

## **Campus Hotel** assignment for summer term 2002

University of Applied Sciences Aargau, Switzerland

**ENTWURFSFASSUNG**

A project in the framework of the Pole Europe course  
of University of Applied Sciences Aargau, Switzerland

## **Campus Hotel, Brugg - Windisch**

Assignment for summer term 2002  
Pole Europe course  
University of Applied Sciences Aargau, Switzerland

## Contents

<b>A Project motivation</b>	4
<b>B Vision</b>	4
<b>C Initial situation</b>	
1. Location in central Switzerland	5
2. The municipalities of Brugg and Windisch	6
3. City planning	7
4. Project perimeters	10
<b>D Commission</b>	
1. Project content	10
2. User profile	11
3. Room program	12
4. Construction deadlines Hotel Campus	18
5. Cost	18
6. Legal aspects	20
<b>E Organisation</b>	
1. Clients	20
2. Requirements and deliverables	20
3. Quality management	20
4. Assessment criteria	21
<b>F Appendix</b>	
1. Illustrations	22
2. Plans	24
3. Zoning plan	28
4. Miscellaneous	32

## A Project motivation

As a result of the political decision to concentrate the Aargau Universities in Brugg – Windisch, the opportunity to establish a campus, which will be unique in Switzerland, has emerged. The almost undeveloped site between the existing university buildings with its high quality architecture and the railway station also provides a challenge for city planning. The organisation 'Vision Mitte' recognised the potential but is also aware of the risks today's situation holds.

Being the initial project for the campus and the development of the larger Vicinity, the hotel project forms the starting point for a more extensive discussion on the subject 'Mobility – Immobility' in an urban environment that is to be created.

The property owned by the Swiss Railways, which can become a central location in the urban planning structure, forms the campus's natural northern boundary and, thanks to its excellent position, creates synergies between the town and the campus. The campus hotel will therefore open up the opportunity for a forward-looking, visionary development.



## B Vision

An evening at the hotel

Following a long journey you are pleased to see that the railway station finally has the right name, namely Brugg - Windisch. You clamber out of the train with your overnight bag and the rather heavy document trolley. Some easily comprehensible directions let you find your way to the hotel quickly and lead you through a simple but beautifully designed subterranean passage directly towards the hotel.

Night has already overtaken the evening twilight, and still, both the area around and in the hotel seem lively. Its design allows you to understand and discover what the hotel is like and how it functions. This impression creates a feeling of trust and contentment.

You enter: despite of the feeling that there are lots of people around, the simplicity of the architecture lets you easily get an overview of the structure. You go to the reception. The friendly receptionist asks your name and confirms that you have a reservation that you had previously booked from Japan. She also asks if the facilities of Internet high speed access, a mini-bar and a large desk will meet your requirements or whether you would like additional equipment such as a fax or a scanner in your room.

Your attention was drawn to this hotel by its very attractive description on the Internet and finally you chose it because it allows you to have the meeting, which you would actually have had this evening in Japan, by videoconference. You have already had a virtual look (on the net) at the options that the hotel offers and the unique range of conference facilities has persuaded you to stay in Brugg and not Zurich where you are actually meeting your business associate tomorrow. The option of inviting your associate to Brugg in future also seems attractive if the infrastructure really is as good as promised by the hotel's promotional site.

You have reserved the i-room for 23.00 hrs at reception so you still have some time left.

You take the lift to your room. The sleeping area's design surprises you: it's like nothing else you've ever seen. The bathroom and wardrobes are integrated in the room's design and form an attractive whole with the working area. The materials chosen are elegant but simple so the room isn't overwhelming but gives you the chance of making it 'your' room. The room seems to have been specially equipped for you as there are slippers waiting for you – just like in Japan – to wear in the room and there's even a bathrobe. It isn't a kimono but it's a sign of special attention that shows that somebody has thought about your national customs.

Since it's already late you quickly leave your belongings in the space provided and would prefer to visit the restaurant rather than use room service in order to get to know the hotel infrastructure better. As you go downstairs you reach a packed bar where lots of people are chatting and it looks as though the local population come here for a nightcap as well. However, you decide to go straight to the hotel restaurant for something to eat. Here as well, you have the impression that it's not just frequented by hotel guests but that a high quality and popular meeting place has been created in Brugg of which the local population makes enthusiastic use. You like the feeling that this place also has something local to offer and that you haven't spent twelve hours in a plane simply to be surrounded by Japanese again. However, you are relieved to discover that the menu includes Asian dishes, as your stomach doesn't react particularly well to the cheese dishes that are so popular with the Swiss.

Much later at night you sink into your large bed and let Mozart's glorious music lull you to sleep. Satisfied with your day, your last thought is about the jewel of a hotel which you have discovered thanks to your excellent intuition and 'nose' for these things.



## C1. Initial situation **Location in central Switzerland**

Brugg is the centre of the district with the same name and is an important industrial, commercial and services location in the Aargau canton. The attractive town is located just above the confluence of the rivers Aare, Reuss and Limmat. A few kilometres south of the town boundary, the A1 and A3 highways – to which there is easy access – cut through the open area of the Birrfeld. There are direct rail connections to Aarau-Berne, Zurich-eastern Switzerland, Basle-Germany/France and in the direction of Freiamt-Gotthard. In addition, passengers can reach Zurich within a few minutes by S-bahn (suburban rail).



## C2. Initial situation **The municipalities of Brugg and Windisch**

**Brugg** emerged during the Roman period as a connecting site, a bridge between the Bözberg crossing of the Jura and the legion's camp of the time at Vindonissa, in the direction of the Alps. However, the town was only established by the Habsburgs in 1064 and under Napoleon it became the main town in the newly created Aargau canton. In the 19<sup>th</sup> century, a process of industrialisation started which has had a lasting impact on the town even until today. In addition, important military and agricultural facilities were opened. The gradual settlement along the east-west axis is attributable to the resultant growth in population. The 'additional city development' (Neumarkt), which was laid out in the second half of the twentieth century, provided tough competition for the existing, small, medieval town. Commercial life has largely shifted to the new centre. The 'central bypass' bridge over the Aare, which was opened in 1980, reduced traffic in the old centre but overall the town suffered from increasing commuter traffic. This is why the direct S-bahn connection to Zurich was constructed and the role of Brugg station as an important junction was reinforced. The economic situation of the Brugg region is broadly diversified. Companies in and around Brugg have developed into operations of national and international importance over past decades. This also applies to its schools which have a long tradition. The 'prophet's town' Brugg and its surroundings offer excellent educational opportunities: the technical university, the social sciences university, a cantonal college of education, professional schools and all types of primary and secondary schools.

The town is located 352 m above sea level and has some 9,200 inhabitants. The municipal region holds an area of 558 ha, of which 134 ha are wooded.

**Windisch** was established over 2000 years ago by the Romans as Vindonissa. The Königsfelden monastery whose choir windows are important cultural monuments emerged 13 centuries later under the Habsburgs. Windisch became independent for the first time with the establishment of the Aargau canton. From today's viewpoint the town is in the slipstream of easily accessible towns on one hand but on the other hand it also has its own important facilities such as the university of applied science, the Königsfelden psychiatric clinic and a few remarkable industrial plants and is developing into a regional centre of considerable importance.

The municipal area is situated between the rivers Aare and the Reuss. It comprises 492 ha, of which 116 ha are wooded. The town hall is situated at a height of 364 m above sea level and there are 6,600 inhabitants.



### C3. Initial situation **City planning**

The property is situated in the middle of the town centres Brugg and Windisch. The old town of Brugg was expanded by the 'Neumarkt' development which took place in the 1960s. Therefore the busy area leads right to the station, which is opposite to the site where Campus Hotel will be situated. Only the tracks of the 'Swiss Federal Railway' form a boundary which is broken in the north by an underpass for private traffic. For pedestrians there is the option of crossing the tracks in two tunnels. One leads directly from the Brugg / Neumarkt bus station to the Windisch station square and the other one lies more south. The centre of Windisch is a dispersed structured village which lies higher than Brugg. The University of Applied Science is situated on the joining link between the two towns. In close proximity, there are large green areas and parks – the Königsfelden park and the area around the amphitheatre.

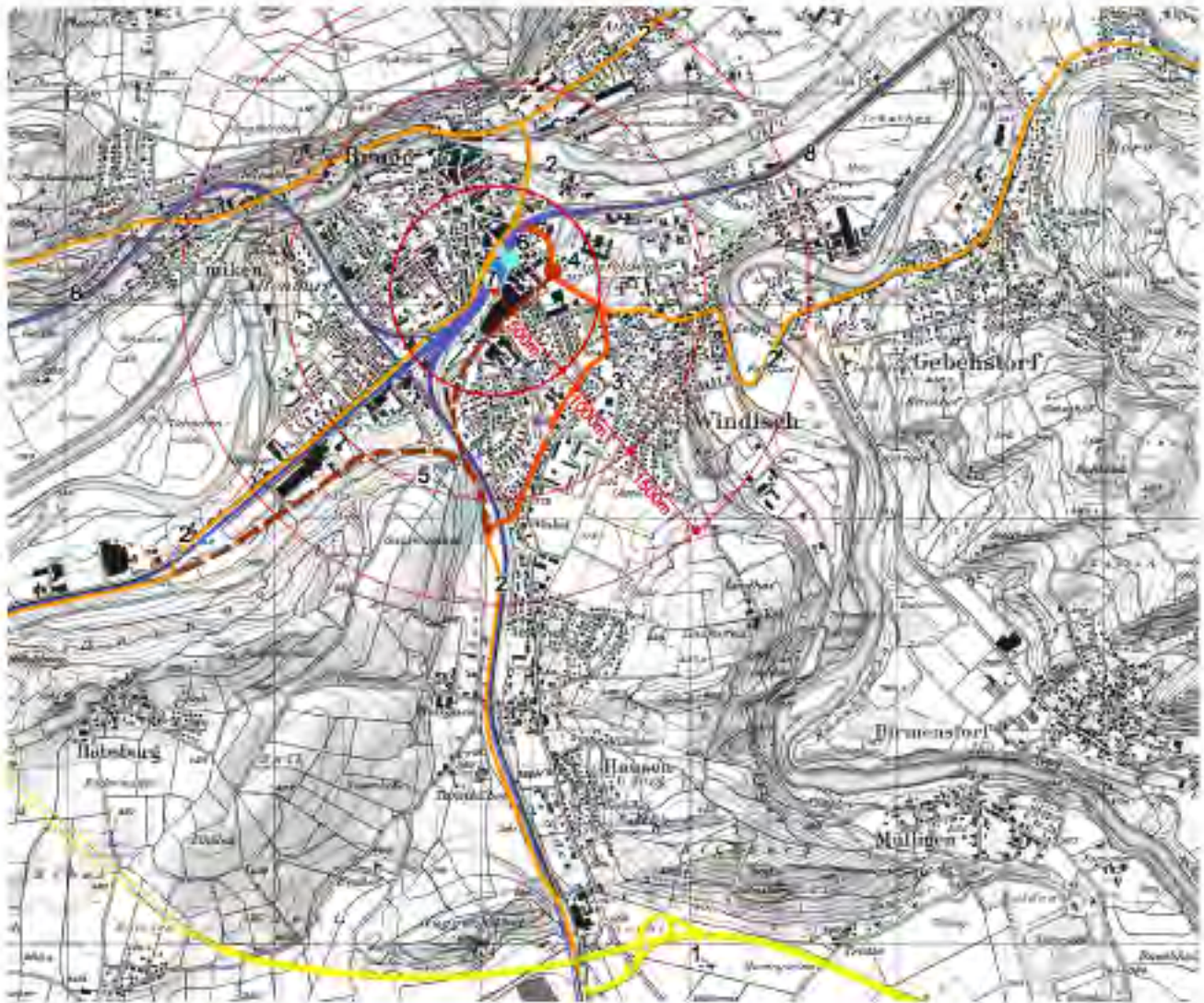


As the concerned property's situation is opposite to public transport facilities, connections are outstanding. Individual traffic is currently led through a main street nearby. In future the traffic situation will be relaxed by means of a bypass road which leads through tunnels. The main access to the area will be shifted by a planned roundabout so that traffic will access the property from the north.

In the area around our plot the variety ranges from industrial buildings to densely packed office buildings to spread out older constructions. However, 'Vision Mitte' is striving towards a dense, urban buildings structure. Consequently an urban, contemporary but sensitively arranged form can be planned for the projected hotel to meet the requirements of the area.

**Ankunft:** Bremsen quietschen. Draussen nehme ich ein schwebendes Gebäude wahr. Reges Treiben auf dem Perron. Der Aufzug hebt mich in die Höhe. Auf der Brücke schlendern Menschen umher. Sie bleiben stehen, diskutieren, betrachten, bewundern. In der Ferne ein Eingang. Die Türen öffnen sich lautlos. Ich trete ein. Die Welt lasse ich hinter mir.





#### privat traffic

- 1 highway
- 2 major road
- 3 major road, planned traffic relief
- 4 planned roundabout
- 5 planned major road

The planned major road relieves the center of Brugg - Windisch of the through traffic Aarau - highway A3, the heavy traffic Brugg / industrial area - highway A3 and the arriving / departing traffic of Brugg. The planned roundabout will be the main access to the area around the train-station.

#### public transportation

- 6 busstation Brugg
- 7 trainstation Brugg
- 8 railroad

Station Brugg: good connections to Baden- ☐ Zurich, Basel, Aarau-Olten, Lenzburg-Luzern. Direct connections to the Zurich-airport. S-train to Zurich ☐

Bus: different connections in the district, the neighbourhood as well as in the further environs. Most lines come together in front of the station in Brugg.





Brugg - Windisch 1:10 000

#### natureplaces

- 1 park Königsfelden
- 2 park amphitheatre
- 3 greenarea in front of amphitheatre
- 4 cementary
- 5 forest
- 6 bathingplace Reuss
- 7 athletic grounds (soccer, athletic field, minigolf)

#### culture

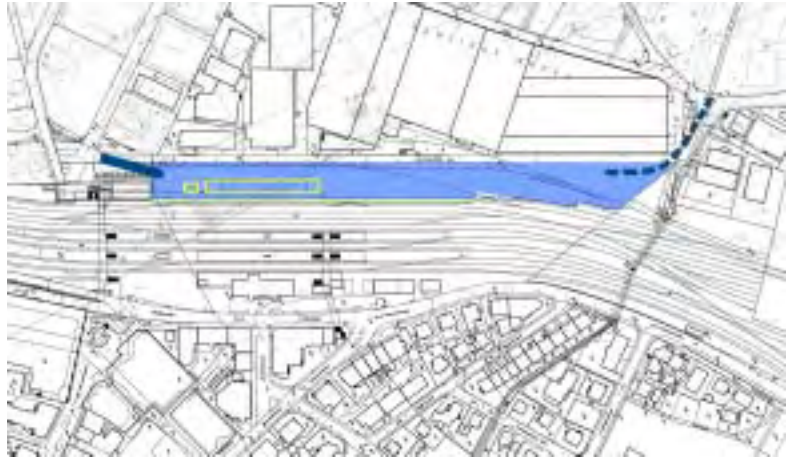
- 8 roman amphitheatre
- 9 roman bathruins
- 10 monastary church Königsfelden

- 11 planning area

**C4.** Initial situation **Project perimeters** (compare with appendix F2)

The property is situated between Industriestrasse and the railway line and is in the area zoned for housing, businesses and shops. The number of storeys is to be stipulated in the project to be designed. Railroad track 10 can be removed up to the first switchpoint. The land gain achieved as a result comprises a width of 4.1 m. The crossing lines for the loading of goods from the 'Landwirtschaftliche Genossenschaft' and 'Kabelwerke Brugg' must be maintained in their entirety.

The large building distance from demarcation line (10m) must be maintained vis à vis Industriestrasse. Facing the tracks the plot can be developed up to a distance of 4.5m. The narrow sides of the plot have the small building distance from demarcation line which is 6m. The developable plot has an area of 4305m<sup>2</sup>. The plot area which is to be bought from 'Swiss Federal Railway' comprises 9880m<sup>2</sup>. It is divided into three areas (look at the plan). The tracks through the plot may be bridged above a height of 6.5 m measured from the upper edge of the rails. Projections above tracks 9 and 8 are possible above the same height.



The consistency of the ground was surveyed by drilling throughout the area and can be judged as good (gravel sediments, load-bearing). The earthquake ratios, wind and precipitation values are to be gleaned from SIA-Norm 160 and its references. The property is supplied with the normal media, gas, water, electricity and sewage up to its boundary. Private traffic is to be led via the narrow side facing Windisch station square. Possible access to the underground car park is to be made at the other end of the plot from the subterranean bypass road (project 'Westast'). In the same spot a ramp is to be constructed from road level. The documentation is to be viewed at the client's office.

Apart from the services mentioned above no further entries are listed in the Landregister and to be taken into consideration.

**D1.** Commission **Project content**

The task is to create a campus hotel as a new hoteltype: a think-tank, a creativity factory, a place where the exchange of experience and knowledge is concentrated. Today, the building site has no identity, on the one hand it borders the Zurich-Berne railway line and on the other it is a space surrounded by the prosperous new development at the town of Brugg and the virtually fallow Windisch industrial estate.

The relationship to the urban pattern and to the railway, the development and the surroundings, the identification of the place must be dealt with. Spaces must be created for users in which sensuous and creative encounters will be supported. The precise way of dealing with matters public, semi-public, private and intimate is to open up a new quality of hotel. The latest technologies are to offer the possibility of virtual networking. The spaces should express these paradigms of mobility - immobility.

The project comprises 113 hotel rooms, public rooms, seminar and conference rooms, administration and personnel areas, food and beverage areas, parking facilities and a garden. The profitability study (see net income value statement, capital costs) shows that the maximum construction costs amount to SFR 18 million. This is to be demonstrated.

The project is to be focused on sustainability, i.e. the sustained key criteria in Brugg in the fields of economy, society and the environment are to be taken into account in the development, construction, running and restoration.

According to the operator the campus hotel should become a 4 star urban hotel which appeals above all to congress and research participants and to international academics and business travellers. The operator has an international congress management system at his disposal. The campus hotel should fit in with the existing tectonics and architecture at this tricky spot in city planning terms. It is to stand out clearly through its exceptional and innovative design and consequently establish a new form of international campus. It should appeal both to intellectual, international guests and to sensitive, local inhabitants.

## **D2. Commission User profile**

The following user groups will stay at the Campus Hotel Windisch.

### **Guests from the worlds of economics and politics**

They will stay at the hotel when attending events. Modern communications technology will be needed to be able to contact the environment from the accommodation.

They will also need rooms for negotiations in small groups. This user group generally travels alone and stays one to two nights on average. They arrive by car or train.

### **Congress participants staying at the hotel**

Many specialist congresses will be held because of its proximity to the university of applied sciences and famous Swiss research companies. Participants need a spacious presentation forum in order to let a well-known specialist public share in their discoveries and discuss them. Congresses mainly take place over a period of 3-5 days. Here too, the majority of participants arrive by car or train.

### **Congress participants not staying at the hotel**

Because there are no facilities for congresses and cultural events with space for some 300 people in the area around Brugg / Windisch many companies, political representatives and cultural interest groups in the area wish that there were more facilities that were capable of organising events and of providing a suitable framework for music and the arts. They would like to have a good catering kitchen that is in a position to cater for all the guests within the shortest possible time. Here the guests generally arrive by bus, rail and car.

### **Guest professors and guest lecturers**

The university of applied sciences wishes to expand its research role and its exchange of lecturers and professors still further. The professor and lecturer clientele needs a suite that allows them to cook themselves, to invite their guests and to take a critical and artistic look at the intellectual and cultural customs of Switzerland and the Aargau region. They also need access to an exclusively equipped library and scientific documentation. Above all lecturers and professors from overseas need a broad range of leisure activities (golf, tennis, swimming, a gymnasium etc.). This user group generally stays 3-4 weeks or 6-9 months at the hotel on average.

### **Students**

Students will mainly use the hotel in workshop weeks as part of their studies. In this case they will have the same requirements as congress participants staying at the hotel. Because of the lack of nightlife in Brugg/Windisch the hotel will offer food and beverage services that are accessible to the public and the opportunity to participate in cultural events. Students will normally spend their day on the campus or in its vicinity and will arrive at the hotel on foot.

### D3. Commission Room program

#### Floor space arrangement

Sphere of use	Net usable area
Guest rooms	3,674 m <sup>2</sup>
Food and beverage areas	572 m <sup>2</sup>
Conference areas	660 m <sup>2</sup>
Public area	784 m <sup>2</sup>
Administration area	274 m <sup>2</sup>
Personnel rooms	130 m <sup>2</sup>
Operating areas	344 m <sup>2</sup>
Technical areas	330 m <sup>2</sup>
<b>Hotel net area</b>	<b>6,768 m<sup>2</sup></b>

Underground parking spaces	52 spaces
Above ground parking spaces	12 spaces
In accordance with VSS norms 114 spaces are to be shown, 99 spaces for visitors, 15 spaces for staff, of which 50 spaces are to be guaranteed in a multi-storey car park planned for a later date.	
Taxi area / hotel shuttle	3 PP
2 spaces are to be designated as taxi ranks; all ranks are to be placed in the immediate vicinity of the main entrance.	
Bus area	2 buses

**Erste Wahrnehmung:** Ich nehme exotische Gerüche wahr. Meine Augen empfinden Entspannung. Leiser Gesang dringt sanft in meine Ohren ein. Meine Bewegungen werden langsam. Leichtigkeit breitet sich aus. Zuerst im Raum, dann in meiner Seele. Ich fühle Freiheit.

#### Explanatory notes / room codes

Closed area	1)
Low security area	2)
Medium security area	3)
High security area	4)

## Guest rooms

The hotel comprises 113 rooms.

All rooms are to be equipped with a dressing area and walk-in wardrobe, WC, shower, washbasin and a working area. All public areas are to be designed to allow disabled access. Lifts for people, goods and beds are to be included in the plans for vertical access. Generally accessible terraces are to be provided.

Type of room	No. of rooms	Usable area / unit	Net usable area
<b>Standard Double Rooms</b> <sup>1) 3)</sup> Bed size 160 x 200, room height 2.8m	42	22 m <sup>2</sup>	924 m <sup>2</sup>
<b>Deluxe Double Rooms</b> <sup>1) 3)</sup> Bed size 160 x 200, bath, balcony, room height 2.8m	58	28.5 m <sup>2</sup>	1,653 m <sup>2</sup>
<b>Junior Suites</b> <sup>1) 4)</sup> Sitting / eating area linked to a deluxe double room, toilet, sleeping area, bed size 180 x 200, terrace, access to pool area, sophisticated entertainment electronics, room height 2.8m	12	66 m <sup>2</sup>	792 m <sup>2</sup>
<b>Executive Suite</b> <sup>1) 4)</sup> Sitting / eating area linked to a deluxe double room, toilet, study with library, sleeping area, bed size 180 x 200, terrace, whirlpool, room height 2.8m	1	102 m <sup>2</sup>	102 m <sup>2</sup>
<b>Butler Room</b> <sup>1) 3)</sup> 1 room each for executive suite and junior suites, to be placed in immediate vicinity	2	14 m <sup>2</sup>	28 m <sup>2</sup>
<b>Service Zone</b> <sup>1) 3)</sup> Linen store, mini-bar store, general storage area, linen chute, staff toilet, drain, to be placed by the service lift	5	35 m <sup>2</sup>	175 m <sup>2</sup>
<b>Guest rooms total</b>			<b>3,674 m<sup>2</sup></b>

## Food and beverage areas

Type of room	No. of seats	Net usable area
<b>Bar / Bistro</b> <sup>1) 2)</sup> to be placed on the ground floor, cloakroom, access readily recognisable from hotel hall, access from outside, to be run independently without disturbing the running of the hotel.	60 / 40	152 m <sup>2</sup>
<b>Bistro service zone</b> <sup>2)</sup> Bar Tills / service station Pantry <sup>1)</sup> Toilets <sup>1)</sup> Good overall view from the bar is required. Separate toilets are to be provided for men and women		70 m <sup>2</sup>
<b>Restaurant</b> <sup>1) 3)</sup> to be placed on the ground floor, cloakroom, access readily accessible from the hotel hall, access from outside, to be run independently without disturbing the running of the hotel.	60	120 m <sup>2</sup>



Restaurant service zone <sup>3)</sup>	70 m <sup>2</sup>
Buffet	
Restaurant till	
Room service manager <sup>1)</sup>	
Room service <sup>1)</sup>	
Toilets <sup>2)</sup>	
Separate toilets are to be provided for men and women	
Main kitchen <sup>3)</sup>	160 m <sup>2</sup>
Head chef's office	
Head chef's table	
Head chef's working area	
Stewarding manager area	
Stewarding office	
Stewarding store-room	
Kitchen area	
Preparation kitchen <sup>1)</sup>	
Staff kitchen	
Pantry <sup>1)</sup>	
Toilets <sup>1)</sup>	

**Food and beverage areas total** **572 m<sup>2</sup>**

### Conference areas

Type of room	No. of units	Usable area / unit	Net usable area
Foyer <sup>1) 2)</sup>			60 m <sup>2</sup>
Access to all function rooms, cloakroom, room height min. 4m			
Function room for 180 people <sup>1) 3)</sup>			216 m <sup>2</sup>
Can be linked with the other conference rooms, stage equipped with the latest presentation technology, discussion forums that can be partitioned, room height min. 5m			
Small conference room for 40 people <sup>1) 3)</sup>	2	48 m <sup>2</sup>	96 m <sup>2</sup>
Can be linked with the other conference rooms, equipped with the latest presentation technology, divisible into group rooms			
Large conference room for 65 people <sup>1) 3)</sup>			78 m <sup>2</sup>
Can be linked with the other conference rooms, equipped with the latest presentation technology, discussion forums that can be partitioned			
Multi-purpose room <sup>1) 2)</sup>			60 m <sup>2</sup>
Element stage, equipped with the latest sound and lighting technology			
Conference service zone			150 m <sup>2</sup>
Catering <sup>1) 3)</sup>			
Projection rooms <sup>1) 4)</sup>			
Chair store			
Toilets <sup>1) 2)</sup>			
Catering for a maximum of 300 people in 1 hour with a full meal, separate toilets for men and women			

**Conference areas total** **660 m<sup>2</sup>**

**Public area**

Type of room	No. of units	Usable area / unit	Net usable area
Entry zone			
Entry hall <sup>1) 2)</sup> Room height min. 5m, visionary concept			160 m <sup>2</sup>
Reception <sup>2)</sup> Easily visible from the main entrance			13 m <sup>2</sup>
Reception back office area <sup>4)</sup> All areas above ground			69 m <sup>2</sup>
Room management <sup>1)</sup>			14 m <sup>2</sup>
Reservation desks	2	8 m <sup>2</sup>	16 m <sup>2</sup>
Post- / copycenter			7 m <sup>2</sup>
Participant switching equipment <sup>1)</sup>			7 m <sup>2</sup>
Equipment room switching equipment <sup>1)</sup>			15 m <sup>2</sup>
Joint antenna, audio/video <sup>1)</sup>			4 m <sup>2</sup>
Next to the telephone switching equipment			
Battery room telephone equipment <sup>1)</sup>			3 m <sup>2</sup>
Next to the equipment room switching equipment			
UPS room (uninterruptible power system) <sup>1)</sup>			3 m <sup>2</sup>
Next to the battery room telephone equipment			
Till stations	2	6 m <sup>2</sup>	12 m <sup>2</sup>
Strong room <sup>1)</sup> Next to the till stations			6 m <sup>2</sup>
Concierge / information <sup>1)</sup> Good overview over the lobby and hotel entrance			6 m <sup>2</sup>
Concierge back office <sup>1)</sup>			6 m <sup>2</sup>
Luggage store <sup>1)</sup> Direct access from the concierge			8 m <sup>2</sup>
Guest's safe <sup>1)</sup> Next to the strong room			4 m <sup>2</sup>
Toilets <sup>1)</sup>			20 m <sup>2</sup>
Activity zone			
Think pool <sup>2)</sup> Library, visionary concept			60 m <sup>2</sup>
Communication room <sup>2)</sup> Latest means of communication, visionary concept, magazine pool, coffee lounge			60 m <sup>2</sup>
Sport rooms <sup>2)</sup>			220 m <sup>2</sup>
Fitness centre <sup>1)</sup>			120 m <sup>2</sup>
Pool area Fitness zone with public access, to be run independently without disrupting the running of the hotel			100 m <sup>2</sup>
Creative rooms <sup>2)</sup> Visionary concept	2	60	120 m <sup>2</sup>
Toilets <sup>1)</sup> Separate toilets to be provided for men and women			20 m <sup>2</sup>
<b>Public rooms total</b>			<b>784 m<sup>2</sup></b>

**Administration area**

Type of room	No. of units	Usable area / unit	Net usable area
<b>Management</b> <sup>4)</sup>			<b>82 m<sup>2</sup></b>
General Manager <sup>1)</sup>			20 m <sup>2</sup>
Secretary's office			12 m <sup>2</sup>
Conference room <sup>1)</sup>			40 m <sup>2</sup>
Modern presentation media			
Copycenter / storeroom			10 m <sup>2</sup>
<b>Sales / Marketing / PR</b> <sup>4)</sup>			<b>52 m<sup>2</sup></b>
Sales Director			12 m <sup>2</sup>
PR Director			12 m <sup>2</sup>
Secretary's office	2	9 m <sup>2</sup>	18 m <sup>2</sup>
Copycenter / storeroom			10 m <sup>2</sup>
<b>Food and Beverage</b> <sup>4)</sup>			<b>43 m<sup>2</sup></b>
Reception			12 m <sup>2</sup>
Purchasing Director			12 m <sup>2</sup>
Secretary's office			9 m <sup>2</sup>
Copycenter / storeroom			10 m <sup>2</sup>
<b>Accounting</b> <sup>4)</sup>			<b>97 m<sup>2</sup></b>
Controlling <sup>1)</sup>			15 m <sup>2</sup>
Secretary's office			9 m <sup>2</sup>
Chief cashier with till area <sup>1)</sup>			15 m <sup>2</sup>
Accounting	2	7 m <sup>2</sup>	14 m <sup>2</sup>
IT management			9 m <sup>2</sup>
Server room <sup>1)</sup>			15 m <sup>2</sup>
Must be monitored by the IT management			
System printer <sup>1)</sup>			5 m <sup>2</sup>
Next to the computer room			
Copycenter / storeroom			15 m <sup>2</sup>
<b>Administration areas total</b>			<b>265 m<sup>2</sup></b>

**Staff areas**

Type of room	No. of units	Usable area / unit	Net usable area
<b>Staff training room</b> <sup>1) 3)</sup>			<b>25 m<sup>2</sup></b>
With an integrated office for the head of training, close to the staff entrance			
<b>Cloakrooms / toilets / showers</b> <sup>1) 3)</sup>			<b>80 m<sup>2</sup></b>
Separate facilities for men and women			
<b>Staff restaurant</b> <sup>1) 3)</sup>			<b>25 m<sup>2</sup></b>
<b>Staff areas total</b>			<b>130 m<sup>2</sup></b>

## Operating areas

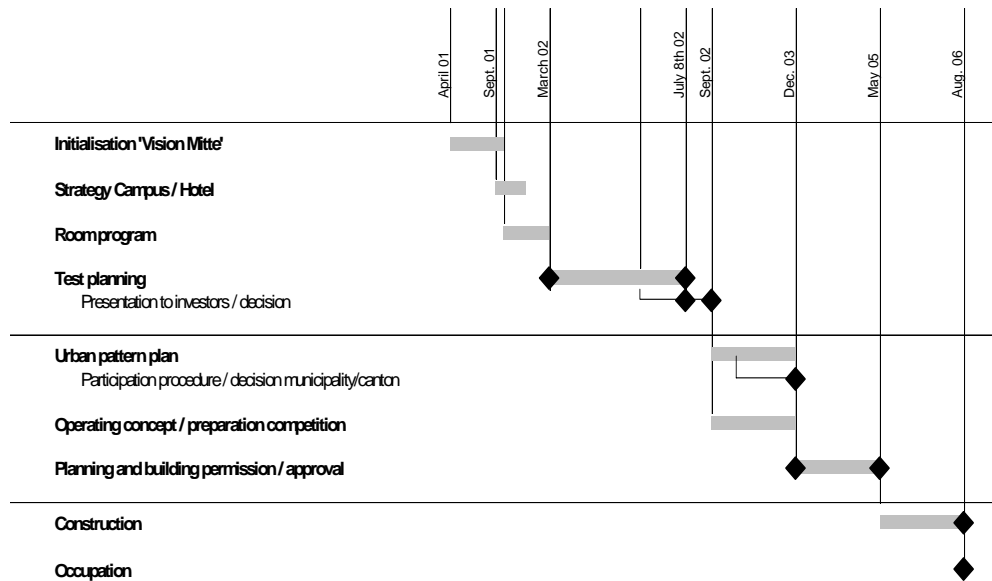
All service passages have a minimum width of 2.2 m

Type of room	No. of units	Usable area / unit	Net usable area
Foodstuffs and drinks store <sup>2)</sup>			50 m <sup>2</sup>
Serving counter <sup>1)</sup>			
Fresh products storeroom <sup>1)</sup>			
Drinks store <sup>1)</sup>			
Vegetable store <sup>1)</sup>			
Wine store <sup>1)</sup>			
Cold store <sup>1)</sup>			
Deep-freeze room <sup>1)</sup>			
Loading area / Waste / Disposal arrangement <sup>2)</sup>			62 m <sup>2</sup>
Container wash zone			8 m <sup>2</sup>
Waste cool room <sup>1)</sup>			8 m <sup>2</sup>
Accessible from the container wash zone			
Empty bottle store			7 m <sup>2</sup>
To be placed next to the waste cool room			
Garbage store			6 m <sup>2</sup>
Delivery zone			18 m <sup>2</sup>
Ramp			15 m <sup>2</sup>
Ramp with stairs and railings			
Laundry <sup>3)</sup>			102 m <sup>2</sup>
Sorting area			12 m <sup>2</sup>
Linen store			15 m <sup>2</sup>
Workroom			55 m <sup>2</sup>
Uniform distributing point			20 m <sup>2</sup>
Housekeeping areas <sup>3)</sup>			70 m <sup>2</sup>
Housekeeping management <sup>1)</sup>			15 m <sup>2</sup>
Materials store			8 m <sup>2</sup>
Accessories stock			6 m <sup>2</sup>
Housekeeping equipment			8 m <sup>2</sup>
Linen stock room <sup>1)</sup>			25 m <sup>2</sup>
Storeroom for night cleaning equipment <sup>1)</sup>			8 m <sup>2</sup>
Storerooms <sup>3)</sup>			60 m <sup>2</sup>
General store			30 m <sup>2</sup>
Appliance store			15 m <sup>2</sup>
Equipment store			15 m <sup>2</sup>
<b>Operating areas total</b>			<b>344 m<sup>2</sup></b>

## Technical rooms

Type of room	No. of units	Usable area / Unit	Net usable area
Heating / ventilation / air conditioning <sup>1) 4)</sup>			240 m <sup>2</sup>
Electrical equipment <sup>1) 4)</sup>			30 m <sup>2</sup>
Transformer station / distribution / emergency supply equipment			
Various facilities <sup>4)</sup>			60 m <sup>2</sup>
Compressors for cold stores / deep-freeze rooms <sup>1)</sup>			
Water equipment / distribution / processing <sup>1)</sup>			
Tank facilities <sup>1)</sup>			
<b>Technical rooms total</b>			<b>330 m<sup>2</sup></b>

#### D4. Commission **Construction deadlines Hotel Campus**



#### D5. Commission **Cost**

##### Remarks

The total costs (BKP 1-9, building costs) of max. SFR 18'300'000 (excluding parking) can be increased by a maximum of 20% if appropriate justification is provided (architectural quality, functional expansion, etc.). This requires approval by the client on the basis of a well-founded application. The jury shown will judge the added value of the property.

**Wegführung:** Intuitiv gehe ich den Weg. Ich kenne das Ziel nicht, aber ich vertraue. Vor mir eine Türe. Sie öffnet sich, ich trete ein. Ein warme Umgebung empfängt mich herzlich. Ich war noch nie in diesem Raum, aber ich fühle mich sofort geborgen und heimisch. Ich schlafe sanft ein.

**Köstlichkeiten:** Mein Magen knurrt. Meine Appetit auf Essen ist gross. Ich beuge mich hinab. Eine grosser Raum öffnet sich vor mir. Meine Augen beginnen zu essen. Ich habe die Wahl und stille meine Gelüste. Eine wohlige Wärme meldet mir, dass die Verdauung einsetzt. Ich geniesse den Moment.



## Calculation of net income value for the Campus Hotel in Windisch

### 1. Income

1.1 Congress hotel income	Year/Guest	Guests	Campus Hotel
Annual income from hotel beds	SFr. 22'752	240	SFr. 5'460'480
Annual income from seminar places	SFr. 1'452	100	SFr. 145'200
Annual internal income from food and beverage rooms	SFr. 6'000	240	SFr. 1'440'000
Annual external income from food and beverage rooms	SFr. 28'000	155	SFr. 4'340'000
			<b>SFr. 11'385'680</b>

### 1.2 Income from third party lets

Total income from third party lets per m²	SFr. 240	335	<b>SFr. 80'400</b>
<b>Total turnover</b>			<b>SFr. 11'466'080</b>

### 2. Direct operating expenditure

Cost of materials	14.90%		SFr. 1'708'445
Services expenditure	2.50%		SFr. 286'652
		-	<b>SFr. 1'995'097</b>
<b>Gross profit 1</b>			<b>SFr. 9'470'982</b>

### 3. Personnel expenditure

Total personnel expenditure	43.10%	-	SFr. 4'941'880
<b>Gross profit 2</b>			<b>SFr. 4'529'102</b>

### 4. General operating expenditure

Total general operating expenditure	13.20%	-	<b>SFr. 1'513'522</b>
<b>Total operating income</b>			<b>SFr. 3'015'580</b>

### 5. Maintenance and replacement

Total maintenance and replacement	5.00%	-	SFr. 573'304
<b>Gross cash flow</b>			<b>SFr. 2'442'276</b>

### 6. Cash Flow

Operator earnings	4.00%	-	SFr. 458'643
Operator bonus	0.30%	-	SFr. 34'398
<b>Net cash flow</b>			<b>SFr. 1'949'235</b>

### 7. Capitalisation (as at 01.01.2002)

Total return on capital	9.00%		SFr. 1'949'235
<b>max. possible total amount to be invested on the basis of the net income value</b>			<b>SFr. 21'658'166</b>

<b>Land costs developed</b>	<b>620 SFr/m²</b>	<b>5380m²</b>	<b>SFr. 3'335'600</b>
<b>max. total amount to be invested buildings</b>			<b>SFr. 18'322'566</b>

**D6.** Commission **Legal environment**

The relevant laws and norms apply, in particular, account should be taken of the following:

1. Aargau cantonal law on regional planning
2. Brugg construction and zoning ordinance
3. The federal government's ordinance on protection against noise (as a supplement to the law on environmental protection)
4. Aargau cantonal law on fire protection
5. Directives on construction for the disabled, Swiss specialist office on building for the disabled
6. Parking and development directives of the association of Swiss road experts



**E1.** Organisation **Client**

'Vision Mitte' is the client for the 'Hotel Campus' test planning. 'Vision Mitte' is a planning organisation of the town of Brugg, the municipality of Windisch, representatives from economic and cultural organisations as well as the university. Professor Daniel Kündig, Architect ETH SIA BSA, is the CEO of 'Vision Mitte'. With its test planning 'Vision Mitte' intends to acquire an international hotel corporation as an investor.

**E2.** Organisation **Requirements**

A complete presentation of the project and its environment on the new ITC technologies (I-Room) is required with all the information needed to understand it. In addition to the electronic presentation a set of plans and a model is expected: ground plans and facades as well as the sections needed to understand the plans in a scale of 1:200, the model in a scale of 1:500. All rooms are to be labelled with the designations given in the room program.

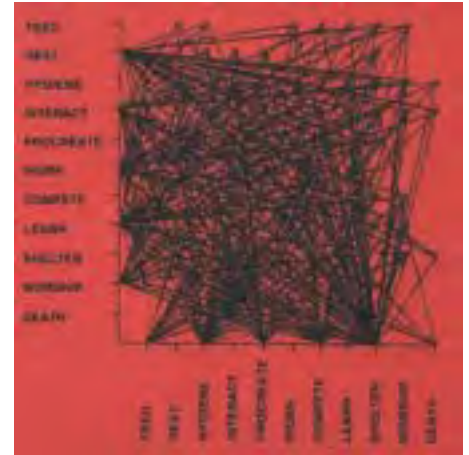
**E3.** Organisation **Quality management**

Evidence of a project related quality management (PQM) system is to be provided, which at a minimum highlights the fundamental project risks, makes the development process comprehensible and provides evidence of the quality required (room program, criteria) and presupposed (directives, norms). The PQM will be supported by the mentors as well as by faculty members during the sessions and reviews.

#### E4. Organisation **Assessment criteria**

Judging will take place in a jury by Professor Daniel Kündig, plus an architecture mentor, an engineering mentor and construction manager mentor. In addition to the communication, interaction and process targets described in the Pole Europe upside targets, the assessment criteria are as follows:

1. City planning - architecture  
Logical consistency of the draft, quality of the city planning situation, architectural expression, uniqueness
2. Functionality  
Development, room arrangement, room organisation and relationships, guest routes, work flows, goods flows (logistics)
3. Economic efficiency  
Total investment costs, life-cycle costs, considerations on the selection of materials, construction elements, low facility management costs, cost-benefits ratio
4. Building technology  
Intelligent HVAC systems  
Energy concept
5. Overall impression  
Presentation and clarity of the message, intelligent architecture - engineering - construction manager planning, can the project inspire?



**Austausch:** "Gedankenaustausch" steht geschrieben. Ich betrete einen neuen Raum. Die geistigen Schätze der Welt auf kleinstem Raum konzentriert. Ich wähle den Weg als Ziel. Nach kurzer Zeit bricht eine angeregte Diskussion an. Er ist Inder, Informatiker. Seine Ansichten ergänzen meine Gedanken. Und wieder genieße ich den Moment.

**Ausklang:** Die letzten Minuten des Abends brechen an. Meine Zunge nimmt Nuancen von Torf, Eichenholz und Rauch war. Meine Sinne werden schärfer. Meine Nachbar empfiehlt mir die Nachtspezialität des Hauses, den Klangraum. Ich befolge den Rat und genieße.

**F1.** Appendix **Illustrations**





**F1.** Appendix **Illustrations**

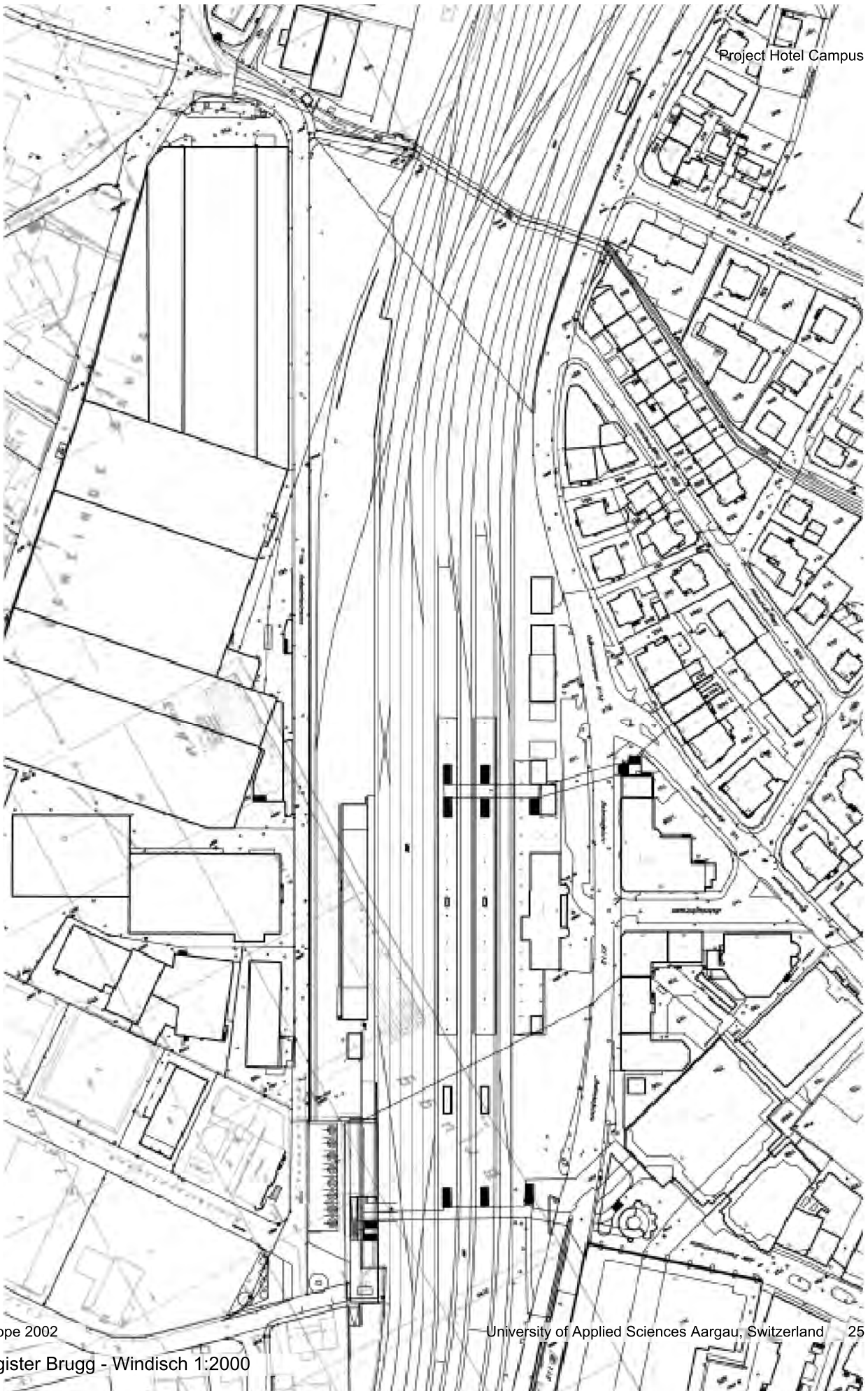




**F2.**      Appendix **Plans**

Page 25: Landregister 1:2000

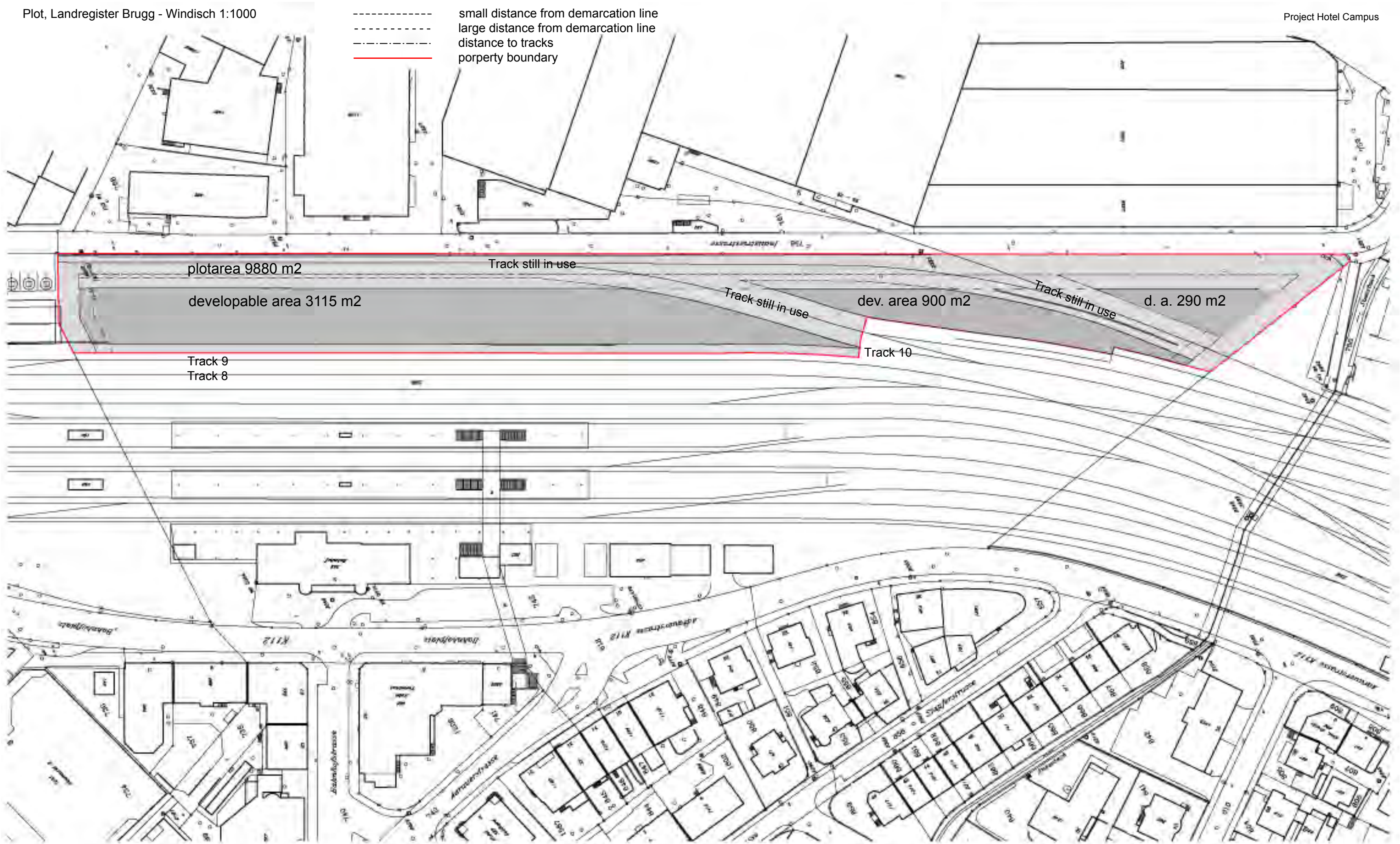
Page 27: Landregister 1:1000







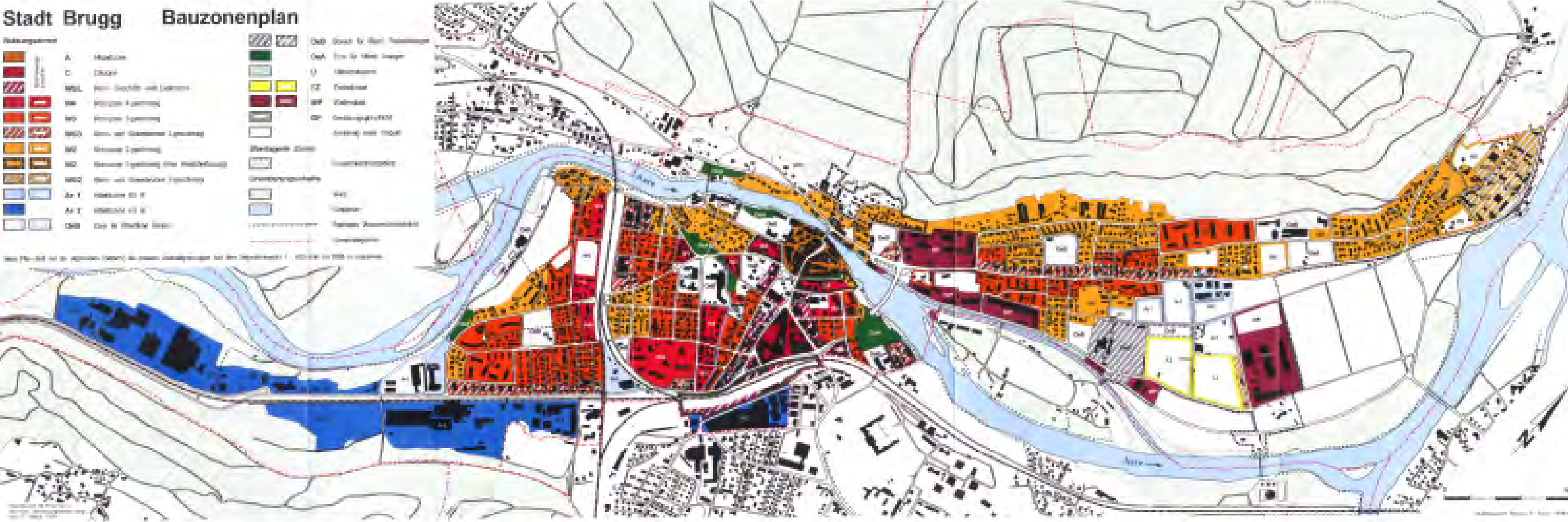
----- small distance from demarcation line  
----- large distance from demarcation line  
----- distance to tracks  
----- property boundary



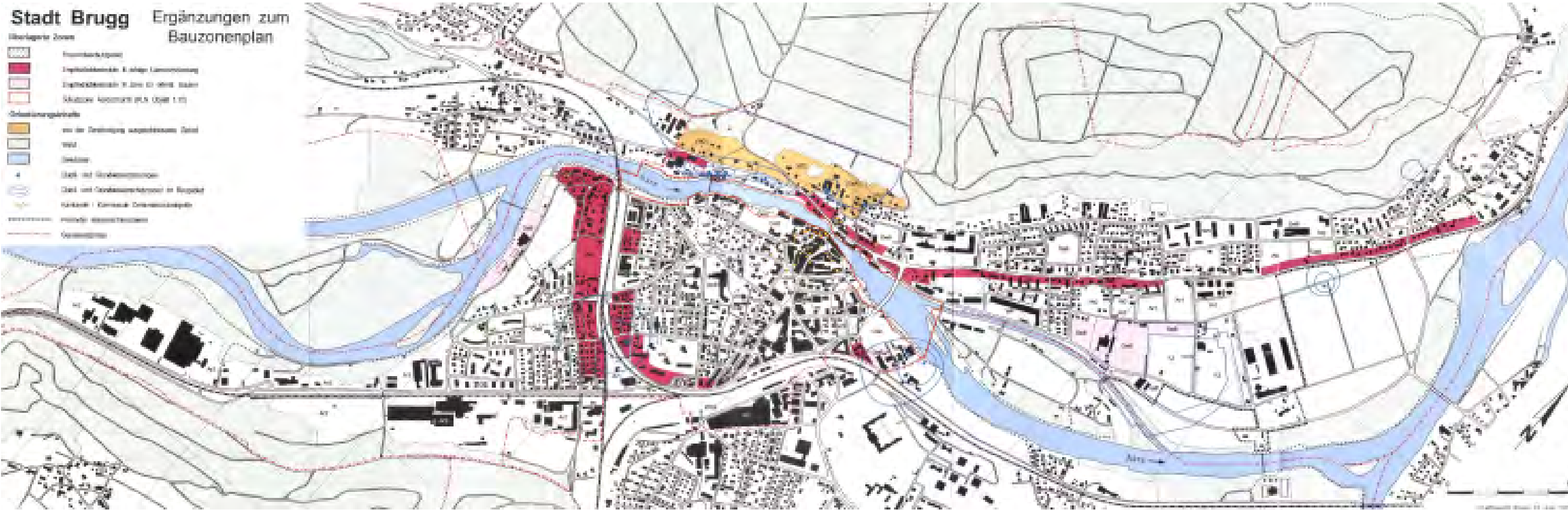
**F3.**      Appendix **Zoning plan**

Page 29: Zoning plan Brugg  
Page 31: Zoning plan Brugg Appendix









**F4.**      Appendix **Miscellaneous**

Page 33-39: WTO standards for 4star-hotels  
Page 40: functional scheme guest services  
Page 41: functional scheme administration

Table 1.1 WTO minimum hotel standards

4 star	
Physical requirements	
Size	Minimum of 10 letting bedrooms
Entrance	Hotel restaurants must have their own external as well as internal entrances. Separate service entrance
Staircases	Separate service staircase
Construction	Architecture, design, furniture and decoration should reflect the local style with the degree of sophistication increasing with category
Furniture, fittings and equipment	High cost construction and fittings. Custom made equipment and furniture
Emergency power supply	Stand by generator to supply energy for lighting, lifts, water treatment, cooking and refrigeration, and heating
Heating and cooling	Heating or fan cooling when necessary * central heating and comfort cooling seasonally available * individual heat control in bedrooms. Temperature maintained between 18 and 25°C * individual air conditioning control in all rooms. High quality equipment with very low noise emission
Lift(s) available to match room capacity	When more than one upper floor
Service lift	Separate from main guest lift
In room communication	Direct dial telephone to other rooms and for national calls One externally connected telephone per floor

Table 1.1 WTO minimum hotel standards (continued)

4 star	
Public telephones	Soundproof booth in lobby with national and international connections Telephone available near all public rooms
Bedrooms	
Size	Adequate for free movement, comfort and safety. Minimum area in square metres (excluding bathroom and lobby):
Single	12
Double	14
Triple	16
Suites	Some suites available or connecting rooms to make temporary suites
Single bed minimum size	2000 mm x 800 mm
Linens/towels	Towels changed with each new occupant and daily Bed linen changed daily
Room cleaning	Daily Additional room cleaning on request up to 12.00 pm
Storage	Closet or wardrobe with hangers plus shelves or chest of drawers. Increasing in sophistication
Suiting	Minimum of one armchair per person
Tables	One bedside table per guest Writing/dressing table with drawers
Lighting	Natural light through windows during the day. Artificial light at night adequate for reading. Ceiling light with switches at entrance and bedside. One bedside lamp per person Reading lamp at armchair/writing table
Floor covering	Wall to wall carpets or high quality flooring and floor coverings

Table 1.1 WTO minimum hotel standards (continued)

4 star	
In-room entertainment	Radio/central music system controlled by the guest Colour TV
Other room facilities	Window coverings to provide privacy and exclude light Waste basket, Ashtray (if not non-smoking room). At least one waterglass per person. Written information on hotel services and procedures provided in two other languages Do-not-disturb sign Fire safety instructions Local regulations may require display of tariff Luggage rack Mirror other than in bathroom or at wastebasin Stationery Mini fridge/mini bar
Soundproofing	High standard soundproofing
Door	Lockable with individual keys or other means. Easily identifiable from outside. Internal security fastening
Bathrooms	
Availability	All rooms have private bathrooms
Size	Adequate for free, comfortable and safe movement
Standard facilities	Natural or induced ventilation providing at least 3 air changes/hr Hot and cold running water Colour coded, Thermostatically controlled Wash-basin with mirror, light, shelf, towels, soap and electric socket marked with voltage Water closet with toilet paper Waste bin Bath with shower-head minimum 1600mm long Minimum of one hand and one bath towel per guest Bath mats Shampoo provided Cabinet for personal effects



Table 1.1 WTO minimum hotel standards (continued)

4 star	
Shared bathrooms (minimum)	One bathroom per five bedrooms sharing Two on each floor (one for each sex) Equipped with shower cubicle or bath tub, washbasin, mirror, wc (unless separate) and standard facilities
Shared water closets (minimum)	One wc per five bedrooms sharing Two on each floor (one for each sex) with washbasins and standard facilities
Public areas	
Public toilets	Separate for each sex. Normally each should have a minimum of two water closets with toilet paper, washbasins with hot and cold running water, mirror, soap, towels or hand drier and waste bin. Separate cubicle for the disabled equipped with appropriate fittings. Suitably sited near public areas with mirrors screened from view. Ventilation with at least 3 air changes/hr
Corridors	Well lit 24 hours a day by natural and/or artificial light. Adequately ventilated. Free from obstacles or hazards. Suitably signposted with emergency exits clearly indicated Carpets, wall to wall carpeting or special floor finishes
Reception area	Seating and appropriate furniture commensurate to hotel capacity. Well lit Coffee and/or writing tables. Carpets, wall to wall carpeting or special floor finishes. Plants. Music/PA system.
Parking	Exclusive parking or garage to accommodate all hotel guests and casual visitors. 24 hr security
Garden area	Some garden area or terrace with plants

Table 1.1 WTO minimum hotel standards (continued)

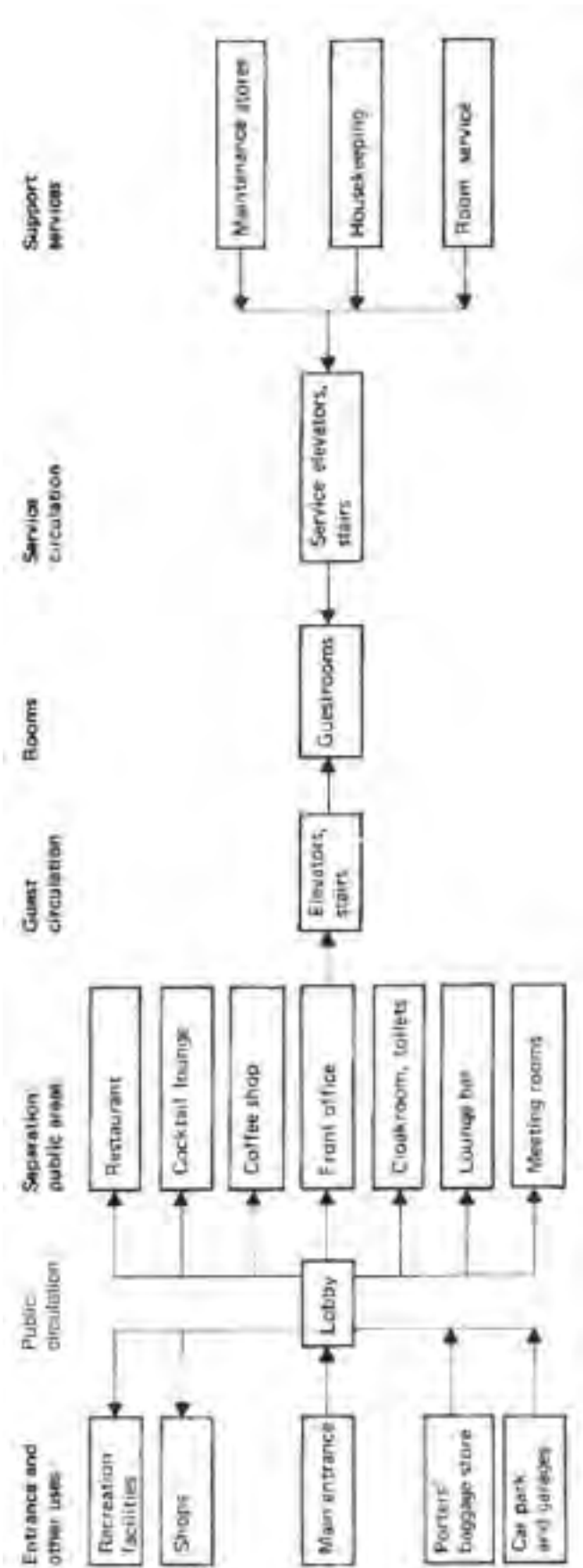
4 star			
Food and beverage, leisure and recreation facilities			
Lounge	Lounge area or sitting room with music and television services, newspapers and/or magazines	Lounge area or sitting room as before seating at least one-third of hotel bed capacity in combination with reception area	Choice of lounge(s) or sitting room(s) as before, plus service of drinks and refreshments
Breakfast	<p>Restaurant(s) provided within hotel with adequate seating capacity for breakfast and other meals</p> <p>Breakfast served 7.00 am to 10.00 am</p>		
Room service	<p>The option of self-catering facilities may be provided</p> <p>Breakfast service including newspaper 24 hour beverage and light meal service</p>		
Restaurant	<p>Main restaurant or choice of restaurants serving a variety of meals</p> <p>Private dining or function rooms available</p> <p>Total seating not less than hotel bed capacity</p> <p>High quality food and beverage services</p>		
Bar	Separate bar(s) and cocktail lounge		
Conference facilities	Meeting and conference rooms with appropriate conference facilities		
Clockroom	Cloakroom and toilets near public rooms		
Entertainment	<p>Music and public address system</p> <p>Night club, dancing area or discotheque available in hotel or near proximity</p>		
Recreation	Sauna or swimming pool or health club or a combination		

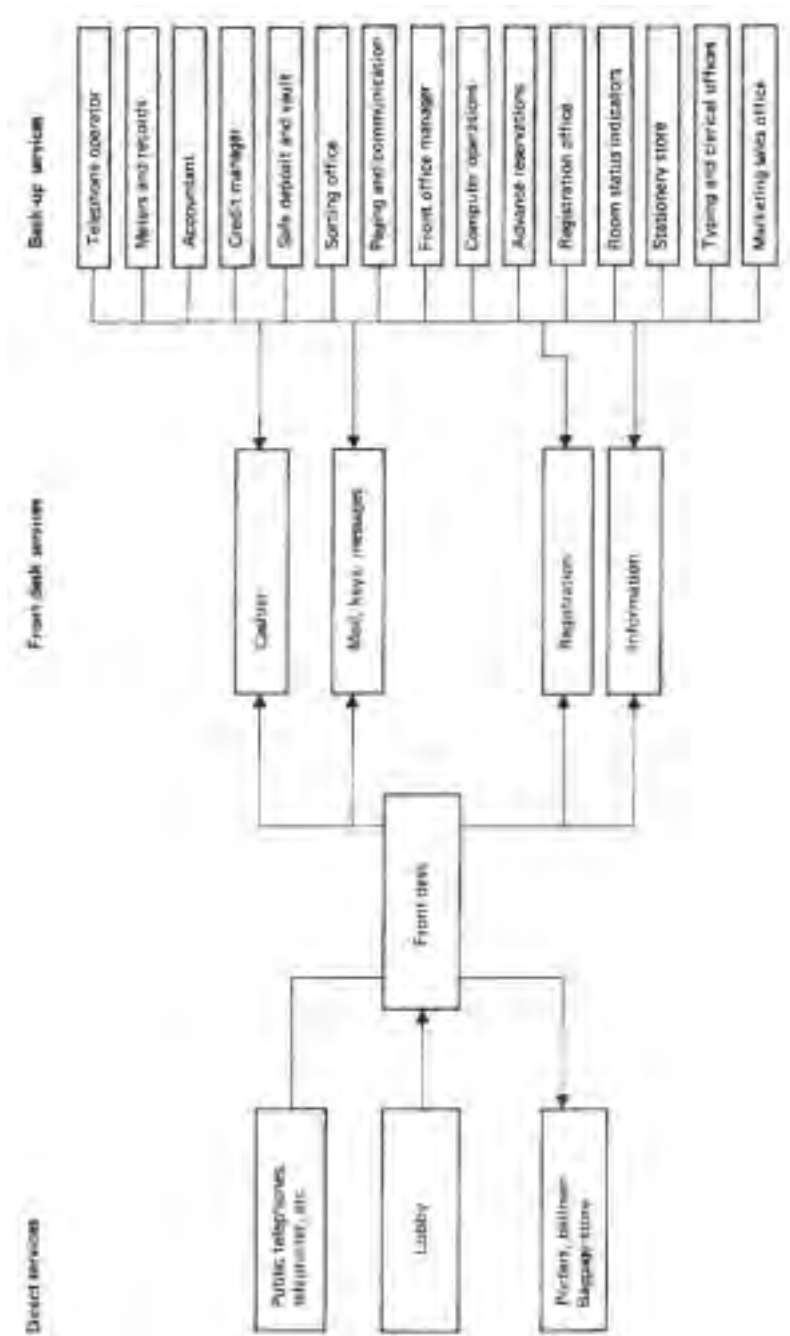
Table 1.1 WTO minimum hotel standards (continued)

4 star	
Hairstresser	Hairstresser/beauty studio
Services	
Reception services	Permanent reception service, 24 hour check-in
	Hall porters, luggage handling and doorman
	Paging service/public address system
Medical services	Emergency medical/first aid service →
	First aid room
Cashiers services	Safety deposit
	Credit cards accepted
	24 hour currency exchange service
Laundry services	Express laundry including washing, ironing and dry cleaning
Postal services	Service to include mail delivery and dispatch and sale of postage stamps and stationery
	Dispatch and receipt of telex and telefax
Tourist and travel services	Travel agency/tourism service (tourist information, excursions, guiding, insurance, etc.)
	Ticketing and booking service for transport, hotels, entertainment and cultural events
Tourist and travel services	Taxi service
	Hotel minibar available if isolated location
Retail services	Sale of newspapers, books, postcards, tobacco and photographic supplies

Table 1.1 WTO minimum hotel standards (continued)

4 star	
Language services	<p>Sale of cosmetics and souvenirs</p> <p>Good knowledge of two key international languages by customer contact staff</p>
Conditions	<p>Buildings, grounds, equipment, fittings and furniture maintained in clean, safe and sound condition, in good working order and free from defects which could impair use</p> <p>Exceptionally clean and in excellent decorative order and condition. Rapid response to any matter requiring attention</p> <p>Full compliance with legal and licensing standards in respect of fire, means of escape and other safety precautions, hygiene, conditions for places of work and habitation, hotel insurance and other stipulated requirements</p>
Notes	<p>→ General requirements which apply to all hotels</p> <p>Column requirements apply to hotels of the grade indicated and above</p>









## Imprint

Authors  
Prof. Daniel Kündig  
Architect ETH SIA BSA

Alberati Manuel  
Architect ETH

Christian Ebe  
Erich Frey  
Irène Holliger  
Andreas Campi  
PM\_B Studio 11 Pole

Design  
Alberati Manuel

Copyright  
© University of Applied Sciences Aargau, Switzerland

December 2001



**Stille:** Im Raum herrscht Stille. Ich nehme das Bett nicht wahr. Ich fühle mich mit dem Erdboden verbunden. Meine Gedanken kommen zum vollständigen Stillstand. Ich entgleite in den Schlaf.

**Kraft:** Meine Augen öffnen sich. Ich fühle keine Schmerzen. Das Ritual der Morgenreinigung wird zum einmaligen Erlebnis. Ich schreite den Gang entlang. "Kraft" steht oberhalb des Raumes. Leicht schwebend finde ich meinen Platz im Raum. Meine Gedanken sammeln sich. Ich denke an nichts. Und das erste mal in meinem Leben gelingt mir das. Glück steigt in mir empor. Mit Freude beginne ich den Tag.

10021000000060000000

**Unterbruch:** Ich war nur kurz an diesem Ort. Doch die Zeit erscheint mir in meiner Erinnerung unendlich. Ich freue mich diesen Ort zu verlassen. Das nächste Mal lerne ich ihn wieder neu kennen. Die Welt hat mich wieder zurück. Hastig steige ich in den Zug ein. In der Ferne lasse ich diese Insel der Gefühle hinter mir.