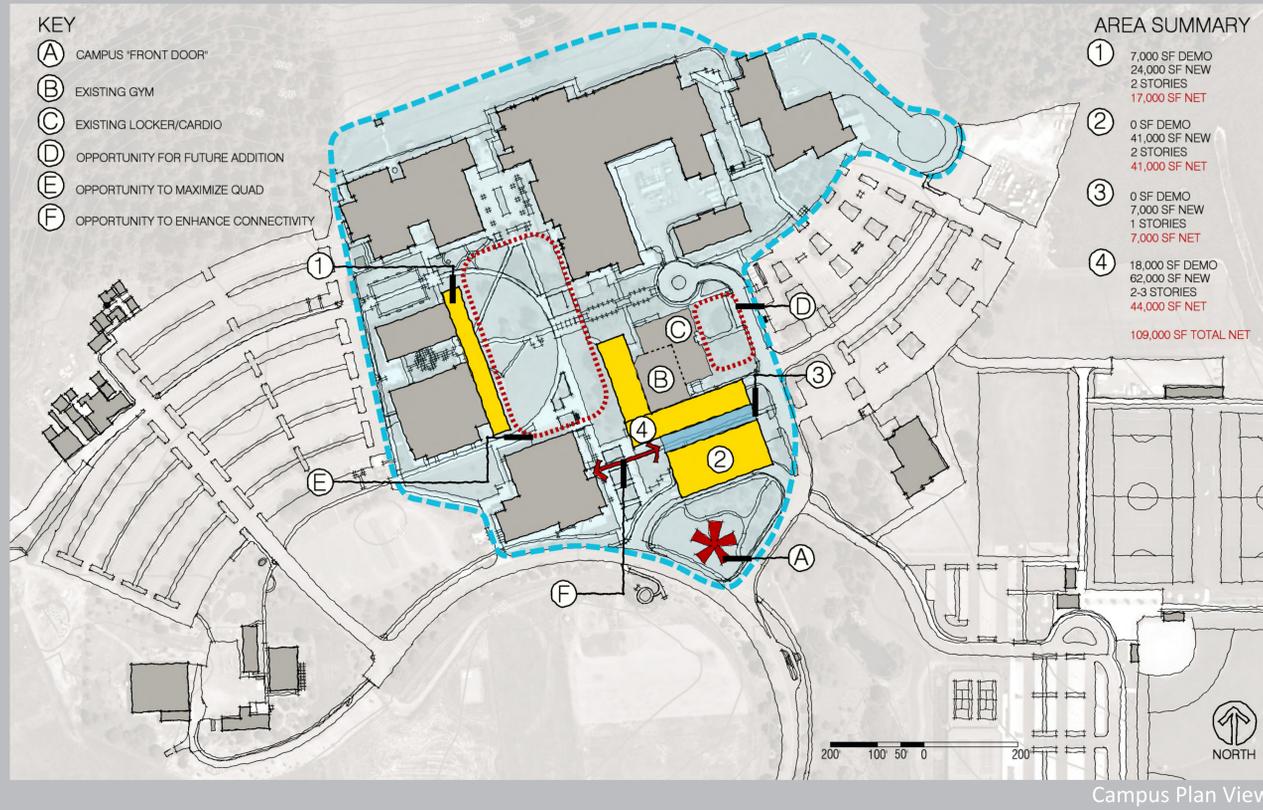


Description

This scheme returns to the Base Case and moves the building from the event center parking lot and attaches a two story addition to the east side of Building 7. The remaining additional square footage is added to Building 5 with a combination of two and three story volumes.



Aerial View from Northeast



Aerial View from Southeast

Cost*



*Symbols represent price ranking of proposed design options, not a specific dollar value.

As with Option B, the work associated with the Building 5 addition is concentrated to the south and west sides, limiting the work within the existing PE areas to possible renovation rather than replacement. This scheme also proposes an addition to Building 7 which is able to efficiently tap into surplus capacity of the building's existing infrastructure. This means that the additional area proposed at Building 7 may be constructed for 15-20% less than the same amount of area constructed at Building 5. Because of this, it may be possible to build more square footage for the same amount of money.

Schedule

Prior to the start of construction of the proposed addition to Building 7 in the summer of 2011, the three existing classrooms and lounge space east of the main hallway will need to be deconstructed. Temporary instructional space must be provided elsewhere on campus for the duration of construction. Upon completion of the Building 7 addition, in the fall of 2012, the temporary instructional space will no longer be required. Prior to the start of construction of the proposed addition to Building 5 in the summer of 2012, all but the existing gym will need to be deconstructed. Temporary space for the current occupants of Building 5 may be provided in a portion of the completed Building 7 addition the duration of construction. The existing PE program space is largely unaffected, with the exception of potential renovation work, and will not require temporary space in order to remain operational during construction. Upon completion of the Building 5 addition, in the spring of 2014, the former occupants may move back into Building 5. Finally, the portion of the Building 7 addition used for temporary swing space would undergo minor fit-up improvements to accept the final program.

Construction Schedule	2011	2012	2013	2014	2015
Building 7 Addition		★			
Building 5 Addition			★		
Minor Building 7 Fit-Up				★	

Guiding Principles Rating*

*Derived from Rock Creek Communities of Interest commentary collected October 6-15, 2010.

	Not at All	Just Okay	Very Well
Learning	▲▲▲▲	▲▲▲▲	▲▲▲▲
Sustainability	▲▲▲▲	▲▲▲▲	▲▲▲▲
Health, Wellness and Safety	▲▲▲▲	▲▲▲▲	▲▲▲▲
Connectivity	▲▲▲▲	▲▲▲▲	▲▲▲▲
Community	▲▲▲▲	▲▲▲▲	▲▲▲▲
Aesthetics and Design	▲▲▲▲	▲▲▲▲	▲▲▲▲

What we have heard...

- "I like the addition to Building 7...it seems like an efficient way to add classroom space and it stays within the 'core'."
- "I like the open area open are through the Building 5 addition as a gathering space...and connectivity from parking to new building through Building 9."
- "I like the aesthetic enhancement to the core possibilities of Option C...including the possible improvements to the quad."
- "I hope in the Building 7 addition, access to natural light is maintained that it has right now..."

What we have learned...

This scheme strives to address issues regarding the preservation of open space, access to natural light, and a phased construction strategy to minimize impact to campus operations. By limiting the development to the south and west sides of the gym, the existing PE spaces are renovated rather than reconstructed which reduces the construction cost and preserves opportunities for future expansion. However, connectivity and access improvements to the existing PE spaces need to be considered. Additionally, there are other opportunities that are unique to this scheme including broader improvements to the quad and core, and enhanced campus community connectivity. Further, the proposed addition to Building 7 could save on long term energy costs while cost effectively providing the campus with highly flexible and adaptable square footage; and of the four schemes, Option C stretches the dollar the furthest. However, there are certain qualities of the existing Building 7 spaces that will need to be considered and maintained as a part of a new design.

For more information visit the Bond website at www.pcc.edu/bond. Have questions or comments? Write us at bond@pcc.edu

Scheme Evaluation

Campus Stakeholders:

- Opportunities:
- The scheme builds within the campus core boundary.
 - The phased construction approach minimizes impact to campus operations.
 - The scheme preserves the event parking lot.
 - The scheme preserves the gym and allows for future expansion.
 - The scheme improves the quad and the scale of the buildings provides opportunity for access to natural daylight.
 - The scheme spreads the new classroom space around – disperses diversity within the campus core.
 - The scheme represents an efficient use of both space and resources.
 - The scheme provides a welcoming entry and concentrates foot traffic.

Constraints:

- The scheme proposes to replace an aesthetic landmark by removing the existing spaces east of the Building 7 hallway.
- The large lecture halls and study space currently in Building 7 would need to be replaced.
- The quality of and access to natural light will need to be maintained as a part of the proposed Building 7 modifications.
- The scheme does not provide for expansion of PE programs.
- Existing displaced parking will need to be replaced.

Design Team:

- Opportunities:
- New building development is restricted to within the campus core boundary adhering to the guiding principles regarding building density and campus community connectivity.
 - At 2 and 3 stories, the scale and massing of the proposed buildings is in keeping with the existing campus context.
 - The addition to Building 7 provides an opportunity to replace challenged and inflexible instructional and lounge spaces with highly flexible and efficient space that more than tripling the seat count, and increases the student lounge space by more than five fold.
 - The addition to Building 7 will provide opportunities to enhance the energy within the quad and increase the dialogue between buildings, strengthening the sense of community.
 - The Building 7 addition, if constructed first, will provide much need swing space for the duration of the bond program implementation.
 - The southwest corner of the new building addition is eroded which increases the aperture between itself and Building 9. This creates a stronger, more welcoming connection to the Quad and enhances the continuity of the entry sequence.
 - The introduction of the central circulation element in the southern portion of the Building 5 addition provides opportunities for successful interior day-lighting.
 - The introduction of the central circulation element in the southern portion of the Building 5 addition pushes the leading edge of the building south to align with the south face of Building 9, near enough to the campus 'Front Door' to establish a welcoming presence and sense of campus identity.

Constraints:

- Temporary instructional space must be provided elsewhere on campus for the duration of the Building 5 addition.