



# 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

**SIGN UP NOW!**  
[www.k-state.edu](http://www.k-state.edu)





## K-State Student Union

Let's talk about Student Union improvements.

[Return to Categories](#)

TOPICS    RANDOM    NEWEST    POPULAR

HELLO!

Select Language

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**PROJECT DETAILS**

K-State Masterplan Update

**CATEGORIES**

K-State Student Union

	<h3>Renovate the Union</h3> <p>OCT 11 - JAN 10, 2013    INSTANT POLL</p>	<h1>233</h1> <p>VOTES    <a href="#">JOIN NOW</a></p>
	<h3>Organizing Space</h3> <p>OCT 11 - JAN 10, 2013    SURVEY</p>	<h1>72</h1> <p>COMPLETE    <a href="#">JOIN NOW</a></p>
	<h3>The Perfect Union</h3> <p>OCT 11 - JAN 10, 2013    IDEA SUBMISSION</p>	<h1>7</h1> <p>IDEAS    <a href="#">JOIN NOW</a></p>
	<h3>Programs and Activities to Move Out of the Union</h3> <p>OCT 11 - JAN 10, 2013    IDEA SUBMISSION</p>	<h1>1</h1> <p>IDEA    <a href="#">JOIN NOW</a></p>
	<h3>Programs and Activities to Move To the Union</h3> <p>OCT 11 - JAN 10, 2013    IDEA SUBMISSION</p>	<h1>3</h1> <p>IDEAS    <a href="#">JOIN NOW</a></p>
	<h3>Additional Services</h3> <p>OCT 11 - NOV 10, 2012    IDEA SUBMISSION</p>	<h1>2</h1> <p>IDEAS    <a href="#">JOIN NOW</a></p>

# Mind Mixer

**SIGN UP NOW!**  
(You can always log out)



## K-State Student Union

Let's talk about Student Union improvements.

HELLO!

Select Language

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### CATEGORIES

K-State Student Union

Renovate the Union

Organizing Space

The Perfect Union

Programs and Activities to Move Out of the Union

Programs and Activities to Move To the Union

Additional Services



## Renovate the Union

OCT 11 - JAN 10, 2013 **INSTANT POLL**

**233**

VOTES [JOIN NOW](#)

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

**6** COMMENTS

What would you add to the conversation?

986

I would add...

# What We Heard

There are **77 Submissions** in this Survey

Survey

## Which programs need more space?

**77** Submissions **4** Comments

Question 1

### Which programs need more space?

**Student Activities Offices, Multi-Cultural Offices, Student Club Offices**

27 votes

**Food Service**

34 votes

**Lounge, Hang-Out, Study Space**

52 votes

**Meeting And Conference Rooms**

21 votes

**Multi-Purpose Recreational Space**

27 votes

**Copy Center Or Other Student Services**

15 votes

**Bookstore, Convenience Store, Computer Store**

12 votes

# 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?**

**254** Votes **7** Comments

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

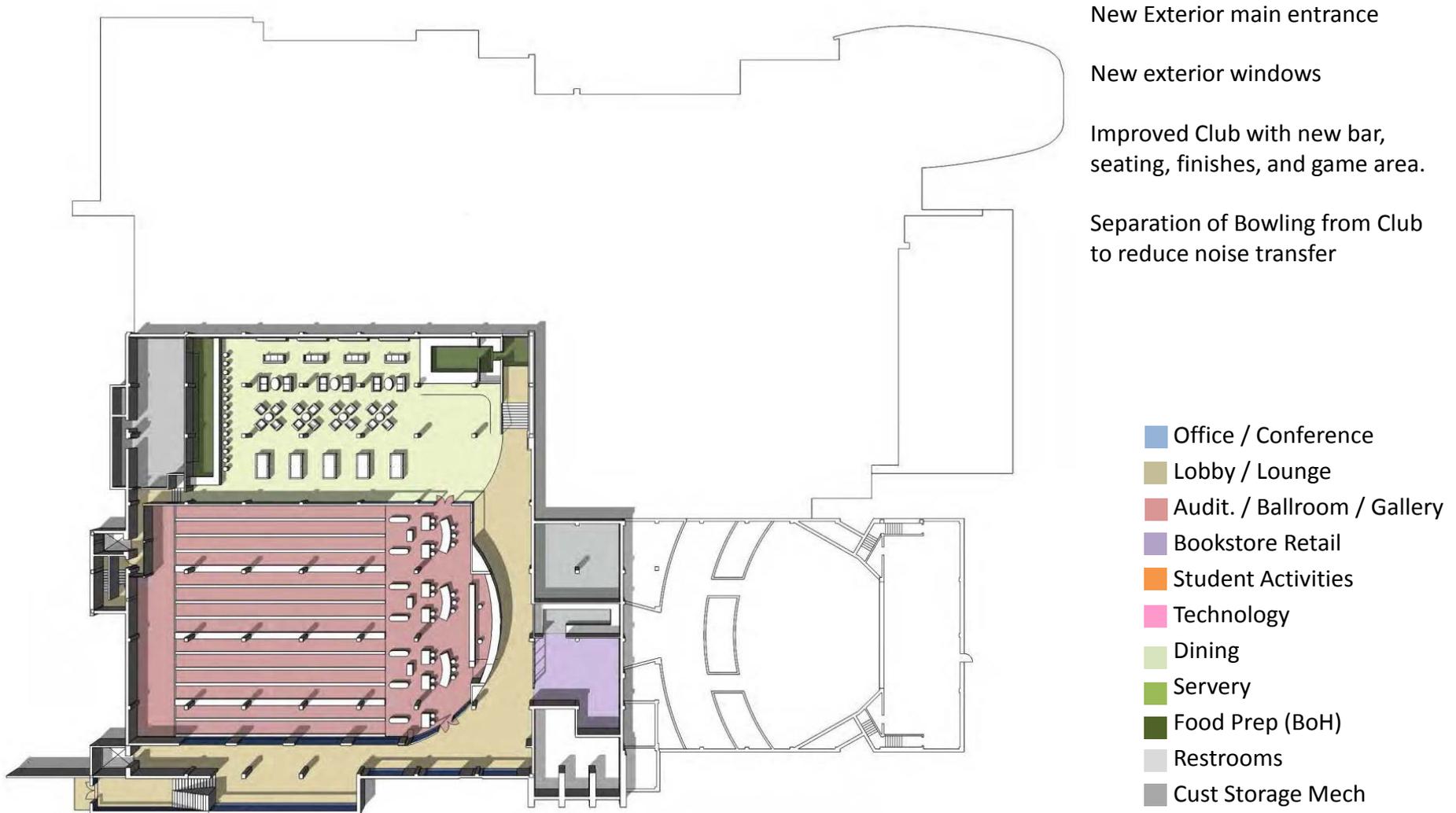
12 votes

Bookstore, Convenience Store, Computer Store

12 votes



# Renovated Plan – Lower Level







Coors

WOW RECREATION  
PERFECT GAMES

WOMEN

Bowling Leagues  
NOW FORMING  
at Recreation Center

...  
\$1.50  
...  
...  
...



*University of Minnesota - Mankato*



K-State Union: Recreation

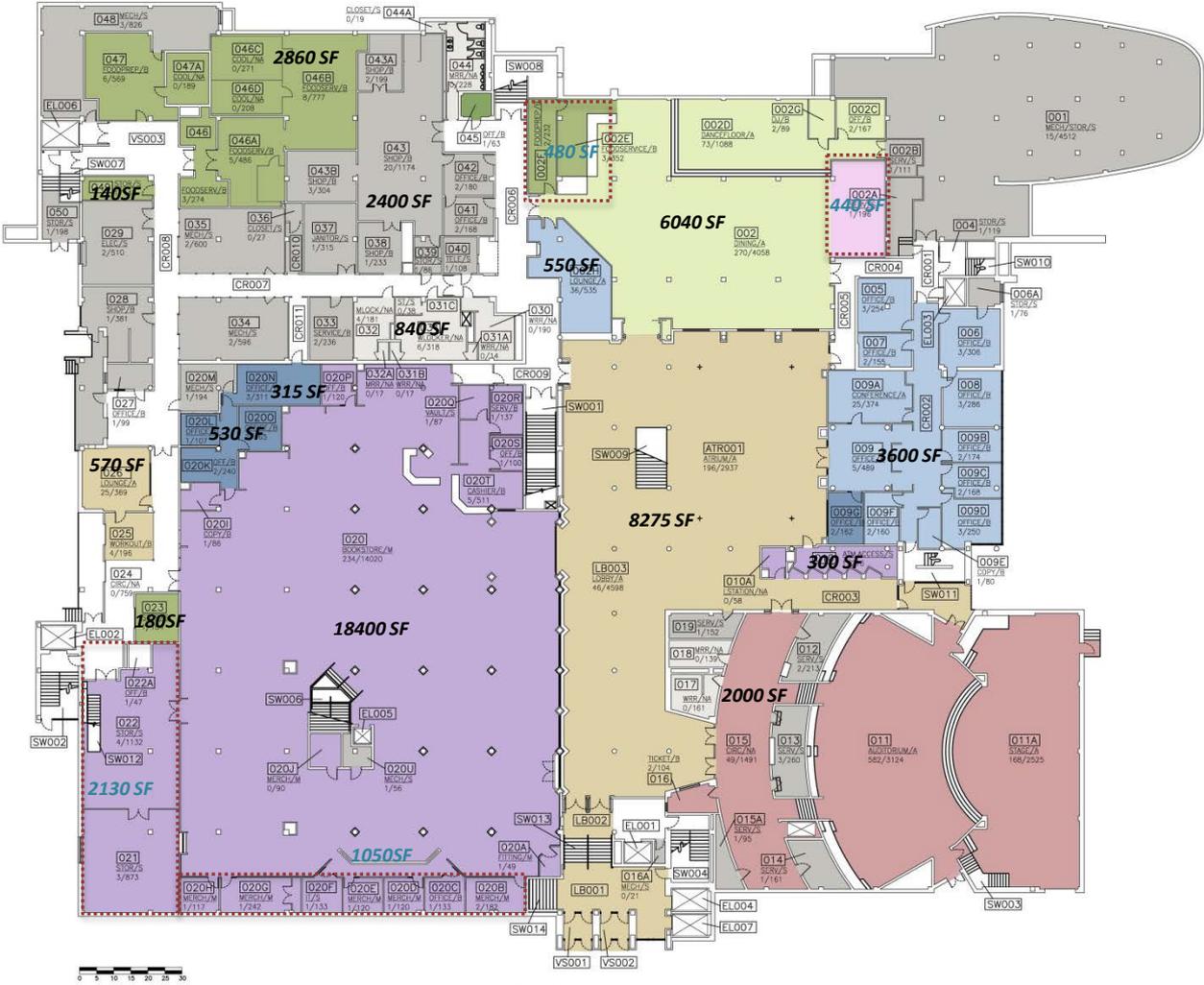


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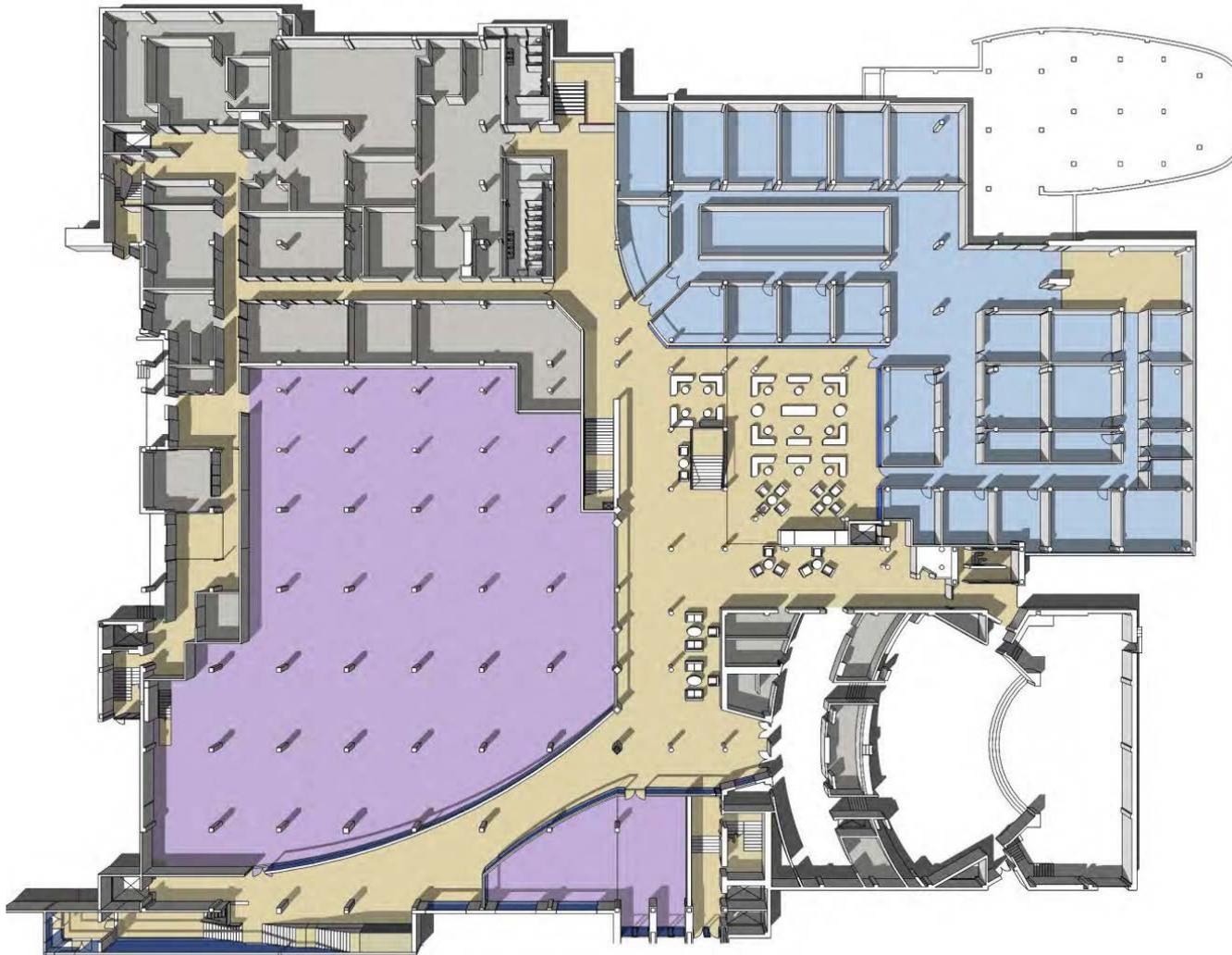
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# Existing Plan – Ground Floor



- Student Org. Space
- Stud. Serv. / Union Mgmt.
- Lobby / Lounge
- Small Conf. Space
- Large Conf. / Meet Space
- Bookstore / Retail
- Student Activities
- Other Services
- Dining
- Servery
- Food Prep (BoH)
- Food Service Offices
- Restrooms
- Cust Storage Mech

# Renovated Plan – Ground Floor



New Southwest front door from Visitor Center and drop-off

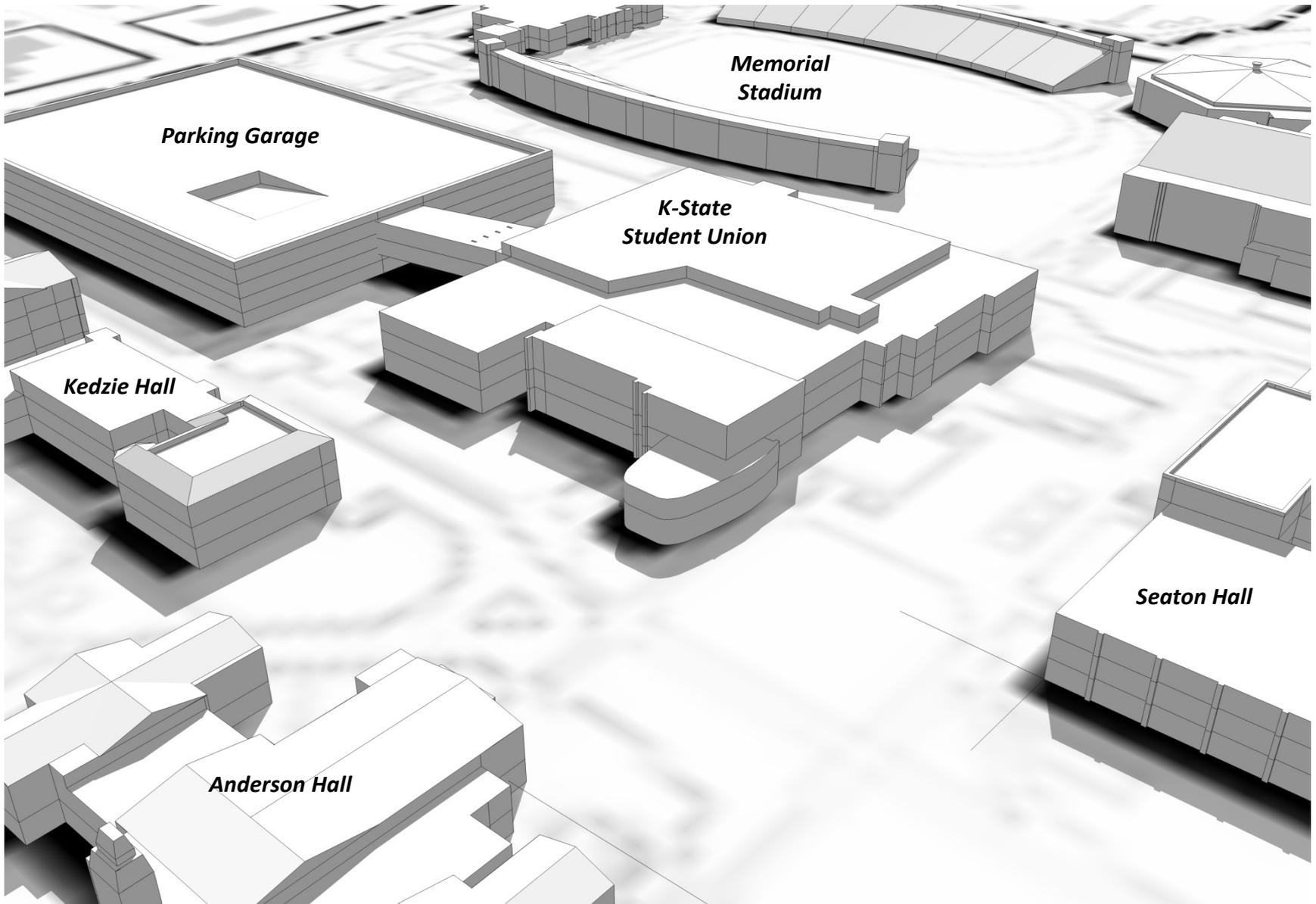
Enlarged Student Organization and Lounge spaces

Improved finishes and comfortable furnishings

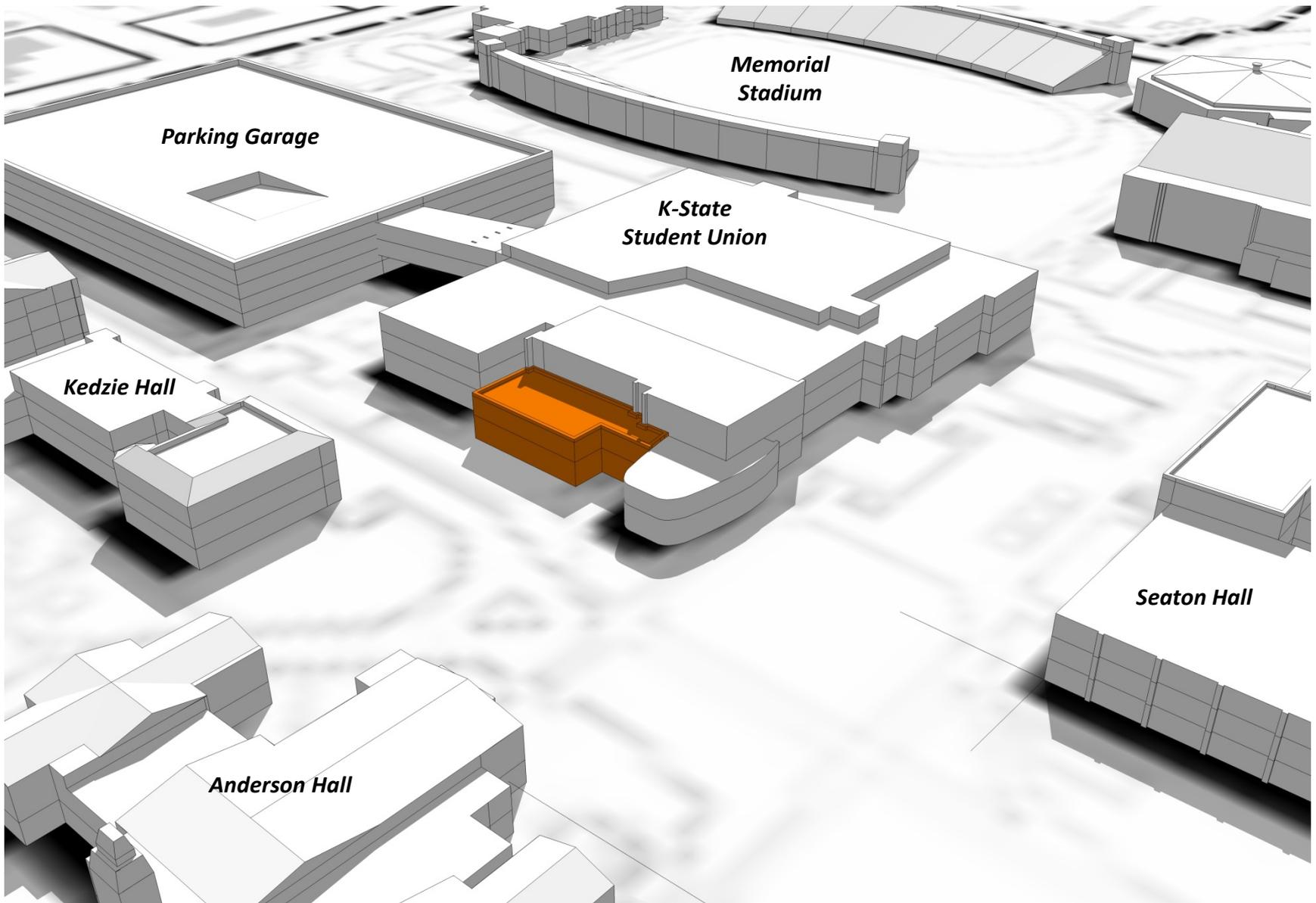
New Addition on East

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

# Massing Model: Existing



# Massing Model: Addition





East Exterior Existing



East Exterior Proposed

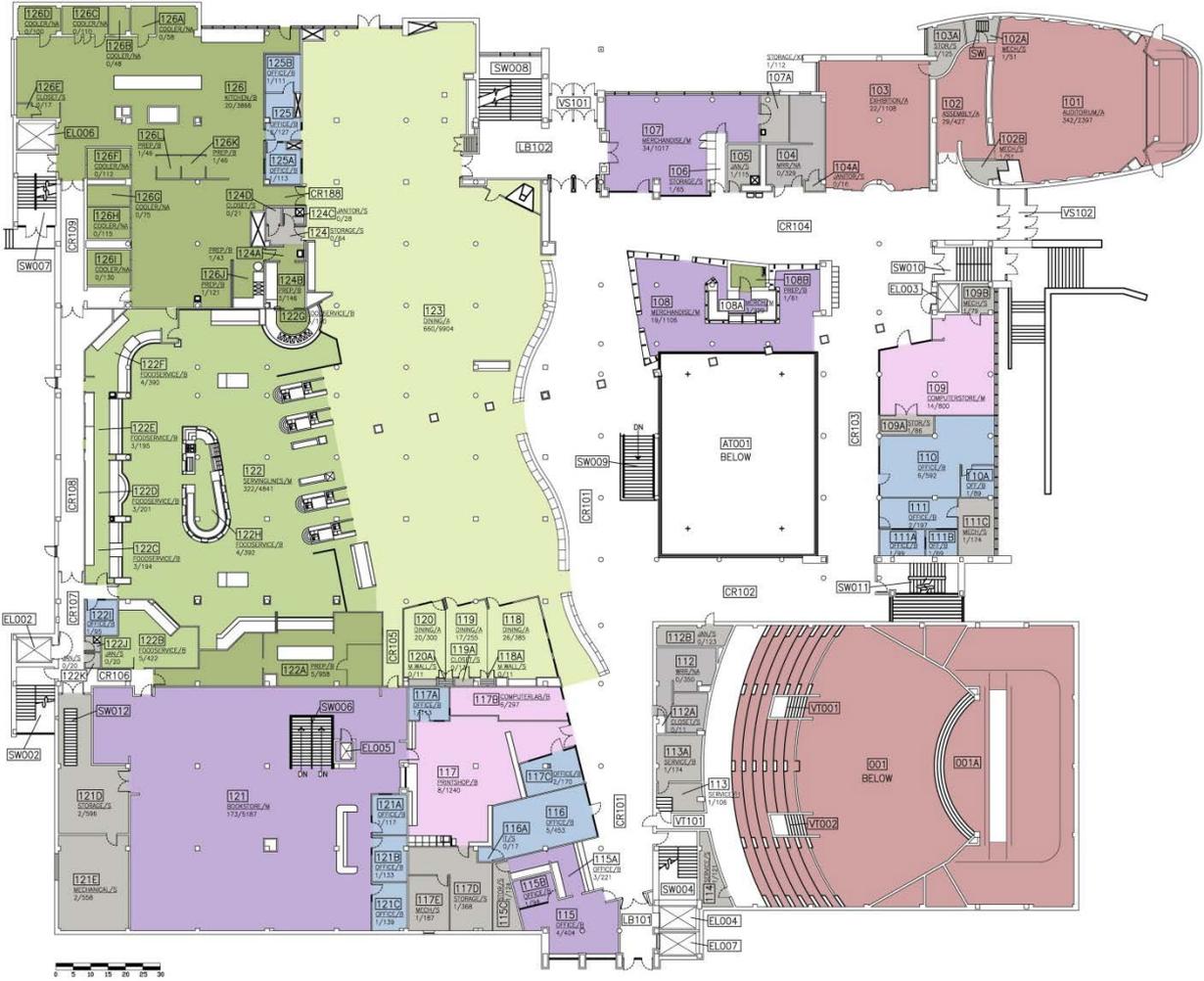


Southwest Entrance Existing



Southwest Entrance Proposed

# Existing Plan – 1<sup>st</sup> Floor



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

# 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

- 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



Furniture & Finishes





*University of Wisconsin Madison*



K-State Union: Furniture



*University of Wisconsin Madison*



Existing Bosco Plaza



Proposed Coffee Shop Sidewalk Cafe



First Floor Existing



First Floor Proposed



*University of Minnesota – Mankato Student Activity Offices*



*University of Wisconsin Madison*



Atrium Existing



Atrium Proposed



Furniture & Finishes

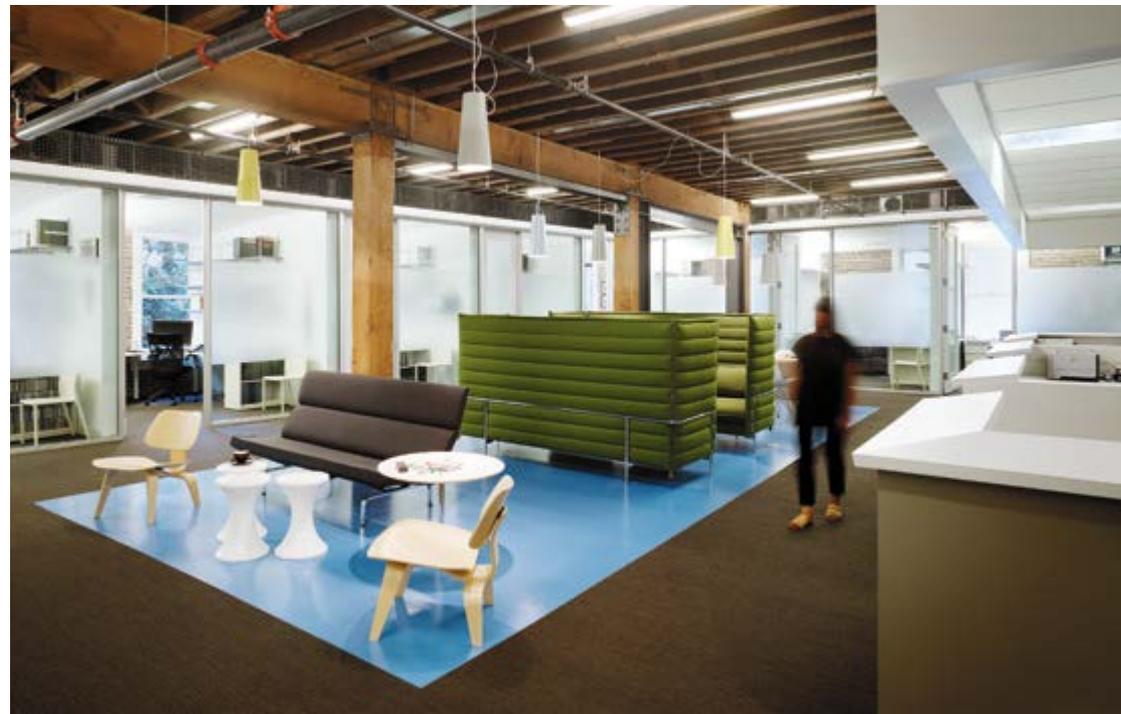




Furniture & Finishes



Furniture & Finishes



Furniture & Finishes



Furniture & Finishes



## Furniture & Finishes

Photo © Tim Griffith / Patcliff



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

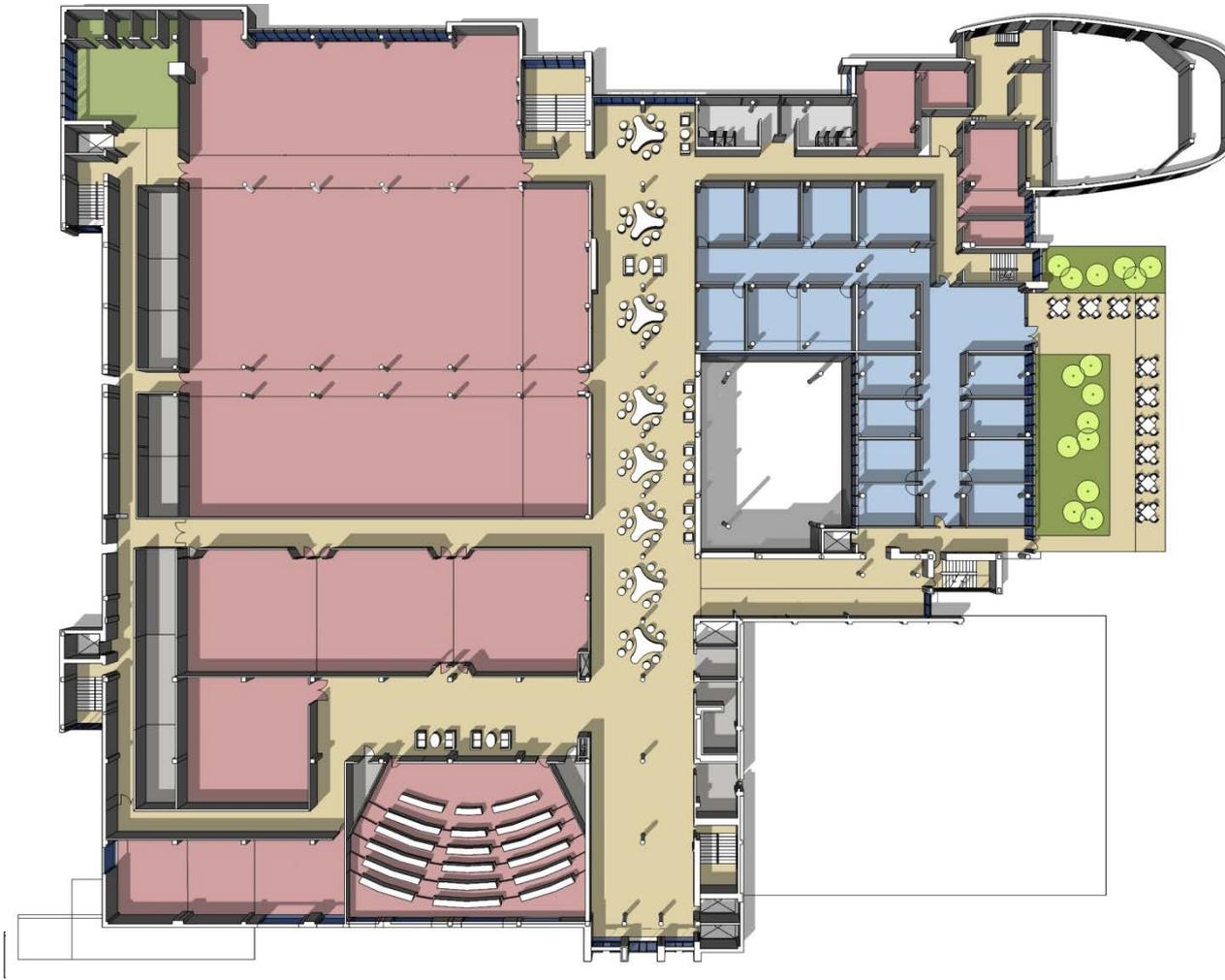


# Food Service Funding – Envision Strategies

- 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 – 2<sup>nd</sup> Floor



Improved Conferencing and support spaces

Improved finishes and comfortable furnishings in Pre-function space

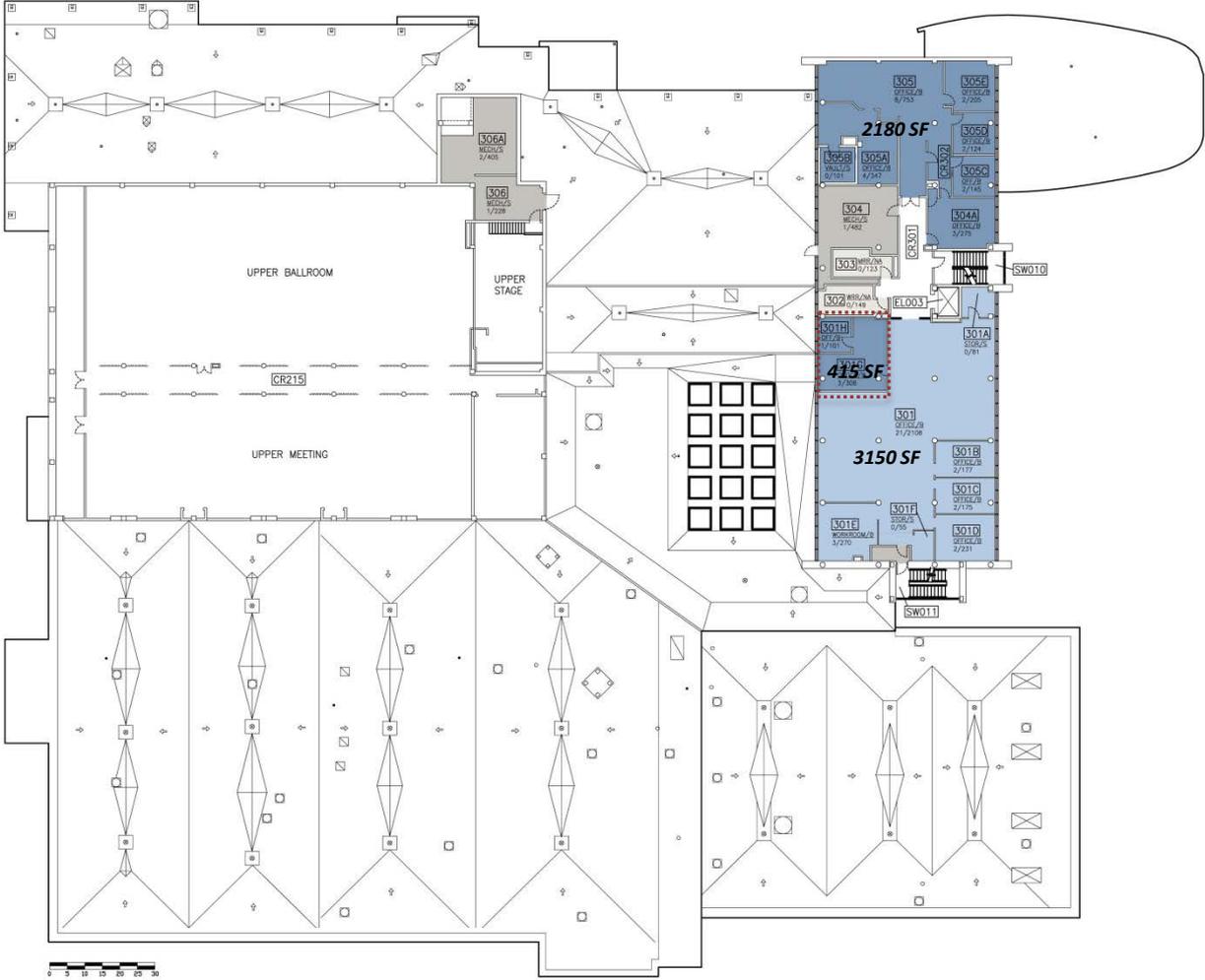
View to outside from Pre-function area

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

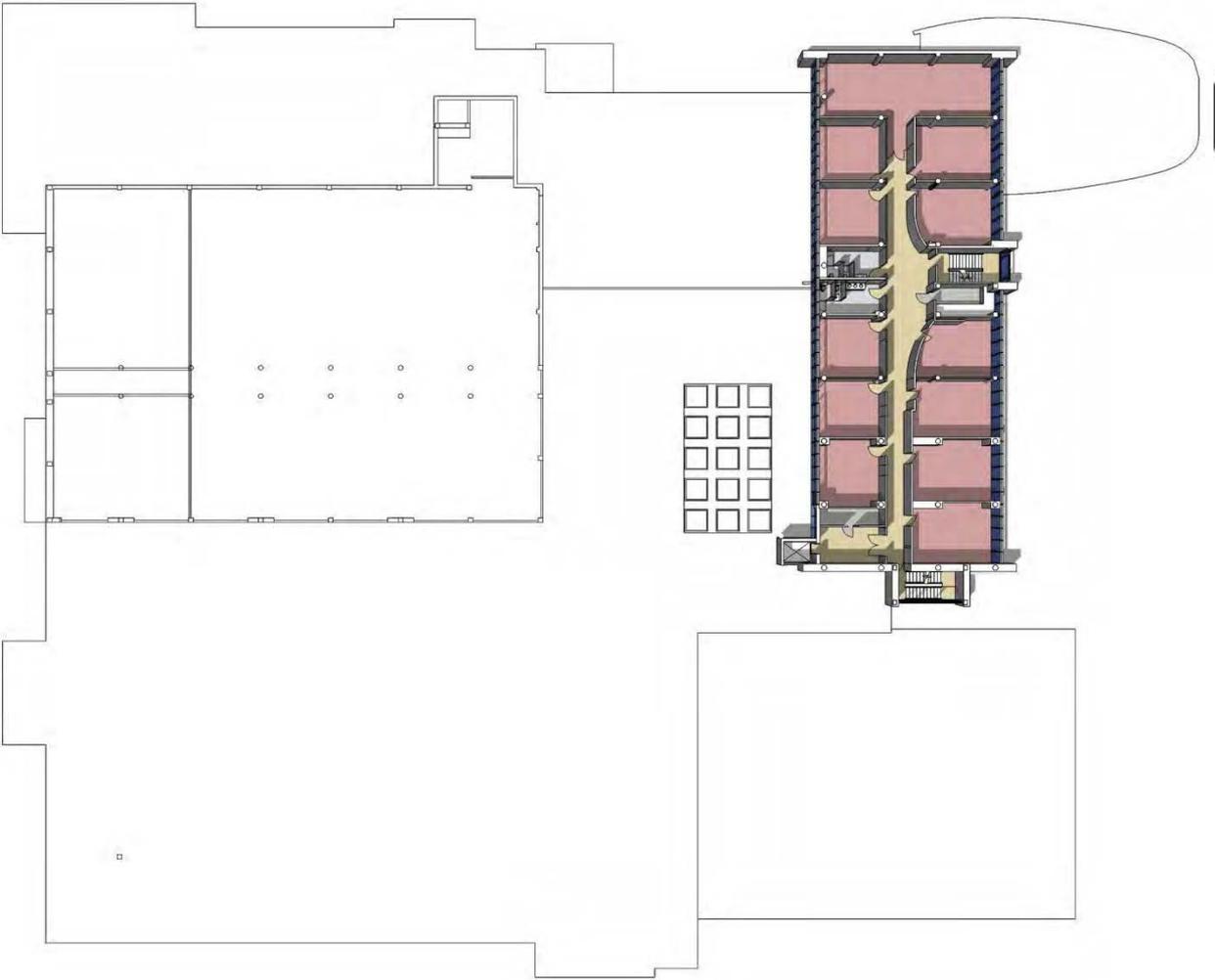
# Existing Plan – 3<sup>rd</sup> Floor



- Student Org. Space
- Stud. Serv. / Union Mgmt.
- Lobby / Lounge
- Small Conf. Space
- Large Conf. / Meet Space
- Bookstore / Retail
- Student Activities
- Other Services
- Dining
- Servery
- Food Prep (BoH)
- Food Service Offices
- 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



K-State Union: Interior



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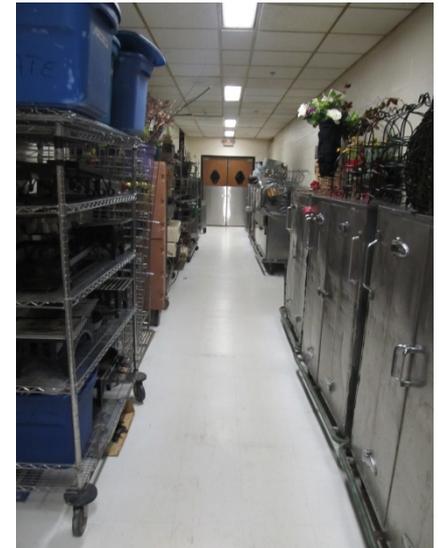
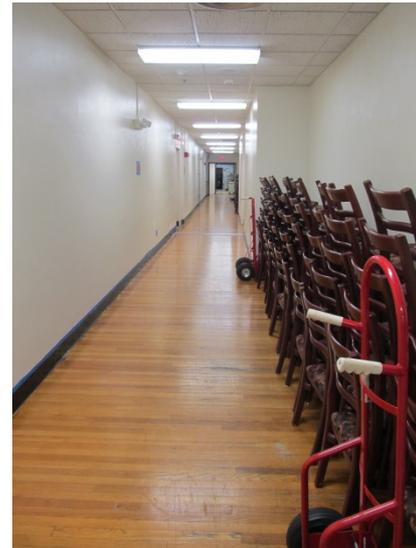
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Ballroom – use limited by columns

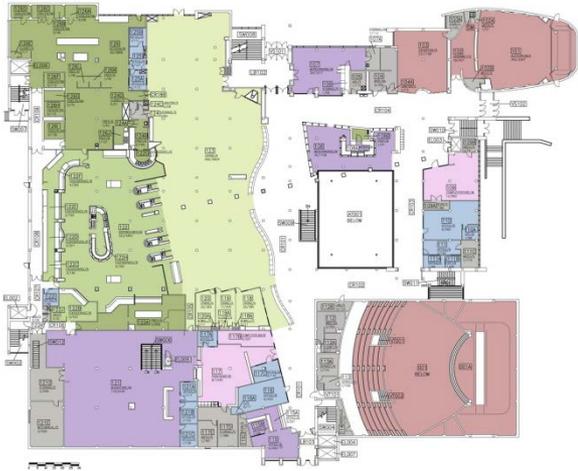


Bluemont Dining – hard to find and underused

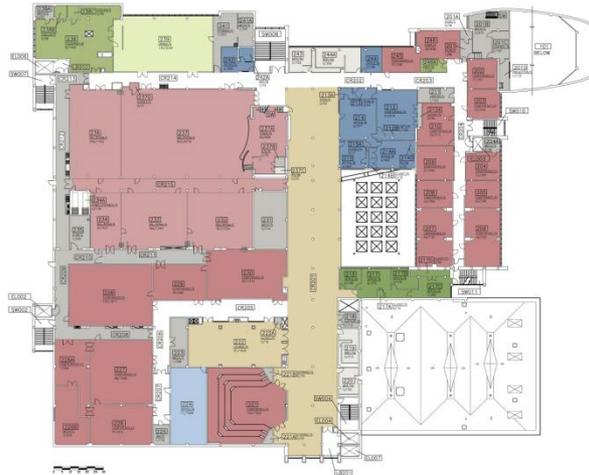


Inadequate Second Floor kitchen and meeting room storage

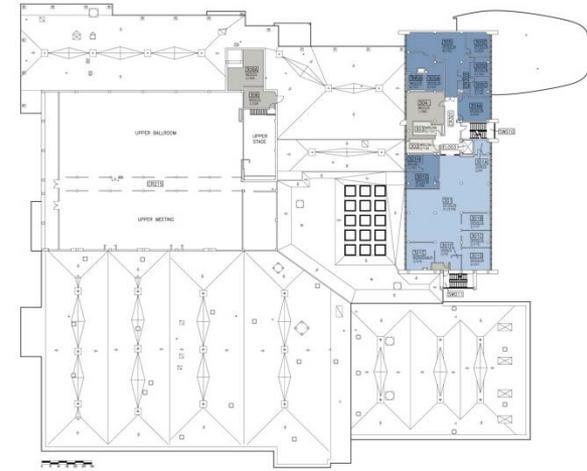
# Existing Plans



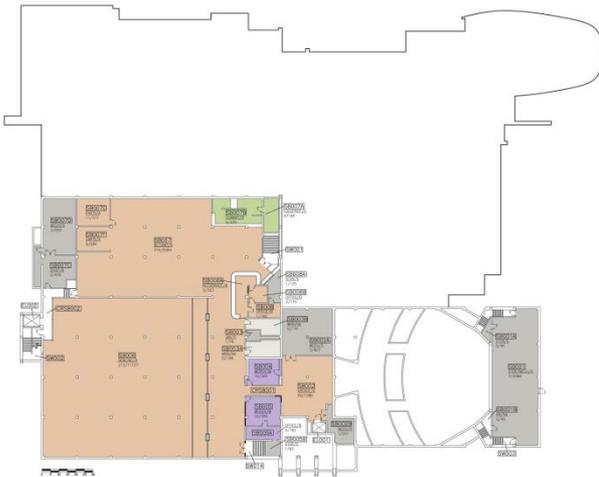
First Floor



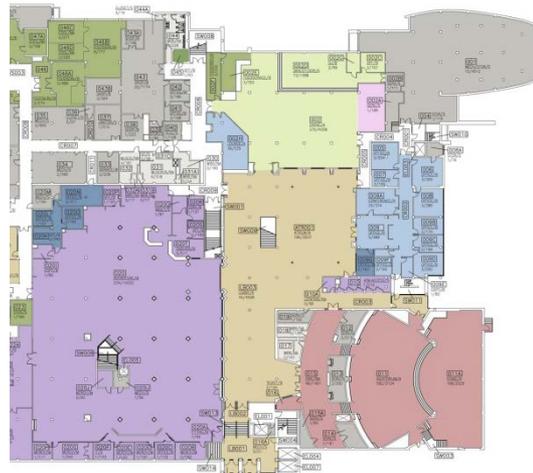
Second Floor



Third Floor



Lower Level



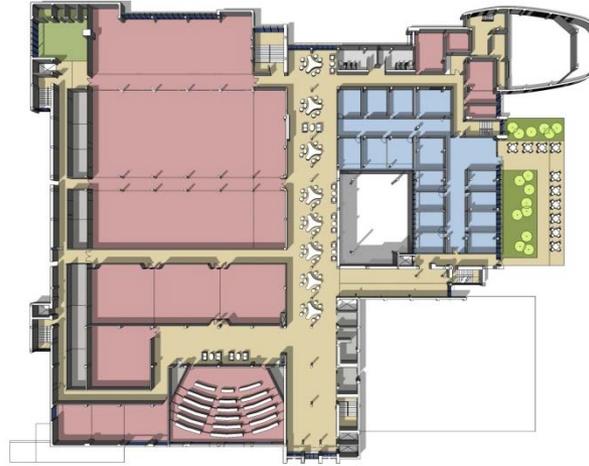
Ground Floor

- Student Org. Space
- Stud. Serv. / Union Mgmt.
- Lobby / Lounge
- Small Conf. Space
- Large Conf. / Meet Space
- Bookstore / Retail
- Student Activities
- Other Services
- Dining
- Sery
- Food Prep (BoH)
- Food Service Offices
- Restrooms
- Cust Storage Mech

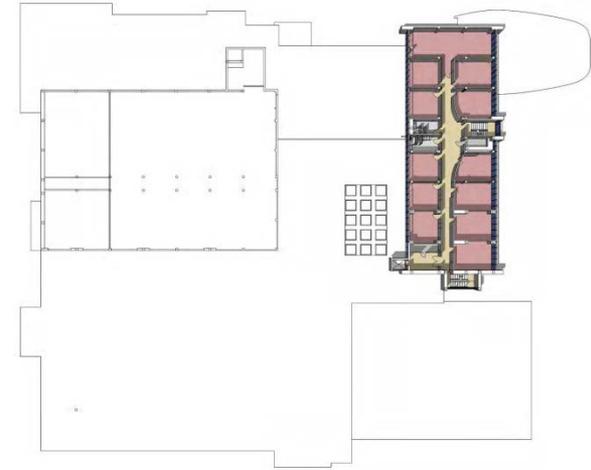
# Proposed Plans



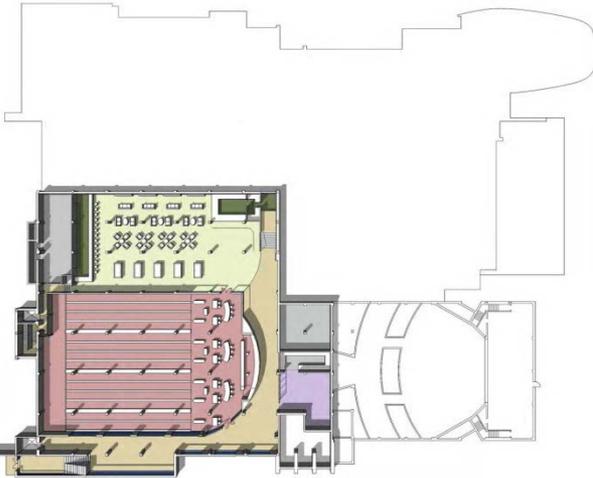
First Floor – Restaurants and Retail



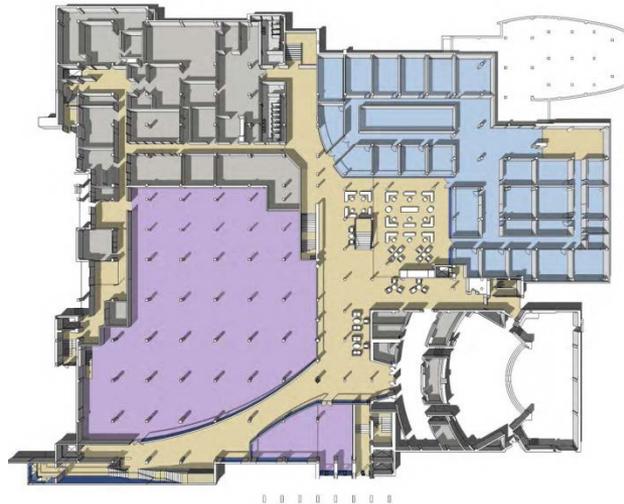
Second Floor – Ballroom and Meetings



Third Floor – Meeting Rooms



Lower Level – Bowling and Club



Ground Floor – Bookstore & Student Organizations

- Student Org. Space
- Stud. Serv. / Union Mgmt.
- Lobby / Lounge
- Small Conf. Space
- Large Conf. / Meet Space
- Bookstore / Retail
- Student Activities
- Other Services
- Dining
- Seryery
- Food Prep (BoH)
- Food Service Offices
- Restrooms
- Cust Storage Mech

## **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

