

Five-Year Capital Program Non-State and State Funds 2005-2006 to 2009-2010

Teaching

Research

Public Service



University of California
Office of the President
November 2005



University of California

Five-Year Capital Program Report 2005-06 to 2009-10

This report provides 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 and State sources over the next five years. In developing their five year program, campuses took into account current fiscal realities, debt capacity constraints, and their assigned State capital funding targets.

The Non-State and State Capital Program presented in this report is the campuses' best estimate of fund sources that will be available for defined capital projects over the next five years, including debt financing, campus resources, gifts, capital reserves, federal funds, and State funds. This summary of future non-State and 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 capital program over the next five years.

The scope, cost, and funding plan of projects included in this report may be expected to change to some degree by the time each project is formally presented for project and funding approval. Individual 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. A separate document 2006-2007 Budget for State Capital Improvements, will be presented concurrently for approval at the November 2005 meeting.

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 the Five Year Program has been developed.
- A table that displays the list of projects that the campus expects to bring forward for full budget approval between 2005-06 and 2009-10, followed by a summary of the total project costs and anticipated fund sources that will support the Capital Program.
- A brief narrative description of each capital project proposed for funding from non-State sources during the five-year period. Descriptions of State-funded projects can be found in the separate document, 2006-2007 Budget for State Capital Improvements.

The table in this report for each campus includes information about both proposed projects and the construction program already underway that is funded from non-State and State sources. Each

campus table includes a list of projects that have been previously approved (as of October 1, 2005) 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 2002-03 but also received approval for a funding augmentation in 2004-05; in this instance, the approval year would be shown as 2004-05.

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* – State funds associated with both fully-funded and jointly-funded State/non-State projects, consistent with the State capital program.
- *3rd Party* – Privatized development by a third party.

Campuses have been successful in recent years acquiring gifts 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 – this second category of gift-funded projects is identified in *italics*. 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.

RIVERSIDE CAMPUS

2005-06 to 2009-10 Capital Program

RIVERSIDE CAMPUS 2005-06 to 2009-10 Capital Program

The Riverside campus expects an enrollment increase of more than 4,000 FTE students over the next five-year period, from an enrollment level of approximately 15,250 FTE in 2004-05. In anticipation of this growth, the campus has undertaken several major planning initiatives to guide future physical development. The campus continuously evaluates its Capital Program priorities to align them with academic, research, and public service goals. These key planning initiatives, priority projects, and related issues are summarized below.

Key Planning Initiatives: The Riverside campus anticipates presenting the update of its Long Range Development Plan (LRDP) to The Regents for approval in fall 2005. The updated LRDP assumes an ultimate campus buildout of 25,000 students by 2015-16. The campus has also initiated related planning initiatives to provide more detailed development guidance that will enable the campus to accommodate anticipated growth. These are summarized below:

- *East/Southeast Campus Area Study* provides development guidelines to accommodate several new academic and public oriented facilities while preserving and enhancing campus open space networks. The study was approved by the campus in August 2005.
- *The College of Natural and Agricultural Sciences Master Space Plan* will identify highest priority space and facilities needs for the College over a ten year planning horizon to 2014-15.

Priority Projects: Non-State funded projects identified in the five-year timeframe are driven by Riverside's anticipated enrollment growth, new academic initiatives, new student programs, and the University's overall debt capacity targets. These projects include:

- *Arroyo Student Housing, Phase 1* includes a 500 bed apartment complex, retail facilities, replacement recreation fields, and associated infrastructure development. This project is planned for occupancy in fall 2007.
- *West Campus Family Student Housing, Phase 1* includes 150 apartments, child care facilities, recreation fields and a recreation center, and related infrastructure improvements. Project approval is planned for 2007-08.
- *Canyon Crest Residence Halls, Phase 1* includes 776 residence hall beds, new recreational fields, and associated infrastructure improvements. Project approval is planned for 2008-09.
- *Transportation Hub 2*, a 1,400-space parking structure, is the first of several projects needed to address critical parking demands associated with campus growth. Project approval is planned for 2008-09.

Other Needs: The feasibility of developing several additional facilities for arts and public service programs continues to be studied in conjunction with the long term development of the Riverside Capital Campaign, including a Campus Art Museum, Campus Recital Hall, Performance Hall, and replacement for the Veitch Student Services facility.

KEY TO THE TABLES

Project Lists.

- **Previously approved projects**, (as of October 1, 2005), 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** – State funds associated with both fully-funded and jointly-funded State/non-State projects, consistent with the State capital program. State funds are listed in brackets [].
- **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.

RIVERSIDE CAMPUS

Five Year Capital Program
2005-06 to 2009-10

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											
<u>General Campus</u>											
Biological Sciences Building	X	X	X			31,666 asf	N	3,298 [19,303] 22,601	Equity, Gifts State Total	01-02	05-06
Psychology Building	X			X		52,385 asf	N	[34,430] 34,430	State Total	03-04	07-08
Materials Science and Engineering Building	X			X		76,940 asf	N	[58,798] 58,798	State Total	04-05	07-08
Environmental Health and Safety Expansion	X			X		17,905 asf	N	[12,708] 12,708	State Total	05-06	08-09
College of Humanities, Arts and Social Sciences Instruction and Research Facility	X					68,000 asf	N	3,500 [32,161] 35,661	Equity State Total	05-06	07-08
Alumni/Visitor's Center			X	X	X	9,000 asf	N	4,998	Equity, Gifts	05-06	08-09
Student Academic Support Services Building	X			X		37,380 asf	N	[20,572] 20,572	State Total	05-06	08-09
Barbara and Art Culver Center of the Arts (Downtown Riverside)	X	X	X			31,325 asf	R	4,800 [8,065] 12,865	Gifts State Total	06-07	09-10
Geology Building Renovations Phase 2					X	25,127 asf	R	[9,025] 9,025	State Total	06-07	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.

RIVERSIDE CAMPUS

Five Year Capital Program
2005-06 to 2009-10

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
Bachelor Hall Renovations					X	57,300 asf	R	[10,800] 10,800	State Total	07-08	10-11
Boyce Hall and Webber Hall Renovations					X	53,000 asf	R	[31,000] 31,000	State Total	07-08	10-11
Engineering Unit 3		X		X		77,000 asf	N	[45,855] 45,855	State Total	08-09	11-12
West Campus Professional and Graduate Center Phase 1		X		X		60,000 asf	N	[30,135] 30,135	State Total	09-10	12-13
INFRASTRUCTURE DEVELOPMENT											
Arroyo Flood Control and Enhancement		X		X	X		N/R	6,622	Equity	05-06	06-07
East Campus Infrastructure Improvements		X			X		N/R	1,500 [8,400] 9,900	Equity State Total	05-06	06-07
East Campus Infrastructure Improvements Phase 2		X			X		R	[8,393] 8,393	State Total	07-08	10-11
East Campus Infrastructure Improvements Phase 3		X			X		N	[7,455] 7,455	State Total	09-10	12-13
West Campus Infrastructure Improvements		X			X		R	[10,080] 10,080	State Total	09-10	12-13
AUXILIARY ENTERPRISES AND FEE-											

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.

RIVERSIDE CAMPUS

Five Year Capital Program
2005-06 to 2009-10

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
SUPPORTED FACILITIES											
<u>Student Housing/Dining</u>											
Lothian Dining Hall Remodel					X	13,652 asf	R	5,465	Reserves	04-05	05-06
Arroyo Student Housing, Phase 1	X					508 beds	N	54,671	Debt, Reserves	04-05	07-08
West Campus Family Student Housing, Phase 1	X					150 units	N	44,279	Debt	07-08	09-10
Canyon Crest Dining Commons, Phase 1	X					500 seats	N	26,114	Debt, Equity	08-09	10-11
Canyon Crest Residence Halls, Phase 1	X					776 beds	N	63,936	Debt, Equity	08-09	10-11
Canyon Crest Residence Halls, Phase 2	X					500 beds	N	37,156	Debt	09-10	11-12
Canyon Crest Residence Retail Deli/Convenience Store	X					4,119 asf	N	3,248	Debt	09-10	11-12
<u>Student Activities, Recreation, Athletics</u>											
Commons Expansion	X	X	X	X	X	104,037 asf	N/R	54,173	Debt, Reserves	02-03	09-10
<u>Parking and Roads</u>											
Transportation Hub 2 (Parking Structure 1)	X	X				1,400 spaces	N	20,000	Debt	08-09	10-11

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.

RIVERSIDE CAMPUS

Five Year Capital Program
2005-06 to 2009-10

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 Riverside Campus

Projects Approved Before 2005-06

Non-State Funds	117,607
State Funds	[112,531]
Total	230,138

Projects in 2005-06 to 2009-10 Program

(excludes gift projects in italics)

Non-State Funds	216,153
State Funds	[234,649]
Total	450,802

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.

RIVERSIDE CAMPUS

Five-Year Capital Program
2005-06 to 2009-10

**2005-06 to 2009-10 Project Funding Summary
(\$000s)**

Category	Debt	Equity	Federal	Gifts ⁽¹⁾	Capital Reserves	Category Total	State Funds
Education and General							
General Campus		3,750		9,548		13,298	[200,321]
Health Sciences							
California Institutes							
Subtotal		3,750		9,548		13,298	[200,321]
Infrastructure Development		8,122				8,122	[34,328]
Auxiliary Enterprises and Fee-Supported Facilities	186,091	8,642				194,733	
Medical Center							
Non-State Funds	186,091	20,514		9,548		216,153	

⁽¹⁾ Funding summary for 2005-06 to 2009-10 program does not include potential gift-funded projects listed in italics in the project table.

**RIVERSIDE CAMPUS
2005-06 to 2009-10 Capital Program**

EDUCATION and GENERAL – GENERAL CAMPUS

Biological Sciences Building **\$ 22,601,000**

This project is the second step in a plan to expand and upgrade space for instruction and research programs in the biological sciences. The project, which is in construction, provides 31,666 asf of new space for multidisciplinary research laboratories, laboratory support, and academic offices needed for planned enrollment growth in the sciences. Funding includes State funds (\$19,303,000), gift funds (\$1,818,000), and campus non-State funds (\$1,480,000). Occupancy is slated for 2005-06.

Psychology Building **\$ 34,430,000**

See the 2006-2007 Budget for State Capital Improvements for details.

Materials Science and Engineering Building **\$ 58,798,000**

See the 2006-2007 Budget for State Capital Improvements for details.

Environmental Health and Safety Expansion **\$ 12,708,000**

See the 2006-2007 Budget for State Capital Improvements for details.

College of Humanities, Arts and Social Sciences Instruction and Research Facility **\$ 35,661,000**

This project will construct approximately 68,000 asf for open class laboratories and support space, research and scholarly activity space, classrooms, academic offices and support space, and administrative space to address the needs of enrollment growth in the College. Funding will include State funds and campus non-State funds. Completion is anticipated during 2007-08.

Alumni/Visitor's Center **\$ 4,998,000**

This project is being reprogrammed. The project will be funded from campus non-State funds and gift funds. Completion is expected in 2008-09.

Student Academic Support Services Building **\$ 20,572,000**

See the 2006-2007 Budget for State Capital Improvements for details.

Barbara and Art Culver Center of the Arts (Downtown Riverside) **\$ 12,865,000**

A portion of the funding for this project (\$1,500,000 of gift funds) was used to purchase the building and property in downtown Riverside for the Barbara and Art Culver Center of the Arts. The construction portion of the project will involve the renovation and adaptive reuse of a historic building to provide an estimated 31,325 asf of instruction and research space for graduate programs in the arts. The renovated facility will provide a digital media computer studio, a screening room, faculty and graduate student studio space, an inter-media studio, a multi-functional gallery/performance space, archive/collection expansion space, and storage. This project will be funded from gift funds and State funds. Completion is projected for 2009-10.

Geology Building Renovations Phase 2	\$ 9,025,000
See the 2006-2007 Budget for State Capital Improvements for details.	
Bachelor Hall Renovations	\$ 10,800,000
See the 2006-2007 Budget for State Capital Improvements for details.	
Boyce Hall and Webber Hall Renovations	\$ 31,000,000
See the 2006-2007 Budget for State Capital Improvements for details.	
Engineering Unit 3	\$ 45,855,000
See the 2006-2007 Budget for State Capital Improvements for details.	
West Campus Professional and Graduate Center Phase 1	\$ 30,135,000
See the 2006-2007 Budget for State Capital Improvements for details.	

INFRASTRUCTURE DEVELOPMENT

Arroyo Flood Control and Enhancement	\$ 6,622,000
The Arroyo project will mitigate an existing 100-year flood plain on the northern half of the campus through the installation of storm water drainage improvements. The project will decrease the extent of the flood plain, which will increase the buildable area of that part of the campus. The project will also provide flood control along the extent of the University Arroyo as it traverses through the campus. The project is funded from campus non-State funds. Completion is planned for 2006-07.	
East Campus Infrastructure Improvements	\$ 9,900,000
This project addresses existing and anticipated infrastructure demand by providing upgrades to the East Campus utility systems including sanitary sewer, domestic water, steam, chilled water and high voltage electricity distribution. The project is funded from State funds (\$8,400,000) and campus non-State funds (\$1,500,000). Completion is anticipated during 2006-07.	
East Campus Infrastructure Improvements Phase 2	\$ 8,393,000
See the 2006-2007 Budget for State Capital Improvements for details.	
East Campus Infrastructure Improvements Phase 3	\$ 7,455,000
See the 2006-2007 Budget for State Capital Improvements for details.	
West Campus Infrastructure Improvements	\$ 10,080,000
See the 2006-2007 Budget for State Capital Improvements for details.	

AUXILIARY ENTERPRISES and FEE-SUPPORTED FACILITIES

Student Housing/Dining

Lothian Dining Hall Remodel **\$ 5,465,000**

This project, which renovates 13,652 asf of dining facilities, includes a new code compliant elevator and exit stair and an expanded patio for an overall expansion of capacity. The project is funded from reserves. The project is scheduled for completion during 2005-06.

Arroyo Student Housing, Phase 1 **\$ 54,671,000**

This project will be comprised of four major components: (1) Student Housing Complex (505 beds), (2) Common Facilities and Administration, (3) Grill/Convenience Store, and (4) Recreation Fields. The project is funded with debt financing (\$50,276,000), Riverside campus UCHS Net Revenues (\$3,147,000), and Recreation reserves (\$1,248,000). Completion is scheduled in 2007-08.

West Campus Family Student Housing, Phase 1 **\$ 44,279,000**

This project will provide 150 units of family housing totaling approximately 160,602 gsf. The project includes residential spaces, commons areas, support spaces, exterior spaces, child development center, play/class rooms totaling approximately 14,000 gsf to accommodate 144 children, community center totaling approximately 4,800 gsf, and associated site development and infrastructure improvements (parking, utility extensions, and roadways). The project will be funded with debt financing and completion is anticipated in 2009-10.

Canyon Crest Dining Commons, Phase 1 **\$ 26,114,000**

This project will include the construction of 53,779 gsf to accommodate 500 dining hall seats to serve students residing in the new Canyon Crest Residence Halls, as well as students living in other existing campus residence halls and apartments. In addition, the project will include site development and parking. The project will be funded with debt financing and campus non-State funds. Completion is anticipated in 2010-11.

Canyon Crest Residence Halls, Phase 1 **\$ 63,936,000**

This project will include the demolition of approximately 75 units of existing family housing and the construction of approximately 207,653 gsf of residential units, which will accommodate 776 beds. The project also includes common areas, support spaces, site development, and parking. The project will be funded with debt financing and campus non-State funds. Completion is anticipated in 2010-11.

Canyon Crest Residence Halls, Phase 2 **\$ 37,156,000**

This project will construct approximately 133,131 gsf of residential units, which will accommodate 500 beds. The project also includes common areas, support spaces, site development and parking. The project will be funded with debt financing and completion is anticipated in 2011-12.

Canyon Crest Residence Retail Deli/Convenience Store **\$ 3,248,000**

This project will include the construction of approximately 4,119 asf of retail space. The project will be funded with debt financing and completion is anticipated in 2011-12.

Student Activities, Recreation, Athletics

Commons Expansion

\$ 54,173,000

This project involves the expansion, renovation, and redevelopment of the existing University Commons. It was built in 1964 to support a campus population of 10,000 students but now serves more than 15,000 students. The project will provide expanded and enhanced food services, study lounges, computer laboratories, retail services, meeting and activity spaces, student organization offices, and student services space. Significant site improvements will provide greatly expanded outdoor patio, seating, and performance areas. Sequencing the construction of the 104,037 asf project will enable space to be occupied on a phased basis as completed and will allow continuous operation during construction. The project is funded from debt financing (\$51,923,000), which will be repaid from student-approved fees, and from registration fee reserves (\$2,250,000). The project is scheduled for full completion during 2009-10.

Parking and Roads

Transportation Hub 2 (Parking Structure 1)

\$ 20,000,000

This parking structure project will provide 1,400 parking spaces. The project will be constructed on the existing surface Parking Lot 24. The project will be funded from debt financing and is planned for completion during 2010-11.