



Landmark
College
Campus Master Plan
Putney, Vermont
May 2010

DRAFT
For Discussion Only

Table of Contents

1. Introduction 5

Overview and Process 5

Planning Objectives 6

2. Campus Space Use 8

Existing Campus Year 2010 8

Projected Campus Year 2030 10

3. Campus Master Plan 12

Illustrated Plan Year 2030 12

Land Use and Stewardship Plan 14

Space Use Plan 16

Circulation and Landscape Plan 18

Environmental Sustainability Plan 20

Town and Neighborhood Plan 22

Major Capital Building Projects 24

4. Center for Science and Technology 26

Programming and Design Goals 28

Conceptual Design 29

Program Summary 38

Conceptual Budget 40

Conceptual Schedule 41

1 Introduction



Overview and Process

Landmark College's mission is to transform the way students learn, educators teach, and the public thinks about education. Since its founding in 1985, Landmark College has worked hard to support this mission through thoughtful development of its campus. In 2000, the College conducted "Blue Sky Day," a one day campus planning initiative to envision a campus growing from 300 to 600 students. An outcome from this day was a sense that the campus needed the following:

- A front door or significant campus entrance
- A sense of arrival at an active campus center
- Gathering spaces that are small in scale and foster community
- A mixed-use versus segregated-use campus
- Easier pedestrian access around the campus

Landmark now serves over 500 students. This 2010 Campus Master Plan responds to the College's need for strategies to make improvements to student life and the overall campus environment and to begin two large capital projects: a new Center for Science and Technology and a Campus Physical Plant/Bio-Mass Facility. This intensive planning exercise led by the College President and Executive Vice President will provide confidence that these two important projects will be part of a cohesive campus that supports the Institutional Strategic Plan as the College continues to grow.

Planning Objectives

The Landmark College Campus Master Plan must serve as a guide to the future physical development of the campus, reflecting the College's values, culture and strategic priorities, while being aligned with its projected resource development capacities (operating revenue, fundraising capacity, debt capacity).

The campus master plan needs to project the College's immediate physical needs, while, at the same time, establishing a long term campus renewal/construction strategy. It must present comprehensive solutions for the best use of available land. The Plan must clearly identify a long term vision of the campus, reflecting the unique qualities established by Landmark College's distinctive mission and purpose.

Key Objectives for the Plan

- **Student Population:** The College is expected to grow at roughly 25 students per year; a 2-year schematic plan should anticipate a campus housing 550 students; a 10-year plan housing 750 students; a 20-year plan housing 1,000 students.
- **Campus Physical Plant/BioMass Facility:** It is expected that the long-term campus thermal needs will be supported by a biomass facility which will also respond to the maintenance, storage, and workspace needs of the Facilities Department.
- **Land Stewardship:** The College's 100+/- undeveloped acres should be considered as a resource for the College's growth, academic, residential, and programming needs, ensuring productive and effective use of our comprehensive physical resources and taking advantage of this significant untapped resource.
- **Health and Well-Being:** A focus on safety, security, and the health and well-being of our resident students must be evident in the overall vision and infrastructure and circulation plans should anticipate technology developments and integrate capabilities to enhance the safety, security, and comfort of the campus.





- **Campus Entrance and Circulation Patterns:** The vehicular and pedestrian circulation patterns must be established with an eye toward aesthetics, safety, and accessible wayfinding; as part of this focus on safety, a single controlled entry point to the campus should be considered.
- **Landscape Plan:** “Curb appeal” is vital to our ongoing success and a conceptual level landscape plan will be an important part of the plan, ensuring that green space and outdoor living space is provided for the full use of students and community members.
- **Campus Technology:** Technology opportunities and a robust integration of technology into our curriculum, academic environment, and operational systems should be anticipated and addressed.
- **Living and Learning Environmental Sustainability:** Environmental sustainability is a part of any contemporary organization’s operations; consideration of sustainable usages and approaches, LEEDs criteria, and the integration of sustainable operations and the college’s curricular foci should be considered.
- **Internal Community Building:** Gathering and informal meeting spaces should be addressed in both interior and exterior spaces.
- **External Community Building:** The interface between the Town of Putney and the College is important; a close, collaborative environment with provision for further community-building and civic engagement should be reflected in the Plan.
- **Research and Training:** Landmark College Institute for Research and Training (LCIRT) engages in and supports research relevant to the field, and provides consultancy and professional development opportunities to educators and educational systems. A strategic focus on empirical research in the field and its related facilities needs should be reflected in the Plan.

2 Campus Space Use

Existing Campus Year 2010

The Landmark College campus sits on 129 acres between Route 5 and River Road South just ½ mile from the village center of Putney.

The campus is divided into three areas:

1. The upper campus of residence halls located along Perseverance Lane
2. The main campus of academic buildings accessed from Robert Rhodes Lane
3. The lower campus of Service buildings located at the Charles Drake Road entrance.

A snap shot of the campus today includes 500 students, 215 faculty and staff, 18 buildings on 59 developed acres per the following plan and existing campus statistical summary.

Existing Campus 2010		
Totals	Existing	Ratios
Available Residential Beds ^{note 1}	507	
Possible Students ^{note 2}	517	
Faculty ^{Note 8}	85	
<i>ratio of student to faculty</i>		6.08
Staff	130	
<i>ratio of student to staff</i>		3.98
Total Campus Population	732	
Classrooms ^{note 3}	57	
<i>ratio of students to classroom note 7</i>		9.07
Dining Hall Seating Capacity	392	
Café Seating Capacity	42	
<i>ratio of students to dining hall seats</i>		1.32
Dining Facility Total GSF	14,190	
Dining Facility GSF Kitchen/Servery	6,125	
Campus Parking	401	
<i>ratio of parking spaces per person on campus</i>		0.55
Academic Buildings (GSF) ^{note 4}	107,700	31%
Administrative and Student Center (GSF)	46,218	13%
Residential (GSF) ^{note 5}	145,838	42%
Service Buildings (GSF)	10,930	3%
Athletic (GSF)	16,734	5%
Other Buildings (GSF) ^{note 6}	6,500	2%
Campus Buildings (GSF)	348,110	100%
<i>ratio of gsf of buildings per person on campus</i>		475.56

Notes:

1. Available beds assumes beds for RD's, Emergency Hold Rooms, and 26% of Students in Single Rooms.
2. Includes students living off-campus.
3. Classrooms include labs, auditoriums, conference rooms and studios.
4. Includes 50% of Administration Building.
5. Does not include Middle Hall Dining floor in gsf.
6. Includes gatehouse, barn, house 2.
7. Current Classroom Usage: 29 classrooms are on the current schedule: 26 periods per week of possible use per classrooms = 754 classes.
8. The faculty number includes faculty-advisor hybrid and full-time advisors. Assume 1/4 of faculty will need private offices for advising.

Existing Campus Year 2010



Projected Campus Year 2030

To envision a campus of 1,000 students, administrators reviewed Landmark's Space Use and Campus population trends. Projections for space needs for the year 2030 are based on assumptions that some functional efficiencies will occur as the campus doubles in population.

Residences Growth Projection Worksheet				
	Available Beds			
	2010	2012	2020	2030
Totals	Existing	2 Year 550 Beds	10 Year 750 Beds	20 Year 1000 Beds
Frost	63	63	80	80
Aiken	80	80	80	80
Middle	77	77	80	80
Hall Four	77	99	106	106
Davis	77	99	106	106
Chumley A	22	22	22	22
Chumley B	31	31	31	31
Bridge Houses	80	80	80	80
New Housing Projects			187	187
New Housing Projects				228
Total On Campus	507	551	772	1,000
Beds Added		44	221	228

Projected Campus Year 2030

Campus Growth Projections Worksheet						
Totals	2010 Existing	current ratios	2012 2 YR	2020 10 YR	2030 20 YR	ratios for 2030 projections
Available Residential Beds ^{note 1}	507		550	750	1,000	
Possible Students ^{note 2}	517		560	765	1,020	
Faculty ^{Note 8}	85		95	123	154	
<i>ratio of student to faculty</i>		6.08				6.62
Staff	130		135	153	173	
<i>ratio of student to staff</i>		3.98				5.90
Total Campus Population	732			1,041	1,347	
Classrooms ^{note 3}	57		67	82	100	
<i>ratio of students to classroom^{note 7}</i>		9.07				10.20
Dining Hall Seating Capacity	392		392	592	800	
Café Seating Capacity	42		42			
<i>ratio of students to dining hall seats</i>		1.32				1.28
Dining Facility Total GSF	14,190		14,190	21,190	28,000	
Dining Facility GSF Kitchen/Servery	6,125		6,125	9,125	12,000	
Campus Parking	401		401	560	700	
<i>ratio of parking spaces per person on campus</i>		0.55				0.52
Academic Buildings (GSF) ^{note 4}	107,700		123,700	157,000	200,000	
Administrative and Student Center (GSF)	46,218		46,218	66,000	92,000	
Residential (GSF) ^{note 5}	145,838		145,838	225,000	345,000	
Service Buildings (GSF)	10,930		10,930	17,000	20,000	
Athletic (GSF)	16,734		16,734	16,734	37,000	
Other Buildings (GSF) ^{note 6}	6,500		6,500	6,500	6,500	
Campus Buildings (GSF)	348,110		364,110	509,424	728,500	
<i>ratio of gsf of buildings per person on campus</i>		475.56				540.83

Notes:

1. Available beds (excludes for beds for RD's/Emergency Hold Rooms and assumes 26% of Students in Single Rms).
2. Includes students living off-campus
3. Classrooms include labs, auditoriums, conference rooms and studios.
4. Includes 50% of Admin. Building.
5. Does not include Middle Hall Dining floor in gsf.
6. Includes gatehouse, barn, house 2
7. Current Classroom Usage: 29 classrooms are on the current schedule: 26 periods per week of possible use per classrooms = 754 classes possible per week, with 229 of those vacant or a usage rate of 69% (source P. Petritis class schedule).
8. The faculty number includes faculty-advisor hybrid and full time advisors. Assume 1/4 of faculty will need private offices for advising.

3 Campus Master Plan

Illustrated Plan Year 2030

- **Density:**
Develop a compact, walkable, efficient campus.
- **Human Comfort:**
Use and connections to the natural environment to improve the quality of the man-made environment.
- **Community and Connectivity:**
Expanding the campus into five connected neighborhoods: Main Quad, Hillside Residence, Woods Residences, the new West Entry Quad, and the South Gate.

This Campus Master Plan illustrates the campus in the year 2030 supporting 1,000 student residents. The three major planning themes incorporated in this plan include: density, human comfort, and community and connectivity.

Density: Proposed building expansion is contained within the developed 57 acres. This approach of infilling the existing campus creates an efficient, walkable campus. This approach limits human impacts to the natural environment to 44% of the property and creates opportunities for operational and resource efficiencies in movement of goods, services, and utilities.

Human Comfort: Accepting that enjoyment of the natural beauty of the campus is tempered by a cold and windy climate, the proposed Campus Plan includes the following features for human comfort: expansion of the colonnade at the main quad, south facing outdoor gathering spaces, maximized solar orientation of new buildings, and location of pedestrian pathways (ADA compliant and stairways) for ease of movement from upper to lower campus. Wayfinding is the user experience of orientation and choosing a path within the built environment. To improve the comfort and ease of campus wayfinding, the campus plan suggests locations for visual landmarks such as distinct building elements, sculptures and monuments.

Community and Connectivity: The physical campus should encourage exploration, learning, and social interaction. This proposed plan creates campus neighborhoods. The inward-focused Main Quad is expanded into a mixed-use Quad with student residences and a main dining facility added to the academic uses. The Woods Residences area is expanded to include a central open space, a community building, a café, and additional student residences. The campus entrance is established as a new front door neighborhood or West Entry Quad with a new Visitor's check-in Administrative Building and a small Quad formed by the courtyard of the Admissions Building and the New Center for Science and Technology. The Hillside Residence row is improved by additional pathways connecting to the three other neighborhoods. The South Entry Gate is expanded to include a guest house, additional parking and pathways to the main Quad.

Illustrated Plan Year 2030



Land Use and Stewardship Plan

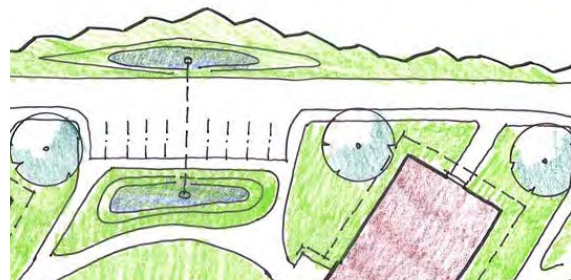
- **Main Campus:**
Densify main campus and create five distinct campus neighborhoods.
- **Wetland and River Road Edge:**
Improve wetland and wetland buffer including development of observation areas.
- **Upper Woods:**
Survey resources, develop a management plan, and extend recreational uses.

The strategy for Land Use and Stewardship is to use the resources of the 129 acre campus wisely. The Land Use Plan includes three land use areas: the Main Campus, the wetland and South River Road edge, and the undeveloped upper wooded area. The key objectives and recommendations for land use and stewardship for each area include:

Main Campus:

- Practice containment and densification
- Integrate parking into small lots along main roadways.
- Integrate stormwater management into aesthetic landscape features.
- Limit impervious surfaces to reduce environmental impacts.

Landscape Detail



Along Perseverance Lane: Pull pavement away from buildings, add curbed sidewalks, create raingardens.

Wetland and South River Road Edge:

- Maintain vegetated buffer along wetland edge.
- Improve wetland quality and wildlife habitat where possible.
- Add opportunity to learn and enjoy wetland by creating observation areas and pedestrian bridges.
- Work with abutters to develop pathways across River Road, where needed.

Upper Woods:

- Extend existing trail system for increased use of woods.
- Develop a resource management plan for this land area.
- Survey and develop a plan for creation of recreational fields at naturally level areas.
- Explore opportunities and constraints in developing a future remote campus neighborhood.
- Explore common goals with abutters and community concerning land stewardship.

Land Use and Stewardship Plan



Space Use Plan

There are two major changes to how space is used within the five campus neighborhoods. First is the creation of a new West Entry Quad. This is the front door of the campus with uses including visitor's check-in, administration, admissions, and the new Science and Technology building. The second is an addition of a major dining facility and student residences to the Main Quad. Specific space use changes are described in the following five strategies.

Student Residences Strategy:

Develop three neighborhoods as follows:

- **Hillside Residence Row**

Frost, Aiken, Middle, Hall Four and Davis;
452 beds total; Renovations net 78 new beds

- **Woods Residences**

Five Bridge Houses, Chumley B, New 90- Bed Residences; 170 beds total; Chumley A removed; Shared central space

- **Main Quad Residences**

Three New Residences; 392 beds total
Featuring three and four story buildings; suite style buildings

Campus Dining Strategy:

Serve the resident, employee, and guest populations with the following facilities:

- **Main Quad Dining Hall**

- 400 seats on colonnade level
- Serves 392 Main Quad residences
- Replaces the Student Center Café
- Lower level for catering, administration, receiving, storage and loading dock

- **Middle Hall Dining**

Remains to serve 452 student Hillside residences

- **Woods Residence Café**

60 seats; Satellite dining served by Main Quad Dining; Serves 170 student Woods residences

Academic and Administrative Strategy:

Continue the existing use as follows:

- Academic uses are expanded around the Main Quad
- Administrative uses are located in the West Entry Quad
- Center for Science and Technology Phase 1 and 2 becomes the link between administrative and academic use areas

Athletics and Recreation Strategy:

Continue the existing use as follows:

- Small Residence Hall fitness rooms
- Phase 2 Click Family Sports Center
- Upper Woods expanded use fields and trails

Service Space Use Strategies:

Continue the existing service use as follows:

- Develop the facilities area to be the South Gate neighborhood
- With sidewalks
- With Parking
- With a New Guest House (Three Unit Apartments)
- With the new Central Plant/Bio-Mass Facility

Space Use Plan



Circulation and Landscape Plan

The master plan proposes to simplify vehicular and service circulation routes and to concentrate on the improvement of pedestrian circulation pathways, outdoor gathering spaces and development of wayfinding monuments and sustainable landscaping. Major design changes and recommendations to the circulation systems include:

- Creation of one front door entrance road shown as the “ West Entry Gate” and the elimination of the Robert Rhodes entrance.
 - Continuation of the Perseverance Lane at the north east perimeter of campus to loop around to the South Gate and by-pass through traffic within the Bridge Houses.
 - Creation of a landscaped loop road through the West Entry Quad and around through the Main Quad to facilitate drop off points for major buildings along the loop and to connect the West Entry Quad with the rest of the campus.
 - Improvements to the Charles Drake entrance road shown as the “South Entry Gate” for curb appeal, for visibility and safety as a service and truck entrance, and to provide pedestrian pathways up to the Main Quad, through the FAB elevator tower addition.
- Creation of two main upper-lower campus pedestrian circulation axis (stairways) and one cross-campus ADA compliant pathway to connect the campus internal buildings and create intersections of activity.
 - Extension of the existing colonnade of the Main Quad to provide a complete covered walkway around to Main Quad and a drop off area at the west end.
 - Consolidate frequent truck delivery to three locations: Main Quad Dining, Physical Plant, and New West Entry Quad Administration Building.
 - Develop a palette of landscape planting materials that span the seasons, form a transition from building to natural (un-manicured) landscapes, and can be used in wet areas as rain-gardens and to form edges of patios and pathways.
 - Development of landscaped patios with all major building projects that serve as outdoor rooms or gathering spaces that face activity, are sheltered from the wind, and capture sunlight.
 - Develop a palette of outdoor fixtures and furniture to include benches, light fixtures, gates and recycling receptacles to be used throughout the campus.

Campus Circulation and Landscape Plan



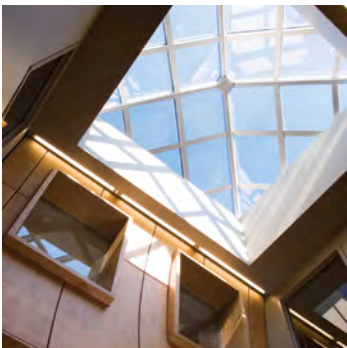
Environmental Sustainability Plan



Shading Devices



Solar Hot Water Roof Panels



Capturing Natural Light

Sustainability starts with careful use of all resources. The Master Plan strategy of conserving land by building within and not out of the main campus is the right first step. As the campus is densified with new and renovated space the following strategies are recommended to further campus sustainability.

BioMass Facility

- Develop a Campus Physical Plant including a looped utility system to create an efficient heating and power system.
- Develop a multi-phased loop construction plan. The main loop shown is 4,000 linear feet.
- Develop a BioMass Facility as part of the above to explore Combined Heating & Power energy alternatives to fossil fuels.

Campus Measuring and Benchmarking

- Develop a system for monitoring, reviewing, and improving upon the campus sustainability including: energy use, transportation patterns, material and recycling practices and water use.

- Provide Facilities Department Staff with training for and development of a sustainable maintenance plan.
- Monitor patterns of use of all campus spaces to improve upon using the existing campus resources as the needs of the campus change.

Building Projects

- Capitalize on the solar orientation of the proposed new building sites.
- Consider green roofs as an alternative to the storm water management systems in particular at sites where erosion and storm water issues already exist.
- Consider all buildings as opportunities for the occupants to learn about their energy use habits and provide 'dashboards' in lobby and circulation spaces.
- Adopt LEED™ or other Sustainable Design standards for design of all building projects.
- Adopt sustainable practices for development of outdoor spaces and landscaping.

Environmental Sustainability Plan



Town and Neighborhood Plan

The Landmark College campus sits within a one-half of a mile from the center of Putney along the Route 5 or the Bellow Falls Road. As the campus grows, the College should continue to collaborate with the Town to achieve common goals. When Windham College was at its peak, the student population was 935. A return to a larger Landmark College may not seem that foreign to the Putney community.

Strategies for Shared Uses:

- **Walkability:** Support an extension of the Town's proposed sidewalk along Route 5 to continue to the New West Entry Gate. A future campus-town connection along the Hi-Low Biddy Road could be considered.
- **Public Transportation:** Work with public transportation authorities to provide a Landmark College bus stop at either of the two proposed on-campus locations.
- **Support of the Town Zoning:** Continue to work with the Town to support the conservation and development intent of the Conservation District (CN), Resource District (RS), and the Rural Residential District (RR) that govern the 129 acre campus.

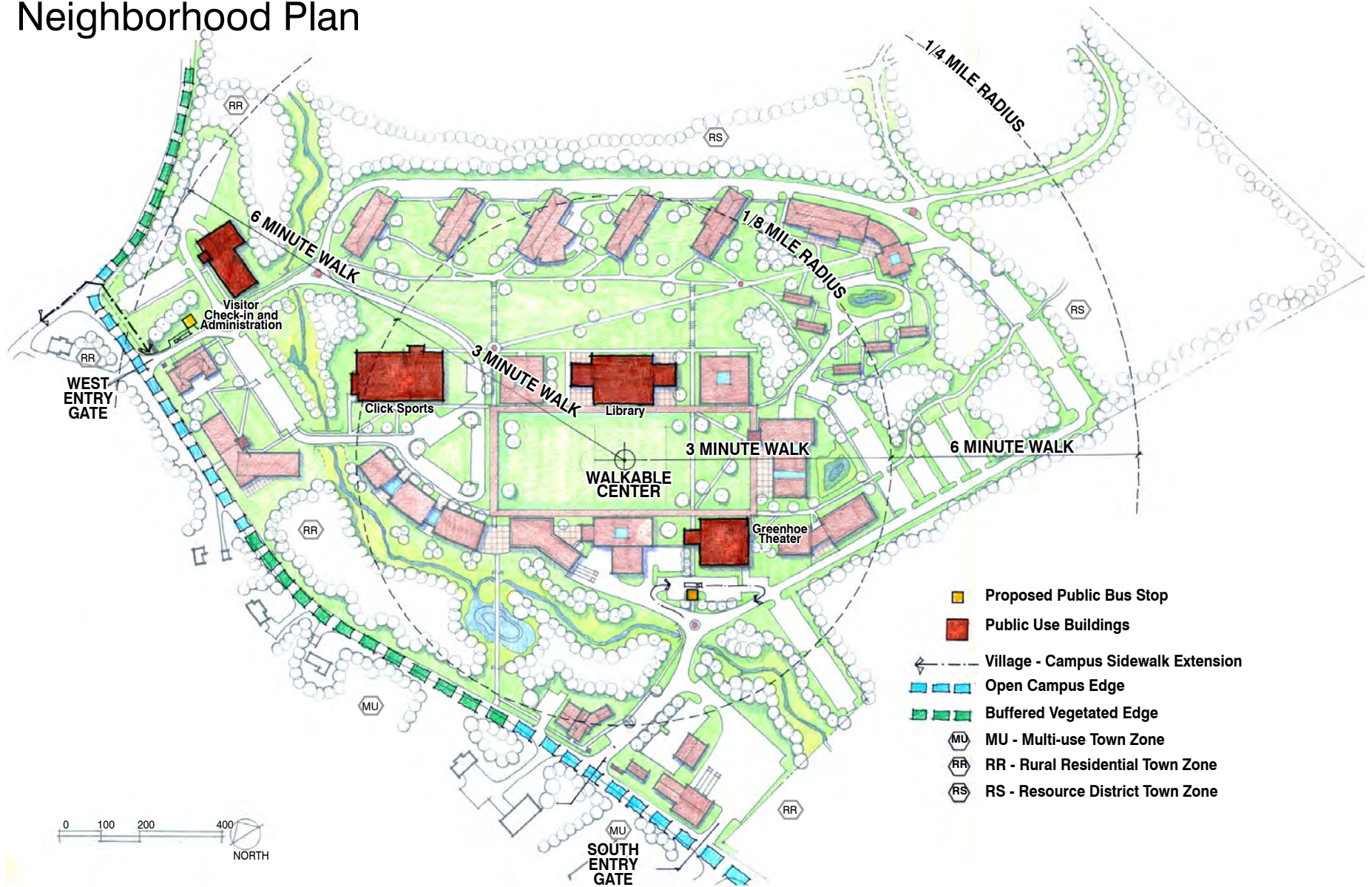
• **Community Use of the Campus:**

Develop clear signage, ease of access to lobbies, proximity to event parking, and universal access or drop off points at entrances of the most public facilities on campus: Proposed Visitor's Check-In, Sports Facility, and the Greenhoe Theater.

Minimizing Adverse Impacts:

- **Traffic, Safety, and Parking:** The Campus Plan simplifies campus entrances and areas for frequent truck traffic to minimize impacts on abutters along River Road.
- **Campus Perimeter:** Develop a visual and physical buffered edge along River Road and Route 5 to limit impacts including noise, light spill, and privacy for abutters.

Town and Neighborhood Plan



Major Capital Building Projects

The Master Plan proposes 14 major capital building projects. Infrastructure including parking, roads, pathways, stairways, completion of the colonnade, recreational fields, and outdoor spaces need to be included as part of each project where construction is adjacent or related in use. The following is a summary of the major Capital Building Projects.

	Proposed Building Projects and Uses	Stories	Area GSF	Beds	Academic	Admin	Dining	Resid.	Facilities	Other
1	Administration Building and Visitors Check-In	3	44,000			44,000				
2	Science and Technology Building Phase 1 -Phase 2	3	60,000		60,000					
3	Phase Two Addition to Sports Facility	2	20,000							20,000
4	Student Residence: Phasing Possibilities	4	89,600	224				89,600		
5	Student Residence above 400 Seat Dining Facility w/loading dock	4	48,000	60			24,000	24,000		
6	Academic/Student Center Addition with loading dock access	3	16,800		16,800					
7	Renovation/ Addition to the Fine Arts Building/Greenhoe Theater*	4	47,600		4,000					
8	Renovation/Additions to College Guest House	2	5,600							5,600
9	Campus Physical Plant/Bio-Mass Facility +Looped Utility Network	1	8,800						8,800	
10	Student Residence	3	43,200	108				43,200		
11	Academic Building	3	58,000		58,000					
12	Additions to the Library	3	44,100		44,100					
13	Student Residence	3	89,600	90				36,000		
14	Café Dining Facility /Renovated Chumley Community Building	2	12,000				6,000	6,000		
Totals			587,300	482	182,900	44,000	30,000	198,800	8,800	25,600

1. *note that this is existing academic space that is renovated and only the new addition is included in the total gsf of projects

Major Capital Building Projects



Key

1. Administration Building and Visitors Check-In
2. Science and Technology Building
3. Phase Two Addition to Sports Facility
4. Student Residence Hall
5. Student Residence Hall and Main Quad Dining Facility
6. Academic/Student Center Addition
7. Renovation/ Addition to the Fine Arts Building and Greenhoe Theater
8. Renovation/Additions to College Guest House
9. Campus Physical Plant/Bio-Mass Facility
10. Student Residence Hall
11. Academic Building
12. Additions to the Library
13. Student Residence Hall
14. Café Dining Facility and Community Building

3 Center for Science and Technology

Site Selection



The Center for Science and Technology is the proposed as the next major capital building project. The project will be the first totally new academic building to be added to the Landmark College campus. The selected site is a prominent location that establishes the West Entry Quad at the front door of the campus. The architecture of this building departs from that of the main campus and hopes to represent the academic programs of science and technology. The building is designed to meet the functional requirements of the growing science and technology program and to do the following:

- Mark the corner of the West Entry Quad
- Create a visual monument with the glassy lobby and campus facing corridor
- Fit into the naturally sloped site
- Provide informal social spaces
- Provide energy use and sustainability learning opportunities
- Allow for Phase 2: a connected building adjacent to the Admissions Building

Site Selection



Programming and Design Goals

Campus Planning:

- Establish the New Campus Entry Quad
- Create a “Front Door Building”
- Hold the Corner of the Campus
- Create a Visual Monument for Wayfinding
- Allow for a Second Phase Expansion

Landmark Community:

- Provide indoor and outdoor informal gathering spaces
- Create adjacencies between faculty and teaching spaces
- Create options for research, training, and conference uses
- Set a standard of sustainable design for future campus buildings

Academic Goals:

- Provide four science labs with general science laboratory equipment and benches
- Provide four technology lab for teaching of animation, graphics, and digital media
- Provide two general use classrooms that can be combined into one seminar room

Conceptual Design



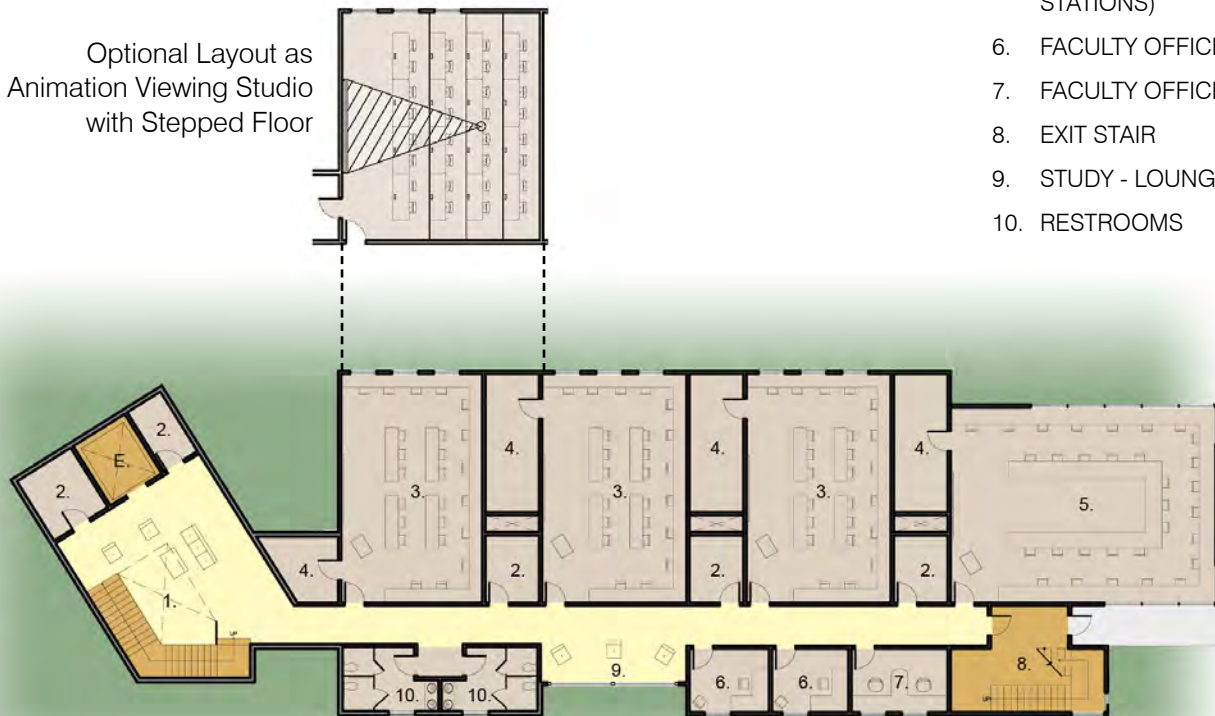
Site Plan

Conceptual Design

KEY:

1. LOWER LOUNGE
2. BUILDING SERVICE
3. TECHNOLOGY LAB (24 STATIONS)
4. LAB STORAGE
5. TECHNOLOGY LAB (36 STATIONS)
6. FACULTY OFFICE SINGLE
7. FACULTY OFFICE DOUBLE
8. EXIT STAIR
9. STUDY - LOUNGE
10. RESTROOMS

Optional Layout as
Animation Viewing Studio
with Stepped Floor

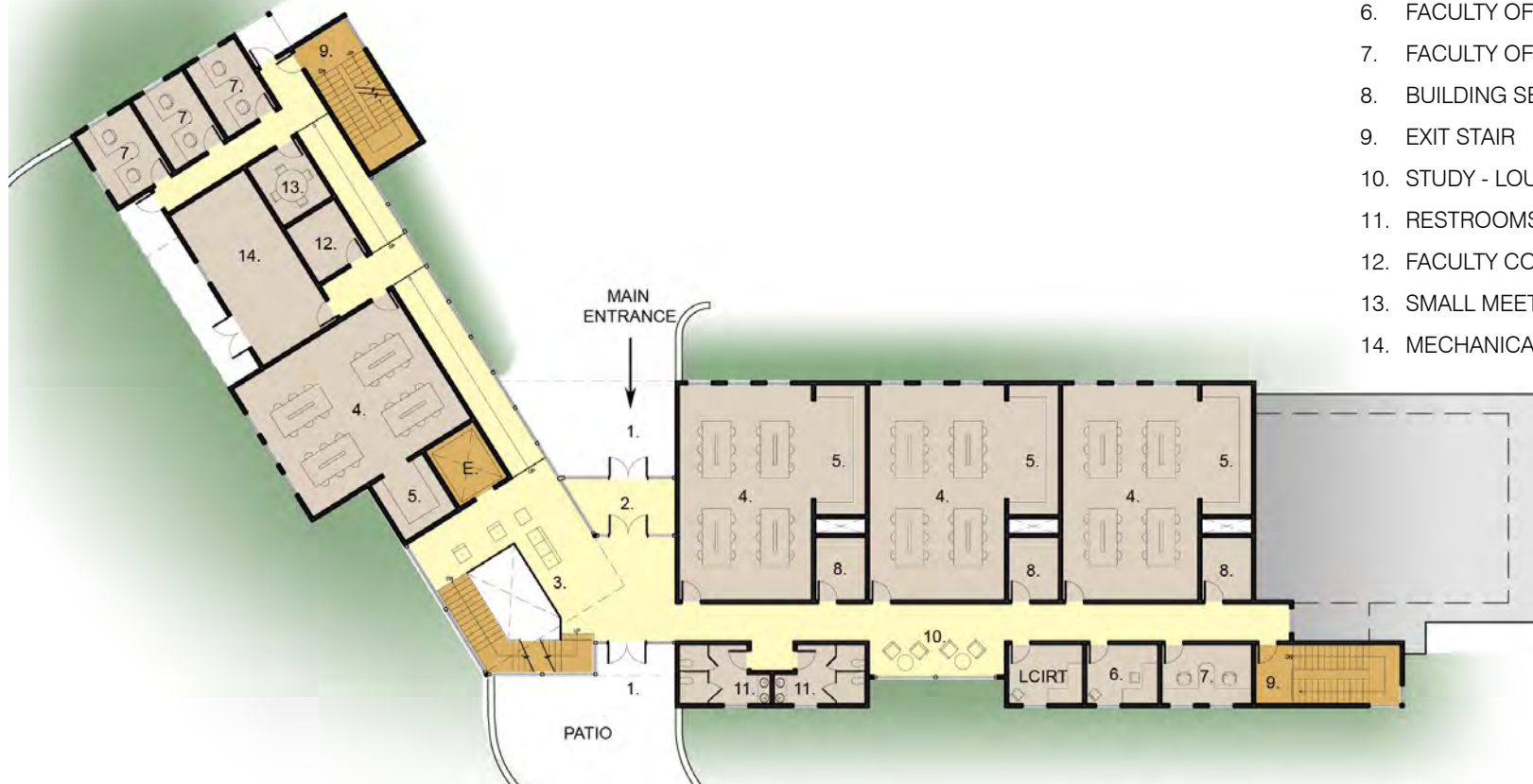


Lower Level Plan

Conceptual Design

KEY:

- 1. ENTRY COURT
- 2. VESTIBULE
- 3. MAIN LOBBY
- 4. SCIENCE LAB (24 STATIONS)
- 5. SCIENCE PREP AND STORAGE
- 6. FACULTY OFFICE SINGLE
- 7. FACULTY OFFICE DOUBLE
- 8. BUILDING SERVICE
- 9. EXIT STAIR
- 10. STUDY - LOUNGE
- 11. RESTROOMS
- 12. FACULTY COMMONS
- 13. SMALL MEETING ROOM
- 14. MECHANICAL



Main Level Plan

Conceptual Design

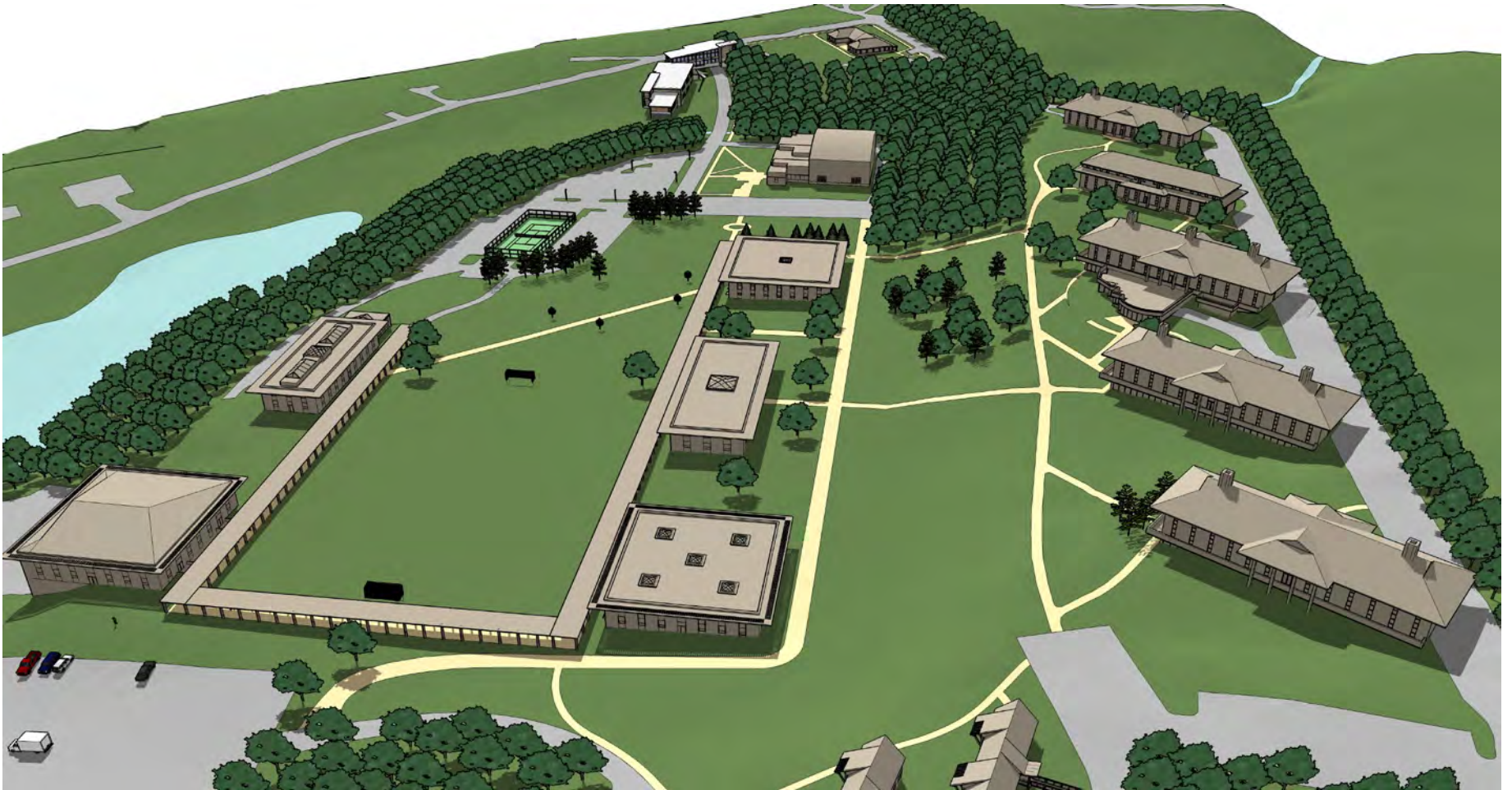


KEY:

- 1. UPPER LOUNGE
- 2. CLASSROOM
- 3. FOLDING PARTITION
- 4. STORAGE
- 5. BUILDING SERVICE
- 6. EXIT STAIR
- 7. RESTROOM
- 8. FACULTY OFFICE DOUBLE
- 9. ALTERNATIVE CLASSROOM LAYOUT

Upper Level Plan

Conceptual Design



Aerial Overview

Conceptual Design



Aerial View of West Entry Quad

Conceptual Design



Exterior View of Entrance

Conceptual Design



View from Campus

Conceptual Design



View from River Road South

Program Summary



Lower Floor Plan

Lobby	500 sf	500 sf
Informal Study Area	1 @ 117 sf	117 sf
Technology Lab (29.5 ft x 40 ft)	1 @ 1,150 sf	1,150 sf
Technology Labs (21 ft x 34 ft)	3 @ 714 sf	2,142 sf
Technology Storage Rooms	4 @ 150 sf	600 sf
Single Faculty Offices	2 @ 112 sf	224 sf
Double Faculty Offices	1 @ 136 sf	136 sf

Main Floor Plan

Vestibule	1 @ 130 sf	130 sf
Lobby	500 sf	500 sf
Informal Study Area	1 @ 117 sf	117 sf
Science Lab (21 ft x 34 ft)	4 @ 714 sf	2,856 sf
Science Lab Prep and Storage	4 @ 150 sf	600 sf
Single Faculty Offices	2 @ 112 sf	224 sf
Double Faculty Offices	4 @ 136 sf	544 sf
Faculty Commons	1 @ 92 sf	92 sf
Small Meeting Room	1 @ 100 sf	100 sf

Upper Floor Plan

Lobby	500 sf	500 sf
Classroom (29.5 ft x 24 ft)	2 @ 688 sf	1,376 sf
Classroom Storage	2 @ 32 sf	64 sf
Double Faculty Offices	3 @ 136 sf	408 sf

Total Area 20,135 gsf*

* Note that this number is not a total of the Program Areas above. The gross square foot total includes all spaces, structure, circulation and building services.

Sustainable Design Summary



Innovative Stormwater Management

- Rainwater collection for irrigation
- Natural filtration with rain gardens

Building Orientation and Sun Control

- Maximize Solar Exposure
- Minimize Heat Gain

Overall Energy Efficient Building Systems

- Energy Recovery Units
- Potential for Future Connection to Central Biomass Plant
- Potential for Geothermal Heat Pump System for Heating & Cooling
- Minimize Electricity Use through Efficient Lighting and Daylighting
- Building Orientation could Accommodate Solar Hot Water or Solar Electric Panels
- Water Conserving Plumbing Fixtures

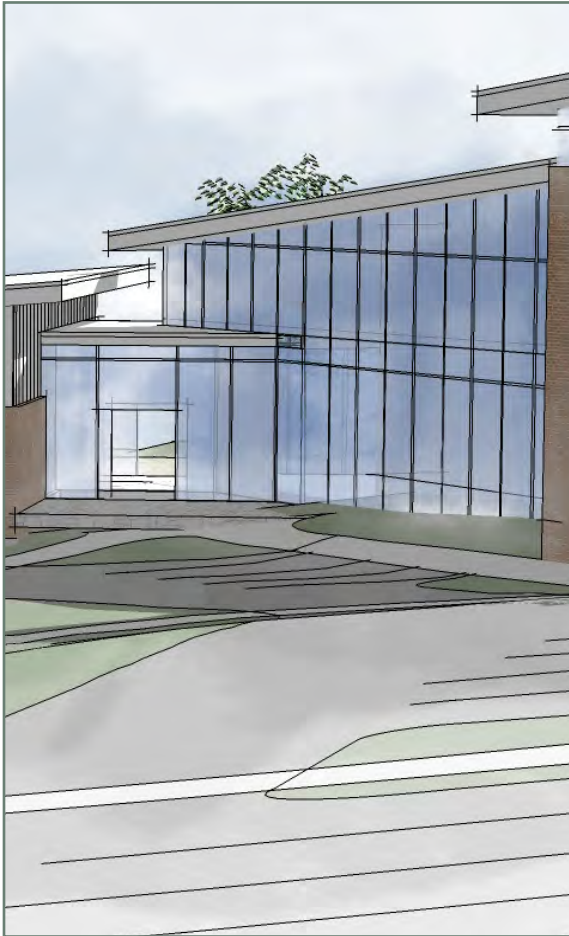
High Indoor Air Quality and Natural Ventilation through Operable Windows and Louvers

Tight Building Envelope with Insulated Panels, High Performance Glazing, and Cellulose Insulation

Green Materials that are Local, from Natural Sources and with High Recycled Content

Building as a Tool for Education about Sustainability and Energy Efficiency

Conceptual Budget



Building Areas:

Lower Level	7,496 sf
Main Level	8,934 sf
Upper Level	3,705 sf
Total Area	20,135 sf

Construction Cost

Total Construction Cost with Contingency	\$6,040,000
Professional Fees	\$543,000
Total Construction Costs and Professional Fees	\$6,583,000

Owner's Costs

Total Owners Costs	\$589,900
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Total Project Budget

Total Project Budget 2010/11 Construction	\$7,172,900
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See Detailed Project Budget for additional information.

Conceptual Schedule

