McKinly Lab Town Hall

June 7, 2018

UNIVERSITY OF DELAWARE

Past

Present

Future

UNIVERSITY OF DELAWARE

Past

Marci Hutton

Director, Planning and Project Delivery

University of Delaware

A Brief History

- Opened in 1977, McKinly is a 116,000 square foot Life Sciences Lab building constructed of concrete with brick faced panels.
- Maintaining and upgrading the building has been very difficult due to the design and materials of the building.
- In 2017, the Facilities Condition Index (FCI)* for McKinly was 60%.

  FCI > 50% = consideration for demolition

  *The FCI is the Deferred Maintenance needs of the building divided by the building replacement value.

Fire!

At 1 PM on August 9th, 2017 a 3-alarm fire started in the building's mechanical system and significantly damaged the interior of the building.

Impacts of the Fire

Research and Teaching

A huge THANK YOU from FREAS for everyone's cooperation and flexibility as we suddenly and unexpectedly had to find new accommodations for those displaced by the fire.

- OLAM
- Biological Science
- Psychology & Brain Science
- Linguistics & Cognitive Science

Ongoing Discovery Process

August - November 2017

State Fire Marshal Investigation

November 2017 - Current

Insurance Investigation & Negotiations

Present

Jeffrey Veenema, AIA

Sr. Project Manager, PPD

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Initial Analysis

In November 2017, the Board of Trustees directed FREAS to analyze possible paths forward.

Wilson Architects was selected in January 2018 to perform this analysis. They provided the following options for discussion:

	WHAT IT TAKES		WHAT YOU GET			
PROJECT	SCHEDULE DURATION	DISRUPTION	OPERATIONAL SAVINGS	PROGRAM GROWTH	ACADEMIC CONNECTIVITY	STUDENT/ FACULTY RECRUITING RETENTION
Option 1: Repair Fire Damage Only Existing Program / Building Configuration 65 KNSF / 120 KGSF	12 MONTHS	MINIMAL	$	NO GROWTH	STATUS QUO	STATUS QUO
Option 2: Full Renovation Existing Program / Building Configuration 65 KNSF / 120 KGSF	36 MONTHS	MODERATE	$$	REORGANIZING POTENTIAL	SMALL IMPROVEMENT	HIGHLY EFFECTIVE
Option 3: Full Renovation + New Building Growth / Right-size Teaching Labs 85 KNSF / 155 KGSF	42 MONTHS	MAXIMUM	$$$	GROWTH	SIGNIFICANT IMPROVEMENT	MODERATELY IMPROVED
Option 4: Demo McKinly + New Building / New Site Growth / Right-size Teaching Labs 85 KNSF / 155 KGSF	42 MONTHS	MINIMAL	$$$$	GROWTH POTENTIAL	OPPORTUNITY	SIGNIFICANT IMPROVEMENT

Response & Further Analysis

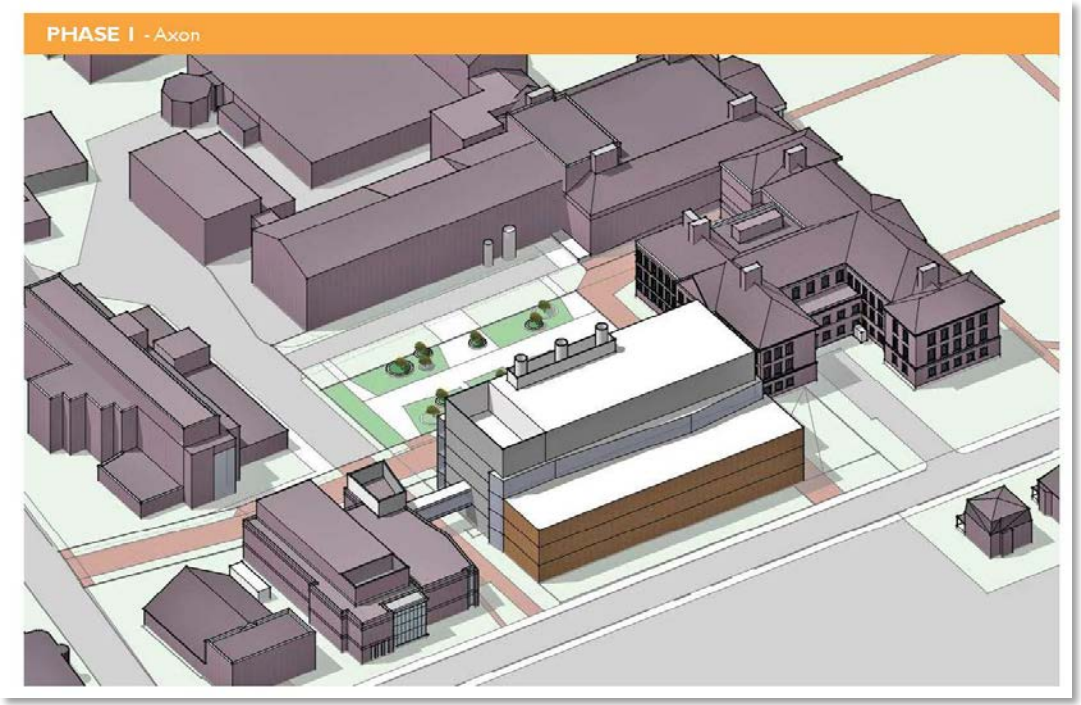
FREAS presented this information at the February 2018 BOT meeting.

The Trustees directed FREAS to provide further analysis of Option 4 – Replace McKinly.

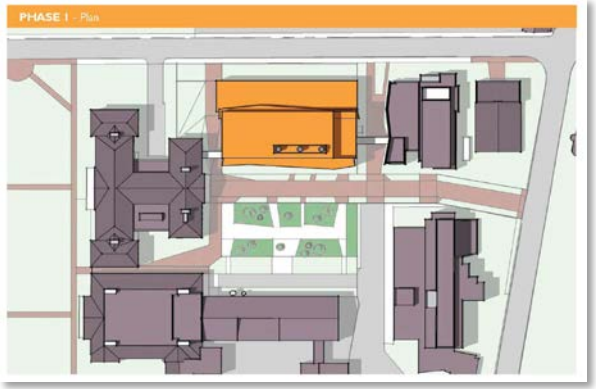
They requested a Strawman proposal for the April 2018 BOT meeting which would:

1. Study Site and Building Capacity
2. Explore Flexible Lab Module Diagrams
3. Promote Program Efficiency
4. Support…
    - Enhancing the Success of our Students
    - Building an Environment of Inclusive Excellence
    - Investing in our Intellectual and Physical Capital
    - Strengthening Interdisciplinary and Global Programs
    - Fostering a Spirit of Innovation and Entrepreneurship

April 2018 Study



The proposed building frames the Science Core and the siting along Delaware Ave creates a new campus gathering space that preserves the site capacity.



April 2018 Study

PROGRAM SUMMARY

by Headcount

	Existing	Proposed
Total Headcount (at McKinly Site)		
Faculty/PI	**25**	**50**
Bench Positions	**127**	**254**
Physics & Astronomy		
Faculty/PI	0	11
Bench Positions	0	55
Biological Sciences		
Faculty/PI	6	6
Bench Positions	24	24
Psychological & Brain Sciences		
Faculty/PI	15	15
Bench Positions	75	75
Linguistics & Cognitive Science		
Faculty/PI	4	8
Bench Positions	28	56
Interdisciplinary Research		
Faculty/PI	0	10
Bench Positions	0	44

by Area

	Proposed NSF
Offices / Conference	12,684
Community	1,440
Research (Non-Lab)	10,013
Research (Dry Lab)	11,748
Research (Damp Lab)	6,534
Interdisciplinary	7,260
Teaching Lab (Damp Lab)	6,534
Core Facility	4,730
Building Support	2,876
Total Proposed NSF	**63,819**

SCHEDULE

Schedule

Overall Project Duration	**3 1/2 years**
Start Design	May 2018
Move In to New Building	Dec 2021
Construction Duration	
Temp Vivarium	8 Months
Abate/Demo McKinly	4 Months
New Building	24 Months
Site Utilities Available	12-15 Months

(complete by mid-point of bldg construction)

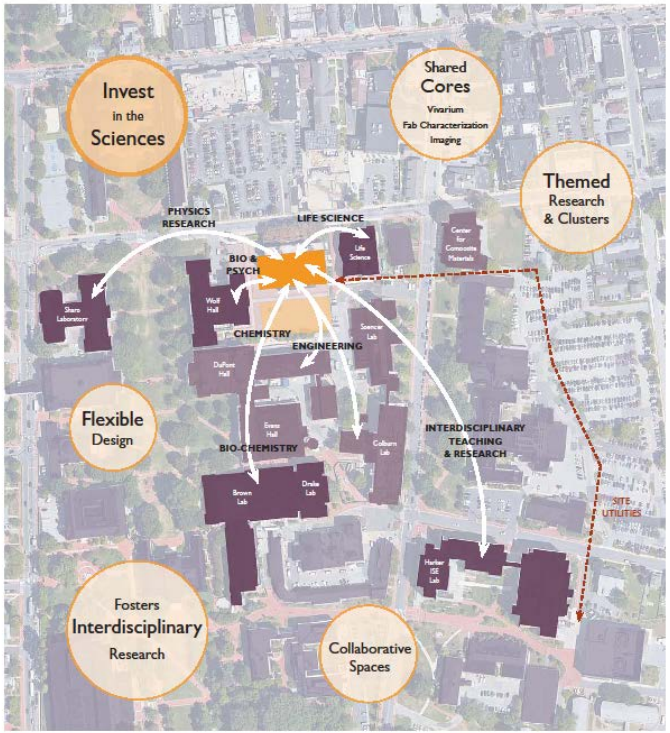
Future

Peter Krawchyk, AIA

VP FREAS, University Architect

University of Delaware

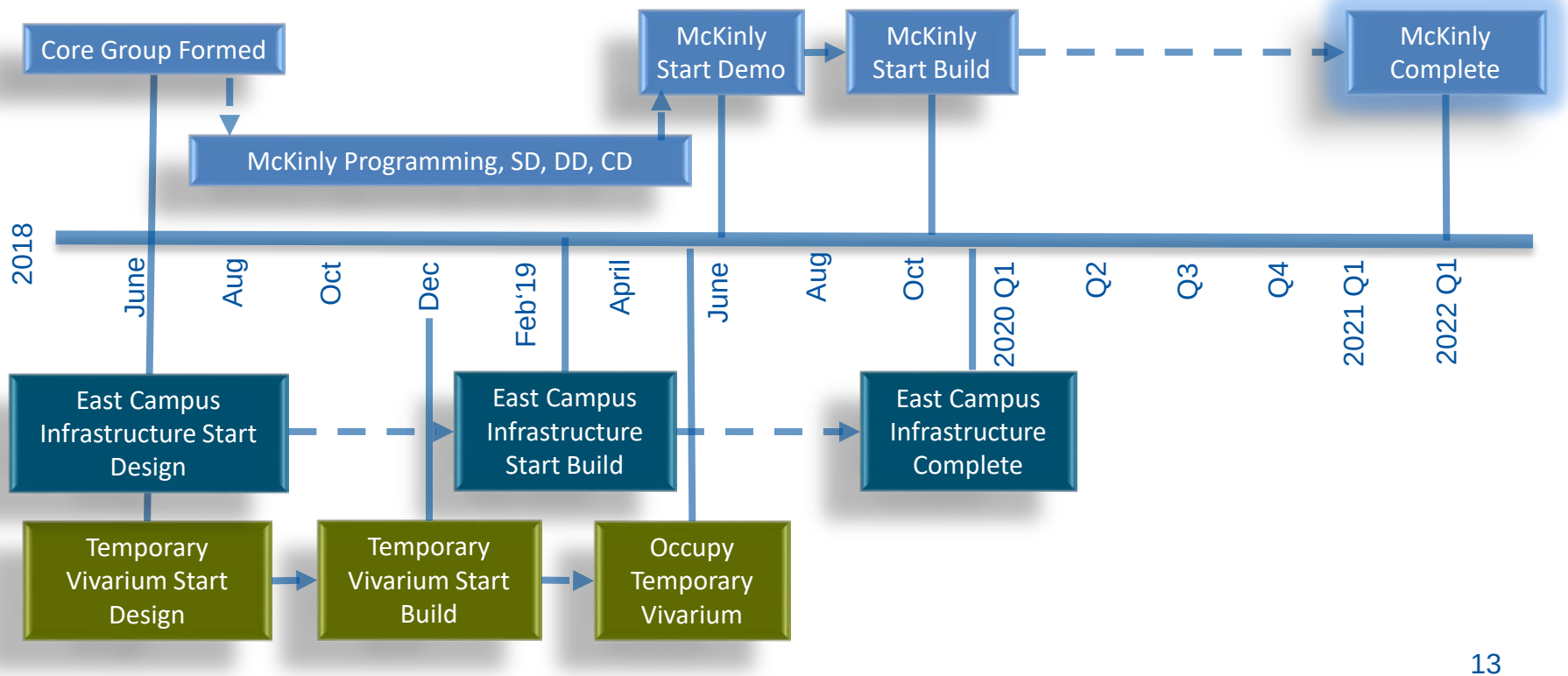
Project Organization



Core Group Planning Committee: Responsible to program the occupancy/use of the McKinly replacement building based on the university's academic goals.

They will report periodically to the Dean of the College of Arts & Sciences and submit the project program, etc. to the Academic subcommittee of the Integrated Planning Committee for review and approval.

Project Schedule



Enabling Task 1: Temporary Vivarium

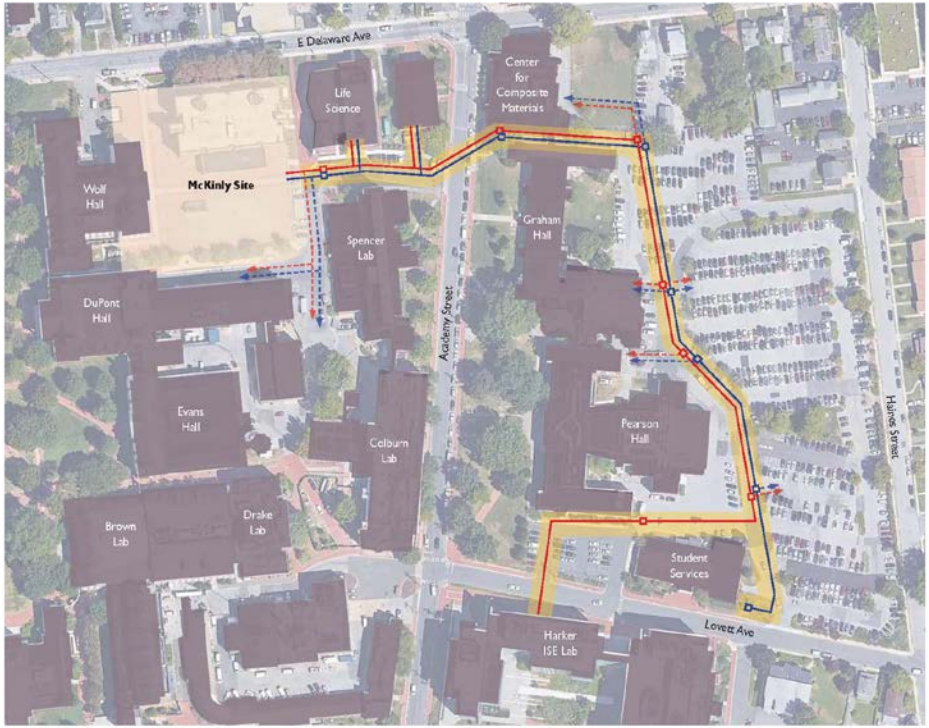
Goal: To support existing research activities and provide for animal health during construction activities at the McKinly site.

This task must be complete prior to the start of demolition.

- June - August ’18 Program
- August - December ’18 Design
- December ’18 - May ’19 Build
- May 2019 Move

Some animals will also move within Wolf Hall.

Enabling Task 2: East Campus Utilities



Goal: To provide new heating and cooling services to the McKinly replacement and the Science Core via East Campus Utility Plant.

- June ’18 – March ’19 Design
- April ’19 – March ’20 Build

Enabling Task 3: Move Management

Goal: To facilitate the Core Group Planning Committee program for occupants/use in the McKinly replacement building.

- June ’18 – May ’19 — Plan & Execute 3rd floor McKinly Moves; Vivarium Relocates
- June ’19 – Dec ’21 — Construction
- January ’22 — Move in

Next Steps

Concept Design Process

- Program/Space Assignment Development
- Building Massing
- Landscape precinct concept plan
- Project Schedule
- Concept Cost Estimate
- Presentation update at the September 2018 BOT Meeting

Question & Answer

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