

UNIVERSITY OF CALIFORNIA, MERCED

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SANTA BARBARA ✕ SANTA CRUZ

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

AGENDA

Campus Physical Planning Committee

April 17, 2014

3 pm to 5 pm

KL 232

1. Call to Order

Business Items

2. Approval of Minutes
3. 2020 Project Update
4. Storage Container Facility Selection Criteria

Consent Items

5. Recreation and Athletics Field Improvements

Reports

6. Report from the Office of Design and Construction
7. Report from the Office of Physical and Environmental Planning

Recommendations for agenda items for future CPPC agendas can be submitted any time. Please submit all suggestions for future agenda items to Phil Woods, Director of Physical and Environmental Planning at (209) 349-2561 or pwoods3@ucmerced.edu.

Item 2

Draft February 2014

Meeting Minutes

UNIVERSITY OF CALIFORNIA, MERCED

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Campus Physical Planning Committee (CPPC)

Draft Meeting Minutes

Thursday, February 20, 2014

3:00 pm to 5:00 pm

Kolligian Library, Room 232

Members Present:

Dorothy Leland, Chancellor; *CPPC Chair*

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

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

Kyle Hoffman, Vice Chancellor for Development and Alumni Relations

Samuel Traina, Vice Chancellor for Research

Jane F. Lawrence, Vice Chancellor for Student Affairs

Juan Meza, Dean, School of Natural Sciences

Mark Aldenderfer, Dean, Social Sciences Humanities and Arts

Ignacio Lopez-Calvo, Professor, Social Sciences Humanities and Arts; *Academic Senate Divisional Council, Chair*

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

Thomas Lollini, Associate Vice Chancellor/Campus Architect, Design and Construction

John O. White, Assistant Vice Chancellor for Capital Development

Graeme Mitchell, Assistant Vice Chancellor for Facilities Management

Paul Carroll, Graduate Student Representative

Jaron Brandon, Undergraduate Representative

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:

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

Jessica DeLora, Administrative Specialist, Design and Construction

Gene Barrera, Associate Planner, Physical and Environmental Planning

Irwin Band, Principal Planner for Capital Finance and Space Management

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

Patti Waid, Assistant Vice Chancellor, University Communications

Chris Swarth, Director of Vernal Pools Grasslands Reserve
Josh Viers, Associate Professor, School of Engineering
David Dunham, Director of Recreation and Athletics

Members and Staff Not Present:

Michael Reese, Vice Chancellor for Business and Administrative Services
Dan Hirleman, Dean, School of Engineering
Elisabeth Gunther, Campus Counsel

1. Call to Order

The meeting was called to order by Chancellor Leland.

2. Approval of Meeting Minutes

The CPPC Meeting Minutes for Thursday, December 3, 2013 were unanimously approved with corrections.

3. 2020 Project Update

Bill Hvidt presented the 2020 Project Request for Qualifications (RFQ) marketing brochure that will be distributed at the P3 Conference in Dallas on February 25th and 26th, where Vice Chancellor Feitelberg and Bill Hvidt will be making a presentation on the 2020 Project. Physical and Environmental Planning Director Phil Woods will also be attending the conference to promote the Project.

The Draft 2020 Project RFQ was distributed to the CPPC for review and comments, and Mr. Hvidt requested feedback on the overall approach and direction, qualification criteria, scope content, and evaluation standards. The RFQ is scheduled for release at the end of March and contains two scopes—Scope A: Academic, Student Life and Infrastructure and Scope B: Housing. Respondents may respond to one or both scopes. The Project team has not identified a preference and continues to hold maximum flexibility as a high priority on this project.

4. Central Plant/Telecommunications Reliability Upgrade Project Advisory Committee

Assistant Vice Chancellor Graeme Mitchell provided a review of current conditions and critical limitations of the Central Plant chillers looking ahead to 2014-2015 campus needs. He presented possible curtailment strategies in the event that the current three chillers are unable to support the campus, including rental of temporary chillers and generator and possible load shedding.

AVC Mitchell responded to comments and questions regarding load shedding and communication procedures in the event of equipment failure. The committee discussed integrating this scenario into campus emergency operations procedures and planning. AVC Mitchell requested that CPPC members provide feedback on the curtailment strategy presented. He noted that he will post the information on box.com along with a timeline for feedback. VC Dan Feitelberg noted that a Project Advisory Committee (PAC) has been established for this project with Vice Chancellor Michael Reese and Associate Vice Chancellor Ann Kovalchick as co-chairs; the committee includes subject matter experts and other interested campus constituents.

5. Merced Vernal Pool and Grasslands Reserve Storage Facility Proposal

Phil Woods, Josh Viers, and Chris Swarth presented a proposal for Merced Vernal Pool Grasslands Reserve storage facilities to support research activities. Mr. Woods requested feedback that will be incorporated into the proposal when it is brought to the CPPC for approval at the next committee meeting.

Chancellor Leland asked for clarification on impacts to a proposed barn restoration project. Associate Vice Chancellor Tom Lollini believes the current site plan provides adequate space for construction staging, and the storage facilities would not need to be relocated to accommodate barn restoration activities. This item will be brought forward at the next CPPC meeting for approval.

6. Temporary Storage Facility Site Selection Criteria

Phil Woods introduced a proposed policy for temporary facility site selection criteria and approval (distributed electronically to CPPC members and staff). This policy lays forth criteria for administrative/staff approval of temporary storage facility site selection verses criteria that would require review by the CPPC, such as conflict with circulation, open space, or future campus development plans. Mr. Woods reviewed the submittal and evaluation process, staff committee review, appeals, extensions, and facility maintenance and removal requirements of the criteria.

Committee members provided criteria suggestions for inclusion in the policy, including preserving view shed, serving a critical purpose for the institution, and requiring consistent facility colors. Mr. Woods requested feedback via email or phone within two weeks. This item will be submitted at the next CPPC meeting for formal approval.

7. Report from the Department of Design and Construction

AVC Tom Lollini gave a report on Design and Construction activities:

- Student Services Building is open with 10-15 punch list items left for completion, and a tenant improvement project is being designed for offices on the third floor.
- Site and Infrastructure 4 is complete.
- Little Lake Amphitheater is finished with the exception of few minor items currently being installed.
- Science and Engineering 2 is behind with regards to a few milestones, but a recovery plan is in place to have the building ready for fall occupancy.
- Classroom Office Building 2 bids for CM at Risk are due March 11th.
- A presentation on Design and Construction change orders will be delivered at the next CPPC meeting.

The committee discussed safety concerns with the pedestrian crossing on Ansel Adams Rd. at the Student Services Building and on Lakireddy property at Lake Rd. and Bellevue Rd. Alternative transit options may help alleviate parking on Lakireddy property. AVC Graeme Mitchell will coordinate with TAPS and Public Safety to offer temporary assistance. Physical and Environmental Planning and TAPS have contracted with a traffic/transit consultant and will discuss adding a pedestrian safety study component to the current contract.

8. Report from the Department of Physical and Environmental Planning

Phil Woods gave a report on Physical and Environmental Planning activities:

- PEP is coordinating with Vice Chancellor Kyle Hoffman and Development and Alumni Relations to identify planning tools needed to support the proposed barn restoration project. VC Hoffman reported that there has been positive response to this project, and the University has core funding for a full historic review of the barn.
- PEP is coordinating with campus stakeholders for a resources legacy fund grant proposal for the Vernal Pools Interpretive Center which would be adjacent to the Natural Reserve.

Item 4

Storage Facility

Site Selection Criteria

CAMPUS PHYSICAL PLANNING COMMITTEE

April 17, 2014

Item:	STORAGE FACILITY SITE SELECTION CRITERIA
Sponsoring Division:	Physical and Environmental Planning
Requested Action:	Approval of Policy and Procedure
Description:	<p>This policy would establish criteria and a staff-level approval procedure to coordinate and facilitate the placement of storage facilities on campus.</p>
Background:	<p>This policy would coordinate the review and siting of storage containers (e.g., plastic sheds, exterior metal bins, prefabricated containers) at the staff level and without submission to the CPPC.</p> <p>Storage containers are often required for equipment and other materials that must be on campus but for which there is not other adequate space or appropriate contiguous space, e.g., storage for recreation equipment or storage for field research.</p> <p>The campus unit proposing placement of the container will first coordinate with Physical and Environmental Planning in consultation with Facilities Management and Design and Construction.</p> <p>Staff will work with the project sponsor to identify a site that does not impact campus safety, circulation, interior building uses or future development. The policy also requires that the project sponsor identify a source of funds for the eventual removal of the facility.</p> <p>Once the coordination is complete, a written description, site diagram and anticipated removal date would be circulated to the Office of the Vice Chancellor for Planning and Budget for approval.</p>

UNIVERSITY OF CALIFORNIA, MERCED
PHYSICAL PLANNING POLICY AND PROCEDURE NO. 1
STORAGE FACILITY SITE SELECTION CRITERIA

A. Background

As UC Merced grows, the demand for large-scale storage space for furnishings, research supplies and equipment from campus units has increased accordingly. The proposed policy addresses these requests by campus units, with opportunities for appeal at the senior administrative level.

B. Policy

1. Summary

Any proposal to install a modular unit, cargo storage container, or other temporary mobile storage in open public view would require review by the staff as indicated below.

2. Definition

“Outdoor storage facilities” are those placed on a site for a specific purpose. Examples of such structures are cargo storage containers, non-habituated modular units, and equipment lockers. This policy does not apply to prefabricated occupied buildings or occupied trailers, which will continue to be handled through the normal CPPC process.

3. Submittal Process

In consultation with the Department of Physical and Environmental Planning, the division head of the unit proposing the facility will prepare a one page statement of the proposed facility, proposed site and expected duration.

The proposal will include:

- Project description which outlines the action, describing its major characteristics and purpose of facility
- Size of proposed facility/unit
- Vendor or product type, number, color and materials
- Expected duration of use
- Map identifying location of the facility
- Future permanent location of use, if applicable
- Budget Source

4. Evaluation Process

Storage facilities will be reviewed by a staff consisting of representatives from Physical and Environmental Planning, Facilities Management and Design and Construction.

Within 21 working days, staff will assess and provide a written evaluation of the following factors in considering potential sites

- Supports the teaching and/or research mission of UC Merced
- Supports a robust extra and co-curricular program for UC Merced’s students

- Consistency with the Long Range Development Plan
- Negligible impacts on campus vehicular, pedestrian and bicycle circulation
- Safety
- Consistency with adjacent structures, material and color
- Consistency with interior building uses
- Arrangement in the context of the permanent block structure of the campus

As a general rule, these facilities should be sited in less visible locations and be integrated as well as possible with the permanent built form of adjacent buildings and ensure that investment elsewhere on the site is not discouraged.

5. Staff Review

Following the staff evaluation, drawings and other documents will be reviewed and a recommendation made to the Office of the Vice Chancellor for Planning and Budget by Physical and Environmental Planning. An approval is valid for five years, not including extensions.

6. Appeals

Appeals may be processed through the Vice Chancellor for Planning and Budget to the CPPC.

7. Extensions

The Director of Physical and Environmental Planning will, after five years of installation of the storage unit, contact the campus unit to determine if the storage unit is still being used for its intended and approved purposes. If it is determined that the purpose of the storage unit still meets the intended use the campus unit may continue the use of the storage unit for an additional five years. If not, the campus unit will be requested to remove the storage unit.

8. Maintenance and Removal After Term

The unit responsible for installing a storage unit is also responsible for all costs associated with maintenance and removal of the unit.

Item 5

Recreation and Athletics Field Improvements

CAMPUS PHYSICAL PLANNING COMMITTEE

April 17, 2014

Item: RECREATION AND ATHLETICS FIELD IMPROVEMENTS

Sponsoring Division: Recreation and Athletics, Division of Student Affairs

Requested Action: Consent Item for Approval

Project Overview: This consent item covers physical improvements to the Temporary Recreation Field adjacent to Lake Lot A for use beginning in Fall 2014. UC Merced Recreation and Athletics proposes to rehabilitate the field's turf and install fencing and a scoreboard. The improvements do not include lighting.

Background: UC Merced Recreation and Athletics operates two suboptimal outdoor fields—the South Bowl field near Fairfield Canal and the Temporary Recreation Field adjacent to Lake Lot A.

This proposal would rehabilitate turf on the Temporary Recreation Field adjacent to Lake Lot A and install perimeter fencing on the southern and western edges of the site. The fence would be between 6' and 8' tall, painted black, and would include a gate that would be opened during recreation activity. Protective netting extending 150' to 200' long and 25' high would be located on the west and south sides. A mounted electronic scoreboard would be installed on the southwest corner of the field. Windscreen with custom branding for UC Merced Athletics would be attached to the fence. The purpose of the fence is to prevent wayward balls, protect parked cars from damage and discourage pedestrian cross traffic through the field.

Previous Action: In October 2013, the CPPC considered a proposal from Recreation and Athletics to install lighting and improve the South Bowl field near Fairfield Canal. The committee recommended that Recreation and Athletics consider alternatives given likely impacts from the 2020 Project.

Funding Source: Recreation and Athletics, Student Affairs

Cost: Approximately \$100,000

LRDP Consistency: The site is currently zoned campus mixed use in the LRDP and is within the boundaries of the 2020 Project. The unit is aware the field is likely to be displaced by the 2020 Project.

Timeline: Summer 2014

CAMPUS PHYSICAL PLANNING COMMITTEE

April 17, 2014

Map

