

Colleges Co-locate

Three colleges share common resources while maintaining separate identities.

As universities seek greater efficiencies in their development projects, and as developable sites on campuses become scarcer, more colleges may follow the example of co-location recently completed at the University of Florida.

Six colleges comprise the University of Florida Health Science Center on the Gainesville, Florida campus: Medicine, Public Health and Health Professions, Nursing, Pharmacy, Dentistry and Veterinary Medicine. Three of them, the Colleges of Public Health and Health Professions, Nursing and Pharmacy [HPNP] have recently co-located in a tri-partite building around a common courtyard. Each of the colleges is identifiable as a vertical column of space entered through its own grand portal from the common courtyard.

The organization of the common space is used to connect the colleges to common services on the main ground floor and to divide them with open atriums on the upper floors. On the ground floor an almost freestanding large, four-story tall, 1200-seat sloped floor auditorium with a curved iconic shape anchors the west end of the 173,133 square foot complex. With separate entrances, it is accessible to all of the colleges and can be used independently in the evening. A circular vehicular entrance around a green island opens to a plaza leading to the auditorium entrances in the central common courtyard.

A two-and-a-half-story tall, rectilinear lecture hall performs a similar anchoring function on the east end of the complex. It too is accessible to all of the colleges and can be used independently in the evening. Other large dividable, medium and small classrooms are also located on the main level so that all three colleges can share them. Between those major elements a two-story tall lobby with a glass wall opening onto the common courtyard connects the shared facilities. These spaces provide places for the students and faculties of the three colleges to meet and interact in

order to foster the interdisciplinary goals of the Health Science Center.

On the upper floors, two large open atrium notches divide the north side of the complex into the three separate colleges. These notches are glazed to bring natural light deep into the building and to visually connect the constituent colleges while physically dividing them. Moreover, the atrium notches make it possible for small faculty offices to line most of increased perimeter walls. And since these offices face north and onto a heavily wooded conservation area, they can be glazed without aggravating solar heat gain in the sub-tropical Florida heat, yet provide pleasant views into a pleasant green open space.

By following the natural curve of the stream and woodlands to the north, Jonathan Douglas, the architect, who is the Managing Principal of the Southeastern, Caribbean & Latin America Region of VOA Associates Inc. based in Orlando, Florida, said the plan could accommodate the different sizes of the three colleges yet retain the formal symmetrical mall organization of the existing center on the south. The College of Pharmacy is the smallest college and it occupies the western wing of the complex enclosing the west side of the courtyard. The College of Nursing is slightly larger and fills the center of the complex.

The College of Public Health and Health Professions is the largest of the three colleges, almost double the size of the other two colleges, and it occupies the largest east wing. Traditionally, universities had scattered public health and health professions disciplines across campuses in various colleges, such as liberal arts and sciences, and education. The University of Florida was the one of the first to unite these disciplines as one college and locate them within a health center. The College of Public Health and Health Professions is an aggregation of six separate departments: Clinical and Health Psychology, Communicative Disorders, Health Services Research, Management and Policy, Department of Occupational Therapy, Physical Therapy and the Department of Rehabilitation Counseling. It has its own laboratories, faculty and administration offices and conference rooms in addition to the use of the common classrooms

and meeting spaces.

An oval-shaped common dining hall was connected on the north side of the complex and its glazed walls overlook the stream and natural forest of the conservation area. Extracting these large elements from the main plan also permits much more efficient floor plates for the three colleges.

Co-locating the three colleges had major benefits for the cost effectiveness of the \$24.7 million project. Douglas estimates that sharing the auditorium, lecture halls, classrooms, dining hall, catering room, lobbies, hallways, elevators, staircases, restrooms and heating and cooling equipment saved about three to four million dollars in extra construction costs. The total hard costs were \$143 per square foot, in the range of typical office buildings, even though large auditorium, lecture halls, dining halls and laboratories were extra, atypical costs. But these capital cost savings also lead to operating expense savings since less space need be heated and cooled; janitorial costs are lower and maintenance costs can be shared. Unlike some other health professions buildings, HPNP has a major teaching hospital nearby. Therefore this building does not need to replicate many of the functions that can be found in a teaching hospital such as advanced nursing simulation, dietetics, and operating room, etc..

The complex accommodates a student and faculty population of about 2300 people. It is connected by a covered walkway to the pre-existing Communicore building, which houses the bioinformatics activities of the Health Sciences Center. The site for the three colleges was on a parking lot with approximately 370 spaces behind the Communicore building. Parkers have been moved to a large parking structure for the Health Sciences Center. The structure was not expanded for the new facility.

Co-location also helped the university solve environmental problems. A significant portion of the site was within the Lake Alice Watershed Basin and in the 100-year flood plain. The primary

sustainable solution was to combine functions and common space to reduce the developable footprint, thereby protecting the conservation lands to the north. The building was limited to a height of five stories since a higher building would have been classified a high-rise structure under the Florida building code which would have increased costs substantially. In addition to the smaller footprint, the first floor was raised above the flood plain. Along the north edge towards the conservation area, grading created a large depressed area that acts as a flood control basin. Other sustainable features include native landscaping, low-emission high efficiency glass, most of which faces north and a heat recovery system in the heating and cooling equipment.

As more universities intensify uses on dwindling developable sites, and as they are compelled to seek more cost-effective solutions for scarce capital funds, they may view co-location of colleges as an ideal technique to advance inter-disciplinary education objectives while reducing costs.

Photograph Captions:

1. [*Site Plan.JPG*] The three colleges are co-located in a tri-partite building around a common courtyard. By following the natural curve of the stream and woodlands to the north, the plan accommodates the different sized colleges yet retains the formal symmetrical mall organization of the existing center on the south.
2. [*Exterior 03.JPG*] An almost freestanding large, four-story tall, 1200-seat sloped floor auditorium with a curved iconic shape anchors the west end of the 173,133 square foot complex.
3. [*Ext-01-f.JPG*] Each of the colleges is identifiable as a vertical column of space entered through its own grand portal from the common courtyard.
4. [*Ext-09-f.JPG*] The sculpture called "Balance" is the focus of the courtyard of the new HPNP building.
5. [*Ext-15-f.JPG*] The courtyard paving emphasizes the grand portals to each college.
6. [*HPNP Ground 1.JPG-NOT ON CD-SENT VIA EMAIL SEPARATELY*] The auditorium and lecture hall are pulled out of the main plan so that the floor plates of the colleges can be more efficient. Most classrooms are located on the main floor so that all three colleges can use them.

7. [*Auditorium.JPG*] A four-story tall, 1200-seat sloped floor auditorium has separate entrances so that it is accessible to all of the colleges and can be used independently in the evening.
8. [*Exterior1.JPG*] The complex is connected by a covered walkway to the pre-existing Communicore building in the Health Science Center.
9. [*Distance Learning Classroom 1.JPG*] Most classrooms are located on the main floor so that all three colleges can use them.
10. [*interior stairs 2.JPG*] A two-story tall lobby connects the colleges on the ground floor but divides them above.
11. [*Ext 0001.JPG*] A curved glass wall on the north side overlooks the stream and natural forest of the conservation area in the flood plain. The first floor is raised above the flood plain.