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Long Range Campus Plan - (Revised) Decisions & Schedule

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Long Range Campus Planning 3.0 – Decision Points and Programming Objectives

This document is intended to serve as the basis for planning and decision-making leading up to the transmittal of programming data from workgroups and other constituencies by MKThink to the master architect retained by Department of General Services (DGS).

Decision points

Hierarchy of decisions to be made. These have been collected and assigned to tiers. The tiers represent criticality and the sequence in which decisions need to be made. It should be noted, the programming effort and location designations are recommendations and preferences. Feedback will be provided both by MKThink and the master architect in an iterative process.

- **Tier One – Teaching Spaces, educational technology and clinical and other academic programs**
 - A. What is the optimal number of small, medium and large classrooms campus-wide?
 - B. To provide the campus wide desired quantity and size, what number of small, medium and large classrooms should be sited in 333 Golden Gate?
 - C. Where should clinical and experiential programs be located along with the offices of the faculty leading those programs?
 - D. Where should offices of faculty currently sited at 198 McAllister be located?
 - E. Where should the following co-curricular programs be located
 - Legal Education Opportunity Program (needs to move)
 - Moot Court/Legal Writing and Research (now in 50 Hyde Street Annex, does not need to move)
 - Academic Support (now in 200 McAllister, does not need to move)
 - Scholarly Publications (now in 100 McAllister, does not need to move)
 - Student Information Center (now in 200 McAllister, does not need to move)
 - F. What is the base package for education technology in teaching spaces?
- **Tier Two – Administrative, student service and other miscellaneous functions**
 - A. Where should the Office of the General Counsel be located?
 - If relocated to 333 Golden Gate building, space requirements needed by 11-2-15
 - B. Preferred locations for the following departments?
 - Fiscal Services
 - Human Resources
 - Safety and Security
 - Records (Vault)
 - CFO and Budget Office (now in 100 McAllister, does not need to move)
 - Communications (now in 100 McAllister, does not need to move)
 - C. Where should the student organization space be relocated?
 - This could be located on the 1st and/or 2nd floor of 200 McAllister to highlight the importance of students on campus or on the same levels in 333 Golden Gate

- D. Should Advancement be relocated from 200 McAllister to 333 Golden Gate?
 - This move could potential free-up space on the 2nd floor of 200 McAllister for student-oriented activities
- E. Should Student Health Services be relocated to provide greater privacy for students?
- **Overarching Elements - Community space, greening, and sustainability initiatives**
 - A. How will the project help achieve statewide greenhouse gas emissions reduction and climate-change preparedness targets?
 - B. What aspirational level of LEED certification should we seek to achieve?
 - C. What types of commons, open space, and public environments should be located in 333 Golden Gate?
 - D. How can connectivity be optimized between learning spaces & Commons?

Departments/Functions located in 198 McAllister (excl. 50 Hyde Street Annex) to be relocated

Functions and activities slated to be relocated to the replacement academic building at 333 Golden Gate or available space at Kane Hall:

Function/Department/Activity	Current Location
Classrooms and seminar rooms	198 McAllister (throughout) & McAllister Tower
Clinical Programs	198 McAllister & McAllister Tower
Legal Education Opportunity Program	198 McAllister (4 th floor)
Faculty Offices	198 McAllister (2 nd , 2-M floor)
Fiscal Services, Human Resources	198 McAllister (1 st floor)
General Counsel	198 McAllister (1-M floor)
Student Organization Storage	198 McAllister (Basement)
Records Storage	198 McAllister (Basement)
Student Lockers	198 McAllister (Basement)
Safety & Security	198 McAllister (Basement)

Additionally, the 333 Golden Gate project offers the College the opportunity to rationalize space allocations and assignments that have evolved organically over time and typically without the benefit of systemic planning. Should the opportunity present itself, benefits could arise by considering the relocation and consolidation of departments and functions currently located in less than optimal settings.

Function/Department/Activity	Current Location
Student Health Center	Kane Hall (2 nd floor)
Communications	McAllister Tower
Office of the CFO	McAllister Tower
Advancement & Alumni functions	Kane Hall (2 nd) & 198 McAllister (4 th)
Student Information Center	Kane Hall (1 st Floor)

Functions located at McAllister Tower could be moved or could stay in place for the next several years, likely until 2022. Discussions with the Research Centers concerning space assignment are in process and ongoing. Thoughtful consideration will be given to their ultimate location. Similarly, it has recently been

decided that the McAllister Tower setting for Scholarly Publication/Law Journal functions is most conducive to their operations. During the planning effort, it will be important to bear in mind that the Tower will require major capital investment that will render the building unavailable (projected timeframe). If the Tower’s rehabilitation or disposition is to occur, 2022 would be the earliest the Tower could be vacated assuming the institution elects to maintain uninterrupted student housing availability (i.e., we dispose of the building before new housing is developed at 198 McAllister). So therefore, consideration should be given to relocating functions from McAllister Tower should the opportunity arise.

Space requirements and locations for “co-curricular” programs include LEOP; LW&R; Academic Support; and others should be considered. By necessity, only LEOP is required to relocate out of 198 McAllister. However, consolidation could be considered by placement in 200 McAllister (particularly if a decision is made to locate Advancement in 333 Golden Gate. And again, a possible decision could be to put NO co-curricular functions in the new building, but rather locate them in 200 McAllister or preserve their location (for Moot Court and LW&R) in the 50 Hyde Street Annex.

Space Programming Work Groups

To distribute workload and provide substantive input, a series of working groups have been established to address the following project elements. Their initial focus will be to provide user input to the space programming process.

The workgroups are led by representatives of the LRCP 3.0 steering committee and are populated by users, interested parties and subject matter experts (e.g., CIO, classroom scheduler, etc.) and tasked with providing user data to feed into the College’s space programming document for transmittal to DGS. The College has retained MKThink to manage, compile, and organize the school’s space programming document.

Workgroup	Tasks
<p>Teaching Spaces, educational technology and clinical and other academic programs</p> <p>Group Leader: Roslyn Foy</p>	<p>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 that could be included subject to funding availability.</p>
<p>Administrative, student service and other miscellaneous functions</p> <p>Group Leader: Mike Stonebreaker</p>	<p>Provide programming input into core space needs for administrative, student spaces, and other functions slated for relocation.</p>

Community space, greening, and sustainability initiatives	Provide programming input to achieve sustainability objectives (e.g., energy and water conservation), coherent community space (e.g. “campus heart” and greening, terracing, roof decks, green roofs, etc.). Per building code, minimize carbon footprint and prepare for climate change. Identify where opportunities exist to potentially exceed City, State, and Federal requirements. Identify project enhancements subject to funding availability. Write grants.
Group Leaders: Chuck Marcus Kasey Asberry	
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 work groups.
Group Leader: David Seward	

Project Timeline (Macro)

The preliminary DGS timeframe is shown below:

Date	Description
November 15, 2015	Advertising, selection, negotiations and contract execution for a Master Architect and Construction Management Consultant
July 31, 2016 (approx. 8 months)	The Master Architect develops Design Guidelines and Performance Criteria based on both UC Hastings requirements and site-related CEQA requirements. Concurrently, DGS is advertising, shortlisting, interviewing and selecting the 3 Design-Build Teams which will enter into a Design Competition. CEQA is being completed.
September 15, 2016	DOF and the Public Works Board approves the Design Guidelines and Performance Criteria. If necessary, it is DGS’ plan that approval may be granted without the Final EIR being completed or a delay could occur here. However, the current schedule for certifying the Final EIR contemplates that it will be certified before this time.
October 15, 2016 - January 31, 2017	The three Design-Build Teams are in a competition: developing conceptual drawings and project approach, management plans, schedules.
February 2017	Selection of Design-Build Team finalized.
March 2017 - May 30, 2017	Final negotiations with the selected Design-Build Team and execution of the Design-Build Agreement
June 2017 - December 31, 2019	Design-Build Phase (Construction)

Project Timeline (Micro)

Outlined below is the timeline necessary to assure that the data needed by the Master Architect is delivered to achieve the overall, macro project schedule.

Date	Time	Location	Action/Event
9-16-15	9:00am	620B (200)	LRCP 3.0 Programming Workgroup (Leaders Stonebreaker, Foy, Marcus & Asberry)
9-18-15	8:00am	Skyroom	LRCP 3.0 CEQA Kick-off Meeting
9-18-15	4:00pm	Academic Dean's Conf.	Regular meeting of LRCP 3.0 faculty representatives
9-18-15			Due date - Office of General Counsel location and first draft of Overarching Objectives and Requirements.
9-21-15	1:30pm	525 GG	Tour of San Francisco Public Utilities Commission building
9-23-15	9:00am	620B (200)	LRCP 3.0 Programming Workgroup (Leaders Stonebreaker, Foy, Marcus & Asberry)
9-24-15	10:00am	Davis, CA	Tour of UC Davis Law School
9-25-15	4:00pm	CFO's Office	Regular meeting of LRCP 3.0 faculty representatives
9-25-15			Due date – <u>locations</u> for all Tier One functions including classrooms but also prioritizing clinical programs, faculty offices and co-curricular programs.
9-28-15	3:30pm	K	Faculty open meeting w/ Educ. Tech. Committee
9-30-15	9:00am	620B (200)	LRCP 3.0 Programming Workgroup (Leaders Stonebreaker, Foy, Marcus & Asberry)
10-1-15	3:00pm	SF, CA	Tour of Golden Gate Law School (open to 12 people)
10-2-15			Due date – <u>locations</u> for all Tier Two functions prioritizing Fiscal Services, Human Resources, Safety and Security. Secondly, CFO/Budget, Communications, Advancement.
10-2-15	4:00pm	Academic Dean's Conf.	Regular meeting of LRCP 3.0 faculty representatives
10-7-15	9:00am	620B (200)	LRCP 3.0 Programming Workgroup (Leaders Stonebreaker, Foy, Marcus & Asberry)
10-9-15			Due date – <u>functional requirements</u> for Tier Two administrative functions (e.g., staffing levels, mix of offices/cubicles, meeting room and copiers, etc.).
10-9-15	4:00pm	CFO's Office	Regular meeting of LRCP 3.0 faculty representatives
10-14-15	8:30am	H	Meeting of full LRCP 3.0 Committee
10-15-15	4:30 – 7:00pm	UC Hastings campus	Housing Tour with UCSF and ASUCH
10-16-15	4:00pm	Academic Dean's Conf.	Regular meeting of LRCP 3.0 faculty representatives
10-16-15			Due date – <u>functional requirements</u> for teaching spaces including conference center, classroom layouts and base technology packages. Also, decisions on optimal teaching space quantity and size.

Date	Time	Location	Action/Event
10-21-15	9:00am	620B (200)	LRCP 3.0 Programming Workgroup (Leaders Stonebreaker, Foy, Marcus & Asberry)
10-23-15			Due date – UC Hastings through its LRCP 3.0 Committee and Space Programming Work Groups convey programming data based on input received from students, faculty and staff to MKThink.
10-23-15	3:00pm	Berkeley, CA	Tour of UC Berkeley Law School
10-23-15	4:00pm	CFO's Office	Regular meeting of LRCP 3.0 faculty representatives (pending)
10-28-15	9:00am	620B (200)	LRCP 3.0 Programming Workgroup (Leaders Stonebreaker, Foy, Marcus & Asberry)
10-30-15	4:00pm	Academic Dean's Conf.	Regular meeting of LRCP 3.0 faculty representatives
11-2-15			Due date – MKThink delivers draft of programming document to UC Hastings for review.
11-3-15	2:00pm	ARC	Meeting of full LRCP 3.0 Committee
11-4-15	9:00am	620B (200)	LRCP 3.0 Programming Workgroup (Leaders Stonebreaker, Foy, Marcus & Asberry)
11-6-15	4:00pm	CFO's Office	Regular meeting of LRCP 3.0 faculty representatives
11-9-15			Due date – UC Hastings returns programming document to MKThink with changes and revisions for finalization.
11-13-15			Due date – MKThink transmits programming package to master architect.
12-9-15	10:00am	ARC	Meeting of full LRCP 3.0 Committee

Programming – Overarching Objectives and Requirements

These are concepts and ideas with aspirational elements appropriate for this stage of project development.

Classroom and instructional technology requirements

- Each teaching space (classrooms and seminar rooms) is to be equipped with the equipment and infrastructure (electrical, HVAC and internet connectivity) to support a minimum base configuration of
 - _____
 - _____
 - _____

Visual Identity

- Attractive and well-designed building with an architectural presence promoting UC Hastings and the surrounding community.
- High impact Golden Gate Avenue street entrance with approachable lobby maximizing space and natural light.

Interior Look and Feel

- Consider expanding the setback on the west elevation of the 333 Golden Gate structure to achieve sufficient width between 200 McAllister and 333 Golden Gate for an interior light bay concourse that could also function as the campus center or central artery.
- Maximize the use of natural light and air flow to the throughout.
- Include space supporting public art and highlight donation opportunities, particularly in the lobby and other public spaces.
- Create connections between interior and exterior spaces

Exterior Open Space and Landscaping

- Attractive bio-diverse landscaping, green walls and permeable roof surfaces suitable for greenery
- Identify quality exterior materials that require minimal maintenance
- Maximize daylighting throughout

Greening, Sustainability and Carbon Reduction

- Showcase energy efficiency in a “sustainable” building that meets the highest level of LEED rating and greenhouse gas reduction outcomes as financially feasible.
- Dedicate space for showers to support pedestrian and bicycling commuter patterns.
- Explore opportunities to increase the green (sustainability) of all campus spaces including Parking Garage and Housing as economies of scale present themselves.

Campus Development and Integration

- Establish multiple attractive and functional “connectors” between the 333 GG building and the 200 McAllister building to integrate the two structures to the greatest extent possible.
- Emphasize linking indoor and outdoor space contiguous to the 2nd floor dining commons.
- Develop interior paths of travel between the 200 McAllister, 333 Golden Gate and Parking Garage to activate space currently underutilized and improve occupant flow between structures.
- Provide space configurations suitable for conference functionality that when not in use for events sponsored by UC Hastings can be made available for compatible non-college uses.
- Create a wellness center, include outdoor areas for exercise and relaxation.
- Create space to serve as the “heart of the campus” with student study and social functionality, lounges, coffee stand and other community building functionality.
- Open use, non-restricted rooftop space on both 333 Golden Gate and 200 McAllister with greenery and open space suitable for community building events and uses to replace functionality to be lost with redevelopment of the Beach.
- Limited use, rooftop reception center with indoor and outdoor functionality suitable for receptions, alumni events and donor cultivation that fully incorporates views of City Hall, Civic Center and other scenic vista.
- Upon redevelopment of 198 McAllister into a student housing facility, underground connectivity between Kane Hall and new building at 198 McAllister