



UNIVERSITY  
OF  
CALIFORNIA

UCMERCED

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# Update 2020 Project Merced Campus

Committee on Finance  
Regents of the University of California  
March 18, 2015  
UCSF Mission Bay



# What was the rationale for establishing UC Merced?

1. Accommodate demand for the UC System

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2. Enhance Higher Education access in the Central Valley

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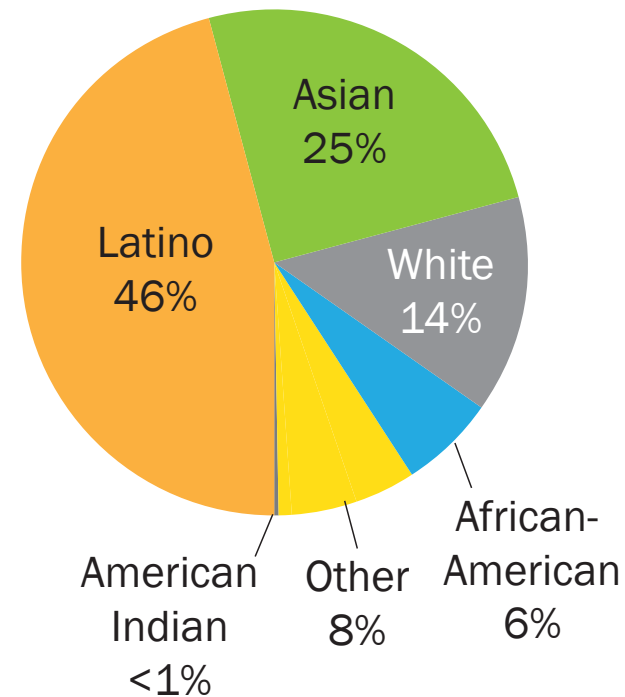
3. Serve the State and region through graduate education and research

# UC Merced Today



- 6,200 Students
- 97% from California
- 60% receive Pell Grants
- 62% are from families where neither parent holds a four-year degree

## UC Merced Undergraduate Diversity, Fall 2014



The most diverse campus in the UC system

# UC Merced Today: An intimate campus with a unique mission



A venue for social mobility reflecting the diversity of California's next generation

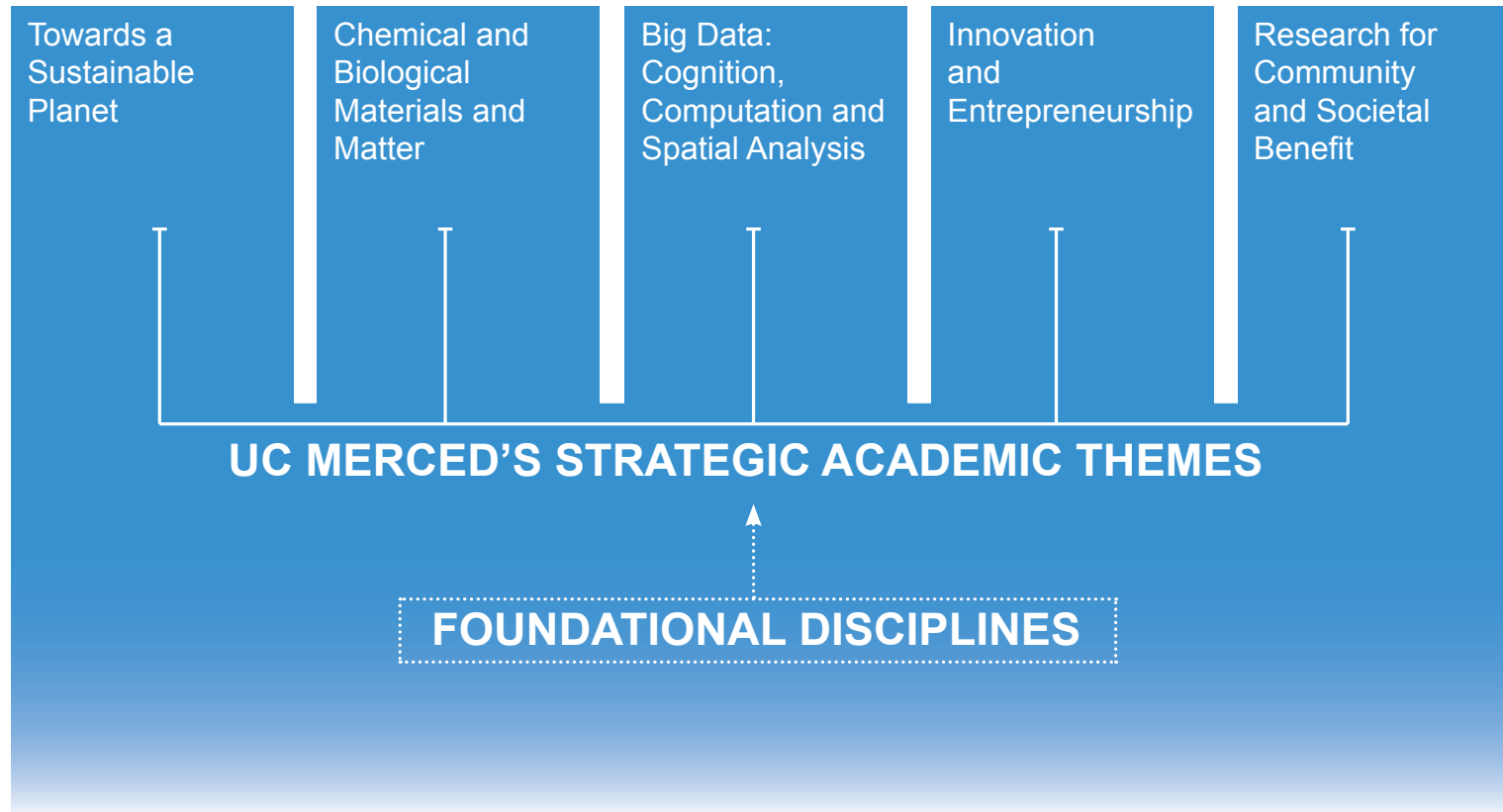


Global and national research distinction in unique, targeted areas



A proven catalyst for economic diversification in the Central Valley

# 2020 Vision: Strategic Academic Focusing



With a strong focus on targeted academic themes, UC Merced will offer students the opportunity to study and research in an intimate public research university environment

# Campus Space Constraints

UC Merced is already slowing growth despite strong demand and must constrain growth without additional investment



Academic space is at capacity



Overburdened infrastructure



High housing demand

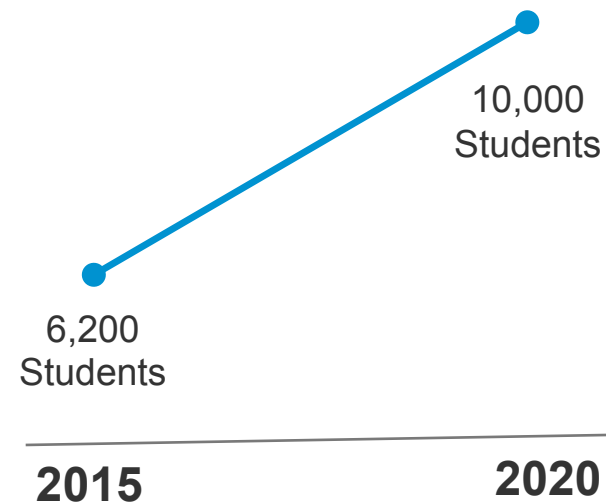
# The 2020 Project and UC Merced's future

Addresses Critical, Existing Needs



Remedies current space deficiencies by expanding facilities to manageable levels

Positions campus for growth

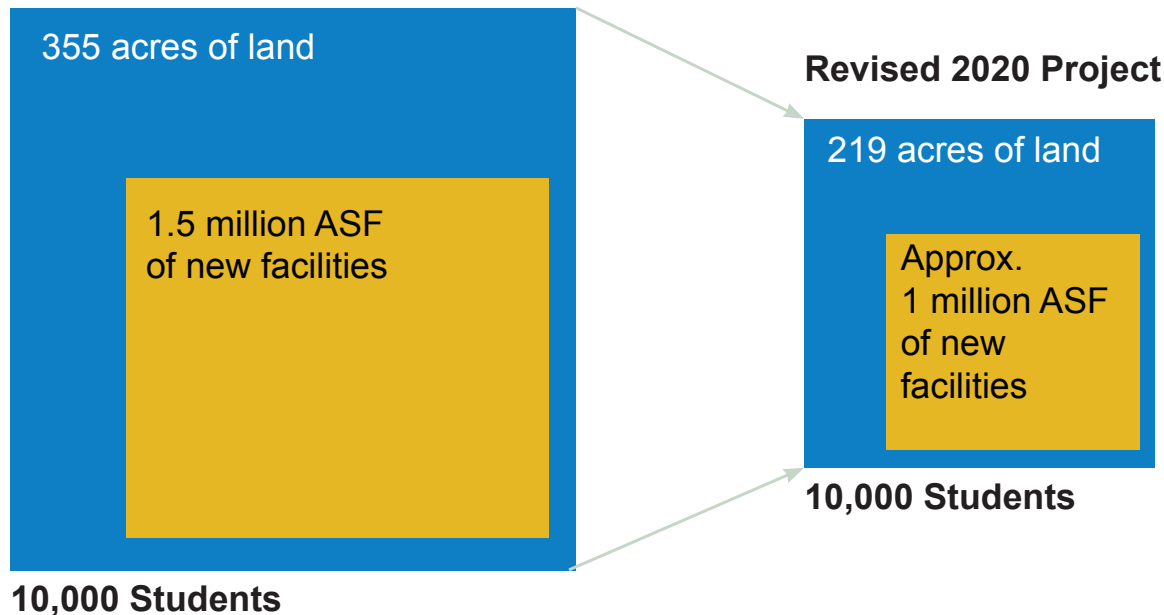


Accommodates enrollment growth to 10,000 students by 2020 by increasing space in all categories

# Campus plans have evolved to be more efficient with land and space

## Differences between 2009 LRDP and 2020 Project

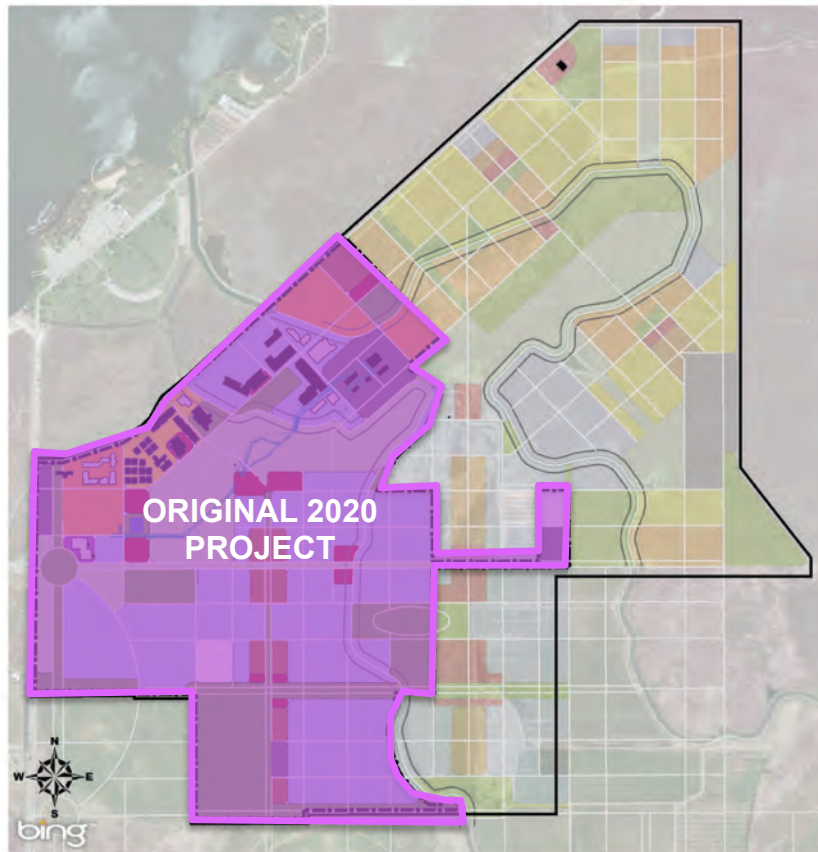
### 2009 Long Range Development Plan



- Continues our patterns of efficiency and adds affordable, flexible and adaptable spaces
- Creates a mixed use, academic living-learning environment
- Needs have been refined based on input from campus stakeholders

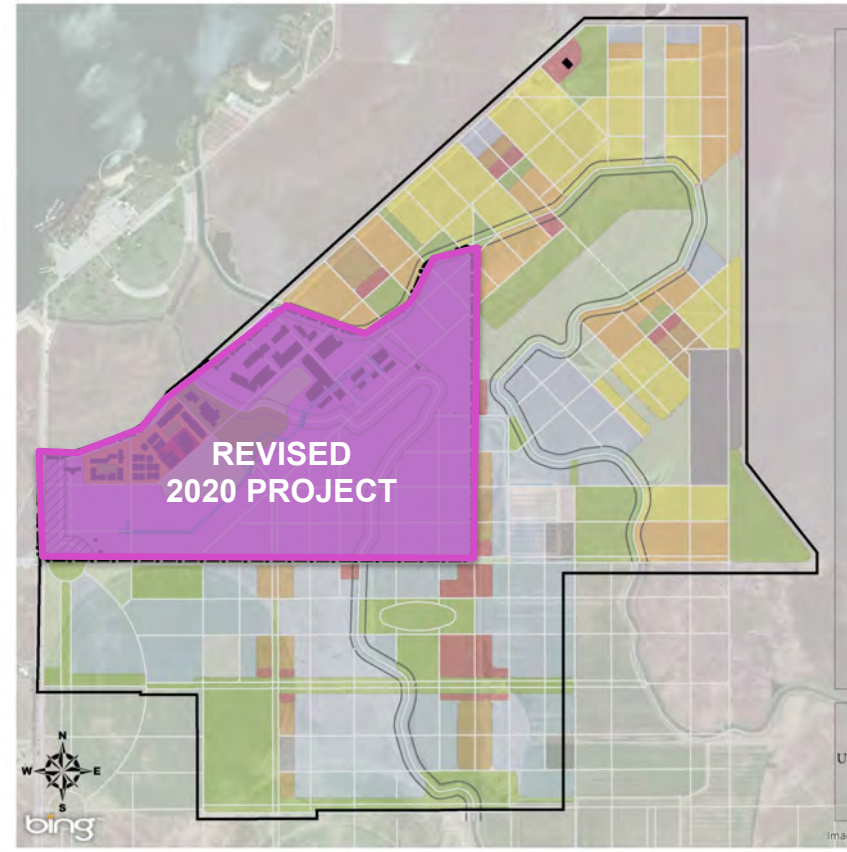


# As amended by the 2013 LRDP, the 2020 Project will be on a smaller footprint



**2009 LRDP**

355 Acre Footprint



**2013 LRDP AMENDMENT**

219 Acre Footprint

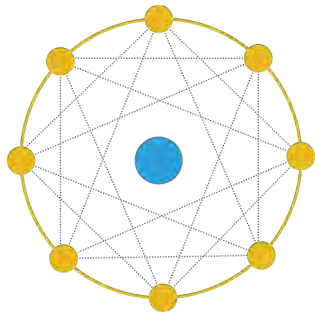
# Related Strategy

(Recommendation to Committee on Grounds and Buildings)  
Approval of Preliminary Plans Funding,  
Downtown Center, Merced Campus



- Consolidates administrative functions at a downtown site in an efficient layout
- An opportunity to reinforce campus-community relations and a long term investment in the future of downtown Merced

# The 2020 Project delivery strategy is uniquely well-suited to UC Merced



Meets demands across multiple space types

Integrated, mixed-use delivery model



Time is of the essence

Delivers space in time to meet established enrollment goals



Enables coordinated approach

Combines economies of scale, transfers risk, avoids deferred maintenance and uses a lifecycle-based financial plan



Ready-made sustainability opportunities

Can extend modern, pre-existing infrastructure on a district scale

# The 2020 Project delivery strategy: Performance-based “DBFOM” availability payment model

<b>D</b>	Design and Master Plan Facilities and Infrastructure
<b>B</b>	Build Facilities and Infrastructure
<b>F</b>	Finance a Portion of Construction
<b>O</b>	Operate Buildings
<b>M</b>	Maintain Facilities

- The University will own the land and the buildings
- Availability payments are paid if facilities are managed to performance standards
- Availability payments are reduced if rigorous standards are not met

# Key Benefits of the 2020 Project and the Delivery Strategy



Creates necessary new spaces cost effectively, rapidly, and consistent with the Strategic Academic Focusing Initiative

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Develops adaptable, joint-use facilities to support a living-learning environment for a community of scholars

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Unlocks private sector innovation and expertise in areas ranging from design to sustainability

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Enables a long-term, stable financial model

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Transfers performance and reliability risks normally absorbed by the university

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Facilitates greater capacity for UC Merced to focus on core teaching, research and public service missions

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# The Procurement Process is a two step Request for Qualifications/Request for Proposals (“RFQ/RFP”) Process

## Fall-Winter 2014

### 1. RFQ Phase

Six teams responded to the 2020 Project RFQ

#### Included interviews and assessment of qualifications of:

- Campus Planner
- Lead Architects
- Equity Members
- Construction Manager

## Spring 2015-Spring 2016

### 2. RFP Phase

Three teams have been selected to participate in the RFP Phase

#### **EP2 Developers**

Edgemoor Infrastructure & Real Estate LLC, Plenary Group (Canada) Ltd. and Education Realty Trust, Inc.

#### **E3 2020**

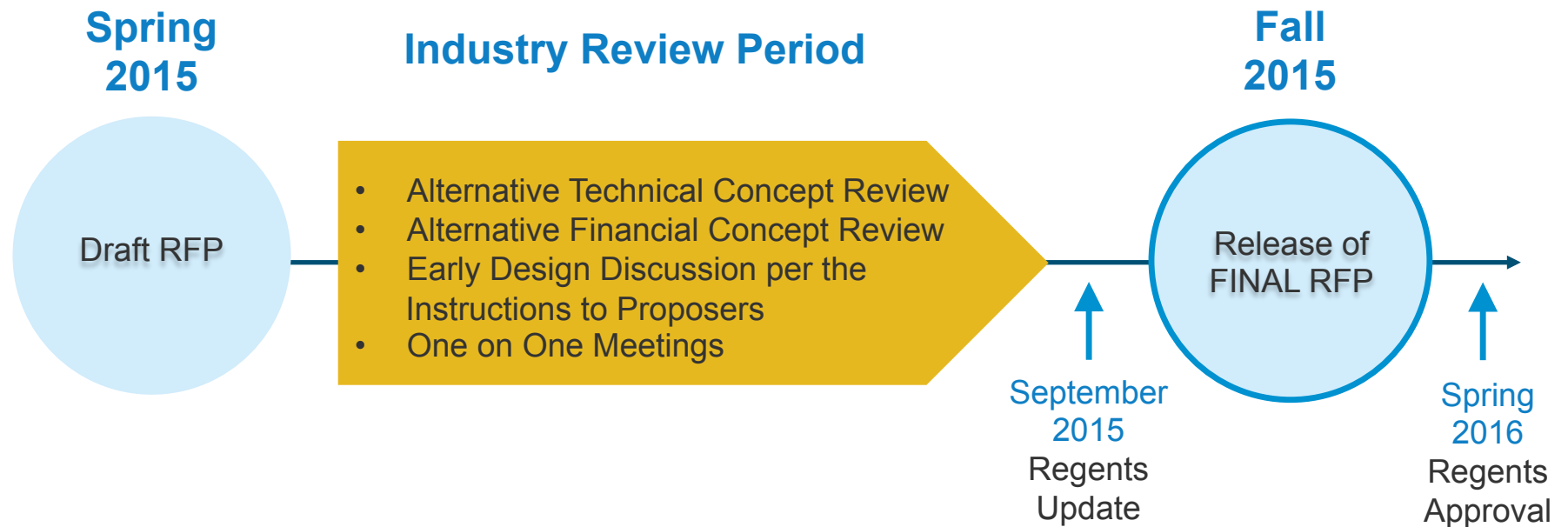
Balfour Beatty Investments, Inc., Balfour Beatty Construction, LLC and Sundt Construction, Inc.

#### **Merced Campus Collaborative**

Lend Lease (US) Investments, Inc., Macquarie Capital Group Limited; ACC OP Development LLC, McCarthy Building Companies and Lend Lease (US) Construction Inc.

# The RFP Process

The structure is based on an industry standard process for projects of this type



# Final Thoughts

## What UC Merced represents...

A culture that nurtures undergraduate success and innovation



“You can’t be deterred by failure, you need to be hungry to learn.”

**Nick Fong**  
University Innovation Fellow  
Economics, Class of 2014  
Engineering Service Learning

A unique academic and research environment



“I collaborated with the Dean of Engineering, I don’t think that happens at many other schools.”

**Emily C. Wilson**  
NSF Graduate Fellow and Microbiologist  
Ph.D Candidate, Quantitative and  
Systems Biology



# A campus for California's 21<sup>st</sup> Century



A venue for social mobility reflecting the diversity of California's next generation



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