Residence Hall Town Hall Meeting & Master Plan and Construction Lunch and Learn

Construction Impacts and Awareness Advisory Committee
April 27, 2016
25-Year Campus Master Plan
Integrated Sciences Complex (2015)
Integrated Sciences Complex (2015)
University Hall (2016)
Hubway Location (Summer 2016)
Public Safety, Athletics, and Garage
Substructure, Science Center, Pool Demolition
And Quadrangle Development
Clark Roof and Building Envelope
Elevator Upgrades
Bayside Building Removal and Parking Expansion
Bayside Building Removal and Parking Expansion
Utility Corridor and Roadway Relocation Project

- UCRR construction is expected to be completed in 2017
- The final two-way roadway will have bike lanes, sidewalks, and tree lawns on each side
- Open spaces will be preserved as future building sites
- Storm water management will include bio-retention areas that become part of the campus landscape and include native plantings
Utility Corridor and Roadway Relocation Project

Relocated University Drive West-Mt. Vernon Street intersection to become a campus gateway
Utility Corridor and Roadway Relocation Project
Utility Corridor and Roadway Relocation Project

- Utility installation and trenching continues
- More way-finding and traffic signs are being installed
- Next roadway change – temporary road through campus center lawn
Renovations to Existing Academic Buildings
Project Goals

- Program and design should align with goals and objectives of Strategic Plan and Master Plan; accommodate units from the Science Center in preparation for demolition
- Accommodate incremental growth to 18,000 students
  - Appropriate instructional space
  - Departmental space for current and approved faculty and staff
- Upgrade Wheatley & McCormack building systems for health and comfort, to extend the buildings life a 15-20 year horizon
- Target achieving the most benefit for the most students, faculty, staff
  - Prioritization of programs/units that are fueling strategic growth, identified by Provost
  - Provide remaining departmental and student experience spaces with aesthetic improvement, upgrade building circulation and shared spaces to improve overall building experience
Project Structure

CONSULTING TEAM (brought on April 2014)
- UMBA
- Design Team (Cannon Design, Rickes Assoc, Bergmeyer, Howe Engineers,)

PROJECT GOVERNANCE
- Executive Steering Committee (Vice-Chancellors)
- Program Advisory Committee (11 Deans, Vice Provost, Registrar, Recreation)
- Project Workgroup (Reps from Provost Office, Facilities, and Master Planning)

STAKEHOLDER ENGAGEMENT
- 8 Colleges, 50+ departments, 25+ Centers & Institutes, 7 VPASS units, Facilities, and IT
- 100+ stakeholder meetings in 3 rounds over 24 months
- Personnel & space confirmation by each unit/College
- Incremental growth projections confirmed by Academic Affairs
Project Constraints

- Investment Thresholds (approximately ½ of the existing space)
  - Code Area Threshold (sf/bldg.) Exceeding this threshold necessitates renovation to meet all present-day building and seismic code requirements.
  - MA Arch Access Board Threshold ($/bldg.) Exceeding this threshold necessitates renovation to meet all present-day access requirements.

- Construction Budget ($70M-$75M)

- Consensus on needs prioritization
Programming

Initial stakeholder requests far exceed available space and budget. Additional stakeholder input and work with the PAC established key programming criteria to balance demands within project constraints:

- Improve classroom utilization to reduce the total classroom need
- Right-size all academic and research units to account for incremental personnel and program growth
- Prioritize strategic growth areas identified by Academic Planning
- Minimize “expensive-to-renovate” scope and/or reuse acceptable space “as-is” to stretch budget
- Adopt a shared space approach for commonly used functions (e.g. conference rooms, group study rooms, computer labs, etc.)
- Integrate research units from Healey 10 to co-locate with academic collaborators; repurpose underutilized space to accommodate REAB program overage
Schematic Design

- An approved program was accepted by the PAC in May 2015.

- Test-fit diagrams, refined with the PAC throughout programming to test program viability within the available space and budget.

- Plans are presented to PAC (Sept 2015), and stakeholder units are re-engaged (round 3) to review.

- The REAB processes is arrested (Dec-Mar 2016) to allow for additional PAC review. Agreement is reached to move forward:
  - Address critical “must-do” building systems refurbishments to extend the life of the buildings
  - Create “learning commons” on Wheatley 1, and renovate of the balance of general classroom space in Wheatley and McCormack
  - Additional PAC proposals are being considered by the Executive Committee (VCs); Final resolution will come from the Chancellor
P3 Residence Hall Town Hall
Milestone Project Schedule

• **Summer/Fall 2015** – Capstone team selection; pro forma developed

• **Spring 2016** – Approval UMBA Real Estate Committee, UMBA Board, UMass BOT, the MA Board of Higher Education, and the Governor

• **Early Fall 2016** – Construction Documents complete, set guaranteed max price (GMP), close on financing, agreements in place

• **Late Fall 2016** – Construction begins

• **Summer 2018** – Complete construction

• **Fall 2018** – Residence halls open
Public-Private Partnership (P3) Structure

UMass Boston
(Project Host)

UMass Building Authority (UMBA)
(Campus property owner)

Capstone Development Partners, LLC
(Project developer contracted by UMBA)
Manages design & construction of project

NewCo. Non-Profit (501c3)
(Project owner thru 40yr ground lease)
Overseen by a 5-Member Governing Board (incl. UMBA, UMass Boston, and 3 others)

Capstone On-Campus Management
(Independent property manager hired by 501c3)
Direction from a 4-Member Operational Advisory Committee (incl. UMBA, UMass Boston, Provident, and Capstone Devl. Partners)

Compile required info for financial issuance

UMass Boston Staff and COCM coordinate day-to-day ops

Provident Resources Group, Inc.
(Bond underwriter)
Executive Committee
(includes VCs and Chancellor’s Representative)

Dining Workgroup
Living/Learning Workgroup
Bldg/Site Design Workgroup
Building Systems Workgroup
Resident Life Workgroup
Operations Workgroup
IT/Security Workgroup

University of Massachusetts Building Authority (UMBA)

UMass Boston Campus Planning
(Project management, Info Transfer, Coordination)

Chancellor’s Office

Campus Stakeholder Input
(via internal focus meetings, survey, and townhall discussions)
P3 Residence Halls Fast Facts

• Housing for freshman and transfer students (w/o cars); focused on student success, including positive retention and graduation outcomes associated with students in residence.

• 1,000 beds; organized in RA communities ≈35; options for singles, doubles, triples, and quads.

• Program mix and price-point confirmed through detailed market study.

• A vibrant ground-floor indoor & outdoor commons includes flexible Living/Learning spaces, and a dining commons that will be open to both residents, and the entire campus community.
View from Harborwalk Extension
Siting & Massing Informed by Context & MP Framework

Use building massing to screen taller building

Align building height with adjacent properties

Keep height along U.Drive North low
Create a gateway that welcomes people into campus
Siting & Massing Informed by Context & MP Framework

Views in/out of vibrant 1st floor commons connect the buildings to the campus.
FIRST FLOOR COMMONS (≈30,000GSF)

Living-Learning Spaces
FIRST FLOOR COMMONS (≈30,000 GSF)
Living-Learning Spaces
Dining Commons
FIRST FLOOR COMMONS (~30,000 GSF)

Living-Learning Spaces

Dining Commons

Recreation & Outdoor Activity Space
UPPER FLOORS

4 communities per level
≈35 per community
Community lounge
Mix of unit types
UPPER FLOORS
Unit mix private & common bath

1S
281 SF AS SHOWN

1S(ADA)
281 SF AS SHOWN

2C.1
254 SF AS SHOWN

2C
229 SF

2S
302 SF AS SHOWN

2S(ADA)
324 SF AS SHOWN

1C / 1C(ADA)
250 SF AS SHOWN

3S
436 SF AS SHOWN

3S(ADA)
514 SF AS SHOWN

4S
392 SF

4S.1
484 SF AS SHOWN

4S(ADA)
445 SF AS SHOWN
View from Harborwalk Extension
View from Future Beacons Walkway
View from Clark Athletics Center