

CHAMPLAIN COLLEGE STUDENT LIFE COMPLEX

BURLINGTON, VT

THE CHALLENGE

The only cafeteria on campus, Hamrick Hall, had reached the end of its service life. A new and significantly larger student life complex was to be constructed in the same location. The cost and logistics of a temporary food service were prohibitive, making it necessary for Hamrick Hall to remain operational until the new facility was completed.

THE SOLUTION

PC Construction developed a multi-phased construction and new building occupancy sequence to allow the construction of the new dining and kitchen facilities to take place without the need for temporary food service.

DESCRIPTION

With a capital improvement plan focused on "Giving Students Room to Grow", Champlain College contracted with PC Construction to construct three new buildings on campus over a three-year period. The last to be built was the IDX Student Life Complex. Totalling over 45,000 square feet, this multi-level facility features three open levels, including new dining and kitchen facilities, a fitness center, and a full-size gymnasium.

To avoid the cost of a temporary food service, PC Construction worked in concert with the design team early in the conceptual design stages of the project to establish a phasing plan to keep Hamrick Hall available to the students. This upfront work included coordinating the structural elements to allow construction to occur adjacent to the existing dining facility and ensure that



any potential premium caused by the phased approach did not undermine the cost-saving efforts in maintaining operations. Comprehensive assessments were required of the HVAC, fire life safety, and electrical systems to ensure that all systems could operate independently in this phased approach. In addition, the occupancy plan was reviewed in detail with local authorities early in the process to ensure the phased approach complied with all occupancy codes and access/egress requirements. The project was additionally challenged by an extremely restrictive site with limited lay-down space adjacent to a residential area. The execution of the phasing plan provided continued access to Hamrick Hall, which saved over \$1 million in temporary food service costs, and allowed early occupancy for a large part of the student center's new program that would not have been possible with a single phased approach.



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