THREE CAMPUSES, ONE UNIVERSITY

Professional Staff Senate
March 26, 2015
OUR GOALS FOR TODAY’S DISCUSSION

- Share an overview of UB’s Physical Master Plan
- Provide state capital budget context for the Plan’s implementation
- Answer questions and get your input on considerations for our planning efforts
BUILDING UB – Capital Planning Committee

Members

- Provost and Executive Vice President for Academic Affairs
- Vice President, Finance and Administration
- Vice President, University Life and Services
- Vice President, Health Sciences
- Vice President, Research and Economic Development
- President’s Chief of Staff/ Government Relations

Advisor

- Campus Architect

Staff Support

- University Facilities:
  - Capital Planning Group and Facilities Planning and Design
- Academic Planning, Budget and Evaluation
- Resource Planning
- Real Estate and Property Management
Due to Spending Cap Legislation SUNY is restricted to a spending limited which was pro-rated to all campuses in system: UB received no funding in 2013

Division of Budget has shifted to a one-year budget model requiring SUNY to plan year-to-year

5-year planning model is currently suspended by SUNY

In 2014 UB was allocated $49M but confined to spending cap of $23.5M for capital and critical maintenance expenditures

UB has developed multi-phased approach to reach our master plan aspirations
“BUILDING UB” - PRINCIPLES FOR THE UB CAPITAL PROGRAM

- Promote academic excellence
- Three strong, distinctive and seamlessly interconnected campus centers
- Responsibility to the community
- Prudent management of university resources
- A leader in environmental stewardship
- Design excellence
Master Plan OBJECTIVES
2013-2023

1. CREATE Downtown Campus by moving SMBS
2. REVITALIZE South Campus as Professional Education Center
3. REORGANIZE North Campus as Undergraduate and Research Center
4. IMPROVE the campus life experience at all three centers
5. REDUCE deferred maintenance and address priority infrastructure
DOWNTOWN CAMPUS
HOW...
CREATE DOWNTOWN CAMPUS

- Maintain critical mass of medical school in first stage move
- Establish a “Heart-of-the-Campus” building that is centrally located for shared program opportunities.
- Maximize adjacencies to partner institutions to promote collaboration and efficiency
- Organize buildings around active outdoor spaces
- Reflect urban scale and density in land use
- Recognize the direction outlined by the BNMC Master Plan
DOWNTOWN
Overview

• 13 Existing Buildings
  • UB Downtown Gateway
  • Educational Opportunity Center
  • Center of Excellence
  • Clinical Translational Research Center
  • Research Institute on Additions
  • Scrubs Building
  • Jacobs Executive Development Center
    • and Carriage House
  • 465 Washington - sale pending
  • MiGo Garage

Leased Space
• Roosevelt Building
• Ross Eye Institute
• Buffalo General Medical Center

• 965,000 gsf

• Future Facilities / Sites
  • New School of Medicine (616,000 gsf)
Total Downtown Campus: $0
(+$375M for SMBS)
SMBS - OBJECTIVES

• Create a modern, world-class medical school as a key component of a regional, comprehensive medical community

• Attract outstanding scientists, physician-scientists, clinicians and medical students

• Meet the growing needs for innovative, high quality, high-demand medical care in Western New York and beyond

• Pioneer new medical treatments and technologies, working with prestigious clinical and research partner institutions

• Obtain LEED-NC (Leadership in Energy and Environmental Design) Gold certification
Expected Community Impact

• Transform Western New York into a major destination for innovative medical care and research

• Major contributor to 3,000-plus new jobs on the Buffalo-Niagara Medical Campus

• Spin-off biotech companies

• New retail, vendor and service opportunities in adjacent neighborhoods
A Gateway to the Future
- The Buffalo News (March 31, 2013)

Building begins for a new UB medical building and culture
- The Buffalo News (October 14, 2013)

Medical school’s downtown move will transform medicine
- The Buffalo News (December 12, 2013)

Oishei Donates $5 million to UB's medical school
- The Buffalo News (January 29, 2014)

$375M medical school will have many benefits
- Business First (December 12, 2014)

Applicants to medical school increase by 3.5% at UB
- The Buffalo News (December 18, 2014)
“What industry will have the biggest impact on the local economy in the next 3-5 years?”

- The Buffalo News (poll, January 25, 2015)

Medical, 48%

Manufacturing, 14%

Education, 11%

Technology, 10%

Tourism, 8%

Other, 9%
SMBS Funding Model

- Bond Financing, UB Debt Service: $215 M
- UB Philanthropy: $50 M
- UB Cash: $25 M
- UB State Capital Funding: $50 M
- NYSUNY2020 Challenge Grant: $35 M
It’s Integrated on a City Wide Scale
Our Site: Creates A Network of Institutions

Location, Location, Location

- Central to key partners & institutions
  - Women’s and Children’s Hospital
  - Buffalo General Medical Center
  - Conventus (MOB)
  - Roswell Park
  - NFTA station
  - UB: CTRC, RIA, CBLS

- Promote inter-institutional relationships

- Integration with Public Transit
  Current NFTA Station Usage (2009):
  - 3,000 riders per weekday
  - 858,000 riders per year
Site Benefits

• Give the University and BNMC a front door on Main Street

• Help to bridge the gap between BNMC institutions from the community

• A connection between the campus and the NFTA creates a coatless corridor along Main St., every Metro Rail station now becomes part of the BNMC coatless connection

• Expected 17,000 employees, faculty, staff and students on the BNMC will be at the doorstep of public transit – intention of reducing parking demand, and

• Support retail and business developments in the surrounding communities
It’s A Pedestrian Gateway

And Front Door to the BNMC

- Terminating Vista of Allen Street
- Start of Allen Street Extension
- Extension of existing BNMC network
- A seamless pedestrian experience between the BNMC, Allentown and the NFTA
- Simplify transit usage for BNMC employees, students and visitors
Improving The Pedestrian Landscape
A New Buffalo Landmark
Improved Public Transit for Everyone
An Iconic Student Experience
Modern Teaching Spaces
Efficient and Cutting Edge Research Labs
| Opportunities Advisory Council | SMBS Community Advisory Group | BNMC Work Councils:  
|:-----------------------------|:-----------------------------|:-----------------------------  
|                             |                             | - Government Relations  
|                             |                             | - Workforce  
|                             |                             | - Procurement  

**UB Advisory Groups**
DOWNTOWN OPERATIONS COMMITTEE

• Appointed to engage campus services and operations representatives across the university to develop business and operation plans for the SMBS and other UB downtown campus sites.

• 14-member committee

• Deliverables:
  • Implementation plans for service and operations needs for SMBS building and all downtown campus sites.
  • Plans to physically move SMBS from South Campus to downtown.
  • Develop business plans for SMBS building and move and for all other UB downtown campus sites.
SMBS CRITICAL PATH

On Budget: $375 million
CREATE DOWNTOWN CAMPUS BEYOND 2023

Future Moves:
- School of Nursing
- School of Public Health and Health Professions
- School of Dental Medicine
- School of Pharmacy
IMPROVE campus life experience

DOWNTOWN CAMPUS

Establish green space where possible

Embrace and support neighboring assets
SOUTH CAMPUS
REVITALIZE SOUTH CAMPUS

- Strengthen the Professional Education Campus
- Reinforce the historic E.B. Green Plan
- Create active and attractive public realm by landscaping quads and defining edges with buildings
- Create active and attractive HOTC
- Remove outmoded buildings as soon as is practical to reduce operational and maintenance costs
- Create connected campus loop road
- Maintain critical mass of population throughout stages of realignment
South Campus GUIDING PRINCIPLES

- Collaborative environment for health science and professional education schools
- Improved and efficient research spaces
- A front door for public participation in health science research
- Reinforce the concept of a health sciences and a professional education precinct
- Create active and attractive HOTC
- Create connected campus loop road
- Maximize use of existing and future vacant facilities
REVITALIZE SOUTH CAMPUS- benchmarks

Cornell University  Princeton University  Yale University
South Campus **CONTEXT**

• Before Kapoor and Wende Halls renovations, the newest building is BRB (1995)

• The following buildings are currently vacant +/-165,000 GSF (87,782 NASF):
  ▪ Townsend Hall
  ▪ 2/3 Allen Hall
  ▪ Triads: MacDonald, Pritchard, Schoellkopf Halls

• Architecture will vacate 3 annexes upon Hayes completion in 2015

• SMBS will vacate a large portion of the Health Science Complex in 2017

• The following are scheduled to become vacant shortly:
  ▪ Michael: 37,000 GSF 21,000 NASF
  ▪ Hayes Annexes: 37,000 GSF 35,000 NASF
  ▪ Health Science Complex: +/-410,000 GSF 230,000 NASF

• Planning assumption that Cary, Farber, Farber Annex, Sherman and Sherman Annex will be demolished: 456,711 GSF

• Total potential vacant space in 2017: 650,000 GSF 374,000 NASF
South Campus Revitalization
2014-15 Planning Components

• Reorganize Health Sciences
  • SMBS Facilities Use Plan – Post Relocation
  • Public Health
  • Dental Medicine

• Professional Programs
  • Graduate School of Education Relocation
  • School of Social Work Relocation
  • Architecture & Urban Planning

• Classrooms

• Heart of the Campus / Recreation / Campus Life

• Restoring the Campus Experience
Professional Education
Professional Education
Guiding/Planning Principles

- Promote the interdisciplinary potential of four professions with an orientation to civic engagement and the urban setting
- Capitalize on the historic American university campus setting as an identity for UB Professional Schools
- Professional schools to have individual identities and share learning and student amenities to foster collaboration
- Phase I: Social Work Graduate Education
- Phase II: Law School Professional Education Center
Education and Social Work
Benefits and Issues

Benefits
• A step in realizing a Professional Education Campus
• Social Work will be united on a single campus
• Activates the southern end of campus with benefits to University Heights
• Baldy becomes available on North for repurposing
  • Equivalent of a new 65,000 nasf building at the center of the Spine.
• Prevents an under-population of South Campus
• Addresses deferred maintenance needs in two campus facilities

Issues
• Cyclotron decommissioning - underway
• Social and food amenities near the buildings
• Budget and Timeline
Classrooms
Classroom Priority Zones

Lecture Halls
Greater than 120 Seats
Campus Life
IMPROVE campus life experience
SOUTH CAMPUS

- Restore the Escarpment and Campus Edge
- Activate Campus Quads
- Restore historic architecture and landscapes
- Improve Intercampus Transportation and Loop Road
**IMPRAVE campus life experience**

**Abbott and Diefendorf Halls**
center for academic life
- 21st century library functions - cybrary, digital media resource center, flexible classrooms
- Experimental classrooms, exhibit areas, informal study spaces and a café.

**Harriman Hall**
center for student and faculty services
- “one-stop” Service Shop
- Improved food services, university bookstore, Alumni Relations
- Teaching & Learning Center

**Clarke Hall**
center for student and faculty recreation
- Pool, Fitness Center, Intramural Sports
- Study needed to determine appropriate amenities
REDUCE deferred maintenance
SOUTH CAMPUS

• 40 Buildings

• Before Kapoor and Wende Halls renovations, the newest building is BRB (1995)

• The following buildings are vacant: (not including Hayes Hall)
  ▪ Townsend Hall
  ▪ 2/3 Allen Hall

• Six temporary buildings

• 103,050 NASF unassigned space (not including Hayes and BMRC)

• SMBS vacates +/- 300,000 NASF in 2017

• The following buildings are vacant and scheduled for demolition
  ▪ Triads: MacDonald, Pritchard, Schoellkoph Halls

• Planning assumption that Cary, Farber Sherman and Sherman Annex would be demolished
5 YEAR CAPITAL PLAN – SOUTH CAMPUS

Total South Campus: $136M
5 YEAR CAPITAL PLAN – ADJUSTED PLAN: SOUTH CAMPUS

Total South Campus: $14.6M
NORTH CAMPUS
REORGANIZE NORTH CAMPUS

- Academic Program Realignment
  Cooke/Hochstetter Halls
  Baldy Hall
  Bell and Bonner Halls

- Campus Life Improvements
  HOTC
  Tennis Complex
  Alumni Center
  Lockwood Library
  Recreation/Wellness Center
  Student Residence Halls
  Hotel / Conference
  Field House
  Retail
  Museum

- Public Realm
  Landscape Restoration
  Hardscape and roadwork
  Public Art

- Infrastructure Renewal
REORGANIZE NORTH CAMPUS - benchmarks

University of Idaho

Hamilton College
IMPROVE campus life experience
NORTH CAMPUS
**IMPROVE campus life experience**

**NORTH CAMPUS**

- Create park setting
- Embrace the lake
- Strengthen existing public spaces
- Link precincts of the campus for pedestrians
REDUCE deferred maintenance
NORTH CAMPUS

- Most buildings are 40+ years with original systems
- 63,535 NASF unassigned space
- Space shortage- particularly office space
5 YEAR CAPITAL PLAN – NORTH CAMPUS

Total North Campus: $404M
5 YEAR CAPITAL PLAN – ADJUSTED PLAN: NORTH CAMPUS

Total North Campus: $26.4M
Next Steps

- Develop the South Campus Revitalization Plan Strategy
- Engage the UB South Campus to community
- Develop the North Campus Reorganization Plan Strategy
- Engage the UB North Campus to community
- Conduct Academic Utilization Study
- Conduct Non-Academic Utilization Study
- Develop and share capital priorities and share with UB community