The Making of BK City

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Movie “The unforgettable fire”

Emergency management
< 3 days after the fire

more info: http://managingtheuniversitycampus.nl/case-bk-city
Found a 'new' building within 10 days
sustainable = re-use

ASSIGNMENT: relocate 3300 students and > 800 employees
DEADLINE: renovate 320,000 sqft < 6 months
+ new construction 40,000 sqft < next 6 months

more info: http://managingtheuniversitycampus.nl/case-bk-city
What we started with in June 2008!

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

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

Es benötigt krisenhafter Ereignisse, z. B. einen Brand, um den akademischen Arbeitsplatz zu ändern.

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

11th floor – 13.5 m² usable floor area / fte

32.000 m²

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

more info: http://managingtheuniversitycampus.nl/case-bk-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

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://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

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”

more info: http://managingtheuniversitycampus.nl/case-bk-city
New concepts for the place to study

<table>
<thead>
<tr>
<th>Room</th>
<th>Brief</th>
<th>Realized</th>
<th>Year</th>
<th>Tables</th>
<th>Chairs</th>
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<tr>
<td>STUDIO</td>
<td>5.6 m²</td>
<td>4.0 m²</td>
<td>2011</td>
<td>283</td>
<td>2260</td>
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<tr>
<td></td>
<td>4.3 m²</td>
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<td>0.75 workplace / enrolled student</td>
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<td>occupancy rate &gt; 40%</td>
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Lecture halls
- more shared use of large halls
- more small spaces locally
- flexible floor plan
- differentiation of quality, also used for seminars / conferences

Campus of the future:
- intensive and flexible use of high quality facilities

more info: http://managingtheuniversitycampus.nl/case-bk-city
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Public space, like in a city

Campus of the future:
- creating the place to meet
(poto: Delft)

Storage

- including digital storage

- PROBLEMS
  - accessibility individual archives
  - for groups - sharing of books/materiel
  - same books/magazines
  - sharing on how to store, lose or resources?
  - expensive in cost 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"
  - books are UNIVERSITY property
  - share digital resources

more info: http://managingtheuniversitycampus.nl/case-bk-city
Public space

• usable space in corridors for informal meetings and work

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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TOUR of BK city

more info: http://managingtheuniversitycampus.nl/case-bk-city