

**BATCHELOR HALL SYSTEMS
RENEWAL**

**Town Hall
October 19, 2021**

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Move Issues:

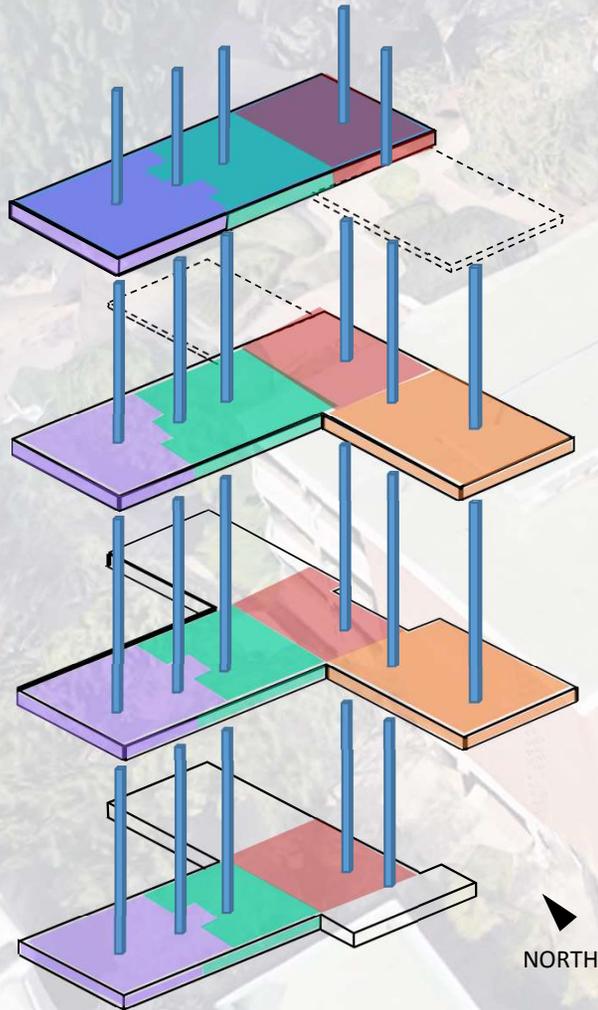
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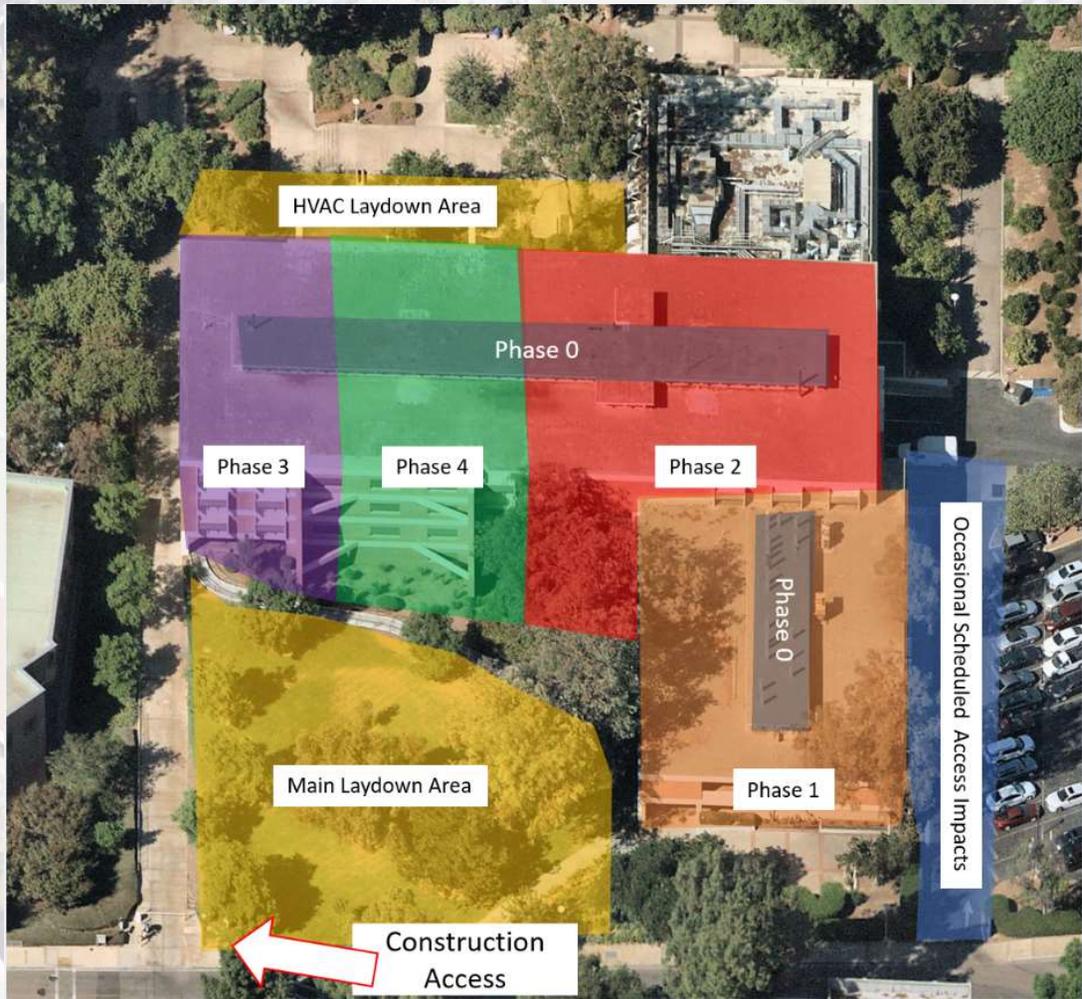
***Please cc Vilma on all emails**

- **Mechanical, Electrical, Plumbing upgrades primarily focused in the building mechanical core**
- **New roof**
- **Fire sprinklers added throughout the building**
- **Card key access on main floor entry doors**
- **Upgrades to room 2163 to provide an equipment room for Botany & Plant Sciences**
- **At the completion of the project, there will be back up power to Batchelor and Keen.**
- **Will look for options to enhance the project if feasible based on bid results**

- The phasing sequence is preliminary. The contractor may change the sequence of phases 2-4.
- The phase boundaries are based on the building mechanical layout but may change slightly
- Each construction phase (1-4) has an approximate duration of 6 months
- We will provide a full list of rooms in each phase once confirmed by the contractor



- Orange Phase: 1
- Red Phase: 2
- Purple Phase: 3
- Green Phase: 4



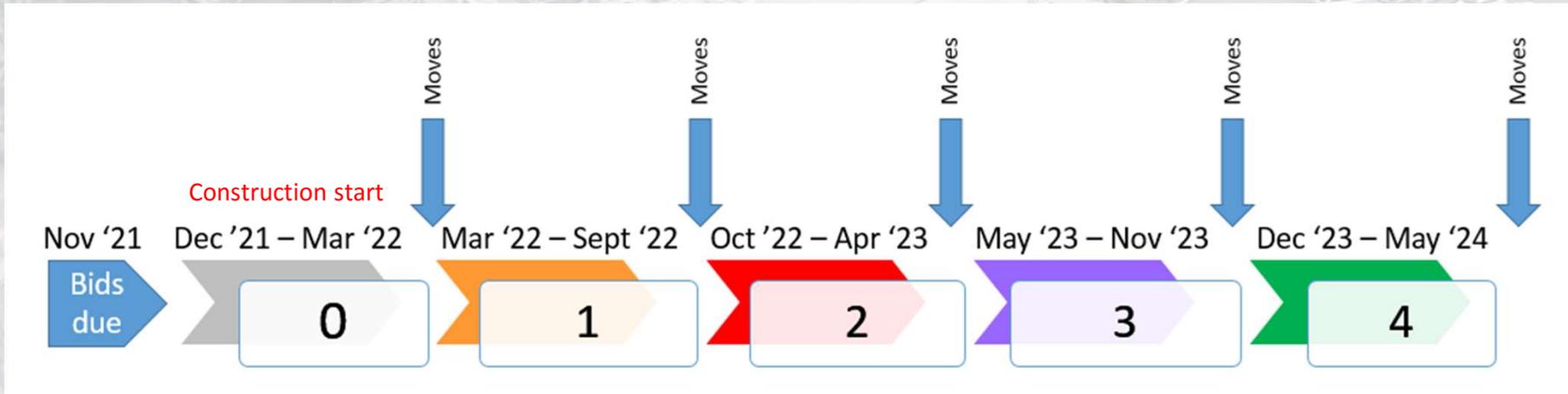
Batchelor Hall
Floor 1



Batchelor Hall
Floor 2



- ★ Main Entry
- Walkways
- Lay Down Area
- Room 1104



- **Timeline is subject to change after contractor verification (November 2021). We will try to schedule moves around the academic calendar but it may not always be possible. Assuming 3 weeks between phases for moves. No moves anticipated before phase 0.**
- **Phase 0 - preparation for construction: prepare building utilities, removal of penthouse**
- **Goal: Minimize impact to academic activities and building occupants**

- Mechanical penthouse removal planned to occur at the beginning of Phase 0 and **will be disruptive**. Estimated start mid December and the most disruptive work will last approximately three weeks. Demolition timeline confirmation expected by end of November.
- Due to the demolition noise and vibration levels, PDC advises occupants work remotely during this time. Keen Hall will have less disruption during demolition but will still have some impacts.
- Building access will be limited and restricted at times.
- Fume hoods may not be operational intermittently during this time.
- There will be dust released by the vibration due to the age of the building
 - Contractor will employ mitigation measures to decrease dust, especially in areas where there is sensitive equipment
 - Occupants will be provided with materials to cover their equipment for additional dust protection if requested.

- In the active phase, when spaces are unoccupied, electrical power, air conditioning, lab exhaust and plumbing services will be shut down in that area.
- There will be some scheduled building wide interruptions as old systems are taken off-line and new systems brought on-line. These will be coordinated with building occupants to the extent possible. You should receive a 14 day notice through the existing FS notification process as well as the weekly construction notice emails.
- Temporary generators will be put into place for essential equipment during planned shutdowns.
- Keen is not expected to have direct impacts after the rooftop demolition.

- **Occupants within the vicinity of construction will experience construction related noise, odors, dust, and vibration.**
- **Significant noise and vibration will occur during some phases but will be mitigated to the greatest extent feasible.**
- **Access/egress will at times be affected by construction activities. For your personal safety, please adhere to all construction signage and barricades.**
- **There may be data outages due to construction in the mechanical core. PDC will work with ITS to minimize disruptions to the greatest extent possible.**
- **The contractor will work to minimize dust and construction debris in all areas to the greatest extent possible and will provide ongoing construction cleaning services throughout the project.**
 - **Periodic air quality testing will occur during the project.**

All items located in the corridors, stairways, and building mechanical core not moving into the new equipment room will need to be relocated by the departments by December 1st, 2021. This includes the area adjacent to the elevator which is an Area of Refuge.

Please be advised that the following activities will be occurring on the Student Success Center site and adjacent areas on May 22nd:

Levels 1, 2, 3, and Roof

- Electrical/AV/Data (equipment: scissor lifts, drills, band saws, hammers);
- Floor preparation;
- Glass installation (equipment: boom lifts, drills).

Please be advised that the following activities will be occurring on the Student Success Center site and adjacent areas during the week of May 24th through May 29th:

General

- Material deliveries (equipment: trucks and trailers, forklift);

Site

- East and South exterior site grading, formwork and concrete (equipment: dump trucks, concrete trucks, bobcat, excavator, vibratory equipment, hammers, skill saws);
- East exterior site walls (equipment: excavator, jumping jack, skill saws, hammers);
- East exterior lath and plaster (equipment: drills, plaster mixers, hammers, plaster gun);
- **Please be advised that the construction fencing layout was updated to incorporate the accessibility improvements for the path of travel to Parking Lot 1 and at Parking Lot 1. Some of the associated pedestrian paths will be temporarily impacted, please see updated maps below;**
- **Please be advised that the construction fencing layout was updated to incorporate the improvements at the Athletics and Student Services courtyards. Portions of the pedestrian paths at CHASS INT S and Student Services will be temporarily impacted, please see map below.**

- **Look for onsite project information and notices as well as weekly construction notice emails for important updates.**
- **There will also be project neighborhood meetings with the School of Medicine Education 2 building project.**

Level 1

- Taping and paint – dining services area (equipment: scissor lifts, airless sprayers);
- Electrical and lighting (equipment: scissor lifts, drills, band saws, hammers);
- AV/Fire Alarm/Data (equipment: scissor lifts, drills, ~~bandsaws~~, hammers);
- Interior storefront installation (equipment: scissor lifts, chop saws, drills, hammers);
- Ceiling tiles, sprinkler trim, light fixtures and low voltage device installation (equipment: scissor lifts, drills);
- Carpet installation (equipment: sanders);
- Toilet partitions and accessories (equipment: drills, hammers, lasers);
- Interior door frames (equipment: scissor lifts, chop saws, drills, hammers);
- Wood slat ceiling install (equipment: scissor lifts);
- Painting drywall finishes (equipment: scissor lifts);
- Exterior window pressure bar and metal panel caulking (equipment: boom lifts, hammers);
- Exterior glass installation (equipment: boom lifts, drills);
- Exterior door frames (equipment: drills, hammers);
- Stair painting (equipment: airless sprayer, grinders, ~~sanders~~).

Level 2

- Electrical and lighting (equipment: scissor lifts, drills, band saws, hammers);
- AV/Fire Alarm/Data (equipment: scissor lifts, drills, ~~bandsaws~~, hammers);
- Interior storefront installation (equipment: scissor lifts, chop saws, drills, hammers);
- Fabric panel installation (equipment: drills, hammers, compressor, staple gun);
- Ceiling tiles, sprinkler trim, light fixtures and low voltage device installation (equipment: scissor lifts, drills);
- Toilet partitions and accessories (equipment: drills, hammers, lasers);

Sample construction notice

<https://pdc.ucr.edu/projects/batchelor-hall-renovation>

- **The Space Management team will work collaboratively with department heads and occupants to find the best temporary space within the available inventory. The team will confirm occupant space needs and begin the assignment process by phase.**
 - **Phase 1 occupants will be contacted immediately following the Town Hall to continue this process.**
- **Furniture and equipment moves will be completed by Burgess movers except when other vendors are required to maintain warranties, to ensure safety of sensitive equipment, or if chemicals require special handling.**
 - **The project team will work with occupants to coordinate all details of the moves. Meetings will be held by phase.**
- **Occupants will be responsible for packing and labeling their items (using provided supplies) and to ensure the floor and horizontal work spaces are cleared. The project team will walk each space with occupants to discuss requirements to begin the move process.**

- **The project schedule should be confirmed and communicated to you by the end of November**
- **Project move team will meet with occupants and department leadership to confirm space requirements**
 - **Phase 1 move discussions will be scheduled immediately following the town hall**

Questions?