OPTIMIZE TO MAXIMIZE:
EVOLVING EXISTING CAMPUS ASSETS

University of Kentucky: White Hall Renovation

SMITHGROUP


SHORTCUT HIGH
WANNA BE COOL...STAY IN SCHOOL!


MISSION WINNOW
16
Lenovo
WEICHAI
V-Power
8eightcap
MAHLE
KASPERSKY

OPTIMIZE TO MAXIMIZE

To *strategically* improve something in order to achieve the *greatest* possible *outcome.*

What does that mean for a campus building renovation?

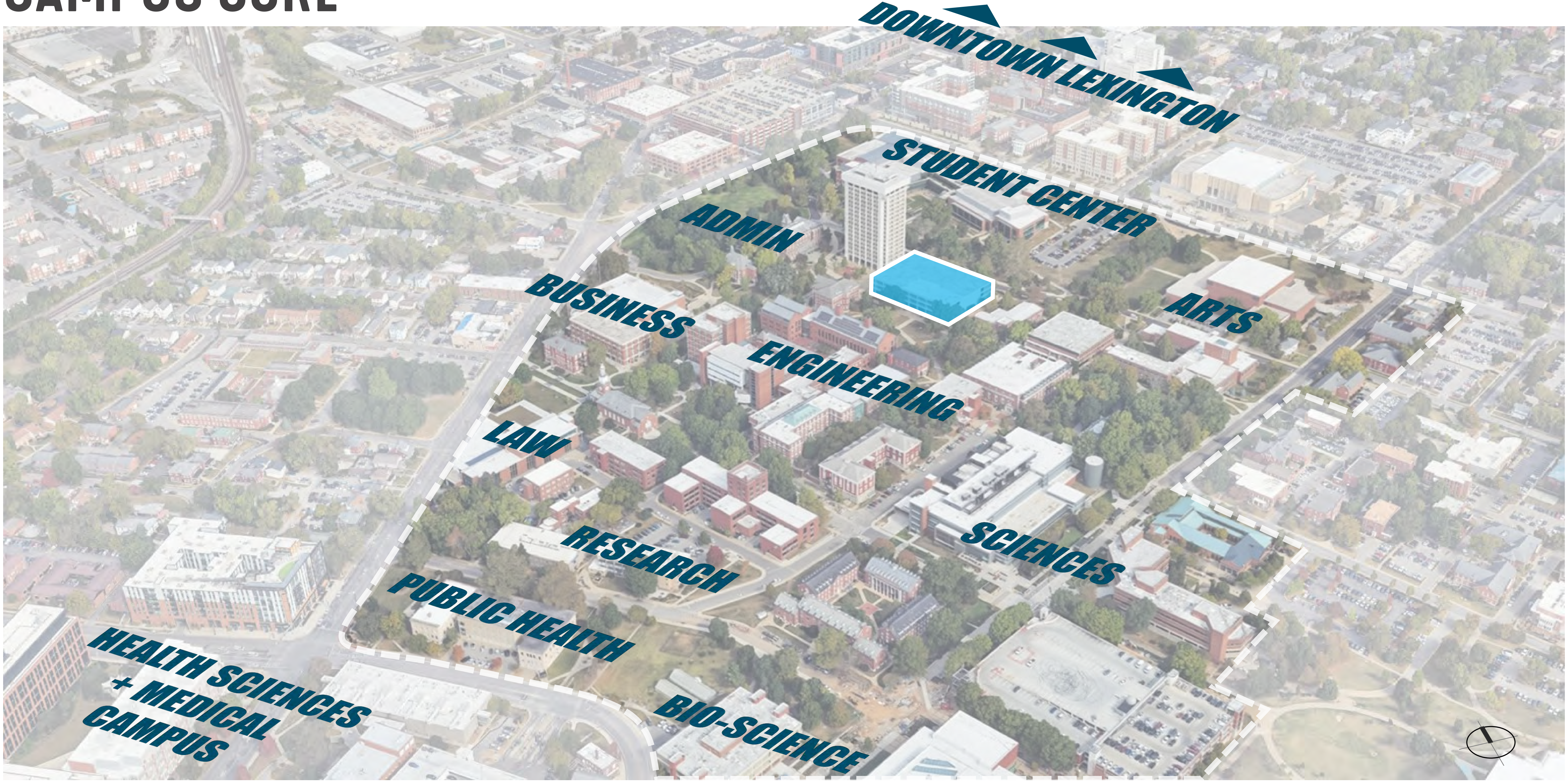
- Building performance
- Student experience
- Right Sizing
- Modernization
- Deferred maintenance
- Enhance comfort
- Environmental footprint

University of Kentucky
White Hall

- Built: 1967-1969
- 155,000 gsf
- 57 Classrooms
- $58M Construction Cost
  $80M Total Project Budget

- Needs
  Infrastructure
  Site
  Pedagogy
  Technology
  Building Envelope
  STUDENT EXPERIENCE

CAMPUS CORE



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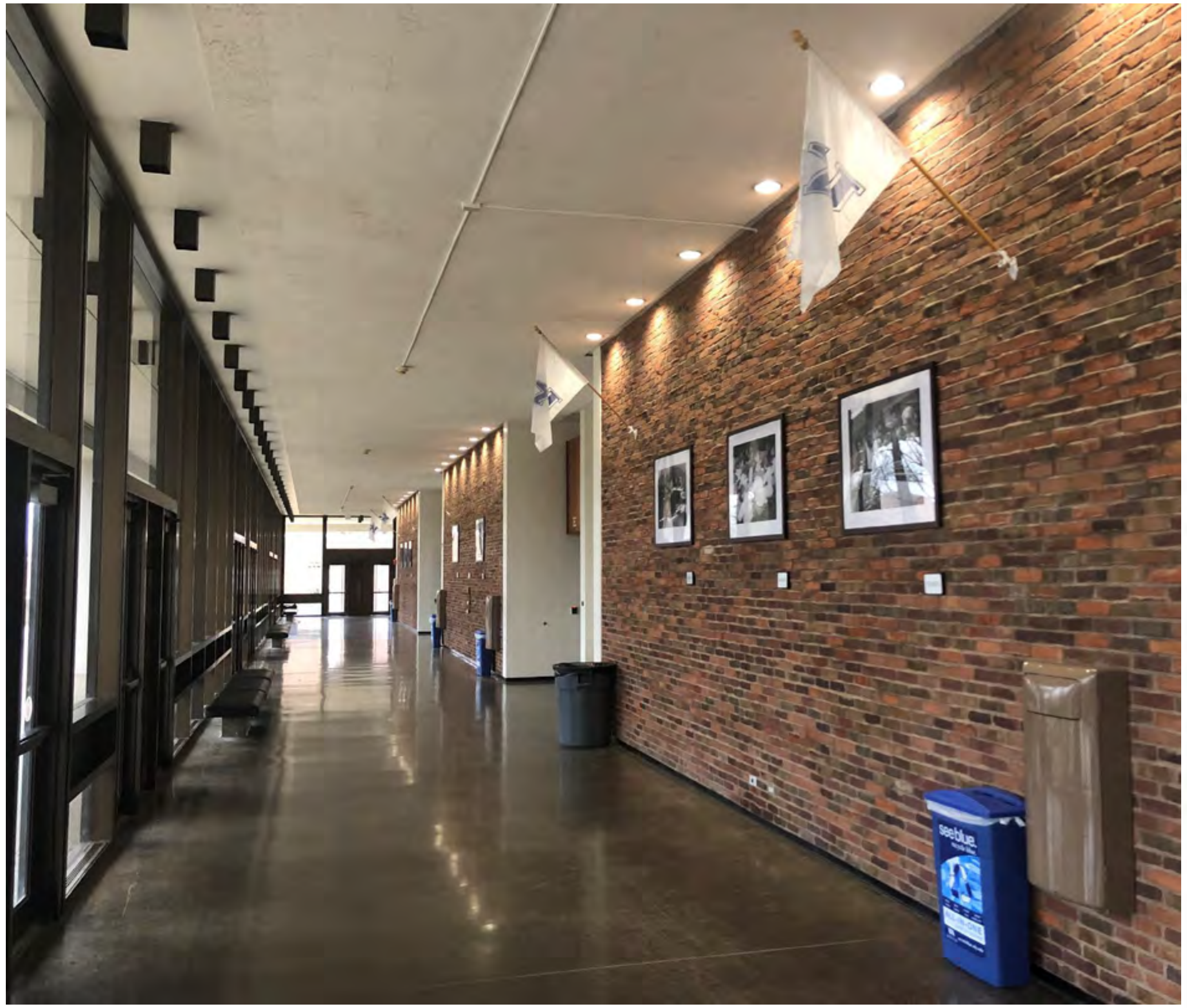
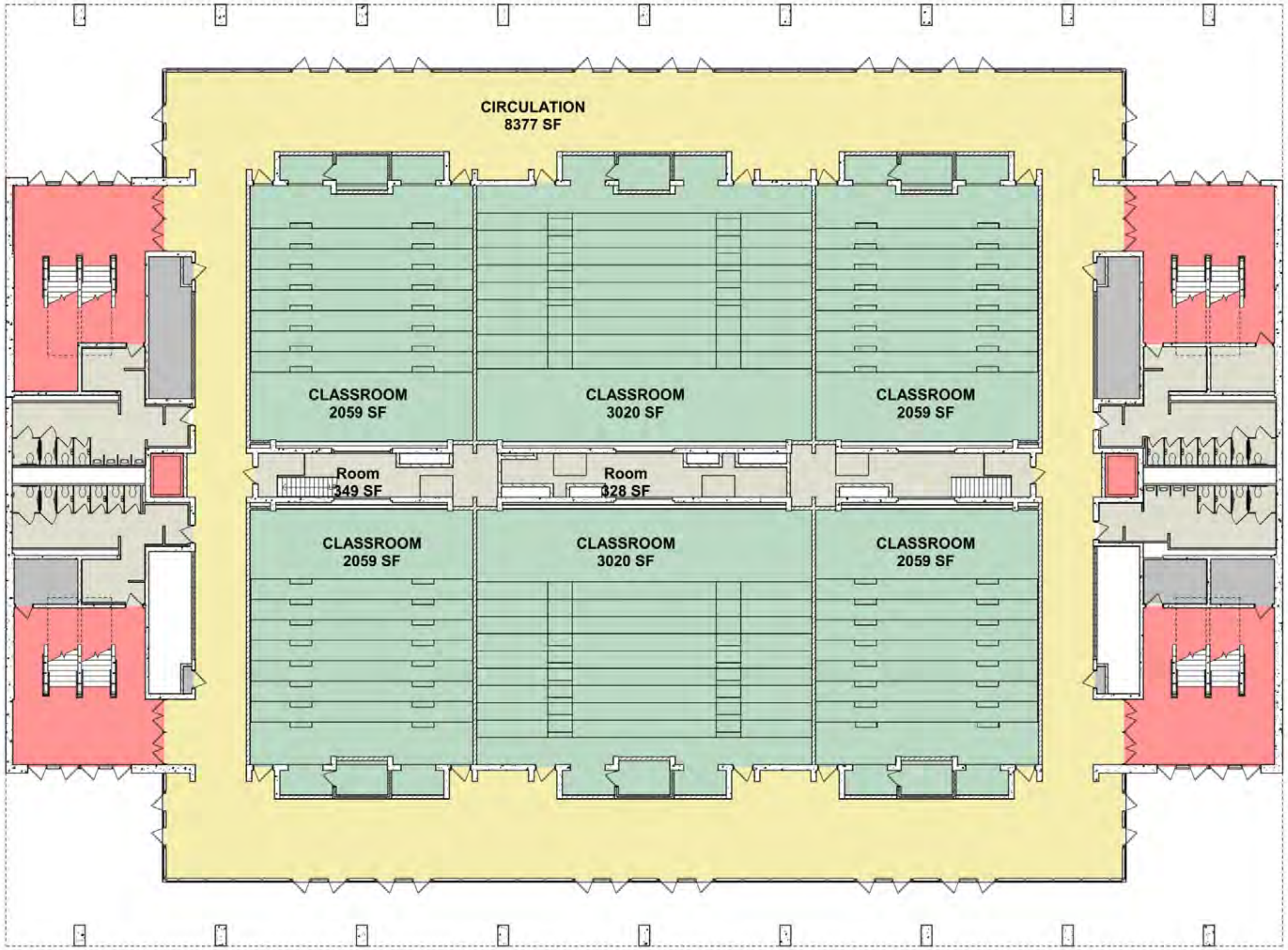
EXISTING CONDITIONS

FIRST FLOOR





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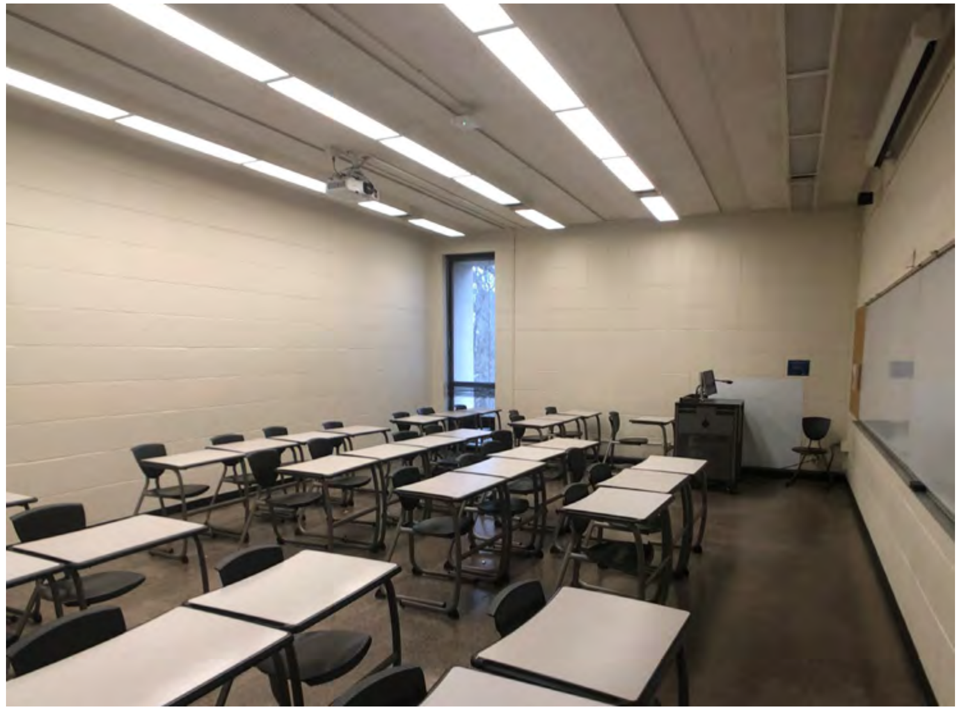
EXISTING CONDITIONS

SECOND (& THIRD) LEVEL



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EXISTING CONDITIONS

NO VISIBILITY INTO CLASSROOMS

THE **HIGH SCHOOL** VIBE

VERY **LITTLE COLLABORATION OR STUDY** SPACE

MOST CLASSROOMS **NOT CONDUCIVE TO ACTIVE LEARNING**

LEARNING OBJECTIVES

1 **OPTIMIZE SCOPE.** Widening a project scope to include a deeper understanding of existing campus assets can provide key data that influences the approach to the project at hand.

2 **OPTIMIZE BUDGET.** Early cost modeling & visioning gives clients a clear understanding of budget to prioritize needs during design and is a framework to guide decision making.

3 **MAXIMIZE IMPACT.** Focus on the elements and implementation on items that have the largest effect on students to improve their learning experience.

1

OPTIMIZE SCOPE

Widening a project scope to include a deeper understanding of existing campus assets can provide key data that influences the approach to the project at hand.

THE NEED TO BE SPECIFIC

RULES OF THUMB, GENERIC METRICS AREN'T THE STARTING POINT

- **WHAT INFORMS THE PROGRAM?**
  - Is it one for one quantitative replacement?
  - Projecting a future state?
  - Is there room for adding student collaboration/study space?
- **WHAT ARE THE PEDAGOGICAL NEEDS?**
  - AV/IT updates
  - Teaching & learning styles
- **WHAT IS THE CAMPUS-WIDE IMPACT OF TAKING DOWN WHITE HALL FOR CONSTRUCTION?**

WHO?

- Office of the Registrar**
- Enrollment
- Provost
- Finance & Administration
- Campus Planning & Space Mgmt
- Planning Design & Construction
- Faculty Advising

UNDERSTANDING THE BIGGER PICTURE FIRST

How well are we using our classrooms today?

How many classrooms (and seats!) do we need for current and future enrollments?

How can we meet these needs while improving the physical learning environments?

CLASSROOM UTILIZATION | MAIN CAMPUS

CURRENT STATE

Region	No. of Rooms	No. of Seats	Average Room Size	Average ASF per Station	Average Section Size	Weekly Seat Hours	Average Weekly Room Hours	Seat Fill Rate
Academic Core	184	11,464	1,050	16.8	34	16.3	25.6	61%
Agriculture Campus	38	1,799	797	16.8	25	14.5	25.5	59%
Central Campus	27	901	848	25.4	18	10.5	15.8	71%
North Campus	26	597	505	22.0	15	10.9	13.4	69%
UK Healthcare Campus	56	3,380	996	16.5	22	5.1	7.4	52%
West Campus	24	884	685	18.6	15	8.4	16.7	45%
Wildcat Sports & Recreation	5	156	549	17.6	18	18.7	24.4	58%
Total No. of Rooms = 360		**AVERAGE**	**929**	**17.4**	**27**	**13.3**	**20.5**	**60%**
Total No. of Stations = 19,181		**Total ASF**	**334,470**					

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CLASSROOM UTILIZATION | ACADEMIC CORE

CURRENT STATE

Building	No. of Rooms	No. of Seats	Average Room Size	Average ASF per Station	Average Section Size	Weekly Seat Hours	Average Weekly Room Hours	Seat Fill Rate
Anderson Mech Eng	5	202	1,249	30.9	18	14.7	24.2	61%
Barker Hall	6	188	744	23.7	17	11.2	19.1	58%
Business Econ	22	1,765	1,824	22.7	48	18.9	32.2	60%
Chemistry-Physics	13	1,135	1,237	14.2	52	14.4	20.8	56%
F. Paul Anderson Tower	7	284	700	17.2	22	18.3	33.6	51%
Fine Arts Guignol	7	236	616	18.3	18	12.7	22.8	55%
Grehan Building	2	80	620	15.5	9	3.0	8.1	31%
Jacobs Science Building	14	968	1,505	21.8	45	24.6	35.0	71%
Kastle Hall	3	260	1,043	12.0	53	18.9	25.8	52%
King Library	2	244	665	5.5	10	1.0	12.5	21%
Lafferty Hall	2	121	983	16.2	27	10.4	24.7	42%
Little Fine Arts Library	7	230	672	20.5	15	12.8	18.8	56%
Main Building	2	48	575	24.0	0	0.0	0.0	0%
McVey Hall	4	84	720	34.3	6	4.2	4.1	45%
Memorial Hall	1	705	4,108	5.8	0	0.0	0.0	0%
Miller Hall	1	30	470	15.7	24	14.2	24.9	57%
Mining/Minerals Building	2	90	725	16.1	17	10.0	26.5	38%
Oliver H. Raymond CE	2	68	702	20.6	18	6.8	15.3	55%
Patterson Tower	11	311	476	16.8	18	16.1	24.4	64%
Pence Hall	3	160	923	17.3	25	10.5	10.0	52%
Research Facility #1	3	80	617	23.2	15	8.0	13.5	56%
Robotics Facility	2	92	1,360	29.6	25	12.9	20.5	56%
Slone Research Building	1	99	1,240	12.5	53	15.2	29.0	52%
T H Morgan Bio-Sci	5	599	1,265	10.6	61	15.3	16.4	58%
White Hall	**57**	**3,385**	**913**	**15.4**	**40**	**20.2**	**29.6**	**66%**
Total No. of Rooms = 184		**AVERAGE**	**1,050**	**16.8**	**34**	**16.3**	**25.6**	**61%**
Total No. of Stations = 11,464		**Total ASF**	**193,167**					

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CLASSROOM UTILIZATION – MAIN CAMPUS

CURRENT STATE

Time of Day	*Monday*		*Tuesday*		*Wednesday*		*Thursday*		*Friday*		*Average*	
	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use
8:00 AM	34	9%	73	20%	39	10%	74	20%	33	9%	51	14%
9:00 AM	168	45%	261	70%	173	46%	262	70%	137	37%	200	54%
10:00 AM	220	59%	266	71%	230	61%	262	70%	192	51%	234	63%
11:00 AM	223	60%	257	69%	236	63%	263	70%	190	51%	234	63%
12:00 PM	161	43%	264	71%	167	45%	266	71%	138	37%	199	53%
1:00 PM	194	52%	250	67%	203	54%	253	68%	146	39%	209	56%
2:00 PM	168	45%	221	59%	166	44%	228	61%	79	21%	172	46%
3:00 PM	144	39%	231	62%	136	36%	232	62%	27	7%	154	41%
4:00 PM	102	27%	131	35%	113	30%	131	35%	14	4%	98	26%
5:00 PM	58	16%	54	14%	61	16%	51	14%	1	0%	45	12%
6:00 PM	40	11%	67	18%	58	16%	60	16%	0	0%	45	12%
7:00 PM	25	7%	37	10%	35	9%	29	8%	0	0%	25	7%

Total classrooms = 374

(Darker colors indicate a large percentage of rooms are scheduled.)

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CLASSROOM UTILIZATION – WHITE HALL

CURRENT STATE

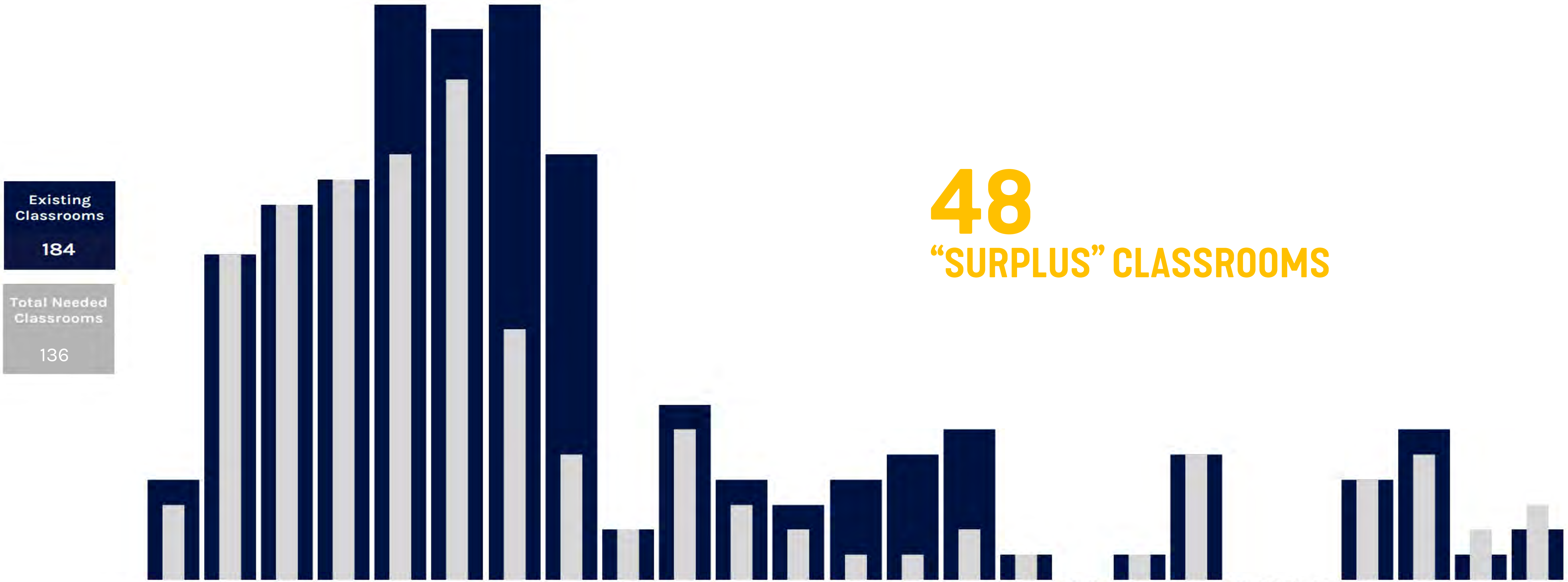
Time of Day	*Monday*		*Tuesday*		*Wednesday*		*Thursday*		*Friday*		*Average*	
	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use
8:00 AM	8	14%	17	30%	8	14%	17	30%	6	11%	11	20%
9:00 AM	37	65%	56	98%	39	68%	57	100%	33	58%	44	78%
10:00 AM	48	84%	56	98%	53	93%	56	98%	49	86%	52	92%
11:00 AM	49	86%	56	98%	53	93%	56	98%	53	93%	53	94%
12:00 PM	41	72%	56	98%	45	79%	56	98%	43	75%	48	85%
1:00 PM	51	89%	56	98%	55	96%	56	98%	46	81%	53	93%
2:00 PM	36	63%	51	89%	32	56%	50	88%	20	35%	38	66%
3:00 PM	30	53%	53	93%	21	37%	51	89%	6	11%	32	56%
4:00 PM	18	32%	24	42%	13	23%	21	37%	0	0%	15	27%
5:00 PM	8	14%	4	7%	8	14%	6	11%	0	0%	5	9%
6:00 PM	4	7%	8	14%	6	11%	10	18%	0	0%	6	10%
7:00 PM	1	2%	6	11%	3	5%	6	11%	0	0%	3	6%

Total classrooms = 57

(Darker colors indicate a large percentage of rooms are scheduled.)

CLASSROOM MIX ANALYSIS FOR ACADEMIC CORE

CURRENT STATE | INCREASED UTILIZATION



	15 and Under	16 - 20	21 - 25	26 - 30	31 - 35	36 - 40	41 - 45	46 - 50	51 - 55	56 - 60	61 - 65	66 - 70	71 - 75	76 - 80	81 - 85	86 - 100	101 - 110	111 - 130	131 - 140	141 - 150	151 - 160	161 - 200	201 - 300	301 - 400	401 and Over
Existing Rooms	4	13	15	16	23	22	23	17	2	7	4	3	4	5	6	1	0	1	5	0	0	4	6	1	2
Total Rooms Needed	3	13	15	16	17	20	10	5	2	6	3	2	1	1	2	1	0	1	5	0	0	4	5	2	3

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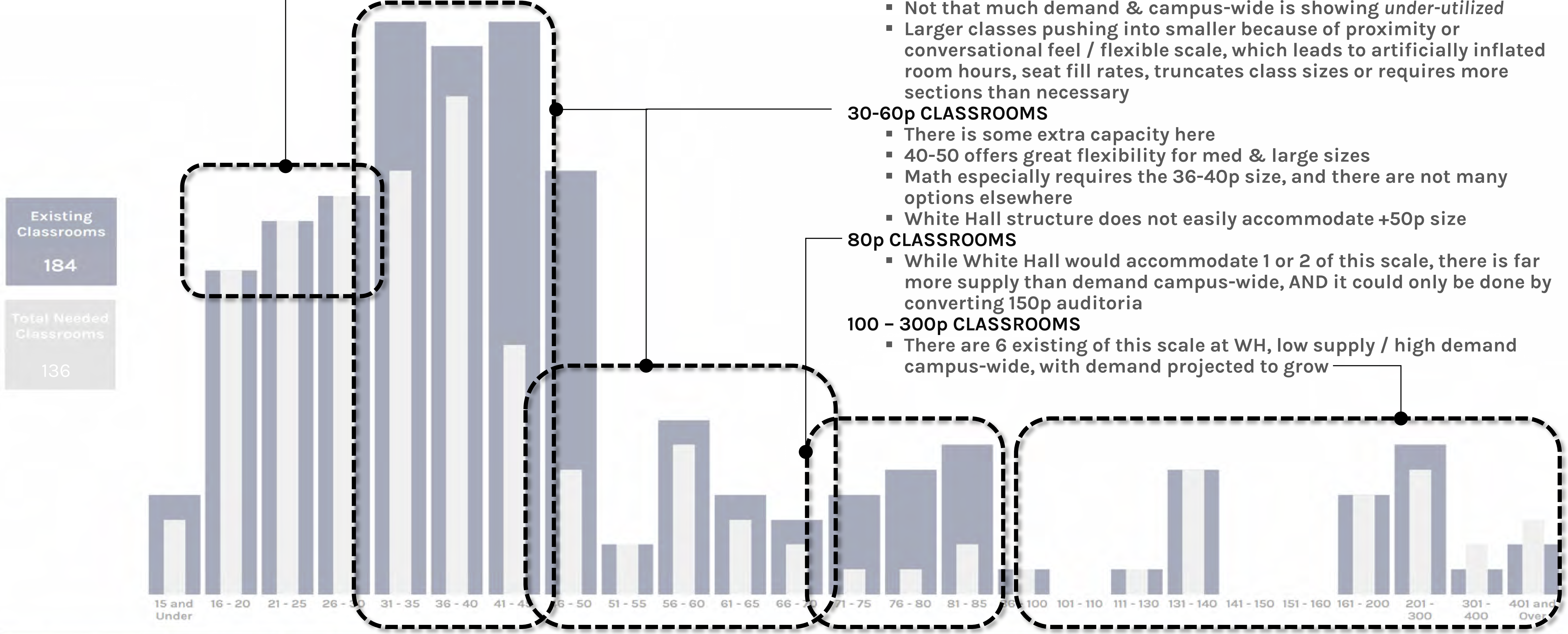
CLASSROOM MIX ANALYSIS FOR ACADEMIC CORE

CURRENT STATE



16-30p SEMINAR ROOMS

- Not that much demand & campus-wide is showing *under-utilized*
- Larger classes pushing into smaller because of proximity or conversational feel / flexible scale, which leads to artificially inflated room hours, seat fill rates, truncates class sizes or requires more sections than necessary

30-60p CLASSROOMS

- There is some extra capacity here
- 40-50 offers great flexibility for med & large sizes
- Math especially requires the 36-40p size, and there are not many options elsewhere
- White Hall structure does not easily accommodate +50p size

80p CLASSROOMS

- While White Hall would accommodate 1 or 2 of this scale, there is far more supply than demand campus-wide, AND it could only be done by converting 150p auditoria

100 – 300p CLASSROOMS

- There are 6 existing of this scale at WH, low supply / high demand campus-wide, with demand projected to grow

Existing Rooms	4	13	15	16	23	22	23	17	2	7	4	3	4	5	6	1	0	1	5	0	0	4	6	1	2
Total Rooms Needed	3	13	15	16	17	20	10	5	2	6	3	2	1	1	2	1	0	1	5	0	0	4	5	2	3

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ACADEMIC CORE – A MOVING TARGET

RUNNING SCENARIOS

BUSINESS AS USUAL | MAIN CAMPUS

Capacity Group	Current Existing	Current Needed	Current S/D		
15 and Under	29	23	6		
16 - 20	27	27	0		
21 - 25	34	29	5		
26 - 30	44	22	22		
31 - 35	46	26	20		
36 - 40	38	31	7		
41 - 45	30	30	0		
46 - 50	29	34	(5)		
51 - 55	4	8	(4)		
56 - 60	12	17	(5)		
61 - 65	4	8	(4)		
66 - 70	7	12	(5)		
71 - 75	6	11	(5)		
76 - 80	6	8	(2)		
81 - 85	6	8	(2)		
86 - 100	2	5	(3)		
101 - 110	1	3	(2)		
111 - 130	7	14	(7)		
131 - 140	7	10	(3)		
141 - 150	2	3	(1)		
151 - 160	1	2	(1)		
161 - 200	6	9	(3)		
201 - 300	9	13	(4)		
301 - 400	1	2	(1)		
401 and Over	2	3	(1)		
TOTALS	360	358	2		

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RUNNING SCENARIOS

INCREASED UTILIZATION | MAIN CAMPUS

Capacity Group	Current Existing	Current Needed	Current S/D	S/D w/o White Hall	S/D w/o White Hall & Funkhouser
15 and Under	29	24	5	5	5
16 - 20	27	24	3	1	1
21 - 25	34	17	17	17	15
26 - 30	44	18	26	23	20
31 - 35	46	36	10	2	1
36 - 40	38	25	13	0	0
41 - 45	30	14	16	6	0
46 - 50	29	9	20	18	15
51 - 55	4	4	0	0	0
56 - 60	12	6	6	1	1
61 - 65	4	3	1	1	1
66 - 70	7	3	4	3	3
71 - 75	6	1	5	3	3
76 - 80	6	2	4	0	0
81 - 85	6	2	4	3	3
86 - 100	2	2	0	0	0
101 - 110	1	1	0	0	0
111 - 130	7	6	1	1	1
131 - 140	7	1	6	2	2
141 - 150	2	0	2	2	2
151 - 160	1	1	0	0	0
161 - 200	6	5	1	1	1
201 - 300	9	5	4	2	1
301 - 400	1	1	0	0	0
401 and Over	2	3	(1)	(1)	(1)
TOTALS	360	213	147	90	74

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RUNNING SCENARIOS

YEAR 2027 & YEAR 2032 | ACADEMIC CORE

Classroom Capacity Grouping	Year 2027 Existing Rooms	Year 2027 BAU Needed	Year 2027 S/D	Year 2027 Increased Util Needed	Year 2027 S/D	Year 2032 Existing Rooms	Year 2032 BAU Needed	Year 2032 S/D	Year 2032 Increased Util Needed	Year 2032 S/D
15 and Under	4	3	1	3	1	4	2	2	3	1
16 - 20	16	16	0	16	0	16	16	0	16	0
21 - 25	15	15	0	13	2	15	15	0	10	5
26 - 30	17	16	1	7	10	17	13	4	5	12
31 - 35	10	19	(9)	9	1	10	10	0	6	4
36 - 40	10	22	(12)	10	0	10	29	(19)	10	0
41 - 45	19	28	(9)	19	0	19	28	(9)	19	0
46 - 50	16	25	(9)	15	1	16	23	(7)	14	2
51 - 55	1	5	(4)	1	0	1	9	(8)	1	0
56 - 60	3	8	(5)	3	0	3	7	(4)	3	0
61 - 65	3	5	(2)	3	0	3	8	(5)	3	0
66 - 70	3	7	(4)	3	0	3	5	(2)	3	0
71 - 75	2	5	(3)	2	0	2	4	(2)	2	0
76 - 80	3	8	(5)	3	0	3	7	(4)	3	0
81 - 85	6	9	(3)	6	0	6	9	(3)	6	0
86 - 100	1	5	(4)	1	0	1	9	(8)	5	(4)
111 - 130	2	4	(2)	2	0	2	3	(1)	3	(1)
131 - 140	1	3	(2)	1	0	1	2	(1)	1	0
161 - 200	4	6	(2)	5	(1)	4	7	(3)	6	(2)
201 - 300	4	8	(4)	6	(2)	4	9	(5)	7	(3)
301 - 400	1	3	(2)	3	(2)	1	4	(3)	2	(1)
401 and Over	2	4	(2)	3	(1)	2	3	(1)	4	(2)
TOTALS	143	224	(81)	134	9	143	222	(79)	132	11

Informs other short-term renovations

Informs other long-term reno & new blds

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CLASSROOMS BY SIZE

11 FEWER CLASSROOMS

LEVEL 1

36 - 40	0
46 - 50	0
86-100	2
111-130	2
201 - 300	2
	6

LEVEL 2

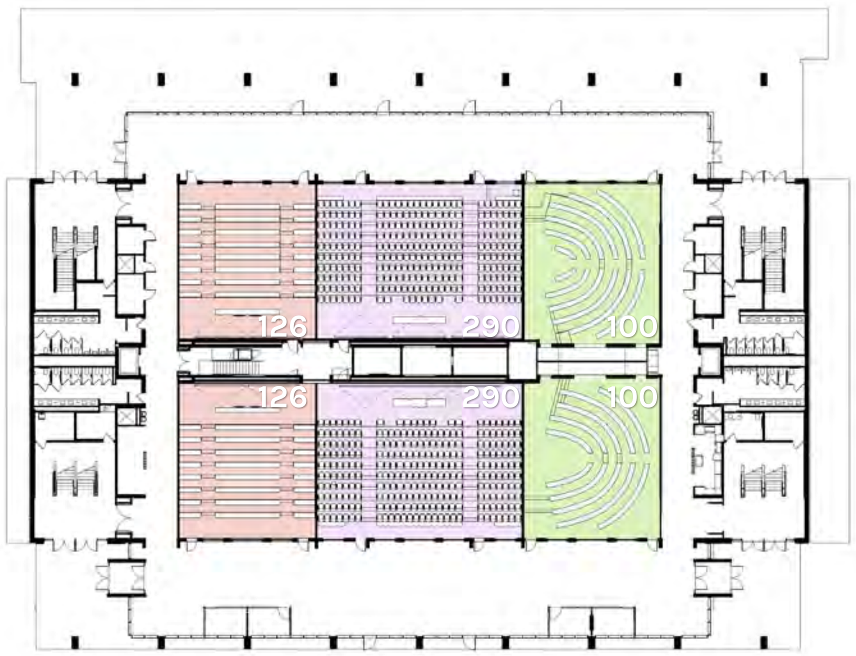
36 - 40	20
46 - 50	2
86-100	0
111-130	0
201 - 300	0
	22

LEVEL 3

		TOTAL
36 - 40	12	32
46 - 50	6	8
86-100	0	2
111-130	0	2
201 - 300	0	2
	18	**46**

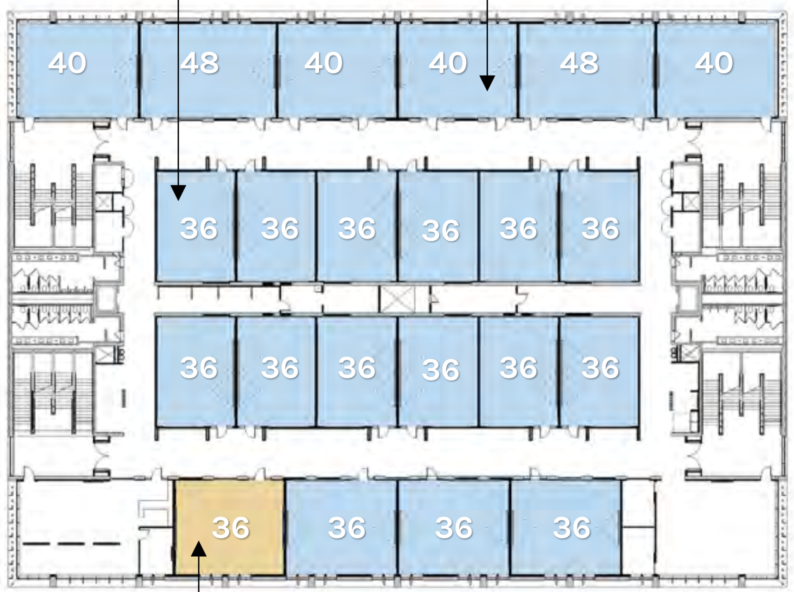
CLASSROOMS BY TYPE

FLEXIBILITY & COLLABORATION THROUGHOUT



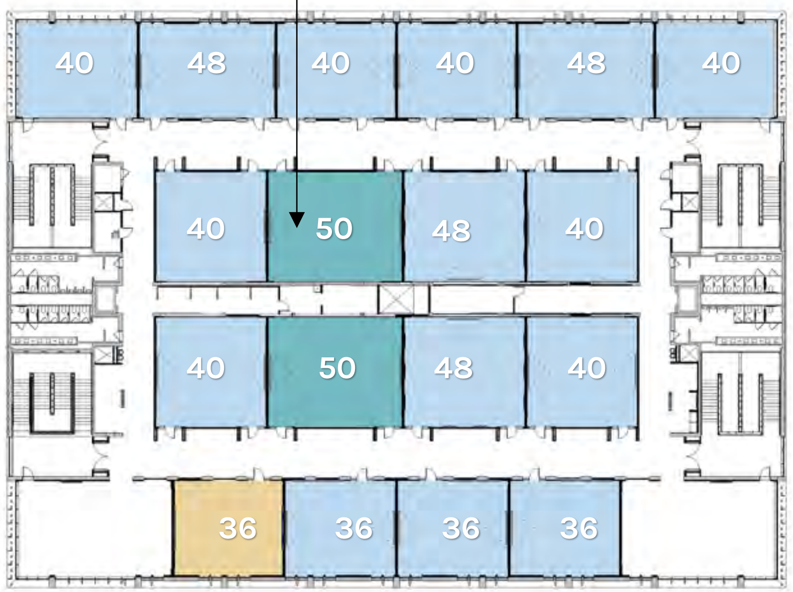
12 36p classrooms with option for sliding system of chalkboard behind whiteboard

Typical Flexible classroom:
Movable tables and chairs
Maximum writable surface
2 projection screens



Large Interactive Monitors, both sides

TEAL classrooms
With team-based setup, tables and chairs arranged into groups around perimeter, with wall-mtd monitors



LEVEL 1

TEAL	0
AUDITORIUM	2
TIERED LECTURE	2
HORSESHOE	2
MEDIUM FLEXIBLE	0
FLEXIBLE	0

LEVEL 2

TEAL	0
AUDITORIUM	0
TIERED LECTURE	0
HORSESHOE	0
TECHNOLOGY FLEX	1
FLEXIBLE	21

LEVEL 3

		TOTAL
TEAL	2	2
AUDITORIUM	0	2
TIERED LECTURE	0	2
HORSESHOE	0	2
TECHNOLOGY FLEX	1	2
FLEXIBLE	15	36
		46

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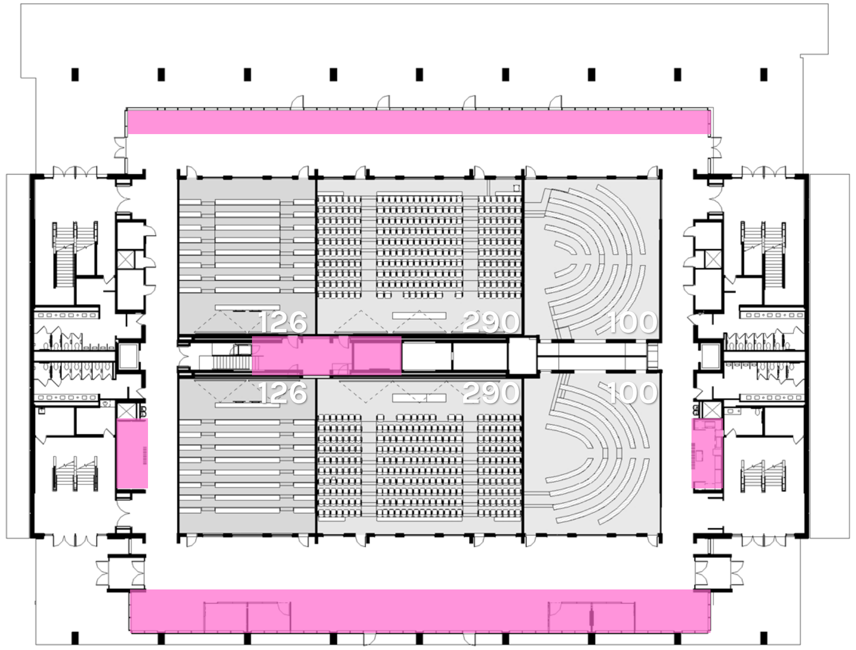
STUDENT COLLABORATION & STUDY

GROUP STUDY / OPEN STUDY / HUDDLE / INTERACTION / COLLAB / POWER BARS & BENCHES



LEVEL 1

LEVEL 2

LEVEL 3

0 ▶ 11%

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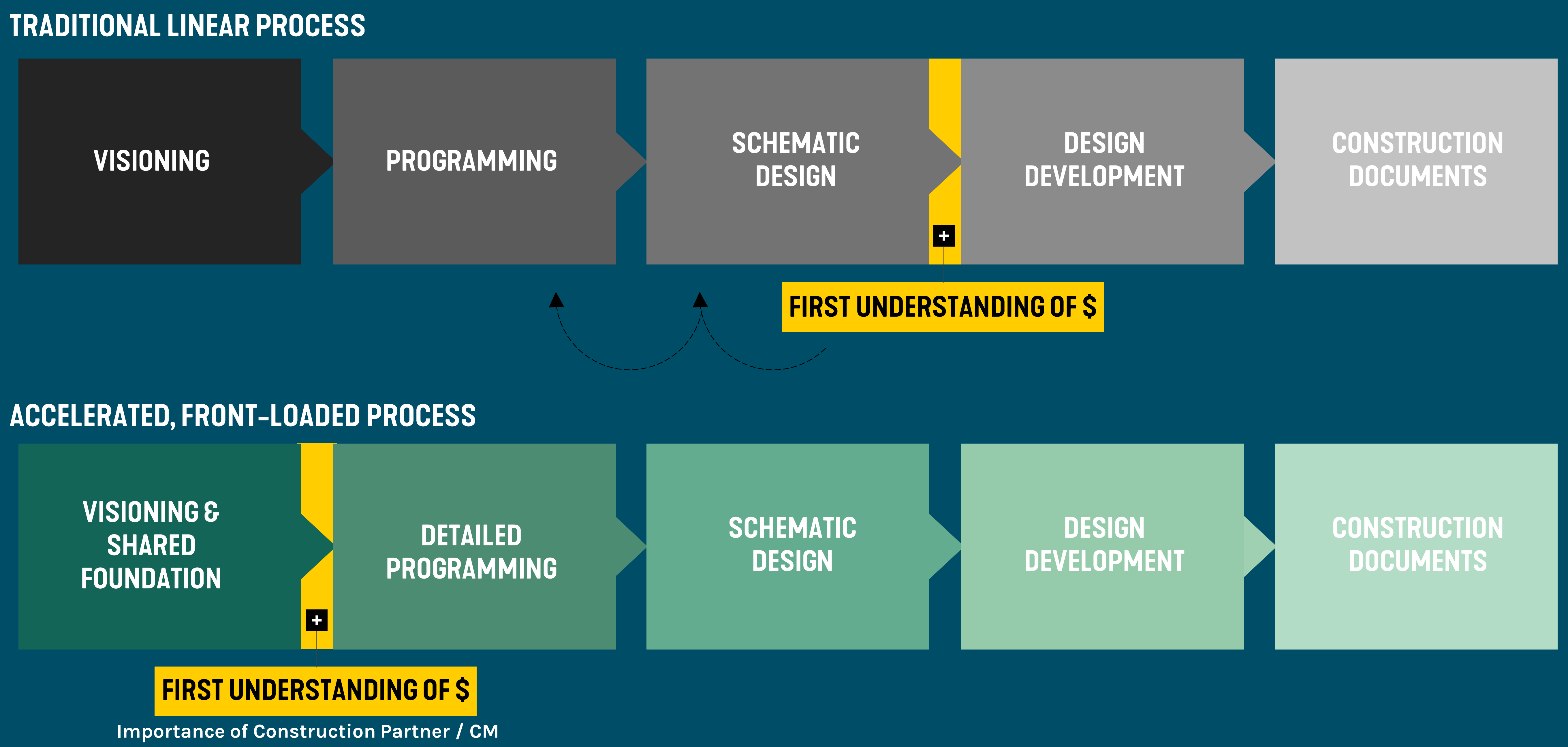
2 OPTIMIZE BUDGET

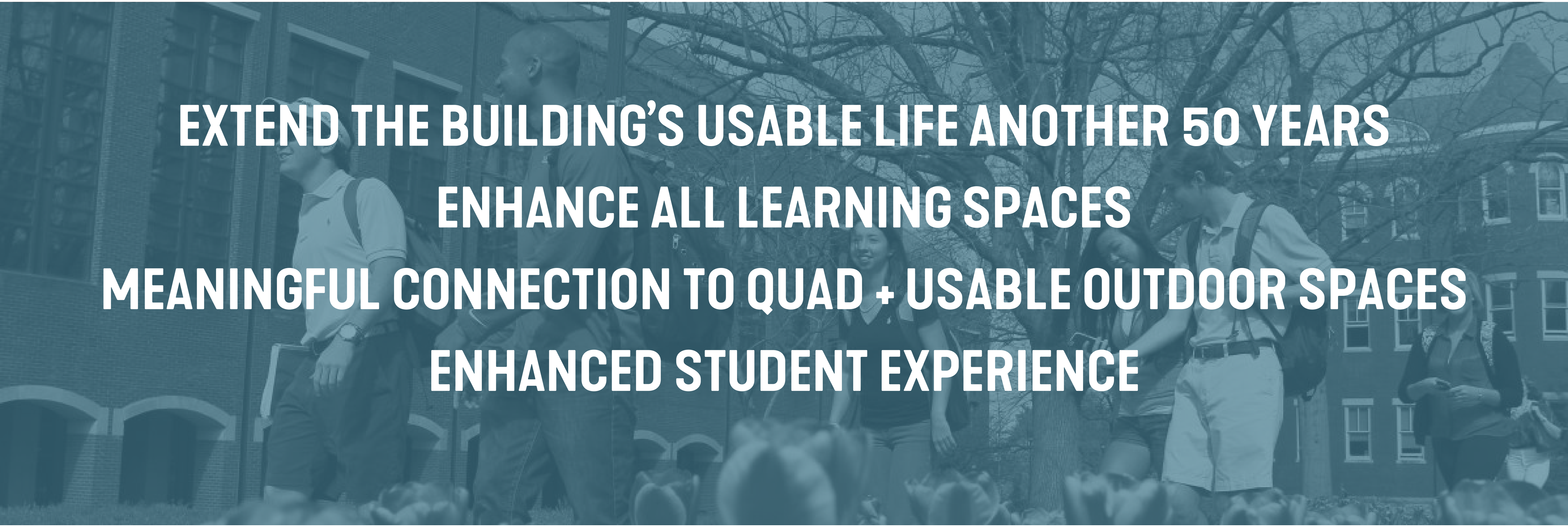
Early cost modeling & visioning gives clients a clear understanding of budget to prioritize needs during design and is a framework to guide decision making.

ACCELERATED UNDERSTANDING OF PROGRAM, DESIGN & COST



ACCELERATED UNDERSTANDING OF PROGRAM, DESIGN & COST

VISIONING: A SHARED FOUNDATION



ACCELERATED UNDERSTANDING OF PROGRAM, DESIGN & COST

VISIONING: A SHARED FOUNDATION

ARCHITECTURE, SYSTEMS, INFRASTRUCTURE

Extend life another 50 years

SITE

Activate the Quad!

Usable outdoor spaces

PEDAGOGY & INTERIOR ENVIRONMENT

Enhance Student Experience

Enhance All Learning Spaces

ACCELERATED UNDERSTANDING OF PROGRAM, DESIGN & COST

BASELINE: ABSOLUTES TO GET BUILDING WHOLE AND EXTEND USABLE LIFE

SYSTEMS, INFRASTRUCTURE & CORE/SHELL

Architecture / Core & Shell / Envelope	
Replace all glass/glazing w/new & insul glass, shades	1,450,000
New Ext Doors (36)	260,000
Clean brick (no tuckpointing)	75,000
Repair cracks/spalling in concrete façade & refinish	115,000
Patch/Repair/Clean existing roof, replace flashing/copings	260,000
Refinish existing elevator cabs & update controls	100,000
Add accessibility lifts and stair modifications to Level 1	50,000
Replace 3 skylights damaged	7,200
Mechanical	
Replace Mechanical System in place w/ new & controls New AHU's, VFD's in basement, HW/CW Pumps, VAV terminals w/reheat, all new ductwork, ducted return	9,000,000
Fire Sprinklers throughout (incl. basement)(risers/fp exist)	2,000,000
Electrical & Telecom	
New Electrical System, incl Tx, MDP, Panels, Distribution	4,300,000
Replace all light fixtures with LED	1,900,000
Special / Fire Alarm, Security, Lightning, IT, Wifi, cabling	2,100,000
New stacked MDF/Elec rms inserted into empty shafts	75,000
LEED Certified	Incl.

SITE

Repair leaks at north plaza, stair & west planter (3 main areas), replace in-kind, basic landscape	430,000
New hardscape & landscape along south façade (up to but not incl promenade)	200,000

PEDAGOGY & INTERIOR ENVIRONMENT

All int spaces & classrooms updated finishes, including removing steps/platforms (new furn in soft costs)	3,400,000
All corridors – affect partitions and prepare for furn or millwork benches and bartops (pwer & wifi) with Strategic glass at corridors looking into classrooms	350,000
New AV throughout, incl room schedule	2,300,000
New ceilings throughout	1,700,000
Stairs Clean/repair and reseal terrazzo Strategic mod to stair railings/infill and handrails Int Stair doors & hold-opens New wall finishes	270,000
All other partitions btwn classrooms remain existing locations	
Basement work – includes abatement, new flooring, ceilings throughout, repainting walls and new overhead MEP distribution.	

ACCELERATED UNDERSTANDING OF PROGRAM, DESIGN & COST

DIALS: VARIABLES, OPTIONS

SYSTEMS, INFRASTRUCTURE & CORE/SHELL

Architecture / Core & Shell / Envelope	
Extend south lobby	245,000
Extend south lobby	210,000
Double width of all windows at upper floor classrooms	250,000
Introduce glass corners at L2, L3 (replace brick w/glazing)	100,700 / corner
Insulate exterior wall at inside face, concrete	(75,000)
Insulate exterior wall at inside face, brick	120,000
Insulate exterior wall outside cavity wall, new brick, flashg	600,000
Insulate and metal panel at ext soffits below occ space	125,000
Insulate edge of concrete slab at upper floors	25,000
New 15year Roof Assembly (Modi Bit) + Scupper Ovrflw	580,000
New 30year Roof Assembly (TPO) + Scupper Ovrflw	770,000
Replace Elevator cabs with new	230,000
Replace Elevator cabs with new and extend 1 to roof	320,000
Replace additional 13 skylights	31,200
Mechanical	
Move AHU under captured space, flat-floored classrms	350,000
Move AHU to Roof and add Penthouse	1,100,000
Electrical & Telecom	
New Generator replace in existing location	n/a
LEED Silver	1,700,000

SITE

Remove and replace entire north plaza pavers and insulation; replace with new IRMA and concrete pavers	275,000
Extend hardscape/landscape scope along south side to include promenade area and edge of quadrangle	220,000

PEDAGOGY & INTERIOR ENVIRONMENT

New Flat Floor Structure at Large Format Classrms	261,900 /room
New Collab Tier / ramping at Large Format Classrms	97,000 /room
Demo & New Partitions at L2, L3 to modify classroom sizes (incl greater %glass at corridor walls)	1,000,000
Millwork – built-in benches, counters	250,000

SCENARIOS

TARGET CONSTRUCTION COST BUDGET: $54,000,000

BASELINE

Baseline adjustments to Building & Site, LEED Certified	30,342,200
Raw Trade Costs	$30,342,200
Total Construction Cost	**$50,266,200**

OUTSIDE-IN 1

Baseline adjustments to Building & Site	**$30,342,200**	
Leed Silver	-	
Site/Infrastructure/Envelope Options		
Double width of all windows at upper floor classrooms	250,000	
Introduce glass corners at L2, L3 (replace brick w/glazing)	402,800	4 corners
New 15year Roof Assembly (Modified Bitumen)	580,000	
Replace Elevator cabs with new (DC opinion?)	320,000	
Extend South Lobby	245,000	
Move AHU to Roof and add Penthouse	1,100,000	
Insulate Exterior Walls	-	
Site		
Extend Site Improvements to quad	$220,000	
Pedagogy/Int Environment		
(Baseline only)		
	33,460,000	
	$55,138,445	

INSIDE-OUT 2

Baseline adjustments to Building & Site	**$52,466,500**
Leed Silver	-
Site/Infrastructure/Envelope Options	
Double width of all windows at upper floor classrooms	250,000
Introduce glass corners at L2, L3 (replace brick w/glazing)	-
New 15year Roof Assembly (Modified Bitumen)	-
Replace Elevator cabs with new (DC opinion?)	230,000
Extend South Lobby	-
Move AHU under captured space, flat-floored classrms	350,000
Site	
Extend Site Improvements to quad	-
Pedagogy/Int Environment	
New Flat Floor Structure at Large Format Classrms (2)	523,800
New Collab Tier / ramping at Large Format Classrms (2)	194,000
Demo & New Partitions at L2, L3 to modify classroom sizes	1,000,000
Added Millwork benches at corridors	250,000
	$33,140,000
	$54,638,375

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3

MAXIMIZE IMPACT

Focus on the elements and implementation on items that have the **LARGEST EFFECT ON STUDENTS** to improve their learning experience.

HIGHLIGHTING STUDENT EXPERIENCE

ARCHITECTURE, SYSTEMS, INFRASTRUCTURE

Extend life another 50 years

- Place to be / identity
- Daylight & Visibility
- Comfort throughout day
- Accessibility

SITE

Activate the Quad!

- Visibility in and out
- Outdoor Learning & Social

PEDAGOGY & INTERIOR ENVIRONMENT

Enhance All Learning Spaces

- Collaboration & Study
- Room Educational Adequacy

EXISTING EXTERIOR

EXISTING EXTERIOR

DAYLIGHT TO CLASSROOMS

DOUBLE WINDOWS TO TYPICAL CLASSROOMS

EXISTING BUILDING MODULE

NEW BUILDING MODULE

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CORNER BEACONS

CLEAR ENTRY

ACTIVATE EXTERIOR & QUAD

LEARNING & SOCIAL SPACES

EXISTING INTERIOR ENVIRONMENT


B
WILDLY POSSIBLE

ACTIVE CORRIDORS

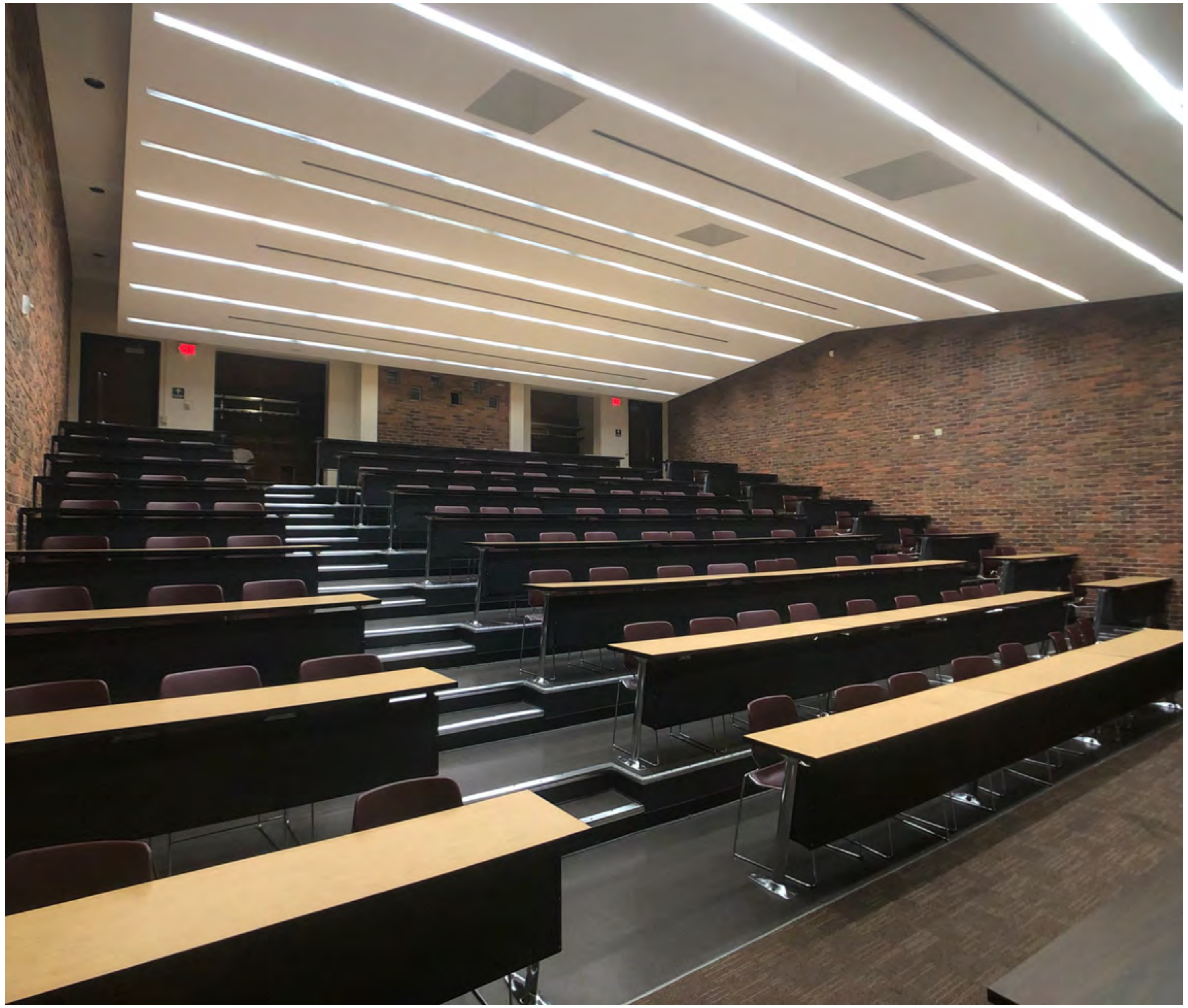
LEVEL 2 & 3

OPEN COLLABORATION

RECLAIMED MECHANICAL SPACE

EXISTING LEARNING SPACES

AUDITORIA



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LARGE AUDITORIUM

300P

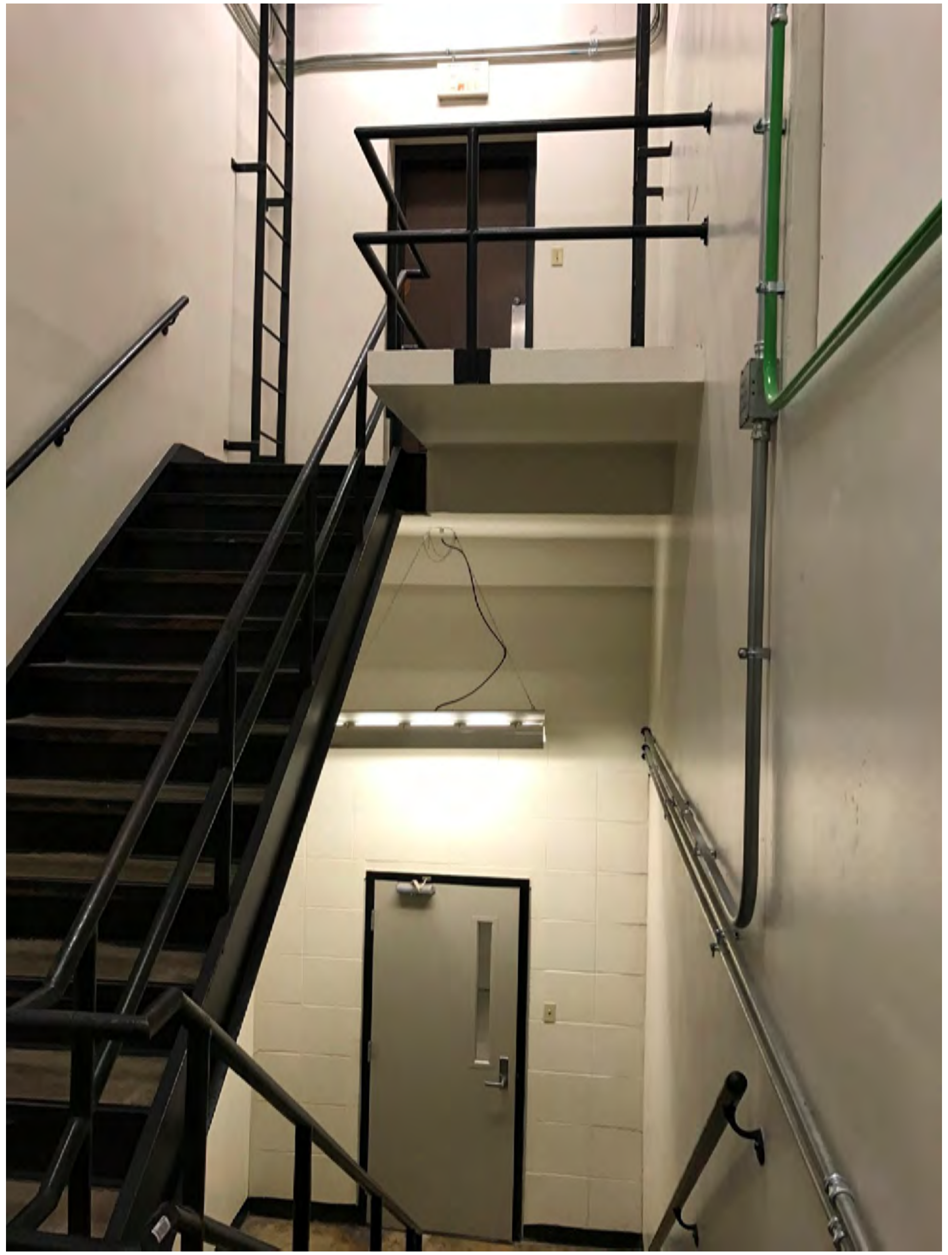
COLLABORATIVE TIER LECTURE ROOM

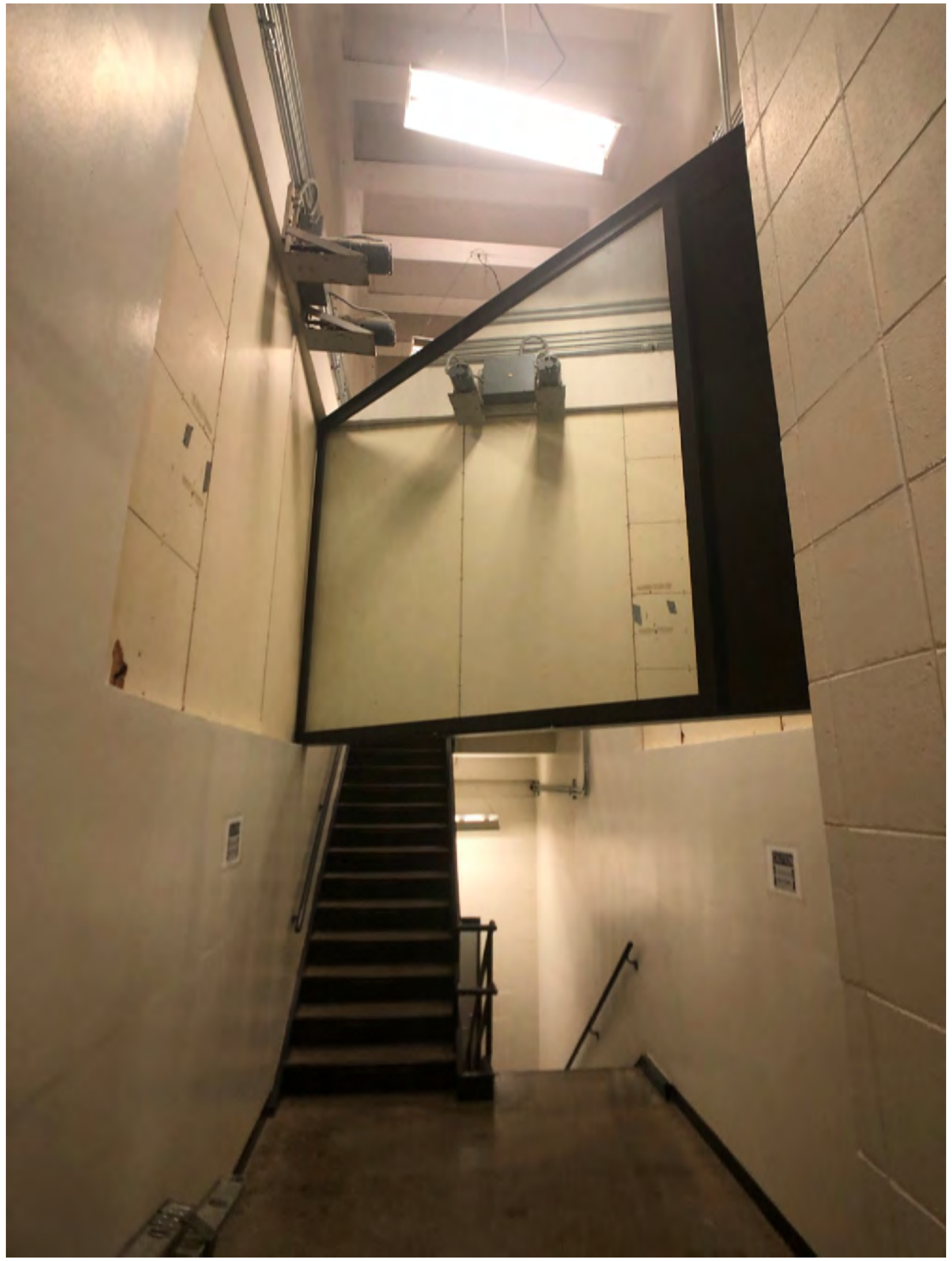
126P

HORSESHOE CLASSROOM

100P

EXISTING SERVICE CORRIDORS



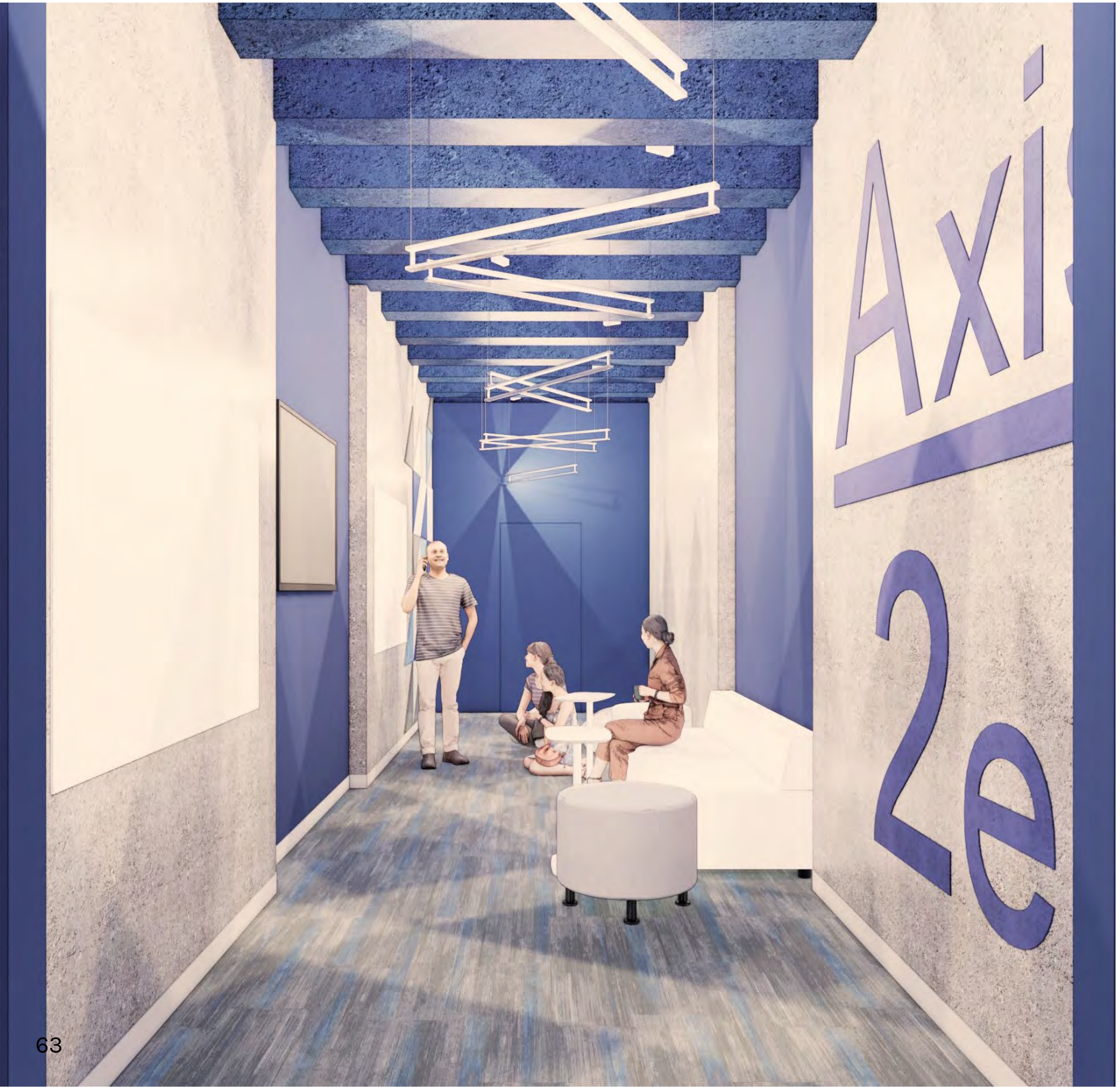


ACCESSIBILITY & INCLUSION

LEVEL 1

COLLABORATION AREA IN SPINE

LEVEL 2 & 3



FLEXIBLE 36-48P CLASSROOM

LEVEL 2 & 3

TECHNOLOGY FLEX CLASSROOM

LEVEL 2 & 3

TEAL CLASSROOM

LEVEL 3

COLLABORATION

LEVEL 2 & 3 CORNER COLORATION


OPTIMIZE SCOPE.
OPTIMIZE BUDGET.
MAXIMIZE IMPACT.
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