Summary of Pre-Design Direction

- Correct the deficiencies present in the existing building – heating and cooling, ventilation, lighting, data and communications, acoustics and aesthetics.

- Improve the utility, capacity and functionality of all instructional spaces to the highest standard of design possible, increase the sizes of all offices to current design standards, increase the total number of offices by 25%.

- Increase the amount of natural light to all areas of the building where possible, with priority given to faculty offices. Create more lounge spaces distributed throughout the building to better facilitate student and faculty interaction.

- Improve the building’s space efficiency ratio to a minimum of 58% in consideration of the state’s funding guidelines.
The current building can be described as pedestrian un-friendly, austere and prison-like with its small windows and narrow vertical planes of brick, concrete and bronze-colored metal panels.
The interior of the building is very dated, dark and dreary. Except for the center area of the building, there are no spaces for students to wait for the start of a class, study between them, or see an instructor.
Approach to the Proposed Solution

Construct the added program area of 32,000 square feet as a two-story addition for faculty offices on three sides of the existing building.

- Minimizes the impact of the new construction footprint
- Reduces building scale at the pedestrian level
- Provides operable windows at all faculty offices
- Places atrium lounges at four corner points of entry

Renovate the interior of the existing building into the remaining offices and classrooms, reconfiguring interior circulation

- Reduce corridor scale by adding break-out spaces
- Bring natural light into the interior of the building
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PLACE PRIMARY LOUNGES ON CORNERS
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Considerations in Phasing Construction

- Unequal funding appropriations (less in Phase I, more in Phase II)
- Noise, dust and vibration from construction impacting occupied spaces
- Maintaining necessary exits, toilet facilities and utility services
- The potential for conflicts & errors between two construction phases
- The limitations of available space for surging classrooms and offices

Solution:
Construct the addition, comprised mostly of offices and atriums in Phase I and remodel the interior of the existing building in Phase II.

In most areas, construction and occupied spaces will be separated by either masonry walls or hallways.

The costs of each construction phase correlate closely with the two funding appropriations. Surge spaces required under Phase I will be available.
The buildings surrounding Patterson Hall, although designed and constructed at different times, all share similarities in their materials. Brick, concrete, metal and glass make up the envelopes that enclose Tawanka, Williamson, JFK Library and the PUB. The new building needs to fit harmoniously in the Mall’s environment.

Glazed atriums and large expanses of glass surfaces on Tawanka, JFK and the PUB create the focal point for approaching pedestrians that draw people into sunlit spaces, a concept worth considering in the new design.

By contrast, the great expanses of brick lacking openings on the PUB and the monotonous facades of the Science building and Williamson Hall are extremely unfriendly to the pedestrian, something to be avoided in the new design.
Aesthetic Design Goals

- Blend in with the campus fabric utilizing a consistent and compatible palette of materials
- Project an updated image of the university to attract tomorrow’s students
- Exhibit “Green Building” design concepts
The proposed Patterson Hall as viewed from the PUB
Southwest Atrium Entry
The current building as viewed from the direction of L.A. Hall
The proposed Patterson Hall as viewed from the direction of L.A. Hall
The current Patterson Hall as viewed from Tawanka
The proposed Patterson Hall as viewed from Tawanka
Thank you for taking the time to view this presentation. Your questions and comments are encouraged and welcomed.

Please send them to Jim Moeller, Senior Project Manager, EWU Construction and Planning Services at the email address below.

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