

# Leveraging Clear Goals to Enhance Functionality, Identity, and the Student Experience

O'DOWD HALL

OAKLAND UNIVERSITY WILLIAM BEAUMONT

SCHOOL OF MEDICINE

fishbeck

OU  
WB

EAUCH

# MEET THE TEAM



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DESIGN ARCHITECT  
FISHBECK

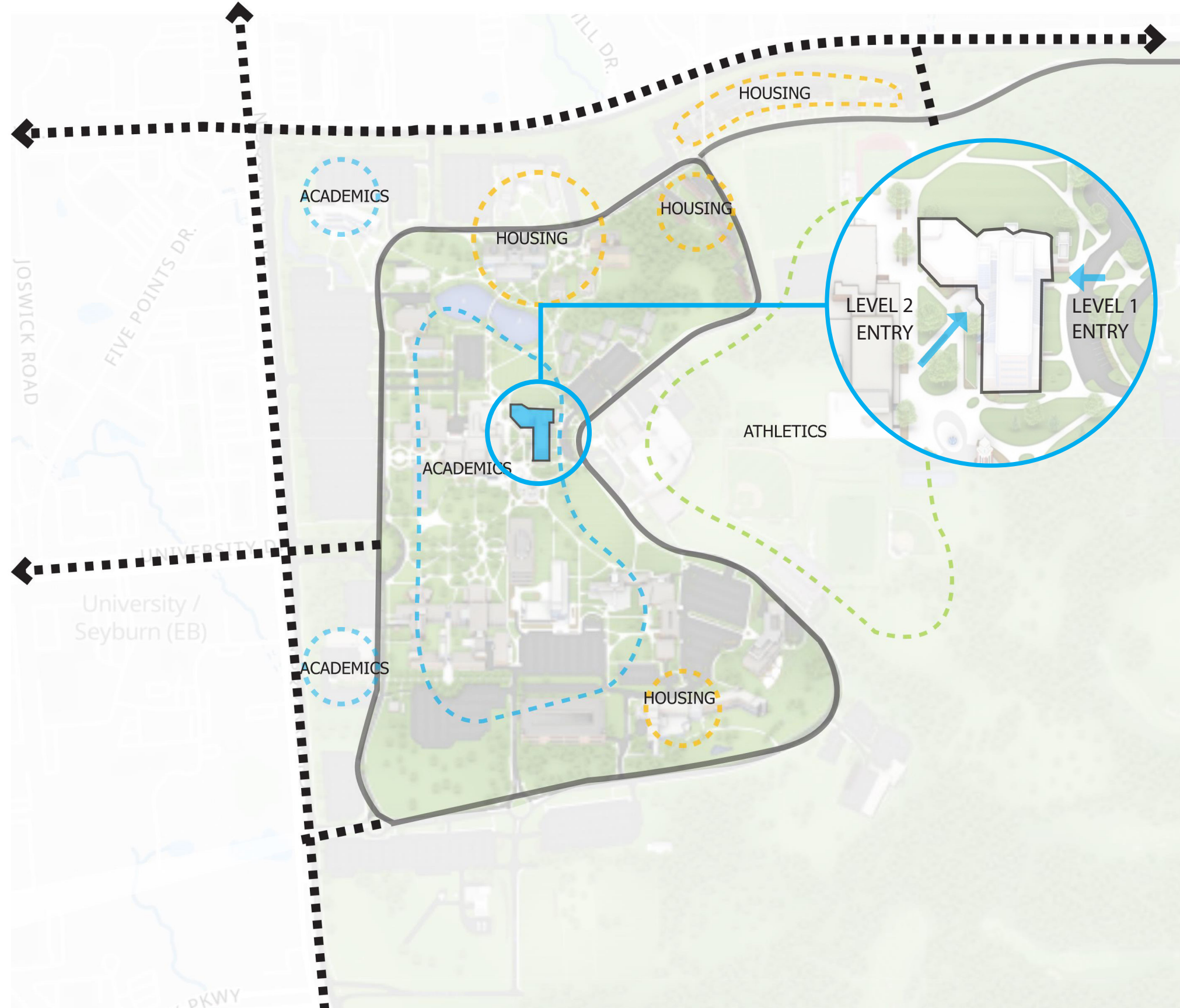
# Overview

## O'Dowd Hall

- Five stories, constructed in 1981, 105,000 sf
- Located in the center of OU's campus, with first floor entry on the building's east side and west side second floor entry at the plaza level
- OUWBSOM occupies multiple floors, with other spaces used by various departments.

## Oakland University William Beaumont School of Medicine (OUWBSOM)

- Inaugural class began in 2011
- 500 student enrollment
- Administration, most classroom and study space located in O'Dowd Hall



# PROJECT REQUEST

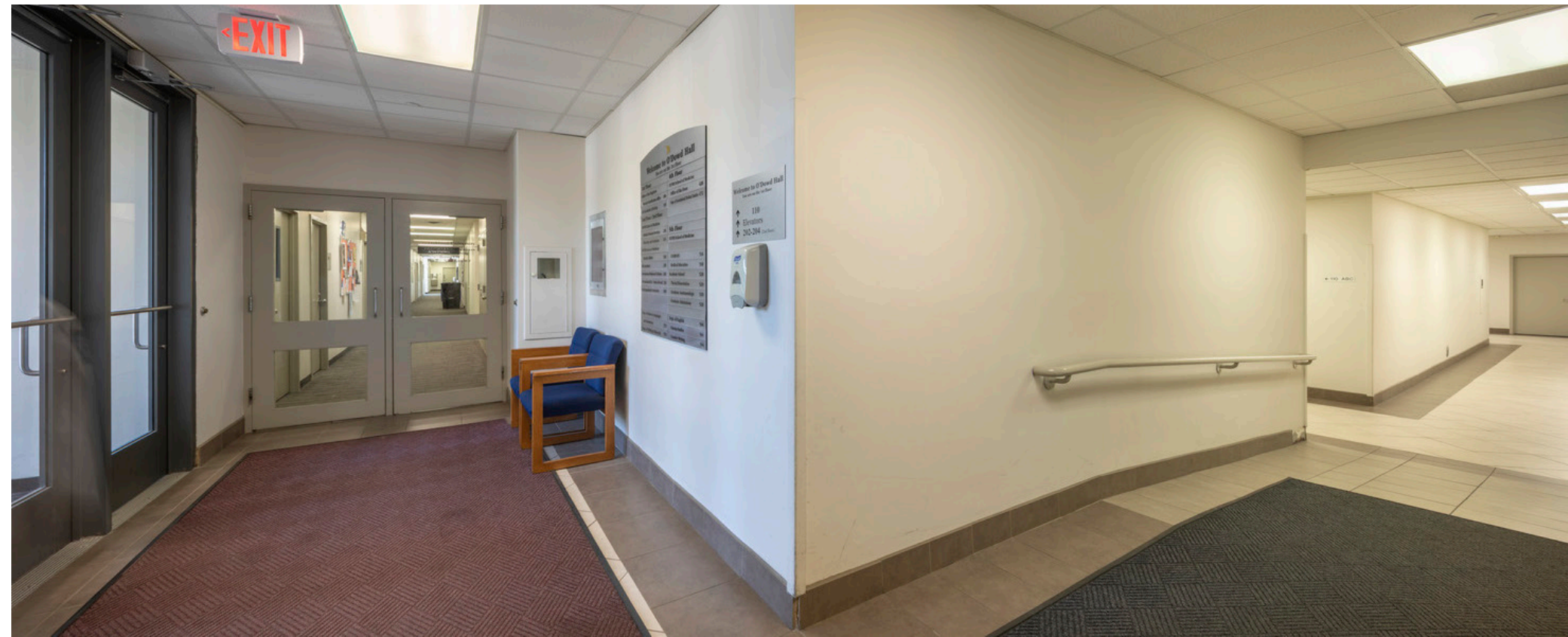
- Increase mid-size active learning to align with curricular goals and accreditation requirements.
- Create a gateway at O'Dowd Hall to establish SOM identity.



Level 1

# PROJECT REQUEST

- The entry lacked visibility and did not create a welcoming impression.
- The lobby had limited space and lacked a clear identity.
- Way finding was challenging, and the access to the upper level was not easily visible.



DESIGN PROCESS

PROJECT  
REQUEST



GUIDING  
PRINCIPLES



GOALS &  
PRIORITIES

# GUIDING PRINCIPLES

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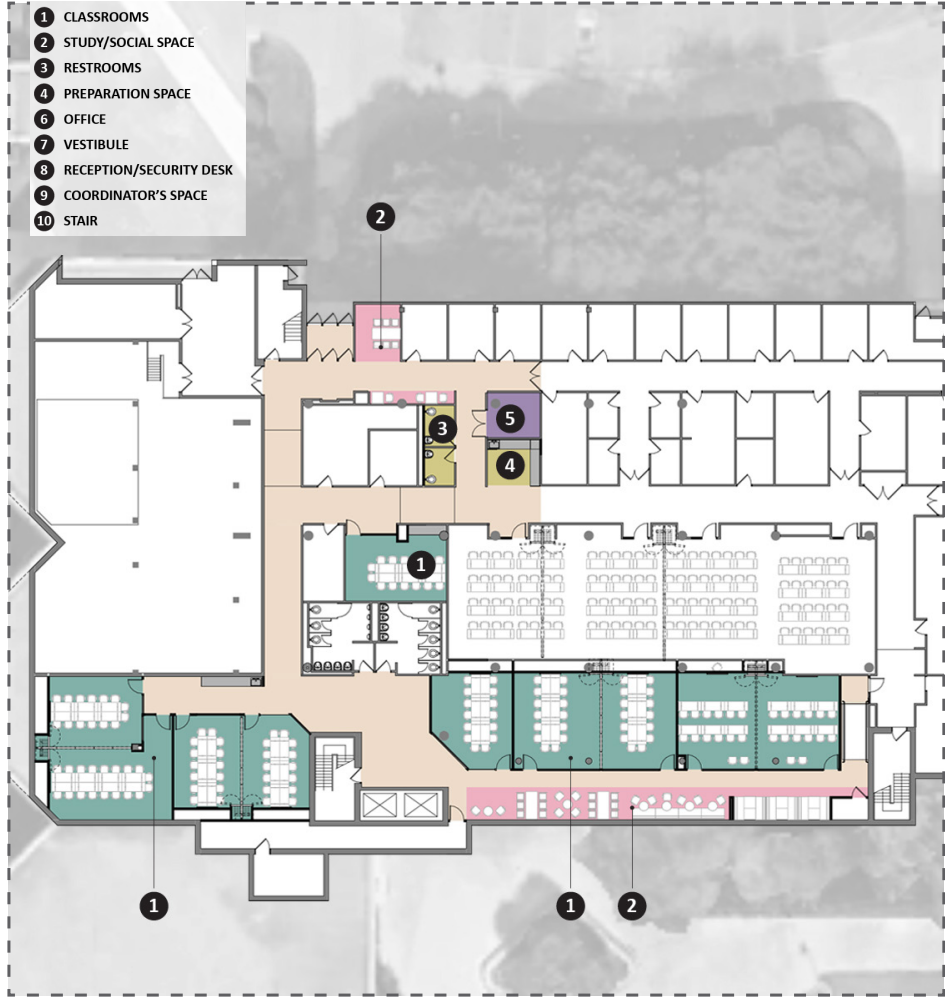
# GOALS & PRIORITIES

- Open Arrival Sequence
- Highlight Entrance
- Minimize Impact on non SOM Space
- Create an Experience
- Reception/Security
- Connect Levels 1+2
- Wellness Room
- Relocate Coordinators
- Improve Vestibule Flow

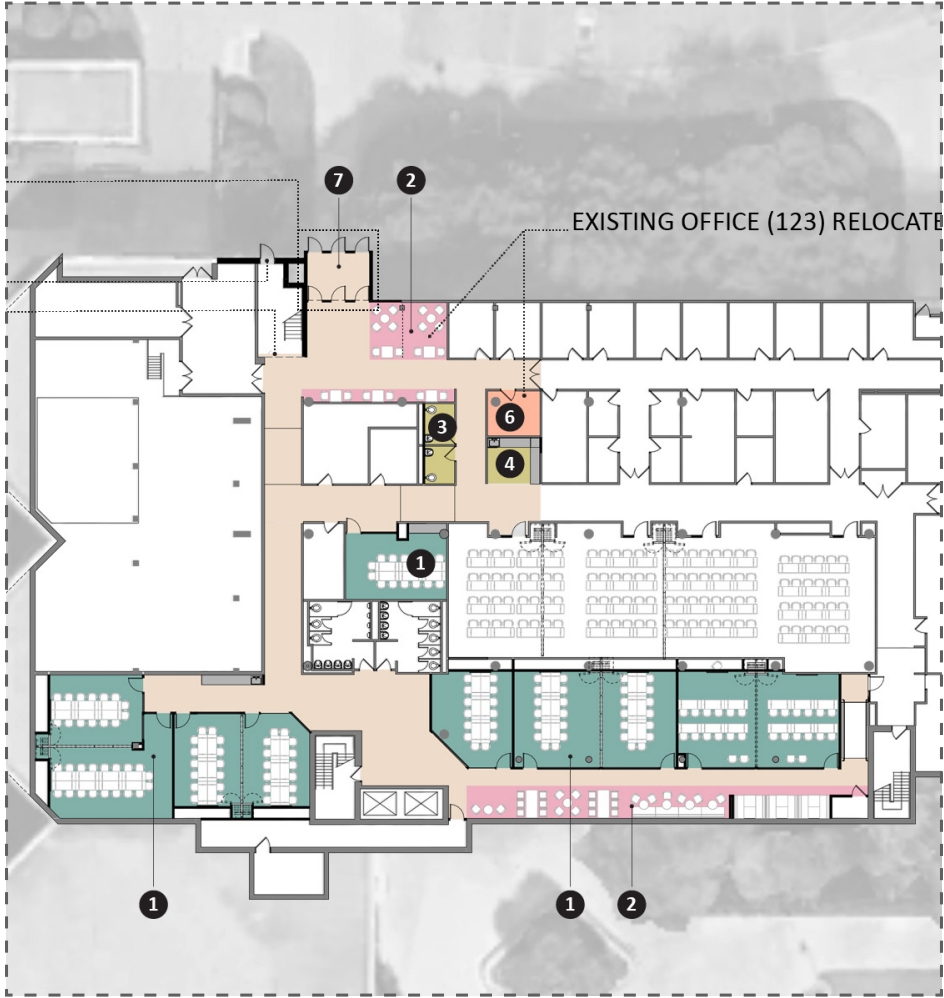




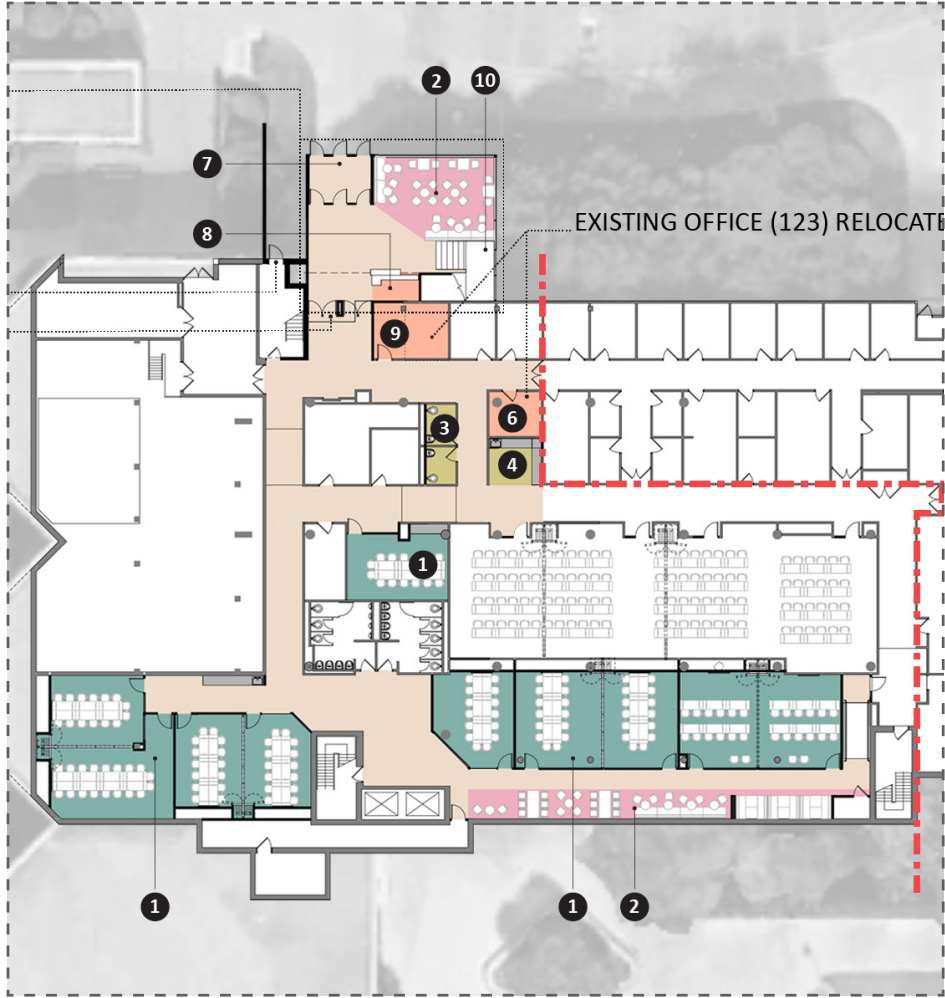
# CONCEPT EXPLORATION



Scheme A



Scheme B



Scheme C

# INFORMED DECISIONS

- Evaluate how each option aligned with project goals.
- Highlighted trade-offs and benefits through comparison.
- Assessed and compared the cost of each option for better clarity.

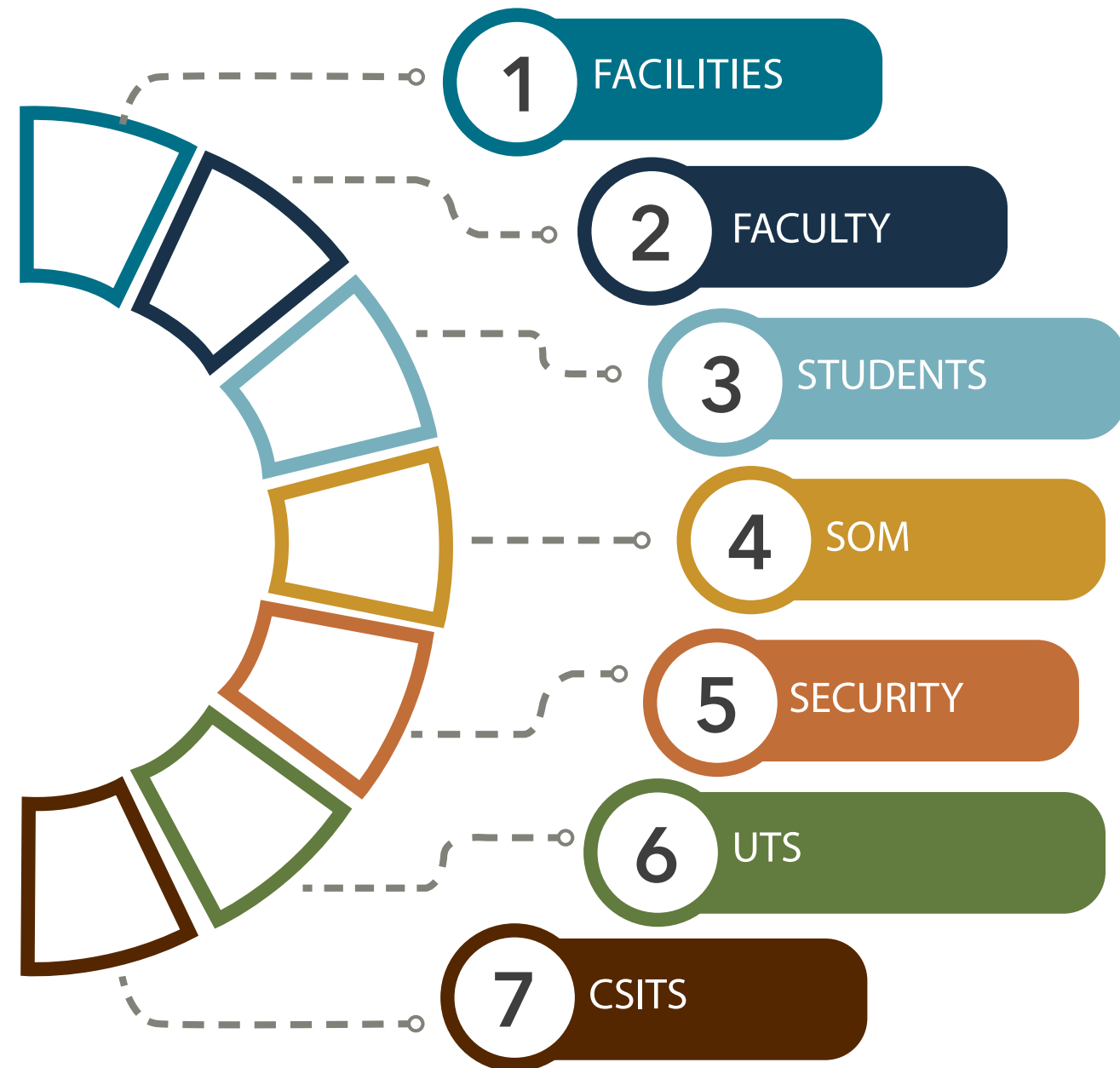
Primary Goals	Scheme A <sup>3</sup>	Scheme B <sup>6</sup>	Scheme C <sup>9</sup>
Open Arrival Sequence	No	Arrive into Study	Arrive into Atrium
Highlight the Entrance	Option for New Canopy	New Vestibule + Canopy	Atrium Projection
Minimize Impact on non AOM Space	No Relocations	Relocated Office 123	Option for no Impact
Meet Code	Yes	Yes	Yes

Secondary Goals	Scheme A	Scheme B	Scheme C
Create an Experience	No	No	Yes
Reception/Security	No	No	Yes
Connect Levels 1 + 2	No	Open Existing Stair	New Stair
Wellness Room	No	Yes	Yes
Relocate Coordinators	No	No	Yes
Improve Vestibule Flow	No	Yes	Yes

Areas	Scheme A	Scheme B	Scheme C
Renovation	2,500	2,500	2,500 (incl L2)
Addition	N/A	200	1,500
<b>Total</b>	<b>2,500</b>	<b>2,700</b>	<b>4,000</b>
Cost	\$	\$\$	\$\$\$

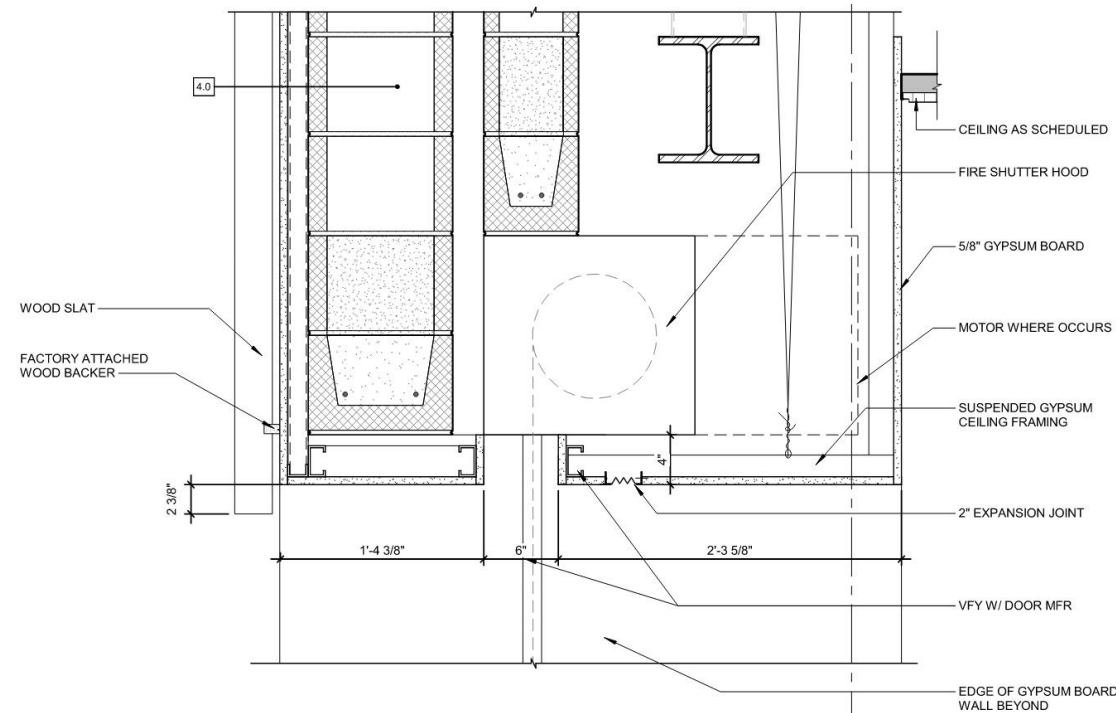
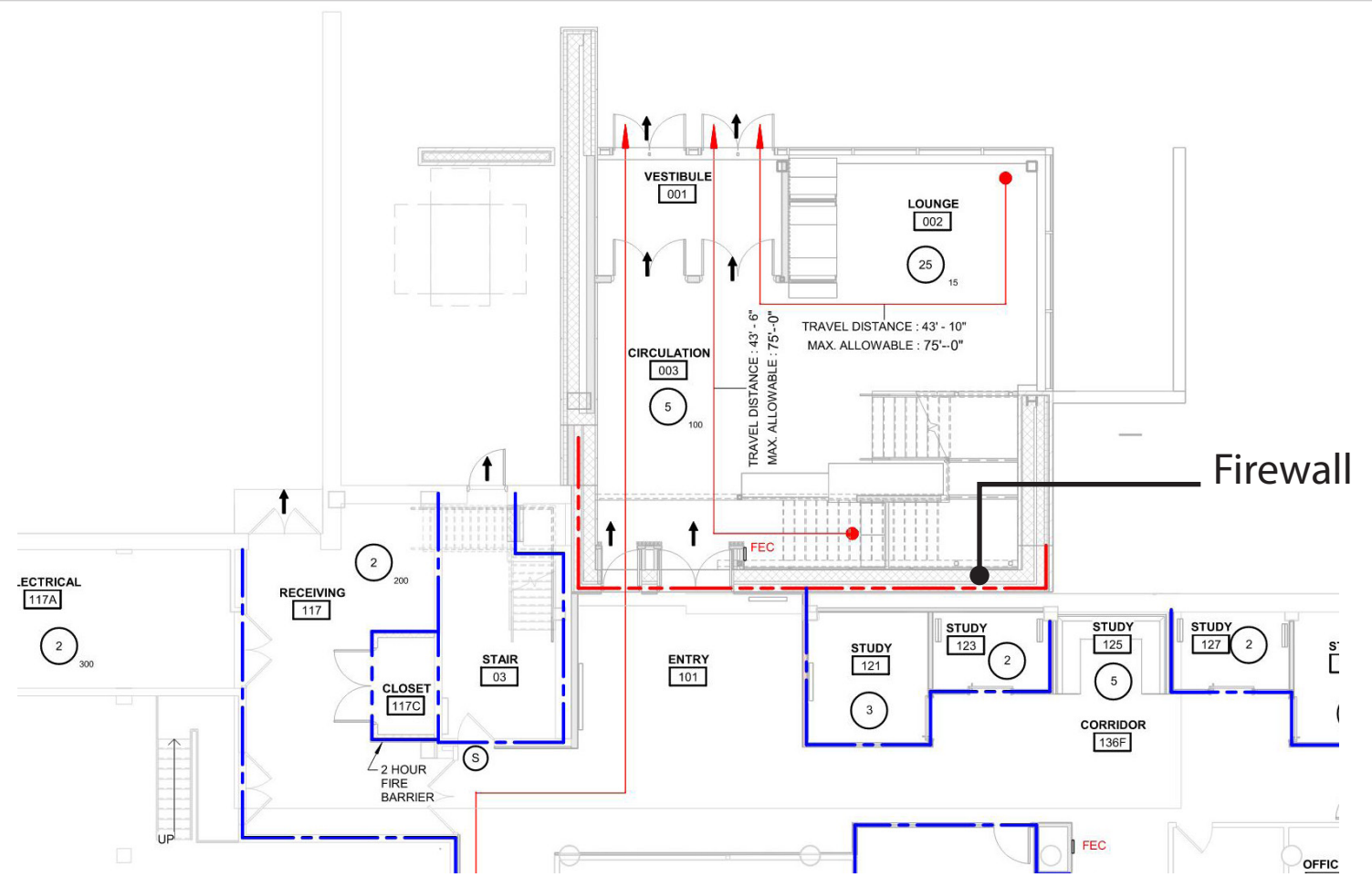
# STAKEHOLDER ENGAGEMENT

- Identify Decision Makers
- Engage Users Early
- Iterative Feedback Loop
- Maintain Transparency
- Collaborative Approach



# MODERNIZING EXISTING FACILITIES

- Existing Building:
  - » 105,000 sf 5 story partially sprinkled II-B building. Mixed use B and A-3 building.
- Building Addition:
  - » The addition is separated by a fire wall, with three independent walls ensuring structural integrity and fire code compliance. Openings are limited per the Michigan Building Code to maintain fire resistance.
- Exiting strategy:
  - » First-floor occupants exit through the addition, separated by a 2-hour fire wall. The new stair is not for egress, so a 2-hour fire shutter and smoke detection ensure continuity. The second-floor exit door is relocated within the stair enclosure.



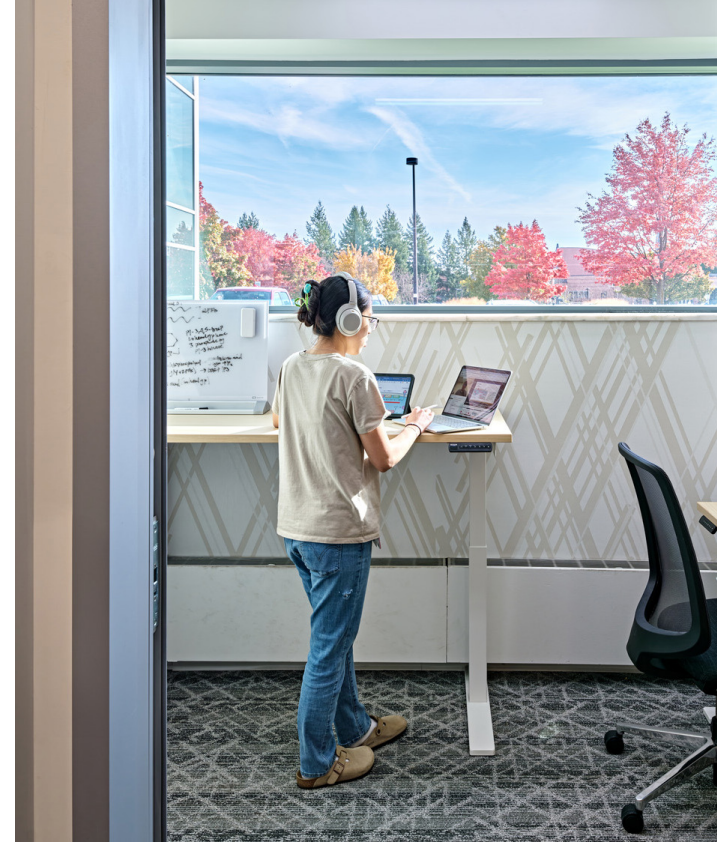
# MODERNIZING EXISTING FACILITIES

- Rated Partition Conditions:

- » All new corridor walls will be constructed as a 1-hour fire barrier, including partitions, glazing, and doors according to section 15.3.6. Corridors shall be separated from other parts of the story by walls having a minimum 1-hour-fire-resistance rating pursuant to section 8.3.
- » New ratings will only be applied to new walls or walls included as part of our renovation.
- » All air distribution will be via ducted supplies with plenum returns, fire/smoke dampers and detection will be included at each barrier.

- Study and prep spaces:

- » Michigan's amendment to NFPA 101 states that the space created should include fixed furniture, hardwood, noncombustible.



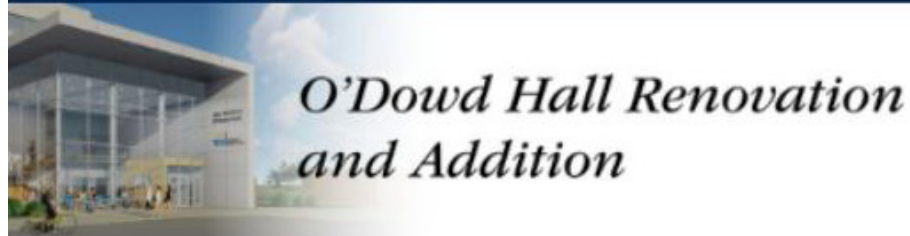
# CONSTRUCTION STRATEGIES

- CM brought into the project during design
- Initial meetings to understand impact of construction to the stakeholders and other building occupants
  - » ADA parking and access to the building
  - » Elevator
- Deferred maintenance
  - » Pre-purchase of AHU
- Security
  - » BR glazing vs film



# COMMUNICATION STRATEGIES

- Comprehensive construction logistics analysis
- Clear, forthright communication
- Multiple methods to get information out
- Town hall for the building and campus community
- Continued updates to the stakeholders and OUWBSOM including:
  - » Weekly Construction Updates
  - » Superintendent Emails
  - » School of Medicine Newsletters
  - » Video tours
  - » Donor walk



February 23, 2024

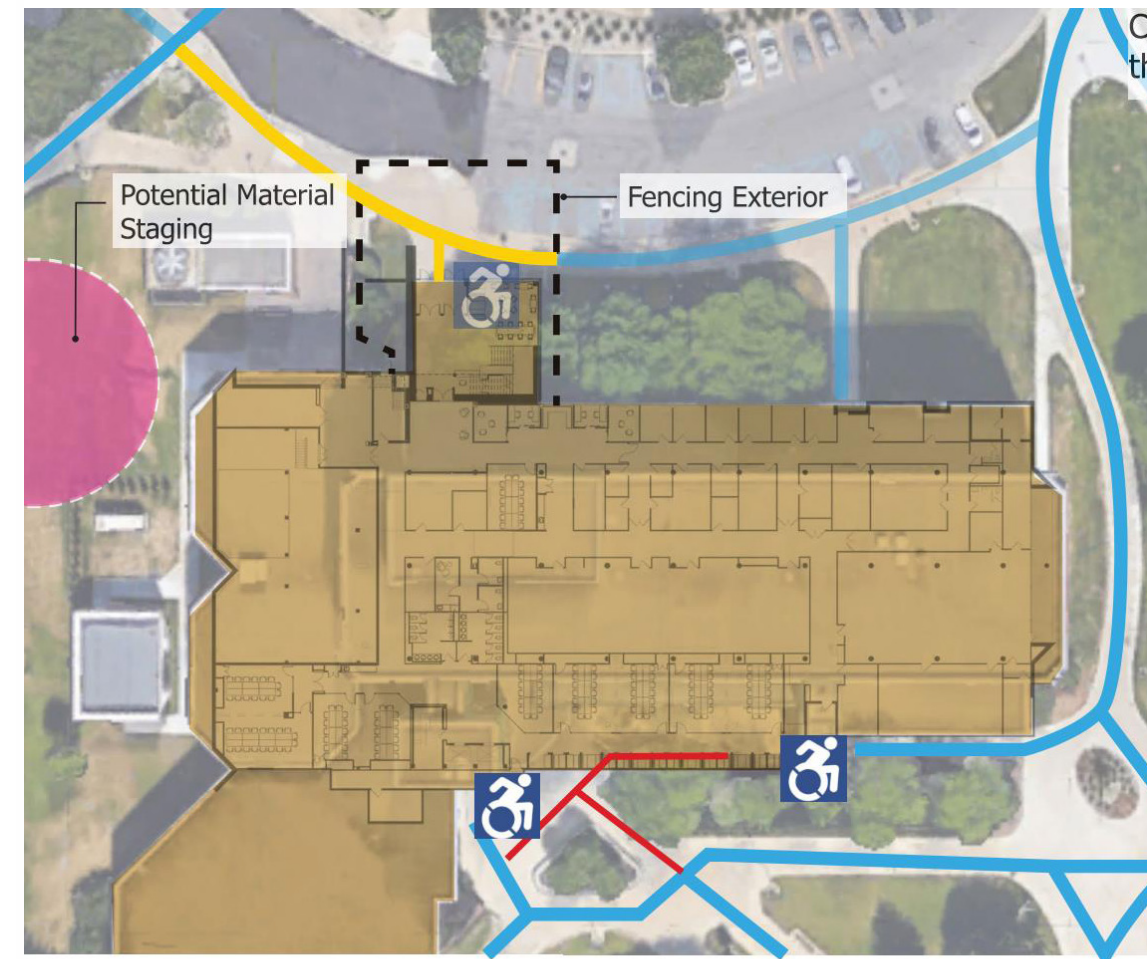
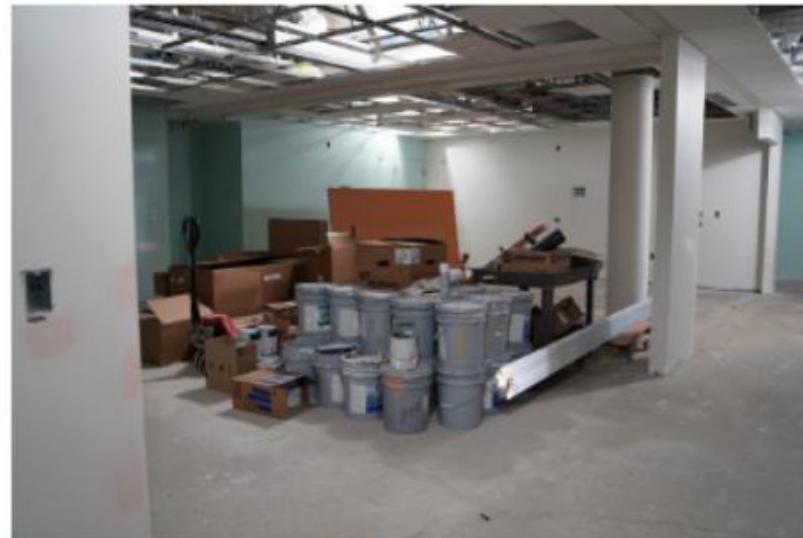
### Reminder!

#### Wi-Fi shutdown on first floor of O'Dowd Hall

The contractor will be taking the network offline to install wiring and Wi-Fi connections on the first floor of O'Dowd Hall on Feb. 26, 27, and 28. Wi-Fi connection will be unavailable in the offices and in classroom 110.

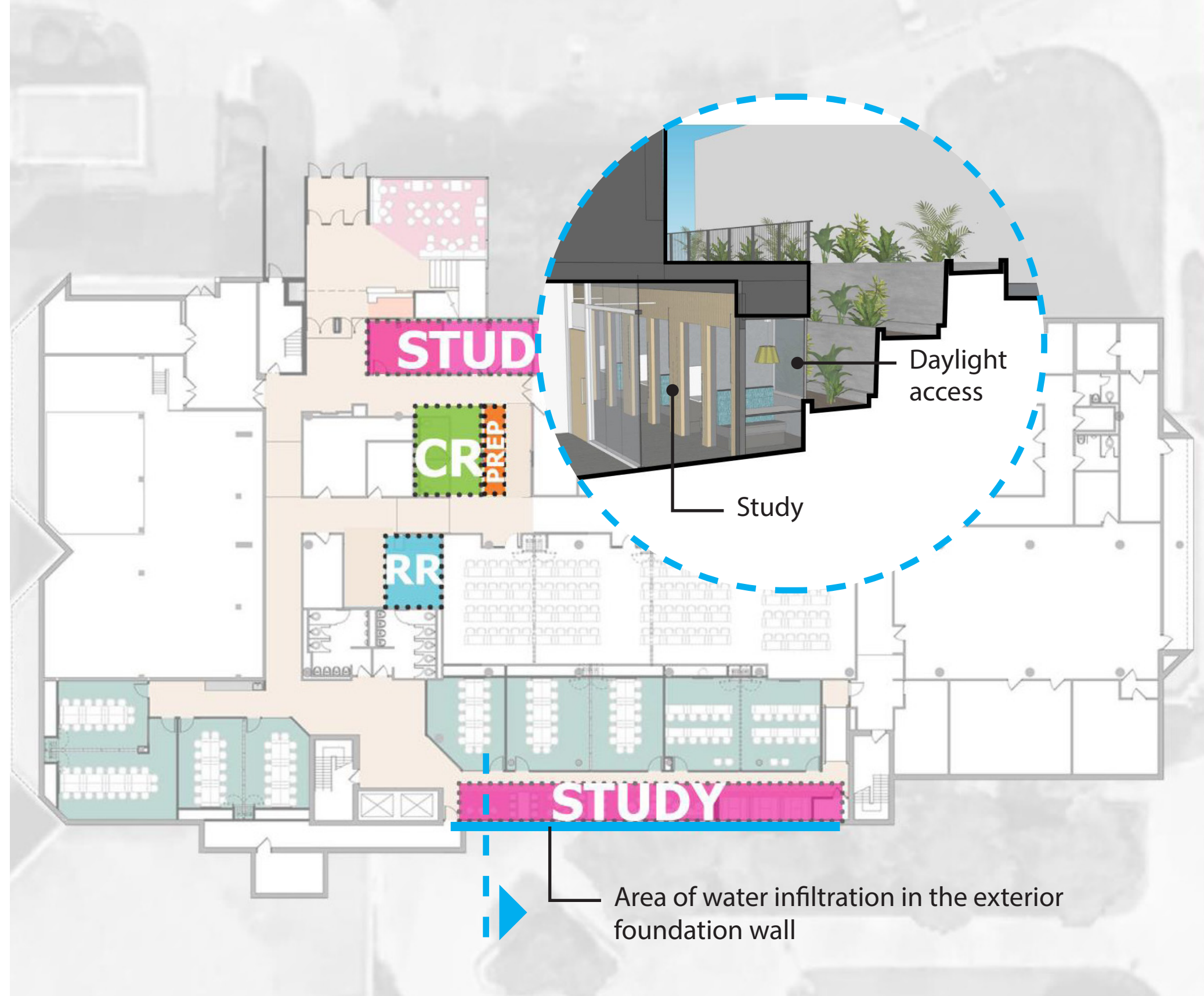
### A peek inside!

With the installation of drywall and the initial coat of paint on the classroom walls, let's take a peek at how things are shaping up on the first floor.



# TURNING CHALLENGES INTO OPPORTUNITIES

- Water Infiltration Challenge
- Expected Approach: Excavation and Insulation
- Leveraging Guiding Principles
- Enhancing Space with Daylight





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# THANK YOU

Questions + Answers

