Campus Master Plan
May 2010

Final Report
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**Introduction & Executive Summary**

This book documents the long-range facilities Master Plan for Butler University and the process that shaped it. It is built on the foundation of a strategic plan, “Dare to Make a Difference, a Five Year Strategic Plan for Butler University, 2009-2014,” developed by Butler and adopted by the Board of Trustees in the Spring 2009. The Master Plan depicts the campus as it might appear in 10-20 years, based on a current understanding of facility space requirements and development priorities for the future.

The planning effort focused on better use of campus space, enhancing academic space and addressing the facility implications of the University’s strategic plan:

- Science teaching and research
- Quality of instructional space
- Space to accommodate new undergraduate and graduate programs
- Library / Learning Commons
- Student Housing
- Student Union
- Co-curricular activities
- “Soft Space”
- Student Services
- Technology
- Athletics
- Replace parking displaced by other improvements
- Public Safety
- Address capital renewal & deferred maintenance
- Sustainability

This document can be thought of as a companion to the 1995 Facilities Master Plan. Much of the original campus analysis, design and landscape recommendations remain valid today and guided the team in developing the recommendations in this report.

The planning process was built around a committee structure which included the president, the provost, board members, senior administration, faculty, staff, and students. The goal of the committee structure was to get broad input and to develop consensus around the recommended concepts.

The process took 15 months and was organized into four phases: 1) Establishing Goals & Vision for the plan, 2) Physical and Space Needs Analysis, 3) Options Development, and 4) Recommended Plan Development.

The physical analysis process began with the campus as it exists today. The analysis examined planning patterns, site use, building condition, parking, service, vehicle and pedestrian circulation and development opportunities.

The sizes of proposed buildings, additions and renovations were developed from program data that was vetted in a series of focus group meetings with faculty, staff, and students in Spring 2009.
The results of the programming and site analysis suggested specific projects and campus development to meet space needs and planning goals. The design options phase that followed explored the range of solutions for the specific projects.

During the Fall 2009 semester, there were multiple cycles of options development. At the end of each cycle the design options were reviewed with the planning committee with respect to the established goals. From this interactive process the final recommended plan emerged.

The work of the planning committee concluded in January 2010 with a unanimous vote to present the plan for review/comment to the Trustees at the February 2010 meeting.

After the February Board meeting, the planning team solicited community feedback on the scope and recommendations of the plan through a series of town-hall type meetings and web-based electronic survey. Overall, the response from the community was highly favorable. A clear majority of the survey respondents thought the master plan supported the goals of the strategic plan and, with the exception of sequencing of the library project, did well in addressing the individual needs of the various colleges and university departments.

Comments from the Board meeting as well as the town-hall meetings / electronic surveys regarding accommodating parking within the existing campus boundaries and the preservation of quiet study and academic collaboration space in the science library in Holcomb were incorporated into the final recommended master plan which was adopted by the Board of Trustees at their May 2010 meeting.

This report is organized into four sections beginning with an Executive Summary followed by a review of the space needs analysis, the site and building analysis, and concludes with an overview of the capital renewal assessment study that was conducted in parallel to the master plan study by Hickling & Associates.

**Recommended Master Plan Summary**

The Recommended Master Plan illustrated on the following pages has been organized into near-, mid- and long-term phases. The proposed changes address the priority needs and build on existing strengths and established development patterns. The recommended plan also illustrates the potential future campus development and associated opportunities for “place-making.” The future building sites indicated on that page are not tied to specific program requirements identified in this study. Instead, they are shown to indicate the future build-out of the campus and associated outdoor improvements to enhance the campus experience.

The recommended solution for individual units is summarized below and illustrated on separate pages at the end of this section.
**Arts & Science.** With science at the foundation of many of Butler’s academic programs, a new lab and classroom facility is planned as a supplement to a fully renovated Gallahue Hall. In addition to providing space to accommodate growth, the new addition provides the opportunity to reorganize classrooms, instructional labs, and research and support space to better match contemporary science teaching methods. For the Humanities, the Master Plan recommends selected renovations to upgrade finishes and increase “community / collaboration” space in Jordan.

**Student Housing.** To address deficiencies in freshman and sophomore housing, the Master Plan recommends building a new 150-bed residence hall and fully renovating both Ross and Schwitzer to address infrastructure issues, improved lighting and finishes, reduce the density of occupants and increase the amount of “community space” in each building.

**Athletic Projects.** To address space needs and aging facilities, the master plan recommends improvements to the Butler Bowl and the Track, renovations to Hinkle Field House, canal field improvements, as well as anticipating the need to replace the aging Tennis Bubble (which is near the end of its useful life).

**JCFA – Arts District.** In the near term, to provide much needed academic space, the plan recommends adding a new 450-seat performance hall next to Clowes along Sunset. In the mid-term, the plan calls for infrastructure upgrades and renovations of Lilly. As part of the Potential Campus Development, the plan reserves a building site along Lake Rd. to accommodate other instructional and support needs as well as to provide an opportunity for an indoor connection between Lilly and Clowes Hall.

**Information Resources.** The expanding role of IR in support of both instructional and administrative activities necessitates that it be located in the core campus. The plan recommends that IR be relocated from the top floor of Holcomb to the lower level of the new addition for science. This new location provides easy access by faculty and students, has close proximity to the main service dock and also allows the College of Business to accommodate their space needs in Holcomb.

**College of Education.** The Master Plan recommends that the College of Education relocate to the International School building located at the corner of 49th and Boulevard. The new location accommodates projected growth and more easily facilitates the daily activities of both faculty and students as they commute between the University and their off-site teaching/training locations.

**College of Business.** The plan recommends that for the foreseeable future, the home for the College of Business remain in Holcomb. To accommodate growth, the plan recommends expanding into the 3rd floor (after IR relocates to the new science addition). This solution leverages recent renovation investments in the first and second floors of Holcomb for Business. Long-term, the plan preserves a potential building site for a new College of Business next to Irwin Library.
**Library & Learning Commons.** To address the need for more individual and group study space in Irwin, the master plan recommends adding an automatic book retrieval system in an addition to the south side of the library. This addition would allow the space currently being used for bookshelves to be converted to study and community space to enhance the effectiveness of Irwin as the main campus library.

Once the College of Education relocates to the International School, the master plan recommends that the vacated space in Jordan Hall be used to expand the Learning Commons initiatives that began during the summer of 2009.

After the addition to Irwin and the relocation of the Education Commons from the lower level of Irwin, there is the opportunity to consolidate the science library volumes into Irwin and renovate the vacated space to create additional quiet study and academic collaboration space.

**Student Union.** The master plan recommends a multi-phase approach to address the needs of an enhanced student union/dining experience on campus. In the mid-term, the plan calls for creating a small addition on the NW corner of Atherton to accommodate dining/food service upgrades as well as incremental growth in Student Life space. Long-term, the plan calls for developing a new student union at the south end of the mall. The building could be thought of as a supplement to Atherton or a replacement. Backfill opportunities in Atherton could address other University needs; This site creates a strong arrival from the south.

**Parking.** Currently, there is not a parking shortage campus wide; reported problems tend to be associated with access and proximity. The master plan recommends that as land that is currently surface parking is developed for other uses, the University develop both structured parking as well as surface parking across the canal to make up for displaced spots. A modified parking policy for students and differential pricing (depending on location/proximity) may be part of the overall campus parking solution.

**Classrooms.** Based on an earlier (2007) study of classroom utilization together with recent facility investments, Butler currently has an adequate number of classrooms to support the teaching mission. Current efforts to increase technology mediation and convert furniture from tablet arms to more flexible table and chair configurations should continue as resources are available.

**College of Communication.** Toward the end of the master plan process, the Faculty Senate voted to approve adding a sixth college to the University. Given enrollment projections and other changes proposed the master plan, the recommendation is that Fairbanks can serve as the home for the new College of Communication for the foreseeable future.
Estimated Cost & Phasing

The total estimated cost of the recommended plan is outlined at the end of the Executive Summary section. The plan has been divided into multiple projects and phased over three periods. The projects in phases 1 and 2 have associated costs. The projects in phase 3 are identified by size but do not attempt to estimate the future cost of construction.

The goal of the cost estimate was to provide University decision makers with a conceptual cost/sf, order of magnitude perspective on the potential cost of the recommended plan for the purposes of establishing budgets. The cost estimate should be revisited as individual projects proceed into detailed programming and schematic design. Below are some notes on how the cost model was developed:

• Costs/sf were developed for individual projects based on size and intended use (e.g. science labs, offices, student housing, dining).
• Although an attempt has been made to show potential phasing, all costs are in 2010 dollars. Escalation of 3.5% per year should be added to projects completed after 2010.

Conclusion

The Master Plan represents an ambitious program for improvement and growth in support of the strategic goals of the University. The recommendations outlined in this report are the result of a 15-month study that began in March 2009. The study followed a collaborative process that sought broad input on the analysis and resulting recommendations. The final plan achieves all the program priorities and addresses top priority needs first.

The purpose of this plan is to provide the University with a high-level roadmap for how its facilities can be renewed and reorganized over the next 10-20 years. The planning team recognizes that personnel and programmatic changes will occur over that period that cannot be precisely anticipated as this study concludes. With that in mind, the recommendations have been developed to provide an important balance between specific direction and necessary flexibility. As specific projects in the plan are funded, it is recommended that the University conduct more in-depth program studies to validate the original unit projections and adjust as necessary.
EARLY CAMPUS PLAN (1924)

Legend
1. Administration
2. Commerce School
3. School of Education
4. Girls' Dormitory
5. Girls' Gymnasium
6. Fine Arts School
7. Liberal Arts
8. Recitation Building
9. Church School
10. Library
11. Museum
12. Union Building
13. Boys' Dormitory
14. Geology Building
15. Chemistry Building
16. Physics Building
17. Botany Building
18. Graduate School
19. Chapel
20. Gymnasium
21. Indoor Field
22. Power House
23. Outdoor Swimming Pool
24. Boat House
25. Hockey Field
26. Baseball Field
27. Football Field
28. Stadium
29. Club House
EXISTING CAMPUS PLAN

BUILDING LEGEND

1. Apartment Village
2. Atherton Union
3. BUPD Headquarters
4. Carter House
5. Center for Faith and Vocation
6. Clowes Memorial Hall
7. Daycare Building
8. Fairbanks Center
9. Gallahue Hall
10. Garden House
11. Health & Recreation Complex (HRC)
12. Hinkle Fieldhouse
13. Holcomb Building
14. Holcomb Observatory
15. International School
16. Irwin Library
17. Jordan Hall
18. Lilly Hall
19. Pharmacy Building
20. Residential College
21. Robertson Hall
22. Ross Hall
23. Schwitzer Hall
24. Service Center
25. Tennis Bubble
26. University Terrace

CAMPUS MASTER PLAN UPDATE

(Prepared by: BUTLER UNIVERSITY
CHRISTNER

10

(Final Report – May 2010)
MASTER PLANNING PRINCIPLES:

- Align facilities to support the strategic plan
- Provide sufficient flexibility to accommodate unanticipated changes
- Build on existing strengths of the campus and maintain a "sense of place" that is Butler University.
- Build on existing campus functional zones
- Build to established campus density
- Better utilize existing buildings and campus
- Reinforce and define campus edges
- Enhance arrival and wayfinding for visitors
- Provide for a safe and accessible campus for all -- enhance the pedestrian experience
- Over time, shift parking to the perimeter and create variously scaled “outdoor rooms” or quadrangles
- Incorporate principles of sustainability into future development
- Establish a “framework” for development

2004  2009
Butler Rising Campaign (5 yrs)

2010
Strategic Plan  Master Plan
9 months  15 months

I II III
“Near-Term”
(RISK Remediation)
“Mid-Term”
“Long-Term”
Core Planning Committee
Evaluation criteria forms – ranked by category

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<td>11. Parking</td>
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Note: As part of the process of assessing options and developing recommended phasing, the Core Planning Committee was asked to evaluate the projected needs with regard to risk and strategy. A summary of that evaluation is presented here.

Terms:

Avoids Risk = not addressing this area risks the University’s position relative to recruiting and retaining students and/or faculty

Strategic Value = this investment positions the University for future success

Scoring legend:
High = 3
Medium = 2
Low = 1

Butler University
Christner

(Campus Master Plan Update
(Final Report – May 2010)
NEAR-TERM PROJECTS

1. Addition to Holcomb for Science
2. Galahue renovation for Sciences
3. Renovation of Planetarium and Observatory
4. 150-bed student housing
5. 450-seat Performance Hall
6. Parking reconfigurations related to the Performance Hall
7. Athletic Improvements
MID-TERM PROJECTS

1. Holcomb renovations for Business
   Jordan renovations to expand learning commons and “community” space
2. Addition and renovation of Atherton for Dining and Student Life
3. Renovations of Ross, Schwitzer, and ResCo
4. Addition to and renovation of Irwin Library
5. Lilly renovations
6. International School renovations for College of Education
7. Athletic Improvements
8. Surface parking developed across the canal

LEGEND:
- Existing Buildings
- New Facilities
- Walks
- Roads & Parking

CAMPUS MASTER PLAN UPDATE

Butler University

CHRISTNER

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(Final Report – May 2010)
LONG-TERM PROJECTS

1. 150-bed student housing
2. Future Student Union
3. Future Business School
4. Future structured parking (w/ street-level retail along Sunset)
5. Future structured parking west of Schwitzer
6. Future replacement of Garden House for Executive Ed and/or Conference Center

LEGEND:
- Existing Buildings
- Completed MP Projects
- Long-Term Projects
- Walks
- Roads & Parking
POTENTIAL CAMPUS DEVELOPMENT & PLACEMAKING

LEGEND:
- Existing Buildings
- Completed MP Projects
- Future Building Sites
- Walks
- Roads & Parking

Goals & Concepts:
- Expand pedestrian zone in core campus
- Move parking to the edges
- Create additional outdoor rooms
- Enhance pedestrian path along Sunset
- Reinforce and enhance campus edges
- Develop pedestrian/vehicular circulation for safety and access
- Connect with the natural features of the campus

LEGEND:
- Loop Road
- Expanded main quadrangle
- New academic quadrangle
- New housing quadrangle
- Parking developed across the canal
- New circular arrival / drop-off
- Enhanced pedestrian axis along Sunset
- Future entry structure
- Reconfigured and landscaped surface parking
- Future parking to support Executive Ed / Conference Center
- Pedestrian connection along new levee to UT housing
- New vehicular connection to fields (bypass neighborhood) and potential remote parking
- Bulldog Plaza
- Redeveloped corner and new University signage

CAMPUS MASTER PLAN UPDATE

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(Final Report – May 2010)
ARTS & SCIENCES EXPANSION

COMPONENT A – “Addition for Science”
Meet the space needs for science with an addition focused on the interdisciplinary collaboration of science, math, and computer science. Create study and community space for science students and faculty in the new building.

COMPONENT B – “Gut Renovation of Gallahue”

COMPONENT C – “Renovations in Jordan”
Selected renovations to upgrade finishes and increase “community” space

COMPONENT D – “Science Library Renovation”
After the addition to Irwin and the relocation of the Education Commons from the lower level of Irwin, there is the opportunity to consolidate the science library volumes into Irwin and renovate the vacated space to create additional study and “community” space.

COMPONENT E – “Planetarium / Observatory Renovations”
Renovate Holcomb Observatory to upgrade the planetarium and the observatory

TIMEFRAMES

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<th>Near-term</th>
<th>Mid-term</th>
<th>Long-term</th>
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Size of proposed addition
4 levels
31k nsf (62k gsf)
15.5k gsf / floor
STUDENT HOUSING EXPANSION

COMPONENT A – “New Housing north of Schwitzer”
New 3-story, 150-bed residence hall

COMPONENT B – “Gut Renovation of Ross & Schwitzer”
Renovation and infrastructure upgrades to convert existing dorms into a contemporary student housing resource.

COMPONENT C – “Renovation of ResCo”
Renovation of ResCo to upgrade finishes and convert selected areas back into community / gathering spaces

COMPONENT D – “New Housing west of Ross”
New 3-story, 150-bed residence hall

Additional space needs for student housing:
1 to 2 150 bed residence halls, Each: 52k gsf (345 sf/bed)

Potential to add 32 beds in the basement

TIMEFRAMES
I Near-term
II Mid-term
III Long-term

Proposed Project
Long-term Building Sites
Area of Renovation
CAMPUS MASTER PLAN UPDATE
ATHLETICS
PROJECTS

PROJECT A – “Butler Bowl Improvements”
Includes: seating, press box, “Bull Dog Plaza,”
concessions, restrooms, lighting

PROJECT B – “Track Improvements”

PROJECT C – “Hinkle Renovations”
Includes: Bldg shell, infrastructural, and
interior upgrades to Hinkle Field House,
including the old pool area.

PROJECT D – “Replace Aging Tennis
Bubble

PROJECT E – “Canal Field Improvements”
Add lighting, parking, and irrigation
improvements, and press box... In the future,
adding a road connection to canal fields
(would require property acquisition)

TIMEFRAMES

Near-term
Mid-term
Long-term

Proposed Project
Area of Renovation

Reference Data
Size of Hinkle Field House:
110.4k nsf
161.0k gsf

Scope of proposed pool area gut
renovation:
15k – 20k gsf

Size of the Tennis Bubble:
24k gsf
JCFA – ARTS DISTRICT IMPROVEMENTS

COMPONENT A – "450-seat Performance Hall"

COMPONENT B – Renovation of Lilly Hall

COMPONENT C – Site for future structured parking

COMPONENT D – Sustainable "green" parking improvements tied to the Performance Hall project

JCFA space needs (w/o performance hall)
10k – 15k nsf
16.7k – 25k gsf

Size of proposed Performance Hall: 35k gsf

COMPONENTS:

COMPONENT A – “450-seat Performance Hall”

COMPONENT B – Renovation of Lilly Hall

COMPONENT C – Site for future structured parking

COMPONENT D – Sustainable "green" parking improvements tied to the Performance Hall project

TIMELINES:

I Near-term
II Mid-term
III Long-term

PROPOSED PROJECT

LONG-TERM BUILDING SITES

AREA OF RENOVATION

FUTURE BUILDING SITE

COMPONENTS:

COMPONENT A

COMPONENT B

COMPONENT C

COMPONENT D

Future Building Site

Shared Drop-Off

Service

Clowes

Near-term

Mid-term

Long-term
COMPONENT A -- "Relocate to the lower level of an addition to Holcomb"

An addition to Holcomb, focused on the interdisciplinary collaboration of science, math, and computer science, could also accommodate the space needs for IR, thus freeing up Holcomb for academic expansion. New location also maintains proximity between IR and Pharmacy.

Note: space in the lower level of Jordan Hall would remain.

**Reference Data for this option:**
- **Holcomb:** IR space 7.6k nsf, 12.7k gsf (approx) Pharmacy Lab 2.1k nsf
- **IR space in Jordan:** 2.2k nsf 3.6k gsf (approx)
- **IR space in Pharmacy:** 2.2k nsf 3.6k gsf (approx)

**Short-term additional space need for Information Resources (IR):**
- 2k nsf

**Long-term space need for IR:**
- An additional 1k - 2k nsf
COLLEGE OF EDUCATION RELOCATION & EXPANSION

COMPONENT A – “Relocate to International School”
Relocate the College of Education to renovated space in the International School. This location provides enough space for projected growth, facilitates the in and out traffic of students and faculty throughout the day, frees up parking in the core campus, and also has close proximity to PE activities in Hinkle.

Reference Data:
- COE space in Jordan Hall
  14.7k nsf
  24.5k gsf (approx)
- Size of the International School
  36.8k nsf
  46.6k gsf
- International School lease end 2013

Additional space need for COE
- 3k – 5k nsf
- 5k – 8k gsf
- Space needs for relocation
  19.7k nsf
  32.5k gsf

TIMEFRAMES
I Near-term
II Mid-term
III Long-term

Area of Renovation
COLLEGE OF BUSINESS EXPANSION

COMPONENT A – “Expand in Holcomb”
Meet the space needs of COB by renovating the top floor of Holcomb. This would create directly adjacent space to the college’s recently renovated space on the floors below.

COMPONENT B – “Long-Term, New home near main entry”
Relocated the college to a new building in a highly visible location, near academic core, with proximate parking.

COMPONENT C – “Long-term, Redevelop Garden House Site for Executive Ed/Conference Center”

Reference Data:
Holcomb (4 levels)
52.9k NSF
85.3k GSF
Top floor: 9k NSF (excluding library)
COB in Holcomb: 19.6k NSF

Additional space need for COB
6k – 12k NSF
(10k – 20k GSF)

Additional space need for Executive Education:
15k NSF (25k GSF)
LIBRARY / LEARNING COMMONS

COMPONENT A – “Addition to Irwin”
Create an addition to the south side of Irwin and install an automated book retrieval system in order to vacate space inside the library for expanded seating, group study, and special collections.

COMPONENT B – “Renovate Irwin Library”
After completing the addition, renovate to upgrade finishes and create expanded seating and group study areas within Irwin.

COMPONENT C – “Expand into vacated COE space”
Build on recent investments in Jordan, and expand the Learning Center into the space that will be vacated when the College of Education relocates to the International School building.

TIMEFRAMES

- Near-term
- Mid-term
- Long-term

Reference Data:

Existing Library Space
- Irwin (4 levels)
  - 62k nsf
  - 72k gsf
- Science Library (2 levels)
  - 11.4k NSF

Note: the collections in the science library can be absorbed into Irwin, but the study space ideally should be preserved and expanded.
STUDENT UNION EXPANSION

COMPONENT A – “Addition to and renovation of Atherton”
Create a small addition on the NW corner of Atherton to accommodate dining/food service upgrades as well as incremental growth in Student Life space.

COMPONENT B – “New building at the south end of the mall”
Long-term, develop a new student union at the south end of the mall. The building could be thought of as an supplement to Atherton or a replacement. Backfill opportunities in Atherton could address other University needs; This site creates a strong arrival from the south and introduces recreation into the residential zone.

Additional space needs Student Affairs:
15k - 20k nsf

Estimated size of a new Union
100k – 140k gsf

TIMEFRAMES

Near-term
Mid-term
Long-term

Proposed vehicular drop-off

Proposed Project
Long-term Building Sites
Area of Renovation
Area of Renovation

CAMPUS MASTER PLAN UPDATE

BUTLER UNIVERSITY

CHRISTNER

(Final Report – May 2010)
Currently there is not a parking shortage campus wide; the reported problem is with access and proximity. The amount new surface and structured parking will depend on what is displaced as a result of other campus developments. A differential pricing structure (depending on location/proximity) may be part of the overall campus parking solution.

SITE A -- “Lake Rd. Garage”
Pros: provides a significant density of parking near Clowes Hall, future performance hall and the academic core (4 levels, 674 spaces total); opportunity for street-level retail along a pedestrian axis

SITE B – “Site for future structured parking”
Provides opportunities to expand parking in the residential zone of the core campus

SITE C – “Remote parking across Canal”
Provides opportunity to create lower cost options for students that don’t need their cars on a regular basis

TIMEFRAMES

<table>
<thead>
<tr>
<th>Near-term</th>
<th>Mid-term</th>
<th>Long-term</th>
</tr>
</thead>
</table>

- Long-term Building Sites
- Potential for street-level retail
- Preserve or create green space

CAMPUS MASTER PLAN UPDATE
## Project Phasing and Cost

**Recommended Master Plan**

**Cost Estimate**

<table>
<thead>
<tr>
<th>Phase I - Near Term Projects</th>
<th>ASF</th>
<th>GSF</th>
<th>Cost/SF</th>
<th>Const Cost*</th>
<th>Soft Cost</th>
<th>Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 New science addition</td>
<td>31,000</td>
<td>62,000</td>
<td>$300.00</td>
<td>$18,600,000</td>
<td>$6,400,000</td>
<td>$25,000,000</td>
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<tr>
<td>1.2 Gallahue renovations for science</td>
<td>89,000</td>
<td>$175.00</td>
<td>$15,575,000</td>
<td>$4,672,500</td>
<td>$20,000,000</td>
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<tr>
<td>1.3 Planetarium / Observatory</td>
<td>3,500</td>
<td>$300.00</td>
<td>$1,050,000</td>
<td>$450,000</td>
<td>$1,500,000</td>
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<tr>
<td>1.4 New student housing</td>
<td>52,000</td>
<td>$150.00</td>
<td>$9,000,000</td>
<td>$4,000,000</td>
<td>$13,000,000</td>
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<tr>
<td>1.5 450-seat performance hall</td>
<td>35,000</td>
<td>LS</td>
<td>$13,000,000</td>
<td>$500,000</td>
<td>$13,000,000</td>
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<tr>
<td>1.6 Parking improvements for perf. hall</td>
<td>LS</td>
<td>LS</td>
<td>$2,300,000</td>
<td>$500,000</td>
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<tr>
<td>1.7.1 Hinkle and Bowl Improvements (current projects)</td>
<td>95,000</td>
<td>95.00</td>
<td>$9,025,000</td>
<td>$2,975,000</td>
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**Total Phase I Projects**

$87,300,000

<table>
<thead>
<tr>
<th>Phase II - Mid Term Projects</th>
<th>ASF</th>
<th>GSF</th>
<th>Cost/SF</th>
<th>Const Cost*</th>
<th>Soft Cost</th>
<th>Project Cost</th>
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</thead>
<tbody>
<tr>
<td>2.1 Holcomb renovations</td>
<td>20,000</td>
<td>175.00</td>
<td>$3,500,000</td>
<td>$1,500,000</td>
<td>$5,000,000</td>
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<tr>
<td>2.2 Jordan Renovations</td>
<td>30,000</td>
<td>$125.00</td>
<td>$3,750,000</td>
<td>$1,250,000</td>
<td>$5,000,000</td>
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<tr>
<td>2.3.1 Atherton addition</td>
<td>12,000</td>
<td>$300.00</td>
<td>$3,600,000</td>
<td>$1,400,000</td>
<td>$5,000,000</td>
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<tr>
<td>2.3.2 Atherton renovations</td>
<td>25,000</td>
<td>$125.00</td>
<td>$3,125,000</td>
<td>$1,375,000</td>
<td>$4,500,000</td>
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<tr>
<td>2.4.1 Renovation of Ross</td>
<td>122,500</td>
<td>LS</td>
<td>$12,000,000</td>
<td>$5,000,000</td>
<td>$12,000,000</td>
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<tr>
<td>2.4.2 Renovation of Schwitzer</td>
<td>118,300</td>
<td>LS</td>
<td>$12,000,000</td>
<td>$5,000,000</td>
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<td>2.4.3 Renovation of ResCo</td>
<td>162,900</td>
<td>LS</td>
<td>$8,000,000</td>
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<td>2.5.1 Irwin addition (w/ ALS system)</td>
<td>3,500</td>
<td>$600.00</td>
<td>$2,100,000</td>
<td>$920,000</td>
<td>$5,000,000</td>
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<tr>
<td>2.5.2 Irwin Library renovations</td>
<td>52000</td>
<td>68,000</td>
<td>$60.00</td>
<td>$4,080,000</td>
<td>$920,000</td>
<td>$5,000,000</td>
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<tr>
<td>2.6 Lilly Renovations</td>
<td>30,000</td>
<td>$125.00</td>
<td>$3,750,000</td>
<td>$1,250,000</td>
<td>$5,000,000</td>
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<tr>
<td>2.7 International School renovation</td>
<td>46,600</td>
<td>$150.00</td>
<td>$6,990,000</td>
<td>$3,010,000</td>
<td>$10,000,000</td>
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<tr>
<td>2.8 athletic improvements (track, bubble, fields, bull dog plaza)</td>
<td>LS</td>
<td>LS</td>
<td>$3,000,000</td>
<td>$1,500,000</td>
<td>$1,500,000</td>
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<tr>
<td>2.9.1 Surface parking improvements</td>
<td>LS</td>
<td>LS</td>
<td>$1,000,000</td>
<td>$1,000,000</td>
<td>$1,000,000</td>
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<tr>
<td>2.9.2 Campus landscape improvements</td>
<td>LS</td>
<td>LS</td>
<td>$1,000,000</td>
<td>$1,000,000</td>
<td>$1,000,000</td>
<td></td>
</tr>
</tbody>
</table>

**Total Phase II Projects**

$82,000,000

**Total of phases 1 and 2**

$169,300,000

<table>
<thead>
<tr>
<th>Phase III - Long Term Projects</th>
<th>ASF</th>
<th>GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 New student housing (150 beds)</td>
<td>52,000</td>
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</tr>
<tr>
<td>3.2 New Student Union</td>
<td>80,000</td>
<td></td>
</tr>
<tr>
<td>3.3 New Business School</td>
<td>40,000</td>
<td>72,700</td>
</tr>
<tr>
<td>3.4 Lake Road garage (4 levels, 674 cars)</td>
<td>40,000</td>
<td></td>
</tr>
<tr>
<td>3.5 Schwitzer garage (3 Levels, 480 Cars)</td>
<td>25,000</td>
<td></td>
</tr>
</tbody>
</table>

* Construction costs do not currently include inflation
Cost do not include land acquisition
Approach to program analysis

Focus group meetings:
1. Advancement & Enrollment Mgmt
2. Athletics
3. College of Business
4. Clowes Hall
5. COPHS
6. Dining
7. College of Education
8. General Classroom / Learning
9. Information Resources
10. JCFA Music & Media Arts
11. JCFA Theater
12. JCFA Dance & Arts Admin
13. LAS Humanities
14. LAS Sciences
15. LAS Social Sciences
16. Library / Learning Commons
17. Provost
18. Public Safety
19. Residence Life
20. Recreation
21. Student Affairs
22. Sustainability

Meeting topics:
- Purpose / Definition
- Strategic Context
- Peer/Competitors
- Trends/Opportunities
- Programs
- People
- Facilities
- Collaborations / Relationships

Program Summaries:
1. Arts & Sciences (LAS)
2. College of Business
3. College of Education
4. College of Pharmacy
5. JCFA
6. Library / Learning Commons
7. General Classroom / Learning
8. Student Affairs
9. Residence Life
10. Athletics
<table>
<thead>
<tr>
<th><strong>Summary Notes</strong></th>
<th><strong>Additional space needs</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Arts &amp; Sciences (LAS)</strong></td>
<td>25k - 35k asf</td>
</tr>
<tr>
<td>Additional space for science instruction and research, needed renovations of Gallahue and planetarium, more group study/community space in Jordan</td>
<td></td>
</tr>
<tr>
<td><strong>Residence Life</strong></td>
<td>100k – 120k gsf</td>
</tr>
<tr>
<td>New residence halls, renovations in Ross, Schwitzer, and ResCo (to upgrade finishes, reduce bed density / add community space)</td>
<td></td>
</tr>
<tr>
<td><strong>Athletics</strong></td>
<td>40k – 60k asf</td>
</tr>
<tr>
<td>Butler Bowl improvements, Hinkle renovations, track improvements, tennis bubble, field improvements</td>
<td></td>
</tr>
<tr>
<td><strong>JCFA</strong></td>
<td>Performance Hall</td>
</tr>
<tr>
<td>New 450-seat performance hall, additional space for music and visual arts, scene shop/storage space, office and classroom space, and needed renovations in Lilly</td>
<td>+ 10k-15k asf</td>
</tr>
<tr>
<td><strong>Information Resources</strong></td>
<td>2k – 4k asf</td>
</tr>
<tr>
<td>Additional space to accommodate projected growth; desire to consolidate services in the core campus</td>
<td></td>
</tr>
<tr>
<td><strong>College of Education</strong></td>
<td>3k – 5k asf</td>
</tr>
<tr>
<td>Relocation to a renovated International School, additional space for faculty offices, classrooms, and meeting space</td>
<td></td>
</tr>
<tr>
<td><strong>College of Business</strong></td>
<td>6k - 12k asf</td>
</tr>
<tr>
<td>Additional space for case-study instruction and Executive Education</td>
<td>+ 25k gsf for Exec. Ed.</td>
</tr>
<tr>
<td><strong>COPHS</strong></td>
<td>3k – 5k asf</td>
</tr>
<tr>
<td>Additional space for instruction, office, research, and retail pharmacy</td>
<td>+ retail pharmacy</td>
</tr>
<tr>
<td><strong>Library / Learning Commons</strong></td>
<td>10k – 15k asf</td>
</tr>
<tr>
<td>Consolidate library holdings and create more seating and group study in Irwin, create additional Learning Commons space in Jordan</td>
<td></td>
</tr>
<tr>
<td><strong>Student Affairs</strong></td>
<td>15k – 20k asf</td>
</tr>
<tr>
<td>Additional space and renovation of dining in Atherton, additional space for offices, meeting, student organizations, expanded programming space and “soft” space (for students, faculty, alums)</td>
<td>+ future Union</td>
</tr>
<tr>
<td><strong>General Classroom / Learning</strong></td>
<td></td>
</tr>
<tr>
<td>Need for more smaller classrooms, more mediated classrooms, qty tied to science and COE options</td>
<td></td>
</tr>
</tbody>
</table>

Notes:
See Appendix B for more information regarding program space needs analysis

*asf = Assignable SqFt
*gsf = Building Gross SqFt*
CAMPUS MASTER PLAN UPDATE
(Final Report – May 2010)

ARTS & SCIENCES (LAS)

CURRENT SPACE:
100,590 ASF
Locations: Fairbanks, Gallahue, Jordan, Observatory

QUALITATIVE SUMMARY:
• Quality of science labs is poor (space, acoustics, infrastructure)
• The Planetarium needs a full renovation
• Classrooms lack adequate power (laptops, etc.)
• Would like closer adjacency btwn Math and CS; CS feels a little isolated

QUANTITATIVE SUMMARY:
• Have cut down on the size of sections, so may need additional classrooms
• Need more “soft” space / gathering space, including outdoor discussion spaces
• Need better space for outside speakers to address 50-100

NEW INITIATIVES & SPACE DRIVERS:
• The move to smaller sections in Humanities may mean a need for more classrooms
• Desire to have classrooms in close proximity to science teaching labs
• Need more access to mediated classrooms, especially as older faculty retire
• Need more faculty/student science research space to support “hands on learning”
• Potential additional faculty in Modern Foreign Languages

ESTIMATED FACILITY NEEDS:
• Additional faculty offices in Social Sciences
• More “soft” space to facilitate collaboration
• Additional classrooms and seminar rooms for Humanities
• Integrated classroom/labs for Biology
• Break out classrooms adjacent to Chemistry and Physics labs (for better proximity)
• Additional science prep space & storage (incl. field sample space for Environ Bio)
• Computer area to access the super computer

TOTAL: 25k - 35k asf
(up to 62k gsf as an addition)

SPACE NEEDS ANALYSIS

Master Plan Level Questions:
What is the right configuration of the sciences consistent with contemporary teaching models?

How can laboratory sciences expand and be configured contiguously?

How best to incorporate useful, small group “soft” spaces within the existing major classroom buildings?
RESIDENCE LIFE

CURRENT SPACE:
547,835 ASF (635k gsf)
Locations: Apartment Village, ResCo, Ross, Schwitzer, University Terrace

QUALITATIVE SUMMARY:
• Lack of freshmen offerings seen as a liability for recruitment/retention
• Ross and Schwitzer are outdated (need renovation)
• Themed housing works well and could be expanded
• Residence halls need better technology integration
• Need to address the space around the residence halls, add informal recreation
• UT needs to have a stronger pedestrian connection to the core campus
• Want the University to have a more visible presence in the south neighborhood

QUANTITATIVE SUMMARY:
• Ross and Schwitzer are overcrowded (lack community, co-curricular space)

NEW INITIATIVES & SPACE DRIVERS:
• The Apartment Village is the most recently completed project (2006). Fully occupied F09
• Goal to lower the density in Ross & Schwitzer & add more co-curricular and interaction space
  • If target 355 beds in Ross, the shift 159
  • If target 343 beds in Schwitzer, then shift 99

ESTIMATED FACILITY NEEDS:
• Two 150 bed residence halls (52k sf each) (single gender, pod style preferred)
• Renovate existing residence halls to create more soft space

Renovation: 240k gsf
New: 100k - 120k gsf

SPACE NEEDS ANALYSIS

Master Plan Level Questions:
What is the best location for new undergraduate resident housing?
What is the best density of beds in Ross and Schwitzer?
ATHLETICS

CAMPUS MASTER PLAN UPDATE

SPACE NEEDS

QUALITATIVE SUMMARY:
• Butler Bowl: the press box is in poor condition and needs to be replaced; the recently purchased seating needs to be installed
• The track is in poor condition and needs to be resurfaced
• Hinkle: building shell and infrastructure need renovation; middle section bench seating needs to be converted to chair backs; needs a/c, more restroom capacity and improved concessions; the ceilings in the West Gym are too low for volleyball competitions
• The irrigation system at the west fields poses a tripping hazard and needs to be reconfigured

QUANTITATIVE SUMMARY:
• Athletics currently has the right number and mix of offerings – no plans to add/subtract teams
• Study of peer institutions suggests staff growth is a possibility

INITIATIVES & SPACE DRIVERS:
• New press box, restrooms, concessions, lighting and seating at Butler Bowl
• Reconditioning the track
• Butler Bowl: add lighting and parking
• Canal fields:
  • Add lighting, parking, and irrigation improvements
  • In the future, adding a road connection to canal fields (would require property acquisition)
• Gut renovation of the old pool area in Hinkle for alternate uses (offices, meeting rooms, classroom, study area, hospitality area, and weight room)

ESTIMATED FACILITY NEEDS:
• Butler Bowl Improvements (seating, press box, concessions, restrooms, lighting)
• Track improvements
• Shell, infrastructural, and interior upgrades to Hinkle Field House including a gut renovation of old pool area to new uses
• Canal field improvements
• Replacement for aging tennis bubble

Pool space conversion: 15k sf–20k sf
Complete Butler Bowl: 5k sf
Replacement Bubble: 25k sf-30k sf

CURRENT SPACE:
184,865 ASF
Locations: Hinkle Field House, Tennis Bubble, Butler Bowl, the track, and the field on the west side of the canal

Master Plan Level Questions:
What is the right location for a winter training facility (the replacement for the bubble)?
QUALITATIVE SUMMARY:
- Lilly has HVAC & plumbing issues, including the top floor being too hot in the summer
- 3 of 4 floors in the Academy studios have lost spring
- Classrooms need more mediation

QUANTITATIVE SUMMARY:
- Two largest majors are recording industry studies and digital media
- Would like more classroom and rehearsal space within Lilly (dance)
- Need more faculty office space in Lilly (some using practice rooms as offices)
- Limited on storage space (dance, theater)
- Lack adequate visitor parking; would like more convenient faculty parking (frequent in and outs)

NEW INITIATIVES & SPACE DRIVERS:
- A 450-seat performance hall is currently being designed for a site along Sunset, a little north of Clowes Hall
- Adapting to a trend toward new technology in theater and interactive, integrated multimedia
- Greater use of mediated classrooms
- Planned expansion of digital graphic arts over next few years
- New minor in Visual Arts (3 faculty)
- New Master in Fine Arts Dance program
- Broadcast Journalism has declined over the last decade

ESTIMATED FACILITY NEEDS:
- 450-seat performance theater
- Additional ensemble and band space (music)
- More practice rooms
- Display space (visual arts)
- Scene shop & storage space (dance, scenery)
- Office and classroom space for Media Arts
- Faculty lounge and soft space in Lilly

JCFA: 10k – 15k asf
(not incl performance hall)
QUALITATIVE SUMMARY:

• Need access to more flexible teaching spaces (with round tables); many COE classes currently taught in Irwin Library classroom
• Want improved access to convenient parking throughout the day (frequent in & outs)
• No issues with consolidation or adjacencies

QUANTITATIVE SUMMARY:

• Lack office space to accommodate growth
• Need space for large group meetings (50)

NEW INITIATIVES & SPACE DRIVERS:

• Opportunity to move to the International School in 2013-2014
• Projected growth of Special Needs & ELL programs
• Discussed using International School for COE + IR (including space to support faculty development)

ESTIMATED FACILITY NEEDS:

• 4-6 new faculty offices
• Three 25-seat classrooms (if move to International School)
  • Ideally 2 classrooms joined by movable partition
• Roundtable discussion room for 50 (could be accommodated with joined classrooms above)
• Options for a future Lab School (for 250 students, Pre K-5, approx size 35k-40k) will be pursued off campus

COE (w/o Lab School): 3k – 5k asf
COLLEGE OF BUSINESS (COB)

CURRENT SPACE:
19,570 ASF
Locations: Holcomb (floors 1 and 2)

QUALITATIVE SUMMARY:
• The lack of “visibility” in Holcomb is an impediment to both the COB and an Executive Ed program
• Want to be more visible and convenient to access from outside
• Positive feedback on the remodel for the BBA; students like soft spaces and are using them.
• Need access to highest quality classrooms, especially for the MBA program courses

QUANTITATIVE SUMMARY:
• Need access to larger classrooms, sized for 40+, including a u-shaped tiered cases study room
• Need office space for faculty and staff
• Need more break out rooms

NEW INITIATIVES & SPACE DRIVERS:
• First floor recently renovated, including adding space for EIR and the Butler Business Accelerator (BBA)
• Introduction of an Executive Ed program
• Potential increase in undergraduates from 650 to 1,000 and graduates from 300 to 500.
• Adding more professionals to the BBA and EIR

ESTIMATED FACILITY NEEDS:
• U-Shaped tiered classroom for 64 (for use by undergrad, MBA, and Exec Ed program)
• 8 small break out rooms for 8 people each
• Special instructional space including a Trading Room and a Business Park
• Space for an Executive Ed program

COB (w/o Exec Ed): 6k – 12k asf
Executive Ed: 25k gsf – 75k gsf
COLLEGE OF PHARMACY & HEALTH SCIENCES (COPHS)

CURRENT SPACE:
43,150 ASF
Locations: Holcomb, Pharmacy, Robertson

QUALITATIVE SUMMARY:
• Animal care space needs to be upgraded to NIH standards to support faculty research
• Would like access to more proximate break out rooms (8 rooms for 20, near large lecture halls)
• Want to renovate PB204 to accommodate an entire cohort
• Would like more convenient access to parking near the College, especially for faculty based off-site.

QUANTITATIVE SUMMARY:
• Staff numbers are growing. No excess office space in the new project to accommodate this
• Need work/storage space for post-graduate residents
• Need access to telecom/video conferencing facility to support off-site faculty (Evansville) and “live” student interviews (accreditation rqmt)

NEW INITIATIVES & SPACE DRIVERS:
• Retail pharmacy (on or near campus)
• No plans to expand beyond two (2) health professions (Pharmacy and PA)
• Pharmacy renovation/addition ongoing (to be completed Fall 2009); will vacate Holcomb and Robertson after new project opens

ESTIMATED FACILITY NEEDS:
• Break out classrooms (8 for 20 people ea)
• Additional office space for staff and residents
• Additional Animal research space
• Retail pharmacy (as joint venture)

COPHS: 3k – 5k asf (w/o retail pharmacy)
Retail Pharmacy: 1k – 2k gsf

SPACE NEEDS ANALYSIS

Master Plan Level Questions:
What are the opportunities to meet COPHS space needs through the development of LAS Science (animal research and breakout rooms)?

What is the best location of the retail pharmacy relative to the campus? Near Health Center?
QUALITATIVE SUMMARY:
- University needs to improve how it coordinates learning resources outside the classroom
- Library has more proactive role in teaching students how to gather information/data collection skills.
- Irwin Library is in poor condition: roof, HVAC, lighting, acoustics, technology infrastructure
- Irwin Library is inflexible
- Desire to breakdown the academic discipline “silos” inside the library
- Programmatically, science library doesn’t need to be in Holcomb; science library also provides valued study space

QUANTITATIVE SUMMARY:
- Need more space for collaborative study
- Need spaces for presentations/speech practice
- Number of volumes to remain constant
- Need more flexible furniture

NEW INITIATIVES & SPACE DRIVERS:
- Combining Library + Learning Commons -- equals a “wow” similar to the HRC
- Ideally would like to combine: LRC, ICS, Honors, speakers lab, writers studio, math lab, Center for Global Education, Info Commons, some IT, and the library collections all together
- Portions of Jordan Hall being renovated summer 2009 for Learning Commons
- Reference desk in Irwin being converted into an Information Commons

ESTIMATED FACILITY NEEDS:
- Consolidate and expand existing resources into a central location (consider using compact shelving or automatic retrieval system)
- Additional Info Commons and collaborative learning space
- IT space to supplement labs

TOTAL: 10k – 15k asf
(not including existing library space)

(Estimated new building size: 80k - 110k gsf)
QUALITATIVE SUMMARY:
• Not enough “cool” spaces in Atherton or around campus; places to hang out
• Atherton is a very confusing building to get around – the “flow” needs help
• Need better space for late-night programming and late-night eating (the 4th meal)
• C-Club could be renovated into a more useful space (but concerned about flooding)

QUANTITATIVE SUMMARY:
• Need more “soft” space -- lack place in Atherton for students to gather & collaborate
• Reilly Room is overbooked
• Need more space for student organizations
• Student Affairs office space needs to be right-sized and better organized; needs more meeting space
• Lack visitor parking

NEW INITIATIVES & SPACE DRIVERS:
• Expanded student/university center
• Additional programming space (need another Reilly Room)
• Informal “soft space” and “purposeful” soft space such as game room or bowling alley
• Upscale dining & pub options
• Need a place for alums to come and be on campus
• Need more visitor parking on the south end of campus
• Need more informal recreation (both indoor and outdoor) space into the residential zone (game room, sand volleyball, basketball)
• Upgrade playing fields across the canal & improve connection back to the core campus

ESTIMATED FACILITY NEEDS:
• Additional office and meeting space
• Space for student organizations & Faith and Vocation
• Expanded programming space
• Additional “soft” space (for students, faculty, alums)
• Upscale dining and pub
• More outdoor patio areas, similar to Starbucks

TOTAL: 15k – 20k asf
(Estimated new Union: 100k - 140k gsf)
GENERAL CLASSROOM / LEARNING

CURRENT SPACE:
36,780 ASF (Registrar-controlled rooms)
Locations: Gallahue, Holcomb, Irwin, Jordan, Holcomb Observatory, Pharmacy Building

QUALITATIVE SUMMARY:
• Lack flexible classrooms that actively engage students but also allow not to use technology
• Classrooms scored low in recent alumni survey
• Concerns about the grid – forces people to teach in 50 min increments
• Science Library – “Best place on campus to study”
• Need to move toward rooms with flexible furniture and away from tablet arms

QUANTITATIVE SUMMARY:
• Need faculty collaboration space around teaching/learning (e.g. Education, LAS) – need “soft” space, needs privacy
• It was noted that a true student union would alleviate some of the need for soft space
• Concern that Library Commons plans will take four (4) classrooms off-line

NEW INITIATIVES & SPACE DRIVERS:
• Desire for more flexible furniture in classrooms (including place to store when not in use)
• Desire for more multi-focused classrooms -- more rooms with x-configuration (similar to Holcomb 122)
• Classrooms to have “appropriate” technology; rooms to have “tech flexibility,” consider creating space for laptop lockers
• Desire for more rooms with high-quality movable partitions (similar to JH 236/JH 238)
• Create more adjacent “soft” spaces (in hallways)
• Explore ways to provide more schedule flexibility
• Desire to make faculty more aware of the options for teaching spaces across campus
• Consider greater use of digital media to make faculty aware of new, innovated teaching methods and use of space

ESTIMATED FACILITY NEEDS:
• Increase the sf/student standard for classrooms to accommodate more flexibility of use
• Small seminar rooms & soft space distributed across all classroom buildings
• More X-configuration rooms (sim HB 122), perhaps some with no-tech
• More rooms with movable partitions
TOTAL: Undetermined
(qty tied to Science and COE options)
III - SITE AND BUILDING ANALYSIS
Butler University
Main visitor route to campus on 46th street from Meridian
Main campus entrance at 46th and Sunset
Recommended visitor route from north on I-65 (Chicago) south on Meridian to right on 46th Street
Recommended visitor route from south on I-65 (Louisville), southeast on I-74 (Cincinnati), east on I-70 (Columbus, OH) north on Meridian to left on 46th Street
Recommended visitor route from west on I-70 (St. Louis) east on 38th St., north on Meridian to left on 46th Street

LEGEND:
- Educational
- Government
- Commercial
- Recreational
- Institutional
- Recommended visitor route

CAMPUS MASTER PLAN UPDATE
CAMPUS MASTER PLAN UPDATE
(Final Report – May 2010)

FIRST STAGE (1927-1936)
1 Jordan Hall - 1927
2 Hinkle Fieldhouse - 1928
3 Butler Bowl - 1928
4 International School - apx 1928

LEGEND
- New Campus Building

JORDAN HALL - 1927
CAMPUS DEVELOPMENT SEQUENCE MAPS

SECOND STAGE (1937-1960)

1. BUPD HQ - 1940
2. Carter House - 1940
3. Center for Faith and Vocation - 1940
4. Robertson Hall - 1941
5. Atherton Center - 1948
6. Pharmacy Building - 1952
7. Garden Building - 1952
8. Ross Hall - 1953
9. Holcomb Observatory - 1954
10. Starlight Building - 1955
12. Schwitzer Hall - 1955
13. Carrilon - 1958

LEGEND
- New Campus Building
- Existing Campus Building

CAMPUS MASTER PLAN UPDATE

(Final Report – May 2010)
CAMPUS
DEVELOPMENT
SEQUENCE MAPS

THIRD STAGE (1961-1973)

1. WAJC Transmission Building - 1961
2. Lilly Hall - 1962
3. Irwin Library - 1963
4. Clowes Memorial Hall - 1963
5. University Terrace - 1964
6. Holcomb Research Institute - 1973
7. Gallahue Science Center - 1973

LEGEND
- New Campus Building
- Existing Campus Building

CAMPUS MASTER PLAN UPDATE

(C Final Report – May 2010)
FOURTH STAGE 1974-1994

RESIDENTIAL COLLEGE - 1990

FOURTH STAGE (1974-1994)
1. Service Center - 1984
2. Residential College - 1990
3. Atherton Center Addition - 1993
4. WTBU Transmission Building - 1992
5. Tennis Bubble - 1994

LEGEND
- New Campus Building
- Existing Campus Building

CAMPUS DEVELOPMENT SEQUENCE MAPS
CAMPUS MASTER PLAN UPDATE
(Final Report – May 2010)

HEALTH AND RECREATION CENTER - 2006

FIFTH STAGE 1995-2009

Daycare Building - 1995
Atherton Addition - 1999
Fairbanks Center - 2001
Lilly Hall Addition - 2003
Apartment Village - 2006
Health and Recreation Center - 2006
Pharmacy Building Addition - 2009

LEGEND
- New Campus Building
- Existing Campus Building

CAMPUS MASTER PLAN UPDATE
(BUTLER UNIVERSITY
CHRISTNER

47 (Final Report – May 2010)
CAMPUS ZONES
BUILDING USES

GENERAL NOTES
1 – The campus is clearly zoned into distinct districts
2 – The academic core is at the heart of the campus
3 – Recently completed Apartment Village creates second residential zone on campus
4 – HRC & Apartment Village begin to stretch the campus experience
5 – Campus zones across canal are functionally disconnected

Additional campus physical analysis slides can be found in Appendix A

BUILDINGS:
1. Apartment Village
2. Atherton Union
3. BUPD
4. Carter House
5. Ctr. Faith and Vocation
6. Clowes Memorial Hall
7. Daycare Building
8. Fairbanck Center
9. Gallahue Hall
10. Garden House
11. HRC
12. Hinkle Fieldhouse
13. Holcomb Building
14. Holcomb Observatory
15. International School
16. Irwin Library
17. Jordan Hall
18. Lilly Hall
19. Pharmacy Building
20. Residential College (ResCo)
21. Robertson Hall
22. Ross Hall
23. Schwitzer Hall
24. Service Center
25. Tennis Bubble
26. University Terrace

BUILDING LEGEND:
- ACADEMIC
- ADMINISTRATION
- ATHLETICS
- RESIDENTIAL
- SPECIAL FUNCTION
- STUDENT SERVICES

CAMPUS MASTER PLAN UPDATE

(Final Report – May 2010)
NATURAL FEATURES & LANDSCAPE ANALYSIS

Campus occupies plateau overlooking White River Valley

1. Indianapolis Water Company canal
2. White River floodplain - suitable for low intensity uses (sports fields)
3. River bluff covered with dense vegetation and undergrowth. Views and access to canal and floodplain are restricted.
4. Pond and water feature
5. Butler Woods
6. Holcomb Garden
7. Butler Hill - sledding hill
8. Corners lack strong landscape features to identify campus boundaries and entrances
9. Mature tree area
10. Prairie study area
11. Edge of wooded area

LEGEND
- Sun Angles
- Incomplete Landscaped Screen
- Dense Vegetation
- Lawns & Fields
- Developed Landscape Areas
- Underdeveloped Landscape Areas

CAMPUS MASTER PLAN UPDATE

(A Final Report – May 2010)
VEHICULAR CIRCULATION ANALYSIS MAP

1. Formal arrival into campus
2. Parking lots at edge of campus
3. Vehicular and pedestrian potential conflicts
4. No vehicular access to back of buildings

LEGEND
- Primary Campus Entry
- Secondary Campus Entry
- Main Access Route
- Main Campus Drives
- Service Drives
- One Way
- Service Entrances
- Building Entrance
- Strong Campus View
- Weak Campus View
- Campus Signage
- Parking Lots

CAMPUS MASTER PLAN UPDATE

(Primary Campus Entry, Secondary Campus Entry, Main Access Route, Main Campus Drives, Service Drives, One Way, Service Entrances, Building Entrance, Strong Campus View, Weak Campus View, Campus Signage, Parking Lots)
CAMPUS PARKING ANALYSIS MAP

<table>
<thead>
<tr>
<th>LOT NAME</th>
<th>SPOTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>46TH STREET</td>
<td>64</td>
</tr>
<tr>
<td>APT. VILLAGE</td>
<td>801</td>
</tr>
<tr>
<td>ATHERTON WEST</td>
<td>41</td>
</tr>
<tr>
<td>CLARENDON</td>
<td>93</td>
</tr>
<tr>
<td>CLOWES</td>
<td>310</td>
</tr>
<tr>
<td>FAIRBANKS CENTER</td>
<td>33</td>
</tr>
<tr>
<td>HAMPTON/HAUGHEY</td>
<td>58</td>
</tr>
<tr>
<td>HINCKLE</td>
<td>221</td>
</tr>
<tr>
<td>HOLCOMB</td>
<td>40</td>
</tr>
<tr>
<td>IRWIN</td>
<td>127</td>
</tr>
<tr>
<td>JORDAN HALL LOOP</td>
<td>11</td>
</tr>
<tr>
<td>JORDAN SOUTH</td>
<td>41</td>
</tr>
<tr>
<td>LAKE ROAD</td>
<td>91</td>
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<tr>
<td>NORRIS PLAZA</td>
<td>7</td>
</tr>
<tr>
<td>PHARMACY</td>
<td>30</td>
</tr>
<tr>
<td>PHI DELT</td>
<td>67</td>
</tr>
<tr>
<td>PHI PSI</td>
<td>106</td>
</tr>
<tr>
<td>POLICE DEPT.</td>
<td>5</td>
</tr>
<tr>
<td>RESCO</td>
<td>377</td>
</tr>
<tr>
<td>ROBERTSON</td>
<td>16</td>
</tr>
<tr>
<td>ROSS HALL</td>
<td>132</td>
</tr>
<tr>
<td>SCHWITZER</td>
<td>190</td>
</tr>
<tr>
<td>SERVICE CTR / JCAD</td>
<td>69</td>
</tr>
<tr>
<td>UNIVERSITY TERRACE</td>
<td>98</td>
</tr>
<tr>
<td><strong>GRAND TOTAL:</strong></td>
<td><strong>3028</strong></td>
</tr>
</tbody>
</table>

FT Enrollment: 3,961
FT Faculty & Staff: 900 +/-

LEGEND
- Residential Parking
- Commuter / Event Overflow Parking
- International School Parking
- Faculty / Staff Parking
- Visitor Parking

CAMPUS MASTER PLAN UPDATE

Butler University
Christner

(51) (Final Report – May 2010)
PEDESTRIAN CIRCULATION ANALYSIS MAP

1. Limited pedestrian access
2. Pedestrian route through parking lot
3. Area of pedestrian / vehicular conflict
4. Limited pedestrian connection to canal and wooded area
5. Student pedestrian route from apartments to the south

LEGEND
- Main Pedestrian Paths
- Secondary Pedestrian Paths
- Minor Pedestrian Paths
- Jogging Path
- Gathering Areas
- Building Entrance
- Uninterrupted Pedestrian Area
- Vehicular / Pedestrian Overlap Zone
- CAMPUS MASTER PLAN UPDATE
FORMAL ANALYSIS

Main campus buildings organized along formal axis intersection: "Crucifix form".

1. Inconsistent building use and scale
2. Disconnected from campus geometry
3. Undefined Edge of campus
4. Implied formal building setback

LEGEND

- Major axis and focal points
- Weak sense of entry/arrival
- Outdoor Seating Areas
- Potential scenic view
- Primary Building Entrance
- Principle Building Facades
- Incomplete Campus Edge
- Iconic building
- Open Areas & Outdoor Rooms
- Visual negative
- Building setback
Summary

The image on the following page illustrates the relative condition of the campus buildings in terms of five quintiles of quality, with dark blue buildings having scored the highest and dark red buildings having scored the lowest.

The buildings were scored, in a workshop format, with key members of Butler’s staff with responsibilities for facilities. The group was asked to evaluate each building in terms of several basic parameters: building shell condition, infrastructure condition, size and proportion of geometry, density of site use, and finish quality.

This analysis provided an important reference during the options development phase of the master plan as well as the analysis of campus capital renewal. Additional capital renewal analysis can be found section IV of this report.
EXISTING FACILITY CONDITION MAP

BUILDING LEGEND
1. Apartment Village
2. Atherton Union
3. BUPD Headquarters
4. Carter House
5. Center for Faith and Vocation
6. Clowes Memorial Hall
7. Daycare Building
8. Fairbanks Center
9. Gallahue Hall
10. Garden House
11. Health and Recreation Complex (HRC)
12. Hinkle Fieldhouse
13. Holcomb Building
14. Holcomb Observatory
15. International School
16. Irwin Library
17. Jordan Hall
18. Lilly Hall
19. Pharmacy Building
20. Residential College
21. Robertson Hall
22. Ross Hall
23. Schwitzer Hall
24. Service Center
25. Tennis Bubble
26. University Terrace

LEGEND:
- Highest Score
- Lowest Score

CAMPUS MASTER PLAN UPDATE

Butler University

CHRISTNER

(Final Report – May 2010)
Assessment Objectives

- Define the current state/effectiveness of the investments in capital renewal
- Compare the level of investment against higher education benchmarks
- Recommend a level of investment to sustain the campus facilities portfolio in a safe, reliable working condition
- Recommend funding strategies to support capital renewal investments
- Recommend a prioritization model to support capital renewal project requests

Note: additional information about the capital renewal assessment can be found in the “Butler University Capital Renewal Strategy Development Final Report” (Hickling & Associates)
BUILDING AGE & CONDITION WITH RECENT INVESTMENTS

BUILDINGS WITHOUT MAJOR INVESTMENT - PAST TEN YEARS

BUILDINGS WITH MAJOR INVESTMENT - PAST TEN YEARS

(Total Value = $16.1M)

CAMPUS MASTER PLAN UPDATE

(Final Report – May 2010)
COMPARATIVE CAPITAL RENEWAL RATES: BUTLER VERSUS BENCHMARK GROUPS

Source: Butler University and APPA (a higher education facility mgmt association)

CRV = Current Replacement Value

NACUBO = National Association of College and University Business Officers
Recommendation 1:
Perform an in depth analysis of the existing portfolio of facilities space. This analysis would include, but not necessarily be limited to:

- Current amount of space existing on campus
- Location and amount of space dedicated to mission critical functions
- Condition of the space and its ability to support its assigned function
- Intensity of usage (e.g. scheduled hours per week; GSF per faculty/staff member; GSF per student; etc.)
- Amount of space which current mission critical activities are requiring
- Amount of deviation of space needs from the current space allocation to the activity

Recommendation 2:
Identify and fund an annual budgetary line item for capital renewal which does not compete with other institutional priorities

Recommendation 3:
Identify strategies to fund campus capital renewal budget.

- Structure fees to ensure that auxiliary space is self-supporting
- Identify capital renewal projects that result in operating savings (e.g. utilities, maintenance, etc)
- Identification of inefficient or underutilized space
- Identify capital renewal opportunities within major renovation and remodel projects
- Identify dedicated building endowments for new and renovated facilities
Recommendation 4:
Create a prioritization methodology to address highest priority capital renewal needs.

<table>
<thead>
<tr>
<th>Priority Category</th>
<th>Priority Score</th>
<th>Defining Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Human Safety</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>15</td>
<td>Injury has occurred</td>
</tr>
<tr>
<td></td>
<td>12</td>
<td>Injury likely to occur</td>
</tr>
<tr>
<td></td>
<td>9</td>
<td>Injury moderately likely to occur</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>Safety related but injury not likely to occur</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>Safety minimally related</td>
</tr>
<tr>
<td><strong>Asset Preservation</strong></td>
<td>9</td>
<td>Imminent failure; no action requires replacement</td>
</tr>
<tr>
<td></td>
<td>8</td>
<td>No action causes repairable damage</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>No action causes occupant discomfort</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>No action causes cosmetic unsightliness</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>No action causes minimal discomfort or unsightliness</td>
</tr>
<tr>
<td><strong>Academic Program Support</strong></td>
<td>5</td>
<td>No action strongly affects academic program</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>No action mildly affects academic program</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>No action strongly affects residential life or workplace</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>No action mildly affects residential life or workplace</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>No action causes no direct effect</td>
</tr>
</tbody>
</table>
REFERENCES:

1. Dare to Make a Difference, a Five Year Strategic Plan for Butler University, 2009-2014 (Butler University)
2. Updated Campus Master Utility Drawings, 2010 (Circle Design Group)
4. 2007 Classroom Utilization Study (Christner Inc.)
5. 1995 Butler University Facility Master Plan (Christner Inc.)