University Hall Opens for Classes

The physical transformation of the UMass Boston campus continued this spring with the debut of University Hall, the second new academic building to open for classes in the past two years. The 190,000-square-foot building is an instantly recognizable addition to campus, distinctive with its copper siding and an all-glass atrium with breathtaking views of Dorchester Bay.

In January, with the opening of the spring semester, students began using University Hall, the second building of the campus master plan. Initially, nine classrooms on the building’s fourth floor hosted classes in philosophy, medicine, and other subjects. Many of the other 17 classrooms were used for finals this semester. Student costume designers took advantage of their new shop to create costumes for the spring theater production. And the sun-filled atrium quickly became a destination for studying, collaborating, and relaxing.

“University Hall is a gorgeous building that represents the best of UMass Boston,” said Chancellor J. Keith Motley. “With chemistry labs, dance and art studios, and classrooms for many different fields of study, our new building is a diverse and inclusive place that encourages our community to learn, study, and spend time together. The feedback has been overwhelmingly positive, and we are enjoying all of the new perspectives the building offers to our campus community.”

The building’s multidisciplinary features were revealed throughout the spring as the acting, dance, keyboard, and tech design studios opened; several Wenger sound-isolation studios were available for music students; and dozens of faculty moved into their offices. Additional work continues in other areas, including the recital hall and theater, the

Continued on page 2
Chancellor’s Letter – A Season of Growth at UMass Boston

Spring is one of my favorite seasons at the University of Massachusetts Boston: As our campus community enjoys the warming weather on this beautiful peninsula, we also build momentum toward our May commencement and the celebrations of the academic achievements of our graduates.

This is a time of exciting growth, for our students and for our physical campus on Columbia Point. Our newest academic building, University Hall, began a phased opening in January, turning heads with its distinctive copper cladding and waterfront glass atrium. We look forward to opening all of University Hall’s 26 classrooms, including its 500-seat auditorium, recital hall, chemistry laboratories, and other amenities to our entire community by the end of the summer. If you’d like to be a part of this history in the making, you can name a seat in our new auditorium through the Make Your Mark campaign. Visit www.alumni.umb.edu to learn more.

Our Beacons baseball team kicked off its first season in March truly at home on our peninsula with the opening of J. Donald Monan SJ Park, a collaboration with Boston College High School and the Yawkey Foundation. The park made its official debut with a grand opening event on May 6.

By now you’ve heard the good news that Governor Charlie Baker and the UMass Building Authority have signed off on our plan to bring our first student housing development to campus. This long-held goal will be realized through a public-private partnership with Capstone Development and a nonprofit management entity, providing on-campus housing to accommodate 1,000 students when it opens in 2018. We look forward to even greater student success as we become a 24/7 learning community for resident and commuting students, while working to reduce student demand on housing options in our local Dorchester neighborhood.

In these pages you’ll learn more about other projects we’re getting started or have already begun as we make more progress on our 25-year campus master plan. The Bayside Expo Center demolition is underway, while work continues on our Utility Corridor and Roadway Relocation project to make our university more efficient, easier to navigate, and safer for pedestrian and bicycle traffic. I invite you to turn to pages 6 and 7 of this issue for more details on these exciting projects. And I look forward to updating you again on our progress in the fall.

Chancellor J. Keith Motley

College High School and the Yawkey Foundation. The park made its official debut with a grand opening event on May 6.

Chancellor’s Letter – A Season of Growth at UMass Boston

University Hall

continued from page 1

second-floor Beacon Café, and the building’s centerpiece, a 500-seat auditorium that can be used for large lecture classes and special events.

This summer, the third-floor chemistry labs and learning space will be open for classes. The art department will be moved into its studios as well. The building is expected to be completely operational by the start of fall semester.

The new building features an atrium with a great view of Dorchester Bay, along with student lounges and study spaces.
Residence Halls Construction Slated for Fall

Construction is expected to begin this fall on a 1,000-bed residence hall, achieving a long-held goal of providing UMass Boston students with an on-campus residential option. The $120 million, 260,000-square-foot residence hall development will be located at the corner of Mt. Vernon Street and the new University Drive West, near the Clark Athletic Center. The student housing will be available to UMass Boston first-year students, and is expected to open for the fall 2018 semester.

Chancellor J. Keith Motley called the addition of a residence hall “historic” for the campus, saying the building will enhance student life and support academic success. “On-campus student housing is fundamental to our continued growth and development and is central to the success of our strategic and master plans,” Motley said. “We know that living/learning communities promote student development, enhance student success, and help to pave the way toward graduation.”

The residence hall will offer a mixture of styles ranging from single-occupancy to four-person units, along with flexible living/learning spaces and a dining hall for residents and the entire campus community. The residence hall development will be comprised of three wings, framing the gateway to campus from Mt. Vernon Street. Like many other urban universities, on-campus residents will not be permitted to have a vehicle.

The development will be built using a public-private partnership (P3) that will be the first of its kind for the UMass system. Under the arrangement, the UMass Building Authority is contracting with Capstone Development Partners, a national leader in P3 student housing, to lease a portion of the UMass Boston campus to construct the housing complex. The Capstone team, including Elkus Manfredi Architects and Shawmut Construction, will develop the facility, which will be owned and operated by a nonprofit management entity. UMass Boston will oversee security and provide student life programming to enhance student success.

This artist’s rendering shows a view of the new residence hall development concept from the walkway to the HarborWalk near the new northern gateway to campus off Mt. Vernon Street. The Clark Athletic Center and Healey Library can be seen in the background.
UMass Boston, BC High Dedicate Monan Park

UMass Boston dedicated Monan Park, the baseball team’s new shared home with Boston College High School, on May 6. Monan Park is named after Fr. J. Donald Monan, SJ, who was president of Boston College for 24 years.

“It’s a great honor for me to have my name attached to Boston College High School, not only because of its educational worth but because it is connecting very important institutions – UMass Boston and BC High – and the local community,” the 91-year-old Monan said.

“Father Monan and I were saying that our mental model for this field was dirt and grass, and we have come in here today just unbelievably proud of what has transpired here,” UMass Boston Chancellor J. Keith Motley said. “Father Monan, thank you for always being the person that brings people together. To be able to do something as special as this in your honor is something that we are just so proud of.”

“Right here, between us, in the center of the peninsula, we have a sanctuary – a beautiful refuge to play a game,” Boston College High School President Bill Kemeza said.

The main field, which sits on BC High property, is built to the exact dimensions of Fenway Park and features a wall similar to the Green Monster in left field. The park was funded by a public/private partnership, supported by a $2 million gift from the Yawkey Foundation. Monan threw a ceremonial first pitch to James P. Healey, president and trustee of the Yawkey Foundation.

Monan Park includes:

• a full-sized competition stadium for high school and collegiate level games, with fencing, bullpens, warning track, batter’s eye, full-sized dugouts, and batting cages
• a full synthetic turf facility, with clay pitcher’s mound
• stadium seating for 500 spectators, full lighting for evening games and practices, and a press box
• a secondary playing field suitable for practice, sub-varsity games, and community use
• a full-sized soccer field within the secondary baseball field.

During the summer months, Monan Park will host Greater Boston youth leagues and several tournaments. This summer alone, the baseball stadium will host the 2016 Bay State Summer Games Baseball Showcase, the Boston Urban Baseball Showcase, and the Massachusetts vs. Connecticut Junior All-Star Game. In all, more than 1,000 youth and collegiate athletes will directly benefit from this complex on an annual basis.

Father J. Donald Monan, SJ, the namesake for the new Monan Park, throws out the first pitch before the dedication ceremony. Joining him, from left, are UMass Boston Vice Chancellor Charlie Titus, BC High President Bill Kemeza, and UMass Boston Chancellor J. Keith Motley.

The Beacons had a 13-game winning streak in their first season at Monan Park.

The outfield of Monan Park features a wall similar to Fenway Park’s famous Green Monster.
Demolition Work Continues at Former Bayside Expo

Demolition of the former Bayside Expo Center is underway as crews work to deconstruct the facility from the inside. Dust and vibration monitoring are in place for the duration of the demolition. The structure is being removed in stages, with construction fence lines adjusted as work progresses. When the demolition moves to the portion of the structure near the bus shelters, it will be necessary to temporarily relocate the shuttle bus pick-up and dropoff.

After the building is removed, the concrete slab under it will be demolished and crushed on site for temporary use as cover over the footprint of the structure. Plans are to expand the parking area from 1,300 to approximately 1,900 spaces and make the Bayside site more welcoming for pedestrians and drivers, with new walkways, improved lighting and landscaping, security devices, and bike racks.

The work is being conducted according to Department of Environmental Protection regulations to ensure proper removal and handling of any possible hazardous materials. 🗑️

Crews working to demolish the former Bayside Expo Center started from the interior of the building and moved toward the waterfront, with dust and vibration monitors in place. The project will continue through May and June.

A view from above of construction crews deconstructing the former Expo facility from the inside out.
Parking Garage in Design

Fennick McCredie Architecture is in the process of designing a parking garage that will include up to 1,400 spaces, Public Safety headquarters, athletics locker rooms, and event space. The facility will be located at the west end of campus, between University Drive West and Monan Park, the new baseball complex developed under a partnership agreement between UMass Boston and Boston College High School.

The public safety, athletics, and garage project is being managed by Skanska, the owner’s project manager. This UMass Building Authority project is the first of two parking facilities envisioned in the 25-year campus master plan. It is targeted to be open by 2018.

Substructure Demolition, Quadrangle Development Study Wrapping Up

With much input and guidance from engineers and the campus community, Sasaki Associates has been leading a Division of Capital Asset Management and Maintenance quadrangle and demo study. The study, which will be concluding this summer, has carefully considered how to keep UMass Boston’s campus environment operational during demolition of the substructure, Science Center, and pool building, and the development of a central campus quadrangle. The team is specifically examining timing, demolition methods, campus circulation, costs, and the multiple enabling projects needed to undertake these essential components of the campus master plan. The demolition is not anticipated to begin for a number of years.

Energy-producing Facility Designs Progress

Design work continues on an energy-producing facility that will provide centralized heating and cooling for new campus buildings, including residence halls. The facility will use waste heat from the production of hot and chilled water to generate electricity for use on campus. Renderings, floor plans, and site studies will be produced this summer by architectural firm Cambridge Seven Associates. The UMass Building Authority and its owner’s project manager Jacobs Engineering Group will be working with Gilbane Building Company as the general contractor on the project.

Construction Updates

Construction updates are posted on the UMass Boston website, available on the homepage at www.umb.edu. To view the construction webcams or sign up for updates to be delivered to your email inbox, go to www.umb.edu/construction. If you have questions or concerns, call 617.287.5000 or email us at construction@umb.edu. 😊

Elevator Upgrades Planned

Fourteen elevators in Wheatley and McCormack halls, Clark Athletic Center, and the Quinn Administration and Service and Supply buildings will be upgraded beginning this summer with work on their mechanical rooms. The project will start in Wheatley, where numerous past repairs have occurred, and the freight elevator has been shut down. Completely new elevators will be installed within the existing structural shaft.
New Utility Corridor Links to University Hall, Campus

The Utility Corridor and Roadway Relocation project at UMass Boston will connect campus facilities via a loop around the campus. Most recently the new corridor began supplying utilities to University Hall.

This work will also enable future projects, including the residence hall, parking garage, and energy-producing facility. The utility installation continues mainly on the waterfront side of the Calf Pasture Pumping Station between Lot D and the Edward M. Kennedy Institute. This utility work precedes the creation of a new University Drive North, which will extend from the end of Mt. Vernon Street to the Kennedy Institute and the Massachusetts Archives.

Upcoming work on the closed University Drive South will include the installation of additional utilities, curbs, and trees, with a target of opening that roadway this fall. Additional roadway work and closures, particularly on University Drive West and Mt. Vernon Street, will take place later this year.

The utility and roadway work is being performed in keeping with the Environmental Health and Safety and Department of Environmental Protection monitoring plans. For more information, visit www.umb.edu/ehs/environmental.

Hubway Kiosk Relocated

The Hubway bike-sharing kiosk has been relocated to the campus-side of the Integrated Sciences Complex, just below the catwalk to the Quinn Administration Building. This is the fourth season that the university has sponsored Hubway here on Columbia Point, enabling cyclists to rent a bike at JFK/UMass MBTA Station and pedal to the university or between other stations throughout Boston.
Beacons Baseball Team Helps Dedicate Monan Park

The UMass Boston Little East Conference champion baseball team and Chancellor J. Keith Motley honor Father J. Donald Monan, SJ, at the dedication of the new Columbia Point baseball facility, a partnership between UMass Boston and Boston College High School.