

# UNIVERSITY OF CALIFORNIA, MERCED

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CAMPUS PHYSICAL PLANNING COMMITTEE

## **Campus Physical Planning Committee (CPPC)**

Draft Meeting Minutes

Thursday, October 16, 2014

3:00 pm to 4:30 pm

Kolligian Library, Room 232

### Members Present:

Dorothy Leland, Chancellor; *CPPC Chair*

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

Samuel Traina, Vice Chancellor for Research

James Fickett, Research Development Officer; *Staff Assembly Representative*

John O. White, Assistant Vice Chancellor for Capital Finance

Tibor Toth, Interim Assistant Vice Chancellor, Facilities Management

Paul Carroll, Graduate Student Representative

Charles Nies, Vice Chancellor for Student Affairs

Kyle Hoffman, Vice Chancellor for Development and Alumni Relations

### Staff Present:

Phillip Woods, Director of Physical and Environmental Planning, Office of Planning and Budget

Steve Rabedaux, Academic Facilities Planning, Office of Planning and Budget

Michael Chow, Director of Design, Design and Construction

Richard Cummings, Principal Planner, Physical and Environmental Planning

### Others Present:

Abigail Rider, Assistant Vice Chancellor, Real Estate Services

Graeme Mitchell, Assistant Vice Chancellor for Strategic Facilities Planning

Bill Hvidt, Principal for The Hvidt Group (Commercial Real Estate Development Consultant for Office of Planning and Budget)

Irwin Band, Principal Planner for Capital Finance and Space Management

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

Andrew Boyd, Executive Director, Project Management Services Center

David Dunham, Director of Recreation and Athletics

**1. Call to Order**

The meeting was called to order by Vice Chancellor Feitelberg at 3:34 pm.

**2. Approval of Meeting Minutes**

The CPPC Meeting Minutes for August 21, 2014 were unanimously approved.

**3. 2020 Project Update**

Assistant Vice Chancellor Abigail Rider and Principal Planner Richard Cummings presented an update on the 2020 Project.

- Statements of Qualifications from proposing teams are due on October 24<sup>th</sup>, 2014.
- Team Interviews are slated for the December 2014.
- The project program is under development but will be up to 1.85 MGsf.
- The Requests for Proposals is scheduled for release in early 2015.
- The selection of the preferred team will occur at the end of 2015.
- The project will be structured as a public-private partnership using a Design-Build-Finance-Operate-Maintain contract.
- Payments to the developer will consist of a combination of milestone payments for achieving certain targets and availability payments tied to developer performance over time.

Chancellor Leland stated that while the 2020 Project planning process proceeds, the campus continues to seek funds in the traditional state-funded manner for projects. However, the 2020 Project appears to be the one that will provide a financing structure that works for the campus and deliver buildings rapidly.

The committee was informed that the aggressive timeline for the project provides little room for delays in the planning and approval process. Any delays will have an impact on the schedule for opening of buildings and the ability to increase enrollment. VC Feitelberg noted that \$100 million of taxable UC Century Bonds have been committed to the project and the campus will have flexibility to attribute portions of those funds to various buildings. In reference to aesthetics, AVC Rider noted that the RFP's performance specifications and standards will be the tool for assessment.

**4. Merced Vernal Pools-Grasslands Reserve Field Station Site**

Director of Physical and Environmental Planning Phillip Woods provided an informational update on a proposal to locate a field station facility for the Reserve on the site. The study area indicates a 7 acre site at the intersection of the three parcels managed by the Reserve. He stated that the site was chosen in consultation with faculty input. Vice Chancellor Traina stated that the site is also favorable due to its proximity to species of concern and that the main issue that will require investigation is access to water.

There are no funds available for the project at this time. Director Woods stated that the wetlands mitigation negotiations are a separate discussion from this effort and that a field

station would return to the committee in November. Vice Chancellor Traina stated that this concept supplants the earlier vision of including wet labs and research facilities at the Barn site.

**5. Solar Array Expansion**

Assistant Vice Chancellor Graeme Mitchell provided an informational item on a proposal to expand amount of campus power produced by solar energy. The array expansion would be procured through a power purchase agreement. He stated that the power could be from 8 to 9 cents a kilowatt hour. The current 1MW array provides 15% of campus electricity. He stated that an expansion of renewable electricity generation 'behind the meter' provides the opportunity for the campus to avoid significant energy price increases in the long term. The totality of power potentially produced by an expansion is in the realm of 3.3 MW. The team is exploring next steps for contract structure, financial analysis and development. In combination with the UC system's renewable energy portfolio, the campus could be zero net energy by the end of 2016.

**6. Merced Vernal Pools-Grasslands Storage Containers**

Director of Physical and Environmental Planning Woods presented a proposal to locate two temporary storage containers adjacent to the Barn. The siting was located in front of the barn to facilitate access. The committee unanimously recommended approval to the Chancellor.

**7. Archery Target Item**

Director of Physical and Environmental Planning Woods and Director of Recreation and Athletics David Dunham presented a proposal to locate an archery practice range and storage container adjacent to Lower Pond. Director Dunham stated that the activities will require minimal site work. The committee unanimously recommended approval to the Chancellor.

**8. Consent Item**

The "Merced Vernal Pools-Grasslands Reserve Signage" consent item was forwarded to the Chancellor for approval without discussion.

**9. Report from the Office of Design and Construction**

Director of Design Michael Chow gave an update on campus construction activities.

- Classroom Office Building 2: Structural steel erection has commenced and the topping off is scheduled for early December.
- Science and Engineering 2: Minor lab modification requests have been made to meet users needs.
- Central Plant/Telecommunications Reliability Upgrade bids have been received and are within budget. Construction is anticipated to begin in November 2014.

Executive Director Andrew Boyd provided an update on the Parcade Corporate Center and Business Incubator

- The Project Design to be Ready for City Permit and Bidding Around Mid December

- Bidding to Occur Simultaneously with Final Plan Check to Fast Track Process

**The meeting adjourned at 4:05 pm.**

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