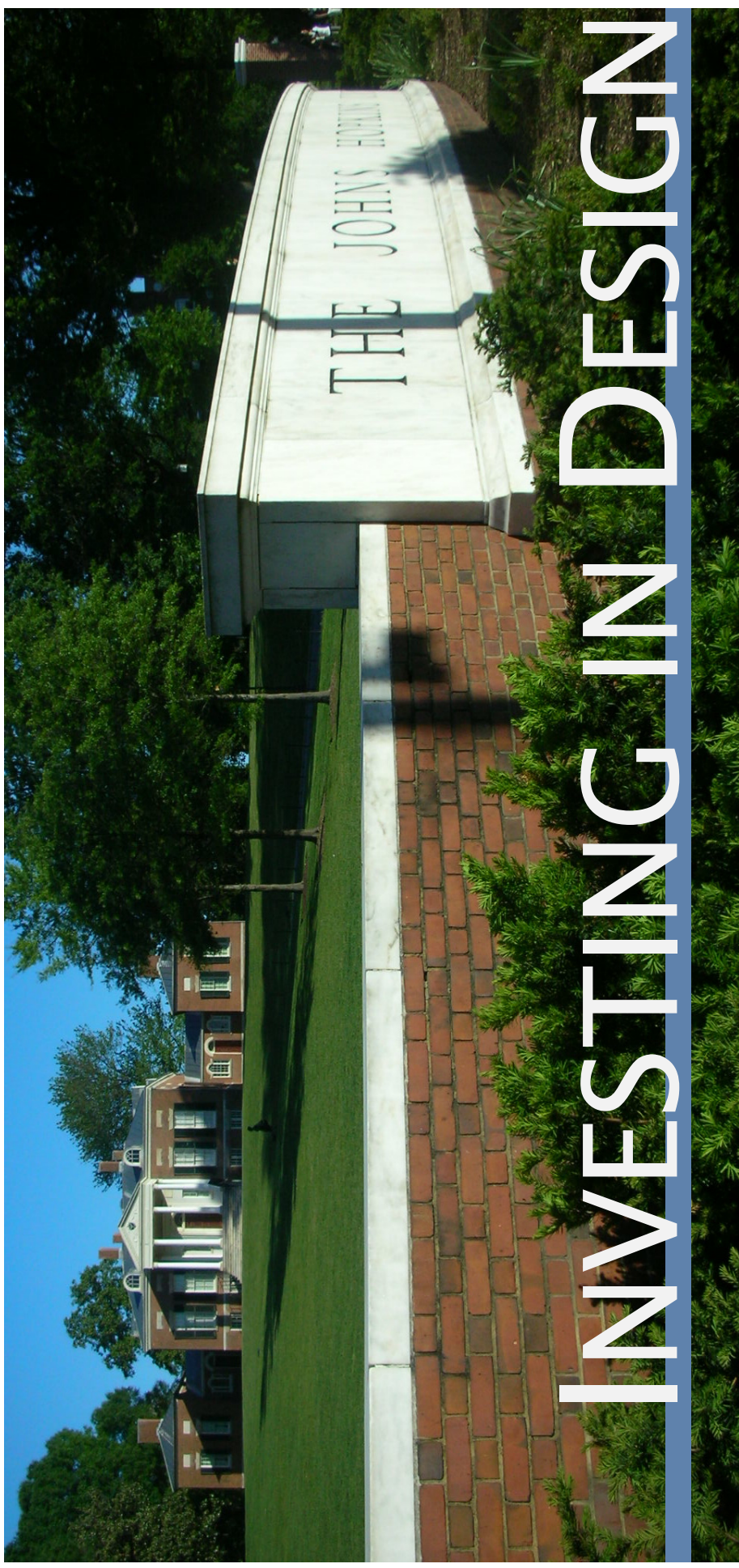


Johns Hopkins University Homewood Campus



Association of University Architects - 2010 Conference
Monday - June 21st



INVESTING IN DESIGN

Lorry I. Lokey Graduate School of Business, Mills College

Mills College

Association of University Architects - 2010 Conference
Thursday - June 24th



Presentation Outline

Part I – Project Case Study

- Understanding the Academic Mission
- Understanding the Physical Context
- Commitment to Sustainability

Part II – Opportunities and Challenges

- Lessons Learned



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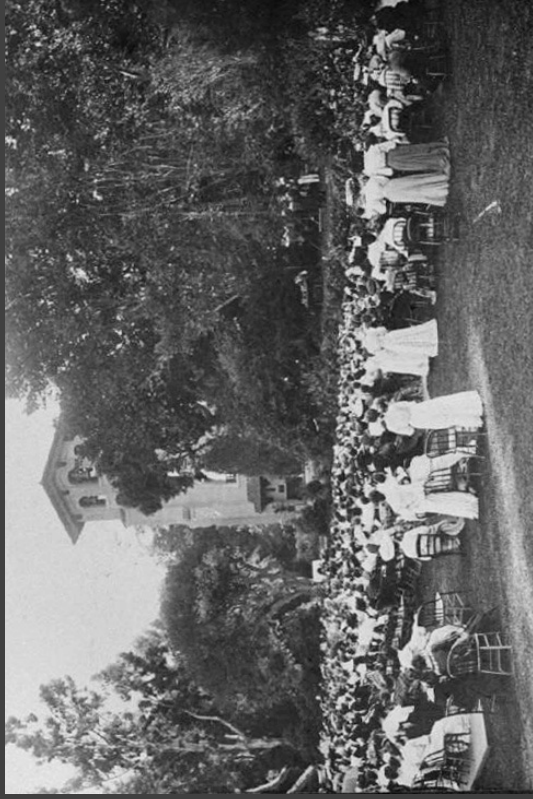
The Academic Mission – A Brief History of Mills



**Susan Tollman Mills
Founder**



Embracing the Pioneer Spirit



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The Academic Mission – Historic Milestones

Major Achievements at Mills

- The first women's college west of the Rockies (chartered in 1885)
- The first laboratory school west of the Mississippi for teachers (1926)
- The first liberal arts college to offer a modern dance degree (1941)
- The first women's college to offer a computer science major (1974)
- The first women's college to offer a 4+1 BA/MBA degree (2001)
- The first business school in the West designed for women (2005.)



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The Academic Mission – Mills College Mission Statement

Independent liberal arts college for women with co-ed graduate programs.

The College educates students to think critically and communicate responsibly and effectively, to accept the challenges of their creative visions, and to acquire the knowledge and skill necessary to effect thoughtful changes in a global, multicultural world.



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The Academic Mission - Why did Mills start an MBA program?

Major reasons why women do not pursue MBA degrees **

- Few female role models and professors
- Conflict with work / life balance
- Math phobia
- No encouragement by employers
- Aggressive and competitive learning environment
- Women are perceived as less qualified



(**base on Catalyst Research Study in 2001)

The Academic Mission – Mills MBA Program Key Statistics

Student Body

Enrollment, Fall 2009	86
Median Age	32
Women	97%
Men	3%
Students of Color	68%

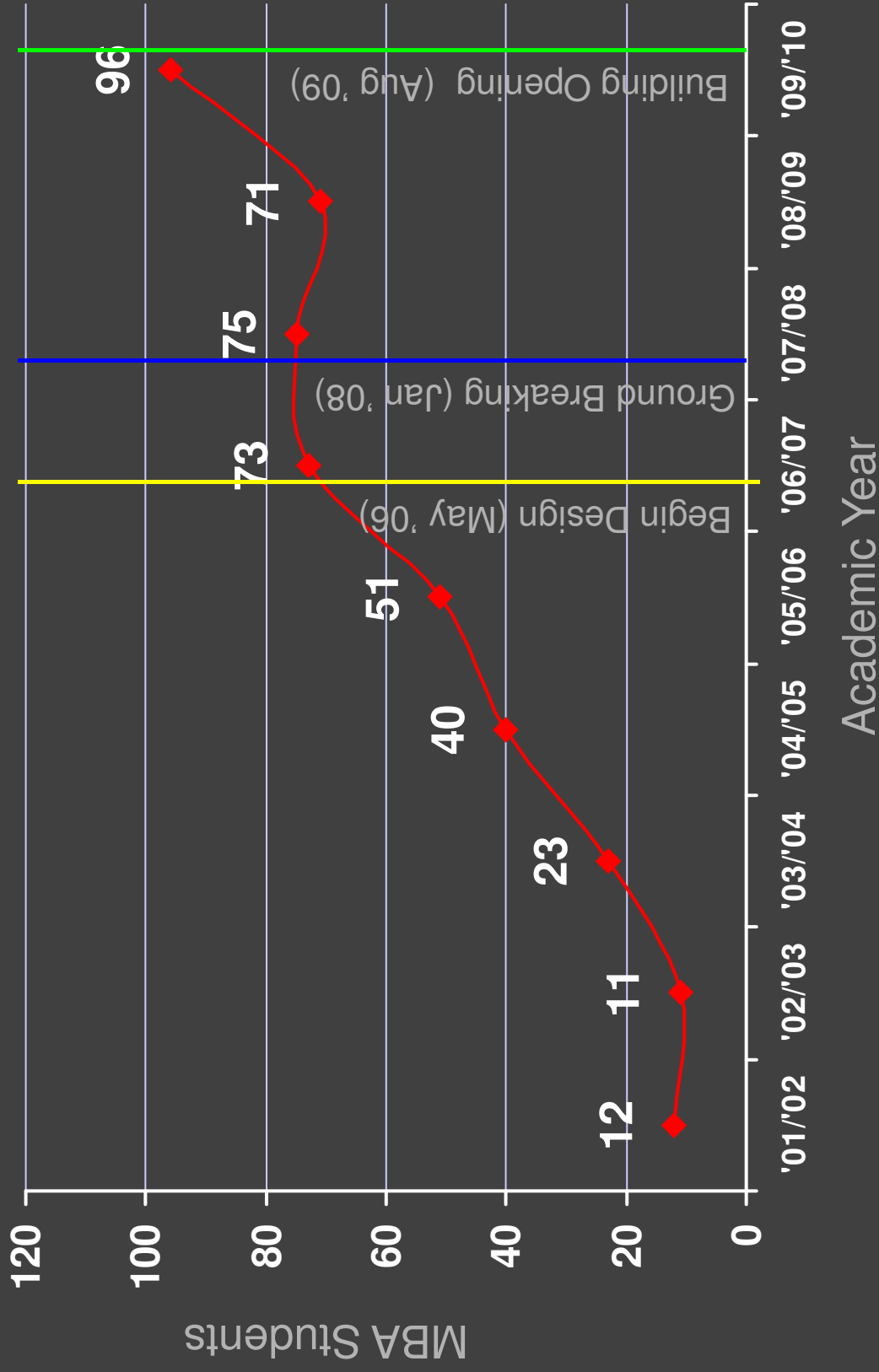


Faculty

Total Faculty	21
Female Faculty	48%
Average Class Size	21
Student-Faculty Ratio	4:1



The Academic Mission – From MBA to GSB: Increasing Enrollment



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Mills GSB Project Objectives - Strategy of Differentiation

1. Provide an innovative and distinctive presence in a prominent location
2. Create a unique and intimate place that is engages the Campus
3. Provide flexible spaces for class sizes that are smaller and dynamic
4. Reinforce Mission of GSB and Center for Socially Responsible Business



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Mills GSB Project Objectives – Creating Spaces for Social Learning



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The Physical Context – Campus Planning: The Early Years



Mills Hall with Oakland beyond



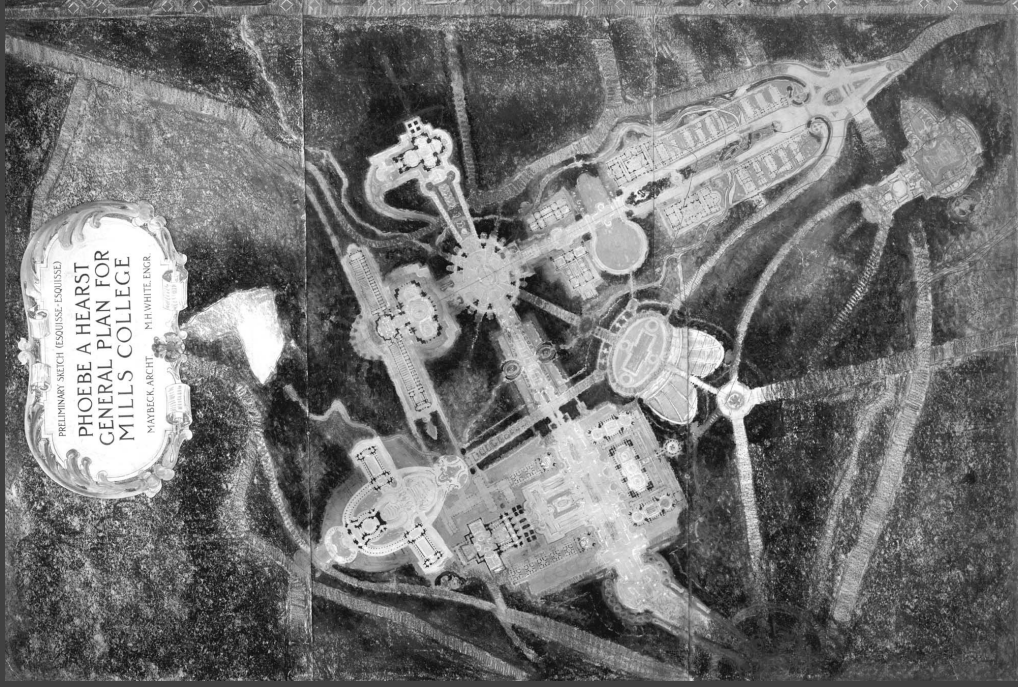
Bryant Path Alley



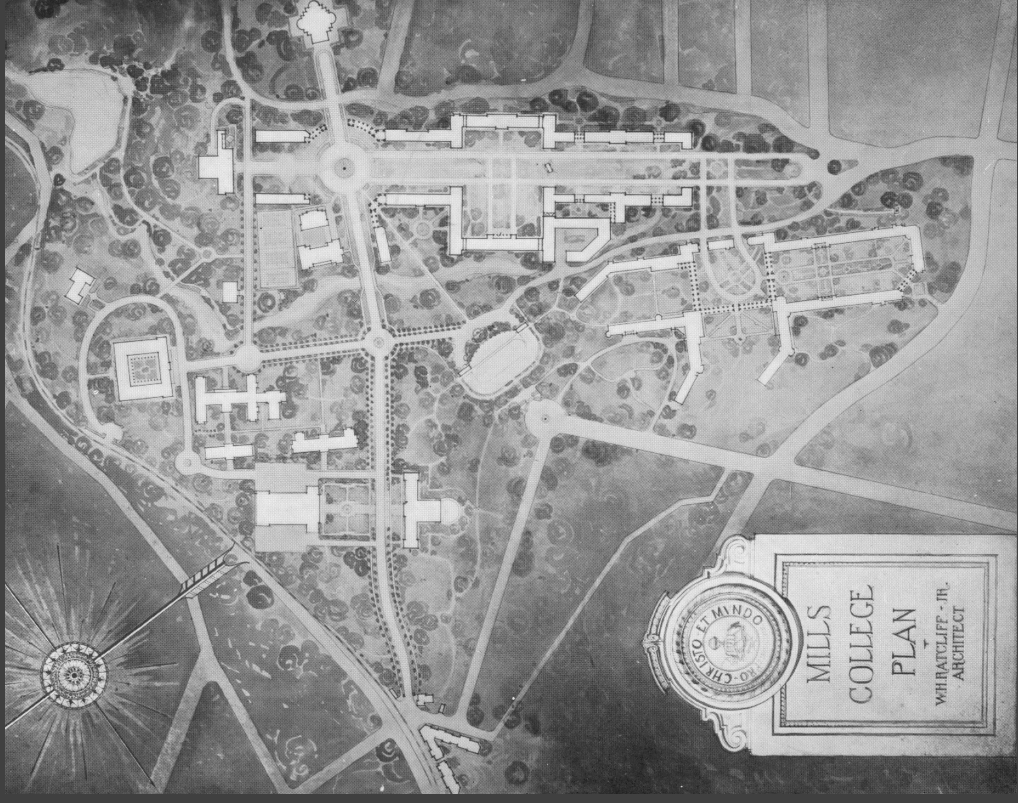
El Campanil at the Oval

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The Physical Context – Mills Campus Planning History



**Maybeck's Phoebe Hearst
Mills General Plan, 1919**



Walter Ratcliff's Mills College plan, 1921

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The Physical Context – Campus Growth: Past



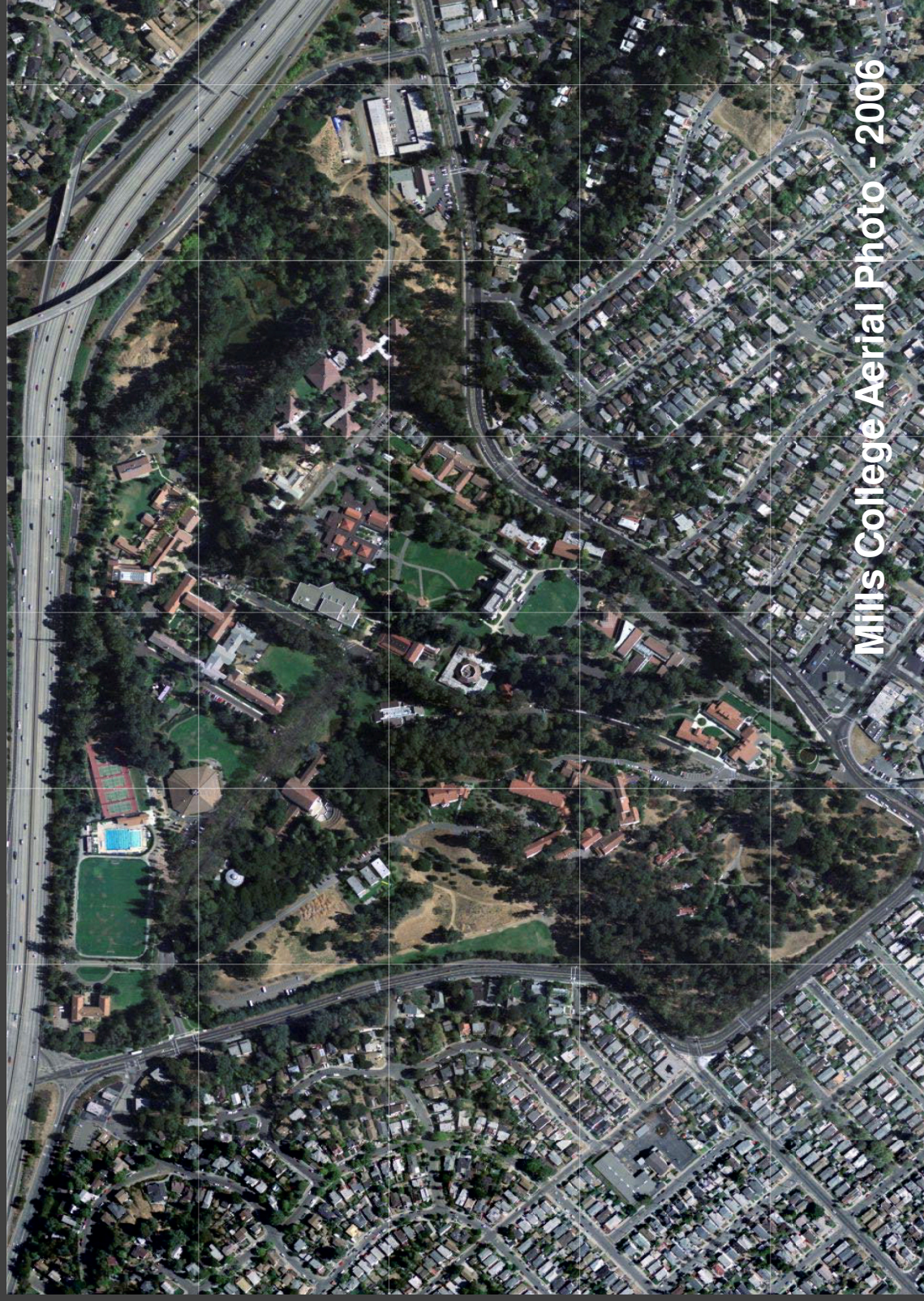
Mills College Aerial Photo - 1937



Mills College Aerial Photo - 1955

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The Physical Context – Campus Growth: Present



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The Physical Context – Natural Landscape Heritage



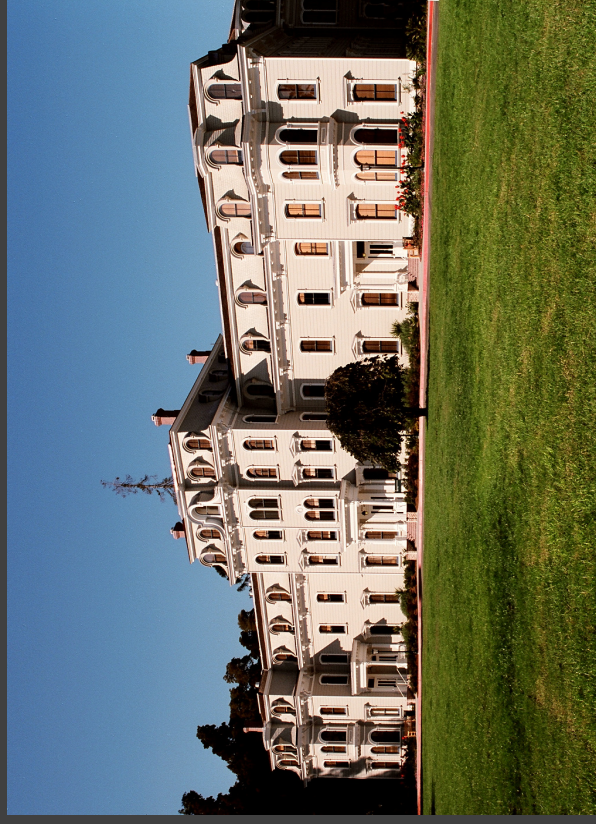
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The Physical Context – Structural Landscape: Tree-lined Paths



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The Physical Context – Campus Architectural Heritage



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Opportunities and Challenges – Architectural Design Heritage



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Opportunities and Challenges – Architectural Design Heritage



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Campus Sustainable Goals – Continuing the Mills Legacy

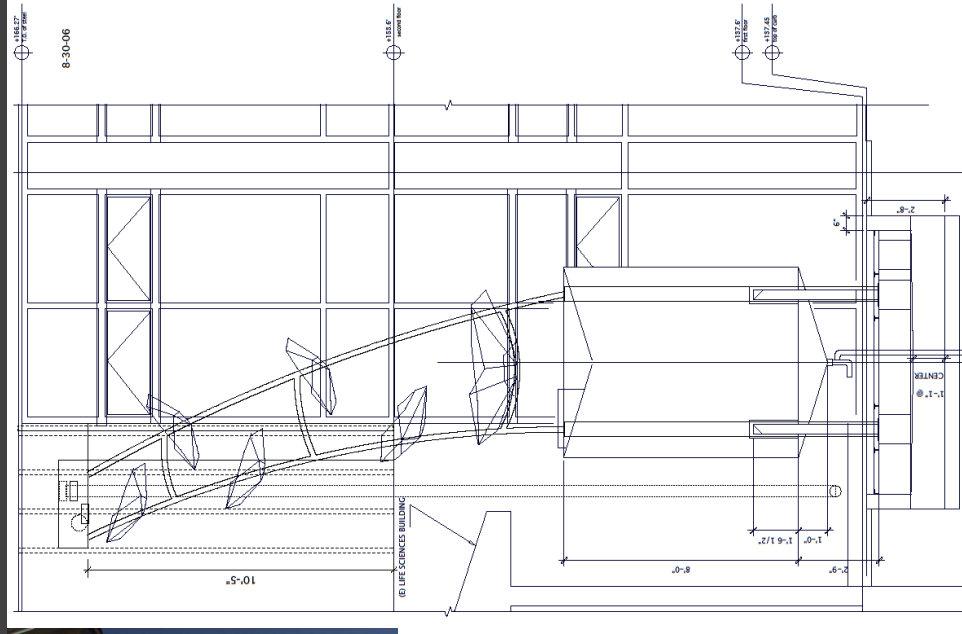
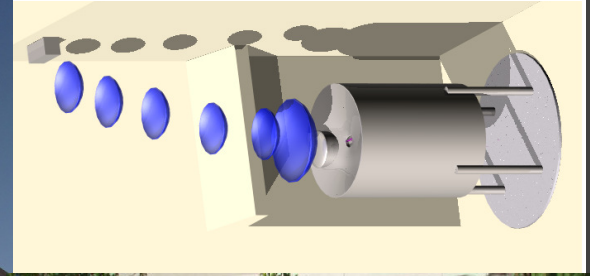
Formed in 2007, the Mills College Sustainability Committee is a consortium of administration, staff, faculty, students and alumnae that shapes, guides, and evaluates progress of sustainable initiatives. It Oversees fulfillment of President's Climate Commitment by:

- Building sustainable construction, maintenance & LEED certification
- Organizing restoration of Leona Creek and Lake Aliso
- Managing Sustainable Vegetation
- Recycling, Composting and Reducing Waste
- Promoting Sustainable Transportation



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Campus Sustainable Goals – Green Buildings



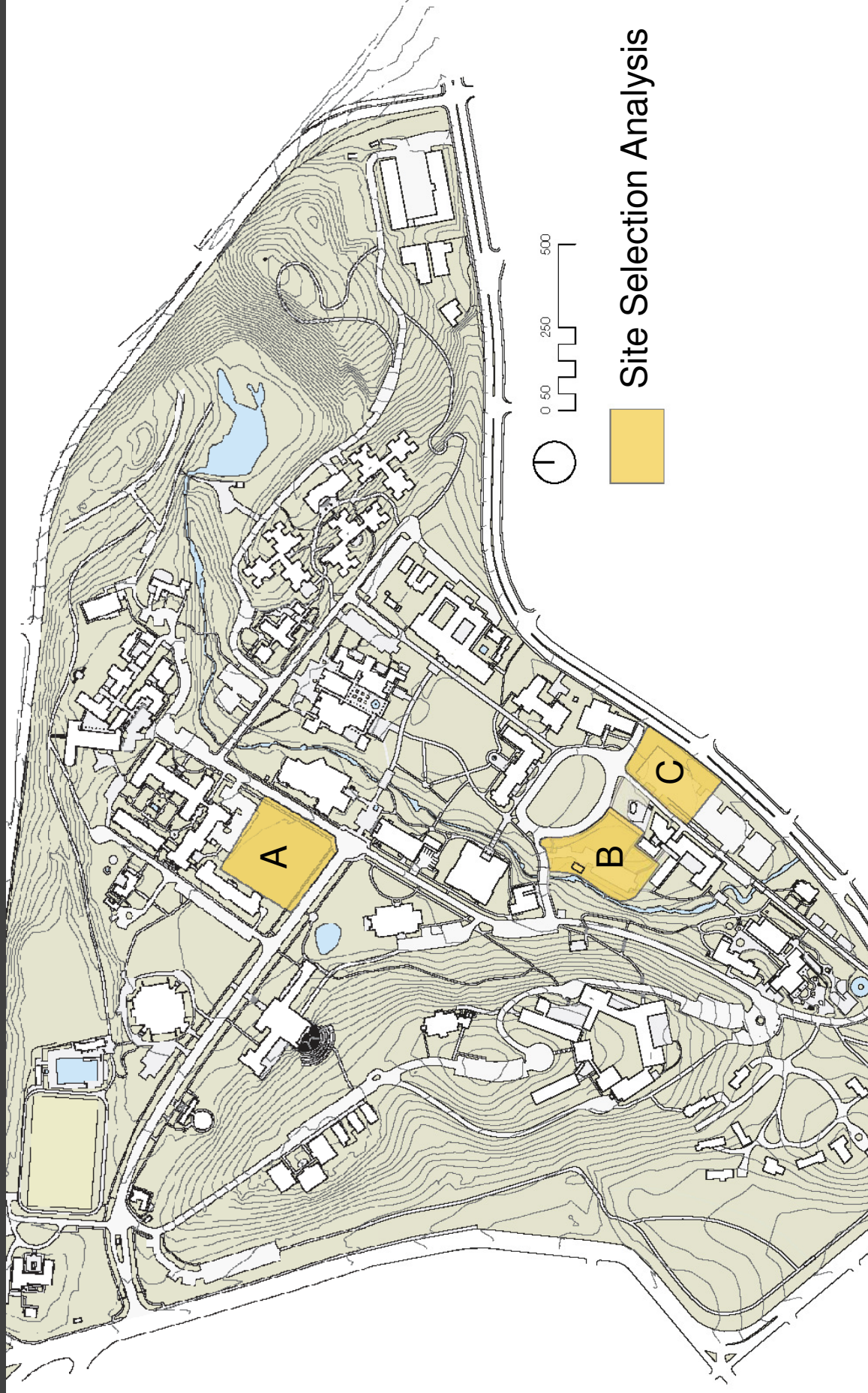
Betty I. Moore Natural Sciences Building – LEED NC Platinum

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Project Approach—Existing MBA Facilities

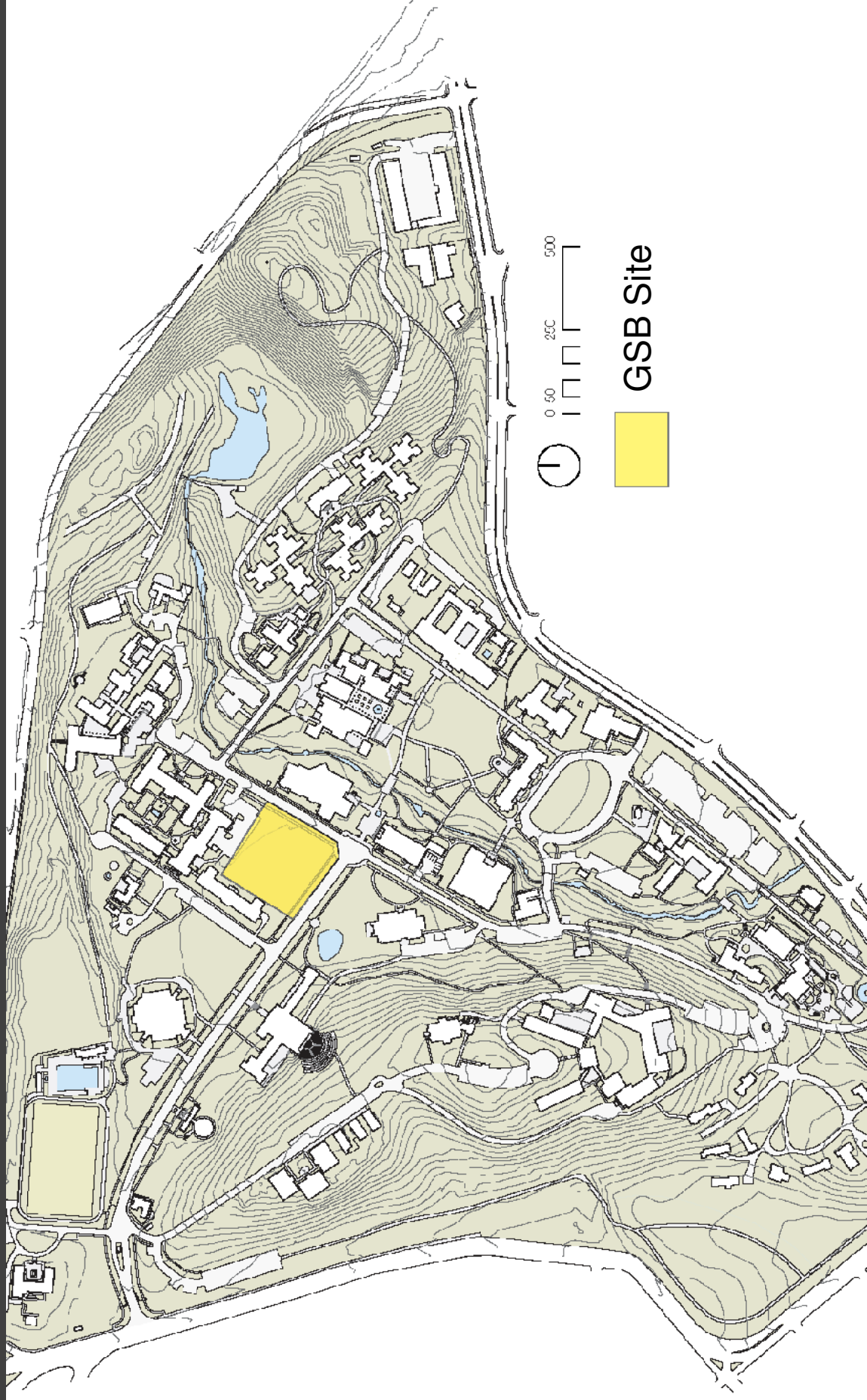


Project Approach – Site Selection Analysis



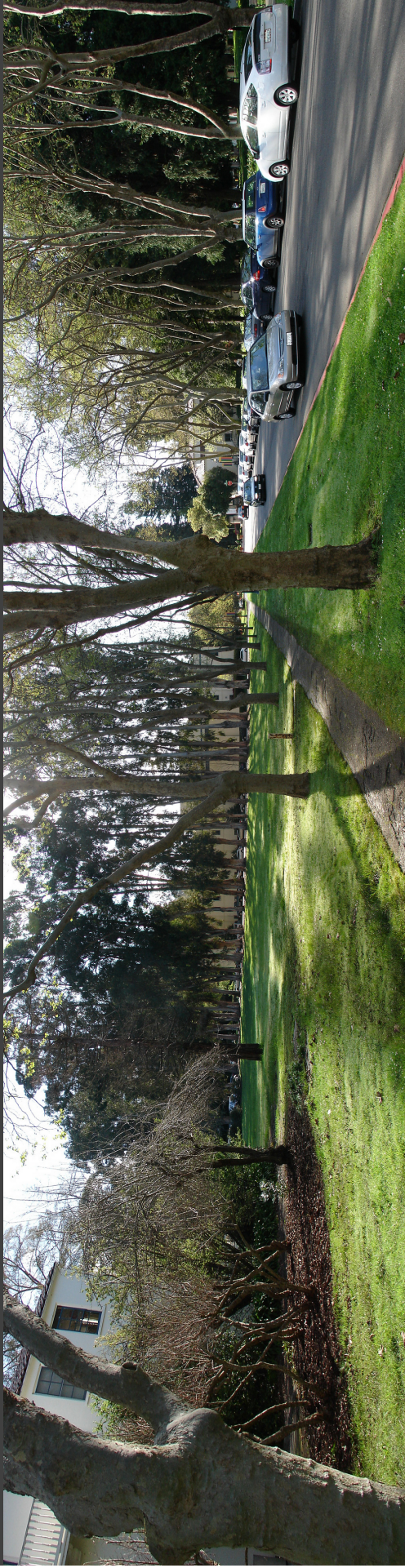
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Project Approach – Site Selection Analysis



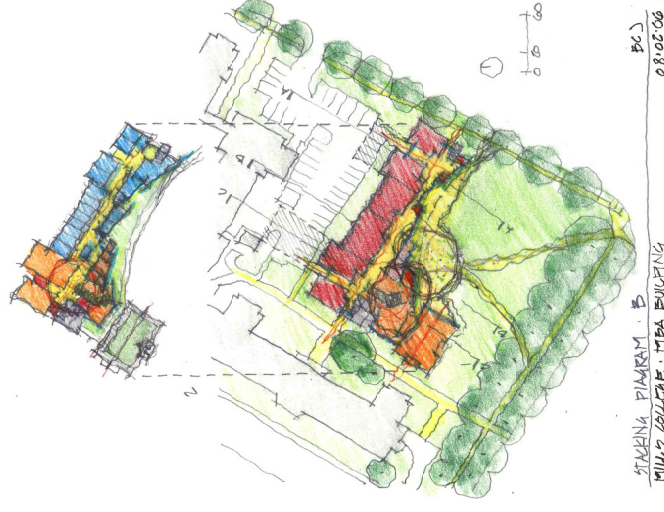
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Project Approach – Site Selection Analysis

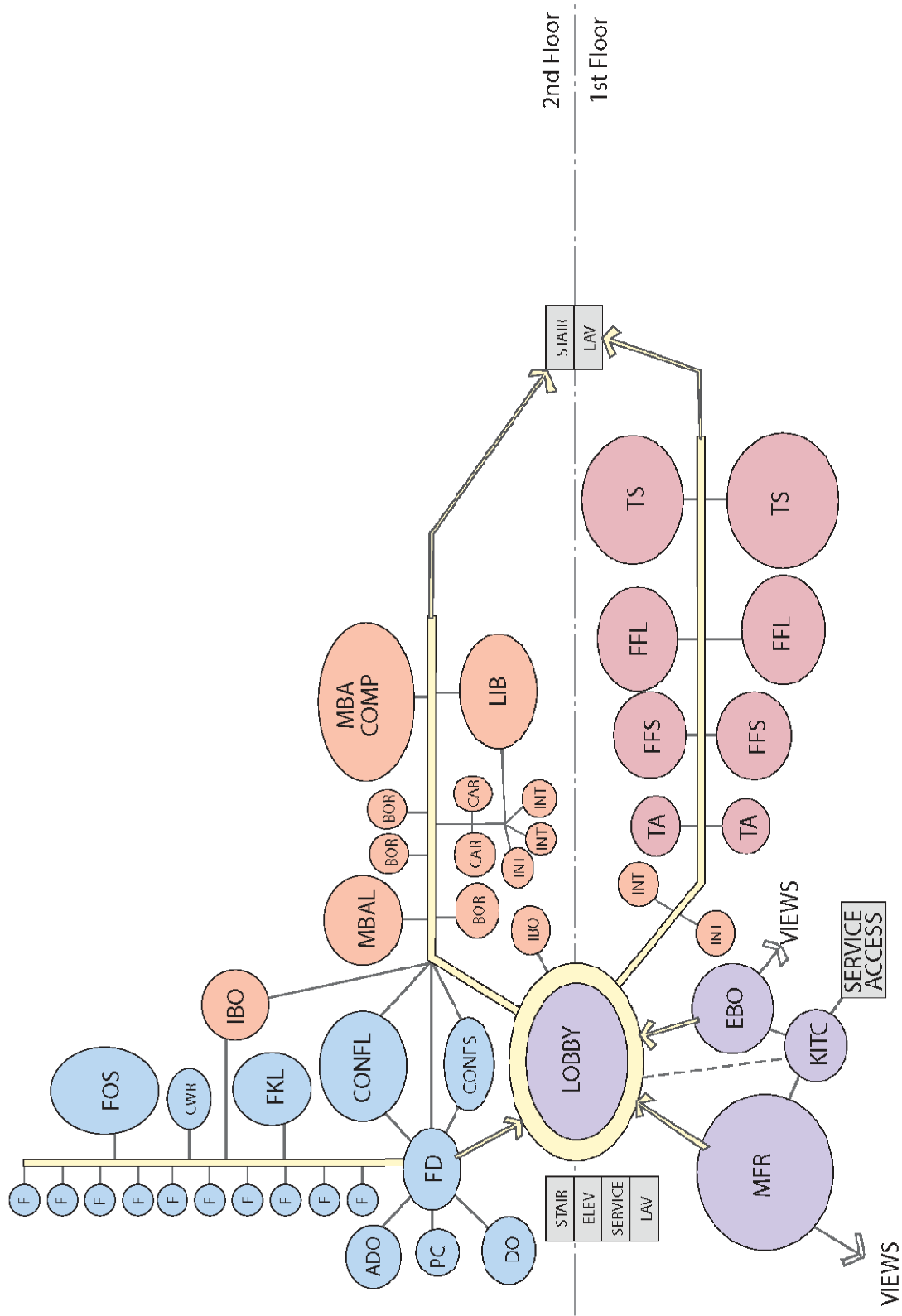


Project Approach – Site Selection Analysis

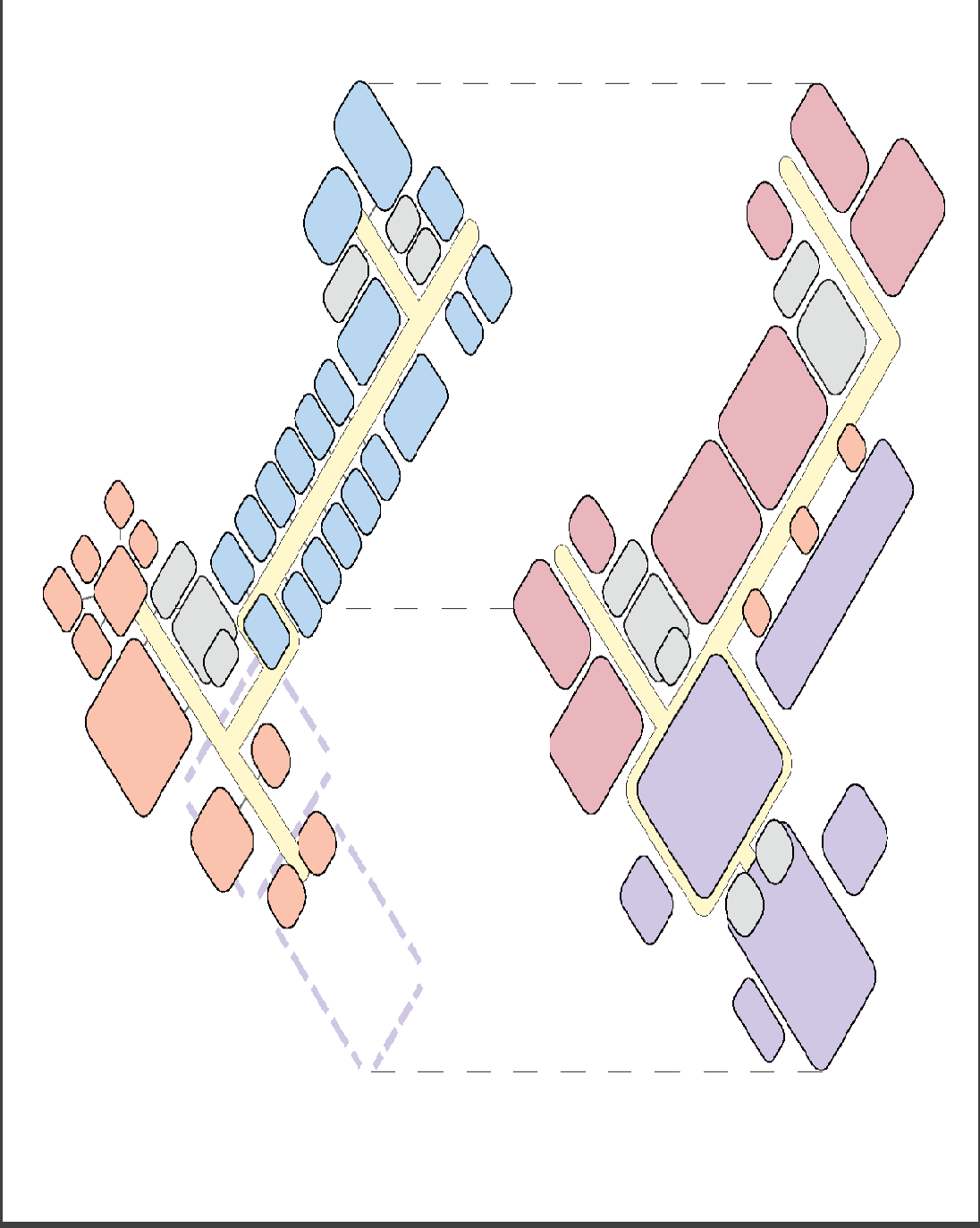




Project Approach – Programming Analysis : Conceptual Organization

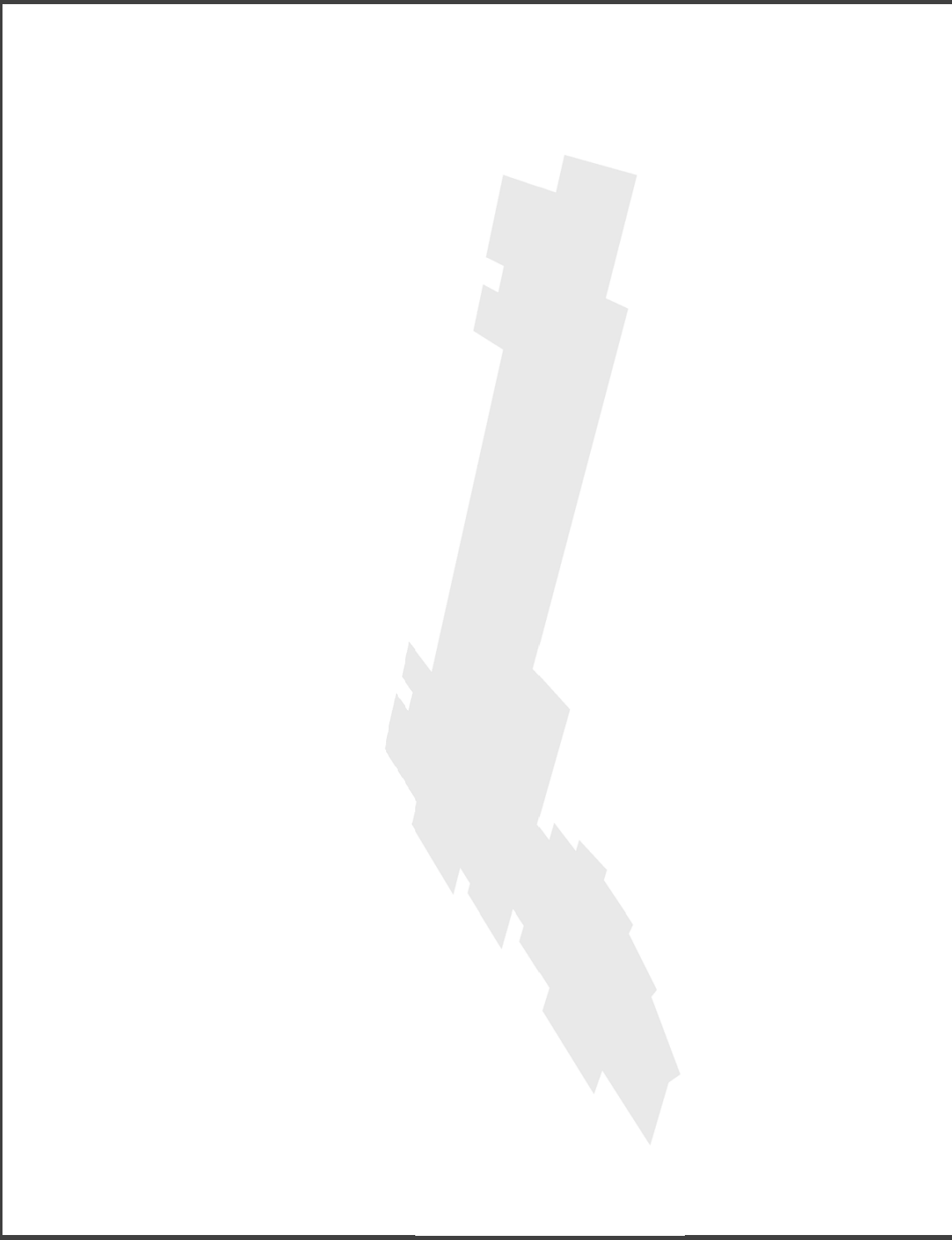


Project Approach – Programming Analysis : Conceptual Studies



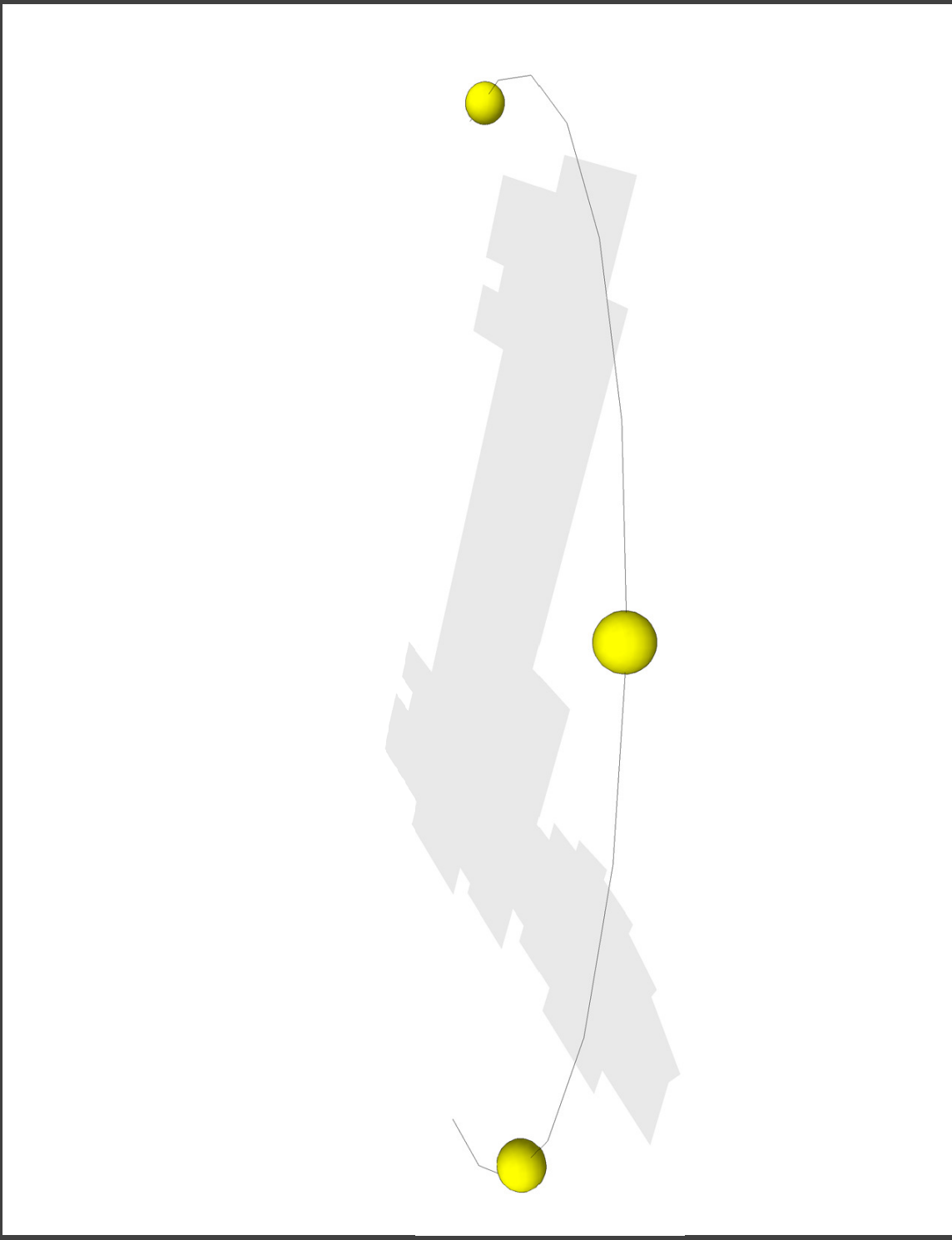
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Project Approach – Integrated Test-Fit Study: Building Orientation on Site



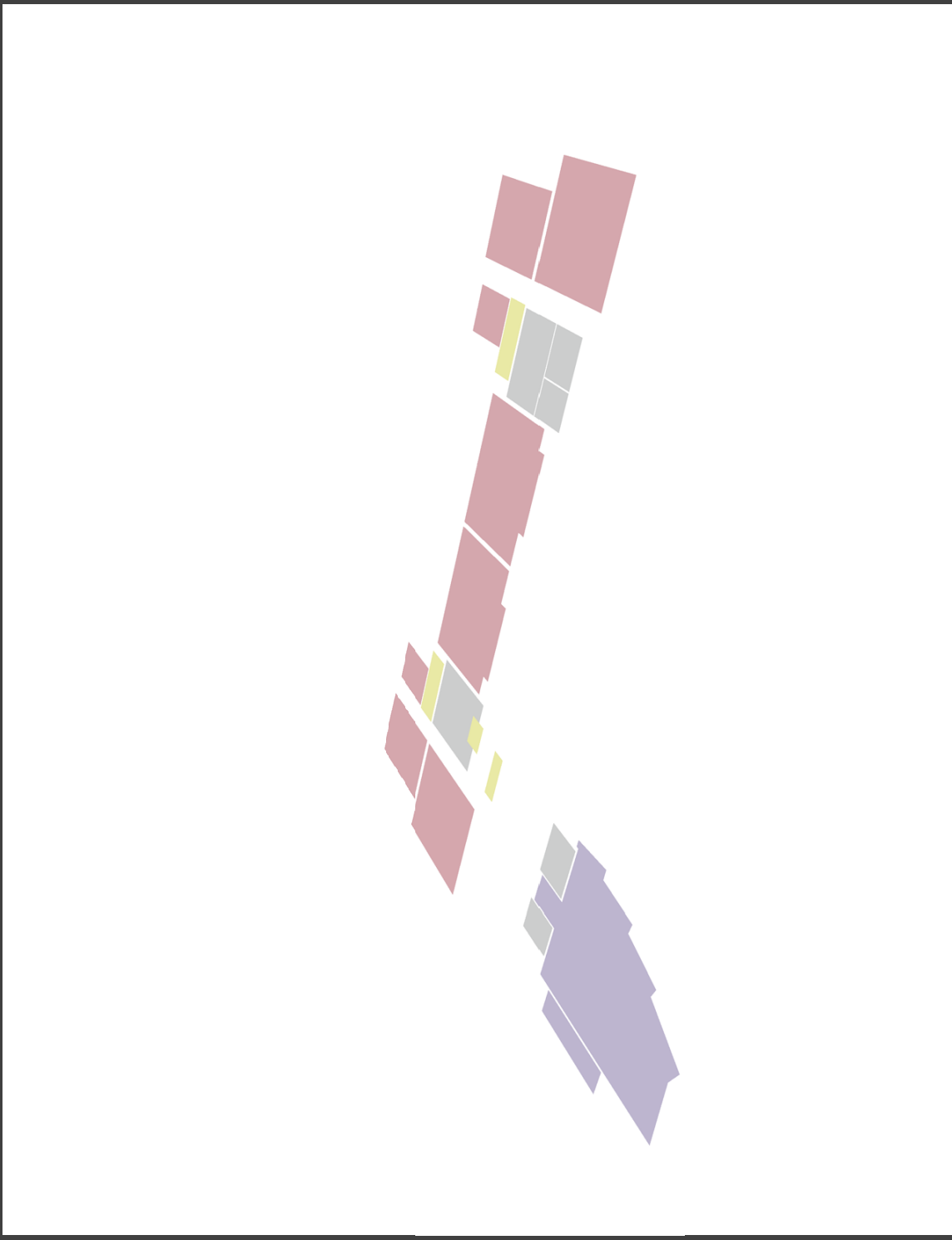
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Project Approach – Integrated Test-Fit Study : Optimize Solar Orientation



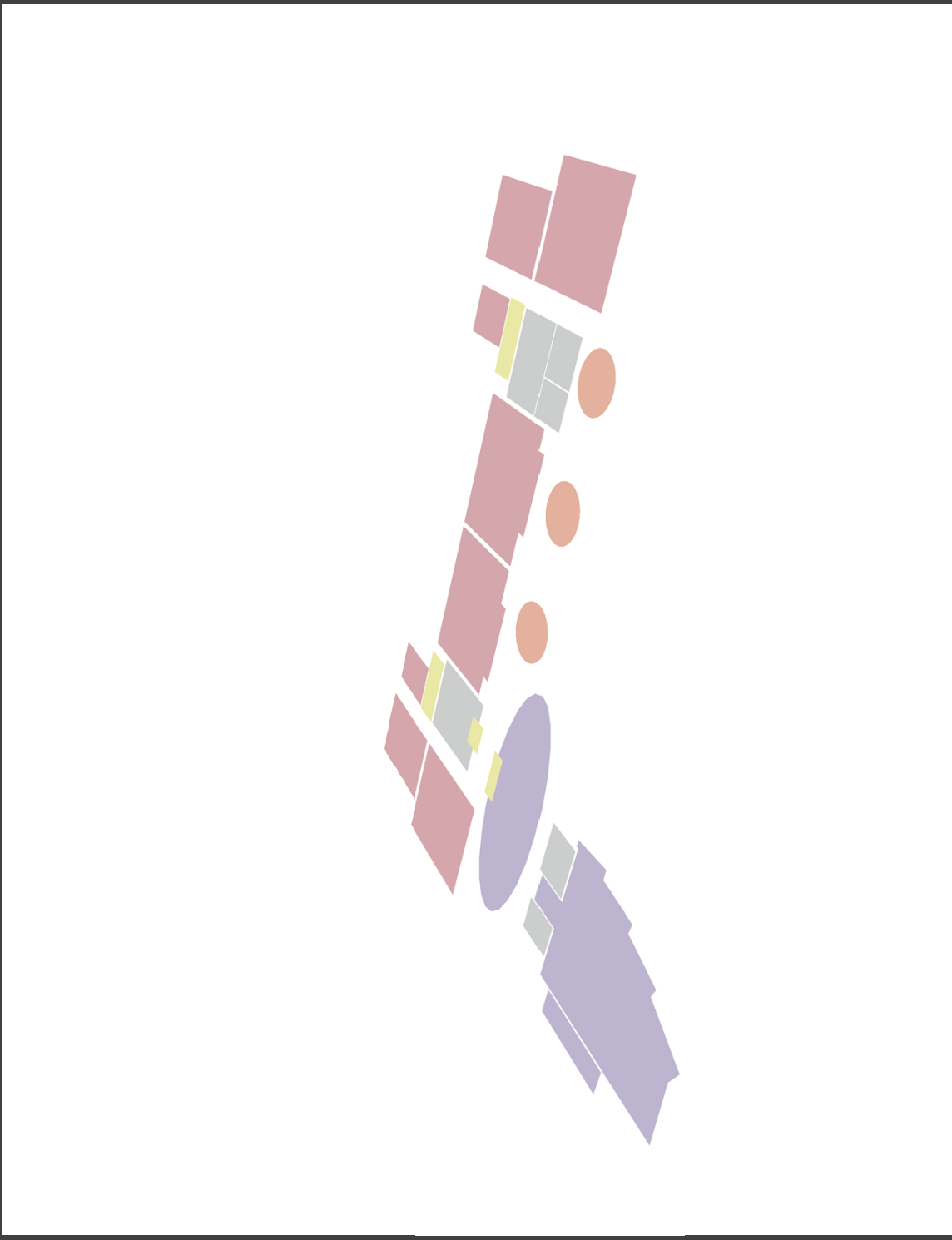
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Project Approach – Integrated Test-Fit Study : Program Organization



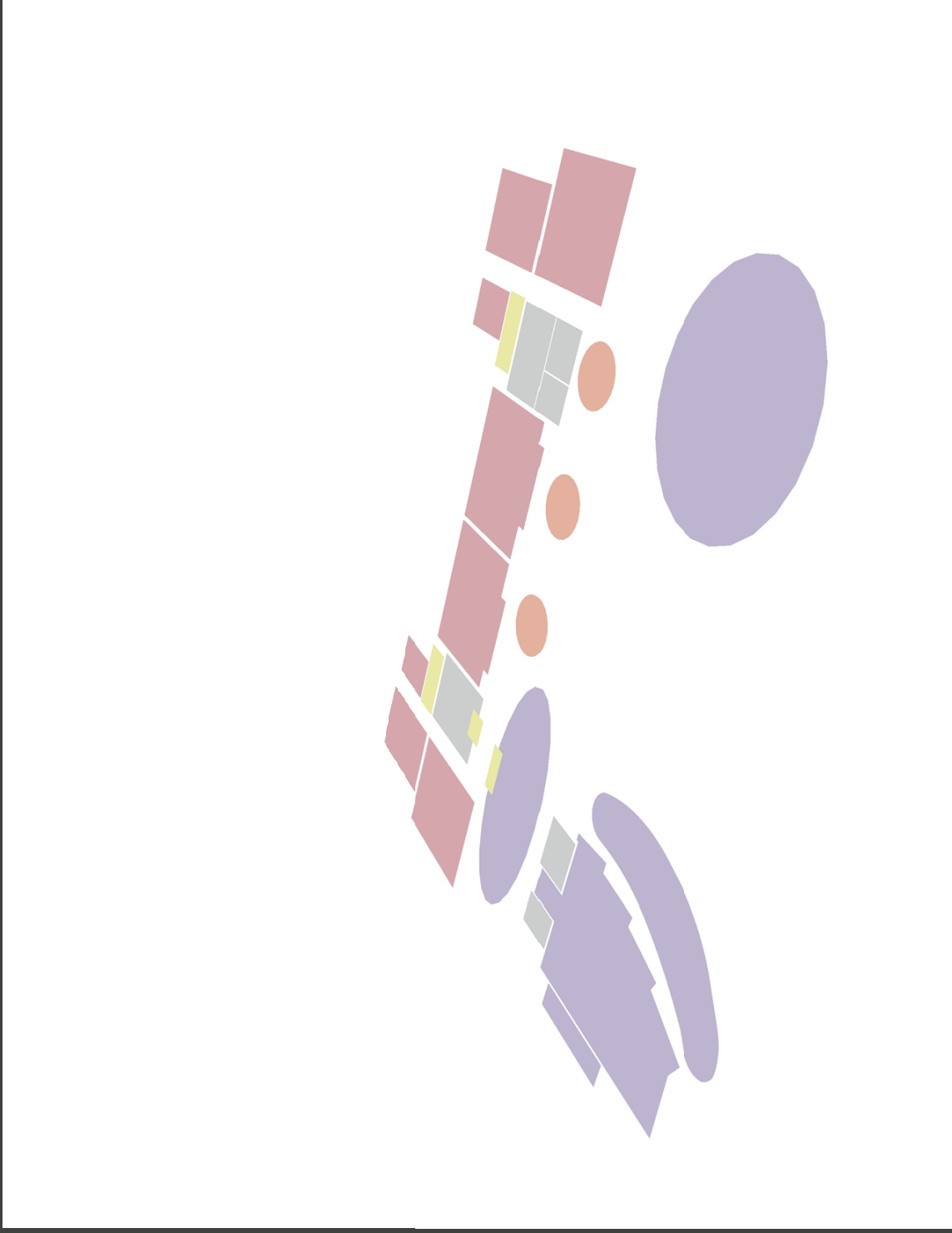
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Project Approach – Integrated Test-Fit Study : Informal Gathering Opportunities



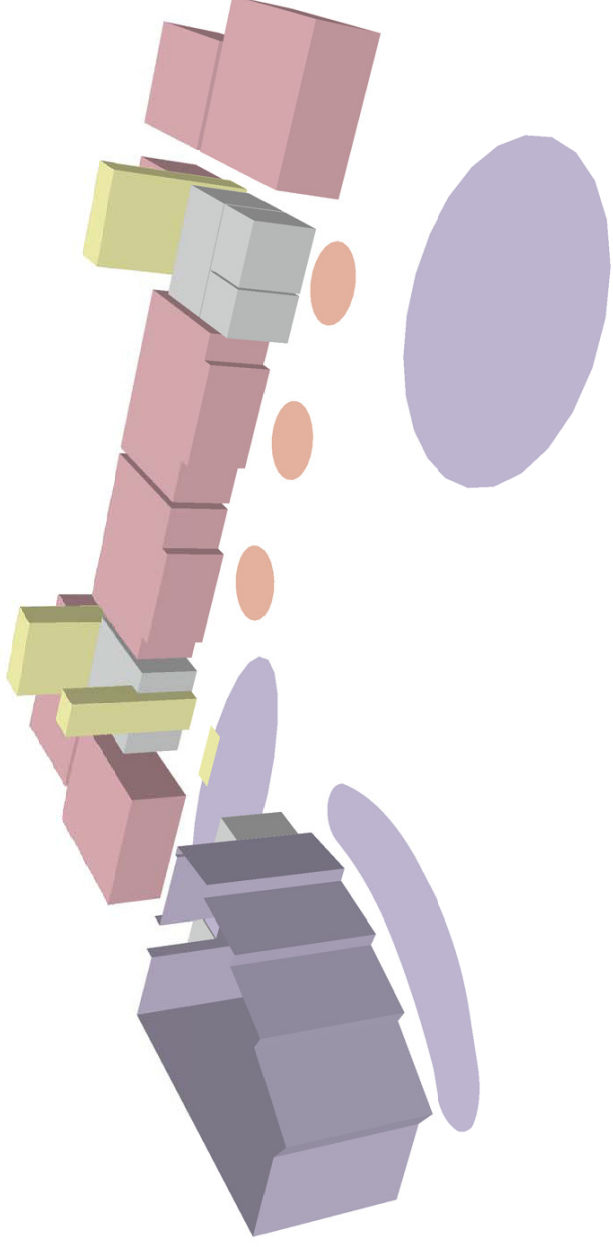
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Project Approach – Integrated Test-Fit Study : Exterior Break-Out Opportunities



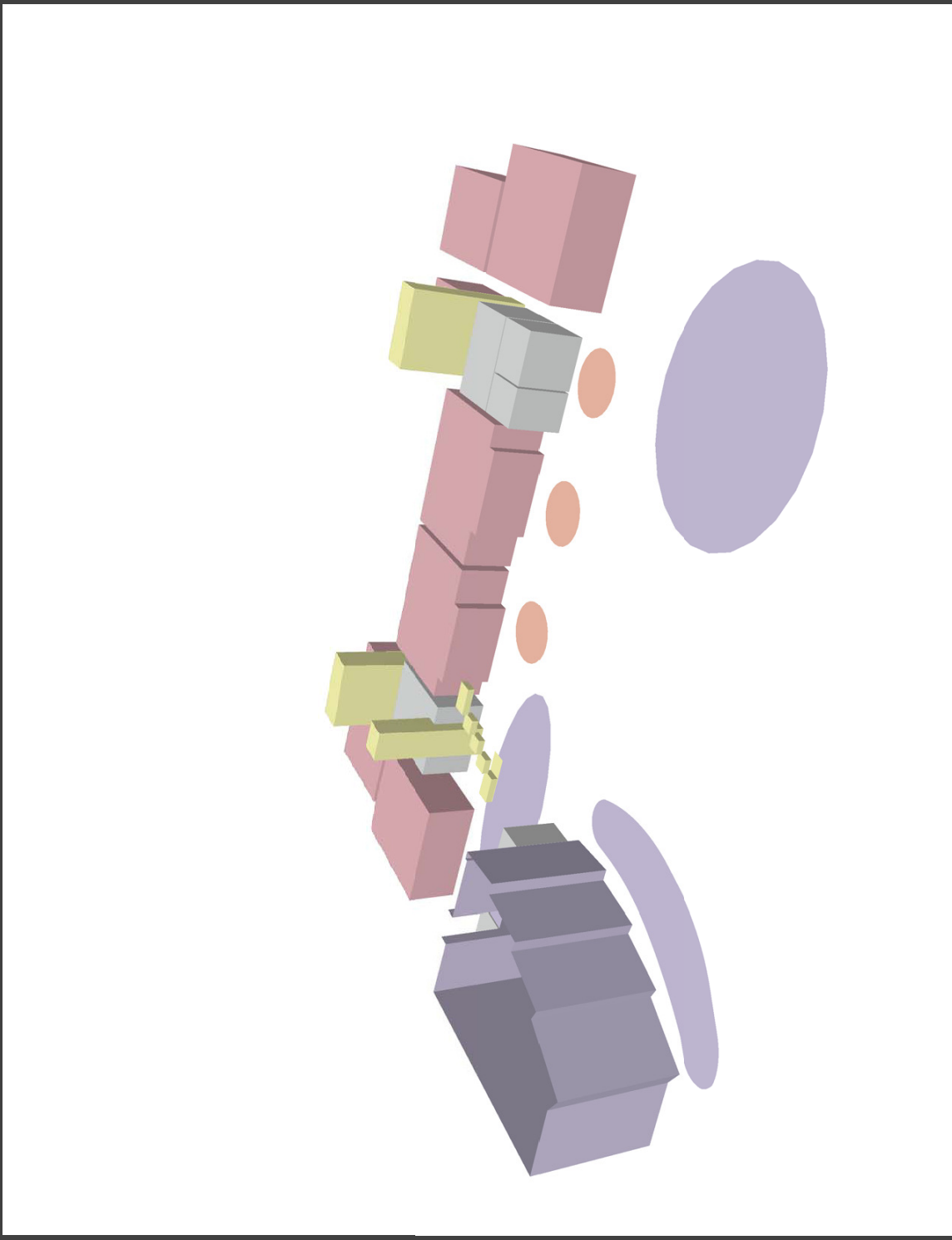
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Project Approach – Integrated Test-Fit Study : Relationships and Hierarchy



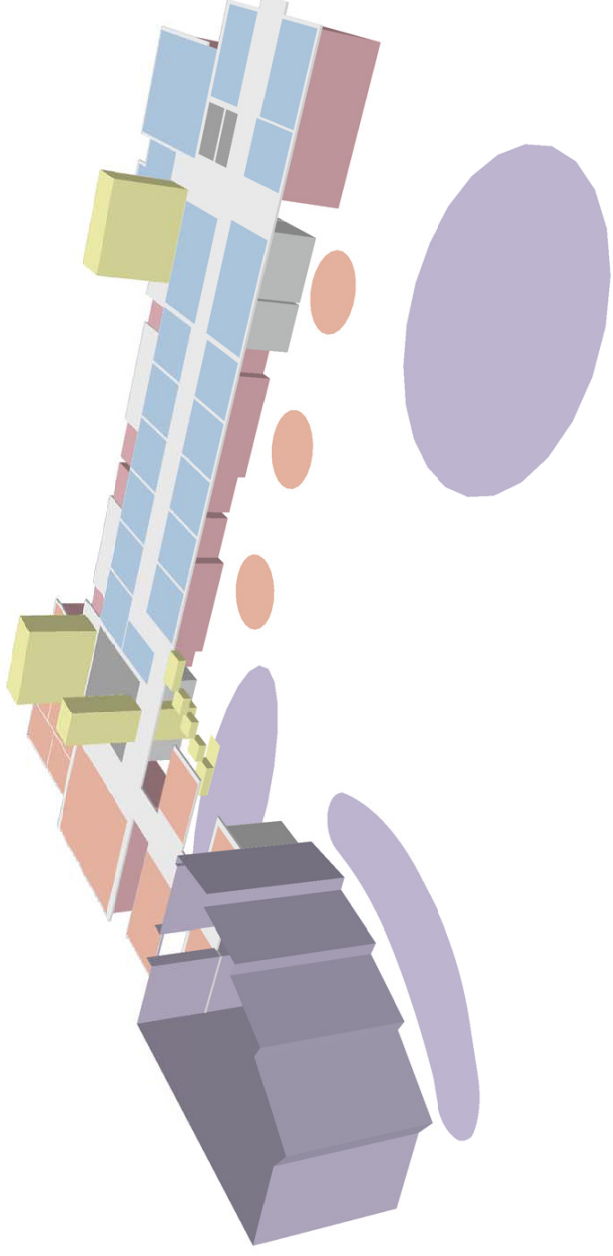
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Project Approach – Integrated Test-Fit Study : Circulation and Sequence



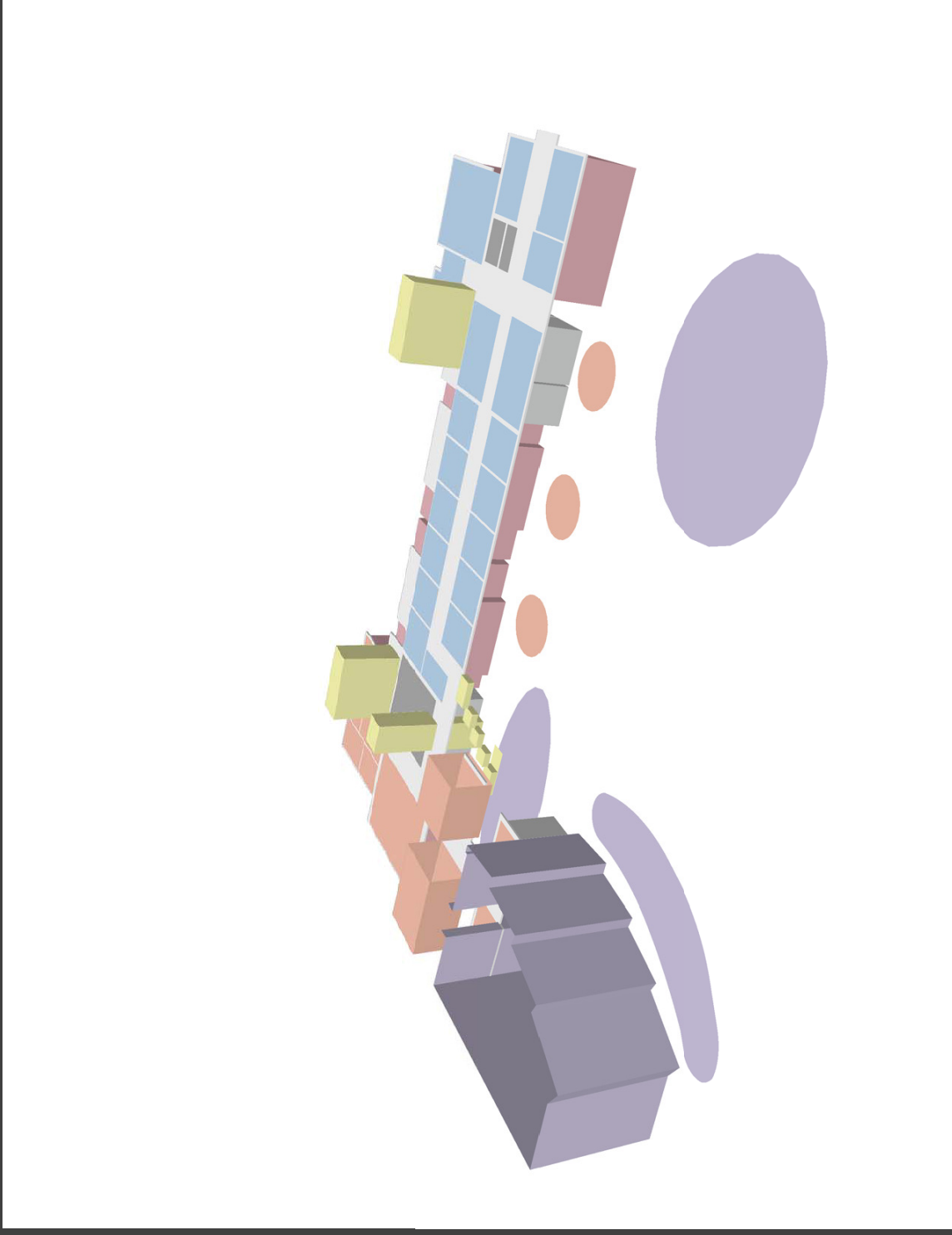
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Project Approach – Integrated Test-Fit Study : Access to MBA & Faculty Suites



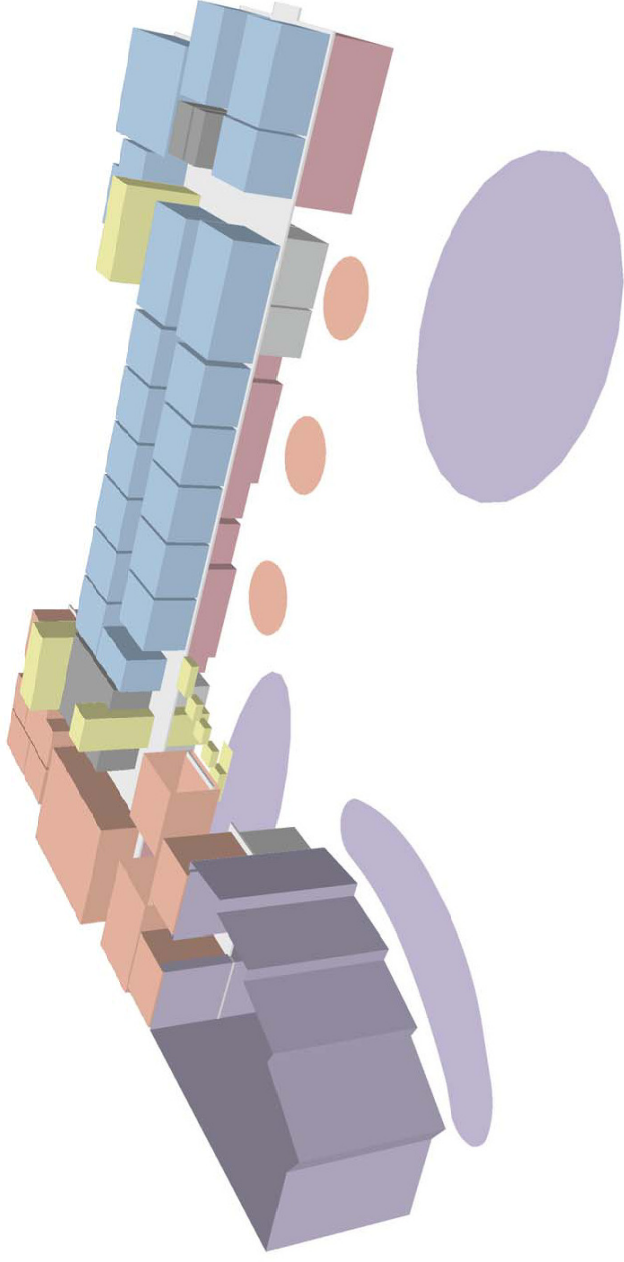
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Project Approach – Integrated Test-Fit Study : Prominent place for MBA services



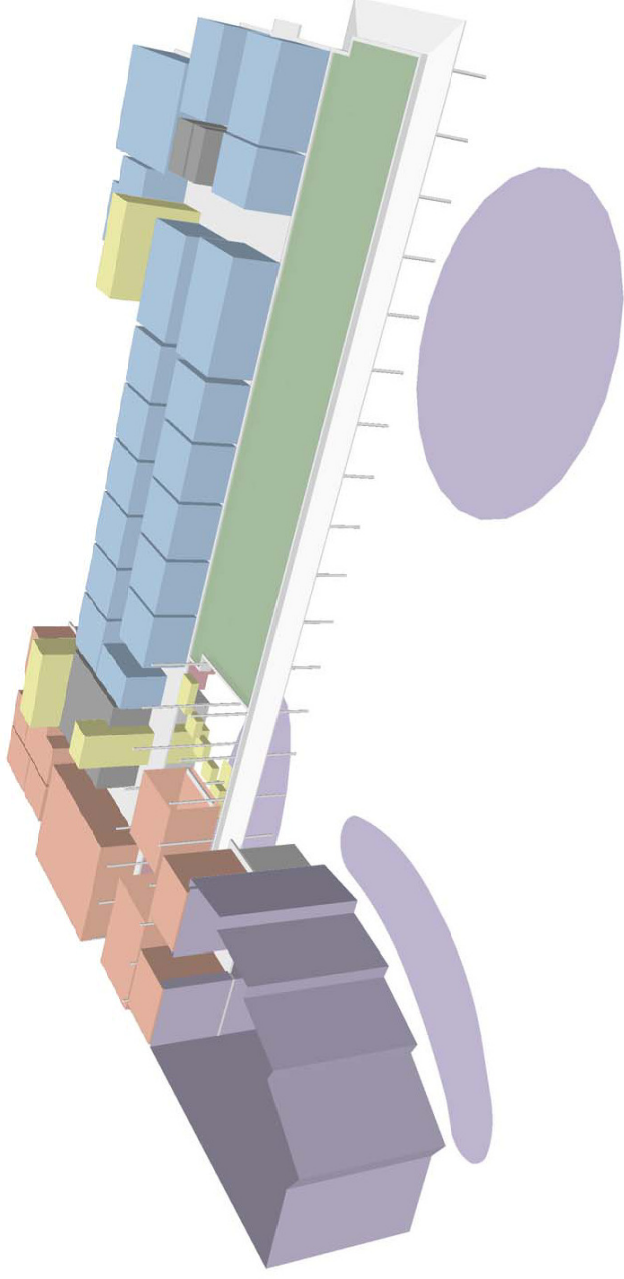
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Project Approach – Integrated Test-Fit Study : Welcoming Faculty & Dean Suite

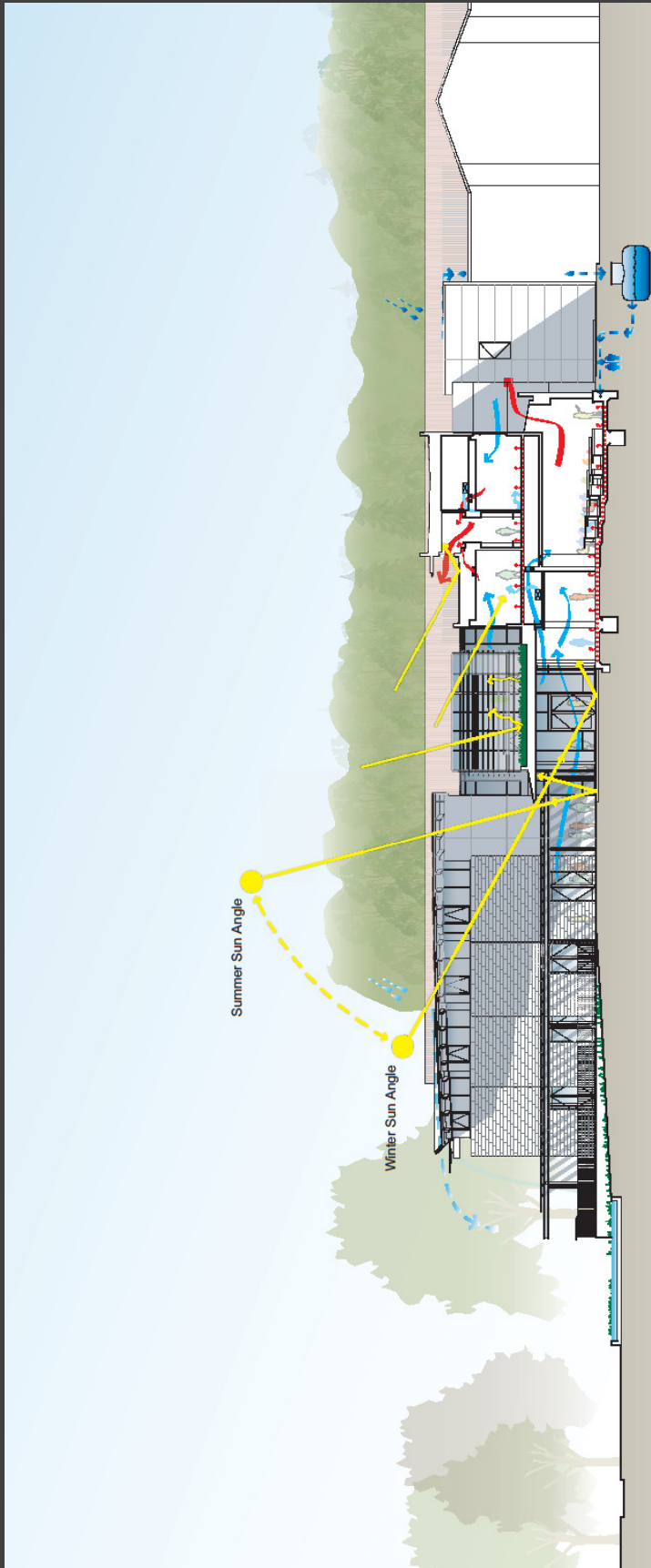


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Project Approach – Integrated Test-Fit Study : Multiple Views of Living Roof



Project Approach – Sustainable Strategies : Key Features



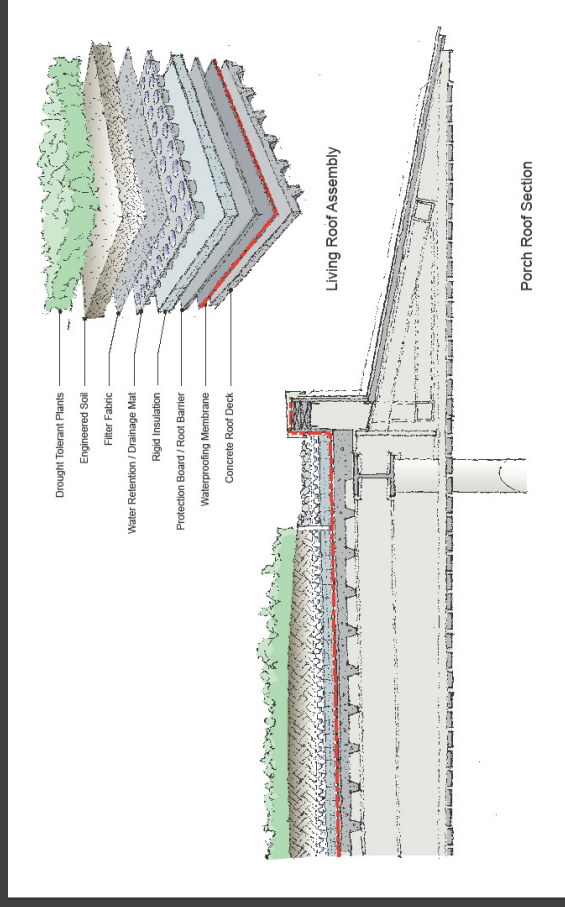
SUSTAINABLE DESIGN STRATEGIES

ENERGY EFFICIENCY	WATER CONSERVATION	MATERIALS & RESOURCE CONSERVATION	ENVIRONMENTAL QUALITY
Radiant Floor Heating Motion Sensor Lighting Control Natural Building Ventilation Optimized Natural Daylighting Low-E Insulated Glazing System Optimized Building Shading Systems	Harvested Rainwater for Flush Toilets Low-Flow Toilet Fixtures and Faucets Drought Tolerant Plant Selections Vegetated Swales to Retain Groundwater Living Roof System to Reduce Run-off Swales and Iris Pond to Treat Rain Water	High Fly Ash Content Concrete Recycled Building Materials Local Resources & Manufacturers Construction Waste Management	Operable Windows Daylighting and Views Low-Emitting VOC Materials Walk-Off Mats at All Entry Points Dedicated Exhaust for Rooms with Toxins

Project Approach— Introducing New Technologies



- Reduces Heat Island Effect
- Saves energy by insulating below
- Cleans and reduces storm water run-off
- Lowers ambient noise levels
- Protects roof membrane, extends life
- Provides habitat for butterflies
- Provides beautiful views, environment



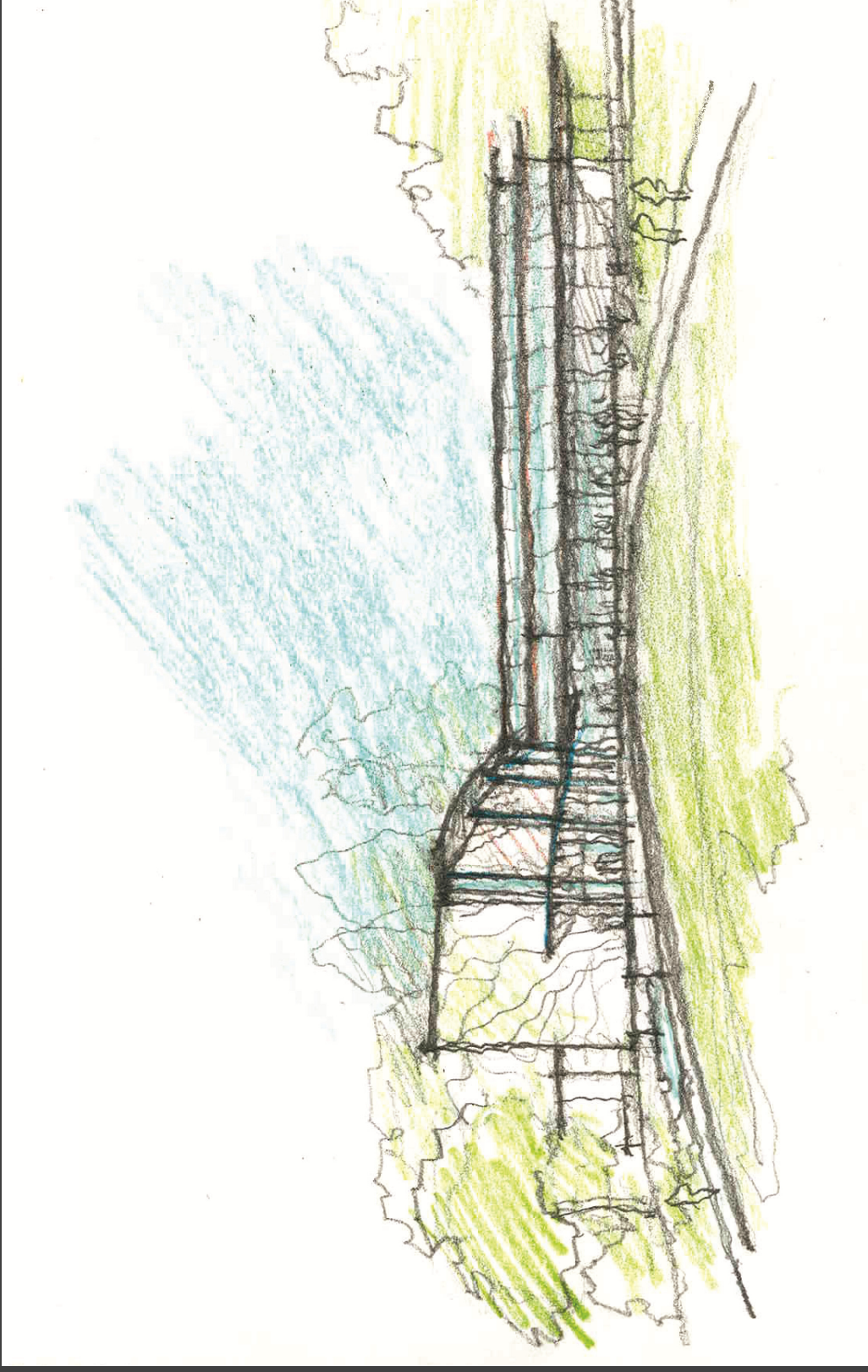
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Project Approach: Introduction of Living Roof



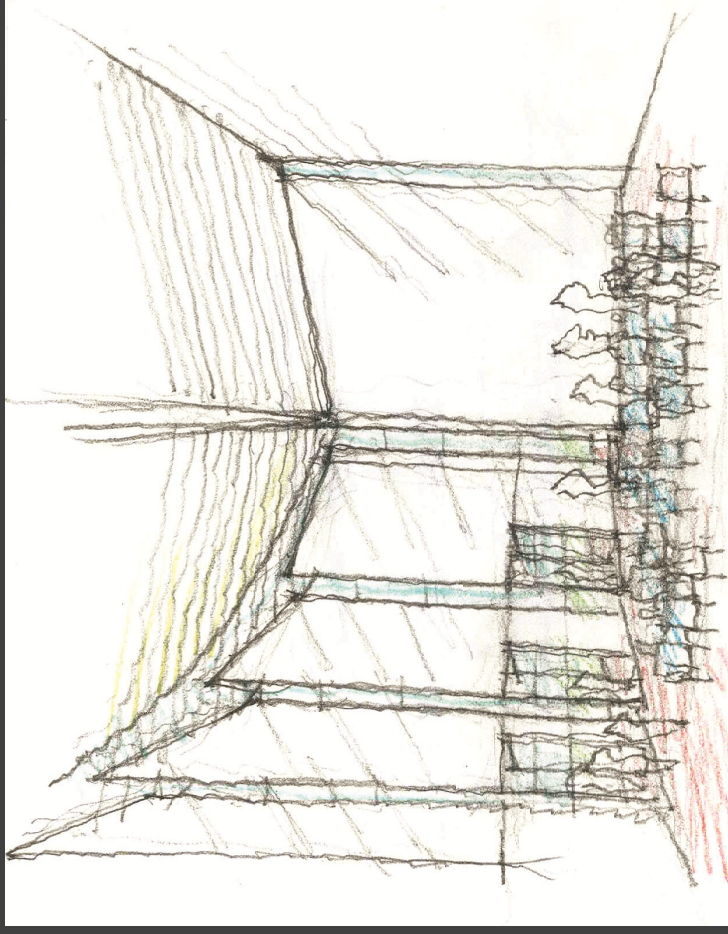
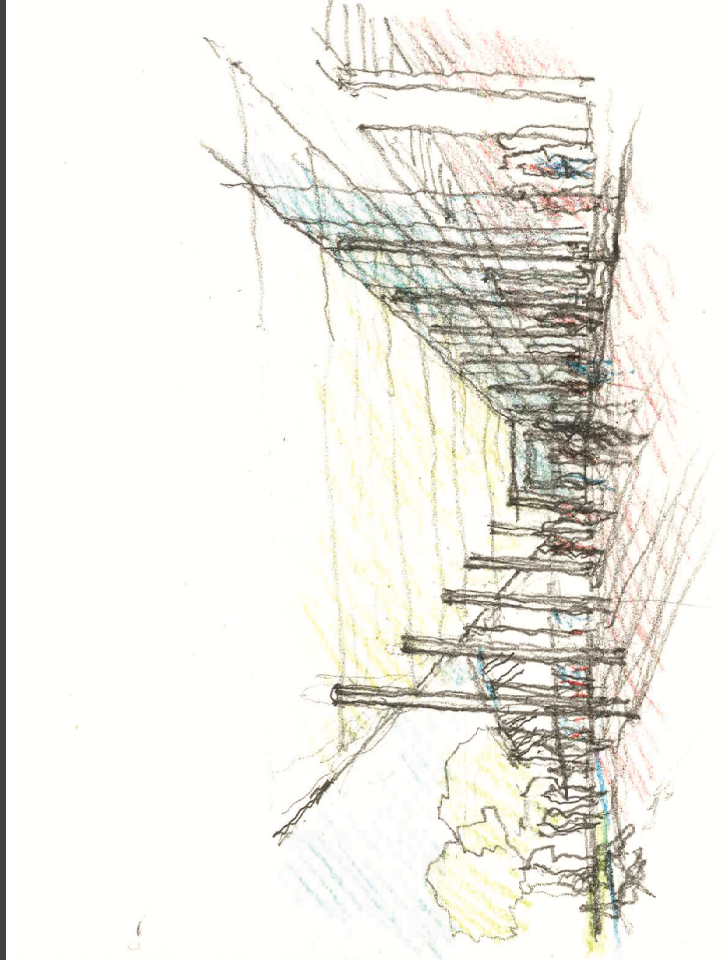
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Project Approach – Innovations in Implementation



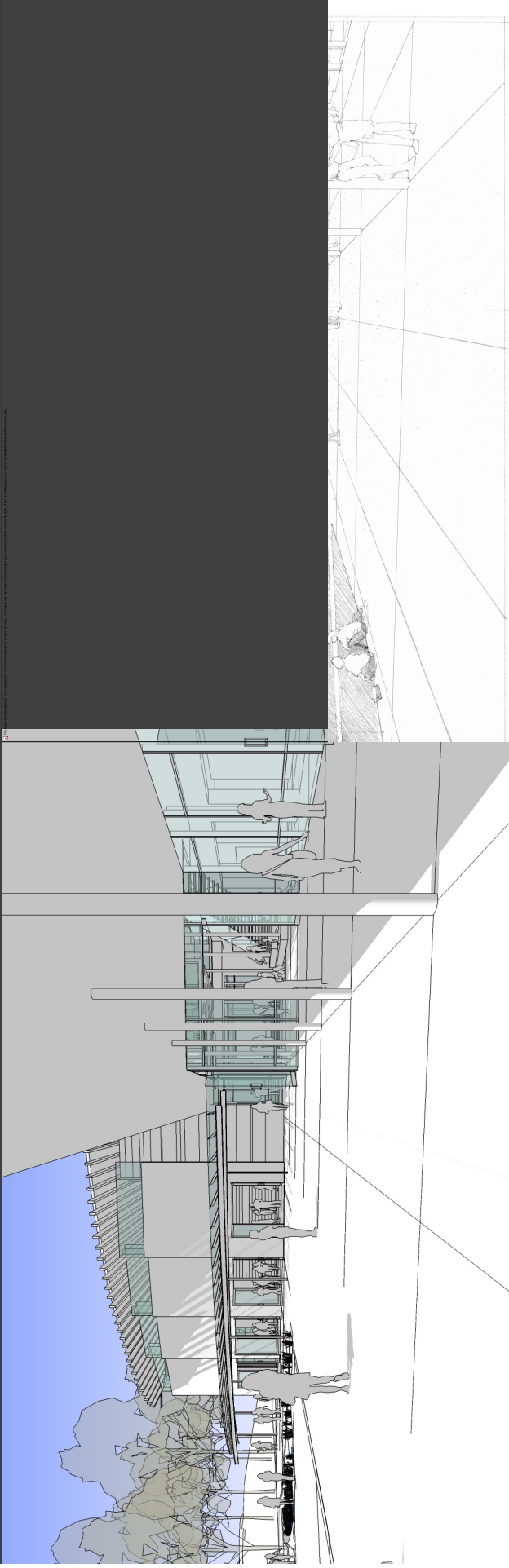
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Project Approach – Innovations in Implementation



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Project Approach – Innovations in Implementation



Care of Dick Sneary

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Project Approach – Innovations in Implementation

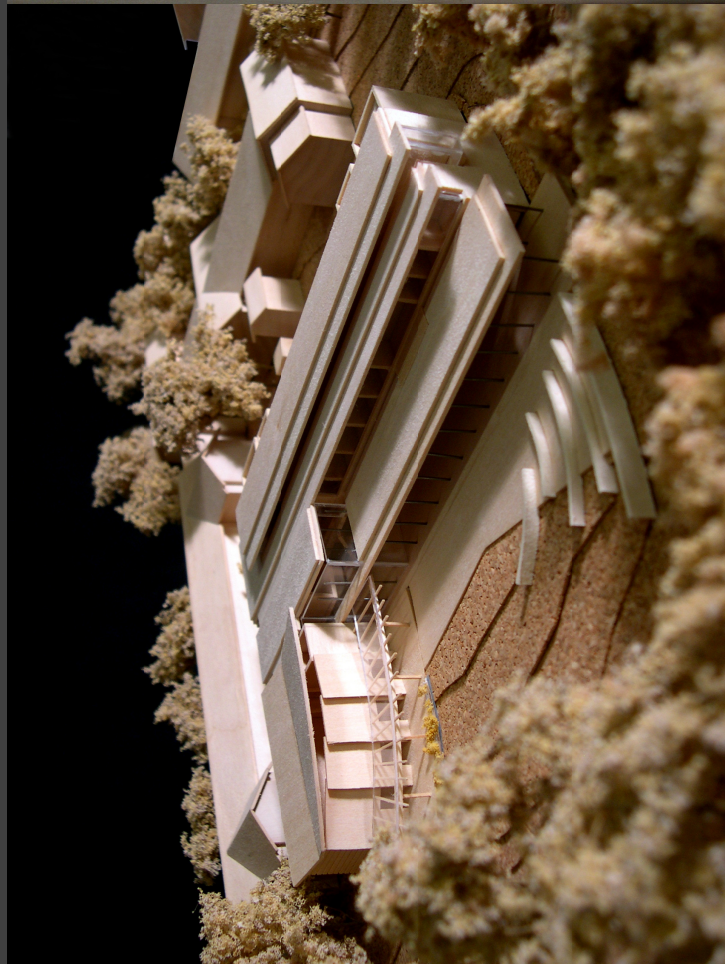


Care of Dick Sney

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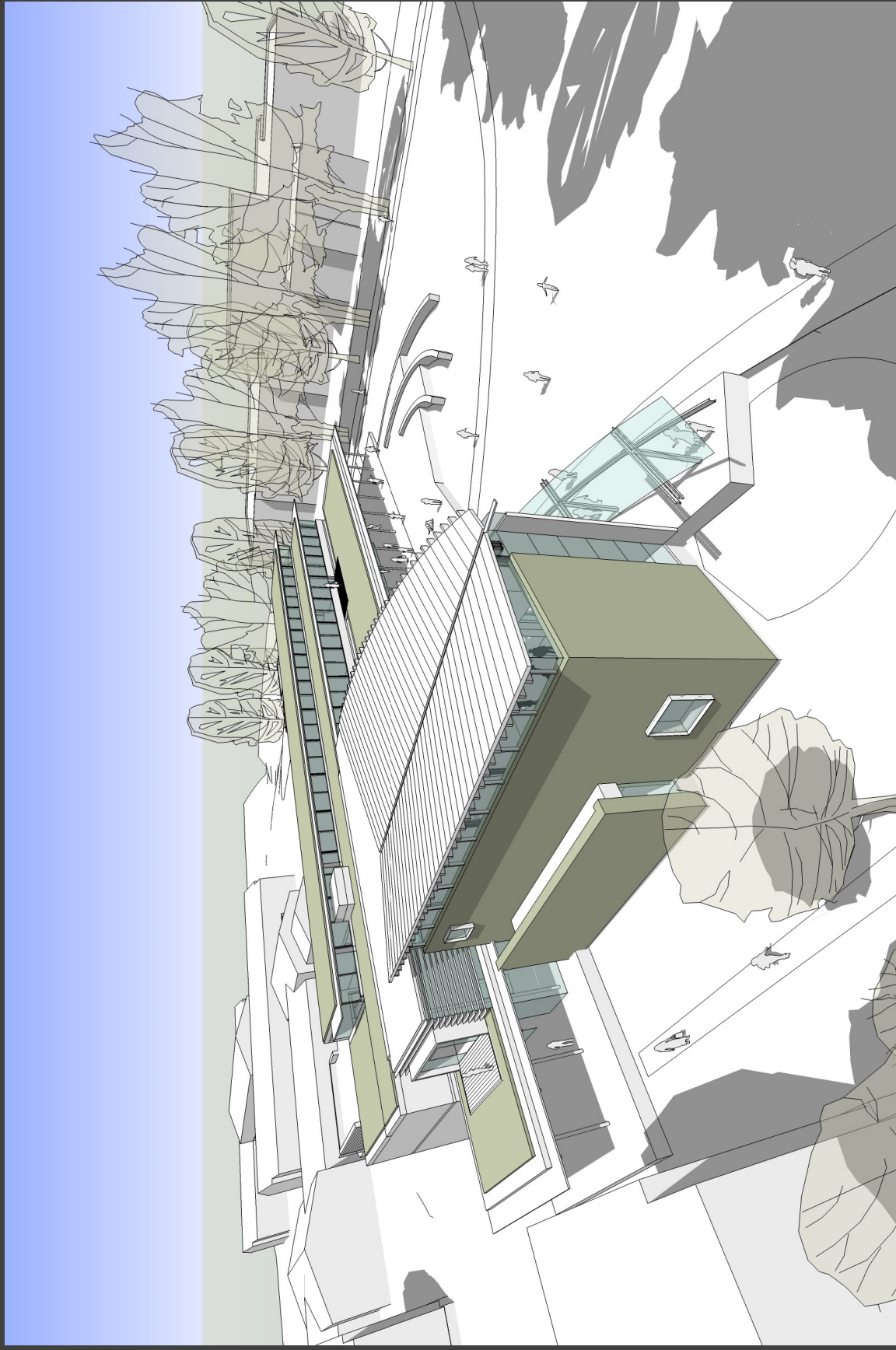
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Project Approach – Innovations in Implementation



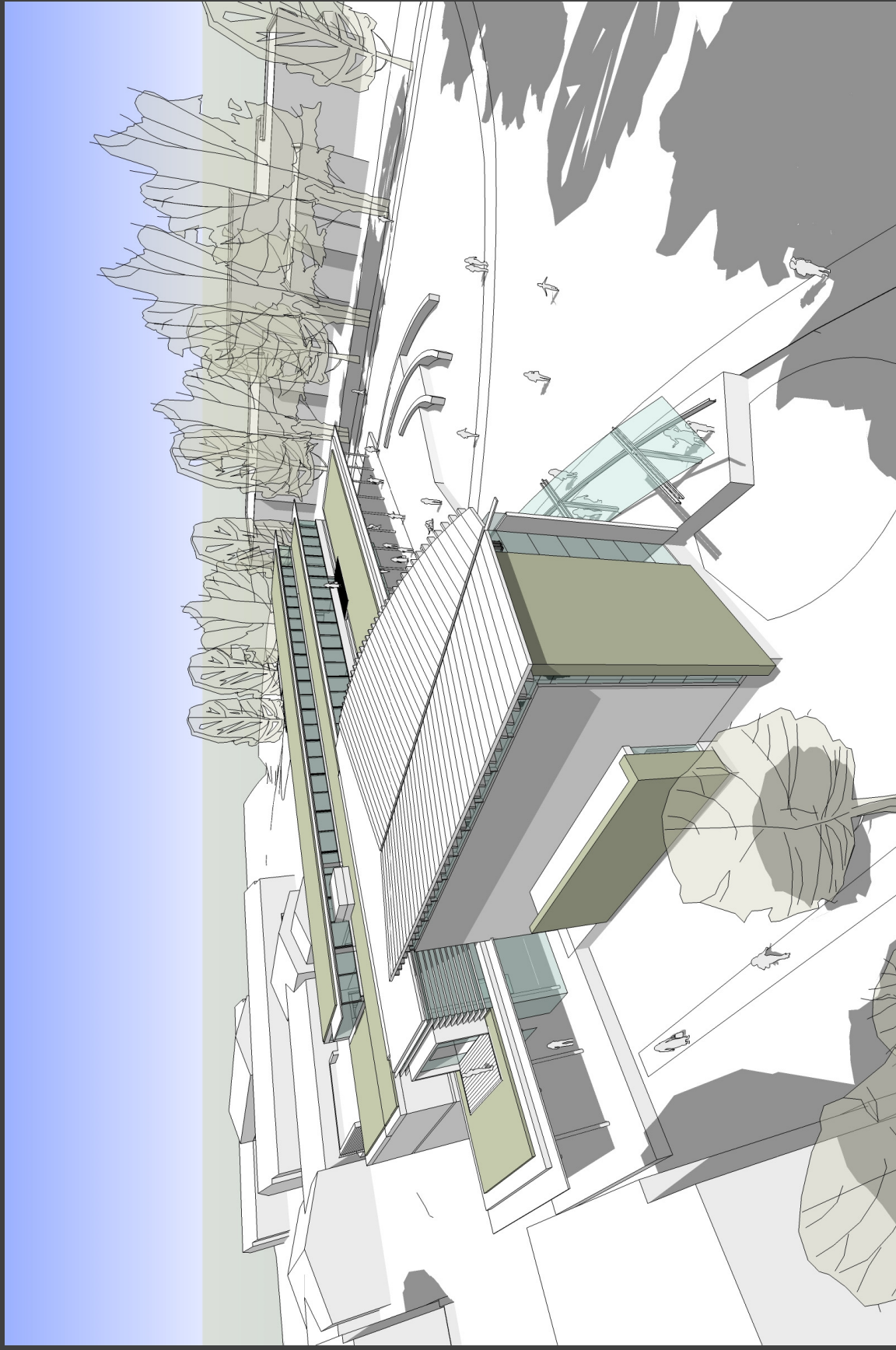
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Project Approach – Innovations in Implementation



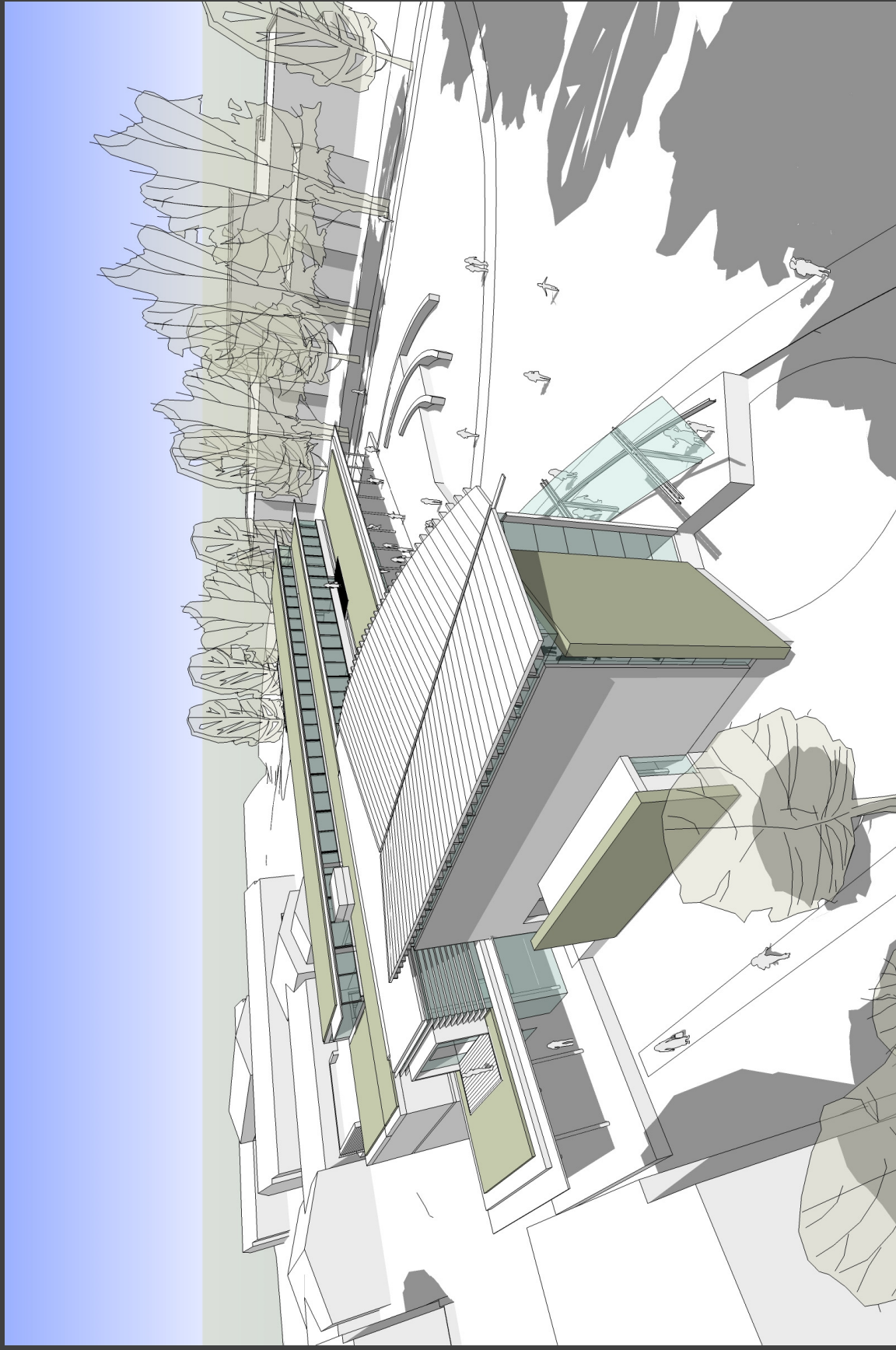
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Project Approach – Innovations in Implementation



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Project Approach – Innovations in Implementation



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Project Results – Physical Manifestation of Objectives



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Project Results – Connection to Outdoors



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Project Results – New Living Room of Campus



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Project Results – Spaces for Social Learning



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Project Results – Cues from the Past - Deep Protected Porch



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Project Results – Grand Gathering Spaces



Part II – Lessons Learned

A. Importance of Early Decisions

- Commitment from Board / secured funding
- Architect selection and program development
- Site and context evaluation
- Clear design goals

B. Building Facility - Post Occupancy

- Operations, maintenance, and upkeep
- Performance of Sustainable Systems
 - Green roof / recycled water/ flushing power/ maintenance
 - Operable windows/radiant heating/sunshades and building comfort
 - Light sensors operation and fixture replacement



The Building Effect

- A. Campus Response
 - Overwhelming interest and use/ revenues
 - Student enrollment up
- B. Community Response
 - Donor recognition /donations
 - Positive media attention
- C. Good Design Matters
 - Architectural firm selection
 - Design for the future

