



2010

Update of the 2000 Master Plan:
Focus on Academic Facilities

Agenda

- Campus Master Plan Update – where we are today
- Campus Organization
- Elements – Areas of Need
- Program Models and Placement Scenarios
- Conceptualizations
- Sequencing
- Costs
- Discussion



Why Update the Master Plan?

- Address the impact of the implementation of the 2000 plan
- Address plan elements not implemented
- Address teaching, learning and research needs for Humanities and Social Studies
 - ARH/Carnegie classrooms
 - Other older academic buildings
- Address Burling Library
- Address changes that have occurred since 2000
 - ITS & Creative Computing Lab in the Forum
 - Heightened accessibility goals
 - Environmental concerns
 - Senior Faculty Status program
 - Faculty growth
 - New buildings/new locations
 - Strategic Plan
 - EKI
 - Inquiry based learning



Goals of the Update

1. **Optimize teaching spaces** to maximize efficiency
2. Study sufficiency of teaching/learning spaces by **assessing each classroom's quality and suitability**
3. Work to understand the **needs of Humanities and Social Studies** and how their needs relate to teaching, research, and learning spaces
4. Understand the campus-wide **space impacts of faculty expansion** and growing SFS numbers
5. Develop a phased process for **renovating and/or redeploying ARH and Carnegie**
6. Look into options to make **Carnegie fully accessible**
7. Develop **plans for Library and ITS** relative to the existing Burling and Forum buildings, working from the 2005 Shepley Bulfinch programming study and the 2009 Library self-study
8. Present **cost/benefits of each scenario**, emphasizing the triple bottom line relating the economic, environmental, and community impacts
9. Address **other related long-term issues** (some non-academic) such as: administrative needs, Grinnell House, accessibility, and the Bookstore
10. Use the Master Plan Update to **further Grinnell College's strategic plan**

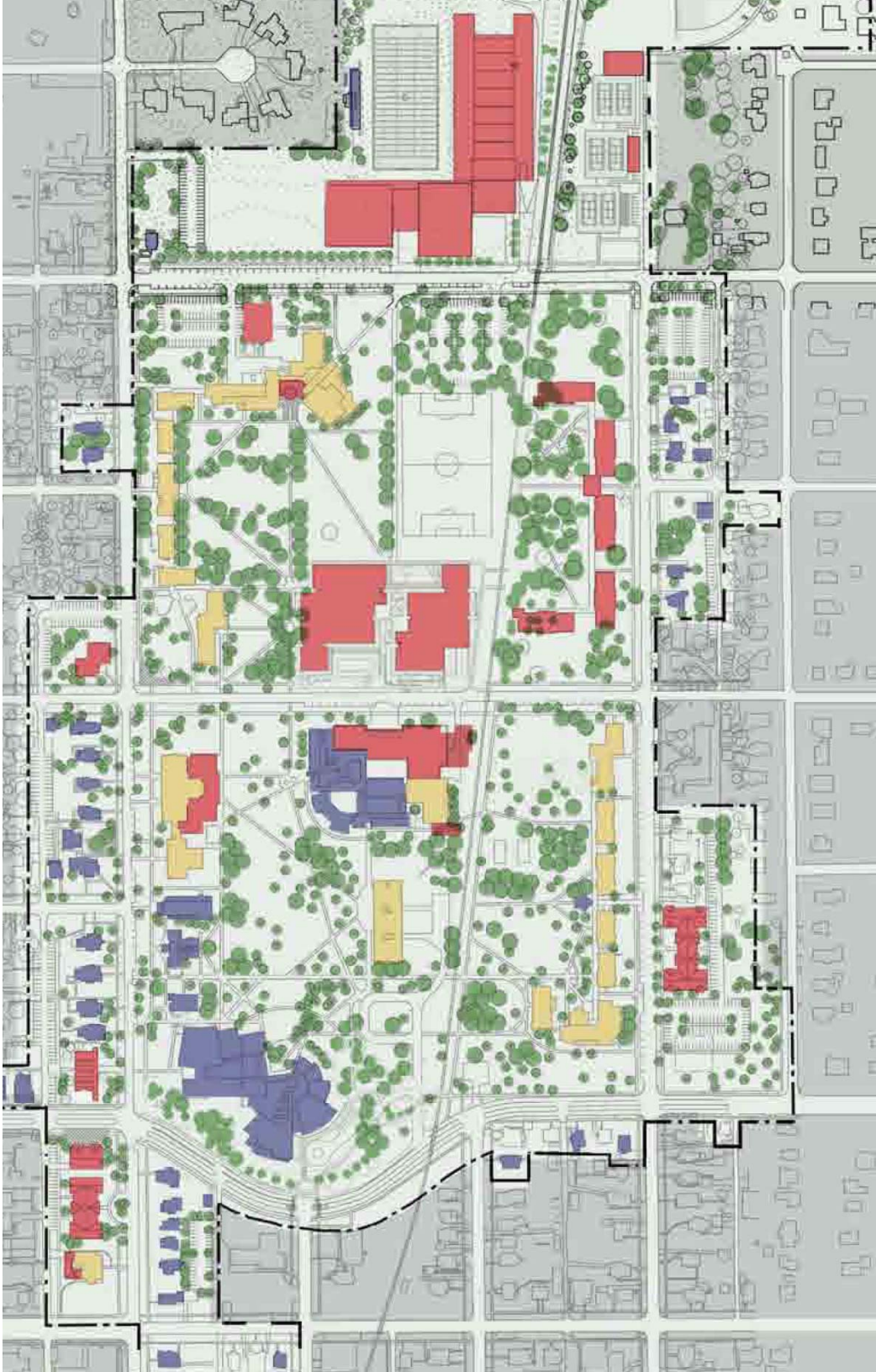


What Has Been Completed?

- Classroom utilization study
 - Right-sizing of 10 classrooms
 - Created new seminar room in Steiner
 - New classroom assignment procedure
- Carnegie/ARH reorganization scenarios
- On-campus speakers, discussions and presentations
- Grinnell faculty tour of facilities on other campuses
- Set up Task Forces on
 - Library
 - Experimental classrooms
 - Creative Media Lab
 - Social Inquiry & Data Analysis Lab



2000 Master Plan



Campus Today



Campus Today

Projects built per 2000
Plan:

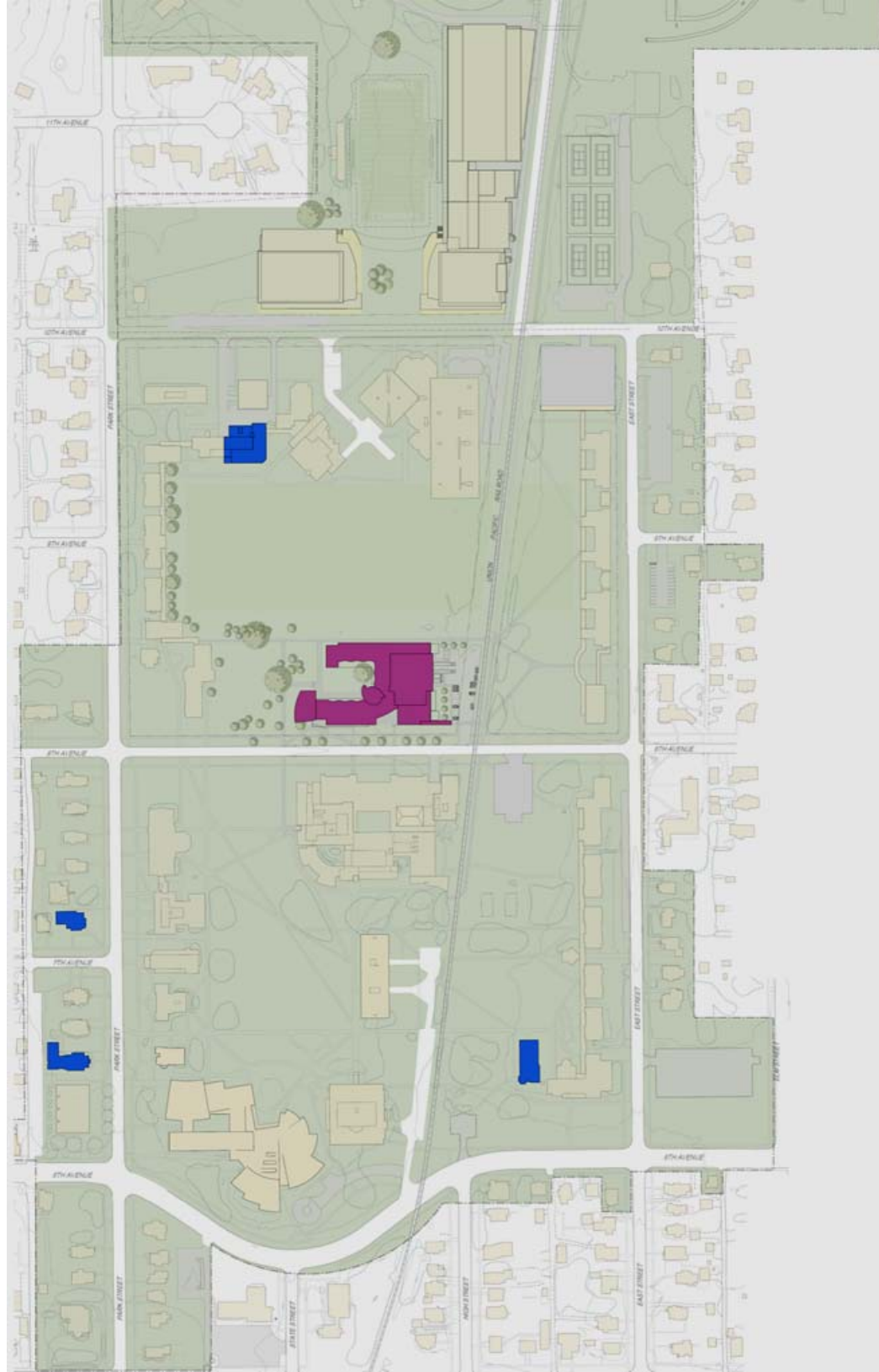
- Noyce Center completion
- John Chrystal Center
- New housing
- Athletics & Fitness Center
- Old Glove Factory retrofit



Campus Today

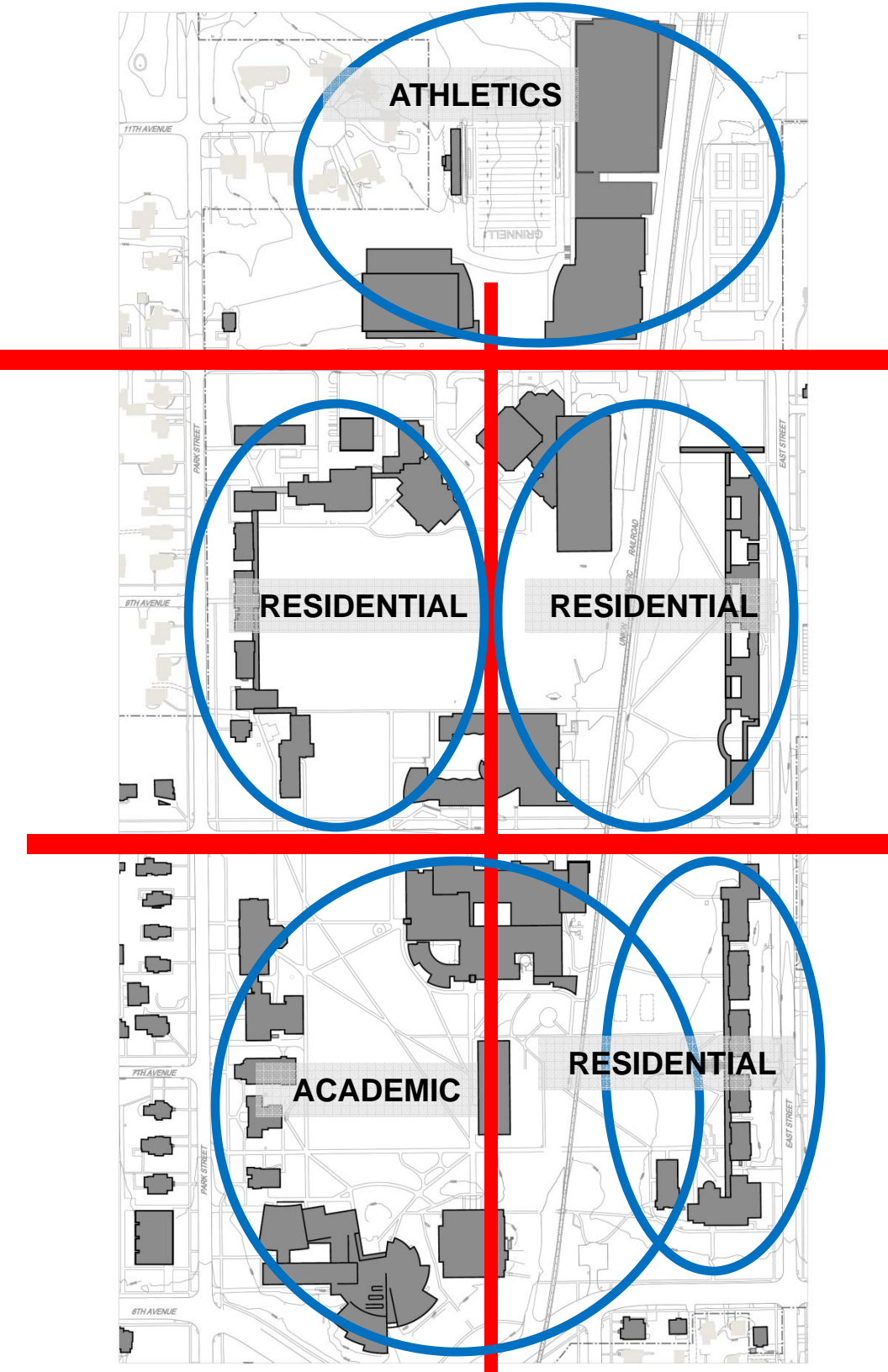
Projects in addition to the
2000 Plan

- Joe Rosenfeld '25 Center
- Macy House
- Mears Cottage
- Nollen House
- Athletic Fields
- Infrastructure Upgrades
- Cowles Hall retrofit



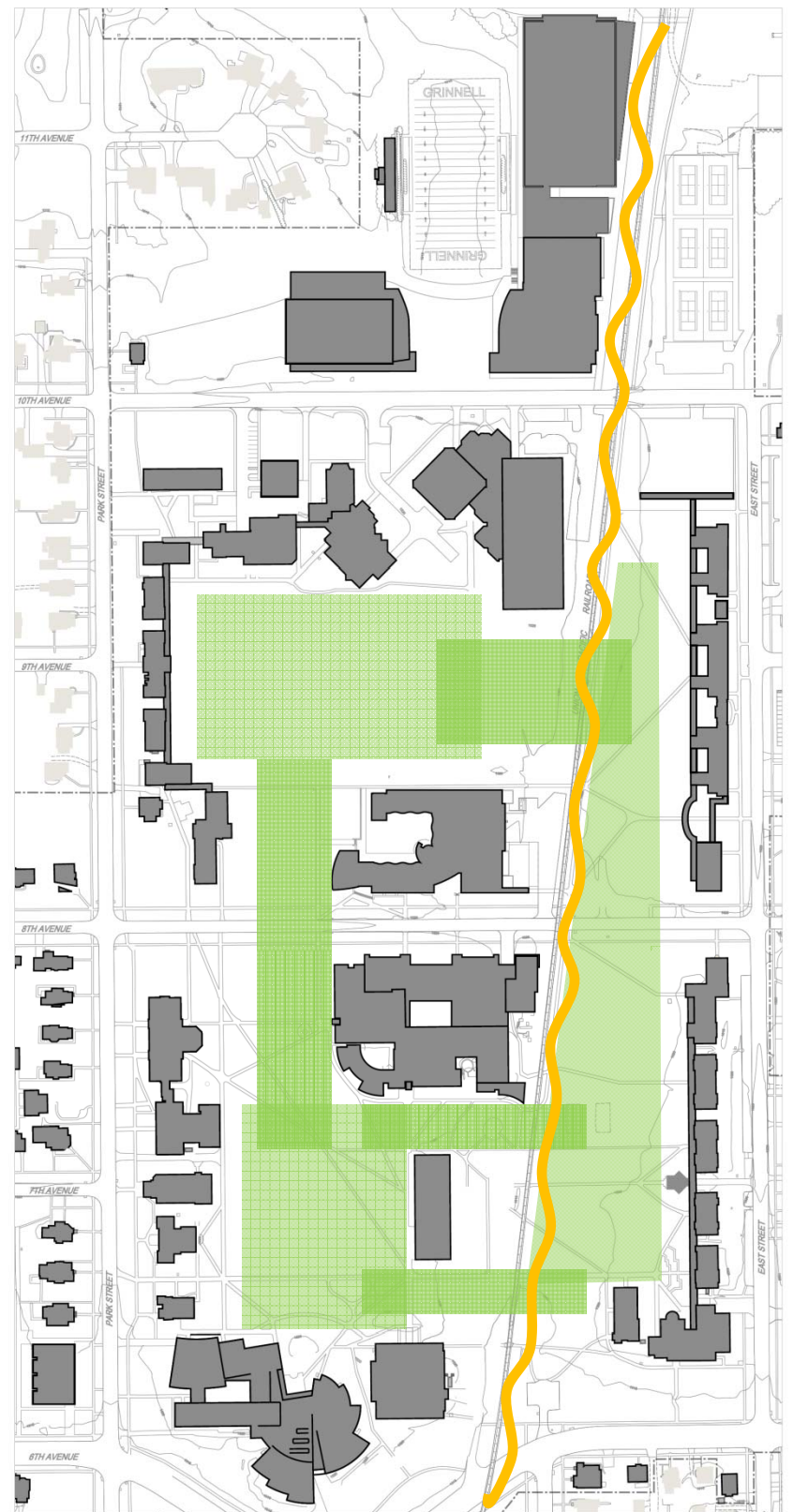
Campus Organization

- Functional zones



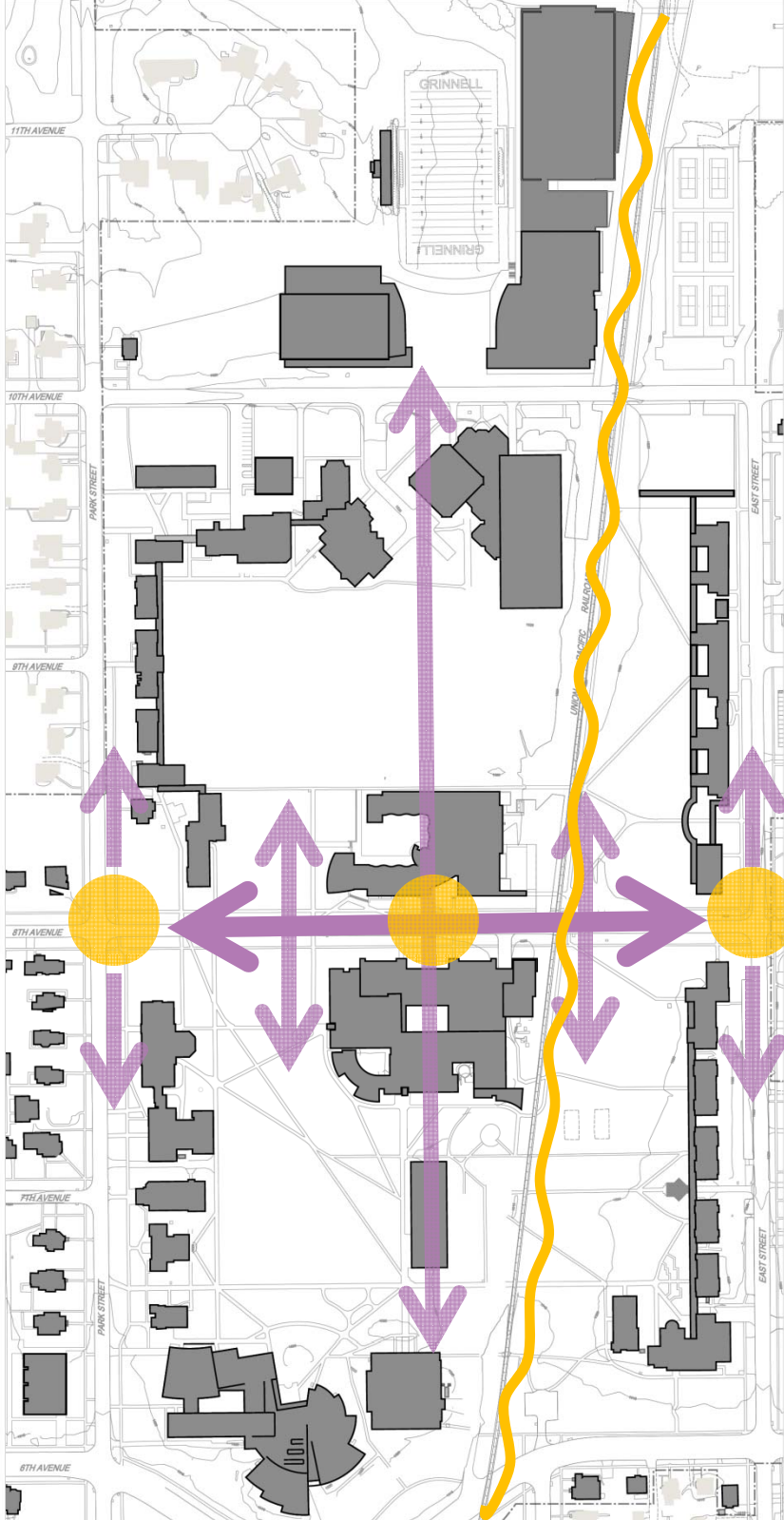
Campus Organization

- Campus green spaces



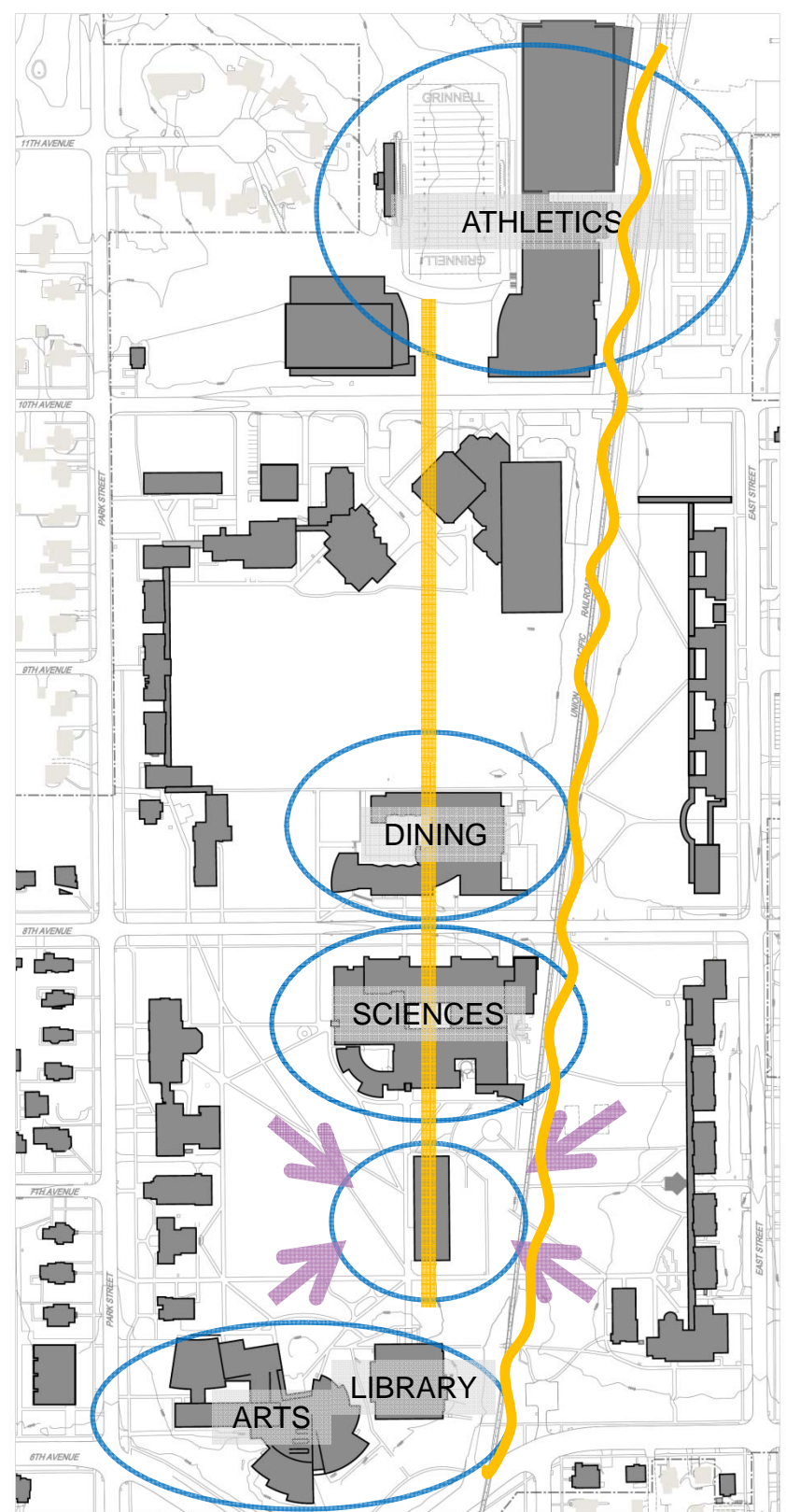
Campus Organization

- Heart of Grinnell



Campus Organization

- Central spine



Elements - Library

- Study and Research Space
- Collaborative Workspace
- General Collections
- Special Collections / Archives
- Reference and Consultation Services
- Circulation and Reserve Services
- Instructional Space
- Other Public Services:
 - Café / Gallery / Events Space
- Staff Workspace



Elements – Humanities and Social Studies

- Faculty Offices
- Classrooms
 - Case Study
 - Seminar
 - Flexible General Use
- Prints & Drawings Collection
- MAPs space
- Group Study / Breakout Rooms
- Commons / Lounge



Elements – Campus Wide Academic Support

- Academic Support Services
 - Writing Lab
 - Reading Lab
 - Other Labs?
- Creative Media Lab
- Social Inquiry & Data Analysis Lab

- ITS
 - Help Desk
 - Desktop Support
 - Creative Computing Lab
 - CTS
 - Administrative and Technical Services



Scenario 1 – Academic Commons – ‘Lite’

Building A (Forum Site)

- Library (including Special Collections)
- Academic Support Services

Building B (Burling)

- Prints & Drawings Collection
- Creative Media Lab
- ITS

Building C (Adjacent to ARH)

- Classrooms
- Faculty Offices
- MAPs
- Group Study
- Social Inquiry & Data Analysis Lab

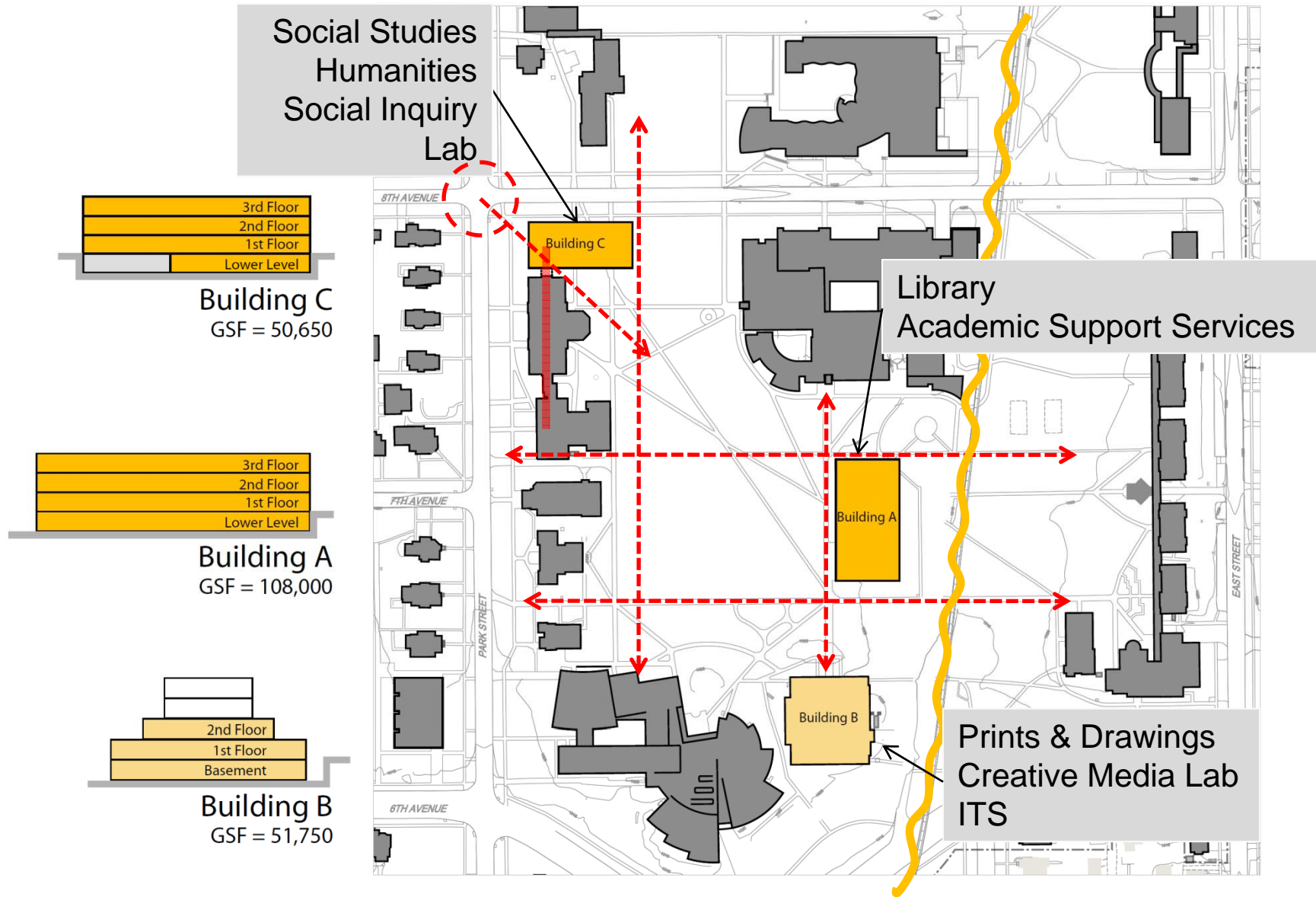
Pros

- Creates themes for each facility (Library, Arts/Media, Social Studies & Humanities)
- Reuses Burling (but doesn't require 1982 addition)
- Library in campus core - place of passing through and gathering

Cons

- Social Inquiry Lab “belongs” to Social Studies & Humanities rather than seen as campus-wide academic support
- Splits Media Collection from Library
- Requires two new buildings
- Uses all sites in academic core
- Requires relocation of Health Services

Scenario 1 – Academic Commons – ‘Lite’



Scenario 2 – One Big Complex

Building A (Forum Site)

- Prints & Drawings Collection
- Creative Media Lab
- ITS
- Classrooms
- Faculty Offices
- MAPs
- Group Study
- Social Inquiry & Data Analysis Lab
- Library Collections & Seating Areas

Building B (Burling)

- Library (including Special Collections)
- Academic Support Services

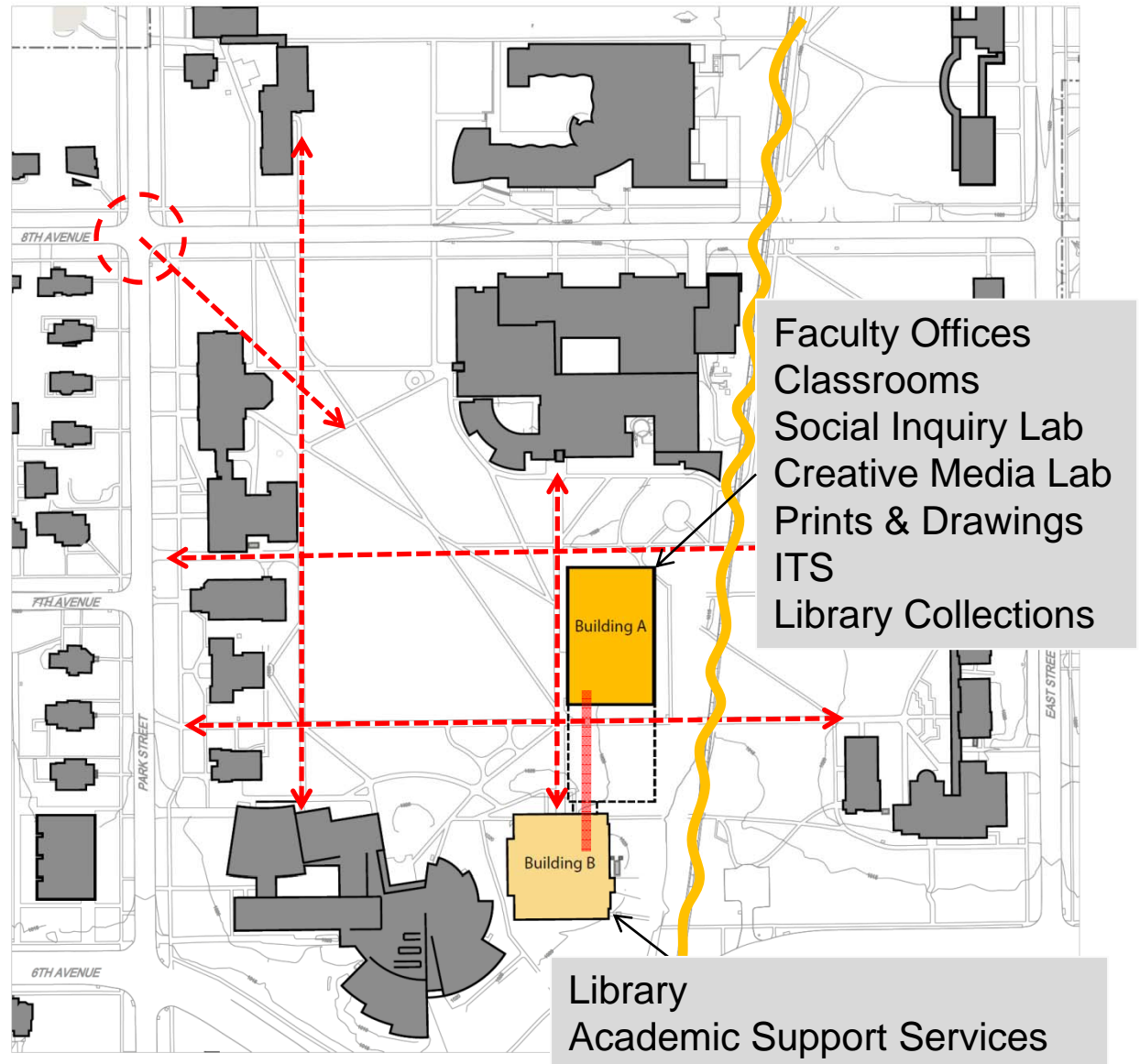
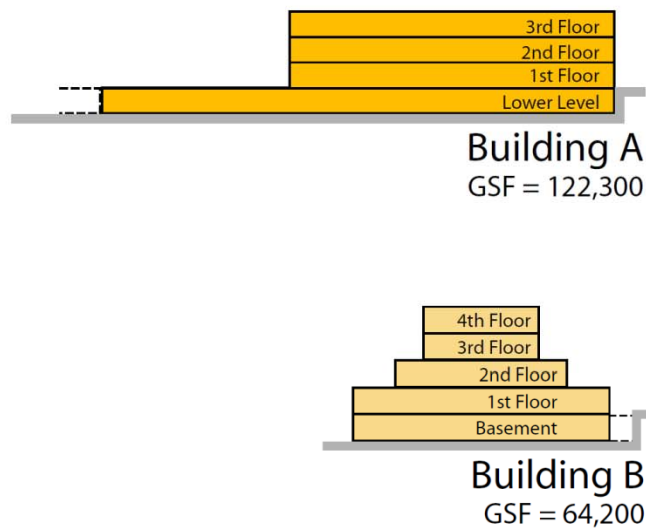
Pros

- Requires only one new building
- Creative Media Lab & Social Inquiry Lab as campus-wide resources
- ITS proximity to Social Inquiry Lab and Creative Media Lab
- Burling remains Library
- Most efficient model
- Creation of a piazza between buildings
- Reserves site in academic core

Cons

- Splits Media Collection from Library
- ITS not with Library Services
- Decentralizes Humanities / Social Studies
- Swing space/phasing issues for Library
- Requires relocation of Health Services

Scenario 2 – One Big Complex



Scenario 3 – Academic Commons – ‘Medium’

Building A (Forum Site)

- Library
- Academic Support Services
- Creative Media Lab

Building B (Burling)

- Special Collections / Archives
- Prints & Drawings Collection
- ITS
- Social Inquiry & Data Analysis Lab

Building C (Adjacent to ARH)

- Classrooms
- Faculty Offices
- MAPs
- Group Study

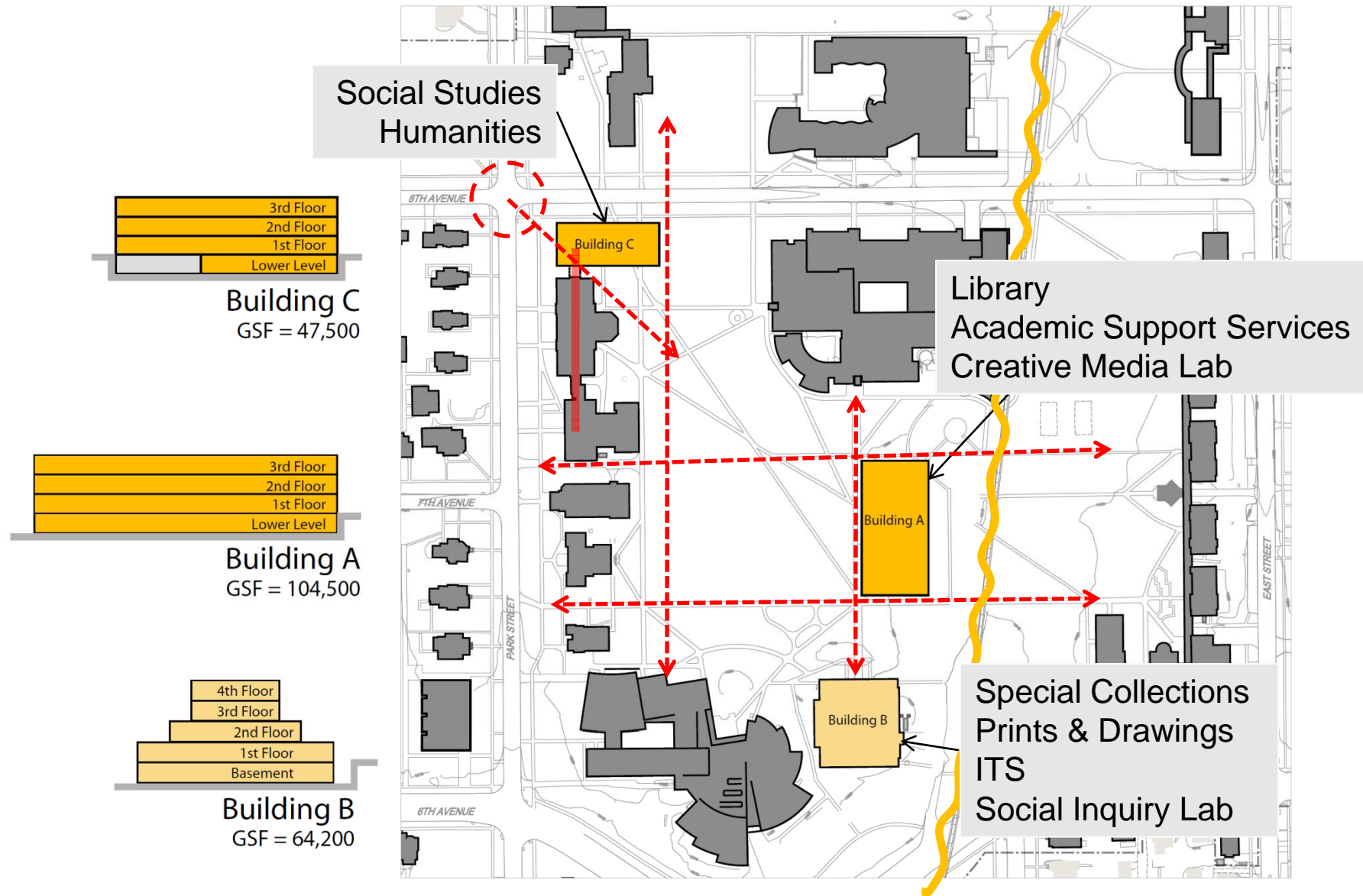
Pros

- Keeps Media Collection with Library
- Synergy between Library, Academic Support Services and Media Lab
- Synergy between Prints & Drawings and Special Collections; shared exhibit space
- Creates a Social Studies/Humanities complex
- Reuses Burling
- Library in campus core - place of passing through and gathering

Cons

- Splits Special Collections from other Library functions
- Requires two new buildings
- Uses all sites in academic core
- Requires relocation of Health Services
- ITS not located with Library Services

Scenario 3 – Academic Commons – ‘Medium’



Scenario 4 – Academic Commons – ‘Full’

Building A (Forum Site)

- Library
- Academic Support Services
- Creative Media Lab
- Special Collections / Archives
- Prints & Drawings Collection
- ITS
- Social Inquiry & Data Analysis Lab

Building C (adjacent to ARH)

- Classrooms
- Faculty Offices
- MAPs
- Group Study

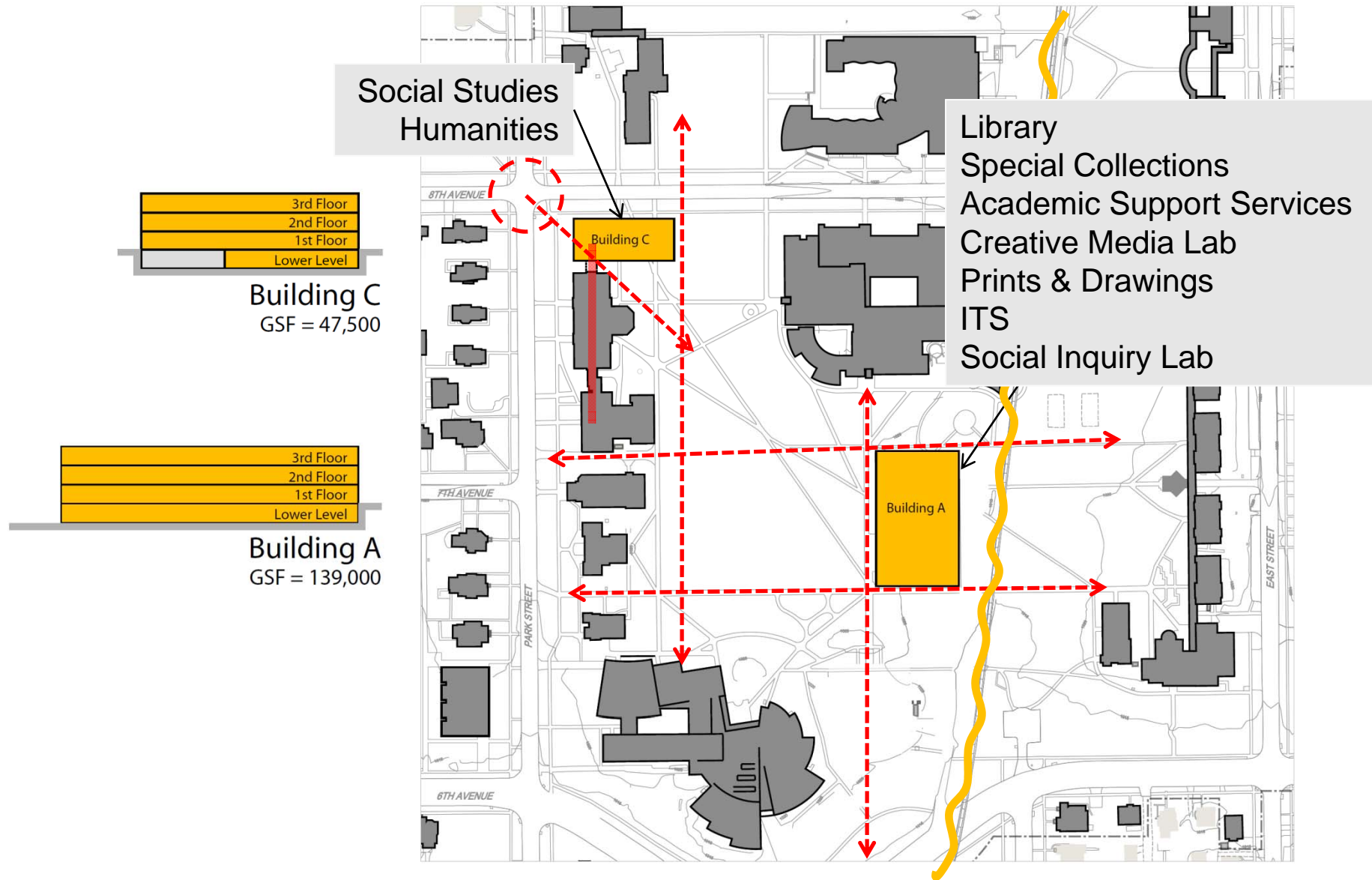
Pros

- Creates a true academic commons with Library and academic support functions integrated, including ITS, near the campus core
- Creates a Social Studies/Humanities complex
- Retains a site in the academic core

Cons

- Requires two new buildings
- Requires relocation of Health Services
- Does not reuse Forum or Burling

Scenario 4 – Academic Commons – ‘Full’



Scenario 5 – Academic Commons – On Burling Site

Building A (Forum)

- ITS
- Health Services

Building B (on Burling site)

- Library
- Academic Support Services
- Creative Media Lab
- Special Collections / Archives
- Prints & Drawings Collection
- Social Inquiry & Data Analysis Lab

Building C (adjacent to ARH)

- Classrooms
- Faculty Offices
- MAPs
- Group Study

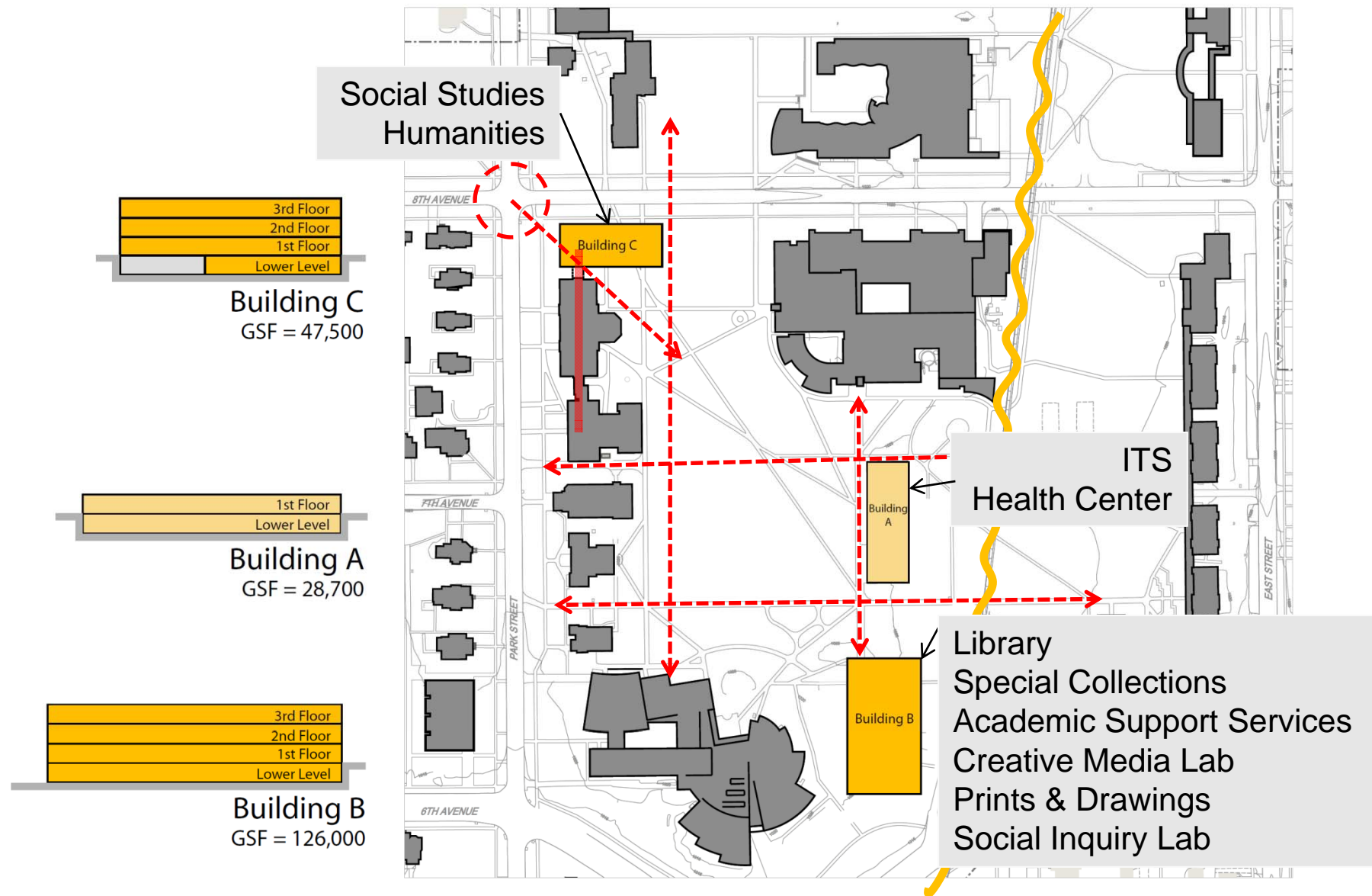
Pros

- Creates an academic commons with Library and academic support functions integrated (but not ITS)
- Reuses Forum
- Does not require permanent relocation of Health Services or ITS

Cons

- Separates ITS from Academic Commons
- Requires swing library space
- Does not reuse Burling
- Forum will require extensive accessibility, MEP and envelope renovations

Scenario 5 – Academic Commons – On Burling Site



Health Services

If the Forum site is used (as in Scenarios 1-4), then a new location for Health Services must be found

Early consideration of options includes:

- A new facility built near Rathje Residence Hall
- Goodnow Hall (would require a larger Building C to be built first; or temporary location (trailer))
- Mears Cottage (would require relocation of English and History faculty to new building; redoing recent renovations)

Bookstore

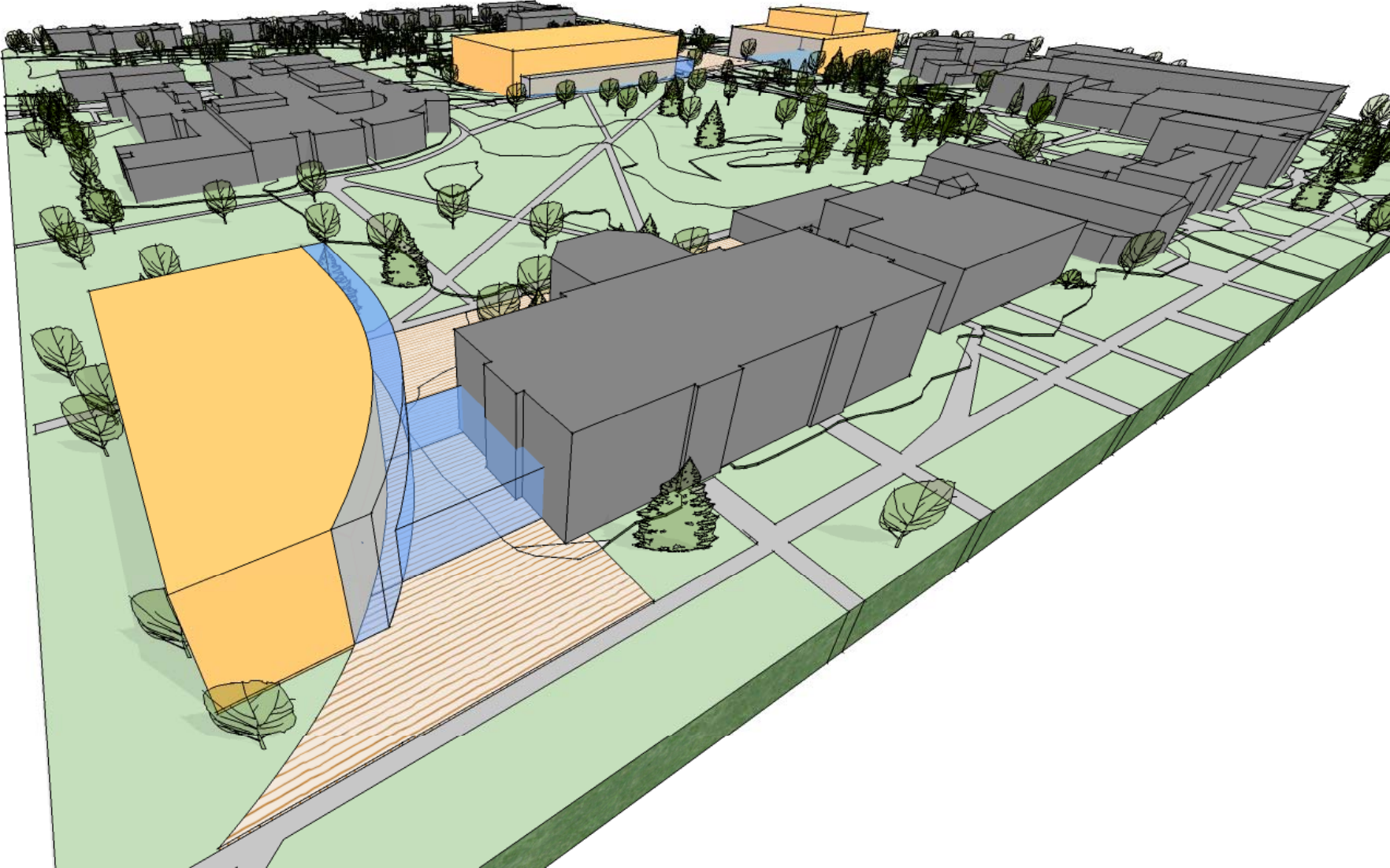
Currently located in Carnegie Hall

Early consideration of options includes:

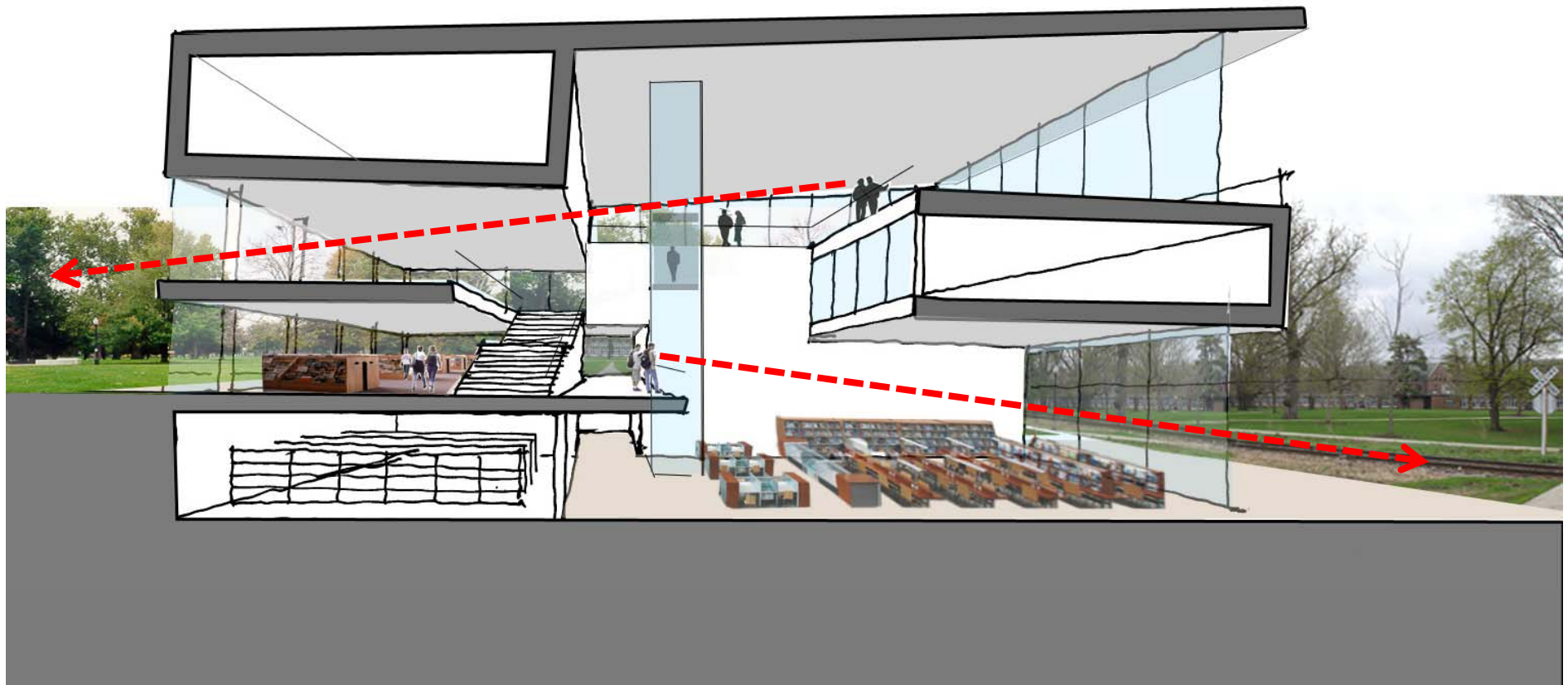
- Remain as is in current location (Carnegie)
- In Building C
- Relocate retail portion to new library; textbook storage on a lower level
- In Forum, if retained (i.e., Scenario 5)
- In Burling, if retained
- Larger downtown location

(If any of the latter four options are pursued, there is potential for Building C to be smaller)

Conceptualization



Building A Concept



Transparency, connection, permeability

Building A Concept



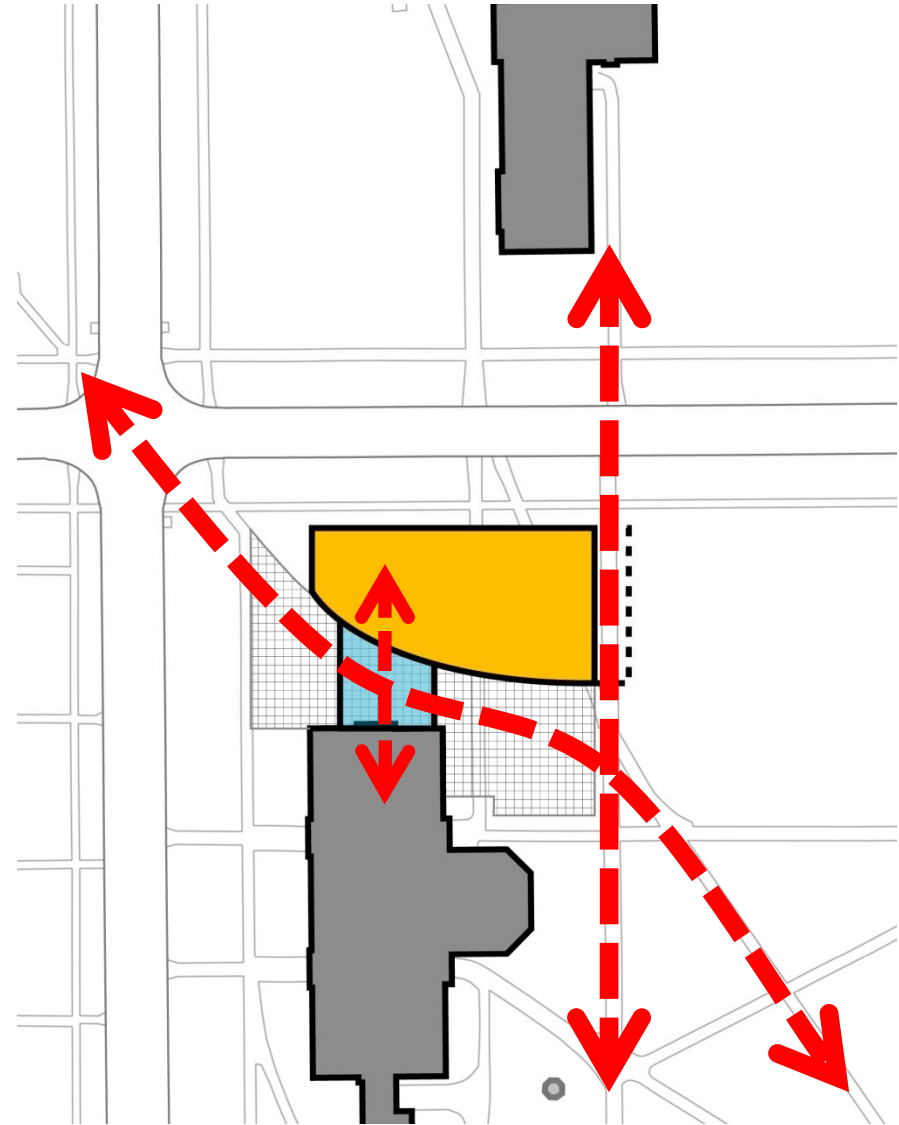
Shepley Bulfinch

Cozy, comfortable, welcoming



GRINNELL COLLEGE

Building C Concept



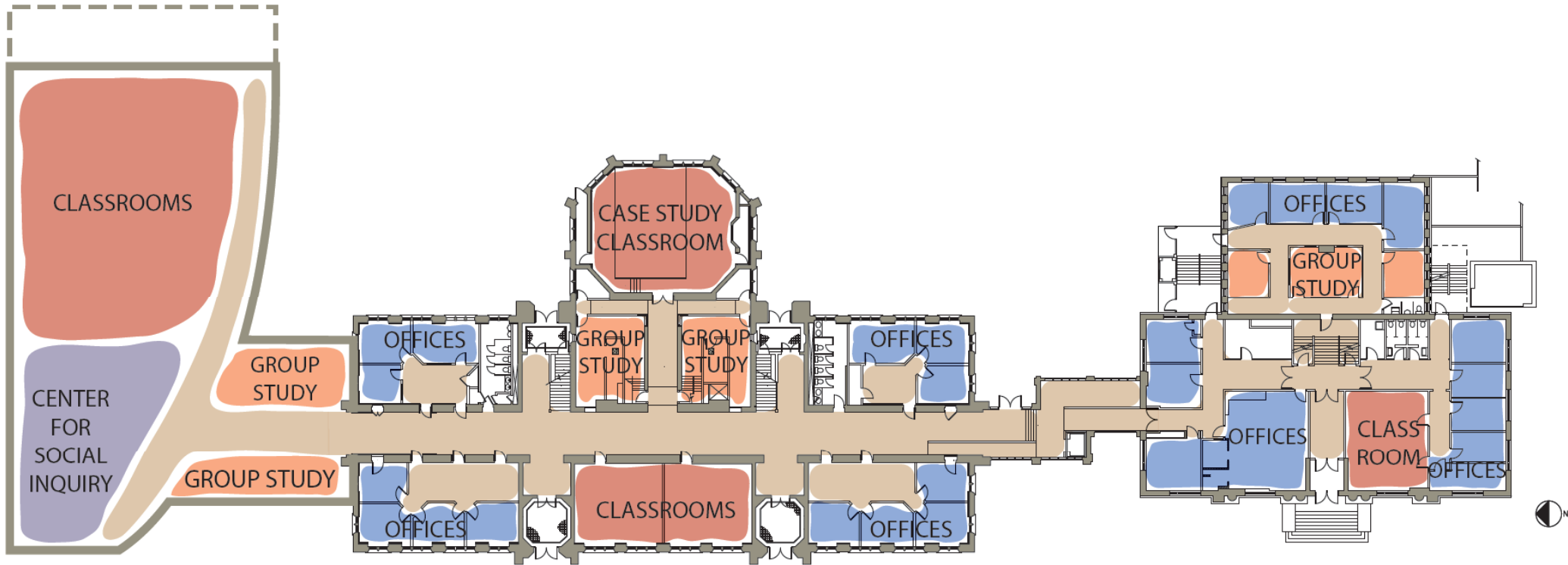
Transparency, connection, permeability

Shepley Bulfinch



GRINNELL COLLEGE

Building C Concept



Connection, highest and best use, accessibility

Shepley Bulfinch



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Phasing – Academic Commons ‘Lite’

Building A

Step 1:

Relocate ITS from Forum

- Options for relocation: Help Desk to Burling;
- Remainder to temporary space (trailers),
- OR off campus
- OR Building C (Building C must be built first)

Relocate Health Services from Forum

- Options for relocation: New construction,
- OR temporary space (trailers)
- OR Goodnow (Building C must be built first)

Step 2:

Demolish Forum

Step 3:

Construct Building A

Step 4:

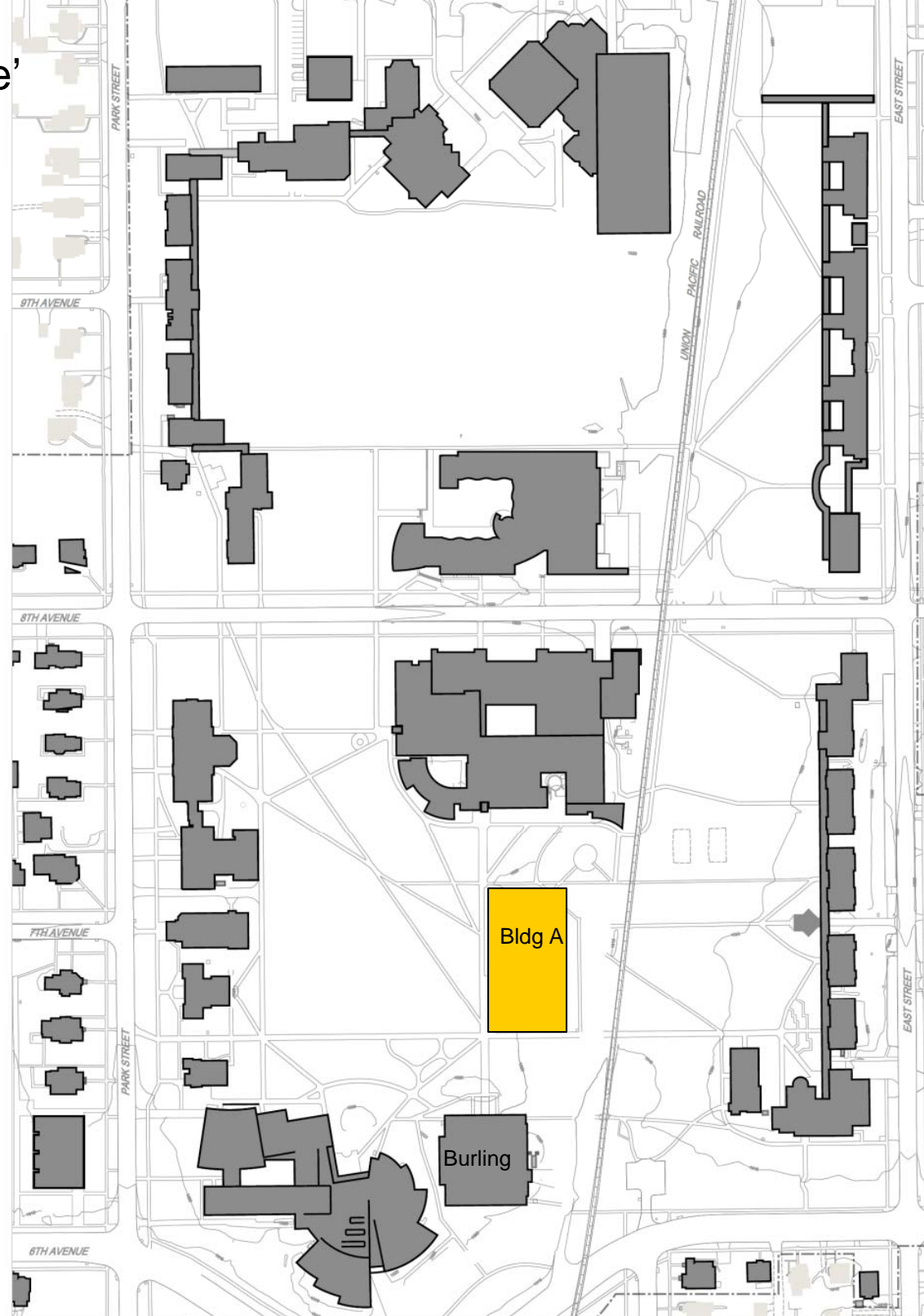
- Move Library Services, collections, and Special Collections to Building A
- Move Reading and Writing Labs to Building A
- Temporarily move Prints & Drawings to Building A

Step 5:

Renovate Burling

Step 6:

- Relocate Prints & Drawings to Burling
- Relocate ITS to Burling
- Create Creative Media Lab in Burling



Phasing – Academic Commons ‘Lite’

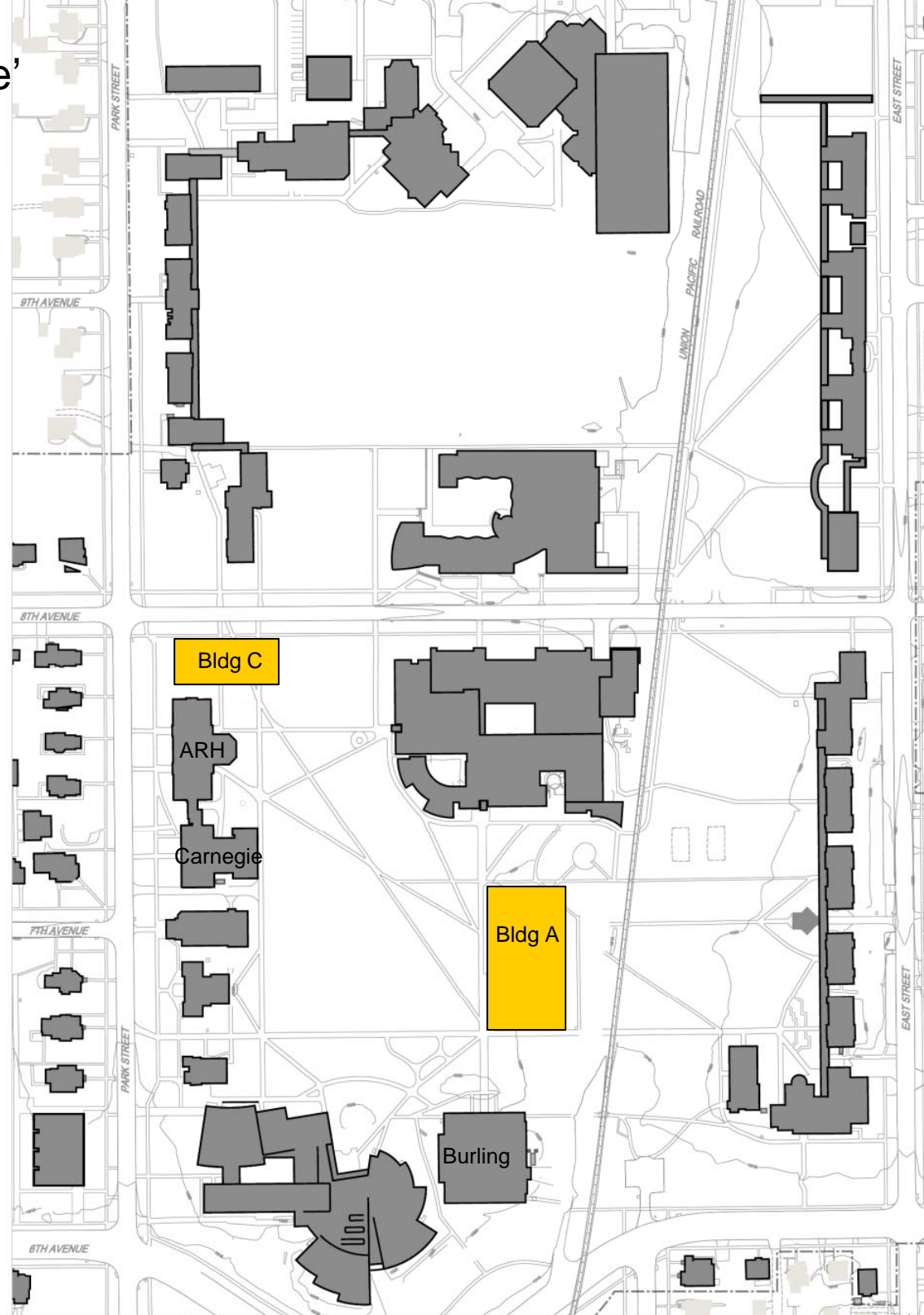
Building C

Step 1:
Construct Building C

Step 2:
Relocate (some) faculty from ARH/Carnegie to Building C

Step 3:
Phased renovations of ARH/Carnegie

Step 4:
Reorganize faculty within ARH/Carnegie/Building C
Create Social Inquiry Lab in Building C



Phasing – One Big Complex

Building A

Step 1:

Relocate ITS from Forum

Options for relocation: Help Desk to Burling;
Remainder to temporary space (trailers),
OR off campus
OR Building C (Building C must be built first)

Relocate Health Services from Forum

Options for relocation: New construction,
OR temporary space (trailers)
OR Goodnow (Building C must be built first)

Step 2:

Demolish the Forum

Step 3:

Construct Building A

Step 4:

Temporarily move Library Services and Special Collections
to Building A
Temporarily move Prints & Drawings to Building A
Relocate Library collections to Building A
Relocate ITS to Building A

Step 5:

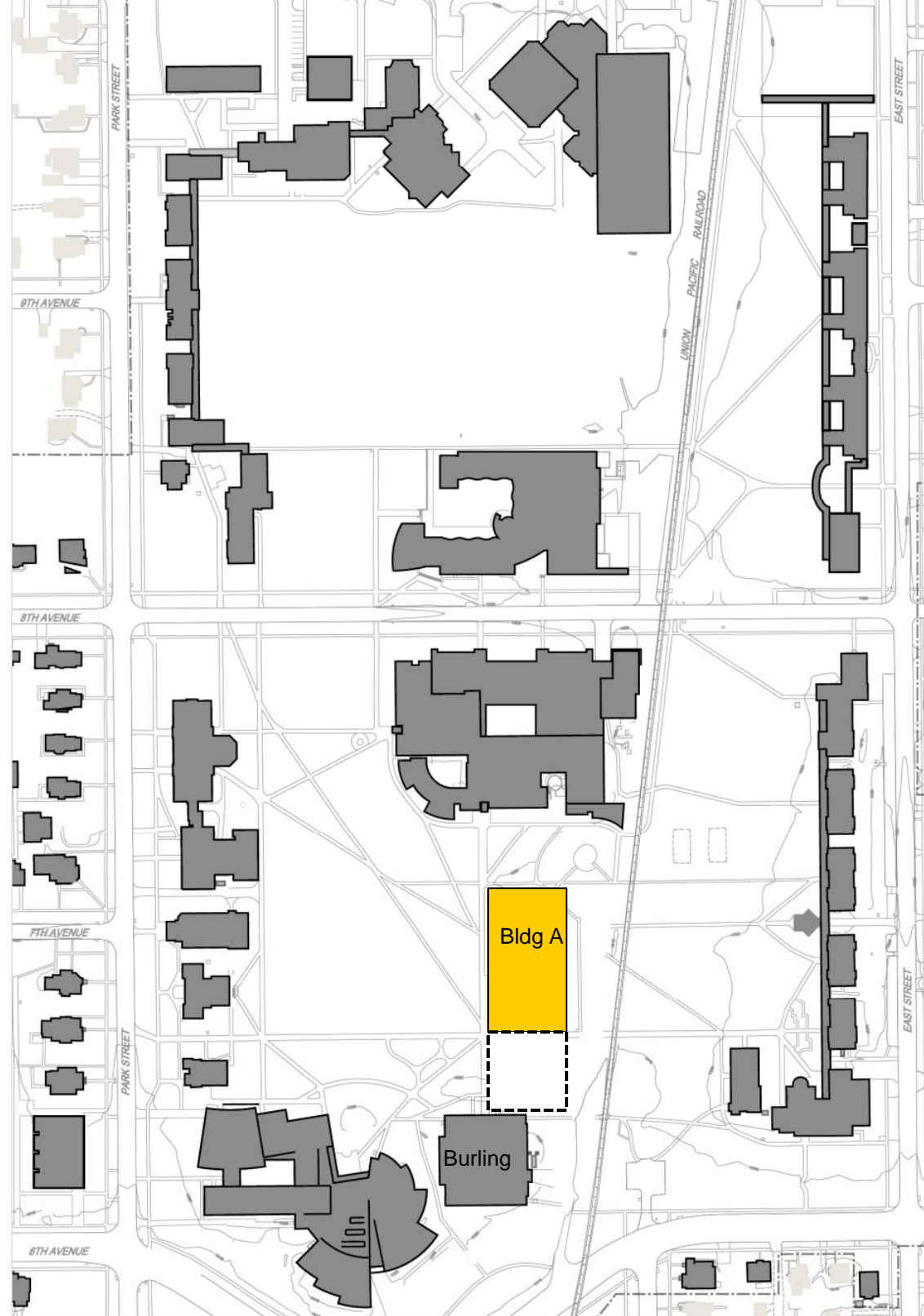
Renovate Burling

Step 6:

Relocate Library Services, Special Collections, and Prints &
Drawings to Burling
Relocate Reading & Writing Lab to Burling

Step 7:

Create Creative Media Lab and Social Inquiry Lab in
Building A



Phasing – One Big Complex

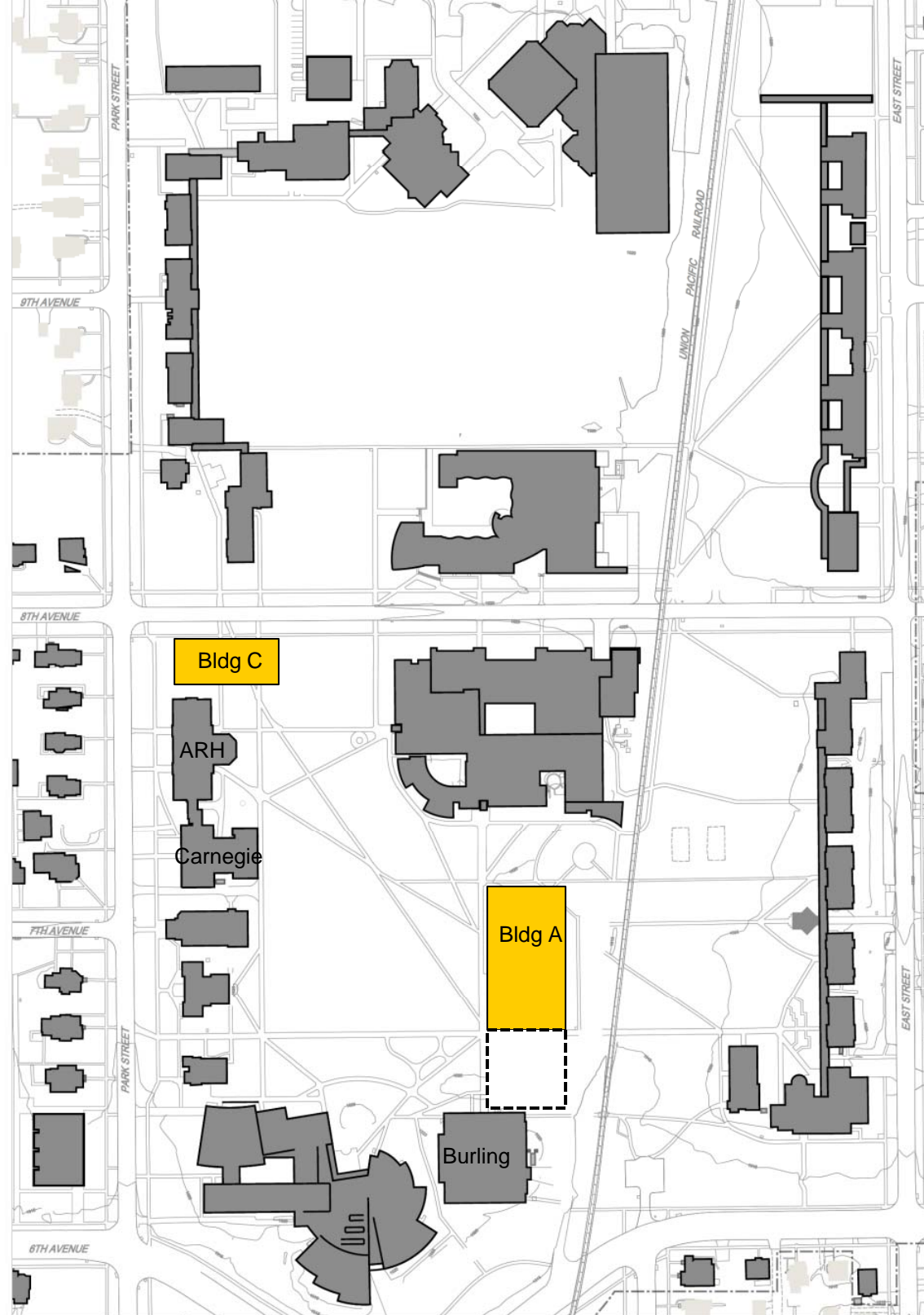
Building C

Step 1:
Construct Building C

Step 2:
Relocate (some) faculty from ARH/Carnegie to Building C

Step 3:
Phased renovations of ARH/Carnegie

Step 4:
Reorganize faculty within ARH/Carnegie/Building C



Phasing – Academic Commons ‘Medium’

Building A

Step 1:

Relocate ITS from Forum

- Options for relocation: Help Desk to Burling;
- Remainder to temporary space (trailers),
- OR off campus
- OR Building C (Building C must be built first)

Relocate Health Services from Forum

- Options for relocation: New construction,
- OR temporary space (trailers)
- OR Goodnow (Building C must be built first)

Step 2:

Demolish the Forum

Step 3:

Construct Building A

Step 4:

- Move Library, collections to Building A
- Move Reading and Writing Labs to Building A
- Temporarily move Prints & Drawings and Special Collections to Building A

Step 5:

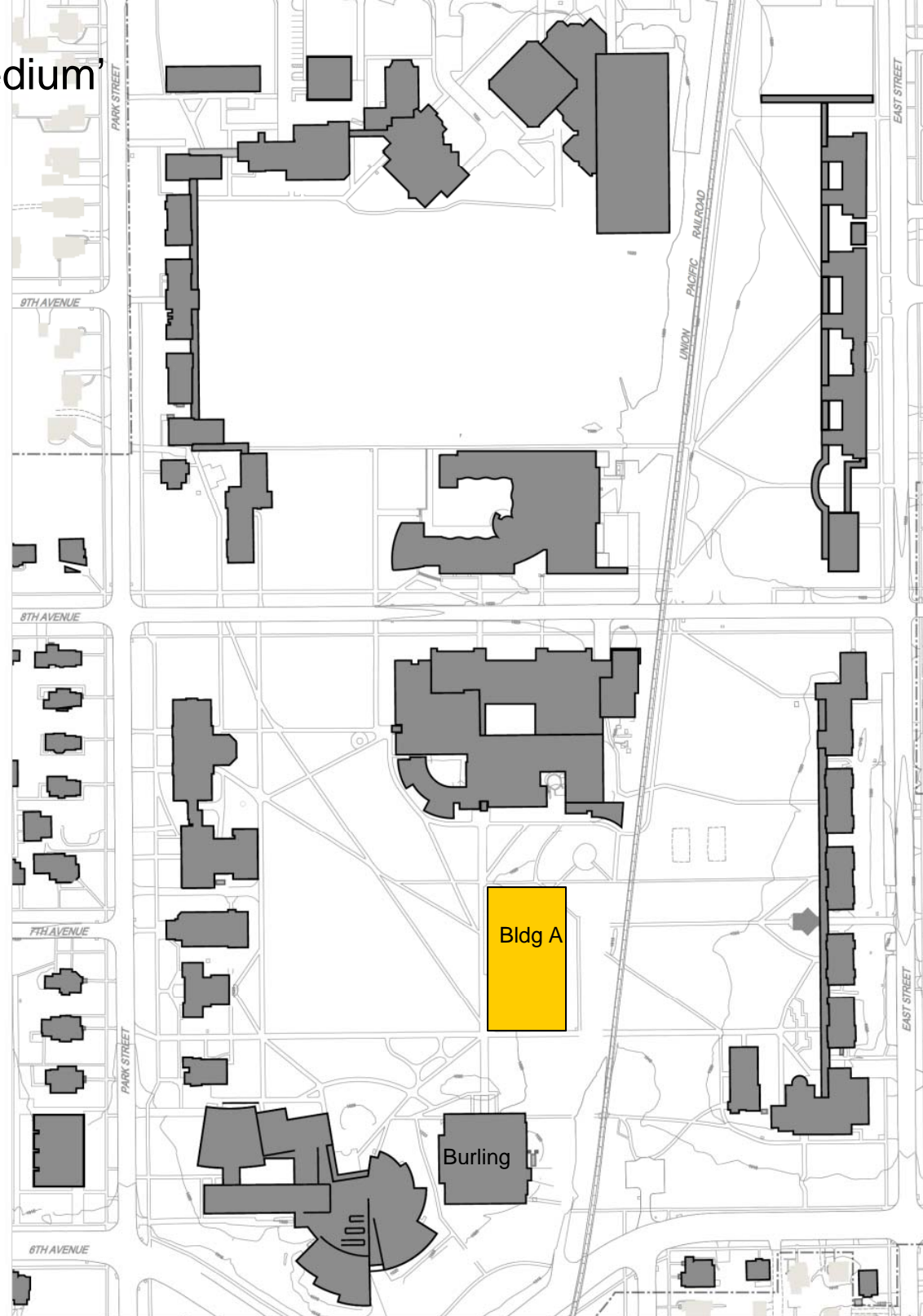
Renovate Burling

Step 6:

- Relocate Prints & Drawings and Special Collections to Burling
- Relocate ITS to Burling
- Create Social Inquiry Lab in Burling

Step 7:

Create Creative Media Lab in Building A



Phasing – Academic Commons ‘Medium’

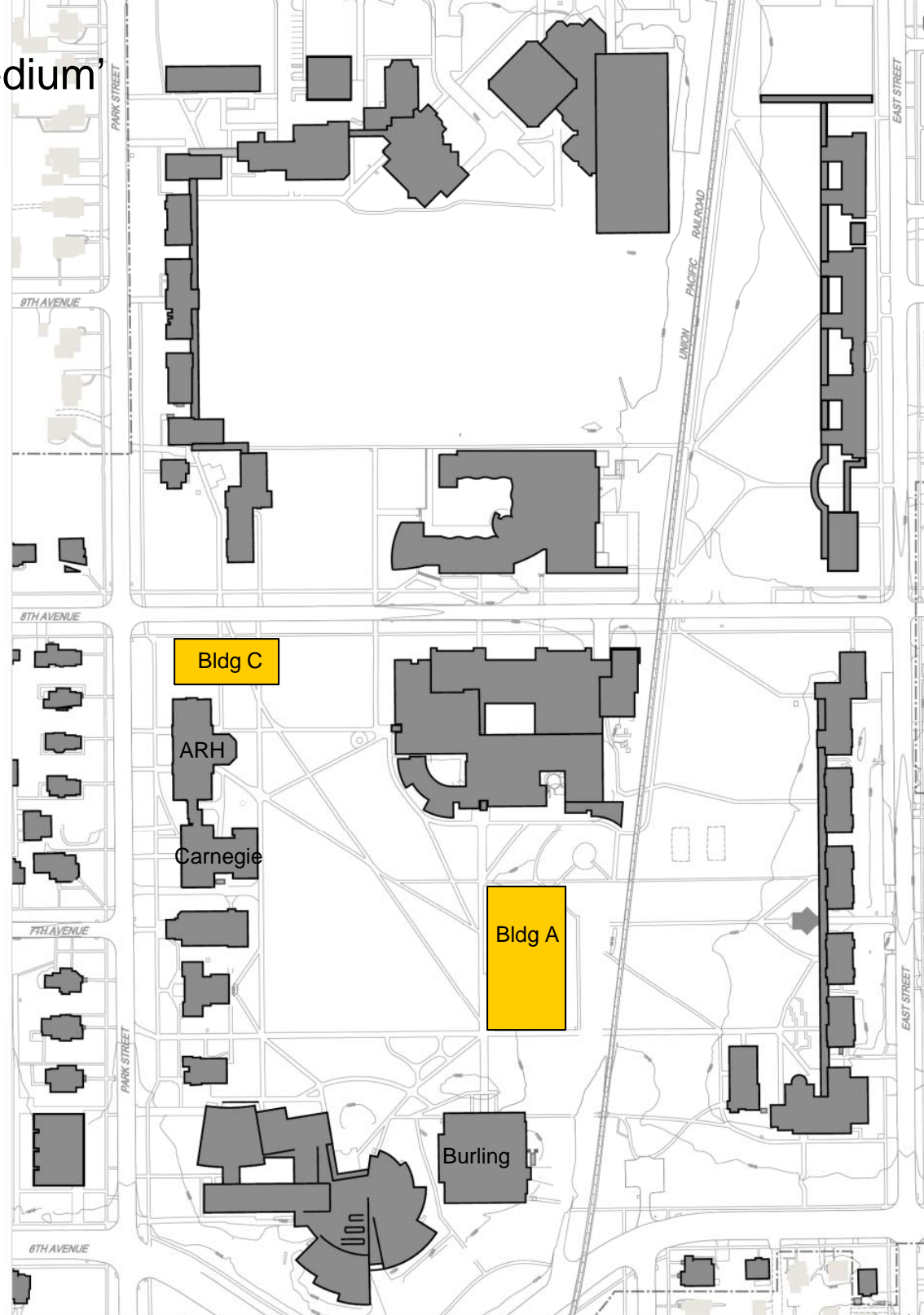
Building C

Step 1:
Construct Building C

Step 2:
Relocate (some) faculty from ARH/Carnegie to Building C

Step 3:
Phased renovations of ARH/Carnegie

Step 4:
Reorganize faculty within ARH/Carnegie/Building C



Phasing – Academic Commons - Full

Building A

Step 1:

Relocate ITS from Forum

- Options for relocation: Help Desk to Burling;
- Remainder to temporary space (trailers),
- OR off campus
- OR Building C (Building C must be built first)

Relocate Health Services from Forum

- Options for relocation: New construction,
- OR temporary space (trailers)
- OR Goodnow (Building C must be built first)

Step 2:

Demolish the Forum

Step 3:

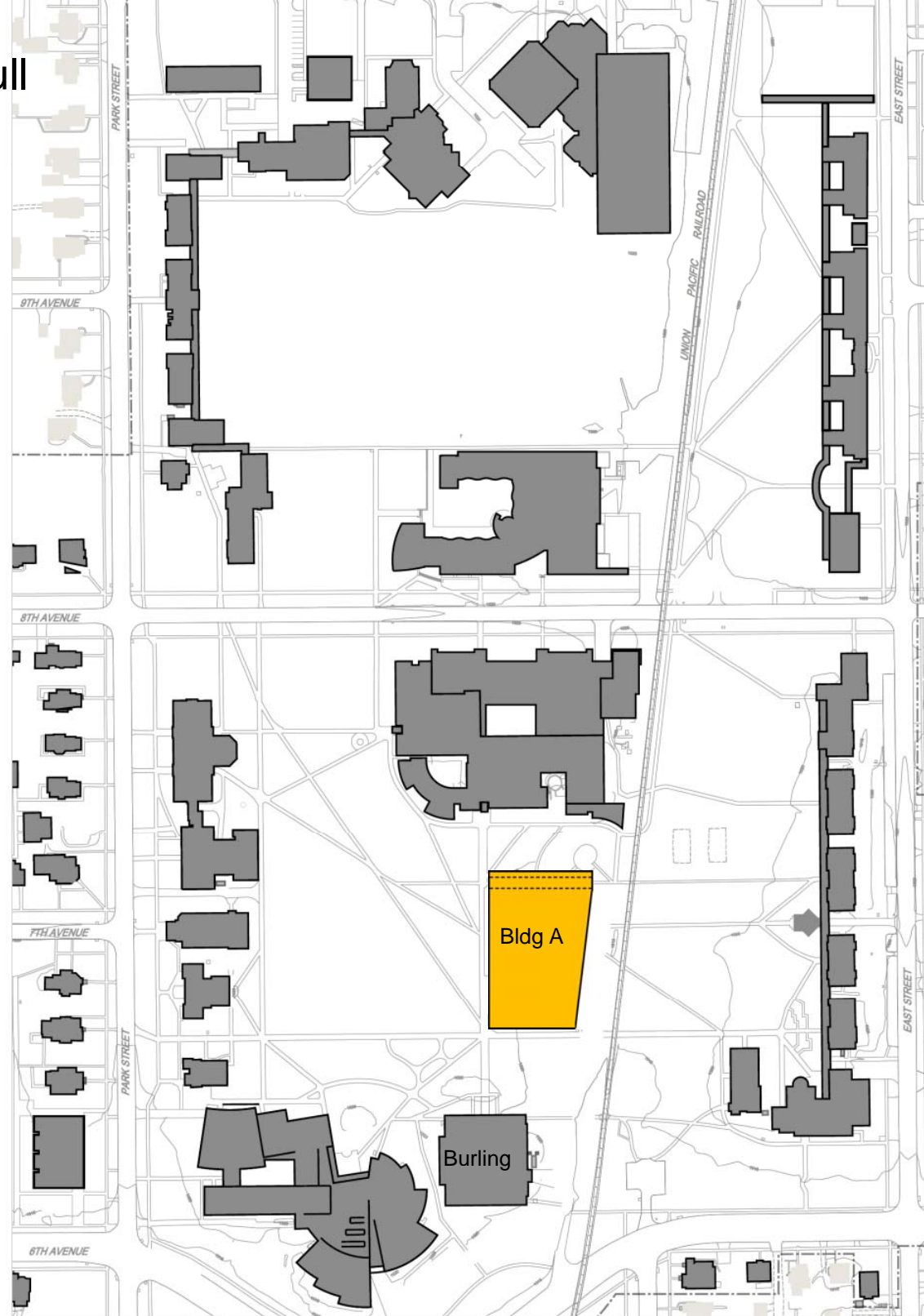
Construct Building A

Step 4:

- Move Library (in total) to Building A
- Move Reading and Writing Labs to Building A
- Create Creative Media Lab in Building A
- Create Social Inquiry Lab in Building A
- Move ITS to Building A

Step 5:

Demolish Burling



Phasing – Academic Commons - Full

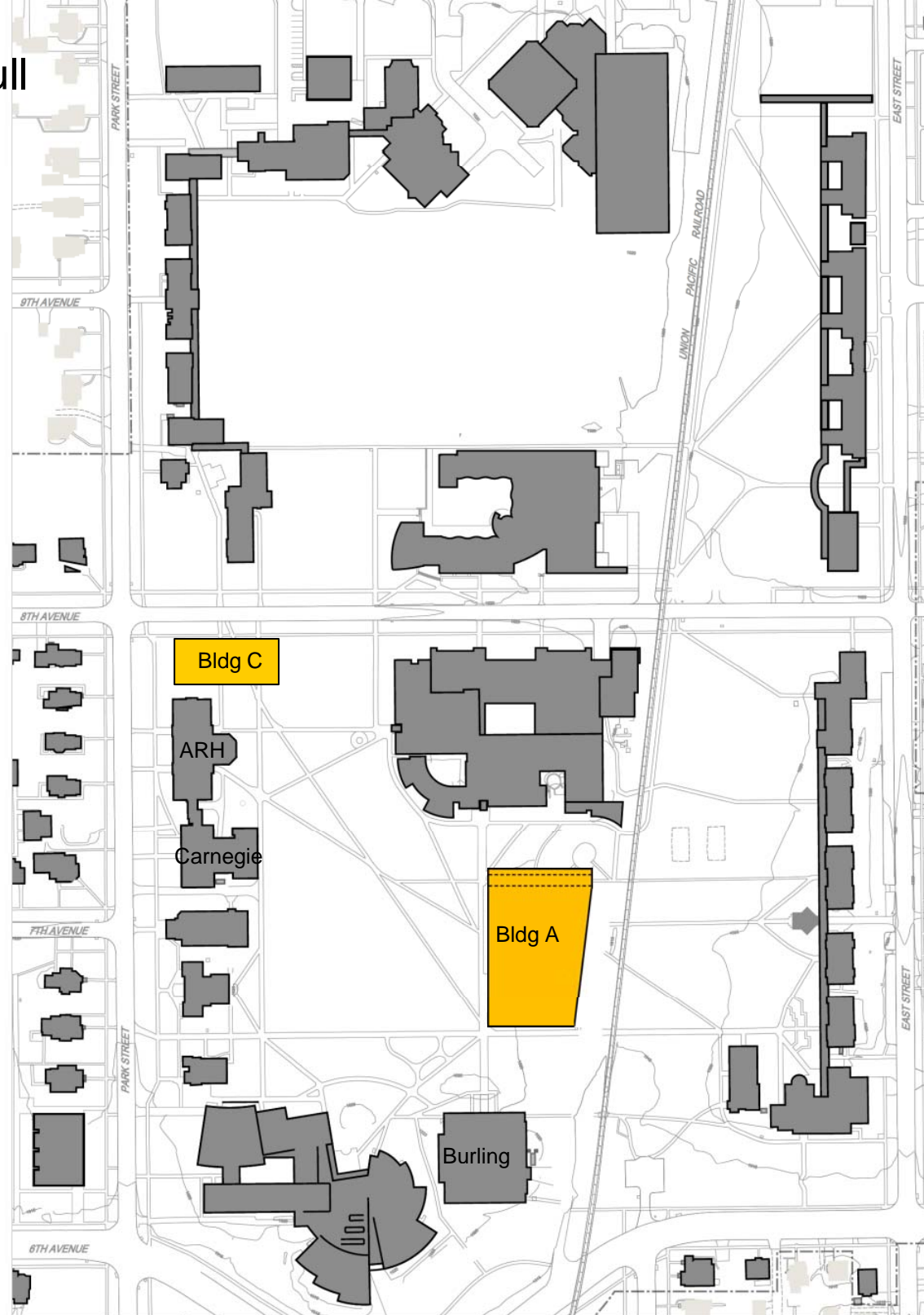
Building C

Step 1:
Construct Building C

Step 2:
Relocate (some) faculty from ARH/Carnegie to Building C

Step 3:
Phased renovations of ARH/Carnegie

Step 4:
Reorganize faculty within ARH/Carnegie/Building C



Phasing – Academic Commons - On Burling Site

Building A

Step 1:

Relocate Library from Burling

Options for relocation:

Temporary space (trailers);

Part to Main Dining, part to South Lounge;

OR ???

Step 2:

Demolish Burling

Step 3:

Construct Building B

Step 4:

Move Library (in total) to Building B

Temporarily move ITS to Building B

Relocate Health Services from Forum to temporary space (trailers)

Step 5:

Renovate Forum

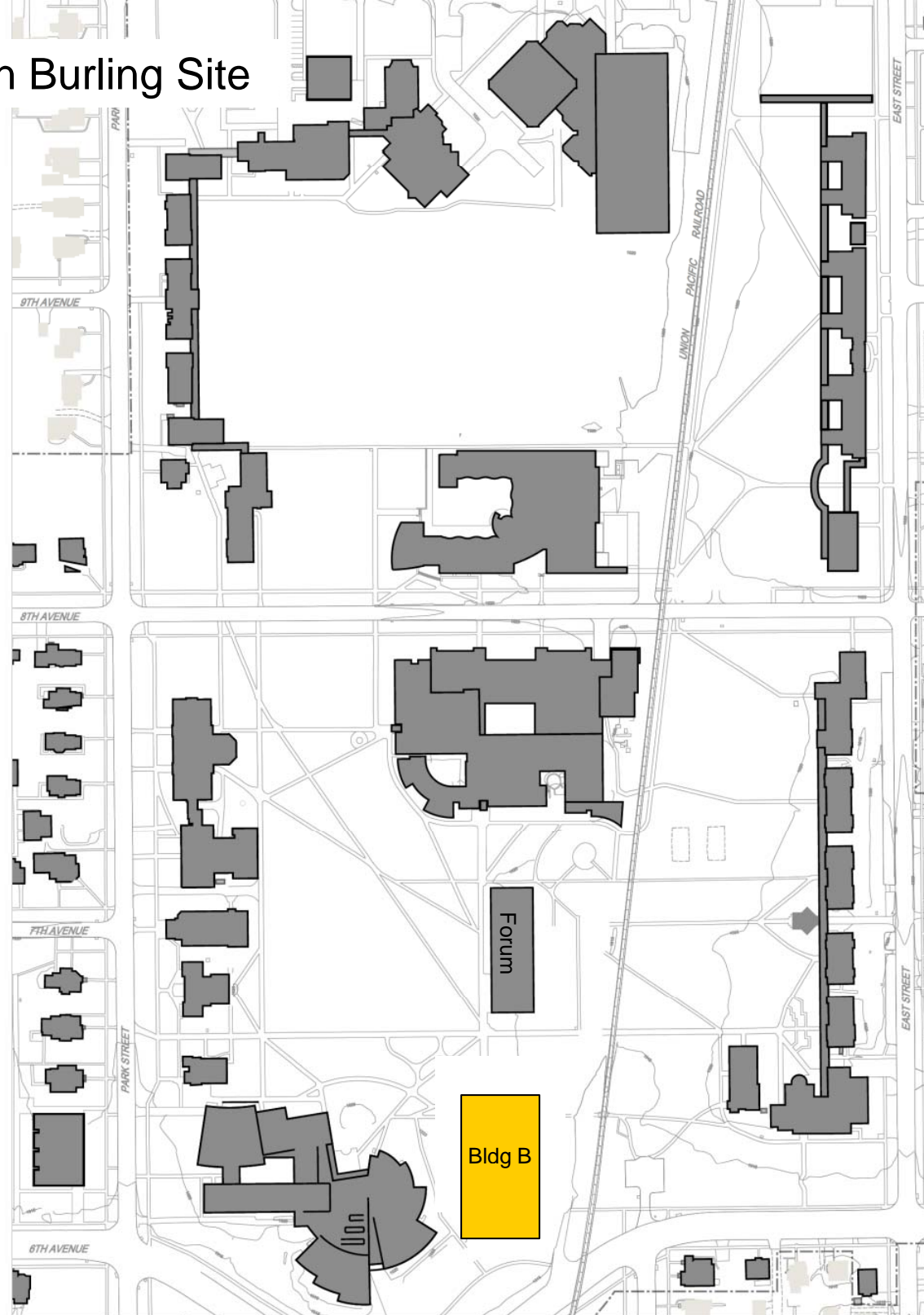
Step 6:

Relocate ITS to Forum

Relocate Health Services to Forum

Create Creative Media Lab in Burling

Create Social Inquiry Lab in Burling



Phasing – Academic Commons - On Burling Site

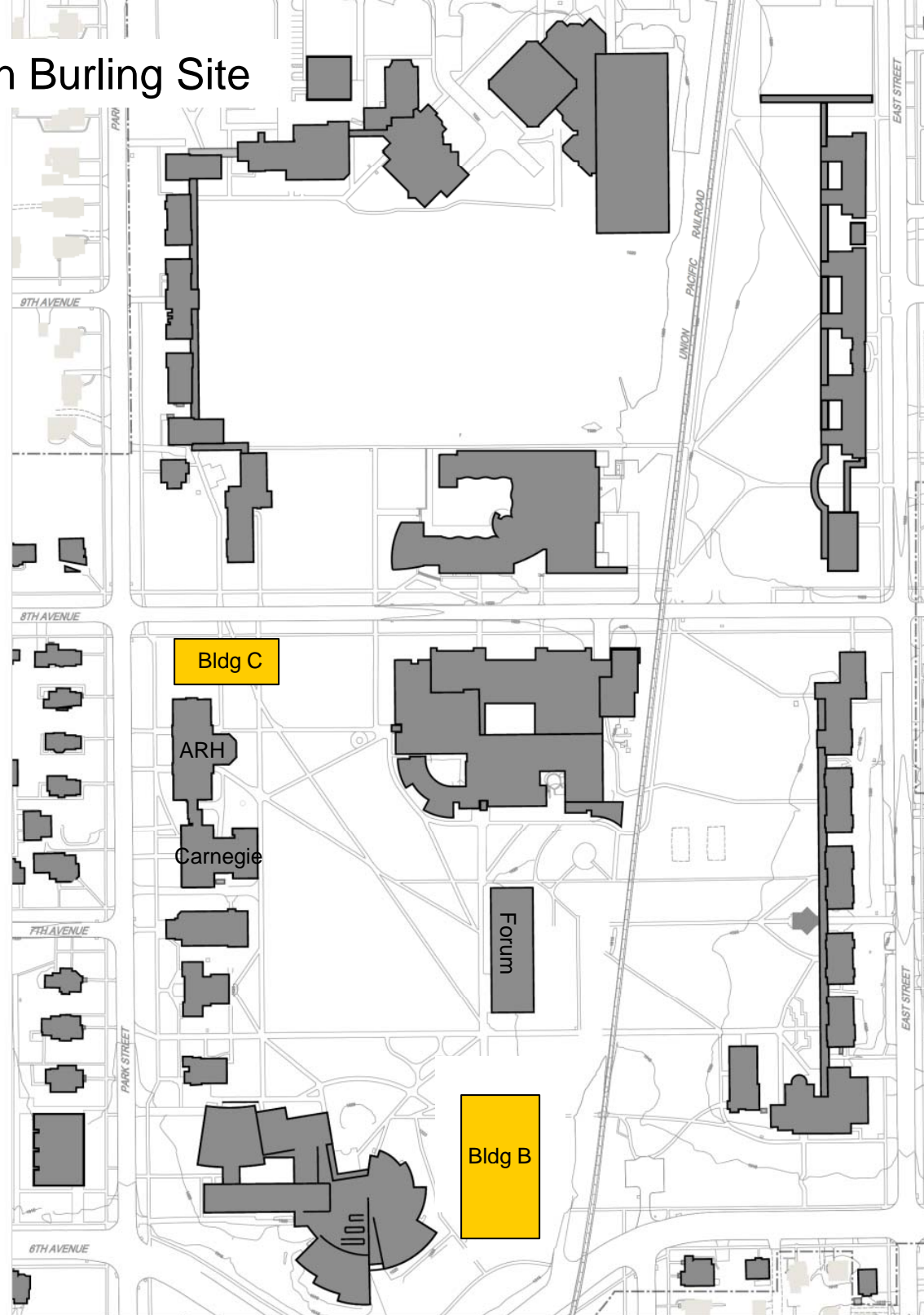
Building C

Step 1:
Construct Building C

Step 2:
Relocate (some) faculty from ARH/Carnegie to Building C

Step 3:
Phased renovations of ARH/Carnegie

Step 4:
Reorganize faculty within ARH/Carnegie/Building C



Costs

	Scenarios									
	Scenario 1		Scenario 2		Scenario 3		Scenario 4		Scenario 5	
	Academic Commons - 'Lite'		One Big Complex		Academic Commons - 'Medium'		Academic Commons - 'Full'		Academic Commons - On Burling Site	
	GSF	Construction Cost	GSF	Construction Cost	GSF	Construction Cost	GSF	Construction Cost	GSF	Construction Cost
New Construction										
Building A	108,000	\$27,000,000 - \$37,800,000	122,300	\$30,575,000 - \$42,805,000	104,500	\$26,125,000 - \$36,575,000	139,000	\$34,750,000 - \$48,650,000		
Building B									126,000	\$31,500,000 - \$44,100,000
Building C	50,650	\$12,662,500 - \$17,727,500			47,500	\$11,875,000 - \$16,625,000	47,500	\$11,875,000 - \$16,625,000	47,500	\$11,875,000 - \$16,625,000
Renovations										
Renovate Burling	51,750	\$10,350,000 - 12,937,000	64,200	\$12,840 - \$16,050,000	64,200	\$12,840 - \$16,050,000				
Renovate Forum									28,700	\$8,610,000 - \$10,045,000
Renovate ARH	41,600	\$8,320,000 - \$10,400,000	41,600	\$8,320,000 - \$10,400,000	41,600	\$8,320,000 - \$10,400,000	41,600	\$8,320,000 - \$10,400,000	41,600	\$8,320,000 - \$10,400,000
Renovate Carnegie	26,100	\$5,220,000 - \$6,525,000	26,100	\$5,220,000 - \$6,525,000	26,100	\$5,220,000 - \$6,525,000	26,100	\$5,220,000 - \$6,525,000	26,100	\$5,220,000 - \$6,525,000
Demolitions										
Demo Forum	28,700	\$143,500 - \$287,000	28,700	\$143,500 - \$287,000	28,700	\$143,500 - \$287,000				
Demo Burling							64,200	\$321,000 - \$642,000	64,200	\$321,000 - \$642,000
Totals (not including soft costs)		\$63.6M - \$85.7M		\$57.1M - \$76.1M		\$54.5M - \$73.5M		\$60.5M - \$82.9M		\$65.8M - \$88.4M

Assumptions

New Construction: Construction costs - \$250 - \$350/SF

Renovation: Construction costs - \$200 - \$250/SF (for Forum, \$300 - \$350/SF)

Soft Costs: Up to 40% of Construction cost

Demolition costs : \$5 - \$10/SF

Discussion

Shepley Bulfinch



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