About the campus of the future and decisions of today: case BK city

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DASFrame – opdracht

more information: http://www.managingtheuniversitycampus.nl
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Selection criteria

1. relation to TU Delft campus;
2. fitness for use – m2 & functions
3. contribution to the faculty’s identity;
4. availability on September 1, 2008
5. the availability for a period of several years;
6. the costs
7. flexibility for growth
8. technical condition
9. procedures & process risks
10. accessibility public transport, bicycle, car (parking)

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ASSIGNMENT: relocate 3,300 students and > 800 employees
DEADLINE: renovate 32,000 m²< 6 months
+ new construction 4,000 m² < next 6 months

Project group representing
- policy makers: board of executives
- controllers
- users
- architects that have known the faculty for years

DAS Frame – week 2

1. professors and professionals
2. all parties have studied or worked at faculty
3. hands-on mentality

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DAS Frame – week 2

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Assessing &amp; current campus</td>
</tr>
<tr>
<td>2.1</td>
<td>Exploring changing demand</td>
</tr>
<tr>
<td>2.2</td>
<td>Generating future models</td>
</tr>
<tr>
<td>3</td>
<td>Defining projects to transform</td>
</tr>
<tr>
<td>4</td>
<td>Step-by-step plan</td>
</tr>
</tbody>
</table>

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Facts
150 participating companies
25 consultancy / architecture firms
250 construction workers on site
800 orders
15 km sprinkler / 5500 sprinklers
30,000 litres paint
220 km data cables
5200 wall outlets

16,000 m² in use September 2008

16,000 m² in use November 2008

4,000 m² new building in use May 2009

42,000 m²
32,000 m²

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Brief in m2

- space reduction – 25%
- more students expected
- Berlageweg was already too small for # students / staff
- need to change concepts
- demand for large public spaces "blokkenhal" & modeling studies, workshop space

- additional space demand:
  - solution glasshouses
  - many alternatives... by many different architects...

Design the building as a city

Design for m2

- Berlageweg 42.000 m² bvo
- Julianalaan 32.000 m² bvo

footprint
old → new

- new glasshouses 4.000 m² bvo
- = 36.000 m²

source: projectgroep BK city, programmateam

bvo = brutovloerafflaats (gfa)
nv = nuttig oppervlak (ufa)

Primary Facts

Organisation

- 1400 BSc students
- 1675 MSc students
- 450 FTE staff
- 800 employees
- 170 0,0 fte

Building

- 700 BSC studio desks
- 830 MSc studio desks
- 470 desks
- 350 available extra work spaces
- 044 meeting rooms
- 001 lecture halls
- 001 library
- 003 bars

Building-2011

- 2260
- 400

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

Financial

- lagere huur (minder gehuurde meters)
- duurzame oplossingen (BK city slim / BK city stay)
- meer mensen op minder meters
- multifunctionele ruimte

Private → Public space

Contextual Concept: Connectivity and variety

Adding value – doelen voor project BK city

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Ingevuld voor BK city

Focus op organisatie
Strategisch
Community building
Meer samenwerking
Student terug op faculteit

Focus op vastgoed
Financieel
50 miljoen
Geinvesteerd
Exploitatielasten

3300 studenten
800 medewerkers
10 ruimtefuncties
Functioneel

Onderdelen

Tu Delft
Ontwikkelingen van de afgelopen jaren
(Bron: Mecanoo 2009)

Tu Delft
Toekomstige ontwikkelingen
(Bron: Mecanoo 2009)

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DASFrame – “always be prepared for a crisis”

1. Assessing & the current campus
2.1. Task 1: exploring changing demand
2.2. Task 2: generating future models
3. Task 3: defining projects to transform
4. Task 4: weighing and selecting alternative(s)

(De Jonge et al. 2009 & den Heijer 2011)

Challenge the future

Delft University of Technology

Dean

Construction

ICT

Controller

Academic + Program

Facilities manager

Procurement

Project manager

Architect

Project managers

Assistant

Academic + program

Communication

Verkrijgbaar via informatie@bk.tudelft.nl

more information: http://

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