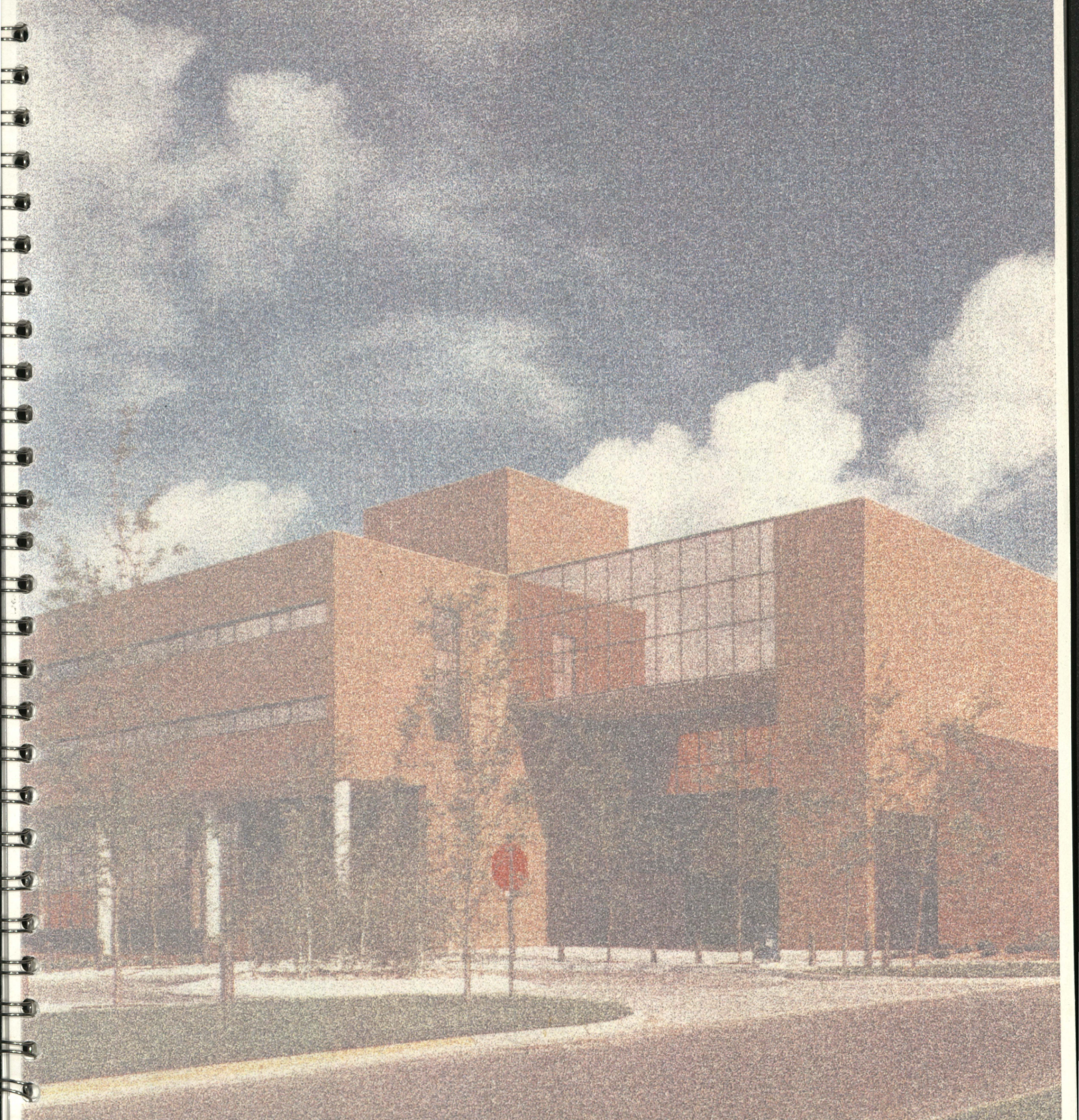


*an addition to the law school*

*university of minnesota*



THE LEONARD PARKER ASSOCIATES, ARCHITECTS

November 1997



CONTENTS

	page number
I DESIGN STATEMENT	One
II SUMMARY OF FACILITY NEEDS	Two
III FACILITY PROGRAM	Four
IV PROJECT COST ESTIMATE	Five
V CONCEPT DESIGN	Six
• FORM AND IMAGE	
• SITE PLAN	
• PLAZA LEVEL PLAN	
• SUB-PLAZA LEVEL PLAN	
• SECOND FLOOR PLAN	
• BUILDING SECTION	



## DESIGN STATEMENT

---

The existing Law School Building was completed and dedicated in 1978. Its design, functionally and aesthetically, anticipated future expansion of the school along the simply articulated north elevation. Here, the colonnaded arcade, now exposed to the weather, is enclosed to provide an uncomplicated interface between the existing Law Building and the proposed three story addition, a seamless transition between old and new.

The Law School building addition will provide 34,260 square feet of needed new facilities. Functional connections between new and existing spaces require relocating and remodeling approximately 4,000 square feet within the existing law building. The addition will contain offices and work space for student organizations; faculty and adjunct faculty offices; new, accessible facilities for rare books research and stacks; technology/media/copy center; conference rooms; student activity center with modest food service provisions.

The exterior design of the new addition is to fit and be fully compatible with the existing law building in terms of building mass, materials and typical details. New brick exterior is the same color, texture and size as existing brick. Window frames and glass are also close matches. The use of inclined skylights where old and new touch will allow daylighting to penetrate the building's interior.

As in the existing building, spatial penetration between floors is provided wherever it is meaningful to establish visual ties between related functions occurring at different floors or in order to admit natural light to otherwise lightless areas. Bridges across these atria-like spaces are provided as needed for access to programmed areas. Places to invite and encourage informal meeting and dialogue are integrated into the internal movement system.

The sub-plaza level is fully exposed to daylighting opportunities along the entire northern elevation. The exterior along that edge is to be carefully landscaped.

We suggest in our Concept Plan that requirements for both displaced parking and new demand can be accomplished by construction of a single deck above the existing level of at grade parking. This issue requires additional study as to both need and design of parking facilities.

An environmental investigation of soils at the site of the proposed Law School addition have disclosed contamination which requires soil remediation. The levels of contamination are low and not serious. However, the costs for remediation are not included in our project estimates.



## SUMMARY OF FACILITY SPACE

### OFFICES:

**Institute Centers:** Center office suites are comprised of four centers: Race and Poverty, Human Rights, Criminal Justice, and Center for Legal Studies. Each office suite consists of a reception area at 300 ASF, five private offices at 150 ASF each and a conference room at 150 ASF, totaling 1,200 ASF for each center.

**Faculty Offices:** All faculty offices are provided 200 ASF of individual office space. Faculty require meeting space in their offices for conferencing.

Provide acoustical privacy for preparation of class work and confidential conversations; appropriate office furnishings that follow guidelines established by the University of Minnesota.

Offices are in close proximity to faculty support and to general conference rooms.

**Faculty support Space:** Consist of three workstations, each with 80 ASF. Faculty support shall be accessible to the faculty; acoustical panels to buffer noise and allow for visual accessibility.

**Adjunct Private Offices:** Each office is a maximum of 150 ASF of office space. The adjunct offices are grouped together to encourage interaction. These offices are shared with one individual maintaining office hours in the morning, and the other individual with afternoon hours.

**Student Organizations Offices:** Each office will be provided with a maximum of 150 ASF of office space. Location of offices will be adjacent to the "Social Space" and/or to central conference rooms. Student meeting rooms (20-25 seating capacity each) are essential to be configured in pods, which organizes the offices and meeting spaces contiguously or in close proximity of each other, creating efficient and flexible space.

**Required elements include:** Common storage for easels and other student materials; each office to have filing cabinets for private records.

### INSTRUCTION:

**Seminar/Conference Rooms:** Area for each of these five rooms will be 500 ASF. New seminar rooms will not be tiered and have level floors. Existing seminar rooms will be modified to remove tiers (i.e. Clinical Seminar Room) and portable, flexible furnishings. The seminar rooms will be distributed throughout the new facility rather than clustered. The possibility of locating near the Law Clinic to create multi-use space (double as client meeting rooms) should be considered.



**Required:** Tables with table-top electrical and voice/data outlets to accommodate lap top computers; chairs on casters.

**SPECIAL PURPOSE:**

**Student Social, Dining Space and Meeting Rooms:** This area provides food service, offering breakfast through dinner. A service kitchen for modest meals and snacks is provided. For more formal dining, food will be prepared elsewhere and brought in. A law school centrum to gather socially and provide pleasant dining facilitates school gatherings, and takes the pressure off current spaces like the faculty and staff lounges, Auerbach Lounge and Rottschaeffer.

**Required:** Large tables and comfortable chairs to serve as a study space. Dining and lounge spaces to be separated visually and acoustically; Student mail boxes adjacent.

**Desirable elements include:** Natural daylight; pleasant, attractive and located to become a focal point for faculty, staff and students to gather, communicate and socialize. A separate space for dining is desirable.

**LIBRARY:**

The library will require a 24 hour Technology/Copy Center, capable of services comparable to "Kinkos". Other satellite copy centers are dispersed throughout the building. A new technology center will provide distance learning with electronic transmission, desktop conferencing and technology/training work-up clinic.

**RARE BOOKS COLLECTION:**

The Rare Books Collection is currently located in a storage room on the lower level of the Law School. A new environmentally controlled and secured space is to be provided to include an exhibit area for the more unique books within the collection. The space will consist of a 400 ASF reception area accommodating 15-20 people for social occasions; a 400 ASF research/work area behind the reception for faculty, staff and student use; 3,500 ASF storage for 15,000 volumes of the collection; a 150 ASF staff private office; and a 300 ASF preservation room. The research area will contain some of the collection for use by researchers, while the collection area itself will be secured and monitored by the rare books collection staff.

**Required:** The book repair facility requires layout space, fume hood, sink, tool and file cabinet, and good lighting.

**Desirable elements include:** A prominent, visible location for an aesthetically gracious space for display of the rare books in the collection. Security of the space will be crucial. Located adjacent to the Technology Center to exhibit the contrast between the past and the present.



FACILITY PROGRAM

FUNCTION	NASF AS PROGRAMMED			NASF AS DESIGNED			REMARKS
	QTY	PROGRAM	TOTAL	QTY	DESIGN	TOTAL	
<b>I. OFFICE SPACE</b>							
A. Institute Centers (reception, 5 private offices, conf. rm.)	4	1,200	4,800	4	1,296	5,184	
B. Faculty Offices	10	200	2,000	8	192	2,004	
				1	216		
				1	252		
C. Faculty Support Workstations	4	80	320	3	132	572	
				1	176		
D. Adjunct Private Offices	10	150	1,500	10	168	1,680	
E. Student Organizations Offices	15	150	2,250	15	108	1,620	
<b>SUB-TOTAL</b>			<b>10,870</b>			<b>11,060</b>	
<b>II. INSTRUCTION</b>							
A. Seminar/ Conference Rooms	5	500	2,500	3	576	1,728	
				2	480	960	
<b>SUB-TOTAL</b>			<b>2,500</b>			<b>2,688</b>	
<b>III. SPECIAL PURPOSE</b>							
A. Student Social/Dining/Meeting Space (includes catering kitchen)	1	2,000	2,000	1	2,004	2,004	
B. Staff Lounge				1	820	820	Mezzanine
				1	540	540	
<b>SUB-TOTAL</b>			<b>2,000</b>			<b>3,364</b>	
<b>IV. LIBRARY</b>							
A. Media/Technology Center	1	1,500	1,500	1	1,421	1,421	
B. Library Services				1	1,392	1,392	
<b>SUB-TOTAL</b>			<b>1,500</b>			<b>2,813</b>	
<b>V. RARE BOOKS COLLECTION</b>							
A. Rare Books Space (exhibit/reception, research/work area, collections storage, preservation room, and staff office).	1		4,750	1	5,194	5,194	Seating of 15-20 in reception space
<b>SUB-TOTAL</b>			<b>4,750</b>			<b>5,194</b>	
<b>TOTAL AREA NET ASSIGNABLE</b>			<b>21,620</b>			<b>25,119</b>	
<b>TOTAL GROSS AREA</b>			<b>34,317</b>			<b>34,260</b>	
<b>EFFICIENCY % NET: GROSS-73.3%</b>							



**PROJECT COST ESTIMATE**

NOVEMBER 1997

**Area Summary**

	New Construction	Remodel
Sub Plaza	13,118 g.s.f.	590 g.s.f.
Plaza	10,918 g.s.f.	1,715 g.s.f.
Second Floor	10,224 g.s.f.	1,745 g.s.f.
<b>Total Area</b>	<b>34,260 g.s.f.</b>	<b>4,050 g.s.f.</b>

**Construction Cost**

*General Construction	\$3,167,472
Mechanical	859,743
Electrical	497,745
	<hr/>
	\$4,524,960
Remodel	222,740
Site Development	190,000
	<hr/>
SUB-TOTAL	\$4,937,700
Contingency	493,770
	<hr/>
<b>CONSTRUCTION COST</b>	<b>\$5,431,470</b>
FFE, Fees, Misc. (28%)	1,520,810
	<hr/>
<b>TOTAL PROJECT COST</b>	<b>\$6,952,280</b>

**Inflation Projections**

1998 @ 3.5%	\$7,195,610
1999 @ 4.0%	7,483,430
2000 @ 5.0%	7,857,605

\*Costs do not include soil contamination remedial work that may be required.



PROJECT COST ESTIMATE

Item	Quantity	Unit Price	Total
Site Preparation			
Excavation			
Foundation			
Structural Steel			
Roofing			
Interior Finishes			
MEP (Mechanical, Electrical, Plumbing)			
Site Work			
Contingency			
<b>TOTAL PROJECT COST</b>			

# CONCEPT DESIGN

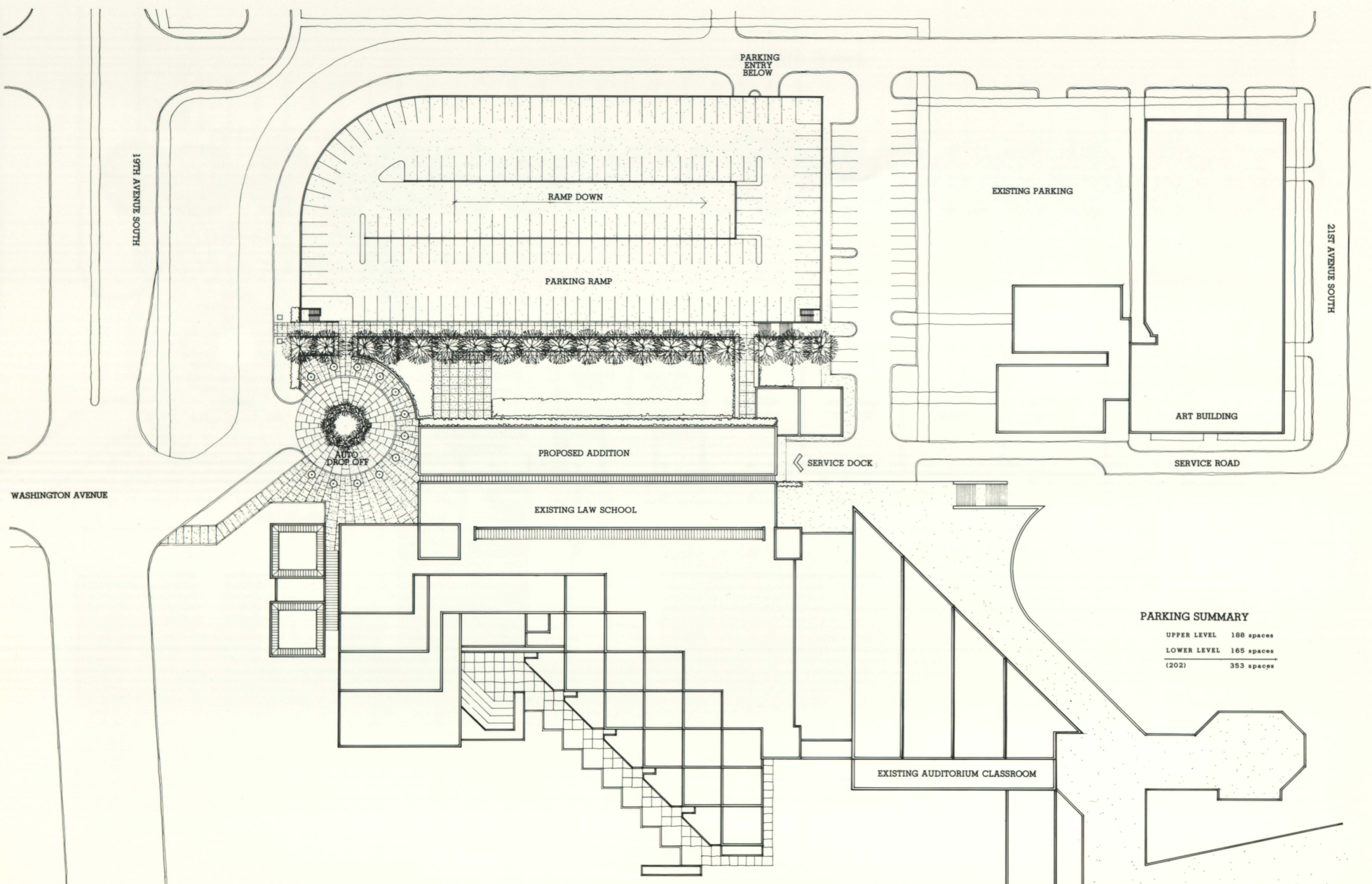


CONCEPTS



*an addition to the law school university of minnesota*





**PARKING SUMMARY**

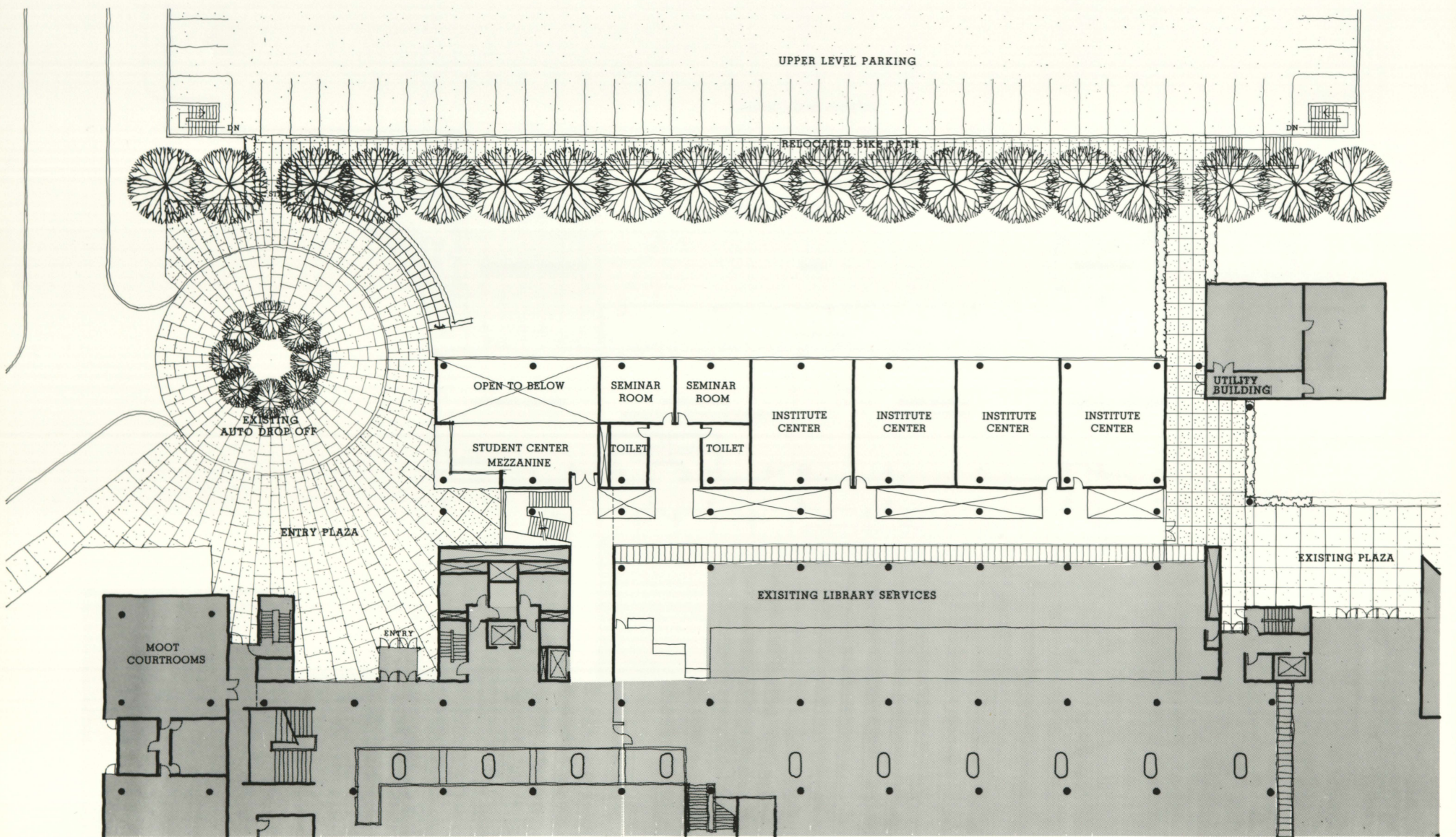
UPPER LEVEL	188 spaces
LOWER LEVEL	165 spaces
(202)	353 spaces

⊕ SITE PLAN 0 10 30 60

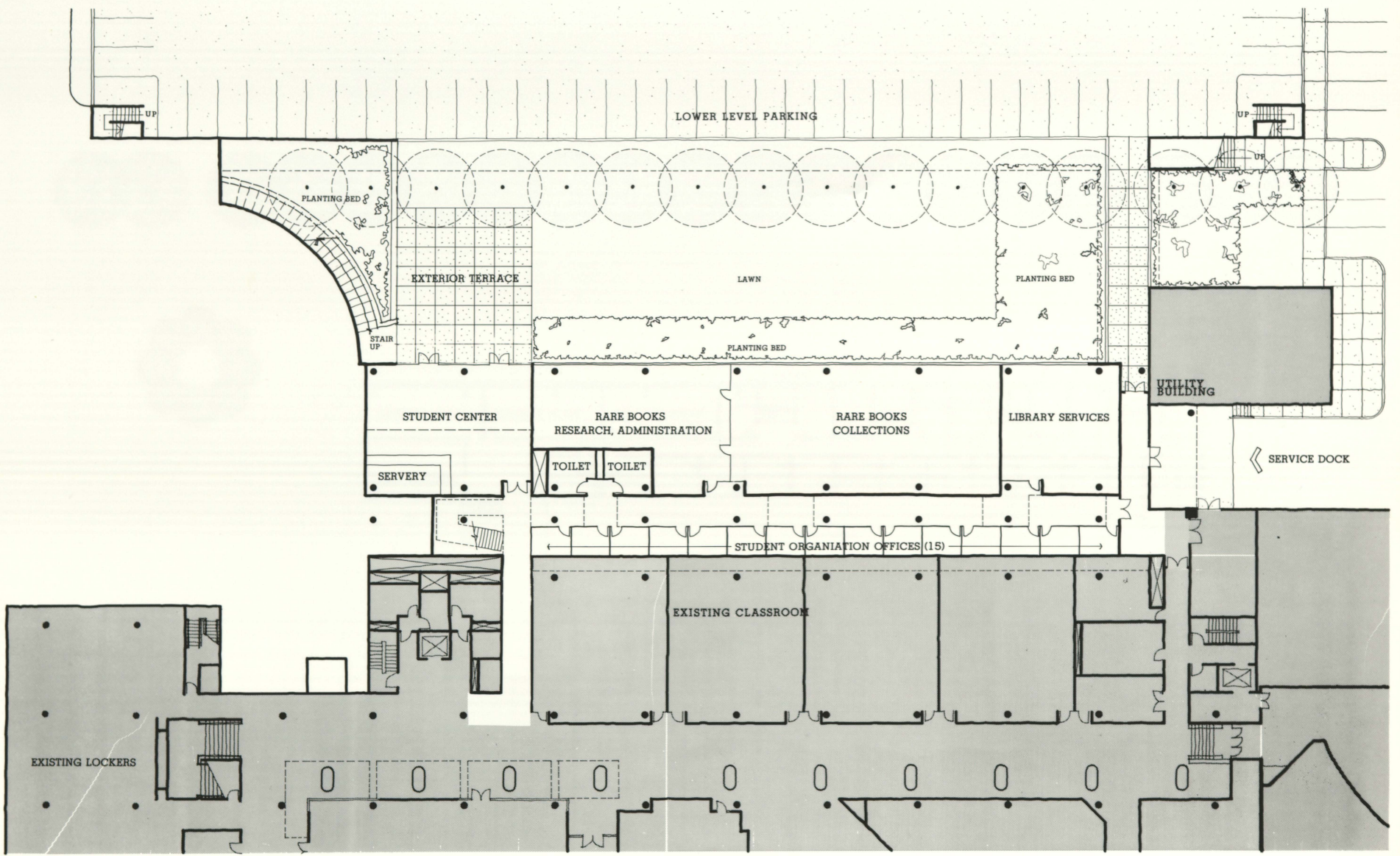
LAW SCHOOL ADDITION

THE LEONARD PARKER ASSOC.

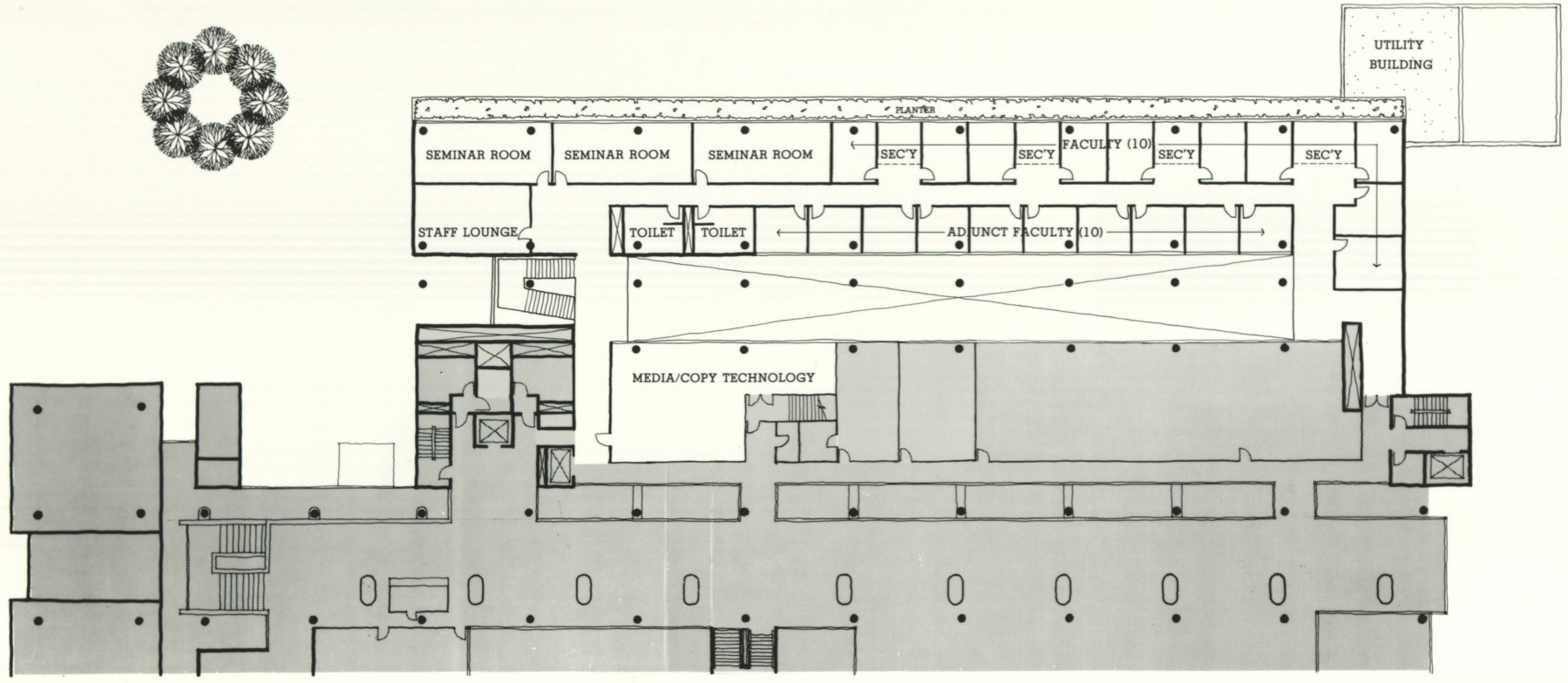
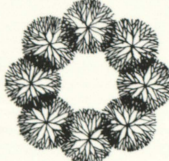
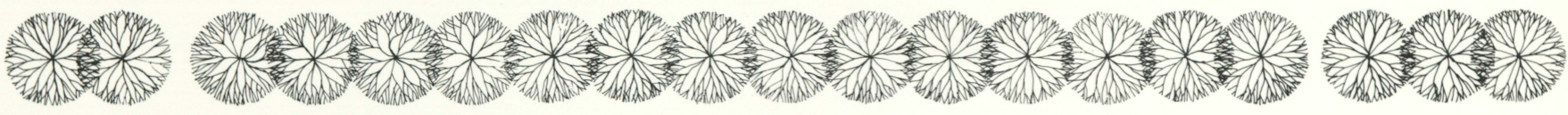




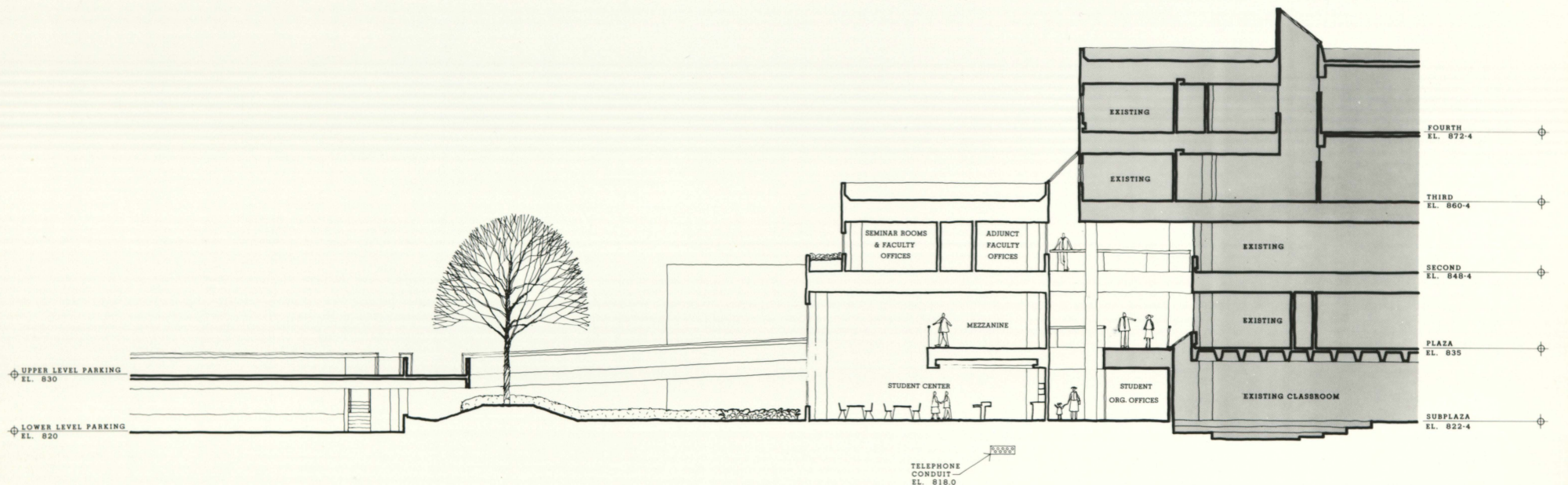












SECTION 0 5 10 20

LAW SCHOOL ADDITION

THE LEONARD PARKER ASSOC.