

An aerial photograph of the Merced campus and surrounding landscape. The campus is a cluster of modern, multi-story buildings with flat roofs, situated in a dry, brownish landscape. A winding river or canal flows through the scene, separating the campus from a large, green agricultural field in the lower right. To the left of the campus, there are parking lots, a green field, and a small pond. The overall scene is a mix of urban development and natural/agricultural land.

# MERCED | BUILDING 2020 PROJECT | THE FUTURE

UC Integrated Capital Strategies Summit  
October 2016

# MERCED

2020 PROJECT

BUILDING  
THE  
FUTURE



**Web** [merced2020.ucmerced.edu](http://merced2020.ucmerced.edu)  
**Twitter** [UCMerced\\_2020](#)  
**Instagram** [ucmerced2020construction](#)

<b>Project Site Area</b>	219 Acres
<b>Total Square Footage</b>	719,900 ASF/1.2 MGSF including 1,700 beds, 1,500 parking spaces, LEED Gold
<b>Design and Construction Cost</b>	\$1.3 Billion
<b>Funding Sources</b>	UC External Financing: \$600 million Developer Funding: \$590.35 million Campus Funds: \$148.13 million
<b>Asset Types</b>	Academic, Residential, Recreation, Student Life, Infrastructure, Roads, Landscape
<b>Delivery Model</b>	“Availability Payment Concession” Not a Lease. No transfers of property rights. No assignment of revenue streams.
<b>Construction Time Frame</b>	First Delivery: Fall 2018 Second Delivery: Fall 2019 Substantial Completion: Fall 2020
<b>Contractual Term for Delivery, Operations and Maintenance</b>	39 years (2016 through 2053)  Availability Payment for O+M plus balance of capital costs: \$49.7 million/year
<b>Development Partner</b>	<b>Plenary Properties Merced</b> <ul style="list-style-type: none"> <li>• Plenary Group (Equity)</li> <li>• Webcor (Constructon)</li> <li>• Johnson Controls (O+M)</li> <li>• SOM (Master Plan)</li> <li>• Architecture: SOM, HOK, WRNS Studio, Mahlum, Page Southerland Page</li> <li>• Infrastructure: Arup</li> </ul>