Construction and Planning Projects
Brown Bag Presentation

September 27, 2018

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Substructure and Legacy Infrastructure

• 1974 campus was designed for 10,000 students

• Campus fortress with Substructure parking garage beneath buildings

• Utilities suspended from ceiling of Substructure garage UL and LL

• Concrete issues began in 1980s

• Substructure closed in 2006

• Interim stabilization and shoring installed

• Critical decision point for campus: invest in repairing the existing infrastructure or reimagine a modern campus on Columbia Point
Campus Master Plan
Campus Master Plan

- Adopted in 2007

- Flexible Framework for campus growth

- Elimination of Substructure and associated issues as an opportunity for new campus aesthetic and development

- New interior and exterior environments for teaching, research, student life, and student success

- Focused on better connecting campus to the environment and community

- Principles include sustainability and universal design
Campus Master Plan Implementation
25-Year Campus Master Plan Implementation

ISC (2015)  
HarborWalk (2015)  
University Hall (2016)

Monan Park (2016)  
Fox Point Dock (2017)
Residence Hall

- Broke ground in 2016, opened in 2018
- 250,000 gross square feet, 1,077 student beds
- Campus Gateway from Mt. Vernon Street
- Living-Learning and Dining Commons on ground floor
- Public-Private Partnership with Capstone Development and Provident
- Operated by Capstone on Campus Management along with Student Affairs Residential Life

Capstone: $119.4M
UMB: $18M

$137.4M
Residence Hall Dining Commons

• 400-seat dining hall
• Open to the campus community for 3 meals per day
• All-you-care-to-eat dining
• 7 different venues within dining hall
• Operated by Sodexo
• Funded by UMass Boston and Sodexo
Dunkin Donuts in Campus Center Atrium

- Campus Center Upper Level Atrium
- Opened early September 2018
- Open weekdays 7am-5pm
- Funded and operated through the Sodexo contract

$560,000
Clark Building Envelope Replacement

3 Phases: Gym Roof Replacement, East Curtain Wall and Skylight (pictured), and the Rink South Façade and Louver Replacement

East Curtain Wall: Before

$5.25M
Clark Building Envelope Replacement

3 Phases: Gym Roof Replacement, East Curtain Wall and Skylight (pictured), and the Rink South Façade and Louver Replacement
Clark Building Envelope Replacement

Roof: Before

Roof: After
Science Center Columns and Quinn Roadway
Concrete Repair

Concrete repair completed in 2018

$600,000
Projects Under Construction
West Garage

- Opened September 2018
- 1,400 parking spaces on 8 levels

Work to complete includes:
- Elevators 3 and 4
- Configuring and activation of payment technology
- Electronic guidance signage (level open / full)
- Wayfinding signage
- Traffic signage
- Bicycle storage
- Crosswalks

$69.75M
Utility Corridor and Roadway Relocation (UCRR)

- The final two-way roadway will have bike lanes, sidewalks, and tree lawns on each side
- Open spaces will be preserved for future campus uses such as new buildings
- Storm water management will include bio-retention areas that become part of the campus landscape and include native plantings
- Improved access from campus landscapes to HarborWalk

$259.5M
Utility Corridor and Roadway Relocation (UCRR)

• The project is approximately 90% complete
• Landscaping and plantings will continue into fall 2018
• Recent construction milestones include
  • Opening of full campus roadway
  • Opening of Campus Center Lawn
  • Cutover of campus buildings to all new utilities
Utility Corridor and Roadway Relocation (UCRR)

Final Paving and Striping this October

Relocated University Drive West-Mt. Vernon Street intersection to become a campus gateway (as seen from Harbor Point)
Utility Corridor and Roadway Relocation Project
Utility Corridor and Roadway Relocation Project
Utility Corridor and Roadway Relocation Project
Utility Corridor and Roadway Relocation Project

Campus Center Lawn opened September 2018
Utility Corridor and Roadway Relocation (UCRR)

Final roadway configuration now in place
Utility Corridor and Roadway Relocation (UCRR)

4 pick-up and drop-off areas

BUSES ONLY
Utility Corridor and Roadway Relocation (UCRR)

Coming Soon: Beacons Walk
Elevator Upgrades

$8.3M

Step 1: Air Conditioning installed in Machine Rooms (COMPLETE)

Step 2: Replacements in Wheatley, 2 in McCormack (COMPLETE)

Step 3: Replacements in Quinn, 2 in Wheatley (COMPLETE)

Step 4: Replacements in Quinn, 2 in McCormack (COMPLETE)

Step 5: Replacements in Clark and 2 in Wheatley (COMPLETE)

Step 6: Replacements in McCormack and Service and Supply (Fall 2018)

14 elevators in total, 12 complete
Wheatley Exterior Ramp and Staircase Replacement

New ramp to UL, stair to Plaza, bus shelter, lighting

$525,000
Fence installed around 3 buildings that comprise the historic Calf Pasture Pump Station

$350,000
Critical Repair and Deferred Maintenance

The Commonwealth and DCAMM have a new deferred maintenance funding request process

Campuses submit a prioritized list of projects to be partially funded by DCAMM

UMass Boston’s list for the next five years totals $29.7M, 56% to be paid by DCAMM and 44% by the campus

Projects include roof replacements, exterior doors, HVAC, plumbing, and electrical systems, etc.

Work to begin as early as FY19 and continue through FY23
Projects in Planning and Design
Vacating the Science Center

• A number of departments, programs, faculty and staff currently remain in the Science Center

• Full cleanouts of currently vacant Science Center spaces under way

• The university is advancing plans to relocate the occupants and functions to enable the building’s demolition

• Stakeholder meetings are ongoing to determine where occupants will relocate to, and the scope of renovations within new locations

• The university is working to vacate the Science by summer 2019
Vacating the Science Center

• The Science Center remains approximately 40% occupied

• Units to be relocated include:
  • 9 Academic Departments
  • Machine Shop
  • Data Center / Infrastructure Hub
  • Information Technology staff
Science Center Academic 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 the following relocations:
  College of Liberal Arts
   • Anthropology Labs to McCormack level 1
  College of Nursing and Health Sciences
   • Research Labs to Quinn UL
   • Instructional Labs to Quinn 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 2
  School for the Environment
   • School for the Environment to McCormack level 2
  Advancement to Healey 11
  Graduate Studies/Admissions to Campus Center
  ORSP to Healey 10
  Honors College to Wheatley 4
Permanent Home for Nursing Department

- Massachusetts allocated $20M for a permanent home for UMass Boston’s Nursing program through the Life Science Bond Bill

- This allocation must be put into the Governor’s capital plan in order to move forward

- The earliest this can take place is FY20

- Campus is continuing with CNHS relocation through REAB project while evaluating options for a permanent location
Substructure, Science Center, Pool Demolition and Quadrangle Development (SDQD) Project

- NBBJ as designer, AECOM as Project Manager
- Concept validation study completed August 2018

Approved Project Budget*: $155,500,000

Science Program Relocation: ($41,000,000)

SDQD Budget $114,500,000

*Project Funding: $77,500,000 from UMass Boston (through UMBA)
Substructure, Science Center, Pool Demolition and Quadrangle Development (SDQD) Project

▶ The Major Challenges

1. Science Center Programs to be relocated into existing buildings
2. Science Center, Pool, Garage & portions of the Plaza must be demolished
3. McCormack & Wheatley Substructure deterioration requires repair, with possible re-use of parking
4. Need to provide on-campus parking, eliminate satellite parking shuttle & enable Bayside development
5. A better Campus focal point and gathering space is desirable
6. Replacement of catwalks is critical
Substructure, Science Center, Pool Demolition and Quadrangle Development (SDQD) Project

Required Demolition

The Optimal Outcome

- Substructure Repair with Parking Beneath Wheatley & McCormack
- Rebuilt Ped. Bridge
- Repaired Plaza
- New Campus Green & Gathering Space
- 700 Surface Parking
Substructure, Science Center, Pool Demolition and Quadrangle Development (SDQD) Project

Campus Challenges Addressed with Full Scope

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Substructure, Science Center, Pool Demolition and Quadrangle Development (SDQD) Project

Execution Timeline

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FY 2019 FY 2020 FY 2021 FY 2022

Substructure, Science Center, Pool Demolition and Quadrangle Development (SDQD) Project

Science Decanted
AUGUST 2019

SDQD Completes November 2021
Substructure, Science Center, Pool Demolition and Quadrangle Development (SDQD) Project
Bayside Development

• Bayside building demolished in 2016
• Bayside site remains campus parking for near team
• UMBA Request for Information (RFI) process began in 2017 with real estate advisor Newmark Knight and Frank
• Interviews of potential partners underway, selection this fall
• Anticipating mix of housing, retail, restaurants, and university benefits
• Built-out Bayside could mimic Kendall Square
Questions

Additional questions or comments?

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