

UC Merced Downtown Campus Center Project Update

# Why a Downtown Campus Center?

- To serve as a connection between UC Merced & The Community of Merced
  - Provide Economic Stimulus to the downtown area
  - Improvements in Merced benefit the UC in the long-term

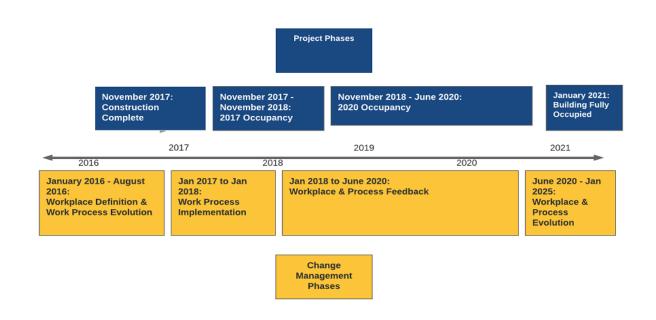


- To maximize space on campus
  - Free up as much space as possible to support The UC's Mission
    - Research, Teaching, Public Service

## Overview

- Transition readiness
- Data
- Next Steps

#### DOWNTOWN CAMPUS CENTER TRANSITION TIMELINE



## The Transition Readiness Assessment

- Conducted in the Fall of 2015
  - Seeking to understand how we currently work
- Why was an assessment done?
  - To obtain data and focus resources to key areas
  - Determine level of congruence with the new workplace configuration
- Allow Time for Preparation
  - Assessment done 18 months prior to the opening of The Downtown Campus Center
  - Opportunity exists to help make the transition more successful
- Data Gathered
  - Out of 250 people queued, 180 participated from various departments on and off campus.

## **Data Collection Overview**

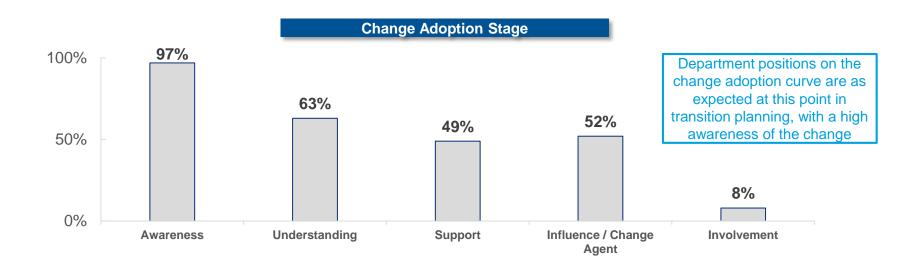
We interviewed and/or surveyed nineteen Departments to understand the technical

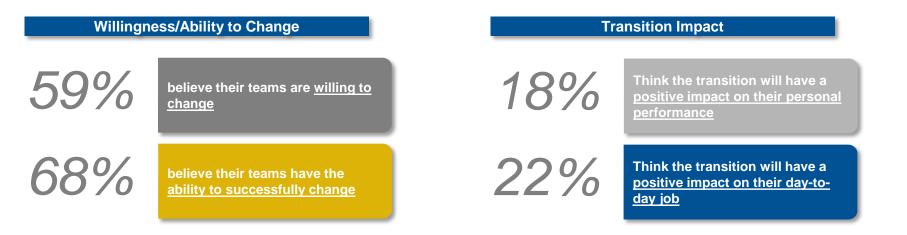
needs and cultural environments of the Departments

Group	Interview Date	Interview Participants	# of Survey Respondents
APPO	11/09/15	Gregg Camfield, Rosemary Salazar, Michelle Snyder	6
BAS- Accting/ Bus Services	11/09/15	Michael Riley	12
BAS- ACT	10/22/15	Tony Smullen	18
BAS- Design & Construction			7
BAS- HR	11/12/15	Brian Powell	14
BAS- Payroll/ Fin Mgmt./ Ins	11/09/15	Michael Riley	5
BAS- Procurement	11/09/15	Michael Riley	8
BAS- Strategic Facilities/ BFSI/ Business and Admin Services	11/03/15	Andrew Boyd, Sonia Johnston, Colleen McCormick	7
CO- Comms and Govt Rels	11/02/15	Cori Lucero, Patti Waid	12
CO- Internal Audit/ Policy/ EEO	11/09/15	Jody Gonzalez, Sheryl Ireland, Todd Kucker	6
Dev and Alum Rels	11/09/15	Robert Avalos, Lisa French, Kyle Hoffman, Lisa Pollard, Shannon Runyon	13
IT- Campus Tech, Research Computing	11/03/15	Ann Kovalchick, Peter Deutsch, Nick Dugan, Al Espinoza	10
IT- Executive/ Admin	10/27/15	Ann Kovalchick, Peter Deutsch, Nick Dugan, Al Espinoza	6
IT- Security, Core and Apps	11/03/15	Ann Kovalchick, Peter Deutsch, Nick Dugan, Al Espinoza	21
OPB- Finance/ Planning & Budget	11/03/15	Donna Jones, Veronica Mendez	6
OPB- IRDS	11/03/15	Nancy Ochsner	5
OPB- Real Estate	11/03/15	Abigail Rider	5
Off of Research	11/02/15	John Jackson, Autumn Tjalsma	12
Student Affairs	11/02/15	Brian Gresham, Tammy Johnson, Encarnacion Ruiz	7

# Attitudes and Opinions about the Transition

Beyond the technical and cultural challenges, more needs to be done to build support and explain how the transition will benefit staff and impact performance





## **Technical and Cultural Readiness**

Key take-aways about the Departments' overall readiness for the transition

1

<u>Solid Starting Position</u> -- While approximately 40% of the Departments are well aligned with the DTCC design concept a similar number (~40%) are not well aligned with the new concept. The remainder were located some place between these two.

2

<u>Technical Needs</u> -- The biggest technical needs focus on addressing the paper-based processing needs of some of the Departments and privacy related to confidential and sensitive information.

3

<u>Cultural Needs</u> – Given that many of the Departments say they are less mobile and have a quiet work environment, noise and having the same workspace everyday are large concerns.

# **Opinions and Attitudes Summary**

The employee survey revealed several key take-aways

1

<u>Positive Attitudes about Change</u> -- There is a positive attitude towards willingness to change, which will provide a good foundation for transition planning

2

<u>More Communication Required</u> -- Employees do not feel like they have received much information and are generally uncertain about the transition, which is not uncommon at this point in planning.

3

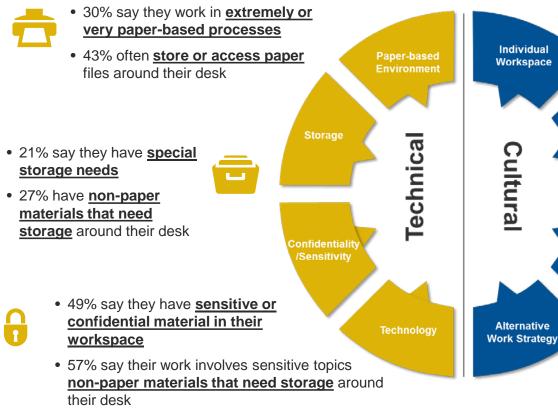
<u>Leadership-led Communications</u> -- Employees do not feel like they understand Leadership's vision, or feel its support for the transition. Using targeted communication to address concerns, principally around the building space and safety, Leadership can put the pieces in place for a successful move

4

<u>Uncertain about Transition Impact</u> -- Staff are generally uncertain if the transition will have a positive impact on their job or will be worth the effort. More communications and hands-ons experiences will be required to convince staff of the benefits and demonstrate the impact on their personal performance

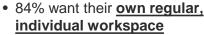
# Technical and Cultural Challenges

Paper-based processes, confidentiality/sensitive issues, noise, and workspace needs will be the biggest challenges to overcome



- Throughout the interviews, managers were concerned about space for private and/or performance related conversations
  - 64% of staff <u>don't have standard computer</u> technology throughout their Department







the same desk everyday as a top priority



Noise

**Foot Traffic** 

- 67% say that noise negatively impacts their work
- 61% say that those who are loud should move to not disturb others

 64% say that a lot of people walking by them will negatively impact their work



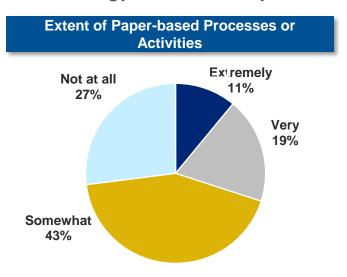


 82% say they <u>don't work from home</u> on a regular basis

# Paper-based work environment



Paper-based processes will be a significant technical challenge. This impacts processes, storage needs, technology, and workstyle





Often store or access paper files and reference materials in file cabinets and storage around their deck

39%

Are part of a Department that has numerous filing cabinets or rooms full of paper documents

## Sample of the Paper-based Processes

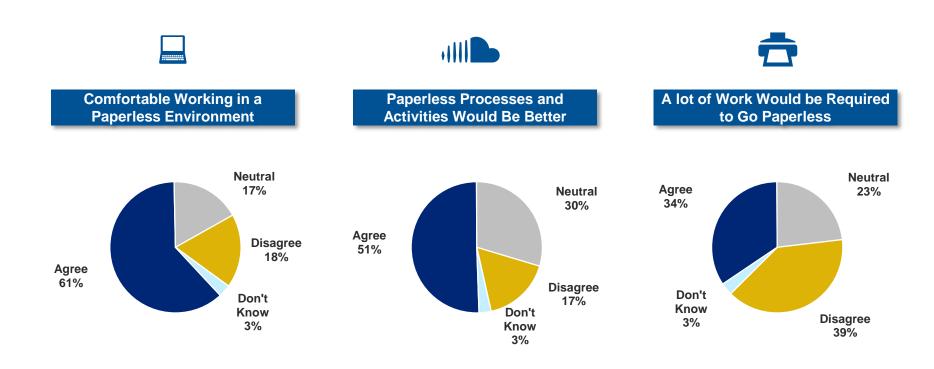
- Onboarding
  - Employment verifications •
- Payroll
- Purchase orders
- Travel reimbursement
- Invoices to send to UCLA

- Journals entries
- Ledger reconciliation
- Recharge processing
- Donor agreements
- Maps and floorplans
- Equipment transfer

While less than half say they work in a paper-dependent environment, it will require significant resources to get these Departments ready to work in a different work environment

# Paper-based work environment

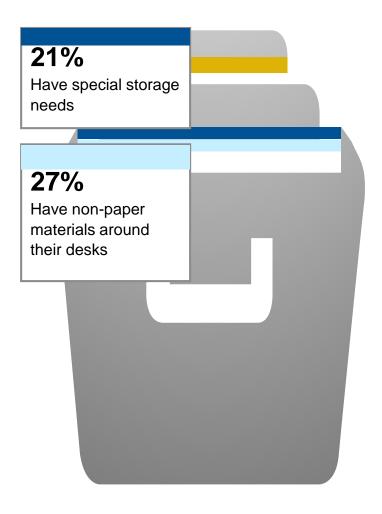
Despite the amount of paper, staff have a somewhat positive perspective about going paperless



Given the somewhat positive attitudes and the need to go paperless, focusing time and resources in this area will have powerful downstream impacts

# Storage

Around one-fifth of the staff have special non-paper-based storage needs which may need to be incorporated into design considerations



# Security / Confidentiality



Working with confidential and sensitive material is a hot button topic for many Departments moving to the DTC

49%

have sensitive or confidential material in their workspace

57%

say their work involves sensitive topics



# Some Sensitive/Confidential Information Groups Access and Use

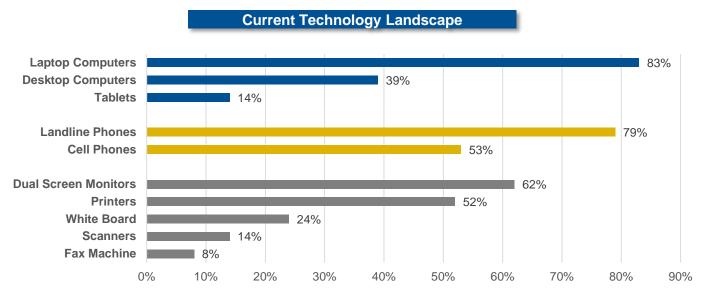
- PII
- Salary information
- Benefits information
- Performance Management
- Investigation files

- Donor Information
- Bidder documents
- Costing Information
- Confidential work products
- Upcoming UC Merced plans

While not all materials may be equally confidential or sensitive, this is a large concern for the staff and will need to be addressed with staff involvement

# **Technology**

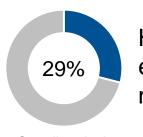
The wide variety of computer technologies used by the staff will complicate the design and hinder the ability to fully leverage the open work environment



Percent of Staff that Have Technology

## **Similar Technology**

- 36% use the same computer technology as the rest of their Department
- 36% would not mind switching technology in order for their Department to use standard technologies



# Have ergonomic needs

- Standing desks
- Ergonomic chair
- Keyboard tray
- Foot rest
- Mouse
- Wrist pad



# Individual Workspace



Many had a lot of questions and difficulty with the prospect of not having their own desk everyday





I am not going to be sitting at the end of a table with two little boards for privacy, that's not my style



13 out of 19

Departments rated having the same desk as a top priority



51%

Think having an office is a sign of achievement

Having an assigned desk was the most frequently discussed topic in open forums and interviews

Why staff want their own desk

- · To know they will sit by co-works
- To create a space with their personal effects
- **Maintaining ergonomic enhancement**
- · Concerns about germs

Given that the staff are currently not very mobile, concepts such as general hoteling will not be easily embraced by the staff and may be counterproductive

## Noise

Noise levels in the collaborative space are expected to be the most significant cultural issue which will require design and change management considerations



**67%** say that noise negatively affects their work



**61%** say those who are loud should move



...Working in a room with a large amount of people would be quite the transition as part of me would be constantly listening to see if anyone needs anything making it harder for me to focus and concentrate

We can focus when
we need to in our
suite— I'm nervous
about being able to
control the noise
levels in the
Downtown Center



Determining the norms around noise and who has to move, those who are collaborating or those who want quiet, will be a critical decision for the culture of DTC

## **Foot Traffic**

Increased foot traffic and visual distractions will be a cultural change, particularly for those in offices and suites today



Generally most <u>staff</u> said they <u>aren't too mobile</u>...

32% often collaborate with others

13% spend a lot of their day moving around

...and <u>few</u> currently <u>have</u> to deal with much <u>visual</u> <u>distractions</u>...

**50%** say few people walk by their desk

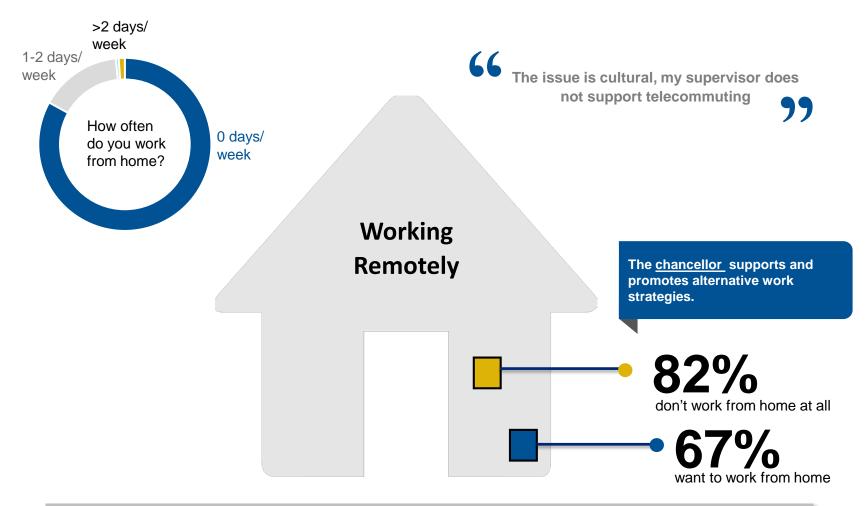
45% are in an individual or shared office

...This may be why 64% think a lot of people walking by them will negatively impact their work

A collaborative environment with visual distractions will be an adjustment that may take time. Building and phasing out temporary walls or divides may help ease into the change

# **Alternative Work Strategy**

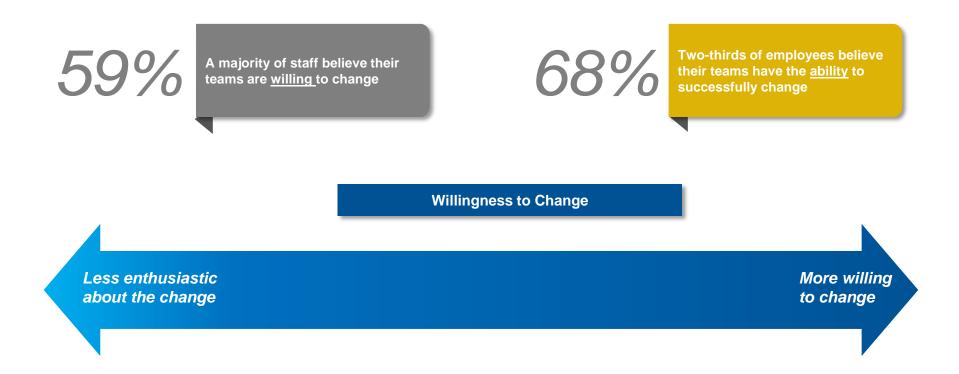
While AWS is an official UC Merced policy, few employees work remotely, though many would like to



With a new working environment, alternative work strategies should be supported as the change is adopted and staff grow into their roles

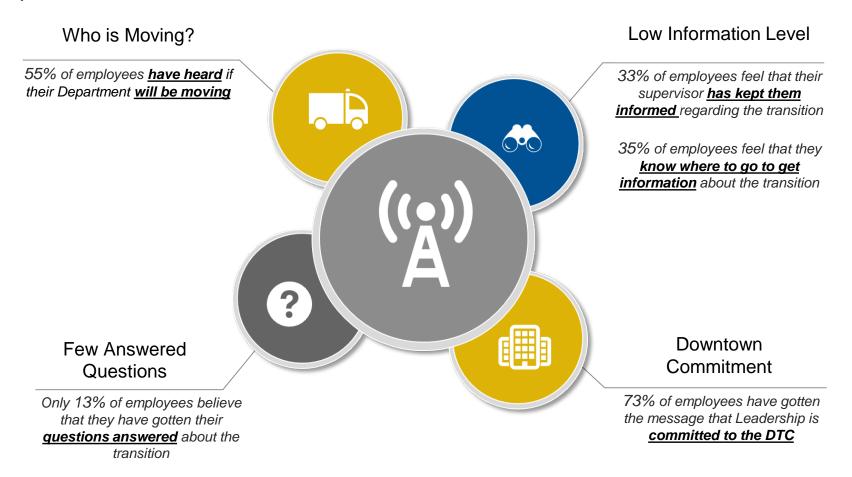
# Willingness and Ability to Change

Staff's attitudes towards change are generally positive, although there are differences across Departments



# Receiving Information About the Transition

Improving information flow to employees could help move them up the change adoption curve



While staff say they are aware and understand the transition they still have questions and don't know where to go to get information. A robust communication program is required to help fill in the blanks, answer questions, and build support for the transition

# Leadership's Role in Communicating the Message

UC Merced Leadership communication provides an area for improvement, and trusted managers could be leveraged to deliver the messages

## **Opportunity**

A strong, targeted communication strategy from leadership could help to alleviate uncertainty and increase support for the transition



### **Project Vision**

Only 32% of employees feel that <u>Leadership has clear</u> <u>vision</u> for how the DTC will fit with the rest of campus

## Support for Employees

Just 34% of employees feel that Leadership is committed to providing them with the support they need to be successful in the transition

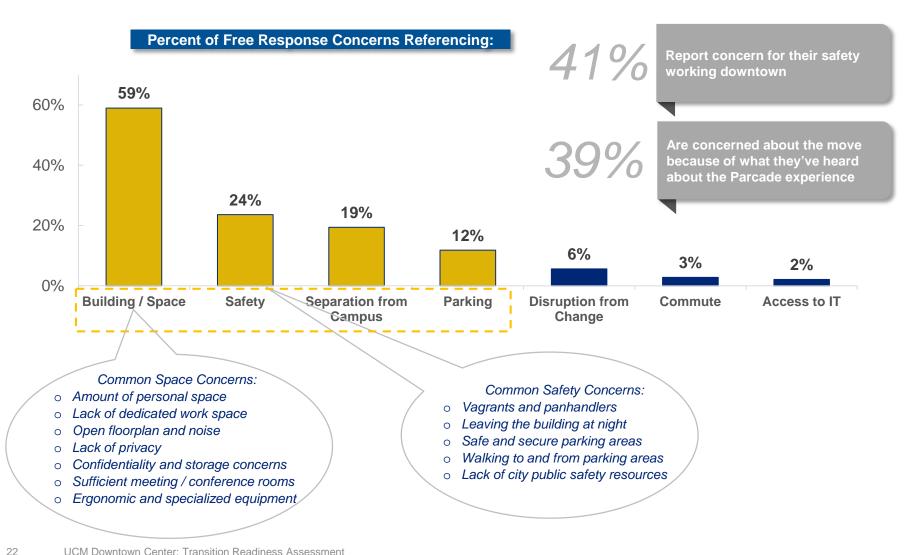


58%

of staff believe their managers
will support them in the
transition, while only 3% do not
believe they will receive the support

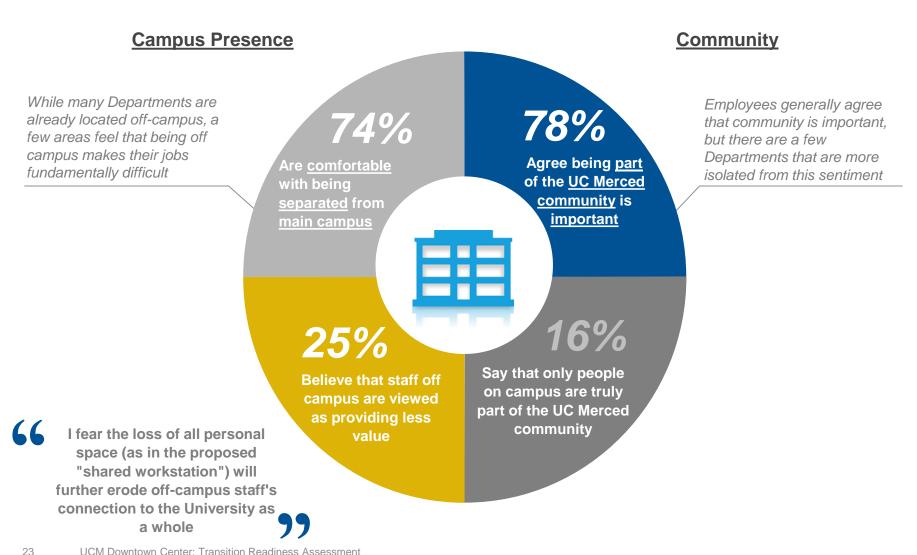
## Concerns

Employee concerns are concentrated in a few areas, primarily work space and safety, which will allow Leadership to concentrate their planning and messaging



# Campus Presence and Community

Working away from main campus is not a significant concern for most teams, although staff do want to feel part of community



# Transition Preparation Recommendations

Sixteen different initiatives are recommended to address the technical, cultural, and project management challenges that have been identified

### **Technical**

#### 1. Paper

- 1.1 Conduct Assessment of Paper Files
- 1.2 Identify BPR opportunities for Paper-Dependent Processes
- 1.3 Develop Business Case for Electronic Document Management System

#### 2. Confidentiality / Sensitivity

2.1 Conduct Assessment of Confidential / Sensitive Data

#### 3. Technology

3.1 Develop a Business Case for Technology Standardization

#### 4. Workplace Options

4.1 Create On-Campus Mobility Space

#### 5. Work Environment

- 5.1 Develop a Location Safety Plan
- 5.2 Develop a Transportation Plan
  - a. Transportation
  - b. Parking

## Cultural

#### 1. Communication

- 1.1 Develop Communications Program
  - a. Develop a Comm. Strategy
  - b. Deliver Messages via Managers
  - c. Build a DTCC website
  - d. Conduct Regular Info Sessions
  - e. Create a Change Network

#### 2. Engagement

- 2.1 Implement a DTCC Engagement Program
  - a. Develop a Staff Engagement Strategy
  - b. Create Mock Workstations
  - c. Schedule DTCC / Neighborhood Relationship Building Sessions
  - d. Conduct DTCC Tours

#### 3. Culture Building

- 3.1 Develop New Cultural Norms for DTCC
  - a. Community Council
  - b. Campus Community Presence
  - c. Leadership Presence

#### 4. Training

- 4.1 Create Training Programs for the Transition
  - a. Technology
  - b. Workplace Culture
  - c. Managing in a New Environment

#### 5. Work Environment

5.1 Expand and Promote AWS

#### **PMO**

#### 1. Project Management

- 1.1 Develop a Comprehensive Transition Plan
- 1.2 Form a Project Management Office
- 1.3 Create a DTCC Governance Structure



## **Technical Recommendations**

The following are a list of recommendations to address technical needs that were identified in the interviews and surveys

- 1 Paper
  - 1.1 Conduct Assessment of Paper Files

Conduct a detailed assessment to understand the policies and mandates that regulate the storage requirements for paper files, the current volume of paper files, current storage arrangement, and who accesses materials and how often. Based on this assessment more detailed recommendations can be made about how to address current paper files and what processes can be implemented in the future. Assessment should focus on Departments who indicate that they have the most paper including BAS- Procurement, APPO, BAS- Design & Construction, and Student Affairs

- 1.2 Identify Business Process Re-engineering Opportunities for Key Paper-dependent Processes
  A prioritized, detailed current state assessment should be conducted of the paper-dependent processes. The assessment would include a mapping of current processes to highlight where and how paper is used and outline possible short-term and long-term solutions. Assessment should focus on Departments who indicate that they have the most paper including BAS- Procurement, APPO, BAS- Design & Construction, and Student Affairs
- 1.3 Develop Business Case for Electronic Document Management System Create the business case for an Electronic Document Management System by gathering and understanding the requirements, options, costs and benefits, risks, and implementation plan for the system
- Confidentiality / Sensitivity
  - 2.1 Conduct Assessment of Confidential / Sensitive Data

Conduct a detailed assessment to understand what confidential and sensitive data staff are accessing, the policies and mandates that regulate access to the data, what processes the data is used in, who accesses data and how often, and the risks associated with the data. Based on this assessment, more detailed recommendations can be made about the how to develop processes and design recommendations to address the unique needs of the Departments dealing with this data. Assessment should focus on Departments who indicate that indicate they often access confidential or sensitive data including APPO, Dev and Alum Rels, IT- Exec/ Admin, Student Affairs

# Technical Recommendations (cont'd)

- 3 Technology
  - 3.1 Develop a Business Case for Technology Standardization
    Create the business case to outline technology standardization options for staff by gathering and understanding the requirements, options, costs and benefits, risks, and implementation plan for technology standardization
- 4 Workspace Options
  - 4.1 Create On-Campus Mobility Space Incorporate requirements for permanent mobility space on campus for DTCC staff who may travel between DTCC and the main campus. These requirements should be included in the 2020 plans to help staff maintain a connection to campus and promote the mobile/collaborative space of the DTCC
- 5 Work Environment
  - ► 5.1 Develop a Location Safety Plan

Engage with the University and City police groups to develop a safety plan for the DTCC including the location and station of University policy within the building, a plan for patrolling the DTCC's immediate surrounding, and potential enhancements and programs to enhance safety (e.g., late night escorts, neighborhood rounds). Use this plan in future meetings with staff to address this underlying concern

- 5.2 Develop a Transportation Plan
  - <u>Accessible Transportation:</u> Analyze options to provide transportation that will make the DTCC easily accessible. Some
    examples include bike share, shuttle bus, car pool system, zip cars, etc. and the logistics of the method (how frequently will
    the bus run, which route, etc.)
  - <u>Parking:</u> Create a list of parking options with cost, location, and safety concerns addressed to distribute to those moving to the DTC. Several are concerned with parking and clarifying this early on will alleviate some uncertainty

## **Cultural Recommendations**

The following are a list of recommendations to address cultural needs that were identified in the interviews and surveys



## **Communication**



#### 1.1 Develop Communications Program

- <u>Develop a Communication Strategy</u>: Create a DTCC communications strategy including a stakeholder analysis, message plan, audience segmentation, media strategy (e.g., email, websites, face-to-face)
- <u>Deliver Messages via Managers:</u> Create messages and communications specifically for managers (AVCs, Executive Directors, and equivalents) to keep this group informed. Enlist this group to communicate to staff. As a trusted resource staff learn from regularly, managers can be used to help build support
- <u>Build a DTCC Website</u>: Build a central website to serve as a clearinghouse for all of the information related to the DTCC that staff
  can leverage on a regular basis. The site should be heavily publicized to engrain in staff that this site is the central hub for all
  DTCC-related questions and materials
- <u>Conduct Regular Information Sessions</u>: Identify topics, determine the frequency, and a schedule to conduct information sessions/roadshows with staff at each location to keep them informed about the status of the DTCC and to continuously answer their questions.
- <u>Create a Change Network</u>: Develop a list of key non-leadership members in critical Departments to help deliver critical messages to staff member, gather feedback, and offer recommendations



## **Engagement Process**



#### 2.1 Implement a DTCC Engagement Program

- <u>Develop a Staff Engagement Strategy</u>: Create an engagement strategy to identify ways to provide an avenue for staff to provide feedback at critical milestones during the process and involve staff in the DTCC decision-making
- <u>Create Mock Workstations</u>: Develop replicas of the potential workstations and put them in different locations so staff can test them and provide feedback about the different designs before final procurement decisions are made
- Schedule DTCC / Neighborhood Relationship Building Sessions: Schedule DTCC-wide and Neighborhood-specific relationship building sessions (as necessary) to provide opportunities for staff to meet and each other and begin building a spirit of community among staff transitioning to the DTCC. These sessions should also be used as a way to start building DTCC-wide and neighborhood-specific identities
- <u>Conduct DTCC Tours</u>: At critical (and safe) milestones during the construction process provide opportunities for staff to tour the space so they can get a feel for the environment and envision themselves working in the new space

# Cultural Recommendations (cont'd)

## 3 Cultural Building

## 3.1 Develop New Cultural Norms for DTCC

- <u>Community Council</u>: Select staff from various DTCC neighborhoods to create a community council. The council should serve as the
  voice of the building and will develop policies and procedures for the new common workspaces including noise levels, use of
  communal conference rooms, use of café areas, sick policies, foot traffic, confidentiality needs, etc.
- <u>Campus Community Presence</u>: Develop programs to incorporate the DTCC into standard campus events. This could include simulcasting events, holding events at the DTCC, replicating events at DTCC, having events for staff and students at DTCC, etc.
- <u>Leadership Presence</u>: For any leadership that is not primarily located at DTCC with staff their, they should be encouraged to be have regular days/times each week to work from DTCC to continue to show support and be available for staff at that location

## 4 Training

### 4.1 Create Training Programs to Support Transition to DTCC

- Technology
  - New Technology: Create comprehensive training for new technologies such as projectors, AV equipment, classroom equipment, projection screens, room reservation systems, secure printing, hoteling systems, etc.
  - <u>Paperless</u>: Develop comprehensive training programs for any of the process that have been re-engineered to reduce paper dependency. This could include new operating procedures and equipment training.
- Workplace Culture: Conduct training about new aspects of the open work environment including social norms, noise levels, use of communal space, etc.
- <u>Managing in a New Environment:</u> Train managers on the best practices for managing in a collaborative environment, managing staff in mobile environments and those using alternative work strategies, methods to track productivity and instilling trust in the staff, etc.

## **Alternative Work Strategy**

#### **5.1 Expand and Promote AWS Programs**

Flex work hour and work from home programs should be enhanced and expanded to help ease the transition into the DTCC. Encouraging flex work hours will help staff acclimate to the new environment and allow for more quiet heads down work staff is requesting. Also work from home programs will also provide more opportunities for secluded heads down work and also encourage the mobility and hoteling concepts that are key components of the open work environment

# **Project Management Recommendations**

The following are a list of recommendations to address some of the project management needs identified during the assessment

1 Proje

## **Project Management**

1.1 Develop a Comprehensive Transition Plan

Create a list of all of the tasks and requirements to transition staff to the new DTCC. This should include tasks related to pre-work to prepare staff for the transition (e.g. re-engineering processes, engagement programs, communication programs, policy development) to the logistics for the transition itself (e.g. eliminating materials, boxing up, moving, unpacking) to post-transition activities (e.g. training, cultural norms) and repurposing old lease space

1.2 Form a Project Management Office

Establish of a central project management office to coordinate all of the different facets of the project including planning, governance structure, status reporting, stakeholder engagement, issue / risk resolution processes, reporting requirements, performance metrics, etc.

■ 1.3 Create DTC Governance Structure

Develop a governance structure and processes for decision-making regarding the DTCC. This should include the roles and responsibilities of the various stakeholder groups (e.g., Chancellor, Space Advisory Council, Downtown Advisory Committee, Community Council)

# Sub-Projects for Downtown Campus Center: How will Staff be Involved?

## Business Process Transformation

- Electronic Document management, automated workflow, business process modernization.
  - IT will be providing DBS 2020 Services to help with this transition

## Technology Team

Standardized workstation technology, AV, and telephony

## Confidentiality/Sensitivity Team

Address issues of confidentiality, and sensitive data for the DTCC

## Downtown Center Culture Team

Neighborhood design and governance, bringing UC Merced into the DTCC

# Sub-Projects for Downtown Campus Center How will Staff be Involved?

## Downtown Center Engagement Team

Further develop staff engagement in the transition and readiness effort for the DTCC

## Downtown Center Communications Team

 Develop a robust communication plan and strategy to ensure that stakeholders are provided with consistent communication about the DTCC project

## Downtown Center One-Team

Development of a central service model for the DTCC for administrative and IT support

## Downtown Center Training Team

 Create training programs to support transition to the DTCC: new technology, workplace culture, space use, managing in a new environment

# Subprojects for Downtown Campus Center How will Staff be Involved?

- Alternative Work and Campus Workspace Options Team
  - Expand and promote AWS programs, create on-campus and DTCC mobility spaces.
- Transportation & Safety Team
  - Address concerns of safety and transportation for the DTCC



Information Technology Services

### **DTCC CONSIDERATIONS**

- Minimal storage space for paper documents
- Cannot take all paper documents to DTCC
- Business Processes should minimize the production of paper documents





Information Technology Services

## **Transformation**

#### **CHALLENGES**

- Some departments have significant amount of back-files
- Current Business processes generate significant amount of paper documents
- Receive paper documents from various sources



## **UCM IT – DTCC Business Process**

## **Transformation**



Information Technology Services

#### **DBS-2020 SOLUTIONS**

#### **Document Capture**

Digitizing paper documents, indexing and tagging with metadata for easier retrieval and sharing

#### **Data Capture**

Electronic/Web based form development to capture data for business processes

#### **Workflow Automation**

Business process automation using web based workflow engine that can interact with both digital documents and electronic forms



# **UCM IT – DTCC Business Process Transformation**

## **UCMERCED**

## Information Technology Services

DBS 2020 & The Move to DTCC

**Business Automation projects** 

Automate your business process using web based workflow engine

**Document Capture Project** 

Convert your paper documents by scanning or import digital documents using electronic data feeds

One-Time Conversion of the back-files project

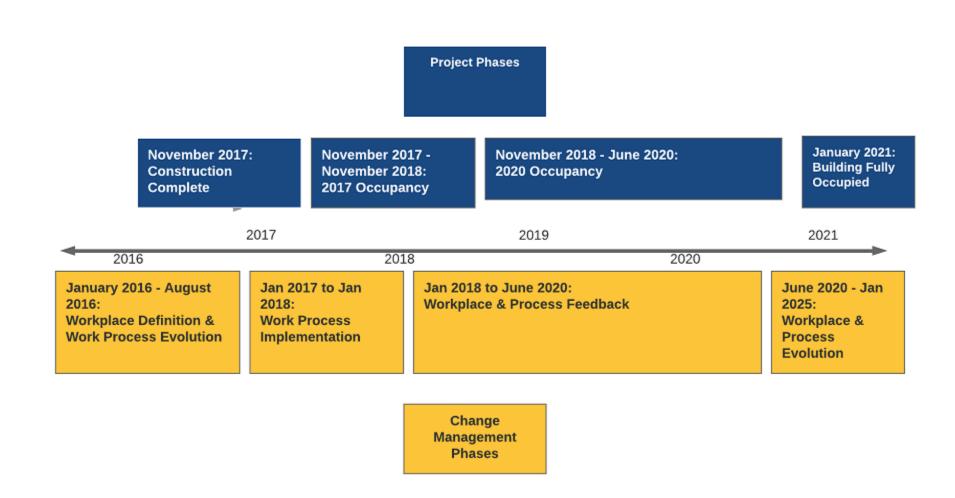
Provide solutions for converting your legacy documents



### PRIORITY DEPARTMENTS FOR BUSINESS PROCESS TRANSFORMATION

- BAS- Procurement
- BAS Accounting/ Business Services
- BAS-Design and Construction
- Human Resources (HR)
- Research Admin Operations
- Sponsored Projects Office (SPO)
- Research Accounting
- Academic Personnel Payroll Office/ Academic Personnel Office (APPO/APO)
- OPB Real Estate
- Development and Alumni Relations
- Student Affairs





## How Will You Be Involved?

- Sub-project implementation and planning led by the DTCC advisory committee, departmental leadership and staff.
- BFSI works as air-traffic control, coordinating efforts between departments.
- Consistent, frequent opportunities for input from staff on all aspects of the project. We want to hear from you! <a href="mailto:bfsi@ucmerced.edu">bfsi@ucmerced.edu</a>

## **Contact Information**

- Email
  - ▶ bfsi@ucmerced.edu
- Website
  - bfsi.ucmerced.edu