

UNIVERSITY OF MASSACHUSETTS AT AMHERST  
OFFICE OF THE FACULTY SENATE

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Hello, I am Jim Cahill, the Director of Facilities and Campus Planning on the Amherst campus. I get to have fun with all of this money that other people give me to spend. Today, my presentation is rather short. I'll try to be brief as I run through the University's capital plan over the next five years, between fiscal years '04 and '08, and then there will be time for questions and comments.

When people ask me about the five-year capital plan, I have a short answer and a long answer to that question. The short answer is that we're going to build a better UMASS. When we look at the plan over five years, there is \$536 million that we can identify as being planned to spend. Now, not all of that money is in hand. Some of that money has to be raised through grants. Some of that money has to be borrowed, and some has to come from the state, even though they've committed that money to us. A good share of this money is in place, and the commitment is there to do the work. We're going to do some new construction, repair some things that are broken, modernize the Physical Plant to the extent that we can, and provide funding to academics, student life, and infrastructure.

Now for the long answer. We look at the capital plan in a couple of different fundamental ways. One is: we want to look at what kind of work it is that we're doing – project, new construction, deferred maintenance, code compliance, renovation – and we look at the percentage of the money that is going to each. I want to make a point here that, in spite of what *The Boston Globe* says about the campus decaying, we're doing a lot to fix the place up. It may look like 18 percent of the plan in deferred maintenance is a small percentage of the total plan, but keep in mind that when we build new buildings, we're going to simultaneously take care of some of the deferred maintenance, because some of the money going to new buildings is going to result in tearing some old buildings down. We're going to remove some of the worst buildings – riddled with deferred maintenance problems – from the inventory. Then when we do renovations and modernization, we also take care of some deferred maintenance. By virtue of spending that money on modernizing, we remove the deferred maintenance as part of those projects. The same goes for code compliance. So, although the deferred maintenance part of the pie seems small, there really is a lot more being fixed, by virtue of spending in the other categories. When we look at where we're going to use this money, and divide up the pie by the "use," you can see that a fair amount of it is going to the academic mission directly. We'll talk more about that as we go through it. We are also spending a great deal of money on Student Affairs and Auxiliaries. We have to spend money on building an infrastructure. It is a constant; it has to be done on a constant basis. Those two parts of the pie also contribute to the academic mission, because without those expenditures, we wouldn't be able to keep people in buildings, keep research operating, and continue classes being held.

In terms of academic projects, we have a great deal of money going into the academic projects directly supporting academic and research programs – things like the Engineering Research Center, which is an NSF Grant, in the College of Engineering, which is an interesting project where they're going to create radars that are networked together to hopefully improve the way weather is detected and predicted. In Hasbrouck, we're doing renovations for Physics, and at each lab in GRC, there is a grant in now. We hope to get a \$4 million grant from the National Institute of Health to renovate seven floors in the Graduate Research Center. We have work going on in Morrill to support Biology labs, as well as a major renovation for Derek Lovley, who recently received a large research grant. Engineering Lab II is a building on the north end of campus which has been under construction for the last three years. We are nearing completion. It will be occupied in the Fall. We spent \$25 million on that project, and it also includes a large, 190-seat auditorium.

We're planning to build an Integrated Sciences Building along North Pleasant Street, adjacent to Skinner Hall, near Worcester Dining Commons. I've been here before and talked about some of these projects. There has been some delay in getting these projects going, and that's not unusual when you're talking about a \$65 million new project. They don't always go quickly; sometimes they're fraught with funding issues, political issues and so on, but we're ready to go now. We have designer selection underway, with three finalists being considered. I expect that in the next six weeks we'll be moving ahead full speed with a designer. As I said, it is a \$65 million project, and this building will house undergraduate Chemistry and Biology teaching labs, as well as about 30,000 square feet of research space for ten research faculty.

We also have an Art Building on the plan. This project has suffered some delays over the last few years, but we are ready to go on with it. We have two finalist designers that we're deciding between, and we should be underway within the next month. This building will be located along North Pleasant Street, across the street from the Fine Arts Center and Lot 62. We hope to complete this by 2007. The space will provide 45,000 square feet of instructional, individual, and group studios for 3-dimensional design.

As far as Nursing renovations in Skinner Hall: we had conducted a study for a new building for Nursing, going back a few years, and we had identified a site for that. We actually did a schematic design. However, at the conclusion of that, we had a

better idea, which was to take Skinner Hall and renovate it to house the School of Nursing. We shifted at that point and engaged the same designers to do a preliminary design of that plan, and we've settled on this as the approach we're going to take. It will require a small addition. You can see the site plan here. This is the existing building, and this represents a small addition which will complete the build-out of the program for the School of Nursing. The designers gave me a schedule last week showing early 2007 for completion of the project. I've put it back to them to finish it by Fall 2006 so that we can move in during the intersession of 2007. So we're trying to put as much pressure on them as we can, and we're not accepting every schedule that's given to us. We're trying to back them up so that we can finish these projects early.

It's really exciting to me that we have these three building projects going on that I just talked about: the Integrated Sciences Building, the Art Building, and the renovation of Skinner. When you look at this as a campus planner, this is what I call the North Pleasant Street corridor. We have a wonderful opportunity here to make a big difference in the visual character of this campus, because these three projects are all located virtually within a two-minute distance by car and a very short distance walking. What you have here is, with Morrill and some of the smaller buildings, the beginning of a "wall" on this side of North Pleasant Street. Then you have a large open area here. We can begin to complete that "wall" with these new buildings and have a major impact on the experience of the campus as you drive or walk through it. We're very excited about that, and I'm working with the building authority right now to propose that we host a designer collaboration so that we can get all three different designers together in a workshop and talk about our design guidelines, goals, and vision for how we want this campus to be improved. We're going to spend a great deal of money with the designers, and we're entrusting them to help us do this, so we want to foster communication with them and generate interaction among the designers themselves in order to end up with a better overall result than if they worked on it as just three independent projects.

We're also going to build some classroom space. Right now, we're looking at three different sites. One would be adjacent to this building, Herter Hall; one would be near Hasbrouck; and one independent site would be up around the Knowles Engineering Building. We haven't made any decision on this. We're just investigating these sites, and we're also working with others to determine where the best location for this lecture hall or halls will be – by virtue of where the need is. We don't want to build all the large lecture halls in the same area. They should be spread out in the different zones of the campus so that there is convenient access to these teaching facilities by the entire campus. There is money in the plan, in the out years, once we build a new auditorium and complete the Integrated Sciences Building, which has a 190-seat auditorium. We also need to get in and renovate existing auditoria. We have Hasbrouck 20 and Bartlett 65, for instance, where there are a lot of broken seats. We need to renovate those lecture halls just as we did Mahar, several years ago, and ISOM 120, just a couple of years ago. So we've identified some funds to do that. Doing a full-scale renovation to the lecture halls requires that the spaces be taken out of service for probably two semesters, so our strategy is to bring some new facilities on-line before we take those off-line. By 2006, we hope to have all that in place. Right now, we're talking about whether we're going to build one 500-seat auditorium or whether we're going to build something like a 350- and a 200-seat auditorium. We're zeroing in on a decision, which seems to be leaning toward a larger auditorium.

We have a number of projects for Student Affairs and Auxiliaries. We're going to spend about \$8 million in the Campus Center to replace the roof, replace the windows, and do some plumbing repairs, and some other deferred maintenance expenditures. A Student Union elevator is almost ready to go to bid, so there will be a new elevator in there shortly, as well as new sprinklers in Orchard Hill. We do have a campus strategy for putting sprinklers in residential facilities. That's where the priority should be, in trying to protect health and safety. Berkshire Dining Commons' renovation is going to provide new opportunities for dining on the Amherst campus and something a little different from what we have now. And, of course, student housing is the biggest in this category. The plan is to build 1500 beds for undergraduate students, and we envision this in one of three sites. The primary site is this area which I call the Orchard Hill Ridge. What we envision doing here is developing student housing along this ridge to connect the existing housing in Orchard Hill with the housing in Sylvan to create, if you will, a residential community with a well-lit, safe path that students can traverse safely. In the case that we can't develop 1500 beds here – and I'm not sure what the development capacity of this site is until we start laying the buildings out with the integrated parking and so on – we have some other options that we can look at. We're in designer selection for this project now. The request for proposals for designers should be going out within the next two weeks. I know Housing would like to have at least some of this housing on-line by the Fall of 2005. I'm going to be a little bit more conservative than that. The first charge for the designers will be to tell us that we can get it done by the Fall of 2005, but I want to hedge a little bit on that because it will be a real challenge. We will try.

As far as building infrastructure projects go, these are not the most exciting projects, but they're very important projects for the campus. The Totman elevator design is actually done, and we should be going out to bid this Summer for that. We also have a fire alarm project in Goessman. We're doing mechanical repairs to the garage, as well as a number of projects in Morrill – upgrading the electrical service – because we know that there is pressure on that building as new faculty will be hired over the next several years.

Regarding the Library deck: at long last, the project is out on the street right now. It's out to bid, and we are going to get there. It will be done by the Fall of 2004. Goodell and Bartlett need some help; the roof and exterior of Bartlett is tired. As a matter of fact, if we don't do something with the Bartlett façade, it might not be there much longer. We have an Energy

Services contract in negotiation now with Johnson Controls. This is where we develop a contract with an engine service company that will come in and do repairs aimed at conservation of energy. They do the repairs and guarantee that we'll save on our utility bill in the future, but we have to initially fund it. We're not clear on what's going to happen with all of these projects, but we're in negotiations now, and we're especially excited about the Library deck. We're not just going to replace the deck as it is there now, but we're also going to try to "soften" this area up. It's a fairly hard and cold environment, which is not helped by all the wind around the facility. We're going to introduce some planting. There will still be the fence around the library, but we're going to try to make it look like it was supposed to be there all along. We're also going to develop the north end of the deck, because it's all developed around the open courtyard, but then you get to the north side of the building and just sort of walk off the end of the earth, so to speak. You can see where you're going, but it's completely undeveloped and unfriendly, so we're going to do something with it. It will be a focal point as you transition from here to the Student Union. By the Fall or early Winter of this year, we should be done with this project. Logistically, this is a very complex project, because we have to keep the Library open, keep people going in and out, while at the same time we'll be demolishing the deck to put a new one on.

There are several exciting utility projects to tell you about. As I said earlier, we have a constant need to do these projects because these are the things that, most of the time, you don't see – particularly the utility projects. A lot of people assume that if they walk into a building in the wintertime, it's going to be warm; if they walk into a building in the summertime, it's going to be cool. But that won't happen without an operating plant, and the one that we have is obsolete and needs to be replaced with a new central heating plant. As part of the Integrated Sciences Building, we're planning to build a district chiller plant that will also upgrade the chilling and provide reliable chilled water to Morrill, the ISB, the Skinner project, and any other facilities in that area.

Our current campus fire alarm loop takes the alarm message and transmits it to a central location in the Police Department is at its capacity. We can't add anything more to it without doing some heroics. As a matter of fact, with the new engineering lab, that's exactly what we're doing to hook that building up to the system. So we're going to use the fiber optic line that is in place to modernize that and give us capacity well into the future.

The Fine Arts Center Plaza is almost done. I don't need to talk too much about this because it has been in construction for awhile, and anyone who has walked anywhere around it has run into fences. I noticed today that the banners are going up in these tiers that we built. There are ten banners, each representing a college of the University. The nice thing about this is that we can take those down and replace them with something else. We can use these pillars that have lighting integrated in them for announcing whatever you'd like to announce. That way, it's more interactive. We think this will provide a better environment for students as they walk up and down this promenade. This will be done in the Spring, with the exception of the transit stop, which will be coming later this Summer.

The central heating plant has been in design for awhile and is still in design. The design process is lengthy. The permitting process alone takes two years in Massachusetts. This central heating plant, when it is finished, will be the cleanest plant in the country – if not the world. Massachusetts has the most stringent environmental constraints and regulations of any state in the nation, including California. As a matter of fact, DEP is requiring us to achieve an emissions standard that is technologically impossible right now. So the lawyers are having a good time with that, but we're urging them to forge ahead, because the worst that can happen is that we don't achieve that standard because it's technologically impossible, but we would still be achieving something better than the current alternative, which is coal. This plant is a vast improvement over what we have now. Anyone who has been down at the site will see a big pile of fill that is sitting on the site and actually compressing the clay soils, enabling us to build this plant and strap a couple of jet engines down to generate ten megawatts of power. The power that we generate in this new plant will be five times what we're generating now. We're also going to design and build into the plant the capacity to add another four megawatts in the future – hopefully with a second energy service contract. Entirety of completion of the central heating plant is 2007.

Since we're going to build the central heating plant on the track, we thought it as only right to replace the track. So the Athletic Department became one of the beneficiaries of building the plant. Many years ago, we developed a regional master plan of these athletic facilities which are along North Hadley Road on the way out of campus. One by one, following this master plan, we built the softball field first, then the soccer field, and now we'll be building the track. It all fits. That should be finished in a little over a year.

Anyone who has been around the southwest dormitories has experienced the decay of the plaza. It has been patched. The patches have been patched. Now it's finally time to tear it up and replace it – put in a safe, new, handicap-accessible walking area. It's a \$4 million project that's in planning right now. It is on the capital plan, and we hope to launch this project this Summer in terms of the design process.

So that's the long answer. There is more, but those are the highlights. Now I'd be happy to answer any questions you might have about what you've seen here or anything you haven't seen.