CI 2025 – Envisioning our Future
Campus Update Series
Agenda

1. Overview & Summary
2. Projects
3. Process/Schedule
4. Goals & Objectives
5. Next Step
6. Questions
Overview and Summary

Critical need and justification for a multi-project development:

**Enrollment Growth**  CI is a growing campus (8% per year) with increasing demand; full build-out at 15,000 FTES.

**Academic Need**  Enrollment growth requires additional academic space for faculty and students to interact and engage in scholarly work. Lecture and laboratory space is a critical need.

**Student Housing**  Enrollment growth requires additional on campus student housing that is currently over-capacity. CI can accommodate over 400 additional students living on campus with current enrollment.

**Residential Real Estate Market**  Real estate market in Ventura County is showing signs of improving. Phase 2A/B development opportunity exists.
Projects

Short Term Projects (1 – 5 Years)

Self-Funded:
- Student Housing expansion
- University Glen housing expansion
- Student Health Center
- Photovoltaic Cell Generation

Partially Self-Funded:
- Wellness/Recreation Center

Not Self-Funded:
- Science II Lab Building
- Dining Commons expansion
- Child Care Center
- Parking expansion (1,000 spaces)
Projects

Short Term Projects Map
(Project locations are tentative and subject to possible modifications.)
Projects

Mid-Term Projects (6 – 10 Years)

Self-Funded:
- Student Housing expansion
- Student Health Center expansion
- Conference Center
- Retail expansion
- Parking expansion (2,000 spaces)

Partially Self-Funded:
- Wellness/Recreation/Events Center
- Performing Arts Center

Not Self-Funded:
- Academic Building
Projects

Mid Term Projects Map
(Project locations are tentative and subject to possible modifications.)
Development History/Advisory Process

- Senate Bill 623 (O’Connell) approved to transfer property to the Trustees of the CSU (Sept. 1997)
- CI’s Long Range Development Plan (Master Plan) published (Fall 1998)
- Senate Bill 1923 (O’Connell) approved establishing the CI “Site Authority” to facilitate and provide for the financing and support of the transition of the site for use as a campus (Sept. 1998)
- CI’s “Specific Reuse Plan” released to guide development of Site Authority land (June 2000)
- Plan to engage a development advisor presented and approved by the Site Authority (December 2013)
- CI Request for Proposal (RFP) for Development Consulting Services issued (December 2013)

- Development Advisor, Jones, Lang, LaSalle engaged (June 2014) to:
  - Research & analyze financing options for projects
    - Assess existing financial situation, academic needs, community partnership
    - Research market for revenue-generating projects
  - Identify options to delivery projects that support campus growth
  - Review options for campus feedback/direction
  - Present to SA, CSU Board approvals in concept
Process/Schedule

- Identify the optimal way to implement the CI 2025 programmatic needs

- Evaluate alternative methods and opportunities to achieve delivery of the programmatic requirements of CI 2025
  - Assess existing financial situation
  - Evaluate all potential revenue sources and approaches to reducing costs
  - Evaluate alternative financing and development structures, including public/private and public/public partnerships
  - Develop multiple strategies to support the Program priorities

- Develop an implementation plan for the selected development strategy
# Process/Schedule

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- **Phase I** Due Diligence, Diagnostics and Issue Definition
- **Academic Track**
- **Financial Track**
- **Wellness & Recreation Center / Events Center Track**
- **Community & Governmental Partnership Track**
- **Phase II** - Scenario Development and Selection

**Note:** The table above represents the schedule for the various phases and tracks across different months from May to November.
Goals & Objectives
Goals & Objectives

- Develop viable economic plans to support enrollment growth with acceptable level of risk
  - Academic, student life & residential
  - Plans for the next decade

- Identify & leverage all potential revenue sources
  - State funding
  - Site Authority (UG, housing, retail, entertainment, tax increment)
    Student housing, parking, retail, external rentals, etc.
  - Wellness/Recreation/Events Center
  - Public/public & public/private partnerships
  - Student fees
  - Grants, philanthropy, advertising, sponsorship, endowments

- Facilitate integration of campus with surrounding community
  - Continuing Education, events, athletics, lecture series, etc.
Next Steps

- **Campus Feedback to Goals & Objectives**
  - Brown bag presentations, Physical Master Plan Committee, Academic Senate
  - EMAIL TO ci2025@cusci.edu

- **Completion of Consultant Phase I Report**
  - Financial assessment
  - Academic needs
  - Market analyses (University Glen housing, Student Housing)
  - Development Options

- **CSU Board of Trustees Approval in Concept**
Questions

CI 2025 Web Page