The UC Merced 2020 Project is a master-planned 1.2 million GSF mixed-use campus expansion project at the University of California’s newest campus. The initiative broke ground in Fall 2016. When complete in Fall 2020, it will have nearly doubled the campus’ physical capacity and will enable enrollment growth to 10,000 students.

**PERFORMANCE-BASED STRUCTURE**
Merced 2020 is a type of public-private partnership known as an “availability-payment concession”, in which a single private development team designs, builds, partially finances, operates, and maintains major building systems under a single 39-year term, performance-based Project Agreement.

**PREVENTATIVE CAPITAL MAINTENANCE**
The model captures the time and cost advantages of the familiar “Design-Build” method of developing buildings and then adds a preventative capital maintenance program and renewal program.

The structure does not transfer the University’s property rights, does not assign revenue streams and is not a lease.

**FINANCING**
The $1.3 billion design and construction cost is being funded with $600 million of long-term UC external financing and $738 million in financing and equity arranged by Plenary Properties Merced, a private development consortium selected to deliver the project.

During construction, the University will make predetermined progress payments totalling $600 million to the developer.

Once the buildings are available for use, the University will then make performance-based “availability payments” that cover remaining capital costs, as well as the operations and maintenance of major building systems.
Merced 2020 is a campus expansion initiative that will be delivered in three phases between Fall 2018 and Fall 2020.

By 2020, 1.2 million gross square feet of new space for academics, housing, student life, and athletics will be developed in order to address existing campus needs and to enable expanded access to the University. The $1.3 billion project broke ground in October 2016 and is the largest higher education expansion of its type in North America. Financing was provided by the University of California and Plenary Properties Merced. When complete, the campus will have grown from 104 developed acres to 219 developed acres and every facility will achieve at least a LEED Gold certification.

ABOUT UC MERCED

Opened in September 2005 as the tenth University of California campus and the first to be built since 1965.

Degrees offered
B.A., B.S., M.A., M.S., Ph.D.

Fall 2017 Total Enrollment
7,967. (7,375 undergraduates, 592 graduate students)

Undergraduate Composition
- 99% of undergraduates are Californian
- 72% come from families where neither parent holds a four-year degree (“First Generation Students”).
- 58% are majoring in Science, Technology, Engineering and Math (STEM) disciplines (Fall 2017)

Schools
School of Engineering; School of Natural Sciences; School of Social Sciences, Humanities and Arts

Recognition
Ranked #5 for “Social Mobility” by Washington Monthly

Debuted at #78 in U.S. News and World Report’s 2017 rankings of Top 100 National Public Universities.

DEVELOPMENT PARTNER
In 2016, the Plenary Properties Merced consortium was selected following a competitive, multi-year RFQ/RFP process.

PLENARY PROPERTIES MERCED
Lead Developer, Equity Member, and Financial Arranger
Plenary Group (Canada) Ltd

Lead Contractor
Webcor Construction LP

Lead Operations and Management Firm
Johnson Controls, Inc.

Campus Planner
Skidmore Owings & Merrill Inc.

Architects
Research Labs: Skidmore Owings & Merrill Inc.  
Academic Classrooms: WRNS Studio  
Student Life Facilities: HOK  
Student Housing: Page Southerland Page and Mahlum Architects  
Infrastructure and Engineering: Arup North America

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