THE COLLEGE OF NEW JERSEY
Brower Student Center
Programming & Feasibility Study Final Document
January 7, 2014
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I Introduction
1.1 Goal of the Feasibility Study
Following the College’s solicitation for the development of a Programming and Feasibility Study for the Brower Student Center Building at The College of New Jersey (TCNJ), Sasaki was retained as a design and programming consultant for the study, with the goal of developing options for the future of the building and the student life programs at TCNJ.

1.2 Feasibility Study Process:
As instructed by the College, the work of the Feasibility Study for the Brower Student Center was developed in three phases:

- Phase One: Investigation / Programming
- Phase Two: Prioritization, Program Refinement & Development of Scenarios
- Phase Three: Refinement of Selected Scenario
1.3 Project Issues
Among the key project issues and objectives to be addressed by the Study and its various program and building alternatives were:

- Integration of dining programming and expansion plan
- Identification of key programmatic drivers for renovation and expansion
- Bookstore relocation to Campus Town and space re-use recommendations
- Development of an implementation scenario that addressed phased construction challenges in an occupied building
- Integration of building character as part of the larger campus context
- Deferred maintenance
- Integration of building identity as it relates to TCNJ school spirit
- Location of building on campus
- Space use study to reduce use space more efficiently
- Safety and security
- Acoustics
- Successful multi-use spaces

1.4 Project Team
Consultant Team
Supervised by TCNJ Steering Committee, the design and programming team, headed by Sasaki, was composed of the following members:
1.4 Project Team

TCNJ Team

The College’s Steering Committee coordinated a larger group of Stakeholders that took active part in the development of the Study, they were:
I. Introduction

1.5 Schedule
The Feasibility Study for the Brower Student Center was developed according to the following timeline:

PHASE I
- Workshop #1
- Workshop #2
- TCNJ REVIEW

APRIL

PHASE II
- Workshop #3
- Workshop #4
- TCNJ REVIEW

MAY

PHASE III
- Workshop #5

JUNE

EXPANSION & RENOVATION OPTIONS

JULY

Refined Scenario

AUGUST

Program refinement

OCTOBER

OPEN FORUM

Program and Feasibility Recommendations

Vision, goals, priorities
I-Introduction

1.6 ACUI Executive Report Summary 2011

As part of the Data Collection activities of Phase I for the project, the design team studied the recommendations of previous studies for the BSC project. Highlights of the ACUI Executive Study are described here:

ACUI & Office Student Services were tasked to develop a shared vision for Brower that would:

- Create a “sense of place,” shape student experience
- Foster faculty and campus engagement and enrichment
- Forge the “bonds of lifelong connection” for alumni and students.
- Integrate different constituent groups’ desires for a “high-quality student life” and “campus community”

ACUI recommendation that Brower would benefit from:

- Multiple, larger, vibrant spaces – multipurpose ballroom, meeting rooms & office space, lounge spaces, faculty dining and fitness center
- Integration of cutting-edge technology, sustainable design, and elements of campus identity
- Spaces that support both student programs and community involvement outside of the classroom.

ACUI assessment:

- Existing facility is undersized, outdated, and has had little investment put into it.
- Campus population has grown and changed (no longer primarily a commuter population)
- The student center, which is essential for recruitment/retention, is no longer a source of pride.

ACUI Conclusion:

- Shared vision and goals can be minimally achieved with a major renovation and expansion.
- Construction of a new student center would be “truly transformative,” and fulfill vision and mission of Brower.
1.7 Facilities Master Plan
Prior to the beginning of the Feasibility Study for the Brower Student Center, Sasaki had been working with the College in the development of an updated Facilities Master Plan for the TCNJ campus.

A comprehensive view of Student Life on campus was one of the drivers of the Facilities Master Plan update for the College. The preliminary findings from interviews with user groups and site and building analysis for the Facilities Master Plan were considered as part of the background information for the Study and are included here.

Facilities Master Plan/ Student Life Drivers

- First rate, competitive student center and recreation facilities
- Enhanced Living-Learning quality of campus (with additional indoor and outdoor gathering spaces)
- Enhanced campus environment (for retention and success)

Facilities Master Plan/ Student Life Needs
Student Dining, Health & Wellness, Athletics, Recreation, and Housing
Facilities Master Plan/Student Center Needs

- Was designed for commuter population and doesn’t meet the needs of the current residential campus. Needs to be renovated and/or expanded.
- Student organization space is too small with no storage, no meeting space or work space (request more offices, larger meeting spaces, and storage for more than 20 of the 200 student organizations)
- A larger computer lab
- The commuter student lounge is too small and is not welcoming
- More synergies between the different groups that are physically segregated currently
- Improved outdoor gathering space
- Flex-space for programming and scheduling variations (more small pockets and lounge space with better definition and configuration)
- More comfortable and more private spaces
- Wireless internet access
- More attractive and functional event space (requests 200 seat film-viewing area, multi-purpose room)
- Students who live off campus should feel welcome
- The student space should “engage” the students

Facilities Master Plan/Space Availability and Opportunities

Current Occupants:

Basement: Student organization meeting rooms; storage space; college newspaper

First Floor: Information desk; 200 seat Dining; Pub; Campus Bookstore; Coffee Station; Computer Lab (used as student organization meeting room); large open lounge area; game room; commuter lounge; campus box office;

Second Floor: Student government offices; student organization offices; meeting rooms (large and small); informal seating for study groups; Office Suites
A Footprint of Student Life at TCNJ

- Residential Life
- Dining/food
- Social
- Meeting/events
- Recreation
- Student service
- Retail/Bstore
- Career event
- SL Support
- Multi cultural
- St Leadership
1.8 Campus Site Options
1. Expanding the Heart
2. A New Living Room
3. Town Center
4. Student Hub
5. Live, Learn and Relax
Expanding the Heart

Pros

• Geographically central to Student Life, Athletics, and the entire campus

• Takes advantage of existing Student Center footprint

• Allows for phasing over time

Cons

• Requires existing building renovation or second phase of new construction

*This option was selected
A New Living Room

Pros
- Geographically central to Student Housing
- Unencumbered location for a new building

Cons
- Requires demo of existing center
- Requires tennis court relocation
- Distant from Academic Center
**Town Center**

**Pros**
- Geographically **central to Campus Town and Admissions**
- Visible at the “**Gateway**” to campus

**Cons**
- Requires **demo of existing BSC**
- Requires **parking relocation / replacement**
- Too distant from **Academic Center, Residential Life Centers** and other **Student Life destinations**
Student Hub

Pros

- Geographically **central to Academics**
- Potential **connection to Green Hall** as a One-Stop / Student Hub
- **Looks onto lakes** and surrounding open space

Cons

- Requires **demo of existing BSC**
- Is a “tight squeeze” to fit the footprint
- Complex **service access**
- Requires **taller** mass
- Eliminates Quimby’s Prairrie and violates Facilities Master Plan principles
Live, Learn & Relax

Pros

- Geographically intersects Academics, Student Life, and Student Housing
- Looks onto lakes and surrounding open space
- Celebrates the former ’34 Library

Cons

- Requires demo of existing BSC
- Is a “tight squeeze” to fit the footprint
- Requires extensive renovation of adjacent buildings
II Phase 1
2.1 Building and Site Assessment
As part of the initial phase of the study Sasaki and their Engineers conducted a walkthrough of the BSC with members of Facilities and Information Technology, and undertook a detailed building and site assessment. The focus of this exercise was as follows:

- Building & Site Assessment
  - Exterior
  - Interior
  - Building Systems
II-Phase 1

2.2 Current Building Space and Program Allocation

As part of the project, Sasaki assessed the existing program and use of the BSC, conducting meetings with key building constituents to understand the uses currently housed in the BSC and how the building functions from a programmatic perspective. The design team reviewed and confirmed the various uses and program spaces in the building, developing an updated building plan and program inventory.

Note: Use of square footage of existing program elements may change in square footages proposed for new program.
## Current Building Space and Program Allocation

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<th>level 2</th>
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### Subtotal Circulation/Mechanical

| Subtotal Circulation/ Mechanical | 857 | 8572 | 18374 |

|  | 8945 | 8572 | 18374 |
### Current Building Space and Program Allocation

**Existing Program**

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<tr>
<th>Category</th>
<th>Percentage</th>
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<tr>
<td>Bookstore</td>
<td>10%</td>
<td>7786 sf</td>
</tr>
<tr>
<td>Student Spaces</td>
<td>11%</td>
<td>9220 sf</td>
</tr>
<tr>
<td>Storage/Services</td>
<td>3%</td>
<td>2695 sf</td>
</tr>
<tr>
<td>Administration</td>
<td>6%</td>
<td>4376 sf</td>
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<tr>
<td>Meeting RMs</td>
<td>13%</td>
<td>9413 sf</td>
</tr>
<tr>
<td>Lounge</td>
<td>11%</td>
<td>8420 sf</td>
</tr>
<tr>
<td>Circulation/Mechanical</td>
<td>30%</td>
<td>22280 sf</td>
</tr>
<tr>
<td>Food Service</td>
<td>16%</td>
<td>11675 sf</td>
</tr>
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</table>

**II-Phase 1**

- Bookstore: 7786 sf
- Student Spaces: 9220 sf
- Storage/Services: 2695 sf
- Administration: 4376 sf
- Meeting RMs: 9413 sf
- Lounge: 8420 sf
- Circulation/Mechanical: 22280 sf
- Food Service: 11675 sf

90,000 GSF
82,600 NSF PROGRAM
50% EFFICIENT

[Map of Level Two]
2.3 Program Vision and Priorities
As part of the development of Phase I, Sasaki conducted a series of workshops and visits to the campus. The initial workshops with the various College user groups were aimed at identifying key goals and priorities, budget, and schedule milestones for the project with the objective of distilling a guiding vision for the project to follow.

The questionnaire used during these sessions included the following:
- What is your vision for the new student center?
- What should the project achieve on campus?
- What defines Student Life at The College of New Jersey? How should the project support the mission of The College of New Jersey?
- What are the College’s key priorities for the project?
- How can the new BSC support co-curricular experiences and learning outside the classroom?
- What are the most significant challenges in operating/servicing, maintaining and upgrading the BSC?
- Describe the desired standard for building systems.
- Describe the desired standard for building safety and security.
- Describe the desired standard for building information technology.
- How could the student center help strengthen alumni connections at TCNJ?
- Describe the aspirations for formation of a student community; community outreach and the role of the student center. What types of important activities would you like to see in the new student center?
- How do the student groups use the current building? What would make that experience better in the new building?
- How can the project support collaboration between student groups?
- What is the best student life space or building on campus?
- How will dining services in the student center be different that that in Eickhoff Hall?
- What food outlet options would you like to offer in the new student center?
- How do you see food service supporting greater programming options and extended hours at the student center?
- Describe infrastructure requirements needed for food service operations.
- Describe the existing working relationships between the groups in the current building?
- How could the project enhance how the groups function and collaborate?
2.3 Program Vision and Priorities
The Building’s mission statement was also used as a point of reference in guiding the dialogue about the role of the building in shaping the future of Student Life on campus.

- provide educationally purposeful on-campus activities for all TCNJ students
- maintain partnerships within the community that accentuate the student and community experience
- be the community Hub of the College, serving students, faculty, staff, alumni and guests

Observations on Program and Space Character
Some early observations relative to program and space potential for the renovation, reuse and expansion of the Brower Student Center were made as part of the User Group work sessions, among them were:

- Mission: the place to meet, gather, get food, work, have fun, stay/hang out for longer periods of time
- Current space (Atrium, Lion’s Den) is too open, impersonal, intimidating in late hours
- Problem with right-sizing of spaces for flexible programming
- Easy fixes for visibility and greater transparency: railings/balcony lounges, solid walls between atrium/games/Lion’s Den
- Games reconsidered: add lounge seating, convenience food nearby, TV to watch games in groups, proximity to Rat, music
- Greater programming alternatives, larger event spaces more likely in an addition scenario
- Alternatives are easily achievable within a renovation scenario
II-Phase 1

2.3 Program Vision and Priorities

Observations on Program and Space Character

- Build on the success of what some student organizations have achieved to own the building
- Digital interface: signage, digital scheduling, convenience and spontaneous booking, Schedule it-App
- Can the Rathskeller back up to dining to become the late hours food venue? Laws regarding underage drinking need to be addressed.
- Break down - partition large spaces like dining to create intimate settings
- Outside: connect to the lawn, open up dining as a terrace, make it visible

Observations on Build New / Renovation and Expansion Options

- Current building site still favored as ideal location for the program
- Addition (combining event spaces with food service expansion) is an opportunity for greater project opportunities and efficiencies
- Can the project be conceived as a two-phase new /renovation construction scenario?

Vision, Priorities and Objectives

The following objectives were identified as critical components of the new student center vision:

- The Brower Student Center should be WELCOMING to all students
- The building should project COMFORT, we should transform BSC into a LIVING ROOM
- Social areas, working areas, resource centers need to be reinterpreted to PROMOTE GREATER STUDENT INTEGRATION (Greek life, diverse groups, commuter population)
- The building should be a CENTER for CO-CURRICULAR ENGAGEMENT and activity
- OPEN THE BUILDING UP to the campus and the views: provide windows, turn the building inside-out
- Take advantage of outdoor spaces, the central location of the campus, bring DINING and SOCIAL SPACES OUTSIDE
- Mission: the place to MEET, GATHER, get FOOD, WORK, have FUN, STAY/HANG OUT
- The Brower Student Center should be SUSTAINABLE
- Access and quality of TECHNOLOGY should be a priority
- The building should be EFFICIENT, program should allow for flexibility and multi use spaces.
- The building should be FLEXIBLE so that space can be adapted as future use changes
II-Phase 1

2.4 Program Development
With the observations from the site reconnaissance, including data gathered from all key building constituents based on the College’s priorities, Sasaki developed a program for the proposed building. The following tasks were part of the Building’s Program Development exercise:

• Assessment of existing program and use of the BSC
• Meetings with key building constituents to understand the uses currently housed in the BSC and how the building functions from a programmatic perspective.
• Meetings with key Facilities and IT staff to review the building’s MEP/FP/IT systems and conduct a Facilities Condition Assessment.
• Collection and review of existing relevant data and drawings, including the most recent Facilities Master Plan, and current campus standards,
• Review of site survey and available site and utility information
• Assessment of codes and regulations, ADA compliance
• Program documentation defining all required spaces including accessory spaces such as mechanical rooms, storage rooms, housekeeping rooms, IT rooms, and loading docks.
• Determination of the feasibility of constructing a new building, renovation of existing building, and renovation and addition.

Program Clusters
The key program components were broken down into groups or clusters of spaces to be quantified and qualified according to the emphasis given from the program drivers. These clusters included the following space categories:
II-Phase 1

2.4 Program Development – Student Groups

The category of Student Groups encompasses space within the building that would house the student organizations, clubs, and groups. The spaces should be large, open, and very flexible. A variety of student groups should be able to use the space without reconfiguration as groups can change from year to year. The space should accommodate ten to fifteen groups and provide open and enclosed meeting space with access to digital projection and audio equipment that is easy to use and secure. Wireless internet access is a must throughout the entire building. These spaces should have direct access to natural daylight and be adequately lit for evening use, lighting systems should provide a variety of scenes for multiple uses. Student Group space should be adjacent to casual lounge space, Co Curricular Support spaces, and food service. Direct access to outdoor space would be ideal.

- Promote collaboration and community between groups
- Display student work & achievement throughout building
- Showcase activities and be visible within building
- Provide dedicated spaces for key organizations
- Provide flexible, shared work space and resources for student event programming by all groups
- Encourage collaboration with meeting spaces
- Integrate with lounges and social spaces
- Support diversity and cross cultural interaction
- House 10-15 clubs, organizations, offices
- Want the building open 24/7, but operational issues need to be considered when determining the hours
II-Phase 1

2.4 Program Development – Co Curricular Support

The category of Co Curricular Support encompasses space within the building that would house twenty offices from both the Office of Student Affairs and BSC management and operations teams. These offices should be adjacent to the Student Groups area within the building so that there can be a physical connection between the groups. Private offices are a necessity but shared open space for casual meetings and engagement should be plentiful. Flexible meeting space should have digital projection and audio equipment and of course wireless internet access. These spaces should have direct access to natural daylight, lighting systems should provide a variety of scenes for multiple uses.

- Facilitate purposeful programs and events
- Provide resources and support admin functions
- Provide well-managed facilities for student learning and engagement
- Foster student leadership and community
- Provide campus wide information
- Support advising to foster student learning and development
- Encourage partnership and collaboration with meeting and conference spaces lounge
## II-Phase 1

### 2.4 Program Development – Meeting

The category of Meeting encompasses space within the building that would house reservable conference and event spaces. Various sizes of conference rooms accommodating 8-12, 18-20, 50-100, 250 and 1100-1700 people should be provided and fully equipped with digital projection (multiple projectors in each space), audio equipment, retractable projection screens, telepresence and voice communication systems, sound masking, and multi scene lighting systems. Furniture should be flexible, easily moved and stored, and accommodate technology at the tabletop surface. Access to natural light is preferred however sun black out shades for projection presentations are mandatory. Ballroom/multi purpose room and theater with sloped seating should accommodate a wide variety of gatherings. Flexibility through moveable wall partitions and telescoping theater seating should be incorporated.

<table>
<thead>
<tr>
<th>collaboration, gatherings, events, co-curricular engagement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encourage community engagement by being easily accessed and available</td>
</tr>
<tr>
<td>Accommodate a variety of gathering sizes:</td>
</tr>
<tr>
<td>Small groups 8-12 people</td>
</tr>
<tr>
<td>Medium groups 18-20 people</td>
</tr>
<tr>
<td>Large groups 50-100 people and gatherings up to</td>
</tr>
<tr>
<td>class cohort</td>
</tr>
<tr>
<td>Promote participation in co-curricular and campus-wide events</td>
</tr>
<tr>
<td>Allow for flexible and simultaneous programming</td>
</tr>
<tr>
<td>Encourage learning in small study groups</td>
</tr>
<tr>
<td>Provide spaces for campus and community outreach</td>
</tr>
</tbody>
</table>
II-Phase 1

2.4 Program Development – Social Spaces
The category of Social Spaces encompasses all open lounges within the building, student achievement display, and games rooms. Lounges should be located throughout the building and provide a wide variety of space types (i.e. open public locations, small peripheral spaces, active lounges with televisions, and quiet spaces that are remote from main circulation). The goal is to minimize ownership of public lounge spaces. Lounges should be comfortable and inviting for all students.

- Bring energy and excitement to the campus
- Be inviting, warm and comfortable
- Create a Campus Living room atmosphere
- Welcome informal encounter, exchange and interaction in large and small groups
- Provide a place where groups can socialize, relax and watch movies, TV, etc.
- Provide out of classroom destination for individuals and groups to come together, hang out and stay
- Support cross-cultural interaction and engagement
- Encourage participation in recreation activities
- Connect with all other clusters, become the nexus for bringing people and activities together
**II-Phase 1**

<table>
<thead>
<tr>
<th>LOUNGE-SOCIAL SPACES</th>
<th>8,420</th>
</tr>
</thead>
<tbody>
<tr>
<td>Games</td>
<td>2,268</td>
</tr>
<tr>
<td>Lounge</td>
<td>5,672</td>
</tr>
<tr>
<td>ATM</td>
<td>160</td>
</tr>
<tr>
<td>computer lab &amp; group study rms.</td>
<td></td>
</tr>
<tr>
<td>commuter space</td>
<td>320</td>
</tr>
</tbody>
</table>

### EXISTING

<table>
<thead>
<tr>
<th>4,400 LOUNGE SOCIAL SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000 games/large TV viewing</td>
</tr>
<tr>
<td>2,000 large lounge- living rm, fireplace</td>
</tr>
<tr>
<td>400 medium lounge (distributed thru building)</td>
</tr>
<tr>
<td>- study lounge</td>
</tr>
<tr>
<td>- display space</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7,800 LOUNGE SOCIAL SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,000 games</td>
</tr>
<tr>
<td>2,000 large lounge- living rm, fireplace</td>
</tr>
<tr>
<td>1,500 medium lounge (3@500 sf each)</td>
</tr>
<tr>
<td>1,000 study lounge (10@100 sf each)</td>
</tr>
<tr>
<td>300 display space</td>
</tr>
</tbody>
</table>

### IDEAL

### IDEAL +
II-Phase 1

2.4 Program Development – Dining

The category of Dining encompasses all food service operations within the building. The dining options will expand existing offerings in the servery and update and expand operations of the Rathskeller, Fair Grounds, and catering support. Dining should be located on the ground level, have access to natural daylight, and ideally open directly out to exterior seating options. The main open seating area of dining should be considered multiuse as lounge space and programmable meeting/gathering space. Strategic areas of dining should be equipped with digital projection and audio systems so that presentations could be easily accommodated. Furniture and layout should be flexible and provide a wide variety of seating types and configurations.

<table>
<thead>
<tr>
<th>dining</th>
<th>community dining, food service alternatives, event support</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Support late night events and gatherings</td>
</tr>
<tr>
<td></td>
<td>Offer variety and alternative campus meal plan options</td>
</tr>
<tr>
<td></td>
<td>Serve as an extension of informal lounge spaces</td>
</tr>
<tr>
<td></td>
<td>Provide a venue for music and entertainment</td>
</tr>
<tr>
<td></td>
<td>Support a safe, over 21 space</td>
</tr>
<tr>
<td></td>
<td>Encourage socializing during non-peak hours</td>
</tr>
<tr>
<td></td>
<td>Promote engagement with comfortable, non-intimidating spaces</td>
</tr>
<tr>
<td></td>
<td>Support activities in all other clusters throughout day, weekend</td>
</tr>
<tr>
<td></td>
<td>Allow for informal programming, events</td>
</tr>
</tbody>
</table>
II-Phase 1

2.5 Program Development: Space Indexing Exercise
The design team guided a work session with members from different User Groups with the objective of developing the ideal clusters of activity and desired relationships between programs in order to establish critical adjacencies between spaces.

This exercise was also accompanied by a similar one that explored the qualitative aspects of the various spaces of the building. By comparing and contrasting images of diverging character and spatial attributes of similar program types. Those findings are described below.
## II-Phase 1

### 2.6 Space Precedents

During the course of the workshops, each program area was discussed to determine the desired character of each area. In addition, a variety of space types were presented to gather preferences based on space use, character and style.

**What should this space be.....**

<table>
<thead>
<tr>
<th>Social spaces</th>
<th>Co curricular support</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social study space</td>
<td>Accessible</td>
</tr>
<tr>
<td>Business center</td>
<td>Private/semi private</td>
</tr>
<tr>
<td>Large living room</td>
<td>Formal &amp; informal meeting rooms</td>
</tr>
<tr>
<td>Large TV viewing for events</td>
<td>Locate with student groups</td>
</tr>
<tr>
<td>Group Study - 8 people w whiteboards</td>
<td>Not intimidating</td>
</tr>
<tr>
<td>Glassy study room</td>
<td>Conference Room for professional staff 14+</td>
</tr>
<tr>
<td>Soft seating</td>
<td>Access to Food</td>
</tr>
<tr>
<td>Soft seats and TV's</td>
<td>Outdoor connection</td>
</tr>
<tr>
<td>Digital signage- visitors?</td>
<td>Storage</td>
</tr>
<tr>
<td>Scattered printers</td>
<td>Food service planning</td>
</tr>
<tr>
<td>Informal open rooms</td>
<td>Display</td>
</tr>
<tr>
<td>Tech to support study</td>
<td>Open</td>
</tr>
<tr>
<td>Quiet lounge</td>
<td></td>
</tr>
<tr>
<td>Sanitary</td>
<td></td>
</tr>
<tr>
<td>Shared spaces</td>
<td></td>
</tr>
<tr>
<td>Dance &amp; Music space</td>
<td></td>
</tr>
<tr>
<td>Radio station</td>
<td></td>
</tr>
<tr>
<td>Computer Lab</td>
<td></td>
</tr>
<tr>
<td>Printer lab</td>
<td></td>
</tr>
<tr>
<td>Commuter lounge</td>
<td></td>
</tr>
<tr>
<td>Integrated games</td>
<td></td>
</tr>
</tbody>
</table>
II-Phase 1

What should this space be.....

**student group engagement**

- Flexibility
- Work Space
- Outdoor Connection
- Welcoming
- Collaboration
- Professional setting
- Creativity
- Accessible Food
- Event planning
- Tech
- Privacy
- Lively
- Functional
- Access to Food
- Sharable
- Sanitary / Cleanable
- Studious
- Outlets/support
- LCD Screen
- Information
- Transparent
- Infrastructure
- Airy
- Storage

**meeting**

- Outdoor space - to support entertainment (planned or impromptu)
- Dividable spaces
- Convocation seats 1750 (students & faculty)
- Local Hotel Ballroom Competition
- Movie theater
- Fitness - multi purpose
- Cohort 1500
- Break out space
- Signage system
- Learning environment
- Moveable/reconfigurable
- Meeting for 100-175 & 50-100
- Sound/acoustics
- Outdoor space - use with building (opportunities for larger venues)
- White board
- Unscheduled space
- Lectures, symposia
- Leadership Conference
- Infrastructure
- Community rental off season
- fixed and portable technology
- Service & entry separation
- Close storage
- Permanent stage
- Dedicated service and power & right sized restrooms
II-Phase 1

What should this space be.....

dining

Library café
expand rat
Integrated food venues
inviting
Late Night food
Open glassy
Alternative to Eickhoff
Outdoor connection
Grab n go
Games/TV/Rat
Rat has own entry
Daytime Faculty/Staff dining - Night time coffee house
Rat for late night venues
Additional meal equivalency period
II-Phase 1

THIS

NOT

THAT
II-Phase 1

THIS

NOT

THAT
II-Phase 1

THIS

NOT

THAT
II-Phase 1

THIS

NOT

THAT
II-Phase 1

THIS

NOT

THAT
II-Phase 1

THIS

NOT

THAT
II-Phase 1

THIS  NOT  THAT
II-Phase 1
SOCIAL SPACES

THIS NOT THAT
II-Phase 1

DINING

THIS

NOT

THAT
II-Phase 1
DINING

THIS
NOT
THAT
II-Phase 1
DINING

THIS

NOT

THAT
II-Phase 1

Additional Program to Consider

- Radio/TV Station
- Bike Repair Shop
- Transportation Hub
- Sustainability Center
- Kennedy School Style Forum
- Info/Tech Help Center
- Media Center
- Innovation Center
- Gaming Center
- Amphitheatere
- Flex Theater
- Outdoor space/Patio
III Phase 2
3.1 CONCEPT OPTIONS AND ALTERNATIVES

During this phase, Sasaki developed several scenarios, which were reviewed by the Working Group and the Steering Committee. All scenarios were based on the following assumptions:

- The existing location of the BSC is the appropriate location for a student center on campus
- The College will not be entirely without a student center at any time (requires phased construction)
- An appropriate multi-purpose room cannot be accommodated within the existing building due to limitations of existing ceiling heights, and existing structure that will not allow a column-free space.

Four options were selected for further development:

1) Phased renovation of the BSC and a one story food service addition, and
2) Phased renovation of the BSC and a multi-level addition, and
3) Phased demolition of the BSC and construction of a 90,000 gsf new student center, and
4) Phased demolition of the BSC and construction of a 80,000 gsf new student center

Information included for each options included:
- Program statement
- Square footage
- Phasing considerations
- Cost
III-Phase 2

Prioritization, Program Refinement & Development of Scenarios

Four developed scenarios:

3.1 CONCEPT OPTIONS AND ALTERNATIVES

A - 90,000 gsf full interior renovation, transformative exterior renovation, +13,000 gsf addition (103,000 gsf TOTAL) $266/sf construction cost

B - 90,000 gsf Full interior renovation, transformative exterior renovation, 25,000 gsf addition (115,000 gsf TOTAL) $243/sf construction cost

C - Phase 1: New 50,000gsf; Phase 2: 40,000 gsf renovation; Phase 3: 50,000 gsf demolition (90,000gsf TOTAL) $356/sf construction cost

D - Phase 1: New 55,300 gsf; Phase 2: 90,000 gsf demolition ; Phase 3: New 24,700 gsf (80,000 gsf TOTAL) $395/sf construction cost
III-Phase 2

OPTION A

90,000 gsf Full interior renovation, transformative exterior renovation, +13,000 gsf addition
$266 / sf construction cost  

103,000 gsf TOTAL

Option A:
Relocates dining to the north of the building, using the bookstore plus additional square footage to equal 19,165 sf. The exterior of this area would be mostly glass and there would be a new entrance on the north side. At a minimum the west side of the exterior would also be transformed with lots of glass. A new 13,000 gsf one-story addition would be constructed on the south side for a 7,800 sf multi-purpose room and accessory spaces. The interior would be a complete gut and renovation. MEP/IT systems need complete upgrades. Currently only the lower level has fire suppression - this project would add fire suppression to all floors. There would be some work required at the vehicular turn around due to the location of the multi-purpose room.

Dining completed November 2016
Project completed April 2017
Option A

2000 gsf New Entry infill
8500 sf New Curtain wall

90,000 gsf Gut Renovation
New MEP/FP
Program:
Dining 19,165 sf
Rest of building is offices, lounge and meeting space

Addition
13,000 gsf, 1 story
Program:
7800 sf Multi-purpose room and support

New landscape
20,000 sf
III-Phase 2

OPTION B

90,000 gsf full interior renovation, transformative exterior renovation, 25,000 gsf addition
$243 / sf construction cost
115,000 gsf TOTAL

Option B - is the same as Option A, except that the addition is a two-story 25,000 gsf addition for 7,800 sf multi-purpose, accessory spaces and meeting rooms.
Option B

90,000 gsf
Gut Renovation
New MEP/FP
Program:
Dining 19,165 sf
Rest of building is offices, lounge and meeting space

Addition
25,000 gsf, 2 stories
Program:
1st floor  Meeting space
2nd floor  7800 sf multi-purpose room and support

New landscape
20,000 sf

1600 gsf New Entry infill
8000 sf New Curtain wall

Service
Option C - This option constructs a two-story, approximately 50,000 gsf new building between the existing student center and lion's stadium as Phase 1. Phase 2 would demolish approximately 50,000 gsf of the existing student center and renovate approximately 40,000 gsf of the student center. When complete, there would be a 90,000 gsf building of partially new construction and partially renovated. Dining would be relocated to the new construction in Phase 1. While the graphic shows a phase 2 renovation and phase 3 demolition, they would likely happen at the same time. This option requires relocation of underground utilities and landscaping, as well as the reconfiguration of the service drive and loading dock for deliveries, trash removal, and grease trap. A feasible "cutting" line to determine how much of the existing building is renovated would be determined during the project design.
Phase 2:
10,000 gsf
New 2 story Infill and glass façade
Program:
Entry / Lounge space
Meeting rooms

30,000 gsf
Gut Renovation
Keep Structure only.
Program:
New Offices/Admin

Phase 1:
New Construction
50,000 gsf, 2 stories
New program:
19,165 sf Dining
7,800 sf Multi-purpose room
rest of space is lounge and meeting rooms
Phase 3
50,000 gsf
Demolish Brower
And new landscape
Option D - This option constructs a new 55,300 gsf building between the existing student center and lion’s stadium as Phase 1. Phase 2 would demolish the entire existing student center. Phase 3 would construct a new 24,700 gsf addition to Phase 1. Dining would be located in Phase 1. This option requires relocation of underground utilities and landscaping, as well as the reconfiguration of the service drive and loading dock for deliveries, trash removal, and grease trap.
Phase 1:
55,300 gsf
2 stories
New Construction:
New program:
19,165 sf Dining
7,800 sf Multi-purpose room
rest of space is lounge and meeting rooms

Phase 2:
Demolition
90,000 gsf
Brower
Phase 3:

New Landscape
66,000 sf

Addition
24,700 gsf
2 stories
New Program:
Offices and Lounges
### III-Phase 2

Prioritization, Program Refinement & Development of Scenarios

#### 3.1 CONCEPT OPTIONS AND ALTERNATIVES – Pros and Cons

<table>
<thead>
<tr>
<th>Option</th>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
</table>
| Option A | +Well located on site  
+Dining and activity spaces are visible  
+Program is appropriate size  
+Provides transformative renovation  
+Meets budget (lower $/sf cost)  
+Construction timeframe is shorter | -Challenges of phased construction |
| Option B | +Well located on site  
+Dining and activity spaces are visible  
+Program is appropriate size  
+Provides transformative renovation  
+Lowest $/sf cost  
+Construction timeframe is shorter | -Challenges of phased construction  
- Over budget |
## III-Phase 2

Prioritization, Program Refinement & Development of Scenarios

### 3.1 CONCEPT OPTIONS AND ALTERNATIVES – Pros and Cons

<table>
<thead>
<tr>
<th>Option</th>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option C</td>
<td></td>
<td>- Challenges of phased construction</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Not well located on site (too much space on north, not enough space on south)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Too small to meet program needs</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Active spaces are hidden on the north side</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Longest construction schedule (completion in September 2018)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Doesn’t meet budget (higher $/sf cost)</td>
</tr>
<tr>
<td>Option D</td>
<td>+ All new construction</td>
<td>- Challenges of phased construction</td>
</tr>
<tr>
<td></td>
<td>+ Could build Phase 1 and wait until additional funding is available to complete Phase 2 and 3</td>
<td>- Not well located on site (too much space on north, not enough space on south)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Too small to meet program needs (smallest option)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Active spaces are hidden on the north side</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Longest construction schedule (completion in September 2018)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Doesn’t meet budget (highest $/sf cost)</td>
</tr>
</tbody>
</table>
Conclusions
IV-Conclusions

4.1 Site
Alternative locations on campus were reviewed as part of this study in concert with findings from the Facilities Master Plan. It was concluded that the BSC is currently located on the ideal site. The existing site is central to campus, has direct relationship with the main campus green, has convenient commuter parking, and has close proximity to the activity that will be generated at Campus Town.

4.2 Building
At the conclusion of the Programming and Feasibility Study The College of New Jersey arrived at the decision to move forward with the transformative renovation of the interior and exterior of the BSC with Option A or Option B: a 13,000 - 25,000 gross square foot addition for a multi purpose room. Since the second floor of the addition should be inexpensive space, the College will determine during the design process if it is feasible to get the higher square foot for the construction cost. The project budget is $43.7M.

The North façade of the existing BSC will receive transformative exterior renovations and will serve as the new entrance to building off of the main campus green. The dining operation will likely be relocated to the North side of building and will also be transformed into a lively dining venue.

4.3 Program
The existing BSC was analyzed and was found to be lacking several important program spaces. The existing square footage is not being utilized to its full potential due to the building’s current layout. The program study revealed that the student organizations and activities spaces should be co-located allowing for shared spaces encouraging student collaboration and engagement.

Dining and meeting space are currently undersized. A large multi-purpose room to accommodate large events and dining facilities to alleviate current meal time overcrowding are recommended.

4.4 Building Systems/Technology
The existing building systems are at the end of their useful life. All systems need to be replaced with efficient, environmentally sustainable equipment. The existing technology infrastructure does not meet the needs of the TCNJ student. Technology upgrades to allow for wireless connectivity as well as advanced audio visual equipment is recommended to enhance the student experience.
4.5 Campus Utility Infrastructure

A planning level analysis of campus wide distribution systems is summarized here. Each utility system was reviewed and specific existing conditions - several based on input from TCNJ Operations Staff in attendance- and were documented.

All campus wide utility capacities are to be confirmed prior to the design and system connections to the campus infrastructure, noting the following conditions:

- Steam capacity appears to be adequate.
- Chilled water plant capacity appears to be marginal. A BSC renovation / addition will require either a stand-alone chilled water system or upgrades to the chilled water plant and distribution to the site.
- Primary power to the building requires upgrades. Capacity is available from 4, 160-volt primary power grid. Based on the configuration of the proposed BSC renovation / addition, the most efficient point of connection to the grid should be established.
- Telecommunications infrastructure appears to be adequate and connections can be made at the nearest available point.

- Water supply has been identified as a concern campus-wide. The specifics of the potential infrastructure upgrades are not known. A BSC renovation / addition should include an examination of the campus-wide water issues and their effect on the specific design strategy selected for Brower.
- Sanitary sewer capacity at the municipal system appears to be adequate and connections can be made at the nearest available point.

A BSC renovation / addition, depending on location, could require the relocation of existing site utilities currently serving the BSC, adjacent buildings or campus-wide distribution.

A general design strategy for utilities, as suggested by TCNJ, was to replace/extend required utilities to the "nearest" manhole adjacent to BSC, or its addition. This should be included in the project budget. Campus wide system upgrades need to be coordinated with proposed design solutions.
IV- Conclusions

Selected option

Main Campus Green

Connection to Green
IV- Conclusions

Transformative Renovation of BSC (MEP/FP + Program) and a 13,000 - 25,000 +/- GSF multi-purpose addition

103,000 – 115,000 GSF total existing and new