

Student center

Project presentation 04/2018



ayy oalto-yliopiston ylioppilaskunta
oalto-universitetets studentkår
oalto university student union

AYY brand vision

“The best student life in the world”

AYY brand strategy (accepted AYYE 6/2017)

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In the brand work undertaken in 2017 a brand vision was created, with the goal being that the environment of AYY would enable “the best student life in the world.” Currently the activities in AYY’s sphere of influence enable good grounds for successful student life, in the forms of e.g. high-quality living and a wide selection of rentable facilities for organizing association events. Still, there is some way to go until we reach “the best student life in the world.”

Vision

” The Student Center is a place for students to meet and spend their time, a place which all Aalto people have a reason to visit. .”

Preconditions for the Student Center (accepted AYYE 6/2017)

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The Student Center is seen as a possibility to create something new for the Aalto community and the campus; to create new culture and a real meeting spot for all Aalto community members, to which every member of the community has a reason to come to. Through the Student Center, the aim is to support and create the common student culture of AYY and to create cross-disciplinary meetings and new ways of operating.

The Student Center is not supposed to supplant existing cultures, but to enrich them and to create something new. In the project, AYY is not aiming to just build a new central office (even when the office would move to the new building if it will be built) or to replace guild clubrooms, but the Student Center should bring some new extra value that would justify its construction.

Ancient History (before AYY was involved)

- TF
 - 2007: Aalto being formed, TF wants to be involved in creating the community → open for everyone
 - 2011: TF decides on the TF vision, the aim is to create "Träffpunkt Aalto"
 - 2012-2017: Work undertaken to create a new club house in addition to "Meetup spot Aalto", apartments to be built on own plot
- KY
 - 2011: move to Otaniemi known, first drafts and plans for a new building
 - 2015: Bachelor students to Otaniemi, temporary solution being rental spaces at Espilä, the Student Center project is being woken from slumber
- AYY
 - 2015 AYY to join in the Student Center project

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There are three parties involved in the Student Center project:

- 1) The Swedish-speaking student nation of Aalto, Teknologföreningen AKA TF,
- 2) Aalto University Business Students association KY, and
- 3) The Aalto University Student Union, AYY

Mountain Man (2016-2017)

- Kemisti block design contest, organized by the Aalto University
- Also a task to design a student center in the north-east corner of the block
- The jury included a representative from all parties (TF, KY, AYY)
- Winner decided unanimously 4/2017
- Contest winner Anttinen Oiva Arkkitehdit will create the block preliminary plan and designs one building (Aalto investment building Bionova)

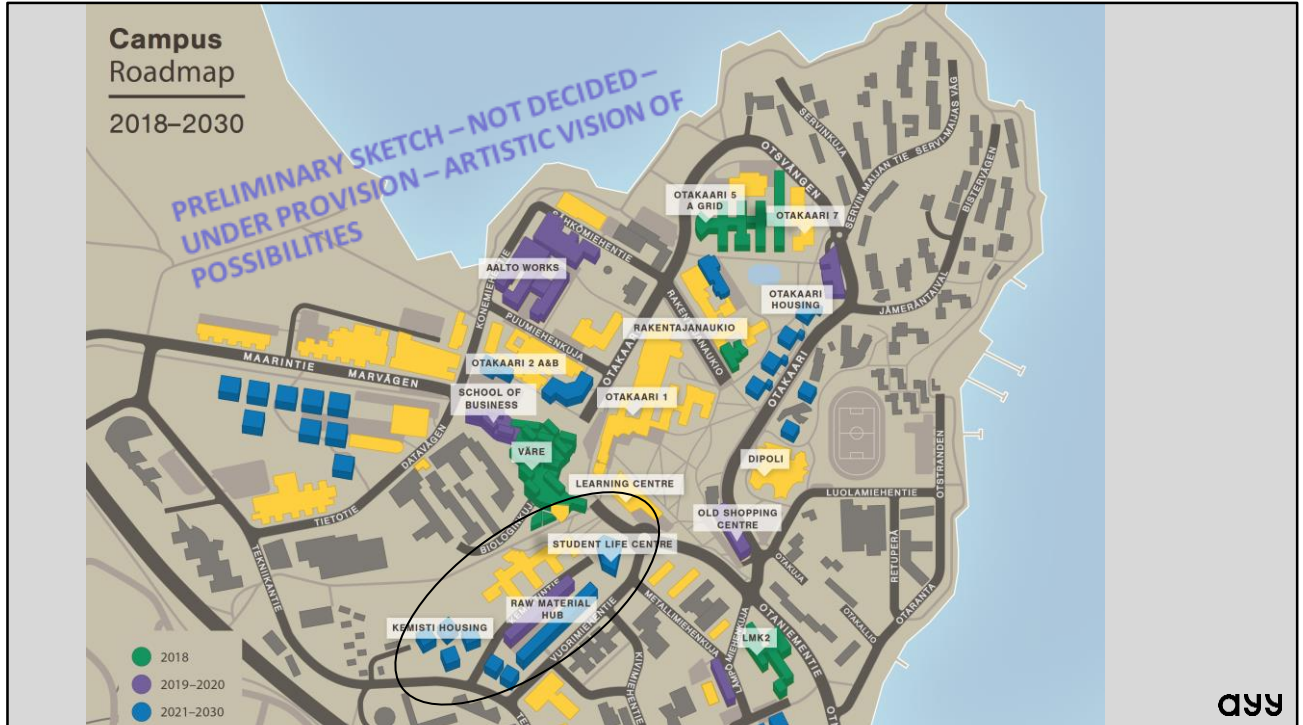
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The Student Center project took wing in 2016 when the Aalto university organized a two-stage designing competition for the Kemisti block (which contains the current Chemistry department) between four distinguished architectural firms. The competition sought for ideas to develop the block and for a sample design of new construction projects. Developing the block is a part of the Aalto University and the City of Espoo plans to develop the Otaniemi area.

After the first stage of the competition, the two best offices could modify their plans based on the suggestions of the jury. The winning suggestion, "Nexus" by Anttinen Oiva Arkkitehdit, was clearly the most developable **concept**, by unanimous vote of the jury. All visual material produced on the Student Center has been based on the competition draft, which has **not been developed further**, and thus the visual material does not depict how the Center will look like when it's finished.

As a reward, the winning architecture office got to create a reference plan (a plan created to support the city plan, which depicts **a suggestion** to implement the plan) and one building (the Aalto University investment building Bionova). The city plan is a means for the City of Espoo to regulate things pertaining to

construction, such as choices of material, number of floors and construction sites. The Kemisti block zoning (especially on the part of the Student Center) have strict regulations set in the framework plan. The spot is so central in the middle of Otaniemi that it has some restrictions in construction.



The ACRE (Aalto Campus and Real Estate) Campus Road Map, with the Kemisti block circled. There are apartments planned for the southwestern corner of the plot (both non-subsidized rental apartments and student apartments) and Bionova in the University investment building (office, research and lab facilities). The Student Center would reside in a major cross-section of traffic, nestled in the immediate vicinity of two railways (the metro and the Raide Jokeri, which should be complete by 2025).



A draft of the Student Center from the Mountain Man contest first stage (after which no plans have been developed). Actual plans or blueprints have not been made after this, since the facility plan isn't ready yet. The plans will be drawn up when the facility plan, the scope (square meters) and the budget frame have been defined.

Work group

Combined work group for the three parties

AYY: Emma Savela (real estate) and Noora Tanska (community)

KY: Eeva Lauritsalo

TF: Petter Selänniemi and Cosmo Jenytin



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The Student Center project is currently being worked by a joint workgroup comprising of all parties. If there are any questions you want answers to, you can contact any of the workgroup members at tyoryhma@opiskelijakeskus.fi).

The real estate side

- Project plan
 - Define the scope of the project, along with withholdings and expenses.
 - First draft of the project plan was ready in December→ Expenses too high, agreed by all parties.
- Facility plan
 - Established a 1+1 student and expert member work group
 - Each party will take a look at the facilities of the project plan again, the aim is to combine spaces and synergize
 - The work group will draft scenarios from different project plans -> The aim is to create a more cost-effective solution
- Zoning
 - Zoning for the Kemisti block underway
 - The aim is that the zoning enables building a Student center which serves the needs of the community and is financially sensible to create

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The Project Plan= A detailed report of the scope, withholdings and the costs of the project.

The project plan was drafted by Haahtela-yhtiöt at the end of 2017, based on the material provided by the participants. When the project plan was completed, it was deemed that the costs were too high for all three parties. The participants decided to continue working on developing the project plan and facilities plan with a workgroup consisting of expert and student members of all parties.

The facilities plan= A list of the facilities that will be built in the building.

A project plan, facilities plan and zoning are worked on the real estate side. The project plan, completed in December 2017, was deemed too expensive by all participants. The real estate side will aim to find synergies and combining opportunities for all facilities to create a more cost-effective solution. A student-expert workgroup, 1+1, has been established for this task, the aim of which is to draft scenarios of various kinds of facilities plans.

The aim in the zoning of the Kemisti block is that the zoning will be approved during the Fall at the city planning commission. The aim is that the zoning

markings (deeming what can and can't be built on the plot) will allow the construction of a building which serves the student community as well as possible.

The community side: Student center seminar on April 12th

- Organized at the Harald Herlin learning center from 16:00 to 20:00
- Aim is to focus the vision and get more concrete results for it
- We aim to hear opinions of different parties on facilities (representative council, special status associations, AYY volunteers)
- Also think of other means to map the opinion and needs of the community after the seminar (e.g. A survey)
- **Important to get diverse participation from special status associations!**
- Separate signup coming soon

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On the community side, a Student Center seminar is being prepared, organized on Thursday 12th of April from 16:00 to 20:00 in the Harald Herlin learning center. The purpose of the seminar is to clarify the AYY vision on the Student Center. What would be "the thing" in the Student Center that would bring all members of Aalto to the center. After the seminar, there will possibly be a survey to ensure a broader point-of-view.

Decisions

- Two decisions, cost between about 10x, previous decision does not bind to commit to the next one
- If the project causes doubts, the committed (spent) funds are minimal compared to stage 2
- Project plan approval -> proceeding to designing the building
- Approving the building design -> proceeding to constructing the building



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The decision process on the project goes through two stages. Currently we are in the project plan stage. When the project plan is finished, it will be approved in the highest decision-making organs of the project participants (AYY Representative Council, KY representative council and the TF student nation meeting), after which a decision is made to move to construction planning (construction planning= drafting how the building will actually look like and what materials are being used for building, AKA the main drafts, used to apply for a building permit from the city of Espoo). When the planning is done, and the building permit has been granted, a decision will be made on creating the building. At this stage the funding should be clear, and construction can begin.

Questions?

- What would be the reason for you/your members to come to the student center?
 - What kind of services would you want to use in the student center?
 - What kind of facilities at the student center would support the activities of you and your members?
- What else would you wish from the student center?

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This slide has some warm-up questions to help with ideas. These would be good to talk over with your group before the Student Center seminar, so your representative could better bring in ideas on what the members would want regarding the Student Center.

Questions can be presented to the entire workgroup at tyoryhma@opiskelijakeskus.fi or to AYY Student Center correspondents Emma (emma.savela@ayy.fi) or Noora (noora.tanska@ayy.fi).

SAVE THE DATE!

**STUDENT CENTER SEMINAR 12th of
April**

HARALD HERLIN LEARNING CENTER FROM 16:00 to 20:00

Be there.

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