The campus of the future and today’s decisions (BK city)

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Managing the university campus → Managing the European campus

• book in 2011, since then: exploring the “European campus”
• putting campus management on the strategic agenda
• gathering data in European network

→ supporting campus decisions of EU member states

PHYSICAL definition of “campus”

the “campus” is defined as the (collection of) buildings and land, used for university or university-related functions

FUNCTIONAL definition of “campus”

• ACADEMIC classrooms, library, offices, laboratories, lecture halls, ...
• RESIDENTIAL student housing, hotels, ...
• RELATED BUSINESS incubators, industry, ...
• RETAIL & LEISURE sports, restaurants, cafes, ...
• INFRASTRUCTURE

more information: http://managingtheuniversitycampus.nl
The European campus is a key asset in “the (global) Battle for Brains”

good facilities can attract talent
bad facilities can chase them away...

proposition (PhD defence)

Each university goal can be frustrated by the physical campus

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performance criteria university

Each university goal can be frustrated by the physical campus

performance criteria university

each campus decision can positively or negatively affects these 4 performance criteria.

goal of “managing the university campus”:
find campus strategy that optimally contributes to all performance criteria

Managing the university campus

Every project or campus can be assessed from 4 perspectives

more information: http://managingtheuniversitycampus.nl
trends “on campus”

- ACADEMIC
classrooms, library, offices, laboratories, lecture halls, ...

- RESIDENTIAL
student housing, hotels, ...

- RELATED BUSINESS
incubators, industry, ...

- RETAIL & LEISURE
sports, restaurants, cafes, ...

- INFRASTRUCTURE

campus strategy
“to share or not to be…”

more information: http://managingtheuniversitycampus.nl
Campus of the future:
- creating the place to meet
  (photo: library TU Delft)

Campus of the future:
- sustainable solutions
- CO₂ neutral campus
- less m², more quality
  (photo: Wageningen)

Campus of the future:
- more quality, less quantity
- new life for old buildings
- increase benefits / m² to cover
  high maintenance cost / m²
- users accept more defects of
  meaningful, historic buildings

Reducing m², but improving…
Quality of place (interior design)

Reducing m², but improving…
Quality of place (cultural heritage)

Reducing m², but improving…
Quality of life (campus & city)

more information: http://managingtheuniversitycampus.nl
Fire destroyed Architecture building
May 13, 2008

Emergency management
< 3 days after the fire

more information: http://managingtheuniversitycampus.nl
Found a ‘new’ building within 10 days
sustainable
= re-use

 ASSIGNMENT: relocate 3300 students and > 800 employees
 DEADLINE: renovate 32,000 m² < 6 months
 + new construction 4,000 m² < next 6 months

Foto's bezoek Julianalaan

Phase)1)5)EAST:)
&
16,000&m²&gfa&
in&use&September&2008

Phase)2)5)WEST:)
&
16,000&m²&gfa&
in&use&November&2008

Phase)3)–)GLASS)HOUSES:)
&
4,000&m²&gfa&
ew&
in&use&May&2009

Undergraduates < 4 months after fire
Project ready < 1 year

more information: http://managingtheuniversitycampus.nl
Design the building as a city

Private → Public space
Contextual Concept: Connectivity and variety

GOALS ORGANISATION
1. Community building
2. More effective support of education, research & management
3. Creating the place to meet
4. Stimulate social interaction & intellectual interaction
5. Flexible use of facilities
6. Sustainable

footprint
old → new

+ new glasshouses 4,000 m² bvo

= 36,000 m²

bvo = bruto vloeroppervlak = gross floor area (gfa)
no = nuttig oppervlak = usable floor area (ufa)

more information: http://managingtheuniversitycampus.nl
Transition from old to new
less BVO (gfa), more NO (ufa)

<table>
<thead>
<tr>
<th>Functions</th>
<th>Berlageweg</th>
<th>Julianalaan</th>
<th>Julianalaan / Berlageweg</th>
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<tbody>
<tr>
<td>1. studio space</td>
<td>3,650</td>
<td>7,840</td>
<td>+ 38% student back at the faculty</td>
</tr>
<tr>
<td>2. office space</td>
<td>6,300</td>
<td>6,340</td>
<td>+ 1% but other concept</td>
</tr>
<tr>
<td>3. lecture halls</td>
<td>1,090</td>
<td>1,110</td>
<td>+ 2% and same capacity</td>
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<tr>
<td>4. library</td>
<td>690</td>
<td>670</td>
<td>+ 34% with more places to study</td>
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<td>3,580</td>
<td>3,250</td>
<td>- 9%, more sharing, better use</td>
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<tr>
<td>6. laboratories</td>
<td>660</td>
<td>660</td>
<td>- 25% more sharing at TU level</td>
</tr>
<tr>
<td>7. conference</td>
<td>1,150</td>
<td>770</td>
<td>- 30% more sharing at TU level</td>
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<tr>
<td>8. restaurants</td>
<td>380</td>
<td>690</td>
<td>+ 82% multi-functional use</td>
</tr>
<tr>
<td>9. public functions</td>
<td>1,220</td>
<td>2,050</td>
<td>+ 68% more places to meet</td>
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<tr>
<td>10. storage</td>
<td>3,300</td>
<td>1,240</td>
<td>- 62% (start with) less after fire</td>
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Total (usable): 24,160 → 24,820 + 3% more usable space

1. Studio space
- student back at the faculty
- 6 m² usable per workplace
- tables are assigned to groups of students per semester (no permanent territory)
- smart use of space (by smart scheduling)
2. Office space

- No individual territory
- 12 m² usable per floor
- Became more after design process
- Activity-related concept

2. Office space

More facility sharing

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More sharing can be observed in the following areas:

- Lecture halls: more shared use of large halls, more small spaces locally, flexible floor plan, differentiation of quality also used for seminars / conferences
- Conference rooms: more places to meet

3. Lecture halls

4. Library

5. Educ. facilities

6. Laboratories

7. Conference

8. Restaurants

9. Public functions

10. Storage

Total (usable): 24,160 m² to 24,820 m² (3% more usable space)
4. Library

5. Educational facilities

6. Laboratories

Creating the place to meet

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8. Restaurants & bars

8. Restaurants & bars
9. Public functions

Public space, like in a city

9. Public space

- usable space in corridors for informal meetings and work

10. Storage

- including digital storage

Questions / tour of BK City

Follow me on Twitter:
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More about case BK city & book “Managing the university campus”: http://managingtheuniversitycampus.nl

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