

Memorial Union Renewal and Freeborn Project – PAC Meeting Notes

University of California, Davis
Project No. 9521200

February 12th, 2014
Meeting Time: 4pm-5pm
Location: Mrak 61

ATTENDEES			
Distribution	Name	Organization & Role	Email
Email	Abigail Selya	Senior Resident Advisor, Student Representative	aeselya@ad3.ucdavis.edu
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February 12, 2014
Meeting Time: 9:15am-10:15am
Location: MU Special Events

MEETING NOTES				
Item No.	Issue	Discussion/Decision/Action	Action by	Due
1	Freeborn Hall Project Update	<ul style="list-style-type: none"> Funding request for project seed money approved Project website site now up on DCM homepage 		
2	Working Group Kick Off Meeting Held 2-10-14	<ul style="list-style-type: none"> Review of Project Process Diagram Round table discussion - vision for the Freeborn space <ul style="list-style-type: none"> Examples of topics discussed <ul style="list-style-type: none"> The need for multipurpose space Creating a student life center Planning for student population growth Digital displays Minutes to be posted on website Additional comments regarding space Made by Adela De La Torre: <ul style="list-style-type: none"> Student art exhibits Inclusive of vibrant student artists Open spaces, no barriers, visibility, access points based on walls Important part of design phase is to tour best in practice facilities with students How we structure space communicates how students access space Open space, meeting space General Comments: <ul style="list-style-type: none"> Student Community Center one of the best buildings on campus 		
3	Next Steps	<ul style="list-style-type: none"> PM to draft scope for programming consultant request for qualifications (RFQ) DCM to establish a screening committee for consultant selection process 		

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4	Memorial Union Renewal Project Update	<ul style="list-style-type: none"> • Develop a project schedule • Need to identify Public Arts Committee Representative • Ongoing design meetings to complete design development scope <ul style="list-style-type: none"> ○ Defining functional needs of the retail groups, the VA space, and IT space • Construction Manager selection process underway <ul style="list-style-type: none"> ○ Bid opening 2/18/14 • Project delivery method for MU is CM AT-Risk <ul style="list-style-type: none"> ○ Design and Construction are separate contracts (versus Design-Build, in which the Contracts are combined) ○ The contractor will be hired during the design phase after an architect has been selected. The architect and contractor will have separate contracts with the owner and work together through preconstruction and construction creating a working partnership between the owner, architect, and contractor. Early involvement from the contractor helps to remove barriers typically associated with the design-bid-build method while avoiding the need to hire a performance-criteria developer required for design-build. The contractor is able to provide constructability reviews, cost estimating and scheduling support throughout the process leading to more accurate budgets and timetables as well as increased knowledge of the project before construction begins. When managed effectively, this approach ensures a smoother process characterized by fewer RFIs (requests for information) and change orders. Ultimately, the team is better positioned to deliver the project on schedule and on budget 	DCM	3/12/14

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5	Construction Estimate	<ul style="list-style-type: none"> Budget: \$16,750,000 Reconciled Design Development Estimate: \$16,500,000 Add total project costs to construction estimates to show total project costs Relocation costs are not part of the project budget 	DCM	3/12/14
6	Project Schedule	<ul style="list-style-type: none"> Design Development complete: 3/14 Working Drawing Phase: 4/14 – 9/14 Bidding Phase: 10/14- 11/14 Construction: 1/15- 6/16 		
7	Upcoming Tasks	<ul style="list-style-type: none"> Project Website Identify ASUCD groups that require relocation during construction Phasing plan for Bookstore construction 		
8	Additional notes:	<ul style="list-style-type: none"> Need communication plan to advise faculty at all levels of bookstore changes Design Services are part of material boards review Design Services recommend and support blue & gold color scheme Bookstore to operate in same space just smaller foot print Inventory events at Freeborn and create user analysis Use Pavilion differently Costs more to use Pavilion than Freeborn and cost is prohibitive for student groups 		

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9				
The above constitutes our understanding of project items discussed and agreed upon at the subject meeting. Any additions or corrections should be forwarded to Kim Lake at, kalake@ucdavis.edu immediately.				

****Next Project Advisory Committee Meeting is Wednesday, March 12, 2014 (9:15am-10:15am) Special Events Room****