



CAMPUS PHYSICAL PLANNING COMMITTEE

UNIVERSITY OF CALIFORNIA, MERCED
5200 N. LAKE ROAD
MERCED, CALIFORNIA 95343

Campus Physical Planning Committee (CPPC)

Draft Meeting Minutes

September 23, 2015

3:00 pm to 4:30 pm

Kolligian Library, Room 232

Members Present:

Daniel Feitelberg, Vice Chancellor for Planning and Budget; *CPPC Vice-Chair*

Thomas Peterson, Provost/Executive Vice Chancellor; *CPPC Vice-Chair*

Michael Reese, Vice Chancellor for Business and Administrative Services

Kyle Hoffman, Vice Chancellor for Development and Alumni Relations

Mark Matsumoto, Dean, School of Engineering

Juan Meza, Dean, School of Natural Sciences

Michael Chow, Interim Campus Architect, Design and Construction

Tibor Toth, Interim Assistant Vice Chancellor, Facilities Management

Paul Carroll, Graduate Student Representative

Others Present:

Phillip Woods, Director of Physical and Environmental Planning

Brian Gresham, Director of Administrative Operations & Financial Planning

John Jackson, Chief of Staff, Office of Research and Economic Development

Abigail Rider, Assistant Vice Chancellor, Real Estate Services

Veronica Mendez, Assistant Vice Chancellor, Planning and Budget

Cindi Deegan, Executive Director, Business Services

Andrew Boyd, Executive Director, Business and Financial Strategic Initiatives

Susan Sims, Special Assistant to the Provost/Executive Vice Chancellor and Chief of Staff

Sara Anastos, 2020 Project Coordinator

Members Not Present:

Dorothy Leland, Chancellor; *CPPC Chair*

Samuel Traina, Vice Chancellor for Research

Charles Nies, Vice Chancellor for Student Affairs

Jeff Gilger, Interim Dean, School of Social Sciences, Humanities and Arts

1. Call to Order

The meeting was called to order by Vice Chancellor Feitelberg.

2. Approval of Meeting Minutes

The CPPC Meeting Minutes for May 2015 were approved with an amendment.

3. Update on the September Board of Regents Meeting/Governance Process

Vice Chancellor Dan Feitelberg has been meeting with the Chair and Vice Chair biweekly frequently to discuss the 2020 Project. The Regents were provided a briefing memorandum to answer several questions. Campus Counsel Elisabeth Gunther made a presentation about the legal structure of the RFP documents. Executive Vice President Nathan Brostrom made a presentation about the financial structure. In November, The Regents will be asked to approve the RFP that will include the Project Agreement and the Instructions to Proposers. The next milestone for Regents will be in May for approval of external financing. The project will go to Ground & Buildings Committee for design approval prior to construction.

Vice Chancellor Feitelberg introduced the PAG or Project Administration Group that has served as advisory board for the 2020 project. This group includes Veronica Mendez, Abigail Rider, Andrew Boyd, Cindi Deegan, Tibor Toth and Michael Chow. This group meets weekly with Vice Chancellor Reese, Vice Chancellor Feitelberg and Campus Counsel Gunther. Veronica Mendez will serve as the point of contact for any questions for the PAG.

4. 2020 Project Schedule Overview

Assistant Vice Chancellor Veronica Mendez presented the schedule for the 2020 Project. Currently the process is in the Industry Review period, the team is meeting with the developer team to discuss commercial terms and review early designs. The formal RFP will be released late 2015 or potentially early 2016. Proposals from the teams will be submitted in Spring 2016.

5. 2020 Project Program Validation

Assistant Vice Chancellor Abigail Rider presented the program for the 2020 project and the validation process. In Fall 2013, the development of the program began with SCB hosting charrettes with stakeholder groups. The first program was issued in April 2014 in the RFQ. Last year, the program was reconciled with the cost model and certain areas were deferred. The program includes classrooms, research space, housing, student activity space and dining that is necessary to reach 10,000 students. Outdoor spaces are also included in the program such as competition field and aquatic center.

6. RFP Evaluation

Executive Director Cindi Deegan presented the evaluation process for the RFP. The scorers will not be participating in the Industry Review process. The evaluations will be

based on the information in the proposals and will be based on pass/fail factors, financial and technical criteria.

The technical criteria is a qualitative assessment. The technical evaluation committee will provide adjectival scores to the criteria from poor to excellent. Each adjectival score will have a number equivalence, which will be part of the overall score. However, each proposal must receive a minimum of fair for each technical criteria for it to be considered responsive. A score of fair means it meets all of the minimum requirements in the RFP. The financial criteria is calibrated to allow for a 5% technical premium. The dates for scoring will be developed and shared soon.

7. Report from Design and Construction

Interim Assistant Vice Chancellor Michael Chow stated that the Classroom Office Building 2 is on schedule for Spring 2016 completion. The interior work is commencing. The Central Plant Upgrade is on schedule for April 2016 completion. The Downtown Center has Regents approval and is moving along. Construction will begin Spring 2016.