DISCUSSION:

Manickam Sugumaran, Co-Chairperson of the Master Plan Steering Committee, convened the meeting. The meeting agenda included Planning Updates and Construction Updates.

Planning Project Updates

Renovations to Existing Academic Buildings (REAB)

Jennine Talbot presented on the REAB project. The project team of Cannon Design (architect), Rickes Associates (academic planning), and Hill International (owner’s project manager) has engaged numerous project stakeholders from Wheatley and McCormack Halls, including the Deans of each college who comprise the REAB Program Advisory Committee. To date, the project has looked at the
building condition and mechanical systems and is currently in programming. One the goals of the project is achieving ‘the most for the most’; providing benefits to as many building occupants, faculty, staff, students, and visitors as possible. Ellen O’Connor explained that this project is intended to extend the useful life of these buildings for 15-20 years, in pursuit of our incremental enrollment growth of 18,000 students.

**General Academic Building No. 2 (GAB2)**
Jennine Talbot recapped the GAB2 team and planning process to date. The building will occupy the northeastern portion of Site S (former South Lot). Led by architecture firm NBBJ, the project team is completing programming and has begun evaluating design approaches. The committee’s input was solicited on potential features of the building. The committee’s comments included:

- Some concern expressed about wind between the Campus Center and GAB2
- Some concern expressed about roof-terrace related to longevity and leaks
- Interest expressed in use of the southern portion of Site S both as temporary open space and a future building
- Interest expressed a bridge or catwalk connection to Wheatley to support better/universal access.
- Interest expressed in responding to the visual context with the Campus Center and GAB1

**Residence Hall No. 1**
Ellen O’Connor updated the committee on the university’s efforts to build a 1,000-bed residence hall. The university is pursuing a public-private partnership through the UMass Building Authority (UMBA) in order to fund the project without impacting the university’s debt service. UMBA previously issued a request for qualifications in order to identify joint ventures that the university could partner with. The qualified local and nationally recognized firms are now responding to a request for proposals. UMBA and the university, with advice from real estate and legal consultants, will select the private partner.

**Parking Garage No. 1**
Ellen O’Connor shared that the university is currently working with the Building Authority to determine the need for parking and funding feasibility within the 8% debt cap. The university will continue to rely on Bayside for parking once a parking garage is built.

**Substructure, Science Center, and Pool Demolition and Quadrangle Development (SDQD)**
Sue Wolfson updated the committee on the SDQD study. A number of firms submitted proposals to carry out the study. DCAMM’s Designer Selection Board (DSB) will identify a short-list of 3-4 firms to interview for the job on April first. The scope will be a study for the demolition of the Substructure and Plaza, Science Center, and Pool Building, the creation of a central quad, and construction of new facades for the lower floors of existing buildings which will be exposed by removal of the substructure. The committee discussed the need to build a new pool facility before the demolition.
**Construction Project Updates**

**Integrated Sciences Complex (ISC)**
Shaun Curry shared photos of the ISC and described the building’s areas. The vivarium on the fifth floor of the building is still under construction and the contractor is still completing punchlist items throughout the building. Researchers began moving into the building in January.

**General Academic Building No. 1 (GAB1)**
The construction on GAB1 has continued through the snowy winter. The contractor has completed most of the brickwork, installed many windows, and is installing plywood along the areas which will be clad in copper: the Auditorium, Recital Hall, and Theater.

**Shoreline Stabilization and HarborWalk Improvements**
The HarborWalk project experienced some delays due to the record-setting snowfall this winter. The shoreline stabilization work is largely complete. Throughout the spring, the contractor will install the plantings and site amenities including benches, signage, bins and walkways. The project is expected to be completed by June first.

**Utility Corridor and Roadway Relocation (UCRR)**
The UCRR project was slowed somewhat as contractors had to move snow, in addition to frozen soil. Trenching for the underground utilities is underway near GAB1 and the Campus Center, along University Drive South, and near Mt. Vernon Street in what was formerly Lot C. Interim wayfinding signage will be installed soon. When the project is completed the two-way roadway will be open around the perimeter of campus, including a tree lawn, bike lanes, sidewalks, and gateway signage at the entrances to campus from Morrissey Boulevard and Mt. Vernon St. The committee inquired about access to the HarborWalk and Fox Point during construction. The HarborWalk can be accessed near both the ISC and Campus Center.

**Healey Library Roof Replacement and Building Envelope**
The new roof membrane has been installed as part of Phase 1 work. Phase 2 will begin soon, including waterproofing on the 10th and 11th floors and the removal of parapet walls, which will result in better views out from the building. The work will require a great deal of scaffolding and the closure of the Healey stairs on the plaza.

**Bayside Demolition and Parking Lot Expansion**
On March 3rd, there was a partial roof collapse in the unoccupied former Bayside Expo Center. As a result, the university is carrying out a partial demolition to remove the damaged materials from the building. This phase will include the processing of hazardous building materials, to occur within the building. Over the summer, phase 2 of the demolition will remove the remainder of the entire building. The following fall it is expected that the parking lot will be expanded by approximately 600 spaces in the footprint of the former Expo Center.
Baseball Fields
Charlie Titus shared that in June 2015, ground breaking for construction of two NCAA compliant baseball fields will begin on the BC High property. These fields will be built with a $1.6m contribution from the university, and will serve BC High and UMass Boston. An independent LLC with representation from both the university and BC High will own and operate the fields. The agreement for the LLC is being reviewed by the state attorney general’s office.

Master Planning Community Outreach
The university’s annual community meeting will be held on Wednesday, April 29th, at 6pm in the Campus Center Ballroom. This meeting is intended to educate the university community and neighbors about the work being done on campus.

There will also be an internal meeting for the university community to learn about Master Plan and Construction projects at a “Lunch and Learn” on April 29th at 12pm, in the Campus Center Ballroom.

These minutes are intended as an accurate general account of meeting discussion. Please notify this office of any additions and/or corrections within two (2) days.

Prepared by:  ASW, JT
Cc list:         Attendees, File