Flanagan Campus Center

Wentworth Institute of Technology
Project Forum
January 25, 2011
Panel

- Dave Wahlstrom, Vice President for Business
- Annamaria Wenner, Dean of Students
- Al Spagnolo, Spagnolo Gisness & Associates (Architect)
- Nick Testa, Student
- Kevin Sullivan, Shawmut Design & Construction (CM)
Agenda

1. Master Plan
2. Campus Center
3. Project Architecture
4. Student Perspective
5. Construction Management
6. Wrap Up and Breakout Sessions
1. Master Plan
2. Campus Center
3. Project Architecture
4. Student Perspective
5. Construction Management
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Proposed New Projects

- Proposed Flanagan Campus Center at Beatty Hall
- Proposed Ira Allen Building Addition
- Proposed Residence Hall
- Proposed Center for Engineering & Technology
- Proposed Athletic Field with Parking Below

Existing Campus Building
IMP Proposed Future Project
IMP Proposed Future Project
Potential Future Project
Potential Future Residence Hall
Planned Renovation
Property Boundary
Flanagan Campus Center at Beatty Hall

Spagnolo Gisness, 2010
Proposed New Projects

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Existing Campus Building
IMP Proposed Future Project
IMP Proposed Future Project
Potential Future Project
Potential Future Residence Hall
Planned Renovation
Property Boundary

A
B
C
D
E
Ira Allen Building Addition & Renovation
Proposed New Projects

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Existing Campus Building

IMP Proposed Future Project

IMP Proposed Future Project

Potential Future Project

Potential Future Residence Hall

Planned Renovation

Property Boundary
Residence Hall
Proposed New Projects

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Legend:
- Existing Campus Building
- IMP Proposed Future Project
- IMP Proposed Future Project
- Potential Future Project
- Potential Future Residence Hall
- Planned Renovation
- Property Boundary
Center for Engineering & Technology
Center for Engineering & Technology

Proposed Center for Engineering and Technology
Proposed New Projects

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Existing Campus Building
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Planned Renovation
Property Boundary
Athletic Field with Parking Below
E: Athletic Field with Parking Below

Halleck Street Elevation

Corner of Parker & Prentiss Street, Looking South
Renovations & Additions

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- Existing Campus Building
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- Property Boundary
Annex South Expansion 20??
Proposed New Projects

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Brief History of the Campus Center Program


2. Visioning Exercise – Spring 2006

*In the year 2011, what headline would you like to read about Wentworth?*

________________________________________

“WIT renovates Beatty Hall to build a new student center that is actually not an eye sore. New center has offices for clubs, rec. facilities and upgraded cafeteria and athletic facilities.”
3. Campus Center Task Force formed – Fall 2006

   What do you want to see in our Campus Center?

5. Campus Center Planning Day – March 2007
Campus Center: Planning Day (March 20th)
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Campus Center: Planning Day (March 20th)
Summary of Community Feedback

- Food & Dining Services
- Fitness Center / Facilities & Gaming Area
- Lounges & Commuter Needs
- Student Club / Organization Space
- Programming / Events & Galleries
- Study / Conference / Meeting Rooms
Campus Center Project

Summer 2010 and Fall 2010:

- Weekly meeting with members of WSG
- Selection of Spagnolo Gisness & Associates, Inc.
  - member of WSG on selection committee
- Selection of 7 co-op students
- SGA met with students (commuters and residential)
- Student representative on Steering Committee
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Project Architecture
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Student Perspective
Video & Presentation by Nick Testa

[Image of a building with a sign: FLANAGAN CAMPUS CENTER, Beatty Hall - Wentworth Institute of Technology]
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Shawmut Design and Construction

• Founded in 1983

• **100% Employee Owned with more than 500 employees**

• **Five regional offices – Boston, New York, Providence, North Haven and Las Vegas**

• Shawmut is number 39 on the Building Design & Construction “Giants 300” Top Contractors’ list

• **We annually build 600 projects nationally – on average, 12 – 14 Million SF**

• We have built in 42 states

• **80% of annual revenue comes from repeat clients**

• **Shawmut has been named a “Best Place to Work” 12 times**
Isabella Stewart Gardner Museum
Boston College
Gasson Hall
Schedule

• Overall project schedule: May 2011 - September 2012

• Multiphase Schedule Approach - Goal of minimizing impacts to campus programs
Multiphase Schedule Approach
Level 1 Floor Plan (1/14/11)
Multiphase Schedule Approach

Ground Floor Plan (1/14/11)
ISSUES TO CONSIDER

- AVAILABILITY OF MACHINERY AND EQUIPMENT
- ACCESS AND SECURITY (LOADING AND UNLOADING)
- LOGISTICS (BUILDING SITUATION AND LOCATION)
- NOISE PROTECTION - BUILDING IS IN THE MIDDLE OF THE CAMPUS
- CLASSES IN SESSION ON NON-RENOVATED FLOORS (N + 5)
- EDUCATIONAL OPPORTUNITY FOR THE STUDENTS THROUGHOUT THE DURATION OF THE PROJECT
- CLASSIFICATION AND AUTHORIZATION (EXAMPLE: CONCRETE CLASS/STeel/ALUMINUM/PLASTIC)
- FOUNDATION ST/STEEL CLASS/GO/FLON AT DIRECTION SURVEYING/CLASS/REINFORCEMENT LAYOUT
- TEMPORARY PROTECTION OF MACHINERY (MULTIPLE PHASES/PARTS/STAGES)
- PLAN FOR ALTERNATE EQUIPMENT ROUTES
- DEVELOP PLAN FOR STUDENT / FACULTY SAFETY (IN CASE OF PROTECTION AT WORKSITE)
- DEVELOP SYSTEMS FOR SAFETY PLAN WITH FACILITIES GROUP
- DISTRIBUTION OF UTILITIES / PROPER NOTICE FOR SHUTDOWNS
- DEVELOP CONTROL MEASURES FOR VIBRATION / NOISE
- DEVELOP SALES SALES / MANAGEMENT PLAN
- DEVELOP LAYOUT AND COMMUNICATE THE CONSTRUCTION WORK WITH BUILDING TENANTS
- DEVELOP TRACING + DELIVERY ROUTE
Challenges

• Working within the occupied building
  ➢ Noise / dust / vibration
  ➢ Constant communication

• New Courtyard and Ward Street Additions
  ➢ Connecting to existing structure (foundations/structure/facade)

• Installation of new MEP systems and elevator in existing building
  ➢ Modifying existing structure
Constructability

• Teamwork Approach
  ➢ W.I.T. selection of CM
  ➢ Provide constructability and phasing input early on

• Evaluating existing conditions
  ➢ Exploratory work
  ➢ Minimize unknowns

• Utility upgrades for electrical/mechanical
  ➢ Phasing cut-overs
  ➢ Minimize downtime of existing services
Budget Process

- Develop budget with design development
  - Conceptual Phase
  - Schematic Phase
  - Design Development Phase
  - Construction Document Phase

- Aligning program with budget
  - Value engineering process
  - Evaluate program non-negotiables with W.I.T. and SG&A
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Wrap Up

- Website: [http://myweb.wit.edu/businessfinance/flanagan.html](http://myweb.wit.edu/businessfinance/flanagan.html)

- Next Update in April
Breakout Sessions for Feedback

- **Master Plan**: Blount Auditorium
- **Interiors (materials & samples)**: Blount Auditorium
- **Program, Food Service**: Classroom 103
- **Architecture**: Drafting Room 101
- **Construction Management**: Drafting Room 107

Thank you!