FACILITY DEVELOPMENT PLAN – PHASE 2

PROGRESS REPORT

JANUARY 28, 2008

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ACKNOWLEDGEMENTS

All good planning is collaborative and this progress submittal has benefited from the work of many on the campus:

The administration and faculty developed the needs assessment, which is the foundation of the Facility Development Plan. The Space Planning Committee not only reviewed the proposals but put forward a superior plan to resolve the difficult design issues of Wilshire Hall.

Randy Stauffer developed the elegant concept for the Fashion Design Program in Cabrini Hall among other contributions. The entire faculty put aside their individual needs to advance their common benefit.

Joe Peterson, as always, is the link to the architects and contractors and makes sure the less glamorous but no less vital campus needs are addressed.

And of course, special blessings on the Trustees, President, and Office of University Advancement who continue to fund the work with the not always gentle guidance of the Finance Committee.
INTRODUCTION

The new Business Building and the Architecture Studio Building are nearing completion and will be ready for occupancy in the summer semester. Work on Phase 2 of the Facility Development Plan, the adaptive re-use of existing buildings, is progressing on schedule.

The work represents a major investment by the university and it will achieve a number of critical facility objectives:

- Allow a 20% expansion to 1800 students on the Burbank campus
- Meet the facility requirements for “Gold Standard” accreditation in all programs
- Create a strong campus identity for the Business, Architecture and MCD programs
- Allow Woodbury to compete successfully with a new, higher tier of peer institution
- Strengthen the ability to attract and retain students, faculty and staff
- Improve the clarity of campus organization and improve operational efficiency
- Justify higher tuition charges

Woodbury’s over arching goal is recognition as one of the nations top tier regional universities
PHASE 2 – STATUS

Last fall the Board reviewed the initial overall planning proposals. The work was subsequently presented to the university’s Space Planning Committee and it received their strong support. Further reviews of more detailed plans were held with emphasis on the programs and departments affected by the initial steps in the implementation of the Plan.

The Space Planning Committee made a number of suggestions to improve the plans for Wilshire Hall. The schematic design has now received the unanimous support of the faculty and the administration. The associated architects are now completing preliminary bid documents for submittal to Swinerton and other contractors.

Design work is also going forward on the existing Architecture Complex, the Faculty Center and the “Business Building”. These three structures require far less modification to accommodate their new uses.

The schematic design for the Faculty Center is now with the associated architects who are preparing preliminary bid documents.

The proposed modifications of the Architecture Complex were reviewed with Norman Millar and changes made to reflect the new realities of the architecture program. Specifically, the enrollments have already grown to near capacity with 80 students in each of the first two years and high enrollment throughout the program. With a graduate program under consideration, the facilities will be stretched and the university must review its enrollment policies for this program.

The final component of the initial step, the “Business Building” will be vacated shortly. The conversion to MCD studios is now being studied in collaboration with Randy Stauffer. The building should be readily adapted to this use without major changes.

In addition to the architectural design work on the four buildings scheduled for initial adoptive re-use, schematic plans have been prepared for Cabrini Hall.

When confirmed cost estimates are available decisions can be made on a timetable for Phase 2 work that is consonant with available funding.
OPTIONS TO ADAPTIVE RE-USE

The adaptive re-use of existing buildings is the most cost-effective of several options considered. The study evaluated replacing existing buildings with new construction and also the expanded use of off-campus space as attendants.

New construction would create the most desirable space but at much higher cost. Even extensive remodeling such as proposed for Wilshire Hall, can be done for little more than half the cost of a new building. Other existing structures, such as the existing Faculty Center and the "Business Building," can be adapted for even less.

Several other factors came into play in the decision. First, interior retrofit can be done much more quickly and with less disruption to the university than demolition and new construction and, secondly, remodeling does not trigger Zoning and Planning Department reviews which can delay the work and potentially impose additional City requirements. Woodbury currently occupies off-campus space for both the architecture and business programs. Such space, however, is only workable for specific stand-alone activities and is much less effective for primary university needs. Furthermore, month-to-month leases such as the Hollywood Studios exposes the university to the need to suddenly accommodate students back on campus or in other rental spaces.

For the above reasons, the full re-use of existing buildings was the selected option.
CAMPUS ORGANIZATION

Years of space shortages forced the university to meet expanding enrollments with a long series of ad-hoc facility changes. The result is a chaotic dispersal of functions around the campus and a resultant loss of management effectiveness. The Facility Development Plan seeks to bring order and clarity to the campus by organizing the three major schools, the faculty, the administration, student activities and information services:

SCHOOL OF BUSINESS

The new Business Building contains all of the instructional, faculty, support and assembly areas required by the program. A major user of information services, the Business School is sited immediately north of the library and shares outdoor assembly areas. The building, for the first time, also gives the School a bold, prominent identity at the heart of the campus.

SCHOOL OF ARCHITECTURE

The new Studio Building, together with the existing architecture complex, forms a self-contained set of instructional and support areas including a new assembly/lecture/exhibit space. The new building also creates a new presence for architecture at the front of the campus.

SCHOOL OF MEDIA, CULTURE AND DESIGN (MCD)

Three of the four design disciplines will be clustered around a new court between the Design Center and the former Business Building. As a practical matter, the Fashion Design program will remain in expanded form in Cabrini Hall. This will, however, give the School a presence on the central quad.

FACULTY

The entire faculty is located in an adapted Wilshire Hall and the adjacent first floor of the new Business Building. The faculty share meeting rooms and support facilities and make efficient use of administrative staff.
ADMINISTRATION

All Student Development functions are brought together in the existing Faculty Center providing a focus for student counseling, mentoring, health and all other student services.

Major administrative departments and the executive offices remain in Miller-Hensel along with existing classrooms. In a later phase some classrooms are re-located freeing space to correct a number of space deficiencies and allow the re-location of spaces to bring together enrollment services, business office, registrar and financial aid to create "one-stop shopping" for students.

STUDENT ACTIVITIES

Student recreation functions remain limited to the existing fitness room in the Design Center and the playing courts on the upper field. In a late phase, a small structure linking the Design Center and former Business Building allows the shift of studios and classrooms from Kirby Hall freeing space for an enlarged fitness center, lounge, student recreation room and aerobic rooms.

INFORMATION SERVICES

The future role and facility needs of the library are currently under study. The university should plan on moderate expansion to meet the library's emerging role as the information, intellectual and social nexus of the university.
FUTURE PROJECTS

LIBRARY ADDITION

A three story, 9 – 10,000 sq. ft. addition to the South East corner of the main library.

The addition will house the entire book collection with room, if needed for 50% expansion.

The structure would be designed for maximum flexibility of use including book space or computer facilities or instructional study space. The addition would free the main library building and a portion of the annex for development as an integrated learning / social center.

CLASSROOM / STUDIO BUILDING

A 2 story, 4000 sq. ft. classroom / studio building linking the existing MCD structures and creating a new courtyard space.

This would allow consolidation of functions now in Kirby Hall allowing the development a long-needed student fitness / recreation center alongside the existing playing courts.

UNIVERSITY GALLERY

A one-story 600 sq. ft. addition at the West end of the new Studio Building could be used to display Julius Shulman’s work as well as other art-works. Can be used in conjunction with the adjacent multi-purpose room.

RESIDENCE HALL

If needed, new capacity can be developed in a new 3 story building at the West end of the upper campus and / or by an addition to the existing South Hall.

FUTURE PROGRAM

In the long term a new program may require removal of the “temporary” modular faculty center and it’s replacement by now construction.
## CLASSROOM COUNT

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| ENROLLMENT           | 1550   | to 1700 | to 1800   | to 1850 |
| STUDENT RATIO        | 1:70   | 1:68    | 1:67      | 1:66    |

* ADJUSTED FOR “SHARED”
LEGEND

CLASSROOMS
STUDIOS
SUPPORT FUNCTIONS
FACULTY
ADMINISTRATION
CORE / SERVICE
Existing Architecture Complex
1st, 2nd, 3rd, 4th Year Architecture Studios
Shared Classrooms
Shop
Computer Labs
Remodeled Architecture Complex
1st, 2nd Year Architecture Studios
Expanded Shop
Digital Modeling
Dedicated Classrooms
Existing Cabrini Hall
Fashion Design Studios
Classrooms
University Advancement
Student Development

CLASSROOMS
STUDIOS
SUPPORT FUNCTIONS
FACULTY
ADMINISTRATION
CORE / SERVICE
Existing Miller-Hensel Hall

Computer Labs
Administrative Offices
Classrooms
President
Boardroom

CLASSROOMS
STUDIOS
SUPPORT FUNCTIONS
FACULTY
ADMINISTRATION
CORE / SERVICE
Remodeled Miller-Hensel Hall

Computer Labs
Administrative Offices
Classrooms
President
Boardroom

CLASSROOMS
STUDIOS
SUPPORT FUNCTIONS
FACULTY
ADMINISTRATION
CORE/SERVICE
Adapted Kirby Hall
Fitness Center
Recreation Room
Lounge
Aerobics Room
Student Meeting Room