1. Project Number

2. Project Name  The University Center Transformation Project, Phase I- Building Addition

3. Committee Date  August 6, 2010

4. Requesting Department  Student Affairs

5. Contact Name & Phone Number  Keith Kowalka Ext. 3-5280

6. Presenter:  Keith Kowalka

7. Description of Request  Approval of Site Plan and Phase I Scope

**Background Information:**

The University Center Transformation project is a response to the need to revitalize the current University Center facilities originally constructed in 1967, and which have not seen any significant renovation since opening the University Center Underground in the early 1970s. After undertaking two years of feasibility studies, focus groups, and student interviews, the University has identified a scope which encompasses an addition to the facility to include new services (Phase I) and a renovation of the existing facility (Phase II). The transformed University Center will provide an unprecedented level of tier one service to the University of Houston community as the population moves toward 45,000 students.

The first phase of the University Center Transformation project will add up to 69,500 NSF/107,000 GSF of new construction on the east side of the current University Center. Retail spaces and Food Service Operations currently located throughout the University Center will be
relocated to this addition. Included will be space for the Center for Student Involvement, the Center for Leadership and Fraternity/Sorority Life and major student organization offices. Among the many student organizations will be the Student Government Association, Student Program Board, UH Homecoming Board, Frontier Fiesta Association, Council of Ethnic Organizations, Student Video Network and Metropolitan Volunteer Program. A meeting room that could serve as the Student Government Chamber, as well as a small theatre will provide new spaces for meetings and conferences.

A ballroom and rooftop terrace will be examined as potential add alternates for Phase I. If the budget allows these spaces would provide multi-use space and enhanced programmatic opportunities for student organizations and outside groups.

Design of Phase 2 is included in the project. This future second phase of the project will address critical deferred maintenance; update mechanical, electrical, and plumbing systems; and renovate the existing University Center including those areas vacated by moves into the addition. As part of this phase we will examine enclosing the open air arbor in the center of the building and other upgrades to the existing building.

Once programming and schematic design is completed the total project design will be submitted to the Committee for approval.

8. Cost of Project Phase I- $44.2M

9. Source of Funding: Bonds paid by Student Fees and Food Service Revenue

10. Proposed Start Date: August 2010

__________________________________________       ________________________
Spencer Moore  Date
Executive Director, Facilities Planning & Construction

__________________________________________  ________________________
Melissa Rockwell  Date
Executive Director, Facilities Management
Attachments
CAMPUS LOCATION

PROJECT SITE
Campus Framework Plan
Professional Precinct
University of Houston  
University Center Addition and Transformation  
Supporting Documentation

UC ADDITION PROGRAM (Phase I)  
Function  
<table>
<thead>
<tr>
<th>Base Program</th>
<th>Net SF</th>
<th>GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Student Organizations</td>
<td>20,000</td>
<td>30,800</td>
</tr>
<tr>
<td>Meeting and Theater</td>
<td>7,900</td>
<td>12,200</td>
</tr>
<tr>
<td>Dining and Food Service</td>
<td>18,900</td>
<td>29,100</td>
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<tr>
<td>Retail</td>
<td>6,900</td>
<td>10,600</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>53,700</strong></td>
<td><strong>82,700</strong></td>
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</tbody>
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Potential Add Alternate Program:  
| Ballroom and Meeting Space | 15,800 | 24,300 |

Total- Potential Add Alternates:  
| **15,800** | **24,300** |

Total Base Addition:  
| **69,500 NSF** | **107,000 GSF** |

with additional alternates

UC EXISTING BUILDING TRANSFORMATION PROGRAM (Phase II)  
| UC Main Building | 109,919 | 187,337 |
| UC Underground   | 39,846  | 70,686  |
| **Total Existing Building** | **149,765 NSF** | **258,023 GSF** |