Tulane

Master Housing
Development Plan
Update

April 2002

Hanbury Evans Wright Vlattas + Company
Architecture | Preservation | Interiors | Planning | Landscape
ACKNOWLEDGMENTS

This document was prepared by Hanbury Evans Wright Viattas + Company, with the assistance of the University's Housing Development Working Group.

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The purpose of this document is to update the 1995 Master Housing Development Plan (MHDP) with program updates for new construction in the Warren and Bruff Quads. The MHDP was developed to provide guidelines that will reposition the housing facilities of Tulane University to meet the evolving needs of the students of the 21st Century. The overall goal of the plan, as stated by the University, is “to provide Tulane’s residents with comfortable and secure accommodations that create intellectual communities which foster and enhance the learning environment of the University.”

This document includes pertinent excerpts from the MHDP as well as updates for new construction in the Warren and Bruff Quads.

The planning principles and programs herein are not fixed parameters with a preconceived product. They represent the consensus of a planning effort, the purpose of which is to provide a baseline for evaluating concept design alternatives that will be considered for implementation on these two new sites.

As each project in the plan is developed, it must be measured against the individual program goals and its contribution to the campus as a whole. Every increment of the program, no matter how small, results in change. Every change is an opportunity to make a functional and aesthetic contribution to the campus to further define and celebrate a sense of place, to honor its historic past, and to prepare for future generations of students at Tulane University.
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(Excerpt from 1995 Tulane Master Plan)
Location of Residential Quads

The existing residential core of Tulane University has a strong and easily perceived organization of quadrangles, or quads. Quads are open spaces that are defined by buildings on 3 or more sides. Existing residence halls and related structures are listed by their respective quad at right. The map below indicates the new sites for residential expansion by means of renovation and/or new construction.

- **J.L. Quad:**
  - Josephine Louise House
  - Sharp Hall

- **Sharp Quad:**
  - Warren House
  - Old Doris Hall
  - Doris Hall Lounge
  - New Doris Hall
  - Pierce Butler House
  - Mayer

- **Monroe:**
  - J. Blanc Monroe Dormitory
  - Bruff Commons (Dining)
  - Phelps House
  - Irby House
  - Paterson House
  - Zemurray Hall

- **Aron Quad:**
  - Aron Student Residences

- **Rosen:**
  - Charles Rosen House
RESIDENTIAL QUADS - REINFORCEMENT

Quad Character and Reinforcement
A unique character of the Tulane residential quads is the variety of architectural styles and materials ranging from classic regional styles to modernist.

The Tulane Master Plan states that “uniformity of pedestrian ways, lights and landscape are critical to the unification of the disparate architectural styles.” The MHDP strongly supports unity of site development to unify the different architectural styles at Tulane. In addition, it attempts to strengthen the relationship of the individual building to the quad through the location of entrances, residential public space program, community space, and the development of exterior spaces. All renovations and new construction should consider the building’s contribution to the quad in addition to the individual building requirements. The strengthening of the individual quads and their relationship to other quads will contribute significantly to the sense of community.

The quads should not feel isolated from the campus fabric. Spaces for the wide variety of activities in the quad should be inviting and visible from the street. Entrances to the quads need to be developed as “community thresholds” through the design of landscape, pedestrian walks, seating and lighting. These areas will serve as the point of transition from the larger University context to the residential community.

McAlister Drive should be reinforced as a primary activity space of the campus and residential core. Student service and support spaces shall be located and shall have their entrances along McAlister. Pedestrian activity and student activities shall be reinforced and encouraged through the placement of program functions and architectural form along McAlister. Interior views from the quads to McAlister shall provide glimpses of these activities to reinforce the relationship of the individual quad to the campus residential community.
RESIDENTIAL QUADS - GENERAL PROGRAM CRITERIA

Quad Program Criteria
Each increment of building renovation or new construction is an opportunity to enhance the sense of place on the quad. A framework for coordinating large and small physical improvements can contribute to the unique character of the quad without sacrificing a unifying relationship to the campus at large.

Both Warren Quad and Bruff Quad incorporate new construction that can have a significant physical impact on the quad. Development guidelines specific to these quads are outlined in the program sections of this document.

The following outline provides general program guidelines for all residential quads. This criteria shall be used as a guide for planning purposes. The criteria may vary depending on the final design of the buildings in each quad.

Major Pedestrian Circulation
Pedestrian circulation is the primary connection between individual quads, and between the quad itself and McAllister Drive. These paths shall provide consistent and distinctive lighting and paving materials, and a variety of landscape textures and color.

Landscape design shall place specific emphasis on regional plant material, seating or seat walls, opportunities for shelter, and access to the entrances of student services or support facilities.

Special features and defined site vocabulary for the entry thresholds to each quad and each building should be visibly apparent.

Minor Pedestrian Circulation
Minor paths are primarily used for circulation within the quad and connected to the major circulation paths. These paths shall provide consistent lighting, paving and landscaping within the quad. They shall be located to provide easy access to building entrances and shall be designed to maintain one large recreation space unobstructed by paved paths, fences, or lights in each quad.

Primary entrances to each building shall be located with a view of the quad, or preferably, accessed from the quad side of the building. Entering the quad prior to entering the building reinforces the sense of community and provides additional activity in the quad zone.

Accessibility
All circulation shall provide barrier free access to buildings and quads. New construction and renovations to existing paths and building entrances shall resolve conflicts and barriers created by steps and curbs. A change in material between major and minor pedestrian circulation will accommodate the visually impaired. Material transitions and thresholds between pedestrian and vehicular circulation will provide tactile warnings with consistent reference points.

Bicycle Circulation
The primary goal is to provide safe and convenient bicycle routes and storage for residents. Bicycle storage locations need to be well lighted at all times. Sheltered storage is desirable, but may not be possible at all locations. Bike storage shall be provided at each residence hall.

Vehicular Circulation and Parking
In an effort to support McAlister Drive as a primary pedestrian activity spine, it is recommended that vehicular traffic be eliminated or limited to service vehicles during the academic calendar. For example, the use of bollards may permit the street to be open during residential move-in and move-out and for other high accessibility or service needs.

Parking and Service
It is desired to eliminate parking from McAlister Drive between Drill Field Road and Willow Street. No new parking planning is included in this new construction; however, one of the concept options for the Bruff Quad reconfigures existing parking on the east edge of the Quad.

Service to the new buildings shall be located and designed to minimize impact and conflicts with pedestrian circulation and prominent building facades. During the concept phase, the design team shall provide the university with site diagrams that clearly articulate building service.

Lighting
The lighting of the residential communities is critical to night time use of the quads and to resident’s safety. The regional architectural expression of exterior balconies provides a delightful quality to the night-life of quads with this feature. The building program shall reinforce these lighting concepts through the placement of well lit interior social spaces, exterior circulation, and balconies, when appropriate, adjacent to the circulation paths of the quads. These spaces would act as architectural lanterns.
In addition to lighting, adequate power shall be provided for exterior recreational and functional activities in each quad.

**Landscape and Open Space**

The tree canopies, particularly on primary pedestrian circulation routes, shall be maintained and augmented with planting.

The campus master plan identifies the "campus landscape as an arboretum with smaller botanical gardens". The quads are an ideal opportunity and scale to reinforce this concept and create a unique landscape identity to each quad while reinforcing the entire campus landscape.

The open space, landscape, and new buildings shall respond to the New Orleans vernacular. The entire fabric of the campus shall become a textbook of the architectural heritage, culture, history and climate of New Orleans.
Building Program
This building program outlines the criteria for schematic planning and design for the renovation and new construction of student housing and support facilities. The final architectural response shall support Tulane’s goal of building strong residential living/learning communities for students. The program data is presented in two forms:

1. General Program Requirements
2. Model Programs

General program requirements include design criteria for the general character of spaces, circulation, sound requirements, adjacencies and descriptions of residential spaces.

1. General Program Requirements
A key building block of the general program requirements is the program model, which is the basis of which program adjacencies, relationships and ratios of spaces and operational staff to students shall be achieved. The program model and the program descriptions are focused on developing an intentional community in which each student in the community of 24-32 has an opportunity to engage in social activity, retreat to study, and in general have a community of neighbors on their hall and community support spaces dedicated to that community. Circulation patterns are important to the community as when intentionally designed, they link spaces; create opportunities for “chance encounter”, and can generate a strong sense of community. The stairs are the primary means of vertical circulation, and they should be designed to be pleasant spaces and to invite use.

2. Model Programs
Model programs quantify the general requirements and are provided individually, by quad and by building site. The program outlines the targeted assignable square footage desired to meet the program objectives of each building.

There are 2 program models shown with the RA to student ratio as the variable. Program Model 1 is a 1:22 ratio, and Program Model #2 is a 1:32 ratio. Based on the site evaluations, and the university’s desire to maximize the number of beds on relatively tight sites, Program Model #2 is the recommended target. Program Model #2 represents the upper end of the RA to student ratio, and it should not be exceeded under any circumstance.

The actual assignable to nonassignable space may vary from that indicated on the program. It will be one of the goals of the designer to make the facility as efficient as possible without sacrificing basic program objectives. In addition to the programmed spaces, the schematic design shall demonstrate that each space is properly arranged and is sufficient for its intended use. The university will provide a list of furniture needed for each space and a compatible layout shall be shown on the schematic drawings. As part of the schematic submission, the design team shall provide a program comparison between the program document and the program presented in the design.
GENERAL PROGRAM REQUIREMENTS

General Program Requirements
The program space descriptions are a general description of program areas and their requirements. These criteria shall be used as a guide for concept planning purposes. It is anticipated that some program modifications and refinements will result as a part of the creative process; however, the basic community model should remain intact in all concepts.

Character of Spaces
The configuration and character of the interior and exterior spaces shall provide a positive, comfortable, welcoming, and secure atmosphere that is conducive to student social interactions and activities, including quiet study areas and social spaces. The facility must have a clear design concept that integrates the program components into a unified architectural image. Care should be given to zone the building spaces and circulation so that common spaces are directly accessible to each group of student rooms/student community.

Circulation
Interior and exterior circulation are not outlined as programmed spaces but are considered crucial to the successful residential community. Entrances to the site, building, and rooms shall be well defined and provide a sense of arrival. Entrances to buildings shall be appropriately designed to provide a single control point for security, information, and reception.

Interior circulation shall be designed to avoid the perception of student rooms banked on long, monotonous, double-loaded corridors. Interior circulation can be vertically and horizontally organized and shall encourage interaction among students. Stairs are the primary means of vertical circulation and building designs shall support this concept. Exterior circulation on balconies may be considered on the quad side of the buildings, but shall not allow residents to walk by windows serving student rooms in order to access other students' rooms. Above the third floor, exterior circulation is less desirable, and its articulation should be carefully considered to keep the character of "New Orleans residential," rather than "anonymous highrise".

Residential Program Space Descriptions
Student Rooms - General
- Student rooms shall be organized to enhance student community.
- To achieve a community of 24 to 32 students, the rooms shall be organized in smaller groups of 8 to 16 students as "neighbors" within the community.
- Small groups/neighbors of less than 8 students are not considered positive for enhancing student community.
- Student rooms shall not be organized along a single side of a hallway in which the adjacent side of the hall is dedicated to services, building systems, or other nonstudent related functions.
- Entrances to student rooms shall be designed to intentionally organize entry doors and associated lighting, signage, memo boards or other memo device.
- Entrances to student rooms shall meet all accessibility requirements required by the university.
- Abundant natural light is highly desirable in student rooms; windows shall be places and sized to maximize the opportunity for reflective light sources within the room.

Double Occupancy Room
- Two-person bedroom
- 232 NSF
- 12'-6" x 18'-6" minimum desired clear floor dimensions
- Direct access to shared bath
- Two 4'-0" minimum built-in closets (not furniture)
- Voice/data outlet - one per occupant
- Cable TV outlet
- 3'-0" minimum vanity-style lavatory and mirror
- Electrical accommodations to meet code, and provisions for:
  a. Outlet for micro-fridge

Single Occupancy Room
- One-person bedroom
- 125 NSF
- 10'-0" x 12'-6" minimum desired clear floor dimensions
- Direct access to shared bath
- 4'-0" closet built-in (not furniture)
- Voice/data outlet
- Cable TV outlet
- 3'-0" minimum vanity-style lavatory and mirror
- Electrical accommodations to meet code, and provisions for:
  a. Outlet for micro-fridge
  b. Hair dryers, irons, coffee pot and other small appliances
  c. Stereo, compact disc players, etc.
  d. Computer, fax and printer – one each per student
b. Hair dryers, irons, coffee pot and other small appliances
c. Stereo, compact disc players, etc.
d. Computer, fax and printer – one each per student

Shared Student Bath
- 2 to 4 users depending on occupancy of adjacent rooms
- One room, with a screened shower and dressing area and an enclosed toilet stall
- Mildew-resistant finishes
- Exhaust fan
- Individual towel bar and robe hook for each student
- Blocking at all walls to anchor toilet accessories
- Acoustic separation from adjacent spaces
- In arrangements where a common bath is accessed directly from 2 student rooms, the "secure envelope" allowed by the code is the number of students served, not each individual student room. The university shall participate in a discussion on the security requirements of the student rooms, to determine acceptable bath configurations. It is understood the university desires the bath arrangement to minimize necessary square footage for the bath in an effort to maximize area in the bedroom.
- The baths shall meet FHA or other university directed adaptability code in addition to the requirements of ADA
- Storage areas, preferably without doors, shall be provided, one area per student. The storage shall be a minimum of 1.5 linear feet of shelving, cubby space or other storage means.
- Area shall be designated in the bathroom for a waste can.

- Plumbing fixtures shall conform to university standards, and shall be as maintenance free as possible.
- Bath accessories shall be reviewed an approved by university housing staff and shall have concealed fasteners.
- Floor finishes shall be nonslip.

Student Lounges
- One per 32-48 students – typical unless otherwise noted in program description
- Direct access to corridor and hall kitchen
- Two voice/data outlets
- One cable TV outlet
- Access to vending machines
- Natural daylight highly desirable
- Views to exterior student activity spaces is desirable
- Acoustic separation from adjacent spaces
- Needs to accommodate entire hall (32-48 students) seated in casual arrangement (furniture, floor, etc.)
- Seating area for hall meetings on an infrequent basis
- Electrical accommodations for computer, fax, printer – one each per workstation
- Student lounges shall be located to maximize the opportunity to enhance student community. Use of interior glazing, location, etc. shall be considered in student lounges spaces to encourage use by the student community.
- Location near the primary source of vertical circulation is highly desirable.
- Lounges spaces shall be physically separated from dedicated study spaces.
- If the university desires the lounge to serve multiple functions, requiring multiple furniture layouts, there shall be a storage room adjacent to the lounge adequately sized to store furniture to meet the identified capacities and functions.

Hall Kitchen
- One per residential floor or 32-48 beds
- Direct access from corridor and hall lounge with lockable doors
- Full Size Appliances: Double sink, disposal, oven/cook top, hood and exhaust, microwave, refrigerator/freezer
- Counter space adequate for three to four students to work in kitchen at the same time
- Locker-style cabinets that will allow students a place to secure their pots, pans, and pantry items
- Community kitchens are desirable accessible / adjacent to student lounge spaces. In cases where the kitchens are open to the lounge space, it is desired to have a separate entry to the kitchen from a public circulation area or to prove the entry to kitchen from the lounge so that it can be accessed by students without interrupting program activities taking place in the lounge.
- The number of locker style cabinets may vary depending on community size. It is recommended that there be one locker per student room, or one per small group. The size of the locker will vary depending on the number of students served. Cabinets shall allow for proper ventilation.
- Kitchen’s can be a significant community generator, concepts should clearly articulate how all of the social and support spaces can reinforce the student community.
- There are opportunities, depending on specific designs, to consider the kitchens located within each
community, or in a cluster. In a cluster arrangement, each hall has an identifiable kitchen facility, but the activity of cooking is community based.

**Study Rooms**
- One minimum per floor, two per floor typical (one per 16-24 students +/-)
- Accommodate six to eight students
- Two voice/data outlets
- Direct access to corridor
- Acoustic separation from adjacent spaces. Physical separation from social spaces is desired, but not required, if acoustic separation is adequate.
- Ratio of students to study should provide 1-2 studies per community of 24-32 students, and a minimum of one per floor
- Locate in a remote area from the primary vertical circulation
- Natural light desired
- Provide 4-6 data connections for every of 6-8 students accommodated

**Vending Room**
- One area on the ground floor
- Four vending machines; ice machine
- Waste receptacle
- Direct access to corridor
- Close proximity to lounges and laundry

**Recycle/Trash Room**
- One per floor
- Bins for sorting recyclables
- Trash bins
- Access to corridor, housekeeping, and elevator
- Acoustic separation from adjacent spaces

**Housekeeping Closets**
- One per floor
- Direct access to corridors
- Close proximity to elevator and kitchen
- Slop sink, mop racks, etc.
- Storage for cleaning supplies, light bulbs, etc.

**Laundry Rooms**
- One per floor typical
- Access from corridor, close to elevator
- Stackable commercial-size washer and dryer
- Acoustic separation from adjacent spaces. Machines should not back up to a student room, study, or lounge wall
- Access to laundry desired
- Sorting table and hanging racks
- Soap/laundry supply vending machine space
- Study space in room or in adjacent space. If adjacent space used, provide glass vision panel or electronic signal panel for monitoring of machines
- One laundry sink

**Elevator**
- One required to service every floor; two desired at residential floors where required by occupant load
- Sufficient size for furnishings transport and use by disabled persons
- Elevator lobby area on typical floor to aesthetically accommodate memo boards, notices, and other communication devices
- Stairs are the desired means of vertical circulation and layouts should promote use of stairs as primary circulation

**Entry Vestibule**
- Ground floor
- Secure access point. All traffic to pass through this point
- Direct window access to reception desk where practical

**Security/Reception Desk**
- Ground floor location
- One per building
- Clear view of entrance vestibule, lobby and elevator
- Secure door controls and monitors operated from this location
- Reception desk to have its own entry, separate from offices
- Direct access to staff office, lobby
- Annunciator fire panel to be located in this area or as desired by security and fire safety officials
- Voice/data connections
- Access to housekeeping closet
- Electrical accommodations for computer, fax, printer – one each per workstation
- Single Point of entry is required – one per area being served by the security desk

**Lobby**
- Ground floor
- One per building
- Direct access from vestibule, elevator, and reception desk

**Staff Office**
- Ground floor location
Accessible from corridor
- Direct access to reception desk and circulation space
- Two workstations, each with voice/data outlets
- Space to accommodate two to four visitors
- File Storage
- Electrical accommodations for computer, fax, printer – one each per workstation

Public Toilets
- Ground floor
- Direct access to lobby
- One water closet and one lavatory in each room. One urinal in male toilet room. Fixtures may increase if used to support large classroom function
- Standard toilet accessories
- Acoustic separation

Staff Apartment
- Ground floor
- One per building minimum, two desired
- Private exterior entrance desired in addition to access from interior corridor
- Shall include one (2-person) bedroom, one bathroom, one kitchen, one living/dining room. Where space allows, and at a minimum of 50% of the locations, provide a second bedroom
- Electrical accommodations for computer, fax, printer – on per workstation
- Apartment should be able to be a residence for an individual or a married couple, so accommodation of a Queen sized bed is required in one of the bedrooms

Building Trash Room
- Ground floor
- Accessible from exterior service drive and interior corridor
- Trash and Recycle areas to be sized with bins as required by Tulane University, and one T/R area per student community / min. one per floor
- If chutes are incorporated into the design, space allocations for compactor to be included

Music Room
- Accessible from the lobby
- Acoustically treated walls, ceilings and doors for use as a practice room and for sound isolation to adjacent spaces

Telecommunications Room
- One per floor; primary room at ground floor
- Accommodate main telecommunications distribution and equipment
- Direct access from corridor

Student Storage Room
- Ground floor (attic space can be used if elevator accessible)
- Access to corridor
- If area and configuration allow, a system of lockable wire cages is desired
- This space is highly desired, but not required if area does not allow

Building Storage Room
- Ground floor (attic space can be used if elevator accessible)
- Provides modest storage space for unused furniture

Mechanical Equipment Room
- Ground floor
- Accommodate all the mechanical equipment for the building and sufficient space for convenient maintenance

Direct access to corridor and exterior desirable
- One voice/data outlet
- Space for a workbench and shelves

Exterior Space Development
- Dedicated hard surface social area for each building
- Area for barbecues
- Bicycle storage
- Service access
- Defined building entrance
- Lighting

Seminar or Meeting Rooms
- Ground floor location
- Acoustic separation for adjacent spaces
- Access to public toilets
- Two voice/data outlets
- 16 (average) persons seated at table
- White board/black board
- Project screen
- Bookshelves
- Natural light desirable
- Blackout capability at windows
- Electrical capabilities for computers

Program Requirements for Sound Control
- Arrange building spaces with noisy equipment and activities physically and/or acoustically separated
- Provide quiet mechanical equipment
• Consider using selected finishes and the structure to minimize sound transfer
• Provide assemblies (wall, partition, or floor/ceiling) between spaces with at least the minimum sound transmission class rating listed. All rooms shall be a minimum STC 47 except as follows:

<table>
<thead>
<tr>
<th>Room Name</th>
<th>STC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanical</td>
<td>52</td>
</tr>
<tr>
<td>Elevator</td>
<td>52</td>
</tr>
<tr>
<td>Recycle, Trash, Housekeeping</td>
<td>42</td>
</tr>
<tr>
<td>Classrooms or Student Service</td>
<td>52</td>
</tr>
</tbody>
</table>

Non-Programmed Spaces
The following spaces are not included in the tabular program document but may be considered during the design phase by the university and are provided here for information and reference.

**Classroom**
• Ground floor location
• Acoustic separation for adjacent spaces
• Access to public toilets
• Two voice/data outlets
• 16-20 (average) persons seated at table
• White board/black board
• Projection screen
• Bookshelves
• Natural light desirable
• Blackout capacity at windows
• Cable TV outlet
• Wired podium location
• Dimmers at lights and multiple switching
• Speakers

• Storage chest
• Electrical capabilities for computers

**Computer Labs**
• Ground floor locations
• Separate zone for HVAC
• Acoustic separation from adjacent spaces
• Access to public toilets
• Computer flooring with carpet finish
• 24 persons seated
• One (1) instruction station
• White board
• Project screen
• Counter area for printers and equipment
• Use of natural light to avoid glare on computer screens
• Adequate electric service

**Flexible Zone**
• These spaces may be used in association with the public zones, or they may be capable of being shut off from public access during public activities in the residence.
• The second entry shall allow members of the family to come and go without interrupting receptions or activities; it shall also allow for access by caterers for events.

**Private Zones**
• These spaces are private and accessed by the Dean or Master of the College and family or invited guests.

**Master’s Residence**
The University requested a Master’s residence program for possible future use. An outline of spaces is included in tabular form with the program statement, and the primary zones shall function as follows:

**Public Zone**
• These spaces shall be used by the residents within the college, guests of the College, etc., at the invitation of the Dean or Master of the College.
• Primary spaces for informal and formal social functions, small group meetings and events.
• This space shall be accessed from a public exterior front door.
• An exterior courtyard/ patio shall be accessible from the public spaces
The Model Programs are based on the 1995 MHDP, including updates provided by the university, and an analysis of new residence hall construction (Mayer and Willow) since 1995. The supporting material section of this document includes program analysis of the new construction and as-built program data for each of the recently constructed halls.

New residence hall concepts for the Doris Site Warren Quad and Zemurray Site/Bruff Quad shall provide strong community relationships and physical adjacencies that reinforce the community model. The physical layout shall not create isolated student rooms or community spaces.

The Residential Community Model Diagrams, to the right, were included in the 1995 Master Housing Development Plan. They represent numerically and graphically the ideal space ratios and adjacencies desired in a student community. The Community Relationships Diagram, on the adjacent page, illustrates successful and unsuccessful community relationships. The University desires to maintain a contiguous student community with social and support spaces proximate to residents. Each community, of 22-32 students, should be uninterrupted by circuitous circulation, breaks in circulation, or non-populated spaces.

The configuration of the community will have a direct impact relative to the success of the facility for the students and long term for the university.

**Residential Community Model**
- 24-32 students in single and double occupancy rooms
- One resident advisor per 24-32 (+/-) students
- Dedicated common space for each community

**Space**
- Student Rooms (no label)
- Bath (B)
- Study
- Vending
- Kitchen
- Laundry
- Lounge

**Students per Space**
- 1-2
- 2-4
- 12-32
- 24-32
- 24-32
- 24-32
- 24-32
Community Relationships Diagram
Community Diagrams / Typical Resident Communities
(Total 24-32 Students)

Successful Community Diagram
Community spaces adjacent to residents
Social community spaces organized around vertical circulation
Uninterrupted community connections
Central Resident Advisor Room

Unsuccessful Community Diagram
Interrupted Community Connections
Community Space Remote from Residents
Quiet/Study Areas adjacent to social or primary vertical circulation
Isolated smaller groups of students
## Program Model #1

<table>
<thead>
<tr>
<th>Capacity and RA Ratio</th>
<th>ASF</th>
<th>RA 1:22</th>
<th>ASF/Bed</th>
</tr>
</thead>
<tbody>
<tr>
<td>000 Residential Staff (staff: students)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>001 Res. Advisor; Rm w/Private Bath;</td>
<td>280</td>
<td>10</td>
<td>2,800</td>
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<tr>
<td>002 Res. Director; 2 Bedroom Apt.;</td>
<td>790</td>
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<td>790</td>
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<tr>
<td>SS Residential Spaces - Semi-Suite</td>
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<tr>
<td>SS101 Single</td>
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<tr>
<td>SS201 Double</td>
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<td>SSL01 Ranges - Lofts</td>
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</table>

### Program Model #2 - Recommended

<table>
<thead>
<tr>
<th>Capacity and RA Ratio</th>
<th>ASF</th>
<th>RA 1:32</th>
<th>ASF/Bed</th>
</tr>
</thead>
<tbody>
<tr>
<td>000 Residential Staff (staff: students)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>001 Res. Advisor; Rm w/Private Bath;</td>
<td>280</td>
<td>8</td>
<td>2,240</td>
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<tr>
<td>002 Res. Director; 2 Bedroom Apt.;</td>
<td>790</td>
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<td>790</td>
</tr>
<tr>
<td>SS Residential Spaces - Semi-Suite</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>SS101 Single</td>
<td>190</td>
<td>8</td>
<td>2,240</td>
</tr>
<tr>
<td>SS201 Double</td>
<td>275</td>
<td>1</td>
<td>790</td>
</tr>
<tr>
<td>SSL01 Ranges - Lofts</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Program Development

<table>
<thead>
<tr>
<th>100 Residential Community - Hall</th>
<th>ASF</th>
<th>RA 1:22</th>
<th>ASF/Bed</th>
</tr>
</thead>
<tbody>
<tr>
<td>101 Social / Hall Lounges TV</td>
<td>500</td>
<td>10</td>
<td>5,000</td>
</tr>
<tr>
<td>102 Study Lounge</td>
<td>120</td>
<td>10</td>
<td>1,200</td>
</tr>
<tr>
<td>103 Kitchen</td>
<td>120</td>
<td>10</td>
<td>1,200</td>
</tr>
<tr>
<td>104 Recycle (Hall)</td>
<td>80</td>
<td>10</td>
<td>800</td>
</tr>
<tr>
<td>105 Laundry</td>
<td>250</td>
<td>10</td>
<td>2,500</td>
</tr>
</tbody>
</table>

### 200 Commons - Building

| 201 Lobby w/ Desk (1:250 +/-) | 300 | 1 | 300 |
| 202 Offices (with storage); Res. Life staff | 140 | 1 | 140 |
| 203 Closet | 10 | 1 | 10 |
| 204 Lounge | 500 | 1 | 500 |
| 205 Public Toilets | 50 | 2 | 100 |
| 205 Kitchen | 140 | 0 | 0 |
| 206 Vending | 80 | 1 | 80 |
| 208 Storage | 100 | 1 | 100 |
| 209 Recycle | 80 | 1 | 80 |
| 210 Study | 150 | 0 | 0 |
### Program Development

#### Neighborhood Commons

<table>
<thead>
<tr>
<th>300</th>
<th>Program Model #1</th>
<th>Program Model #2 - Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>301</td>
<td>德国支援</td>
<td>405</td>
</tr>
<tr>
<td>302</td>
<td>厨房支援</td>
<td>440</td>
</tr>
<tr>
<td>303</td>
<td>会议室</td>
<td>405</td>
</tr>
</tbody>
</table>

#### Support Spaces

<table>
<thead>
<tr>
<th>400</th>
<th>Program Model #1</th>
<th>Program Model #2 - Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>401</td>
<td>存储 - 建筑</td>
<td>90</td>
</tr>
<tr>
<td>402</td>
<td>存储 - 学生</td>
<td>100</td>
</tr>
<tr>
<td>403</td>
<td>清洁</td>
<td>70</td>
</tr>
<tr>
<td>404</td>
<td>通讯储藏室</td>
<td>80</td>
</tr>
<tr>
<td>405</td>
<td>垃圾</td>
<td>200</td>
</tr>
</tbody>
</table>

#### Non Assignable Support Spaces

<table>
<thead>
<tr>
<th>500</th>
<th>Program Model #1</th>
<th>Program Model #2 - Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>501</td>
<td>机械</td>
<td>150</td>
</tr>
<tr>
<td>502</td>
<td>电气</td>
<td>40</td>
</tr>
<tr>
<td>503</td>
<td>电气</td>
<td>120</td>
</tr>
</tbody>
</table>

**Total ASF**

<table>
<thead>
<tr>
<th></th>
<th>Program Model #1</th>
<th>Program Model #2 - Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>59,495</td>
<td>56,525</td>
</tr>
</tbody>
</table>

**Program Efficiency Ratio**

|              | 0.70             | 0.70                          |

**GSF**

|              | 84,993           | 80,750                        |

**GSF/Bed with 2% Planning Factor**

|              | 315              | 300                           |

**Note:**

1. These program models are based on adding 275 total beds (student beds + RA's). Accessible rooms shall be provided in each room type included in the concept designs, with a total quantity or percent as required by code.

2. A 2% contingency is added to the program for planning purposes.

3. Program Model two is the desired target to reach the desired capacity on the relatively tight sites.
The program illustrated to the right is a model program for a master’s house. This feature is an alternate that may be considered by the University. While the Master’s Residence is not included in the project program, the University would like to explore the options for including this space on both the Doris Site and the Zemurray Site during the concept phase of the work.
### Master's Residence

#### PUBLIC ZONE

<table>
<thead>
<tr>
<th>MR1</th>
<th>Space Type</th>
<th>Occupancy</th>
<th>Quantity</th>
<th>ASF</th>
<th>Total ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>Entry Foyer / Front Door</td>
<td>4</td>
<td>1</td>
<td>120</td>
<td>120</td>
</tr>
<tr>
<td>103</td>
<td>Living Room</td>
<td>20</td>
<td>1</td>
<td>550</td>
<td>500</td>
</tr>
<tr>
<td>104</td>
<td>Dining Room</td>
<td>20</td>
<td>1</td>
<td>400</td>
<td>400</td>
</tr>
<tr>
<td>105</td>
<td>Bathroom</td>
<td>1</td>
<td>1</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>106</td>
<td>Gallery</td>
<td>1</td>
<td>1</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>107</td>
<td>General Storage for Public Spaces</td>
<td>1</td>
<td>1</td>
<td>120</td>
<td>120</td>
</tr>
</tbody>
</table>

#### FLEXIBLE ZONE

<table>
<thead>
<tr>
<th>MR2</th>
<th>Space Type</th>
<th>Occupancy</th>
<th>Quantity</th>
<th>ASF</th>
<th>Total ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>201</td>
<td>Kitchen w/ pantry</td>
<td>6</td>
<td>1</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>202</td>
<td>Library</td>
<td>2</td>
<td>1</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>203</td>
<td>Office</td>
<td>2</td>
<td>1</td>
<td>120</td>
<td>120</td>
</tr>
<tr>
<td>204</td>
<td>Laundry</td>
<td>1</td>
<td>1</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>205</td>
<td>Second Entry / Coat Closet</td>
<td>0</td>
<td>1</td>
<td>50</td>
<td>50</td>
</tr>
</tbody>
</table>

#### PRIVATE ZONE

<table>
<thead>
<tr>
<th>MR3</th>
<th>Space Type</th>
<th>Occupancy</th>
<th>Quantity</th>
<th>ASF</th>
<th>Total ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>301</td>
<td>Master Bedroom w/ closet</td>
<td>2</td>
<td>1</td>
<td>250</td>
<td>250</td>
</tr>
<tr>
<td>302</td>
<td>Bedroom</td>
<td>1</td>
<td>1</td>
<td>160</td>
<td>160</td>
</tr>
<tr>
<td>303</td>
<td>Sitting Room</td>
<td>6</td>
<td>1</td>
<td>220</td>
<td>220</td>
</tr>
<tr>
<td>304</td>
<td>Master Bathroom</td>
<td>2</td>
<td>1</td>
<td>120</td>
<td>120</td>
</tr>
<tr>
<td>305</td>
<td>Bathroom</td>
<td>1</td>
<td>1</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>306</td>
<td>Linen Storage</td>
<td>0</td>
<td>1</td>
<td>12</td>
<td>12</td>
</tr>
</tbody>
</table>

**Total ASF**: 2,642

**Program Efficiency Ratio**

<table>
<thead>
<tr>
<th>GSF</th>
<th>3,303</th>
</tr>
</thead>
</table>
Warren Quad / Doris Site

Summary
Warren Quad provides one new construction site for student residences with removal of Old Doris, New Doris Hall and Doris Hall Lounge and their replacement with new quality housing.

Warren Quad Infill - Doris Site
The University desires to build the maximum number of beds possible. The development of this site has a minimum target of 275 new beds in single and double occupancy student rooms, plus community spaces. Schematic designs that can successfully exceed the targeted number of beds and meet the program criteria will be encouraged and considered for development.

Site and Building Development
Development of this quad for new infill and replacement student beds is in conformance with the Tulane University Master Plan and Urban Design Analysis.

Special site development and building criteria include:
- The reinforcement of the quad as a primary organizational element for building entrances and resident gathering space.
- The utilization of new construction to enhance the character of the existing adjacent residential areas and to augment the definition of the quad.
- The reinforcement of McAllister Drive as the primary activity spine off the residential core and middle campus zone, through circulation and social space placement.
- A safe and comfortable environment for the residential community.
- Building mass and heights that both maximize the density of the site and provide a sensitive relationship to the adjacent private residence neighbors.

South Side
Provide the building entrance and upper level social spaces fronting on the quad with a physical relationship to pedestrian walks and open spaces linking Butler and Warren House. Maintain code required setbacks from the north face of Warren House. Avoid direct sight lines in facing student rooms.

East Side
30'-0" minimum from Butler House, or greater to avoid direct sight lines in facing student rooms. There is an existing specimen tree on the southeast edge of the site that is to remain, pending evaluation by the university.

West Side
Maintain edge in conformance with the existing setback of Old Doris.

Building Height
The approximate existing building heights on adjacent properties are as follows:

<table>
<thead>
<tr>
<th>Buildings</th>
<th>Roof</th>
<th>Wall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warren Quad</td>
<td>42'</td>
<td>23'-31'</td>
</tr>
<tr>
<td>Butler House</td>
<td>82'</td>
<td>82'</td>
</tr>
<tr>
<td>Mayer Residence</td>
<td>N/A</td>
<td>45'</td>
</tr>
</tbody>
</table>

(building heights verified during design)

The desired heights of the new structures on Warren Quad are 4 and 6 stories. The 4 story portion is allowed roughly in the footprint of Old Doris and extending along the north edge to the driveway on the resident property on the north side of Willow. The balance of the building should not exceed 6 stories in height.
These height guidelines are established in response to adjacent neighbors, residential program management and a strong desire to have stairs as the primary means of circulation. Schemes that exceed these height guidelines are not desired but may be considered if they provide:

- A benefit to the University in bed count without sacrificing program objectives;
- Typical floors that reinforce the community model;
- An economically viable solution;
- A massing that is sensitive to the adjacent single family neighbors;
- A comfortable open quad space that is compatible with the proposed building heights.
BRUFF QUAD

Summary
Bruff Quad provides one new construction site for student residences with removal of Zemurray Hall and replacement with new quality housing.

Bruff Quad Infill - Zemurray Site
The University desires to build the maximum number of beds possible. The development of this site has a minimum target of 275 new beds in single and double occupancy student rooms, plus community spaces. Schematic designs that can successfully exceed the targeted number of beds and meet the program criteria will be encouraged and considered for development.

Site and Building Development
Development of this quad for new infill and replacement student beds is in conformance with the Tulane University Master Plan and Urban Design Analysis.

Setbacks
Setbacks shall be in conformance with the Master Housing Development Plan / Tulane University Master Plan and Urban Design Analysis (1995 and subsequent updates), the university shall provide designers with current setback and zoning or planning criteria. Guidelines indicated are for massing of the primary building edges, deviations to setbacks may be approved by the university. All site density/capacity tests were based on these setbacks.

Bruff Quad Infill
North Side
Maintain edge parallel to Willow Street and roughly in conformance with the existing setbacks of Irby Hall.

South Side
30'-0" minimum from Paterson, less if a direct attachment is made or a portal created with Patterson.

East Side
There are two setback options shown in the density tests for this site. The first honors the existing road and parking, and the second displaces the parking and realigns the road to allow a greater first floor building footprint. Schematic design cost estimates for this site shall include the costs of any road realignment.

OPTION #1
Maintain the existing setback of Zemurray along the existing parking and road. At present the parking establishes a notch in the building; however, the parking could be tucked under the upper levels of the building, allowing the upper levels to have a larger footprint than the first floor. In this scenario, the building cannot
encroach on the existing road on the east side, on any level.

OPTION #2
Realign the road to create an intersection on Willow and new parking east of the realigned road, providing a larger first floor footprint than the existing condition. The goal of this realignment is not for the purposes of the road or parking, rather for design flexibility and this opportunity to maximize capacity on this site.

West Side
Provide the building entrance and the upper level social spaces fronting on the quad with physical relationships to pedestrian walks and open spaces. It is desired to maintain the existing recreation space in the quad at its current size.

Building Height
The approximate existing building heights on adjacent properties are as follows:

<table>
<thead>
<tr>
<th>Buildings - Bruff Quad</th>
<th>Wall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phelps</td>
<td>42'</td>
</tr>
<tr>
<td>Patterson</td>
<td>32'</td>
</tr>
<tr>
<td>(verify during design)</td>
<td></td>
</tr>
</tbody>
</table>

The desired height of the new structure on Bruff Quad is 3-6 stories. A 3-4 story edge is desirable fronting the quad; however, the density of a taller structure is desired for capacity and is acceptable within the neighborhood context. Care should be taken with the design to mass the building so that the height is not the dominating feature of the building.

These height guidelines are established in response to adjacent neighbors, residential program management and a strong desire to have stairs as the primary means of circulation. Schemes that exceed these height guidelines are not desired, but may be considered if they provide:

- A benefit to the University in bed count without sacrificing program objectives;
- Typical floors that reinforce the community model;
- An economically viable solution;
- A massing that is sensitive to the adjacent neighborhood context;
- A comfortable open quad space that is compatible with the proposed building heights.
BRUFF QUAD / ZEMURRAY SITE (OPTION #2)

Zemurray Site Option #2: Alternate footprint with reconfigured road

Site Density Tests
Phase II New Residence Hall Construction

Hanbury Evans Wright Viattas + Company

Comparative Construction Cost Data and Projections

RECENT CONSTRUCTION STATISTICS

<table>
<thead>
<tr>
<th>Project</th>
<th>Year Bid</th>
<th># Beds</th>
<th>Construction Cost</th>
<th>GSF</th>
<th>$ / Bed</th>
<th>GSF / Bed</th>
<th>$ / GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Willow Street (A, B, C, and Ranges)</td>
<td>1998</td>
<td>315</td>
<td>12,724,393</td>
<td>107,825</td>
<td>40,395</td>
<td>342</td>
<td>118</td>
</tr>
<tr>
<td>Mayer Residence</td>
<td>1996</td>
<td>247</td>
<td>9,589,557</td>
<td>76,023</td>
<td>38,824</td>
<td>308</td>
<td>126</td>
</tr>
</tbody>
</table>

NEW CONSTRUCTION PROJECTIONS

<table>
<thead>
<tr>
<th>Project</th>
<th>Range</th>
<th>Year Bid</th>
<th># Beds</th>
<th>Construction Cost</th>
<th>GSF</th>
<th>$ / Bed</th>
<th>GSF / Bed</th>
<th>$ / GSF</th>
<th>Mid Point of Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bruff Quad - Zemurray Site</td>
<td>Low</td>
<td>2003</td>
<td>265</td>
<td>12,720,000</td>
<td>79,500</td>
<td>48,000</td>
<td>300</td>
<td>160</td>
<td>2004</td>
</tr>
<tr>
<td></td>
<td>High</td>
<td>2003</td>
<td>275</td>
<td>14,492,500</td>
<td>85,250</td>
<td>52,700</td>
<td>310</td>
<td>170</td>
<td>2004</td>
</tr>
<tr>
<td>Warren Quad - Doris Site</td>
<td>Low</td>
<td>2005</td>
<td>275</td>
<td>14,025,000</td>
<td>82,500</td>
<td>51,000</td>
<td>300</td>
<td>170</td>
<td>2006</td>
</tr>
<tr>
<td></td>
<td>High</td>
<td>2005</td>
<td>275</td>
<td>15,345,000</td>
<td>85,250</td>
<td>55,800</td>
<td>310</td>
<td>180</td>
<td>2006</td>
</tr>
</tbody>
</table>

Notes:
1. Gross Area for Willow does not include balconies (approx. 3,862 GSF)
2. Gross Area for Mayer does not include elevated bridges and balconies (approx. 2300 GSF)
3. GSF / Bed on Willow adjusted without the café or the ranges is 308 GSF / Bed
4. Inflation is 3% / year and is calculated to the mid point of construction.
5. The GSF/Bed projection is based from the recent construction statistics and the need for a densely developed site (to meet the desired capacity of 275 beds). This area shall include exterior balconies.
6. The range of figures (Low and High) shown for new construction projects are not the low and high for the total spectrum of construction choices. These figures represent the low and high target for this project and an expectation of institutional quality construction.
TULANE UNIVERSITY

New Residence Hall Construction

<table>
<thead>
<tr>
<th>BRUFF QUAD</th>
<th>Zemurray Site</th>
<th>WARREN QUAD</th>
<th>Doris Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM J JASON D</td>
<td>F M A M J JASON D</td>
<td>F M A M J JASON D</td>
<td>F M A M J JASON D</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Design Team Selection</th>
<th>Proposals</th>
<th>Selection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concept Design</td>
<td>Concept Development</td>
<td>University Review</td>
</tr>
<tr>
<td>Schematic Design</td>
<td>Schematic Development</td>
<td>University Review</td>
</tr>
<tr>
<td>Design Development</td>
<td>Design and Development</td>
<td>University Review</td>
</tr>
<tr>
<td>Construction Documents</td>
<td>Document Development</td>
<td>Document Review</td>
</tr>
<tr>
<td>Approvals and Permits</td>
<td>Bid / Negotiate</td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Occupancy</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Hanbury Evens Wright Vlattas + Company
<table>
<thead>
<tr>
<th>Site</th>
<th>Comparison Data - GSF / Bed</th>
<th>Program Scenarios - GSF / Bed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Mayer</td>
<td>Willow</td>
</tr>
<tr>
<td></td>
<td>272 Program</td>
<td>270 Program</td>
</tr>
<tr>
<td></td>
<td>258 Actual</td>
<td>258 Actual</td>
</tr>
<tr>
<td>000</td>
<td>Residential Staff (staff: students)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Staff Living Accommodations</td>
<td>7</td>
</tr>
<tr>
<td>SL</td>
<td>Residential Spaces - Semi-Suite</td>
<td>146</td>
</tr>
<tr>
<td></td>
<td>Student Living Accommodations</td>
<td>142</td>
</tr>
<tr>
<td>100</td>
<td>Community - Hall</td>
<td>29</td>
</tr>
<tr>
<td></td>
<td>Social, Study, Kitchen, Laundry, Recycle</td>
<td>42</td>
</tr>
<tr>
<td>200</td>
<td>Commons - Building</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>Lobby, Offices, Public Spaces, Mtg. Rms</td>
<td>6</td>
</tr>
<tr>
<td>300</td>
<td>Neighborhood Commons</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>Academic, Dining, Conv. Store, Etc.</td>
<td>15</td>
</tr>
<tr>
<td>400</td>
<td>Support Spaces</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td>Storage, Housekeeping, Telecom, Trash</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>Total ASF</td>
<td>54,860</td>
</tr>
<tr>
<td></td>
<td>GSF</td>
<td>82,420</td>
</tr>
<tr>
<td></td>
<td>Program Efficiency Ratio</td>
<td>0.67</td>
</tr>
<tr>
<td></td>
<td>GSF / Bed</td>
<td>303</td>
</tr>
<tr>
<td></td>
<td>Unit Mix</td>
<td>41%</td>
</tr>
<tr>
<td></td>
<td>% Beds in Single Occupancy Rooms</td>
<td>59%</td>
</tr>
<tr>
<td></td>
<td>% Beds in Double Occupancy Rooms</td>
<td>30%</td>
</tr>
</tbody>
</table>

* Does not include Balconies, Bridge, or Terrace
### Program Analysis

**Willow Neighborhood - As Built Space Program**

Hanbury Evans Wright Vlattas + Company

#### Residential Staff (staff: students)

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>ASF</th>
<th>Quantity</th>
<th>Total ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>001</td>
<td>Res. Advisor; Rm w/Private Bath;</td>
<td>280</td>
<td>4</td>
<td>1,120</td>
</tr>
<tr>
<td>002</td>
<td>Res. Director; 2 Bedroom Apt.;</td>
<td>790</td>
<td>1</td>
<td>790</td>
</tr>
</tbody>
</table>

#### Residential Spaces - Semi-Suite

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Quantity</th>
<th>ASF</th>
<th>Total ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>SS</td>
<td></td>
<td>66</td>
<td>11,280</td>
<td></td>
</tr>
<tr>
<td>SS101</td>
<td>Single</td>
<td>1</td>
<td>190</td>
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</tr>
<tr>
<td>SS201</td>
<td>Double</td>
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#### Residential Community - Hall

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>ASF</th>
<th>Quantity</th>
<th>Total ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>Social / Hall Lounges TV</td>
<td>605</td>
<td>3</td>
<td>1,815</td>
</tr>
<tr>
<td>102</td>
<td>Study Lounge</td>
<td>150</td>
<td>3</td>
<td>450</td>
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<tr>
<td>103</td>
<td>Kitchen</td>
<td>125</td>
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<td>375</td>
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<tr>
<td>104</td>
<td>Recycle (Hall)</td>
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<td>3</td>
<td>123</td>
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<td>105</td>
<td>Laundry</td>
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#### Commons - Building

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>ASF</th>
<th>Quantity</th>
<th>Total ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>201</td>
<td>Lobby w/ Desk (1:250 +/-)</td>
<td>150</td>
<td>1</td>
<td>1,539</td>
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<tr>
<td>202</td>
<td>Offices (with storage); Res. Life staff</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>203</td>
<td>Closet</td>
<td>500</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>204</td>
<td>Lounge</td>
<td>50</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>205</td>
<td>Public Toilets</td>
<td>140</td>
<td>0</td>
<td>0</td>
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<tr>
<td>206</td>
<td>Vending</td>
<td>150</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>208</td>
<td>Storage</td>
<td>150</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>209</td>
<td>Recycle</td>
<td>150</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>210</td>
<td>Study</td>
<td>150</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Program Analysis</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mayer Neighborhood - As Built Space Program</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Hanbury Evans Wright Vlattas + Company</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Beds: 247</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>000</th>
<th>Residential Staff (staff: students)</th>
<th>ASF</th>
<th>Quantity</th>
<th>Total ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>001</td>
<td>Res. Advisor; Rm w/Private Bath;</td>
<td>280</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>002</td>
<td>Res. Director; 2 Bedroom Apt.;</td>
<td>790</td>
<td>1</td>
<td>416</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>SS</th>
<th>Residential Spaces - Semi-Suite</th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>SS101</td>
<td>Single</td>
<td>158</td>
<td>66</td>
<td>34,076</td>
</tr>
<tr>
<td>SS201</td>
<td>Double</td>
<td>240</td>
<td>82</td>
<td>21,120</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>100</th>
<th>Residential Community - Hall</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>Social / Hall Lounges TV</td>
<td>324</td>
<td>8</td>
<td>2,592</td>
</tr>
<tr>
<td>102</td>
<td>Study Lounge</td>
<td>125</td>
<td>8</td>
<td>1,000</td>
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<tr>
<td>103</td>
<td>Kitchen</td>
<td>120</td>
<td>8</td>
<td>960</td>
</tr>
<tr>
<td>104</td>
<td>Recycle (Hall)</td>
<td>45</td>
<td>8</td>
<td>360</td>
</tr>
<tr>
<td>105</td>
<td>Laundry</td>
<td>250</td>
<td>7</td>
<td>1,750</td>
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<table>
<thead>
<tr>
<th>200</th>
<th>Commons - Building</th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>201</td>
<td>Lobby w/ Desk (1:250 +/-)</td>
<td>650</td>
<td>2</td>
<td>1,300</td>
</tr>
<tr>
<td>202</td>
<td>Offices (with storage); Res. Life staff</td>
<td>1</td>
<td>165</td>
<td>165</td>
</tr>
<tr>
<td>203</td>
<td>Entertainment</td>
<td>500</td>
<td>1</td>
<td>500</td>
</tr>
<tr>
<td>204</td>
<td>Public Toilets</td>
<td>50</td>
<td>2</td>
<td>100</td>
</tr>
<tr>
<td>205</td>
<td>Music Practice Room</td>
<td>145</td>
<td>2</td>
<td>290</td>
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<table>
<thead>
<tr>
<th>300</th>
<th>Neighborhood Commons</th>
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<tbody>
<tr>
<td>305</td>
<td>Deli</td>
<td>980</td>
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<td>980</td>
</tr>
<tr>
<td></td>
<td>Support Spaces</td>
<td>ASF</td>
<td>Quantity</td>
<td>Total ASF</td>
</tr>
<tr>
<td>-----</td>
<td>-------------------------</td>
<td>-----</td>
<td>----------</td>
<td>-----------</td>
</tr>
<tr>
<td>400</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>401</td>
<td>Storage - Building</td>
<td>120</td>
<td>2</td>
<td>240</td>
</tr>
<tr>
<td>402</td>
<td>Housekeeping</td>
<td>70</td>
<td>1</td>
<td>70</td>
</tr>
<tr>
<td>403</td>
<td>Communications Closets</td>
<td>80</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>404</td>
<td>Trash</td>
<td>40</td>
<td>1</td>
<td>40</td>
</tr>
<tr>
<td>500</td>
<td>Non Assignable Support Spaces</td>
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<td></td>
<td></td>
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<tr>
<td>501</td>
<td>Mechanical</td>
<td>130</td>
<td>1</td>
<td>130</td>
</tr>
<tr>
<td>502</td>
<td>Electrical Switchgear</td>
<td>246</td>
<td>1</td>
<td>246</td>
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<tr>
<td>503</td>
<td>Power Room</td>
<td>250</td>
<td>2</td>
<td>500</td>
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</tbody>
</table>

**Total ASF**

<table>
<thead>
<tr>
<th>Program Efficiency Ratio</th>
<th>GSF</th>
<th>GSF/Bed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.60</td>
<td>76,023 *</td>
</tr>
<tr>
<td></td>
<td></td>
<td>308</td>
</tr>
</tbody>
</table>

* Areas do not include Balconies, Bridge, Terrace
Proposed Scope of Work
Following is the design specification as included in the 1995 Master Housing Development Plan, and is for reference only, to communicate the desire for institutional quality construction. The design team shall review this outline with the university and make any desired adjustments prior to developing cost estimates.

General
All building materials, equipment, systems, components and assemblies for the building construction and site development shall provide maximum utility, longevity, and represent the highest standard of quality, durability, and craftsmanship.

The material and equipment shall be appropriate for the intended use and be commonly used and generally accepted in the construction industry. The products shall be manufactured by a reliable company, free of inherent or potential defects, easily serviced and have replacement parts readily obtainable from suppliers. The products shall be fully warranted.

The design team shall include in the general conditions of the contract the academic calendar year, noting times and dates during the year when excessive noise must be avoided. Examples of times are to avoid noise (including that of delivery vehicles) prior to 8 am and during exam weeks.

Applicable Codes and Standards
Applicable codes, regulations and standards include but are not necessarily limited to:

- Standard Building Codes - Current Edition
- ADA
- State of Louisiana Sanitary Code
- Mater Plan Urban Design Analysis, Uptown Campus, September 1994, Tulane University Office of Campus Planning and Subsequent Update

General Requirements
Utilize offsite locations as designated by the University for construction staging area and construction parking.

Soil Borings and Surveys
Tulane University to secure soil borings, and site surveys including utility, zoning and tree locations for selected sites prior to commencement of schematic design.

Hazardous Materials
Not permitted for use in new construction and to be removed prior to commencement of renovation work.

Demolition
At renovation sites, provide proper protection and methods for cutting and patching at the placement of the new construction.

Site Work
- Walks - Provide new walks at minor pedestrian circulation.
- Unit Pavers - Provide pavers or special concrete patterning at walks identified as major pedestrian circulation. Provide raised warning strip for the visually impaired at ramps and traffic cross areas.
- Site Walls - Provide masonry site walls or benches at building entrances and gathering spots. Provide pile foundations where appropriate.

Concrete
- Provide complete construction enclosure fence at each project site.
- Utility infrastructure and civil work program to be provided by Tulane University.

Masonry
- Reinforced Concrete Masonry Unit (CMU) at bearing walls.
- Lightweight Concrete Masonry Units at non-load bearing conditions at exterior wall and corridors, demising partitions between suites, elevator shaft walls, public areas and service spaces.
- Ground face CMU is desired at public areas and other limited locations.
- Masonry face veneer (Brick / CMU) at exterior walls.
- Fire rated at locations required by code.

Metals
- Miscellaneous structural steel as required at large openings in bearing wall construction.
- Galvanized steel lintels.
- Metal stairs with concrete pan treads at interior stairs.
- Interior and exterior handrails and railings.
- Steel framing at sloped roof assemblies.

Wood and Plastics
- Rough carpentry as required for setting cabinet work and blocking for fixture anchorage in stud walls.
- Interior architectural paneling at limited locations in lounges and lobbies.
- Closets - wood shelves, metal rods.
- Vanities at student rooms.

Thermal and Moisture Protection
- Bituminous dampproofing at cavity wall.
- Provide insulation throughout:
  - U Value: (minimum performance)
    - Roof: .0528
    - Walls: .0526
- Perimeter insulation boards 1"x2'-0" at slab on grade construction.
- Insulated Low E glazing at exterior locations except at entry vestibule doors.
- Sprayed on fireproofing at limited location on structural steel framing in rated assemblies.
- Firestopping at floor penetrations.
- Single ply membrane roofing at flat roof assemblies.
- Aluminum flashing, gutter and downspout assemblies.
- Caulking and sealing per industry standard.

Doors and Windows
- Steel door and frames at exterior doors.
- Solid core wood doors with transparent finish and steel frames at interior.
- Aluminum or steel entrance and storefront at entry conditions and lounges.
- Aluminum or steel windows with thermal break frames.
  - Full screens.
  - Ventilating sash locks and security screens at all first floor and other accessible locations.
- Interior Glazing - Fire rated framing and glazing systems where required.
- Door Hardware - Card key access at entrance doors and student rooms.
- All exterior doors provided with monitoring devices wired to dorm security desk.
- Exterior Glazing - Low E glazing is typical.
- Curtainwall framing at areas of large glass expanses, with operable units.

Finishes
- 5/8" gypsum wallboard on metal stud framing at partitions interior to each suite. Provide acoustic batts at all interior bath locations and bedrooms walls.
- Plaster finishes where appropriate to match existing at renovation work.
- Provide partitions with two layers of GWB and one sound deadening layer at suite demising partitions.
- Gypsum board shaft wall assemblies at mechanical chases.
- Acoustic plaster ceiling finish at student rooms.
- Ceramic tile at housekeeping and bath floors and shower/tub enclosures.
- Acoustical panel ceilings at corridors, lounges, studies, lobbies and vending, office areas, kitchens and laundry areas. Provide suitable surface material and suspension system where required by functions subject to excessive moisture.
- Gypsum wallboard ceilings at baths.
- Brick, tile or similar high grade flooring at limited locations in lobby areas.
- Provide carpet and pad as typical floor finish unless otherwise specified.
- Vinyl composition tile and rubber base at laundry rooms and residential kitchens.
- Concrete floor with sealer at Mechanical/Electrical rooms, trash rooms and service areas.
- Special paint coatings at spaces subject to high moisture - laundries, baths, etc.
- Paint finish typical at Gypsum board and CMU except as noted.
- Sound acoustic wall treatment/covering at lounges and study rooms.

Specialties
- Solid plastic toilet compartment system.
- Aluminum louvers and vents.
- Recessed fire extinguisher cabinets and accessories.
- Chrome an stainless steel bathroom accessories.
- Plastic laminate room identification and numbering system to meet ADA.

Equipment
- Residential grade kitchen appliances.
- Electrical provisions for one microfridge unit in each student room.
- Commercial grade stacking laundry equipment provisions and suitable ventilation systems.
- Electrical and plumbing provisions for vending.

Furnishings
- New furnishings throughout all residential rooms, study spaces and lounges.

Conveying Systems
- ADA conforming elevator - Traction at building five stories or more and hydraulic at buildings five stories or less.

Mechanical/Plumbing
- Comply with campus standards for plumbing fixtures and connections.
- Provide complete fire suppression system in conformance with NFPA.

**Mechanical/HVAC**
- Heating and Cooling
- 4-Pipe, Fan Coil Units in each space
- Ventilating - as required by Code

**Electrical**
- Power
- Special Electrical
- Telephone
- Cable TV
- Campus Computer Network
- Fire and Smoke Detection and Alarm Systems
- Electronic Card Access Hardware

**Lighting**
Lighting levels, distribution, and color rendition should be consistent with industry and university standards and properly serve the needs of each activity areas. High reflectiveness of materials is encouraged, as is maximum use of natural light by virtue of building design. Both ambient, task and specialty lighting should be integrated with other interior systems and should be flexible to allow for easily made changes. Lighting should require minimum maintenance and offer maximum efficiency.