



Renovation & Construction

showcase



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Boise State University (renovation/addition)
Student Union
 Boise, Idaho

SUBMITTED BY: Jack Rahmann, Director
 Four-year, public, urban, commuter
FULL-TIME ENROLLMENT: 20,000
OPENED: Sept. 1, 1999
REOPENED: Aug. 14, 2009
AREA RENOVATED: 27,000 sq. ft.
AREA ADDED: 67,000 sq. ft.
FLOORS: 3
ASSIGNABLE SPACE: 75%
PROJECT COST: \$30 million
FUNDING SOURCE: 100% student fees
ARCHITECT: MHTN – Salt Lake City;
 Lombard Conrad Architects – Boise, Idaho
FACILITIES RENOVATED: Snack bar, cafeteria, coffee house, two other food areas, two quiet lounges, patio, multicultural center, information center, gallery, graphics center, bookstore, retail area, bowling lane, games room, multipurpose room, and five administrative offices
FACILITIES ADDED: Six quiet lounges, 2,000-sq.-ft. student organization suite, 400-sq.-ft. student organization storage area, two e-mail kiosks, crafts center, bookstore, two small meeting rooms, two medium-sized meeting rooms, multipurpose room, and four administrative offices

The Boise State University Student Union has seen a lot of growth since opening in 1999. During the past 10 years, student enrollment increased from 14,000 to 20,000. And daily building counts grew by 15 percent annually over the last six years to 7,000 daily. It was time for the Student Union to expand.

"The Student Union is now a 252,000-square-foot facility," said Jack Rahmann, director. "[There is a] new grand ballroom, new dining hall and kitchen, additional study lounges, and programming space."

The new design improved access to the building and incorporated sustainable elements, such as a geothermal heating, ventilation, and air conditioning system; a cardboard compactor; a grease storage system; and low-volume bathroom fixtures.



Photos by Guiseppe Salitta

SUBMITTED BY: Victoria Angis, Assistant Dean for Campus Life
 Four-year, public, rural, residential
FULL-TIME ENROLLMENT: 1,995
OPENED: Aug. 25, 1975
REOPENED: Aug. 10, 2009
AREA RENOVATED: 20,308 sq. ft.
AREA ADDED: 11,453 sq. ft.
TOTAL AREA: 31,761 sq. ft.
FLOORS: 3
ASSIGNABLE SPACE: 82%
PROJECT COST: \$7.5 million
FUNDING SOURCE: 68% student fees; 32% institutional funding
ARCHITECT: JMZ Architects and Planners, P.C. – Glens Falls, N.Y.
FACILITIES RENOVATED: Branded food concept, quiet lounge, patio, information center, bookstore, games room, two medium-sized meeting rooms, administrative office space, mail room, and broadened wireless Internet access
FACILITIES ADDED: Another food venue, student organization suite, student organization storage area, retail space, multipurpose room, wellness center, and four restrooms

In 1975, the Campus Center at Castleton State College was built quickly and cheaply for an on-campus residential population of 600 after a fire destroyed another building on campus that provided similar services. Years later, the center was in need of an update and expansion.

“Not only was the entire existing structure renovated inside and out, but also several key service areas were moved within the building and given more space,” said Victoria Angis, assistant dean for campus life. “The new Campus Center has been part of a major transition for our campus. Students are now proud to say they go to Castleton.”

The Campus Center was built to LEED Silver specifications as 75 percent of existing walls, floors, and roof were reused along with using local materials and low-VOC materials and furnishings.



Photos by Emnis Dufing





SUBMITTED BY: Allison Coutts, Interim Director
 Four-year, private, urban, residential
FULL-TIME ENROLLMENT: 1,900
OPENED: Aug. 14, 2009
TOTAL AREA: 84,000 sq. ft.
FLOORS: 4
ASSIGNABLE SPACE: 76%
PROJECT COST: \$35 million
ARCHITECT: CBT Childs, Bertman & Tseckares Inc. – Boston; LDL Studio – Providence, R.I.
FACILITIES ADDED: Snack bar, cafeteria, dining room, quiet lounge, television lounge, patio, 1,395-sq. ft. student organization suite, 800-sq.-ft. student organization storage area, information center, three e-mail kiosks, fitness room, locker room, copy center, bookstore, games room, outdoor equipment, spiritual room, two small meeting rooms, medium-sized meeting room, administrative office space, campus life offices, athletics offices, food service offices, and wireless Internet access

The Curry College Student Center was built based on two needs of the campus: increased dining capacity and cocurricular gathering space. The building was designed like a shopping mall to bring out those features and encourage student and staff engagement.

“The unique design has elements that bring students, faculty, and staff to the facility for a variety of reasons and fosters interaction . . . once they have arrived,” said Allison Coutts, interim director. “It encourages cross connections through all constituencies of campus.”

Some sustainable aspects of the design include gas-fired cooling, high-efficiency boilers and lighting, low-flow toilets and faucets, and a 300-point energy management system.

The University of Georgia (renovation/addition)
Tate Student Center
 Atlanta, Ga.

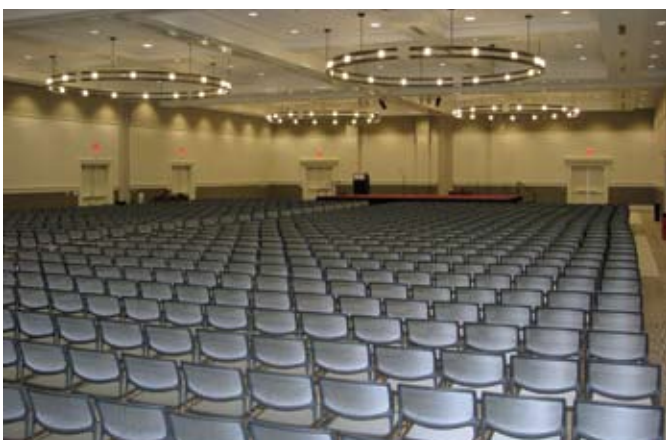
SUBMITTED BY: Willie Banks, Director
 Four-year, public, residential
FULL-TIME ENROLLMENT: 34,000
OPENED: Oct. 20, 1983
REOPENED: Aug. 30, 2009
AREA RENOVATED: 100,000 sq. ft.
AREA ADDED: 95,000 sq. ft.
TOTAL AREA: 195,000 sq. ft.
FLOORS: 5
ASSIGNABLE SPACE: 45%
PROJECT COST: \$60.2 million
FUNDING SOURCE: 80% student fees;
 20% institution funding
ARCHITECT: Cooper Carry – Atlanta;
 MHTN – Salt Lake City
FACILITIES RENOVATED: Patio, student organization offices, student organization storage area, ticket office, six e-mail kiosks, gallery, two medium-sized meeting rooms, theater, administrative office space, and dance rehearsal space
FACILITIES ADDED: Three branded food concepts, faculty club, quiet lounge, television lounge, information center, one ticket office, eight e-mail kiosks, copy center, spiritual room, four medium-sized meeting rooms, three large meeting rooms, multipurpose room, and wireless Internet access

When it originally opened in 1983, the Tate Student Center was just Phase 1 of a two-phase project to bring a first-rate union to the University of Georgia campus. However, budgetary concerns made it so the second phase was never added—until now.

“This project was an amazing journey for our students and staff,” said Willie Banks, director. “During the 18 months of construction, services were provided without interruption.”

The project brought together different departments and students across campus, and it is the university’s first LEED-certified building, earning a LEED Silver rating.

“There were many challenges for this project,” Banks said. “But the team of architects, contractors, students, and staff ultimately produced a top-rate union for the university community.”



Photos by Don Reagin



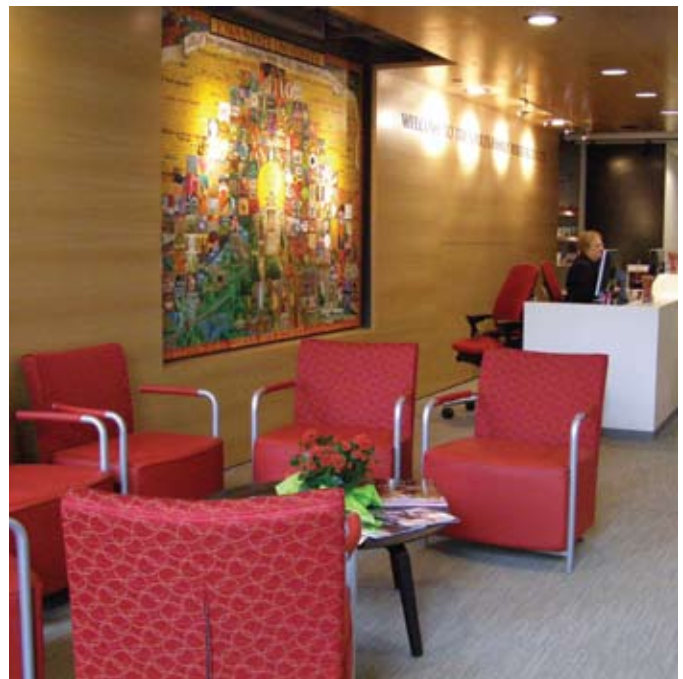
SUBMITTED BY: Richard Reynolds, Director
 Four-year, public, residential
FULL-TIME ENROLLMENT: 27,945
OPENED: April 16, 2009
AREA RENOVATED: 42,232 sq. ft.
AREA ADDED: 35,684 sq. ft.
TOTAL AREA: 318,673 sq. ft.
FLOORS: 8
ASSIGNABLE SPACE: 75%
PROJECT COST: \$22.9 million
FUNDING SOURCE: 61% student fees;
 28% bookstore funding; 8% private donations;
 3% institutional funding
ARCHITECT: HLKB Architecture – Des Moines, Iowa
FACILITIES RENOVATED: Branded food area,
 snack bar, quiet lounge, patio, multicultural center,
 information center, 25 e-mail kiosks, copy
 center, bookstore, medium-sized meeting room,
 and multipurpose room
FACILITIES ADDED: Patio, bookstore, administrative
 office space, and wireless Internet access

Iowa State University (renovation/addition)
Memorial Union
 Ames, Iowa

Between 1928, when the Memorial Union was originally built, and 1977, it underwent 10 additions. And in 1996, another addition allowed for the renovation of a food court and student organization office space. But the building was still in need of work; so, in 2003, students approved a fee to fund another renovation/addition project.

“Spaces in the original building were restored rather than renovated,” said Richard Reynolds, director. “Artisans were contracted to restore the façade of the building and replicate architectural details in the ballroom and lobby area.”

This student-led initiative resulted in an updated Memorial Union that strives to blend the new and old.



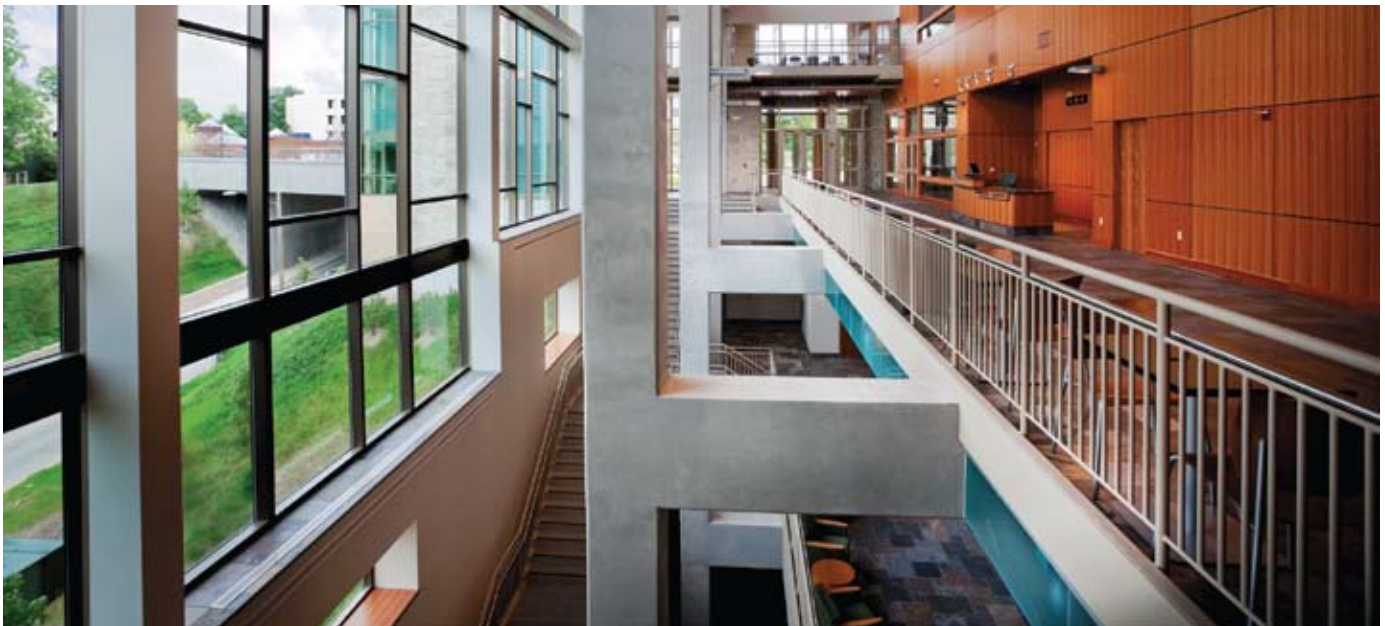
Lawrence University (new building)
Richard and Margot Warch Campus Center
 Appleton, Wis.

SUBMITTED BY: Gregory Griffin, Director
 Four-year, private, residential
FULL-TIME ENROLLMENT: 14,000
OPENED: Sept. 18, 2009
TOTAL AREA: 107,000 sq. ft.
FLOORS: 5
ASSIGNABLE SPACE: 60%
PROJECT COST: \$35 million
FUNDING SOURCE: 100% private donations
ARCHITECT: Uihlein-Wilson Architects, Inc. –
 Milwaukee, Wis.; KSS Architects – Princeton, N.J.
FACILITIES ADDED: Snack bar, cafeteria, coffee
 house, three dining rooms, two quiet lounge-
 es, television lounge, three patios, 944-sq.-ft.
 student organization office suite, 800-sq.-ft.
 student organization storage area, information
 center, three e-mail kiosks, ticket office, gallery,
 two retail spaces, two small meeting rooms, one
 medium-sized meeting room, theater, two multi-
 purpose rooms, administrative office space, and
 broadened wireless Internet access

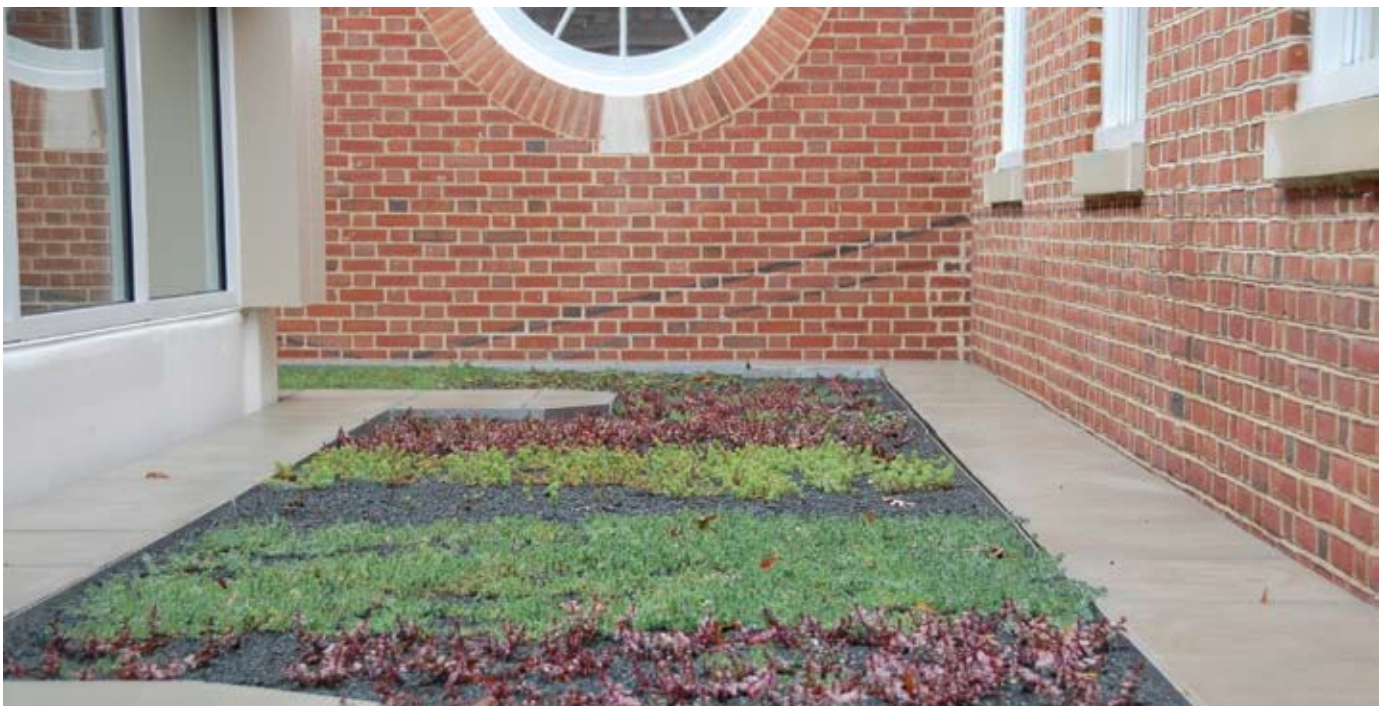
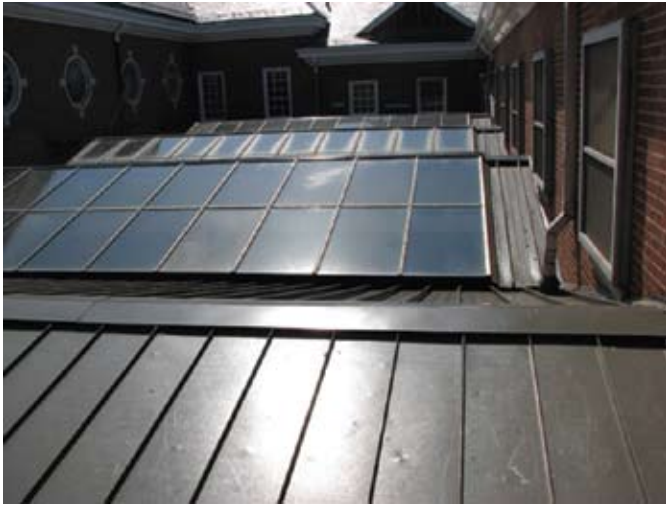
The Task Force on Residential Life at Lawrence University found that the campus's original union was not meeting students' needs. They wanted a facility that better complimented residential life and supported the institution's educational mission. Director Gregory Griffin believes the Warch Campus Center, addresses these issues.

"The Campus Center represents the culmination of more than two decades of planning and aspiration and represents a monumental step forward in the development of the residential campus setting of the university," he said. "It is truly a transformational building."

The Campus Center is LEED Gold certified; natural materials were used during construction and some sustainable features include a green roof, water-efficient toilet fixtures, and native landscaping.



Photos by Jeff Kennan



SUBMITTED BY: Stephen Gnadt, Associate Director
 Four-year, public, urban
FULL-TIME ENROLLMENT: 35,000
OPENED: July 1, 1986
REOPENED: Nov. 15, 2009
AREA RENOVATED: 5,200 sq. ft.
TOTAL AREA: 286,092 sq. ft.
FLOORS: 5
ASSIGNABLE SPACE: 60%
PROJECT COST: \$2.3 million
FUNDING SOURCE: 60% student fees;
 40% generated revenue
ARCHITECT: Murphy & Dittenhafer – Baltimore
FACILITIES RENOVATED: Two multipurpose rooms

In previous decades, two outdoor courtyard spaces around the University of Maryland–College Park’s Stamp Student Union had been enclosed with glass roofing structures. However, these rooms caused ongoing problems with leaking, and the direct sunlight from the skylights prevented the rooms from being used for multimedia presentations.

To address these problems, the rooms were completely renovated to include windows that filter in natural, but not direct, sunlight; new flooring; and a green roof to help deal with previous water issues. Overall, the rooms are much more energy-efficient.

“This small renovation project transformed a problem space into an environmentally friendly and sustainable space that the entire campus wants to use,” said Stephen Gnadt, associate director. “It shows how sustainable practices can solve typical building renovation problems.”

SUBMITTED BY: Laurie Woodward, Director
 Four-year, public, rural, commuter, residential
FULL-TIME ENROLLMENT: 14,000
OPENED: Oct. 2, 1972
REOPENED: Oct. 7, 2009
TOTAL AREA: 7,000 sq. ft.
FLOORS: 2
ASSIGNABLE SPACE: 62%
PROJECT COST: \$1.6 million
FUNDING SOURCE: 100% student fees
ARCHITECT: R.L. Engerbretson - Mankato, Minn.
FACILITIES RENOVATED: A theater and broadened wireless Internet access

A maintenance study showed that the Ostrander Auditorium, located on the first floor of Minnesota State University's Centennial Student Union, was in need of repair in many areas. The auditorium was stripped to its shell and completely rebuilt, receiving new seating, a stage, curtains, and a heating, ventilation, and cooling system.

"The Ostrander is the first place that students visit on campus," said Laurie Woodward, director. "And now, the facility provides a great first impression."

The lighting and sound systems as well as HVAC system are all energy-efficient, and new technology was incorporated in the design.





University of North Carolina—Charlotte (new building)
Student Union
 Charlotte, N.C.

SUBMITTED BY: Jerry Mann, Executive Director

Four-year, public, urban, residential

FULL-TIME ENROLLMENT: 24,700

OPENED: July 15, 2009

TOTAL AREA: 196,000 sq. ft.

FLOORS: 4

ASSIGNABLE SPACE: 65%

PROJECT COST: \$59.9 million

FUNDING SOURCE: 94% student fees;
 6% university auxiliary unit

ARCHITECT: FWA Group – Charlotte, N.C.

FACILITIES ADDED: Five branded food concepts, cafeteria, other food area, quiet lounge, television lounge, five patios, 6,858-sq.-ft. student organization suite, 516-sq.-ft. student organization storage area, information center, e-mail kiosk, gallery, copy center, bookstore, four retail spaces, seven small meeting rooms, six medium-sized meeting rooms, one large meeting room, theater, multipurpose room with nine sections, administrative office space, six other lounges, student media area, leadership area, and wireless Internet access

The existing union at the University of North Carolina—Charlotte was inadequate. It was determined that the cost of a renovation would not allow for a suitable facility, so the decision was made to start from scratch and build a new union.

“The new building offers an efficient, open design that invites interaction and creates the living room feel that makes for a successful union,” said Jerry Mann, executive director. “It is a building that has done what every good union should do—include the right combination of dining, retail, lounge, meeting, and event space to create a gathering point for all members of campus to find community.”

The Student Union is designed to achieve LEED certification; it has waterless urinals, a white roof, charging area for electric vehicles, and occupancy sensors. Sustainable practices also were used throughout the construction.

SUBMITTED BY: Justin Camputaro, Director
 Four-year, public, rural, residential
FULL-TIME ENROLLMENT: 15,430
OPENED: April 10, 2009
TOTAL AREA: 157,415 sq. ft.
FLOORS: 3
ASSIGNABLE SPACE: 73%
PROJECT COST: \$50.4 million
FUNDING SOURCE: 52% student fees;
 39% institutional funding; 8% government;
 1% private donations
ARCHITECT: Rink Design Partnership, Inc. –
 Jacksonville, Fla.
FACILITIES ADDED: Four branded food concepts,
 snack bar, pub, dining room, two television
 lounges, five patios, multicultural center, 10,794-
 sq. ft. student organization suite, 1,956-sq. ft.
 student organization storage area, two informa-
 tion centers, four e-mail kiosks, gallery, copy cen-
 ter, bookstore, retail area, games room, spiritual
 room, four small meeting rooms, medium-sized
 meeting rooms, three large meeting rooms, the-
 ater, multipurpose room with four sections, ad-
 ministrative offices, graduate student lounge, out-
 door amphitheater, and wireless Internet access

Though opened in 1972, the University of North Florida never had a true union. A campus facility called the Robinson Student Life Center acted as a union but was unable to offer all the amenities that students desired. Therefore, in 2000, the student government decided that the construction of a union was a priority. “The Student Union has brought so much to our campus,” said Justin Camputaro, director. “It is not only a recruitment tool we never had, but also it is a retention tool. It is the new ‘home’ for the students, and they are very happy for it.”

The university is finalizing the LEED certification process, and staff members believe the new building is likely to reach at least LEED Silver, partially because of the waterless urinals, use of reclaimed water, and use of recycled and local materials in the construction process.





SUBMITTED BY: Kathy McIntosh,
Student Life Initiatives Project Manager
Four-year, private, urban, residential
FULL-TIME ENROLLMENT: 7,200
OPENED: July 1, 1986
REOPENED: Nov. 15, 2009
AREA RENOVATED: 13,790 sq. ft.
AREA ADDED: 53,025 sq. ft.
TOTAL AREA: 129,025 sq. ft.
FLOORS: 5
ASSIGNABLE SPACE: 90%
PROJECT COST: \$42.5 million
FUNDING SOURCE: 34% private donations; 33% student fees; 33% institutional funding
ARCHITECT: Hamm and Goldman Architects – New York City; Mosher Drew Watson Ferguson – San Diego
FACILITIES RENOVATED: Dining room, faculty club, other food area, information center, outdoor equipment, small meeting room, multipurpose room, and administrative office space
FACILITIES ADDED: Snack bar, cafeteria, pub, other food area, quiet lounge, three television lounges, three patios, multicultural center, 1,400-sq.-ft. student organization suite, 500-sq.-ft. student organization storage area, information center, e-mail kiosk, gallery, locker room, graphics shop, two retail spaces, games room, outdoor equipment, three small meeting rooms, multipurpose room, administrative office space, and wireless Internet access

The Student Life Pavilion was built to meet the technological and involvement needs of University of San Diego students. "It was designed to provide large, open spaces where students can interact with one another, significantly expanded hours, dining options that reflect students' palates, work spaces for organizations, and a marketplace," said Kathy McIntosh, student life initiatives project manager.

The university is planning to seek LEED Gold certification. The building features many sustainable aspects, such as a food decomposition unit, windows that are able to be opened and used to regulate temperature, and a green roof.



University of San Diego (renovation/addition)
Student Life Pavilion
San Diego, Calif.

University of South Florida (new building)
Marshall Student Center
 Tampa, Fla.

SUBMITTED BY: Joe Synovec, Director
 Four-year, public, urban
FULL-TIME ENROLLMENT: 39,852
OPENED: April 15, 2009
TOTAL AREA: 305,571 sq. ft.
FLOORS: 4
ASSIGNABLE SPACE: 76%
PROJECT COST: \$65 million
FUNDING SOURCE: 100% student fees
ARCHITECT: Gould Evans Associates – Tampa, Fla.;
 Sasaki Associates, Inc. – Watertown, Mass.
FACILITIES ADDED: Six branded food concepts,
 two snack bars, pub, coffee house, another food
 area, five quiet lounges, two television lounges,
 two patios, multicultural center, 5,289-sq.-ft.
 student organization suite, information center,
 ticket office, gallery, seven retail spaces, games
 room, three small meeting rooms, 12 medium-
 sized meeting rooms, five large meeting rooms,
 two theaters, seven multipurpose rooms, stu-
 dent life tower with four floors, and wireless
 Internet access

The original Marshall Center was created to serve the Uni-
 versity of South Florida when it first opened with an enroll-
 ment of 2,500 students. Today, more than 39,000 students
 are enrolled at the university, and they needed a union that fit their
 increased population.

“The Marshall Student Center is having a significant impact on
 student life,” said Joe Synovec, director. “Much more than the original
 Student Center, there has been an amazing transformation in the role
 that it plays on campus. It is playing a vital role in student recruiting,
 retention, and development like never before.”

Sustainability was a consideration during the building process; re-
 cycling was done on site, and the building incorporates recycled ma-
 terials for the flooring and ceiling tiles.



Photos by Armstrong Ceilings



Texas A&M University—Commerce (new building)
Sam Rayburn Student Center
Commerce, Texas

SUBMITTED BY: Rick Miller, Director

Four-year, public, rural, residential

FULL-TIME ENROLLMENT: 9,600

OPENED: Jan. 30, 2009

TOTAL AREA: 95,083 sq. ft.

FLOORS: 2

ASSIGNABLE SPACE: 68%

PROJECT COST: \$20.8 million

FUNDING SOURCE: 68% student fees;
32% institutional funding

ARCHITECT: WTW Architects – Pittsburgh;
GideonToal – Fort Worth, Texas

FACILITIES ADDED: Three branded food concepts, cafeteria, other food area, four quiet lounges, nightclub, two patios, 5,005-sq.-ft student organization suite, 977-sq.-ft. student organization storage area, information center, two locker rooms, graphics shop, copy center, bookstore, two retail spaces, games room, small meeting room, two medium-sized meeting rooms, five large meeting rooms, multipurpose room with three sections, administrative office space, five auxiliary/food service areas, identification card office, and wireless Internet access

Feasibility studies showed that not only was the original union facility at Texas A&M University—Commerce in need of an update, but also a renovation would not meet the campus community's needs. It was decided that a new building was necessary.

"The Sam Rayburn Student Center has many features that make it an easy-to-use, elegant, and practical facility," said Rick Miller, director. "The project was done with a modest budget to provide a building that is student-centered. While the building is modern, the tradition of 'The Union' lives on in this amazing gift the students have provided the campus. It has truly become a laboratory for learning and service."

LEED best practices were used during the construction of the new union. Materials, design, and use of technology aid in conserving energy and utility usage.

SUBMITTED BY: Larry Mosher, Director
 Four-year, private, residential
FULL-TIME ENROLLMENT: 4,000
OPENED: Jan. 4, 2009
TOTAL AREA: 202,000 sq. ft.
FLOORS: 3
ASSIGNABLE SPACE: 88%
PROJECT COST: \$74 million
FUNDING SOURCE: 100% private donations
ARCHITECT: Sasaki and Associates – Boston;
 Design Organization – Valparaiso, Ind.
FACILITIES ADDED: Branded food concept, snack bar, cafeteria, quiet lounge, three patios, multi-cultural center, 5,000-sq.-ft. student organization suite, 900-sq.-ft. student organization storage area, information center, ticket office, eight e-mail kiosks, two locker rooms, graphics shop, book store, games room, outdoor equipment, two small meeting rooms, three medium-sized meeting rooms, two large meeting rooms, multi-purpose room with three sections, administrative office space, career center, international/multi-cultural programs area, integrated marketing, and wireless Internet access



The original Valparaiso University Union opened in 1955 and had a maximum capacity of 350 people in its largest gathering area. As student enrollment nearly doubled from 1995 to the present, a needs assessment determined that a larger space was needed to continue to foster a sense of community on campus.

“The construction of the Harre Union has helped the university develop a true sense of community by completing the heart of campus,” said Larry Mosher, director. “It has become the true crossroads of the campus. It is a place where community can come collaborate, debate, compromise, and celebrate.”

Additionally, the building includes green features, such as a cooking oil collection system and occupancy sensors that control lighting and temperature. According to Mosher, the Harre Union was built to LEED Silver standards though the university is not seeking certification.

