**Project Description**

- Demolition and replacement of existing residence hall facility with approximately 300-350 beds of residence hall-style housing for first-year and continuing residence hall students, in the Cuarto neighborhood, located off of Wake Forest Drive in the City of Davis.
- Update the property to bring the quality of student experience in line with other residence halls managed by UC Davis student housing.
- Existing 3-story wood-frame double-occupancy room suite-style development constructed in 1969, currently houses approximately 260 students contains obsolete building systems, but facility nearing the end of its useful life.
- Will densify development on site.
- Phased redevelopment: Emerson replacement to follow Webster replacement to allow as many beds as possible to remain online.

**Project Scope Summary**

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
<th>Financing Assumptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASF</td>
<td>72,000</td>
<td>Standby Financing $</td>
</tr>
<tr>
<td>GSF</td>
<td>102,000</td>
<td>Interim Financing $</td>
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</tbody>
</table>

**Summary of Budget by Fund Type**

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
<th>External Financing $</th>
</tr>
</thead>
<tbody>
<tr>
<td>External Financing</td>
<td>40,000,000</td>
<td>40,000,000</td>
</tr>
<tr>
<td>Auxiliary Reserves</td>
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<tr>
<td>Campus Funds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Campus Funds</td>
<td></td>
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</tr>
</tbody>
</table>

**Total Budget**

$50,000,000

**Financing Assumptions**

- ASF 72,000 Standby Financing
- GSF 102,000 Interim Financing
- Auxiliary Reserves 10,000,000
- Campus Funds 0
- Total Budget 50,000,000

**Financing Terms**

- Bond Term 30 Years
- Planning Interest Rate 6%
- Estimated Annual DS 30 yr. $2,898,910
- Estimated Annual DS 20 yr.
- Potential Private Activity

**Repayment Fund Source**

- Housing Reserves*

*Fund sources for external financing shall adhere to University policy on repayment for capital projects.