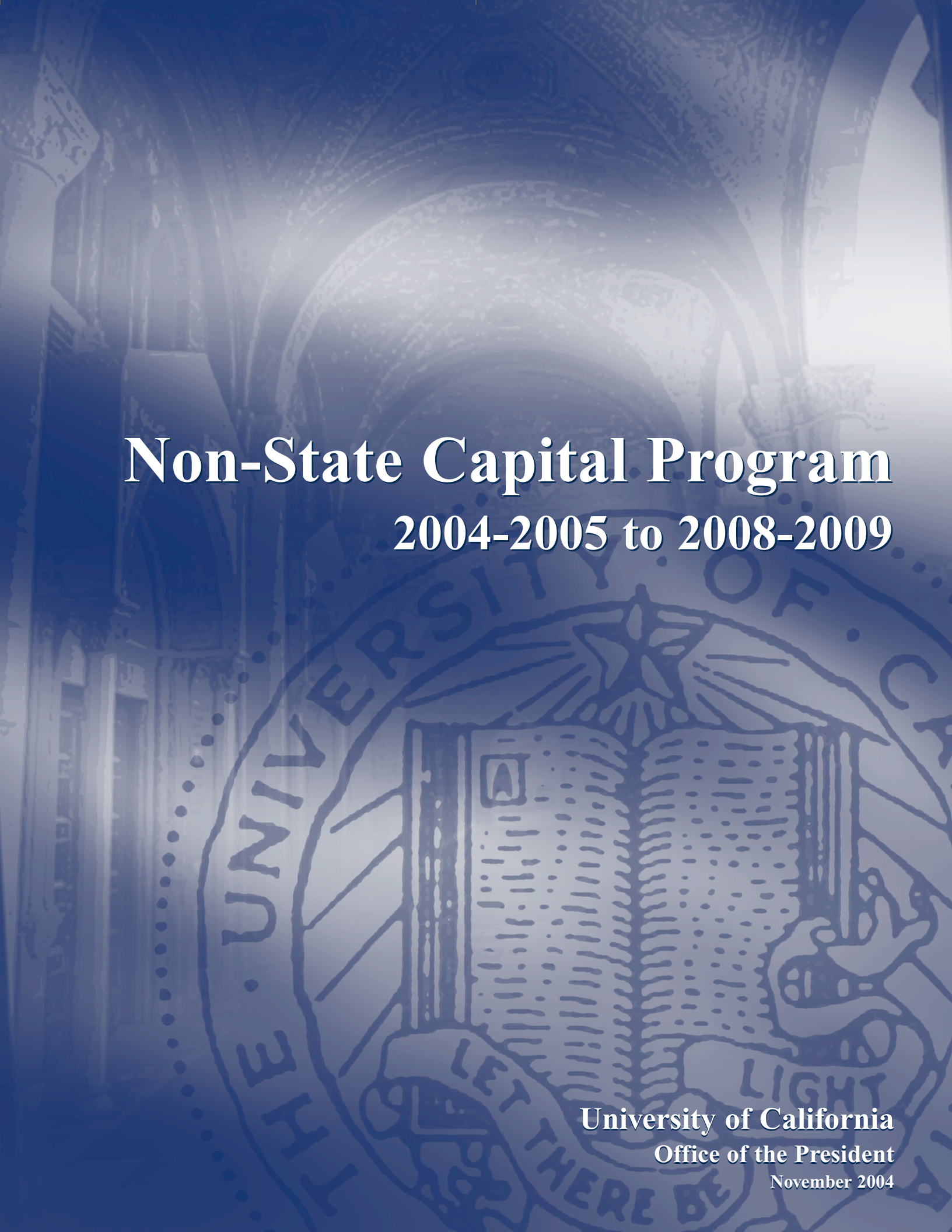
Non-State Capital Program

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in consultation with the campuses, it was decided that the 2003-04 to 2007-08 Five-Year Non-State Capital Program would not be published.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.

BERKELEY CAMPUS

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

BERKELEY CAMPUS
2004-05 to 2008-09 Non-State Capital Program

To carry out its academic mission, the Berkeley campus must continually invest in its facilities to support the most advanced research technologies and the latest approaches to teaching. Because State capital support for this purpose is limited, the campus has turned to other fund sources to provide the level of capital investment required to recruit the best faculty, attract a highly qualified and diverse student body, support state-of-the-art education and research, and ensure safety.

Berkeley is the oldest campus in the UC system. It needs to modernize and upgrade aging space that is programmatically obsolete, lacks adequate communications and utilities infrastructure, and does not meet contemporary codes for accessibility or safety. Changing academic needs, including the emergence of new technologies and the establishment of new programs (for instance, recent initiatives in the life and physical sciences emphasizing the biomedical field, nanoscience, and interdisciplinary connections) must be accommodated. Finally, many buildings have special requirements for historic preservation and restoration that must be addressed.

Of particular concern is seismic safety. Studies in 1997 indicated that 27 percent of campus space required structural improvement. The campus's "SAFER" Plan (Seismic Action Plan for Facilities Enhancement and Renewal) guides campus planning to protect lives and ensure Berkeley's continued operation. Projects to implement this program were estimated to cost in excess of $1 billion and are scheduled over time from a variety of fund sources; a major portion of the campus's State capital budget will continue to be directed toward solving this problem for some time to come.

Another need is to accommodate increased enrollment of 4,000 FTE students. Berkeley has sought to accommodate a significant portion of its assigned growth in summer sessions and in off-campus programs to minimize the impact on its infrastructure and the surrounding community. The campus continues to study how to accommodate the remaining 1,000 FTE within local environmental and other constraints. Even with substantial summer growth, year-round laboratories and offices for increased faculty and staff are required. Between 2004-05 and 2008-09 the anticipated growth in budgeted general campus enrollment, including summer, is 900 FTE students, which will bring the campus close to its steady-state enrollment of 33,170 FTE students. The increased enrollment should be accompanied by approximately 52 FTE of additional faculty. The campus, which is updating its Long Range Development Plan (LRDP), developed a facilities master plan to guide the "SAFER" program and account for new program initiatives not predicted in the last LRDP, and also carried out an academic planning effort to underpin these plans with a strategic academic plan.

With the growth and renewal needs indicated above, a significant non-State capital program is needed to maintain Berkeley as a premier educational institution. The campus has a successful history of supplementing State resources with private gifts for capital improvements, including the completion of two major fund-raising initiatives. This reliance on private generosity will continue. While the elements of a future general campaign are yet to be determined, the campus seeks funds for capital construction through targeted campaigns, most notably the Health Sciences Initiative and the two California Institutes for Science and Innovation at Berkeley.

The other major component of the non-State program addresses the capital requirements of auxiliary enterprises, particularly the need to provide student housing at affordable prices and to improve sports and recreation, parking, and student services facilities. The use of long-term debt remains the primary means to finance many of the projects in support of auxiliary and self-supporting programs.

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.
- ***3rd 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.

BERKELEY 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
EDUCATION AND GENERAL											
General Campus											
Mathematical Sciences Research Institute Addition and Renovation			X	X	X	13,477 asf	N/R	9,000	Equity	03-04	05-06
C. V. Starr East Asian Library					X	46,054 asf	N	39,675	Gifts	03-04	06-07
LeConte Hall Renovations			X		X	53,200 asf	R	13,440	Debt, Equity	04-05	06-07
Doe Library Seismic and Program Improvements, Step 4					X	103,503 asf	R	12,100 [31,920] 44,020	Gifts State Total	04-05	07-08
Warren Hall Replacement (Health Sciences Initiative)		X		X		150,000 asf	N	175,000	Gifts	05-06	09-10
Seismic Safety Corrections, Giannini Hall					X	46,009 asf	R	2,336 [22,208] 24,544	Equity State Total	06-07	08-09
Campbell Hall Replacement Building (Integrated Physical Sciences)		X		X	X	76,600 asf	N	37,100 [67,900] 105,000	Gifts State Total	06-07	09-10
Campus Approved Projects under $5 Million 04-05			X	X	X		R	12,000	Equity, Gifts	04-05	05-06
Campus Approved Projects under $5 Million 05-06			X	X	X		R	12,000	Equity, Gifts	05-06	06-07
Campus Approved Projects under $5 Million 06-07			X	X	X		R	12,000	Equity, Gifts	06-07	07-08
Campus Approved Projects under $5 Million 07-08			X	X	X		R	12,000	Equity, Gifts	07-08	08-09
Campus Approved Projects under $5 Million 08-09			X	X	X		R	12,000	Equity, Gifts	08-09	09-10
California Institute											
Stanley Hall Seismic Mitigation (QB3, CITRIS)			X	X	X	42,518 asf	N	725 [18,269] 18,994	Equity State Total	00-01	05-06

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.

BERKELEY 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
Hearst Memorial Mining Building Special Laboratory (CITRIS)				X		17,325 asf	R	9,800 [200] 10,000	Gifts State Total	01-02	04-05
Stanley Quantitative Biosciences and Bioengineering Facility (QB3, CITRIS)		X	X	X	X	155,000 asf	N	108,421 [34,875] 143,296	Debt, Gifts State Total	01-02	05-06
Davis Hall North Replacement Building (CITRIS)		X	X	X	X	79,420 asf	N	30,325 [87,325] 117,650	Gifts State Total	02-03	06-07
INFRASTRUCTURE DEVELOPMENT											
Utilities Infrastructure Improvements, Northeast Precinct (QB3, CITRIS)				X			N/R	5,100 [400] 5,500	Gifts State Total	01-02	04-05
Campus Approved Projects under $5 Million 04-05				X			R	2,000	Equity	04-05	05-06
Campus Approved Projects under $5 Million 05-06				X			R	2,000	Equity	05-06	06-07
Campus Approved Projects under $5 Million 06-07				X			R	2,000	Equity	06-07	07-08
Campus Approved Projects under $5 Million 07-08				X			R	2,000	Equity	07-08	08-09
Campus Approved Projects under $5 Million 08-09				X			R	2,000	Equity	08-09	09-10
AUXILIARY ENTERPRISES AND FEE-SUPPORTED FACILITIES											
Student Housing/Dining											
Clark Kerr Campus Building 10 Renewal			X	X	X	18,441 asf	R	12,385	Debt, Equity	03-04	04-05
Units 1 and 2 Infill Student Housing and Common Areas		X			X	880 beds	N/R	124,464	Debt, Reserves	03-04	04-05
University Village Redevelopment, Step 2					X	582 units	N/R	118,795	Debt, Reserves	03-04	08-09

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

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BERKELEY 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
Student Housing/Dining											
Residence Halls Unit 3 Dining Commons Renovation			X	X	X	16,716 asf	R	5,000	Debt, Reserves	04-05	05-06
University Village Redevelopment, Step 3		X			X	727 units	N		3rd Party	05-06	08-09
Clark Kerr Campus Building Renewal, Step 1			X	X	X	40,000 asf	R	21,000	Debt, Reserves	07-08	08-09
Clark Kerr Campus Building Renewal, Step 2			X	X	X	40,000 asf	R	21,000	Debt, Reserves	08-09	09-10
Anna Head Undergraduate Student Housing		X			X	280 beds	N	44,000	Debt, Reserves	08-09	11-12
Parking and Roads											
Underhill Parking Facility and Field Replacement					X	1,000 spaces	N	38,709	Debt, Reserves	04-05	06-07
Child Care											
Early Childhood Education Center				X	X	78 children	N	6,300	Equity, Gifts	04-05	06-07
Campus Approved Projects under $5 Million 04-05			X	X	X		R	4,000	Equity, Gifts, Reserves	04-05	05-06
Campus Approved Projects under $5 Million 05-06			X	X	X		R	4,000	Equity, Gifts, Reserves	05-06	06-07
Campus Approved Projects under $5 Million 06-07			X	X	X		R	4,000	Equity, Gifts, Reserves	06-07	07-08
Campus Approved Projects under $5 Million 07-08			X	X	X		R	4,000	Equity, Gifts, Reserves	07-08	08-09
Campus Approved Projects under $5 Million 08-09			X	X	X		R	4,000	Equity, Gifts, 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.

BERKELEY 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 Berkeley Campus											
Projects Approved Before 2004-05											
Non-State Funds								458,690			
State Funds								[141,069]			
Total								599,759			
Projects in 2004-05 to 2008-09 Program *(excludes gift projects in italics)*											
Non-State Funds								465,985			
State Funds								[122,028]			
Total								588,013			

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.

BERKELEY CAMPUS

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

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

Category	Debt	Equity	Federal	Gifts[1]	Capital Reserves	Category Total	State Funds
Education and General							
General Campus	12,000	33,776		254,200		299,976	[122,028]
Health Sciences							
California Institutes							
Subtotal	12,000	33,776		254,200		299,976	[122,028]
Infrastructure Development		10,000				10,000	
Auxiliary Enterprises and Fee-Supported Facilities	111,709	10,500		8,300	25,500	156,009	
Medical Center							
Non-State Funds	123,709	54,276		262,500	25,500	465,985	

[1] Funding summary for 2004-05 to 2008-09 program does not include potential gift-funded projects listed in italics in the project table.

BERKELEY CAMPUS
2004-05 to 2008-09 Non-State Capital Program

EDUCATION and GENERAL – GENERAL CAMPUS

Mathematical Sciences Research Institute Addition and Renovation $ 9,000,000
This project, in the bid phase, involves construction of a 9,722 asf addition to the Mathematical Sciences Research Institute (MSRI) building and renovation of 3,755 asf in the building. The addition includes an auditorium and other meeting, commons, office, and support space. The library will be expanded in the existing building. The project is funded from $9,000,000 in campus non-State funds provided to the campus by MSRI. Completion is expected in 2005-06.

C. V. Starr East Asian Library $ 39,675,000
This project, in the preliminary plans phase, involves construction of a new building of 46,054 asf on a site north of Memorial Glade between McCone Hall and Haviland Hall. It will house the East Asian Library, a campus branch library that is currently in inadequate space in several campus locations. The project is funded from gift funds, and completion is scheduled in 2006-07.

LeConte Hall Renovations $ 13,440,000
This project involves the renovation of "old" LeConte Hall (53,200 asf) to upgrade the building's infrastructure (ventilation, electrical system, etc.) and reprogram selected areas to meet the current academic needs of the Department of Physics as well as contemporary fire and life safety and accessibility code requirements. The work will be coordinated with (and carried out following completion of) State-funded seismic corrections work currently being done in LeConte Hall. The project is funded from campus non-State funds of $1,440,000 and debt financing of $12,000,000. Completion is planned for 2006-07.

Doe Library Seismic and Program Improvements, Step 4 $ 44,020,000
This project involves the renovation of Doe Annex to make seismic corrections and program and infrastructure improvements. It will strengthen the 103,503 asf east wing of the main library complex, which houses the Bancroft Library collection and other library functions and is rated seismically "Poor." This is the last of a four-step program of seismic safety corrections for the main library complex on the Berkeley campus. Three partial tiers will be removed and interior shear walls added and placed on new foundations along existing column lines to brace the remaining concrete stack floors. The shear walls will connect existing column footings and tie the foundation together adequately. The project will also make important programmatic and infrastructure improvements to support the operations of the Bancroft Library. Mandatory correction of fire and life-safety and accessibility code deficiencies will also be completed. The project will be funded from State and gift funds. Completion is scheduled for 2007-08.

Warren Hall Replacement (Health Sciences Initiative) $ 175,000,000
This project will involve construction of a new 150,000 asf facility on the current site of Warren Hall. The programs housed in this facility will focus on infectious diseases, computational biology and biostatistics, cancer biology, genomics, and neuroscience. The building will include the following elements: approximately 35 research laboratories and offices for faculty in the School of

Public Health, the Wills Neuroscience Institute, the College of Natural Resources, and other biology programs; related laboratory support space, including animal facilities; nonlaboratory space for an additional 12 to 15 Public Health faculty; a 350-seat auditorium; and an 80-seat classroom. The project will be funded from gift funds, with completion targeted for 2009-10.

Seismic Safety Corrections, Giannini Hall **$ 24,544,000**
This 46,009 asf renovation project involves correction of seismic safety deficiencies in Giannini Hall, which is rated seismically "Poor" and is a serious life-safety hazard. Deficiencies of the building, which houses College of Natural Resources programs, include a discontinuous perimeter wall above the first floor to the west, an irregular shear-wall layout, lack of shear-wall support, and nonductile connections. The project will improve the lateral force resisting system to a "Good" rating by adding new shear walls, collector beams, grade beams and footings, and other structural elements. The proposed reinforcing scheme will preserve the building's historic integrity. Mandatory correction of fire and life-safety and accessibility code deficiencies also will be completed. The project will be funded from State and campus non-State funds. Completion is expected in 2008-09.

Campbell Hall Replacement Building (Integrated Physical Sciences) **$ 105,000,000**
This project will replace Campbell Hall with an integrated physical sciences building of approximately 76,600 asf. Campbell Hall is a 40,362 asf building that is rated seismically "Poor" and for which structural rehabilitation and modernization is not an economically viable solution. The new building will provide state-of-the-art laboratories and other improved space for the departments of Physics and Astronomy. These departments are overcrowded, and much of their current space is programmatically obsolete. The project will be funded from State funds and gift funds. Completion is expected in 2009-10.

Campus Approved E & G Projects under $5 Million	**2004-05**	**$ 12,000,000**
	2005-06	**$ 12,000,000**
	2006-07	**$ 12,000,000**
	2007-08	**$ 12,000,000**
	2008-09	**$ 12,000,000**

EDUCATION and GENERAL – CALIFORNIA INSTITUTES

Stanley Hall Seismic Mitigation (QB3, CITRIS) **$ 18,994,000**
The project, which is under construction, mitigates the seismic hazard in Stanley Hall, a 42,518 asf biology building with a "Poor" seismic rating, for which structural rehabilitation was determined not to be economically viable. The major seismic deficiencies include inadequate shear strength, non-ductile detailing of the exterior walls, and structural irregularities and discontinuities; significant fire and life safety and accessibility deficiencies were also identified. Mitigation is being accomplished by demolition of the building and its replacement with an expanded, modern biological sciences facility that will accommodate existing programs and new initiatives. Funding is from State funds ($18,269,000) and campus non-State funds ($725,000). This is not a stand-alone project but is integral with the Stanley Quantitative Biosciences and Bioengineering Facility project. Completion will be in 2005-06.

Hearst Memorial Mining Building Special Laboratory (CITRIS) $ 10,000,000
This project, in the construction phase, is part of the improvements to Hearst Memorial Mining Building. It involves renovation of 17,325 asf to provide laboratory and office space in the Hearst Memorial Mining Building for the Center for Information Technology Research in the Interest of Society (CITRIS), one of the four California Institutes for Science and Innovation. Facilities include special nanotechnology imaging and interface research laboratories; space for the Berkeley Institute of Design, a complementary component of CITRIS; computational workspace; technologically sophisticated meeting rooms; and office space. The work is funded from State funds ($200,000) and gift funds ($9,800,000), with completion anticipated in 2004-05.

Stanley Quantitative Biosciences and Bioengineering Facility (QB3, CITRIS) $ 143,296,000
This project, which is under construction, will provide a new building to house existing programs from Stanley Hall as well as the Institute for Bioengineering, Biotechnology, and Quantitative Biomedical Research (QB3) and a special laboratory associated with the Center for Information Technology Research in the Interest of Society (CITRIS). QB3 and CITRIS are two of the four California Institutes for Science and Innovation. The 155,000 asf building, being constructed on the former site of Stanley Hall, will provide research and teaching laboratories, offices, and support space to bring together physical, biological, and health scientists and engineers working at the intersections of their disciplines. The building includes space for the newly established Bioengineering Department, as well as portions of the Molecular and Cell Biology, Chemistry, and Physics departments. It includes ultra-high-field NMR and imaging facilities, a bio-nanotechnology center, a multi-media center, meeting rooms, and other research and administrative support space. The project is funded with $34,875,000 in State funds, $15,000,000 in debt financing, and $93,421,000 in gift funds. Completion is anticipated in 2005-06.

Davis Hall North Replacement Building (CITRIS) $ 117,650,000
This project, located on the site of old Davis Hall, involves construction of a new building of 79,420 asf to serve as the permanent headquarters for the Center for Information Technology Research in the Interest of Society (CITRIS). The new facility will allow the Institute to support developments and teams representing Institute-sponsored research and to integrate emerging infrastructure prototypes with new microelectronics technologies and pervasive applications. A total of 18,705 asf in the building will serve as the headquarters and main silicon-fabrication component of the Integrated Microfabrication Facility (IMF). The IMF will include a state-of-the-art clean room to support the design of microsensors and actuators needed to build Societal-Scale Information Systems. The building also includes a 9,545 asf Lifelong Learning Center to enhance distance participation and extended learning. The project is funded from State funds ($87,325,000) and gift funds ($30,325,000). The project is in the construction phase and completion is anticipated in 2006-07.

INFRASTRUCTURE DEVELOPMENT

Utilities Infrastructure Improvements, Northeast Precinct (QB3, CITRIS) $ 5,500,000
This project involves improvements to eight underground utility systems in the northeast precinct of the campus to support increased capacity required by facilities to be constructed for QB3 and

CITRIS, principally the Stanley Quantitative Biosciences and Bioengineering Facility and the Davis Hall North Replacement Building. Work addresses infrastructure capacity needs for steam, natural gas, data and telecommunications, 12 kV electrical distribution, sanitary sewer, storm drainage, electrical distribution for street lighting, and fire alarm connections. The project is funded from $5,100,000 in gift funds and $400,000 in State funds. Much of the below-grade construction has been completed, but several project components will be completed during 2004-05 in coordination with other construction activity.

Campus Approved Infrastructure Projects under $5 Million	**2004-05**	**$ 2,000,000**
	2005-06	**$ 2,000,000**
	2006-07	**$ 2,000,000**
	2007-08	**$ 2,000,000**
	2008-09	**$ 2,000,000**

AUXILIARY ENTERPRISES and FEE-SUPPORTED FACILITIES

Student Housing/Dining

Clark Kerr Campus Building 10 Renewal **$ 12,385,000**

This 18,441 asf project, which is under construction, involves renovation of Building 10, a historically significant food services facility located near the center of the Clark Kerr Campus. Building 10 is rated "poor" for seismic safety. The project will correct structural, fire and life-safety, accessibility, and other code deficiencies; upgrade the building's infrastructure; and provide program improvements to modernize and enhance Building 10's functionality as the Clark Kerr Campus's food services center. The project is funded with debt financing ($11,000,000) and housing reserves ($1,385,000). Completion is scheduled for 2004-05.

Units 1 and 2 Infill Student Housing and Common Areas **$ 124,464,000**

The project, which is under construction, includes 880 new beds, construction of 23,500 asf of new support space, and improvements to 31,030 asf of housing support facilities at Residence Halls Units 1 and 2. Each of the two existing residence units houses approximately 935 students in four nine-story towers. This project will create open courtyards in place of the demolished Units 1 and 2 dining facilities (now replaced at the new Central Dining and Office Facility) and will construct four new buildings to provide 693 beds in three residence halls and 187 beds in an apartment building. The residence hall and apartment beds are mostly in double-occupancy bedrooms, with some in triple-occupancy bedrooms. Each apartment includes a kitchen and living/dining area. All rooms are furnished. The project is funded with debt financing ($112,200,000) and housing reserves ($12,264,000). Completion is planned for 2004-05.

University Village Redevelopment, Step 2 **$ 118,795,000**

This project, in the working drawings and site preparation phase, will include replacement of the 412 remaining units built in the 1960s at the University Village student-family housing complex in Albany with 582 new flats in three-story walk-up apartment buildings. There will be a mix of one-, two-, and three-bedroom units. Child-oriented housing will be built around courtyards and an open-space spine connecting the playground at the center of University Village with the community

gardens on the western edge of the property. Single-bedroom units for couples without children will be located beside a restored creek at the north edge of the property and beside the existing community gardens. Codornices Creek will be improved per the plan developed with the cities of Albany and Berkeley, using over $1 million in grant funds secured by the city of Albany. Softball fields will be replaced at the southeast corner of University Village. The project is funded with $112,200,000 in debt financing and $6,595,000 from housing reserves. Completion is planned for 2008-09.

Residence Halls Unit 3 Dining Commons Renovation **$ 5,000,000**

This 16,716 asf project will renovate the dining facility in the Unit 3 residence halls complex. The resulting program improvements to the kitchen, servery, and dining areas would modernize and enhance the facility's functionality and address ADA code issues. The project would also add a student lounge and a convenience store. The project would be funded with debt financing and housing reserves. Completion is anticipated in 2005-06.

University Village Redevelopment, Step 3 **3rd Party**

This project, a third-party development, will involve development of new graduate student and faculty housing as part of a mixed-use construction program on 26 acres adjacent to existing family housing at University Village in Albany. Fourteen acres of the redevelopment site have been used for research and support functions of the College of Natural Resources that will be relocated; the remaining 12 acres includes the remaining 152 units of 1940s housing not replaced under Step 2. Third-party developers will be asked to propose facilities for a maximum of 727 units (1,336 bedrooms) for graduate students and nontenured faculty without children. The project will also include community, recreation, and support facilities; an infant/toddler day-care facility for 36 children; and retail facilities. The project will help meet the campus's need for this type of housing, and the retail uses are expected to help finance the community and child-care facilities. Completion is currently targeted for 2008-09.

Clark Kerr Campus Building Renewal, Step 1 **$ 21,000,000**

This project is the first of four steps in a renewal program for the Clark Kerr Campus to be completed over a span of four years. The project, for which a final concept has not yet been developed, will involve the renovation, primarily over the summer, of some of the ten residence hall buildings on the site. The project will make upgrades to the infrastructure (ventilation, electrical systems, plumbing, etc.); address fire and life-safety, accessibility, and other code issues; and provide program improvements to modernize and enhance the Clark Kerr Campus as both a student residential center and a summer conference center. Funding is planned from debt financing and housing reserves, with completion anticipated for 2008-09.

Clark Kerr Campus Building Renewal, Step 2 **$ 21,000,000**

This project is the second of four steps in a renewal program for the Clark Kerr Campus to be completed the span of four years. The project, for which a final concept has not yet been developed, will involve the renovation, primarily over the summer, of some of the ten residence hall buildings on the site. The project will make upgrades to the infrastructure (ventilation, electrical systems, plumbing, etc.); address fire and life-safety, accessibility, and other code issues; and provide program improvements to modernize and enhance the Clark Kerr Campus as both a student

residential center and a summer conference center. Funding is planned from debt financing and housing reserves, with completion anticipated for 2009-10.

Anna Head Undergraduate Student Housing **$ 44,000,000**
This project, for which a final concept has not yet been developed, will provide 280 beds on a portion of the parking lot adjacent to the Anna Head complex, three blocks south of the main campus. Existing parking may be replaced on the site. The project would construct three- or four-story wood-frame housing designed to meet undergraduate student demand, with two double-occupancy bedrooms per apartment as the typical unit. Funding is planned from debt financing and housing reserves, with completion anticipated during 2011-12.

Parking and Roads

Underhill Parking Facility and Field Replacement **$ 38,709,000**
This project, located between Residence Halls Units 1 and 2, is a part of the Underhill Area Master Plan. It will replace the Underhill parking structure and playing field, demolished in 1993 because of severe structural deficiencies. The new structure will provide parking for approximately 1,000 vehicles as well as replacement recreation facilities on the top level of the structure. The project will be funded with debt financing ($30,709,000) and parking reserves ($8,000,000). Completion is planned for 2006-07.

Child Care

Early Childhood Education Center **$ 6,300,000**
The project will provide a two-story, 7,274 asf facility to accommodate 78 infants, toddlers, and pre-school children in a mixed-use, residential area south of the Berkeley campus. The site is currently a University-owned surface parking lot. Funding will be from campus non-State funds, non-State funds available to the President, and gift funds. Completion is anticipated during 2006-07.

Campus Approved Auxiliary Projects under $5 Million	**2004-05**	**$ 4,000,000**
	2005-06	**$ 4,000,000**
	2006-07	**$ 4,000,000**
	2007-08	**$ 4,000,000**
	2008-09	**$ 4,000,000**