Meeting Notes

Attendees: Patrick Barron, Lisa Buenaventura, Caroline Coscia, Shaun Curry, Diane D’Arrigo, Marsha Florio, Gail Hobin, Peter Kiang, Peter Langer, Chris MacRae, Anita Miller, Nolan O’Brien, Daniel Ortiz, James Overton, Ginny Perelson, Dorothy Renaghan, Julie Sanabria, Peter Schneider, Chris MacRae, Peter Schneider, Amy Smith, Nancy Stieber, Estella Stephens, Manickam Sugumaran, Holly Sutherland, Andrew Weiss, Susan Wolfson, Kayla Worthey, Zong-Guo Xia

Manickam Sugumaran, Co-Chairperson of the Master Plan Steering Committee, convened the meeting. The meeting agenda included a discussion of the following topics:

- Master Plan Framework Map
- Updates on Projects in Design or Construction
- Updates on Projects in Planning
- Master Plan Community Outreach

Master Plan Framework Map
Andrew Weiss identified the changes made to the 25-Year Framework Map. These primarily included the GAB No. 1, the UCRR roadway configuration, the location of the western Parking Garage, and the anticipated location for the TriGeneration Plant. It was asked if Bayside was on the map – it will be added once the Bayside site plan is designed and incorporated into the Master Plan.

Updates on Master Plan Projects

Projects in Design or Construction
Dorothy Renaghan and Shaun Curry provided updates on the projects currently in design or construction on campus.

Integrated Sciences Complex (ISC)
Construction on the ISC is approximately 65% complete. The exterior frame installation for the geode/hub has begun. Sheet rock is being hung, closing the walls on the upper floors of the building. The two connections to the Quinn Building are underway: the bridge from the second floor of the ISC to the first floor of Quinn, and the tunnel linking the Service and Supply Loading Dock to the ISC. The methane barrier at the first floor, which was the cause of some delays, has been completed. The ISC project is also building a new staircase in Quinn
from the Upper to Lower Level. The construction of this staircase is underway. The furniture for the building has been selected, and move planning is under way. The ISC is anticipated to be open in fall 2014.

**General Academic Building No. 1 (GAB No. 1)**

During the summer of 2013, the piles for GAB No. 1 were completed along with the relocated entrance to the Campus Center Garage (the original garage exit). The foundation work is anticipated to be completed in November 2013. The building will start taking shape as steel goes up in November. In order to complete the project most efficiently, different sections of the building will progress at different speeds. The anticipated opening of the building is fall 2015.

**Shoreline Stabilization and HarborWalk Improvements**

This project is still in the design and permitting phase, with preliminary design completed. The work will take place between the JFK Library and the DCR portion of the HarborWalk near Harbor Point Apartments. It will include armoring the shoreline, replacing the dirt path with a paved walkway, and amenities such as benches, lighting, gathering spaces an area to display sculptures including student capstone projects, native plantings, and interpretive signage with historical narratives. The construction is anticipated to take approximately nine months, beginning in early 2014.

**Utility Corridor and Roadway Relocation (UCRR)**

The Master Plan calls for the deconstruction of the Substructure and the Science Center creating a central, at grade, campus quadrangle and necessitating the relocation of utility lines from inside the Substructure to a new utility corridor. This creates the opportunity for improved and universally designed campus circulation along with the new utilities. The new campus landscape would better connect to the waterfront and create a more accessible environment for pedestrians, bicycles, buses, trucks, emergency vehicles, and cars. The project is being implemented in phases to minimize disruptions to the university. Construction on the UCRR began this summer with seven mechanical vaults and stormwater drainage. The mechanical vaults will provide the underground connection points for utilities. Bioretention areas will be located in green space around the campus periphery with grasses and flowers, and will treat stormwater by sifting it through sand and absorbing into plants. The new roadway alignment will create a new campus gateway at Mt. Vernon Street with a signalized intersection and the joining of city and campus bike lanes. The original University Drive North will become the ‘Beacons Walk,’ which will be a well-lit pedestrian thoroughfare running the length of the campus and provide emergency vehicle access.

**Healey Library Roof Replacement and Wall Repair**

One year ago, the roof membrane on Healey Library was torn away by Hurricane Sandy. The university is currently repairing the parapet walls and installing a new roof. The waterproofing and vapor barrier are complete, and the new membrane will be installed soon. FEMA provided the university with $2.5 million in assistance due to the disaster status resulting from Hurricane Sandy.
**Bayside Parking Automation and Existing Building Demolition**

The concrete pads for the new parking booths at Bayside are in place, and the booths should be operational in November 2013. The enabling project for the existing building demolition is the separation of utilities. The demolition of the four existing buildings is anticipated to being in the summer of 2014, one building at a time. The elevation of the Bayside site will need to be raised due to the danger of flooding associated with sea level rise. This work has begun with the western entrance to the lot (by the Doubletree Hotel) being raised four additional feet.

**Edward M. Kennedy Institute (EMKI)**

The EMKI utility connection has an impact to the entrance of Lot A. This is expected to last for about three more weeks. The anticipated opening of the EMKI is fall 2014.

Master Plan Steering Committee members offered several comments and questions on the presentation, including:

- Will the HarborWalk be complete in time for spring semester capstone to projects to be displayed during Commencement?
  - The project will be under construction and is currently anticipated to be completed in September 2014. There is a possibility that it is ready for the start of the fall semester.
- The location of the Beacons Walk is outside the new quad and center of campus. How will it connect to the buildings and walking routes?
  - The shift of University Drive North will capture more land adjacent to the center of campus. The framework map shows some of the planned pathways that will connect the campus along new axes.

**Projects in Planning**

Andrew Weiss and Sue Wolfson provided updates on the projects currently being planned.

**Renovations to Existing Academic Buildings**

The opening of the ISC and GAB No. 1 will free up spaces in McCormack, Wheatley, and Healey Halls. Once this space is vacated, it will be renovated and filled with a combination of classrooms, offices, and teaching labs. The university is currently working with the Building Authority to select the Owner’s Project Manager (OPM). The OPM will represent the Building Authority during the design and construction of the project. Once the OPM is selected, the next step is to select the designer, and then begin the programming and design of the building.

**TriGeneration Plant**

The TriGeneration Plant will add the needed hot and chilled water capacity for the university to add new campus buildings. The university is currently working with the Building Authority to select the OPM. The OPM will represent the Building Authority during the design and construction of the project. Once the OPM is
selected, the next step is to select the engineering firm and designer, and then begin the site analysis and design.

**Parking Garage No. 1 and Residence Hall No. 1**

At the request of the Building Authority, the university has been examining the feasibility of a public private partnership for both of these projects. The decision to proceed with or without a partnership will likely be made by the end of 2013. If a private partner is brought in, the university would work out a unique plan with the developer. The alternative would be to proceed with an OPM selection process, similar to the Renovations project and Trigeneration Plant.

**General Academic Building No. 2 (GAB No. 2)**

Last year, Governor Patrick announced the availability of $100 million from the Commonwealth of Massachusetts for General Academic Building No. 2. The university has worked with the Division of Capital Asset Management and Maintenance (DCAMM) in creating the Request for Proposals (RFP) for design services. The designer should be selected early 2014, at which point they will begin with the site analysis and building programming.

**Substructure and Science Center Demolition**

The campus is working with the Division of Capital Asset Management on initiating a $1.5 million study to determine what is involved with demolishing the Science Center and portions of the substructure not under buildings. In addition, we are also beginning to look at what is involved with developing the central quadrangle, a key defining element of the Campus Master Plan. The campus has invited a diverse group of distinguished experts who have completed complex demolition and revitalization projects in recent years to participate in a construction impacts and operations planning workshop on November 30. We hope that the lessons we learn from our peers will inform our planning, demolition, construction, and quality of life efforts.

Master Plan Steering Committee members offered several comments and questions on the presentation, including:

- **Will we continue to rely on Bayside for parking?**
  - Yes, until we have our first Parking Garage built we will need the capacity at Bayside.
- **Which will be completed first: GAB No. 2 or the Substructure and Science Center Demolition?**
  - We don’t currently have a schedule for either project, but it is likely that they overlap.
- **Is there an opportunity to expand the number of Hubway stations? Possibly to Bayside?**
  - The possibility to expand is being researched.
- **When visitors are coming to campus, there is no signage telling them how to get to Bayside.**
  - We have electronic signs that direct visitors to Bayside if all of our lots are full. The ‘Getting Here’ page on the web recommends Bayside. Directing visitors to this site before coming to campus can be helpful.
- **Are we moving ahead with Residence Halls?**
  - Yes, Student Affairs has worked with Brailsford and Dunlevy to identify the demand and create a business plan. It is financially feasible and the demand has increased in recent years.
- Can we tell prospective students that we are building Residence Halls?
  - Yes, the university is committed to this. However, they likely won’t be built until after many current prospective students enroll.
- Will the Science Center be completely vacated before it is demolished?
  - Yes, everything within the Science Center will be relocated before its demolished.
- Is the university renting space off campus? Can this be increased to meet our needs?
  - Yes, we currently do rent space for some of our programs, and have an RFP out for more off-campus space.
- The Bayside Shuttle can take up to thirty minutes to get from the parking lot to the Campus Center.
  - We will follow up on this issue. The buses are scheduled to transport people in a reasonable amount of time. If it is taking an unreasonable amount of time, we ask that you contact Customer Service with the bus number and time of day.
- The parking fees currently fund the shuttles. If fewer people park, will shuttle service be impacted?
  - The university will continue adequate shuttle service.
- Can the university offer students a reduced parking rate if they buy a semester pass?
  - There is a reduced rate if a semester pass is purchased on your tuition bill.
- Bayside and the T station are both within walking distance of campus. Encouraging people to walk can reduce the demand on the shuttle.
- Would it be possible to establish a shuttle route that doesn’t drive on to campus?
  - We are evaluating new shuttle routes. Changes may begin to occur with the UCRR construction.
- Contractors continue to park on campus.
  - Each project has provided their contractors with information about parking on campus.
- The university should be cognizant of people with disabilities as the campus continues to develop.
  - All university projects employ the principles of universal design. The university has been working with Kessler McGuinness & Associates for their expertise in accessibility.

**Master Planning Community Outreach**
The Office of Campus Master Planning has been working with Government Relations and Public Affairs to inform the local community groups, organizations, and businesses on the university and the development of the campus. These presentations are ongoing, and will be completed before the public Community Meeting in the spring.

**Next Meeting**
The next meeting will take place during the spring semester. Andrew Weiss and Sue Wolfson will be in touch with the committee members when scheduling the meeting.