

renovation & construction SHOWCASE

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12

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California State University-Dominguez Hills | Loker Student Union | Carson, Calif.



American University (renovation) Mary Graydon Center Washington, D.C.

SUBMITTED BY: Michael Elmore, Senior Director
FULL-TIME ENROLLMENT: 11,000
Four-year, private, urban, residential
REOPENED: Aug. 24, 2007
AREA RENOVATED: 22,900 sq. ft.
TOTAL AREA: 32,600 sq. ft.
ASSIGNABLE SPACE: 54%
PROJECT COST: \$1.6 million
FUNDING SOURCE: 100% private donations
ARCHITECT: Kerns Group Architects – Arlington, Va.
FACILITIES RENOVATED: Quiet lounge, information center, multipurpose rooms, administrative office space, additional lounge, and installed wireless Internet access

American University recently renovated the first floor of the Mary Graydon Center. Improvements were to the aesthetics, including new furniture, flooring, lighting, and an emphasis on openness and flexibility.

“The renovation provided the opportunity to energize previously underutilized spaces such as the Tavern and the Corner Lounge,” said Michael Elmore, senior director. “The open nature of the first floor and the flexibility of the furniture layout give students the freedom to use the spaces for casual lounging, group study, group meetings, and scheduled programming.”

Sustainability also was a consideration during the renovation, as many of the finishes used were environmentally friendly.

California State University–Dominguez Hills (renovation/addition) Loker Student Union Carson, Calif.

SUBMITTED BY: Kim Clark, Executive Director

FULL-TIME ENROLLMENT: 8,764

Four-year, public, urban, commuter

RE-OPENED: Jan. 25, 2007

AREA ADDED: 53,302 sq. ft.

TOTAL AREA: 114,038 sq. ft.

ASSIGNABLE SPACE: 65%

PROJECT COST: \$33.9 million

FUNDING SOURCE: 88% student fees; 12% private donations

ARCHITECT: Cannon Design – Los Angeles, Calif.

FACILITIES ADDED: Four branded food concepts, pub, three quiet lounges, four patios, multicultural center, accommodations for 28 student organizations, 100 sq. ft. student organization storage area, graphics services, copy center, two retail areas, three small meeting rooms, six medium meeting rooms, wireless Internet access

FACILITIES RENOVATED: Coffee shop, dining room, two food areas, quiet lounge, two patios, 3,000 sq. ft. student organization suite, information center, bookstore, games room, small meeting room, four medium meeting rooms, multipurpose area with three sections, 2,857 sq. ft. of administrative office space, and campus dining area

In 1999, the California State University–Dominguez Hills decided the existing union was too small to accommodate a growing campus population. So, a committee was established to start considering a renovation. Eight years later, the renovation and expansion project is complete.

“Because of the completeness of the renovation, the exterior of the old and the new are cohesive, as is the interior layout. New visitors to campus are not aware that the building includes a renovated area and an addition—they think of it as one space,” said Kim Clark, executive director.

Clark also believes that the renovation project has brought new life to the union.

“This has been a true ‘makeover’ with significant impact on the way our students interact and relate. The existing building had become almost detrimental to student life in that it was too small to host anything significant. The renovation and expansion has provided a much needed focal point for students and created a new sense of community,” she said.



Photos courtesy of Farrshid Assassi





**Eastern Michigan University (new building)
EMU Student Center
Ypsilanti, Mich**

SUBMITTED BY: Carlos Costa, Director
FULL-TIME ENROLLMENT: 16,393
 Four-year, public, urban, commuter, residential
OPENED: Nov. 6, 2006
TOTAL AREA: 181,000 sq. ft.
ASSIGNABLE SPACE: 85%
PROJECT COST: \$40.4 million
FUNDING SOURCE: 83% student fees; 17% debt restructuring
ARCHITECT: Burt Hill Kosar Rittelmann – Philadelphia
FACILITIES ADDED: Eight branded food concepts, an additional food area, three quiet lounges, television lounge, patio, three multicultural centers, 6,960 sq. ft. suite to accommodate 40 student organizations, 105 sq. ft. student organization storage area, information center, ticket office, three e-mail kiosks, locker room, two art galleries, graphics services, bookstore, four retail stores, games room, four small meeting rooms, nine medium meeting rooms, four large meeting rooms, theater, two multi-purpose rooms, 19,965 sq. ft. of administrative office space with 11 offices, admissions welcome center, gender neutral/family bathroom, three kiva rooms, and wireless Internet access

In 2001, Eastern Michigan University realized that the historic McKenny Union was too small to serve the campus community. During the following year, the decision was made to preserve and reassign the McKenny Union and construct a new college union that would accommodate the needs to the university.

Since its opening, the EMU Student Center has lived up to expectations.

“EMU Student Center was a true undertaking of teamwork. Its success is specifically due to the students who dedicated themselves to the project through the years,” said Carlos Costa, director. “With its high-performance building elements and design centered on the needs of the university community, this building will serve EMU and the surrounding community for years to come.”

Editor’s Note: Because the EMU Student Center opened the same day as the 2007 showcase submission deadline, it is being featured in this year’s showcase.

Fort Hays State University (renovation/addition) Memorial Union Hays, Kan.

SUBMITTED BY: Bill Smriga, Director

FULL-TIME ENROLLMENT: 6,031

Four-year, public, rural

RE-OPENED: Aug. 13, 2007

AREA ADDED: 4,739 sq. ft.

TOTAL AREA: 101,495 sq. ft.

ASSIGNABLE SPACE: 60%

PROJECT COST: \$8.5 million

FUNDING SOURCE: 75% student fees; 15% institution funding; 5% contributions from Chartwells and Barnes & Noble

ARCHITECT: Howard & Helmer – Wichita, Kan.

FACILITIES ADDED: Quiet lounge, two small meeting rooms, one medium meeting room, one large meeting room, and installed wireless Internet access

FACILITIES RENOVATED: Branded food concept, dining room, quiet lounge, television lounge, nightclub, patio, multicultural center, 4,132 sq. ft. student organization suite, 136 sq. ft. student organization storage area, graphics services, copy center, bookstore, information center, games room, retail area, four small meeting rooms, two medium meeting rooms, one large meeting room, two multipurpose rooms, and 904 sq. ft. of administrative office space



The Memorial Union at Fort Hays State University had not been renovated since 1968.

“The principal desired outcome of the project was to once again transform the Memorial Union into a destination point for students,” said Bill Smriga, director.

Smriga said the renovation was a success, especially with the addition of state-of-the-art technology.

“The before and after pictures of the union are dramatic. The renovation features the best ideas of about 10 different union buildings visited during the planning process,” Smriga said.



Photos courtesy of Bill Smriga



Florida International University (addition) Biscayne Bay Campus Fitness Center North Miami, Fla.

SUBMITTED BY: Christina Fisher, Coordinator
FULL-TIME ENROLLMENT: 38,000
Four-year, public
RE-OPENED: Oct. 10, 2007
TOTAL AREA: 144,500 sq. ft.
ASSIGNABLE SPACE: 7%
PROJECT COST: \$3.5 million
FUNDING SOURCE: 15% institution funding;
85% capital improvement trust fund
ARCHITECT: Hanbury Evans Wright Vlattas – Tampa, Fla.
FACILITIES ADDED: Food area, patio, student organization storage area, fitness center, locker room, and an administrative office

The students of Florida International University requested an improvement to the fitness center. “The previous work-out room was a 300 sq. ft. facility located on the third floor of the Wolfe University Center,” said Christina Fisher, coordinator. While the location was “efficient,” according to Fisher, many of the auxiliary needs, such as water fountains, restrooms, and administrative space were scattered.

The new Biscayne Bay Campus Fitness Center takes care of all of these problems. “Our new fitness center now houses a cardio village, women’s and men’s locker room, free weight area, an aerobics room with a dance floor and stretching bar, storage, a copy center, conference room, and all of the Biscayne Bay Campus Recreation Administration,” Fisher said.

The university now has an accessible, central location for its campus community fitness center.





University of Iowa (renovation/addition) Iowa Memorial Union Iowa City, Iowa

SUBMITTED BY: Nancy Abram, Marketing and Design Manager

FULL-TIME ENROLLMENT: 30,402

Four-year, public, rural, residential

REOPENED: Jan. 19, 2007

AREA ADDED: 13,000 sq. ft.

TOTAL AREA: 325,000 sq. ft.

ASSIGNABLE SPACE: 70%

PROJECT COST: \$9.9 million

FUNDING SOURCE: 100% student fees

ARCHITECT: Burt Hill Kosar Rittelmann – Philadelphia; OPN – Cedar Rapids, Iowa

FACILITIES RENOVATED: Branded food concept, quiet lounge, television lounge, patio, student organization suite, student organization storage area, information center, ticket office, art gallery, copy center, bookstore, theater, multipurpose room, and installed wireless Internet access



Photo by Sam McGuire (bottom)

This renovation was the fifth completed on the Iowa Memorial Union since it was built in 1925.

“The goals of the project were to improve wayfinding in the building, increase student lounge and gathering space, improve the office space for student organizations, enhance the relationship of the building with the Iowa Rives, and take care of some deferred maintenance in certain areas,” said Nancy Abram, marketing and design manager.

A noteworthy feature born out of the renovation was the expansion of the River Patio to include a River Terrace and Riverfront stage for student and public gatherings.



University of Utah (renovation) A. Ray Olpin University Union Salt Lake City, Utah

SUBMITTED BY: Branden Dalley, Associate Director
FULL-TIME ENROLLMENT: 28,000
Four-year, public, commuter
RE-OPENED: Sept. 24, 2007
AREA RENOVATED: 1,650 sq. ft.
ASSIGNABLE SPACE: 100%
PROJECT COST: \$100,000
FUNDING SOURCE: 100% institution
ARCHITECT: Charles Gaddis – Salt Lake City, Utah
FACILITIES RENOVATED: Student lounge

The new Crimson Lounge at the University of Utah offers something for everyone, according to Branden Dalley, associate director. Features of the lounge include a student-run art gallery that displays work of local artists and a plasma screen television with more than 120 international channels in their respective languages. "The international component to the lounge fits in perfectly with our current mission of the university: to reach out to our international population," Dalley said.

The lounge is split into two areas, one for studying and one for socializing. "Our lounge is a perfect example of offering to our students what they want. The lounge is a big hit," Dalley said.



**Vanderbilt University
Commons Center (new building)
Nashville, Tenn.**

SUBMITTED BY: Jack Davis, Director of Student Centers
Full-time enrollment: 6,200
Four-year, private, urban, residential
OPENED: Aug. 1, 2007
TOTAL AREA: 114,088 sq. ft.
ASSIGNABLE SPACE: 68%
PROJECT COST: \$25 million
FUNDING SOURCE: 100% institution
ARCHITECT: Bruner/Cott & Associates – Cambridge, Mass.
FACILITIES ADDED: Snack bar, cafeteria, coffee shop, two quiet lounges, a television lounge, three patios, an information center, four e-mail kiosk stations, a fitness center, graphic services, copy center, games room, two small meeting rooms, one medium meeting room, one large meeting room, one multipurpose room with two sections, 2,000 sq. ft. of administrative office space, seven administrative offices, dining hall, post office, writing studio, wireless Internet connectivity

In 2008, first-year students will have the opportunity to be a part of a new concept at Vanderbilt University, with the Commons Center as the “center piece,” according to Jack Davis, director of student centers. The Commons Center is a place “where faculty, students, and educational professionals interact as a community,” he said.

The Commons consists of 10 new or renovated residence halls, a dean’s residence, and the Commons Center. According to Davis, the Commons Center is a state-of-the-art building and received a LEED silver rating.

“Many aspects of the project were based on sustainable design and were closely monitored during the construction process,” he said. “The center focuses on recycling, including no ‘to go’ containers from the dining hall.”

The Commons Center is one of the first LEED-certified buildings in Tennessee.



**University of Vermont (new building)
Dudley H. Davis Center
Burlington, Vt.**

SUBMITTED BY: Kate Strotmeyer, Marketing Coordinator

FULL-TIME ENROLLMENT: 9,040

Four-year, public

OPENED: Oct. 5, 2007

TOTAL AREA: 186,000 sq. ft.

ASSIGNABLE SPACE: 70%

PROJECT COST: \$61 million

FUNDING SOURCE: 80% student fees; 2% institution funding; 4% private donations; 14% income activities (retail and conference rentals)

ARCHITECT: WTW Architects – Pittsburgh; Truex Collins & Partners Architects –Burlington, Vt.

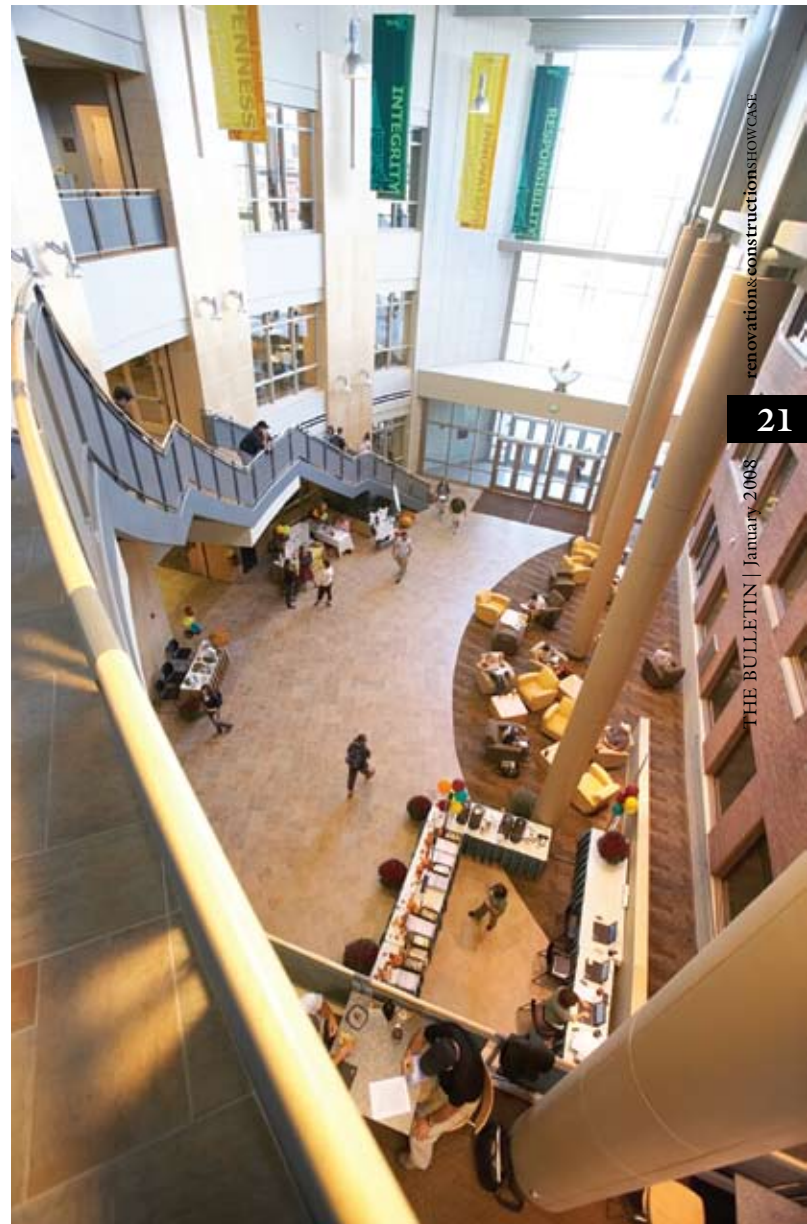
FACILITIES ADDED: Three branded food concepts, cafeteria, pub, coffee shop, five quiet lounges, nightclub, patio, multicultural center, 3,200 sq. ft. student organization suite, 1,660 sq. ft. student organization storage area, two information centers, 15 e-mail kiosks, art gallery, graphics services, copy center, bookstore, six retail areas, games room, four small meeting rooms, three medium meeting rooms, two multipurpose rooms, 3,800 sq. ft. of administrative office space, and wireless Internet access



Prior to the opening of the Dudley H. Davis Center, the University of Vermont lacked a true college union. Rather, the university had converted an old library into a union; but, according to Kate Strotmeyer, marketing coordinator, this building's atmosphere was not ideal. So, the decision was made to construct a new building.

"The Davis Center is unusual in the amount of local Vermont products that were used to construct the building, from its Vermont slate roof to its Vermont brick exterior. The building also used a significant amount of material that was recycled from the structures that were deconstructed to make way for it," Strotmeyer said.

Also, due to its energy-efficient design, the Davis Center is LEED certified.



Photos courtesy of Bob Handelman, Jeffrey Wakefield



**Virginia Commonwealth University (renovation)
Hunton Student Center
Richmond, Va.**

SUBMITTED BY: Timothy Reed, Director

FULL-TIME ENROLLMENT: 31,000

Four-year, public, urban

REOPENED: Jan. 24, 2007

TOTAL AREA: 24,891 sq. ft.

ASSIGNABLE SPACE: 47%

PROJECT COST: \$5.5 million

FUNDING SOURCE: 95% student fees; 5% alumni association

ARCHITECT: Einhorn, Yaffee, Prescott Architecture and Engineering – Washington, D.C.

FACILITIES ADDED: Branded food concept, four student organization suites, information center, e-mail kiosk station, games room, eight small meeting rooms, one administrative office, building manager office, University Student Commons and Activities operations office, Learning Center office, and wireless Internet access

FACILITIES RENOVATED: Quiet lounge area and television lounge



According to Timothy Reed, director, the renovation of Hunton Student Center was unique.

“Hunton Student Center is a one-of-a-kind project where a historic structure was totally renovated to recreate a specialized campus center,” he said. “The project preserved the integrity of a feature of Richmond history [and] became a modern centerpiece for student life at Virginia Commonwealth University.”

The renovation maintained some of the original church building design including “nested” pews in the balcony, while still allowing some modern changes, such as replacing mechanical systems to improve efficiency.

Photos courtesy of Timothy Reed



**University of Wisconsin–River Falls (new building)
University Center
River Falls, Wis.**

SUBMITTED BY: Cara Rubis, Associate Director
FULL-TIME ENROLLMENT: 6,450
 Four-year, public
OPENED: Jan. 22, 2007
TOTAL AREA: 142,660 sq. ft.
ASSIGNABLE SPACE: 48%
PROJECT COST: \$34 million
FUNDING SOURCE: 97% student fees; 1% state government; 2% institution funding
ARCHITECT: Workshop Architects, Inc. – Milwaukee, Wis.; Moody Nolan – Columbus, Ohio
FACILITIES ADDED: Cafeteria, coffee shop, four other food areas, two quiet lounges, television lounge, nightclub, two patios, accommodations for 165 student organizations, two information centers, 35 e-mail kiosks, locker room, art gallery, graphics services, two copy centers, bookstore, two retail areas, three game rooms, outdoor equipment area, guest room, four small meeting rooms, five medium meeting rooms, two large meeting rooms, theater, two multipurpose rooms with three sections, 11,670 sq. ft. administrative office space, and wireless Internet connectivity



Originally, the University of Wisconsin–River Falls did not intend to build a new college union; rather, the institution planned to add onto the Hagestad Student Center to accommodate a growing student population. However, plans soon changed.

“The old student center lacked space for student programming, and it no longer met the needs of the students,” said Cara Rubis, associate director. “After taking into consideration the long-term goals of the university—sustainability, diversity, community involvement, student services, and a recruitment tool—the only option that met these needs was to build a new University Center.”

Driven by student recommendation, many features of the new University Center are green, such as water-efficient landscaping and sustainable cleaning systems. The building also received a LEED silver rating.