Movie “The unforgettable fire”

more info: http://managingtheuniversitycampus.nl
Emergency management

< 3 days after the fire

more info: http://managingtheuniversitycampus.nl
Found a ‘new’ building within 10 days

sustainable = re-use

more info: http://managingtheuniversitycampus.nl
ASSIGNMENT: relocate 3300 students and > 800 employees
DEADLINE: renovate 320,000 sqft < 6 months
+ new construction 40,000 sqft < next 6 months
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

more info: http://managingtheuniversitycampus.nl
Undergraduates < 4 months after fire
Project ready < 1 year

Phase 3 – GLASS HOUSES: 4,000 m² gfa new in use May 2009

Phase 2 – WEST: 16,000 m² gfa in use November 2008

Phase 1 – EAST: 16,000 m² gfa in use September 2008

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

42,000 m²
Cellular office space in old building – average occupancy rate 15%

11th floor – 13.5 m² usable floor area / fte

more info: http://managingtheuniversitycampus.nl
Design the building as a city
– reduce footprint (-15%), more shared / public space
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
Reducing m2, but improving...
Quality of place (cultural heritage)

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

more info: http://managingtheuniversitycampus.nl
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”
New concepts for the place to study

workplace for students:
• brief: 5.6 m²
• realized: 4.0 m²
• 2011: 4.3 m²
• 283 tables, 1530 → 2260 chairs
• 0.75 workplace / enrolled student
• occupancy rate > 40%

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

more info: http://managingtheuniversitycampus.nl
Library: quiet place to study

more info: http://managingtheuniversitycampus.nl
Changing the academic office

Office space

- 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://managingtheuniversitycampus.nl
New concepts for the academic office

<table>
<thead>
<tr>
<th>Concept</th>
<th>Use (m²)</th>
<th>Workplace (fte)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>cellenkantoor</td>
<td>10.75</td>
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<tr>
<td>open kantoor</td>
<td>13.1</td>
<td>11.3</td>
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<tr>
<td>TYPE 3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>activiteits gerelateerd</td>
<td>14.6</td>
<td>9.2</td>
</tr>
</tbody>
</table>

workplace for employees:
- brief: 12 m²
- realized: 14 m²

2011: 11.2 m²
- 470 → 396 desks
- 0.86 workplace / fte
- occupancy rate 22% → 27%

m² is usable floor area (m² ufa)


more info: http://managingtheuniversitycampus.nl
Dutch references – new academic workplace

Storage

→ including digital storage

→ PROBLEMS
• accessibility individual archives for groups – sharing of books / material
• same books / magazines / reports on 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”
• books are UNIVERSITY property
• share digital resources

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

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

more info: http://managingtheuniversitycampus.nl
Public space

- usable space in corridors for informal meetings and work
Follow me on Twitter: @alexandra_dh

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

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book about “The Making of BK city” (in Dutch)