



UNIVERSITY  
OF  
CALIFORNIA

UCMERCED

## 2020 Project

University of California Board of Regents Joint Session:  
Committees on Finance and Grounds and Buildings

UCSF Mission Bay  
July 21, 2016



## UC Merced is an intimate campus with a unique mission



**A venue for student success and social mobility** reflecting California's diversity



**Research excellence** in unique, targeted areas

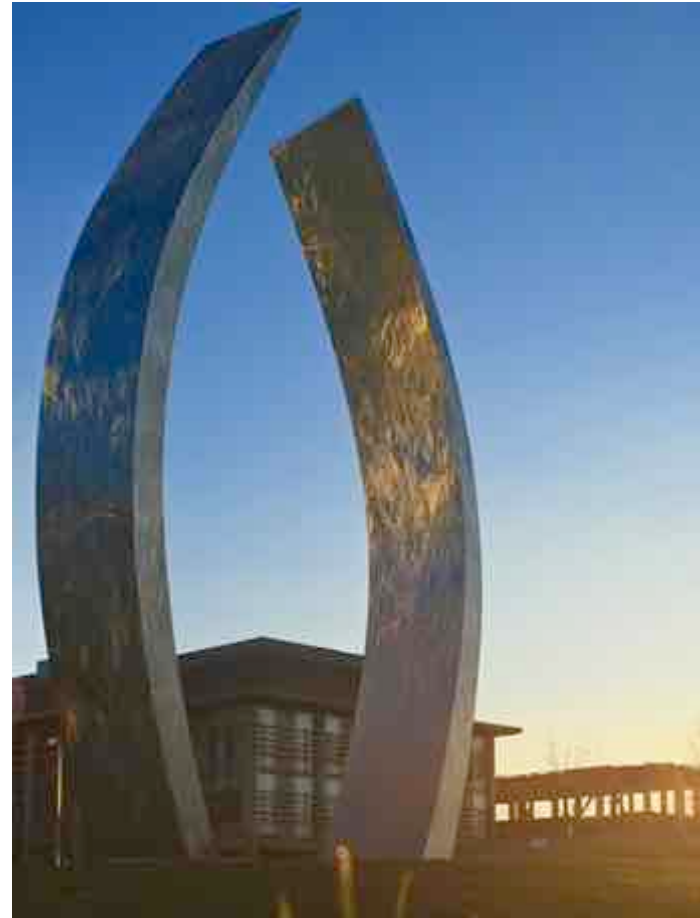


**A catalyst for economic diversification** in the Central Valley

## What we have learned

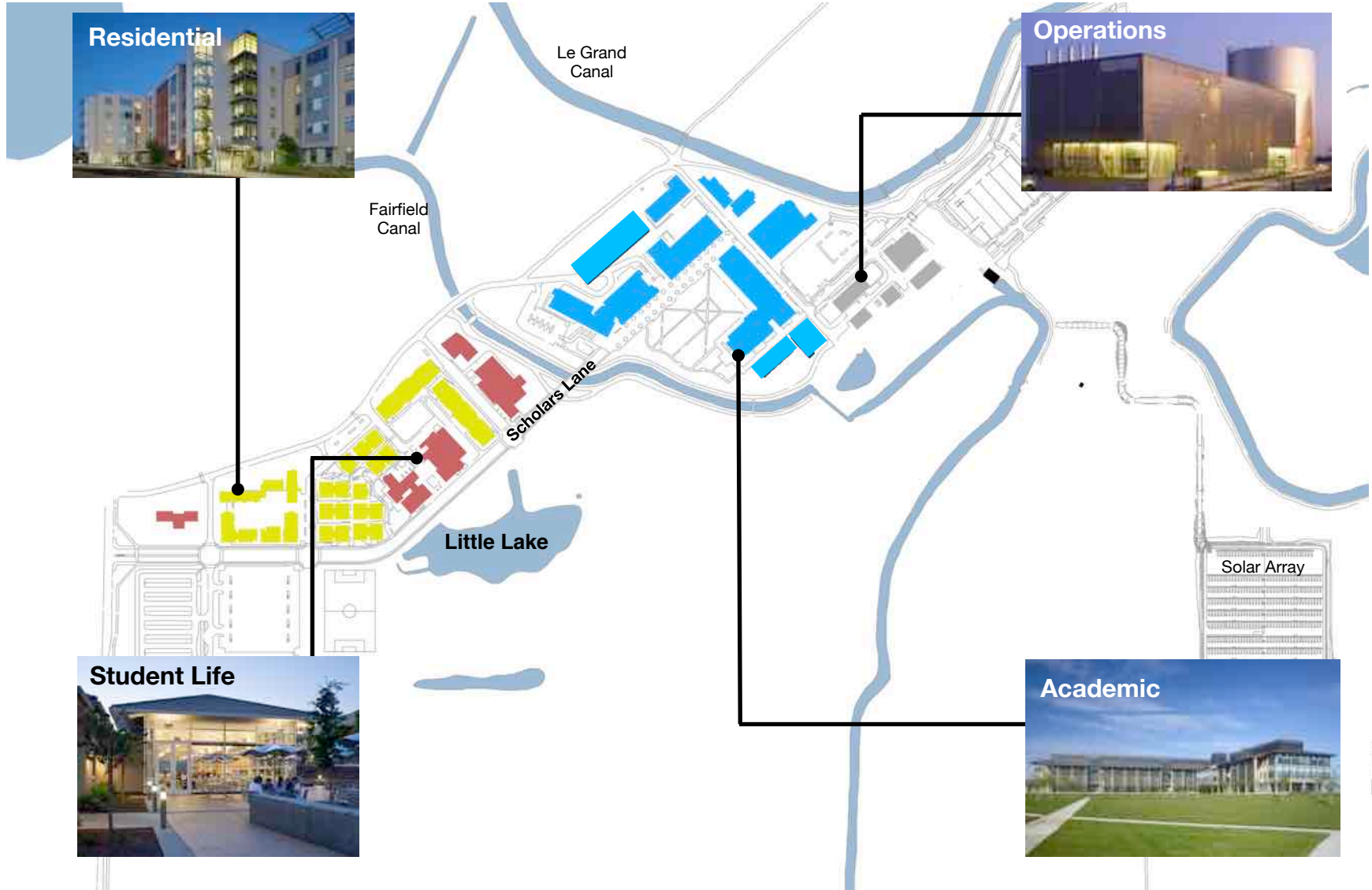
The financial rigor of the procurement created a better project

- **Acting holistically** about our long-range financial condition enabled us to set priorities
- **The upset limit and 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



# Existing Campus Context

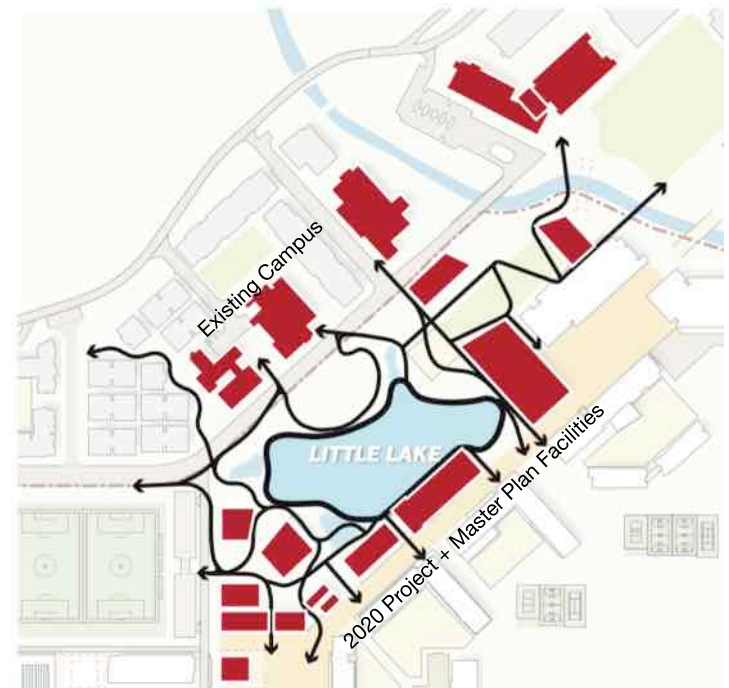
- Academic
- Residential
- Student Life/Athletics
- Campus Operations



# 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

## “Academic Quad” gives form to the Research Enterprise



Northeast view of low-water landscaped Academic Quad

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

## “Academic Walk” is the Central Connective and Pedestrian Circulation Feature

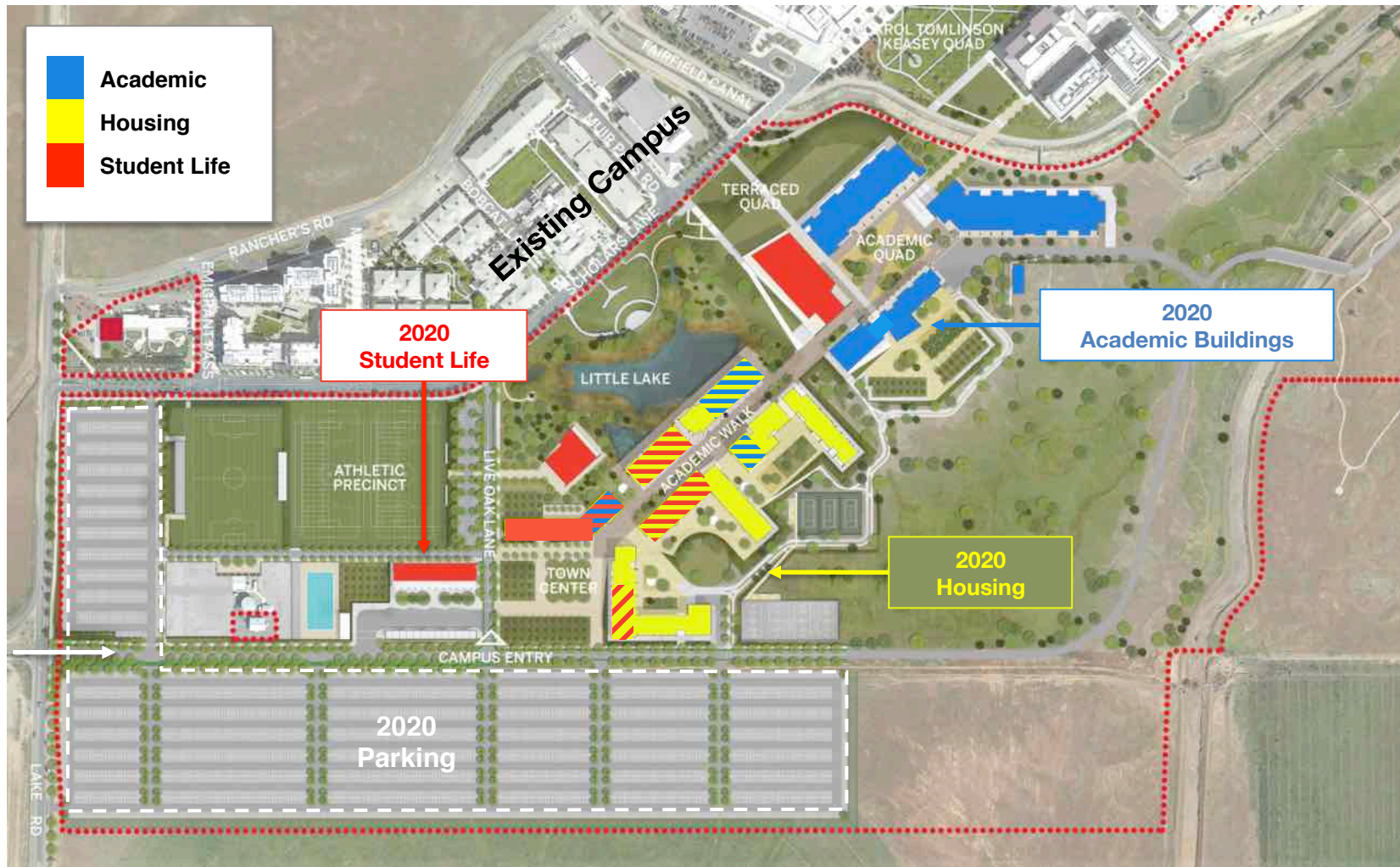


Mixed-use corridor programmed with classrooms on the ground floors and 1,700 student beds on the upper levels



# UC Merced at completion of the 2020 Project

Physical capacity for 10,000 students  
Integrated with the existing campus



# The delivery sequence is structured to minimize campus disruption

## 2018: First Delivery Classrooms, Housing, Dining and Parking



# The delivery sequence is structured to minimize campus disruption

## 2019: Second Delivery

Teaching and Research Facilities, Housing, Parking and Recreation



# Three-phase delivery sequencing is structured to minimize campus disruption

## 2020: Substantial Completion

Teaching and Research Facilities, Housing, Recreation and Parking

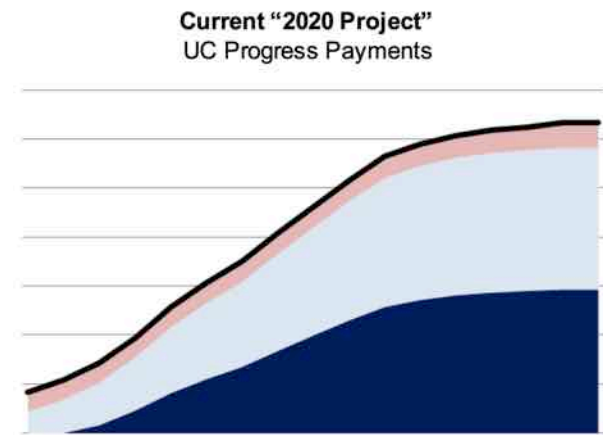
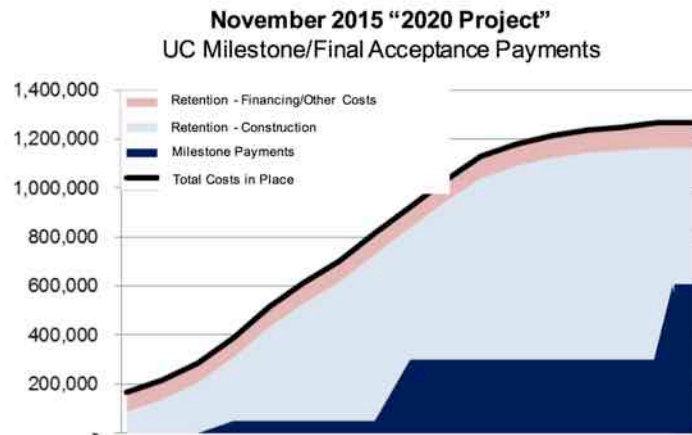


# Financial Structure Update

Developer increasing commitment to design and construction costs  
 University's annual cash flow requirement is unchanged

	November 2015 Structure	Current Proposed Structure
<b>Developer Contribution</b>	\$386 million	\$590 million
<b>Annual Cash Flow Requirement</b>	\$105 million	\$103 million
<b>Payment and Performance Bonds</b>	60% of design and construction costs	100% of design and construction costs

## Payments During Construction



# Best and Final Offer Process

## Summary

Key Scope Adjustments	
<b>Graduate Student Housing</b>	<p>Significant donor gift of off-campus land provided opportunity to build graduate student/family housing as a separate project within the community.</p> <ul style="list-style-type: none"><li>• This minimized need for 90,875 asf of graduate housing at this time.</li><li>• Provides opportunity for co-location with childcare amenities</li></ul>
<b>Public Safety</b>	<p>Campus adopting distributed model that will integrate public safety functions throughout the entire campus rather than a 19,000 asf centralized facility.</p>
<b>Parking</b>	<p>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.</p>
<b>Scope Changes</b>	<p>November RFP:            918,000 asf/1.4 million gsf</p> <p>Post-BAFO Process:    790,000 asf/1.2 million gsf</p>

# Requested Regents' Actions

## Budget and Commercial Terms of the 2020 Project Agreement

- Approve amendment of total project budget to \$1,338.48 million
- Approve amendment of minimum project scope to 789,892 asf
- Authorize external financing of \$600 million\*
- Approve revision of the commercial terms of the 2020 Project Agreement
- Approve 2016-17 Budget for Capital Improvements and the Capital Improvement Program

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\*Authorize \$550 million of new financing and utilization of \$50 million of previously issued Century Bonds.

# Requested Regents' Actions

## Approval of Design and LRDP Amendment

- Determine that the environmental consequences of proposed LRDP Amendment are adequately analyzed in the certified 2009 LRDP Environmental Impact Report (EIR) as updated in Addenda #6 and #7.
- Adopt related California Environmental Quality Act Findings
- Amend the 2009 LRDP to re-designate 27.55 acres as “Campus Mixed Use”, amend the boundaries of the 2020 Project Site and make other conforming changes to the 2009 LRDP
- Approve the design of the 2020 Project, Merced Campus





<http://2020project.ucmerced.edu>



2020 Project + Master Plan