

**ITEM NUMBER VI.A:**

**SIX-YEAR CAPITAL PLAN (ACTION)**

**PURPOSE OF ITEM:**

This item provides information on the upcoming annual submission of University's Six Year Capital Plan for Board approval.

**APPROPRIATE COMMITTEE:**

FINANCE AND LAND USE

**BRIEF NARRATIVE:**

George Mason has historically submitted a six-year capital plan to the Virginia Department of Planning and Budget (DPB) annually in late-June or early July. However, at that time, Mason was engaged in a 20-year Master Planning study which includes development of a six-year Capital Plan. Consequently, Mason presented a two-year plan of near-term emerging from the developing Master Planning study, and committed to return with this presentation of the full six-year Capital Plan to the Board as Master Planning activities are concluding.

Table 1 includes near-term priority projects and their associated pro forma funding plans, with projects proposed for DPB Capital Budget Request (CBR) funding submission as indicated. Table 2 includes near-term campus priority projects further project definition or funding plan development. Table 3 includes expenditures to date, as those anticipated in the six-year plan for active projects. Funding sources for all capital projects are summarized in Table 4. Projects submitted for FY22 CBR funding include the following:

**Improve Telecom/Network Infrastructure Phase 3**

Final phase of an ongoing project to improve network resilience and increase network data serviceability.

**Engineering and Science Sector Study**

Multi-year planning study for the College of Engineering and Computing (CEC) and the College of Science (COS) in order to implement the aspirational campus corridor in

the developing Master Plan. The study will include phasing strategies to address the following:

- Relocation of undergraduate programs from SciTech to Fairfax.
- Replacement of David King and Planetary Halls.
- Current and future CEC and COS space needs as determined by the Master Plan.

### **Student Innovation Factory Building**

This \$30M request includes a Student Innovation Factory Building that will be preceded by an Engineering and Science Sector Planning Study. The new construction capital project is the first building recommended as part of the Sector Study, and will be followed by or constructed concurrently with a new Interdisciplinary Science and Engineering academic building under a separate budget request.

The new Student Innovation Factory Building will be the first of several phases identified in the implementation plan for the Sector study. The Student Innovation Factory Building will be an approximately 60K GSF industrial-style pre-engineered or equivalent building to house student project space as required by CEC and COS for capstone coursework and student competition project work (e.g. sustainability projects, concrete canoe, bridge, robotics, solar car, Baja car), and other large format student design and innovation projects. Building size determination was based on comparable projects at other Research 1 institutions. The Student Innovation Factory Building will be a single story, high-bay, flexible, open warehouse space, suitable for developing and testing of land-, air- and water-based student projects. The building program will include open shop/project space, with limited enclosed tool/project storage, as well as code-based building support spaces. Site selection for this building was driven by proximity to the campus central plant in support of student project work relating to sustainability and energy efficiency, and also to leverage resources and support available by the adjacent Facilities shops.

### **Interdisciplinary Science & Engineering Building 1**

This \$150M project is an approximately 150K GSF interdisciplinary science and engineering building on the Fairfax campus. This building would provide replacement space for the future demolition of David King and Planetary Science Halls, and be the second phase of development needed to address a critical specialized instructional laboratory deficiency identified as part of Mason's recent 20-year Master Planning study. The building program includes predominantly specialized instructional wet and dry laboratory spaces, along with classrooms, collaboration and academic support spaces. The primary occupants of this new interdisciplinary building would be the College of Engineering and Computing, the College of Science, the College of Education & Human Development and the College of Visual and Performing Arts.

The building would be 5-7 stories in height, and would respond to architectural elements of existing academic buildings within the campus core. It would frame a new central quad as a primary gathering space in the heart of the Fairfax campus, opposite the Johnson Student Center. Site selection allows for construction of the new building prior to demolition of 2 adjacent buildings (David King and Planetary Science Halls) with critical facility indices. Demolition of these 2 adjacent buildings is not included in the scope of this request, but would be phased in to reveal the new central quad. Circulation elements would be integrated with the new building program, based on concepts identified in Mason's 20-year Master Plan as part of the vision for the central quad.

**STAFF RECOMMENDATION:**

Approval of the capital projects listed on the following pages.

# George Mason University 2022-2027 Capital Plan

**Table 1: George Mason University Capital Need With Funding (\$000s)**

										Pro Forma Funding Plan						
Campus	Type	FY22	FY23	FY24	FY25	FY26	FY27	Total	Committed Philanthropy	Projected Philanthropy	General Fund Capital	Cash	P3 / Other	Committed Debt	Projected Debt	State Eligible
<b>E &amp; G PROJECTS</b>																
Engineering and Science Sector Study & Student Innovation Factory Building	Fairfax	New	30,000 GF					30,000	0	0	30,000	0	0	0	0	100%
Improve Telecom/ Network Infrastructure Phase 3 <sup>(1)</sup>	Fairfax	New	14,250 GF 9,750 NGF					24,000	0	0	14,250	0	0	0	9,750	59%
Interdisciplinary Science & Engineering Building 1	Fairfax	New	150,000 GF					150,000	0	0	150,000	0	0	0	0	100%
Real Estate Acquisitions	Various	New	20,000 NGF		20,000 NGF			40,000	0	0	0	40,000	0	0	0	0%
Academic VIII - Phase 1 <sup>(2)</sup>	SciTech	New		100,000 GF				100,000	0	0	100,000	0	0	0	0	100%
Point of View Cottages <sup>(3)</sup>	Point of View	New		4,000 GF (prior) 4,000 NGF				8,000	0	4,000	4,000	0	0	0	0	50%
Small Capital Improvement Program	Various	Reno	4,000 NGF					4,000	0	0	0	4,000	0	0	0	50%
<b>Total E &amp; G</b>									0	4,000	298,250	44,000	0	0	9,750	
<b>AUXILIARY PROJECTS</b>																
<b>Total Auxiliary</b>									0	0	0	0	0	0	0	
<b>Total Capital Need with Funding</b>			194,250 GF 33,750 NGF	4,000 GF (prior) 100,000 GF 4,000 NGF	20,000 NGF			356,000	0	4,000	298,250	44,000	0	0	9,750	

**Notes & Prior Approvals:**

1) Telecom - FY08 Phase 1 first requested; FY18 \$11.4M TPC requested. \$673K planning approved NGF (cash); FY18 Phase 2 first requested; FY21 \$2.25M TPC approved. \$12.25M GF and \$11M NGF

2) Academic VIII - FY20 \$200K NGF pre-planning approved, not initiated, and no longer available; FY21 \$7.5M NGF planning approved, not initiated.

3) POV Cottages - FY19 \$4M approved for GF, \$4M for NGF (gifts/cash).

4) Abbreviations

CBR = Capital Budget Request. Annual submission to the Department of Planning & Budget for Virginia Commonwealth funding.

GF = General Funds -provided by the Commonwealth of Virginia. For public higher education institutions the State issues debt through the Virginia College Building Authority's 21st Century Bond Program.

In the past, the State has also provided funding to Institutions by issuing debt (General Obligation Bonds) that has been approved by voter referendum.

NGF = Non-General Funds - provided by George Mason University. NGF funding can include cash, gifts and/or institution debt

**Table 2: George Mason University Capital Need with Funding Not Identified (\$000s)**

	Campus	Type	FY22	FY23	FY24	FY25	FY26	FY27	Total	Pro Forma Funding Plan										
										Committed Philanthropy	Projected Philanthropy	General Fund Capital	Cash	P3 / Other	Committed Debt	Projected Debt (1)	State Eligible			
<b>E &amp; G PROJECTS</b>																				
Business School <sup>(2)</sup>	Fairfax	New			82,500 GF 82,500 NGF				165,000	5,931	34,069	110,000	15,000	0	0	0	50%			
<b>Total E &amp; G</b>									165,000	5,931	34,069	110,000	15,000	0	0	0				
<b>AUXILIARY PROJECTS</b>																				
Sustainability Initiatives	All	New	100,000 NGF						100,000	0	0	0	0	100,000	0	0	0%			
Eagle Bank Arena Addition	Fairfax	New		75,000 GF					75,000	0	0	75,000	0	0	0	0	100%			
Eagle Bank Arena Renovation	Fairfax	Reno			75,000 NGF				75,000	0	0	0	0	31,000	0	44,000	0%			
Center for the Arts Concert Hall Renovation <sup>(3)</sup>	Fairfax	Reno				25,000 GF 25,000 NGF			50,000	25	28,275	0	0	21,700	0	0	0%			
Contemplative Center	Fairfax	New				7,000 NGF			7,000	0	7,000	0	0	0	0	0	0%			
Multimodal Transportation	All	New				30,000 NGF			30,000	0	0	0	30,000	0	0	0	0%			
Recreation & Well-Being Addition (Ph 1)	Fairfax	New						100,000 NGF	100,000	0	0	0	0	100,000	0	0	0%			
Recreation & Well-Being Renovation (SUB-1)	Fairfax	Reno						100,000 NGF	100,000	0	0	0	0	100,000	0	0	0%			
<b>Total Auxiliary</b>									537,000	25	35,275	75,000	30,000	352,700	0	44,000				
<b>P3 PROJECTS - DEVELOPER FINANCED</b>																				
Faculty/Staff Housing (Ph 1)	Fairfax	New			100,000 NGF				100,000	0	0	0	0	100,000	0	0	0%			
<b>Total P3</b>									100,000	0	0	0	0	100,000	0	0				
<b>Total Capital Need with Funding Not Identified</b>			100,000 NGF	75,000 GF	82,500 GF 257,500 NGF	25,000 GF 62,000 NGF	200,000 NGF		802,000	5,956	69,344	185,000	45,000	452,700	0	44,000				
<b>Total Capital Need</b>			194,250 GF 133,750 NGF	4,000 GF (prior) 175,000 GF 4,000 NGF	82,500 GF 277,500 NGF	25,000 GF 62,000 NGF	200,000 NGF		1,158,000	5,956	73,344	483,250	89,000	452,700	0	53,750				

**Notes & Prior Approvals:**

1) Mason does not currently have philanthropy plans or the debt capacity available to fund all P3/Other & Projected Debt projects above; funding strategies will be revised in future capital project planning updates.

2) Business School - **FY18** \$70M - \$80M NGF (gifts/cash) TPC approved by BOV; **FY18** \$171K NGF pre-planning approved (gifts/cash); **FY20** \$15M NGF TPC approved by BOV (gifts/cash).

3) Concert Hall - **FY19** \$25M approved for NGF (gifts/cash).

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**Table 3: George Mason University Capital Total Project Expenditures - Active Capital Projects (\$000s)**

Campus	Type	Through FY21	FY22	FY23	FY24	FY25	FY26	FY27	Total	Pro Forma Funding Plan								
										Committed Philanthropy	Projected Philanthropy	General Fund Capital	Cash	P3 / Other	Committed Debt	Projected Debt	State Eligible	
<b>ACTIVE PROJECTS</b>																		
Utility Infrastructure (Core Campus)	Fairfax	Reno	15,386 GF 30,944 NGF	5,457 GF 698 NGF					52,485	0	0	20,843	2,889	0	28,753	0	40%	
Horizon Hall/ Harris Theatre (Core Campus)	Fairfax	New	107,492 GF	9,557 GF 2,582 NGF					119,631	0	0	117,049	2,582	0	0	0	98%	
IDIA Development and Demo <sup>(1)</sup>	Arlington	New	5,049 NGF	4,900 GF 21,750 NGF	29,000 GF 21,408 NGF	31,500 GF 63,740 NGF	18,600 GF 37,270 NGF	9,558 NGF	242,775	21,000	63,000	84,000	0	74,775	0	0	35%	
Telecom Infrastructure Phase I	Fairfax	Reno	759 NGF	4,950 GF (759) NGF <sup>(2)</sup>	4,900GF				9,850	0	0	9,850	0	0	0	0	100%	
Telecom Infrastructure Phase II	Various	Reno	0 GF	1,160 GF	10,465 GF	625 GF 11,000 NGF			23,250	0	0	12,250	0	0	0	11,000	53%	
Aquatic and Fitness Center Capital Renewal	Fairfax	Reno	0 NGF	600 NGF	4,900 NGF	4,500 NGF			10,000	0	0	0	600	0	0	9,400	0%	
Central Heating and Cooling Plant New Boiler and Chiller	Fairfax	New	0 GF	2,800 GF	2,200 GF				5,000	0	0	5,000	0	0	0	0	100%	
Necklace Phase I and Stream Restoration	Fairfax	New	130 NGF	1,120 NGF	1,555 NGF				2,805	0	0	0	2,805	0	0	0	0%	
Johnson Center HVAC Repairs	Fairfax	Reno	290 NGF	2,725 NGF	2,400 NGF				5,415	0	0	0	5,415	0	0	0	0%	
Life Science Engineering Building	SciTech	New	2,547 GF	3,600 GF	17,150 GF	45,080 GF	29,623 GF		98,000	0	0	98,000	0	0	0	0	100%	
TTIP Bachelors Capital Investment	Various	Reno	2,133 GF	11,980 GF	1,755 GF	845 GF	1,290 GF	1,525 GF	1,085 GF	20,613	0	0	20,613	0	0	0	100%	
Maintenance Reserve	Various	Reno	6,014 GF <sup>(3)</sup>	5,902 GF	5,902 GF	5,902 GF	5,902 GF	5,902 GF	5,902 GF	41,426	0	0	41,426	0	0	0	100%	
Miscellaneous Renovations (Non-Cap)	Various	Reno	6,250 NGF <sup>(3)</sup>	3,775 NGF	4,100 NGF	6,500 NGF	6,500 NGF	6,500 NGF	6,500 NGF	40,125	0	3,000	0	37,125	0	0	100%	
<b>Total Capital Expenditures</b>			<b>133,572 GF 43,422 NGF</b>	<b>50,306 GF 32,491 NGF</b>	<b>71,372 GF 34,363 NGF</b>	<b>83,952 GF 85,740 NGF</b>	<b>55,415 GF 43,770 NGF</b>	<b>7,427 GF 16,058 NGF</b>	<b>6,987 GF 6,500 NGF</b>	<b>671,375</b>	<b>21,000</b>	<b>66,000</b>	<b>409,031</b>	<b>51,416</b>	<b>74,775</b>	<b>28,753</b>	<b>20,400</b>	

**Notes & Prior Approvals:**

1) IDIA - Debt will be issued in lieu of projected philanthropy as required.

2) Telecom - Reimbursement for planning approved NGF (cash)

3) Based upon FY21 only as these are revolving projects

4) Abbreviations

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**Table 4: George Mason University Capital Program Summary (\$000s)**

Total Projects	Total Cost	General Fund	Mason Funds	Debt	Mason P3/Other	Gifts
<b>ACTIVE CAPITAL PROJECTS</b>						
13	<b>\$671,375</b>	\$409,031	\$262,344	\$49,153	\$126,191	\$87,000
<b>CAPITAL NEED WITH FUNDING</b>						
7	<b>\$356,000</b>	\$298,250	\$57,750	\$9,750	\$44,000	\$4,000
<b>CAPITAL NEED WITH FUNDING NOT IDENTIFIED</b>						
10	<b>\$802,000</b>	\$185,000	\$617,000	\$44,000	\$497,700	\$75,300
<b>TOTAL CAPITAL PROJECTS</b>						
<b>30</b>	<b>\$1,829,375</b>	<b>\$892,281</b>	<b>\$937,094</b>	<b>\$102,903</b>	<b>\$667,891</b>	<b>\$166,300</b>