SOM Town Hall Meeting on Space Planning

February 2, 2017
Thanks to..

Kevin Bell
Dr. Chad Steele
LaKisha Mack
Dr. Anupam Agarwal
Dr. Bob Kimberly
Toni Leeth
Dr. Selwyn Vickers
DeWayne Bailey
Gwynne Mountz
Overview

- Scope of SOM Space
- SOM Master Space Planning
- SOM Space Renovations-McCallum Building
- SOM New Building-Genomic Sciences
- SOM Website-Space
Assignment Overview

Total Assignable Square Feet

1.88 M

Administrative
1.02 M
administration, faculty offices, offices in or near labs, conference rooms

Clinical Research
124 K
exam, clinical laboratory

Laboratory
734 K
wet lab, dry lab, lab support

Buildings
61

Health System Buildings
14

Building Administrator
21
SOM Space and Quality - Good

- Shelby, WTI, BMRII, BBRB, FOT, Sparks, SRC, WIC, PCAMS
- Average age is 23 years old
SOM Space and Quality - Fair

- Kaul, Civitan, CH 19 & CH 20, Center for Research in Women’s Health, Medical Towers, Volker Hall
- Average age is 30 years old
SOM Space and Quality - Poor

- LHRB, Ziegler, McCallum, CCB, Boshell, Old Hillman, New Hillman, Kracke, Cancer Research Center
- Average age is **56 years old**
- **417K of our 734K of Research Space (57%)**
Major Challenges & Considerations

- Aging buildings in very poor conditions
- Limited high quality wet lab space
- Limited space for
  - Office and computational needs
  - Swing space to allow for renovation to modern higher capacity work environments
- Other School’s (SOO, SHP, CAS) space needs
- Financial constraints
- Culture change
SOM Master Space Planning

UAB SCHOOL OF MEDICINE

- MASTER PLAN SPRINT START
- KICK-OFF MEETING AND VISION SESSION

PURPOSE

- The UAB School Of Medicine is embarking on a process to develop a Space Master Plan that will:
  - Address space utilization by assembling credible data and comparing against best practices;
  - Analyze space planning tools, process, governance, and recommend improvements;
  - Review and assess existing policies, processes and organizational structures of the management of space;
  - Define Departmental goals and visions to define growth in research, patient care, and education; and,
  - Align space management to the mission of the UAB School of Medicine system.
- To that end we will be engaging UAB SOM stakeholders to elicit their thoughts and ideas on how to shape the future of the SOM and define what gaps we need to analyze for where we are and where we want to be. Bring your ideas!
Sprint Start - November 29-30, 2016

What did we do...

- Work sessions to understand the Vision and Goals of the SOM and the resources available to embark on the Master Plan project.
- Facility tours
  - Walked majority of SOM Facilities to understand the age, condition, types of spaces
- Stakeholder meetings
  - Leadership Team
  - Experimental & Computational Research
  - Clinical Research, Clinical Faculty & Administrative
  - Animal Resource Program
  - Classroom & Education
  - Cost Analysis Team
- Town Hall on Dec. 1, 2016 – Master Plan overview
Sprint Start - November 29-30, 2016

What did we learn...

- SOM leadership has been working over the last year with each department to validate demographics, funding, strategies, etc.
- High confidence in INSITE room specific data and assignment – no need to validate each space.
- SoM has facility team assessing spaces throughout SoM – use for space condition analysis.

*This gives us a good rolling start on the Master Planning process...*
Process Overview

Step 1:

- Vision & Goals
- Baseline Needs Assessment
- Facility Program Requirements Analysis
Process Overview

Step 2:

- Planning Metrics/Targets
- Opportunities & Constraints
- Future Facility Demand
- Improvement Strategies
Process Overview

Step 3:
- Vision
- Concepts & Options
- Evaluation
- Planning Scenarios

December '16 | January '17 | February '17 | March '17 | April '17 | May '17 | June '17 | July '17

Steve Foran, Jacobs

- Baseline
- Requirements
- Metrics
- Opportunities/Constraints
- Demand
- Strategies
- Scenarios

Step 1
Step 2
Step 3
<table>
<thead>
<tr>
<th>Step</th>
<th>Outcomes</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Step 1</strong></td>
<td>- Vision</td>
<td>1. Level of confidence in INSITE data is high. Recommend spot check of facilities to ensure accuracy and confidence.</td>
</tr>
<tr>
<td></td>
<td>- Baseline</td>
<td>2. Lab and Clinical Space needs to be assessed for utilization.</td>
</tr>
<tr>
<td></td>
<td>- Requirements</td>
<td>3. SoM self performing Condition Assessment. Data has not validated.</td>
</tr>
<tr>
<td><strong>Step 2</strong></td>
<td>- Metrics</td>
<td>1. The conversation has been started with the Departments which will reduce the effort in socializing the ideas.</td>
</tr>
<tr>
<td></td>
<td>- Opportunities/Constraints</td>
<td>2. Town Halls are a tremendous forum to advance the conversation and gain support.</td>
</tr>
<tr>
<td></td>
<td>- Demand</td>
<td>3. Initial targets have been set and can be honed as a part of this project based on peer comparisons and industry standards.</td>
</tr>
<tr>
<td></td>
<td>- Strategies</td>
<td></td>
</tr>
<tr>
<td><strong>Step 3</strong></td>
<td>- Scenarios</td>
<td>1. Based on conversations with SOM and Campus Planning, initial ideas/concepts exist. Use these as catalyst for Scenario Planning.</td>
</tr>
</tbody>
</table>
## Future Efforts

<table>
<thead>
<tr>
<th>Step</th>
<th>Outcomes</th>
<th>Key Activities</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Implementation Planning</td>
<td>Develop a long term plan for the renovation, renewal and addition of space to meet future needs.</td>
<td>1. Implement plan for selected strategies based on scenario planning</td>
<td>1. Significant work to be done. Level of detail to be determined.</td>
</tr>
</tbody>
</table>
| Model                         | Develop a projection model to allow the SOM to change entry data and provide answers for various ‘what if’ scenarios. | 1. Model to show potential space demands, construction estimates & potential grant expenditures generated  
2. Research and Clinical: Quantity & % mix of experimental and computational / clinical trialists / informatics/ clinical outcomes  
3. Office space: % mix traditional, hybrid, open  
4. Instructional space: % mix traditional classroom, active learning, lab, simulation |                                                                                                                                                      |

---

**Steve Foran, Jacobs**
SOM Master Space Planning

Steering Committee

- Wet Lab
- Administrative / Faculty Office
- Clinical Research / Patient Contact
- Animal Resource Program
- Cores
- Culture
- Education
- Informatics / Computational / Non Patient Contact / Dry Lab

Kevin Bell
SOM Space Renovations-McCallum Building
Mini-Master Plan: McCallum Renovation

*MCLM Feasibility Committee formed in **April 2016** to assess how MCLM could be improved and made attractive for faculty, students and staff. Worked with Michael Mottet, Principal Planner, and Jerry Percifield, Project Principal, HDR Architecture, Inc.

*Met every week, and report presented on **July 21, 2016** to UAB and SOM leadership.

*BOT approval for Phase I on **November, 2016**

*HDR selected as architects for Phase I
We Understand McCallum

- Building has good bones
- HDR performed building analysis
  - Understand engineering systems
- Strong relationships with faculty
- Generated program components and report
Challenges

- Applying new research work paradigm
- 24/7 Operational building
- Swing space
- Retain connectivity between buildings
- Minimize construction impact on research
  - Noise
  - Vibration
  - Utility disruptions
- Single freight elevator
New McCallum Laboratories

Modular Lab format will allow for greater occupancy-approximately 7 PIs/floor compared to current 4
Circle
Collaboration
Collaboration
Collaboration
Existing McCallum Exterior

South / East Facades
New Exterior-Will gain 400-500 sq.ft/floor
Existing Lobby
New Lobby
**New Lobby Concept**

- Inviting / Social environment
- Destination research entry
- Café / Coffee shop opportunities
- Captures previously underutilized space
- Enhanced building aesthetics
- Improved building and occupant safety
- Reduced maintenance (old skylights)
- Philanthropic naming opportunity
Quality | Safety

- **Appropriate research environments**
  - Reliable directional air flows and air quality
  - Reliable laboratory utilities

- **Improved SAFETY**
  - Building / room pressure controls
  - Fire alarms and sprinkler replacements
  - International laboratory best practices

- **Improved human comfort**
  - Temperature and humidity
  - Daylighting and views to outdoors

- **Improved building and lab quality**
  - Updated finishes, equipment and casework
  - Updated building utilities

- **All to Benefit Recruitment and Retention**
Financial Stewardship

- **INFRASTRUCTURE / RENOVATION PRIORITIES / PHASE ONE** (includes 2 floors):
  - $20,000,000

- **SINGLE FLOOR RENOVATION**:
  - $6,000,000

- **ENTRY LOBBY RENOVATION** (optional):
  - $2,500,000

- **TOTAL PROJECT**:
  - $65,000,000
Project Timeline

Phase One
- Design: July 2017
- Construction: Aug 2018
- Occupancy: Oct. 2018

Phase Two
- Design: July 2018
- Construction: April 2019
- Occupancy: June 2019

Phase Three
- Design: July 2019
- Construction: April 2020
- Occupancy: June 2020

Request for Phase One was approved by BOT at November 2016 meeting
Continuation...

- Program validation
- Casework selection
- Utility density and distribution
- Core facility organization
- Specific lab support spaces per floor
SOM New Building-Genomic Sciences
New Genomic Sciences
Research Building

Proposed location for new Research Building
Project Scope

To support UAB’s growing Genomic Science Research programs and allow for the recruitment of top investigators, UAB has initiated a project to provide:

- A new Genomic Sciences Research Building with approximately 120,000 gsf of space
- Five floors of wet-laboratory research space and two floors of dry-laboratory and research computing space
- Vivarium spaces in the basement of the building to support research activities
- Adequate office, administrative and support spaces to support research activities
New Genomic Sciences Research Building

Project Budget

<table>
<thead>
<tr>
<th>Estimated Construction Cost</th>
<th>$ 51,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Associated Project Costs</td>
<td>$ 15,000,000</td>
</tr>
<tr>
<td><strong>Total Estimated Project Cost</strong></td>
<td><strong>$ 66,000,000</strong></td>
</tr>
</tbody>
</table>

**Funding:**
- Future UAB Bond Funds
- Gifts and/or Grants
- UAB Plant Funds

**Requested Action:** Approval of Stage I Submittal
Genomic Sciences Building

- Well-situated between Volker Hall and other research-intensive buildings
- Feasibility Study Complete
- Stage I Board Approval
- Architect Selection - February 2017
- Currently on schedule to start construction in Summer 2018 and occupy by late 2020
- Much more to come...
Dedicated Site for Space on SOM Website

- Live as of today! [www.uab.edu/medicine/space](http://www.uab.edu/medicine/space)
- Content will include:
  - SOM Town Hall Meeting PPTs
  - SOM Space Metrics Guidelines
  - Composition of Functional Committees for Master Plan
  - Timelines for ongoing project
- Chad Steele will be responsible for the content of site
Questions?