2020 Project Update

Campus Forum

August 10, 2016
1pm

Lakireddy Auditorium
Classroom Office Building 1
University of California, Merced
Video Flythrough
UC Merced Today
1.4 million gross square feet, 2,000 beds and 6,700 students
The 2020 Project will almost double physical capacity
1.2 million gross square feet addition
1,700 new beds and 1,500 net new parking spaces
$1.3 billion design and construction budget
Little Lake will be framed as the social heart of the campus

Northeast view across Little Lake

Central relationship of Little Lake to post-2020 campus
2020 Project facilities are physically integrated with existing campus buildings

Physical Capacity for 10,000 students

- Teaching
- Research
- Residential
- Student Life
New “Academic Quad” gives form to the Research Enterprise

New faculty offices, classrooms and research labs are arranged around new quadrangle adjacent to the existing campus

Northeast view of low-water landscaped Academic Quad
New “Academic Walk” will be the Central Connective and Pedestrian Circulation Feature

Mixed-use corridor programmed with classrooms on the ground floors and 1,700 student beds on the upper levels.
## Outcomes of Best and Final Offer Process

### Summary

#### Key Adjustments

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<th>Graduate Student Housing</th>
<th>Significant donor gift of off-campus land provided opportunity to build graduate student/family housing as a separate project within the community.</th>
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<td>• This minimized need for 90,875 asf of graduate housing at this time.</td>
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<td>• Provides opportunity for co-location with childcare amenities</td>
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<th>Public Safety</th>
<th>Campus adopting distributed model that will integrate public safety functions throughout the entire campus rather than a 19,000 asf centralized facility.</th>
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<th>Parking</th>
<th>Execution of land transaction with the University Community Land Company, LLC (“UCLC”) enabled the campus to locate new parking south of campus on a more convenient site.</th>
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### Scope Changes

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<th>November RFP:</th>
<th>918,000 asf/1.4 million gsf</th>
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<td>Post-BAFO Process:</td>
<td>790,000 asf/1.2 million gsf</td>
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What we learned
The financial rigor of the procurement created a better project

• **Acting holistically** about our long-range financial condition enabled us to set priorities

• **The Best and Final Offer Process** ("BAFO") pushed us to identify creative solutions

• **Quantifying our operations and maintenance** helped us determine what we could afford while achieving our mission
The Project is being led by UC Merced’s Special Projects Office in partnership with Plenary Properties Merced

Campus Lead

UCMERCED Special Projects Office

Project Management Support

WT PARTNERSHIP

Design Management Support

WOODS BAGOT

Infrastructure Support

AECOM

Equity Partner: Plenary Group Ltd.

Lead Contractor: Webcor Builders LP

Lead Campus Planner: SOM

Operations and Maintenance: Johnson Controls

Research Laboratory Architect: SOM

Academic Classroom Architect: WRNS Studio

Student Life Facility Architect: HOK

Student Housing Architect: Page Southerland Page

Infrastructure and Engineering: Arup North America
Three-phase delivery sequence
Groundbreaking scheduled for mid-October 2016
Goal is to minimize disruption to the extent possible
Construction Logistics
Traffic

• Plenary Properties Merced is required to use a proscribed truck route, as per negotiated agreements with the County and the City.

• Prior to any work impacting traffic or roadways, Plenary Properties Merced will:
  
  • Provide schedule of activities that will impact traffic, closing of streets, and traffic control plans
  
  • Obtain formal approval of traffic control plans in accordance with law
  
  • Provide 28-day notice to UC Merced prior to the closure of any street or access point
  
  • UC Merced will post information at 2020project.ucmerced.edu throughout the project
Construction Logistics
Schedules, Noise and Notifications

Schedules

• Construction hours begin at 7:00am for activity within 500 feet of occupied residences

Noise

• Where possible, Plenary Properties Merced will utilize noise mitigation strategies for all equipment in use (i.e. electric-powered equipment vs. combustion-powered equipment)

• Before any disruptive noisy activities, a noise mitigation program will be reviewed by UC Merced

Campus and Community Notifications

• 1 week notice required prior to construction activities impacting campus activities

• Construction updates and “look-aheads” will be posted at 2020project.ucmerced.edu

• Comments can be sent to construction2020@ucmerced.edu
What to expect this semester
Significant preparatory construction activity

• Placement of Construction Management trailers south of Bellevue Road

• Temporary parking lot construction for contractors near North Bowl Lot

• Preliminary construction at Bellevue and Lake

• Construction Fencing

• Construction updates will be posted at 2020project.ucmerced.edu and via email announcements
Online Resources

2020 Project website
http://2020project.ucmerced.edu

- Program Details
- Maps
- Latest News
- Contact information

Construction Team email
construction2020@ucmerced.edu

Social Media

Instagram
@ucmerced2020construction

Twitter
@UCMerced_2020
Significant economic impact on the San Joaquin Valley

$1.9 billion of one-time economic impact in the San Joaquin Valley

Plenary has committed to benefit the community and the region.

- Contractors are required to employ a set percentage of apprentices from local, state-approved, joint labor-management apprenticeship programs
- Prevailing wage requirement
- Small Business requirements