



RISD

Rhode Island School of Design

Campus Master Plan Addendum

January 2018

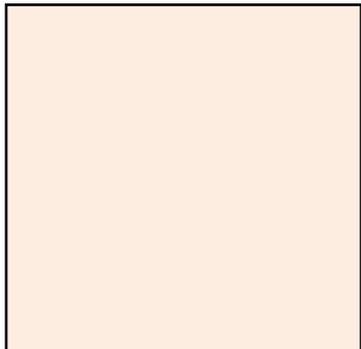
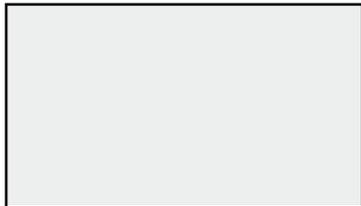
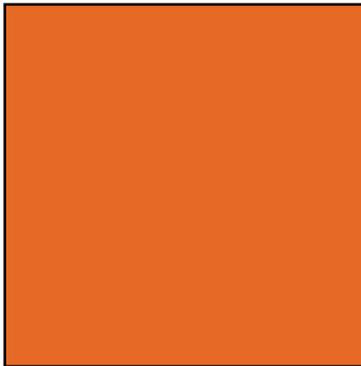




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Campus Master Plan Committee

2016-2017

Jack Silva, Vice President for Campus Services, Chair

Brian Goldberg, Vice President for Strategic Initiatives

Sam Solomon, Chief Financial Officer

William Kramer, Vice President for Institutional Engagement

Mara Hermanto, Vice President for Integrated Planning

Wolfgang Rudolf, Critic, Interior Architecture, Faculty Representative

Dalia Linssen, Lecturer, History of Art & Visual Culture, Faculty Representative

Chris Speece, Assistant Professor of Furniture Design, Faculty Representative (spring semester)

Sophie Chien, Student Representative

Babette Alina, Executive Director, Government Affairs & External Relations

Sarah Ganz Blythe, Deputy Director, RISD Museum

Annie Newman, Director of Planning, Design & Construction

Campus Master Plan Committee Meetings

September 2016

Orientation of new committee members to the master plan and the charge of the committee
Review of summer projects completed and projects in planning.

October 2016

Review of potential summer 2017 projects. Presentation by NADAAA re: the Quad Planning Study.

December 2016

Update on Quad Planning Study; review of four schemes. Review of 20 Washington Place 1st floor, 15 West Mezzanine and 123 Dyer projects in design.

January 2017

Review of potential FY 2018 deferred maintenance projects, requested academic projects and space requests. Review of Tillinghast Farm Master Plan scope of work.

February 2017

Updates on current planning projects and recent Campus & Facilities Subcommittee of the Board meeting. C&FPS recommended the expenditure for 123 Dyer renovations to the Finance Committee. 20 Washington Place will be delayed at least one year but we are finishing design documents. DSK presented regarding the Tillinghast Place master plan.

March 2017

Updates on current planning projects. Slightlines presented to the committee regarding the campus condition and costs needed to maintain or upgrade facilities.

April 2017

NADAAA presented two schemes for the Quad Block to the committee, who recommended the Storefronts scheme to the Cabinet.

May 2017

Membership: All current faculty members have been asked to return to the committee if they wish. Sophie Chien can continue as student representative.

Updates on Quad Planning Study - The Cabinet has approved of the Committee's recommendation and the Storefront scheme will be presented to the Board in June. The next steps were reviewed and possible designer selection processes discussed.

Update on 15 West Mezzanine - discussed elevator issues. Will likely seek February Board approval for this project.

20 Washington Place 1st floor - discussed redesign that will follow meeting with Provost and designers to discuss new program for Student Advising Center. Robust discussion regarding the movable glass walled lecture room. Recommendation that the system be seen in action before a final decision is made.



Space Needs, 2016-2017

The Chair of the Committee and the Director of Campus Planning met with academic department Heads, Deans, and the heads of many of the administrative units. Below are the space needs, both immediate and long term, as identified in these meetings.

2016/17 Space issues/requests etc.	Short Term		Long Term		
Academic Affairs					
<i>Academic administrative assistants union</i>			break room space across campus		
<i>Graduate students</i>	Grad student commons				
<i>Continuing Education</i>			studios	classrooms	
<i>Executive education</i>	relocate offices to Prov Wash		space for programs		
<i>Exhibitions</i>	bathroom reno in WG	hall walls recovering	Dreyfus Gallery relocation		
<i>Library</i>			archive storage		
<i>Nature Lab</i>			room 11 renovations	long-term location	
<i>Research & Partnered Programs</i>	relocation to Prov Wash				
<i>Writing Center</i>	offices for new hires		expansion space	long term location	
Architecture & Design					
<i>Apparel Design</i>			space for proposed grad program		
<i>Architecture</i>	BEB renovation planning		large scale making space	shop ventilation/layout in BEB (address as part of planning for BEB)	
<i>Graphic Design</i>	offices renovation to create group office space - 5th floor DC		classrooms reno - 4th floor DC		
<i>Furniture Design</i>	metal shop windows and floor repair		need for finishing space	Lighting lab	long term location
<i>Industrial Design</i>	fans on 4th floor		classrooms - need access to additional installation/project space		
<i>Interior Architecture</i>	office space for 1-2 new faculty and a new assistant				
<i>Landscape Architecture</i>	BEB renovation planning		need access to more classrooms	need faculty offices that don't double as classrooms	research/wet space
Liberal Arts	offices - layout and count	classroom upgrades	long term plan for College		
Fine Arts			casting shop - expansion and improvement	large scale installation & critique space	outdoor work areas
<i>Ceramics</i>	blackout shades; studio door relocations		long term plan for Metcalf		
<i>FAV</i>	studio lighting		access to casting facility	space / reno of Auditorium / move out of Market (master plan)	electronics lab small screening area
<i>Glass</i>			long term plan for Metcalf		
<i>Illustration</i>	home space for juniors				
<i>Jewelry</i>	power and lighting in studio		long term plan for Metcalf	space	
<i>Painting</i>	Color lab	Memorial Hall seminar room	spray booth - College	long term plan for College	
<i>Photography</i>	darkroom renovations		project space		
<i>Printmaking</i>	stone room storage	faculty offices	sewer in basement		
<i>Sculpture</i>	5000-8000 street level home space with outdoor work space, shop, plaster casting, etc.		long term plan for Metcalf		
<i>Textiles</i>			Long term location		
Experimental & Foundation Studies	experimental programs space	various studio projects			
<i>Digital + Media</i>	installation/project space				
Dean of the Faculty					
<i>TLAD</i>					
Administration					
<i>Career Center</i>	move to Prov Wash				
<i>Counseling & Psychological Services</i>			long-term location		
<i>Dining & Retail</i>	Mailroom location		loading / deliveries		
<i>Finance</i>	move to 123 Dyer				
<i>Health Services</i>			long-term location		
<i>Human Resources</i>					
<i>Institutional Engagement</i>	123 Dyer move				
<i>Media</i>	move to 123 Dyer				
<i>Museum</i>	offices	move Development to 123 Dyer	joint facilities with academic departments		
<i>OIT</i>	move to 123 Dyer		server room		
<i>Registrar/Student Financial Services</i>	One Stop	classroom renovations			
<i>Residence Life</i>	Upper Met renovations		Homer/Nick renovations	new housing	Hill House renos
<i>Student Affairs</i>			student org space	student hang out space	



Construction & Planning Projects, 2016-2017

Location	Project	Status (as of January 2017)
123 Dyer St	Use of new office space / backfill	Complete
15 West	Mezzanine use	Construction
Housing/Quad	New housing/renovation/student life Planning Study	Complete
BEB	Building renovation	Planning
BEB	Lobby / Gender neutral restroom / Lactations Room renovation	Complete
Upper Met	Room B for student hang out space	Complete
Benson Hall	Faculty offices for Printmaking	Complete
College	Classrooms 431 & 434 upgrades	Complete
Design Center	Darkroom 419 renovations	Complete
Design Center	Mailroom renovations	Complete
Metcalf	Ceramics doors relocation	Complete
20 Washington Place	First floor renovations for Student Success Center	Construction
Tillinghast Place	Master Plan Phase 1	Complete
Colonial Apartments	Accessibilty Planning	Complete



Campus & Facilities Subcommittee Meetings, 2016-2017

October 27, 2016

The amended Campus and Facility Planning Subcommittee Charter and the RISD Capital Expenditure Policy were approved by the Subcommittee.

Jack Silva reviewed two of the summer projects - CIT/Mason Building and 355 South Water Street. In CIT/Mason the fourth floor was renovated to accommodate needs of the Digital + Media Department. Renovations were also made to the second and third floors to create additional space for student enrollment increases in Interior Architecture and Industrial Design. The second floor which consisted of small spaces was reconfigured into large flexible open studio spaces, and two classrooms were added to the third floor.

Teaching and Learning in Art and Design (TLAD) was relocated from CIT/Mason to 355 South Water St. and 245 South Main St. The space at South Water St. consisted of worn down office space that was renovated into a new office suite and studio space for faculty and students. The Project Open Door space located at 245 South Main was enlarged creating a flexible and open teaching lab for TLAD.

Jack commented that the TLAD Program Director was so impressed by the architecture and functionality of the space that he no longer needed to retain two classrooms in CIT/Mason, making them available for others to use.

Funding the Projects

The total cost of the summer projects was estimated to be around \$9M with approximately \$3+M going towards deferred maintenance projects. Sam Solomon explained that all of the projects were funded in the 2016-2017 current year capital budget. Because of the nature of the projects, they will be capitalized this year and will not show as an expense in the financial statement.

Proposed Projects for FY18

Three projects are in the planning stages. The Campus Planning office is working with architects to develop concepts. It is anticipated that further details will be presented during the February Board of Trustees meetings.

20 Washington Place

Consistent with the Campus Master Plan, complete renovations are being planned to create a student centered one-stop on the first floor to include the Registrar's Office, Student Financial Services, the Campus Card Office and Career Services. A large multi-use space that can be divided into two classrooms and an entry gallery are also included in the plans.

123 Dyer Street

To accommodate the 20 Washington Place renovation, several offices would have to relocate from there to the condominium space purchased by RISD at 123 Dyer St. These spaces would require moderate renovations and would house Institutional Engagement, Museum Development, Strategic Initiatives, the Media Group, IT and the Finance Offices.

15 West Mezzanine

Renovations are being planned for the mezzanine space on the third floor at 15 West. This space has remained vacant and untouched since RISD acquired the building. The concept is to use the space as an academically focused area to include an augmented reality space working with different types of digital media. Part of the challenge of this space will be accessibility. One of the first things to be checked is the possibility of how existing elevator shafts might intersect with the space and if it's possible to adopt a proper elevator access to the space.

Museum 5th floor Radeke Renovations

In 2007, the State of Rhode Island changed its law to require all spaces of public assembly to be fully sprinklered. At the time, the museum was given a 10-year period in which to comply,

as long as progress is being shown on an annual basis. The project is now in the fourth phase of the museum's effort to meet these requirements. This phase of the project would complete the work identified within the Radeke Building. The estimated cost is \$2.2M of which the museum has \$1.1M.

Funding Options

- The museum has an existing ask out to Fidelity for a donation of about 50% (\$500,000) of the shortfall. This is still unconfirmed, but the museum is highly confident that Fidelity will approve.
- Sam and Jack have agreed that because this is code related and required by state law that the project would be funded by campus capital funding if required.
- The museum director has the cash in hand to pay for the balance of the project which is in a non-restricted fund, but a fund that he has been trying to preserve for other activities in the museum. Therefore, he is hoping to raise the money.

Quad Planning

NADAAA Architecture has spent a couple of weeks at RISD interviewing students, deans and faculty, and meeting with the Campus Master Planning Committee. From this, they are developing their initial concept and will come back to the RISD project team for further planning. It is anticipated that some of the early concepts will be ready to present to the Board of Trustees in February.

February 16, 2017

123 Dyer Street Renovations

This project renovates the 15,000 SF of the two office condos on the third and fourth floors at Dyer Street which were purchased last year. Several offices will then be moved to Dyer Street from 20 Washington Place, where a one-stop student focused center is being planned for the first floor.

In concert with the philosophy of the Campus Master Plan, extensive demolition of floors three and four will allow for a new open plan office layout with a minimum number of enclosed offices resulting in more efficient and flexible use of the available space. The cost of the entire project is \$3,006,000, of which approximately \$2.1M is for actual construction which includes some RISD direct costs (i.e., IT equipment, security systems, etc.). The renovation will also address the accumulated deferred maintenance which includes replacement of fire and life safety systems, HVAC equipment, lighting and interior finish replacements. The value of the deferred maintenance addressed is approximately \$1.5M which will help reduce the deferred maintenance total on campus. This space will accommodate Institutional Engagement, Museum Development staff, the Media Group, and the office of the Vice President for Strategic Initiatives. Minor renovations on the first and second floors will allow for eventual occupancy by Information Technology and Finance offices when Career Services relocates to the first floor of 20 Washington Place in the late summer of 2018.

Discussion

A discussion ensued about how deferred maintenance is projected and presented in the budget. Jack Silva, VP Campus Services, explained that when the condos were purchased, it was known that the HVAC system needed to be replaced for an approximate cost of \$250,000. After an evaluation of the condos, it was decided that the best use of the space would be to completely demolish it and create a more open floor plan. In doing so, the space requires new electrical, plumbing, sprinkler and fire suspension. The \$1.5M of deferred maintenance is a result of the renovation. Because these items would eventually have to be addressed in the future as part of deferred maintenance, we are able to deduct the expense now and reduce the backlog of deferred maintenance on the books.

Funding

CFO Sam Solomon, reported that funding for the project is available. In FY '16, there was over \$3M left in the budget after all other commitments were satisfied, which was allocated to the renovation.

Motion

A motion was duly made and seconded to approve the funding of the project as presented and to recommend approval by the Finance Committee and approval by the Board of Trustees.

20 Washington Place - First Floor

Renovations to the first floor of 20 Washington Place to address deferred maintenance while providing a new home for Career Services and a one-stop student services center, as well as a large meeting space, is almost at the end of design development.

15 Westminster Mezzanine

Plans for this project, which is designed to accommodate an augmented reality studio, a classroom, and two studios, along with deferred maintenance, is moving ahead fairly quickly. This project is not funded yet, and will require fund raising before it is brought to the Board, but President Somerson has spoken to some potential donors.

Housing Planning

NADAAA Architecture will be giving a preview presentation at the February Board Meeting to review their findings. The Quad is being studied in depth with the goal of finding a scheme to renovate Homer and Nickerson to provide new dorms and other amenities. Jack Silva said the expectation is, that after the presentation and discussion at the meeting, the Board will be able to give NADAAA some direction in choosing one of the presented schemes. In turn, the Subcommittee and NADAAA hope to return to the Finance Committee and Board Meeting in June, to ask permission to continue with Quad planning and to begin planning for first phases of the project.

Radeke 5 Renovations

This project is part of the ten-year plan with the state fire board to bring the museum up to fire code. The eleven-week schedule of heavy construction is coming to an end with ceilings being plastered next week. Lighting tracks, sprinkler heads, painting and mill work will follow, with the physical construction portion being finished by June 5. After which, the museum will reinstall the gallery pieces.

The cost of the entire project is approximately \$1.9M, of which the museum has fund raised almost \$1.7M. It is anticipated that the remainder, will be coming from a grant from Fidelity. If the grant doesn't come through, there is money in the capital budget, and John Smith, Museum Director also has funds that can be used. The project will also count towards deferred maintenance and should reduce the overall amount by approximately \$1M as the work is primarily fire code and life safety systems.

Deferred Maintenance Financing Plan

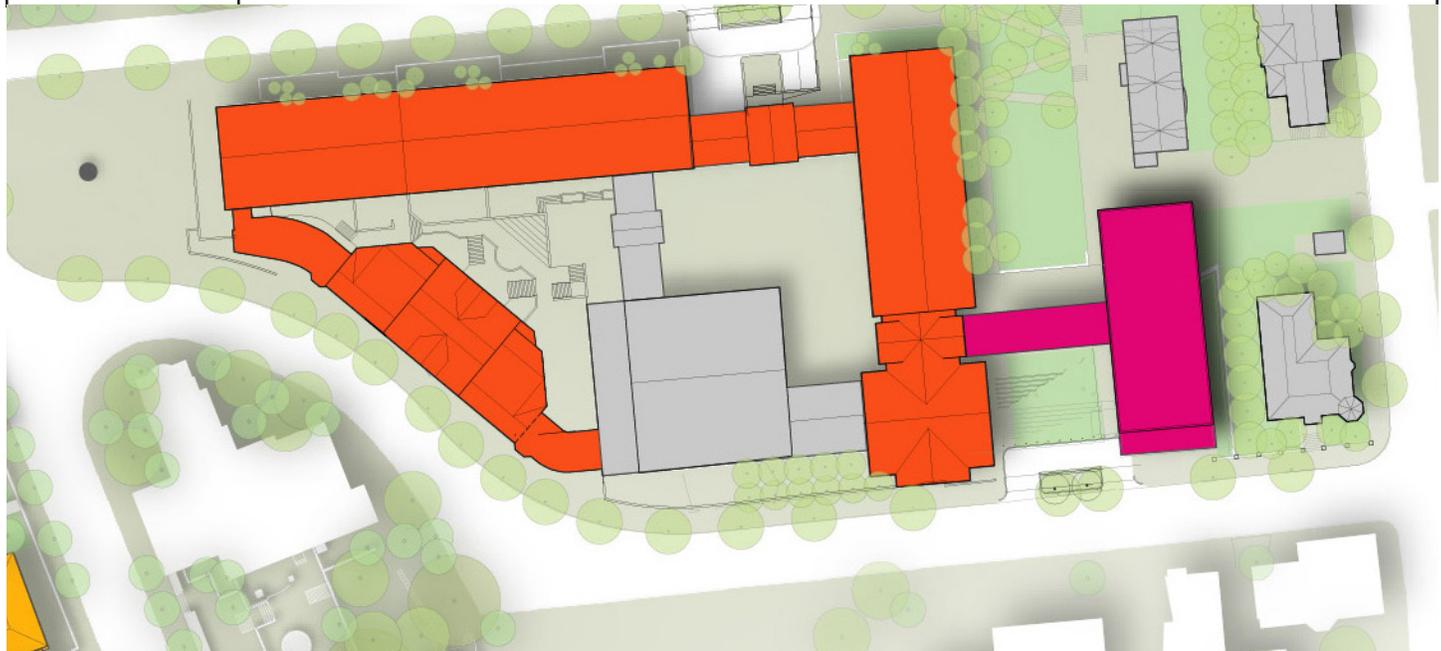
After working with Sightlines, LLC to study the condition of the campus facilities, Sam Solomon drafted a deferred maintenance financing, white paper to present to the Subcommittee. It outlines a plan to deal with the current estimated total of deferred maintenance needs of approximately \$173M.

Jack Silva then presented the Sightlines data slides in the presentation, explaining that deferred maintenance is not a stand-alone issue. It is often wrapped up in renovations and projects and has to be integrated with the annual budget planning. Jack worked with Sightlines to overlay what the actual spending investment in deferred maintenance has been and to overlay the deferred maintenance with the Campus Master Plan over the next ten years.



Updates to the 2015 Campus Master Plan

Page in 2015 CMP	Update
29-31	<p>Student Housing: Quad Block Study RISD engaged NADAAA in the fall of 2016 for a study of the Quad Block. The goals of the study were: develop 500 beds of interconnected first year housing on the Quad Block; allow for the renovation of Homer and Nickerson Halls to address deferred maintenance while maintaining overall bed count; create student-centered common spaces; improve campus and city connections to the Quad; maximize accessibility to and within the Quad; address sustainability; and provide updated space for existing administrative offices.</p> <p>NADAAA's work over the academic year including many meetings with campus constituents, a student survey, monthly meetings with the campus project team, presentations to the Board of Trustees in October, February and June, development of multiple options that were reduced through project team, Campus Master Plan Committee and Board meetings to a final scheme that was presented to the Board in June of 2017.</p> <p>The proposed scheme included a new 212 bed residence hall east of Nickerson Hall (which will necessitate the relocation or demolition of Thompson House and the demolition of Fones Cottage), full renovation of Homer, Nickerson and East Halls to address deferred maintenance and bring them up to the same level of quality as the new hall, a new off-street loading dock off of Prospect Street, removal of South Hall; and a new set of commons spaces including a large multi purpose room, meeting rooms, a cafe, a gallery, a new Wellness Center co-locating Health Services, Counseling Services and the Fitness Center, new offices for Residence Life and Public Safety, a new vehicular drop off at 55 Angell Street, a fully accessible path of travel from the RISD Beach at Benefit Street up to Prospect Street, an accessible path of travel across a new Nickerson Green, and other amenities. Barstow and Larned House would remain as upper year housing.</p> <p>Subsequent to the Board approval on the plan in concept, planning commenced on an initial phase of work that can be funded at this time. This plan builds a new residence hall of 159 beds south of Thompson House, fully renovates Homer and Nickerson halls and provides deferred maintenance funding for South and East halls for a project budget of \$60MM. Tentative construction start date is September 2018.</p>



New residence hall (right) and renovated halls