Master Plan Steering Committee Meeting Notes  
Tuesday, May 3rd, 2016  
10-11:30am, Ryan Lounge

Attendees: Kristi Alster, Lisa Buenaventura, Philip Carver, Ciro Castaldi, Caroline Coscia, Shaun Curry, Diane D’Arrigo, Kendra Ford, Lisa Johnson, Peter Kiang, Peter Langer, Michael Mahan, Darryl Mayers, Gray Milkowski, Anita Miller, Ellen O’Connor, Daniel Ortiz, Ginny Perelson, Jeff Perry, Peter Schneider, Zehra Schneider Graham, Manickam Sugumaran, Holly Sutherland, Chris Sweeney, Jennine Talbot, Andrew S. Weiss, Sue Wolfson

Master Plan Phase 2
The Master Plan Phase 2 process was discussed when the committee last met in fall 2015 and was anticipated to begin in spring 2016. The Strategic Plan Implementation Group is in the process of creating the next five-year phase of the Strategic Plan. As the Master Plan is the physical realization of the Strategic Plan, it was agreed that the processes should be linear. Therefore the Master Plan Phase 2 will kick-off following the Strategic Plan, likely fall 2016.

Project Updates
Renovations to Existing Academic Buildings (REAB)
The REAB project goals were very robust, and included addressing building systems, instructional space, departmental office space, and common spaces predominantly in Wheatley and McCormack Halls. One of the desired outcomes for the project was to create the most benefit for the highest number of students, faculty, and staff. Limitations existed due to the amount of space available and budget of the project. Over the course of more than a year, the consultant team worked with the university to create a program that met the project goals and used the space and budget most efficiently. Based on the many needs of the over 50 academic departments involved, it was ultimately determined that REAB was not able to address enough. Therefore, the university’s executive leadership team determined that REAB would move forward in a scaled back version, addressing the building systems, classrooms, and public spaces in Wheatley and McCormack Halls. Options of how to utilize any remaining project budget will be identified and decided upon later.

General Academic Building No. 2 (GAB2)
The university selected a portion of Master Plan Site S (the former South Lot) as the location for GAB2. This allows the building to complete the build-out of the Commencement Lawn on the water-facing side of campus. The project has been fully programmed, which includes a number of different sized classrooms, student study spaces, the College of Nursing and Health Sciences,
and a café. Initial concepts were developed for how the program elements could be oriented within the building.

Following programming and the site development the project was put on hold through the Commonwealth’s spending plan. The university is committed to this project and advocating for its funding to be restored. The commonwealth’s Secretary of Education is in the process of determining what investments should be made in public higher education through a comprehensive strategic plan with the help of a consultant.

**Residence Halls**
The university has begun its first Residence Hall project for a 1,000 bed complex, consistent with the Strategic and Master Plans. In order to fund the project without taking on the debt, the university solicited qualifications and proposals from joint-venture development teams to create a Public Private Partnership (P3). This P3 method of procurement is the first of its kind for the UMass system and required approval from the system level up through the Governor. The joint venture led by Capstone Development was selected as the partner for the Residence Hall project for their vast experience in building P3 student housing across the country.

The Residence Hall project is currently in design as the team advances the plans for fall 2018 occupancy. A series of workgroups have been established to provide input on the design and future operation of the structure. The 1,000 beds will be split into two buildings, a nine-story ‘west building’ and a tiered ‘east building’ at seven stories near the campus gateway and twelve stories toward the interior of campus. The complex includes a first floor commons with a dining hall, living learning (including group study) space, and outdoor recreation and relaxation space. The upper floors are organized into communities of 35-students per RA. There is a mix of unit types through the communities to reflect the diversity of the students.

**Public Safety, Athletics, and Garage (PSAG) Project**
The university selected Site PW for this first parking garage project, which also includes a new police station for the Department of Public Safety, locker rooms for the baseball team, and a mixed use event space. Fennick McCredie Architecture was selected as the designer for the project, which is currently in programming and concept design. There were five viable options presented with two main variables; a tall and narrow 2-bay garage or a wider and shorter 3-bay garage, as well as locating the Public Safety and Athletics components to the north or south of the site. The Master Plan Advisory Committee weighed in, sharing that traffic and safety is paramount to the design of the project. Option 2X was preferred, which included a 3-bay garage physically separated from Public Safety and Athletics which were located to the north.
Option 2X offered a better relationship between Public Safety and the campus, allowed for better traffic queueing, limited conflicts between emergency vehicles, and provides the best connection from the campus to the baseball field. The committee felt that the pedestrian bridge should be included in spite of its cost, even if it means eliminating other components of the PSAG program.

Substructure, Science Center, and Pool Building Demolition and Quadrangle Development (SDQD) Study
Along with DCAMM and a design team led by Sasaki Associates, the university began the SDQD Study in summer 2015 which will wrap up in summer 2016. The university established robust advisory committees to provide input into the development of the study, with a focus on maintaining operational continuity throughout the project’s demolition and rebuilding. The committees included faculty, students, and staff ranging from senior administrators to ‘boots-on-the-ground’ operational staff. Careful consideration was paid to the impacts of different demolition strategies on the university. The study has identified rough order of magnitude cost estimates for the demolition, currently projected to be over $100 million. The university is working with DCAMM to get this project funded.

Integrated Sciences Complex (ISC)
The majority of the ISC opened in 2015 under a Temporary Certificate of Occupancy. The university continues to work with the contractor, designer, and DCAMM to make final adjustments for the full Certificate of Occupancy. Outstanding work includes the atrium’s smoke evacuation system and the animal facility.

University Hall
University Hall is in the midst of a phased opening, with nine general purpose classrooms and some specialty instructional spaces being opening in January 2016. Departments have been moving into offices and teaching spaces throughout the semester and will continue to do so through the summer as the construction is completed.

Utility Corridor and Roadway Relocation (UCRR)
Exterior work as part of the UCRR project slowed down significantly in November. The university is awaiting approval from DEP on a long-term plan to restart the construction across campus. During this time, work continued within the buildings where new utility lines will be connected.

Bayside Building Demolition
The university is in the process of demolishing the former Bayside Expo Center buildings (four buildings and the parking lot make up the UMass Boston property) following a partial roof collapse last winter and a wall collapse this past winter.

**Energy Producing Facility**
The Energy Producing Facility (formerly called TriGen) will increase the university’s ability to heat and cool new buildings, while creating energy in a sustainable manner as part of the process. The energy produced here is estimated to supply a large portion of the university’s energy needs and can give the campus capacity to provide power to certain systems in the event of a blackout. This will make the campus far more resilient, which is an important quality for a research university. The EPF will be located on part of the Service and Supply Lot, and will have a stack located to the north (near Clark), the height of which has not yet been determined.