

### 3. INTRODUCTION

## B. PROJECT DESCRIPTION

The total project consists of approximately 230,000 GSF of new construction to serve the needs of 25,000 students. The present campus population of approximately 15,000 students is growing steadily and UNF anticipates it will reach its goal of 25,000 within two decades. In addition to the structure, the projects includes reconfiguring the ponds in front of the site and developing extensive landscape areas and pedestrian pathways.

Within the building, the University wishes to provide a badly needed space to student activities and organizations, meeting rooms and a ballroom, expanded food venues including a new Boathouse, entertainment facilities lounges and similar compatible functions.

### 1. PROJECT GOALS AND OBJECTIVES

Envisioned as the center for on campus student activity, the proposed student Center must welcome all members of the university community. Non-resident students should feel that the Center is their home on campus. Resident students should see the Center as the place "to see and be seen," the social center of the campus. Faculty and staff must be encouraged to visit every day and to see the Center as a place to extend student-faculty conversations initiated in the classrooms. Ideally, the Student Center will become an adjunct to the academic campus; a new type of academic building that fosters dialogue, debate, and "learning beyond the classroom." In the words of the President of the Student Body, "we want our university to be more than a 13th grade; we are expecting to attend an institution, not just a place to get an education."

The following design goals, initiated by the Preliminary Facilities Document, were confirmed and expanded by the program team:

- Provide appropriate spaces and gathering places for all members of the University Community, students, faculty and staff, to interact, formally and informally, as members of the campus community;
- Provide services and conveniences that support the everyday needs of all students, especially students who live off campus;
- Promote opportunities for student involvement and leadership development;
- Complement the academic experience through an array of cultural, educational. Social, and recreational programs; and
- Build a strong sense of community and, among individuals, a lasting connection to the University.

The achievement of these goals is contingent on the creation of a facility that will attract frequent student use, encourage interaction among the diverse campus population and

promote communication and the sense of membership in a community, among all users by providing:

- An entry area that will serve as the building's "living room" featuring seating and spaces for students to "see and be seen";
- A ballroom that can be sub-divided into several large meeting rooms, each capable of hosting functions with food.
- Multipurpose meeting rooms ranging in size to accommodate groups of 25 to 100 people;
- A food court that includes multiple venues, quick-service concepts, with seating that can serve as study lounge spaces when the food venues are not operational;
- A theater suitable to presenting movies with fixed seating for approximately 300 people;
- A study area, a game room, and other lounge space dedicated to informal student activities and interaction;
- The campus bookstore and other retail space; and
- Office space for student services including space for Student Government, the Intercultural Center, the Women's Center, student media, and other organizations that require office space to support their activities.

The outdoor areas of the building will be critical programming areas. They must be designed to accommodate amplified sound without disturbing the academic areas of the campus. In addition, there will be a significant number of vendors who will want access to the student population at the facility, and student organizations will have frequent needs for information/sales tables close to the building.

### 2. ENVIRONMENTAL OBJECTIVES

The University has made a commitment to build environmentally responsible buildings. The Student Union will go for the highest possible LEED Certification within the budget.

## C. OTHER CAMPUS CONTRACTS

The University has ongoing contracts with Chartwells to provide campus-wide food and with Faullete to operate the campus bookstore. Both contracts can be modified, but only with the active participation of the vendors. Presently Chartwells operates Wackadoos in the Boathouse, Sub Generation, Sbarro, the Alumni Café, Freshen's Smoothies, AFC Sushi, the Osprey Café, the Harvest Moon Café and the university catering center, housed in the University Center.

### 3. INTRODUCTION

Presently, UNF is in the fourth year of a ten-year contract with Chartwells to provide all food service on the campus. As is typical on most public campuses, the contracted food service provider is amenable to providing extended hours of operation and an expanded menu at the student center, provided the university is willing to recognize the additional expense through a renegotiation of the base contract. It is essential that quality food be available as late as 2:00 am. The menu need not be extensive and should not require the entire food court to be operational. Other universities have opted to include either an "emporium" into their program or to expand the operation of the coffee shop. In either case, the "late night" venue should offer coffee, pizza, light sandwiches, grilled items, and pre-packaged meals that can be taken home and reheated.

On occasion, other campuses have been successful in negotiating for one or perhaps two independent vendors to operate small venues on campus. The present success of Madrid Restaurant may offer a model for this approach to modifying the campus wide contract.

The Boathouse is an historic component of the campus. Presently operated by Wackadoos under the aegis of Chartwells, this facility should be included in the new facility. It is not necessary, and may be undesirable, to retain the present structure, but the concept of a Boathouse, a place that serves beer and other food, is important to the tradition of UNF.

#### *THE BOOKSTORE*

The present campus bookstore is operated by Follett. The Bookstore, in the fourth year of a ten-year contract is very successful. The present bookstore occupies approximately 10,000 GSF and sells textbooks, general books, and sundries as well as university logo items. Ideally, the Bookstore would like to expand to 20,000 GSF.

Not all Student centers have bookstore; at both UVA and the University of New Mexico, the bookstore is housed in separate facilities. Alternatively at USCL and UCSD, the bookstore is an important element of the Student Center. At ASU, the bookstore although functionally a separate operation, is joined to the Student Center to form a single structure. This model may work well for UNF.

### **D. DESIGN PROFESSIONAL'S SCOPE OF WORK**

The Design Professional will be responsible for providing all architectural and engineering services required for this project. The following is a brief description of the anticipated scope of services.

#### **1. PROGRAM REVIEW**

The Design Professional will be responsible for reviewing this facilities program document and becoming thoroughly familiar with the program requirements. Following this review

and prior to commencement of design, Design Professional will be invited to meet with the University's Project Manager and the Building Committee to discuss the project's program requirements, schedule, and design constraints.

#### **2. SITE DESIGN**

The Design Professional will be responsible for becoming thoroughly familiar with the proposed building site, surrounding facilities, utility distribution systems, vehicular and pedestrian circulation patterns, and existing vegetation. The Design Professional is expected to provide a design for the facility, which is responsive to the programmatic intent and conducive to University student life while also complying with precepts contained in the University's Campus Master Plan.

Prior to commencement of the design phase, the Design Professional will be provided with a copy of the University's Architectural Design Guidelines and Landscape Design Guidelines for use in the design of this project. The Design Professional shall adhere to these guidelines and discuss any exceptions with the Facility Planning Department.

#### **3. ARCHITECTURAL DESIGN**

The Design Professional will be responsible for the preparation of all phases of architectural design, commencing with schematic design and continuing through design development and submittal of complete construction documents. It is anticipated that the additional services of a Food Service Specialty consultant will be required for the project. The Owner may also elect to obtain the services of a Sound Consultant for the Performance and Ballroom spaces.

#### **4. ENGINEERING DESIGN**

The Design Professional will be responsible for the preparation of all engineering design, commencing with schematic design and continuing through design development and submittal of completed construction documents. In general, engineering design will include all civil, landscape, structural, mechanical, electrical, plumbing, and fire protection disciplines necessary to complete the project.

#### **5. GREEN DESIGN**

The LEED Accredited Professional will be responsible for registering the project through the USGBC web site, the documentation of credits and coordinating the certification process.

#### **6. CONSTRUCTION PHASE SERVICES**

The Design Professional will provide all required construction administration services in accordance with University requirements, including:

### 3. INTRODUCTION

Contract administration services including interpretation of the construction documents, preparation of addenda during the pricing phase, preparation of documents for modifications during construction, review of construction submittals, review of the Construction Manager's pay requests, observation of construction work in progress and Substantial and Final Completion inspections of the completed work.

### 7. COST CONTROL

During the design of this project, it is essential that the University be kept informed as to estimates of probable construction costs. Accordingly, the Design Professional will work closely with the Construction Manager in the development of construction cost estimates at each phase of the design.

If it becomes evident that the construction cost exceeds the available budget, the Design Professional will work with the University staff to resolve the cost overruns. The Design Professional is encouraged to provide the University recommendations for reasonable cost savings whenever possible.

### 8. GOVERNMENTAL INTERACTION

The Design Professional will be responsible for assisting the University in meeting the requirements of applicable federal, state, and local regulatory requirements that deal with construction activity and/or property development. Prior to the commencement of design, the Design Professional will consult with the University's Project Manager to discuss this item in detail.

### E. CONSTRUCTION DELIVERY METHOD

It is currently proposed that the Construction Manager-at-Risk delivery method will be used to construct this project. The Construction Manager will be selected early in the design phase based on experience and qualifications rather than being selected based on low bid following completion of Construction Documents. This method provides greater assurance of selecting a qualified builder and allows the University to benefit from the in-house expertise in cost estimating and constructability during design. The Construction Manager's services will include:

1. Program Review — The Construction Manager will be responsible for reviewing this facilities program document and becoming familiar with all program requirements. Following the review, the Construction Manager will be invited to meet with the University's Project Manager and the Building Committee to discuss the issues such as program requirements, project schedule, and design constraints.
2. Preconstruction Services — The Construction Manager will provide preconstruction services

and reports to assist the Design Professional and the University in evaluating construction costs, project schedule, and constructability issues. The Construction Manager will prepare a statement of construction cost estimate for each phase of the design process.

3. Construction Phase Services — The Construction Manager will develop an acceptable construction schedule and provide for the construction of all designed improvements. The scheduling of work to minimize the impact of related construction noises, disruptions, and inconveniences in the occupants of adjacent facilities and the campus in general is imperative. Work schedules shall be closely developed and coordinated with the Facilities Planning Department.

### F. FACILITIES PROGRAM DEVELOPMENT

Planning any campus requires the ability to forecast the future, or at least to anticipate future campus trends. The programming of the Student Center is similar. In anticipation of the inevitable expansion of the campus population, the programming team has prepared a document anticipating the needs of UNF when the student population reached 25,000. As the facility is designed, funding sources may require a more limited initial phase of construction, but the entire facility should be considered when designing the site. To facilitate the initial and eventual design of the facility, the full 25,000 student program is offered as the basis for design.

The Facilities Program Committee members include:

- Dr. Mauricio González  
Vice President - Student Affairs
- Dr Lucy Croft  
Vice President for Student Life
- Richard Crosby  
Associate VP Administration & Finance
- David Crabtree  
Everett Malcolm  
Associate Vice President - Student Affairs
- Tom VanSchoor  
Dean of Students
- Tom Foran  
President - Student Government
- Jerald Callahan  
Vice President - Student Government
- Charles E. Bear, Jr.  
Director, Physical Facilities
- Zak Ovadia, AIA, MRAIC, NCARB  
Director, Facilities Planning