The Making of BK City

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more info: http://www.managingtheuniversitycampus.nl/case-bk-city
Aankondiging in Aula

Found a ‘new’ building within 10 days

sustainable = re-use

ASSIGNMENT: relocate 3,300 students and > 800 employees
DEADLINE: renovate 320,000 sqft < 6 months
+ new construction 40,000 sqft < next 6 months

Foto’s bezoek Julianalaan

What we started with in June 2008.

more info: http://
www.managingtheuniversitycampus.nl/
case-bk-city
Facts
150 participating companies
25 consultancy / architecture firms
350 construction workers on site
800 orders
15 km sprinkler / 5500 sprinklers
30,000 litres paint
220 km data cables
5200 wall outlets

Undergraduates < 4 months after fire
Project ready < 1 year

Campus management is about four different perspectives

more info: http://www.managingtheuniversitycampus.nl/case-bk-city
It takes a crisis – for instance a fire – to change the academic workplace.

Design the building as a city – reduce footprint (-15%), more shared / public space.

Cellular office space in old building – average occupancy rate 15%.
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

Private → Public space
Contextual Concept: Connectivity and variety

BK City – smaller footprint / user
Transform BK City to an energy / CO₂ neutral building
Reduce footprint: more users / m²

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

more info: http://www.managingtheuniversitycampus.nl/case-bk-city
Reducing m2, but improving...
Quality of place (cultural heritage)

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

the academic workplace
place ➔ building ➔ city

one territorial office workplace ➔ many non-territorial places

Transition from old to new
less BVO (gfa), more NO (ufa)

<table>
<thead>
<tr>
<th>Functions</th>
<th>Berlageweg</th>
<th>Julianaan</th>
<th>Julianaan / Berlageweg</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. studio space</td>
<td>5,040</td>
<td>7,040</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>+ 3% but other concepts</td>
</tr>
<tr>
<td>3. lecture halls</td>
<td>1,090</td>
<td>1,110</td>
<td>+ 2% and same capacity</td>
</tr>
<tr>
<td>4. library</td>
<td>650</td>
<td>870</td>
<td>+ 39% with more places to study</td>
</tr>
<tr>
<td>5. educ. facilities</td>
<td>3,580</td>
<td>3,250</td>
<td>- 9% more sharing, better use</td>
</tr>
<tr>
<td>6. laboratories</td>
<td>860</td>
<td>660</td>
<td>- 21% more sharing at TU level</td>
</tr>
<tr>
<td>7. conference</td>
<td>1,100</td>
<td>770</td>
<td>- 33% more sharing at TU level</td>
</tr>
<tr>
<td>8. restaurants</td>
<td>380</td>
<td>650</td>
<td>+ 72% 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>
</tr>
<tr>
<td>10. security</td>
<td>3,200</td>
<td>1,200</td>
<td>+ 269% local public and public fire</td>
</tr>
<tr>
<td>total (useable)</td>
<td>24,100</td>
<td>24,620</td>
<td>+ 3% more usable space</td>
</tr>
</tbody>
</table>

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Studio space

- student back at the faculty
- 6 m² usable per workplace
- became less after decision process
- tables are assigned to groups of students per semester (no permanent territory)
- smart use of space (by smart scheduling)

CREATE "HOME AWAY FROM HOME"

New concepts for the place to study

<table>
<thead>
<tr>
<th>Workplace for students:</th>
<th>5.6 m²</th>
<th>4.0 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011: 4.3 m²</td>
<td>283 tables, 1530</td>
<td>2260 chairs</td>
</tr>
<tr>
<td>0.75 workplace / enrolled student</td>
<td>occupancy rate &gt; 40%</td>
<td></td>
</tr>
</tbody>
</table>

m² is usable floor area (m² ufa)

Lecture halls

- more shared use of large halls
- more small spaces locally
- flexible floor plan
- differentiation of quality: also used for seminars / conferences

more info: http://www.managingtheuniversitycampus.nl/case-bk-city
- no individual territory
- 12 m² usable per FTE ➔ became more after design process
- activity related concept
a. SILENT ROOMS
b. LIVING ROOMS
c. MEETING ROOMS ➔ formal / informal
d. TEAM OFFICES

more info: http://www.managingtheuniversitycampus.nl/case-bk-city
New concepts for the academic office

- brief: 12 m²
- realized: 14 m²
- 2011: 11.2 m²
- 470 desks
- 0.86 workplace / fte
- occupancy rate 22% → 27%

m² is usable floor area (m² ufa)

Dutch references – new academic workplace

Storage

- including digital storage

PROBLEMS
- accessibility individual archives for groups – sharing of books / materials
- same books / magazines / repeated cost every shelf / waste of resources?
- expensive m² in use for storage
- lack of storage management
- how often do we clean up?
- culture change of paperless office (or “less paper office”)
- supply generates demand

SOLUTION
- "to share or not to be"
- bookware UNIVERSITY property
- share digital resources

Public space, like in a city

more info: http://www.managingtheuniversitycampus.nl/
case-bk-city
Follow me on Twitter: @alexandra_dh

More about case BK city & book "Managing the university campus":
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