

**UNIVERSITY OF HOUSTON SYSTEM
SYSTEM WIDE ART ACQUISITION COMMITTEE
AGENDA ITEM**

ITEM: UH University Center Transformation Project Artwork-Artists Nominations

DATE PREVIOUSLY SUBMITTED: NA

SUMMARY:

Nominations of Artists are sought for artwork proposals for the UH University Center Transformation Project.

The first phase of the project will construct two additions. One will be east of the existing UC and house dining areas will be located on the first floor, thus minimizing MEP renovation of the existing facility. Above the first floor will be dining areas, a 400-seat theatre space, a Senate Chamber for SGA, and (contingent on funding) a 600-person ballroom. The second addition will be constructed above the UC North Patio (above the UC Underground and house student organization offices, carrels, and workspaces. These additions will be followed by renovation of the existing building including eliminating deferred maintenance items.

The total project budget for the project is \$80,000,000. The new construction portion of the project is approximately \$23,000,000 with an associated art budget of \$230,000. This art budget will include relocating several existing works as well as new artwork.

The existing building has two existing artworks which will be relocated as part of this project. One, a "Spirit" sculpture will be relocated from the existing atrium to another student oriented space or plaza. The other, a Mexican American heritage mural painted on the wall of Cougar Den, will be examined to see whether relocating the mural or preserving it in place is the best option.

In addition as part of the project the existing atrium will become an enclosed student lounge space. The textile sculpture, "Gulf Stream" will be relocated above this space as part of this project.

Additional information on the project is attached.

SUPPORTING

DOCUMENTATION: Project Information

FISCAL NOTE: \$230,000

**RECOMMENDATION/
ACTION REQUESTED:** Nominations of Artists

COMPONENT: University of Houston

UC Expansion/Renovation Project Summary

The first phase of the plans proposes an addition east of the UC to which utility-intensive dining areas will be located, thus minimizing MEP renovation of the existing facility. Above the first floor dining areas, the second floor of the addition will house a 400-seat theatre space, a Senate Chamber for SGA, and (contingent on funding) a 600-person ballroom.

A second addition will be constructed above the UC North Patio (above the UC Underground) to avoid the otherwise necessary cost of stripping the patio of its stair vestibule, paving, and landscaping, waterproofing the UC shell, and replacing the plaza improvements. The North Patio addition will become the new home of student organization offices, carrels, and workspaces.

These additions will be followed by renovation of the existing building including eliminating deferred maintenance items.

Program Details.

The UC, including the University Center Underground (“*UCU*”), dates from 1967 and have not received significant renovations since the early 1970’s. After undertaking several years of feasibility studies, focus groups and student interviews, the University has identified a two-phased scope that, when completed, will provide an unprecedented level of tier one service to the University of Houston community as the population moves toward 45,000 students. The Project responds to the top criteria identified in the initial student survey data and feedback:

- Relocation of Campus Activities/Center for Student Involvement from the UCU
- Enclosing the UC Arbor
- Improved social and small-group study space
- 24-hour access to some lounge space
- Improved dining options
- Improvements to outdoor space

Phase One. Includes a new building addition east of the existing UC (the “*UC Addition*”), a new addition over the existing UCU (the “*UCU Addition*”), waterproofing improvements above the existing UCU, landscape/hardscape improvements surrounding both new additions, and renovations to the east side of the ground level of the existing UC.

UC Addition: A two-story structure consisting of a total (approximate) 42,600 GSF. The ground level will house all food service and second level will accommodate the Student Government Association Conference Chambers and a new 400-seat theater/meeting space. Design should contemplate future expansion on the second level for a 16,000 GSF ballroom and ballroom support and storage space (Add Alternate #1). This addition shall connect to the existing UC at the ground level, creating cohesiveness between the new food service space and the dining, lounge and retail space to be located in the newly renovated east half of the ground level of the existing UC, and at the second level. The required modifications to the existing UC will be developed during program confirmation/SD development. The UC Addition will additionally require the relocation of the existing loading dock and support space to serve both the ground level food service and dining and retail corridor and the UCU Addition. Owner will also consider construction of a second level outdoor terrace as an add alternative to the base program.

UCU Addition. A one story addition containing approximately 32,000 GSF. This UCU Addition will house all existing Student Organization program space currently located within the UCU. The intent in building over the existing UCU is to take advantage of the

structural capacity of the existing UCU roof and shell while also allowing the opportunity to “open up” and improve the dynamic of the UCU with natural light, open stair access, etc. This concept can be further explored in schematic design development. This work will require the complete removal of existing hardscape and landscape material above the existing UCU. In order to preserve some level of outdoor entertainment and community space for special events above the portion of the UCU not covered by the addition the portion of the existing UCU space not covered within the shell of the addition will be re-waterproofed, drainage improved and re-covered in the completion of the hardscape/landscape improvements.

Phase Two. Base-to-standard renovation of the existing UC and UCU including completely new MEP systems (more thoroughly described below), complete roof replacement, ADA and life safety code modifications, interior finish improvements to existing elevators, abatement of any remaining ACM or lead containing materials, expansion joint stabilization as well as modernization of existing fire alarm, security systems and upgrades to existing A/V systems. Improvements to the exterior skin will be considered as an add alternative to the base program. Improvements to the existing UC shall also include enclosing the existing first level arbor space on the North and South sides, becoming indoor conditioned space. No improvements are intended for the existing skylight system. Architecturally, all spaces within the existing facility will be restored to a similar level of finish as exists currently with only minor modifications and improvements to the existing programmatic function. Incidental to those improvements will be the renovation of existing program space largely without major changes to level of finish or function, while preserving as much of the interior layout/architectural elements as feasible, logical and economical given the extent of the MEP work involved. Additional renovation improvements will be required to accommodate the new layout for a retail corridor, dining area and lounge on level one adjacent to the new east addition. Additionally, the existing large ballroom space on the second level (The Houston Room) will receive a facelift/finish modernization (to be developed as a deductive alternate for GMP pricing). Renovations on the second level should also consider a more centralized organization for the existing University Center Administration and Dean of Students Office. The renovation work will open up space for the Daily Cougar operation including production space, offices, storage, advertising and yearbook operations (approximately 5700 GSF). The remaining UCU will continue to function as lounge, general office, meeting and mechanical space, with only minor finish improvements.

University Center Expansion/Renovation Project Description

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, the University of Houston requested and the Board of Regents approved 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 licensed forensic architects, engineers, contractors and subcontractors accompanied by maintenance personnel. This team made a detailed assessment of all building conditions and building systems. Systems assessed included mechanical, plumbing, electrical, structural, civil (water, storm, sewer), building envelope, roofing, fire alarm, fire protection , hazardous material, including mold survey and Life Safety and ADA code implications. 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.

Strategy for Project implementation and Budget:

The Project budget for renovation of existing University Center was based on the FCA building assessment, findings and reviews, with market data developed by local contractors. In recognition of the project's multiple phases and the duration of project, escalation and contingencies were included in the Project Budget. All pricing includes general contractor and subcontractor input based on market conditions. Phase I and Phase II will be designed and priced concurrently to minimize unknowns and prevent over commitment of funds.

Add alternates included in Phase I will only be implemented once Phase II has been substantially completed. Contingencies and escalation are included in both phases to cover unknown facility and economic conditions in the future.

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.

Project 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.

Project Area

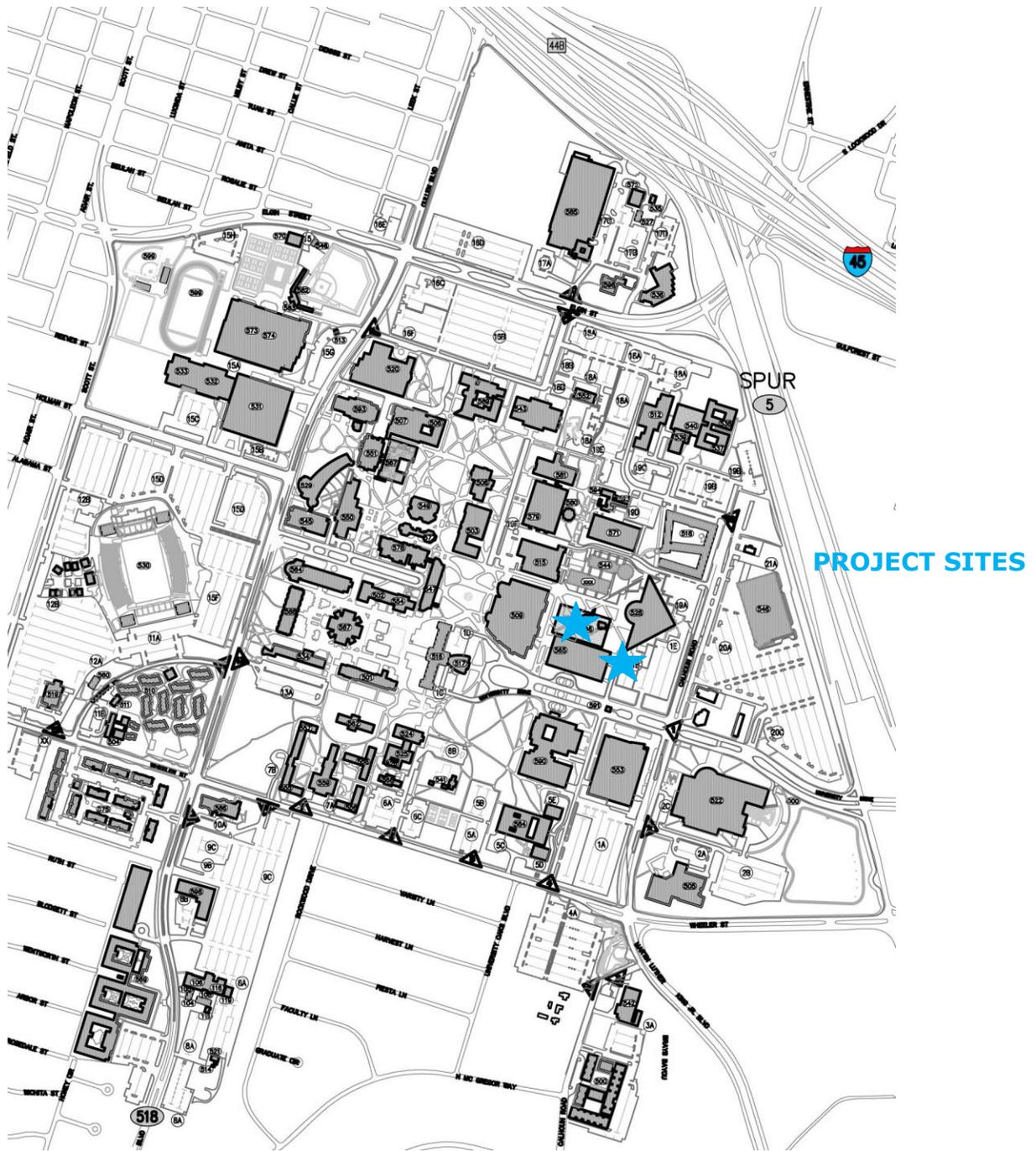
	NSF	GSF
<u>Existing:</u>		
Existing University Center	105,526	187,337
<u>Existing UC Underground</u>	<u>40,707</u>	<u>70,686</u>
Total Existing UC Complex	146,233	258,023

Proposed

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

Proposed Schedule

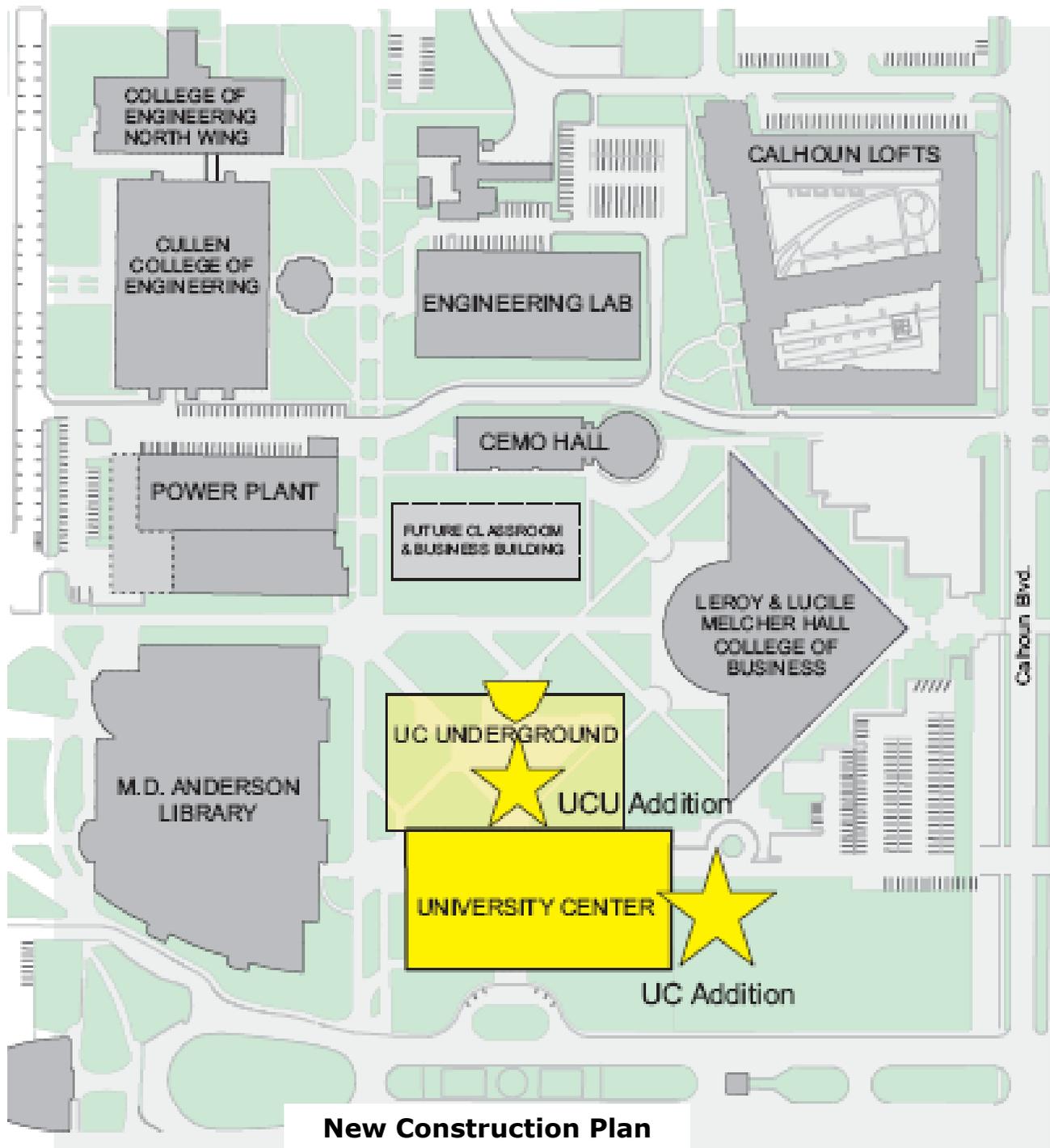
Design Begins	Spring 2011
Construction of Phase I Begins	Spring 2012
Phase I Final Occupancy	Fall 2013
Construction of Phase II Begins	Fall 2013
Phase II Final Occupancy	Summer 2015



PROJECT LOCATION



**Campus Framework Plan
Professional Precinct**



**New Construction Plan
and Addition Location**