New Academic Building

Construction Manager

January 2013
Project Design Team

- NK Architects – architectural, structural, LEED
- AKF Engineers – MEP and Fire
- Langan – site and civil
- HMBA – AV
- Pay for Performance, Geotech, Surveyor, Environmental

- William Paterson University
  - Public Health, Nursing, Communication Disorder
  - Administration and Finance, Capital Planning
  - Police and Security Technology
  - Learning Spaces Committee (Interdisciplinary)
Academic Zone Plan

• Academic Zone Plan Completed in May 2012
• 1st Step: Vacate Coach House (2013)
• 2nd Step: Demolition of Coach House (2014)
• 3rd Step: Construct New Academic Building (2016)
• 4th Step: Vacate Hunziker Wing (2016)
• 5th Step: Renovate Hunziker Wing (2018)
• Steps 1 through 5 are expected to take approximately 5 years.
**Academic Zone Plan Features**

- New Parking Garage
- Demolish Coach House
- Demolish Wightman Gym
- Split the Hunzikers
- New Pedestrian Routes
- Newly Defined Open Spaces
- Raubinger Quad
- East Entry Court
Site Context of the Academic Zone

• General classrooms and academic offices
• Sloped site with access roads
• Underground rock
• Existing buildings and open spaces
  – Different Architectural Styles
  – Open spaces
• Wightman Gym Site
• Parking Garage Completion in 2014
Access to the Building

Note: The purpose of this slide is to demonstrate how site geography and context could affect access to the new academic building.
Major Project Goals

• Increase core academic space: classrooms, academic offices (faculty and departmental – Public Health, Nursing, and Communication Disorders), department specific class labs.

• Provide collaboration spaces for students and faculty. Include food service component.

• Create appropriate entry point for visitors and perspective students. Improve campus pedestrian connections.
Collaboration Spaces

Graphic 7.4
Potential Layouts of Collaboration Space Types

- **Loose Seating:** for ad-hoc social formation
- **Banquets:** for team work, allows for nesting and signals territorialization
- **“Pull-over” Space:** for impromptu conversation
- **Window:**
- **Deep Bar with Stools:** for individual work, but signals desire to be observant or social
- **Shallow Bar with Stools:** for individual heads down work, “alone together,” located at window or wall mirror

- **Whiteboard:**
- **Semi-Enclosed Group Area:** for short-duration team work, not multimedia-enriched, open for easy oversight
- **“Pull-over” Space:** for impromptu conversation

- **Enclosed Group Area:** for longer duration team work, and seminars, multimedia-enriched, open for easy oversight
- **Loose Seating:** for ad-hoc social formation
- **Plush Seating:** for break-out and mobile-phone conversation
- **Sliding Barn-door:**
- **Interior Window:**
Engagement

• Input will be requested from academic and administrative departments.
• Formal recommendations are made or requested from designated stakeholders.
  – Academic Chairs or Department Directors
  – IT or Physical Plant for Maintenance and Operations
  – Designated Committees for Facilities, Learning Spaces, Parking or Other
• Decisions are made by Administration, Cabinet and Board.
Defined Project Parameters

- Budget – approximately $30 million
- Schedule – completion in January 2016
- Scope – approximately 63,000 gross square feet. 3 to 5 stories. At least 12 new classrooms. LEED.
- NJ Referendum for Higher Ed Funding
Limitations

• Middle of Campus disruption and visibility during construction.
• Coach House occupants must relocate.
• Access roads to Raubinger and Hobart Manor may be affected with temporary closures.
• Wightman Gym will remain.
• Raubinger Quad and East Entry Court will not be fully developed as part of this project.
Design Schedule

Design and Approvals – 18 months

- Programming (January 2013)
- Concept and Schematic (May 2013)
- Construction Documents (March 2014)
- DCA Approvals (June 2014)
- Bidding (August 2014)
- Award (September 2014)
- Preconstruction March 2013 through August 2014
Construction Schedule

Coach House Demotion (May – August 2014)
Site Preparation (May – August 2014)
Occupancy (January 2016)
CM Services (May 2014 – January 2016)

There are anticipated to be separate bid packages for demolition, site prep, building construction, furniture, other FF&E, Audio Visual, & Relocation.