



ROSEN COLLEGE OF HOSPITALITY MANAGEMENT

Renovation & Renewal Opportunity





GOALS

- **Provide recommendations for a more efficient use of space for current and future needs.**
- **Provide overall design improvements for a more modernized and active student and faculty experience.**

Campus Observations

CAMPUS TOUR OBSERVATIONS



Lack of Natural Light



Revenue Generating Spaces



Lack of Connection



Lack of Flexibility



Desirable Outdoor Space



Underutilized Circulation

PROPOSED IMPROVEMENTS



Borrowed Light



Collaborative Furniture



Right-Sized Student Spaces



Flexible Classrooms



Quiet Study Spaces



Refreshed Teaching Labs

Concept images shown to represent proposed improvements.

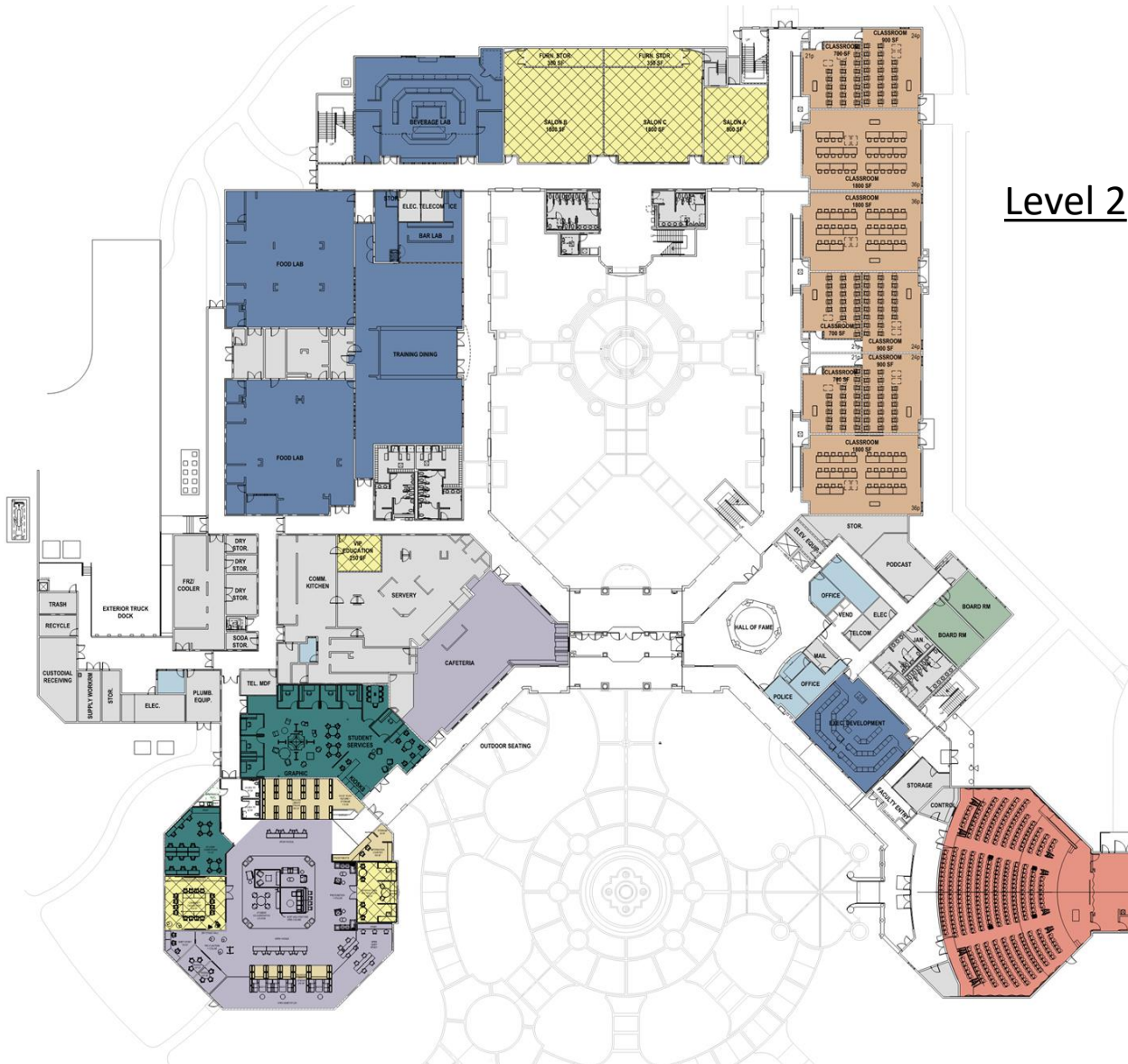
Proposed Diagrams & Concepts

PROPOSED SPACE UTILIZATION OVERALL

Level 1

COLOR LEGEND

- SUPPORT
- CLASSROOM/
INSTRUCTIONAL
- LAB
- STUDENT WORKSPACE
- STUDENT LOUNGE
- "ME" FACULTY /
STAFF WORKSPACE
- "WE" FACULTY / STAFF
SHARED WORKSPACE
- LIBRARY
- AUDITORIUM
- RETAIL
- NEW PROGRAM

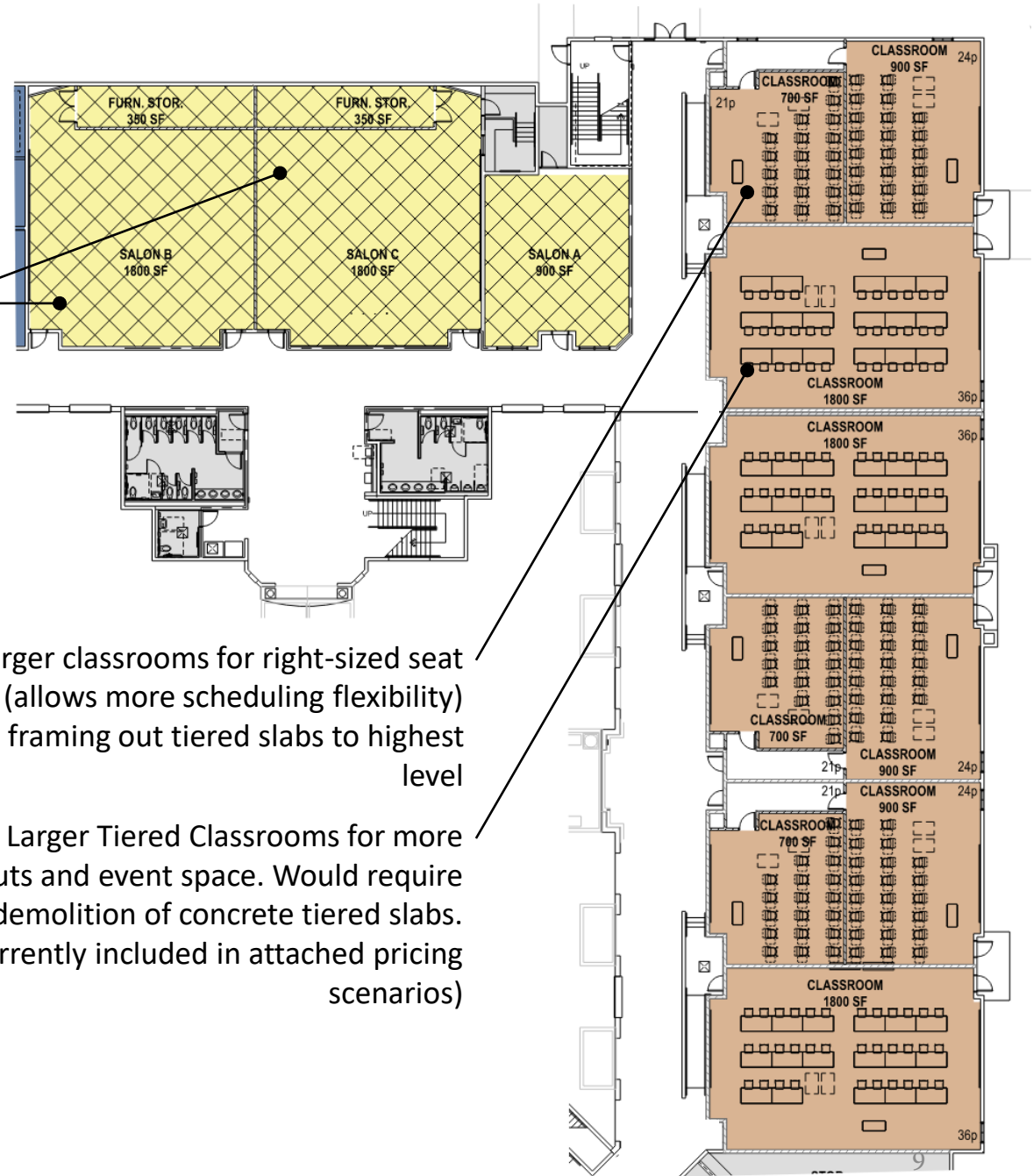


Level 2



Classrooms - 16,638 ASF
 Workspace – 16,137 ASF (me+we)
 New Program - 14,795 ASF

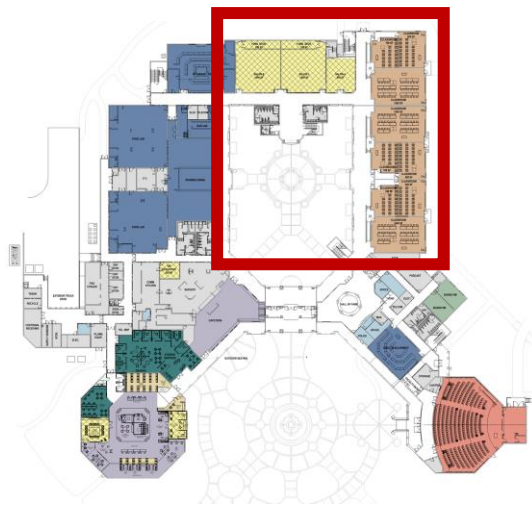
PROPOSED BUILDING SPACE UTILIZATION LEVEL 01 – ENLARGED



Level ramped floor (framing to highest level) to create flexible event space

Subdivide larger classrooms for right-sized seat counts (allows more scheduling flexibility)
*requires framing out tiered slabs to highest level

Option to Level Larger Tiered Classrooms for more flexible layouts and event space. Would require demolition of concrete tiered slabs. (Not currently included in attached pricing scenarios)



COLOR LEGEND

- SUPPORT
- CLASSROOM/
INSTRUCTIONAL
- LAB
- STUDENT WORKSPACE
- STUDENT LOUNGE
- "ME" FACULTY /
STAFF WORKSPACE
- "WE" FACULTY / STAFF
SHARED WORKSPACE
- LIBRARY
- AUDITORIUM
- RETAIL
- NEW PROGRAM

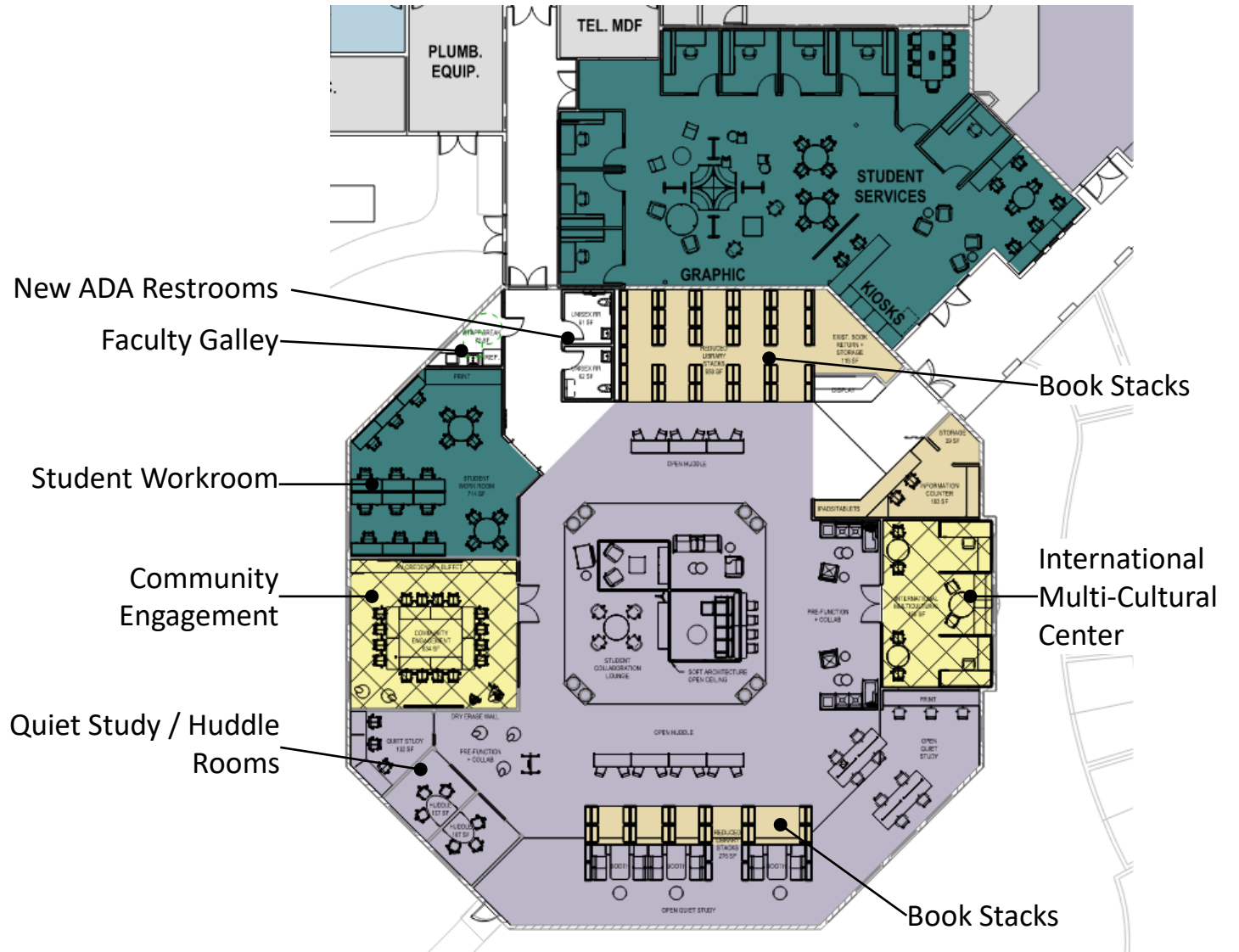
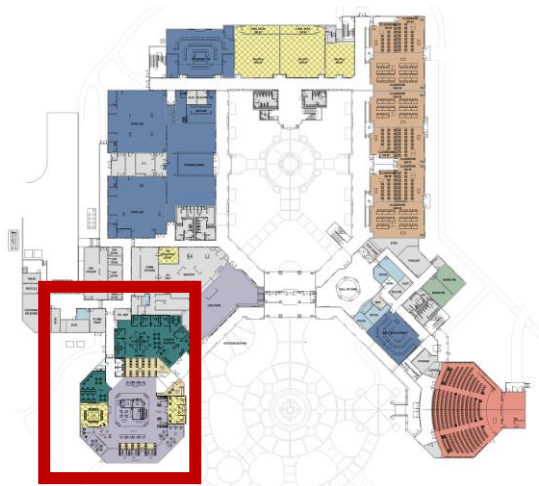
PROPOSED BUILDING SPACE UTILIZATION

LEVEL 01 – ENLARGED



COLOR LEGEND

	SUPPORT
	CLASSROOM/ INSTRUCTIONAL
	LAB
	STUDENT WORKSPACE
	STUDENT LOUNGE
	"ME" FACULTY / STAFF WORKSPACE
	"WE" FACULTY / STAFF SHARED WORKSPACE
	LIBRARY
	AUDITORIUM
	RETAIL
	NEW PROGRAM



LIBRARY - CURRENT



LIBRARY - REIMAGINED



LIBRARY - REIMAGINED

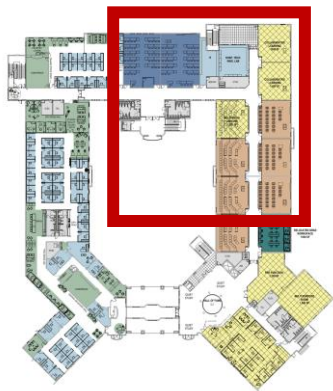
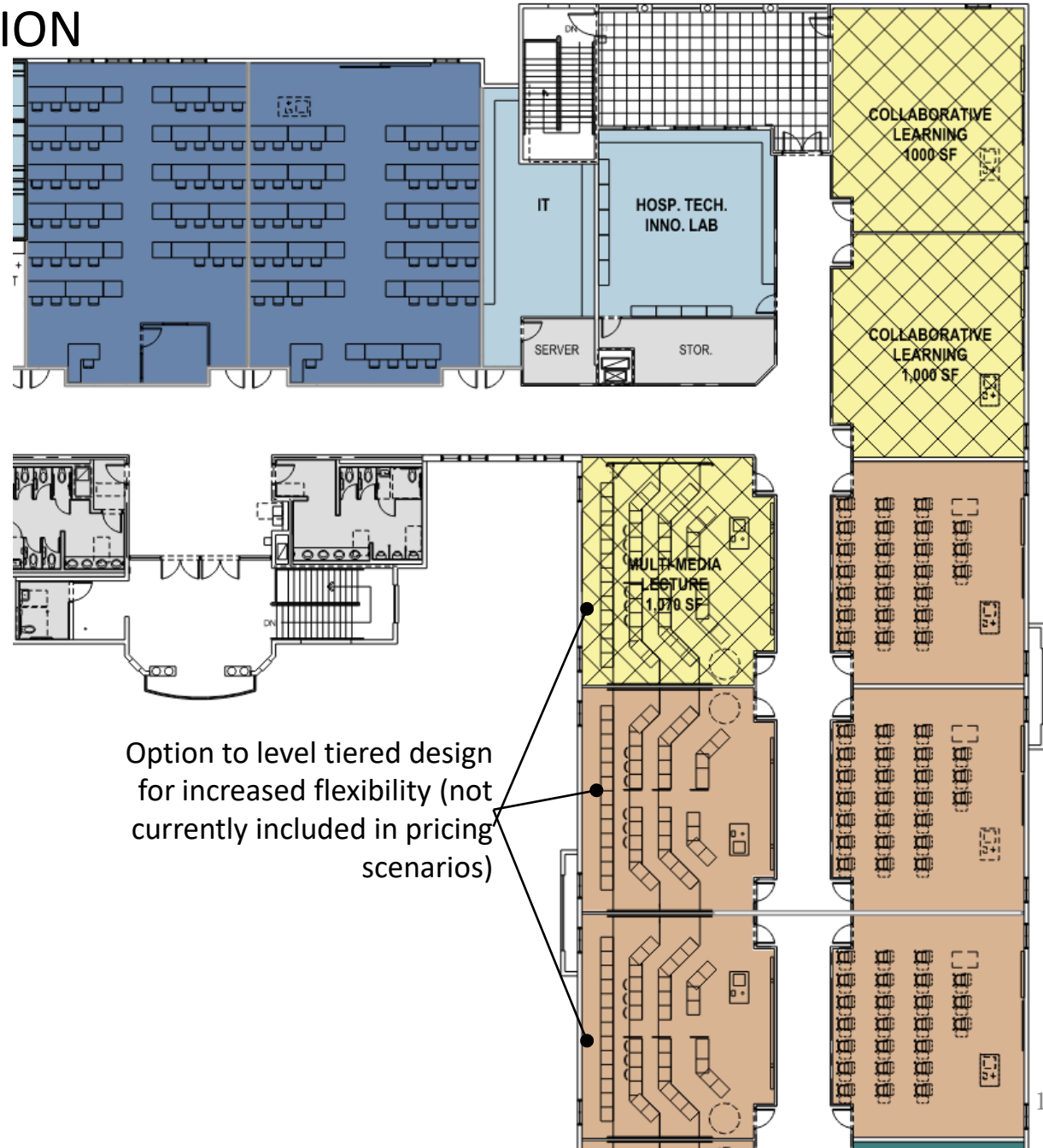


PROPOSED COMMUNITY ROOM














PROPOSED BUILDING SPACE UTILIZATION

LEVEL 02 – ENLARGED



COLOR LEGEND

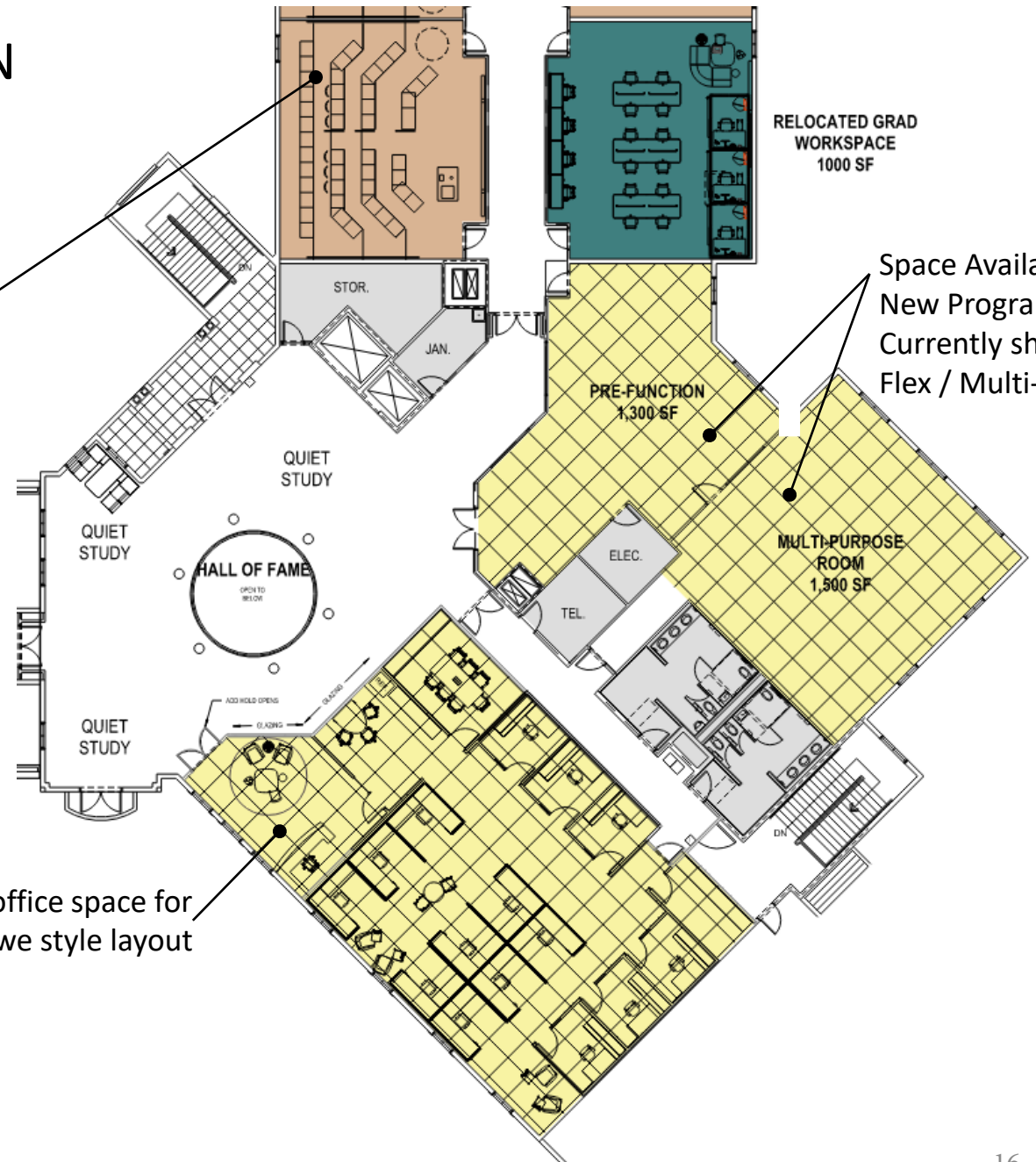
	SUPPORT		"WE" FACULTY / STAFF SHARED WORKSPACE
	CLASSROOM/ INSTRUCTIONAL		LIBRARY
	LAB		AUDITORIUM
	STUDENT WORKSPACE		RETAIL
	STUDENT LOUNGE		NEW PROGRAM
	"ME" FACULTY / STAFF WORKSPACE		

PROPOSED BUILDING SPACE UTILIZATION LEVEL 02 – ENLARGED

Option to level tiered design for increased flexibility (not currently included in pricing scenarios)

RELOCATED GRAD WORKSPACE
1000 SF












Space Available for New Program – Currently shown as Flex / Multi-Purpose



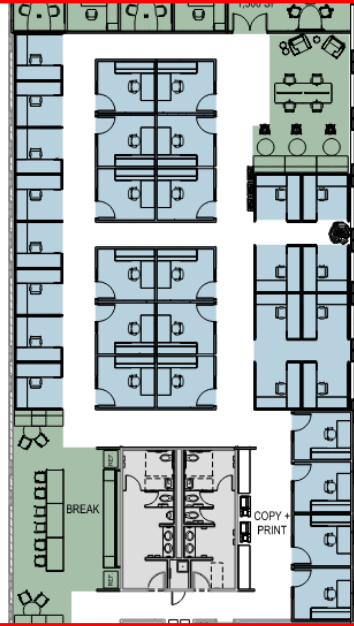
Reorganize office space for me+we style layout



COLOR LEGEND

	SUPPORT		"WE" FACULTY / STAFF SHARED WORKSPACE
	CLASSROOM/ INSTRUCTIONAL		LIBRARY
	LAB		AUDITORIUM
	STUDENT WORKSPACE		RETAIL
	STUDENT LOUNGE		NEW PROGRAM
	"ME" FACULTY / STAFF WORKSPACE		

PROPOSED BUILDING SPACE UTILIZATION LEVEL 02 - ENLARGED



COLOR LEGEND

	SUPPORT
	"ME" FACULTY / STAFF WORKSPACE
	"WE" FACULTY / STAFF SHARED WORKSPACE

Proposed Plan

Office 225 SF - 1
 Offices 90 SF - 46
 Workstations 60 SF - 47

Total "ME" - 94

Proposed Plan

8,300 SF "ME"
 7,000 SF "WE"

15,300 SF total

FACULTY / STAFF OFFICE SPACE - CURRENT



FACULTY / STAFF OFFICE SPACE - REIMAGINED



FACULTY / STAFF OFFICE SPACE – REIMAGINED (LAYERED CONCEPT)



Handwritten notes on the whiteboard:

- SUPPORT EACH OTHER
- CAN I HELP YOU MAKE YOUR + MORE AWESOME?
- SO RYAN... IS HE AWESOME?
- KEEP IT AWESOME!
- MEET YOU WHERE YOU ARE
- I SEE YOU
- FUN THING & NOT TO PROJECT
- COMBOS OF LITMFS TEST FOR DECISIONS
- PUT SOME SAUCE ON THAT!
- OUR Values
- HELP US HAVE BRAVE CONVERSATION AND HELP OUR FUTURE THRIVE
- authentic
- MEANINGFUL!!
- VALUED
- NOMINATE TEAM MEMBERS FOR VALUES
- CHECK-INS
- MONDAY MEETING
- ENTER INTO A QUARTERLY DRAWING
- SHOUT OUTS!
- ODDS!
- SEE A STORY
- ARE YOU HAVING FUN HERE?
- HOLD UP THE MIRROR
- I VALUE YOU AS A TEAM MEMBER. CAN I SUPPORT YOU? (SEE ANCHOR)
- ARE YOU HAVING FUN HERE?
- HOLD UP THE MIRROR
- NOT A GOOD... -IRRITATED- -VALUE YOUR FEELINGS... -AM I PESSY? -CULTURE | PERSONALITY
- LESSON: TRUST YOUR FEELINGS & BE HONEST
- HARD TO JUDGE "2 TOP PERFORMER"
- ARE YOU HAVING FUN HERE?
- HOLD UP THE MIRROR