Renovations to Existing Academic Buildings (REAB) Project

Relocating Science Center programs through renovations in McCormack, Wheatley, Healey, and Quinn

Informational Project Meeting
December 10, 2018
25-Year Campus Master Plan Overview

• 1999-2006 – Conducted a series of surveys on condition of substructure
  • Rate of deterioration outpaced scope of repairs
  • Walker Parking Consultants forecasted structural failure
  • $160 million for long term repairs to restore 2 story substructure garage
  • Interim stabilization put in place, continual monitoring through present day

• 2005 – NEASC Accreditation identified Substructure as issue, need for Master Plan

• 2006 – Emergency Closure of Substructure Garage

• 2006-2007 – Developed a 3-year Strategic Plan (governing years 2008-2010)
  • Called for creation of a 25-year Master Plan to ensure thoughtful growth of campus (highest and best use of fiscal and physical resources)
  • Bring instructional and research space up to state-of-the-art standards through new construction and upgrades
  • Create a welcoming campus environment
  • Provide campus housing options (2,000 beds)

• Critical Decision Point: Restore or redesign campus
25-Year Campus Master Plan Overview

- Each campus building surveyed
  - Science Center cost of repair exceeded replacement cost
- Decision to Demolish Science Center, Substructure, and Pool
  - Establish central quadrangle on campus
  - Make campus outward facing, connect to environment
25-Year Campus Master Plan Overview

- Master Plan Projects Incrementally Prepared for Demolition
  - ISC: relocated approximately 1/3 of Science Center,
  - University Hall: relocated approximately 1/4 of Science Center
  - ISC and University Hall created vacant space in Wheatley and McCormack
  - UCRR: relocated utilities out from Substructure, new external circulation
  - Parking changes: temporary surface lots, Bayside, West Garage
25-Year Campus Master Plan Overview

- Remaining Projects to Vacate the Science Center (2019)
  - 9 academic departments still remain – REAB Project
  - Infrastructure Hub and Data Center
  - Machine Shop
  - Additional office moves (IT, swing space, etc.)

- Substructure, Science Center, Pool Demolition and Quadrangle Development (SDQD) Project
  - Anticipated to begin late 2019 with interior work
  - Disruptive demolition of building structure to occur during summer
  - Approximately three year project
Renovations to Existing Academic Buildings

▸ Architect: Cannon Design

▸ Project Manager: Hill International (UMass Building Authority)

▸ General Contractor: Consigli

▸ $37.5 Million project

▸ Phase 1: McCormack and Wheatley

▸ Phase 2: Healey and Quinn

▸ Collaboration between Master Plan, Academic Affairs, Stakeholder Departments, Facilities, OEHS, Human Resources
Renovations to Existing Academic Buildings

Project Goals

▸ Relocate academic programs out of Science Center by fall 2019
▸ Utilize campus space to highest and best use
▸ Meet current needs of departments, growth wherever possible

Project Constraints

▸ Budget: capital budget inflexible
▸ Scope: large infrastructure-intensive programs in Science
▸ Space: limited vacant space available across campus
▸ Schedule: academic schedule inflexible
▸ Schedule: Science Center Demolition funded, planning underway
Renovations to Existing Academic Buildings

Project Schedule
Timing is approximate – dates to be confirmed

• January 2019: Construction begins, starting in vacant areas of McCormack and Wheatley

• January/February 2019: relocations in McCormack, Wheatley, and Healey

• Spring 2019: Construction begins in Healey

• Spring 2019: Occupants move out of Quinn, Quinn renovations begin

• Summer 2019: Occupants move out of Science Center into permanent areas
Renovations to Existing Academic Buildings

▸ Construction Impacts
  • First task of contractor is ‘make-safe’ work
    • Establishment of work areas
    • Cutting and capping utilities
    • Haz-Mat abatement where necessary
  • Demolition and noisy / vibration-heavy work after hours
  • Contractor presence will be seen through spring and summer

▸ Moving
  • Move planning starting (scheduling, resources, instructions)
  • Moving company being brought on
  • Moves to be scheduled as construction progresses
  • Move of instructional spaces will be between semesters
REAB – Ryan Lounge
REAB – Ryan Lounge
REAB – Wheatley Level 2 Floor Plan

- Engineering Labs
- New Restrooms
- Biology Labs
REAB – Wheatley Level 3 Floor Plan

Math Offices
REAB – Wheatley Level 4 Floor Plan

Honors College & CSM SSC Offices

Physics Labs

Physics Offices
Work ongoing with Healey 10 Centers and Institutes to right-size and determine final location for ORSP
REAB – Healey Level 11 Floor Plan

Advancement Offices
REAB – Quinn Upper Level Floor Plan

- CNHS Research & EHS Teaching
- GoKids
- CNHS Offices
REAB – Quinn Level 1 Floor Plan

CNHS Dean’s Office

Nursing Teaching and Simulation
REAB – Quinn Level 2 Floor Plan

CNHS Offices
REAB – Campus Center Level 2 Floor Plan

Grad Studies & Admissions Offices w/ Global Programs
REAB - Program Relocations

The university has reconstituted the Renovations to Existing Academic Buildings (REAB) project to relocate the academic programs out of the Science Center. The plan includes but is not limited to the following relocations:

College of Liberal Arts
- Anthropology Labs to McCormack level 2

College of Nursing and Health Sciences
- Research Labs to Quinn UL
- Instructional Labs to Quinn UL and level 1
- Offices to Quinn levels 1 and 2

College of Science and Math
- Computer Science Department to McCormack level 3
- Engineering Department to McCormack level 3
- Mathematics to Wheatley level 3
- Physics to Wheatley level 4
- Student Success Center to Wheatley level 4

School for the Environment
- School for the Environment to McCormack level 2

Advancement to Healey level 11
Graduate Studies/Admissions to Campus Center level 2
ORSP to Healey level 10
Honors College to Wheatley level 4

Additional enabling and minor office/unit moves
Information available online at:

umb.edu/the_university/masterplan/renovations