

CONCEPT DEVELOPMENT

Project Opportunities

The development of conceptual design options focused on the University Center Complex, rather than improvements to the Satellite as well. Early studies deemed that facilities needs at the UC Complex were far greater than those at the Satellite as a result of Satellite's complete 2001 renovation due to damage associated with Tropical Storm Allison.

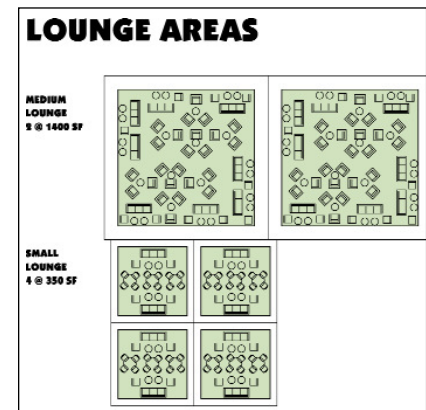
Recommended options were based on the desire to provide more space for programs and activities, to maximize the potential reuse of the existing building, to enable designated spaces to remain open for extended hours, to improve service and loading, to create more vibrant and contemporary environments for social engagement, and to build upon the University's 2006 Campus Framework Plan by considering outdoor space as integral components of student life.

Over the course of the study, many options we explored, from renovations and/or additions to the UC Complex and Satellite, to new potential new satellites. Through discussion the focus of the study intensified on the UC Complex in light of its comprehensive and immediate deficiencies. Ultimately three options were further developed and selected and refined as a viable, future direction for the University. The following three conceptual design options are based on the desire to enhance the physical condition of the existing UC Complex. They range in their magnitude of improvements, from renovation alone, to renovation and reorganization, to renovation, reorganization and expansion.



The development of the various options is a means of analyzing the following:

- the extent to which the proposed building program, based on significant projected enrollment growth, can be accommodated within the existing building;
- the appropriate adjacencies between program spaces, both how they are arranged on each floor, and how they stack vertically between floors;
- potential areas for expansion;
- potential development of outdoor program space;
- design issues as they relate to larger building issues, such as code compliance, building systems, structural criteria, etc.;
- opportunities and limitations for construction phasing; and
- compatibility with the goals and objectives of the Campus Framework Plan.



The options address, to vary levels, the following overriding goals:

- Improvements to building circulation, accessibility and organization;
- Enhancement to the aesthetic qualities of the interior environment;
- Greater prominence and visibility for student life activities;
- Increased opportunities for interactions among all members of the UH community, through new communal gathering spaces;
- Major functional and aesthetic enhancements to the food services (retail, catering, convenience store), including service, support, and dining areas;
- Ease of access and improved space for retail services including the Bookstore;
- Potential for 24-hour zones;
- Upgrades and/or replacements of building infrastructure and systems;
- Enhancement of outdoor program spaces;
- Creation of a destination for students, faculty, staff and visitors alike through enhanced program amenities;
- Creation of a facility that can attract prospective students as well as aid in retention of existing students.

As the concepts achieved greater refinement throughout the planning process, several priorities were established to help guide the physical recommendations. These are listed below:

- UC Games Room to remain in current location
- Houston Room and perimeter rooms to remain in current location
- Chili's Too to remain in current location
- Basic kitchen space (first floor) to remain in current location
- Improve flow of dining services (number of retail spaces, community feeling, recapturing some of the current kitchen space, easy separation from seating area)
- Increase and enhance lounge space
- Create a central retail corridor
- Enhance student organization space (including windows)
- Provide 24-hour lounge/study space
- Provide small group study areas/meditation rooms
- Enhance outdoor spaces (seating/shading/community)
- Enclose the UC Arbor
- Zone the building (ability to close off sections in addition to the 24-hour space)
- Keep total project cost below \$100,000,000 in student fees

Conceptual Option #1

Renovation of the University Center Complex

SCALE 1"=80'

Opportunities

Option 1 primarily focuses on the renovation of the entire UC Complex. On the exterior, the existing building is re-clad with generous amount of glazing to afford for the first time views into and out of the building. The new exterior skin also gives the building a fresh, contemporary appearance.

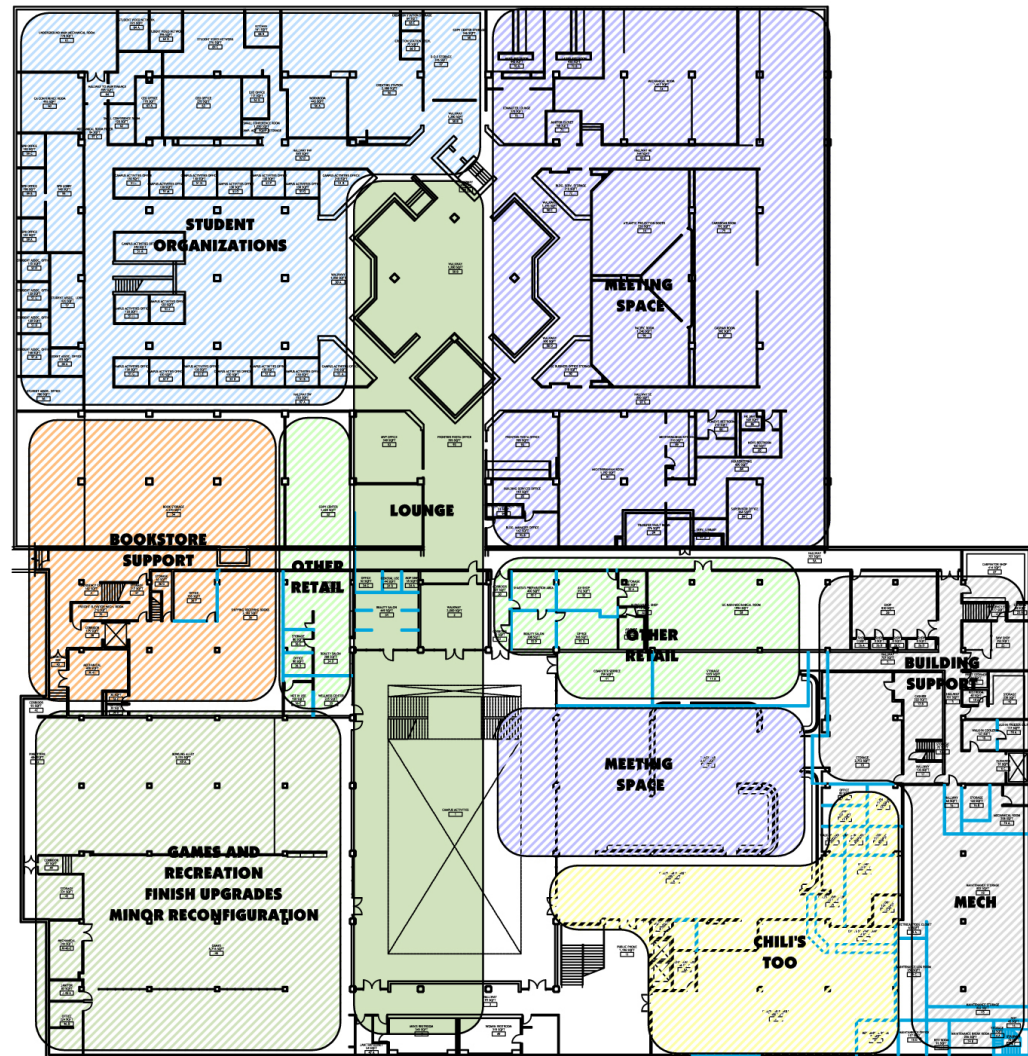
On the interior, the UC and Underground are renovated with new finishes that reflect the spirit and culture of UH and with new furniture that provides greater comfort for the buildings users. Together they present a more inviting décor. Throughout the complex all building systems - mechanical, electrical and plumbing - are upgraded for improved performance and comfort. The building is also brought within compliance of current ADA and life safety codes.

One of the more substantial modifications is the transformation of the Arbor into an enclosed atrium lounge space, creating a pleasant gathering area year-round.

Modifications at the UC Satellite include a new front entry and elevator to improve ADA access.

Limitations

Though the building is fully renovated, all the program spaces which currently exist will remain in their present location with the same configuration. As a result, the student organization spaces stay in their current location in the Underground. Since the layout of

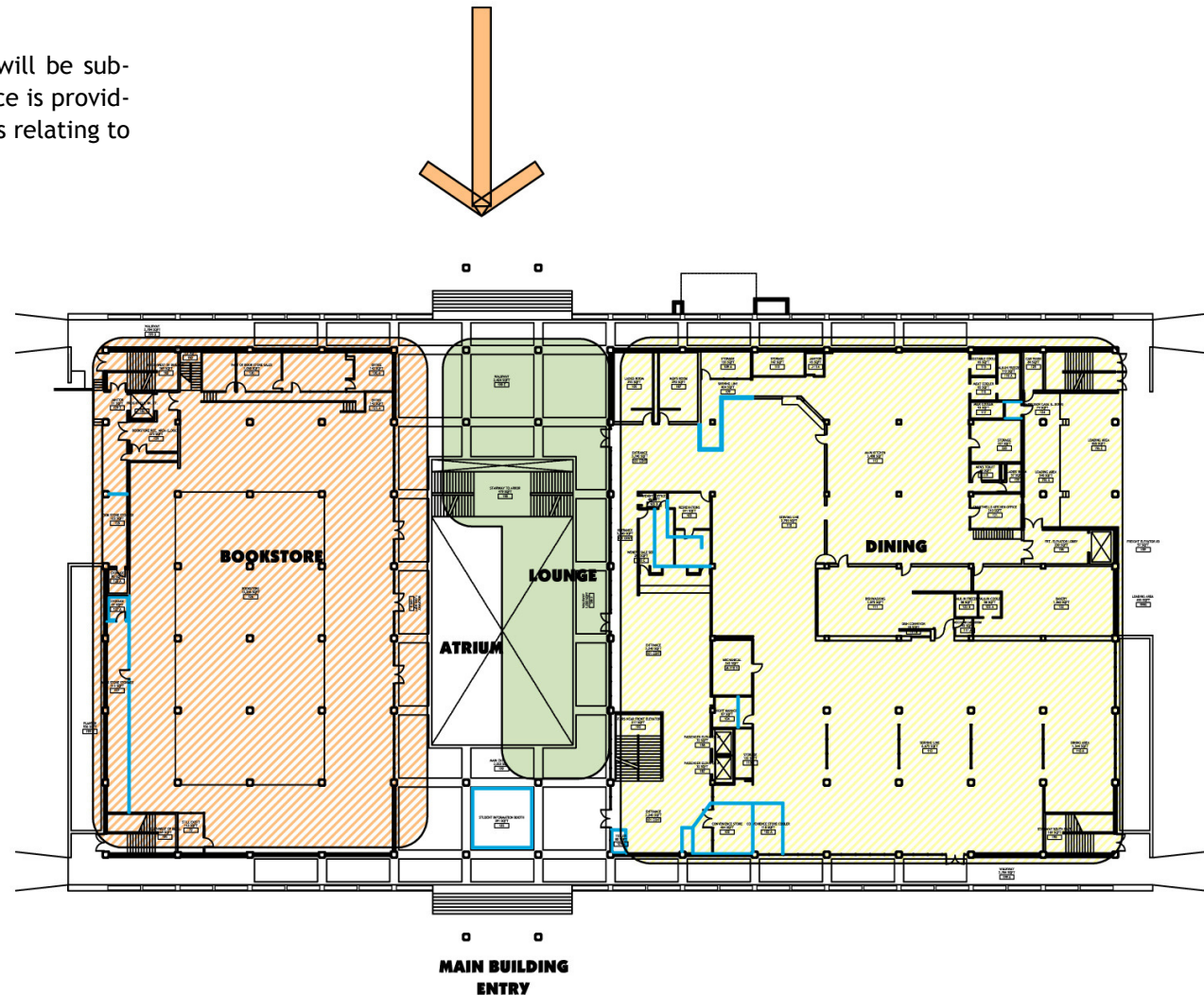


Concept Development

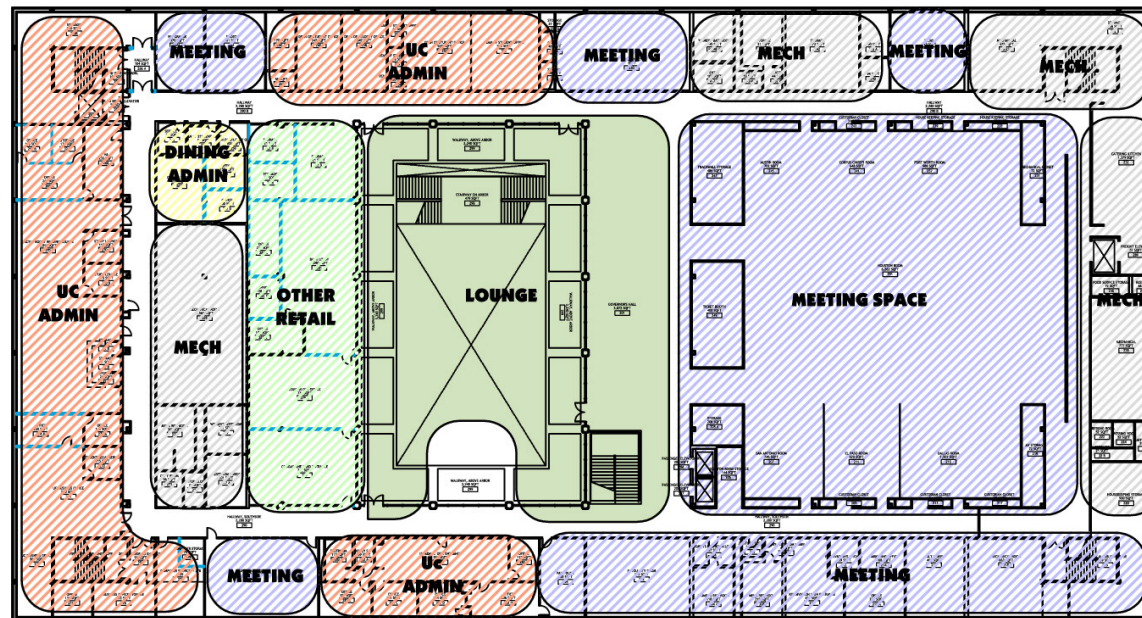
departmental office and activity spaces will not change as part of the renovation, there is correspondingly no allowance for growth within individual departments. There is also no expansion to the dining or food service areas.

Aesthetically and physically the building will be substantially improved, but no additional space is provided and improvements do not address issues relating to the building's organization or special flow.

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SCALE 1"=100'



Conceptual Option #2

Renovation and Reconfiguration of the University Center Complex

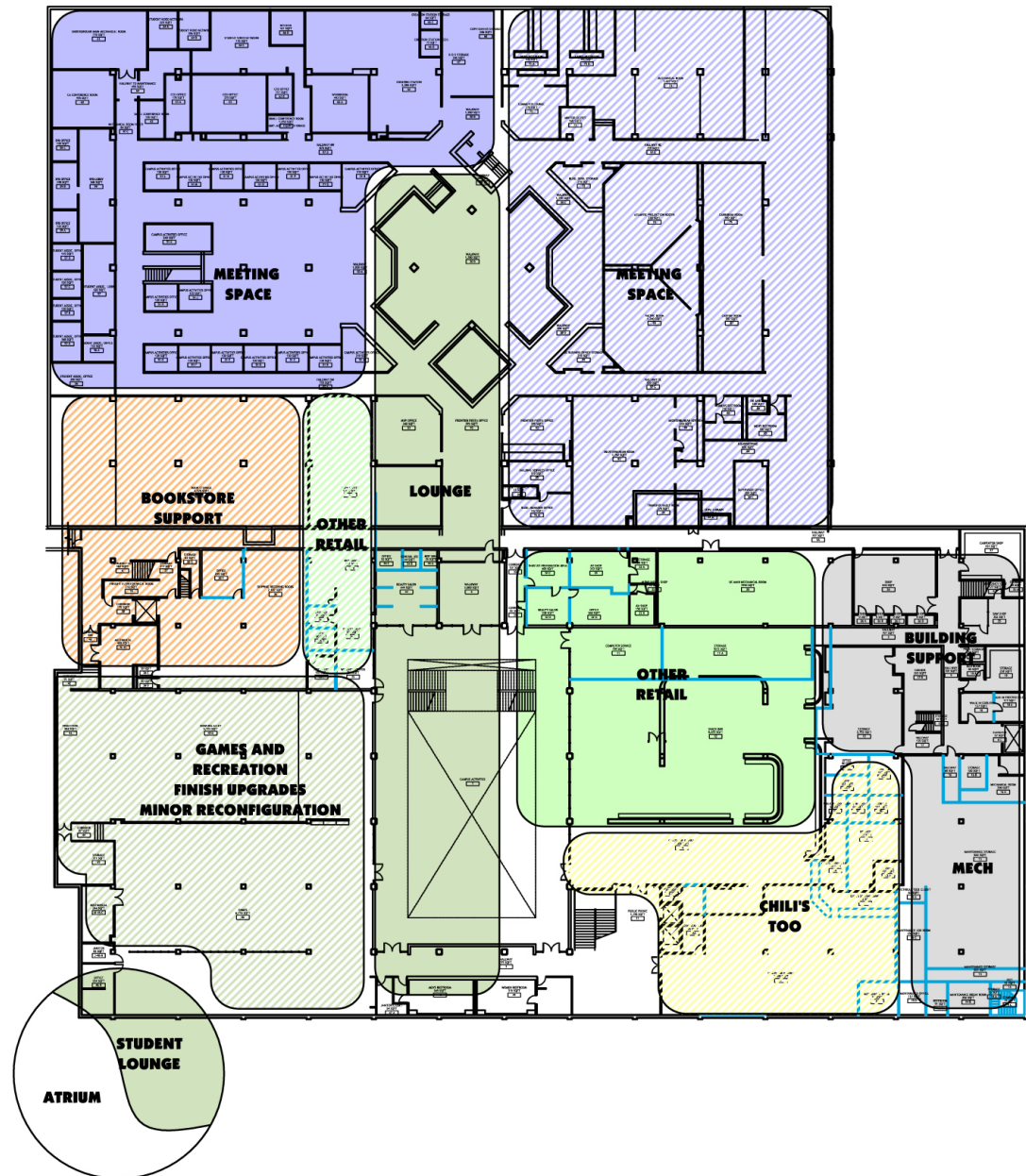
Opportunities

Option 2 includes all of the advantages associated with Option 1, including a completely new exterior skin and new furnishings and finishes throughout the UC Complex. What distinguishes Option 2 is its new interior configuration. More than fifty percent of the existing Complex is gutted. This allows programmatic spaces within the building to be relocated, reconfigured and expanded as desired to meet current and future needs. Inter-department office suites can be redesigned to achieve the recommended space program.

New additions are also included in the form a new gathering pavilions at the east and west corners of the UC Complex. These light-filled multistory spaces provide glimpses from outside of the life and activities within the UC. At night the glazed pavilions generate a warm, welcoming glow. These pavilions further provide additional entries to the UC, making access easier from the Anderson Library and academic core just west, and from the Recreation and Wellness Center to the east.

The student organization spaces are relocated from the UC Underground to the Level 2 above the current Bookstore, giving them a penthouse position and view out to campus. Now with the Arbor enclosed, the student organizations are visible and accessible from this central hang-out space.

SCALE 1"=80'



At Level 1, the kitchen area is fully renovated and reconfigured for better efficiency and use of space. Dining spills out to the Arbor lounge; this now extends to new student lounge spaces along the south sides of the building on both levels 1 and 2. New cladding of the façade introduces natural light to the interior. The abundance of lounge space allows for variation in type of environment, from quiet study spaces, to small meeting areas and large, active places where students come to see and be seen.

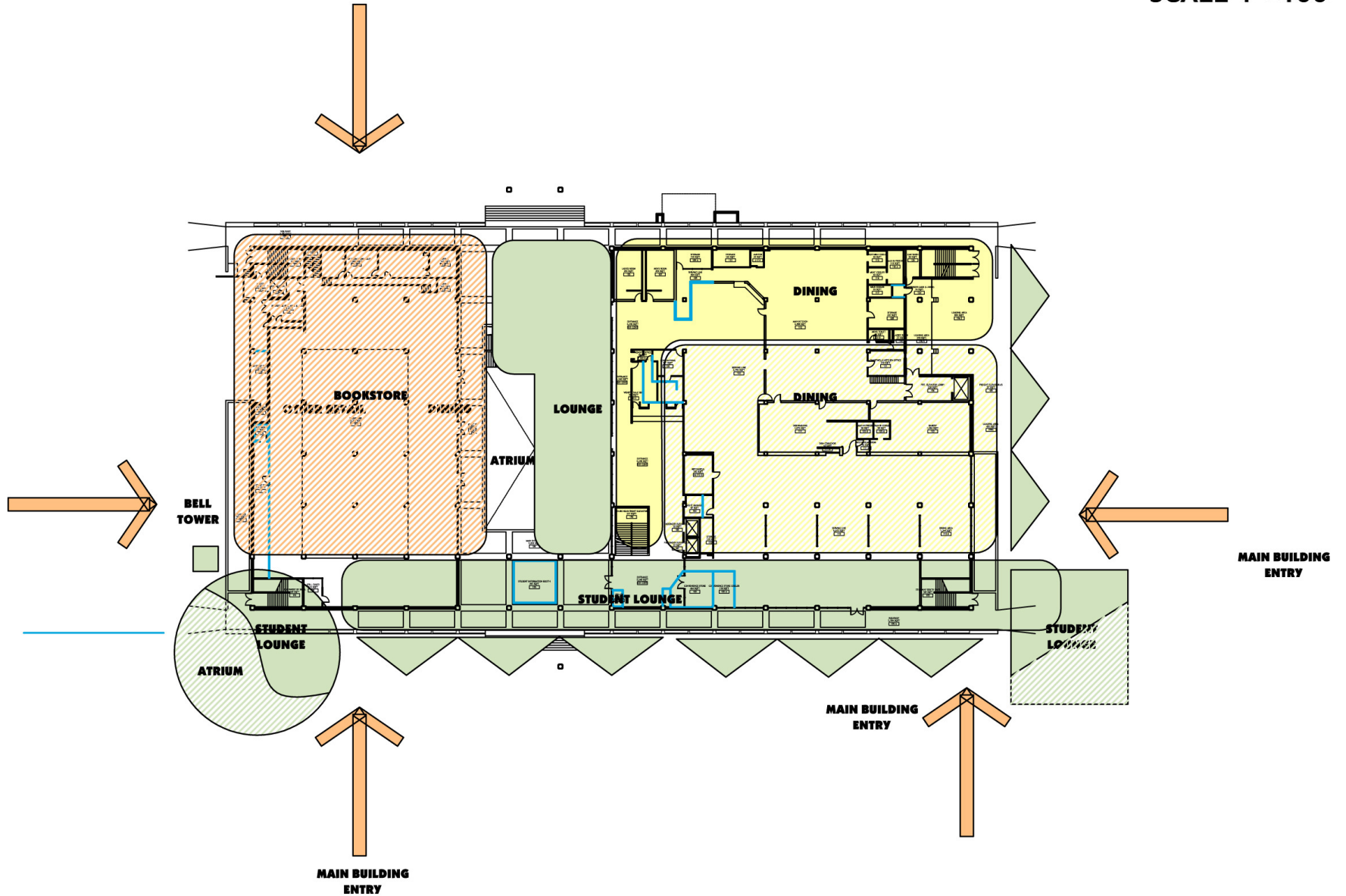
In the Underground, the World Affairs lounge is renovated and linked to the Arbor lounge. The area formerly occupied by student organization offices in the Underground is transformed into a new complex of meeting rooms and a new Cougar Den, which together with those currently located in the Underground form an impressive conference center.

One of the most dramatic enhancements is the new entry to the Underground. A one-story structure provides access to the underground while offering places to relax, have a cup of coffee, and gather inside and outside. Unlike the existing entry, transparency in the new building's exterior activates the areas around the UC, piquing the interests of passersby. A new exterior plaza nestled among the trees links the entry with the UC Level 1. Informal seating areas offer a tranquil, year-round oasis.

Limitations

While Option 2 realizes significant and comprehensive improvements which allow for growth and better organizational efficiency, it does not accommodate the full program identified to meet the spectrum of needs for a student body of 45,000. Most notably, there is no expansion or relocation of the Bookstore, and no additional ballroom or cinema space provided.

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Conceptual Option #3

Renovation and Expansion of the University Center Complex

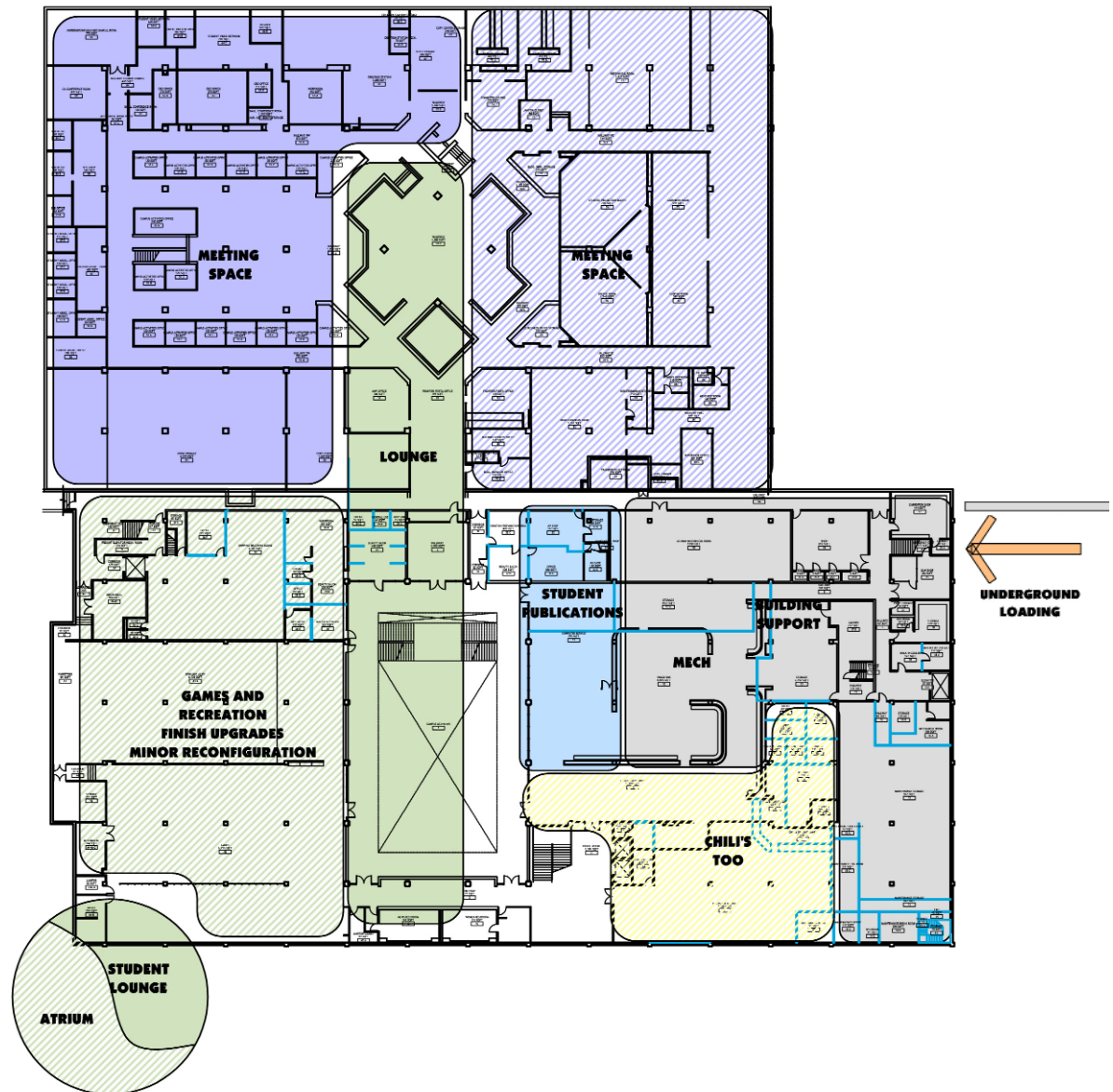
Opportunities

Option 3 is the most far reaching of all the options in that the entire UC complex is renovated, reconfigured and expanded to accommodate the largest number of program spaces described herein. All the improvements of Option 1 and 2 are implemented.

In addition, the Bookstore is greatly expanded, with a dedicated entrance at the southeast corner of the UC, across from the Welcome Center and Parking Garage. This location is one of the most highly visible as visitors enter campus. The Bookstore is on Level 1, with underground loading available. In this option, all that remains Underground are the new meeting rooms and World Affairs and Arbor lounge spaces that have a direct link to the new entry structure and plaza above; Student Publications, which provide the Daily Cougar with immediate access to the students; and the Games and Recreation Room which remains in its current location but is renovated. The games area is now adjacent to the enclosed Arbor lounge and the new student lounge located in the western pavilion.

Along with the Bookstore, Level 1 includes retail spaces in the area formerly belonging to the bookstore and new dining areas that surround the Arbor lounge. The south side of the building, like in Option 2 is new student lounge space levels 1 and 2. Level 2 is the same as in Option 2 except for the new multiuse space and cinema which sit atop the Bookstore. By situating the multiuse space on the top floor of the addition, guests are treated to views of campus.

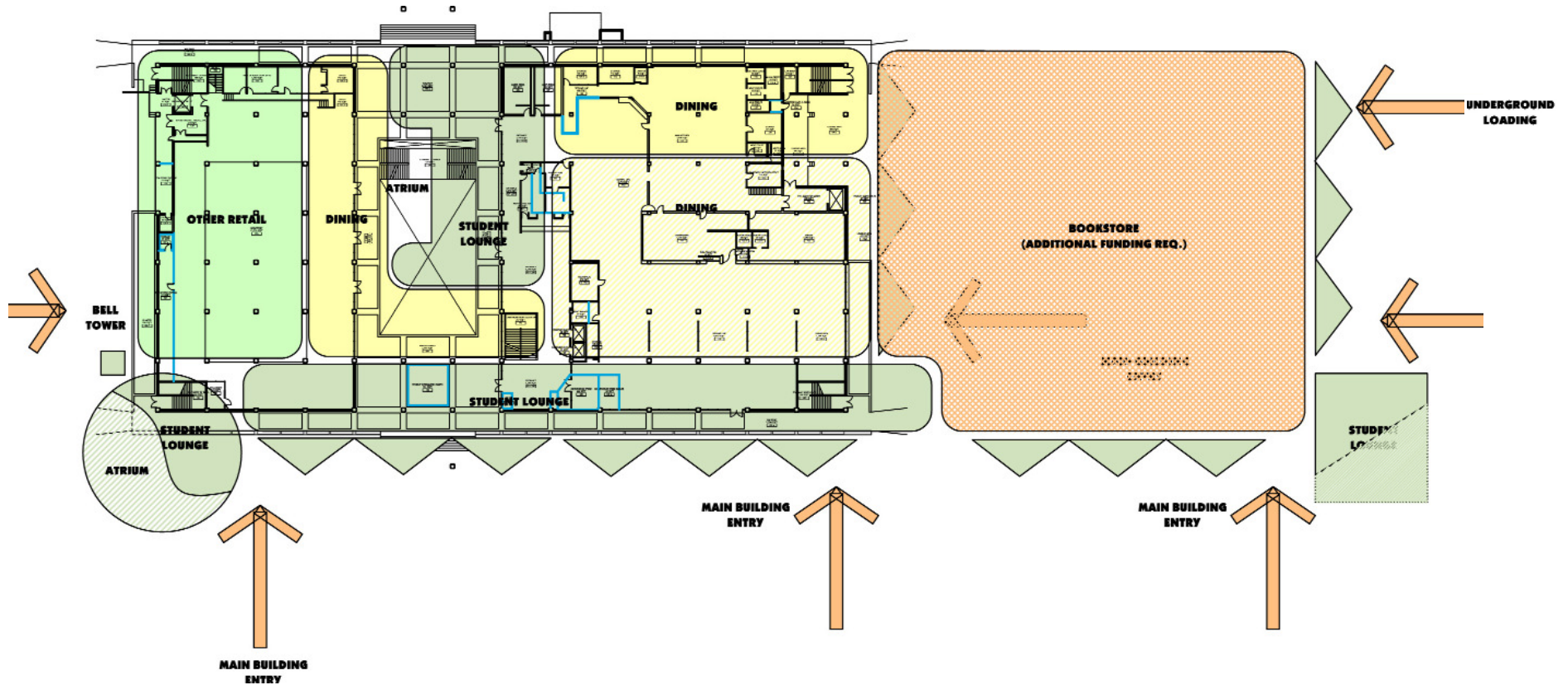
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Limitations

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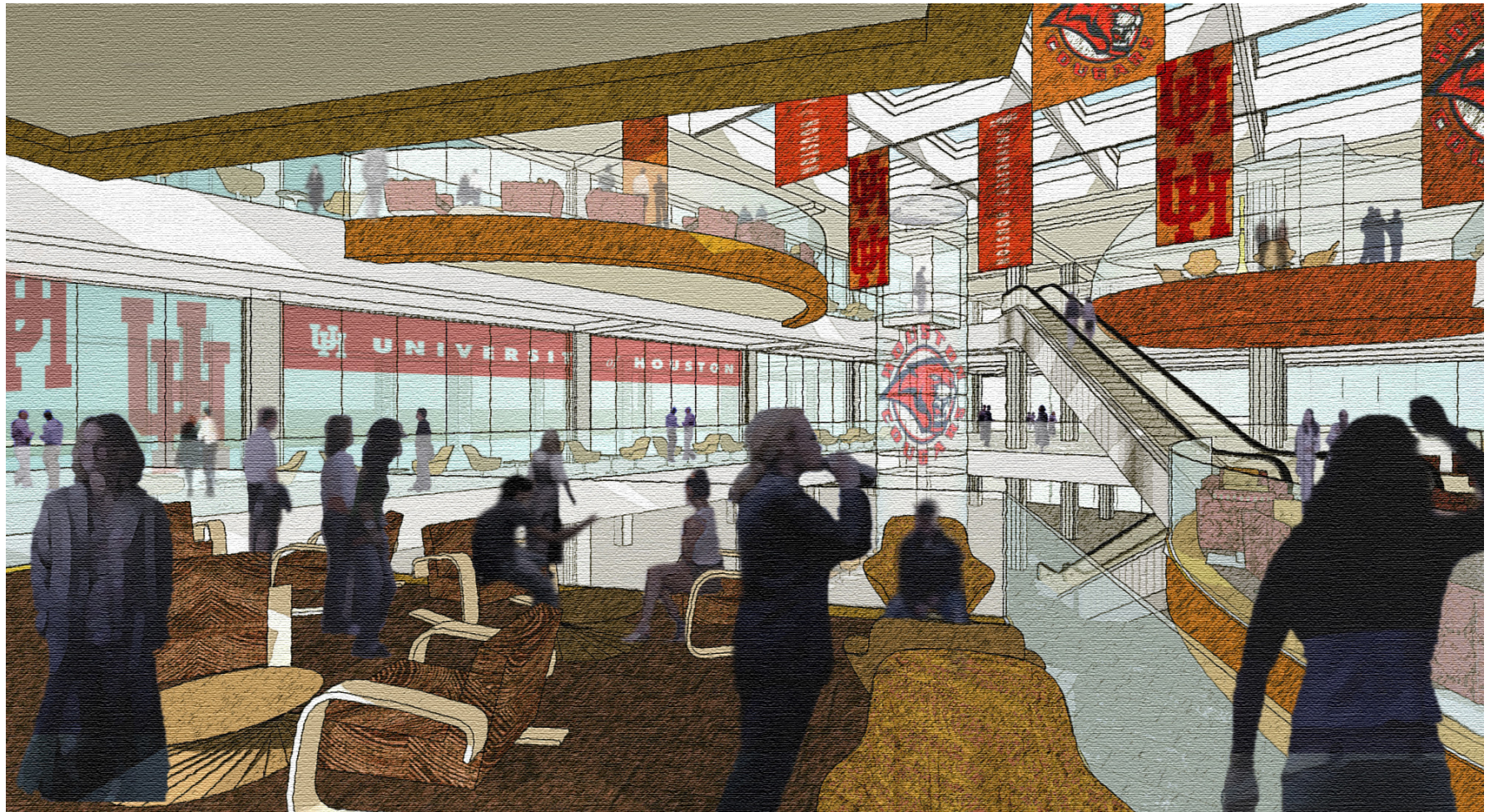
The complete renovation and expansion of the UC complex still occurs within the existing structure, which provides some limitations on the design, as well as translates to several phases of work. With the addition, the building becomes dimensionally longer, which is not a limitation necessarily, but a condition of now working with an entirely clean slate. In Option 3, parking and service areas will also have to be relocated.







At night the exterior is aglow with student life.



The enclosed Arbor and new student lounge spaces bring activity to the heart of the building. From varying vantage points are opportunities to see and be seen.



A new entry to the Underground forms a welcomed open-air gathering place for people-watching, dining and outdoor activities. Food and beverages are offered at this modest structure nestled among the trees.