

Building an Urban Campus

The New School continues to evolve. The university is growing, integrating eight schools and building innovative, cross-disciplinary programs as its campus is transformed with a new multi-use building at the heart of its Greenwich Village campus.

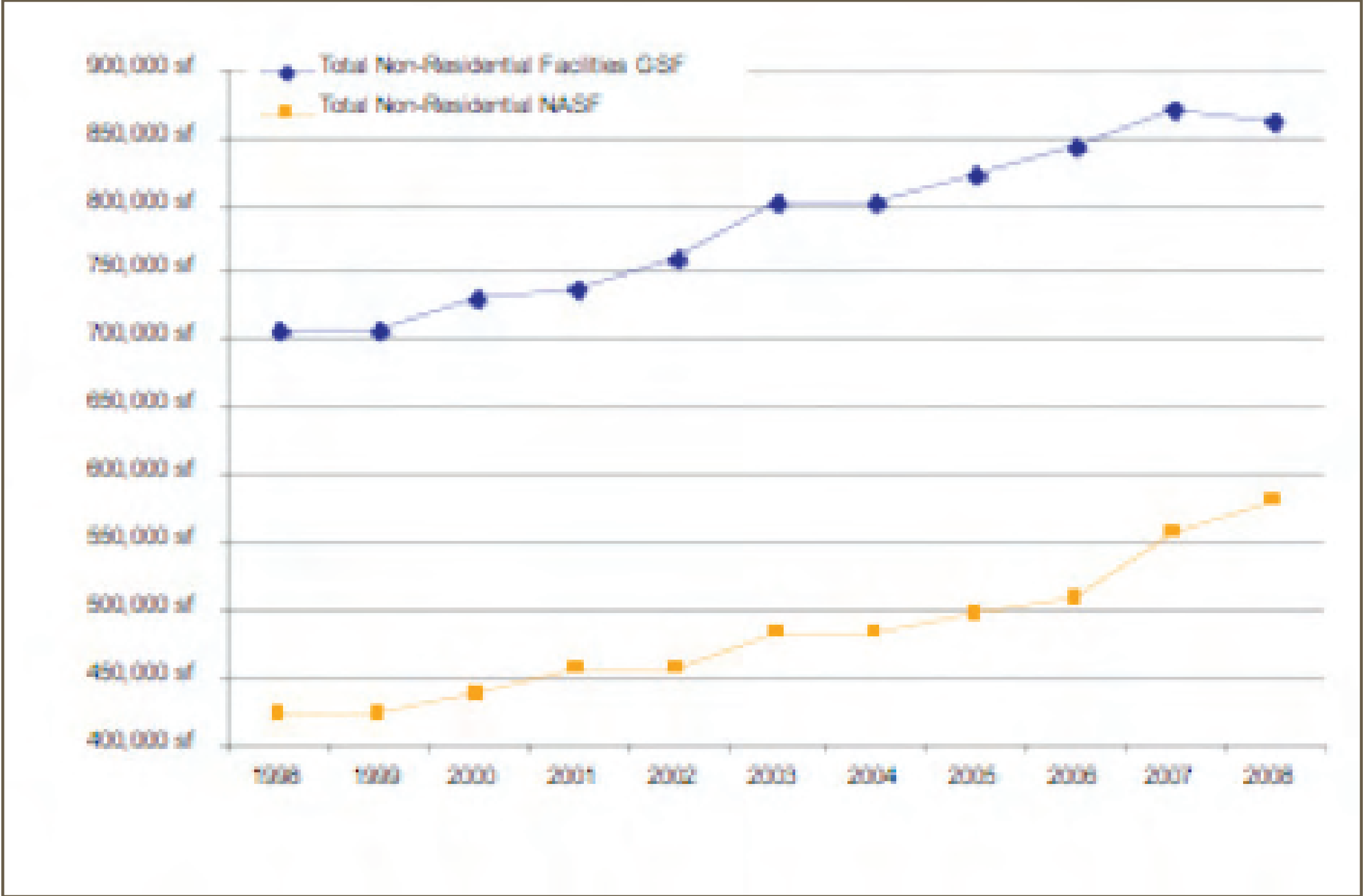
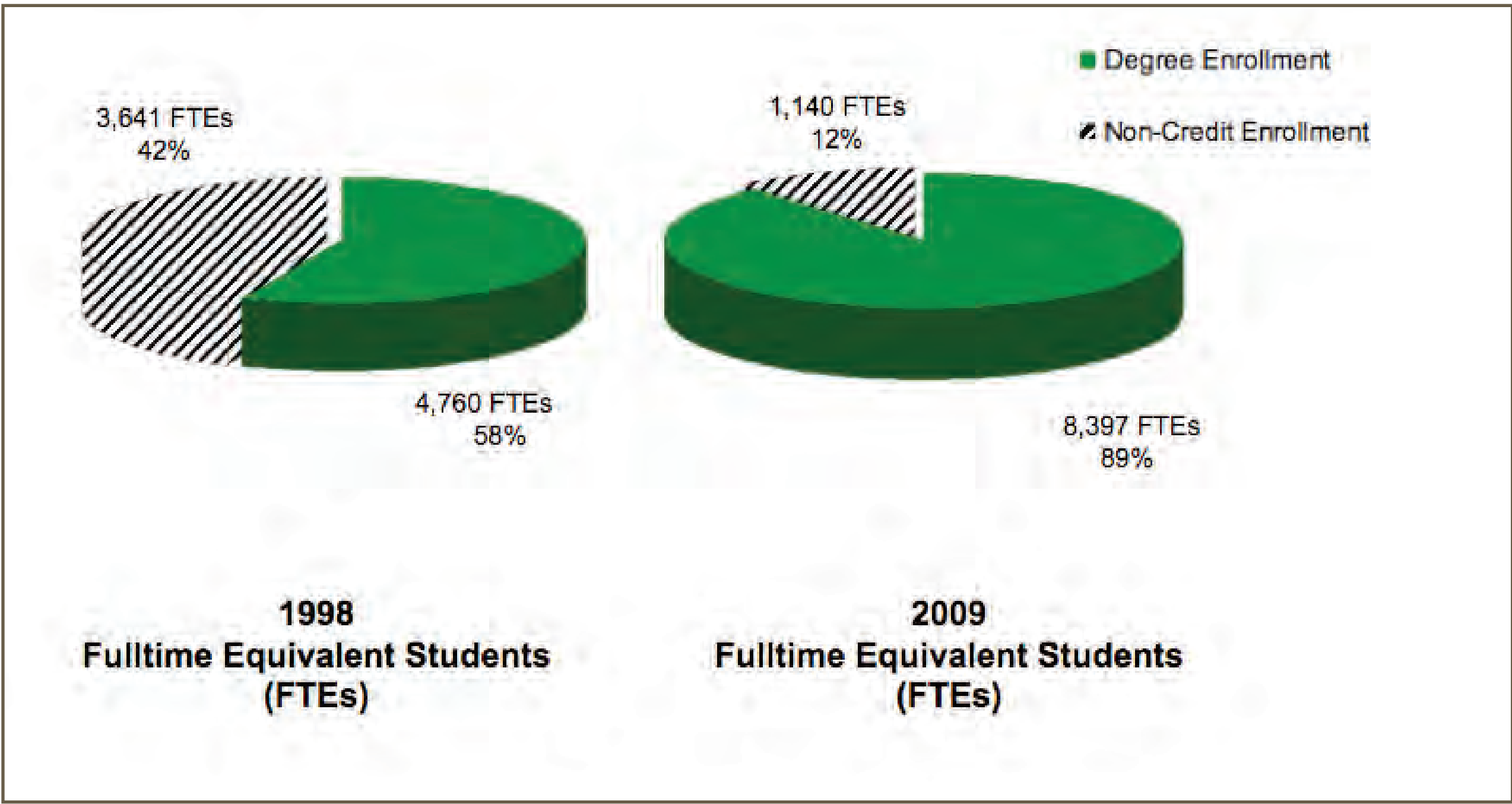


Developed through a careful planning process, the new University Center at 65 Fifth Avenue will provide instructional and social space to accommodate the university's growth in degree-seeking students, full-time faculty, academic initiatives, and residential life.

The University Center, which will include student housing above the academic space, will be built

to superior environmental standards as a demonstration model of sustainable design and as a teaching tool for environmental studies and green jobs training.

Today: Enrollment at The New School



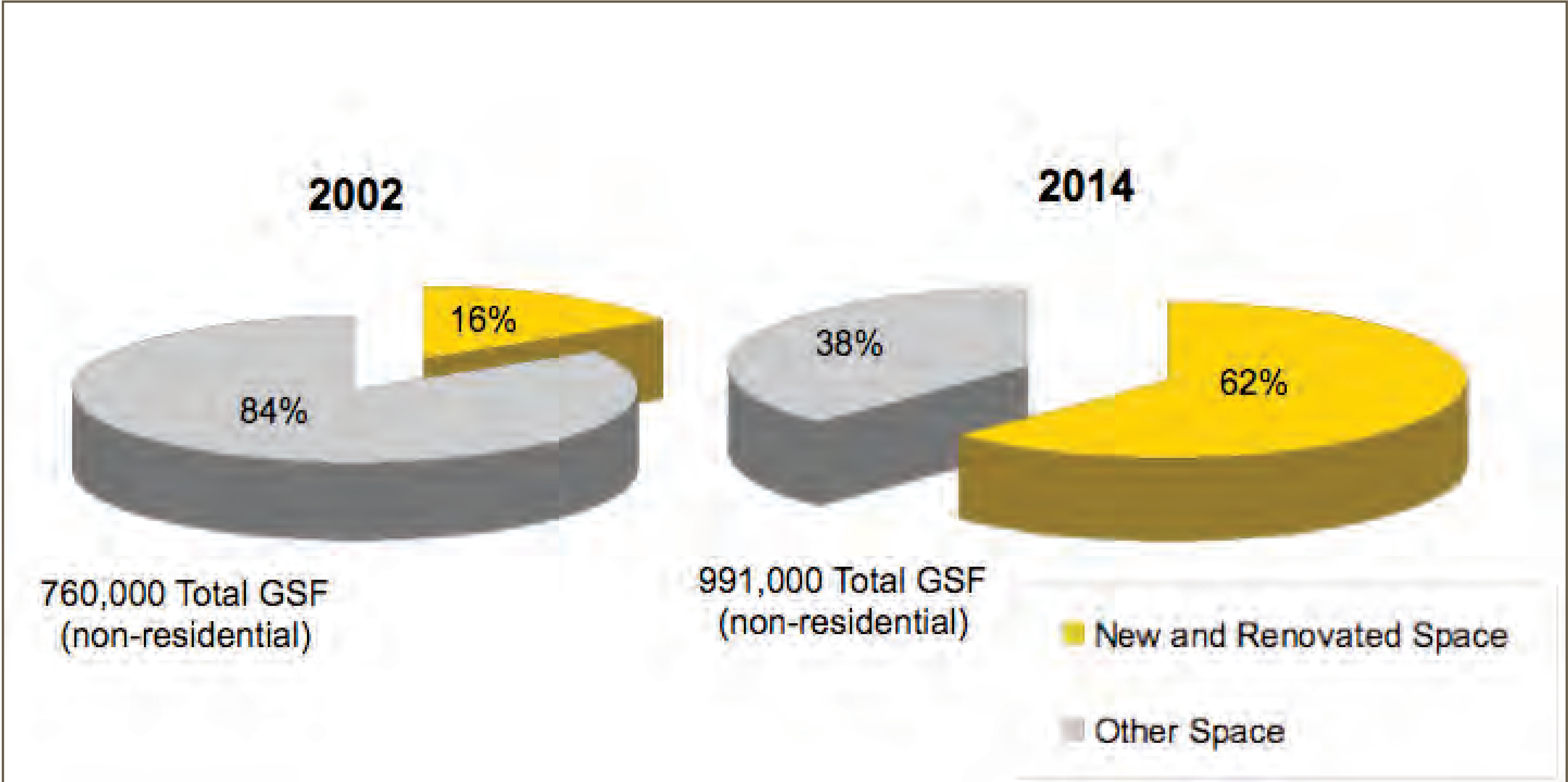
Between 1999 and 2009, total gross square feet increased by more than 50%, growing from 895,000 to 1,356,000 gross square feet.

Non-residential space grew from 706,000 gross square feet to 862,000 gross square feet, an increase of 22%.

Over the past decade, The New School added 156,000 gross square feet of academic and support space.

Net assignable square feet grew from 423,000 to 527,000, an increase of 25%.

Better Facilities



With the opening of the University Center and additional rental footage at 79 Fifth Avenue, the majority of The New School’s academic programs will be housed in new or renovated space, compared to only 16% in 2002. Net assignable square feet grew from 423,000 to 527,000, an increase of 25%.

Planning Process for The University Center

The University Center is the culmination of a collaborative planning process that began in 2004.

| 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|---|--|---|--|---|--|---|
| <p>Coopers Robertson & Partners provided master planning framework.</p> <p>Outlined emerging trends including shift to degree programs, increased demand for daytime classes, and need for housing. Movement toward more integrated university.</p> <p>This yielded the following recommendations:</p> <p>Consolidate dispersed programs at Village campus.</p> <p>Bolster campus life by providing more student amenities and centralized student center.</p> <p>Identify 65 Fifth Avenue as optimal location for a facility to house growing programs and serve as anchor to university.</p> | <p>Deans and Officers Steering Committee formed to develop concept for signature building at 65 Fifth Avenue.</p> <p>Academic Policies Committee examined space needs across university.</p> | <p>Skidmore, Owings & Merrill provided concept design for proposed signature building.</p> <p>Concept design and space program that addressed university space needs through 2017. Developed in collaboration with Rickes Associates, an academic space planner, and IDEO, specialists in circulation and space utilization.</p> <p>Skidmore, Owings & Merrill and university administration established that university needed 500,000 square feet to accommodate growth.</p> <p>Larger, more flexible studio space.</p> | <p>Board of Trustees initially approved 509,000 square-foot signature building at 65 Fifth Avenue.</p> <p>The New School held Town Hall meetings to introduce university and local community to concept and program.</p> | <p>Economic constraints led university to scale down plans for signature building in favor of more affordable, flexible design.</p> | <p>Skidmore, Owings & Merrill submitted revised concept design for University Center.</p> <p>354,000 square-foot building includes 200,000 square feet of academic space, 143,000 square feet of student residential space featuring more than 600 beds, and ground-level retail space.</p> <p>Academic space includes specialized design studios, interdisciplinary classrooms, library, and auditorium in addition to food service facilities, resource centers and gathering spaces.</p> <p>University Facilities Committee was established to guide administration in campus planning. Listening sessions held with faculty and students on the University Center faculty and students</p> | <p>Board of Trustees approves conceptual design for new University Center.</p> <p>University hosts exhibit and open house to share design and planning details with students, faculty and administrators and solicit feedback.</p> |

Planning has involved extensive consultation with faculty, students and administrators, taking into account the following:

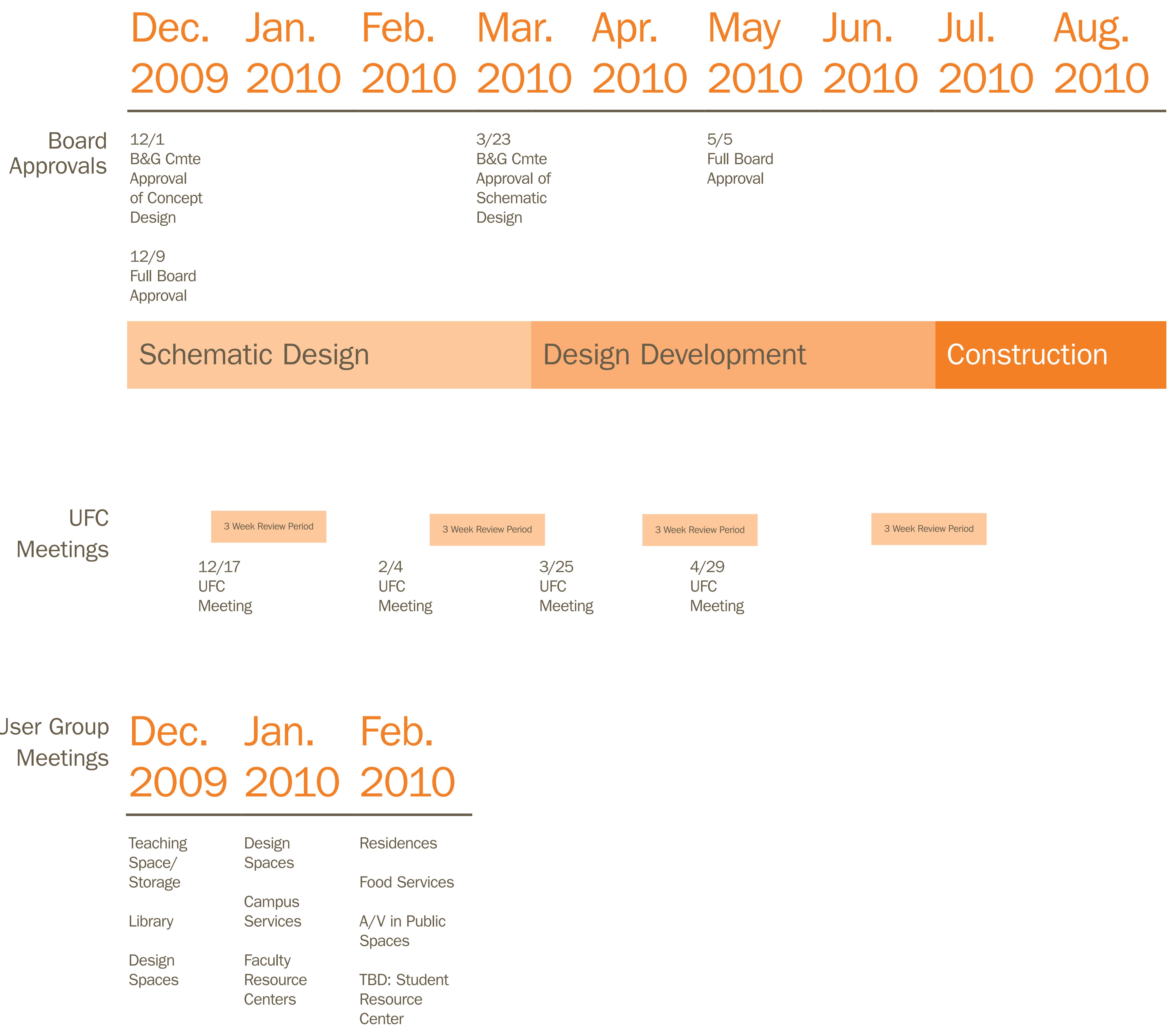
- Emerging building trends
- Academic growth
 - Classroom/Teaching needs
 - Studio
 - Auditorium
- Student needs
- Faculty needs
- Library needs
- Gathering spaces
- Residential life
- Increased opportunities for interdisciplinary work and cross-division collaboration

Original plan sought to accommodate future enrollment growth and changes to curriculum in a 500,000-square-foot building to be constructed at 65 Fifth Avenue.

Current plan for the University Center has been scaled down to due budget constraints and the desire for more flexibility, though many of the important academic components of the original plan have not changed. Additional leased space has been secured to accommodate recent growth in enrollment.

A university master planning process is currently underway to consider adjustments in existing campus buildings and possible expansion that may be needed upon completion of the University Center.

University Center Schedule of Consultations and Review



The University Facilities Committee

In Spring 2009, The New School established the University Facilities Committee comprised of faculty, administrative leadership, facilities staff, and students, in order to provide a consultative role in the programming and design of the campus, including the University Center at 65 Fifth Avenue. The University Facilities Committee convened its first meeting on April 23, 2009 and continues to meet regularly with the University Center design team.



During both the Concept Design and the Schematic Design processes, each of these user groups reviewed preliminary design documents and participated in extensive “listening sessions” with the design architects and University leadership.

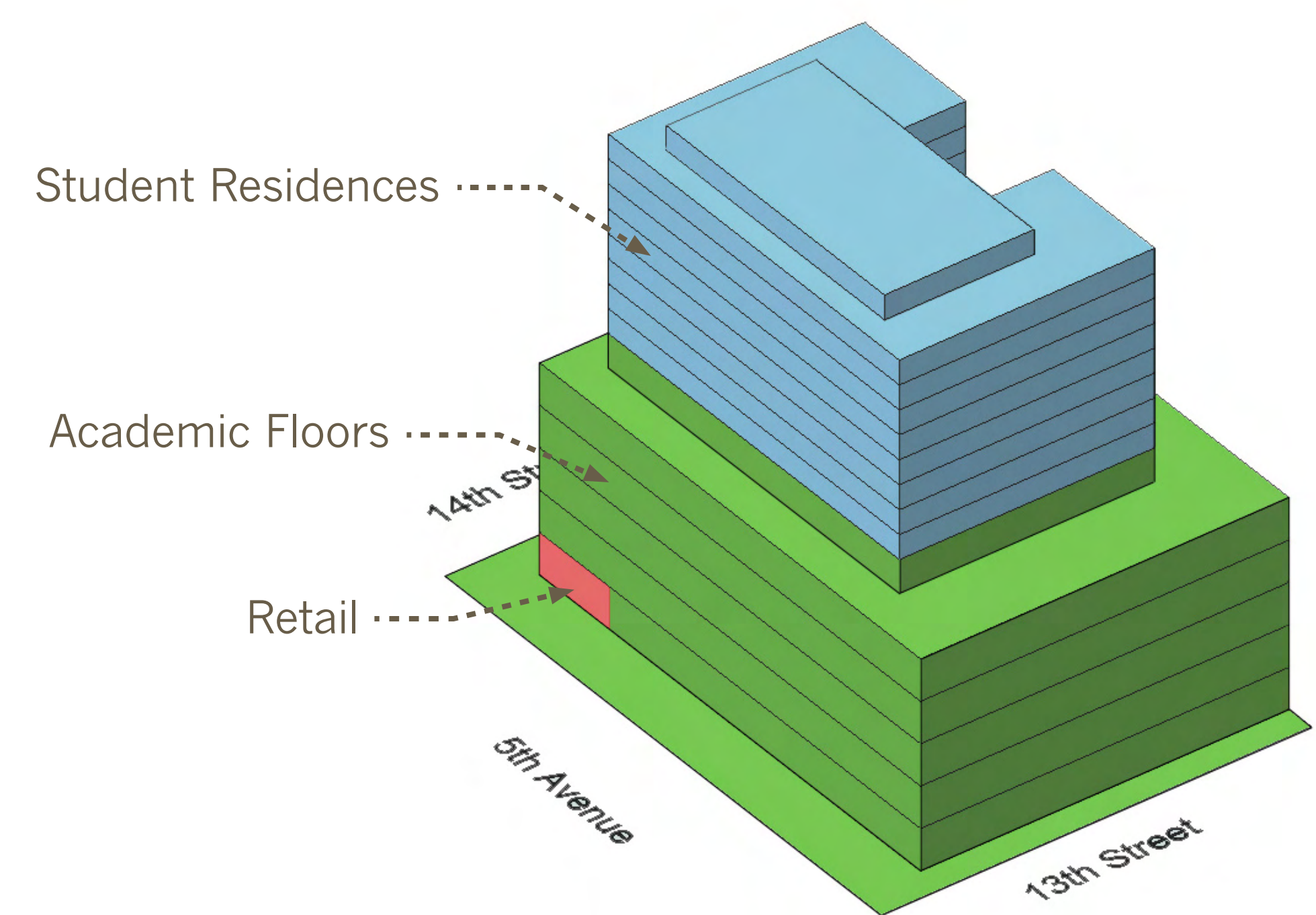
University Groups

The University Facilities Committee has formed user groups focused on the following areas:

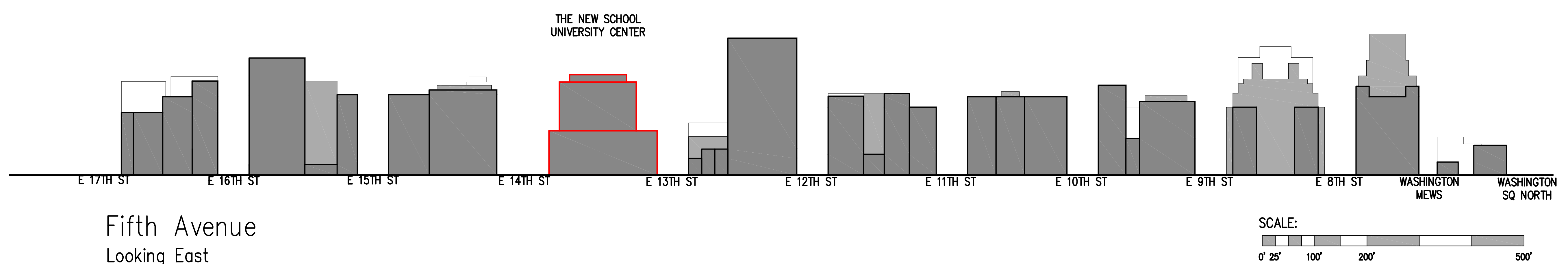
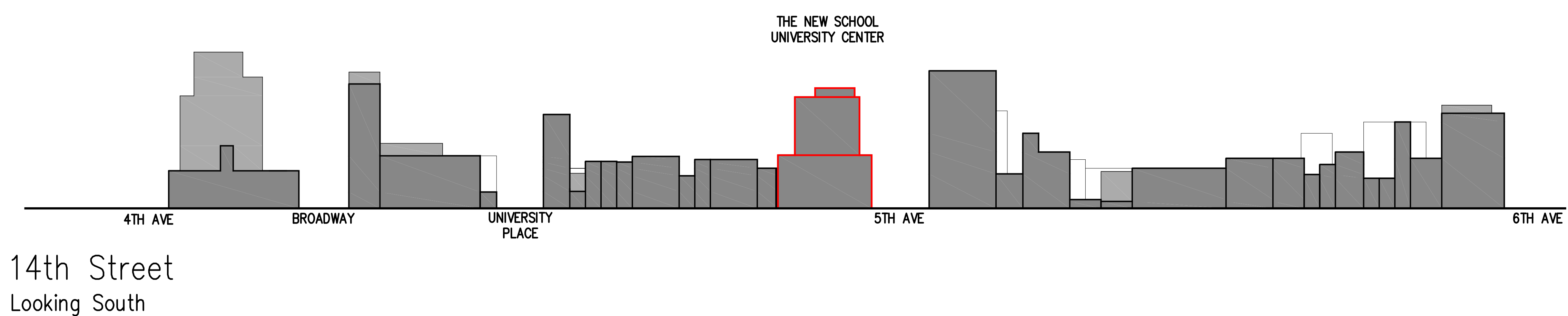
- Teaching Spaces
- Libraries
- Auditorium
- Resource Centers
- Academic Support Spaces
- Design Spaces
- Food
- Sustainability Features
- Public & Event Spaces
- Student Resources

The New School University Center

- Single Phase Development
- 16 Above Grade Floors, 2 Below Grade Floors
- Academic on floors 1-7, Student Residences 8-16
- 612 Bed Student Residences
- Retail at the Corner of 14th Street & 5th Avenue
- Auditorium at Ground Level

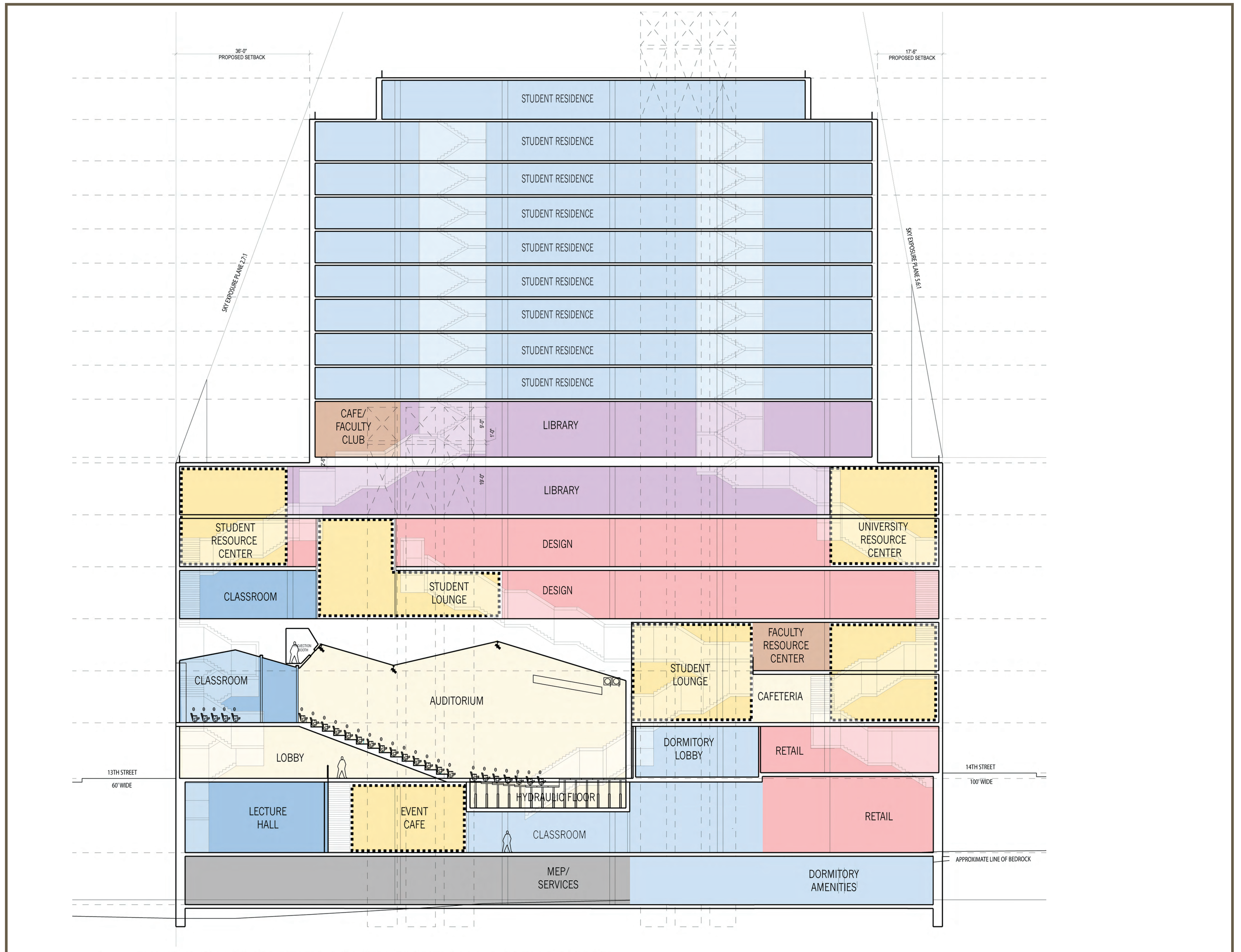


University Center Massing



University Center Overview

University Center Program



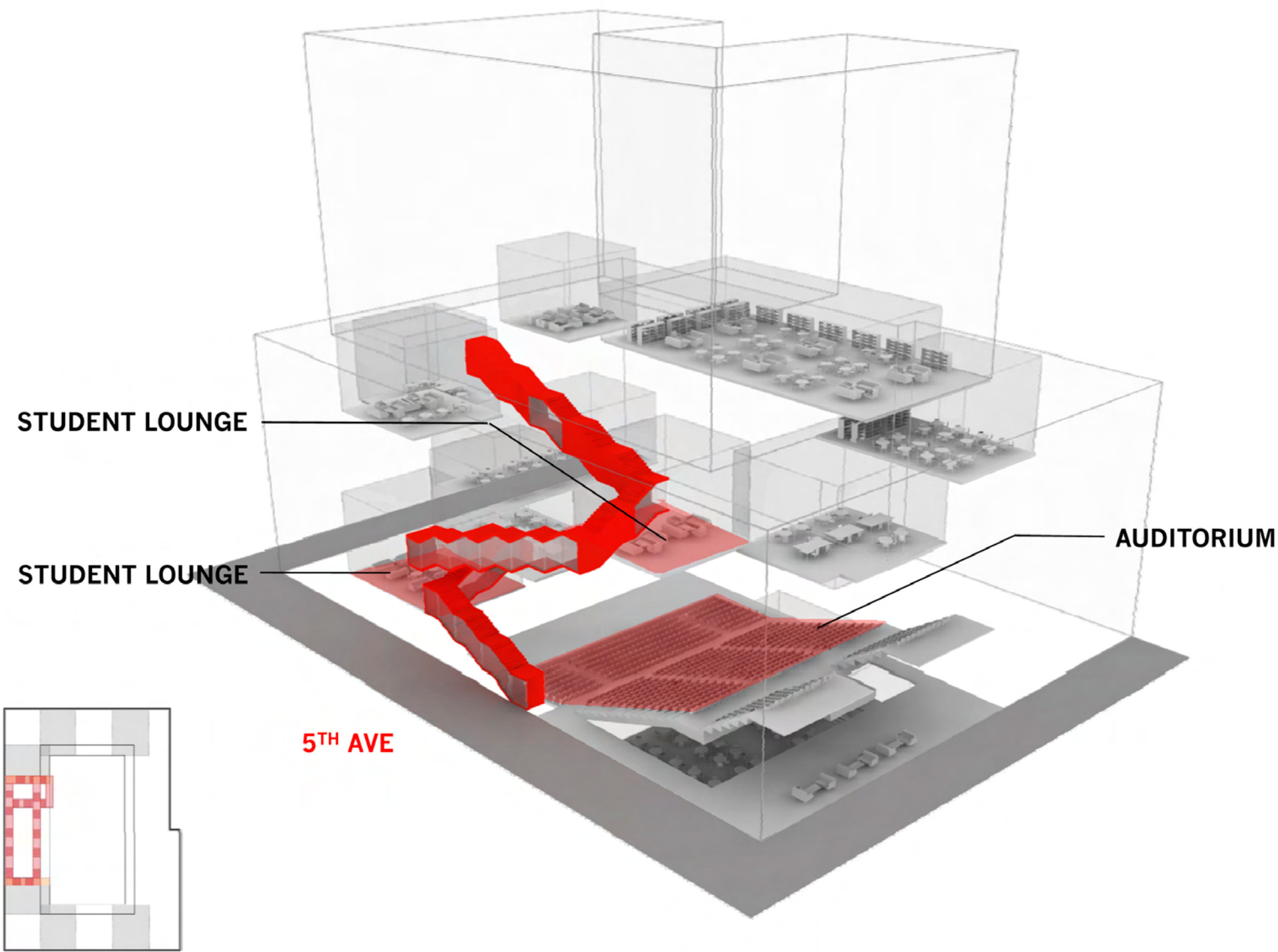
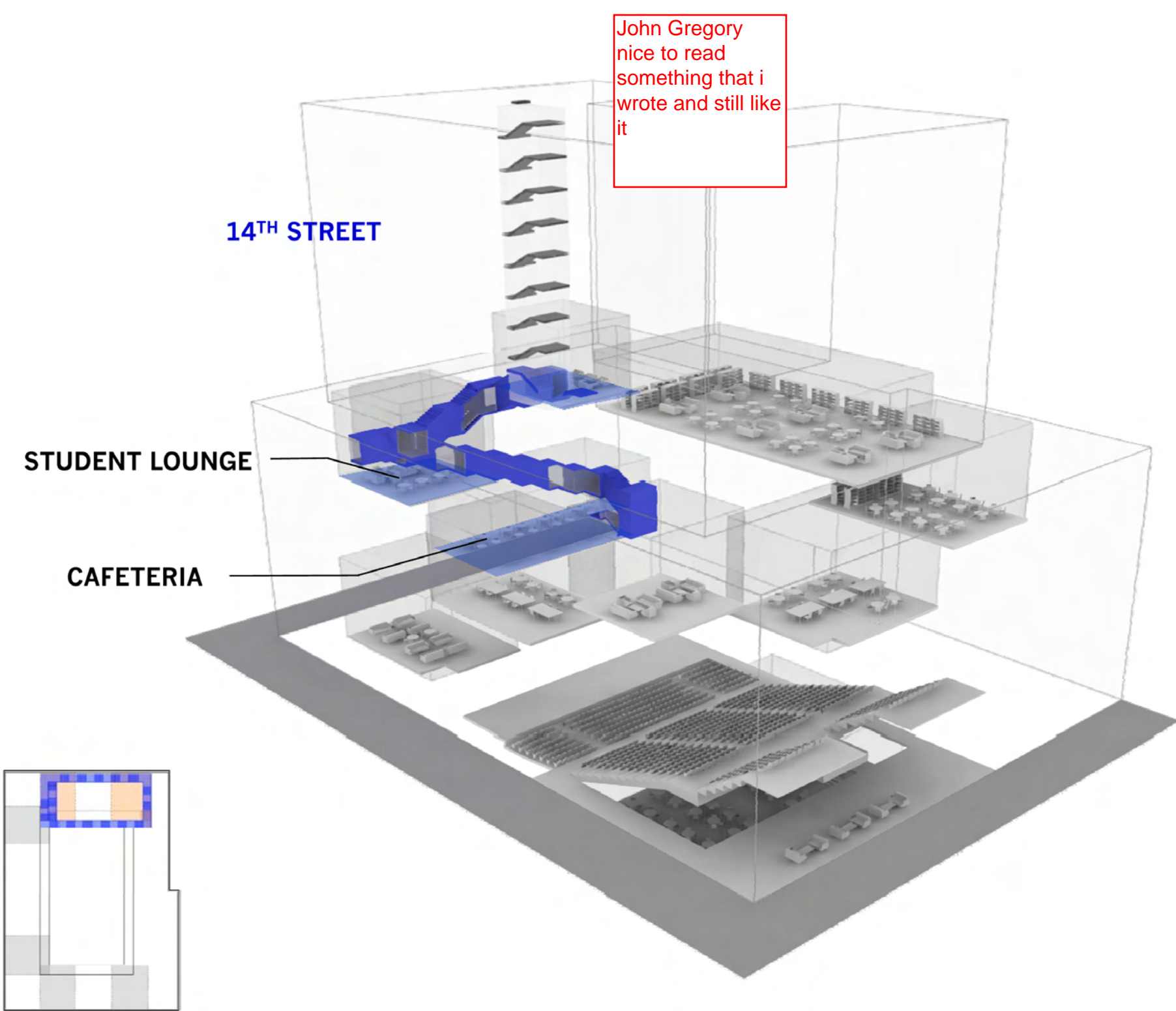
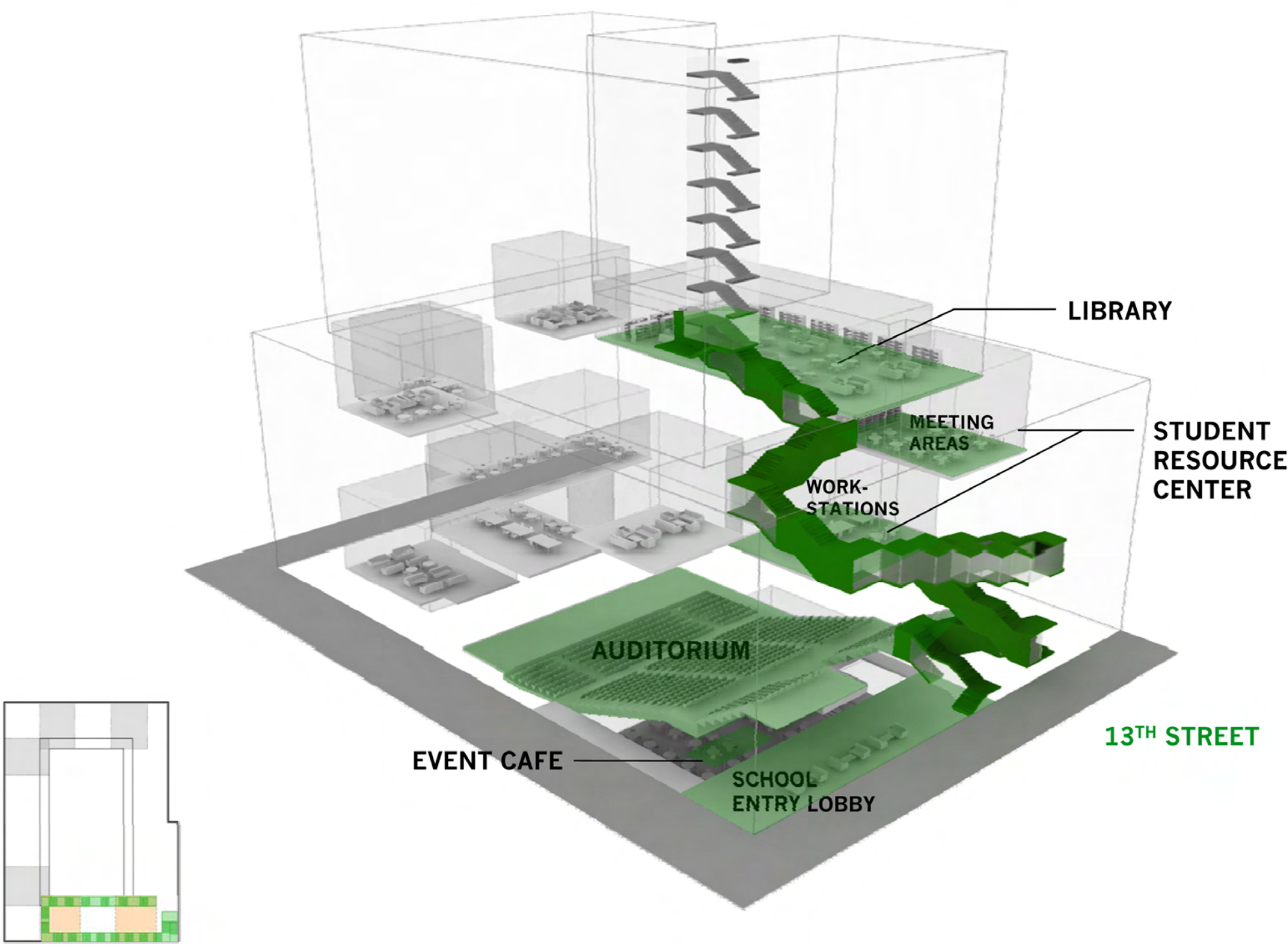
University Center

- Single-phase development
- 16 above-grade floors, 2 below-grade floors
- Academic space on floors 1-7, Student residences on floors 8-16
- Approximately 600-bed student residence
- Retail space at the corner of 14th Street and Fifth Avenue
- Auditorium at ground level
- Affordable financing through a combination of bonds, gifts, federal grants and asset sales
- Designed to earn LEED Gold certification

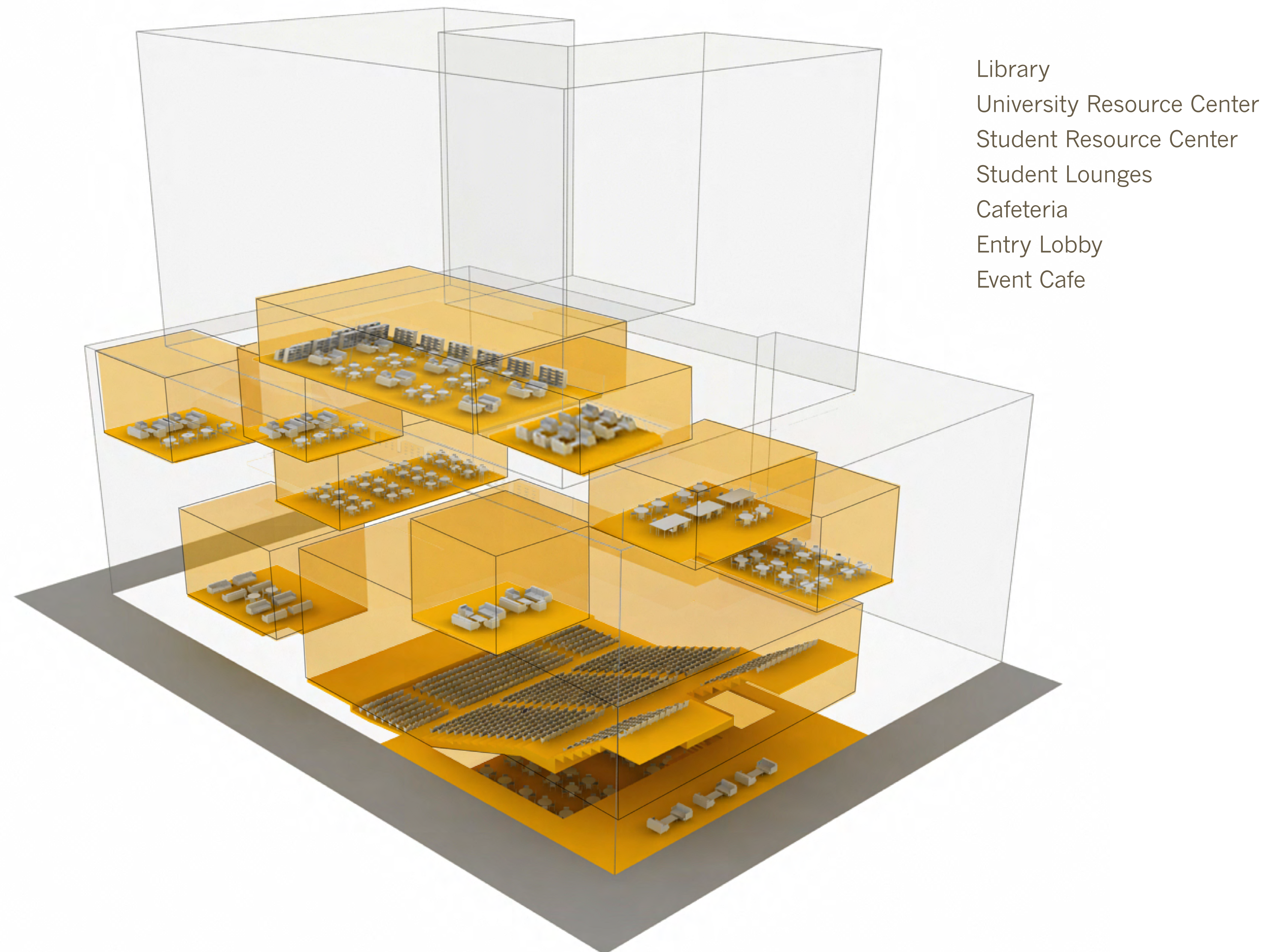
As with all major design projects of this scope, some of these details are subject to change.

University Center Overview

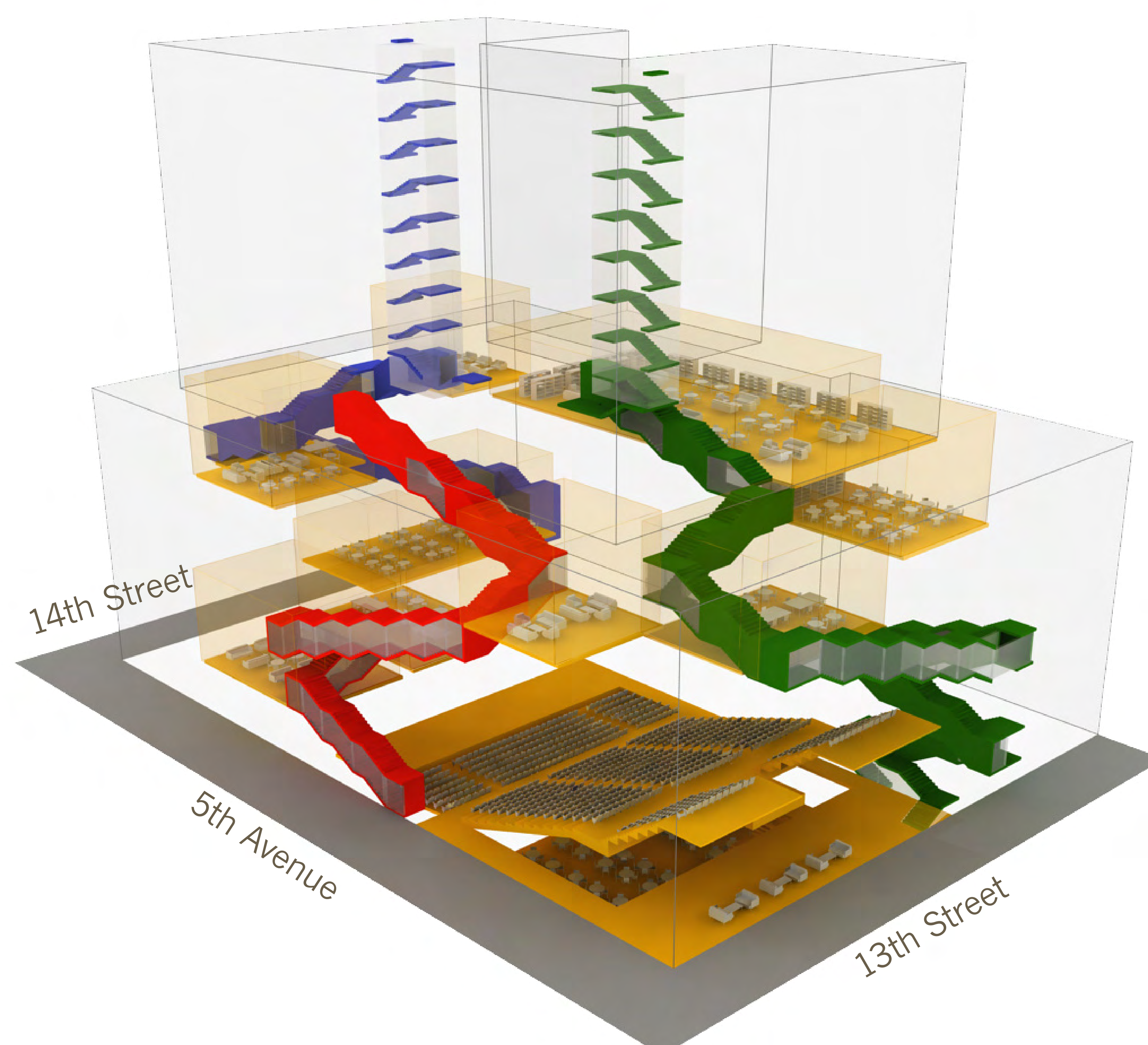
Communicating Stairs (Front)



Interactive Spaces & Communicating Stairs



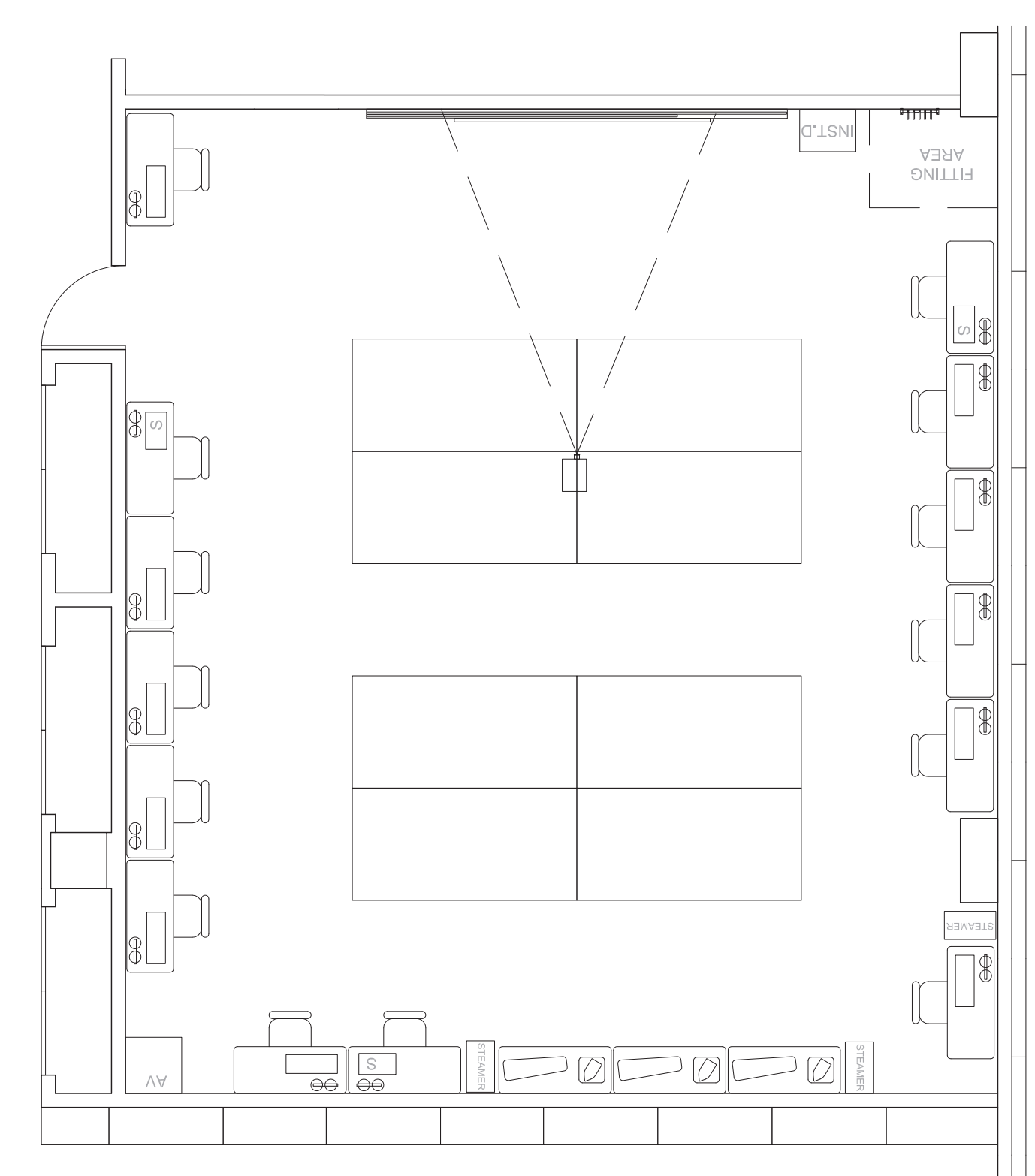
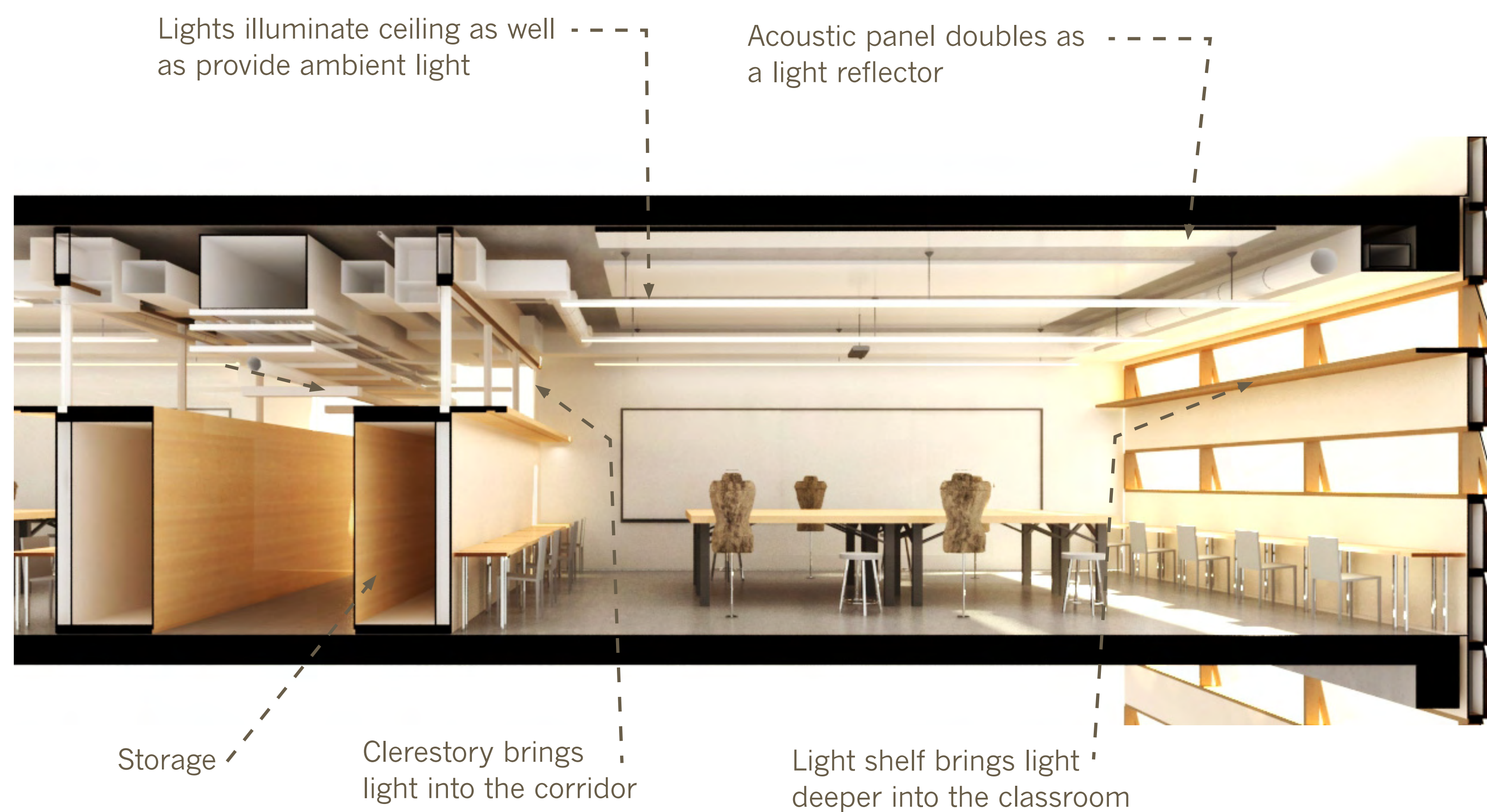
Interactive Spaces



Communicating Stairs

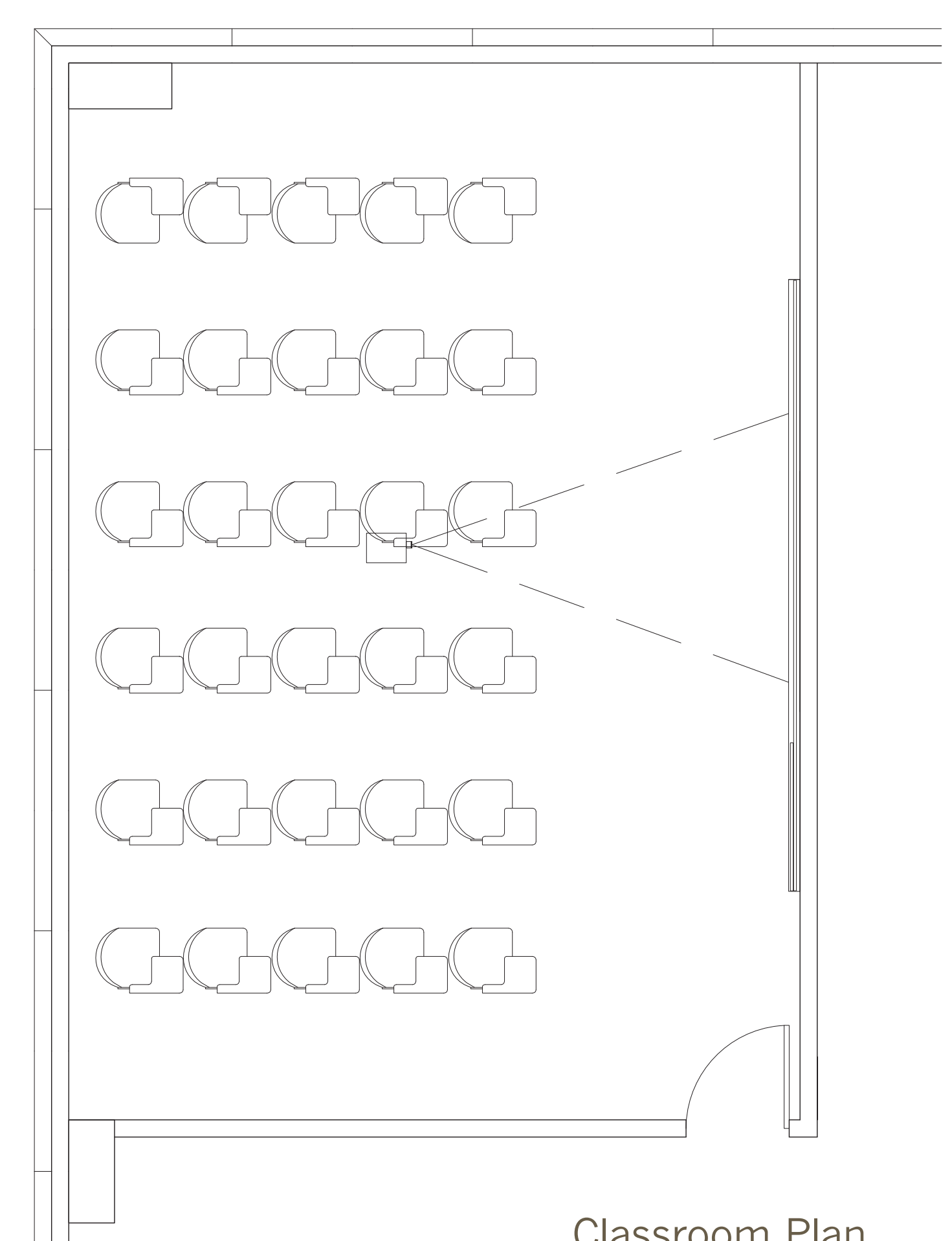
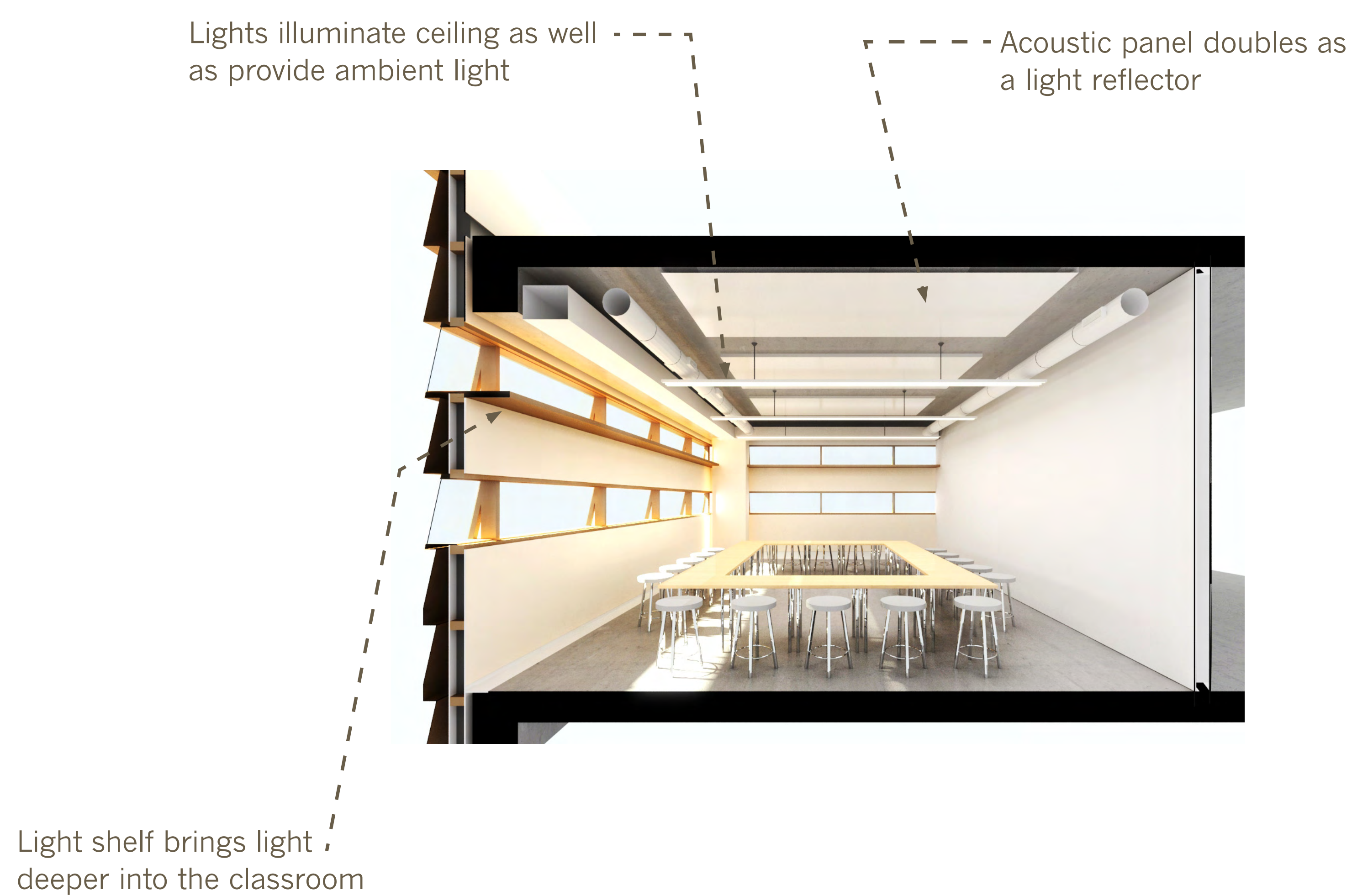
Teaching Spaces

Design Studio



Design Studio Plan

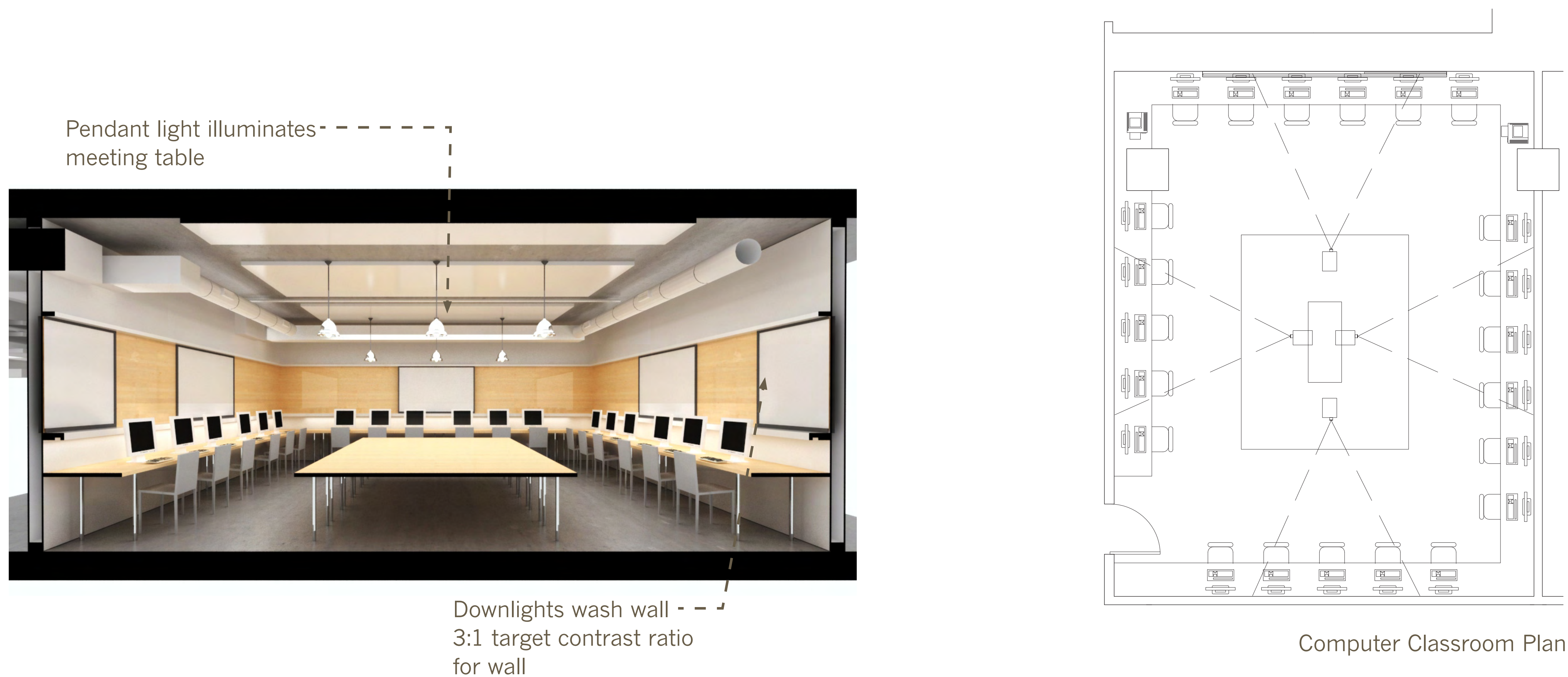
Classroom



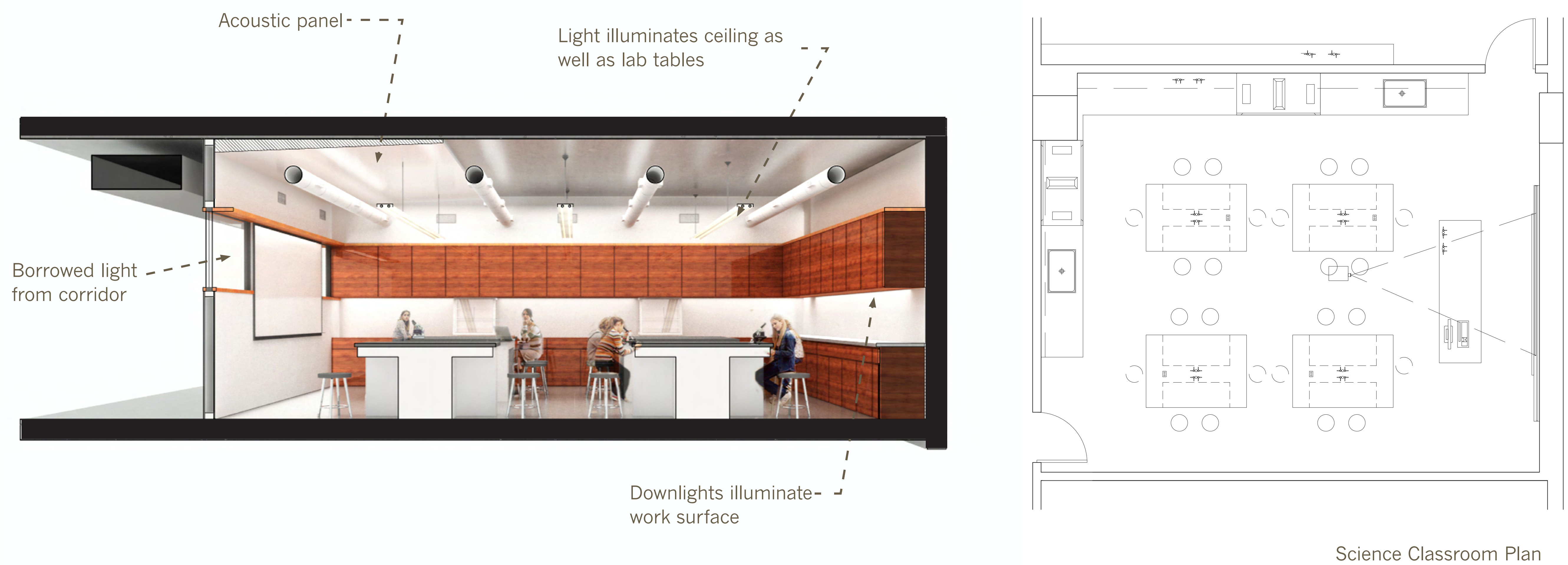
Classroom Plan

Teaching Spaces

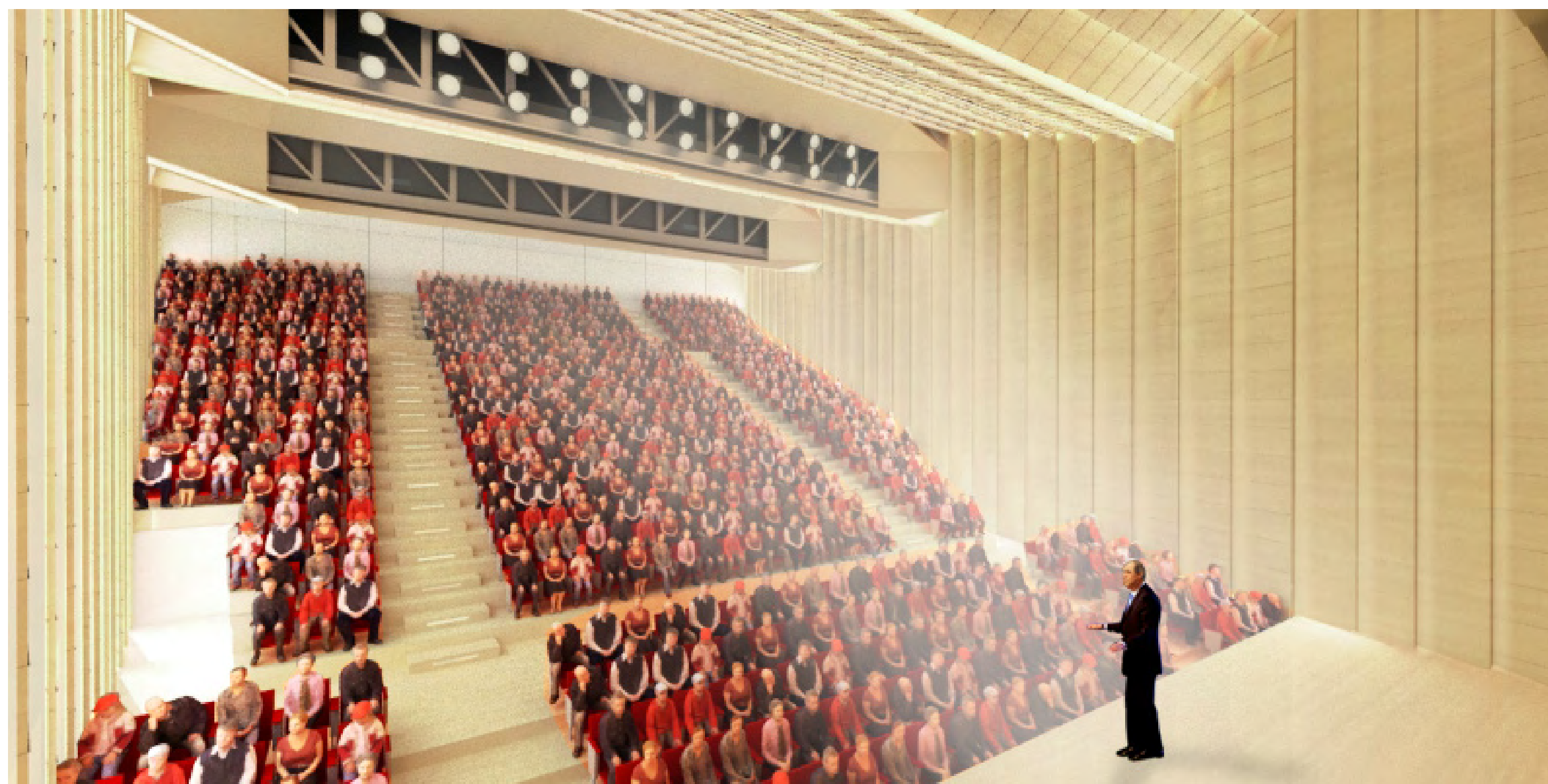
Computer Classroom



Science Classroom



Auditorium



Large Auditorium
Configuration



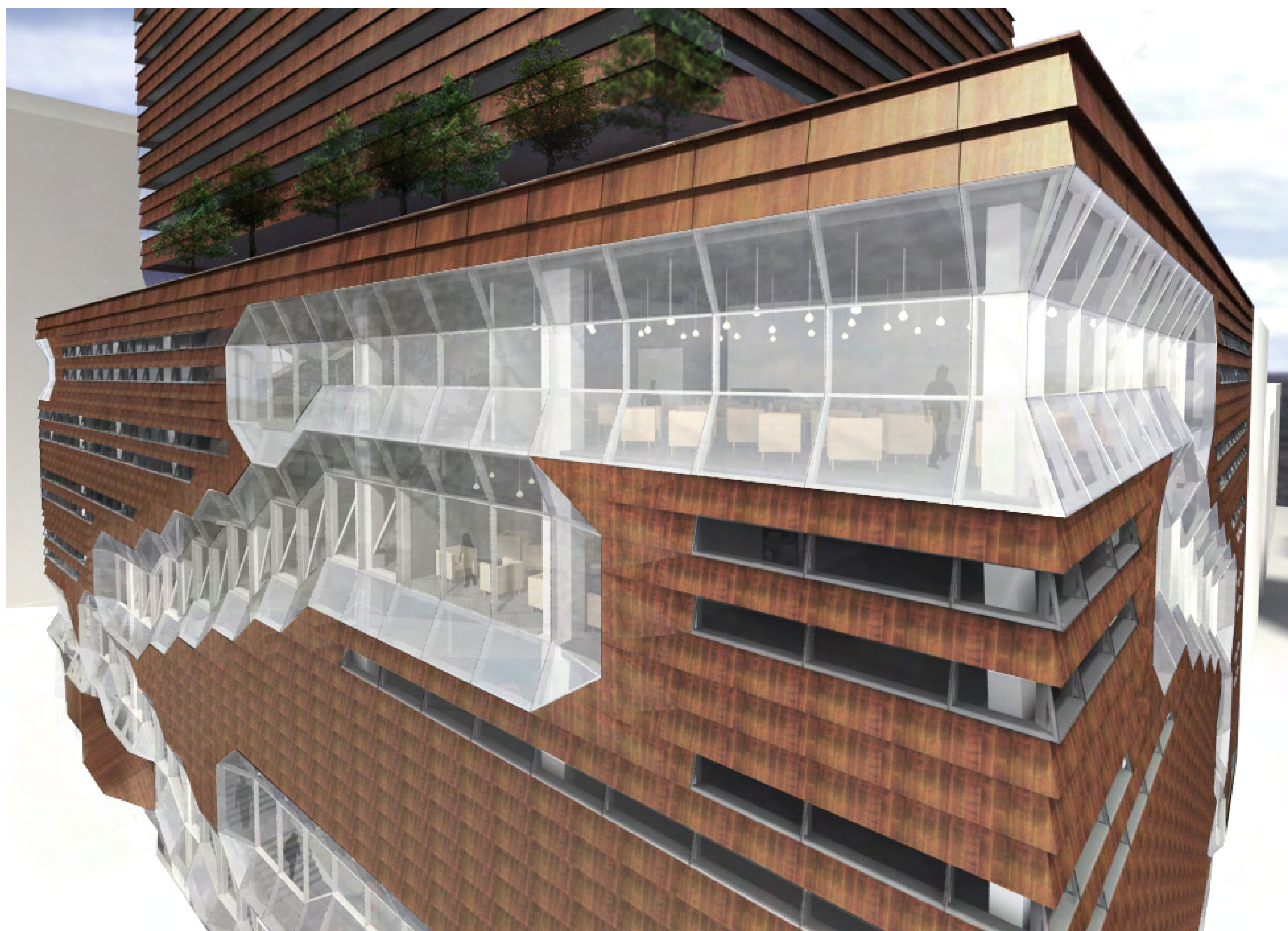
Classroom
Configuration



Fashion
Configuration



Large Stage
Configuration

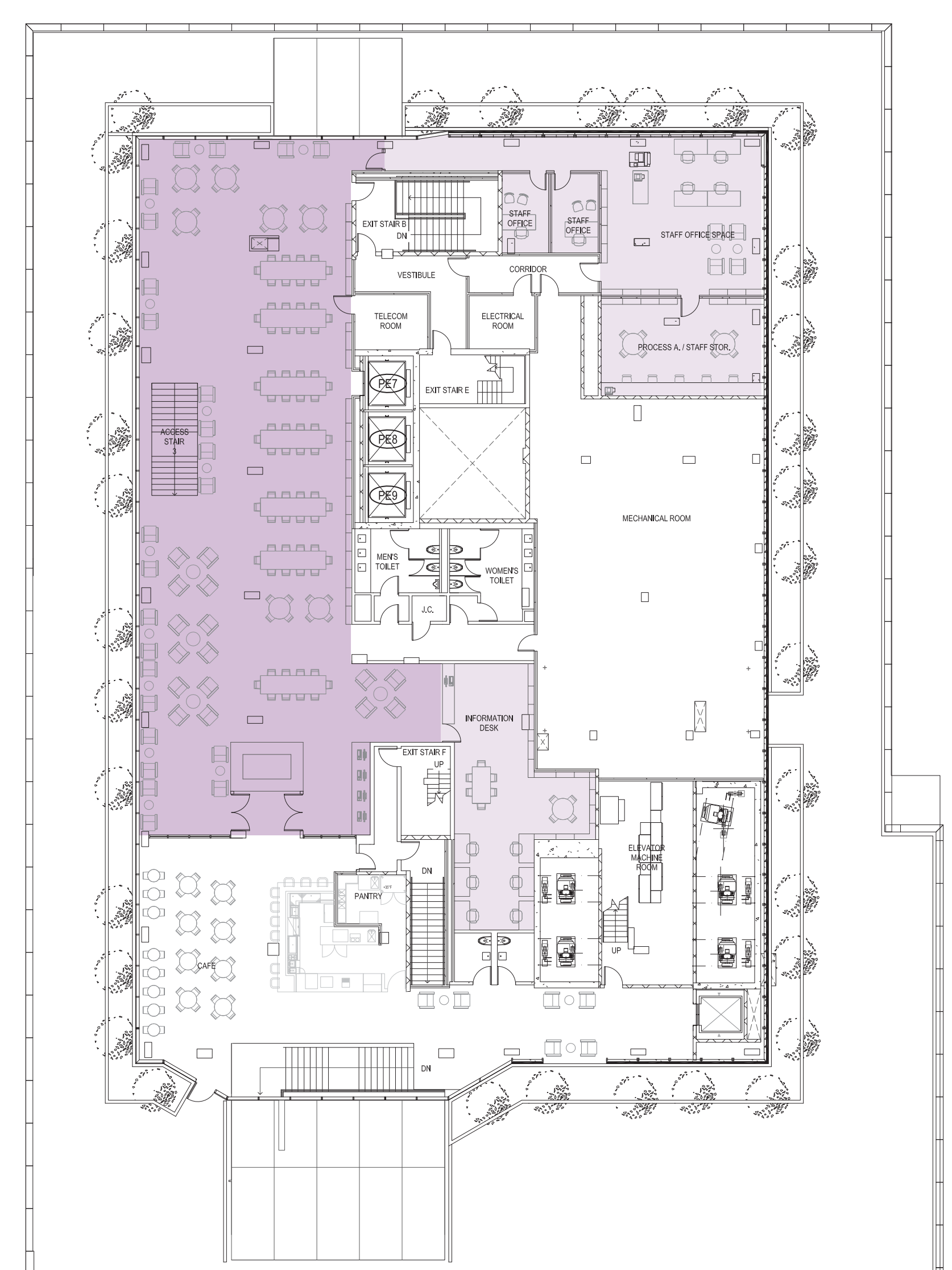


6th Floor Plan

Library



7th Floor Library Window



7th Floor Plan

Entry & Lobby



Student Residence Entry



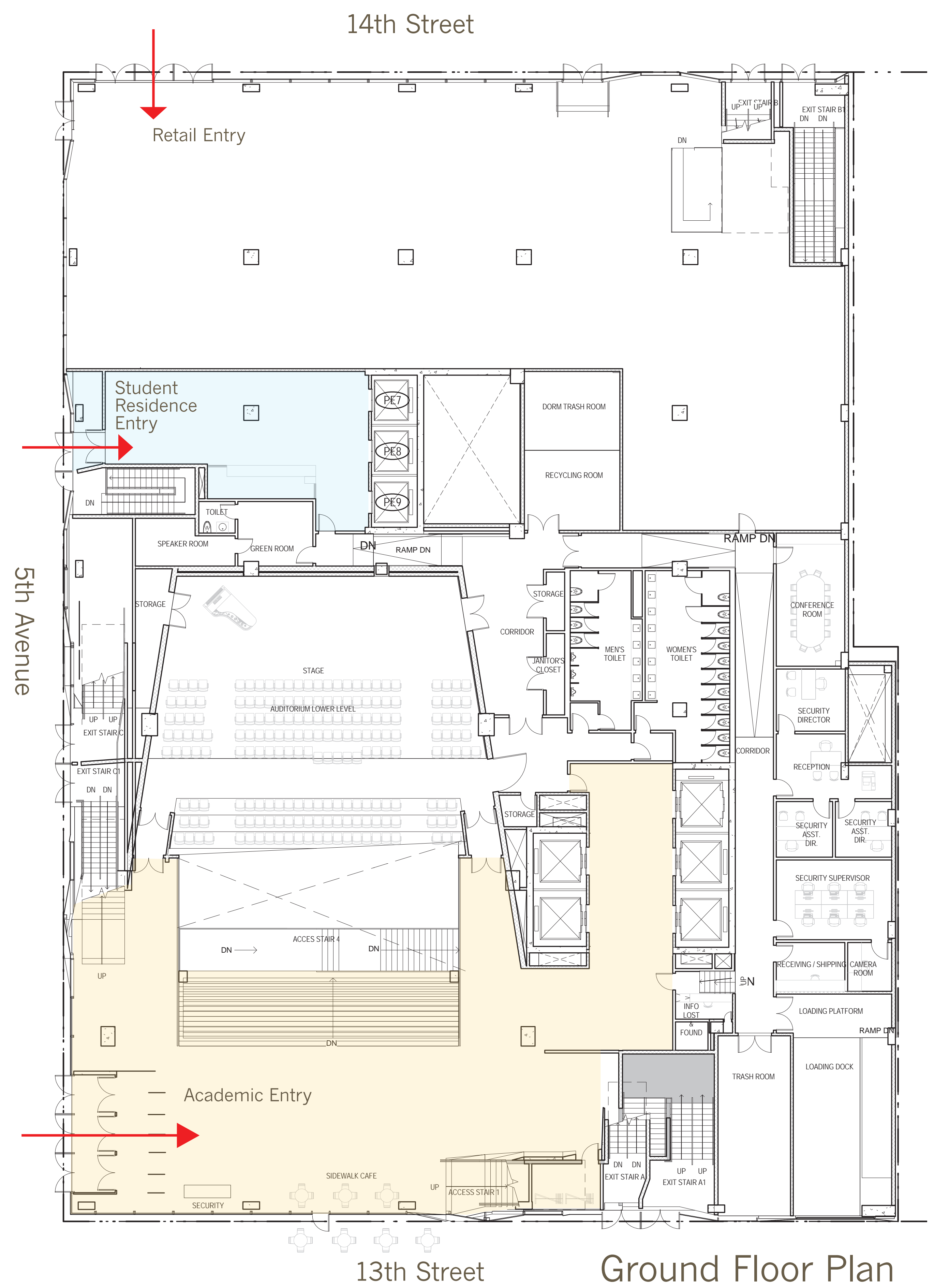
Student Residence Lobby



Academic Entry



Academic Lobby



Lobby & Event Café



Event Café



Resource Spaces

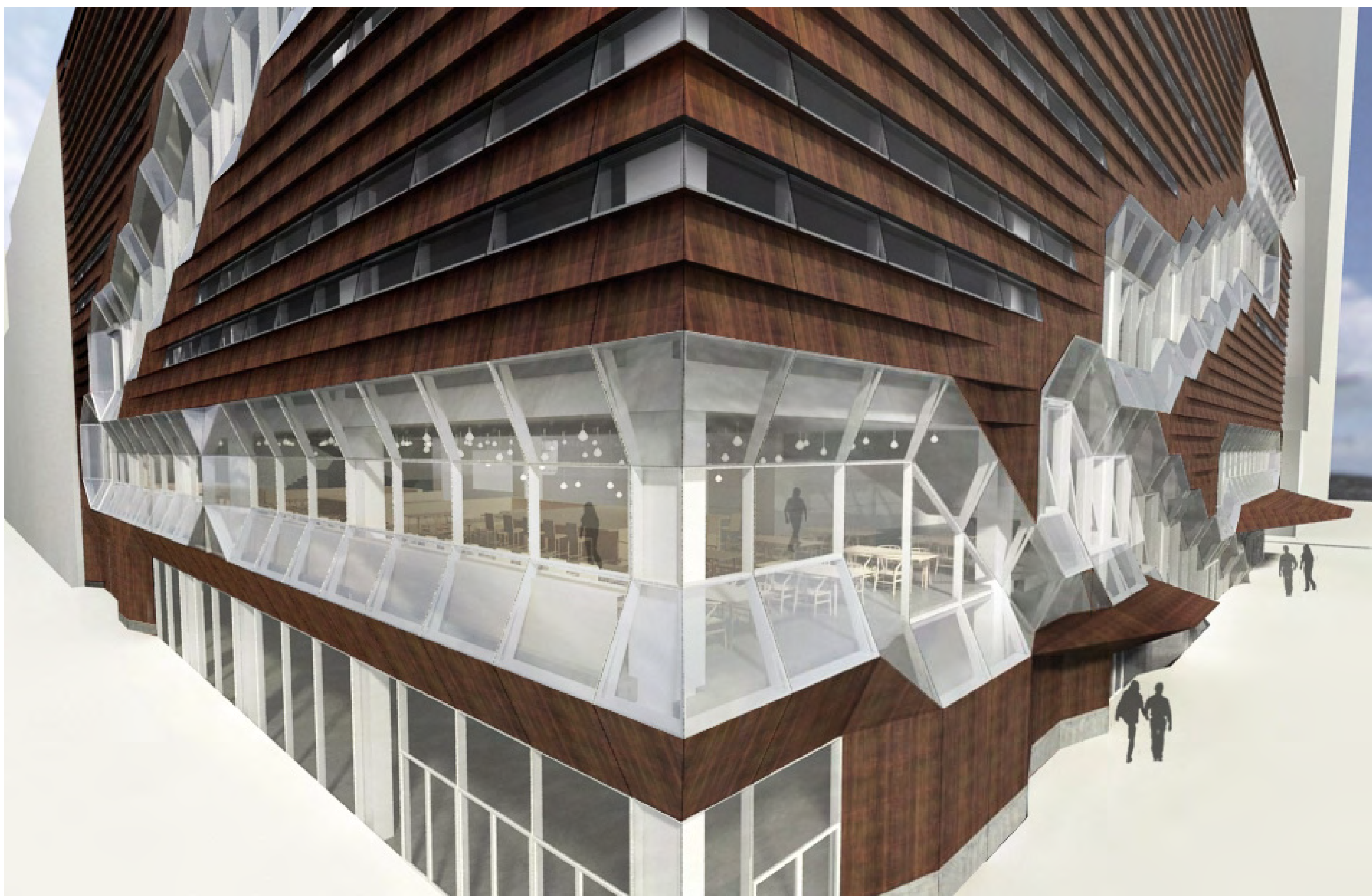


13th St. Student Resource Center

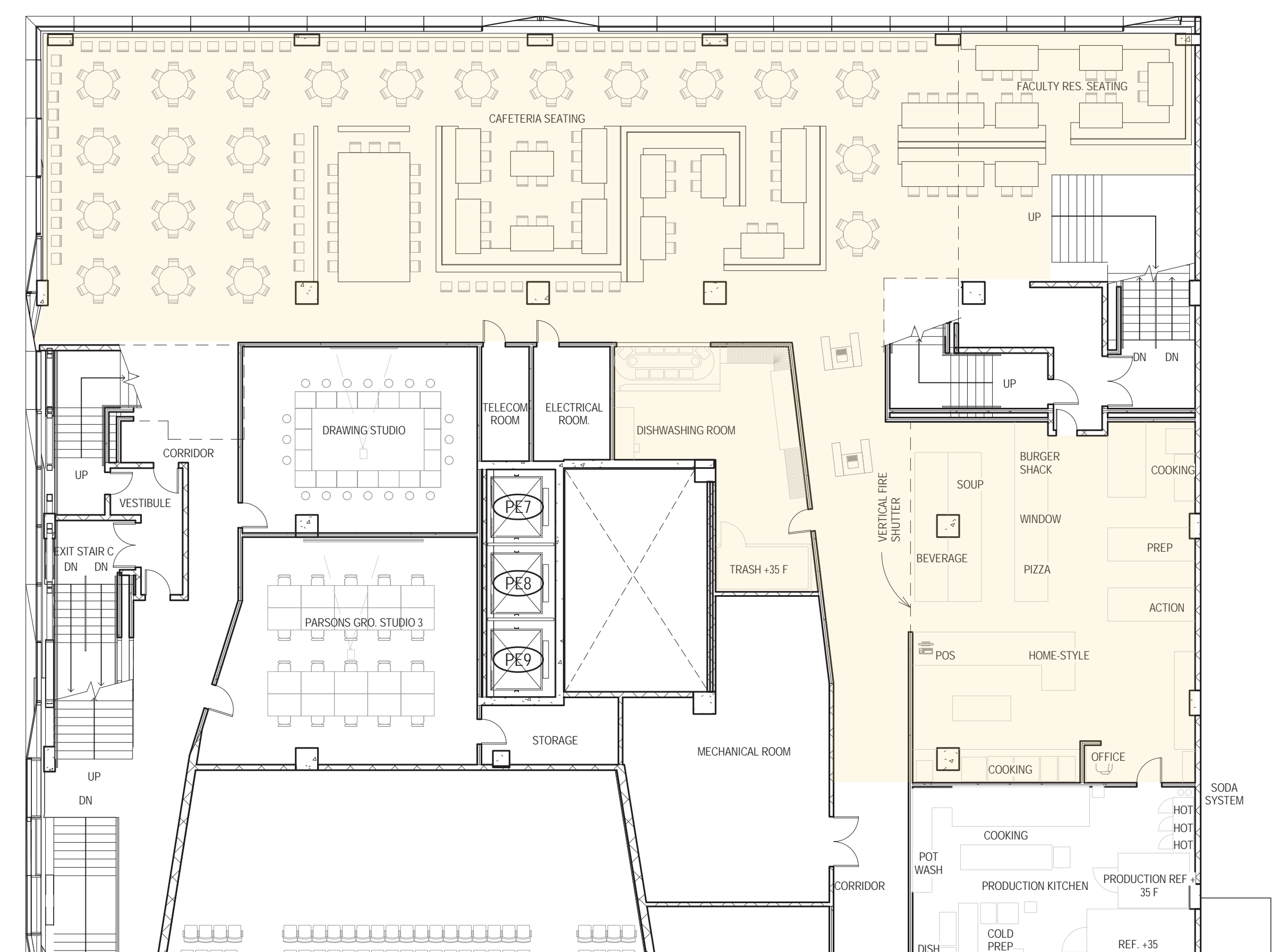


13th St. Student Resource Center Stair

Cafeteria



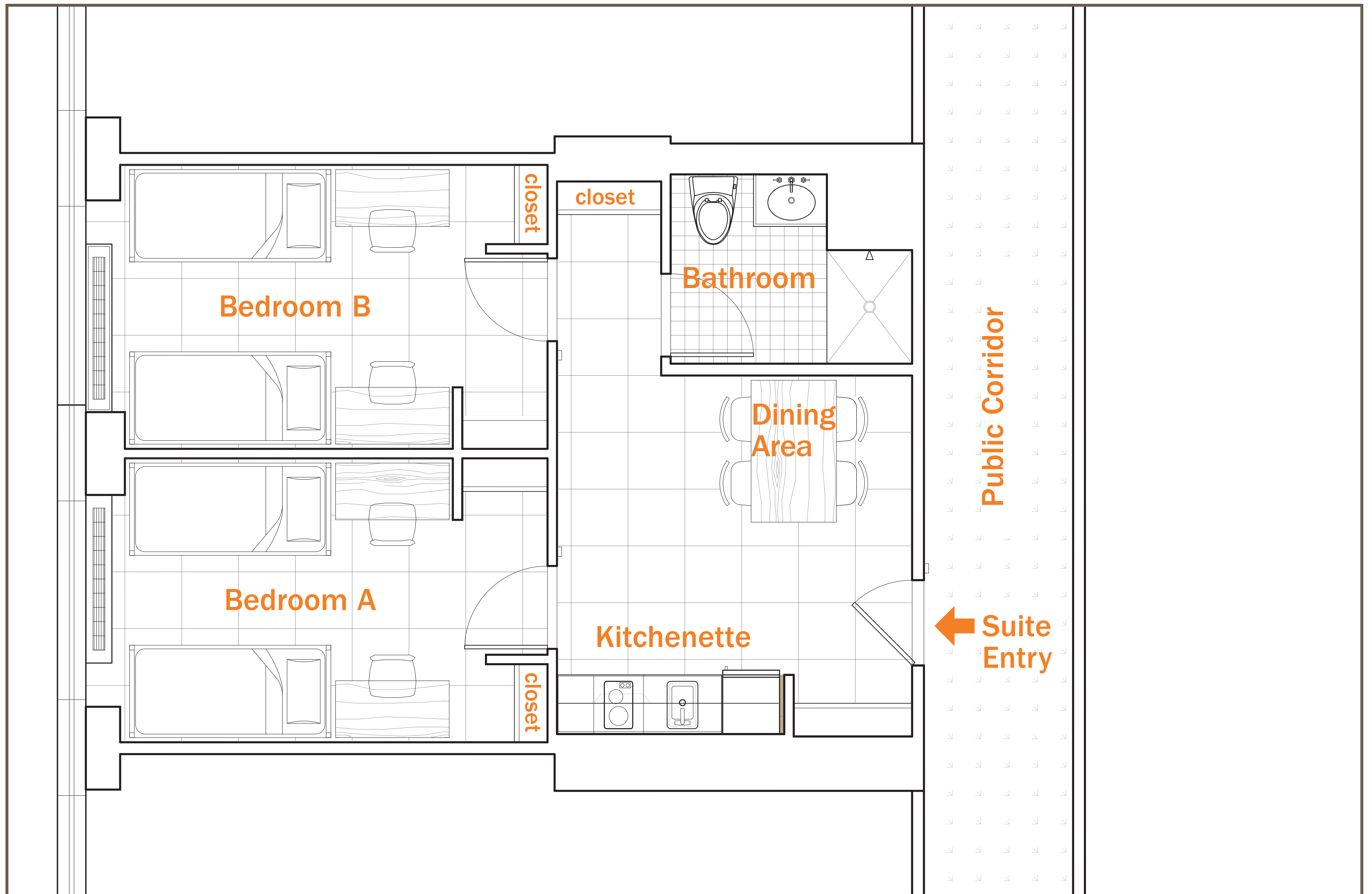
2nd Floor Cafeteria Window



2nd Floor Cafeteria Plan

Student Residences

The University Center's location on Fifth Avenue will provide students with housing at the heart of the campus and in the center of New York City.



Student residences will include:

- Housing for approximately 600 students
- A separate, secured entrance on Fifth Avenue
- Suites with two double-occupancy rooms sharing a kitchenette and bathroom
- 24-hour access to student-only amenities, including a lounge, laundry facilities, art and music rooms, and a student fitness center

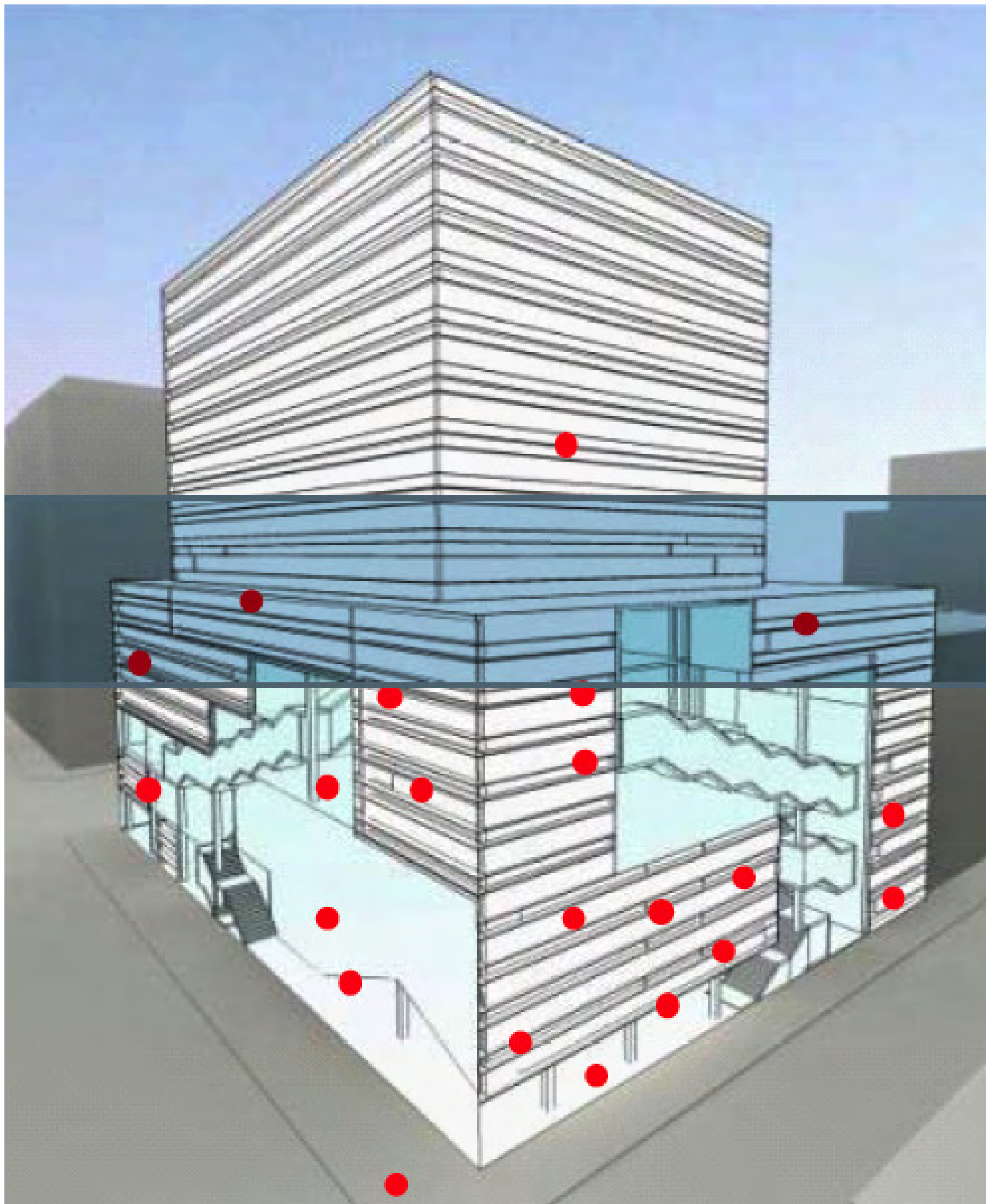
Residents' Amenities



Building Sustainability

Building Sustainability Tour

Information Nodes ●



Pedagogical Building Dashboard System



The Dashboard System will provide students and other building occupants with a user interface that monitors energy and water consumption in the building and tracks changes in usage over time.

Sustainability Systems

Energy Strategies:

- Combined Heat and Power (CHP)
- Facade
- Thermal Storage
- Solar Thermal
- Windows Linked to Coil Units
- Dorm Room Card Reader
- Interactive BMS/Display Stations

Water Strategies:

- Low-Flow Fixtures/Waterless Urinals
- Greywater Treatment
- Rainwater Recycling
- Green Roof
- Water Bottle Refilling Stations
- Integration in the Building and Occupancy Feedback System

Materials & Waste:

- Exposed Ceiling System
- In-vessel Composter & Urban Farming
- Designated Recycling Area
- Big Bellies
- Forest Stewardship Council (FSC) Certified Wood
- Integration the Building and Occupancy Feedback System

Pedagogical Strategies

- Green Wall
- Integration the Building and Occupancy Feedback System
- Building Sustainability Tour

Sustainability and LEED

Leadership in Energy and Environmental Design (LEED) is a voluntary standard and certification program that defines high-performance green buildings. It is the only recognized rating system in the US to assess the environmental impact of individual buildings. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health:

1. Sustainable Site Development
2. Water Savings
3. Energy Efficiency
4. Materials Selection
5. Indoor Environmental Quality

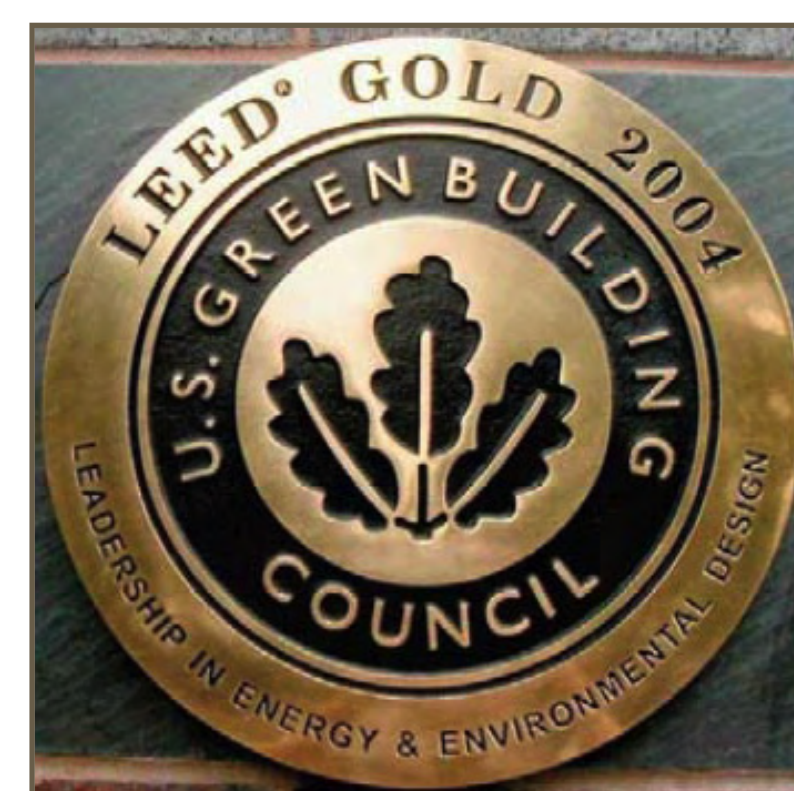
LEED Certification



University Center and LEED

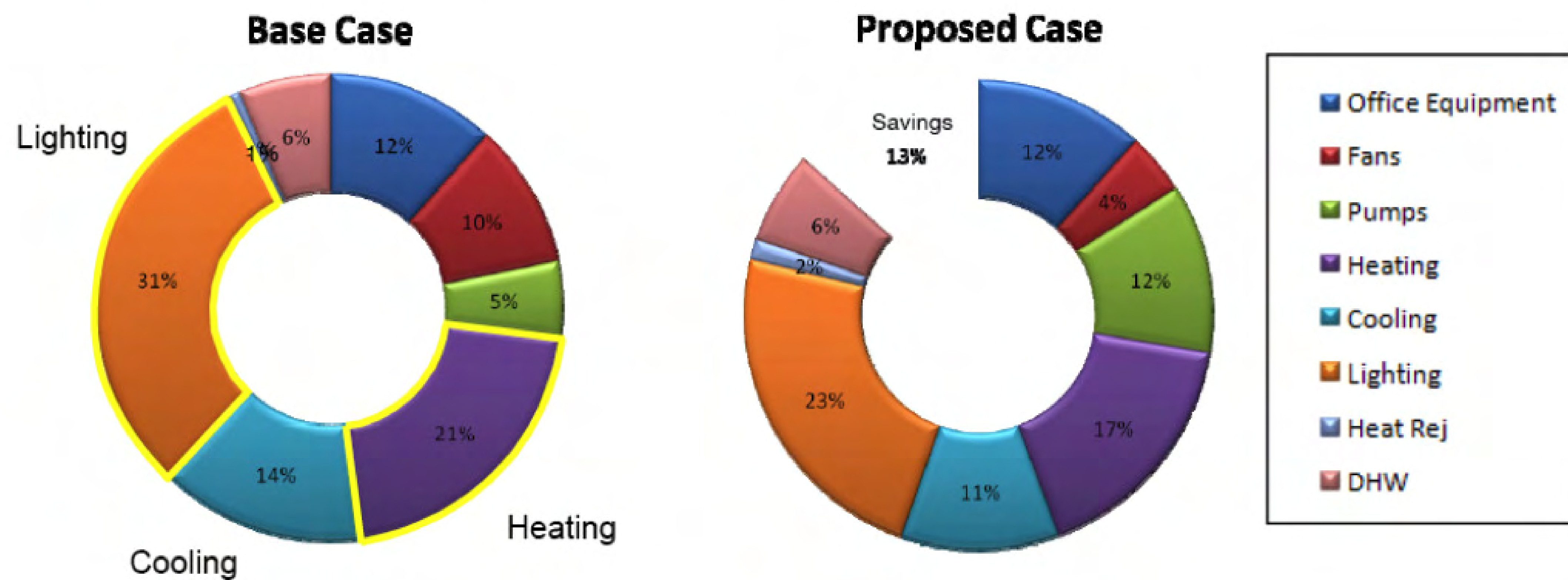
The New School has adopted a clear goal of LEED Gold (minimum) certification for the University Center under the LEED New Construction 2009 rating system.

The University Center is expected to earn 61 points with the likelihood of an additional 13 points, surpassing the minimum for Gold certification.

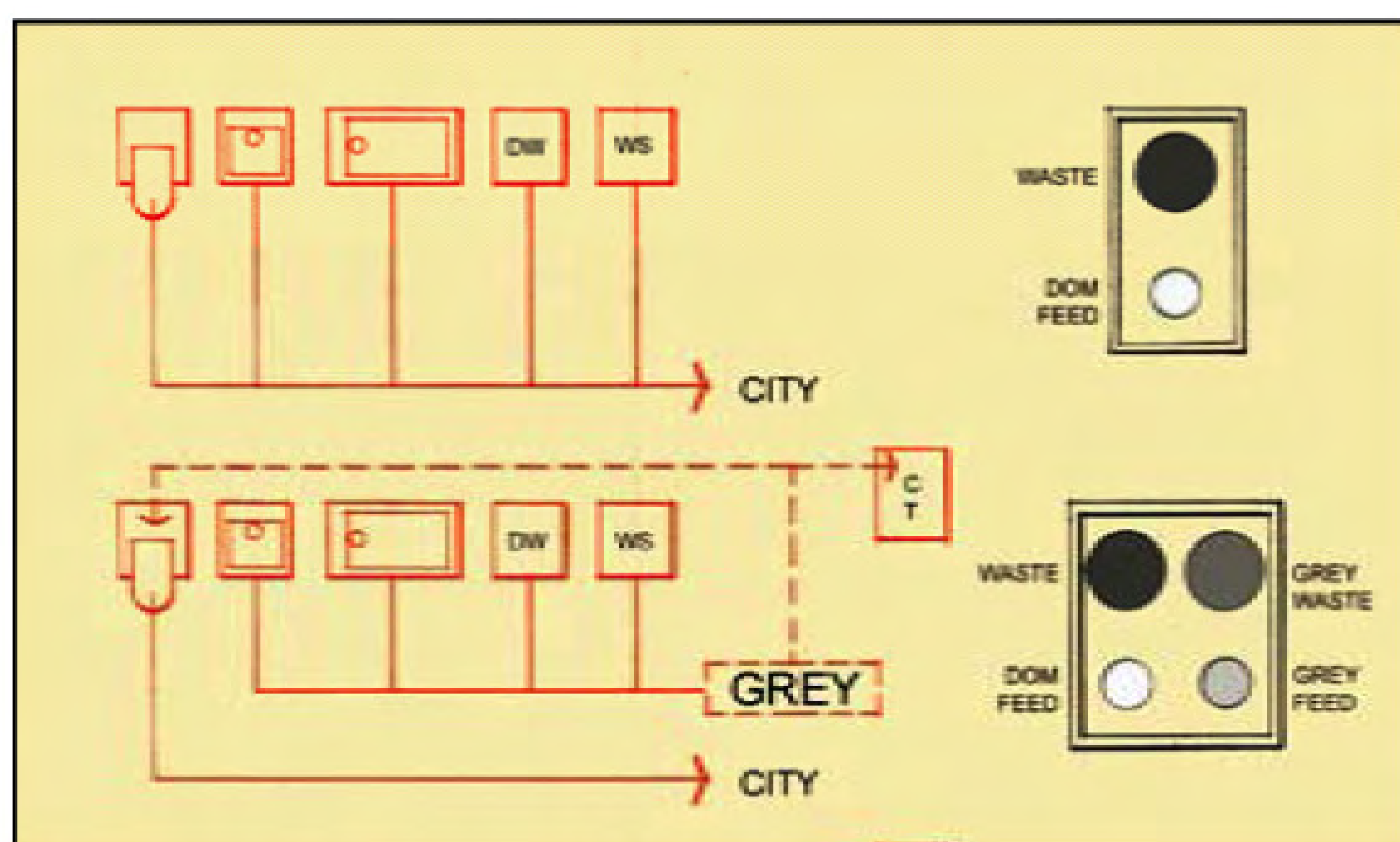


Energy

Energy Cost by End Use
Base Case vs. Proposed Case



Water



Greywater Recycling System



Greywater Treatment Facility



Dual Flush Toilets



Low Flow Fixtures



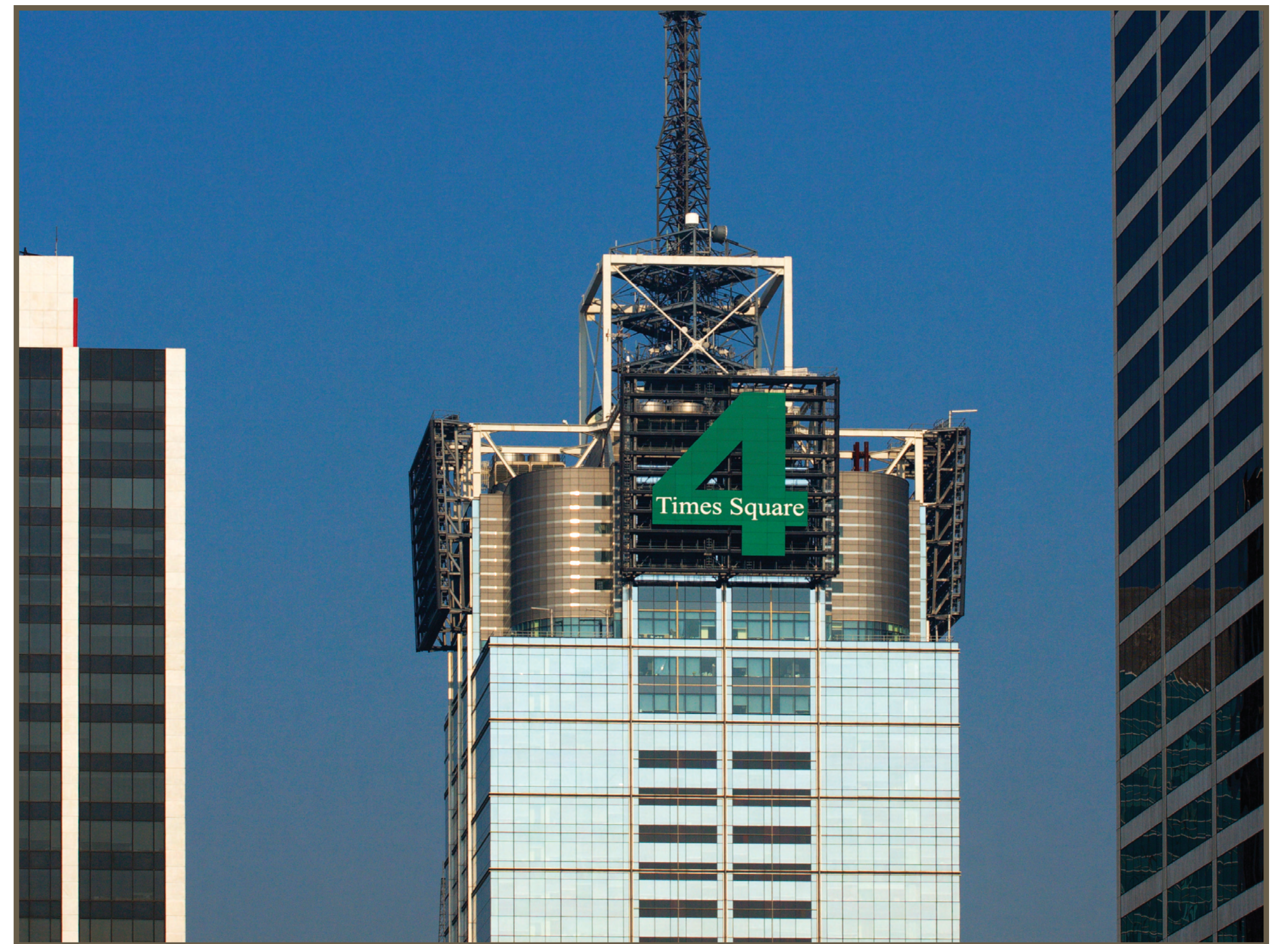
Water Bottle Refilling Stations

Design, Development, and Construction

The New School's partners on the University Center include Skidmore, Owings & Merrill (SOM) as the design architect, The Durst Organization as the developer, Tishman Construction Corporation as the construction manager and SLCE Architects as the residential design architects. All four companies are recognized as leaders in their respective fields.



One Bryant Park



Four Times Square

Development, Demolition and Construction

As family-owned companies operating in New York since the early 1900s, The Durst Organization and Tishman Construction Corporation are distinguished for their innovative and environmentally sustainable projects and responsible building practices.

Labor Rights

The New School, Durst and Tishman organizations have agreed to hire only union laborers for the University Center project, ensuring a living wage and the full protection of all labor rights. In addition, Tishman scrupulously follows all local, city, and state regulations for asbestos abatement and has engaged a third-party monitor to ensure the safety of workers and neighbors.

Sustainability

Both The Durst Organization and Tishman Construction have worked on some of the most important green construction projects in the city. The two companies are working together on One Bryant Park, the first skyscraper designed to achieve a LEED Platinum rating.

Tishman Construction has built, or is currently building, more 50 million square feet of sustainable projects and The Durst Organization in the 1990s built 4 Times Square, the first green skyscraper ever built.

Construction Schedule

February 2010

Complete interior demolition and abatement work

March 2010

Mobilize for structural demolition phase

August 2010

Start of major excavation and foundation

April 2011

Start of superstructure (concrete, exterior facade, MEP)

Fall 2011

Start of interior fit-out

Fall 2013

University Center opens