



UCLA, Powell Library

**UCLA**

# Los Angeles Campus Capital Program

UCLA's primary purpose as a public research university is the creation, dissemination, preservation, and application of knowledge for the betterment of our global society. The goals of UCLA's Strategic Plan include deepening engagement with Los Angeles, expanding reach as a global university, enhancing research and creative activities, elevating teaching, and becoming a more effective institution. UCLA's Capital Improvement Program supports the implementation of the Strategic Plan.



**49**

Active Projects



**\$516M**

Active Projects Investment



**20**

Completed Projects (FY 2024–25)



**\$119M**

Completed Projects Investment

**CFP Identified Funding**

\$1.7 billion in Capital Plan

**Priority Areas**

- **Student housing expansion**
- **Seismic improvements**
- **Research space development**

**Key Metrics**

- 545 undergraduate beds under construction
- 1,130 undergraduate beds in design
- 173,000 GSF seismic improvements in progress

# Los Angeles Campus Capital Program

## Capital Priorities

UCLA has transformed from a predominantly commuter campus into a vibrant residential community, with on-campus undergraduate beds increasing from approximately 4,300 in 1980 to 24,000 today. Recent housing projects adding approximately 5,600 beds enabled UCLA to extend its housing guarantee to four years for incoming first-year students and two years for transfers, fulfilling a key Student Housing Master Plan objective. To maintain the four-year guarantee and address growing graduate and faculty housing demand, UCLA plans approximately 2,800 additional beds over the next six years.

## Location-Specific Focus Areas

### Innovation Ecosystem and Sustainability Leadership

The acquisition and development of UCLA Research Park represents a unique opportunity to accelerate integrated innovation ecosystem growth in Southern California through private sector partnerships and philanthropy. UCLA's Sustainability Plan establishes clear vision for sustainable, healthy, and resilient campus future, including green building goals across all capital projects. The campus will face unique challenges from local fire recovery and the 2028 Olympic Games.

## Recent Accomplishments

### Significant Project Completion and Investment

UCLA completed 20 projects in FY 2024-25 with cumulative budget of \$119 million. Eighteen projects (90%) had budgets under \$10 million, with notable completions including the CHS B-Level GMP Facility (\$29 million) creating Human Gene and Cell Therapy Facility, and Powell Library Seismic Improvements Phase 1 (\$17 million) improving approximately 120,000 GSF from SPR Level V to IV while addressing accessibility and life safety issues.

#### EXHIBIT 35. Completed Projects Distribution by Budget Category

	Budget \$1M - \$10M	Budget \$10M - \$20M	Budget > \$20M	Total
Total Number	18	1	1	20
	90%	5%	5%	100%
<b>Total Budget</b>	<b>\$73M</b>	<b>\$17M</b>	<b>\$29M</b>	<b>119M</b>
	<b>61%</b>	<b>14%</b>	<b>24%</b>	<b>100%</b>

Note: Because of rounding, some totals may not correspond with the sum of the separate parts.



UCLA, David Geffen School of Medicine

# Los Angeles Campus Capital Program

## Projects In Progress

### Comprehensive Infrastructure and Housing Development

UCLA has 49 active projects with cumulative budget of \$516 million addressing infrastructure needs (\$155 million), renewal and restoration priorities (\$115 million), seismic improvements (\$100 million), student housing (\$118 million), and other programmatic needs (\$28 million), supporting comprehensive campus modernization across all operational areas.

EXHIBIT 36. Active Projects Distribution by Budget Category

	Budget \$1M - \$10M	Budget \$10M - \$20M	Budget > \$20M	Total
Total Number	42	2	5	49
	86%	4%	10%	100%
<b>Total Budget</b>	<b>\$164M</b>	<b>\$27M</b>	<b>\$325M</b>	<b>\$516M</b>
	<b>32%</b>	<b>5%</b>	<b>63%</b>	<b>100%</b>

Note: Because of rounding, some totals may not correspond with the sum of the separate parts.

UCLA, John Wooden Center Improvement Project



## Seismic Snapshot

### Substantial Compliance Challenges Ahead

Three active seismic improvement projects totaling approximately 173,000 GSF (\$100 million) are underway, with one completed project of 120,000 GSF (\$17 million). At the end of FY 2024-25, 98 buildings (approximately 10.2 million GSF) have non-compliant Seismic Performance Ratings, requiring improvements at approximately \$1.7 billion. Priority Group A buildings require approximately \$1.7 billion for seismic compliance only.

## Restoration and Renewal Snapshot

### Significant Deferred Maintenance Backlog

Twenty-nine active projects (\$115 million) and 13 completed projects (\$70 million) address restoration priorities. While current investment alleviates pressing high-priority issues, it falls short of driving significant long-term progress against the substantial backlog.

# Los Angeles Campus Capital Program

## 2025-31 Outlook and Progress On Priorities

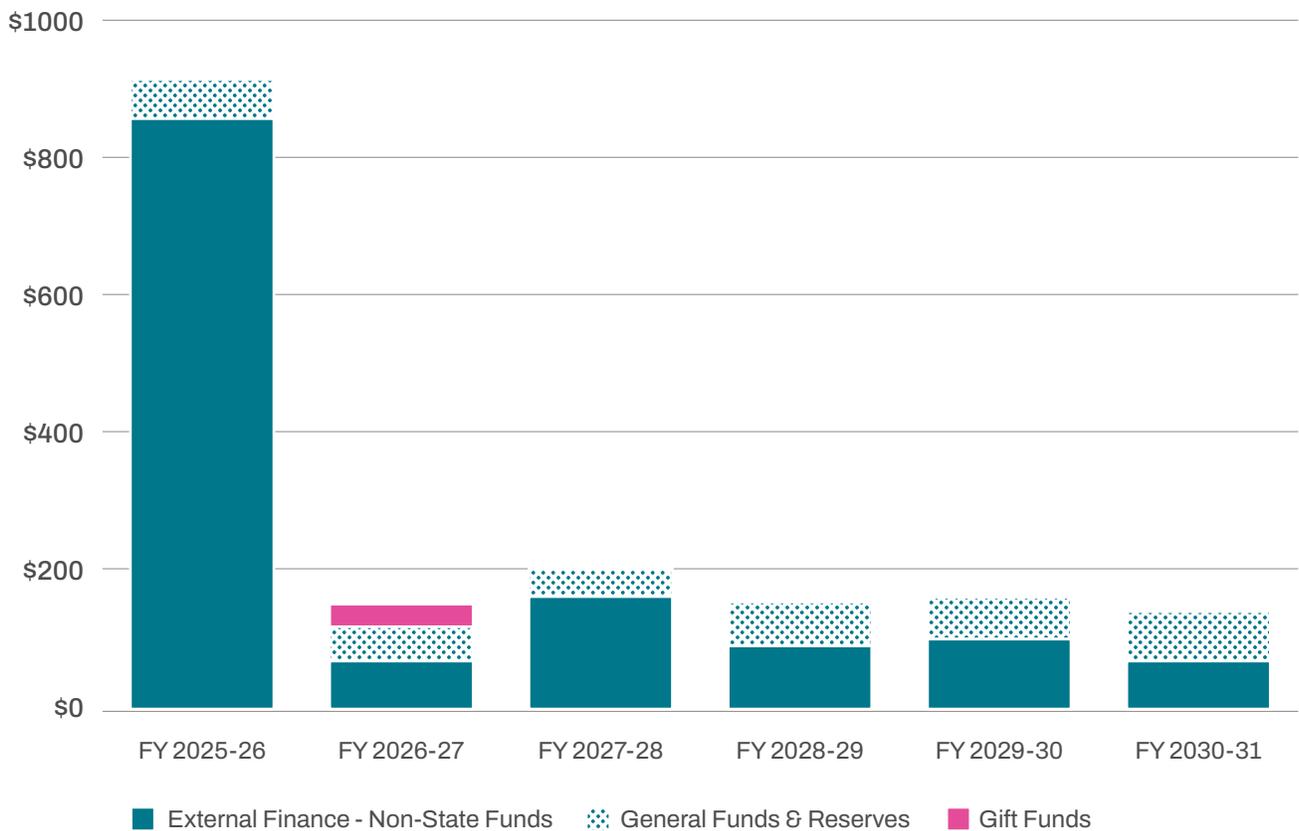
### Managing Massive Capital Needs

UCLA faces significant proposed capital need totaling \$9.9 billion addressing building restoration and renewal, seismic remediation, infrastructure, and improvements to recent acquisitions. Various sources are anticipated for \$1.7 billion of projects with funding identified, including student housing, seismic remediation, building restoration and renewal work, infrastructure, and UCLA Research Park improvements.

## Unfunded Needs and Advocacy Priorities

Approximately 82% (\$8.1 billion) of proposed projects lack identified funding sources. The campus stands ready to advance critical systems upgrades and infrastructure projects as resources become available, with housing expansion remaining the highest unfunded priority as UCLA considers acquisitions to increase bed count and meet growing student demand for on-campus living.

EXHIBIT 37. Proposed Capital Program Fund Sources (\$Ms)



## Los Angeles Campus Capital Program



### Project Highlight

This project redevelops the aging 1981 Gayley Towers apartment building from 51 studio units into a dormitory-style facility with up to 545 beds in double and triple units for undergraduate students. Gayley Towers will include desirable amenities including living areas, shared kitchens, community bathrooms, and a landscaped courtyard, supporting UCLA's expanded housing guarantee program.

PROJECT NAME

**Gayley Towers  
Redevelopment**

TYPE

**Mid-Rise Building**

GSF

**109,850 GSF**

BUILDING USE

**Student Housing**

PROJECT COMPLETION DATE

**February 2027**

PROJECT COST

**\$118M**

CONSTRUCTION COST

**\$86M**

PROJECT STATUS

**Under Construction**

ARCHITECT

**Mithun**

CONTRACTOR

**PCL Construction  
Services**