



# Non-State Capital Program

2004-2005 to 2008-2009

University of California  
Office of the President  
November 2004

# University of California

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

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in consultation with the campuses, it was decided that the 2003-04 to 2007-08 Five-Year Non-State Capital Program would not be published.

The Non-State Capital Program as presented in this report is based on the campuses' best estimates of non-State fund sources that will be available for defined capital projects over the next five years, including debt financing, campus resources, gifts, capital reserves, and federal funds. This summary of future non-State funded projects is presented to the Board of Regents for information purposes only, to provide an overview of what is currently expected to be the University's non-State capital program over the next five years. Specific projects funded from non-State sources will continue to be brought to the Board for approval at its regular meetings as the scope and cost of projects are finalized and the feasibility of funding plans is confirmed. The scope, cost, and funding plan of projects included in this report should be expected to change to some degree by the time they are formally presented for project and funding approval.

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

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

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

The table in this report for each campus includes both information about proposed projects and the construction program already underway that is funded from non-State sources. Each campus table includes a list of Non-State funded projects that have been previously approved (as of October 1, 2004) but are still in the design or construction phase, in order to provide information about how

proposed new projects fit into the ongoing construction program on the campus. These projects are highlighted in gray.

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

Note that “approval year” for previously-approved projects indicates the most recent year in which either initial project approval was obtained or a funding augmentation was approved. For example, a project may have been approved originally in 2000-01 but also received approval for a funding augmentation in 2002-03; in this instance, the approval year would be shown as 2002-03.

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

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

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

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

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

# **SANTA CRUZ CAMPUS**

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

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## **SANTA CRUZ CAMPUS 2004-05 to 2008-09 Non-State Capital Program**

Since the Santa Cruz campus opened in 1965, it has grown to an enrollment level of 14,600 FTE students in 2003-04, including 1,340 graduate students. Current capital planning is based on an enrollment increase of an additional 1,850 FTE students during the next five-year period, including students at off-campus centers and summer enrollment. The campus is proceeding with an update to the 1988 LRDP, which provided for a total enrollment of 15,000 FTE. In addition, the campus is planning the development of the Silicon Valley Center in Santa Clara as an important element in the University's efforts to develop education and research opportunities for students and faculty, develop higher education partnerships, expand outreach programs with K-12 schools, and increase collaborative research with industry.

A number of new academic program initiatives are being developed, including interdisciplinary programs between traditionally disparate disciplines such as the arts with engineering (e.g., Digital Arts/New Media Program). As the campus grows across disciplines and increases its proportion of graduate enrollment, it is committed to maintaining excellence in undergraduate education and to providing an intellectually enriching, well-integrated social and academic environment for its students in its residential colleges.

In addition to core instruction and research facilities funded through the State capital program, the campus also requires new facilities that support organized research activities, student activities and housing, infrastructure, administration, and supporting facilities for the arts including a concert hall and an art gallery. In line with these needs, this five-year program includes projects that support research, three parking projects, a child care center, and several housing projects that would either be financed by debt or constructed by a third party developer.

The campus is committed to sustaining its progress in meeting campus housing goals by increasing faculty, staff, and student housing options both on and off the campus. The projects included move towards that goal as the campus continues to evaluate vacancy rates and housing costs in the greater Santa Cruz community and the financial feasibility of constructing additional new housing projects. In 2003-04 Santa Cruz housed about 45 percent of undergraduate students on-campus. Another 652 on-campus bed spaces will be available beginning fall 2004.

In addition to the specific projects described in the 2004-05 to 2008-09 Non-State Capital Program, several projects are under review that the campus is hopeful will be part of the five-year program in the near future. First, area planning and financial feasibility studies have been completed for a number of proposed student life facilities. These include a new 3,000-seat indoor multi-purpose student recreation/events center; expansion/remodeling of the Cowell Student Health Center; improvements to the outdoor Upper Quarry Amphitheater; improvements to existing playing field venues; and a new student union, including expanded meeting and conference room, and office space for student organizations. It is planned that the events center and the expansion to the Cowell Student Health Center will be proposed formally to the student body in the form of a fee referendum in spring 2005.

Second, the campus is in the process of identifying infrastructure requirements associated with future growth and development, such as circulation (roads, bridges and pathways), utilities, and telecommunications. Finally, the campus is currently engaged in a long-term planning process to identify priorities and financing strategies for raising gift funds for education and general facilities.

## KEY TO THE TABLES

### Project Lists.

- **Previously approved projects**, (as of October 1, 2004), currently in design or construction, are highlighted in gray.
- **Proposed new projects** are defined generally in terms of scope, cost, and funding, and there is a reasonable expectation that they will move forward during the five-year period.

### Program Categories.

 The list of projects is organized into four program categories.

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

### Project Objectives.

 Identifies the primary purpose(s) of each project.

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

### Scope.

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

### New, Renovation or Both.

 Indicates whether the project involves new construction or renovation.

### Total Project Cost (\$000s).

 Provides the estimated total cost in thousands of dollars.

### Fund Sources.

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

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

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

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

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

## SANTA CRUZ CAMPUS

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

Project Name	Objectives	Enrollment Growth	Space Flexibility	Program Initiatives	Correct Deficiencies	Scope	New, Renovation or Both (N, R, N/R)	Total Project Cost (\$000s)	Fund Sources	Approval Year	Occupancy Year
<b>EDUCATION AND GENERAL</b>											
<u>General Campus</u>											
Automated Planet Finder Facility				X		750 asf	N	2,031	Federal	02-03	04-05
Seismic Corrections Phase 3					X		R	351 [ 7,514]	Equity State	04-05	06-07
								7,865	Total		
Campus Approved Projects under \$5 Million 04-05		X	X	X			R	2,000	Equity	04-05	05-06
Campus Approved Projects under \$5 Million 05-06		X	X	X			R	2,000	Equity	05-06	06-07
Campus Approved Projects under \$5 Million 06-07		X	X	X			R	2,000	Equity	06-07	07-08
Campus Approved Projects under \$5 Million 07-08		X	X	X			R	2,000	Equity	07-08	08-09
Campus Approved Projects under \$5 Million 08-09		X	X	X			R	2,000	Equity	08-09	09-10
<u>California Institute</u>											
Physical Sciences Building		X		X		79,829 asf	N	12,096 [ 47,682]	Equity, Gifts State	00-01	04-05
								59,778	Total		
<b>AUXILIARY ENTERPRISES AND FEE-SUPPORTED FACILITIES</b>											
<u>Student Housing/Dining</u>											
College Dining Hall Renovations (Porter/Cowell/Stevenson Colleges)		X	X		X	34,000 asf	R	4,200	Debt, Reserves	04-05	06-07
Family Student Housing Renovation					X	199 units	R	18,000	Debt, Reserves	05-06	06-07
Colleges 9 and 10 Apartments, Phase 2		X				420 beds	N	39,900	Debt, Reserves	05-06	07-08
Inclusion Area Apartments, Phase 1		X				682 beds	N		3rd Party	05-06	08-09

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

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

## SANTA CRUZ CAMPUS

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

Project Name	Objectives	Enrollment Growth	Space Flexibility	Program Initiatives	Correct Deficiencies	Scope	New, Renovation or Both (N, R, N/R)	Total Project Cost (\$000s)	Fund Sources	Approval Year	Occupancy Year
<u>Student Housing/Dining</u>											
North Campus Apartments		X				700 beds	N	66,500	Debt, Reserves	06-07	09-10
Inclusion Area Apartments, Phase 2		X				581 beds	N		3rd Party	06-07	10-11
Inclusion Area Apartments, Phase 3		X				566 beds	N		3rd Party	07-08	11-12
<u>Faculty Housing</u>											
Ranch View Terrace		X	X			80 units	N		3rd Party	04-05	05-06
<u>Parking and Roads</u>											
East Remote Decking		X				600 spaces	N	7,800	Debt, Reserves	05-06	06-07
Campus Surface Parking/Improvements		X				500 spaces	N	6,000	Debt, Reserves	05-06	07-08
Core Parking 2		X				400 spaces	N	11,000	Debt, Reserves	06-07	10-11
<u>Child Care</u>											
Early Education and Child Care Center		X	X			108 children	N	6,180	Equity, Gifts	04-05	07-08
Campus Approved Projects under \$5 Million 04-05		X	X	X	X		R	2,000	Equity, Reserves	04-05	05-06
Campus Approved Projects under \$5 Million 05-06		X	X	X	X		R	2,000	Equity, Reserves	05-06	06-07
Campus Approved Projects under \$5 Million 06-07		X	X	X	X		R	2,000	Equity, Reserves	06-07	07-08
Campus Approved Projects under \$5 Million 07-08		X	X	X	X		R	2,000	Equity, Reserves	07-08	08-09
Campus Approved Projects under \$5 Million 08-09		X	X	X	X		R	2,000	Equity, Reserves	08-09	09-10

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

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



## SANTA CRUZ CAMPUS

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

Project Name	Objectives	Enrollment Growth	Space Flexibility	Program Initiatives	Correct Deficiencies	Scope	New, Renovation or Both (N, R, N/R)	Total Project Cost (\$000s)	Fund Sources	Approval Year	Occupancy Year

**Total Santa Cruz Campus**

**Projects Approved Before 2004-05**

Non-State Funds	14,127
State Funds	[ 47,682]
Total	61,809

**Projects in 2004-05 to 2008-09 Program**  
*(excludes gift projects in italics)*

Non-State Funds	179,931
State Funds	[ 7,514]
Total	187,445

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

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

**SANTA CRUZ CAMPUS**

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

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

<b>Category</b>	<b>Debt</b>	<b>Equity</b>	<b>Federal</b>	<b>Gifts<sup>(1)</sup></b>	<b>Capital Reserves</b>	<b>Category Total</b>	<b>State Funds</b>
Education and General							
General Campus		10,351				10,351	[ 7,514]
Health Sciences							
California Institutes							
<b>Subtotal</b>		<u>10,351</u>				<u>10,351</u>	<u>[ 7,514]</u>
Infrastructure Development							
Auxiliary Enterprises and Fee-Supported Facilities	146,200	7,500		3,680	12,200	169,580	
Medical Center							
<b>Non-State Funds</b>	146,200	17,851		3,680	12,200	179,931	

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

**SANTA CRUZ CAMPUS  
Non-State Capital Program  
2004-05 to 2008-09**

**EDUCATION and GENERAL – GENERAL CAMPUS**

**Automated Planet Finder Facility** **\$ 2,031,000**

The US Naval Observatory through the Department of Defense has approved a proposal to provide a robotic telescope that can search the skies for extra-solar planets. The University of California Observatories/Lick Observatory is constructing an Automated Planet Finder (APF) Facility at its site on the summit of Mt Hamilton, California. The 750 asf facility will house a two-meter class automated telescope dedicated to finding planets around nearby stars. The facility will be located adjacent to an existing Astrograph Facility. Funding for this project is from Federal funds and the project is under construction. Completion is anticipated during 2004-05.

**Seismic Corrections Phase 3** **\$ 7,865,000**

This project involves the correction of four seismically deficient buildings—Stevenson College Academic Building, the Cookhouse, Barn H, and Hahn Student Services—all of which are rated seismically “Poor” and represent serious life-safety hazards. Planned corrections will address hazardous conditions and strengthen the seismic resistance of each structure. Funding includes State funds of \$7,514,000 and campus non-State funds of \$351,000. The project is planned for completion in 2006-07.

<b>Campus Approved E &amp; G Projects under \$5 Million</b>	<b>2004-05</b>	<b>\$ 2,000,000</b>
	<b>2005-06</b>	<b>\$ 2,000,000</b>
	<b>2006-07</b>	<b>\$ 2,000,000</b>
	<b>2007-08</b>	<b>\$ 2,000,000</b>
	<b>2008-09</b>	<b>\$ 2,000,000</b>

**EDUCATION and GENERAL – CALIFORNIA INSTITUTES**

**Physical Sciences Building** **\$ 59,778,000**

The Physical Sciences Building will provide 79,829 asf of new program space for Environmental Toxicology, Chemistry, and Engineering programs. Additional improvements to 4,287 asf of the new building are planned as a separate project, so that more computer-intensive bioinformatics work can be undertaken by the Bioinformatics Program, which is part of the Institute for Bioengineering, Biotechnology and Quantitative Biomedical Research (QB3), one of the four California Institutes for Science and Innovation. The facility is located in the Science Hill area, north of Sinsheimer Laboratories. The project, which is under construction, includes general assignment classrooms, class and research laboratories, and academic offices. Funded by \$47,682,000 in State funding, \$10,864,000 in gifts, and \$1,232,000 in campus non-State funds, the project is slated for completion during 2004-05.

## **AUXILIARY ENTERPRISES and FEE SUPPORTED FACILITIES**

### **Student Housing/Dining**

#### **College Dining Hall Renovations (Porter/Cowell/Stevenson Colleges) \$ 4,200,000**

In response to the upcoming transition to “self-operation” of the UCSC dining program, a master plan for campus dining is being developed. As part of that master plan, renovations will be recommended at several dining facilities to provide servery and kitchen equipment upgrades and renovations of dining rooms to enhance capacity for serving increased numbers of students. At this time, it is anticipated that renovations to 34,000 asf will occur at Cowell, Stevenson, and Porter Colleges. Funding will be provided from debt financing and housing reserves. Completion is planned for 2006-07.

#### **Family Student Housing Renovation \$ 18,000,000**

The 199 existing apartments for family student housing will be renovated to provide fire sprinklers, updated heating and plumbing systems, and replacement of interior finishes such as kitchen counters and cabinets, appliances and bathroom fixtures. The project will be funded from debt financing and housing reserves. Completion is planned during 2006-07.

#### **Colleges 9 and 10 Apartments, Phase 2 \$ 39,900,000**

This project is planned to include 420 bed spaces in apartments to be located on a site identified in the Long Range Development Plan as “Colleges and Housing.” The single and double-bedroom apartments will contain a living/dining area, kitchen, and bathrooms. In addition to apartments, the project will provide laundry, lounge, activity, maintenance, and administrative facilities. Funding will be provided from debt financing and housing reserves. This project is planned for completion during 2007-08.

#### **Inclusion Area Apartments, Phase 1 3rd Party**

This third-party development project is the first phase of Inclusion Area development for undergraduate and graduate student apartments, including students with families. It is anticipated that Phase 1 will provide 581 beds for single undergraduate students and 101 apartments for student families. The single and double-bedroom apartments will include a living/dining area, kitchen and bathrooms. Support spaces and administrative facilities will also be included in the project. Completion is anticipated during 2008-09.

#### **North Campus Apartments \$ 66,500,000**

This 700-bed project will include single and double-bedroom student apartments to be located on sites identified in the Long Range Development Plan as “Colleges and Housing.” The apartments will contain a living/dining area, kitchen and bathrooms. In addition to apartments, the project will provide laundry, lounge, activity, maintenance, and administrative facilities. The project will be financed from debt financing and housing reserves. Completion is planned for 2009-10.

#### **Inclusion Area Apartments, Phase 2 3rd Party**

This 581-bed project is the second phase of Inclusion Area development for undergraduate and graduate student apartments. The double and single-bedroom apartments will have a living/dining

area, kitchen, and bathrooms. Ancillary support and administrative facilities will be included. A third party developer will construct the project. Completion is planned for 2010-11.

**Inclusion Area Apartments, Phase 3**

**3rd Party**

This 566-bed project is planned as the third phase of Inclusion Area development for undergraduate and graduate students. The apartments will provide similar amenities as in Phases 1 and 2. Phases 2 and 3 may be combined into one project and will be constructed by a third party developer. Completion is anticipated during 2011-12.

**Faculty and Staff Housing**

**Ranch View Terrace**

**3rd Party**

The Ranch View Terrace Faculty and Staff Housing will provide affordable housing so that the campus can compete with other universities in attracting and retaining faculty. Approximately 80 housing units will be constructed. The units will be for sale and consist of three- and four-bedroom homes. The 28-acre site is identified as Inclusion Area D on the LRDP and is located near the main entrance to the campus and adjacent to the Arboretum. The project will be limited to about 8 acres. Third party development is underway, with the first units planned for completion during 2005-06.

**Parking and Roads**

**East Remote Decking**

**\$ 7,800,000**

This project will add a deck to an existing East Remote parking lot to provide an estimated 600 additional parking spaces. This lot currently has a utilization rate of 95 percent, which exceeds the Long Range Development Plan guidelines for parking at the East Remote location. Demand for parking will increase with additional enrollment growth. Funding is planned from parking reserves and debt financing. Completion is anticipated during 2006-07.

**Campus Surface Parking/Improvements**

**\$ 6,000,000**

This project will create a remote parking lot of approximately 500 parking spaces for residential student vehicles. Currently more than 1,100 residential vehicles are parked in campus commuter lots each day, representing nearly 25 percent of the total parking inventory. Funding is planned from debt financing and parking reserves, with completion projected for 2007-08.

**Core Parking 2**

**\$ 11,000,000**

During the next five years, over 200,000 asf of academic facilities will be added to the campus core. Approximately 10 percent (300 parking spaces) of the surface parking inventory in the campus core will be lost due to this construction. This project will involve construction of a 400-space parking structure within the campus core. The specific siting of Core Parking 2 has not yet been determined. Funding will be from debt financing and parking reserves. Completion is anticipated during 2010-11.

**Child Care**

**Early Education and Child Care Center** **\$ 6,180,000**

This project will provide 9,600 asf for child development and care services for approximately 108 children between the ages of three months and six years. The design of the facility will include two children's houses connected by a central core. The infant house will contain classrooms, diapering, laundry facilities, nap areas, and kitchenettes. The toddler/preschool house will contain classrooms and child-sized bathrooms. Each house will include storage and teacher workstations. The central core will contain a reception/registration area, administrative offices, kitchen and laundry facilities, and a kindergarten/multipurpose room. Two proposed sites for the Center are being considered. The project will be funded from gift funds, campus non-State funds, and non-State funds available to the President. The project is planned for completion during 2007-08.

<b>Campus Approved Auxiliary Projects under \$5 Million</b>	<b>2004-05</b>	<b>\$ 2,000,000</b>
	<b>2005-06</b>	<b>\$ 2,000,000</b>
	<b>2006-07</b>	<b>\$ 2,000,000</b>
	<b>2007-08</b>	<b>\$ 2,000,000</b>
	<b>2008-09</b>	<b>\$ 2,000,000</b>