Master Plan Steering Committee Meeting Notes  
Thursday, October 8th, 2015  
1:00 pm – 2:30 pm  
Campus Center 3545  

Attendees: Kristi Alster, Patrick Barron, Jennifer Brown, Ciro Castaldi, Caroline Coscia, Shaun Curry, Diane D’Arrigo, Lisa Johnson, Peter Kiang, Ed Lambert, Peter Langer, Michael Mahan, Annie MacDougall, Peter McClure, Ellen O’Connor, Daniel Ortiz, Jeff Perry, Aryane Reagan, Julie Sanabria, Peter Schneider, Zehra Schneider Graham, Nancy Stieber, Manickam Sugumaran, Chris Sweeney, Jennine Talbot, Andrew S. Weiss, Sue Wolfson  

Co-Chair Manickam Sugumaran called the meeting to order. The committee members introduced themselves prior to the presentation and discussion material on the agenda.  

Updated Framework Map  
The updated Master Plan Framework Map was shared with the committee. Updates include Bayside, Monan Park, the Energy Producing Facility, and University Hall.  

Planning Updates and Discussion  
Energy Producing Facility (EPF)  
The EPF will be built over the Service and Supply Lot, while preserving the Central Receiving Loading Docks. Schematic Design floor plans were displayed for the project. This sustainable facility will provide expanded heating and cooling for the university’s new buildings, while recapturing heat to generate electricity. The generation of electricity is expected to be cheaper than purchasing electricity. The facility will also allow the university to generate its own electricity in the event of a power outage (known as black start). The EPF will be approximately 49 feet tall (same as Service and Supply, and will include a stack (not yet designed) anticipated to be approximately 120-150 feet tall. The EPF will complement the existing Utility Plant, which also has a stack that subtly exhausts through the Healey Building. The project completion is targeted for spring 2018, which would precede the opening of the Residence Hall. The committee expressed the importance of making the facility and the stack aesthetically pleasing.  

Substructure Demolition and Quad Development (SDQD) Study  
The university has begun the study for the demolition of the Substructure, Science Center, and pool buildings, and development of the central campus quadrangle. The study is being funded by DCAMM, and led by Sasaki Associates. The creation of the central quadrangle is a signature project of the Master Plan. A cost estimate will be one of the outcomes of the study. The university is hopeful that once the cost and parameters are established, the commonwealth will fund the project. The study will
look to engage students, faculty, and staff to provide input into the design of the quad. Advisory committees are also being established to provide input around how to keep campus life and operations functioning while the deconstruction occurs. A timeline for the SDQD project has not yet been determined because of its funding status and dependence on other enabling projects, including GAB 2.

**General Academic Building No. 2**
GAB2 will be located on a portion of Site S (the former South Lot). The university is currently completing the programming phase. The 2016 spending plan release by the Commonwealth has indicated that GAB2, as well as several other higher education projects, have been put on hold, in deference to the Governor’s plan to shift debt service investment to transportation infrastructure. Design and construction phases of work for GAB2 will begin once funding has been restored. The university is currently working with the University System, the Commonwealth, and Higher Education Secretary Peyser, to achieve this goal. The university is hopeful that the Commonwealth’s FY 2017 budget, likely to be announced in the spring of 2016, will include funding for GAB2.

Also announced with the 2016 spending plan was an additional, $75 million in Commonwealth bond funding will be provided to support the UCRR project, which will remove a significant portion of the cost of the project from the university’s debt service.

**Renovations to Existing Academic Buildings (REAB)**
The REAB project has completed building assessments, set project priorities, aligned the scope and budget, engaged stakeholders, and is now completing a complex and robust program. The project is just completing the programming phase, and next steps will focus on development of plans and phasing through summer 2016, for early construction to begin in fall 2016.

The project will address much of the space within Wheatley and McCormack Halls, as well as the 10th floor of Healey Library. The project’s priorities include health and comfort within the buildings, accommodating incremental growth to 18,000 students, providing the most benefit possible to students, faculty and staff, and staying within the project budget and code thresholds. The project will include over $7 million in system upgrades that will address occupant comfort in both McCormack and Wheatley. The renovations will include improvements to aesthetics and wayfinding, providing more visibility for departments and programs. Academic departments will be consolidated, and co-located to achieve requested adjacencies amongst programs that have synergies and often collaborate. As a result, most departments will be moving to new locations within the buildings.

The renovations to instructional spaces in Wheatley and McCormack is a key component of the REAB project. Academic planning for new classrooms included a detailed study of existing classrooms and utilization as well as future classrooms needs developed with direction from the Deans, Registrar, and
Provost. Through University Hall and REAB, the university will add approximately 900 seats of classroom space, while improving the student and instructional experience by increasing the square footage per station from about 14 to about 22 in classrooms. Renovation of classroom spaces will include improvement of the spaces (walls, floors, ceilings, etc.), as well as provision of new furniture. The construction phasing strategy will be established once the plans are developed. The phasing of this project will need to allow for continued use of instructional space in order to maintain a viable number of classrooms while new classrooms come online or are renovated.

Residence Hall 1
The university is proceeding with the Residence Hall project, with the goal of opening a 1,000-bed freshman residence hall for the fall 2018 semester. The university is working with the Building Authority and a development partner to establish a Public-Private Partnership (3P). This funding mechanism is necessary to move forward with the development of residence halls without incurring additional debt service that would surpass our 8% limit.

This will be the first 3P residence hall project for the UMass System. The private partner is a team of industry experts, with experience designing, funding, building, and operating residence halls at other universities around the country. The university has stressed the importance of a well-designed building with quality materials. The developer fee, will be established at the outset of the project with the construction scope and budget. So there will not be incentive to cut corners on materials or raise rental rates. In depth market research has been done to establish expectations of rental rates that are in line with what students would expect to pay in the local Boston market.

A non-profit entity, separate from the developer, will be created to manage the residence hall. It is currently assumed that the non-profit entity would not be subject to property taxes. University staff in Student Affairs (residence directors, resident advisors, etc) will be overseeing students in the building and enforcing the university student code of conduct, which will be extended to residents living in the facility.

The project team is currently focused on structuring an agreement and obtaining the necessary approvals to proceed. Because of good public support by the City and the University System, university leadership is optimistic that this project will move forward, where past residence hall projects have fizzled.

The Residence Hall will be located on the R1 site identified in the Master Plan, located at the corner of University Drive West and North beyond the softball field. The building will be visible from Mt. Vernon Street, which will serve as a campus gateway (similar to the ISC at the Bianculli Blvd. campus entrance).
Parking Garage No. 1 and Department of Public Safety
The university is currently working with the UMass Building Authority to select a designer for the Parking Garage and Department of Public Safety project. This project is funded at $45 million, and will include both the new police station and a 1,400 space garage. The goal is for the garage to be operational by the fall 2018 semester (or sooner). This is the first of two 1,400 space garages identified in the Master Plan, to support a student enrollment of approximately 18,000. Prior to the selection of the project architect, the university is undertaking a site selection study to determine which of the Master Plan sites, PW and PE, should be the location of this first garage. Committee members were presented with conceptual materials developed for this study and asked to provide feedback on the advantages and disadvantages of the two sites. This included:

- It is not yet known if the Public Safety building would be located alongside or within the garage structure
- There is no known schedule for the second garage, as it is not yet funded. Therefore the first garage would be the only garage for an indefinite amount of time
- The EMK Institute’s position on a PE garage is not known, but they could benefit from utilizing the parking. Some committee members felt that our parking need is too great to share the garage
- When the PW site was relocated to the BC High property line, initial conversations with BC High were positive about the garage being located alongside the baseball fields

Due to time constraints, committee members were encouraged to share additional feedback on the garage site via email.

Master Plan Phase Two
The Master Plan was conceived with multiple phases. The first phase prioritized academic instruction, research, introducing residential life, parking, and opening up the campus while eliminating physical barriers. The phase one projects are currently in various phases from study and design, to construction, or completion. The second phase of the master plan will address more needs, such as Student Affairs, the Library, Enrollment Management, Athletics and Recreation, Academics, etc. The university will be engaging a firm to assist undertaking a comprehensive planning process (though less elaborate than that of the 25-Year Campus Master Plan). This process is anticipated to begin in 2016. The university community will be engaged to aid in the development of Phase Two, while there may be changes to the membership of the Master Plan Steering Committee to reflect the goals identified through the planning process.

Committee members will be asked to discuss lessons learned and provide feedback on these first eight years of the master planning process at the next meeting, to be scheduled for a November date.

Construction Updates
University Hall
University Hall is on schedule to open in January for the spring 2016 semester. The building will include 26 general purpose classrooms including a 500-seat auditorium, a large café, department
offices and specialized instructional space for Art, Chemistry, and Performing Arts, a theater and a recital hall. The UCRR project has supplied many of the needed utilities to the building, and will be making the final connections in the coming weeks. The new roadway in front of University Hall and the Campus Center will be constructed shortly.

Utility Corridor and Roadway Relocation (UCRR)
The UCRR project was necessitated by the aging utility infrastructure in the substructure. The project will also improve vehicular, bicycle, and pedestrian accessibility around the campus while creating new landscaped areas. The anticipated completion of the project is summer 2017, with landscaping and the final phase.

Healey Library Roof and Building Envelope
The waterproofing and roof work on Healey Library is progressing. The scaffolding along the front plaza façade of the building will be removed in the upcoming weeks.

Elevator Upgrades
The university will be addressing 14 elevators on campus through this project. The first priority will be the Wheatley elevators (4 passenger elevators and 1 freight). The university is currently working with the Building Authority to select the designer. The project is anticipated to continue into 2017.

Integrated Sciences Complex (ISC)
Construction on the ISC is near completion, only some specialty lab spaces remain. The final inspections are anticipated to occur this fall. The university continues to work with DCAMM to operate the complex building systems during the ‘shake-out’ period.

HarborWalk
The 800-foot stretch of HarborWalk between JFK Library and the DCR portion along Harbor Point was completed this summer. In addition to the multimodal path, the project added amenities including lighting, bicycle racks, benches, a viewfinder to see the Boston skyline, and areas for events or displaying public art.

Bayside Demolition and lot Expansion
The university will be demolishing the former Bayside Expo Center building and temporarily expanding the parking lot, while adding lighting and a second bus stop.

The next meeting will be scheduled for November 2015