SOLOMON CORDWELL BUENZ

PROGRAMMING + REPOSITIONING

FEBRUARY 17, 2023

SCB

INTRODUCTION

Kristy Cubas
AIA
Associate Principal
Project Manager

Gail Wozniak
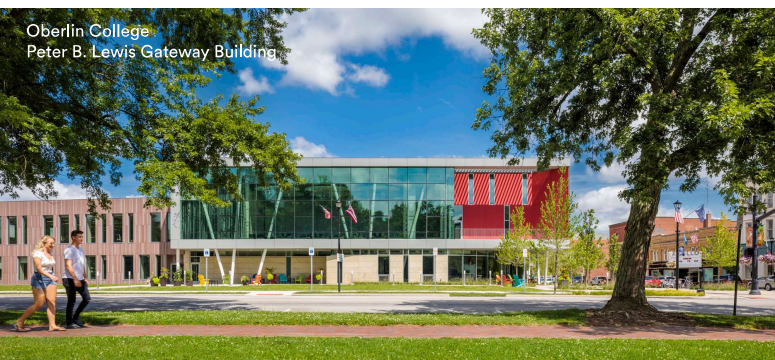NCIDQ, LEED AP
Associate
Programming & Interior Design

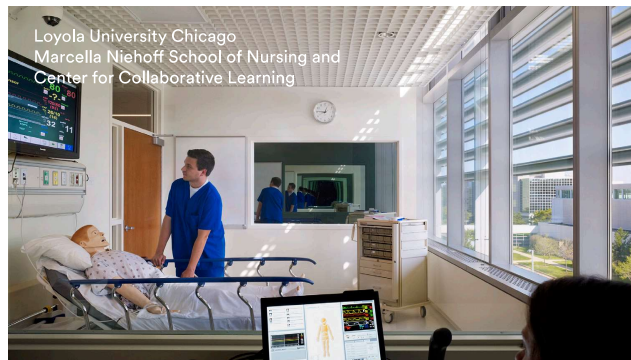University of North Dakota
Wilkerson Commons Renovation

Columbia College Chicago
Cinema and Television Arts Department

Lake Forest College
Brown Hall

Oberlin College
Peter B. Lewis Gateway Building

Loyola University Chicago
Marcella Niehoff School of Nursing and
Center for Collaborative Learning

Pomona College
Center for Athletics, Recreation and Wellness

Butler University
Fairview House

ABOUT SCB

Founded in 1931

—

Chicago
San Francisco
Boston
Seattle

—

Architecture
Interior Design
Planning

—

300+ Design Professionals

—

Campus Environments
Student Housing
Student Life and Dining
Athletics and Recreation
Academics
Science and Research
Libraries
Campus Planning

COLLEGE AND UNIVERSITY EXPERIENCE

Alma College
Arizona State University
A.T. Still University
Ball State University
Butler University
Cal Poly Humboldt
California State University, Channel Islands
California State University, San Bernardino
California State University, Sacramento
Case Western University
Columbia College Chicago
DeVry University
Drexel University
Dominican University
Illinois College
Illinois Institute of Technology
Illinois State University
James Madison University
Lake Forest College
Lewis University
Loyola University Chicago
North Carolina State University
Northeastern Illinois University
Northern Illinois University
Northwestern University
Oberlin College
Oregon State University
Rosalind Franklin University
Roosevelt University

San Jose State University
Santa Clara University
Saint Xavier University
School of the Art Institute of Chicago
Southern Illinois University at Carbondale
Southern Illinois University at Edwardsville
Texas A&M University, San Antonio
University of California, Berkeley
University of California, Davis
University of California, Irvine
University of California, Merced
University of California, Riverside
University of California, Santa Cruz
University of Chicago
University of Illinois at Chicago
University of Colorado, Boulder
University of Illinois at Springfield
University of Iowa
University of Kansas
University of Michigan
University of Minnesota
University of North Dakota
University of Notre Dame
University of San Francisco
University of Toledo
University of Utah
Valparaiso University
West Virginia University

THE PROGRAM IN THE BUILDING IS NO LONGER
RELEVANT....

WE HAVE A CATALOGUE OF UNDERUTILIZED BUILDINGS AND SPACES
THAT WE DON'T KNOW HOW TO UTILIZE....

WE HAVE NEW PROGRAMS WE NEED TO DEVELOP BUT
NEED SPACE TO INCUBATE THEM....

THIS SPACE IS DATED, AND WE NEED TO REFRESH THIS
TO SPEAK TO CURRENT EXPECTATIONS....
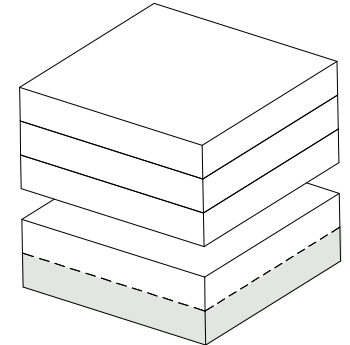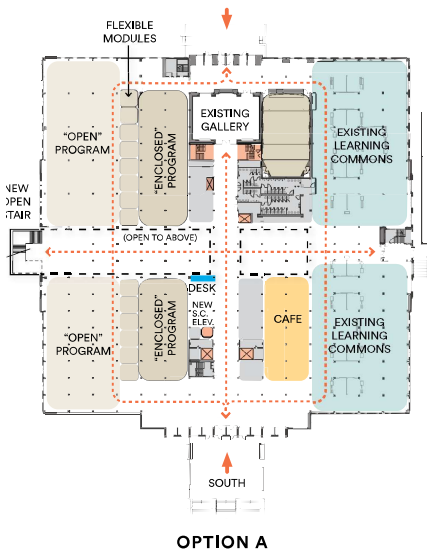
HOW DO WE MANAGE EXPECTATIONS FOR NEW
PROGRAM REQUESTS....

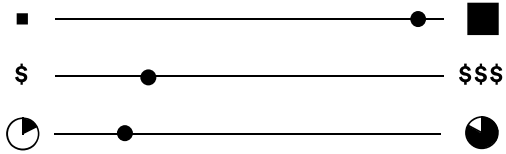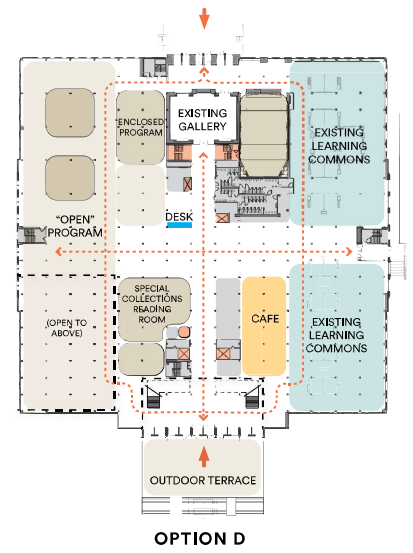HOW DO WE MANAGE COSTS OF FOR PROPOSED
CAMPUS INITIATIVES....

THE PROGRAM IN THE BUILDING IS NO LONGER RELEVANT....
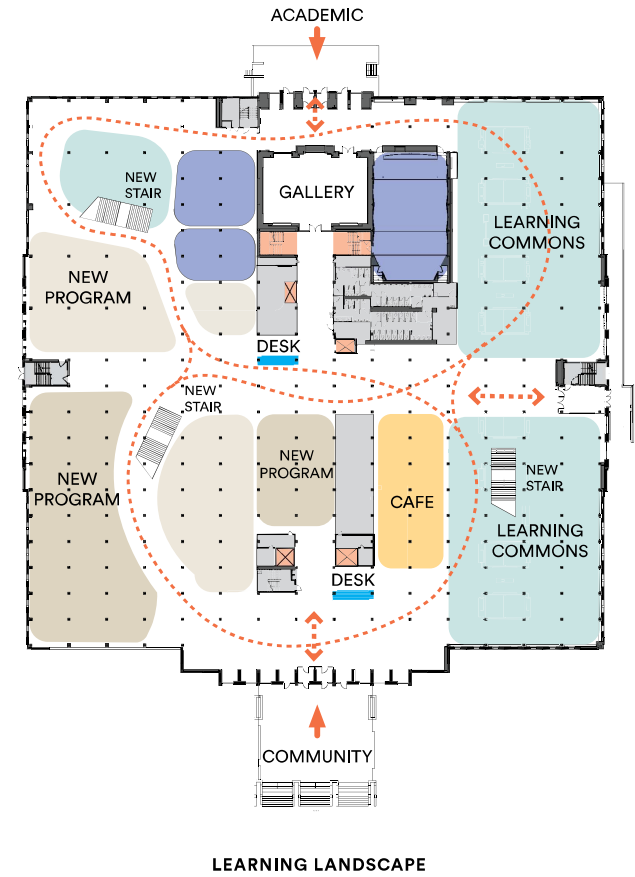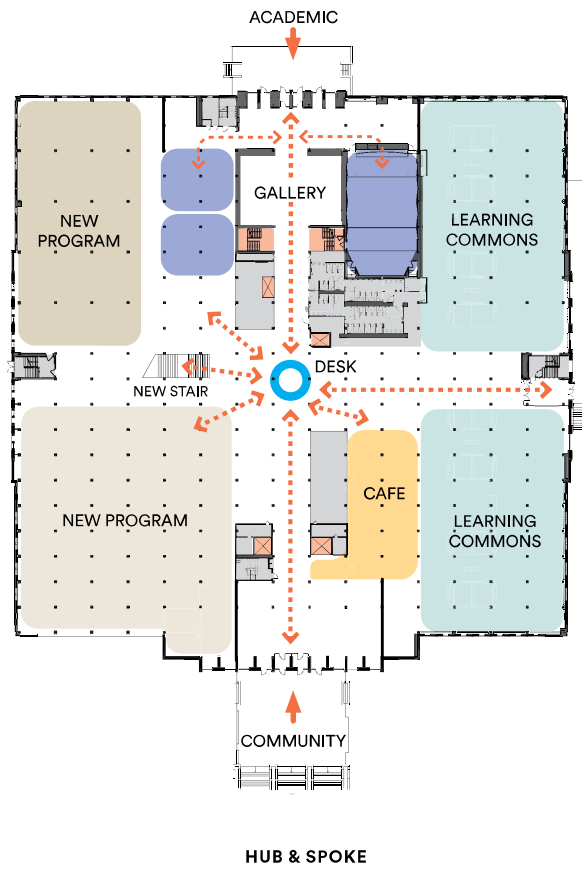
UNIVERSITY OF IOWA

MAIN LIBRARY

5
4
3
2
1

$ — $$$

OPTION A

FLEXIBLE MODULES

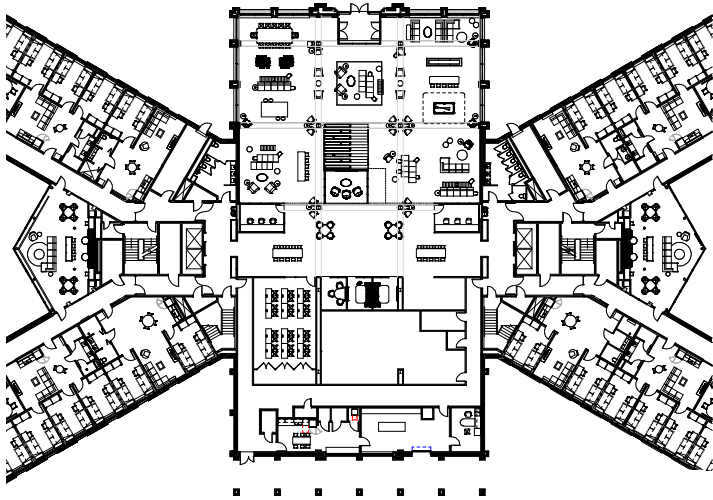"OPEN" PROGRAM

"ENCLOSED" PROGRAM

EXISTING GALLERY

EXISTING LEARNING COMMONS

NEW OPEN STAIR

(OPEN TO ABOVE)

"OPEN" PROGRAM

"ENCLOSED" PROGRAM

DESK

NEW S.C. ELEV.

CAFE

EXISTING LEARNING COMMONS

SOUTH

PROPOSED SOLUTION

NORTH

VIDEO KIOSK

EVENT SPACE

T.I.L.E. CLASSROOM

LIBRARY INSTRUCTION

S.C. READING ROOM

PRIMARY SOURCE CLASSROOM

EXISTING GALLERY

AUDITORIUM

T.I.L.E. CLASSROOM

EXISTING LEARNING COMMONS

S.C. ELEV.

LACTATION

NEW OPEN STAIR

OPEN TO ABOVE

OPEN TO ABOVE

MADISON ST PEDESTRIAN CORRIDOR/ PUBLIC TRANSIT

SERVICE DESK

THE PERCH
APPROX. 74 SEATS

CIRC. STAFF

BREAK ROOM

CAFE

EXISTING LEARNING COMMONS

ONE BUTTON STUDIO

RECORDING BOOTH

UNDERGRAD ENGAGEMENT

OPEN TO ABOVE

OUTDOOR TERRACE

OPTION D

"OPEN" PROGRAM

ENCLOSED PROGRAM

EXISTING GALLERY

"EXISTING LEARNING COMMONS"

DESK

(OPEN TO ABOVE)

SPECIAL COLLECTIONS READING ROOM

CAFE

EXISTING LEARNING COMMONS

OUTDOOR TERRACE

UNIVERSITY OF IOWA

MAIN LIBRARY

MAIN STREET

HUB & SPOKE

LEARNING LANDSCAPE

UNIVERSITY OF TOLEDO

PRESIDENTS HALL

PROPOSED

GROUND FLOOR PARTIAL PLAN

EXISTING

SCB
©SOLOMON CORDWELL BUENZ

UNIVERSITY OF TOLEDO

PRESIDENTS HALL
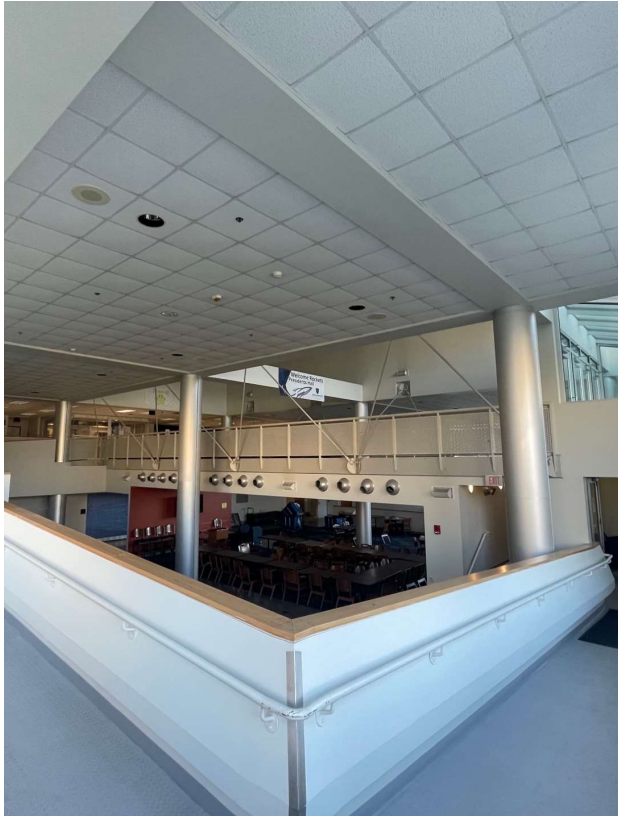
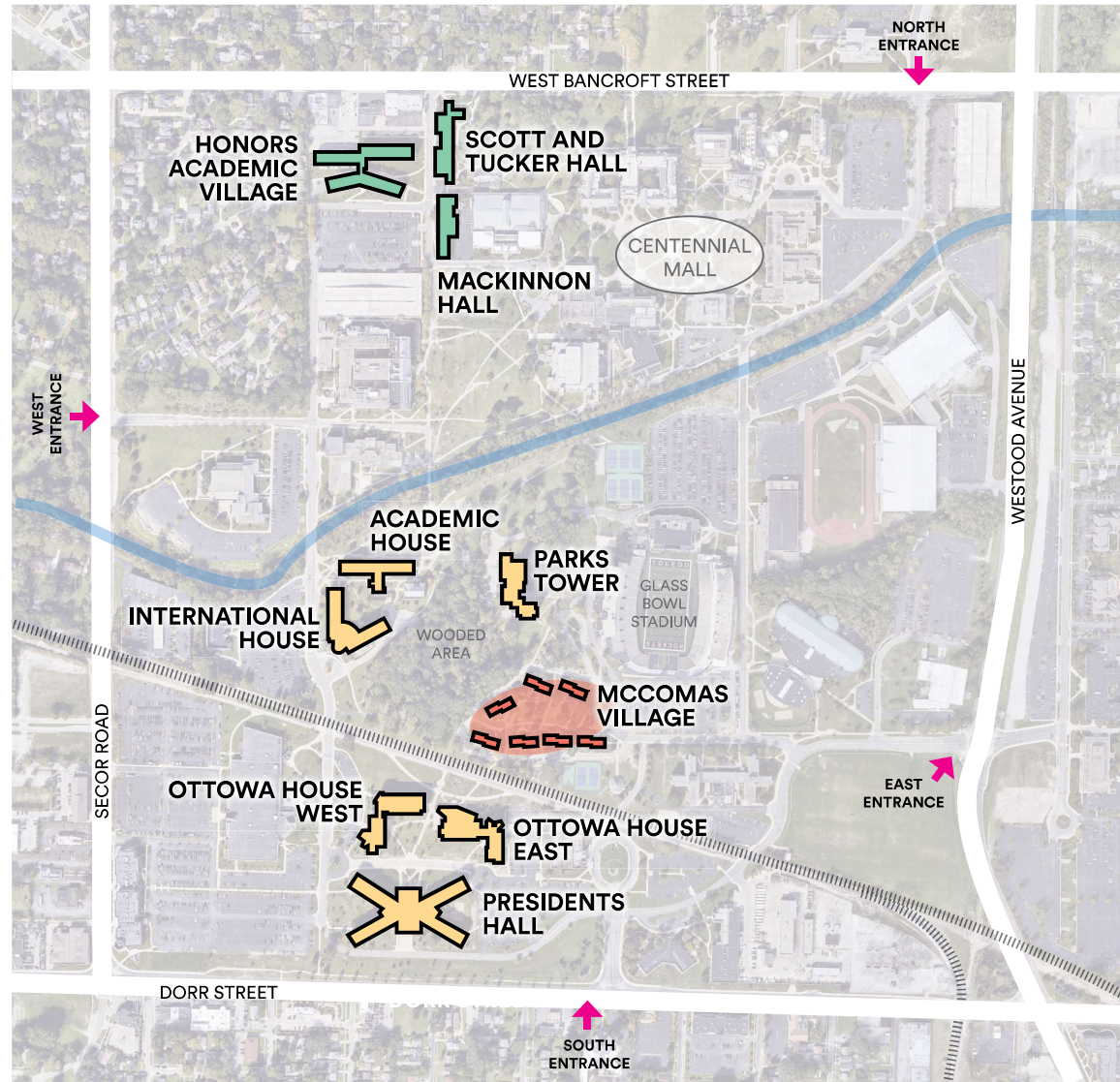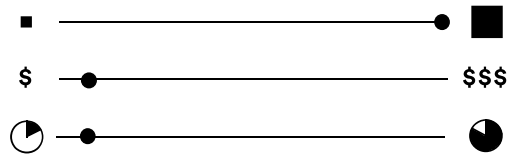EXISTING COMMONS

PROPOSED COMMONS

SCB
©SOLOMON CORDWELL BUENZ

WE HAVE A CATALOGUE OF UNDERUTILIZED BUILDINGS THAT WE DON'T KNOW WHAT TO DO WITH....

UNIVERSITY OF TOLEDO

BUILDING ASSESMENT

Map labels:
- NORTH ENTRANCE
- WEST BANCROFT STREET
- HONORS ACADEMIC VILLAGE
- SCOTT AND TUCKER HALL
- MACKINNON HALL
- CENTENNIAL MALL
- WEST ENTRANCE
- ACADEMIC HOUSE
- PARKS TOWER
- GLASS BOWL STADIUM
- INTERNATIONAL HOUSE
- WOODED AREA
- MCCOMAS VILLAGE
- SECOR ROAD
- OTTOWA HOUSE WEST
- OTTOWA HOUSE EAST
- EAST ENTRANCE
- PRESIDENTS HALL
- WESTOOD AVENUE
- DORR STREET
- SOUTH ENTRANCE

SCB
©SOLOMON CORDWELL BUENZ

UNIVERSITY OF TOLEDO

BUILDING ASSESSMENT

FIXTURE TO BE REPLACED FOR A MORE "RESIDENTIAL" FEEL

WOOD AND METAL TREADS AND RISERS TO BE REFINISHED, RAILS AND STRINGERS TO BE PAINTED
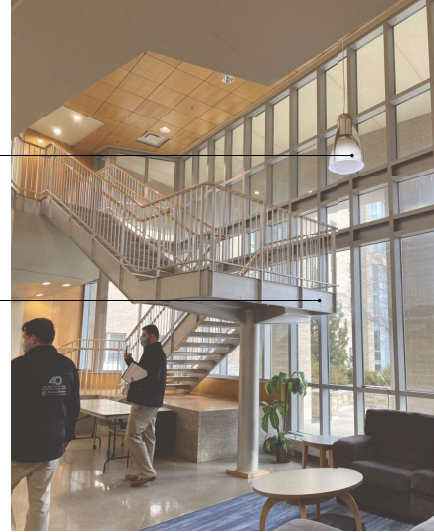
EXISTING LOBBY

EXISTING ACT TO REMAIN - SITE ASSESSMENT TO ETERMINE SCOPE TO REMAIN IN PLACE

NEW PAINT THROUGH OUT

TRASH AND RECYCLING TO BE INTEGRATED INTO A MILLWORK HOUSING

NEW MILLWORK PRINT KIOSK

MATERIALS ASSESSMENT

Materials

	Material	Description	Cond.	Rec.
A	Ceiling	ACT/Gyp	Poor	TBR/PAR GTR
		Wood Stn	Good	
B	Walls	Gyp	Fair	PAR/Paint Re-finish
		Wood Stn	Poor	
C	Floor/Base	VCT/Rubber	Poor	TBR
		Carpet/Rubber	Poor	TBR
D	Doors/Frame	Wood/HM	Good	Paint

Systems

	System	Description	Cond.	Rec.
E	Acoustics	N/A	N/A	N/A
F	AV Equipment	N/A	N/A	N/A
G	Electrical	Lighting: CFL downlights	Good	TBR
H	Plumbing	N/A	N/A	N/A

Equipment

	Equipment	Description	Cond.	Rec.
I	Fixed	N/A	N/A	N/A
J	Built in Features	N/A	N/A	N/A

Notes

UNIVERSITY OF CHICAGO

1155 60TH ST.
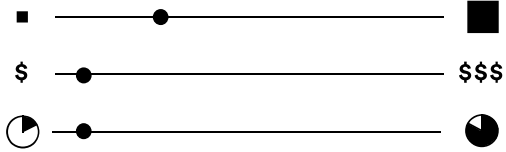
|	OPEN TO PRIVATE	PRIVATE OFFICE SIZE	WORKSTATION SIZE	SHARED SPACE	OPEN	OCCUPANCY COUNTS
RESEARCHED	15% PRIVATE	120* SF *PER UCHICAGO MEETING	48-56 SF	1 : 15 CONFERENCE ROOMS PER EMPLOYEE	20%	N/A
EXISTING	80% PRIVATE	74-325 SF	20-76 SF	1 : 13 CONFERENCE ROOMS PER EMPLOYEE	15%	225 117 OFFICES 60 24
MINIMAL CONSTRUCTION	58% PRIVATE	73-280 SF	56 SF	1 : 11 CONFERENCE ROOMS PER EMPLOYEE	16%	203 106 OFFICES 97
CLEAN SLATE CONSTRUCTION	15% PRIVATE	120* SF *PER UCHICAGO MEETING	56 SF	1 : 13 CONFERENCE ROOMS PER EMPLOYEE	21%	249 142 OFFICES 111

EXISTING CONDITIONS
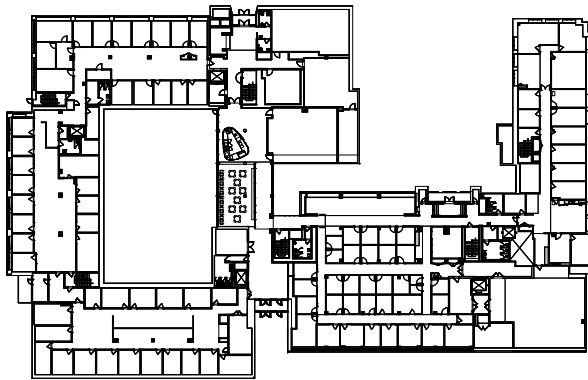
MINIMAL CONSTRUCTION

CLEAN SLATE CONSTRUCTION

SCB
©SOLOMON CORDWELL BUENZ

UNIVERSITY OF CHICAGO

1155 60TH ST.
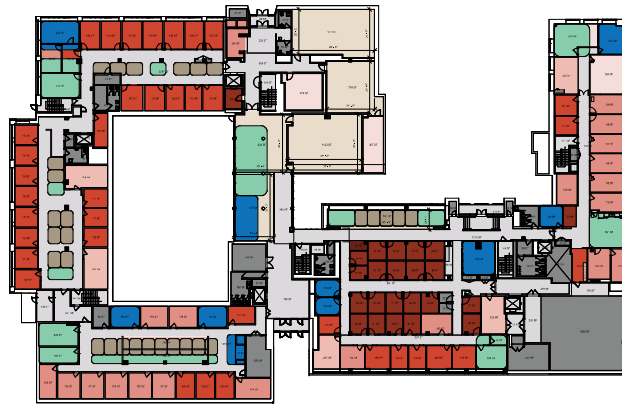
EXISTING CONDITIONS
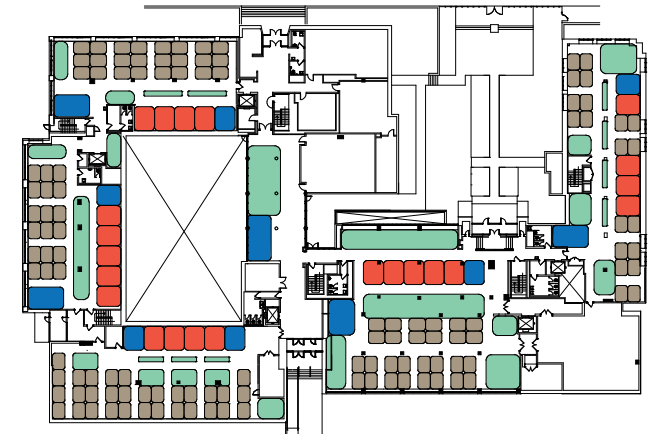
MINIMAL CONSTRUCTION

CLEAN SLATE CONSTRUCTION

DENSITY

GROWTH IN EFFICIENCY
OF USES

+38
22 +35

-1
144 -36

-7
59 -15

QUALITY

ACCESS TO DAYLIGHT
OF USES

+21
0 +20

+41
31 -1

-5
30

GROWTH IN COLLABORATION SPACE
SF

+164
492 +265

+3433
1531

+495
889 +399

LOWER LEVEL

FIRST FLOOR

SECOND FLOOR
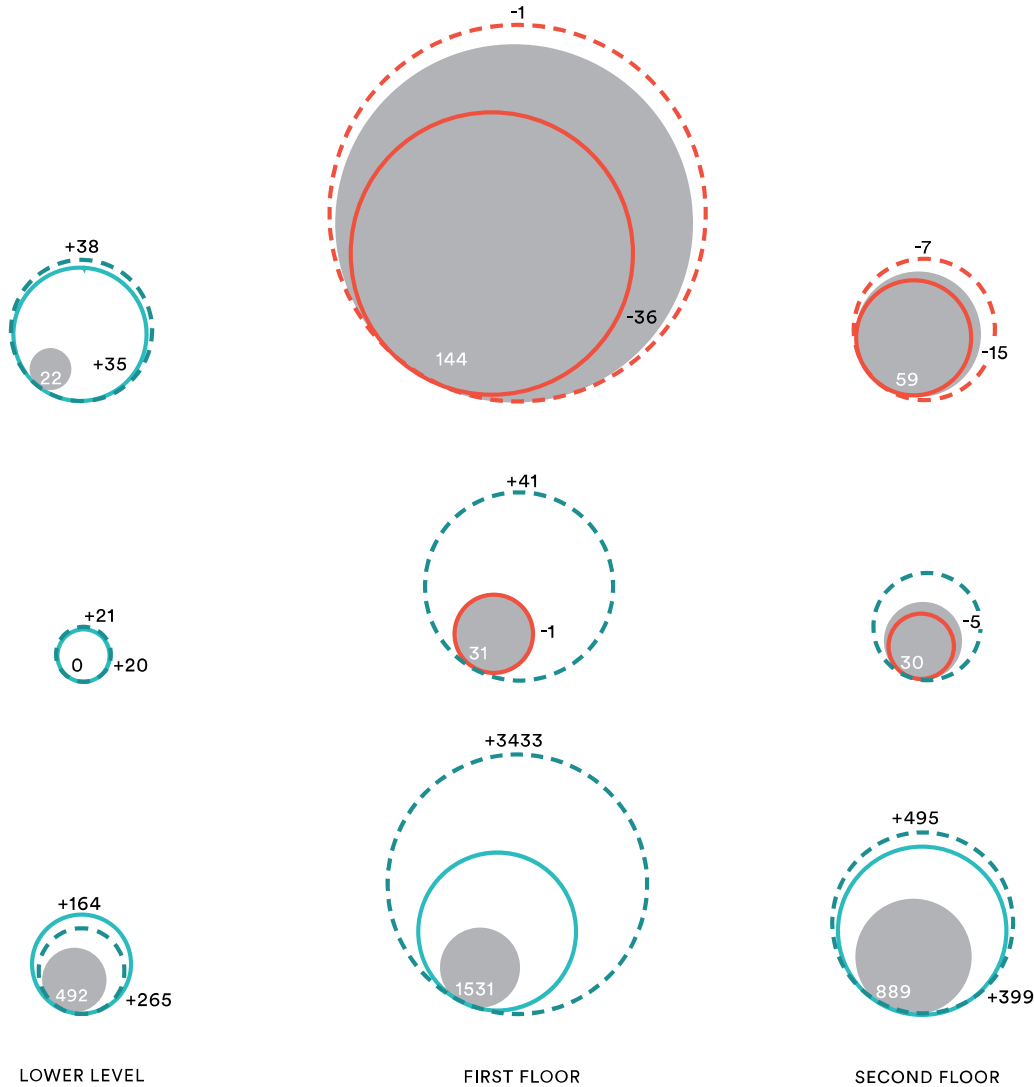
● EXISTING CONSTRUCTION   ○ MINIMAL CONSTRUCTION   ○ CLEAN SLATE CONSTRUCTION   ◉ GROWTH   ◉ NO GROWTH
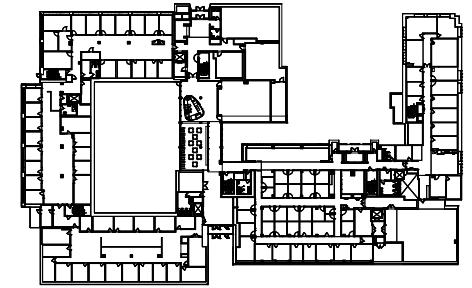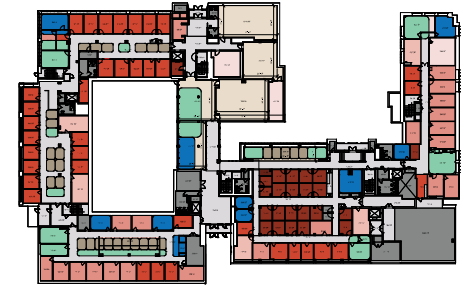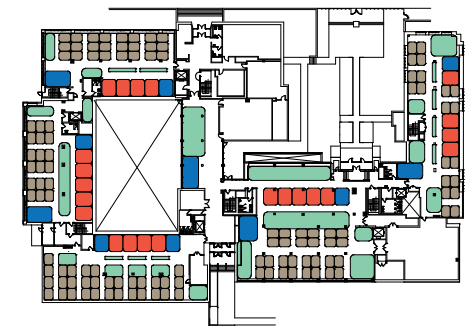
WE HAVE NEW PROGRAMS WE NEED TO DEVELOP BUT
NEED SPACE TO INCUBATE THEM....

LOYOLA UNIVERSITY

CUNEO CENTER
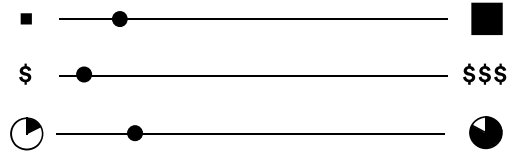
3,744
SCHEDULING HOURS PER ROOM PER YEAR

10.1%
SCHEDULING AVERAGE

- LAB SPACE
- LOUNGE/ PUBLIC
- CLASSROOM
- SEMINAR
- CONFERENCE

- LAB SPACE 12.5%
- CLASSROOM 15.0%
- SEMINAR 2.8%
- CONFERENCE 0%*

ROOM 431 SCHEDULING ANALYSIS

6%
7%
2%
10%
1%
1%
73%
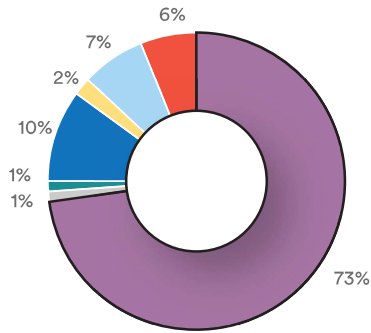
UME
GBS
CME
LUHS
Departmental
LUC
MNSON
GME
Other

USE BY DEPARTMENT
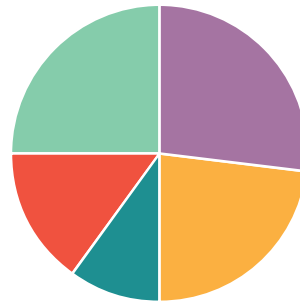
Monday
Tuesday
Wednesday
Thursday
Friday
Saturday

USE BY DAY

More

Less

7am - 7pm

USE BY TIME

SCB
©SOLOMON CORDWELL BUENZ
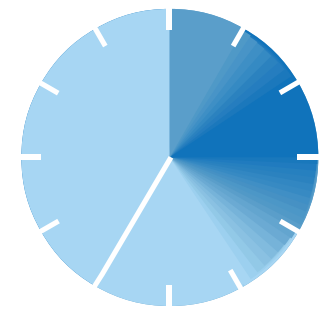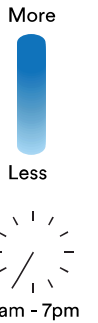
LOYOLA
UNIVERSITY
CUNEO CENTER

MASTER PLAN SCOPE

PROGRAMMING
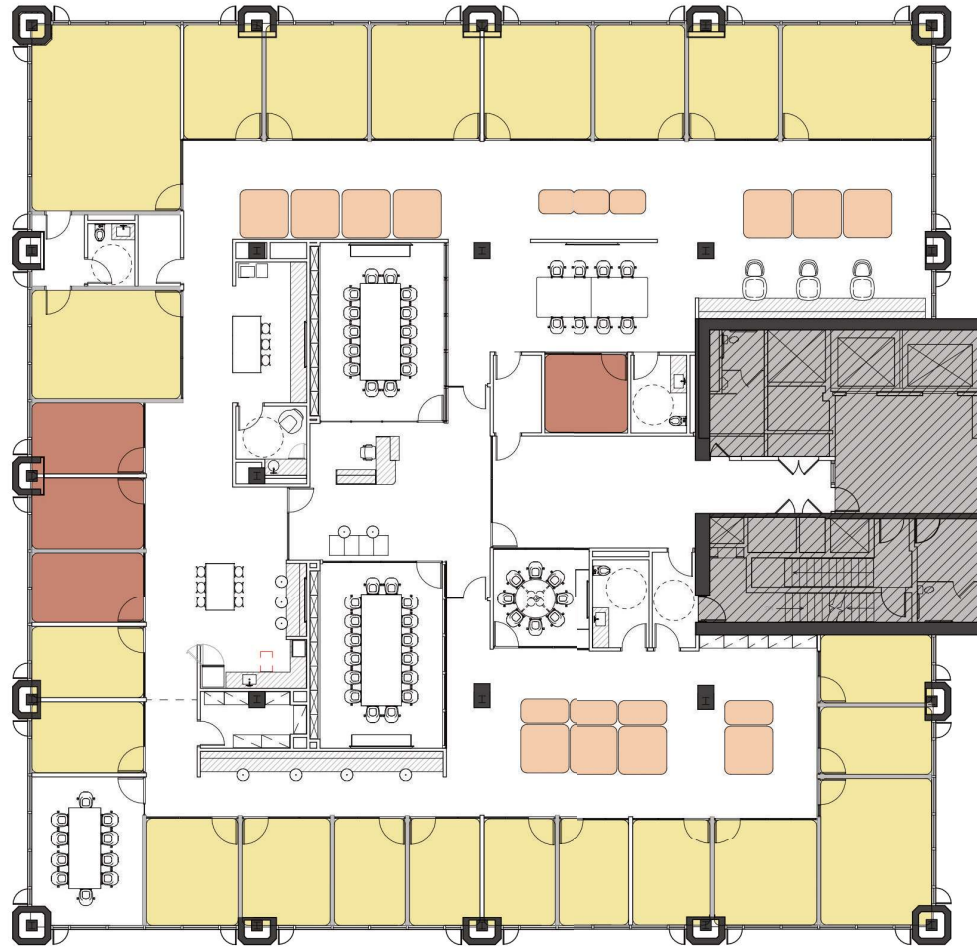- CLASSROOM/LAB
- STUDY/MEETING
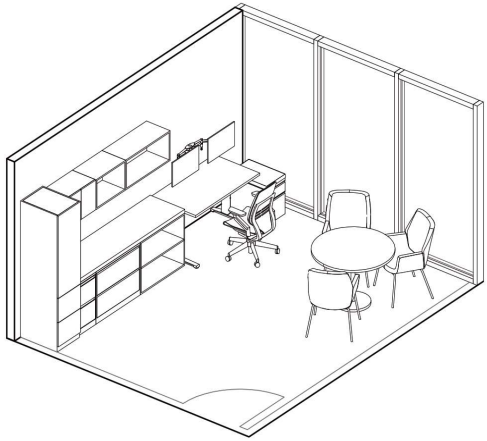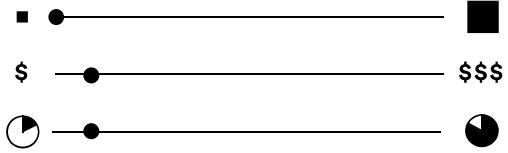- OFFICE
- BOH
- NIC
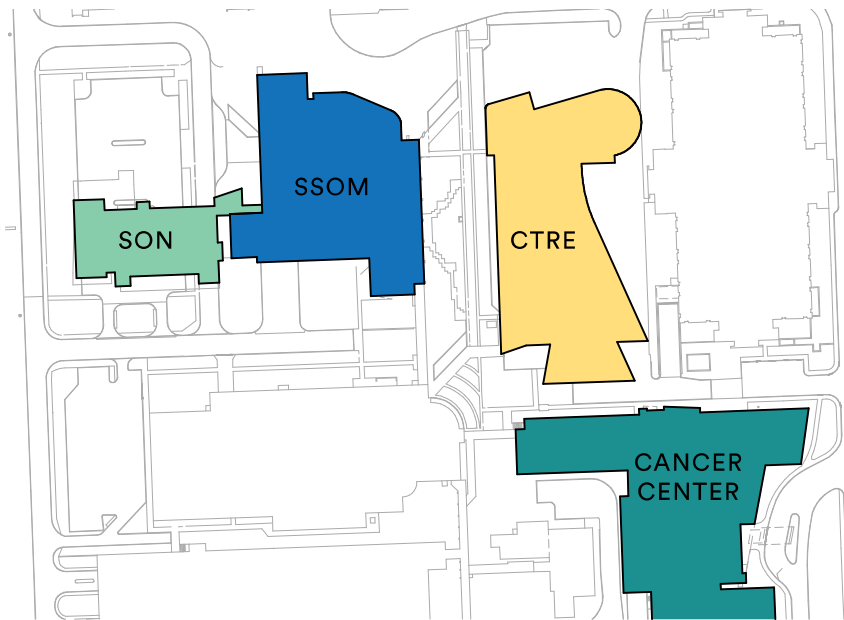
PHASING
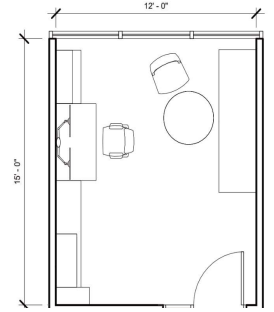- PHASE 1
- PHASE 2
- PHASE 3
- NIC
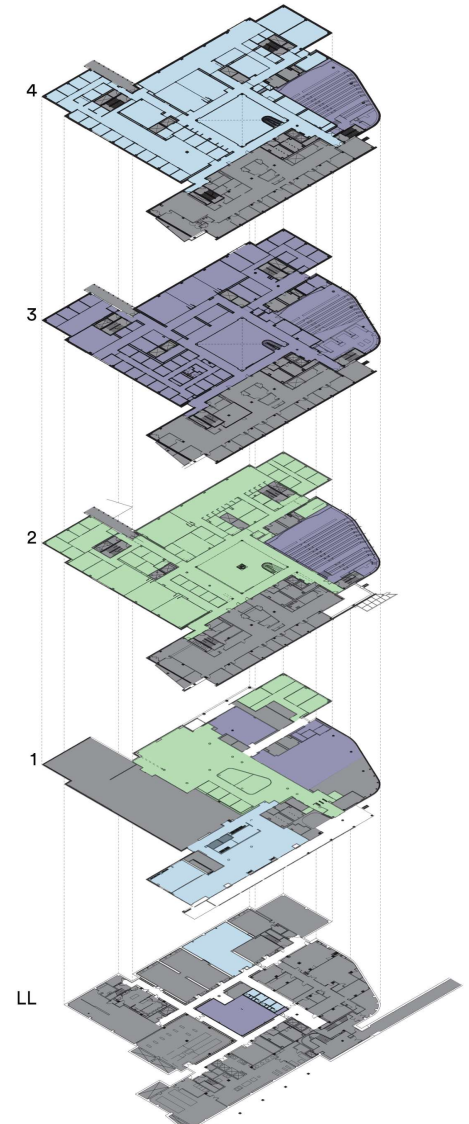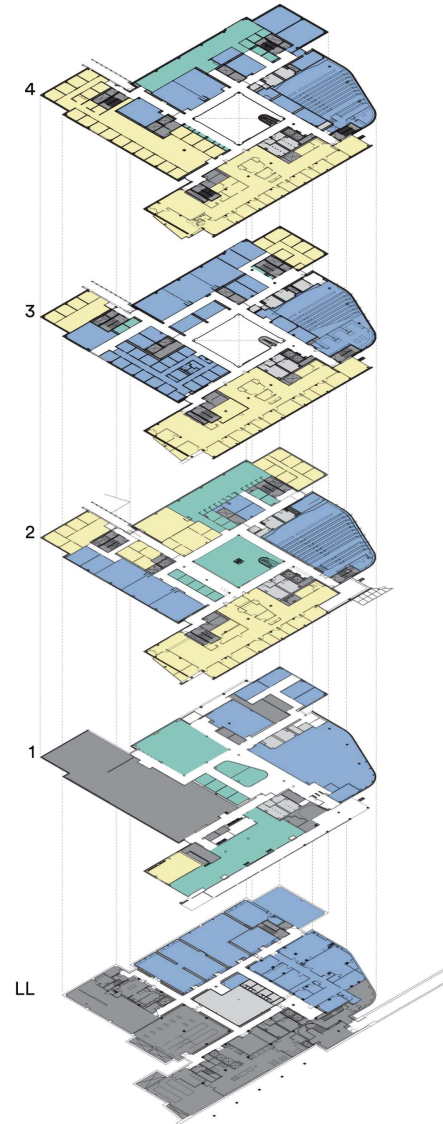
THIS SPACE IS DATED, AND WE NEED TO REFRESH THIS TO SPEAK TO CURRENT EXPECTATIONS....
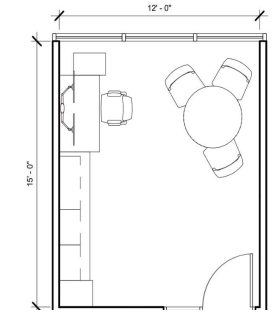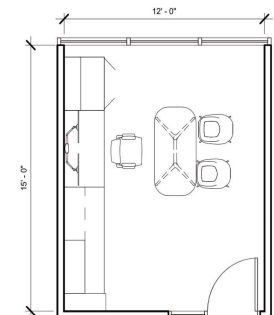
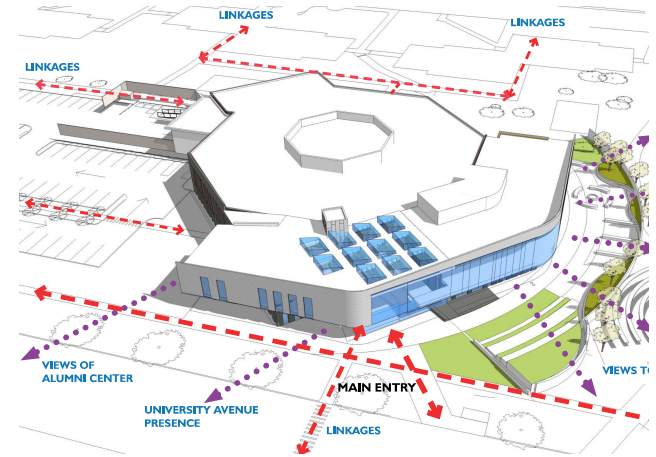# UNIVERSITY OF ILLINOIS CHICAGO

AOB

PROPOSED PROGRAM

12' - 0"
15' - 0"

A

12' - 0"
15' - 0"

B

12' - 0"
15' - 0"

C

OFFICE PROTOTYPES

SCB
©SOLOMON CORDWELL BUENZ

UNIVERSITY OF NORTH DAKOTA

WILKERSON HALL

LOADING DOCK
EXISTING WILKERSON HALL
LOADING
SCREEN
PARKING

UNIVERSITY AVENUE

PEDESTRIAN ACCESS TO/FROM SELKE HALL
PEDESTRIAN ACCESS TO/FROM NOREN HALL
PEDESTRIAN ACCESS TO/FROM BRANNON HALL
PEDESTRIAN ACCESS TO/FROM WEST HALL AND PARKING
TO HOUSING
MAIN ENTRY
UNIVERSITY AVENUE
TO CAMPUS

UNIVERSITY AVENUE

UNIVERSITY AVENUE

LINKAGES
LINKAGES
LINKAGES
VIEWS OF ALUMNI CENTER
UNIVERSITY AVENUE PRESENCE
MAIN ENTRY
LINKAGES
VIEWS TO

UNIVERSITY OF
NORTH DAKOTA
WILKERSON HALL

HOW DO WE MANAGE EXPECTATIONS FOR NEW PROGRAM REQUESTS....

COLUMBIA COLLEGE
STUDENT CENTER

program STACKING DIAGRAM

INITIAL REQUESTED PROGRAM

191,453 SF

- circulation 25% 48,102 sf
- student life 17% 33,000 sf
- performance / event 11% 21,600 sf
- collaboration / exploration 10% 19,085 sf
- resource 12% 22,400 sf
- dining / retail 9% 16,300 sf
- wellness 9% 17,390 sf
- outdoor 1% 2,000 sf
- operation 6% 11,100 sf

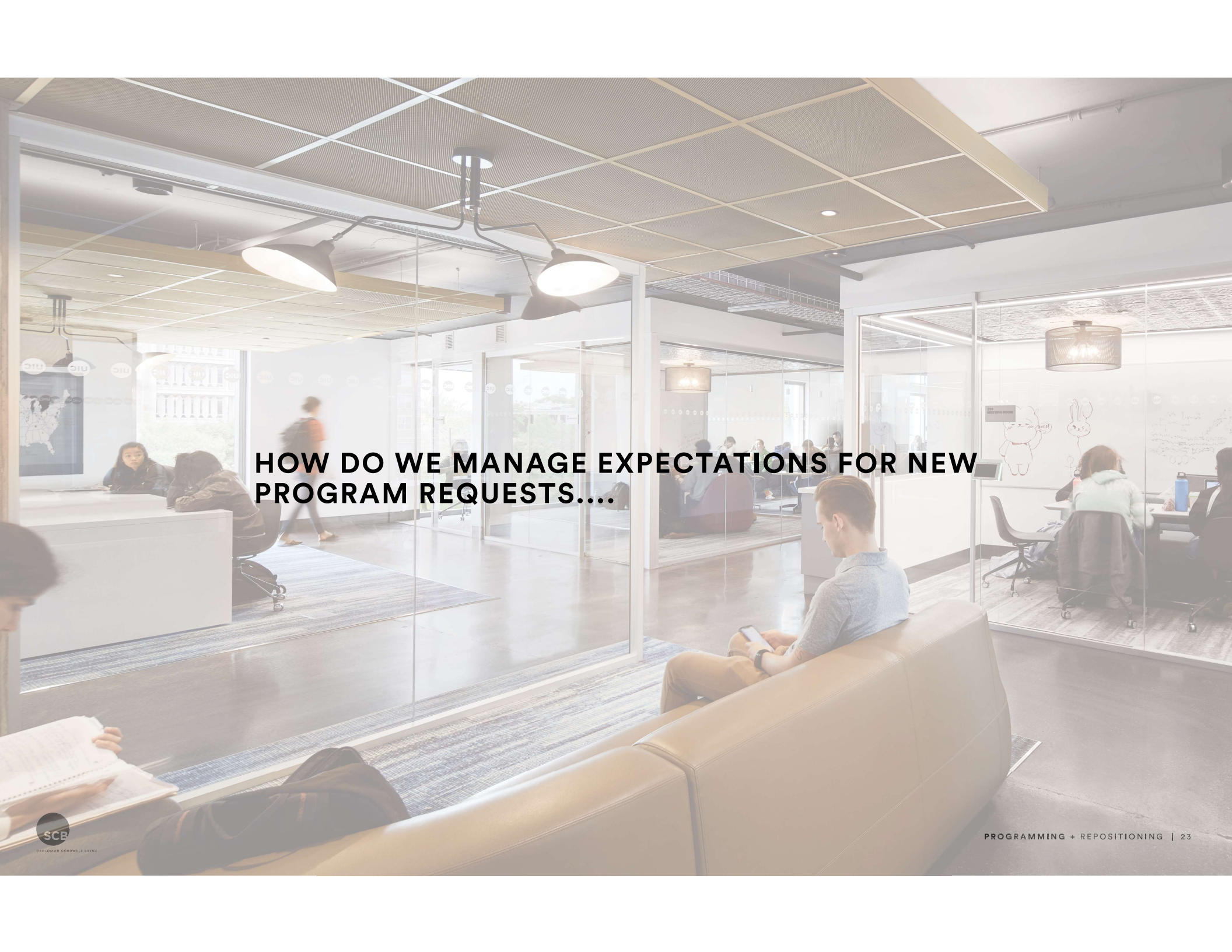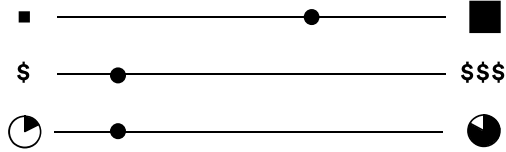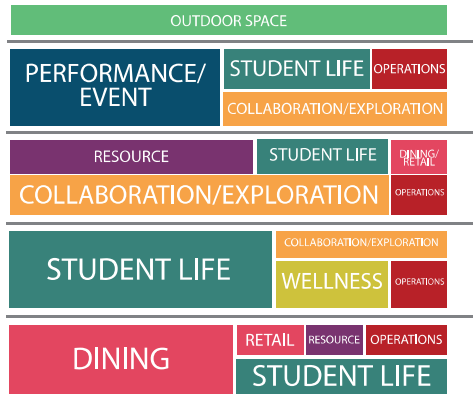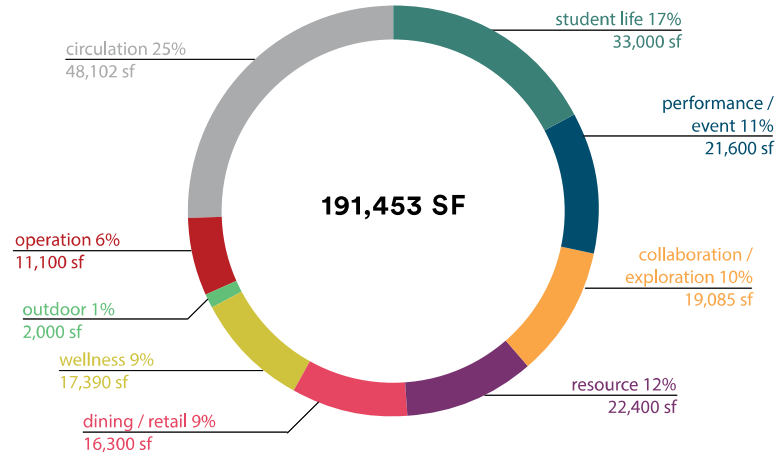## RECCOMENDED PROGRAM

104,000 SF

- circulation 17% 18,400 sf
- student life 16% 17,030 sf
- performance / event 15% 15,800 sf
- collaboration / exploration 14% 14,805 sf
- resource 6% 6,075 sf
- dining / retail 15% 16,100sf
- wellness 6% 6,590 sf
- outdoor 2% **
- operation 9% 9,200 sf

STUDENT LIFE

- LOBBY
- SOCIAL STAIR
- LOUNGES - RECREATIONAL, GRADUATE, QUIET, AND BREAKOUT SPACES
- GRAFFITI ROOM
- RADIO STUDIO
- INTERFAITH ROOMS
- STUDENT ORGANIZATION CENTER
- STUDENT GOVERNMENT
- MULTICULTURAL SPACE

PERFORMANCE/EVENT

- MULTIPURPOSE ROOM - LARGE/ EVENT
- CATERING PREP ROOM
- MULTIPURPOSE STORAGE
- TEACHING KITCHEN
- MULTI-MEDIA ROOMS
- SCREENING ROOM
- PERFORMANCE THEATRE
- GREEN ROOMS

COLLABORATION/ EXPLORATION

- MAKER SPACE
- WORK ROOM
- DISPLAY/EXHIBIT SPACE
- MULTIPURPOSE ROOMS - SMALL
- MULTIPURPOSE ROOMS - LARGE
- COMPUTER LAB
- MEETING ROOMS - LARGE
- MEETING ROOMS - SMALL
- CREATION LAB - DIGITAL
- MAKER SPACE SUPPORT
- RESERVABLE STUDIO SPACE
- RECORDING ROOM - DIGITAL/ FILM
- RECORDING ROOM - SOUND
- MUSIC RECORDING BOOTH
- PRACTICE ROOMS
- STUDY ROOMS

RESOURCE

- COUNSELING & WELLNESS
- ACADEMIC ADVISING
- CONCIERGE OFFICE
- CAREER CENTER
- I.T. HELP DESK

DINING/RETAIL

- DINING HALL
- FORMAL MULTIPURPOSE ROOM
- CATERING PREP ROOM
- FORMAL MULTIPURPOSE STORAGE
- COLUMBIA RETAIL SPACE
- RETAIL EXHIBIT SPACE
- ALUMNI CENTER
- WELCOME CENTER

WELLNESS

- GYMNASIUM WITH RUNNING TRACK
- CLIMBING WALL
- MULTIPURPOSE FITNESS ROOMS
- WELLNESS ROOM
- LOCKER ROOMS WITH SHOWERS
- GENDER NEUTRAL RR WITH SHOWERS
- FITNESS CENTER
- NAP ROOMS

OPERATION

- LOADING DOCK
- DEDICATED ENGINEERING SPACE
- BIKE ROOM
- SECURITY DESK
- SNOW EQUIPMENT STORAGE
- RESTROOMS - MEN'S AND WOMEN'S
- GENDER NEUTRAL RESTROOMS
- LOCKER ROOM
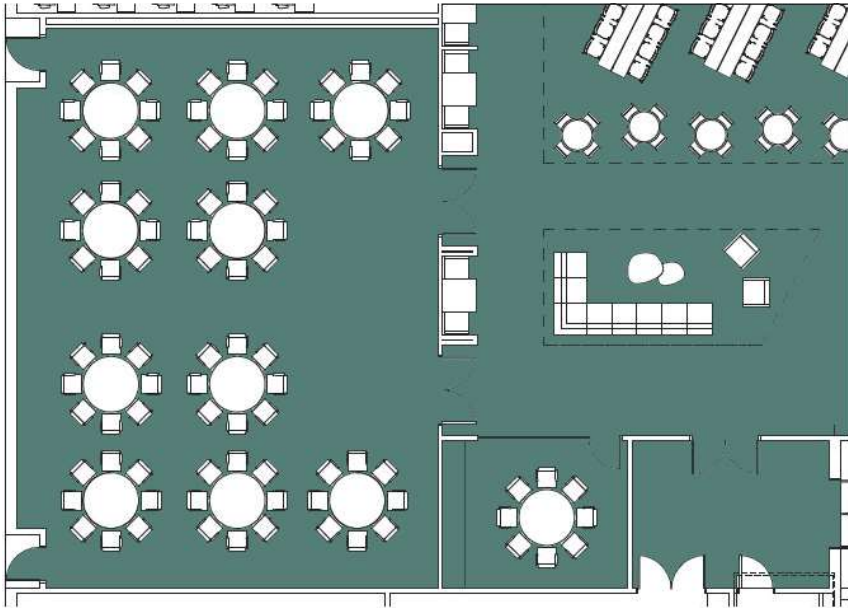- GENERAL STORAGE
- CLEAN UP ROOMS

OUTDOOR

- PAPERMAKERS GARDEN
- GARDEN STORAGE
- PAPERMAKERS MULTIPURPOSE ROOM
- OUTDOOR LOUNGE

SCB
©SOLOMON CORDWELL BUENZ

HOW DO WE MANAGE COSTS OF FOR PROPOSED CAMPUS INITIATIVES....

Cost Management | Pricing the Program

Multipurpose Room

Space:	**Multipurpose Room**
SQF:	1,863 SF

Description

A space to host classes, events and performances with a sound system, adjustable lighting, acoustical control, and flexible seating. Size of room can accomodate 500 banquet style. Room to have movable partitions to subdivide room into smaller spaces.
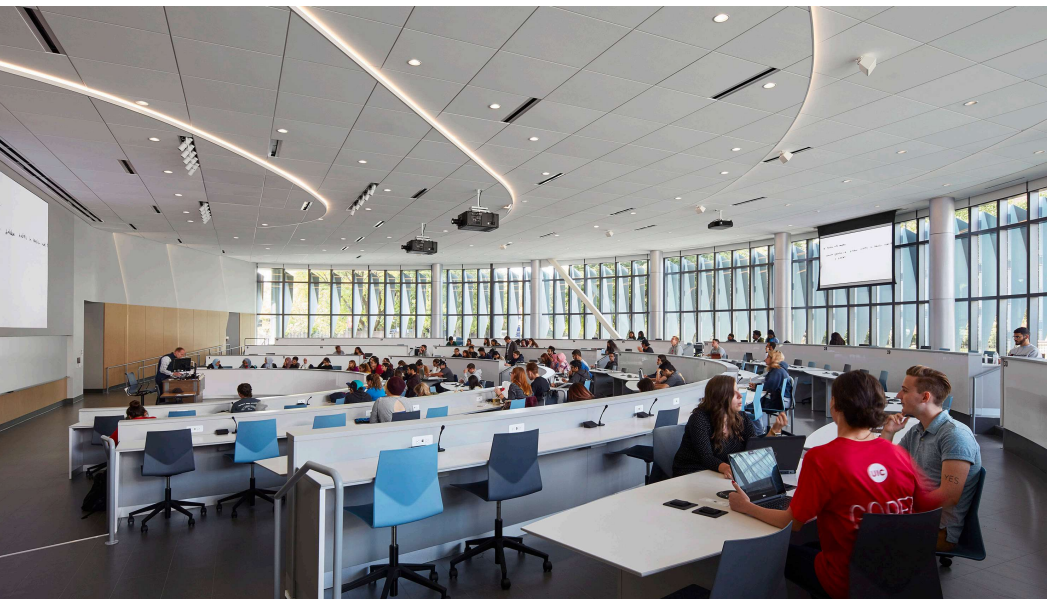
Materials

Floor:	Carpet/LVT
Ceiling:	Wood Acoustical Ceiling
Walls/Base:	Rubber Base; Level 5 finish at drywall with applied wall covering wainscoting and chair rail
Doors/Frame:	Painted hollow metal

Systems

Acoustic:	STC-45, NC 35-40
AV Equipment:	Drop down projection screen (4), adjustable that can be accessed when the room is subdivided
Security:	Key card at door access
Mechanical:	Linear diffusers
Electrical:	Access to power distrubuted throughout the space at both the walls and floor. Adjustable lighting and sound systems that can be controlled and dimmed when room is subdivided.
Plumbing:	N/A
Telecom:	No special requirement

Equipment

Fixed:	Wall mounted back painted glass dry erase boards.
Movable Equipment/ Furniture:	Stackable chairs equal to KI Opt 4 and 60" round foldable tables with carts for storage
Built In Features:	Demountable wall that divides the room in half
Special Requirements:	N/A

SCB
©SOLOMON CORDWELL BUENZ

THANK YOU