



UNIVERSITY OF CALIFORNIA  
FIVE-YEAR CAPITAL PROGRAM  
NON-STATE AND STATE FUNDS  
2007-08 TO 2011-2012



**University of California**  
**Five-Year Capital Program Report**  
**Non-State and State Funds**  
**2007-08 to 2011-12**

This report provides an overview of the longer-term capital plans of the campuses, including a summary of capital projects that campuses expect to propose for funding from non-State and State sources over the next five years. The Non-State and State Capital Program presented 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 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, the *2008-09 Budget for State Capital Improvements*, will be presented for approval at the November 2007 meeting.

Even though the program of anticipated campus projects addresses 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 because feasibility studies are underway, alternative solutions are being evaluated, or funding sources have not yet been identified. 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 University is currently assessing its longer-range enrollment expectations and is developing a new enrollment plan that will extend into the next decade. This process will take into account not only new projections of high school graduates but also continued strong freshman demand, the University's commitment to increase community college transfer rates, and the need to re-balance the proportion of graduate and undergraduate students enrolled to better meet State workforce needs. This process will be completed over the next year. Campus capital planning for this five-year program is based on existing enrollment targets currently defined through 2011-12.

Campuses are currently preparing requests for major capital grants from the California Institute for Regenerative Medicine (CIRM) authorized by Proposition 71. Since this process will not be completed until spring 2008, potential future CIRM funding for projects has been identified in the gifts and grants category. Projects that receive CIRM funding will be presented to the Regents for approval at a later date in this fiscal year.

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 projects that the campus expects to bring forward for full budget approval between 2007-08 and 2011-12, 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 Budget for State Capital Improvements.

The table presented for each campus includes both information about both proposed projects and the construction program already underway. Each campus table includes a list of projects that have been previously approved (as of October 1, 2007) 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. Information is displayed about project scope, fund sources supporting 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 2004-05 but also received approval for a funding augmentation in 2006-07; in this instance, the approval year would be shown as 2006-07.

Fund sources to support future projects are identified 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, and grant funds.
- *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 consistent with the State capital program.
- *3rd Party* – Privatized development by a third party.

Campuses have been successful in recent years in acquiring gifts to fund new facilities. However, the amount of gift funds that may be available over the next five years to support capital projects 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. These projects are not normally included in the capital budget but rather are approved through a variety of contractual and financial arrangements. Potential third party developments on the campuses are included in this report, however, in order to display the full range of anticipated development activities. Note that project costs for privatized development are not included in the campus funding summary.

# **MERCED CAMPUS**

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**2007-08 to 2011-12 Capital Program**

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## **MERCED CAMPUS**

### **2007-08 to 2011-12 Capital Program**

UC Merced was established as the 10<sup>th</sup> campus of the University of California to meet the needs of the rapidly growing San Joaquin Valley. The campus was sited in the San Joaquin Valley to increase educational levels and college-going rates of high school graduates in the Valley; to provide additional opportunity for the diverse population of California to attend a research institution; to enhance access for students in the Valley; and to increase the economic viability of the San Joaquin Valley.

UC Merced began with 13 graduate students in 2004, but officially opened its doors to 865 FTE students in 2005-06. In Fall 2007, 1,870 students are enrolled. It is estimated that the campus will reach an enrollment of over 4,000 FTE students by 2010-11. UC Merced has a diverse student population; the 2007 freshman class is 33% Hispanic, 7% African American, 20% White, 34% Asian American, and 1% American Indian.

UC Merced's three schools -- Social Sciences, Humanities, and Arts; Engineering; and Natural Sciences -- offer both undergraduate and graduate degree programs. New faculty members have been drawn from all over the world and are developing new fields of study. In Fall 2007, students can choose from 20 majors and 16 minors. Emphasis tracks within the majors allow students to delve deeper into areas such as air pollution, hydrology, or molecular biology.

The distinctive stamp on research at UC Merced has begun in its signature organizations: the Sierra Nevada Research Institute, the Energy Center, the Biological Systems Institute, and the World Cultures Institute. Topics currently under study include hydrology, solar power technologies, and migrant peoples. Partnerships with other UC campuses and with entities such as Lawrence Livermore National Laboratory, Sequoia and Kings Canyon National Parks, and Yosemite National Park enhance education and research at UC Merced.

On-campus housing provides spaces for 750 students and the campus now offers housing to all incoming freshmen. By Fall 2008, the on-campus residence halls will have a total capacity of 1,000 beds. In 2006, the campus opened the J. E. Gallo Recreation & Wellness Center. Students have started a number of club sports programs and dozens of student organizations have been created. The campus has taken full advantage of its location with proximity to the Yosemite National Park by offering programs that connect students, both academically and recreationally.

The first phase of campus physical development, spanning about 100 acres, supports the initial phases of academic program development with total space of approximately 950,000 gross square feet. An additional 200,000 square feet of administrative, research and informal teaching uses is provided in off-campus locations in Merced, Atwater, Fresno and Bakersfield. Campus development, facilities, business operations and academic programs all incorporate principles of sustainability. The development of an adjacent University Community through the University Community Land Company, LLC will provide future opportunities for the campus. The University Community Plan envisions close connections between the campus core and a town center designed to serve both the campus and an adjoining residential community.

## KEY TO THE TABLES

### Project Lists.

- **Previously approved projects**, (as of October 1, 2007), 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, and grant funds.
- **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 [ ].
- **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.

## MERCED CAMPUS

Five-Year Capital Program  
2007-08 to 2011-12

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>											
<i>General Campus</i>											
Social Sciences and Management Building		X	X			60,000 asf	N	[ 47,560]	State	06-07	09-10
Stem Cell Research Facility				X		6,700 asf	N/R	7,000	Equity, Gifts	07-08	09-10
Science and Engineering Building 2		X		X		51,400 asf	N	10,000 [ 53,460] 63,460	Equity State Total	08-09	11-12
<b>INFRASTRUCTURE DEVELOPMENT</b>											
Site Development and Infrastructure Phase 4					X		N	[ 5,000]	State	08-09	10-11
West Neighborhood Infrastructure		X		X			N	10,000	Debt	08-09	10-11
Site Development and Infrastructure Phase 5					X		N	[ 10,590]	State	11-12	13-14
<b>AUXILIARY ENTERPRISES AND FEE-SUPPORTED FACILITIES</b>											
<i>Student Housing/Dining</i>											
Sierra Terraces Housing		X				412 beds	N	31,466	Debt	06-07	07-08
Valley Terraces - Dining Expansion		X				11,050 asf	N	9,700	Debt	06-07	08-09
Housing 3		X				616 beds	N	55,000	Debt	08-09	10-11
West Neighborhood Dining		X				12,000 asf	N	15,000	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.

## MERCED CAMPUS

Five-Year Capital Program  
2007-08 to 2011-12

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 Activities, Recreation, Athletics</u>											
Multi-Purpose Recreation Field		X					N	5,000	Debt	08-09	09-10
Student Aquatics Center		X				6,200 asf	N	15,000	Debt, Equity	08-09	09-10
<u>Parking and Roads</u>											
Campus Parking Lots E and F		X				430 spaces	N	1,575	Debt	06-07	08-09
Campus Parking Lot G		X				423 spaces	N	1,600	Debt	07-08	08-09
Campus Parking Lot H		X				464 spaces	N	1,850	Debt	07-08	08-09
Campus Parking Lot I		X				316 spaces	N	1,330	Debt	08-09	09-10
<u>Child Care</u>											
Early Care and Education Center		X				60 children	N	4,500	Debt, Equity, Gifts	07-08	08-09

**Total Merced Campus**

**Projects Approved Before 2007-08**

Non-State Funds	42,741
State Funds	[ 47,560]
<b>Total</b>	<b>90,301</b>

**Projects in 2007-08 to 2011-12 Program**  
*(excludes gift projects in italics)*

Non-State Funds	126,280
State Funds	[ 69,050]
<b>Total</b>	<b>195,330</b>

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.

**MERCED CAMPUS**  
 Five-Year Capital Program  
 2007-08 to 2011-12

**2007-08 to 2011-12 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		11,400		5,600		17,000	[ 53,460]
Health Sciences							
California Institutes							
<b>Subtotal</b>		11,400		5,600		17,000	[ 53,460]
Infrastructure Development	10,000					10,000	[ 15,590]
Auxiliary Enterprises and Fee-Supported Facilities	95,280	2,500		1,500		99,280	
Medical Center							
<b>Non-State Funds</b>	105,280	13,900		7,100		126,280	

<sup>(1)</sup> Funding summary for 2007-08 to 2011-12 program does not include potential gift-funded projects listed in italics in the project table.

**MERCED CAMPUS  
2007-08 to 2011-12 Capital Program**

**EDUCATION and GENERAL - GENERAL CAMPUS**

**Social Sciences and Management Building** **\$ 47,560,000**

See the 2008-2009 Budget for State Capital Improvements for details.

**Stem Cell Research Facility** **\$ 7,000,000**

This project will construct a stem cell research facility. It involves construction or remodeling of space to support an interdisciplinary bio-engineering and molecular and cellular biology-based program to design and manufacture devices for quantitative single cell research. The facility will be approximately 6,700 asf and will include research laboratory and laboratory support space for approximately 10-12 researchers using shared laboratories and specialized laboratory space. The project will be funded from campus non-State funds and gifts. The campus will seek grant funds for this project from the California Institute for Regenerative Medicine. Completion is expected in 2009-10.

**Science and Engineering Building 2** **\$ 63,460,000**

This project will construct a new facility of approximately 51,400 asf. It will provide teaching and research laboratories, laboratory support, study facilities, and academic and administrative office space for the Schools of Engineering and Natural Sciences. The project will be funded from campus non-State funds and State funds. Completion is expected in 2011-12.

**INFRASTRUCTURE DEVELOPMENT**

**Site Development and Infrastructure Phase 4** **\$ 5,000,000**

See the 2008-2009 Budget for State Capital Improvements for details.

**West Neighborhood Infrastructure** **\$ 10,000,000**

The project will complete the site development and utilities distribution system associated with the West Campus, which is planned to accommodate programs and activities including housing and dining, recreation, parking, administrative and visitor space, as a part of Phase 1 campus development (105 acres). The project is divided into three major components: 1) traffic and roadway circulation; 2) utilities distribution and capacity; and 3) general hardscape, landscape, drainage, and lighting. This project will be funded from debt financing. Project completion is expected during 2010-11.

**Site Development and Infrastructure Phase 5** **\$ 10,590,000**

See the 2008-2009 Budget for State Capital Improvements for details.

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

### **Student Housing/Dining**

#### **Sierra Terraces Housing** **\$ 31,466,000**

The project, currently under construction, addresses the demand for student housing and is consistent with on-campus housing goals established in the campus Long Range Development Plan. The project includes 412 beds to accommodate lower division students (primarily freshmen) in residence halls. The project is located in the campus core adjacent to the Valley Terraces and Valley Dining Commons. The project is funded from debt financing. Completion is anticipated in 2007-08.

#### **Valley Terraces - Dining Expansion** **\$ 9,700,000**

The project, currently under construction, will expand the existing kitchen by providing additional space for dish-washing, food preparation, and trash/storage areas. The dining expansion of 11,050 asf includes the reconfiguration of the servery area to accommodate more patrons. The existing dining hall has a maximum capacity of 271 inside seats and 56 outside seats for a total of 327 seats. The new project will provide an additional 200-250 dining seats, raising the total capacity to 527-577. The project is funded from debt financing. Project completion is anticipated in 2008-09.

#### **Housing 3** **\$ 55,000,000**

This project will provide 616 student bed spaces on a campus site near the first two student housing projects in the Campus West Neighborhood. This area of campus requires significant site development and infrastructure improvements. The project will include residence and support spaces similar to those in the first two housing projects and will be designed to serve primarily first and second year students. This project will be funded from debt financing. Project completion is expected during 2010-11.

#### **West Neighborhood Dining** **\$ 15,000,000**

This new dining facility of approximately 12,000 asf will provide new kitchen, servery, and dining areas to serve the 600 students housed in the Housing 3 project. The project will be sited adjacent to Housing 3 in the Campus West Neighborhood. The project may include a small amount of related student support space such as commons and private dining space. The project will be funded from debt financing. Project completion is planned for 2010-11.

### **Student Activities, Recreation, Athletics**

#### **Multi-Purpose Recreation Field** **\$ 5,000,000**

This project will build a multi-purpose recreation field that will serve as a competition soccer field. The project will include the provision of artificial turf and associated site work and site utilities, as well as lighting, fencing, and signage. Restrooms, bleachers, a scoreboard, a public address system, a small sports equipment structure and additional landscaping might be added depending upon funding availability. The project will be funded from debt financing. Completion is expected in 2009-10.

#### **Student Aquatics Center** **\$ 15,000,000**

This 6,200 asf project will accommodate swimming and other water activities for UC Merced students. The facility will include space built for these aquatics activities along with lockers, showers, administrative

space, team meeting area, and spectator seating. The project will be funded from debt financing and campus non-State funds. Completion is expected in 2009-10.

### **Parking and Roads**

#### **Campus Parking Lots E and F \$ 1,575,000**

This project, currently under construction, involves two new surface parking lots totaling 430 spaces to meet the demand for parking for the growing campus. Parking Lot E is an asphalt lot east of the current Science & Engineering surface parking lot and Lot F is a permeable surfaced parking lot in the campus West Neighborhood. The scope of work includes drainage, grading, paving or permeable surfacing, lighting, and landscaping. The project is funded from debt financing. Completion is anticipated in 2008-09.

#### **Campus Parking Lot G \$ 1,600,000**

This new surface parking lot will be located east of the campus pump station and will provide an additional 423 parking spaces designated for students, staff, faculty, and visitors consistent with the campus Long Range Development Plan. The project also includes utilities extension and paving of unimproved roads (Mammoth Lakes and Evolution Valley) providing access to the new lot. Landscaping and safety lights are part of the project scope. The project will be funded from debt financing. Completion is expected 2008-09.

#### **Campus Parking Lot H \$ 1,850,000**

This surface parking will provide 464 new spaces to accommodate increasing demand from the campus population of commuters (staff/faculty/students). The project will be funded from debt financing. Completion is expected in 2008-09.

#### **Campus Parking Lot I \$ 1,330,000**

This project will provide 316 new spaces. The project will be funded from debt financing. Completion is expected in 2009-10.

### **Child Care**

#### **Early Care and Education Center \$ 4,500,000**

This project will accommodate 60 infants, toddlers, and preschool-aged children to serve children of faculty, students and staff. A small number of spaces will be available to members of the general community. The facility will include indoor activity areas, toilets, mini-kitchen, active storage, reception/registration area, offices, teacher preparation room, utility/laundry/janitor's room, and research observation space. An outside play yard and drop-off/pick-up area will be provided. The project will be funded from debt financing, campus non-State funds, and gift funds. Completion is expected in 2008-09.