Pricing Update
Equity Diversity & Inclusion (EDI) Outreach
Exterior Progress
Interior Progress
**Program / Concept**
Dec 2019 – April 2020

- Space Allocations
- Room Sizes
- Room Functions
- Macro Relationships
- Room Layouts
- Tours

**Schematic Design**
June 2020 – Nov 2020

- Refined Room Layouts
- Equipment Needs
- Massing to Space
- Space Location
- Massing Concept

**Design Development**
Dec 2020 – Aug 2021

- Fine Room Details
- Equipment Details
- Technical Details
- Exterior Design
- Interior Design

**Construction Documents**
Dec 2021 – July 2022

- Design Team Drawing

**Construction**
Start Feb 2023

- New Science Complete: Spring 2026
- Shanklin Complete: Late 2027

**Schedule**

- BOT Approval 11/2021: CDs, Daycare Construction, Student Housing, Utility Relocation
- BOT Approval 11/2022: New Science Construction Approval

**Timeline**

- BOT November 2020
- October Retreat
- November FWG

**Key Dates**

- November 2020 FWG
- October Retreat
- November 2021 BOT Approval
Confirming Project Cost
Confirm on budget

Location / Site
East of renovated Shanklin & Hall-Atwater demo

Program Spaces and Size
Chemistry, MB&B, Biology & COE

Who goes where
What floor and where on floor

Massing and Exterior Concept
Early exterior vision

Permitting
Reviewed general approach with City

Where we’re headed

Project Cost
Confirm on budget

Building Exterior
Finalize building shape & materials

Building Interior
Finalize room layouts, equipment & materials

Systems & Performance
Finalize MEP systems & energy strategies

Site
Refined site features and design

Permitting
Finalize Permitting approach with city
Pricing Update

- Two independent estimates completed – within 1.5%
- Design documents “well beyond Schematic design”
- Construction Cost: $183M | on budget
- Project Costs: $255M | on budget
- Contingencies & Mobilization projects included
- Construction start 2023
  - 6.5% Total Construction Escalation (3% in 2021 & 2022, ½% in 2023)
  - 1.5% Total Soft Cost Escalation (½% in 2021, 2022 & 2023)
- Project on budget*

* $183M excludes tunnel to Exley (+$2.1M)
Projected Inflation at 4.5% compounded annually**

63% Cost increase

Current estimate $830/gsf

* $183M excludes tunnel to Exley (+$2.1M)

** Realized compounded construction industry inflation Average 2007-2020 = 4.92%
97,500 NSF
185,000 GSF
Tracking 193,000 GSF (+ 4.2%)

- 39 Research + support
- 9 Teaching Labs.
- 7 classrooms
- Vivarium + Greenhouse
- Adv. Instrumentation
- College of the Environment

Fantastic User engagement: Program on track: Over 130 meetings
**NSB Predicted Energy Use (EUI)** = +/- 105 kBTU/sf/yr

*Cost savings with respect to LEED Baseline*
Strategies for Covid response:

1. Reduced physical contact: touchless contact points (sinks, devices, dispensers)
2. Doors: Doorless restrooms (airport style)
3. Lecture capture and recording strategies for remote and hybrid learning
4. Increased air changes. (filters and air change rates robust)
5. Study decompression plans for (temporary) reduced capacity

COVID-19 ongoing and still evolving – fluid | We have time to respond
Pricing Update
Equity Diversity & Inclusion (EDI) Outreach
Exterior Progress
Interior Progress
Equity, Diversity & Inclusion (EDI) Outreach

- **WesMass** Student Focus Group
- **Office of Equity & Inclusion**
- **Office Academic Resources & Accessibility**
- Bio, Chem, MB&B Undergrad Students
- Bio, Chem, MB&B Graduate Students
- **STEM zone tutoring Focus Group**
- **WesWIS** Women in Science

* Selective academic program designed to support students from traditionally underrepresented groups in mathematics and natural sciences.
Key Questions

How might the building help **promote equity, inclusion, and invitation** to all?

What characteristics of the building can **convey welcome and accessibility**?

Do any **existing (science?) buildings hinder** a sense of equity and inclusion?

What of **your experiences** might help our design, equity & inclusion efforts?
Ingredients for promoting equity & inclusivity

- Opportunities for student self expression
- Displays - more than posters?
- Easy wayfinding
- Atrium is welcoming
- Informal learning spaces
- Open group study w/ good furniture
- Transparency is good.
- Color in furniture/walls
- More inviting
- Sound | scale | intimacy | public
- Gender neutral bathrooms
- Universal accessibility
- Adjustable height benches
- Equitable in testing
- Spaces for individual needs
- Access to tutoring resources
- Current spaces unwelcoming
- Group and individual study spaces
- Beyond ADA
- All doors accessible
- Noise control from fire trucks
- Sense of space ownership
- Movable furniture
- Easy to find department office
- Reduces barrier to faculty
- Connections to the landscape
- Movability
- Easy to wayfind
- Reduces barrier to faculty
CURRENT THOUGHT LEADERSHIP ON EDI AND THE DESIGN PROCESS

YALE UNIVERSITY - Joel Sanders MIXDesign

IDEO - Field Guide for Human Centered Design

ENGAGE FOR EQUITY – Community Based Participatory Research Model

LIVING BUILDING CHALLENGE – Equity Certification

AIA – The Design for Equitable Communities

EDI Design Thought Leadership
Can Wesleyan set an example in the design process with EDI participation?

**Establish Community Partnerships**
- WesMass* Student Group
- Office of Equity & Inclusion
- Academic Resources & Accessibility
- Grad & Undergrad Student Groups
- STEM zone tutoring Focus Group
- WesWIS Women in Science

**Participatory Engagement**
- Surveys
- Workshops
- Focus groups
- Collect Data & input
- Analyze the correlation between end users, activities and space

**EDI Methodology** | Focused Outreach, Iterative Engagement, Responsive Implementation

**Analyze to generate a matrix of design strategies at all phases of the project**
- Building Massing and wayfinding during early design
- Lighting, furniture selection, finish choices programming, at Design Development
EDI WITHIN EVERY PHASE OF THE DESIGN PROCESS

2020

PROGRAM / CONCEPT
Dec 2019 – April 2020

Initiated EDI Process
Form project EDI Task Force
End User Research (Focus Groups, student workshops, faculty meetings)
Transforming data into options & spatial decisions

SCHEMATIC DESIGN
June 2020 – Nov 2020

Define Wesleyan’s Project EDI Goals
Continued Targeted End User Research
Iterate design solutions
Transform data into material, finishes and furniture level decisions, programming

DESIGN DEVELOPMENT
Dec 2020 – Aug 2021

CONSTRUCTION DOCUMENTS
Dec 2021 – July 2022

CONTINUING DESIGN REVIEW WITH EDI FOCUS GROUPS
Use the research to create documentation reflecting a space which will be welcoming and equitable for all

CONSTRUCTION
Start Feb 2025

POST OCCUPATION
2027

Post-Occupation Review
Analysis of how the spaces are used and how they function

2027

Equity, Diversity & Inclusion | Focused EDI Process for Wesleyan
## Equity & Inclusion Outreach

<table>
<thead>
<tr>
<th>WesMaSS (Wesleyan Math and Science Scholars from URM)</th>
<th>Office of Equity &amp; Inclusion</th>
<th>Office of Accessibility &amp; Academic Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clarity of Way Finding</td>
<td>SD ✓</td>
<td>SD ✓</td>
</tr>
<tr>
<td>Moveable Furniture</td>
<td>DD</td>
<td>SD ✓</td>
</tr>
<tr>
<td>Spaces for student groups</td>
<td>DD</td>
<td>SD ✓</td>
</tr>
<tr>
<td>Range of study spaces</td>
<td>SD ✓</td>
<td>SD ✓</td>
</tr>
<tr>
<td>Writing surfaces on walls</td>
<td>DD</td>
<td>SD ✓</td>
</tr>
<tr>
<td>Temperature Control</td>
<td>CD</td>
<td>SD ✓</td>
</tr>
<tr>
<td>Cross programing to draw other majors to the building</td>
<td>PO</td>
<td>SD ✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>SD ✓</td>
</tr>
</tbody>
</table>

**Design Phase**

- SD = Schematic Design
- DD = Design Development
- CD = Construction Documentation
- PO = Post Occupancy

- ✓ = Completed

- Clarity of Way Finding
- Universal Accessibility
- Spaces for student self-expression
- Range of study spaces
- Central location for Department Headhouse
- Spaces for different test taking needs
OUR COMMITMENT TO DIVERSITY

JUST Label Certified Firm – Level 2

• JUST is described as “a nutrition label for socially just and equitable organizations.”
• Certified process & tool for establishing a business operation’s best practices.

Published Firm EDI Action Plan

• Conducted firm-wide workshops on unconscious bias
• Annual review of project assignments to support more diverse project teams and opportunities
• Established core working hours to support flexible work schedules
• Firm representation to the AIA/SF Equity by Design Symposium & AIA Women’s Leadership Summit and

Staff Diversity Commitment

• In the past 12 months 58% of our full-time hires have been women and 17% have been people of color.

Hiring Process

• Active recruitment plan to build employment pipeline at Historically Black Colleges and Universities such as Howard University and Hampton University.

Pro Bono Community Design Services

• Fabricating COVID-19 response wash stations for economically depressed areas around Boston
• Maternity ward and neonatal care unit for a hospital in Haiti
• Host an annual Day of Service for under served non-profit organizations.
PAYETTE WESLEYAN DESIGN TEAM

Payette | Your core design team for Wesleyan
Site Concept | Connected Science Precinct
Site Concept | Accessible Connectivity
Beyond ADA | An accessible science precinct (on a 35’ hill)
Unified Campus | Exley—Shanklin—New Science
Unified wrapper

Expressed Clusters

Massing Diagram | campus scaled
Unified wrapper

Expressed Clusters

Inviting Campus Commons

Massing Diagram | campus scaled
Site Response | New Science Program

185k GSF
Site Response | 3 campus scaled clusters
Site Response | Aligned to Lawn Ave – Inviting to Shanklin
Site Response | Wesleyan Place
Window to Science | Connecting Campus and Building
Connected to Landscape | Living Room, Courtyard & Café at L2
Connected to Campus | Teaching at lower Floors
Massing Perimeter | Express the clusters
Site Response | Articulate massing

College Row

Butterfield Dorms
Bridging Church Street | Inviting and Connected to the core campus fabric
1913 Campus Plan: Internal Campus Quad
1927 Masterplan Shift: Move (across) Church St
Big Science / Olin Axis: College Row left behind
Imprint of Cross Street | Science massing response
Imprint of Cross Street | Science massing response
Connected to campus fabric | Wesleyan Place & Exley
Connected to campus fabric | Wesleyan Place & Exley
College of Environment (COE)
Exterior Views
Double Skin Facade: High performance window to science

Precedent examples of glass wall (not our project)
Double Skin Facade: High performance window to science
View from science | Connecting back to campus
From Campus | Brownstone Base and additional Glazing at North West Corner
From Campus | Dusk view beacon facing Shanklin
From College Row | Texture change on Levels 1 and 2
From Lawn Ave | Wesleyan Place and campus to the north
From High Street | View from (and to) Middletown
Pricing Update
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CURRENT DESIGN | FACULTY LAB ORGANIZATION

2

6

13

13

LEVEL B

LEVEL 1

LEVEL 2

LEVEL 3

LEVEL 4

Building Support
Vivarium

Orgo / Inorganic / Pchem / Comp Chem

BioPhysics / BioChem / Yeast

Cell / Developmental / Ecology & Evolution / Neuro

Pchem

Spectrum of science

Who goes where (and next to who): Consensus across 36 faculty members!
**Interiors Concept** | Neighborhoods and Visual connections
Lab neighborhoods | affinity driven research clusters

36 individual labs

8 affinity based clusters

Shared Dry Lab (write up)
Group Meeting

Offices

Lab Support

Transparency & openness | Visual connections
What we heard:

- Too much transparency. Felt exposed and on display
- Singular experience in atrium. Different types of spaces and scales needed “One size does not fit all”

What changed:

- One focal atrium event became a series of more intimate and varied spaces reflecting differences in the three clusters which reflect the site disposition
• Circulation at edges - Limited privacy for labs
• All glass walls
• Holes only in middle
• Singular experience in atrium

• Circulation in middle – increased privacy for labs
• Glass & Solid walls
• Variety of holes at edges – express clusters
• Varied experience in atrium

Transparency & openness | Design Evolution
Wood panel walls and floor openings shift between levels, creating various spaces of unique character within the atrium while maintaining privacy in the write-up zones.
Wood panel walls and floor openings shift between levels, creating various spaces of unique character within the atrium while maintaining privacy in the write-up zones.
Use the benefits of one collective central space as a **way finding tool**. Accommodate feedback from EDI work sessions, by providing a **range of experiences** and with **scaled down the openings & spaces** in lieu of single centralized experience. Department head house moved to prime visible location as gateway for faculty access.

**Central Atrium and Way-Finding** | Design Evolution
Decentralized circulation sequence. Dispersed network of stairs and elevators for seamless and more equitable circulation in lieu of a “main” path and remote elevators. The multiple and paths approach with minimized differentiation b/w accessible & non accessible routes accommodate different needs & respond to universal design principles of reduction in highlighting accessible routes as other*.

* Wesleyan Office of Equity & Diversity
Interior Concept | Level 3 view toward east
Interior Concept | Level 3 view toward west
Interior Concept | Level 3 view north along west façade
Interior Concept | Level 3 view onto Wesleyan place
Interior Concept | Level 4 view toward Shanklin
Level 2 | Lobby, Classrooms & Research
Interior Concept | Level 2 view toward Wesleyan Place
Level 1 | Teaching Labs and Classrooms
Interior Concept | Level 1 Student Commons
Project Goals

1. **Provide** flexible & cross disciplinary **spaces** – for Life Science research & teaching

2. **Embrace** Wesleyan’s unique **character** – robust research & teaching in a Liberal Arts setting

3. **Showcase** inviting & accessible **campus connections** – across the science precinct and to campus

4. **Restore** Shanklin for **COE** – as a vibrant cross disciplinary hub

5. **Ensure** financial and resource **prudence** – high performance & on budget

6. **Embrace** **Equity & Inclusion** – in planning, process and outcomes

*Creating A vision for a New Science Center*
Thank you.