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Town Hall Presentation - Campus Update

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Long Range Campus Plan 3.0

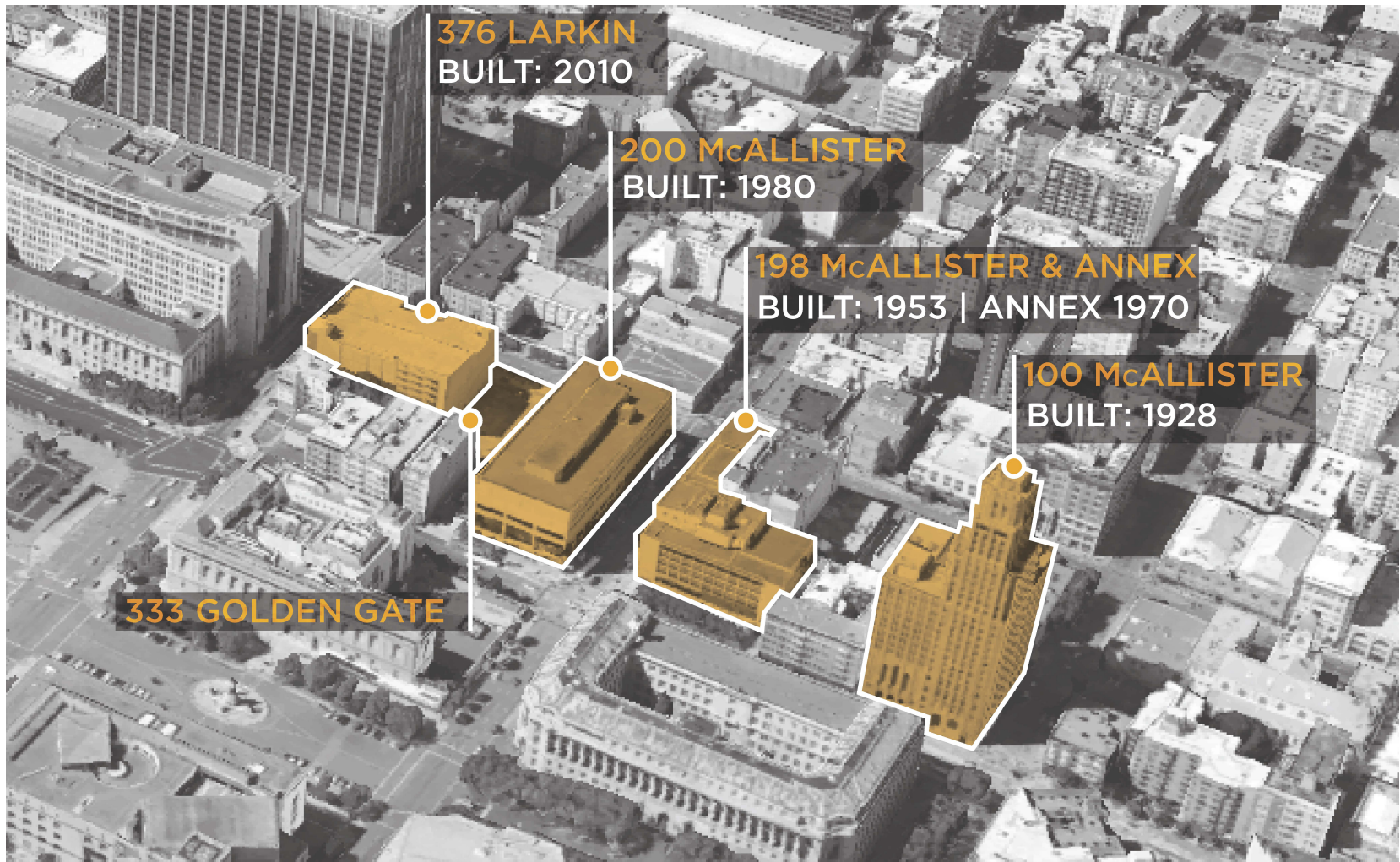
Town Hall Meeting



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Campus Aerial View



Overview/Agenda

- Campus Plan Summary
- Project Description – 333 Golden Gate
 - State Appropriations
 - Project Management – Department of General Services (DGS)
 - UC Hastings Responsibilities
 - Third Party Consultants
- Project Timeline – 333 Golden Gate
- Student Housing Development
- Next Steps



Campus Plan Summary

- Replacement of aged 198 McAllister academic building with new academic building at 333 Golden Gate.
- Anticipated development/renovation of student housing in conjunction with UCSF including potentially:
 - New student housing project on 198 McAllister after 333 Golden Gate completion.
 - Renovation/structural upgrading of 100 McAllister after 198 McAllister project completion, which may include reconfiguration to increase total unit count.
- Renovation/modernization of 50 Hyde Annex.

Projected Timeline

Project	Projected Timeline
Complete CEQA Process	2016
333 Golden Gate Design & Construction	2017 to 2019
198 McAllister Design & Construction	2019 to 2021
100 McAllister Renovation/ Upgrade	2021 to 2023



LRCP 3.0 Committee Charge

- LRCP 3.0 Committee continues ongoing work of ensuring viable and sustainable UC Hastings College.
- Responsible for offering advice and counsel to implement UC Hastings LRCP developed through earlier processes.
- Primary task is to facilitate and support development of 333 Golden Gate academic building for policy level consideration by Chancellor and Dean, and Board of Directors.
- Chancellor and Dean Frank H. Wu established following considerations as framework to shape Committee's work:

LRCP 3.0 Committee Charge

- Relocating functions in 198 McAllister where majority of teaching space is located to new 333 Golden Gate facility and future renovation of 50 Hyde Annex.
- Optimizing design and construction of 333 Golden Gate to create best possible student learning environments while balancing budgetary concerns.
- Ensuring provision of sufficient student housing in affordable, safe, secure, code-compliant manner that also fosters sense of community.
- Considering high priority deferred maintenance and other actions to protect capital assets.
- Studying opportunities to pursue development with appropriate partners (e.g., UCSF).

Existing & Potential Student Housing Units

- Depending on scenario, potential UC Hastings student housing sites may accommodate up to estimated number of units shown in table below.

	198 McAllister	100 McAllister	Total
Existing	0	252	252
Projected	450	300	750

LRCP 3.0 Committee Composition

- Committee's portfolio is broad and encompasses activities that will take years to bring to fruition. Committee is comprised of:
 - Faculty: Professors Evan Lee, Rory Little, Osagie Obasogie, and Nancy Stuart
 - Staff: David Seward, Michael Stonebreaker, Roslyn Foy, Chuck Marcus and Oscar Teran
 - Board of Directors: Chip Robertson and Mary Noel Pepys
 - Board of Trustees: James Mahoney and Joan Cassman
 - Students: Vince Moita and Nicholas Lansdown

Project Description – 333 Golden Gate Avenue

- State Appropriations
 - Budget Bill signed by Governor includes \$36.8 million in lease revenue bond financing in support of 333 Golden Gate replacement academic building.
- Project Management
 - State of California to manage all aspects of project except space programming, environmental review required under California Environmental Quality Act (CEQA), and preparation of Institutional Master Plan.
 - DGS will serve as project manager and utilize project delivery methodology involving:

Project Description – 333 Golden Gate Avenue

- Selection of Master Architect to create detailed specification (i.e., Design Guidelines and Performance Criteria) and Construction Manager to oversee design and construction of facility.
- Design competition and selection of Design/Build Contractor team responsible for delivering project per specification.
- UC Hastings Responsibilities
 - Space programming – to initiate process, DGS has requested comprehensive space program (which will be delivered to Master Architect) that articulates all of UC Hastings' requirements for 333 Golden Gate including:

Project Description – 333 Golden Gate Avenue

1. Space uses and room types	2. Square foot allocations by room/room type
3. Adjacencies (physical relationships of spaces/rooms)	4. Functional specifications (specific room attributes necessary for effective functioning)
5. Furnishings, fixtures, and equipment (including technology, AV, etc.)	6. Prototypical room configurations
7. Other user-driven requirements	

- Space programming workgroups – to distribute workload and provide substantive input, workgroups are to be established to address the following project elements:

Project Description – 333 Golden Gate Avenue

Group	Element	Tasks
A	Teaching spaces, educational technology, and clinical and other academic programs	Provide programming input to identify core needs to support instructional programs. Assess optimal array of classroom sizes and types, and base educational technology installations. Identify project enhancements subject to funding availability.
B	Administrative, student service, and other miscellaneous functions	Provide programming input regarding core space needs for administrative and other functions slated for relocation.
C	Community space, greening, and sustainability initiatives	Provide programming input to achieve sustainability objectives (e.g., energy and water conservation), community space (e.g. “campus heart,” greening, terracing, roof decks, green roofs, etc.). Develop approaches to minimize carbon footprint. Identify project enhancements subject to funding availability.
D	External relations and alumni engagement	Support external fundraising and community relations efforts, particularly for CEQA process. Assist fundraising by identifying naming opportunities. Collate and organize project enhancements identified by other workgroups.

Project Description – 333 Golden Gate Avenue

- UC Hastings Responsibilities (continued)
 - CEQA – delivery of 333 Golden Gate requires preparation of Environmental Impact Report (EIR) to study environmental impacts of “all foreseeable projects” flowing from 333 Golden Gate project including:
 - Future renovation of 50 Hyde Annex
 - Development of new student housing at 198 McAllister building site
 - Rehabilitation and structural upgrade of 100 McAllister tower

Project Description – 333 Golden Gate Avenue

- Third Party Consultants
 - The following consultants have been engaged:
 - Development/Economic Advisor – Century | Urban
 - Space Programming/IMP Preparation – MKThink
 - Land Use Counsel – Reuben, Junius & Rose
 - RFP for CEQA consultant is currently underway.

Student Housing Development

- In discussions with UCSF regarding joint feasibility review for new student housing facility at 198 McAllister and upgrading of 100 McAllister tower.
- Given preliminary nature of discussions, LRCP 3.0 Committee is most appropriate vehicle for formulating recommendations to Chancellor and Dean, and Board of Directors.
- Highly recommended that feasibility review for student housing development and upgrading occur concurrently with planning for 333 Golden Gate building.

Next Steps

- Continue dialog with UCSF and prepare MOU.
- Engage Department of Finance (DOF) on 50 Hyde Annex refurbishment funding proposal.
- Begin political and community outreach efforts
 - Prepare IMP for San Francisco Planning Department review
 - Develop LRCP 3.0 presentation materials
- Coordinate 333 Golden Gate project delivery with fundraising and advancement
 - Determine target fundraising goals and timelines (and bridge financing mechanisms)
 - Develop LRCP 3.0 presentation materials