



KANSAS STATE UNIVERSITY K-STATE STUDENT UNION PROGRAM REPORT

May 19, 2014

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Envision Strategies

Orazem and Scalora Engineering

Campus Bookstore Consulting

Construction Cost Services

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INTRODUCTION



A. Introduction

This project renovates approximately 120,000sf of the existing Kansas State Student Union. No additional space will be added. The project also includes:

- Complete replacement of infrastructure serving renovated areas
- Replacement of all existing windows and facade improvements
- SW Entry with Balcony and New Facade
- Branding and Graphics
- New A/V Equipment and FF&E in renovated areas

The April 2013 vote by Kansas State University students in support of a \$25 million renovation of the K-State Student Union set the stage for this planning and conceptual design study led by Workshop Architects. The building in its current form is faced with many challenges, due in part to aging infrastructure, an inefficient and outdated foodservice model, and inappropriately sized retail venues. The current architecture is perceived as lacking visible activity, daylight, views, and architectural distinction. At the same time, there is a strong desire for increased student lounge and study space, destination quality dining venues, and improved access to daylight and connections to the exterior. This report addresses the future of the K-State Student Union from many perspectives, including: socially, financially, functionally, and aesthetically, with special emphasis on the role that the Union can play in student recruitment and success.

The Kansas State University Student Union is a 244,500 sf facility with an episodic development history. The building was first built in 1956 at 104,372 square feet. The structure had major additions in 1961 and 1968, adding 41,660 sf and 117,162 sf respectively. There has been one major renovation in 1999-2000 that included extensive renovation in the food service and retail areas. Also included were minor upgrades to offices, conference rooms and ballrooms as well as the construction of the Union Plaza. All other renovations have been for assorted mechanical systems, electrical systems, fire suppression, and life safety systems to bring the building into code compliance. During this time, the mission, the services offered, and the patterns of use have evolved. These additions and renovations have occurred as function has demanded and as funds have been available, without a long term vision.

As with many buildings exceeding 60 years in age, the Student Union bears the marks of its age. While the building is sound, wear and tear on materials, six decades of weathering, aging building infrastructure, energy inefficiencies, and areas of functional obsolescence are all evident to varying degrees.

The basic structural elements of the building appear sound, with no evidence of eminent failures. Some minor cracking and water infiltration at foundations deserve monitoring and remediation, but don't appear to effect the building function. The building's exterior skin, however does have some areas of concern; portions of the roof membrane are aging and in need of replacement. Many of the windows and glazing systems are leaky and thermally inefficient. There is also evident cracking in portions of the masonry stone veneer, likely caused by a lack of expansion control, to address thermal movement in the material. These cracks allow water infiltration and if left unaddressed will continue to deteriorate the building.

PROCESS

During the fall of 2013, Workshop Architects engaged students, faculty, and staff to investigate K-State's campus culture and explore the ways in which the Union can better fulfill its roles for the University. This included extensive student and customer research through focus groups, intercept interviews, and a dining survey in order to develop a fuller understanding of use patterns, perceptions, and satisfaction with existing programs and facilities. These were supplemented through vision tours, benchmark studies, and interactive design workshops. In addition, consultants assessed the existing facility conditions and considered implications for future dining options and retail operations.

B. CURRENT CONDITIONS AND NEEDS

DINING ANALYSIS

The dining analysis conducted by Envision Strategies suggests that revenues can be increased and operating costs brought in line with industry metrics resulting in an elimination of the current subsidy, if not positive contributions towards debt service and/or programs.

The keys to realizing this are:

Bringing traffic into the Union and creating an environment that encourages longer stays. The Union is situated in a high activity zone of campus, but entries into the building could be higher and when people do enter, many use it as a pass-through rather than a destination.

Aligning the portfolio of food offerings with emerging market preferences that will support a stronger destination value. This includes creating a stronger balance of nationally-branded and local/unique restaurant concepts.

Creating a more efficient set of dining support and service facilities that allow staffing to be finely tuned to fluctuations in demand that will occur throughout a day, week and year.

In addition to creating a more favorable operating environment, the Union should also consider new meal plan policies that could improve access to Union dining for all students and alternative operating models that could increase the diversity of offerings and contribute to improved financial returns.

RETAIL OPERATIONS FACILITY REVIEW

The retail operations facility review by Campus Bookstore Consulting (CBC) recommends a conservative approach to the amount of square footage that will be allocated to Retail Operations, in particular, the Campus Store because of uncertainty about the future of the bookselling industry. The total square footage range of 19,500-24,200 square feet will allow Retail Operations to properly serve the campus community. Based on CBC's projections and the assumptions made in this Review, K-State Retail Operations will generate an aggregate financial contribution of \$5,042,056 for the projected five years of operation.

FACILITY CONDITION ASSESSMENT

At 60-plus years, K-State Student Union is showing its age, though it appears structurally sound.

As any work is performed in this building, the inadequacies of code-related and accessibility issues will need to be addressed. There are statutory requirements that will necessitate improvements to path of travel, restrooms, entrances, means of egress, and other conditions that effect accessibility and life/safety as future work is performed.

MAJOR FINDINGS

By virtue of the unique character of the Kansas State community, its connection to the proposed new Welcome Center, relationship to Manhattan and Aggieville, and its potential for architectural redesign, a repurposed K-State Student Union can improve the overall economic performance of the facility as well as bolster student success and recruitment.

Kansas State is unique for the remarkable sense of community shared among students, faculty, and staff. Wildcats are unequivocally supportive of each other and identify as a part of a tight-knit family. This generated a number of design ideas to underscore the notion that K-State Student Union should truly feel like home.

K-State Union's proximity to the proposed Welcome Center presents a unique opportunity to choreograph students first impressions and convey the message Kansas State University is a welcoming and lively academic place—one in which prospective students can find their niche. A repurposed K-State Student Union is a key piece to the creation of the "enhanced campus community experience and collaborative learning and working environments" outlined in the K-State 2025 Initiative, providing opportunities to enhance social interaction and learning opportunities across campus.

Though the current architecture is perceived as lacking visible activity, daylight, views, and architectural distinction, the process of design inquiry demonstrates that not only virtually every liability can be improved upon, but that K-State Student Union can be dramatically transformed into a compelling and economically successful facility that will be able to meet the demands of the future. Required functions will fit, better access and views to nearby campus spaces can be achieved, and the building can become a true campus icon and home; a comfortable place that will serve as the major social hub of the campus.

MAJOR PRIORITIES

The following elements were identified as the highest priorities and necessary for a successful transformation of the K-State Student Union:

INFRASTRUCTURE

- Mechanical, electrical, plumbing updates
- Technology upgrades integration
- Accessibility / Code compliance
- Kitchen upgrades and replacement

INCREASED STUDENT GATHERING SPACE

- "Thick Space"
- Warm and inviting
- Daylight and views
- Both social & social study

RETAIL

- Reduced campus store
- Increased C-store
- Increased computer store

STUDENT INVOLVEMENT HUB

- Highly visible and engaging
- Permanence and flexibility
- Accommodating of more groups

S/W BUILDING PRESENCE/ENTRY

- Highly visible/inviting
- Relation to Welcome Center
- Future transit stop

DINING

- Destination quality environments
- Amazing coffee house
- Sports pub / club

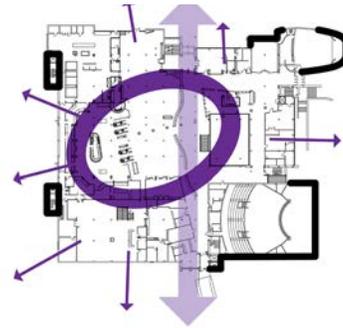
EVENT & MEETING SPACE

- Update finishes

KEY DESIGN FEATURES



SW ENTRY . K-State Union’s proximity to the proposed Welcome Center presents a unique opportunity to choreograph students first impressions and convey the message that Kansas State University is a welcoming and lively academic place—one in which prospective students can find their niche.



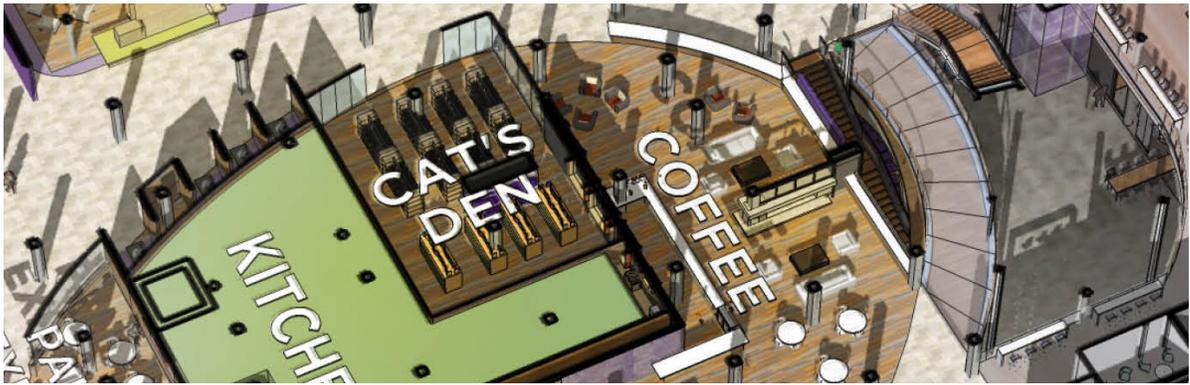
EXPERIENTIAL PATH . Students described the former facility as transactional; a place to grab lunch and leave. In the re-envisioned building, a new experiential path is created that promotes social interaction. The oval-shaped circulation path invites students to discover a wide variety of places to study, dine, socialize and get connected. Lighting, finishes, furniture and technology create environments that are comfortable, warm, and invite lingering.



DAYLIGHT . The renovation of the K-State Student Union literally turns the building inside-out to bring daylight to social spaces. Kitchens, storage areas and other opaque functions, previously located on the building perimeter, are replaced by lounge and social spaces. New large windows bring daylight to social spaces and expose the building’s vibrancy to those passing by.



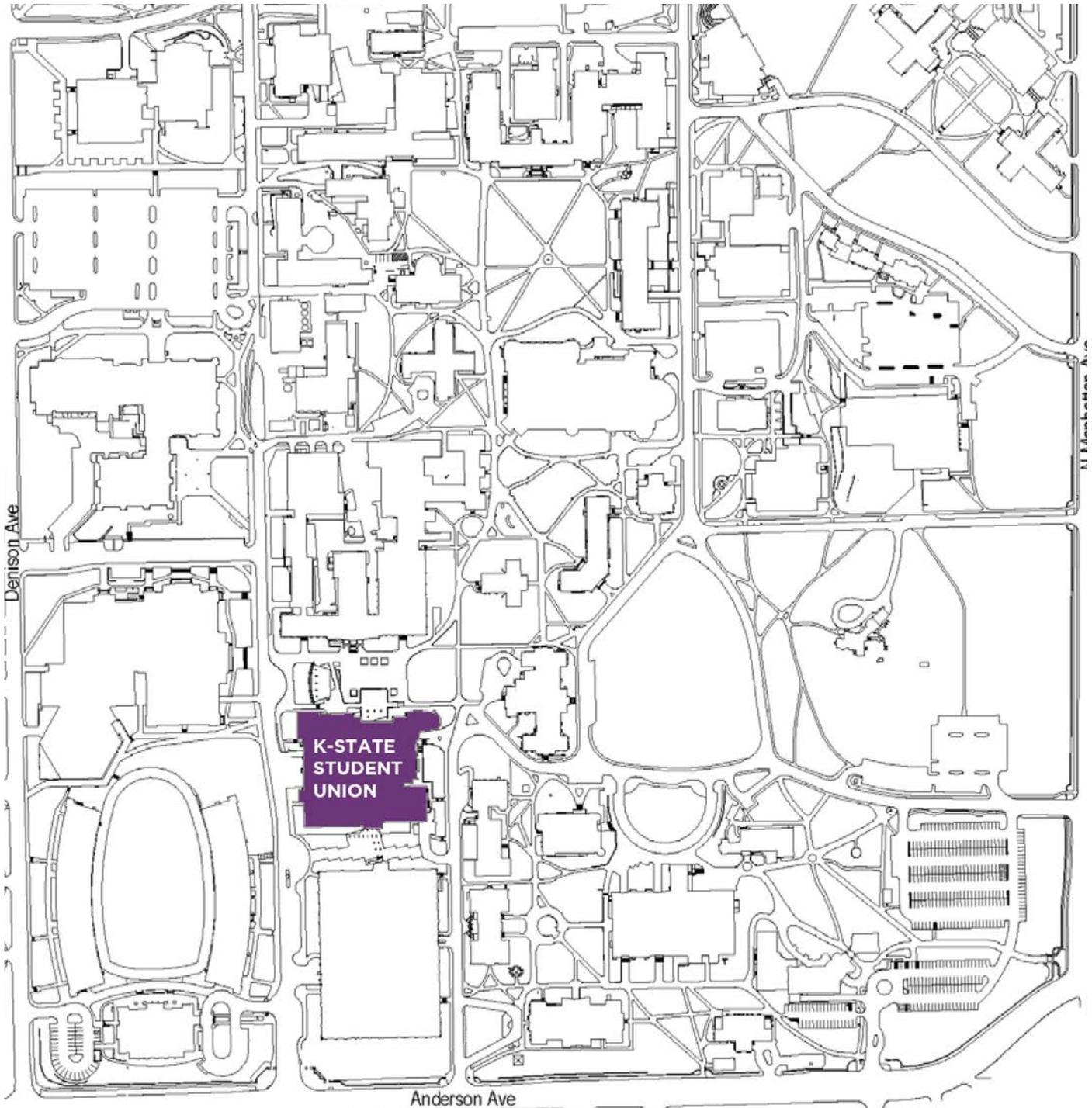
INTERACTIVE STUDENT SPACES . The Center for Student Involvement becomes a focal point within the Union and showcases the vibrancy of student life to visitors and the campus community.

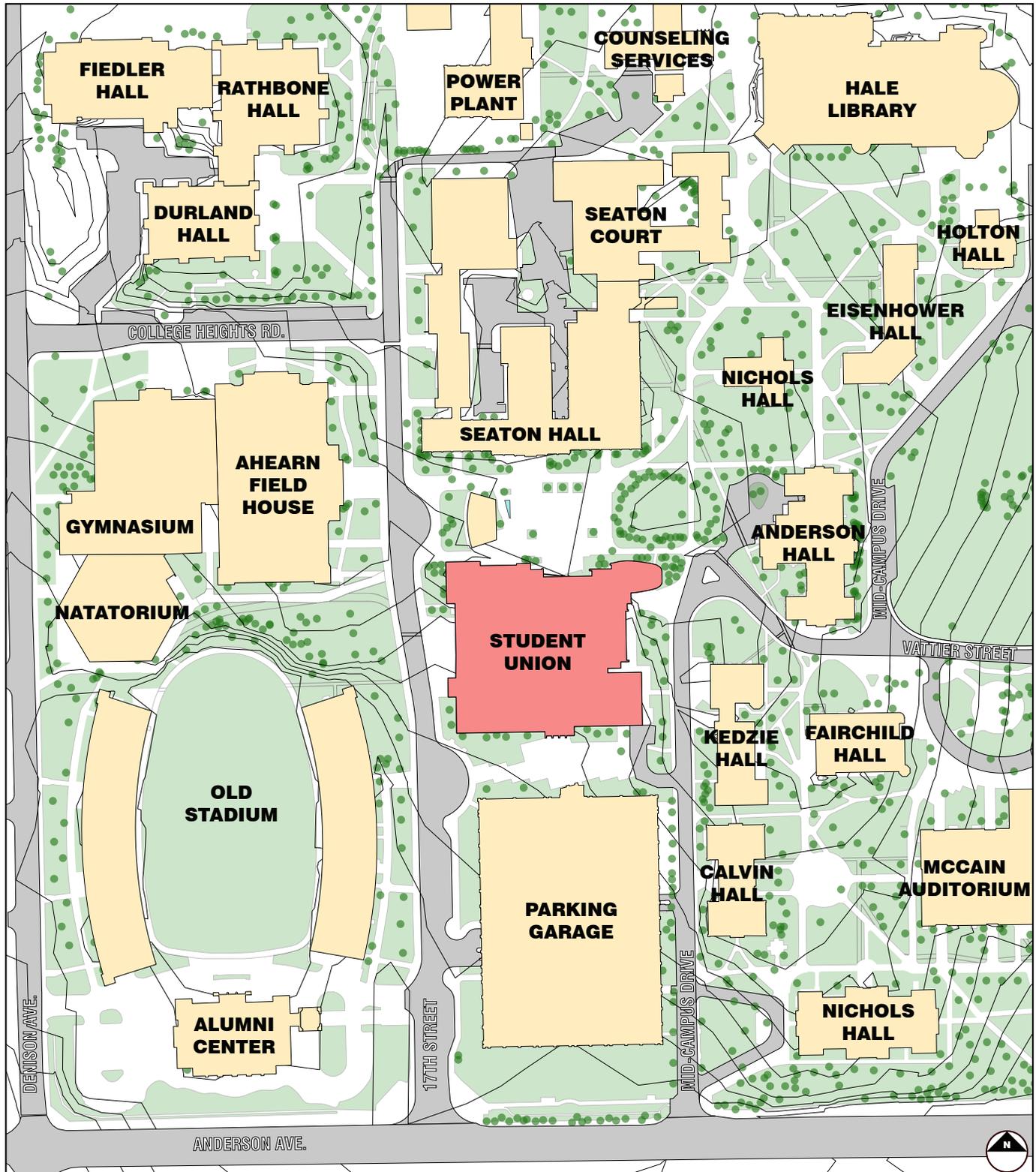


FAMILY ATMOSPHERE . Because it is the idea of family that makes Kansas State University unique, the K-State Student Union becomes the campus family room a place so comfortable that it invites the university community to linger. The redesign of the Student Union reflects, celebrates, and embraces this essence of Wildcat spirit.

C. Site Map

The Kansas State Student Union is located on the Southwest side of campus, situated in a prominent location on a major gateway into campus. Due to its highly visible location and proximity to the future Welcome Center, there is a great opportunity to enhance first impressions and convey the message that Kansas State University is a welcoming and lively academic place.





PROGRAM

- A.** Program Space Summary
- B.** Space Descriptions
- C.** Project Budget
- D.** Project Funding
- E.** Maintenance
- F.** Project Timeline

A. Program Space Summary

K-STATE STUDENT UNION PROGRAM SUMMARY			
SPACE TYPE	NOTES	EXISTING ASF TOTAL	PROJECT SCOPE ASF TOTAL
CENTER FOR STUDENT INVOLVEMENT		8,321	17,641
RECREATION		20,179	20,179
LOUNGE		25,142	32,208
ADMINISTRATION		3,228	3,083
STUDENT SERVICES		3,614	3,619
RETAIL		27,827	20,971
MEETING / EVENT		37,875	36,922
FOODSERVICE		22,961	19,667
OPERATIONS / MAINTENANCE		22,673	22,058
	ASSIGNABLE GROSS AREA	171,820 244,533	176,348 244,533



CENTER FOR STUDENT INVOLVEMENT

K-STATE CENTER FOR STUDENT INVOLVEMENT	EXISTING		EXIST	EXIST	RENOVATION SCOPE		EXIST
	RM NO	AREA	AREA	AREA	PROP AREA	EXIST AREA	
SHARED RESOURCES				1,024	6,929		
RECEPTION/RESOURCES			200		250		
LOBBY/LOUNGE			294		2,000		
STUDENT GRP. CO-WORKING	40 PERSONS @ 50 SF		-		2,000		
CONFERENCE ROOM	25 PERSONS	009A	374		625		
CONFERENCE ROOM	6 PERSONS		-		150		
CONFERENCE ROOM	6 PERSONS		-		150		
WORK/COPY ROOM/MAIL		009E	80		250		
GENERAL STORAGE	STORAGE CLOSETS	006A	76		300		
STUDENT GROUP STORAGE LOCKERS	40 LOCKERS		-		300		
DEPARTMENTAL CIRCULATION (15%)					904		
OSAS				472	667		
RECEPTION	SEE SHARED RESOURCES						
OFFICE - DIRECTOR		8	286		180		
OFFICE - ASST. DIRECTOR					150		
OFFICE - ACCOUNTING		009C	186		150		
STUDENT WORKSPACE					100		
DEPARTMENTAL CIRCULATION (15%)					87		
STUDENT DESIGN CENTER				953	1,495		
(3) PRIVATE OFFICES		301A, 301H	376		450		
(3) WORKSTATIONS					225		
(6-8) DESIGN STATIONS		301G, 301E	577		400		
GRAPHICS PRODUCTION ROOM			-		225		
DEPARTMENTAL CIRCULATION (15%)					195		
SGA				716	863		
SHARED CO-WORKING		6	306		300		
PRIVATE OFFICE (PRESIDENT/VICE PRESIDENT)		009D	250		150		
PRIVATE OFFICE (SPEAKER/VICE SPEAKER)		009F	160		150		
PRIVATE OFFICE (ATTORNEY GENERAL)					150		
DEPARTMENTAL CIRCULATION (15%)					113		
UPC				2,110	2,530		
CO-WORKING SPACE	2/3 OF 301	301	1,391		1,400		
OFFICE		301B	177		150		
OFFICE		301C	175		150		
OFFICE		301D	231		150		
OFFICE					150		
STORAGE		301A, F	136		200		
DEPARTMENTAL CIRCULATION (15%)					330		
GREEK AFFAIRS				1,040	1,225		
WORK/OFFICE AREA		224	520		500		
GATHERING		224	520		500		
OFFICE					150		
STORAGE LOCKER(S)					75		
RECEPTION	SEE SHARED RESOURCES						
WORK/COPY/MAIL	SEE SHARED RESOURCES						
SOCIAL GATHERING	SEE SHARED RESOURCES						
MULTI CULTURAL CENTER				681	1,275		
WORK AREA		110	296		500		
GATHERING		110	296		400		
OFFICE		110A	89		150		
OFFICE					150		
STUDENT GROUP STORAGE LOCKERS	10 LOCKERS				75		
WILDCAT RADIO				299	299		
STUDIO		111	111		111		
OFFICE		111A	99		99		
OFFICE		111B	89		89		
VETERANS CENTER				535	1,025		
STUDY AREA			-		400		
SOCIAL LOUNGE		002H	535		400		
ADVISING OFFICE			-		125		
STORAGE					100		
SUPPORT SERVICES				491	1,334		
SHARED RECEPTION			-		200		
POWERCAT FINANCIAL SERVICES		009G	162		600		
STUDENT LEGAL SERVICES		009B	174		180		
OFF-CAMPUS HOUSING		7	155		180		
DEPARTMENTAL CIRCULATION (15%)					174		
SUB TOTAL				8,321	17,641		
TOTAL				8,321	17,641		17,641

RECREATION

K-STATE RECREATION	EXISTING		RENOVATION SCOPE	EXISTING TO REMAIN
	EXIST RM NO	EXIST AREA		
BILLIARDS		5,064		5,064
POOL TABLES / LOUNGE	DISPERSED IN LOUNGE	SB007 5,064	-	5,064
BIRTHDAY PARTY ROOM		601		601
PARTY ROOM		SB007E 317	-	317
DARTS		284		284
DART ROOM	DISPERSED IN LOUNGE	SB007F 284	-	284
SHOP		475		475
SHOP		SB007C 475	-	475
RECREATION OFFICE		718		718
SERVICE COUNTER		SB006A 323	-	323
REC STORAGE		SB008A 125	-	125
PRIVATE OFFICE - REC MANAGER		SB008B 110	-	110
PRIVATE OFFICE		SB008 160	-	160
UNION BOWLING CENTER		11,107		11,107
BOWLING LANES		224 11,107	-	11,107
PRO SHOP		604		604
PRO SHOP SERVICE AREA / OFFICE		SB005 359	-	359
STORAGE		SB005B 83	-	83
ENGRAVING		SB005A 162	-	162
ARCADE		1,085		1,085
GAMING AREA	DISPERSED IN LOUNGE	SB005 1,085	-	1,085
DARK ROOM		241		241
DARK ROOM		SB002B 241	-	241
SUB TOTAL		20,179		20,179
TOTAL		20,179		20,179



LOUNGE

K-STATE LOUNGE	EXISTING		RENOVATION SCOPE	EXISTING TO REMAIN
	EXIST RM NO	EXIST AREA		
UNION STATION				
DANCE FLOOR	DISPERSED IN LOUNGE			
DJ BOOTH		002D 1,023		
OFFICE		002G 89		
DINING		002C 167 2 3,485		
				4,764
COMPUTER LAB				
COMPUTER LAB	DISPERSED IN LOUNGE			
				263
COMPUTER LAB				
COMPUTER LAB	DISPERSED IN LOUNGE			
		117B 297		
				297
ART GALLERY				
EXHIBITION SPACE				
STORAGE		103 1,108 103A 125		
				1,233
GENERAL SEATING / LOUNGE	LEVEL 1 DINING / STUDY			
DINING SEATING / LOUNGE			15,000	
		9,904		
				9,904
			15,000	1,233
CATS PAUSE				
LOUNGE				
STORAGE		222 475 222A		
				475
SECOND FLOOR LOUNGE				
LOUNGE	2ND FLOOR CONCOURSE		7,100	
				7,100
COFFEE HOUSE	CARIBOU COFFEE			
SERVICE	SEE FOODSERVICE			
SEATING / LOUNGE		1,106	3,400	
				1,106
SPORTS PUB				
SERVICE	SEE FOODSERVICE			
SEATING / LOUNGE			5,000	
				5,000
SUB TOTAL				
			30,500	1708
TOTAL				
		25,142		32,208

ADMINISTRATION

K-STATE ADMINISTRATION	EXISTING		RENOVATION SCOPE	EXISTING TO REMAIN
	EXIST RM NO	EXIST AREA	PROP AREA	EXIST AREA
DIRECTOR'S OFFICE				1,553
DIRECTOR'S OFFICE	214A	402		402
RESTROOM	214D	25		25
CLOSET	214B	18		18
OFFICE	215	264		264
CLOSET	215A	17		17
OFFICE	214	577		577
COPY ROOM	212B	106		106
STORAGE	213	94		94
STORAGE	213A	50		50
BUSINESS OFFICE				1,530
OFFICE	305	753		753
BOOK KEEPING CUBICLE				
FLEXIBLE OFFICE CUBICLE				
FILES				
ACCOUNTS PAYABLE / RECEIVABLE				
VAULT	305B	101		101
OFFICE	305A	347		347
OFFICE (ASST DIRECTOR OF BUSINESS	305E	205		205
OFFICE (ACCOUNTANT)	305D	124		124
OFFICE (STORAGE / RECORDS)	305C	145		
SUB TOTAL		3,228	-	3,083
TOTAL		3,228		3,083



STUDENT SERVICES

K-STATE STUDENT SERVICES	EXISTING		RENOVATION SCOPE	EXISTING TO REMAIN
	EXIST RM NO	EXIST AREA	PROP AREA	EXIST AREA
HUMAN RESOURCES				
RECEPTION	20K	170	150	-
2 OPEN OFFICES				
CONFERENCE ROOM	20L	107	120	
STORAGE	002B	111	100	
OFFICE	200	165	180	
		553	550	
IT SERVICES				
OFFICE (IT ADMIN)	020N	311	320	
		311	320	
COPY SERVICES				
PRINTSHOP	117	1236	1,250	
STORAGE	117D	368	350	
OFFICE	117A	113	120	
		1,717	1,720	
ID CENTER				
OFFICE	116	453	450	
STORAGE	114	121	120	
		1,033	570	459
OFFICE (ASST DIRECTOR OF RETAIL)	242	200		200
OFFICE (ASST DIRECTOR OF OPERATIONS / ID CENTER MNGR)	242A	74		74
OFFICE (BUILDING MANAGER)	244	185		185
SUB TOTAL		3,614	3,160	459
TOTAL		3,614	3,160	3,619

RETAIL				
K-STATE RETAIL	EXISTING		RENOVATION SCOPE	EXISTING TO REMAIN
	EXIST RM NO	EXIST AREA	PROP AREA	
CAMPUS STORE / BOOKSTORE		24,498	16,000	
RETAIL SPACE		20,665	13,000	
BOOKSTORE RETAIL (MERCHANDISE)	20	14,020		
BOOKSTORE RETAIL (TEXTBOOKS)	121	5,187		
MERCH ROOM	020H	117		
MERCH ROOM	020G	242		
MERCH ROOM	020E	120		
MERCH ROOM	020D	120		
MERCH ROOM	020B	182		
FITTING ROOM	020A	49		
CASHIER / CHECKOUT	020T	538		
MERCH ROOM	020J	90		
OFFICE		1095	500	
COPY ROOM	201	86		
OFFICE (BOOKSTORE DIRECTOR)	020P	120		
IT	020F	133		
OFFICE	020C	133		
VAULT	020Q	87		
OFFICE	020S	100		
OFFICE	022A	47		
OFFICE	121A	117		
OFFICE	121B	133		
OFFICE	121C	139		
SUPPORT		2,738	2,500	
SERVICE CLOSET	020R	137		
STORAGE / RECEIVING	21	873		
STORAGE / RECEIVING	22	1,132		
STORAGE / RECEIVING	121D	596		
ATM		216		216
ATM ACCESS	101	216		216
U-LINK		152		152
U-LINK KIOSK	19	152		152
L-STATION		58		58
L-STATION KIOSK	010A	58		58
CAT'S DEN		1,174	1,700	
RETAIL (INCLUDING CHECKOUTS)	107	997	1,320	
STORAGE	106	65	300	
STORAGE	107A	112		
OFFICE			80	
COMMERCE BANK		843	845	
SERVICE COUNTER	115A	221	220	
OFFICE	115B	94	100	
OFFICE	115	404	400	
STORAGE	115C	124	125	
COMPUTER STORE		886	2,000	
RETAIL SPACE (INCLUDING CHECKOUTS)	109	800	1,500	
OFFICE			150	
STORAGE	109A	86	350	
SUB TOTAL		27,827	20,545	426
TOTAL		27,827		20,971



MEETING / EVENT

K-STATE MEETING / EVENT	EXISTING		RENOVATION SCOPE	EXISTING TO REMAIN
	EXIST RM NO	EXIST AREA		
FORUM HALL				10,182
AUDITORIUM / SEATING	11	3124		3124
STAGE	011A	2525		2525
SERVICE / STORAGE	12	213		213
ENTRY LOBBY	15	1333		1333
TICKET COUNTER	16	104		104
SERVICE COUNTER	13	260		260
SERVICE / STORAGE	14	161		161
UPPER BALCONY		2,182		2,182
SERVICE CLOSET	113A	174		174
SERVICE CLOSET	113	106		106
LITTLE THEATRE				3,243
AUDITORIUM / SEATING	101	1924		1924
ASSEMBLY / LOBBY	102	427		427
STAGE		486		486
PROJECTOR ROOM	201D	115		115
CONTROL ROOM	201C	167		167
STORAGE	201A	38		38
STORAGE	201	86		86
STATEROOMS				953
STATEROOM 1	118	365		
CLOSET	118A	11		
STATEROOM 2	119	255		
CLOSET	119A	11		
STATEROOM 3	120	300		
CLOSET	120A	11		
BALLROOM				9,462
MAIN BALLROOM	237	4219		4219
STAGE	237A	806		806
A/V ROOM	237B	35		35
STORAGE CLOSET	237D	21		21
WEST BALLROOM	236	1703		1703
K BALLROOM	232	1334		1334
S BALLROOM	233	1344		1344
U BALLROOM * MEETING ROOM		SEE STORAGE SPACE REPLACES MECH. RM		
FLINT HILLS ROOM				1,871
MEETING ROOM	228	1871		1871
SUNFLOWER ROOM				688
MEETING ROOM	229	688		688
COTTONWOOD ROOM				1,412
MEETING ROOM	230	1412		1412
MEETING ROOM 226				919
MEETING ROOM	226	919	CONVERT TO STORAGE	919
MEETING ROOM 227				1,469
MEETING ROOM	227	1469		1469
BIG 12 ROOM				1,919
MEETING ROOM	221	1919		1919
KONZA ROOM				890
MEETING ROOM	245/246	766		766
PREP / STORAGE	146A	124		124
GREEN ROOM				
BERNARD J PITTS DIRECTORS CONFERENCE RM				655
MEETING ROOM	212	616		616
CLOSET	212A	39		39
MEETING ROOM 210				515
MEETING ROOM	210	515		515
MEETING ROOM 209				469
MEETING ROOM	209	469		469
MEETING ROOM 208				395
MEETING ROOM	208	395		395
MEETING ROOM 207				732
MEETING ROOM	207	732		732

MEETING ROOM 206			732		732
MEETING ROOM	206	732		732	
MEETING ROOM 205			348		348
MEETING ROOM	205	348		348	
MEETING ROOM 204			350		350
MEETING ROOM	207	350		350	
MEETING ROOM 203			350		350
MEETING ROOM	207	350		350	
MEETING ROOM 202			321		321
MEETING ROOM	207	321		321	
SUB TOTAL			37,875		36,922
TOTAL			37,875		36,922



FOODSERVICE (EXISTING)

K-STATE FOODSERVICE (EXISTING)	EXISTING	
	EXIST RM NO	EXIST AREA
SUBWAY		615
Food Service	SB007B	430
Food Prep	SB007A	185
TACO BELL		442
Service Area	122B	422
Janitor's Closet	122J	20
SAMMIE'S		194
Service Area	122C	194
SLICE OF LIFE		201
Service Area	122D	201
CLASSICS		195
Service Area	122E	195
SALSARITAS		2,096
Food Prep	002F	232
Food Service	002E	906
Salsarita's Prep	122A	958
CHICK- FIL-A		390
Service Area	122F	390
PANDA EXPRESS		408
Service Area	122G	170
Prep Area	124B	146
Janitor's Closet	124C	28
Storage	124	64
VENDING		85
Vending	N/A	85
WILD GREENS		392
Service Area	122H	392
CARIBOU COFFEE		1,396
Prep	108B	61
Service Counter	108A	229
Seating	108	1106
BLUEMONT ROOM		2,385
Dining/Prep	239	2032
Storage	241	353
BANQUET KITCHEN		2,577
Food Prep	238	1,508
Cooler	238B	59
Cooler	238C	56
Food Storage	234A	178
Food Storage	235	242
Food Storage	N/A	534
CATERING OFFICE		1,080
Office - Catering Manager	216	160
Office - Reception	217	375
Office - Food Service Director	217B	176
Closet	217D	90
Closet	217A	14
Office	217C	265

CASHIER / CHECKOUT		905
Cashier / Checkout	122	905
FOOD SUPPORT		1,425
Office	122I	95
Support / Circulation Space	N/A	1290
Janitor's Closet	N/A	20
Janitor's Closet	N/A	20
KITCHEN		8,175
Kitchen	126	3866
Cooler	126F	112
Cooler	126G	75
Cooler	126H	115
Cooler	126I	130
Cooler	126D	100
Cooler	126C	110
Cooler	126B	48
Cooler	126A	58
Closet	126E	17
Closet	124D	21
Prep	126L	46
Prep	126K	46
Prep	126J	121
Prep	124A	43
Office	125B	111
Office	125	127
Office	125A	113
Foodservice - Prep	46	274
Foodservice - Prep	046A	486
Foodservice - Prep	046B	777
Cooler	046C	271
Cooler	046D	208
Foodservice Prep	47	569
Cooler	047A	189
Wine Storage	49	142
TOTAL		22,961



FOODSERVICE - PROPOSED

K-STATE FOODSERVICE (20% GROWTH)		RENOVATION SCOPE
		PROPOSED AREA
FOOD SHOPS / MICRO RESTAURANTS		
SUBWAY	EXISTING TO REMAIN	615
Service		430
Prep		185
PANDA EXPRESS		900
Service		600
Prep		150
Storage/Support		150
CHICK -FIL-A		900
Service		600
Prep		150
Storage/Support		150
MICRO RESTAURANT A: ITALIAN KITCHEN		1,440
Dedicated Seating		640
Service		400
Prep		200
Storage/Support		200
MICRO RESTAURANT B: FARM TO TABLE (UPSCALE)		2,100
Dedicated Seating		1,200
Service		500
Prep		200
Storage/Support		200
SPORTS CLUB / PUB		1,000
Lounge	PROVIDED IN "LOUNGE"	
Service / Bar		500
Prep		200
Storage/Support		300
BLUEMONT ROOM		2,385
Dining/Prep	EXISTING TO REMAIN	
Storage	239	2032
	241	353
KITCHEN / STORAGE		1,950
FOOD PRODUCTION		1,950
Hot Food Production		600
Cold Food Production		800
Catering Prep / Staging		400
Blast Chill / Refrigerated Hold		150
STORAGE		3,170
Dry Storage		600
Paper Storage		200
Chemical Storage		100
Linen Storage		100
Liquor Storage (Dry & Refrig)		120
China Storage		200
Catering Supplies / Equipment Storage		250
Equipment / Seasonal Storage		200
Walk-in Refrigerators	qty. 5 (200sf each)	1000
Walk-in Freezer		400

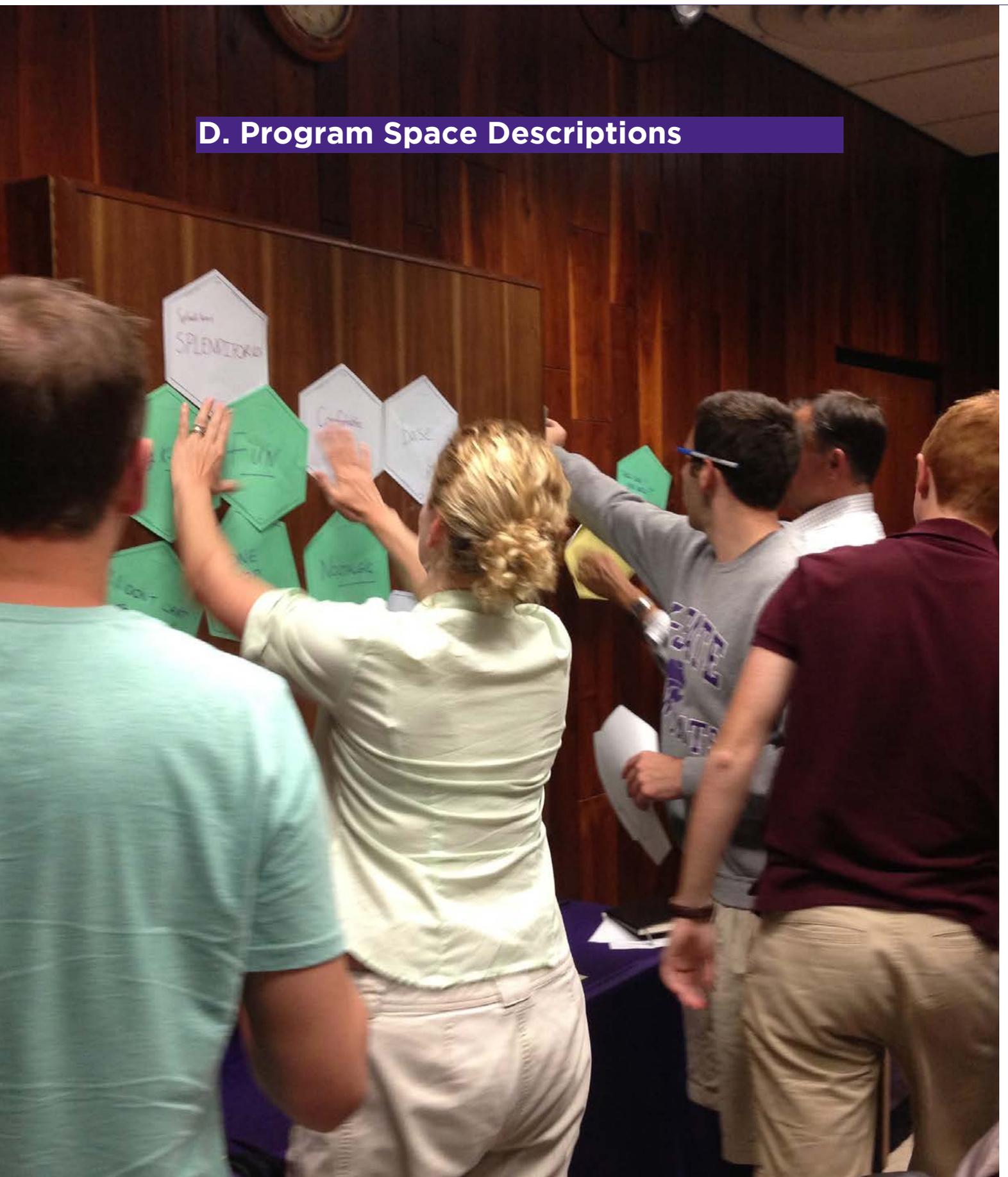
SANITATION		1,160
Dish Wash		800
Pot Wash		200
Janitor Closet	qty. 2 (80sf each)	160
OFFICES		1,170
Food Service Director		150
Catering Manager		150
Asst. Director / Other		120
Reception / Common Work Space		500
Supplies / Storage		250
SUPPORT		300
Staff Toilets		150
Common Locker Area		150
BANQUET KITCHEN EXISTING TO REMAIN		2,577
Food Prep		1,508
Cooler		59
Cooler		56
Food Storage		178
Food Storage		242
Food Storage		534
TOTAL		19,667

OPERATIONS / SUPPORT

K-STATE OPERATIONS / MAINTENANCE	EXISTING		RENOVATION SCOPE	EXISTING TO REMAIN
	EXIST RM NO	EXIST AREA		
MECHANICAL		15,557	2,780	12,748
Mechanical	SB007D	652		652
Mechanical	SB002A	827		827
Mechanical	SB001	2,068		2,068
Mechanical	48	826		
Mechanical	34	600		600
Mechanical	020M	194		
Mechanical	35	600		600
Mechanical / Mixed Storage Room	1	4512		4,512
Mechanical	016A	21		
Mechanical	020U	56		
Mechanical	102A	51		51
Mechanical	102B	51		51
Mechanical	121E	558		
Mechanical	117E	187		
Mechanical	109B	79		
Mechanical	111C	174		
Mechanical	241A	191		191
Mechanical	231	714		
Mechanical	226B	616		616
Mechanical	223	308		308
Mechanical	204A	80		80
Mechanical	201B	474		474
Mechanical	238A	93		93
Mechanical	304	482		482
Mechanical	306	228		228
Mechanical	306A	405		405
Electrical Room	29	510		510
Mechanical / Ballroom			780	
Mechanical			2,000	
SHOP / MAINTENANCE		3,093		2,447
Shop Office	45	63		63
Shop	43	1,174		1,174
Shop	43A	199		199
Shop	043B	304		
Mechanical Closet	36	27		
Janitor Closet	37	315		
Shop	38	233		233
Shop Storage	39	86		86
Telephone Equip.	40	108		108
Shop Office - Maintenance Manager	41	168		168
Shop Office	42	180		180
Storage - Catering Linen	33	236		236
STAFF LOCKERS		537		537
Mens Locker Room	32	181		181
Women's Locker Room	31	318		318
Storage	310	38		38
LOADING DOCK 1		705		705
Shop	28	381		381
Office - Custodial Supervisor, 3rd Shift	27	99		99
Loading Area	N/A	225		225
LOADING DOCK 2		882		882
Lounge	26	369		369
Workout	25	196		196
Loading Area	N/A	133		133
Storage	23	184		184
GENERAL STORAGE		1,899		1,959
Storage	50	198		
Storage - General	4	119		119
Storage	SB001A	45		
Storage	SB001B	45		
Janitor	SB003	76		
Janitor's Closet	105	115		
Custodian Closet	112B	123		123
Chair Storage	226A	684		
Janitor's Closet	225	119		
Storage - General	221B	35		
Storage - General	221A	35		
Storage - General	218	112		
Janitor's Closet	211	193		
Storage - General			919	
Storage - General			1,040	
SUB TOTAL		22,673	2,780	19,278
TOTAL		22,673		22,058



D. Program Space Descriptions



CENTER FOR STUDENT INVOLVEMENT

SHARED RESOURCES

RECEPTION / RESOURCES - 250 sf

Description

Serves as the primary hub of information, security, and communication within the Center for Student Involvement as well as provides general information for the rest of the building. Should be located near door on the first level and accessible 24 hours a day.

Furnishings / Equipment

ADA accessible reception desk with two workstations at desk, access to natural daylight, convenience outlets, telephone / data access.

Design Considerations

Adjacent to OSAS suite and shared Mail Room; visibility to and from main building entry points.

LOBBY / LOUNGE - 2000 sf

Description

Shared lounge space within the Center for Student Involvement. This space should be designed to operate as a welcome area providing space for both comfort and interaction, and be highly flexible. May also be for concentrated study space and group work.

Furnishings / Equipment

Casual soft seating, moveable lounge furniture, natural daylighting, fluorescent, task, and recessed lighting, mix of soft flooring and tile, access to data, telephone, audio/visual equipment

Design Considerations

Adjacent to reception desk, visibility from building entry. Daylight highly desirable.

STUDENT GROUP / COWORKING - 2000 sf

Description

Provides collaborative workspace for students groups. Variety of seating configurations, including tables and task chairs, as well as moveable lounge furniture.

Furnishings / Equipment

Whiteboards and pin-up displays. Carpeting to attenuate sound. Consider options for temporary storage of group project materials. Shared video monitors to facilitate collaboration.

Design Considerations

As a hub of activity, this space should be visible from public zones in order to generate student interest and involvement.

CONFERENCE ROOM (25 persons) - 625 sf**Description**

General meeting space for up to 25 occupants, to accommodate formal/informal meetings, presentations, teleconferencing, and other student organization-related activities,

Furnishings / Equipment

Natural daylighting desirable, ability to control views into space, access to data, telephone, power, and presentation technology. Dimmable lighting, white boards / writable surfaces, projection screens, acoustical separation from surrounding spaces, convenience outlets.

Design Considerations

Located for convenient access to newcomers. Visibility of active meetings via transparent walls or windows will convey the sense that Student Involvement Center is an active place. Transparency will make it easier to allow informal individual or group activities when formal meetings are not scheduled.

CONFERENCE ROOM (6 persons) (qty. 2) - 150 sf**Description**

Natural daylighting desirable, ability to control views into space, access to data, telephone, power, and presentation technology. Dimmable lighting, white boards / writable surfaces, projection screens, acoustical separation from surrounding spaces, convenience outlets.

Furnishings / Equipment

Optional natural daylighting, high flexibility, ability to control views into space, access to data, telephone, power, and presentation technology. Dimmable lighting, white

boards / writable surfaces, projection screens, integration of wall monitors and mobile furniture, acoustical separation from surrounding spaces, convenience outlets

Design Considerations

Located for convenient access to newcomers. Visibility of active meetings via transparent walls or windows will convey the sense that Student Involvement Center is an active place. Transparency will make it easier to allow informal individual or group activities when formal meetings are not scheduled.

WORK /COPY ROOM / MAIL - 250 sf

Description

Workspace for routine office copying, mail sorting, packaging tasks.

Furnishings / Equipment

Work surfaces and cabinets for supply storage. Photocopier, telephone, computer workstation, fax machine, power outlets.

Design Considerations

Lockable door. Consider a service counter with rolling shutter. Adjacent to general storage.

GENERAL STORAGE - 300 sf

Description

Space dedicated to shared general storage of departmental supplies and equipment.

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options.

Design Considerations

Lockable door. Adjacent to work/copy room/ mail.

STUDENT GROUP STORAGE LOCKERS - 300 sf

Description

A variety of different sized storage lockers that can be reserved by Student Organizations for general storage of supplies and equipment.

Furnishings / Equipment

Approximately 40 individual lockers.

Design Considerations

May be concentrated or distributed throughout shared lounge space, must be easily accessible and highly visible.

OSAS SUITE

Office of Student Activities and Services coordinate all 480 registered student groups on campus.

OFFICE - DIRECTOR - 180 sf**Description**

The director oversees administrative functions, meets with student government leaders, and requires space to engage in confidential conversations as well as long periods of focused concentration. Private office for one person including desk, chair, small meeting space for two-to-four people.

Furnishings / Equipment

Desk and task chair, visitors chairs, soft flooring for comfort/acoustics, convenience outlets, fluorescent and task lighting. Telephone, data connection, white board.

Design Considerations

Provide acoustical privacy with a lockable door. Window view to rest of office suite. Adjacent to reception desk/building information desk is preferred.

OFFICE - ASSISTANT DIRECTOR - 150 sf**Description**

The assistant director oversees administrative functions and requires space to engage in confidential conversations as well as long periods of focused work. Private office for one person including desk, task chair, and chairs for two-to-three visitors for across-the-desk conferencing.

Furnishings / Equipment

Desk and task chair, visitors chairs, soft flooring for comfort/acoustics, convenience outlets, fluorescent and task lighting. Telephone, data connection, white board.

Design Considerations

Provide acoustical privacy with a lockable door. Window view to rest of office suite. Adjacency to reception desk/building information desk is preferred.

OFFICE - ACCOUNTING - 150 sf**Description**

Dedicated space for OSAS accountant. Space to engage in confidential conversations as well as long periods of focused work. Private office for one person including desk, chair, small meeting space for two or three people in a collaborative working environment.

Furnishings / Equipment

Desk and task chair, visitors chairs, soft flooring for comfort/acoustics, convenience outlets, fluorescent and task lighting. Telephone, data connection, white board.

Design Considerations

Provide acoustical privacy with a lockable door. Window view to rest of office suite. Adjacency to reception desk/building information desk is preferred.

STUDENT WORKSPACE - 100 sf**Description**

Dedicated office space to be shared among four part-time student workers.

Furnishings / Equipment

Task chairs, work surfaces, lockable storage. Soft flooring for comfort/acoustics, convenience outlets, fluorescent and task lighting. Telephone, data connection, and white board.

Design Considerations

Should be securable, but not necessarily behind a lockable door. Daylighting desirable.

STUDENT DESIGN CENTER

Student Design Center provides graphic materials for K-State Union, including signs, awards, programs for banquets, marketing materials, etc. Will also provide design services for student organizations. Staff consists of five designers and two assistants. Focus is on design rather than production. Customer access to this area needs to be controlled. Allow access to large table for group meetings and consultations.

PRIVATE OFFICES (qty. 3 @ 150sf) - 450 sf**Description**

Private office space requiring space to engage in confidential conversations as well as long periods of

focused work. Private office for one person including desk, chair, with two or three visitors chairs. One space for marketing should have its own workspace for layout and organization with a high table.

Furnishings / Equipment

Soft flooring for comfort/acoustics, convenience outlets, fluorescent and task lighting. Telephone, data connection, white boards.

Design Considerations

Provide acoustical privacy with a lockable door. Window views to rest of office suite. Adjacency to reception desk/building information desk is preferred.

WORKSTATIONS (qty. 3 @ 75sf) - 225 sf**Description**

Computer workstations for graphic layout and writing tasks. Staffed by student workers.

Furnishings / Equipment

Work surface, task chair, and storage. Soft flooring for comfort/acoustics, convenience outlets, fluorescent and task lighting.

Design Considerations

Should be combined with design stations to create a studio-type collaborative atmosphere.

DESIGN STATIONS (qty. 6-8) - 400 sf**Description**

Touchdown space for student workers and others for graphic design work.

Furnishings / Equipment

Work surface and task chair. Soft flooring for comfort/acoustics, convenience outlets, fluorescent and task lighting.

Design Considerations

Should be combined with workstations to create a studio-type collaborative atmosphere.

GRAPHICS PRODUCTION ROOM - 225 sf**Description**

Workspace for layout and organizing materials.

Furnishings / Equipment

Standing height work surfaces for easy handling of materials. Storage for equipment and supplies. Includes printers, flat files, and cut tables.

Design Considerations

Cutting boards and supplies should be isolated from high traffic areas to safeguard against theft and potential hazards. Adjacent to UPC.

SGA

Up to twenty members of Student Governing Association use this space for collaboration, study, and socializing.

SHARED COWORKING SPACE - 300 sf**Description**

Provides collaborative workspace for students groups.

Furnishings / Equipment

Variety of seating configurations, including tables and task chairs, moveable lounge furniture. Whiteboards, other writeable surfaces, and pin-up displays. Carpeting to attenuate sound.

Design Considerations

As a hub of activity, this space should be visible from public zones in order to generate student interest and involvement.

PRIVATE OFFICE (qty. 3 @ 150sf) - 450 sf**Description**

Private office space requiring space to engage in confidential conversations as well as long periods of focused work. Private office for one person including desk, chair, with two or three visitors chairs. Offices designed for President/Vice President, Speaker/Vice Speaker, Attorney General

Furnishings / Equipment

Desk and task chair, visitors chairs, soft flooring for comfort/acoustics, convenience outlets, fluorescent and task lighting. Telephone, data connection, white boards.

Design Considerations

Provide acoustical privacy with a lockable door

UPC

Union Programming Council are in charge of all union events. UPC is funded by student monies so they prefer to be visible and therefore transparent in all of their activities. This office accommodates nine committees, 24 members of the Executive Board, and five advisors. Half of the events are co-sponsored, so they prefer a location where they can easily meet with campus groups and community members.

CO-WORKING SPACE - 1400 sf

Description

Provides collaborative workspace for students groups, including previewing potential performers. Variety of seating configurations, including tables and task chairs, as well as moveable lounge furniture.

Furnishings / Equipment

Whiteboards and pin-up displays. Carpeting to attenuate sound. Consider options for temporary storage of group project materials. Shared video monitors to facilitate collaboration.

Design Considerations

Comfortable, living room atmosphere desired. As a hub of activity, this space should be visible from public zones in order to generate student interest and involvement.

PRIVATE OFFICE (qty. 4 @ 150sf) - 600 sf

Description

Private offices for one person to engage in confidential conversations as well as long periods of focused work, and conferencing with two-to-three visitors.

Furnishings / Equipment

Desk and task chair, visitors chairs, soft flooring for comfort/acoustics, convenience outlets, fluorescent and task lighting. Telephone, data connection, white board.

Design Considerations

Provide acoustical privacy with a lockable door. Window view to rest of office suite. Adjacency to reception desk/building information desk is preferred.

BULK STORAGE - 200 sf

Description

Space dedicated to shared general storage of supplies for events.

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options.

Design Considerations

Lockable door.

GREEK AFFAIRS

Greek Affairs supports 40 fraternities and sororities on campus, which includes 3,500 members. Students use this space to pick up mail for their houses. They desire to be more visible in order to promote Greek life on campus.

WORK /OFFICE AREA - 500 sf

Description

Provides collaborative workspace for students groups. Variety of seating configurations, including tables and task chairs, moveable lounge furniture.

Furnishings / Equipment

Whiteboards, other writeable surfaces, and pin-up displays. Carpeting to attenuate sound. Consider options for temporary storage of group project materials.

Design Considerations

As a hub of activity, this space should be visible to other zones in order to generate student interest and involvement.

GATHERING - 500 sf

Description

Shared space to operate as a welcome area providing space for both comfort and interaction, and be highly flexible. May also be for concentrated study space and group work.

Furnishings / Equipment

Casual soft seating, moveable lounge furniture, natural daylighting, fluorescent, task, and recessed lighting, mix of soft flooring and tile.

Design Considerations

Adjacent to reception desk, visibility from building entry.
Daylight highly desirable.

PRIVATE OFFICE - 150 sf**Description**

Private offices for one person to engage in confidential conversations as well as long periods of focused work, and conferencing with two-to-three visitors.

Furnishings / Equipment

Desk and task chair, visitors chairs, soft flooring for comfort/acoustics, convenience outlets, fluorescent and task lighting. Telephone, data connection, white board.

Design Considerations

Provide acoustical privacy with a lockable door. Window view to rest of office suite. Adjacency to reception desk/building information desk is preferred.

STORAGE LOCKERS- 75 sf**Description**

A variety of different sized storage lockers that can be reserved by Greek Organizations for general storage of supplies and equipment.

Furnishings / Equipment

Approximately 40 individual lockers.

Design Considerations

May be concentrated or distributed throughout shared lounge space, must be easily accessible and highly visible.

MULTICULTURAL CENTER

The Multicultural Student Office is used by over 30 student organizations. There are four core organizations that have their own workspaces: Black Student Union (BSU), Hispanic American Leadership Organization (HALO), Native American Student Association (NASA), and Asian American Student Union (AASU).

WORK AREA - 500 sf**Description**

Provides collaborative workspace for students groups. Variety of seating configurations, including tables and task chairs, moveable lounge furniture.

Furnishings / Equipment

Whiteboards, other writeable surfaces, and pin-up displays. Carpeting to attenuate sound. Consider options for temporary storage of group project materials.

Design Considerations

As a hub of activity, this space should be visible to others in order to generate student interest and involvement.

GATHERING - 400 sf

Shared space to operate as a welcome area providing space for both comfort and interaction, and be highly flexible. May also be for concentrated study space and group work.

Furnishings / Equipment

Casual soft seating, moveable lounge furniture, natural daylighting, fluorescent, task, and recessed lighting, mix of soft flooring and tile.

Design Considerations

Adjacent to reception desk, visibility from building entry. Daylight highly desirable.

OFFICE (qty. 2 @150) - 300 sf

Description

Private office space requiring space to engage in confidential conversations as well as long periods of focused work. Private office for one person including desk, chair, with two or three visitors chairs. One space for marketing should have its own workspace for layout and organization with a high table.

Furnishings / Equipment

Soft flooring for comfort/acoustics, convenience outlets, fluorescent and task lighting. Telephone, data connection, white boards.

Design Considerations

Provide acoustical privacy with a lockable door. Window views to rest of office suite.

STUDENT GROUP STORAGE LOCKERS - 75 sf

Description

A variety of different sized storage lockers that can be reserved by Student Organizations for general storage of supplies and equipment.

Furnishings / Equipment

Approximately 10 individual lockers.

Design Considerations

May be concentrated or distributed.

WILDCAT RADIO

KSDB-FM Wildcat 91.9 Radio is student-run and programmed. Relocate existing equipment to space currently occupied by Greekdom in Lower Level.

VETERAN'S CENTER

The Veteran's Center typically serves 100 students per day, although a larger setting with better noise control may increase this number. An ideal space would be secluded, secure and private.

STUDY AREA - 400 sf**Description**

Provides collaborative workspace. Variety of seating configurations, including tables and task chairs, moveable lounge furniture.

Furnishings / Equipment

Whiteboards for peer-to-peer tutoring, other writeable surfaces, and pin-up displays. Carpeting to attenuate sound. Consider options for temporary storage of group project materials.

Design Considerations

Acoustical separation from social lounge is desired.

SOCIAL LOUNGE - 400 sf**Description**

This space should be designed to operate as a welcome area including a staffed reception desk that is and

identifiable, providing space for both comfort and interaction, and be highly flexible. May also be for concentrated study space and group work.

Furnishings / Equipment

Casual soft seating, moveable lounge furniture, natural daylighting, fluorescent, task, and recessed lighting, mix of soft flooring and tile, access to data, telephone, audio /visual equipment

Design Considerations

Acoustical separation from study area is desired.

ADVISING OFFICE - 125 sf**Description**

Private office space requiring space to engage in confidential conversations as well as long periods of focused work. Maybe used for peer-to-peer counseling. Private office for one person including desk, chair, with two or three visitors chairs.

Furnishings / Equipment

Soft flooring for comfort/acoustics, convenient outlets, fluorescent and task lighting. Telephone, data connection, white board.

Design Considerations

Provide acoustical privacy with a lockable door. Window views to rest of office suite

STORAGE - 100 sf**Description**

Space dedicated to shared general storage of departmental supplies and equipment.

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options.

Design Considerations

Lockable door.

SUPPORT SERVICES

SHARED RECEPTION- 200 sf**Description**

Reception for Powercat Financial Services, Legal Services, and Off Campus Housing

Furnishings / Equipment

Small waiting area with four chairs. Could include space for shared copier and related workspace.

Design Considerations

Accessible to main circulation the building and each of the support services in this area.

POWERCAT FINANCIAL SERVICES - 600 sf**Description**

Powercat Financial Services provides information to students regarding loans, fees, credit cards. They currently serve 450 clients per year, and this number is expected to grow. Ideally, should be divided into four separate spaces: director's office, work area, and two counseling rooms.

Furnishings / Equipment

Private office space and counseling room to engage in confidential conversations as well as periods of focused work. Private office for one person including desk, chair, with two or three visitors chairs. Counseling rooms for up to four people around a table. Work area should include student worker space and storage cabinet.

Design Considerations

Separate office suite with lockable door. Acoustical privacy required. Flexible configuration for training sessions, meetings with individuals or couples, and access to computer.

OFF CAMPUS HOUSING- 180 sf**Description**

Private office for confidential conversations with students, and for long periods of concentration. Work area should include space for student worker and storage.

Furnishings / Equipment

Private office for one person including desk, chair, with two or three visitors chairs and storage cabinet.

Design Considerations

Separate office suite with lockable door. Acoustical privacy required.

STUDENT LEGAL SERVICES- 180 sf

Description

Private office for confidential conversations with students, and for long periods of concentration. Work area should include space for student worker and storage.

Furnishings / Equipment

Private office for one person including desk, chair, with two or three visitors chairs.

Design Considerations

Separate office suite with lockable door. Acoustical privacy required.

SEATING / LOUNGE SPACE

LOUNGE - 15,000 sf

Description

Distributed, non-reservable, flexible and informal space for study relaxation, encourage collaborative work, and overflow dining.

Furnishings / Equipment

Different types of furniture that can rearranged for the task at hand and to regulate privacy and openness. Consider providing electronic displays and other technologies for group and individual work.

Design Considerations

Variety of different meeting spaces on the first floor. Lounge space should be broken up into smaller spaces with individual and unique character.

COFFEE HOUSE

LOUNGE - 3,400 sf

Description

Casual lounge and hangout spaces for socializing and group and individual study. Capacity to stage small performances and display student artwork.

Furnishings / Equipment

Variety of seating choices, including lounge/booth seating and tables and chairs for group study and conversation. Varied ceiling height and floor finishes

Specific finishes and furniture selections to be consistent with food vendor branding.

Design Considerations

Warm, inviting atmosphere highly desired, with fireplace and study nooks.

SPORTS PUB

LOUNGE - 5,000 sf**Description**

A place to enjoy a classic burger, cold beer, place to watch the game. Doubles as a student programming venue for concerts, comedians, watch parties.

Furnishings / Equipment

Specific finishes and furniture selections to be consistent with food vendor branding.

Design Considerations

Located in a prominent part of the building with exterior access. Sports Pub could be operated 24-hours a day.

HUMAN RESOURCES

Human Resources provides services for K-State Student Union employees. A discrete entry is preferred.

RECEPTION / OPEN OFFICE - 150 sf**Description**

Entry and waiting area for four to six people.

Furnishings / Equipment

Comfortable arm chairs or lounge seating for limited periods of time. Reception desk that accommodates two people.

Design Considerations

Adjacent to office director.

OFFICE - DIRECTOR - 180 sf**Description**

Requires space to engage in confidential conversations as well as long periods of focused work. Private office for one person including desk, chair, small meeting space for two-to-four people in a collaborative working environment.

Furnishings / Equipment

Desk and task chair, visitors chairs, soft flooring for comfort/acoustics, convenience outlets, fluorescent and task lighting. Telephone, data connection, white board.

Design Considerations

Provide acoustical privacy with a lockable door.

CONFERENCE ROOM - 120 sf**Description**

Conference space for six to eight people for meetings and training sessions.

Furnishings / Equipment

Table and six to eight chairs. Includes screen for training videos, and storage for training materials.

Design Considerations

Consider flexibility for different types of meetings. Acoustical separation for confidentiality.

STORAGE ROOM - 100 sf**Description**

Space dedicated to general storage of training materials, supplies, and equipment.

Furnishings / Equipment

Built-in shelves or cabinets to accommodate a variety of storage options.

Design Considerations

Lockable door.

IT SERVICES

OPEN OFFICE - 320 sf

Description

Open office space for two full-time staff, one part-time student, and a repair area, plus ample storage.

Furnishings / Equipment

Open, shared work space for three people. Standing height work surface with storage below for supplies for repairs.

Design Considerations

Prefer location near departments whom they serve.

COPY SERVICES

Copy Services is a one-stop shop where students can pick up or drop off a project. Usually students like to talk through their orders with a staff member rather than emailing a file.

PRINTSHOP - 1250 sf

Description

Three to four people work at a time to produce graphic materials and prints.

Furnishings / Equipment

Require ample counter space and cash registers. Provide table with office supplies (stapler, hole punch, paper clips, etc.) Cutting tables, mats, large format printers, equipment.

Design Considerations

Consider queuing line to prevent overflow into adjacent circulation. Prefer high traffic location adjacent to computers so that students can email files, as well as adjacency to bookstore for course packets. Adjacency to Student Design Center is also desirable.

STORAGE - 350 sf

Description

General storage dedicated to supplies and equipment related to Copy Services.

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options.

Design Considerations

Lockable door.

OFFICE - 120 sf**Description**

Lockable office for Copy Services supervisor.

Furnishings / Equipment

Desk, task chair, storage, and shelving.

Design Considerations

Lockable door.

ID CENTER

An office function that produces student IDs and passports for the student body as well as the community.

OFFICE - 450 sf**Description**

Open office space for two people at service counter and one person in open office space.

Furnishings / Equipment

Queuing line necessary for busy periods. Standing and ADA accessible counter with stools and chairs for staff seating. Potential interest in selling lanyards for IDs.

Design Considerations

Due to existing mechanical systems, it is often too warm. Temperature control is a necessity. Lighting appropriate for photography. Need to be adjacent to a public open space, like the courtyard, in order to serve students during high peak periods.

STORAGE - 120 sf**Description**

General storage space dedicated to the ID Center.

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options.

Design Considerations

Lockable door.

CAMPUS STORE / BOOKSTORE

RETAIL SPACE - 13,000 sf

Description

Selling space, including customer service, checkout counters, floor offices/kiosks. Merchandise lines to include: spirit wear and gifts, snacks, cosmetics, etc.

Furnishings / Equipment

Enhanced visual display and merchandising.

Design Considerations

Visibility from main circulation highly desired. Ability to display spirit wear where it can be visible, even when store is closed. Lockable, able to be secured after store hours.

Convenient to loading docks for deliveries.

OFFICE - 500 sf

Description

Open office space for up to six people.

Furnishings / Equipment

Desks, task chairs, storage and shelving. Soft flooring, access to data, telephone, IT equipment.

Design Considerations

Lockable door.

LOADING / SUPPORT- 2500 sf

Description

Dedicated space for loading / unloading of excess stock and merchandise.

Design Considerations

Convenient access to building loading dock

CAT'S DEN / C-STORE

RETAIL SPACE - 1,320 sf

Description

A retail/selling space, including checkouts. Selection of products (grab and go sandwiches, salads, health and beauty aids, frozen food, snacks, groceries, etc).

Furnishings / Equipment

Efficient walk-in refrigeration storage/restocking area. Convenience outlets, humidity control, fluorescent, dimmable, recessed lighting as necessary.

Design Considerations

High traffic, high visibility location.

OFFICE - 80 sf

Description

Lockable office for C-Store manager.

Furnishings / Equipment

Desk, task chair, storage, and shelving. Soft flooring, access to data, telephone, IT equipment.

Design Considerations

Lockable door.

LOADING / SUPPORT - 300 sf

Description

Back of house, dedicated space for loading / unloading of excess stock and merchandise.

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options.

Design Considerations

Convenient access to building loading dock. Natural daylighting is not necessary. Sounds insulation from surrounding spaces, washable finishes.

COMMERCE BANK

SERVICE COUNTER - 220 sf

Description

A retail banking function that serves the student body as well as the community.

Furnishings / Equipment

Queuing line necessary for busy periods. Standing and ADA accessible counter with stools and chairs for staff seating. Access to data, telephone, audio /visual equipment, convenience outlets, fluorescent lighting.

Design Considerations

High traffic, high visibility location. Need to be adjacent to a public open space, like the courtyard, in order to serve students during high peak periods.

PRIVATE OFFICE - 100 sf

Description

Private offices for one person space to engage in confidential conversations as well as long periods of focused work, and conferencing with two-to-three visitors.

Furnishings / Equipment

Desk and task chair, visitors chairs, soft flooring for comfort/acoustics, convenience outlets, fluorescent and task lighting. Telephone, data connection, white board.

Design Considerations

Provide acoustical privacy with a lockable door.

SHARED OFFICE - 400 sf

Description

Open office space for up to six people.

Furnishings / Equipment

Desks, task chairs, storage and shelving. Soft flooring, access to data, telephone, IT equipment.

Design Considerations

Lockable door.

STORAGE - 125 sf**Description**

Space dedicated to shared general storage of departmental supplies and equipment.

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options.

Design Considerations

Lockable door.

COMPUTER STORE

RETAIL SPACE - 1,500 sf**Description**

Selling space, including checkouts, flex space and demonstration area. Expanded selection of products and services (computer hardware, tablets, personal electronics, computer service and repair).

Furnishings / Equipment

Updated fixtures and state-of-the-art technology design.

Design Considerations

Close proximity (or contiguous) to the Campus Store

OFFICE - 150 sf**Description**

Private offices for one person space to engage in confidential conversations as well as long periods of focused work, and conferencing with two-to-three visitors.

Furnishings / Equipment

Desk and task chair, visitors chairs, soft flooring for comfort/acoustics, convenience outlets, fluorescent and task lighting. Telephone, data connection, white board.

Design Considerations

Provide acoustical privacy with a lockable door.

STORAGE - 350 sf

Description

Secure storage space dedicated to Computer Store retail space.

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options.

Design Considerations

Lockable door.

FOOD SERVICE

Storage

DRY STORAGE - 600 sf

Description

Support space dedicated to foodservice operations storage for supplies and equipment

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options. Fluorescent lighting, washable finishes

Design Considerations

Lockable door, adjacency to food production areas / elevator

PAPER STORAGE - 200 sf

Description

Support space dedicated to foodservice operations storage for paper supplies and equipment

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options. Fluorescent lighting, washable finishes

Design Considerations

Lockable door, adjacency to food production areas / elevator

CHEMICAL STORAGE - 100 sf**Description**

Support space dedicated to foodservice operations storage for chemical and sanitation supplies and equipment

Furnishings / Equipment

Regulated temperature control, hot and cold water, washable finishes, fluorescent lighting

Design Considerations

Lockable door, adjacency to food production areas / elevator

LINEN STORAGE - 100 sf**Description**

Support space dedicated to foodservice operations storage for supplies and equipment related to restaurants and catering

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options. Fluorescent lighting, washable finishes

Design Considerations

Lockable door, adjacency to food production areas and loading areas / elevator

LIQUOR STORAGE - 120 sf**Description**

Support space dedicated to foodservice operations storage for liquor, supplies and equipment related to restaurants and catering

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options. Fluorescent lighting, washable finishes

Design Considerations

Lockable door, adjacency to food production areas and loading areas / elevator

CHINA STORAGE - 200 sf**Description**

Support space dedicated to foodservice operations storage for supplies and equipment related to restaurants and catering

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options. Fluorescent lighting, washable finishes

Design Considerations

Lockable door, adjacency to food production areas and loading areas / elevator

CATERING SUPPLIES/EQUIPMENT STORAGE - 250 sf**Description**

Support space dedicated to foodservice operations storage for general supplies and equipment related to restaurants and catering

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options. Fluorescent lighting, washable finishes

Design Considerations

Lockable door, adjacency to food production areas and loading areas/elevator

EQUIPMENT/SEASONAL STORAGE - 200 sf**Description**

Support space dedicated to foodservice operations storage for general supplies and equipment related to restaurants and catering

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options. Fluorescent lighting, washable finishes

Design Considerations

Lockable door, adjacency to food production areas and loading areas/elevator

WALK-IN REFRIGERATORS - 1000 sf

Description

A back of house support space used for cold food storage.

Furnishings / Equipment

Fluorescent lighting, washable finishes, appropriate power

Design Considerations

Necessary adjacency to food production areas, convenient access to and from building loading dock

WALK-IN FREEZER - 400 sf**Description**

A back of house support space used for short and long term cold food storage.

Furnishings / Equipment

Fluorescent lighting, washable finishes, appropriate power

Design Considerations

Necessary adjacency to food production areas, convenient access to and from building loading dock

Food Production

HOT FOOD PRODUCTION - 600 sf**Description**

A back of house support space used for hot food production and preparation.

Furnishings / Equipment

Fluorescent lighting, humidity control, odor control, washable finishes, hot and cold water, sounds isolation from adjacent/adjacent surrounding spaces, convenience outlets, food production equipment

Design Considerations

Necessary adjacency to food storage, micro restaurants and food service areas, cold food production. Convenient access to and from building loading dock. Natural daylighting is not necessary

COLD FOOD PRODUCTION - 800 sf

Description

A back of house support space used for cold food production and preparation.

Furnishings / Equipment

Fluorescent lighting, humidity control, odor control, washable finishes, hot and cold water, sounds isolation from adjacent/adjacent surrounding spaces, convenience outlets, food production equipment

Design Considerations

Necessary adjacency to food storage, micro restaurants and food service areas, hot food production. Convenient access to and from building loading dock. Natural daylighting is not necessary

CATERING PREP - 400 sf**Description**

Back of house food prep space dedicated to Catering functions

Furnishings / Equipment

Washable Surfaces, convenience outlets, fluorescent, recessed, track, dimmable lighting. Odor control, humidity control, hot and cold water

Design Considerations

Convenient access to and from building loading dock/ service elevator

BLAST CHILL / REFRIGERATED HOLD - 150 sf**Description**

A back of house support space used for cold food production and preparation.

Furnishings / Equipment

Fluorescent lighting, humidity control, odor control, washable finishes, hot and cold water, sound isolation from adjacent/adjacent surrounding spaces, convenience outlets,

Design Considerations

Necessary adjacency to food storage, micro restaurants and food service areas, hot food production. Convenient access to and from building loading dock/ service elevator. Natural daylighting is not necessary

SPORTS PUB

SERVICE / BAR - 500 sf

Description

Dedicated seating space for an individual Sports Pub themed Micro-Restaurant. Bar height seating and service area where visitors can order and be served food and beverages. Designed to facilitate interaction as part of a social environment.

Furnishings / Equipment

Television screens as specified, ADA accessible bar height counter top, fluorescent, recessed, track, dimmable lighting, odor control, humidity control.

Specific finishes and furniture selections to be consistent with food vendor branding.

Design Considerations

Convenient access to and from building loading dock/ service elevator. Adjacent to dedicated Storage / Support and Prep spaces.

PREP - 200 sf

Description

Back of house food prep space dedicated to Sports Pub themed Micro-Restaurant

Furnishings / Equipment

Washable Surfaces, convenience outlets, fluorescent, recessed, track, dimmable lighting. Odor control, humidity control, hot and cold water

Design Considerations

Convenient access to and from building loading dock/ service elevator, adjacent to dedicated Storage / Support space

STORAGE / SUPPORT - 300 sf

Description

Support space dedicated to Sports Pub, storage for general supplies and equipment

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options. Fluorescent lighting, washable finishes

Design Considerations

Lockable door, convenient access to and from building loading dock/ service elevator

MICRO RESTAURANT B

DEDICATED SEATING - 1200 sf**Description**

Dedicated seating space for an individual Micro-Restaurant space, intended to have a unique and individual character and be part of the larger open lounge space. Intended to accommodate eating, interaction, and relaxation. Should be able to convert to lounge space when restaurant closes.

Furnishings / Equipment

Recessed, track, dimmable lighting, Odor control, humidity control, convenience outlets, varied ceiling heights.

Specific finishes and furniture selections to be consistent with food vendor branding.

Design Considerations

Natural daylighting is highly desirable. Should be visible from high traffic areas.

SERVICE - 500 sf**Description**

A front of house dining space that can accommodate cook-to-order food in a visible setting as part of the Micro Restaurant. Is accessible during hours of operation and can be closed down independently of the seating area after hours.

Furnishings / Equipment

Washable Surfaces, convenience outlets, fluorescent, recessed, track, dimmable lighting. Odor control, humidity control, hot and cold water

Design Considerations

Natural daylighting is optional

PREP - 200 sf**Description**

Back of house food prep space dedicated to an individual Micro-Restaurant

Furnishings / Equipment

Washable Surfaces, convenience outlets, fluorescent, recessed, track, dimmable lighting. Odor control, humidity control, hot and cold water

Design Considerations

Proximity to building loading areas / elevator access

STORAGE / SUPPORT - 200 sf**Description**

Support space dedicated to Micro Restaurant, storage for general supplies and equipment

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options. Fluorescent lighting, washable finishes

Design Considerations

Lockable door, adjacency to food production areas and loading areas/elevator

MICRO RESTAURANT A

DEDICATED SEATING - 640 sf**Description**

Dedicated seating space for an individual Micro-Restaurant space, intended to have a unique and individual character and be part of the larger open lounge space. Intended to accommodate eating, interaction, and relaxation. Should be able to convert to lounge space when restaurant closes.

Furnishings / Equipment

Recessed, track, dimmable lighting, Odor control, humidity control, convenience outlets, varied ceiling heights.

Specific finishes and furniture selections to be consistent with food vendor branding.

Design Considerations

Natural daylighting is highly desirable.

SERVICE - 400 sf**Description**

A front of house dining space that can accommodate cook-to-order food in a visible setting as part of the Micro Restaurant. Is accessible during hours of operation and can be closed down independently of the seating area after hours.

Furnishings / Equipment

Washable Surfaces, convenience outlets, fluorescent, recessed, track, dimmable lighting. Odor control, humidity control, hot and cold water

Design Considerations

Natural daylighting is optional

PREP - 200 sf**Description**

Back of house food prep space dedicated to an individual Micro-Restaurant

Furnishings / Equipment

Washable Surfaces, convenience outlets, fluorescent, recessed, track, dimmable lighting. Odor control, humidity control, hot and cold water

Design Considerations

Proximity to building loading areas / elevator access

STORAGE / SUPPORT - 200 sf**Description**

Support space dedicated to Micro Restaurant, storage for general supplies and equipment

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options. Fluorescent lighting, washable finishes

Design Considerations

Lockable door, adjacency to food production areas and loading areas/elevator

PANDA EXPRESS

SERVICE - 600 sf

Description

A front of house dining space that can accommodate serving counters in a visible setting as specified by the Operator. Can be closed down independently of the seating area after hours.

Furnishings / Equipment

Washable Surfaces, convenience outlets, fluorescent, recessed, track, dimmable lighting. Service countertops, Odor control, humidity control, hot and cold water

Design Considerations

Natural daylighting is optional, adjacency to lounge seating and high traffic circulation areas.

PREP - 150 sf

Description

Back of house food prep space dedicated to Panda Express or other national brand restaurant

Furnishings / Equipment

Washable Surfaces, convenience outlets, fluorescent, recessed, track, dimmable lighting. Odor control, humidity control, hot and cold water

Design Considerations

Proximity to building loading areas / elevator access, lockable door. Adjacent to dedicated Storage/Support area.

STORAGE / SUPPORT - 150 sf

Description

Support space dedicated to Panda Express or other national brand restaurant, storage for general supplies and equipment

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options. Fluorescent lighting, washable finishes. Adjacency to loading areas / elevator

Design Considerations

Lockable door, adjacency to food production areas and loading areas/elevator

CHICK-FIL-A

SERVICE - 600 sf**Description**

A front of house dining space that can accommodate serving counters in a visible setting as specified by the Operator. Can be closed down independently of the seating area after hours.

Furnishings / Equipment

Washable Surfaces, convenience outlets, fluorescent, recessed, track, dimmable lighting. Service countertops, Odor control, humidity control, hot and cold water

Design Considerations

Natural daylighting is optional, adjacency to lounge seating and high traffic circulation areas. Adjacency to loading areas / elevator access

PREP - 150 sf

Back of house food prep space dedicated to Chick Fil-A or other national brand restaurant

Furnishings / Equipment

Washable Surfaces, convenience outlets, fluorescent, recessed, track, dimmable lighting. Odor control, humidity control, hot and cold water

Design Considerations

Proximity to building loading areas / elevator access, lockable door. Adjacent to dedicated Storage/Support area.

STORAGE / SUPPORT - 150 sf**Description**

Support space dedicated to Chick Fil-A or other national brand restaurant, storage for general supplies and equipment

Furnishings / Equipment

Built-in shelves to accommodate a variety of storage options. Fluorescent lighting, washable finishes

Design Considerations

Lockable door, adjacency to food production areas and loading areas/elevator

C. Project Budget

TOTAL PROJECT BUDGET			
	SQUARE FT RENOVATED	CONSTRUCTION COST / SF	CONSTRUCTION COST
CONSTRUCTION COST			
LOWER LEVEL	472	\$ 316	\$ 149,023
New Stair / Opening			
GROUND LEVEL	50,278	\$ 124	\$ 6,237,278
Retail, Lounge, Student Involvement			
Student Involvement			
Entry Renovation			
Entry Landscape			
LEVEL 1	57,010	\$ 168	\$ 9,562,210
Food Service			
Student Involvement Office / Lounge			
Toilets			
South Balcony			
LEVEL 2	10,378	\$ 98	\$ 1,012,690
Toilet Rm Upgrades			
Center Concourse Finish Upgrades			
LEVEL 3	4,095	\$ 84	\$ 342,863
Elevator Lobby			
Admin / Office Space			
OTHER CONSTRUCTION			
Audio Visual Equipment Allowance			\$ 732,800
Branding/Signage Allowance			\$ 400,000
Existing window replacement			\$ 562,000
HCM Abatement Allowance			\$ 200,000
SUB TOTAL - CONSTRUCTION	122,233	\$ 157	\$ 19,198,865
NON - CONSTRUCTION COSTS			
Contingency 10%			\$ 1,919,887
Furniture, Fixtures, Equipment Allowance			\$ 1,700,000
Fees/Expenses/Testing 10%			\$ 1,919,887
Miscellaneous Allowance			\$ 261,362
TOTAL PROJECT BUDGET			\$ 25,000,000

NOTES:

Assumes construction start summer 2015 (single phase, 12 - 18 mnth duration)
 Add 4% per year escalation if later construction start

D. Project Funding

The April 2013 vote by Kansas State University students was in support of a \$25 million renovation of the K-State Student Union to be funded by student fees.

E. Maintenance

The proposed renovation will add no additional maintenance requirements, and will require no additional maintenance funding.

F. Project Timeline

<u>A/E Selection</u>	<u>June/July 2014</u>
<u>SD</u>	<u>August-October 2014</u>
<u>DD</u>	<u>November-January 2015</u>
<u>CD</u>	<u>February-May 2015</u>
<u>BID</u>	<u>June 2015</u>
<u>Construction Start</u>	<u>Summer 2015</u>
<u>Construction Complete</u>	<u>Fall Semester 2016</u>

CONCEPTUAL DESIGN

- A.** Concept Plan Diagrams
- B.** Exterior Entrance Rendering
- C.** Interior Renderings



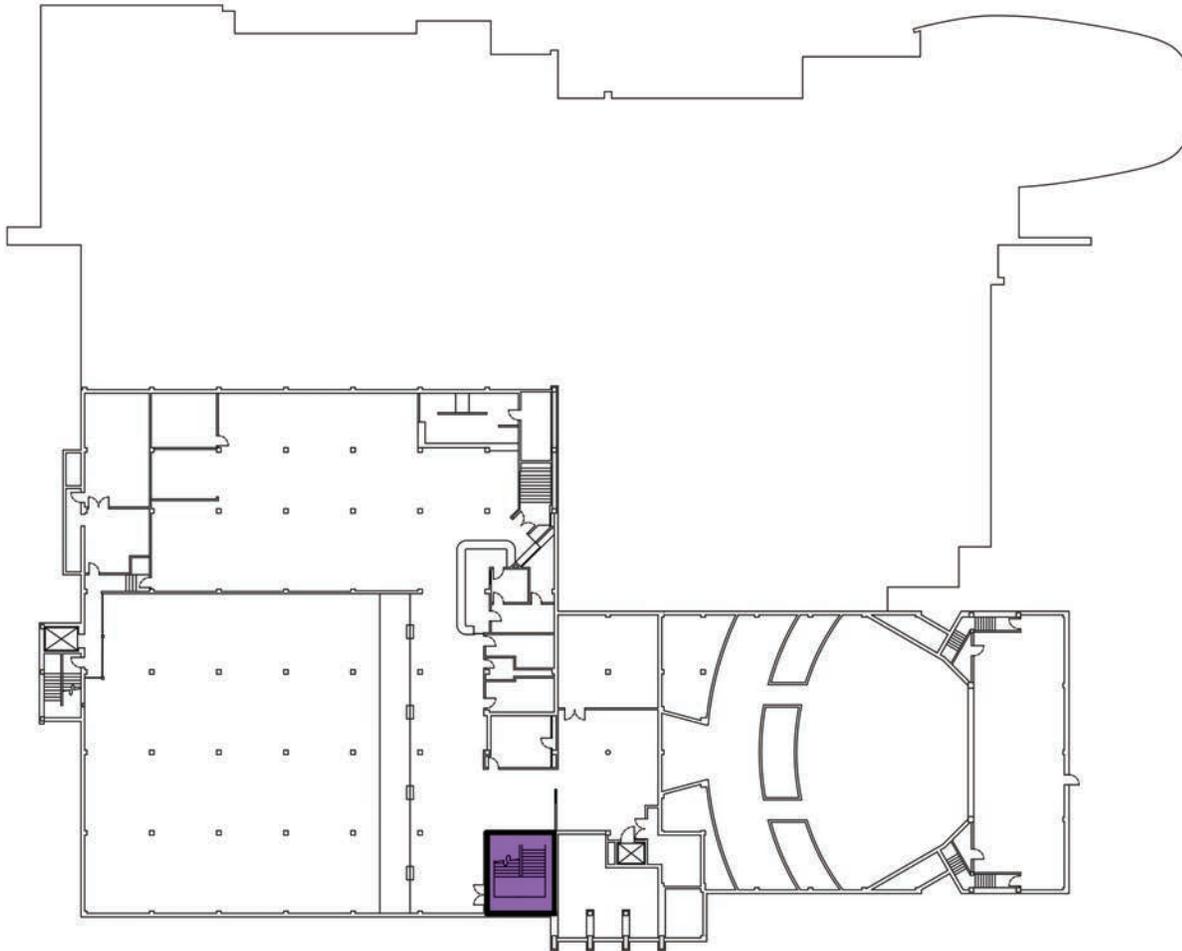
A. Concept Plan Diagrams

The following diagrams and conceptual plans were developed as a potential design solution.



A. Concept Plan Diagrams

Lower Level

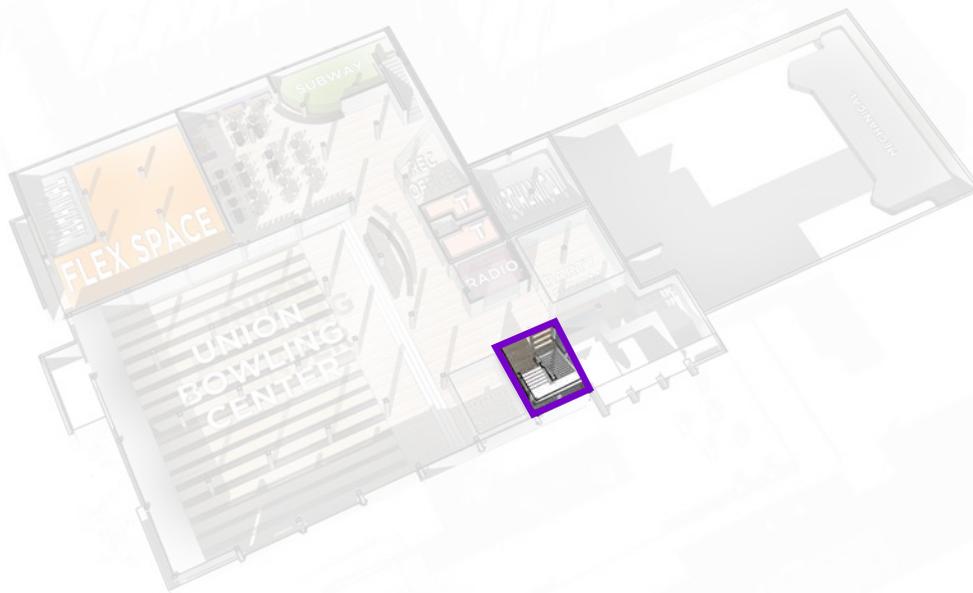


PROJECT SCOPE

RENOVATION SCOPE SF : **472 sf**



Lower Level - 3D Diagram



NEW STAIR ACCESS FROM SOUTH ENTRANCE

A new stair located at the South entry greatly improves wayfinding and provides a strong visual and physical connection from the Lower Level Bowling Center, through the Ground Level, and up to the Sports Pub, allowing activity to flow freely between levels while connecting the entire south side of the building. Openings in the floor allow unobstructed views to the First Level and signal a grand entrance from the south side of the building at Ground Level.



Ground Level



PROJECT SCOPE

RENOVATION SCOPE SF : 50,278 sf



Ground Level - 3D Diagram



SOUTH ENTRANCE / LANDSCAPE

A new South Entrance provides an opportunity to create an amazing first impression while forming a strong connection to the Welcome Center across the street. The front porch of the K-State Student Union, it is the first impression for prospective students, a main gateway to campus, and the face that the University displays to the Manhattan community.

CENTER FOR STUDENT INVOLVEMENT

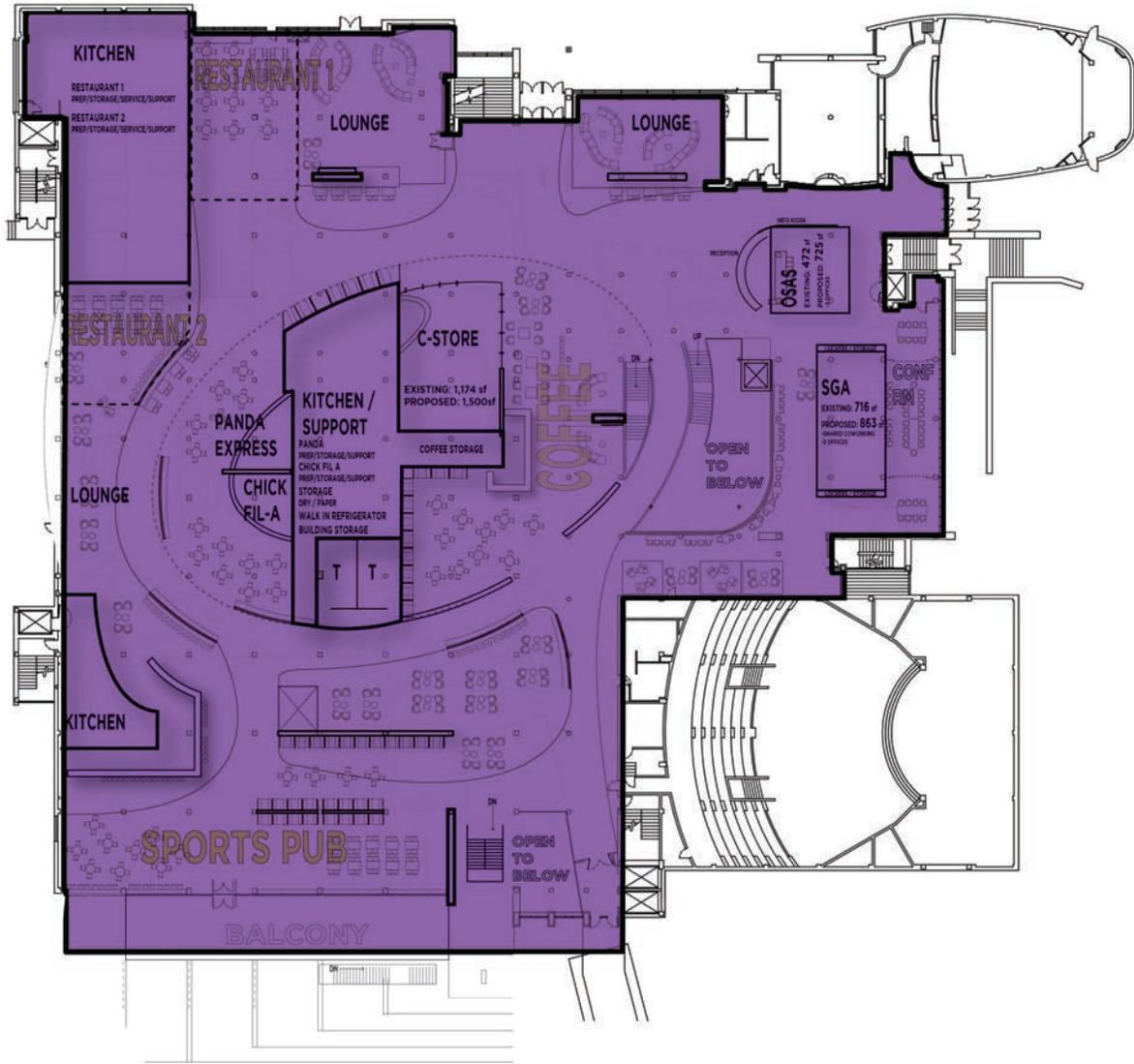
Student Organizations are consolidated around the existing courtyard space, positioning them at the center of activity within the building. Social spaces are designed to be open and affront private office spaces, allowing student groups control over their space, while being a part of the larger collaborative space.

NEW COURTYARD STAIR AND ELEVATOR

A new Grand Stair connects the Ground level, First Level, and Second Level, creating a strong physical and visual connection between the three floors, while providing an exciting and experiential way to occupy and animate the existing courtyard space.



First Level



PROJECT SCOPE

RENOVATION SCOPE SF : 57,010 sf



First Level - 3D Diagram



DINING / FOODSERVICE

The Kitchen is right-sized and reconfigured for an updated food service model. Micro-restaurants back up to a series of smaller kitchens clustered at existing service elevators and are linked to a Loading Dock that remains in the same location with access from the West. The new dining venues are distinct in character and incorporate some seating within each area while other dining seating areas are absorbed into adjacent Lounge space.

CIRCULATION

A new circulation path through the building allows opportunities to engage with the building's interior courtyard, circling throughout the first floor along a path of smaller scale, dispersed, and individual lounge spaces and individual restaurants and eateries.

SPORTS PUB

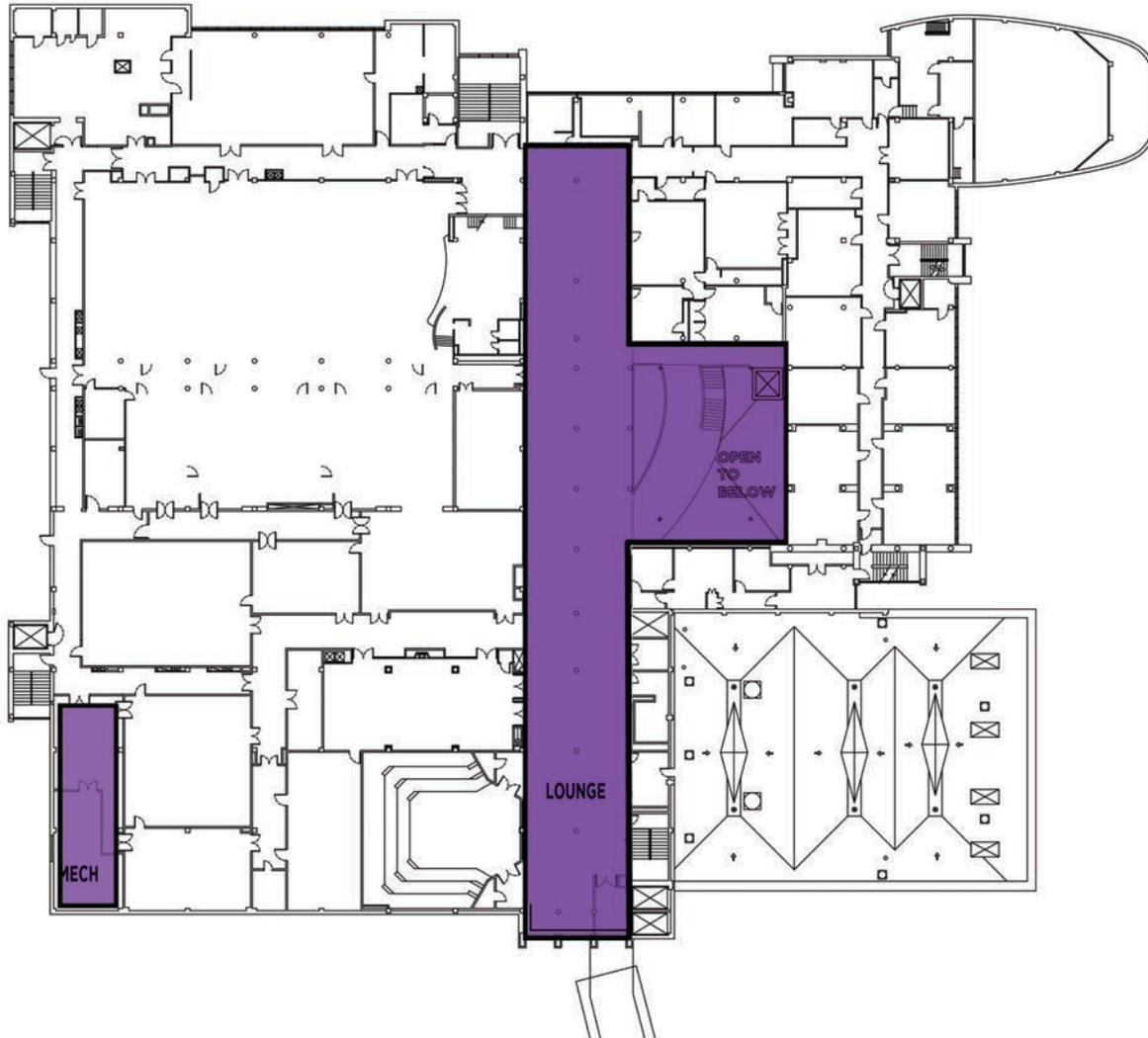
Located in a prominent location with exterior access to a south facing outdoor balcony, the Sports Pub could be operational 24 hours a day, the perfect stop for students on their way to or from Aggieville.

COFFEE HOUSE

The coffee house becomes the heart of the K-State Student Union, located prominently at the center of activity.



Second Level

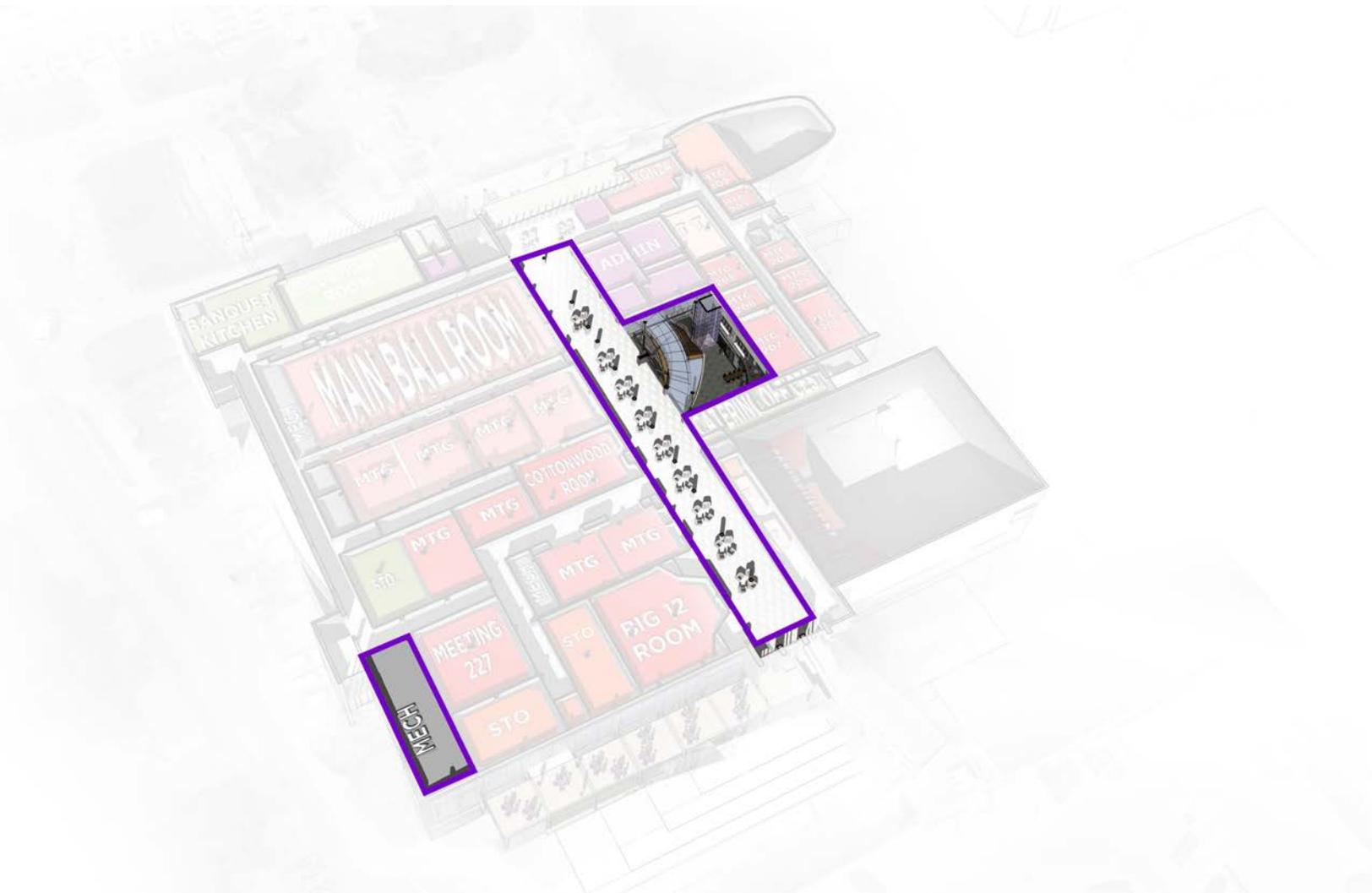


PROJECT SCOPE

RENOVATION SCOPE SF : 10,375 sf



Second Level - 3D Diagram

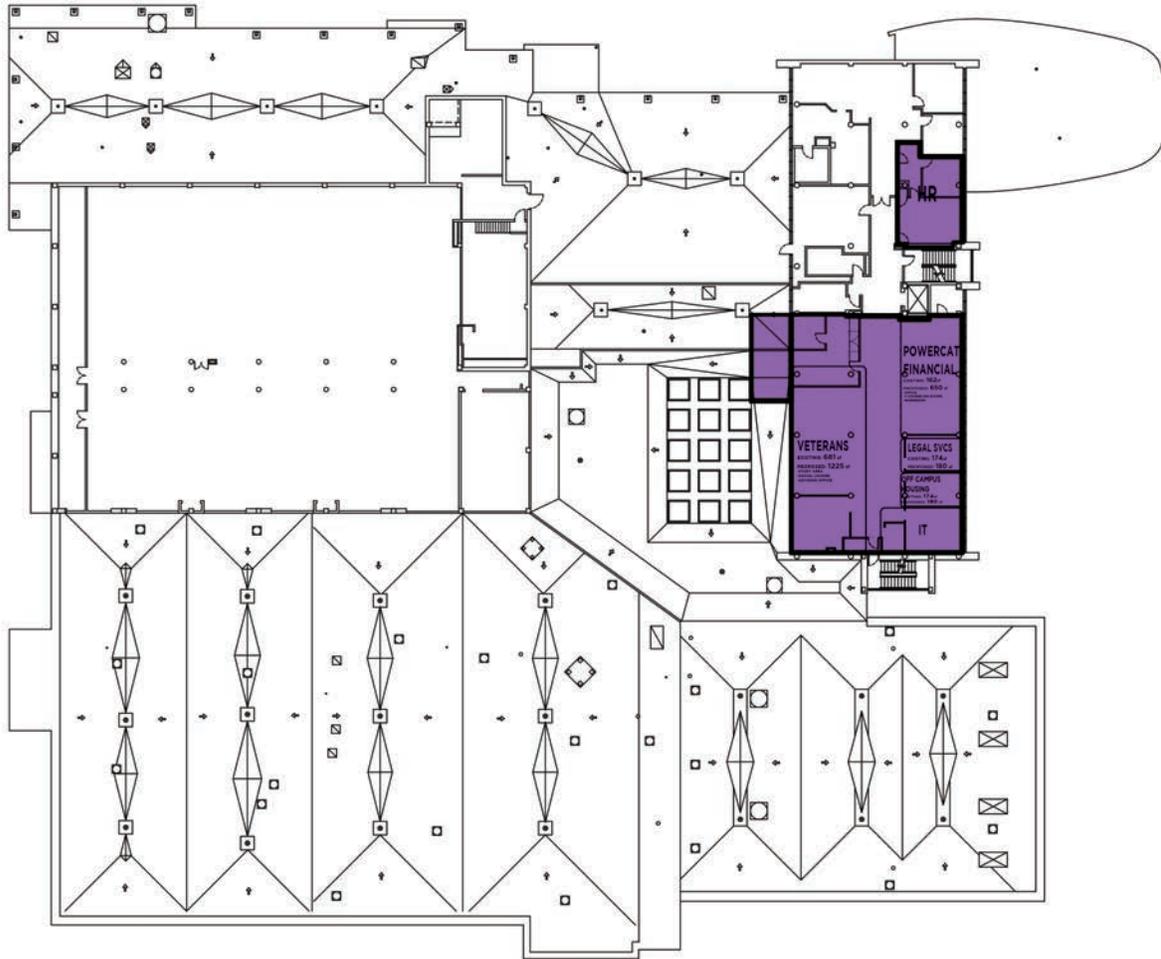


CONCOURSE LOUNGE

The existing lounge space is updated with new finishes and furniture, allowing it to function more efficiently and become a welcoming and comfortable place for quiet study or meeting with friends.



Third Level

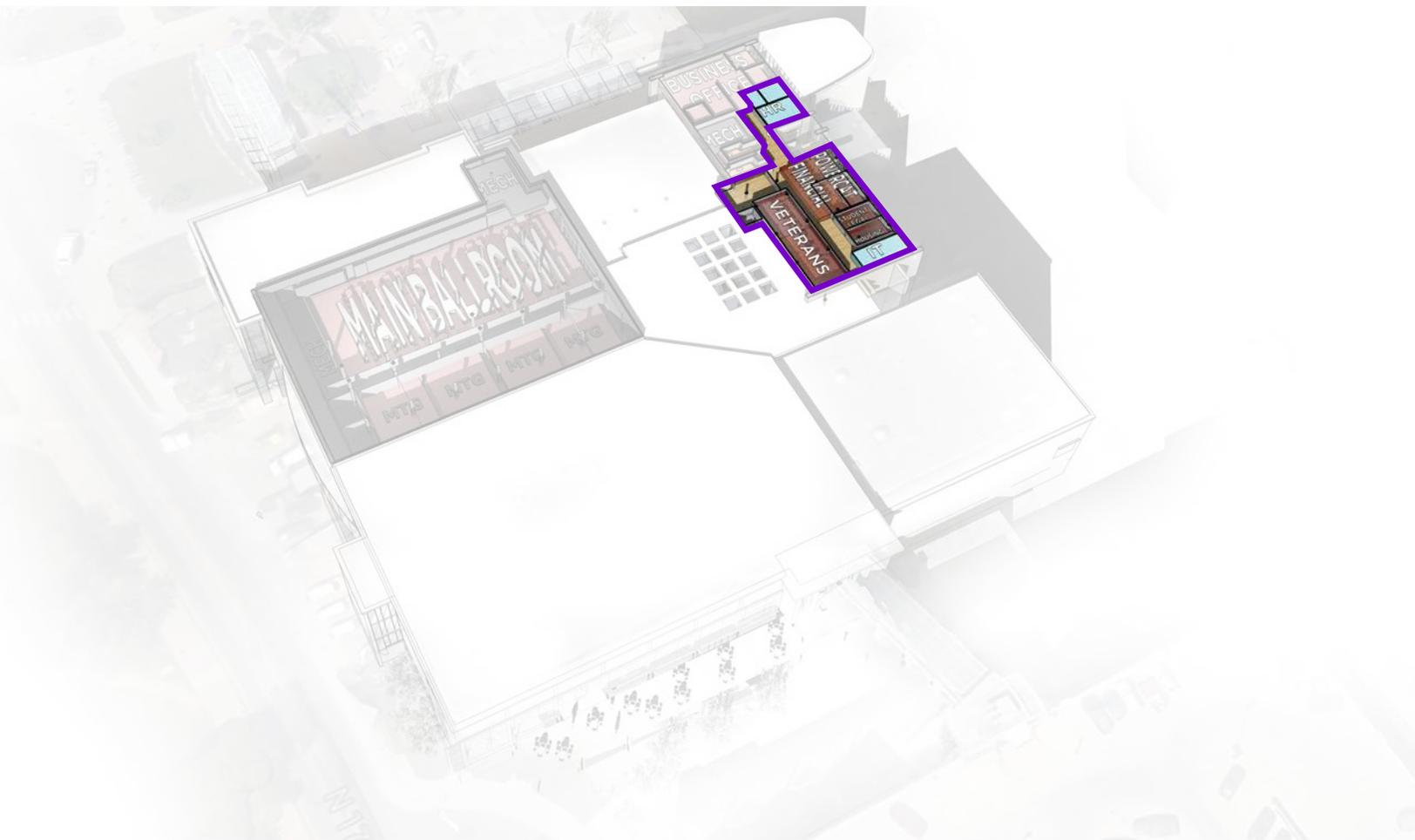


PROJECT SCOPE

RENOVATION SCOPE SF : 4,095 sf



Third Level - 3D Diagram



VETERAN'S CENTER

The Veteran's Center is moved to the Third Level for discretion and separation, in a quieter part of the building.

POWERCAT FINANCIAL / LEGAL SERVICES / OFF CAMPUS HOUSING

A shared office suite is created to maximize efficiency between Powercat Financial, Off Campus Housing, and Legal Services. The more private Third Level location allows for discrete meetings when necessary. The three functions are separated from the new entry lobby and elevator, and serve as part of a connected office suite with proximity to the relocated HR and existing Business Office.

HR

A reconfiguration of the existing Business Office allows HR to be relocated to the third floor from the Ground Level as part of a new administrative office suite shared by a variety of functions.

IT

IT Services is relocated to the third floor for an adjacency to Administrative functions which they serve directly.



B. Exterior Entrance Rendering



SOUTH EXTERIOR

By opening up the south façade, the Bookstore is given high visibility to passers-by. Spirit Gear and K-State paraphernalia occupy the south portion of the Bookstore, reflecting K-State Spirit and providing a welcoming, exciting, and vibrant look into the K-State Student Union. Activity from the First Level Sports Pub can spill out onto a south facing balcony, animating the building in a grand gesture to the greater Manhattan community.

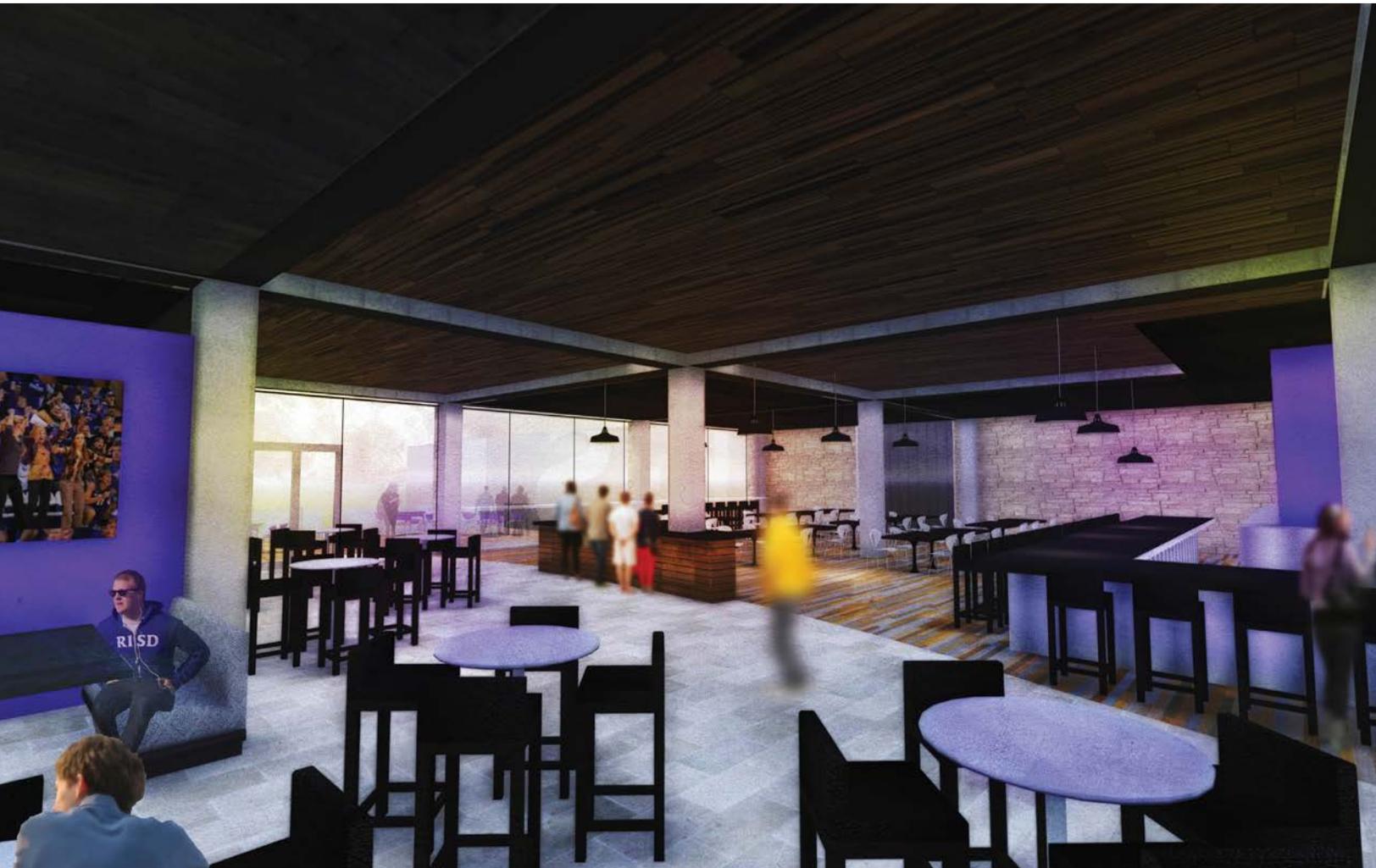
C. Interior Renderings**SOUTH ENTRANCE**

A new stair at the South entry greatly improves wayfinding and provides a strong visual and physical connection from the Lower Level Bowling Center, through the Ground Level, and up to the Sports Pub. Openings in the floor allow unobstructed views to the First Level and signal a grand entrance from the south side of the building at Ground Level.



INTERIOR COURTYARD

A new Grand Stair connects the Ground level, First Level, and Second Level, creating a strong physical and visual connection between the three floors, while providing an exciting and experiential way to occupy and animate the existing courtyard space. A new elevator connects the Ground Level up to the Third Level. These two circulation elements greatly improve wayfinding throughout the building, enhancing connections and concentrating activity in dynamic new ways.



SPORTS PUB

Located in a prominent location with exterior access to a south facing outdoor balcony, the Sports Pub could be operational 24 hours a day, the perfect stop for students on their way to or from Aggieville. The pub would double as a flexible programming and lounge space, a great place to grab a classic burger, a cold beer, or a place to watch the game with friends. It is also connected to the Union Bowling Center by a new stair at the South Entrance.