

BUILDING PROGRAM

Development of the building program was based on the utilization of existing space, current services and program offerings and activities, demand as based on focus group and interview findings, and peer comparisons, as well as anticipated growth for each department. The Building Program represents future needs as enrollment headcount reaches 45,000 students. The program denotes student life space needs for the University Center Complex. While the full magnitude of the program is presented below, and a detailed program provided in the Appendix, the proposed conceptual options illustrated later are intended to best meet the space needs given the constraints of the budget and existing conditions of the UC. The building program thus described is an ideal if funding is not a factor for consideration.

As developed, the following space program proposes:

Proposed:	215,604 nsf	311,823 gsf
Existing:	171,329 nsf	247,624 gsf
Increase:	64,199 nsf	26%

Included within the net square feet are:

Lounge Areas

In the Building Program, 13,518 nsf has been allocated for lounge spaces. Based on demand, there was a desire for a variety of spaces where students could socialize, be loud, study, gather to work on projects, or just relax. A primary component is the series of ten active lounges, which are high traffic areas located throughout the building. To provide students with greater choice in environment, these lounges will be of varied size and character; though all will encourage social activities. For students wishing to engage in



more passive activities, the UC will also offer a study lounge/quiet area and eight meditation/study rooms. Such spaces are intended to be quiet zones, located in more secluded areas of the building.

In addition to accommodating public circulation needs, the lobby areas of the UC allows visitors to find information, purchase tickets, learn about upcoming events, and check email. Properly configured, lobby areas also function as display space.

Commuter Services

Although not intended as an isolated area, a commuter-friendly lounge is provided that would include many of the features important to those who commute, including an office for the Coordinator of Commuter Services.

Proposed:13,518 nsf
Existing:11,057 nsf
Increase:2,461 nsf / 22%

Proposed:1,620 nsf
Existing:1,620 nsf
Increase:0 nsf / 0%

Recreation and Entertainment

Since the existing Games Room remains a popular destination at the UC, there is a strong desire to main the space and the types of activities provided, including bowling. For programming purposes, office sizes and support spaces have been standardized, and as result the area allocated for Recreation and Entertainment has decreased slightly to 14,138 nsf. It is envisioned that the new Games Room could in addition to games accommodate dancing and music late into the evening and on weekends.

Proposed:14,138 nsf
Existing:14,487 nsf
Increase:-349 nsf / -2%

Ballroom/Large Event Space

A new, second ballroom is proposed that can seat 1,000 lecture style or 500 for a banquet. The room is divisible for smaller events and simultaneous functions. This future large event space would be in addition to the 600-seat Houston Room, both of which have projection capabilities, and the renovated 200-seat Cougar Den. They would share a large, flexible pre-function space and have storage facilities for chairs, tables, and equipment. This area accounts for 27,558 nsf.

Proposed:27,558 nsf
Existing:14,847 nsf
Increase:12,713 nsf / 86%

Conference / Meeting Rooms

The 26,378 nsf programmed includes a carefully considered distribution of meeting and conference room capacities to achieve better utilization. All of the existing meeting rooms would remain, in terms of there being one 100-person meeting room; seven large conference rooms (35-55 person capacity); ten medium conference rooms (25-30 person capacity); and seven small rooms for 15-20 people each; two of which are new to the UC. In addition, the program proposes a new 350-seat Cinema/Auditorium. All of these rooms are supported with storage facilities for furniture and equipment.

Proposed:26,378 nsf
Existing:19,294 nsf
Increase:7,084 nsf / 37%

Bookstore

A key component of this project is the expansion of the existing Bookstore. The 37,000 nsf allocated represents close to fifty percent of growth. This total would include areas for retail operations, administrative offices and storage. The distribution of space among these areas has been reallocated from the existing to provide considerably more square footage for retail and less for shipping, receiving, and storage.

Proposed:37,000 nsf
Existing:24,925 nsf
Increase:12,075 nsf / 48%

Dining Services

Space needs for food service include dining areas with associated serving, kitchen, office, support and storage areas required to operate several food concepts, identified for the purpose of this study as a Food Court, Wendy's, Chili's Too, Java City, and a proposed Future Concept. The 31,545 nsf provided includes space for the C-Store and Catering as well.

Proposed:31,545 nsf
Existing:29,300 nsf
Increase:2,245 nsf / 8%

UH Dining Services Offices

The program includes 3,112 nsf for the offices of UH Dining Services, including a reception, storage and office areas for Central Dining Services, for Catering and for Accounting.

Proposed:3,112 nsf
Existing:1,742 nsf
Increase:1,370 nsf / 79%

Additional Retail Services

Proposed stand alone retail establishments of different sizes will complement the Bookstore providing service amenities and other non-bookstore merchandise in the UC. The program of 12,431 nsf maintains the existing commercial businesses: Cougar Byte Computer Store, Jonorr's Beauty Salon, Shasta's Cones & More, Woodforest National Bank, ATMs, UC Creation Station, and the Cougar One Card Office in addition to new retail spaces.

Proposed:12,431 nsf
Existing:11,221 nsf
Increase:1,210 nsf / 11%

Student Organizations

This component of the program, totaling 19,842 nsf, serves the Student Government Association, Greek Life, Metropolitan Volunteer Program, Student Program Board, Council of Ethnic Organizations, Frontier Fiesta Association / Homecoming Board, Student Video Network, Forensics, Dance Marathon, and Student Organizations. These departments would each have workstations and storage in addition to shared central support facilities including two conference rooms, a break-room/kitchenette and a workroom/copy area. The Student Organization Suite would also have a centralized lounge area where students can gather, an open workspace/graphics area, mail boxes, cubicles, five offices, and a range of lockers for storage of materials. The Student Government Association would include offices and a Senate commons area, as well as storage and support and Student Video Network would include requisite production and editing spaces.

Proposed:19,842 nsf
Existing:13,841 nsf
Increase:6,001 nsf / 43%

Student Publications

Workspaces and production rooms for Student Publications would house business administrative offices, the Yearbook, The Daily Cougar, and offices for advertising and production.

Proposed:4,134 nsf
Existing:4,000 nsf
Increase:134 nsf / 3%

University Center Administration

Totalling 8,878 nsf inclusive of storage and support functions, administrative spaces for the University Center include the UC Administrative Services & Operations Office, UC Business Office, UC Conference & Reservation Services, UC Technology Support Services, and UC Marketing. These departments will shared support facilities such as a central reception/waiting area, a ten-person conference room, and workroom. The decrease in space is a result of standardization of office sizes for professional positions.

Proposed:8,878 nsf
Existing:9,169 nsf
Increase:-291 nsf / -3%

Administration

Inclusive of office, meeting, storage, and support functions, this 6,589 nsf area serves all of the departments and organizations associated with student services including the Dean of Students Office; Campus Activities; Veterans' Services Office; Student Legal Services; and Wellness Center.

Proposed:6,589 nsf
Existing:4,599 nsf
Increase:1,990 nsf / 43%

Building Support

The 7,661 nsf allocated includes offices for Building Service, a series of maintenance shops, custodial closets, and building storage facilities. It represents a reduction in overall space needs by virtue of gaining efficiency throughout the UC Complex.

Proposed:7,661 nsf
Existing:8,834 nsf
Increase:-2,173 nsf / -22%

Building Loading

Four truck docks are provided at 1,200 nsf to service the Dining and Bookstore functions. Associated with this would be yet to be defined space for catering and facilities vehicular parking, and trash and recycling functions.