Master Plan and Construction Brown Bag Briefing

Construction Impacts and Awareness Advisory Committee
October 17, 2017
UMass Boston Campus in 1974
25-Year Campus Master Plan

Flexible framework for campus growth, adopted 2007
25-Year Campus Master Plan Implementation

- ISC (2015)
- University Hall (2016)
- Monan Park (2016)
- Fox Point Dock (2017)
Capital Plan Changes

At the latest Board of Trustees Meeting the following was added to the UMass Boston Capital Plan:

- Demolish Substructure, Science Center, and Pool - $155.5 million
- New Parking Garage Facility - $71 million
  - Garage previously approved pending exploration of third party funding. Construction is advancing with the Garage funded by UMass Boston debt service
- Utility Corridor and Roadway Relocation - $259.5 million
  - Approved UCRR 11% cost increase of $26 million
  - Cost increases result of soil handling and prioritizing work areas to enable Residence Hall and Garage construction
Capital Plan Changes

Projects removed from the Capital Plan:

- Tri-Generation Plant - $27.5M
- Public Safety and Athletics Building - $22.7M
- Various Other Projects - $11.7M
- New Pool - $10M
- New Greenhouse - $4.5M

Total - $76.4M
Projects Under Construction
• 1,077 beds in two-building complex
• Ground floor will include dining and living-learning spaces for university community
  • Meal plan options will be available for everyone
• Construction on schedule for fall 2018 occupancy
Residence Hall

• Brick being placed on south façade
• Anticipated to be weather-tight in November
• Electrical and plumbing being installed in interior
Dunkin Donuts in Campus Center Atrium

- Atrium Café closed fall 2017 (Campus Center UL)
- Construction to begin this semester
- Once mobilized some noise in atrium 7am-3pm daily
- Dunkin Donuts anticipated to be open spring 2018
- Funded and operated through the Sodexo contract
1,400-space Parking Garage

- Eight-story garage with 1,400 vehicle parking spaces and indoor bicycle parking

- Under construction at west end of campus (behind Quinn and ISC)

- Approximately 1,100 pieces of precast, being placed through December

- Construction completion anticipated at the end of this academic year
1,400-space Parking Garage

- Fall 2018 UMass Boston parking to include:
  - New Parking Garage
  - Campus Center Garage
  - Lot D
  - Bayside
  - No more off-campus satellite parking lots

- The campus has hired Walker Parking Consultants to help develop an overall transportation strategy, including recommendations on parking fees to support the university’s parking and shuttle services.
Utility Corridor and Roadway Relocation (UCRR)

- UCRR construction is expected to be completed in 2018
- 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
Utility Corridor and Roadway Relocation (UCRR)

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
Utility Corridor and Roadway Relocation (UCRR)

Traffic pattern today
Utility Corridor and Roadway Relocation (UCRR)

University Drive North relocation (after October 30, date TBD)
Utility Corridor and Roadway Relocation (UCRR)

Utility work at rear of Campus Center
- No Pick Up and Drop Off (use ISC)
- CC Garage access remains
Utility Corridor and Roadway Relocation (UCRR)

Pedestrian Changes
- CC rear door to close
- No access Beacons Lot to CC
- Shifting pathways to and from University Hall
Utility Corridor and Roadway Relocation (UCRR)

Final roadway configuration (mid-2018)
Elevator Upgrades

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

Step 2: elevator replacements in Wheatley and 2 in McCormack

Step 3: Elevator replacements in Wheatley, McCormack, and Quinn

Step 4: Elevator replacements in Wheatley, McCormack, and Quinn

Step 5: Elevator replacements in McCormack and 2 in Wheatley

Step 6: Elevator replacements in Clark and Service and Supply
Clark Building Envelope Replacement
$598,000 Interim Substructure Stabilization

Wheatley Emergency Generator Replacement

Repair of Service and Supply Loading Dock
Projects in Planning and Design
Renovations to Existing Academic Buildings (REAB)

- REAB approved by Board of Trustees as $45 million project to address instructional and public spaces on the first two floors of Wheatley and McCormack Halls.

- The project budget has recently been reduced to meet available remaining bond money.

- The university and project team are reviewing options for a new project scope.

- Portions of this project to be considered for deferral or completion with other funding sources.
Substructure, Science Center, Pool Demolition and Quadrangle Development (SDQD) Project

• Prior to project start: relocating Science Center occupants
  ○ Planning for relocations is under way

• Study completed in 2017

• UMBA selected AECOM as Owner’s Project Manager

• Designer selection under way

• Project will include stakeholder and campus input

• Project approved at $155.5 million ($78 from MA, $77.5 from UMBA)
Substructure, Science Center, Pool Demolition and Quadrangle Development (SDQD) Project
Substructure, Science Center, Pool Demolition and Quadrangle Development (SDQD) Project
Public Safety Expansion on Quinn Upper Level

• Quinn Café closed fall 2017

• Space being allocated to Department of Public Safety

• Will provide space for department to meet current and future needs for residential campus

• Planning for converting the space is under way
State and UMass System’s Capital Planning Process

- Commonwealth of Massachusetts created a new opportunity for institutions and agencies to request funding for renovation projects

- UMass System to participate in annual process

- UMass Boston aligning capital needs with new state-wide capital planning

- UMass Boston to submit project scope removed from REAB to be funded through this process
Bayside Development

- Bayside building demolished in 2016
- Bayside site remains campus parking for near team
- UMBA issued a Request for Information (RFI) due on 10/6/17
- UMBA received 16 letters of interest
  - Responses are non-binding and preliminary
  - This is the first step in choosing a development partner
- Next steps are to use this information to issue RFP
Construction Impact Awareness and Advisory Committee

Committee made up of students, faculty, and staff cross-section of campus
2017 membership includes:

<table>
<thead>
<tr>
<th>Name</th>
<th>Department/Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diane D’Arrigo</td>
<td>(Chairperson) Campus Services</td>
</tr>
<tr>
<td>Amy Mei</td>
<td>College of Management</td>
</tr>
<tr>
<td>Andrew S. Weiss</td>
<td>Master Planning</td>
</tr>
<tr>
<td>Carolyn Goldstein</td>
<td>Library</td>
</tr>
<tr>
<td>Crystal Valencia</td>
<td>Communications</td>
</tr>
<tr>
<td>David Timmons</td>
<td>Economics</td>
</tr>
<tr>
<td>Dorothy Renaghan</td>
<td>Facilities</td>
</tr>
<tr>
<td>Edward Hazell</td>
<td>Creative Services</td>
</tr>
<tr>
<td>Erin Dayharsh</td>
<td>Campus Center</td>
</tr>
<tr>
<td>Gail Stubbs</td>
<td>VPASS</td>
</tr>
<tr>
<td>Holly Sutherland</td>
<td>Master Plan and Construction Communications</td>
</tr>
<tr>
<td>John Hess</td>
<td>English</td>
</tr>
<tr>
<td>Joyce Morgan</td>
<td>Liberal Arts &amp; Special Events</td>
</tr>
<tr>
<td>Karen Gales</td>
<td>Nursing/Health Sciences</td>
</tr>
<tr>
<td>Kelly McLaughlin</td>
<td>Registrar</td>
</tr>
<tr>
<td>Gray Milkowski</td>
<td>Student Trustee</td>
</tr>
<tr>
<td>Barbara Goguen</td>
<td>IT</td>
</tr>
<tr>
<td>Maureen Scully</td>
<td>College of Management</td>
</tr>
<tr>
<td>Melissa Pearrow</td>
<td>Education</td>
</tr>
<tr>
<td>Vero Betances</td>
<td>Special Events</td>
</tr>
<tr>
<td>Michael Metzger</td>
<td>Student Affairs</td>
</tr>
<tr>
<td>Michael Mahan</td>
<td>Advising</td>
</tr>
<tr>
<td>Michelle Foster</td>
<td>Chemistry</td>
</tr>
<tr>
<td>Salina Allen-Sharpp</td>
<td>IT</td>
</tr>
<tr>
<td>Sandra Knight</td>
<td>Human Resources</td>
</tr>
<tr>
<td>Sarah Ahmed</td>
<td>Student</td>
</tr>
<tr>
<td>Sarah Bartlett</td>
<td>Registrar</td>
</tr>
<tr>
<td>Shaun Curry</td>
<td>Facilities</td>
</tr>
<tr>
<td>Shelby Harris</td>
<td>Student Affairs</td>
</tr>
<tr>
<td>Suzanne Korschun</td>
<td>Creative Services</td>
</tr>
<tr>
<td>Tim Sieber</td>
<td>Anthropology</td>
</tr>
<tr>
<td>Zach Herman</td>
<td>Communications</td>
</tr>
<tr>
<td>Ari Ronner</td>
<td>Student</td>
</tr>
<tr>
<td>Andrew Graves</td>
<td>Human Resources</td>
</tr>
<tr>
<td>Lori Sullivan</td>
<td>Human Resources</td>
</tr>
<tr>
<td>Aimee Ladner/Cynthia Gullicksen</td>
<td>Provost</td>
</tr>
<tr>
<td>Charles Henriques</td>
<td>Student Affairs</td>
</tr>
<tr>
<td>Heather Whitney</td>
<td>Student Affairs</td>
</tr>
<tr>
<td>Jacey Taft</td>
<td>Student Affairs</td>
</tr>
<tr>
<td>John Steinberg</td>
<td>Anthropology</td>
</tr>
<tr>
<td>Katelyn Mitrano</td>
<td>USG President</td>
</tr>
<tr>
<td>Mara Gould</td>
<td>College of Management</td>
</tr>
</tbody>
</table>
Questions

Want to stay up on the latest information on construction and physical changes?

**Read your Construction Update emails!**

Additional questions or comments?

[masterplan@umb.edu](mailto:masterplan@umb.edu)