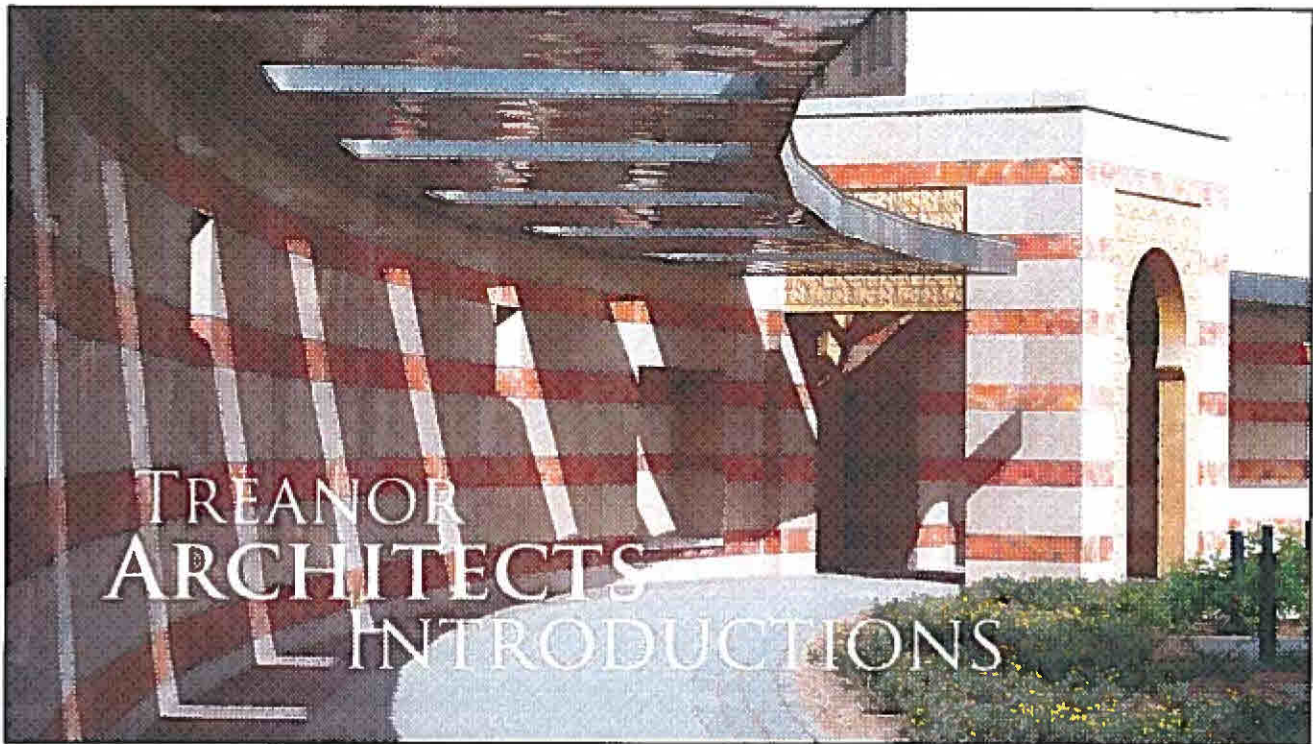


INTRODUCTION

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

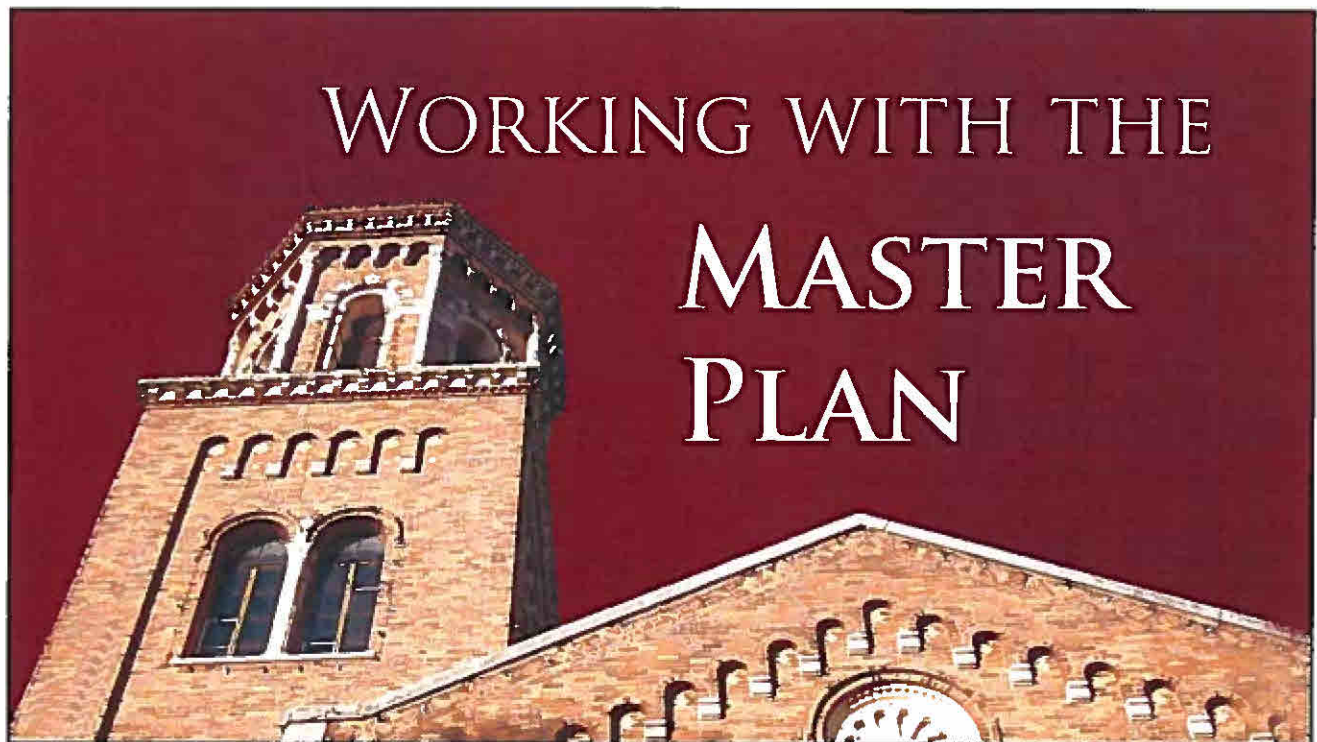


TREANOR ARCHITECTS STUDENT LIFE DESIGN STUDIO

- 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







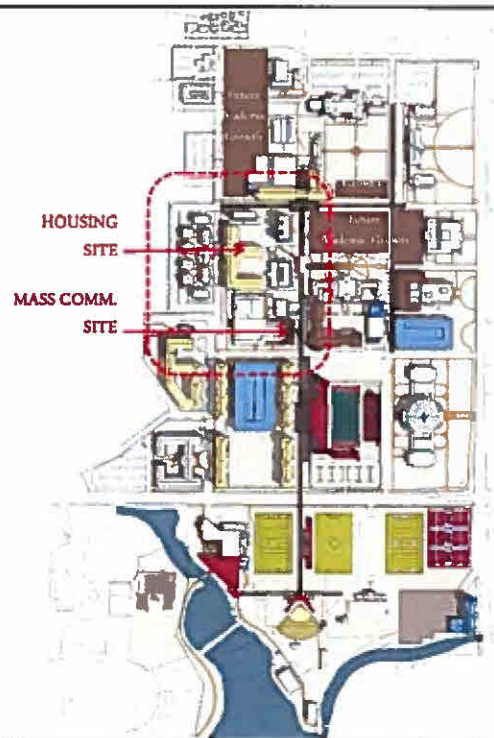
REVIEW: MASTER PLAN GOALS & OBJECTIVES

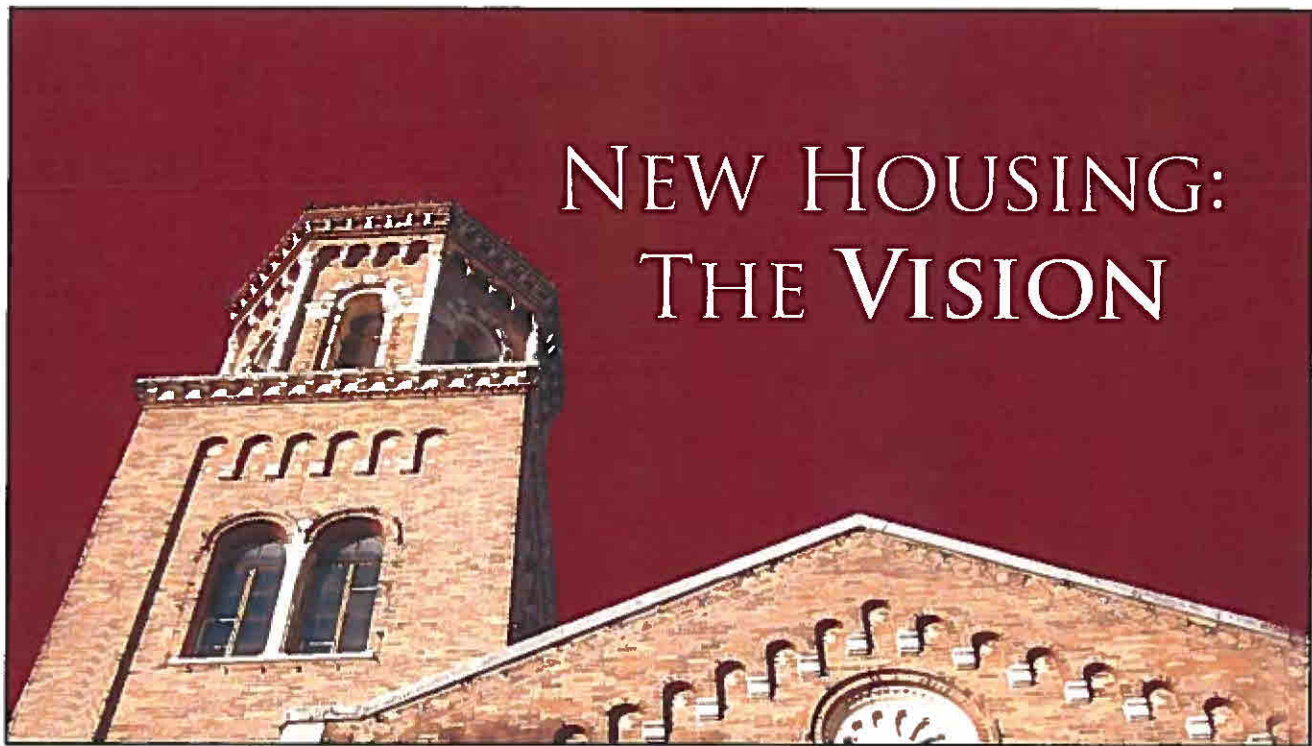
- Create an **implementation plan** for our most critical projects **over the next five years**
- Establish a phasing plan so that **every dollar we spend will pave the road for future** projects while building on previous decisions
- Accommodate university growth while **housing 30% of our students 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: 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**



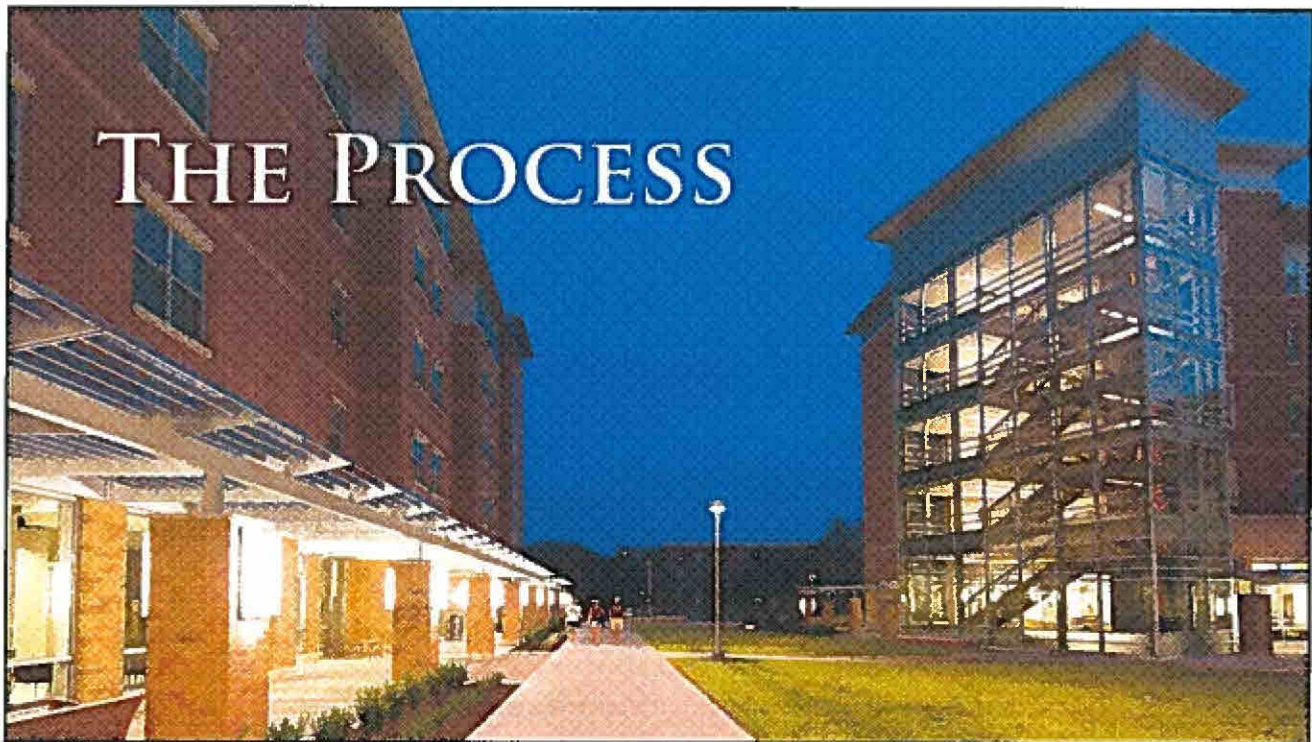
PROJECT MISSION STATEMENT

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.

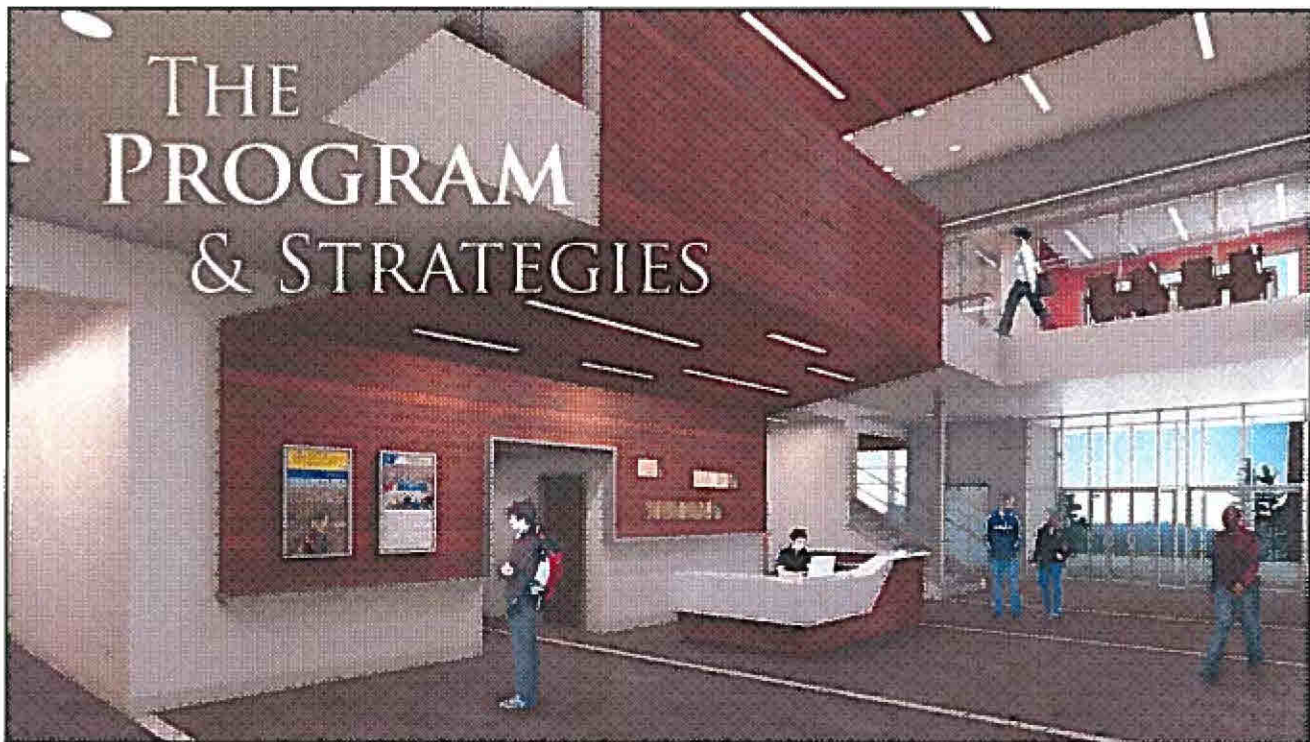
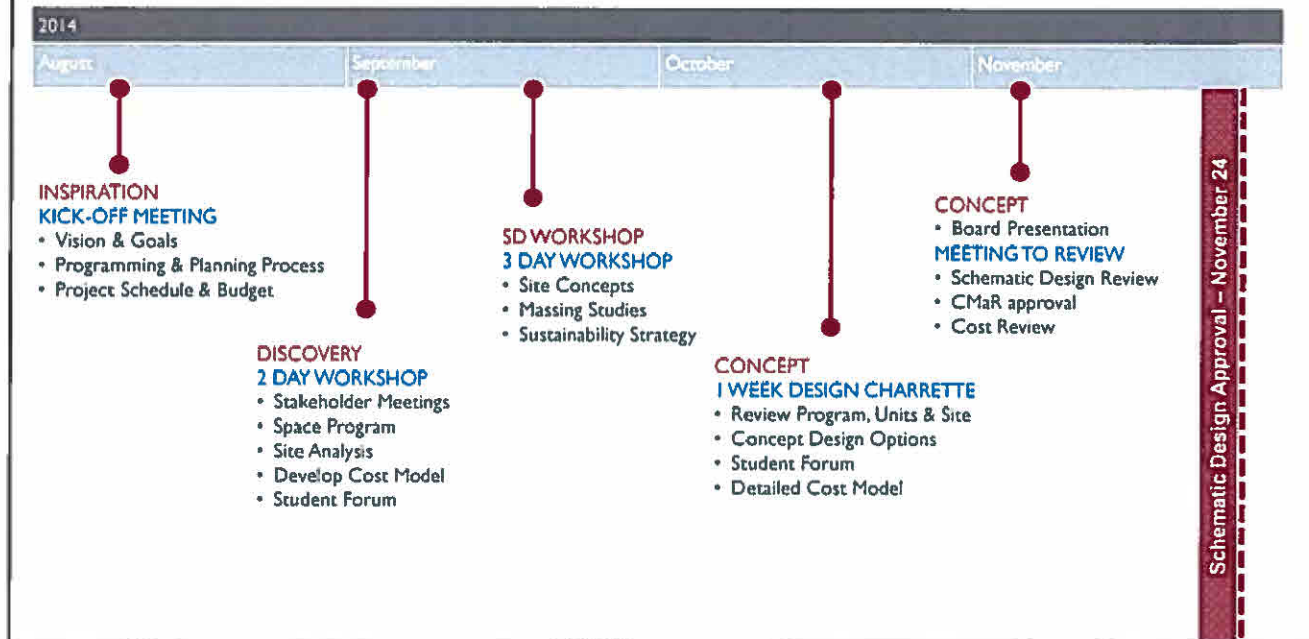
Designed to attract and retain students, the project design will break down the scale of campus by **creating smaller communities** and maximizing opportunities for meaningful intentional and spontaneous **interactions and student learning**.

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.



IN THE FIRST 90 DAYS



DESIGN STRATEGIES

Unit Types



Single Traditional



Double Traditional



2 Single Semi-suite



2 Double Semi-suite

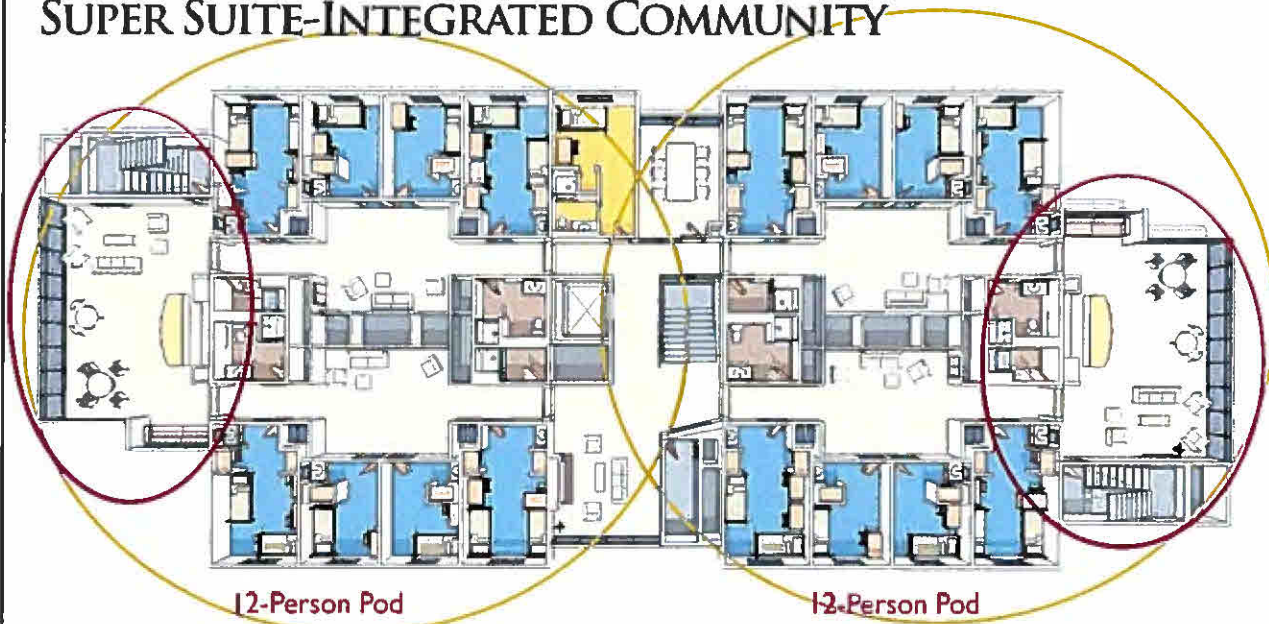


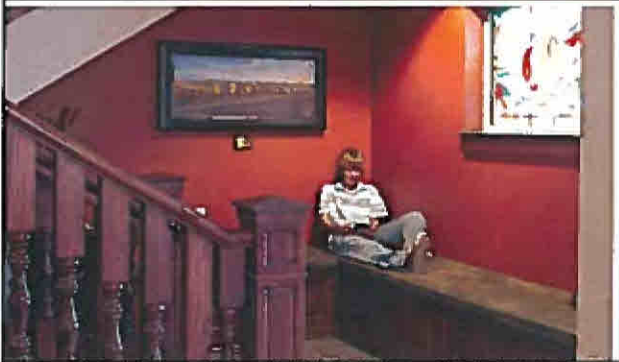
2 Double Suite



4 Single Apartments

SUPER SUITE-INTEGRATED COMMUNITY





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:

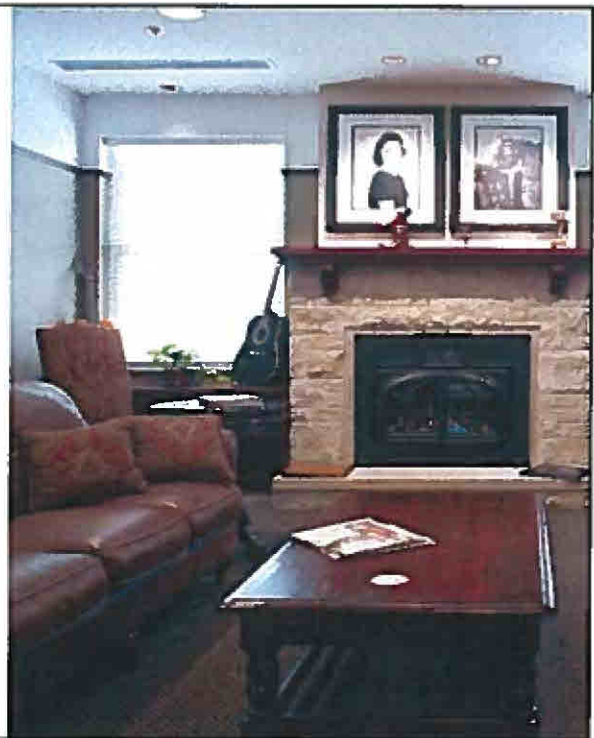
LIVING / LEARNING CRITERIA

- 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**

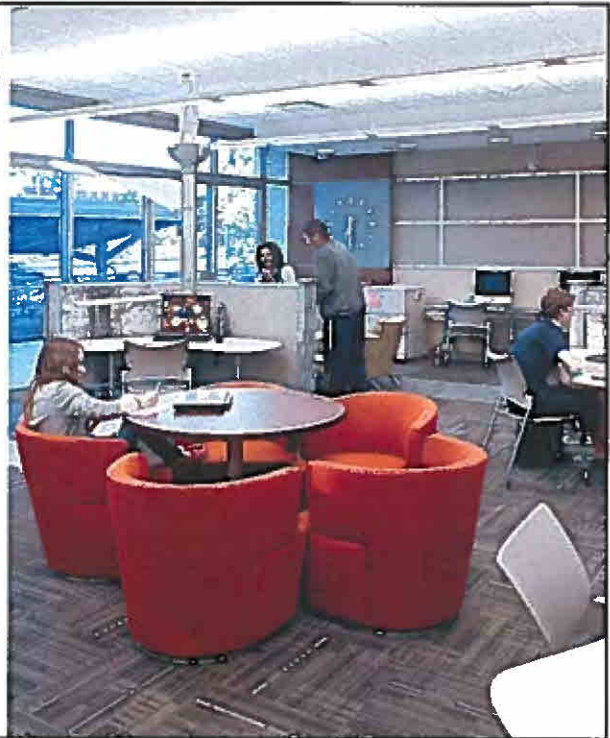
terenzini, p. t., pascarella, e. t., & blimling, g. (1996).
students' out-of-class experiences and their influence on
learning and cognitive development: a literature review.
journal of college student development, 37, 149-162.



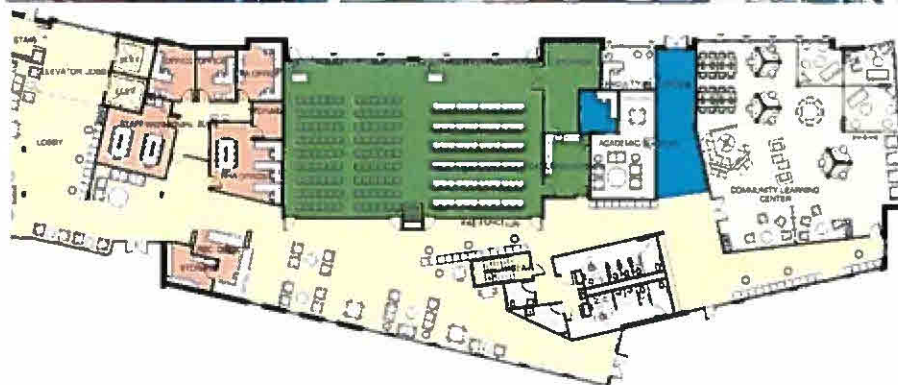
ACADEMIC SUCCESS

ACCESS TO LEARNING

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

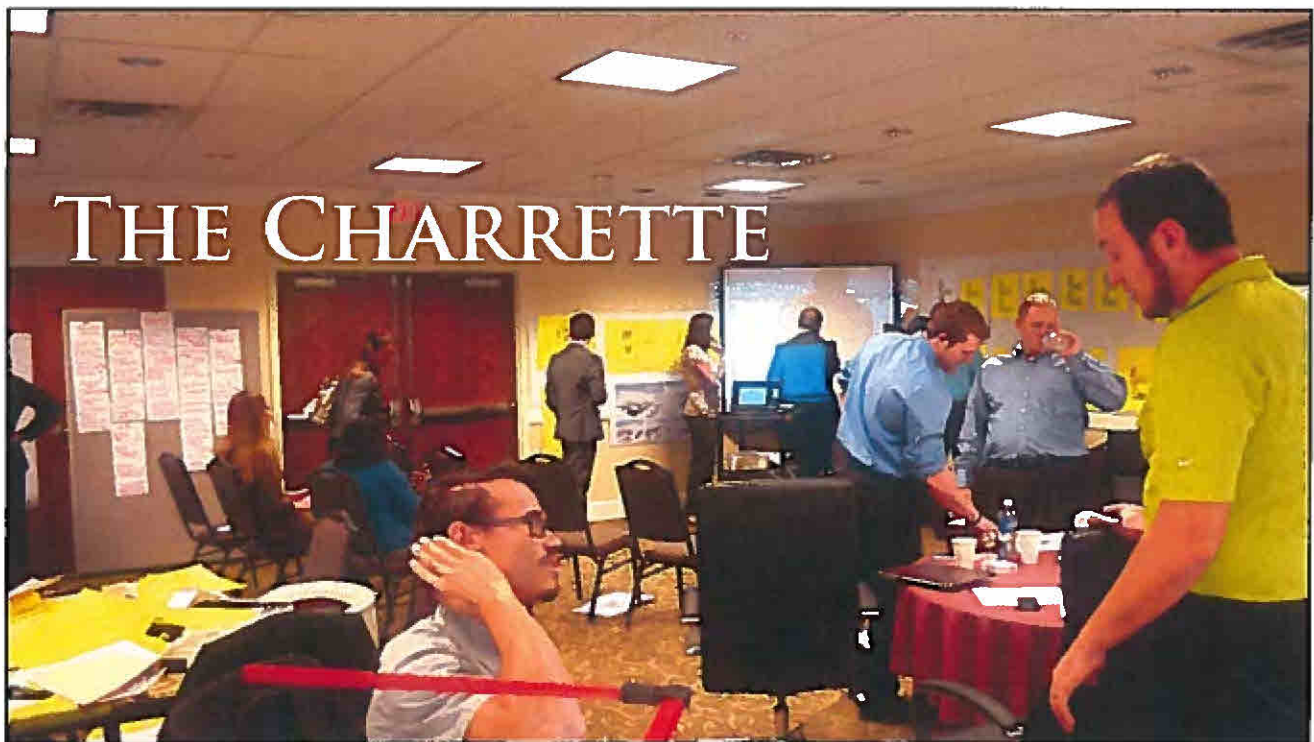


COMMUNITY LEARNING CENTER



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

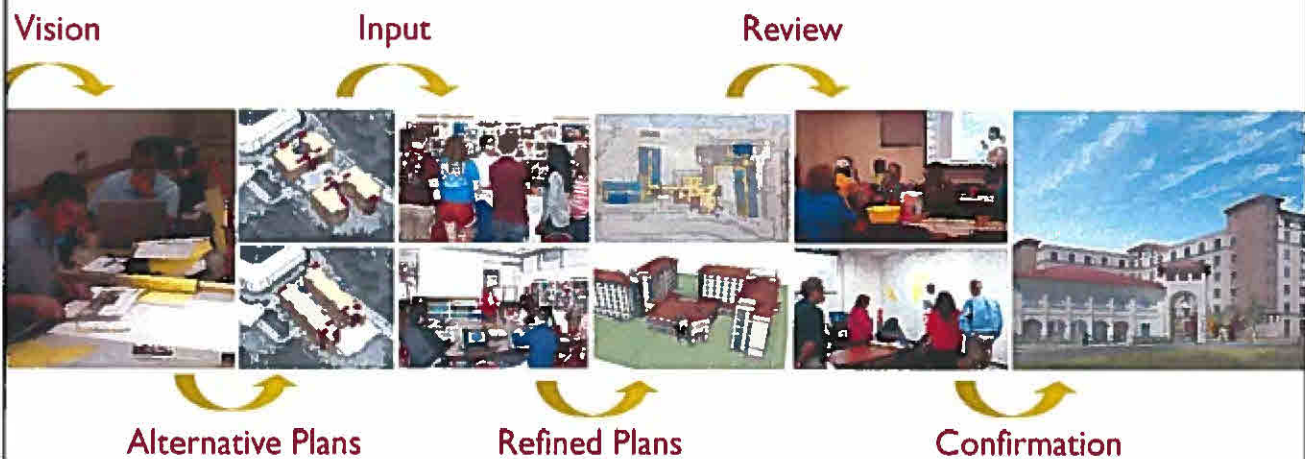


CHARRETTE PROCESS



Creating a **Shared Vision** Through Design

CHARRETTE WORK CYCLES





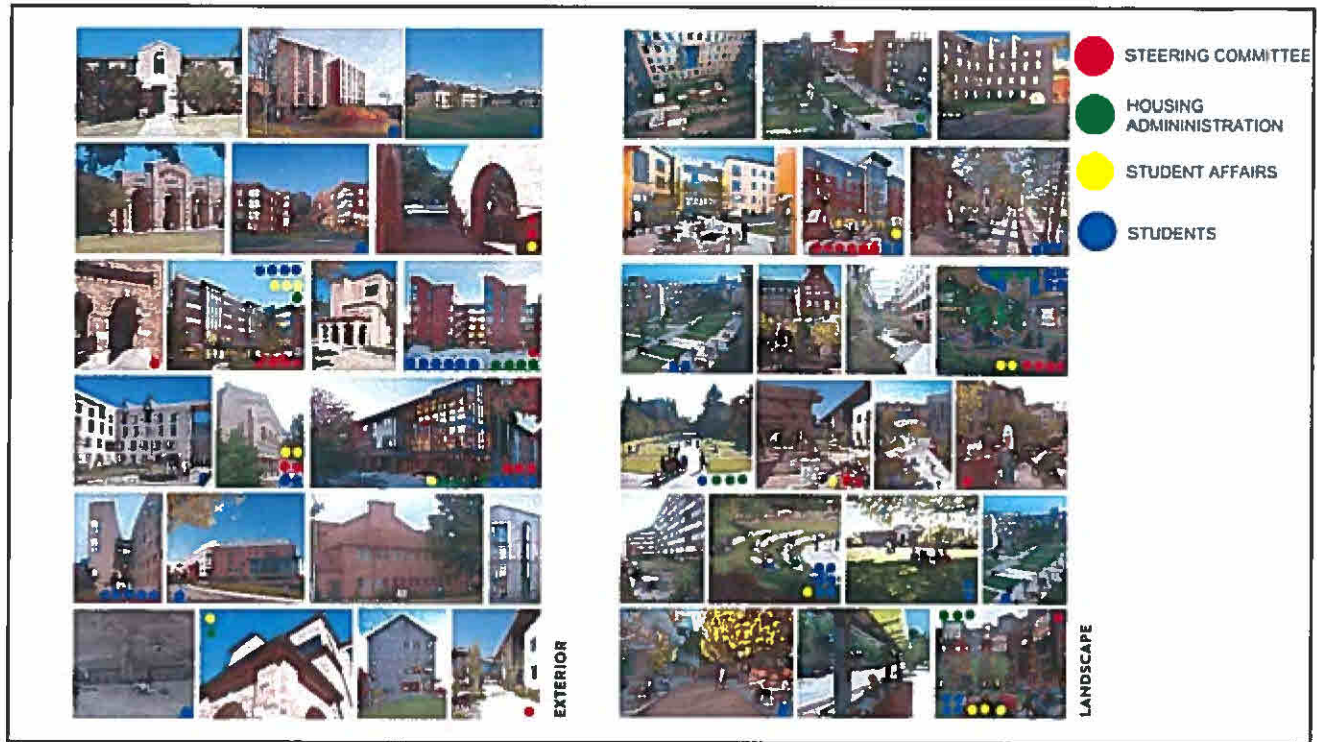
STUDENT INPUT

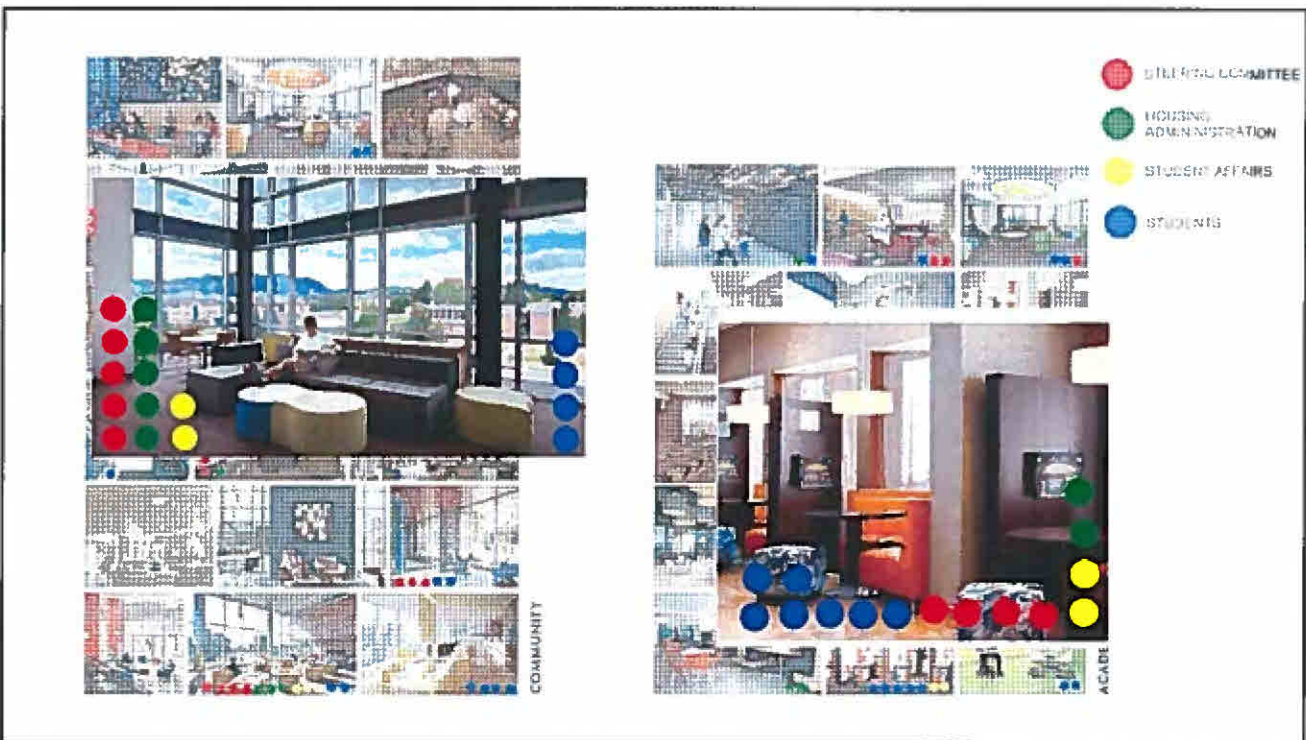


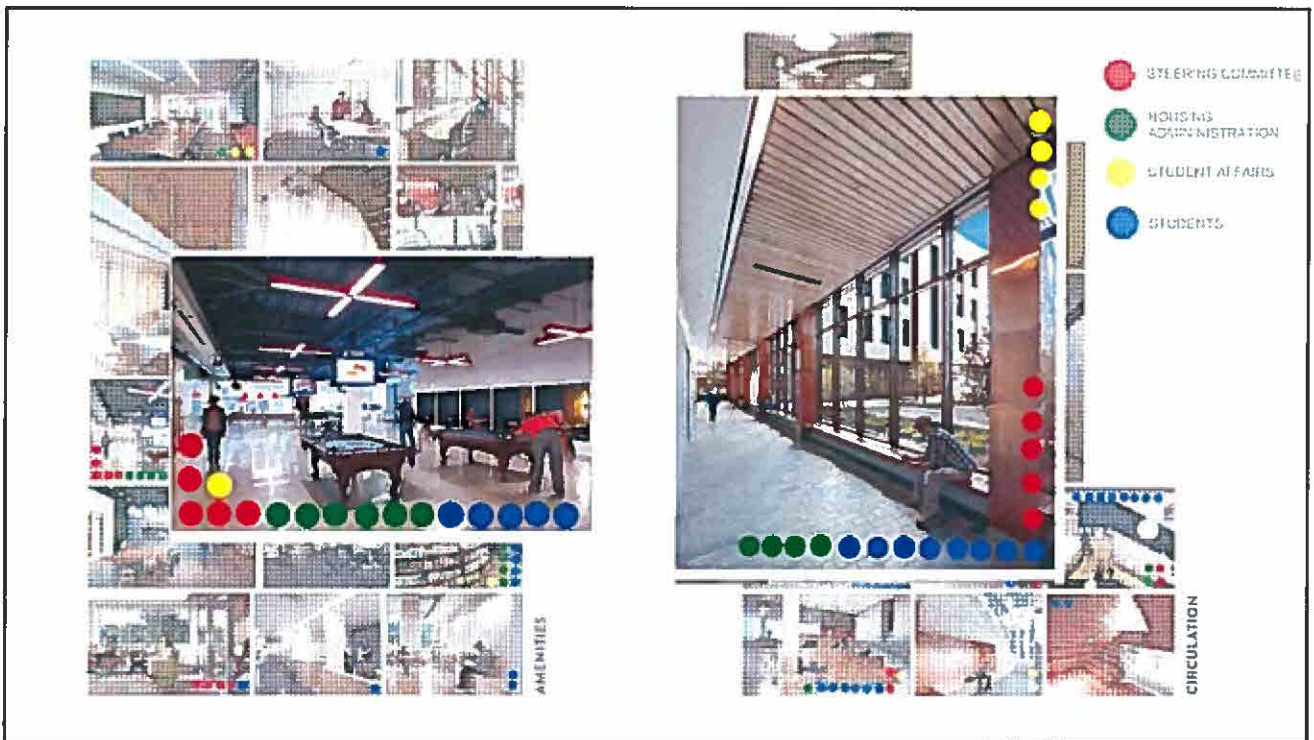
Stakeholder Groups:

- 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

STAKEHOLDER INPUT





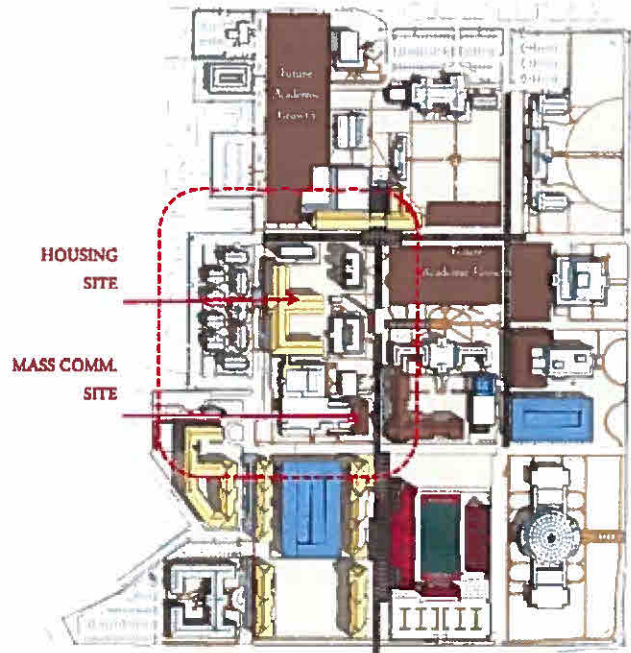


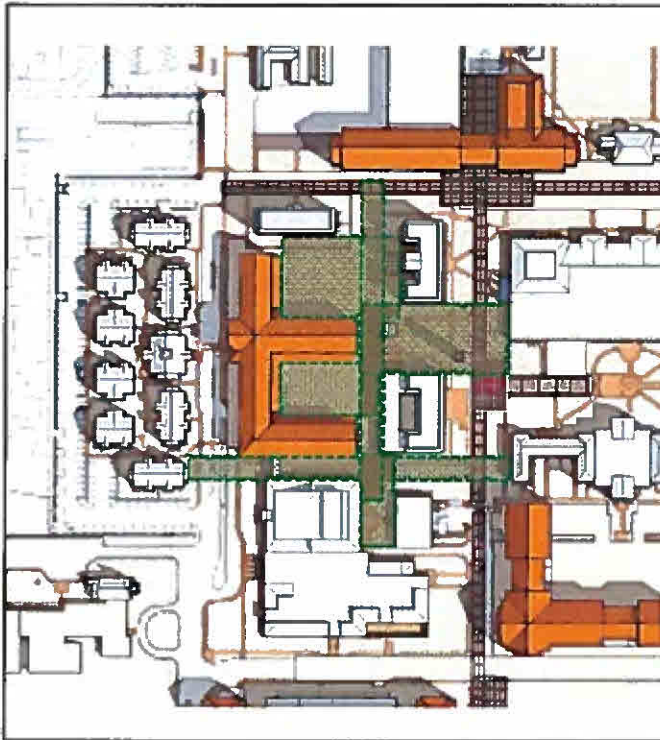
SITE ANALYSIS

HOUSING SITE



SITE ANALYSIS: MASTER PLAN

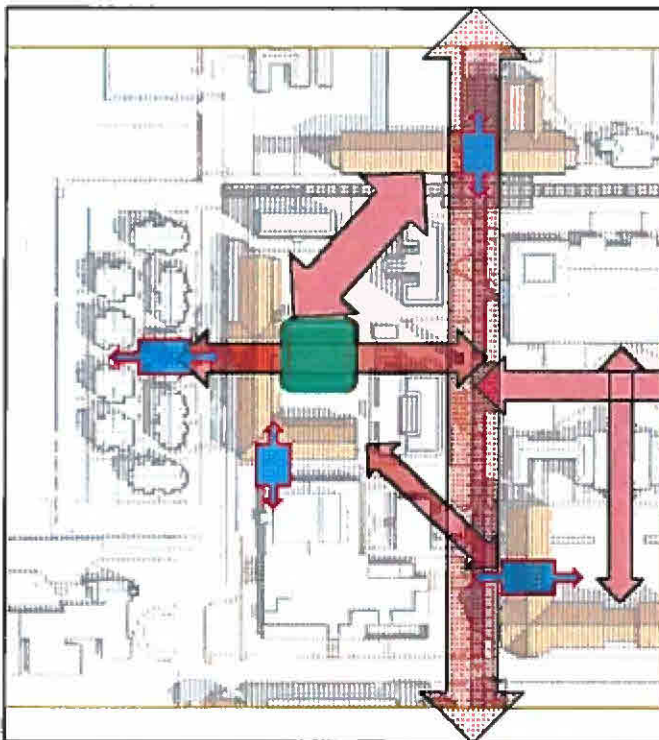




SITE ANALYSIS

MASTER PLAN SITE PLAN

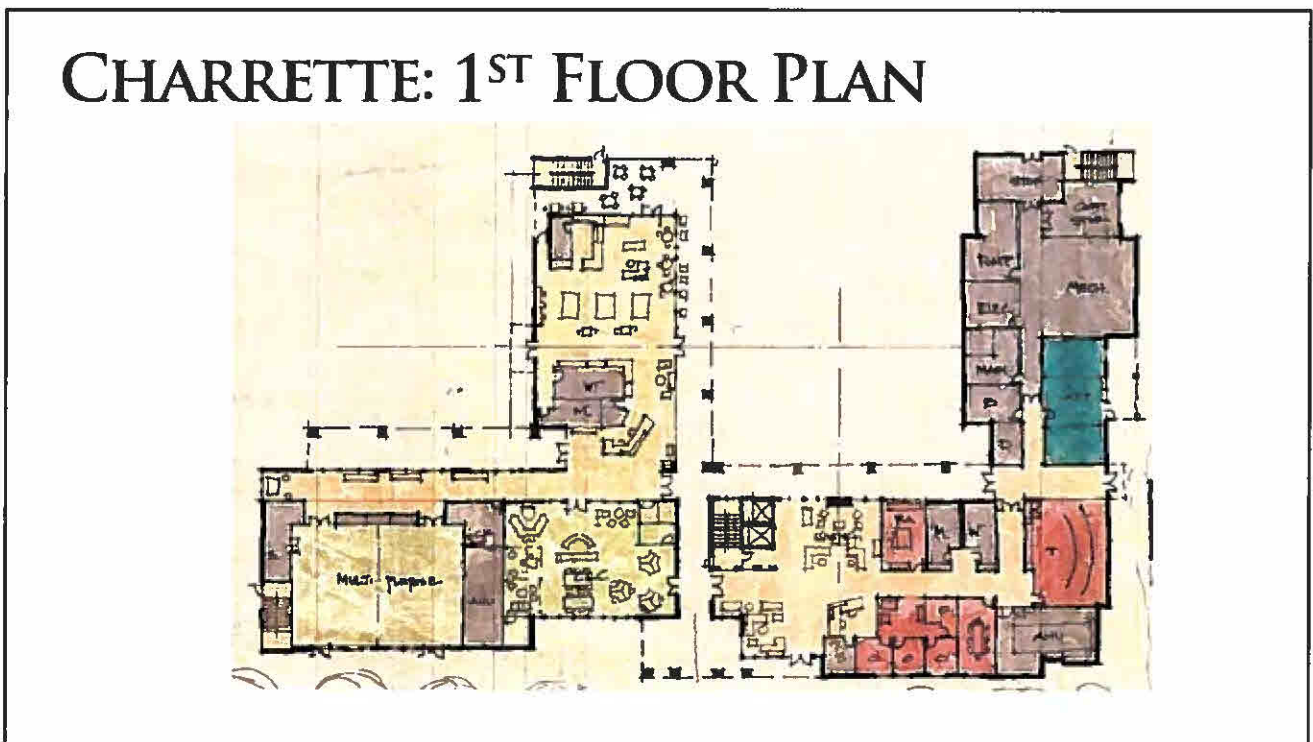
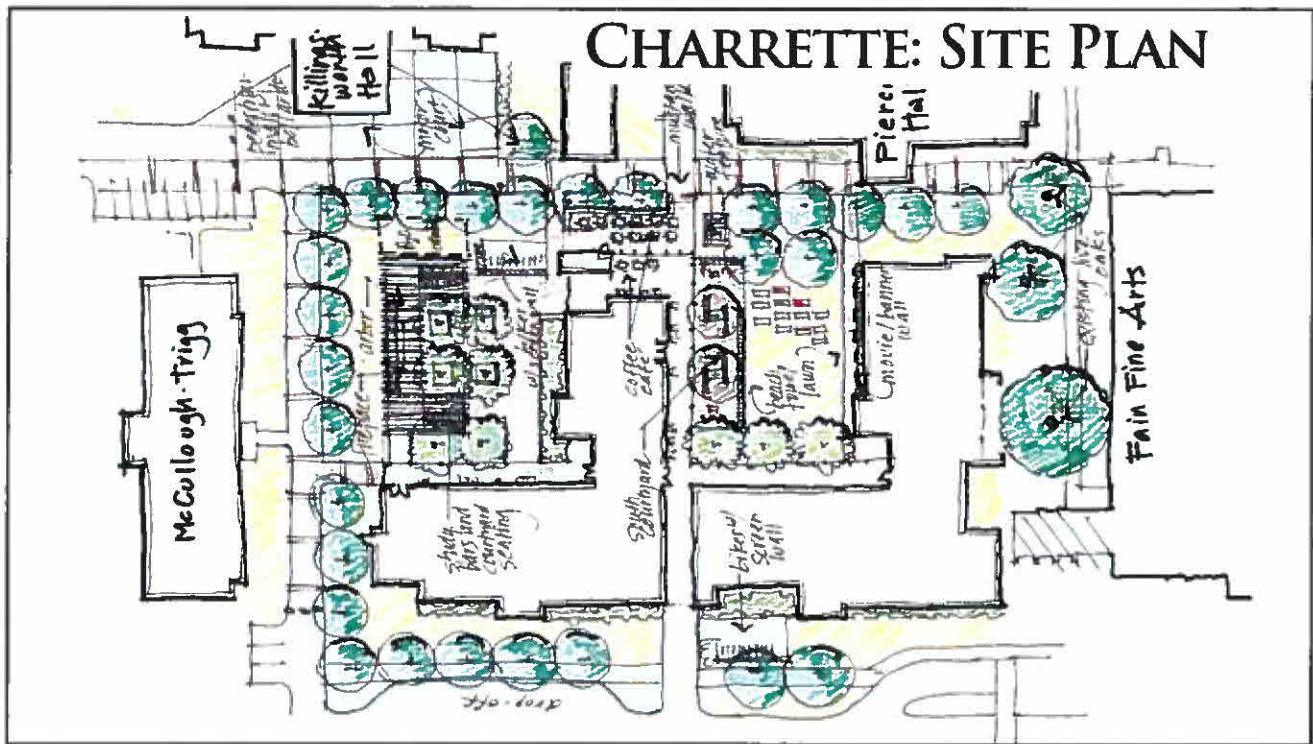
- **Open Space Connections**
 - Inverted "F" Shape allows for:
 - 2 Open Spaces
 - Large Open Play Space
 - Smaller Intimate Courtyard
 - Quad Connecting to Mustangs Walk
 - Linear Open Space from Fain Entry & Sunwatcher Village to Mustangs Walk
 - New Outdoor Stage between Music Band Hall and Fain Back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



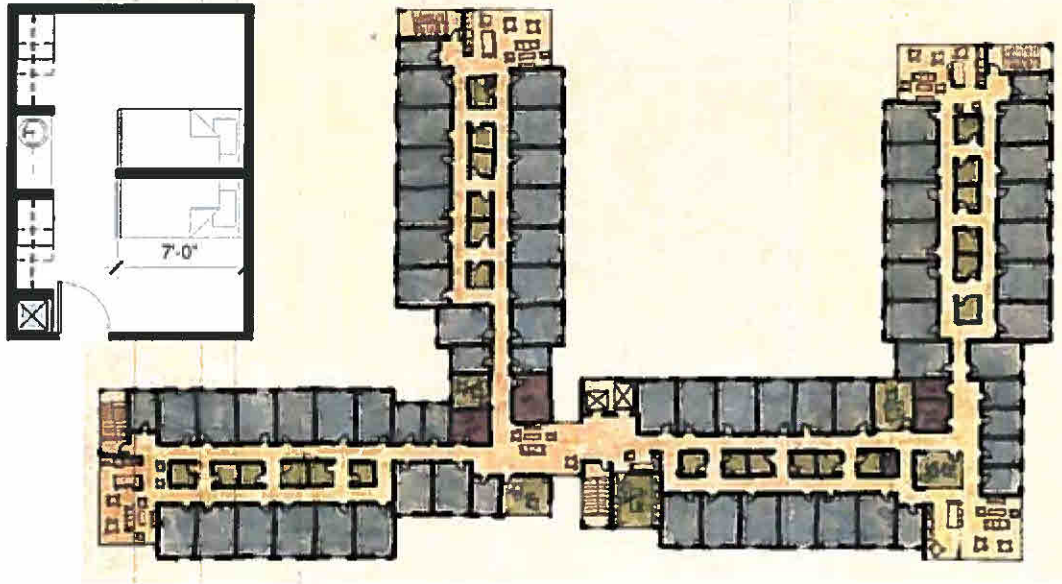
SITE ANALYSIS

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

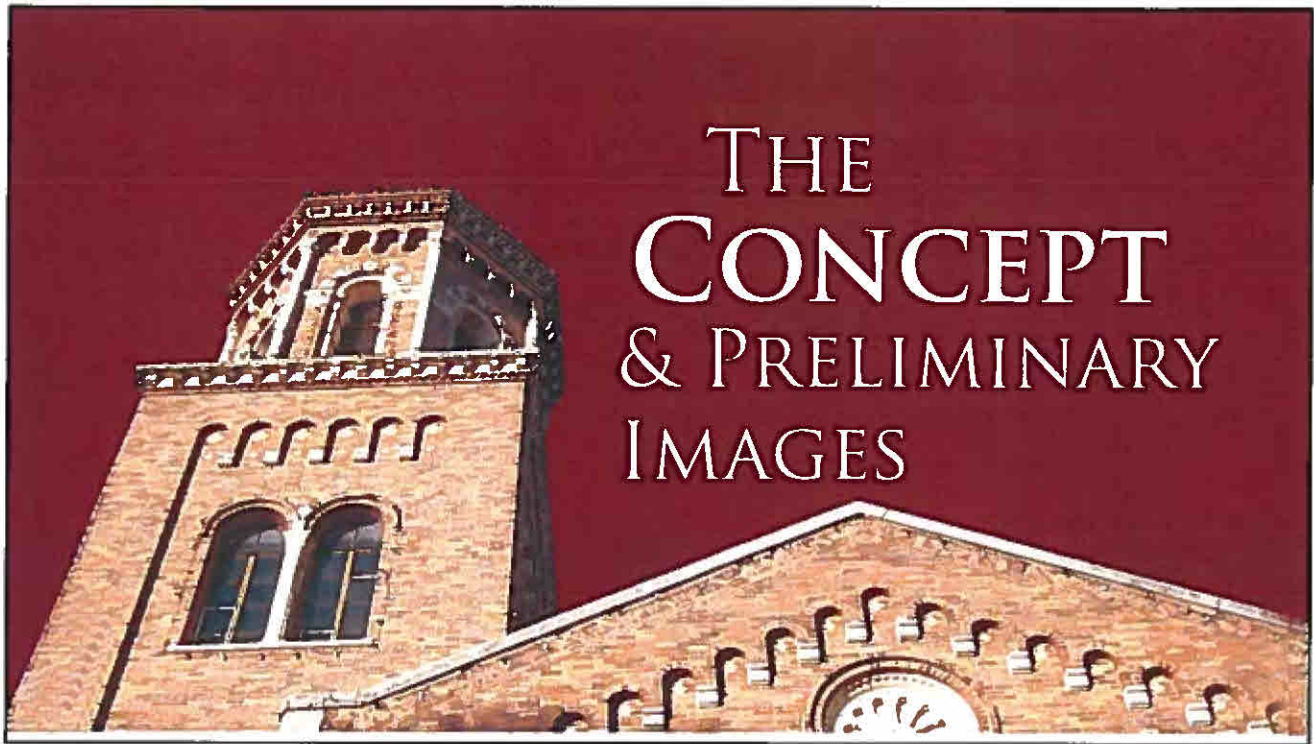


CHARRETTE: 2ND – 5TH FLOOR PLAN

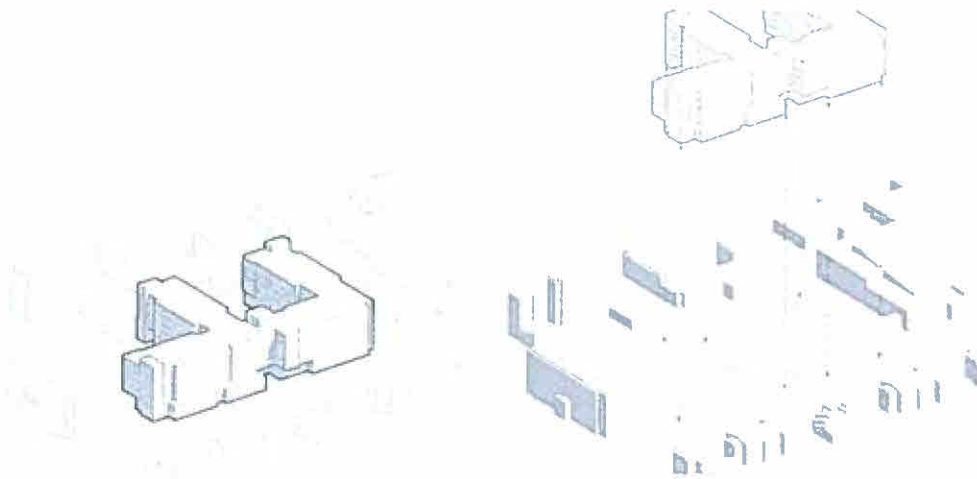


CHARRETTE: FAÇADE STUDY



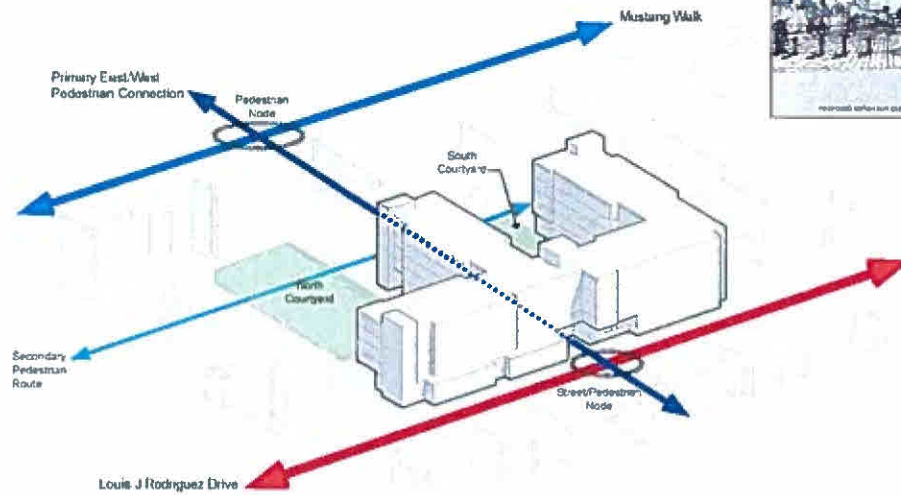


PROPOSED MASSING

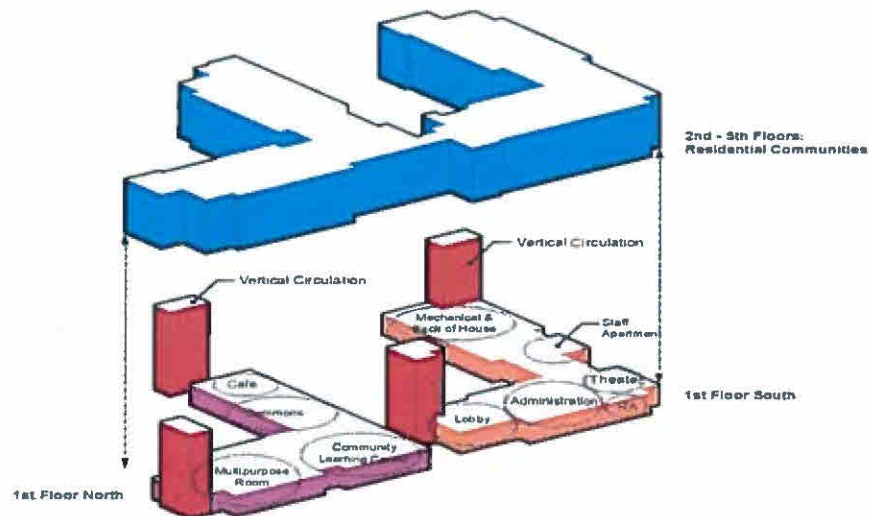


SITE CIRCULATION CONCEPT

Site Circulation Concept
aerial view looking Southeast



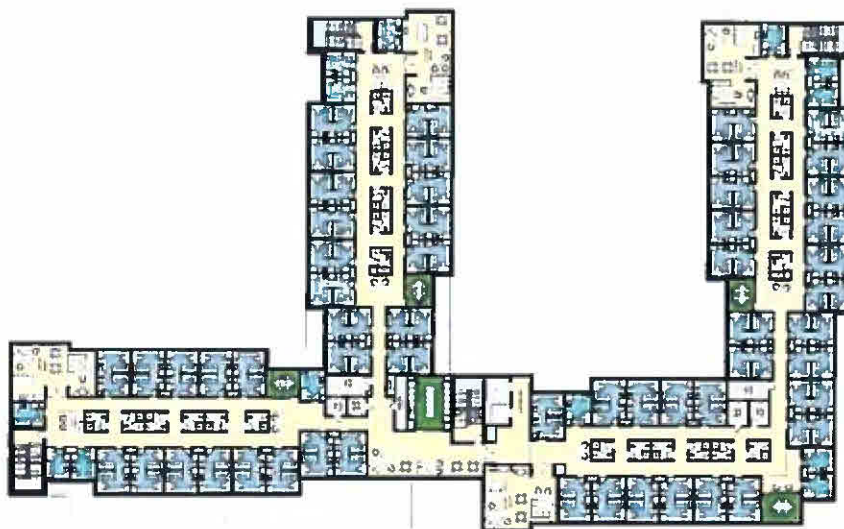
PROGRAM ORGANIZATION



1ST FLOOR PLAN

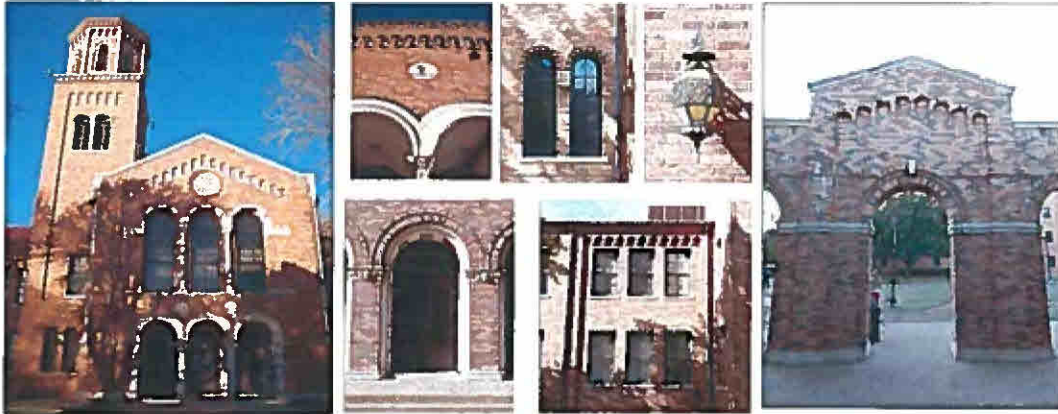


2ND – 5TH FLOOR PLAN



CONTEXTUAL DIRECTION (FIRST STAGES)

(COMPLEMENT THE ARCHITECTURAL CHARACTER OF THE CAMPUS)



Exterior Study
View Looking West across South Courtyard



Exterior Study

View Looking West across South Courtyard

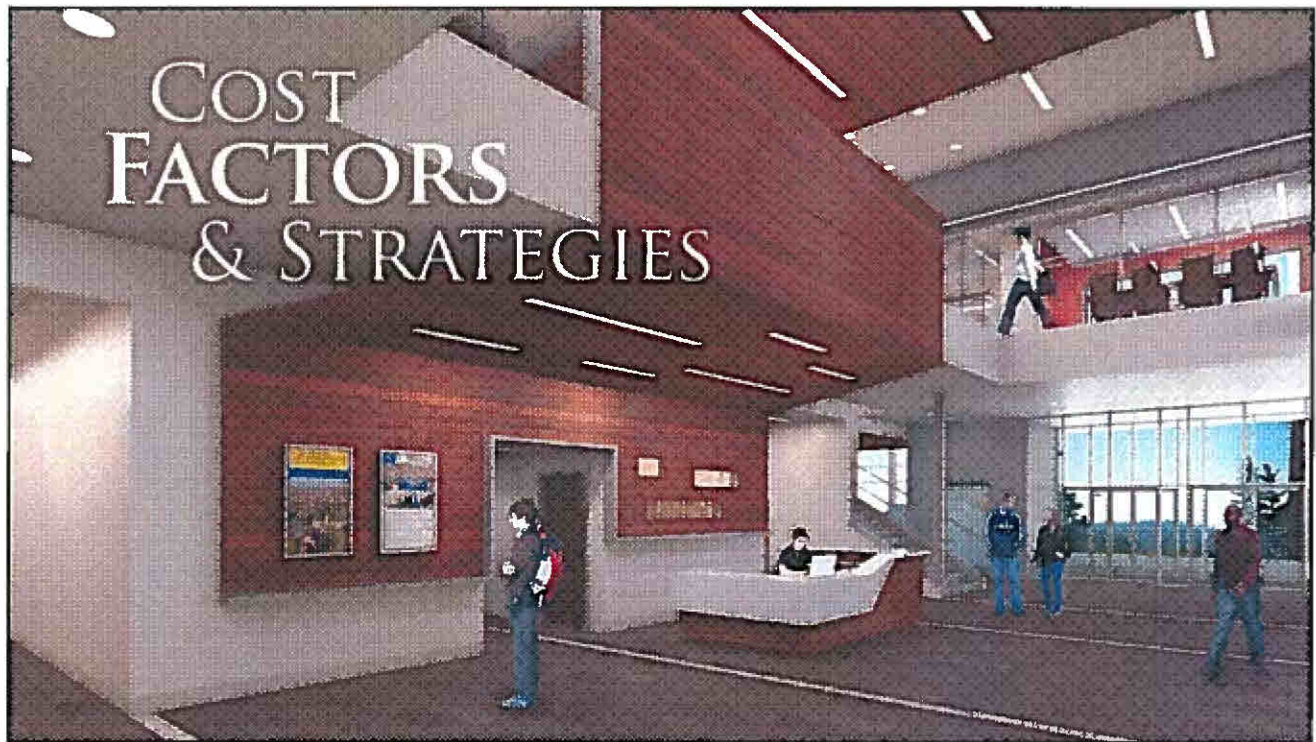


Exterior Study

View Looking South along Rodriguez Drive



Exterior Study
View Looking South along Rodriguez Drive





COST FACTORS & STRATEGIES

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

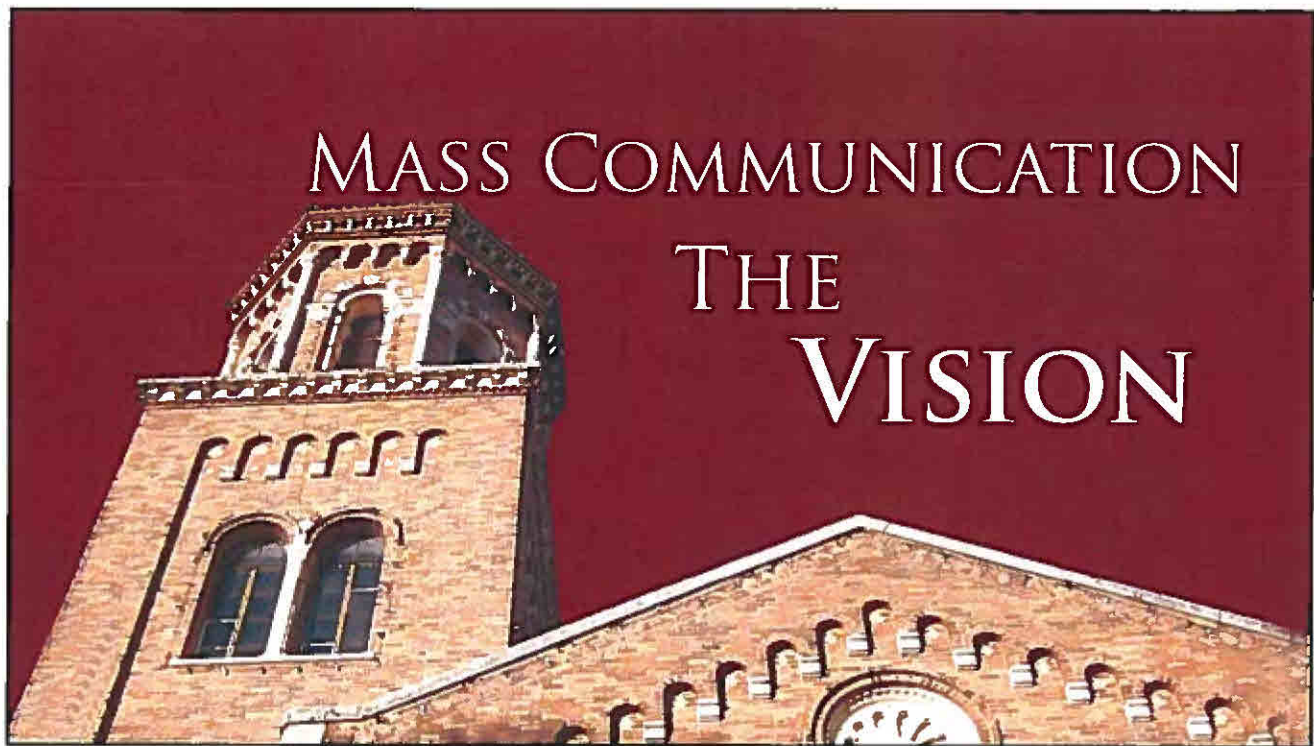
PROGRAM COST MODEL

	"LOW"	"MEDIUM"	"HIGH"
SCOPE	500-Beds Total Area: 139,925 SF Area/Bed: 280 SF/Bed Community Size: 32-Beds Bath Ratio: 1:5.3	500-Beds Total Area: 139,925 SF Area/Bed: 280 SF/Bed Community Size: 32-Beds Bath Ratio: 1:5.3	500-Beds Total Area: 139,925 SF Area/Bed: 280 SF/Bed Community Size: 32-Beds Bath Ratio: 1:5.3
QUALITY	Structure: 5-Story (1-Story Concrete Podium + 4-Story Wood Frame) Shell: 70% Brick, 30% Stucco w/ Alum. Storefront & Windows HVAC System: DX Split System Good Finishes	Structure: 4-story Wood Frame Res Hall + 2-Story Struct. Stl. / Light Gauge Metal Frame Commons Shell: 90% Brick, 10% Stucco w/ Alum. Storefront & Windows HVAC System: Central Plant, 4-Pipe FCU Better Finishes	Structure: 5-Story Light Gauge Metal Frame Shell: 100% Brick w/ Alum. Curtainwall, Storefront & Windows HVAC System: Central Plant, 4-Pipe FCU Best Finishes
COST	\$175 / SF Const. Cost (CCL): \$24,486,875 Project Costs: \$30,608,594 Cost/Bed: \$61,217	\$182 / SF Const. Cost (CCL): \$25,466,350 Project Costs: \$31,832,938 Cost/Bed: \$63,666	\$207 / SF Const. Cost (CCL): \$28,964,475 Project Costs: \$36,205,594 Cost/Bed: \$72,411

PROGRAM COST MODEL

	“LOW”	“MEDIUM”	“HIGH”
SCOPE	500 Beds Total Area: 139,925 SF Area/Bed: 280 SF/Bed Community Size: 32-Beds Bath Ratio: 1:5.3	500-Beds Total Area: 139,925 SF Area/Bed: 280 SF/Bed Community Size: 32-Beds Bath Ratio: 1:5.3	500 Beds Total Area: 139,925 SF Area/Bed: 280 SF/Bed Community Size: 32-Beds Bath Ratio: 1:5.3
QUALITY	Structure: 5-Story (1-Story Concrete Podium + 4-Story Wood Frame) Shell: 70% Brick, 30% Stucco w/ Alum. Storefront & Windows HVAC System: DX Split System Good Finishes	Structure: 4-story Wood Frame Res Hall +2-Story Struct. Stl. / Light Gauge Metal Frame Commons Shell: 90% Brick, 10% Stucco w/ Alum. Storefront & Windows HVAC System: Central Plant, 4-Pipe FCU Better Finishes	Structure: 5-Story Light Gauge Metal Frame Shell: 100% Brick w/ Alum. Curtainwall, Storefront & Windows HVAC System: Central Plant, 4-Pipe FCU Best Finishes
COST	\$175 / SF Const. Cost (CCL): \$24,486,875 Project Costs: \$30,608,594 Cost/Bed: \$61,217	\$182 / SF Const. Cost (CCL): \$25,466,350 Project Costs: \$31,832,938 Cost/Bed: \$63,666	\$207 / SF Const. Cost (CCL): \$28,964,475 Project Costs: \$36,205,594 Cost/Bed: \$72,411

	“MEDIUM”
SCOPE	500-Beds Total Area: 151,570 SF Area/Bed: 303 SF/Bed Community Size: 32-Beds Bath Ratio: 1:5.3
QUALITY	Structure: 5-Story (1-Story Concrete Podium + 4-Story Wood Frame) Shell: 90% Brick, 10% Stucco w/ Alum. Curtainwall, Storefront & Windows HVAC System: Central Plant, 4-Pipe FCU Better Finishes
COST	\$177 / SF Const. Cost (CCL): \$26,767,000 Project Costs: \$32,931,474 Cost/Bed: \$65,863



GOALS & OBJECTIVES

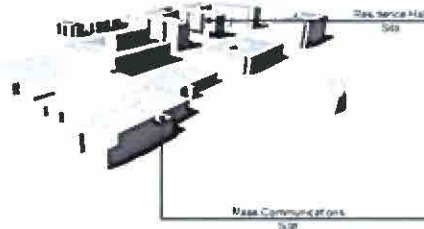
- **Convergent Studio**
- **State of the Art Facility**
- **Vibrant Learning Environment**
- **Characteristic of a Real World Setting**
- **Synergy Among Students**
- **Engagement with Faculty**
- **Student Recruitment / Retention**
- **Enhance Community Involvement**



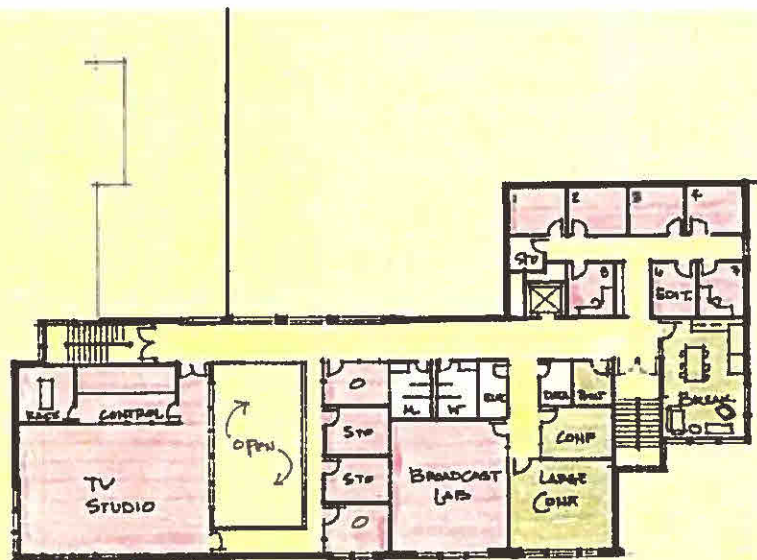
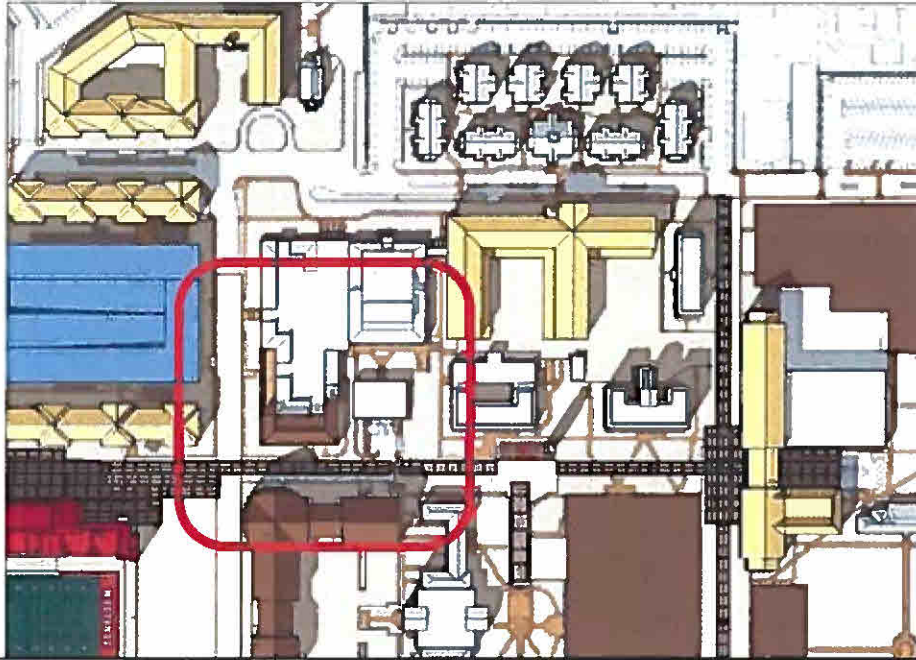
PROGRAM SUMMARY

- **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

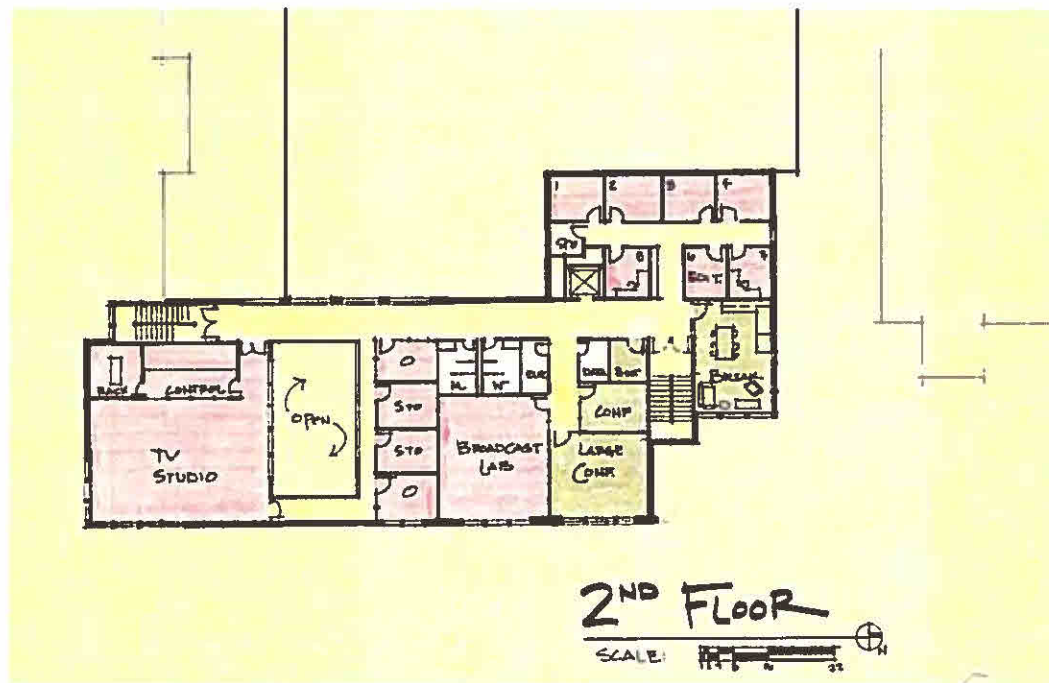


MASS COMMUNICATION SITE PLAN



2ND FLOOR

SCALE: 1" = 10'



SCOPE	"COST ESTIMATE"	
	Total Area: 18,500 SF	
	Structure: 2 story, Steel post and beam system with metal stud infill	
QUALITY	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	

Q&A

MIDWESTERN STATE UNIVERSITY

STUDENT HOUSING EXPANSION & MASS COMMUNICATION

