

Memorial Union Renewal and Freeborn Project – PAC Meeting Notes

University of California, Davis
Project No. 9521200

January, 22, 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
Email	Adela De La Torre	Vice Chancellor (Co-Chair), Student Affairs	adelatorre@ucdavis.edu
Email	Anne Myler	Director, Center for Student Involvement	armyler@ucdavis.edu
Email	Bob Segar	Assistant Vice Chancellor, Campus Planning and Community Resources	rbsegar@ucdavis.edu
Email	Carly Sandstrom	ASUCD President, Associated Students of UC Davis	csandstrom@ucdavis.edu
Email	Christine McUmbler	Director, Capital and Resource Management	camcumber@ucdavis.edu
Email	Clayton Halliday	Asst. Vice Chancellor, Design and Construction Management	clhalliday@ucdavis.edu
Email	Emily Galindo	Assoc. Vice Chancellor(Co-Chair), Student Affairs	ecgalindo@ucdavis.edu
Email	Gary Dahl	Director, Design and Construction Management	gbdahl@ucdavis.edu
Email	Greg Secor	Senior Project Manager, Design and Construction Management	gsecor@ucdavis.edu
Email	Jan Barnett	Associate Director, MU Auxiliary Services	jfbarnett@ucdavis.edu
Email	Janice Corbett	Business Manager, Associated Students of UC Davis	jlorbett@ucdavis.edu
Email	John Campbell	Executive Director, Campus Recreation and Unions	jgcampbell@ucdavis.edu
Email	John Meyer	Vice Chancellor (Co-Chair), Administrative and Resource Management	jameyer@ucdavis.edu
Email	Kabir Kapur	CURB Representative, Campus Recreation and Unions	kkapur@ucdavis.edu
Email	Kim Lake	Project Coordinator, Design and Construction Management	kalake@ucdavis.edu
Email	Leslie Carbahal	Assistant Director, Capital and Space Planning	ljcarbahal@ucdavis.edu
Email	Lina Layiketz	Director, Conference & Event Services Office	lclayiketz@ucdavis.edu
Email	Matt Fucile	Assoc. Director, Campus Recreation and Unions	mefucile@ucdavis.edu
Email	Miles Thomas	ASUCD Senator, Associated Students of UC Davis	mrthomas@ucdavis.edu
Email	Milton Lang	Assoc. Vice Chancellor, Student Affairs	lmlang@ucdavis.edu
Email	Miranda Bard	Grad Student Representative	msbard@ucdavis.edu
Email	Star Bacon	Student Representative, Assistant to the Chancellor	cbacon@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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		<ul style="list-style-type: none"> • Develop a project schedule • Need to identify Public Arts Committee Representative 	DCM	3/12/14
4	Memorial Union Renewal Project Update	<ul style="list-style-type: none"> • 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 		

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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*****