



**UNIVERSITY OF HOUSTON
Campus Facilities Planning Committee
Request for Project Approval Form**

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|---|---|
| 1. Project Number | |
| 2. Project Name | University Center
Expansion/Renovation |
| 3. Committee Date | May 6, 2011 |
| 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 Revised Scope and
Location for Total Project |

Background Information:

In response to student feedback about the condition and functionality of the University Center, a comprehensive master planning process was initiated in 2008 and a student referendum held regarding a fee increase to finance the plan's recommendations. Upon approval of the fee increase, the University Center Transformation Project explored several design options, finally arriving at a scheme which minimized the risk of cost overruns and maximized value to students.

In August of 2010, upon completion of two years of feasibility studies, focus group discussions, student interviews and the student referendum, Student Affairs requested Campus Facilities Planning Committee approval of the first phase of a two phase student center facility renovation.

The Committee approved at that time an addition of up to 69,500 NSF/107,000 GSF of new construction on the east side of the current University Center (UC) to house campus activities, major student organization offices, meeting space, and relocated retail spaces and food service operations currently located in the UC.

Existing Building Facilities Condition Assessment:

In the last several months a very comprehensive Facilities Condition Audit (FCA) of the existing University Center (UC) and University Center Underground (UCU) has been undertaken by a team of forensic architects, engineers and contractors. This team made a detailed assessment of all building conditions and building systems. This assessment included some destructive testing, closely examining all building components and systems and other evaluation techniques. The team determined that while there are deferred maintenance and building system issues in the existing buildings that need to be addressed as part of the project the existing buildings can be economically restored, renovated and reused as part of a UC Expansion/Renovation project.

Overview:

Using this comprehensive report the project was re-assessed in order to maximize project value to the University as well as to address deferred maintenance issues uncovered by the investigations. The results of this comprehensive facilities assessment of the University Center complex have prompted a rethinking of some of the original project direction.

One of the costliest renovation tasks identified in the assessment is removing the UC Underground plaza improvements and landscaping, waterproofing the shell, and then restoring the plaza to its original condition. The planning team realized that the monies involved in stripping and replacing the plaza could be better spent constructing additional student organization space in the vicinity of many current UCU student operations and improving the openness and aesthetics of the Underground.

Consequently, without changing the overall intent and scope of the UC Expansion/Renovation Phase I, a different massing and functional grouping is proposed which will bring about several important benefits.

Description:

In place of the single addition to the east of the existing building proposed earlier, two additions are now proposed.

At the UCU a one story addition approximately 32,000 GSF in size will be constructed over a portion of the existing “roof” (plaza). The portion of the roof not covered by new construction will be re-waterproofed and re landscaped as outdoor entertainment/community space. This UCU Addition will house all existing Student Organization program space currently located within the UCU.

The second addition will be a two story structure which will enlarge the UC by approximately 42,600 GSF. The addition’s ground level will house all food service operations; the second level will accommodate the Student Government Association Conference Chambers and a 400-seat theater/meeting space.

Design of the UC addition will anticipate future expansion on the second level for a 16,000 GSF ballroom and ballroom support and storage space. Construction of a second level outdoor terrace will also be considered as an add alternative. This addition will connect to the existing UC at the ground level, and will link new food service operations with dining, lounge and retail space to be located in newly renovated UC space.

The Phase I scope of work also includes relocating the existing loading dock and support space to serve all food service and retail operations and the UCU Addition.

The revised scope of Phase I improvements offers financial, functional, and aesthetic benefits. Project funds are preserved by limiting funds expended on rehabilitation which does not support program success or enhance the building’s appearance. A ground level addition at the UCU plaza allows for consolidation of similar uses, organizational efficiency, and increased openness and interior design quality. Lastly, shifting some of the planned SF from the original location east of the UC to the UCU plaza, offers the opportunity for the UCU to “engage” with the Classroom Building and Melcher Plaza, and retains a larger building site on a key corner at the University’s entry.

The Phase 2 scope of renovation will address critical deferred maintenance and code issues; update mechanical, electrical, and plumbing systems; renovate the existing interior finishes, and explore enclosing the open air arbor and improving the exterior wall cladding.

In addition the comprehensive FCA determined that we could utilize more of the existing building if compatible uses and corresponding lower cost renovations were included in the renovation. The UCU Addition also made more of the existing building desirable. These findings allowed the amount of new addition to be reduced and the renovation to be economically and effectively targeted while still providing increased value to the entire campus community.

8. Project Area

	NSF	GSF
<u>Existing:</u>		
Existing University Center	105,526	187,337
Existing UC Underground	40,707	70,686
Total Existing UC Complex	146,233	258,023
 <u>Proposed</u>		
Existing UC Complex	146,000	258,000
UC Underground Addition	20,000	32,000
East Addition	26,000	42,600
Total Proposed UC Complex	192,000	332,600

Potential Second Level Add Alternate 10,000 16,000

9. Proposed Schedule

Design Begins Spring 2011
Construction of Phase I Begins Spring 2012
Phase I Final Occupancy Fall 2013
Construction of Phase II Begins Fall 2013
Phase II Final Occupancy Summer 2015

10. Cost of Project

Phase I- \$44.0 million
Phase II- \$36.0 million
Total Project Cost- \$80.0M

11. Source of Funding:

**Bonds paid by Student Fees
and Food Service Revenue**

12. Proposed Start Date:

Upon approval

Spencer Moore
Executive Director
Facilities Planning & Construction

Melissa Rockwell
Executive Director
Facilities Management

Date: _____

Date: _____

Attachments

Voting Results:

____ Motion Failed

____ Motion Passed

____ Motion Passed with the Following Modifications:

____ Motion Deferred to a Future Meeting Pending Receipt of Additional Information:



**Campus Framework Plan
Professional Precinct**

