

## Renovation of the Berg Instructional Center (BIC) and the Student Resource Center (SRC)

### Progress Bulletin

May 2008

#### Program Synopsis

This document defines the general programmatic requirements for the proposed renovation and expansion to the existing Berg Instructional Center / Student Resource Center Complex, suitable for the development of schematic design. It includes information gathered and discussed at a series of meetings with the COD Core Leadership Team (CLT); students, faculty and staff; and the COD Program Manager, The Rise Group.

#### Progress To Date

- The project was kicked off with a Vision Session on September 17, 2007 with the Core Leadership Team (CLT) and The Rise Group.
- A Program Verification Kickoff was held, including representatives of every department planned for the proposed BIC/SRC complex. A questionnaire was issued to every department.
- A series of 18 worksessions involving 107 departments (or units) in total were held in October 2007 to verify information on the questionnaire. The result of these worksessions was an updated proposed space list.
- A series of meetings were held with the CLT to refine and finalize the Space Program.
- Following the Board's February 2008 decision to increase the authorized addition from 20,000 gross square feet (GSF) to 65,000, and create a College Center dedicated to student services and activities, additional programming sessions were held with students and staff of Student Affairs.
- The Board of Trustees approved the Program and authorized the start of Schematic Design on March 20, 2008.

#### Program Goals

*The following are the project goals that emerged during the programming worksessions. These goals establish a direction for the design process.*

- The Space Program will be based on utilizing all existing assignable space plus the 65,000 GSF addition. Growth space will be provided for departments that have outgrown the space they currently occupy, made available by the moves of 21 departments into the new HCNS and TEC Buildings. Ten departments are moving into BIC and SRC from other buildings.
- A student-centered, humane environment will be created in the BIC.
- Amenities, resources and an environment conducive to better learning will be provided.
- A variety of open and enclosed student lounges will be provided for study, team meetings and socializing.
- Both the exterior and interior quality of the Berg Instructional Center will be upgraded.
- The 65,000 GSF addition will accommodate a new "College Center", provide a new front door entry and better knit the SRC and BIC Buildings together.
- The College Center will include one-stop student services, offices and meeting rooms for student organizations and clubs, a 150-seat snack bar/study space, and a large multi-purpose atrium.
- There will be 102 general classrooms, same as existing, although due to moves to other buildings they will serve sixteen fewer academic departments. There will be three sizes of general classrooms, seating 20, 30 and 40 students in a variety of furniture types and configurations.

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- There will also be 2 new unassigned meeting room spaces seating 100, and a 150-seat tiered lecture hall for College Center events.
- The total General Classroom space programmed will increase from approximately 60,000 square feet existing to almost 91,000 square feet, resulting in roughly 50% more space per student station.
- Classrooms will be located on the exterior wall where possible; each classroom will be equipped with a flexible, user-friendly electronic media system within an upgraded environmental envelope (acoustics, lighting, daylight control, etc).
- Division and department space, now dispersed throughout the buildings, will be consolidated wherever possible.
- Most faculty offices will be 100 square feet, on average 10% larger than they are now; they will be located near their division office, teaching labs, and general classrooms.
- There will be dedicated facilities for the 800-1,000 part-time faculty who are predominantly on campus at night.
- Space will be reallocated in SRC to provide breathing room for cramped departments.
- A centrally located space will be provided for full and part-time faculty and staff that can support both social and work functions.
- Offices will be provided with windows, or at least indirect exposure to daylight, wherever possible.
- Light from, and use of, the BIC interior courtyards will be optimized.
- The BIC "pipeline" corridors will be opened up with spatial variety, color and natural lighting wherever possible.
- Design will substantially improve building energy performance, the comfort and health of occupants and support the College's commitment to sustainability; the design is presently targeting LEED silver certification.
- The total existing quantity of parking spaces will be maintained.

*The unique and complex space requirements listed in the program will be adapted to the existing structure in the most efficient way possible; it is envisioned that some room areas in the program will be modified based on accommodating fixed building systems such as structure, mechanical distribution or fire stairs.*

*Development of detailed room requirements currently underway will result in further definition of space required to accommodate detailed user functions.*

### Facility Assessment

A Facility Assessment activity was initiated concurrently with Space Programming. It addresses deferred maintenance, life safety, ADA and all other current building code requirements; and includes on-site measurement of the SRC and BIC Buildings

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as needed to update floor plans to current conditions. This process resulted in the identification of the following renovation work needed on the BIC as the first priority of the construction budget:

- a new roof
- new ceilings and lighting throughout
- new elevators
- new exterior curtain wall, including a new energy-conserving window system.
- renovation/waterproofing of the north and south plazas.
- repair and/or replace mechanical, electrical, plumbing and fire protection equipment as required.
- renovation to bring the complex into compliance with current codes.

### Budget

- The Construction Cost Budget is \$84.2 Million. Roughly half of the budget is targeted for the BIC building system upgrades and code compliance identified in the Facility Assessment. The other half is targeted for BIC/SRC space reallocation/remodeling and the College Center addition. Because the budget does not allow for a complete gutting and rebuild of the complex, renovation will be prioritized to provide the best possible use of available resources.

### Schedule

- Design meetings with individual departments will commence this week.
- There will be an open town hall meeting when we have made sufficient progress on the overall schematic design, probably near the end of summer.
- A thorough move strategy will be initiated once the room-by-room space allocation of all departments is finalized.
- It will take another year to complete construction documents and bid the project.
- Construction is scheduled to commence in June 2009 and be completed for a January, 2012 occupancy.

**If you have any comments or suggestions, feel free to contact any of the following project team members:**

#### Core Leadership Team

Chuck Currier, Vice President - Information Technology  
Mike Dusik, CODAA, History Adjunct Professor  
Annette Haggray, Dean, AAIS  
Glenn Hansen, CODFA, Photography Professor  
Jocelyn Harney, Vice President - Student Affairs  
Lisa Higgins, CODFA, English Professor  
Chris Picard, Vice President - Academic Affairs  
Tom Ryan, Vice President - Administrative Affairs  
Adam Schauer, Admissions Specialist  
Allison Schraub, President - Student Leadership Council  
Wendelyn Tetlow, Dean - Liberal Arts  
John Wandolowski, Director of Facilities

#### The Rise Group

Jim Koolish, Program Manager  
Rod Schlenker, Deputy Program Manager

#### LSH Program Team

Craig Smith, Principal-In-Charge  
Jeff Conroy, Principal Programmer  
Clare Ardizzzone, Programmer/ Interior Designer  
Brandon Lipman, Principal Designer

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