What We Heard

Student Engagement
• Union renovation needs student body approval
• Conducting survey of students interests

Student Organizations
• 475 student groups currently on campus
• Consolidate Student Organization Spaces
• Shortage of Organization space
• Lacks Identity

Student Spaces
• Lack of student lounge and hang out space
What We Heard

Image

- New Welcome Center located in adjacent East Memorial Stadium
- Union needs visual connection to exterior “curb appeal” and daylight opportunities
- Union should feel inviting and comfortable to encourage students to hang out “Campus Coach”
- Union needs wow factor (update to current needs and desires)
- Improve way finding and create Information Desk
What We Heard

Operations

• Reduced activity in evenings
• Opportunities for more revenue generating programs (food service, Conference, retail, events)
• Collocate Union management
• Loading & delivery challenges (exterior screening, receiving area, service access with building)
• Food service delivery challenges with operations on multiple levels (food storage, kitchen, dish wash, Bluemont dining, Salsarita)
• Ballroom service difficult do to lack of prep & storage space
# Mind Mixer

## Topics

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Mind Mixer

**Renovate the Union**

**Oct 11 - Jan 10, 2013**

If you had a limited amount of money to spend on renovating the Union, where would you focus your investment?

Choose up to 4

- Student Activities Offices, Multi-Cultural Offices, Student Club Offices
- Daytime Food Service Offerings
- Late Night Food
- Lounge, Hang-Out, Study Space
- Meeting And Conference Rooms
- Multi-Purpose Recreational Space
- Copy Center Or Other Student Services
- Bookstore, Convenience Store, Computer Store
- Improve Furnishings In Public Areas

Submit your own ideas about the most important improvements to make to the Union. Use the comment feature to share your thoughts.

Submit Your Vote

**Comments**

What would you add to the conversation?

I would add...
**What We Heard**

*There are 77 Submissions in this Survey*

### Survey

**Which programs need more space?**

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### What We Heard

There are **254 Votes** in this Poll

#### The Poll

**If you had a limited amount of money to spend on renovating the Union, where would you focus your investment?**

- Lounge, Hang-Out, Study Space: 49 votes
- Improve Furnishings In Public Areas: 41 votes
- Daytime Food Service Offerings: 31 votes
- Student Activities Offices, Multi-Cultural Offices, Student Club Offices: 30 votes
- Late Night Food: 29 votes
- Multi-Purpose Recreational Space: 28 votes
- Meeting And Conference Rooms: 22 votes
- Copy Center Or Other Student Services: 12 votes
- Bookstore, Convenience Store, Computer Store: 12 votes
Existing Plan – Lower Level
Renovated Plan – Lower Level

New Exterior main entrance

New exterior windows

Improved Club with new bar, seating, finishes, and game area.

Separation of Bowling from Club to reduce noise transfer
University of Minnesota - Mankato
Renovated Plan – Ground Floor

- New Southwest front door from Visitor Center and drop-off
- Enlarged Student Organization and Lounge spaces
- Improved finishes and comfortable furnishings
- New Addition on East

Legend:
- Office / Conference
- Lobby / Lounge
- Audit. / Ballroom / Gallery
- Bookstore Retail
- Bookstore Retail
- Student Activities
- Technology
- Dining
- Servery
- Food Prep (BoH)
- Restrooms
- Cust Storage Mech
Massing Model: Existing

- Parking Garage
- K-State Student Union
- Memorial Stadium
- Seaton Hall
- Kedzie Hall
- Anderson Hall
Massing Model: Addition

- Parking Garage
- Memorial Stadium
- K-State Student Union
- Kedzie Hall
- Anderson Hall
- Seaton Hall
East Exterior Existing
Southwest Entrance Proposed
Renovated Plan – 1st Floor

- Expanded retail offerings
- New micro-cafes with expanded seating and lounge spaces
- New windows overlooking Bosco Plaza from north cafe
- New coffee shop opening to Bosco Plaza
- New Addition on East

Legend:
- Office / Conference
- Lobby / Lounge
- Audit. / Ballroom / Gallery
- Bookstore Retail
- Student Activities
- Technology
- Dining
- Servery
- Food Prep (BoH)
- Restrooms
- Cust Storage Mech
K-State Union: Furniture
Existing Bosco Plaza
Proposed Coffee Shop Sidewalk Cafe
First Floor Existing
First Floor Proposed
Atrium Existing
Furniture & Finishes
Furniture & Finishes
Furniture & Finishes
Furniture & Finishes
Furniture & Finishes
Furniture & Finishes
Food Service Observation – Envision Strategies

- **Food Court**
  - Well located relative to proximity to primary circulation spine
  - Corralled servery design with central cashiering is a dated/institutional strategy for retail foodservice
  - Seating appears to be undersized relative to service capacity (i.e. – the number of service platforms in the servery)

- **Caribou Coffee**
  - Well located relative to proximity to primary circulation spine
  - Attractive, but design is more in keeping with a transit coffee stop (like an airport) rather than a true collegiate coffee shop experience

- **Salsarita**
  - Out of sight/out of mind location
  - Interior design not successful in creating a contemporary restaurant vibe/entertainment experience

- **Subway**
  - Also an out of sight/out of mind location, but works better because of the destination value of the recreation area

- **Bluemont Buffet**
  - Also and out of sight/out of mind location; a more visible location would likely attract more use, including students
  - Feels like a meeting room, not a restaurant
  - Production requirements put so much pressure on the adjacent pantry space that it can’t perform its intended function as a catering pantry
Food Service Opportunity – Envision Strategies

- Redevelop what is not the food court into a more contemporary dispersed model, where cafes are distributed along a concourse or “food street” that is relational to a variety of different types of seating space
- Create a true coffee shop environment
- Relocate Salsarita to a more visible/prominent location; develop a stronger “sports bar/entertainment” environment (video wall, high quality sound system, etc.)
- Relocate Bluemont to a more visible/prominent location
- In conjunction with Bluemont relocation return the catering pantry to its intended function
- Redevelop the kitchen improve efficiency and support the new service model
Kitchen Evaluation – Envision Strategies

- Quite a bit of wasted space in the kitchen
- There is opportunity to increase the capacity and capabilities of the kitchen through re-design
- However, selective redesign may trigger the need for code upgrades/full kitchen renovation
Contractor funding is generally more costly to the University than bond funding (Contractors pay higher interest cost and expect some internal return on investment.

Choosing not to rely on Contractor financing generally allows the Owner to drive a better business deal - Contractors have a finite pot of capital dollars available; not having to commit funding to Client A puts them in better position to secure Client B’s business.

Having said all this, Contractor funding is a viable option if the University can’t secure bond financing and/or has better use for its investment dollars.

As a rule of thumb, Contractor investment offers range from 4-5% of total sales over the length of the contract. Example: $1,000,000 sales per year over a 5 year contract = $250,000 total investment.
Renovated Plan – 2nd Floor

Improved Conferencing and support spaces

Improved finishes and comfortable furnishings in Pre-function space

View to outside from Pre-function area

Consolidated Union Management Offices

New Roof Deck

- Office / Conference
- Lobby / Lounge
- Audit. / Ballroom / Gallery
- Bookstore Retail
- Student Activities
- Technology
- Dining
- Servery
- Food Prep (BoH)
- Restrooms
- Cust Storage Mech
Renovated Plan – 3rd Floor

Improved Conferencing and support spaces

- Office / Conference
- Lobby / Lounge
- Audit. / Ballroom / Gallery
- Bookstore Retail
- Student Activities
- Technology
- Dining
- Servery
- Food Prep (BoH)
- Restrooms
- Cust Storage Mech
Ballroom – use limited by columns

Bluemont Dining – hard to find and underused

Inadequate Second Floor kitchen and meeting room storage
Proposed Plans

First Floor – Restaurants and Retail

Second Floor – Ballroom and Meetings

Third Floor – Meeting Rooms

Lower Level – Bowling and Club

Ground Floor – Bookstore & Student Organizations
The New and Improved K-State Memorial Union:

- More comfortable with new finishes and furnishings
- More hangout, study, and eating space
- More student organization space
- Better dining options
- Improved lower level club
- New entrance from Visitor Center
- Better connection to Bosco Plaza
- More natural light