation and Wellness Center is one of the most utilized facilities on campus, with demand already in excess of capacity during all hours of operation. This project will provide expansion space for additional sports instruction rooms, all-purpose meeting/exercise/dance rooms, gymnasium space, a larger cardio/workout room, equipment storage, office space and a climbing wall.

Approval Delegation	Campus
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Function Category	Student Fee
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$17,100,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$15,100,000
Annual Debt Service (at 6.00% for 30 years)	\$1,100,000
Pledge Source	Rec / ASUCM
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	1.25

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-13
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$15,100,000
Federal	\$0
Gift	\$2,000,000
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$17,100,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$2,000,000
Total	\$2,000,000

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	29,000	ASF
	47,000	GSF
	62%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Lake View Neighborhood

^(a) or completion date for those projects without occupancy dates

Campus Parking Lots I, J & K

Project Description and Justification:

These projects will provide new surface parking lots that will provide additional parking to accommodate student, staff and faculty growth.

Approval Delegation	Campus
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Function Category	Parking
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$1,200,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$1,200,000
Annual Debt Service (at 5.00% for 15 years)	\$120,000
Pledge Source	Parking revenues
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	1.25

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-12
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$1,200,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$1,200,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	430	spaces

Project Site Location
North Neighborhood

^(a) or completion date for those projects without occupancy dates

Academic Surge Building

Project Description and Justification:

The Academic Surge Building will house a combination of instructional, student support, academic & administrative office, and dry laboratory spaces suitable for teaching and research. This facility will be designed to be adaptable to current campus needs, with a focus on flexible use and reuse of space to support those functions related to the growth of the campus academic enterprise.

Approval Delegation	Campus
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Function Category	I&R
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$20,000,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$0
Annual Debt Service (at 6.00% for 30 years)	\$0
Pledge Source	n/a
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-12
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus or University Funds	\$20,000,000
Capital Reserves	\$0
External Financing	\$0
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$20,000,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	21,000	ASF
	34,426	GSF
	61%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location	
North Campus	

^(a) or completion date for those projects without occupancy dates

Multipurpose Recreation Field

Project Description and Justification:

This project will provide a Multi-Purpose Recreation Field that includes an artificial turf surface, lighting, fencing, and signage. The scope will include associated site development and utilities. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Student Fee
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$5,500,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$5,500,000
Annual Debt Service (at 6.00% for 30 years)	\$400,000
Pledge Source	Recreation fees
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-12
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$5,500,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$5,500,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
South Bowl

^(a) or completion date for those projects without occupancy dates

Campus Parking Lot L

Project Description and Justification:

This project will provide new surface parking lots that will provide additional parking to accommodate student, staff and faculty growth. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation

2010-11 TO 2019-20	
Total Estimated Budget	\$1,650,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Summary of Projected Budget and Funding	
Source	Amount
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$1,650,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$1,650,000

Function Category	Parking
--------------------------	---------

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$1,650,000
Annual Debt Service (at 5.00% for 15 years)	\$160,000
Pledge Source	Parking revenues
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Seismic / Life Safety

Project Milestone	
Activity	Mos-Yr
Occupancy ^(a)	Aug-13
Acquisition Date	n/a
Ground Lease Contract	n/a

Scope Summary		
	Amount	Unit
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	600	spaces

Project Site Location	
North Neighborhood	

^(a) or completion date for those projects without occupancy dates

Student Housing Phase 4

Project Description and Justification:

This project will provide approximately 350 student beds and one live-in staff apartment in a facility located adjacent to Student Housing Phase 3. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Housing
--------------------------	---------

Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$48,700,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$48,700,000
Annual Debt Service (at 6.00% for 30 years)	\$3,540,000
Pledge Source	UCHS fees
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-14
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
Source	Amount
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$48,700,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$48,700,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	Amount	Unit
	58,000	ASF
	95,000	GSF
	61%	efficiency
	350	beds
	n/a	spaces

Project Site Location
Lake View Neighborhood

^(a) or completion date for those projects without occupancy dates

Campus Parking Lot M

Project Description and Justification:

This project will provide new surface parking lots that will provide additional parking to accommodate student, staff and faculty growth. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Parking
--------------------------	---------

Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$900,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$900,000
Annual Debt Service (at 5.00% for 15 years)	\$90,000
Pledge Source	Parking revenues
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-14
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$900,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$900,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	325	spaces

Project Site Location	
North Neighborhood	

^(a) or completion date for those projects without occupancy dates

Bellevue Gateway Site Development and Infrastructure

Project Description and Justification:

This project will provide site development, utilities, and other infrastructure improvements to support future neighborhood development for housing, dining, parking, and recreation. The project scope includes mass grading, major roadways, pedestrian and bicycle paths, hardscape and landscape, lighting and security boxes, and a storm water management system, including erosion control and repair near the entrance to Cottonwood Creek. The utilities distribution system will include expansion of the campus electrical distribution system and other major utilities such as sanitary sewer, non-potable (irrigation) and potable water, natural gas, heating/hot water and data/information technology. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Infrastructure
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$10,400,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$10,400,000
Annual Debt Service (at 6.00% for 30 years)	\$760,000
Pledge Source	Opportunity funds
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-15
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$10,400,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$10,400,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	n/a	spaces

Project Site Location	
Gateway District	

^(a) or completion date for those projects without occupancy dates

Administration Building West

Project Description and Justification:

This project will construct a multi-purpose facility, providing space for general administration. The building will allow consolidation of programs currently housed in off-campus leased space. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Other
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$42,800,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$42,800,000
Annual Debt Service (at 6.00% for 30 years)	\$3,110,000
Pledge Source	Opportunity funds
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-16
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$42,800,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$42,800,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	50,000	ASF
	74,000	GSF
	68%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Gateway District

^(a) or completion date for those projects without occupancy dates

Baseball & Softball Competition Field Complex

Project Description and Justification:

This project will construct an outdoor complex that will provide competitive venues for baseball and softball intercollegiate programs. The project will provide playing areas that meet current NCAA standards (with lights) along with necessary spectator and support facilities. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Student Fee
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$9,000,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$9,000,000
Annual Debt Service (at 6.00% for 30 years)	\$650,000
Pledge Source	Recreation fees
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-15
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$9,000,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$9,000,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary	
<u>Amount</u>	<u>Unit</u>
n/a	ASF
n/a	GSF
n/a	efficiency
n/a	beds
n/a	spaces

Project Site Location
Central Campus East

^(a) or completion date for those projects without occupancy dates

Student Union

Project Description and Justification:

The Student Union project in the Central Campus West Neighborhood will construct a facility to accommodate student programs, services, and activities. The building will house a variety of functions including student support space, bookstore, convenience store, food services, meeting rooms and lounges, student activity spaces, copy center, ticket/events office, specialized computer lab, multi-purpose ballroom, and bank or credit union. A loading dock will support the retail operations, bookstore, and large events. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Student Fee
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$42,900,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$38,900,000
Annual Debt Service (at 6.00% for 30 years)	\$2,830,000
Pledge Source	Opp / ASUCM
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-17
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$38,900,000
Federal	\$0
Gift	\$4,000,000
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$42,900,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$4,000,000
Total	\$4,000,000

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	50,000	ASF
	86,000	GSF
	58%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Central Campus West

^(a) or completion date for those projects without occupancy dates

Tennis Courts

Project Description and Justification:

The project will provide competition tennis size courts with lights and with an ability to add spectator seating for two courts. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Student Fee
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$1,000,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$750,000
Annual Debt Service (at 5.00% for 15 years)	\$70,000
Pledge Source	Recreation fees
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-15
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$750,000
Federal	\$0
Gift	\$250,000
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$1,000,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$250,000
Total	\$250,000

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Gateway District

^(a) or completion date for those projects without occupancy dates

Outdoor Basketball Courts

Project Description and Justification:

This project will provide an approximately four recreation size hard-surface basketball courts and associated lighting. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Student Fee
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$500,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$450,000
Annual Debt Service (at 5.00% for 15 years)	\$40,000
Pledge Source	Recreation fees
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-15
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$450,000
Federal	\$0
Gift	\$50,000
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$500,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$50,000
Total	\$50,000

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Gateway District

^(a) or completion date for those projects without occupancy dates

Campus Parking Lots N and O

Project Description and Justification:

These projects will provide new surface parking lots that will provide additional parking to accommodate student, staff and faculty growth. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Parking
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$2,500,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$2,500,000
Annual Debt Service (at 5.00% for 15 years)	\$240,000
Pledge Source	Parking revenues
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-16
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$2,500,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$2,500,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	350	spaces

Project Site Location
Central Campus West

^(a) or completion date for those projects without occupancy dates

Student Aquatics Center

Project Description and Justification:

This project will complete preliminary plans for a new Student Aquatics Center for intercollegiate athletics, club and intramural sports, and recreational classes. The Center will include a pool and pool deck as well as a building to house locker rooms, administrative space, reception area, team meeting space, storage, pool equipment, and spectator seating. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Student Fee
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$15,000,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$13,000,000
Annual Debt Service (at 6.00% for 30 years)	\$940,000
Pledge Source	Recreation fees
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-18
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$13,000,000
Federal	\$0
Gift	\$2,000,000
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$15,000,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$2,000,000
Total	\$2,000,000

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	10,000	ASF
	20,000	GSF
	50%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Lake View Neighborhood

^(a) or completion date for those projects without occupancy dates

Campus Parking Lot P

Project Description and Justification:

This project will provide new surface parking lots that will provide additional parking to accommodate student, staff and faculty growth. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Parking
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$1,600,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$1,600,000
Annual Debt Service (at 5.00% for 15 years)	\$150,000
Pledge Source	Parking revenues
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-18
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$1,600,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$1,600,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	460	spaces

Project Site Location	
Central Campus West	

^(a) or completion date for those projects without occupancy dates

Early Childhood Education Center 2

Project Description and Justification:

The ECEC 2 facility in the Central Campus West Neighborhood would accommodate about 120 – 150 children (infants, toddlers and pre-school age) in a facility containing classrooms, offices, observation and support space and associated outdoor play space. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Student Fee
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$12,500,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$12,500,000
Annual Debt Service (at 6.00% for 30 years)	\$910,000
Pledge Source	Opportunity funds
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-19
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$12,500,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$12,500,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	9,000	ASF
	12,850	GSF
	70%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Central Campus West

^(a) or completion date for those projects without occupancy dates

Student Housing Phase 5

Project Description and Justification:

This project will construct Housing Phase 5, providing approximately 500 - 600 student bed spaces and one live-in apartment on campus. The program includes single occupancy rooms in mainly suite style to accommodate upper-division students, and a few apartments intended for international and emancipated students requiring housing during the break periods. The program would include student residences and related program space. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Regental
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Function Category	Housing
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$71,500,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$71,500,000
Annual Debt Service (at 6.00% for 30 years)	\$5,190,000
Pledge Source	UCHS fees
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
Activity	Mos-Yr
Occupancy ^(a)	Aug-19
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
Source	Amount
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$71,500,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$71,500,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	Amount	Unit
	100,000	ASF
	155,000	GSF
	65%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Central Campus West

^(a) or completion date for those projects without occupancy dates

South Bowl Neighborhood Dining Facility

Project Description and Justification:

This new dining facility will provide new kitchen, servery, and indoor seating to accommodate 300, and will be sited proximate to Housing 5. The project may include a small amount of related student support space such as commons and private dining space. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Housing
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$11,500,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$11,500,000
Annual Debt Service (at 6.00% for 30 years)	\$840,000
Pledge Source	UCHS fees
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-20
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$11,500,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$11,500,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	10,400	ASF
	16,000	GSF
	65%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location	
South Bowl	

^(a) or completion date for those projects without occupancy dates

Organized Research Building

Project Description and Justification:

The project will provide space to accommodate approximately 15 full time researchers engaged in organized research activities. The planned facility would likely include space for research laboratories, research lab support, core (shared) research laboratories, research offices (principal investigators, post docs, graduate students) and a small amount of space for a Director, administrative offices/office support and a conference or colloquia room. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Regental
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Function Category	Other
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$89,780,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$79,780,000
Annual Debt Service (at 6.00% for 30 years)	\$5,800,000
Pledge Source	Opportunity funds
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
Activity	Mos-Yr
Occupancy ^(a)	Aug-21
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
Source	Amount
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$79,780,000
Federal	\$0
Gift	\$10,000,000
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$89,780,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$10,000,000
Total	\$10,000,000

Scope Summary		
	Amount	Unit
	50,000	ASF
	80,000	GSF
	63%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Central Campus West

^(a) or completion date for those projects without occupancy dates

Administration Building / Alumni & Conference Center

Project Description and Justification:

This project will construct a multi-purpose facility, providing space for general administration, conferences and an alumni-visitor center. The building will allow consolidation of programs currently housed in off-campus leased space and provide new space for conferences, alumni, and visitors. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Other
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$43,900,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$42,900,000
Annual Debt Service (at 6.00% for 30 years)	\$3,120,000
Pledge Source	Opportunity funds
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-21
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$42,900,000
Federal	\$0
Gift	\$1,000,000
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$43,900,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$1,000,000
Total	\$1,000,000

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	50,000	ASF
	80,000	GSF
	63%	efficiency
	n/a	beds
	n/a	spaces

Project Site Location
Gateway District

^(a) or completion date for those projects without occupancy dates

Campus Parking Lot Q

Project Description and Justification:

This project will provide new surface parking lots that will provide additional parking to accommodate student, staff and faculty growth. The debt service coverage ratio for this project is not known at this time. As the project moves forward, the campus will work with the requisite parties to ensure an appropriate debt coverage ratio is maintained.

Approval Delegation	Campus
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Function Category	Parking
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Seismic / Life Safety	No
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2010-11 TO 2019-20	
Total Estimated Budget	\$2,000,000
(at CCCI 5320, EPI 2894)	
Escalation Factor	

Financing Feasibility	
Standby Financing	\$0
Interim Financing	\$0
Long-Term Financing	\$2,000,000
Annual Debt Service (at 5.00% for 15 years)	\$190,000
Pledge Source	Parking revenues
Opportunity/Ed Fund Test	n/a
Debt Service Coverage Ratio	n/a

Project Milestone	
<u>Activity</u>	<u>Mos-Yr</u>
Occupancy ^(a)	Aug-20
Acquisition Date	n/a
Ground Lease Contract	n/a

Summary of Projected Budget and Funding	
<u>Source</u>	<u>Amount</u>
Campus Funds	\$0
Capital Reserves	\$0
External Financing	\$2,000,000
Federal	\$0
Gift	\$0
Other	\$0
Privatized Development	\$0
State	\$0
Total Estimated Budget	\$2,000,000

Gift Schedule	
Gifts Pledged	\$0
Gifts to be Raised	\$0
Total	\$0

Scope Summary		
	<u>Amount</u>	<u>Unit</u>
	n/a	ASF
	n/a	GSF
	n/a	efficiency
	n/a	beds
	550	spaces

Project Site Location	
Central Campus West	

^(a) or completion date for those projects without occupancy dates

Notes

Campus Neighborhoods and Proposed Project Locations



Notes

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