



OFFICE OF THE PRESIDENT

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November 15, 2004

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

ACTION BY CONCURRENCE — AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM FOR WEST VILLAGE BACKBONE INFRASTRUCTURE, DAVIS CAMPUS

It is recommended that:

Pursuant to Standing Order 100.4(q)

- (1) The President, subject to the concurrence of the Chairman of the Board, the Chairman of the Committee on Grounds and Buildings, and the Chairman of the Committee on Finance, authorize that the 2004-2005 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

Davis: West Village Backbone Infrastructure - Preliminary Plans --\$750,000 to be funded with campus funds.

- (2) Officers of The Regents be authorized to execute all documents necessary in connection with the above.

A Key to abbreviations and the project description are attached.

(Attachment)

KEY
Capital Improvement Program Abbreviations

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

2004-05 Budget for Capital Improvements and
 Capital Improvement Program
 Scheduled for
 Regents' Allocation, Loans, Income Reserves,
 University Registration Fee Reserves, Gift Funds,
 and Miscellaneous Funds

Campus and Project Title (Total Cost)	<u>Prefunded</u>	<u>Proposed 2004-05</u>
<u>Davis</u> West Village Backbone Infrastructure		P \$750,000 X
(\$750,000)		

DESCRIPTION

The Davis campus requests approval to begin design on the West Village Backbone Infrastructure project (Preliminary Plans or "P") using campus funds as the funding source. The West Village Backbone Infrastructure project would provide necessary extensions of the campus wastewater, domestic water, storm drainage, and roadway systems to the site of the UC Davis West Village.

Background

The 2003 UC Davis Long Range Development Plan (LRDP) identifies the need to develop on-campus housing to serve part of the projected increase in students, faculty and staff expected within the time frame of the LRDP. As approved by The Regents, the LRDP includes the Neighborhood Master Plan (NMP) that provides a detailed site plan and general design guidelines to guide development of a new student, faculty, and staff neighborhood on campus land west of Highway 113 and north of Hutchison Drive. The campus subsequently named the neighborhood "West Village."

The West Village plan includes capacity for approximately 3,000 beds of apartment style student housing, 500 units of housing for campus faculty and staff, about 45,000 square feet of local serving commercial uses, a community education center in partnership with the Los Rios Community College District and Davis Joint Unified School District, and an integrated open space network including neighborhood parks, greenbelts, and bicycle paths.

Project Description

To facilitate development of West Village, the large-scale or “backbone” infrastructure systems must be extended to serve the site. The backbone infrastructure project would include domestic water, wastewater, storm drainage detention and conveyance, and roadways. All systems would be stubbed to a central location on the site, where subsequent development would connect. The campus proposes to engage a design professional to develop the detailed engineering plans and budget for the project.

CEQA Classification

California Environmental Quality Act (CEQA) review for the West Village Backbone Infrastructure project would take place during project planning. The proposed site for West Village is consistent with the land use designation in the 2003 LRDP and the adopted Neighborhood Master Plan. CEQA review of the project will be tiered from the 2003 LRDP Environmental Impact Report (EIR). CEQA compliance for the project is expected to consist of a Tiered Initial Study and Mitigated Negative Declaration.

Green Building Policy and Clean Energy Standard

This project will comply with the *Presidential Policy for Green Building Design and Clean Energy Standards* dated June 16, 2004. As required by this policy, the project will adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements. Specific information regarding energy efficiency and sustainability will be provided when the project is presented for design approval.

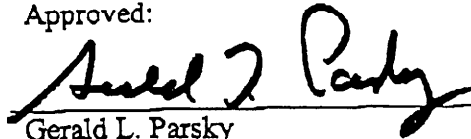
Funding Plan

The preliminary budget for the project, including construction and soft costs is expected to be in the range of \$12,000,000 to \$15,000,000. The project would be funded initially with campus funds, and then refinanced with external financing once sufficient development has occurred within West Village to generate ground rent as the debt repayment stream.

Future Regental Action

The campus would return to The Regents’ to request the amendment of the Budget for Capital Improvements and the Capital Improvement Program for the total cost of all phases of the project (P-W-C) preliminary plans, working drawings, and construction and approval of the financing plan, at the conclusion of the preliminary design phase.

Approved:



Gerald L. Parsky
Chairman of the Board

Judith L. Hopkinson
Chairman of the Committee on Grounds and Buildings

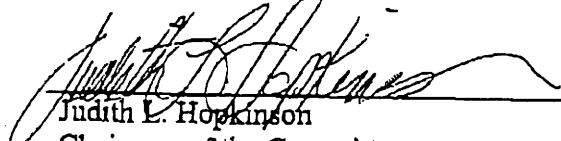
Richard C. Blum
Chairman of the Committee on Finance

Robert C. Dynes
President of the University

WEST VILLAGE INFRASTRUCTURE
DAYS

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Gerald L. Parsky
Chairman of the Board



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Chairman of the Committee on Grounds and Buildings

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