INTRODUCTION

AGENDA

- Introductions
- The Process
- New Residence Hall
  - Vision
  - Program
  - Charrette
  - Concept Plans & Images
  - Cost Factors
- Mass Communications
  - Vision
  - Program
  - Charrette
  - Concept Floor Plans
  - Cost Factors
- Questions & Answers
TREANOR ARCHITECTS
INTRODUCTIONS

TREANOR ARCHITECTS
STUDENT LIFE DESIGN STUDIO

- 180+ Student Life Projects
- 80+ National & International Campuses
- 30,000+ Beds
- Evidence-based Design
- Industry Involvement
  - ACUHO-I Architecture Series
  - 21st Century Project People's Choice
- Inclusive Interactive Process
SIMILAR TEXAS PROJECTS

TEXAS STATE UNIVERSITY | WEST CAMPUS
578 BEDS, UNDERCLASSMEN, $37M. CONSTRUCTION COST - CMAR
Texas A&M University | Hullabaloo
348 Beds, Underclassmen, $55M Construction Cost - CMAR

Texas State University | Moore Street Housing
598 Beds, Underclassmen, $42M Construction Cost - CMAR
SAM HOUSTON STATE UNIVERSITY | SOUTH RESIDENCE COMPLEX
700 BEDS, UNDERCLASSMEN. $52M. CONSTRUCTION COST. CMAR

WORKING WITH THE

MASTER PLAN
**REVIEW: MASTER PLAN GOALS & OBJECTIVES**

- Create an implementation plan for our most critical projects over the next five years
- Establish a phasing plan so that every dollar we spend will pave the road for future projects while building on previous decisions
- Accommodate university growth while housing 30% of our students on campus
- Create a safe and pedestrian-friendly campus
- Become one of the most beautiful public liberal arts campuses in the country
- Maintain parking availability levels as the university community grows

**REVIEW: MASTER PLAN VISION**

- Continue to build on MSU's existing architectural style
- Create a pedestrian-friendly environment that is organized around an accessible network of open spaces and service zones
- Establish building edges that reinforce the pedestrian, open-space corridors
- Reduce the number of surface parking lots and streets that are located in the core of campus
NEW HOUSING: THE VISION

NEW HOUSING: GOALS & OBJECTIVES

- Residential Community Anchor "The Hub"
- Affordable Housing
- Great Value
- Maximize Community SF
- Balance – Privacy vs. Community Interaction
- Interaction/Quality
- Attract & Retain Students
- Support the Master Plan
- Facilitate Personal & Social Learning
PROJECT MISSION STATEMENT

Serving as a neighborhood anchor for the residential freshman & sophomore students at Midwestern State University, the new student housing project will foster and facilitate the development of a strong sense of community - building student connections with peers, faculty-staff, and the University.

Designed to attract and retain students, the project design will break down the scale of campus by creating smaller communities and maximizing opportunities for meaningful intentional and spontaneous interactions and student learning.

This building will support the campus facilities implementation plan, complement the architectural character of campus, and integrate the spirit and traditions of Midwestern State University to create a unique and desirable student living experience.

The housing will be affordable - providing great value for students with impressive quality and a fair price point.

THE PROCESS
IN THE FIRST 90 DAYS

2014

August

INSPIRATION
KICK-OFF MEETING
• Vision & Goals
• Programming & Planning Process
• Project Schedule & Budget

September

DISCOVERY
2 DAY WORKSHOP
• Stakeholder Meetings
• Space Program
• Site Analysis
• Develop Cost Model
• Student Forum

October

SD WORKSHOP
3 DAY WORKSHOP
• Site Concepts
• Massing Studies
• Sustainability Strategy

CONCEPT
• Board Presentation
• MEETING TO REVIEW
• Schematic Design Review
• CMaR approval
• Cost Review

November

CONCEPT
1 WEEK DESIGN CHARRETTE
• Review Program, Units & Site
• Concept Design Options
• Student Forum
• Detailed Cost Model

Schematic Design Approval – November 24

THE PROGRAM & STRATEGIES
DESIGN STRATEGIES

Unit Types

- Single Traditional
- Double Traditional
- 2 Single Semi-suite
- 2 Double Semi-suite
- 2 Double Suite
- 4 Single Apartments

SUPER SUITE-INTEGRATED COMMUNITY

- 12-Person Pod
- 12-Person Pod
PERSONAL SUCCESS
CREATE WELLBEING

- Balance Interaction / Privacy
- Air, Light, Thermal Comfort
- Vibrant Environment
- Connect with Nature
- Secure

"The amount of student learning and personal development is directly proportional to the quality of student involvement in the program."

"Student Involvement: A developmental Theory for Higher Education" Alexander W Astin

Examples of "Active" Involvement:

- Studying
- Time on Campus
- Active in Organizations
- Interacts with Faculty & Staff
- Interacts with Other Students
SOCIAL SUCCESS
BUILD A SENSE OF COMMUNITY

- Break Down Scale
- Spontaneous Social & Academic Interaction
- Flexibility – Multi-use of Spaces
- Embrace Tradition, Spirit – Connection to MSU

RESEARCH:
LIVING / LEARNING CRITERIA

- higher-quality social climate
- engage in more informal contact with faculty
- intellectual atmosphere in their residence

Results:
- perform **better academically**
- more likely to **persist in college**

ACADEMIC SUCCESS
ACCESS TO LEARNING

- Formal & Informal Learning
- Visible Social Study Spaces
- Flexible Spaces
- Technology Enriched

COMMUNITY LEARNING CENTER
NEW HOUSING: PROGRAM SUMMARY

- 500 Beds for Freshman/Sophomores in Traditional Doubles/Singles
- 16 Communities of 31/32 Students per Super Suite.
- Community / Lounges & Study Rooms
- Community / Private Bath (1:5 students)
- Destination – Living Learning Overlay
  Community Learning Center
  Multipurpose Space
  Recreation
  Small Convenience Store / Café
  Small Audio/Visual Theater
- Administrative Offices

THE CHARRETTE
CHARRETTE PROCESS

Creating a Shared Vision Through Design

CHARRETTE WORK CYCLES

Vision        Input        Review

Alternative Plans  Refined Plans  Confirmation
STUDENT INPUT

STAKEHOLDER INPUT

Stakeholder Groups:
Facilities Services
Information Technology
Police
Deans & Faculty
ADA/Accessibility
Dining
Post Office
Student Affairs
Summer Camps
Housing Administration
Housing Maint/Custodial
Mass Communication/Student Media
Steering Committee
SITE ANALYSIS
HOUSING SITE

SITE ANALYSIS:
MASTER PLAN
SITE ANALYSIS
MASTER PLAN SITE PLAN

- Open Space Connections
  Inverted "F" Shape allows for:
  - 2 Open Spaces
    - Large Open Play Space
    - Smaller Intimate Courtyard
  - Quad Connecting to Mustangs Walk
  - Linear Open Space from Fain Entry & Sunwatcher Village to Mustangs Walk
  - New Outdoor Stage between Music Band Hall and Fain Back Stage
  - North South Connection from Future Union in Daniels to New Outdoor Stage

SITE ANALYSIS
FUTURE BUILDING EFFECTS

- Potential Site for Student Commons
  - Student Commons building if it is not located within "F" Shape of Residence Hall it should:
    - Be located at the juncture of the primary pedestrian circulation pathways
    - Lead to and from the new residence hall and beyond to Sunwatcher Village
  - Connection to Fain Fine Arts will provide entry to performance space and fine arts programs
THE CONCEPT & PRELIMINARY IMAGES

PROPOSED MASSING
SITE CIRCULATION CONCEPT

PROGRAM ORGANIZATION
CONTEXTUAL DIRECTION (FIRST STAGES)
(COMPLETE THE ARCHITECTURAL CHARACTER OF THE CAMPUS)

Exterior Study
View Looking West across South Courtyard
Exterior Study
View Looking West across South Courtyard

Exterior Study
View Looking South along Rodriguez Drive
Exterior Study
View Looking South along Rodriguez Drive

COST FACTORS & STRATEGIES
**Cost Factors & Strategies**

- Historical data for the project type
- Systems review and strategies
- Program balance & efficiencies
- Cost targeting – good, better, best

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**Program Cost Model**

<table>
<thead>
<tr>
<th>Scope</th>
<th>Quality</th>
<th>Cost</th>
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<tbody>
<tr>
<td>HIGH</td>
<td>500 Beds Total Area: 139,925 SF Area/Bed: 280 SF/Bed Community Size: 32 Beds Bath Ratio: 1:5.3</td>
<td>Structure: 5-Story Light Gauge Metal Frame Shell: 100% Brick w/ Alum. Curtainwall, Storefront &amp; Windows HVAC System: Central Plant, 4-Pipe FCU Best Finishes</td>
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# Program Cost Model

<table>
<thead>
<tr>
<th>QUANTITY</th>
<th>&quot;LOW&quot;</th>
<th>&quot;MEDIUM&quot;</th>
<th>&quot;HIGH&quot;</th>
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<tbody>
<tr>
<td><strong>500 Beds</strong></td>
<td><strong>500 Beds</strong></td>
<td><strong>500 Beds</strong></td>
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<tr>
<td><strong>Total Area:</strong> 139,925 SF</td>
<td><strong>Total Area:</strong> 139,925 SF</td>
<td><strong>Total Area:</strong> 139,925 SF</td>
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<tr>
<td><strong>Area/Bed:</strong> 280 SF/Bed</td>
<td><strong>Area/Bed:</strong> 280 SF/Bed</td>
<td><strong>Area/Bed:</strong> 280 SF/Bed</td>
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<tr>
<td><strong>Community Size:</strong> 32 Beds</td>
<td><strong>Community Size:</strong> 32 Beds</td>
<td><strong>Community Size:</strong> 32 Beds</td>
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<tr>
<td><strong>Bath Ratio:</strong> 1.5:3</td>
<td><strong>Bath Ratio:</strong> 1.5:3</td>
<td><strong>Bath Ratio:</strong> 1.5:3</td>
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<tr>
<td><strong>Structure:</strong> 5-Story (1-Story Concrete Podium + 4-Story Wood Frame)</td>
<td><strong>Structure:</strong> 4-story Wood Frame Res Hall +2-Story Struct. Stnl. / Light Gauge Metal Frame Commons</td>
<td><strong>Structure:</strong> 5-Story Light Gauge Metal Frame</td>
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<td><strong>Shell:</strong> 70% Brick, 30% Stucco w/ Alum. Storefront &amp; Windows</td>
<td><strong>Shell:</strong> 90% Brick, 10% Stucco w/ Alum. Storefront &amp; Windows</td>
<td><strong>Shell:</strong> 100% Brick w/ Alum. Curtainwall, Storefront &amp; Windows</td>
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<td><strong>HVAC System:</strong> DX Split System</td>
<td><strong>HVAC System:</strong> Central Plant, 4-Pipe FCU</td>
<td><strong>HVAC System:</strong> Central Plant, 4-Pipe FCU</td>
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<tr>
<td><strong>Good Finishes</strong></td>
<td><strong>Better Finishes</strong></td>
<td><strong>Best Finishes</strong></td>
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<td><strong>COST</strong></td>
<td><strong>COST</strong></td>
<td><strong>COST</strong></td>
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<td><strong>$175 / SF</strong></td>
<td><strong>$182 / SF</strong></td>
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<td><strong>Const. Cost (CCL):</strong> $24,486,875</td>
<td><strong>Const. Cost (CCL):</strong> $25,466,350</td>
<td><strong>Const. Cost (CCL):</strong> $28,964,475</td>
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<td><strong>Project Costs:</strong> $30,608,594</td>
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<td><strong>Cost/Bed:</strong> $61,217</td>
<td><strong>Cost/Bed:</strong> $63,666</td>
<td><strong>Cost/Bed:</strong> $72,411</td>
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**"MEDIUM"**

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<tr>
<th><strong>500 Beds</strong></th>
<th><strong>Total Area:</strong> 131,570 SF</th>
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<tbody>
<tr>
<td><strong>Area/Bed:</strong> 303 SF/Bed</td>
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<tr>
<td><strong>Community Size:</strong> 32 Beds</td>
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<tr>
<td><strong>Bath Ratio:</strong> 1.5:3</td>
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<tr>
<td><strong>HVAC System:</strong> Central Plant, 4-Pipe FCU</td>
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<tr>
<td><strong>Better Finishes</strong></td>
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<tr>
<td><strong>COST</strong></td>
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<tr>
<td><strong>$177 / SF</strong></td>
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<td><strong>Const. Cost (CCL):</strong> $26,767,000</td>
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<tr>
<td><strong>Project Costs:</strong> $32,931,474</td>
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<tr>
<td><strong>Cost/Bed:</strong> $65,863</td>
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Mass Communication
The Vision

Goals & Objectives

- Convergent Studio
- State of the Art Facility
- Vibrant Learning Environment
- Characteristic of a Real World Setting
- Synergy Among Students
- Engagement with Faculty
- Student Recruitment / Retention
- Enhance Community Involvement
PROGRAM SUMMARY

- TV Studio with 3 platforms
- Student / Faculty Broadcast support
  - 7 Editing Bays / Rooms
  - Faculty offices
  - Storage for Equipment
- Broadcast Lab for 12-20 students
- Newsroom
  - 24 student stations
  - Super desk with editors
  - Faculty offices
  - Interview rooms
  - Photo shooting room
  - Storage rooms
- Journalism Lab for 20 students
- Classroom and Conferencing Rooms
- Student/Faculty Break Room

SITE LOCATION
### COST ESTIMATE

**Total Area:** 18,500 SF

**Structure:** 2 story, Steel post and beam system with metal stud infill

**Shell:** 100% Brick w/ Alum. Curtainwall, Storefront & Windows,

**HVAC System:** Central Plant, 4-Pipe FCU

**Better Finishes**

**Cost**

$225 / SF

**Const. Cost (CCL):** 4,120,900

**Project Costs:** $4,980,035