

# WILLIAM PATERSON UNIVERSITY

## INVIGORATING THE CORE THE ACADEMIC ZONE MASTER PLAN

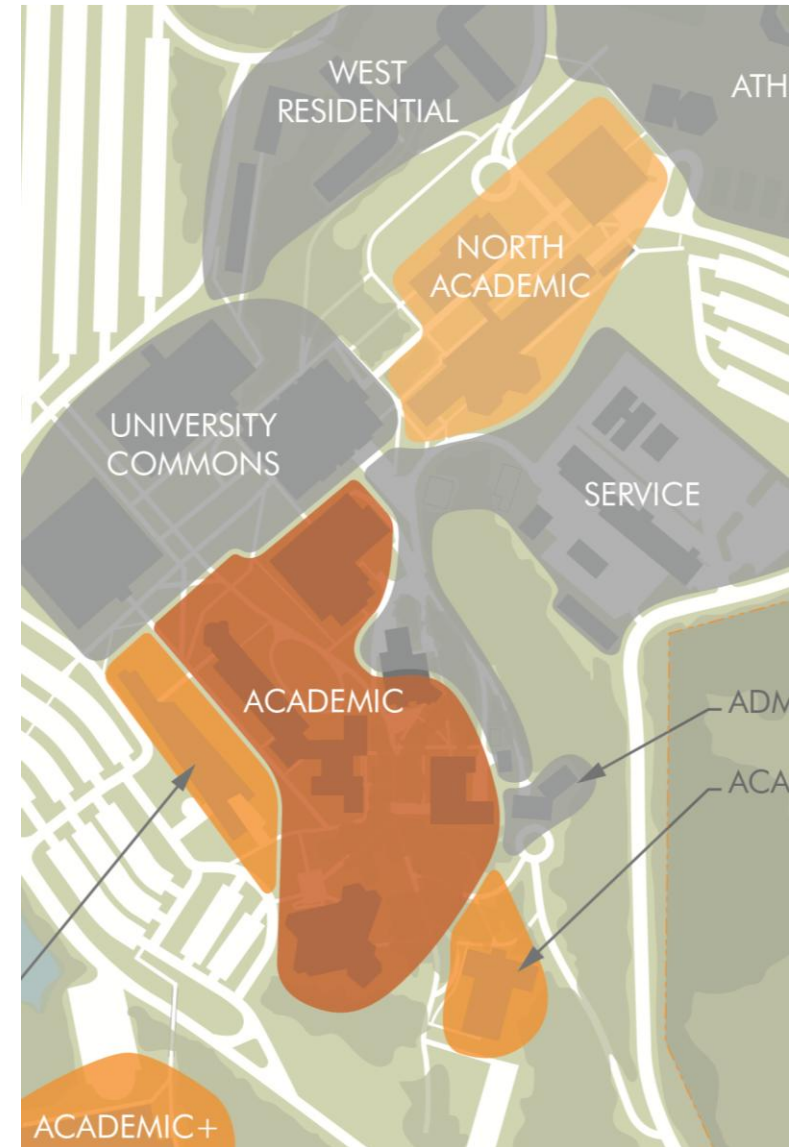
23 April 2012



Perkins Eastman

## Purpose of Academic Zone Master Plan Study

- Examine the six buildings that provide the bulk of general instruction space and have the largest share of un-renovated space
- Confirm WPU's understanding of infrastructure and building conditions, their poor conditions and the costs associated with bringing them to a state of good repair
- Contemporize instructional, social and support space to align with pedagogical, programmatic and competitiveness needs
- Determine whether buildings should be renovated or replaced, the scale of any required replacements and associated costs
- Craft beautiful, memorable and active open spaces
- Improve building efficiency and sustainability



## History of the Academic Zone

- Normal School founded in 1855
- Moved to Hobart Manor site in 1951
- Hunziker Hall the first building built for academic purposes
- Campus developed outwards from the core
- Rocky terrain limited potential building sites
- Characterized by smaller buildings, with wooded open space and informal lawns
- No major renovations in Zone since 1968



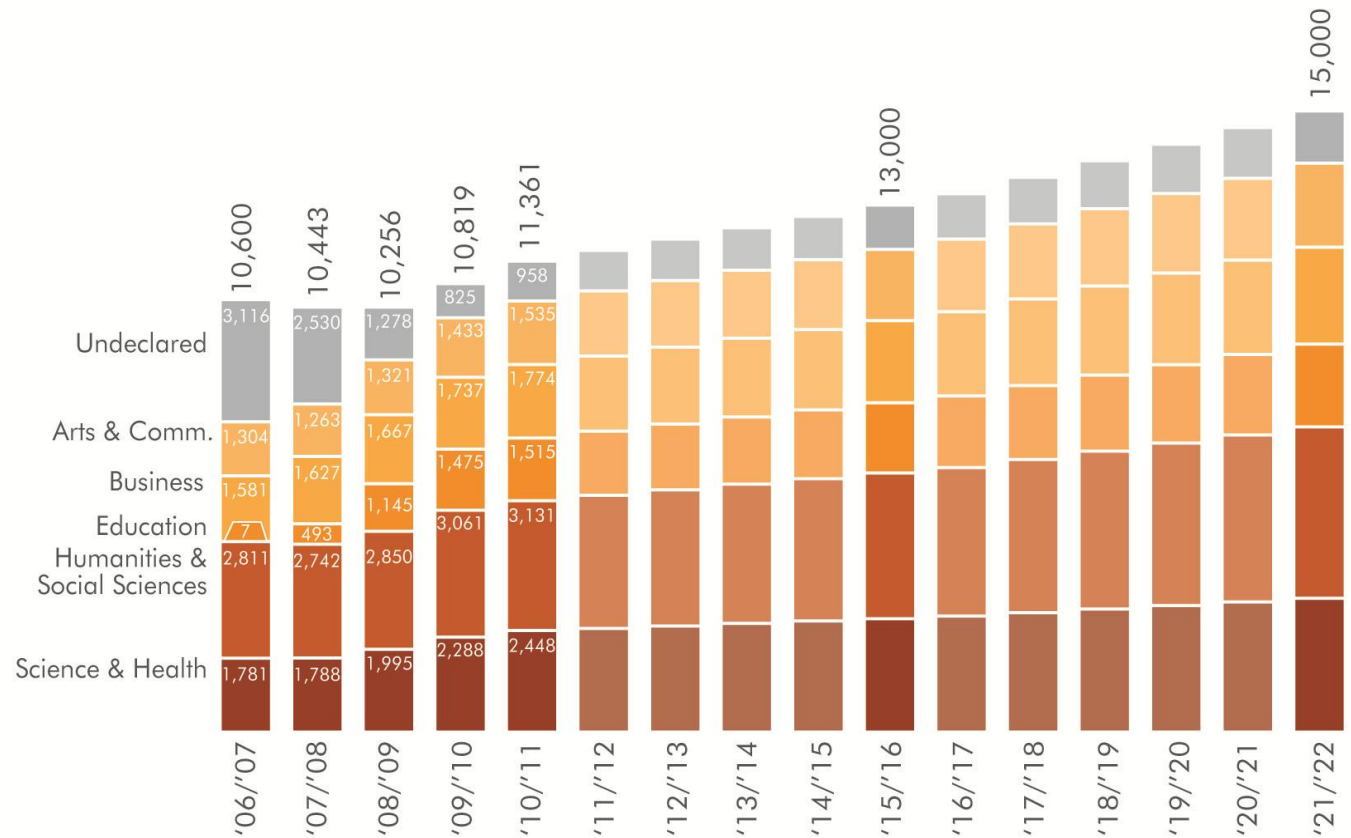
## Condition of Buildings in Academic Zone

- None of the building systems are in good condition in any of the buildings
- Achieving ADA compliance in Coach and Shea is difficult
- None of the buildings have central HVAC, and several do not even have fire sprinklers
- Current infrastructure needs are not significant as most building systems are decentralized; system capacities need study
- Hunziker, Hunziker Wing, Raubinger and Shea can be renovated for similar purposes
- Coach House and Wightman Gym are almost impossible to cost-effectively adapt and are recommended for demolition



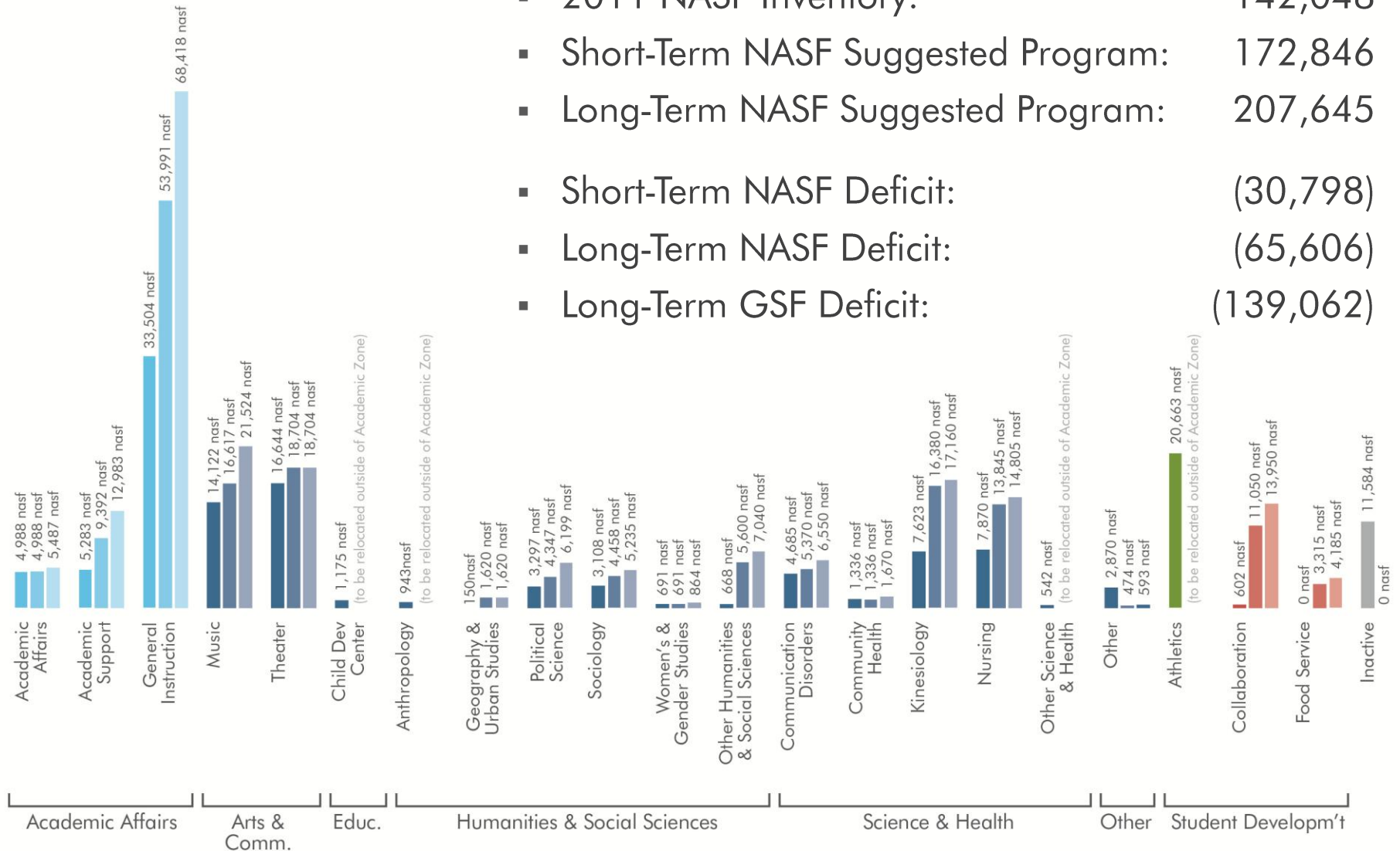
## Projected University Enrollment Growth

- Enrollment projections evenly distributed across all departments
- 32% growth to 2022



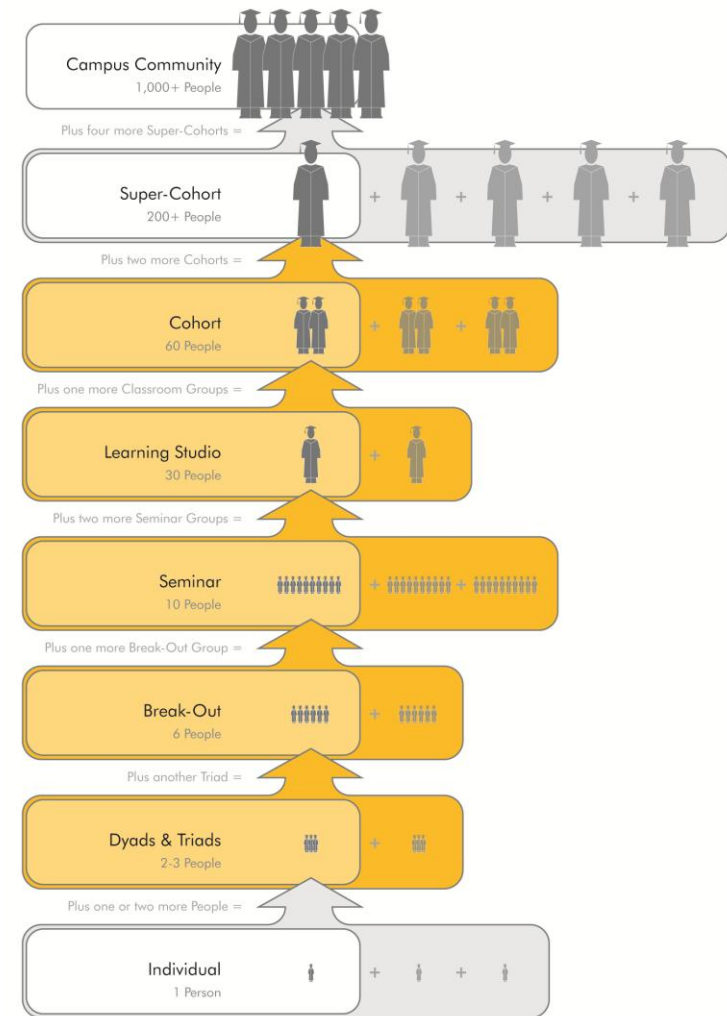
# Assessment of Space Needs

- 2011 NASF Inventory: 142,048
- Short-Term NASF Suggested Program: 172,846
- Long-Term NASF Suggested Program: 207,645
- Short-Term NASF Deficit: (30,798)
- Long-Term NASF Deficit: (65,606)
- Long-Term GSF Deficit: (139,062)



## Aligning Facilities to the Future of Curriculum Delivery

- Need larger, more immersive and more flexible class lab environments
- Need to reposition classrooms to better support active learning
- Need to expand academic support and development for students and faculty
- Need to position campus environment for a future where rote and passive learning happen off-campus with digital media and apps
- Need to leverage spontaneous human interaction
- Need more informal learning and collaboration spaces



## Drivers of the Academic Zone Plan

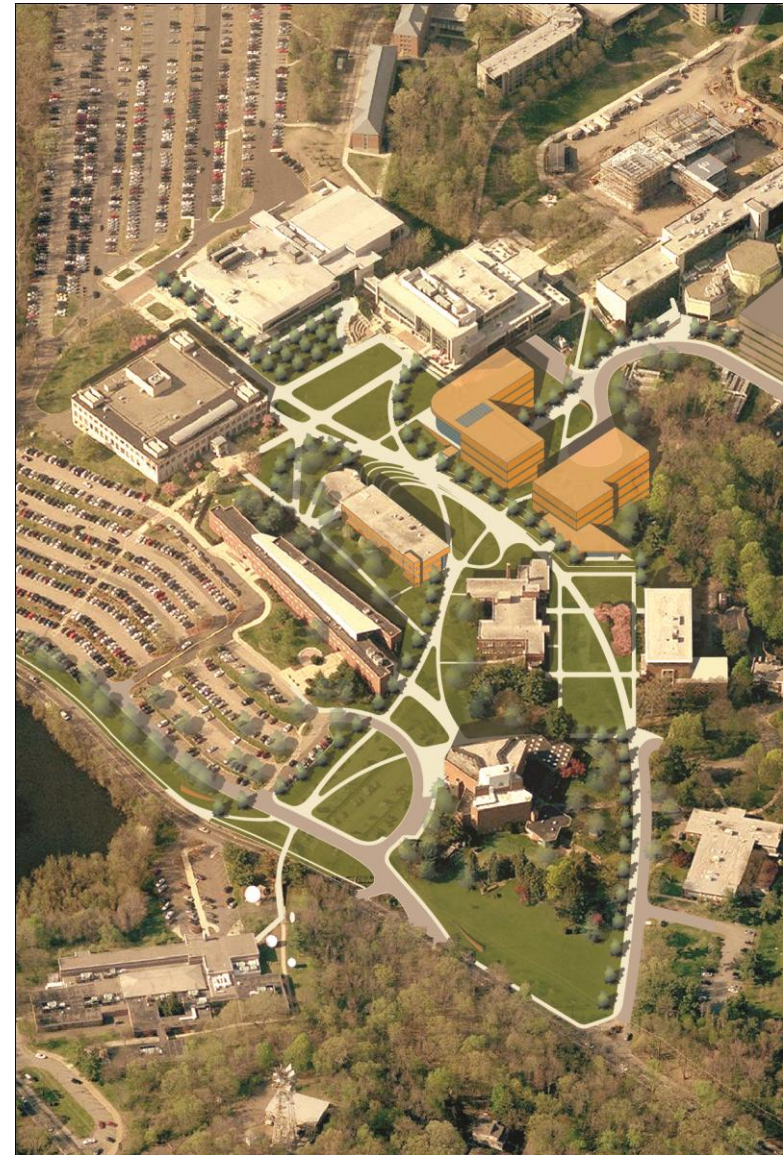
- Address significant academic space needs
- Address significant building system needs
- Provide labs before general instruction
- Stimulate campus intellectual life
- Create memorable open space
- Improve pedestrian circulation
- Not worth preserving Coach House
- Separate the Hunzikers
- Only build along Pompton if it's significant



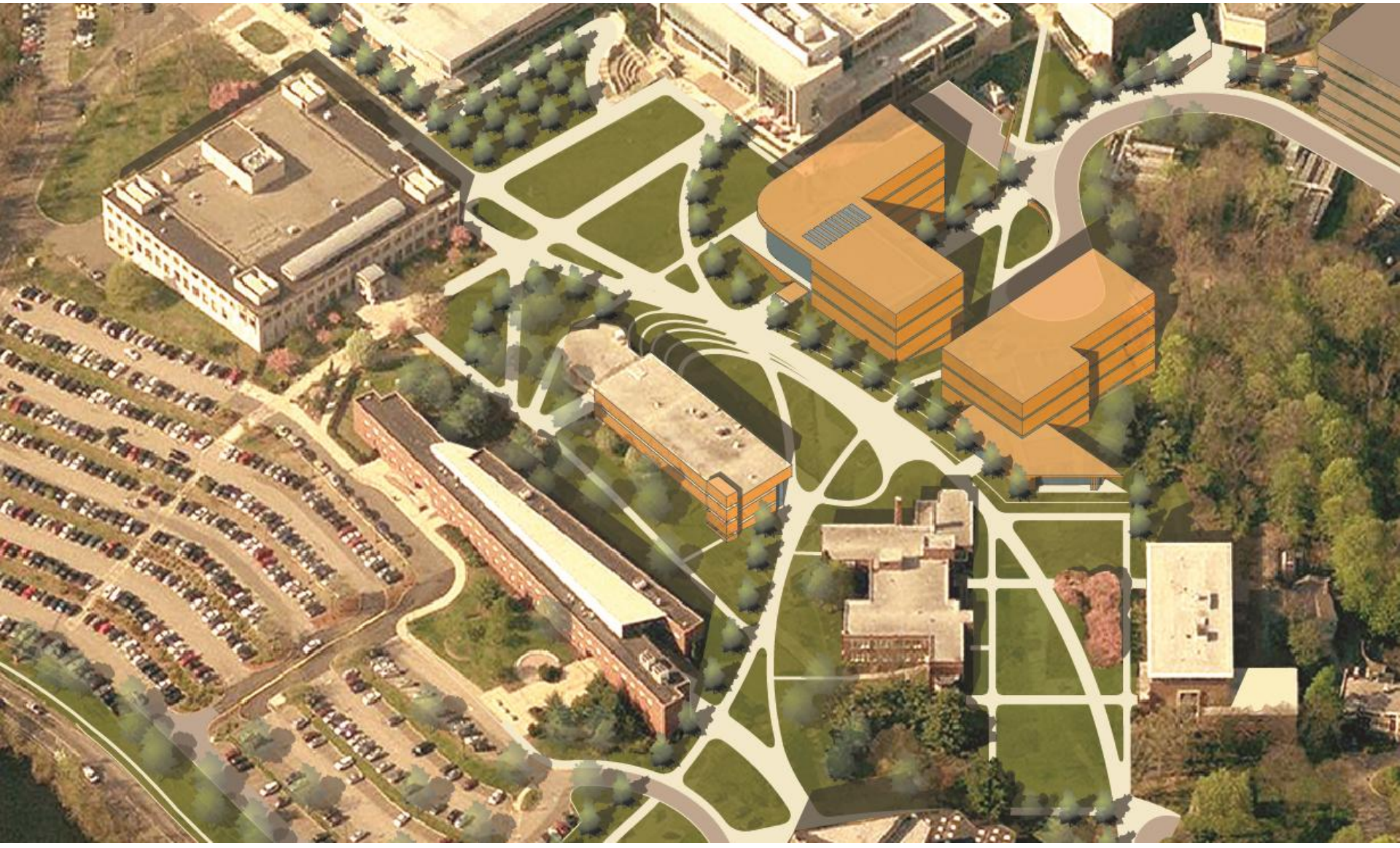


## Major Moves of the Academic Zone Plan

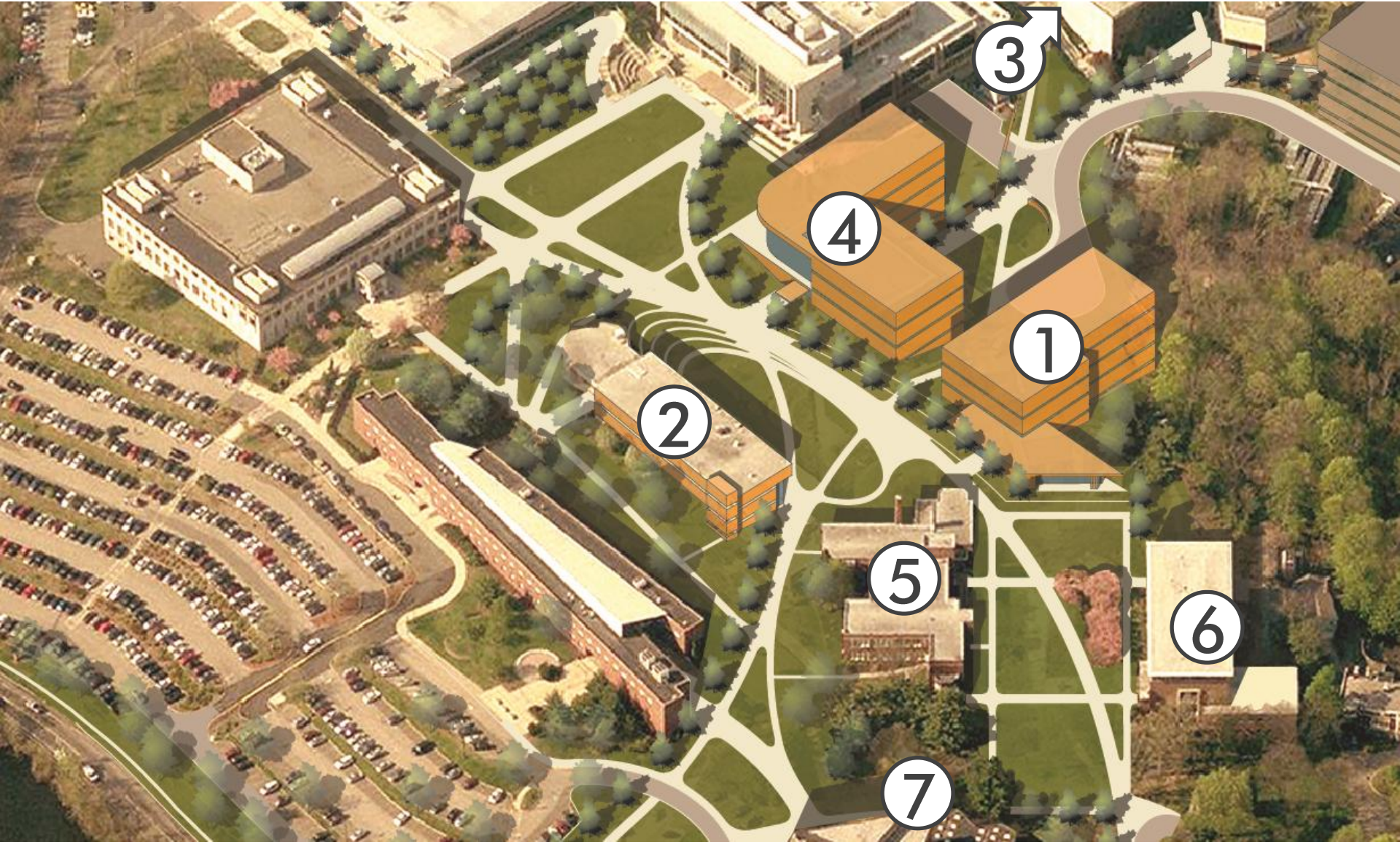
- Meets future needs of the Academic Zone within the Academic Zone
- Provides large increase in class lab space
- Provides more contemporary and right-sized classrooms
- First move at Coach House site
- Creates an integrated and safer circulation
- Activates open space
- Separates the Hunzikers
- Provides pedestrian route from new garage
- Maintains public access to Shea
- Extends open space to Pompton Road
- Extends open space to Coach House site
- Doesn't preclude any future building or landscape plans along Pompton Road



## The Academic Zone Master Plan



# Project Sequencing



## Academic Building 1 (Coach House Site)

- First initiative because it is largely vacant
- Recommended that the existing building not be preserved (approx. \$3M to renovate)
- Decants Kinesiology from Wightman – allowing for that demolition
- Decants all departments from Hunziker Wing – allowing for that renovation
- Includes small food service to anchor Raubinger Quad
- Provides major new entry way for pedestrians from parking garage
- Allows for public access and ADA parking for Communication Disorders clinic
- Only requires minor modifications of existing service road to back of Raubinger

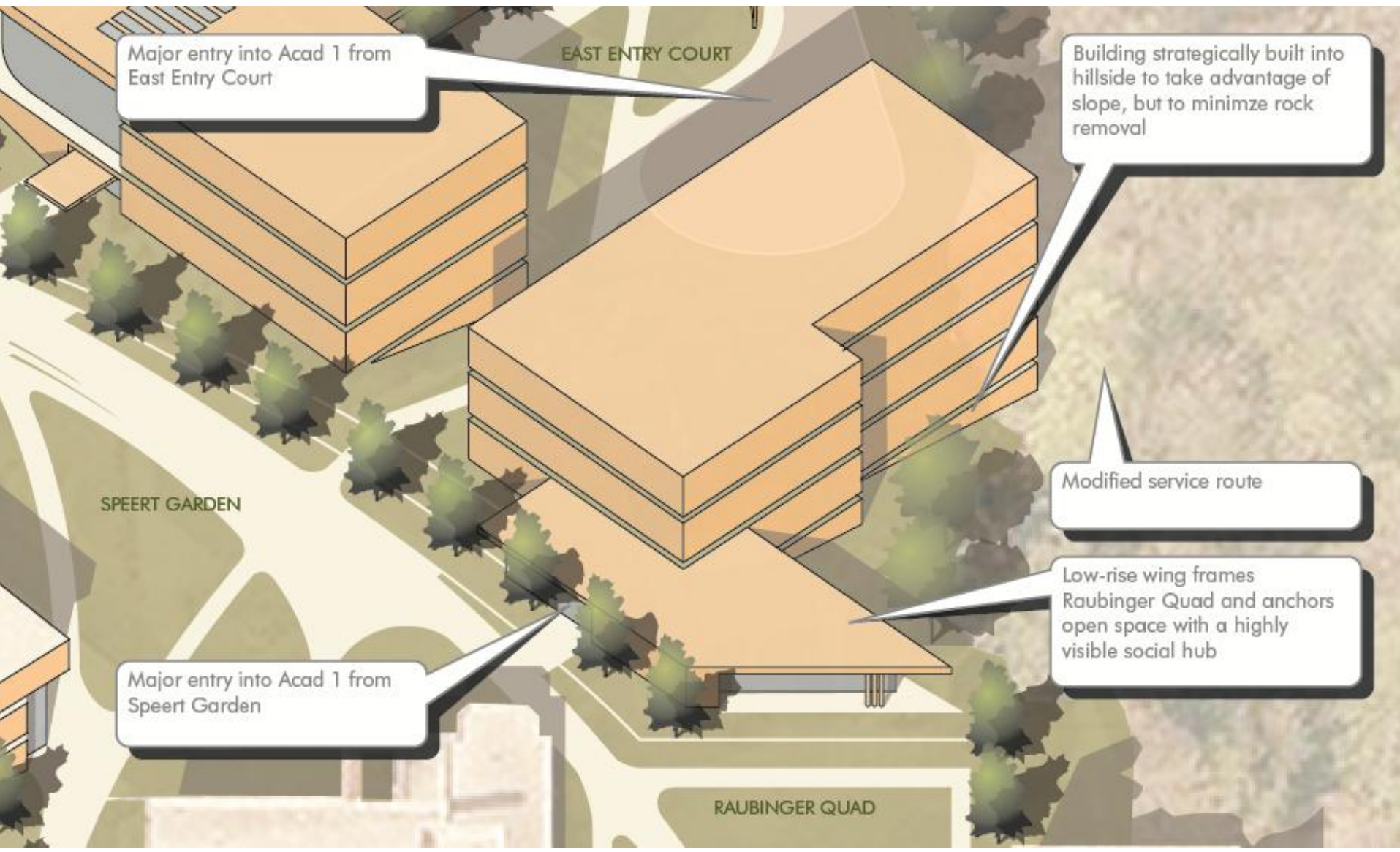


## Academic Building 1 (Coach House Site)

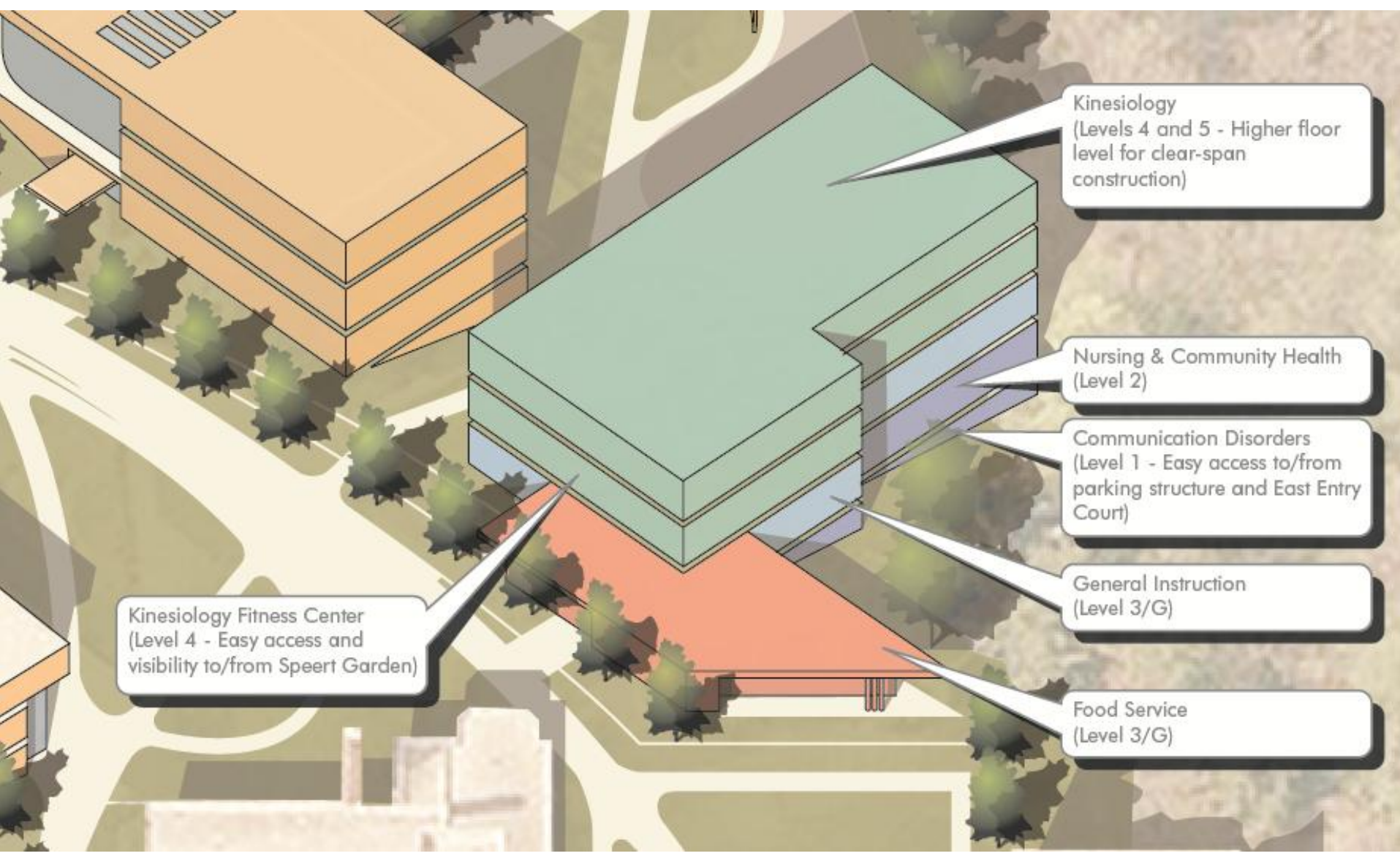
Department	2011 Inventory	2011 Location	Long-Term Program	Proposed Program
Communication Disorders	4,685	Hun. Wing	6,550	6,550
Community Health	1,336	Hun. Wing	1,670	1,670
Food Service	n/a	n/a	4,185	2,815
General Instruction	33,504	n/a	53,991	5,000
Kinesiology	7,623	Wightman	17,160	17,160
Nursing	7,870	Hun. Wing	14,805	14,805
<b>Total NASF</b>	<b>55,018</b>			<b>48,000</b>
w/Service Factor (NASF x 1.05)				50,400
<b>w/Grossing Factor (Above x 1.65)</b>				<b>83,160</b>
Estimated Cost (Hard)			\$430/gsf	\$36.1M
<b>Estimated Cost (Project)</b>			<b>x35%</b>	<b>\$48.7M</b>

Note: Long-term suggested program does not need to be implemented in initial build-out, but could also serve as additional swing space or meet short-term programmatic needs (i.e. general instruction)

## Academic Building 1 (Coach House Site)



## Academic Building 1 (Coach House Site)



## Hunziker Wing

- Second initiative because it will be vacant after Academic Building 1 is completed
- Building becomes 25% smaller
- Used largely for general instruction
- Provides space for doubled-up faculty in Atrium Hall
- Can be used as swing for Hunziker Hall and Raubinger renovations
- New entry to Speert Garden
- Involves minor work to Hunziker Hall (replacement of exterior where buildings formerly met)

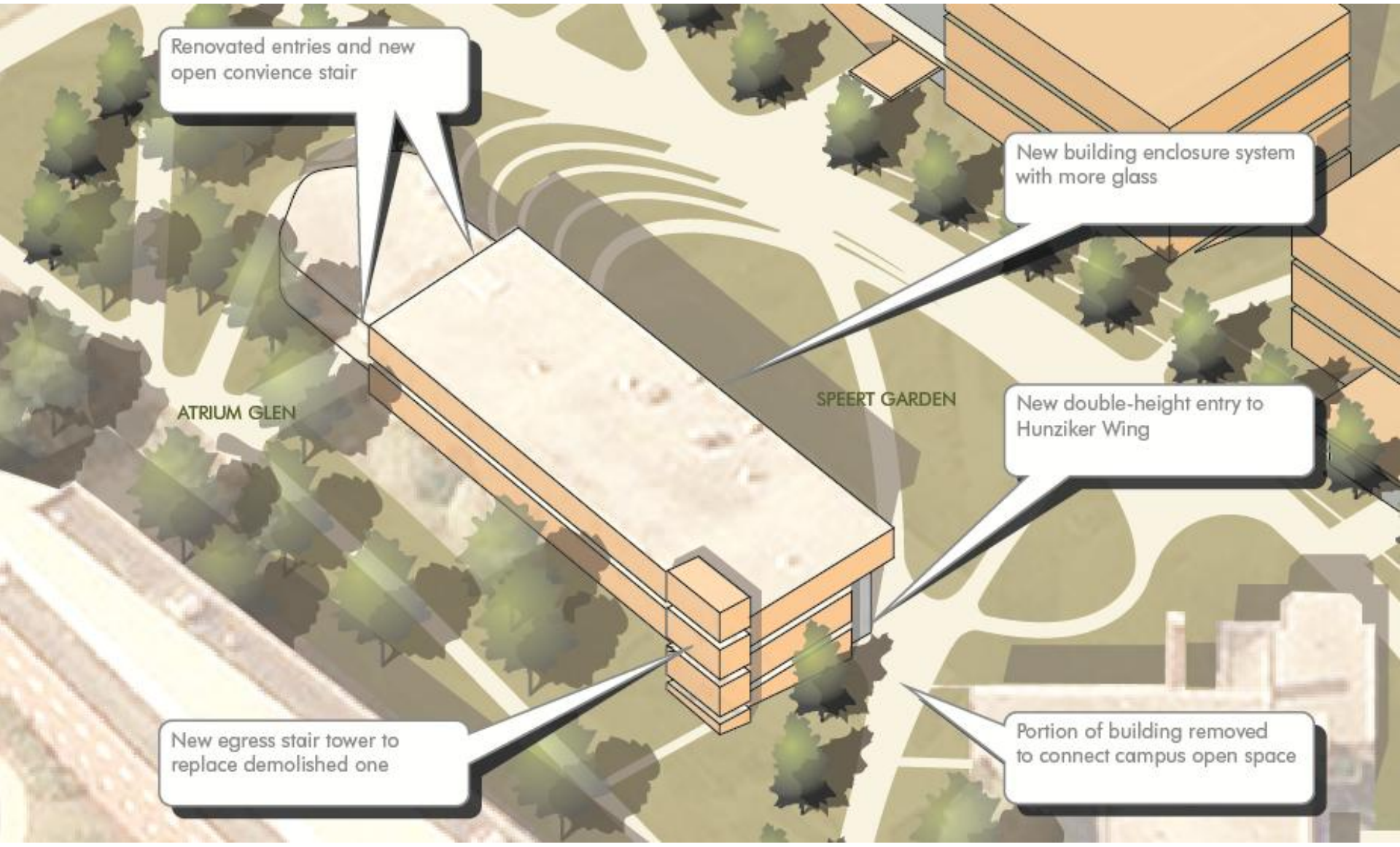




## Hunziker Wing

Department	2011 Inventory	2011 Location	Long-Term Program	Proposed Program
Collaboration	n/a	n/a	13,950	3,000
General Instruction	33,504	n/a	53,991	12,000
Faculty Offices (Hum. & Soc. Sci)	n/a	n/a	7,708	7,850
<b>Total NASF</b>				<b>22,850</b>
w/Service Factor (NASF x 1.05)				24,000
<b>Total GSF (Effective Grossing 1.54)</b>				<b>37,050</b>
Estimated Cost (Hard)			\$320/gsf	\$11.9M
<b>Estimated Cost (Project)</b>			<b>x 35%</b>	<b>\$16.0M</b>

# Hunziker Wing



## Academic Building 2 (Wightman Gym Site)

- Possible third initiative because it will be largely vacant after Academic Building 1 is completed
- Cannot go forward until pool is replaced elsewhere on campus
- Provides new and expanded home for Academic Support and Development Center, combining student support, open writing and math labs, international education, and instructional technology
- Provides significant new general instruction space
- Very little academic department-specific space provided

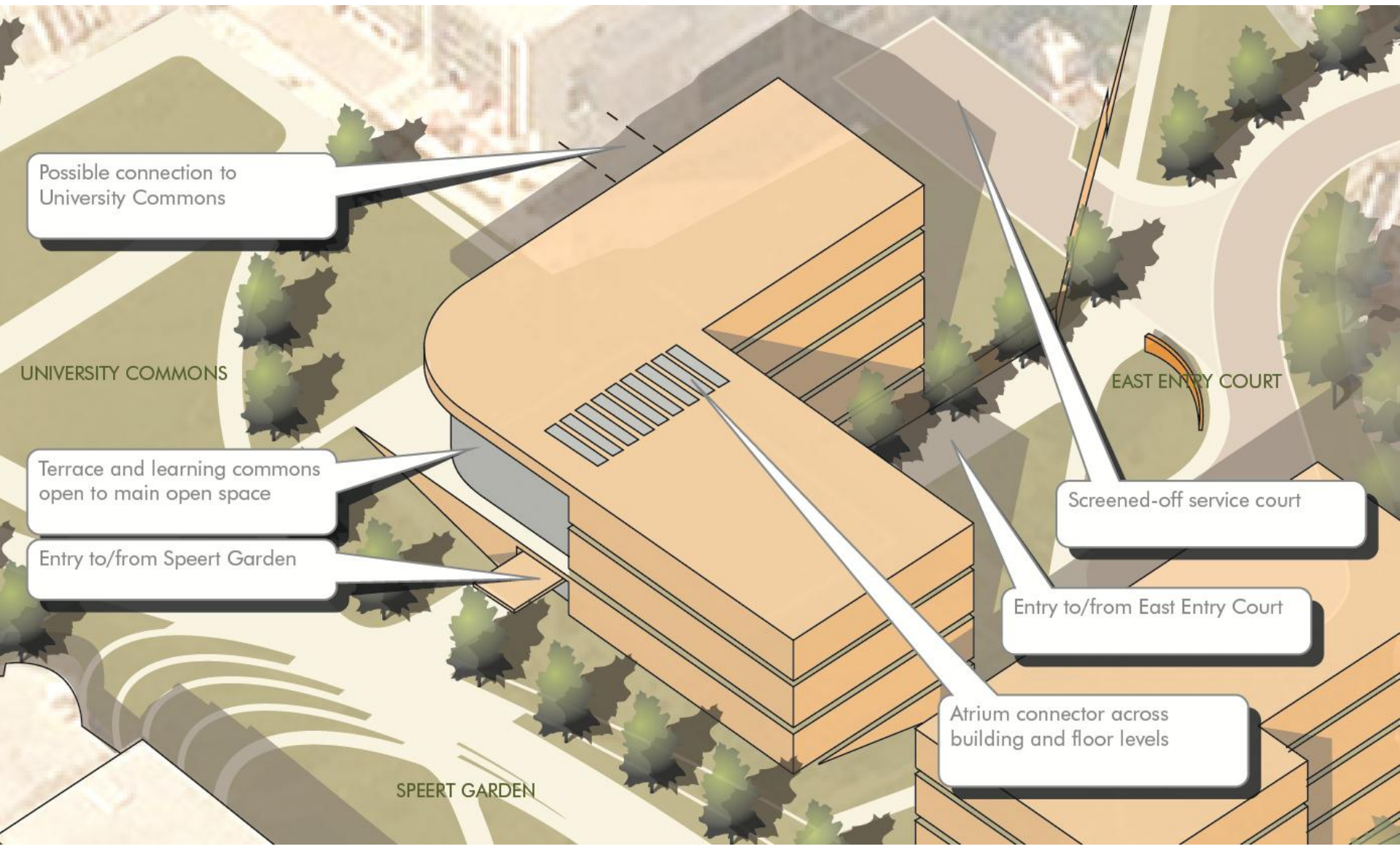


## Academic Building 2 (Wightman Gym Site)

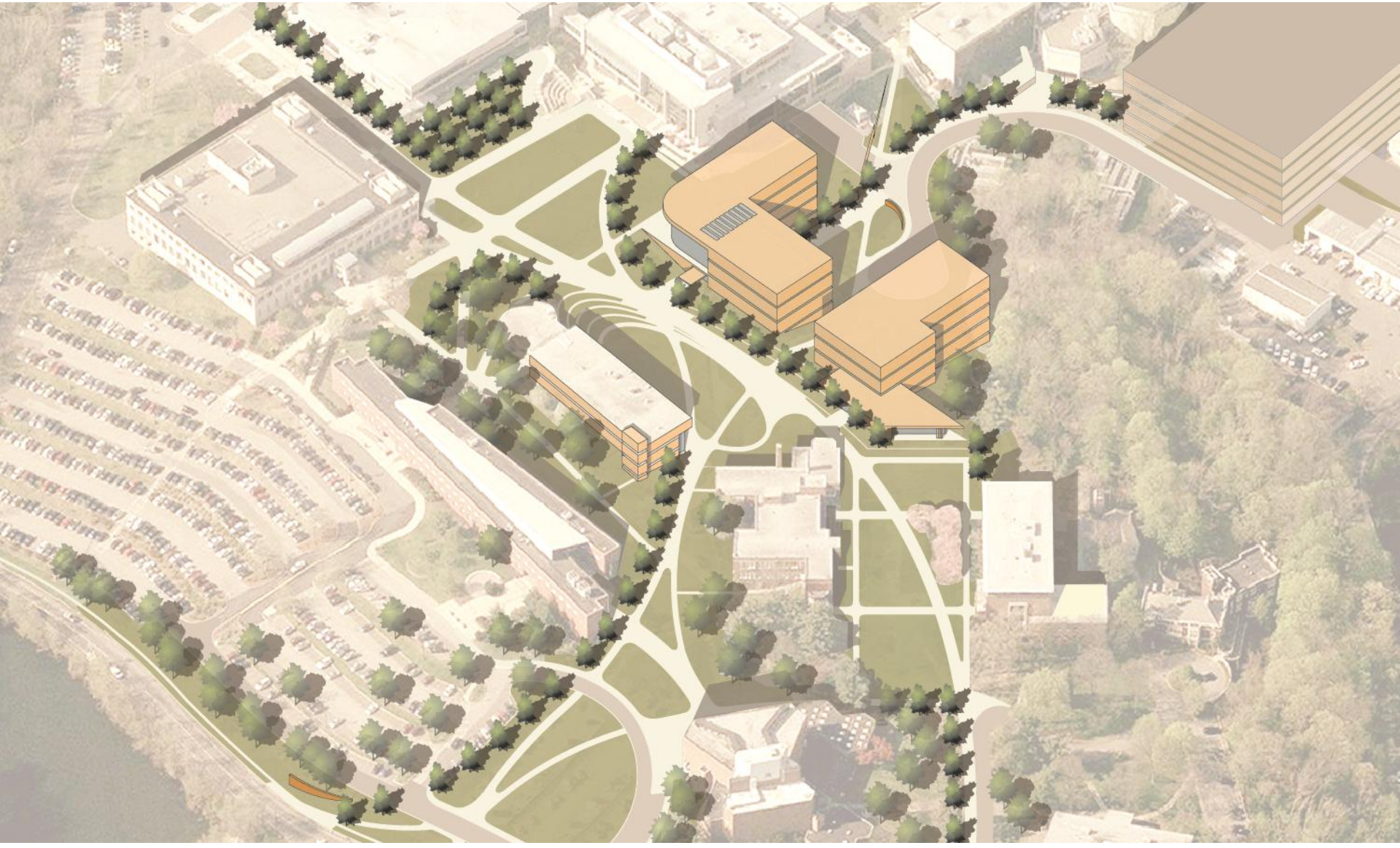
Department	2011 Inventory	2011 Location	Long-Term Program	Proposed Program
Academic Support Center	5,283	Wing/Raub	12,983	12,983
Collaboration	n/a	n/a	13,950	6,450
General Instruction	33,504	n/a	53,991	38,025
Other Departments	n/a	n/a	n/a	14,845
<b>Total NASF</b>				<b>71,908</b>
w/Service Factor (NASF x 1.05)				75,503
<b>w/Grossing Factor (Above x 1.65)</b>				<b>124,575</b>
Estimated Cost (Hard)			\$430/gsf	\$53.6M
<b>Estimated Cost (Project)</b>			<b>x35%</b>	<b>\$72.3M</b>

Note: It is necessary to build a new natatorium elsewhere on campus before proceeding with this initiative; the size and cost of the pool are subject to numerous details and should be subject to a programming study to determine the desired features of the new natatorium

## Academic Building 2 (Wightman Gym Site)



# Landscape Plan

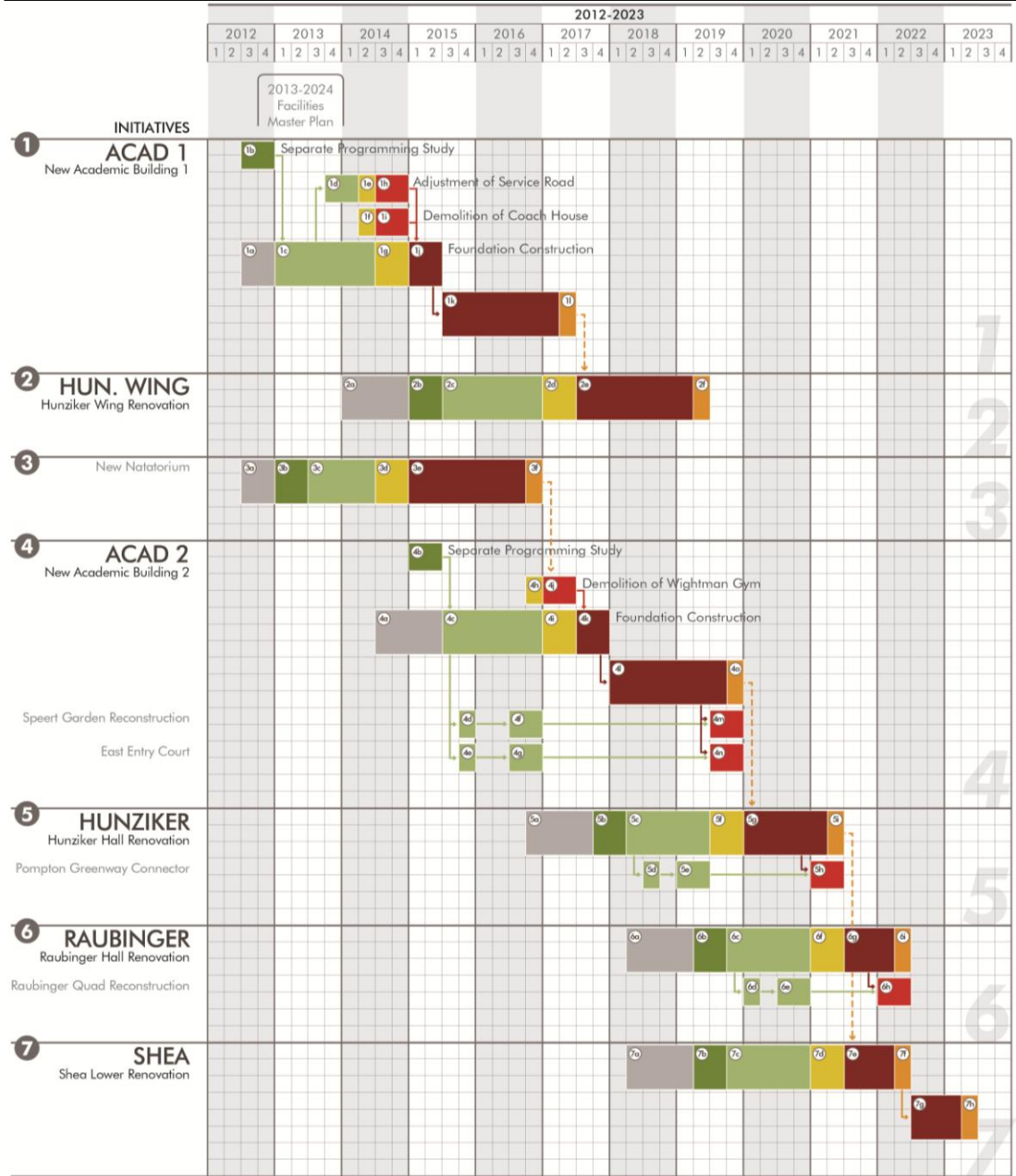


## Estimated Costs

Building	Long-Term NASF	Long-Term GSF	Hard Costs	Project Costs
Coach House Demolition	n/a	n/a	n/a	n/a
New Academic Building 1	50,925	84,000	\$36.1M	\$48.7M
Hunziker Wing Renovation	24,000	37,050	\$11.9M	\$16.0M
Wightman Gym Demolition	n/a	n/a	n/a	n/a
New Academic Building 2	75,500	124,575	\$53.6M	\$72.3M
Hunziker Hall Renovation	18,000	25,000	\$5.0M	\$6.8M
Raubinger Hall Renovation	28,662	44,402	\$7.0M	\$9.5M
Shea Center Lower Level Renovation	24,059	33,437	\$5.0M	\$6.8M
2011 Inventory	142,048	203,567		
Long-Term Suggested Program	207,654	342,629		
<b>Provided by Academic Zone Plan</b>	<b>208,000</b>	<b>343,900</b>		
<b>Total Costs</b>			<b>\$118.6M</b>	<b>\$160.1M</b>

# Implementation Timeline

- Funding & Design Procurement ●
- Planning/Programming Services ●
- Design Phase Services ●
- Contractor Procurement ●
- Site Construction ●
- Foundation/Bldg Construction ●
- Commisioning/Occupancy ●





## Alignment with Strategic Plan

- Responds to expanding demands of the University Core Curriculum
- Identifies and selectively expands undergraduate and graduate programs with opportunities for growth and recognition
- Anticipates evolving technology and delivery methods to improve teaching effectiveness and learning outcomes
- Increases the availability, variety and integration of academic support and development for students and faculty
- Enhances student academic and intellectual engagement with faculty, student-support staff and fellow students in and outside of the classroom
- Contemporizes the Academic Zone
- Creates memorable and lively open spaces

