

WORKSHOP



WORKSHOP ARCHITECTS, INC ■

UNIVERSITY OF NEBRASKA-LINCOLN

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NEBRASKA CITY UNION

Redevelopment Plan

Workshop 3, April 15 & 16, 2013



Programming Research Summary

	No. of Meetings	Admin/Staff Participants	Students Participants
Steering Committee	3	13	0
Design Committee	2	7	17
Focus Groups	7	18	34
Functional Area Interviews	10	39	33
Intercept Interviews	21		21
Campus Tour	1		1
Food Service Assessment	6	8	0
CMP Coordination Meeting	1	5	N/A
Totals	51	90	106



Goals

Less Transactional / More Relational

Boldly Student Centered

More Comfortable, Inviting, Inclusive

UNL Signature Sense of Place

Logical Spatial (Re)organization

Dynamic Internal Circulation

Intentional Sense of Arrival

Interior / Exterior Transparency

Daylight and Views

Sustainable Design

Programmatic Priorities

Hangout / Social Space

Social / Group Study Lounge

Coffee House

Inviting Student Involv't Neighborhood

Programming Venue

Sports Grille

Healthy Food Choices

Meeting / Event Spaces

Retail / Services

Logical Admin./Staff Suite

Emerging Program Strategies

Lounge, casual & study spaces

Biggest need. 150% - 200% increase

Thickly programmed. Variety, warmth & scale

Signature Nebraska Experience

Meeting & Event Space

Heavily used. Doesn't function well. Lacks hospitality

Ideal = 1 large, flexible signature space with amenities

Leadership Center

Prominent location, low threshold, welcoming

Shared resources – “Town Square”

Integrated with Gaughn MCC

Emerging Program Strategies

Dining & Food Service

Rising local food culture. Food court model outdated.

Move towards more choice, high quality experience

Opportunities for increased revenue (in evaluation)

Bookstore / Retail

Increase visibility and leverage spirit gear

Consolidate grab and go sales (emporium model)

Administration and Services

Inefficient space use. Leverage shared resources

Distinguish student interaction from destination functions

Career Services?

Emerging Program Strategies

Space Type	Notes	Existing	Ideal	Increase
		ASF total	ASF total	Decrease
1. Lounge and Casual Space	Highest priority. Largest increase.	14,770	41,650	182%
2. Meeting/Event Spaces	New Ballroom, larger than old 2 combined.	30,966	34,690	12%
3. Recreation	Distributed in Lounges	3,595	0	-100%
4. Leadership Center	Neighborhood concept with shared amenities	16,114	19,090	18%
5. Food Service	Kitchen omitted. Expanded offerings. Expanded Lease Space	19,411	17,100	-12%
6. Retail Spaces	Reduced bookstore. Consolidated convenience	32,679	25,000	-23%
7. Administration	Right sized.	7,729	3,680	-52%
8. Student Services		7,607	7,607	0%
9. Operations and Maintenance		8,220	8,300	1%
	Assignable Area (ASF)	141,091	157,117	11%
	Gross Area (GSF)	233,933	241,718	3%
	Efficiency Factor	60%	65%	

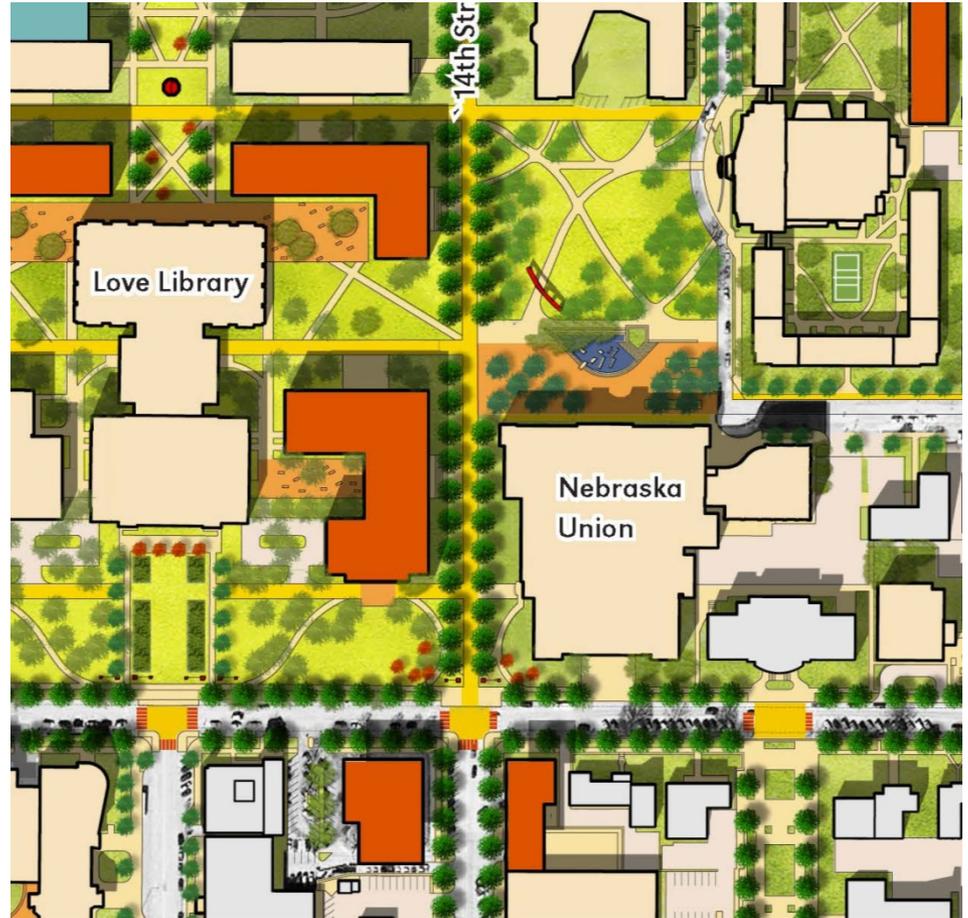
Campus Master Plan Opportunities

14th Street Plaza

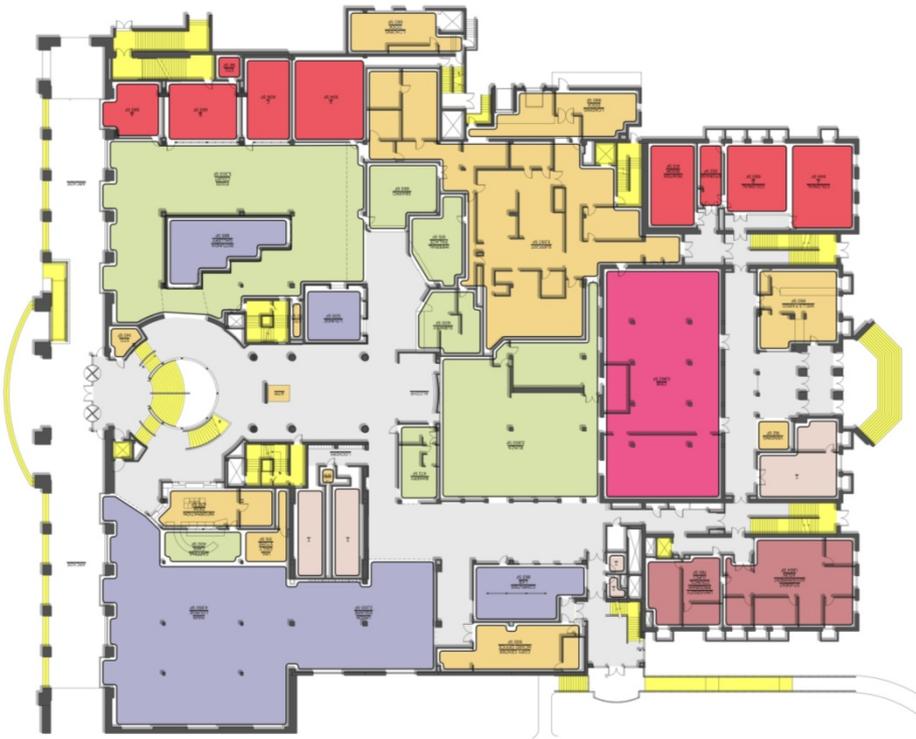
Transit Hub

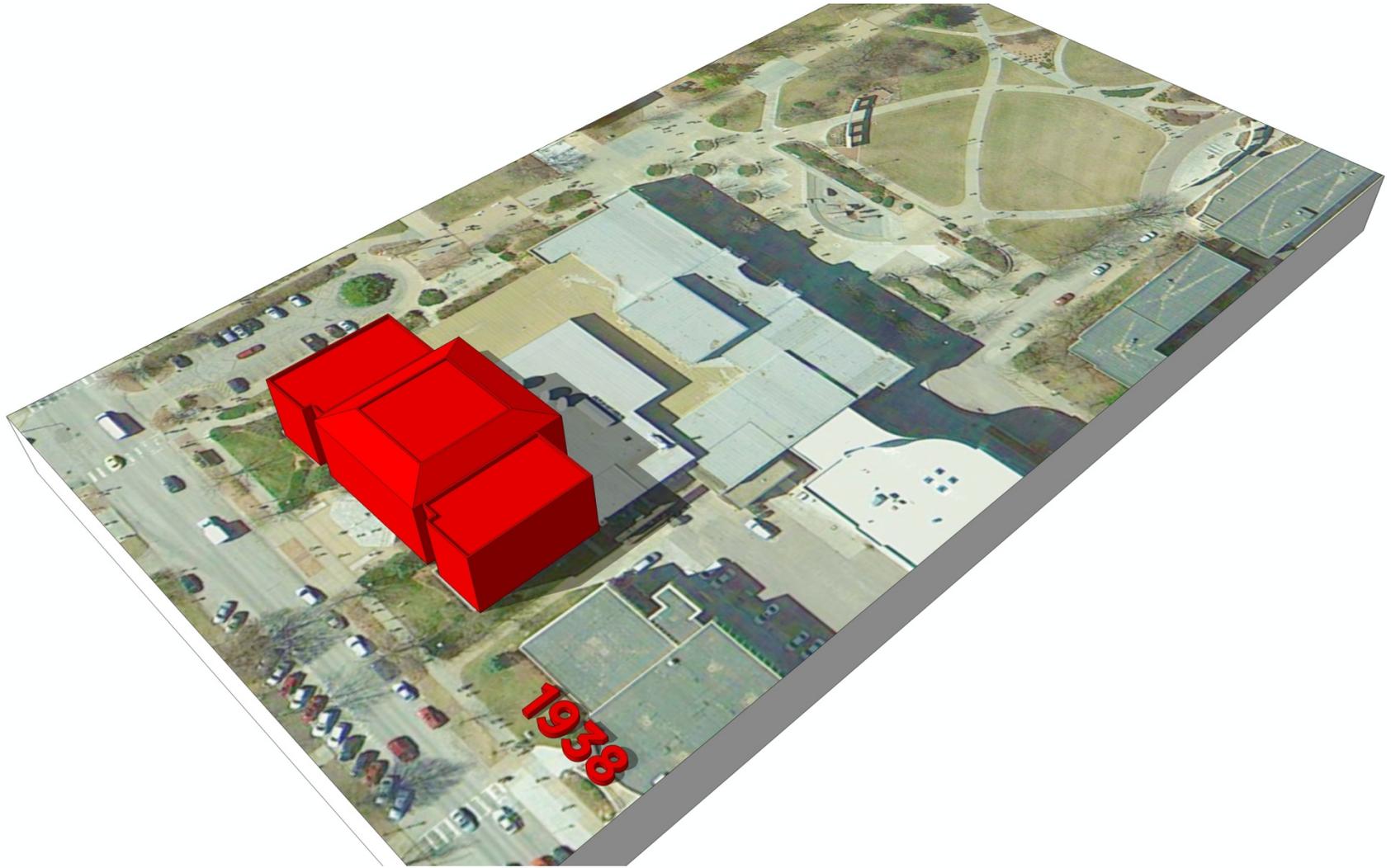
Love Library

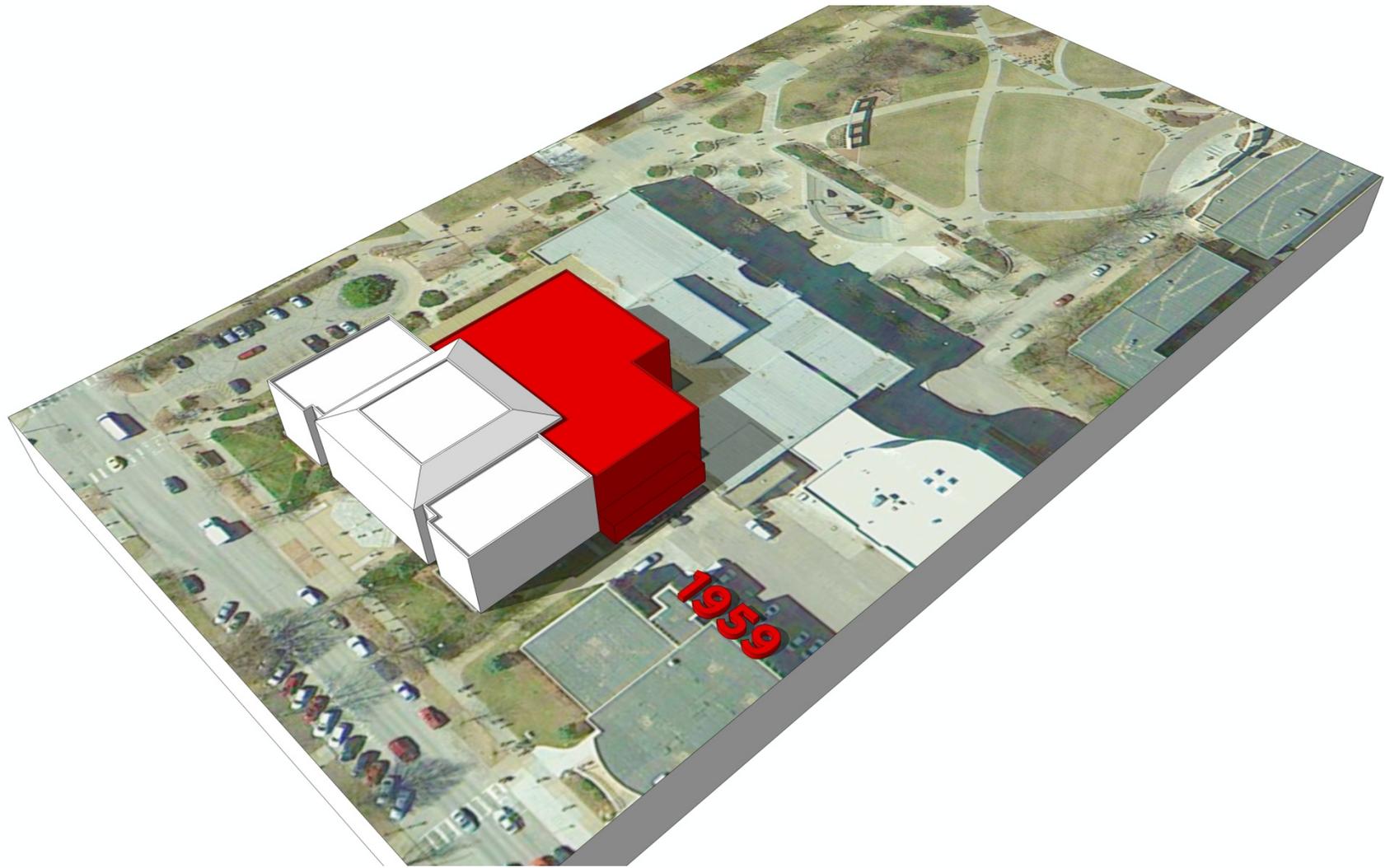
Canfield Future



QUALITY VS QUANTITY

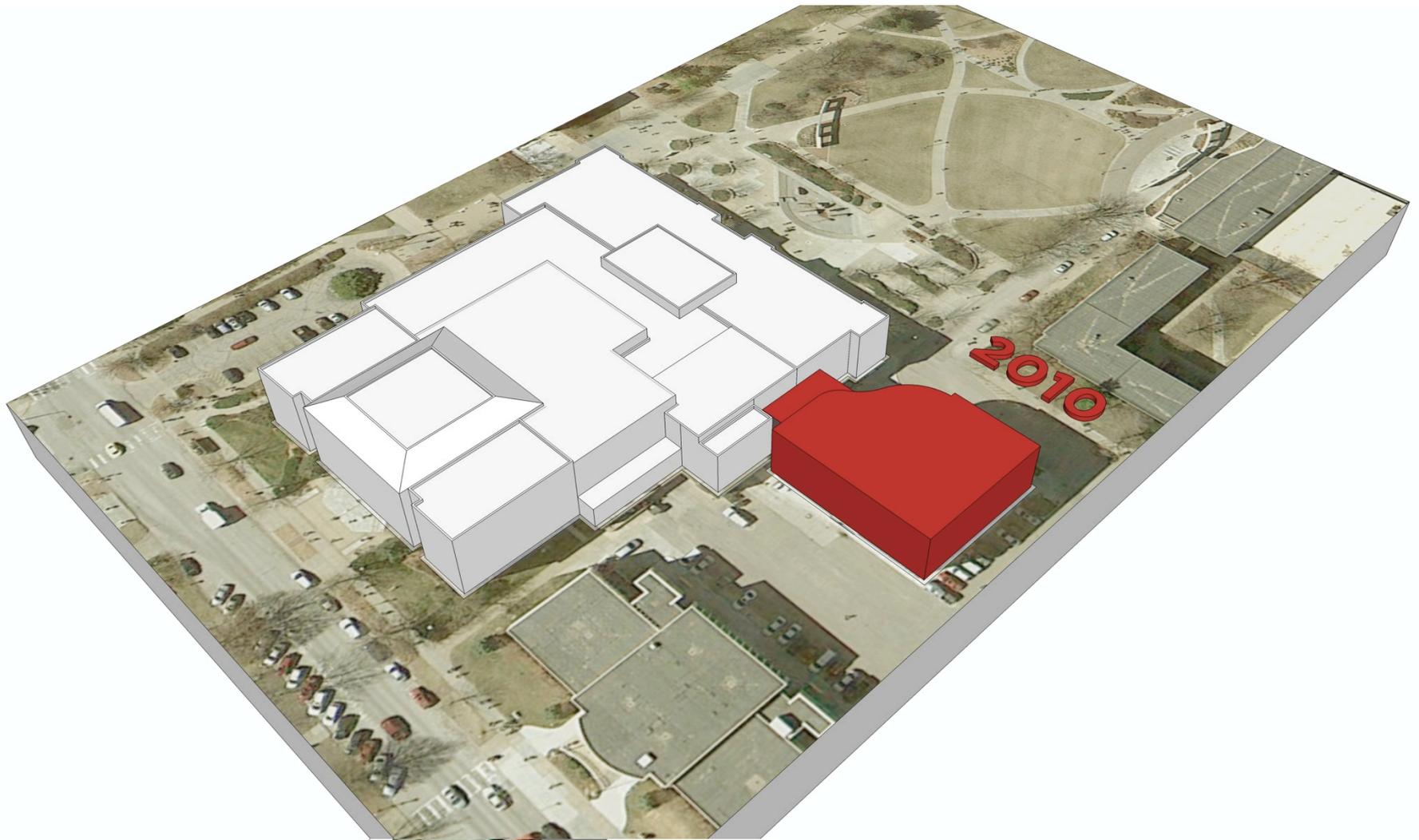












Design Considerations

Limited opportunity for expansion

Loading / service zone

**Probable need for significant MEP
replacement**

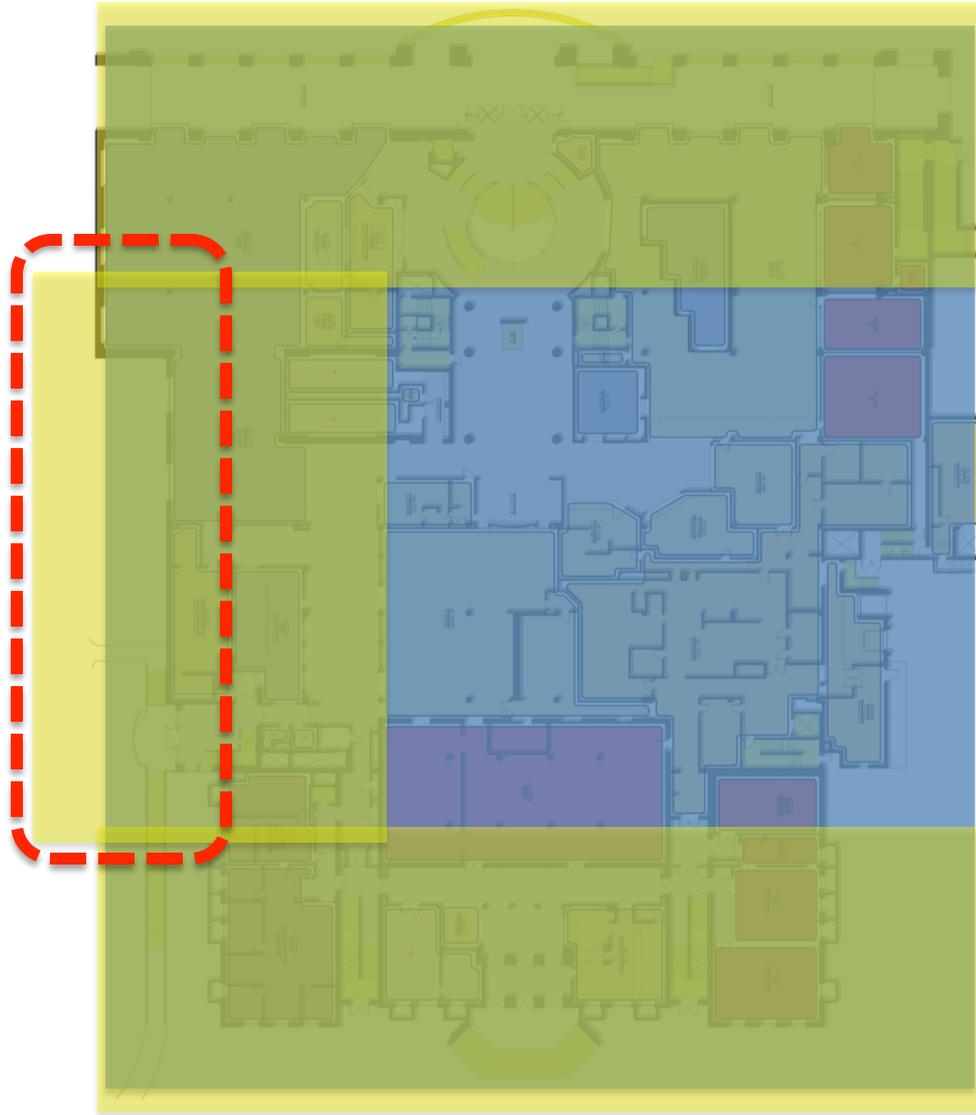
Interior / exterior connections

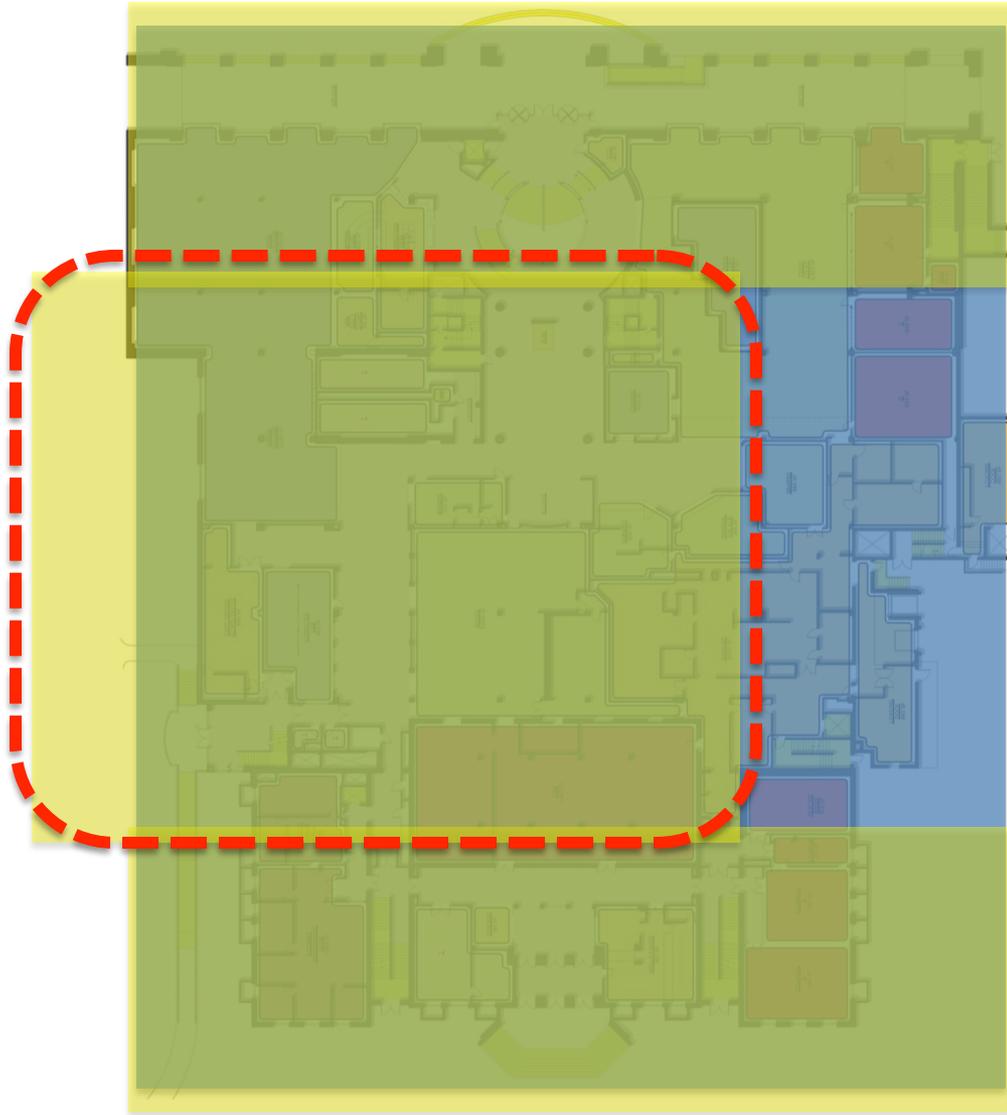
Building thickness

200'

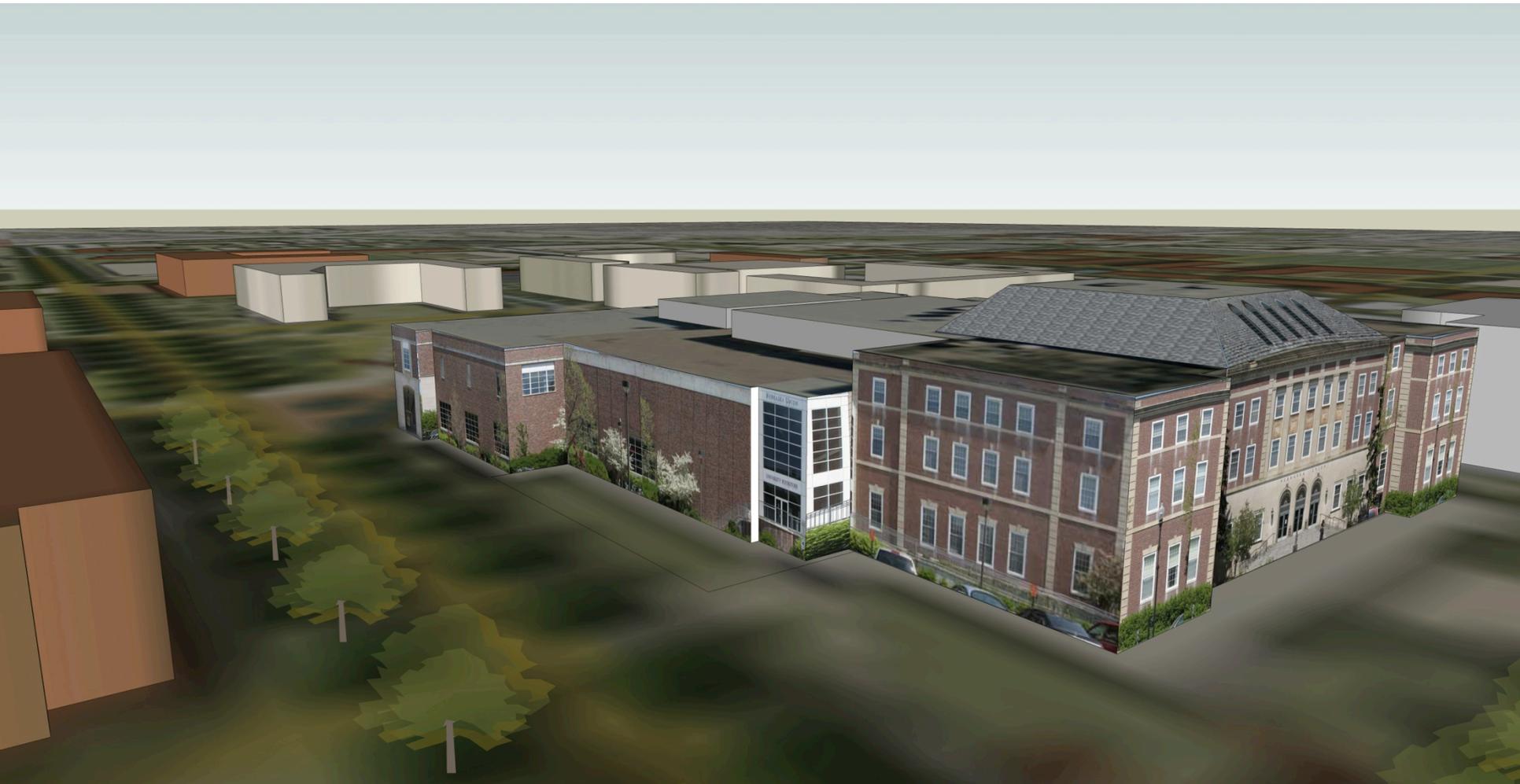
250'

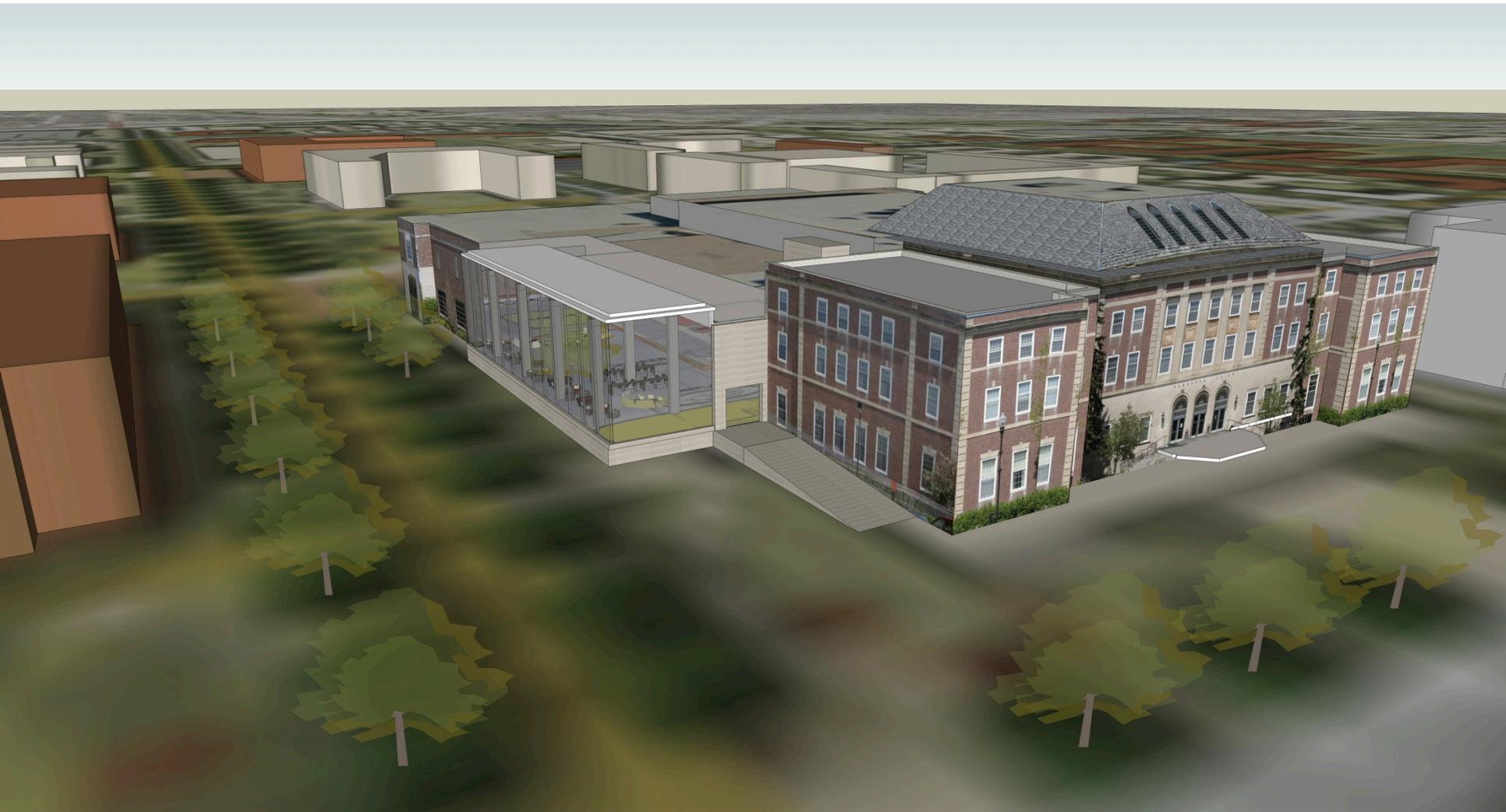




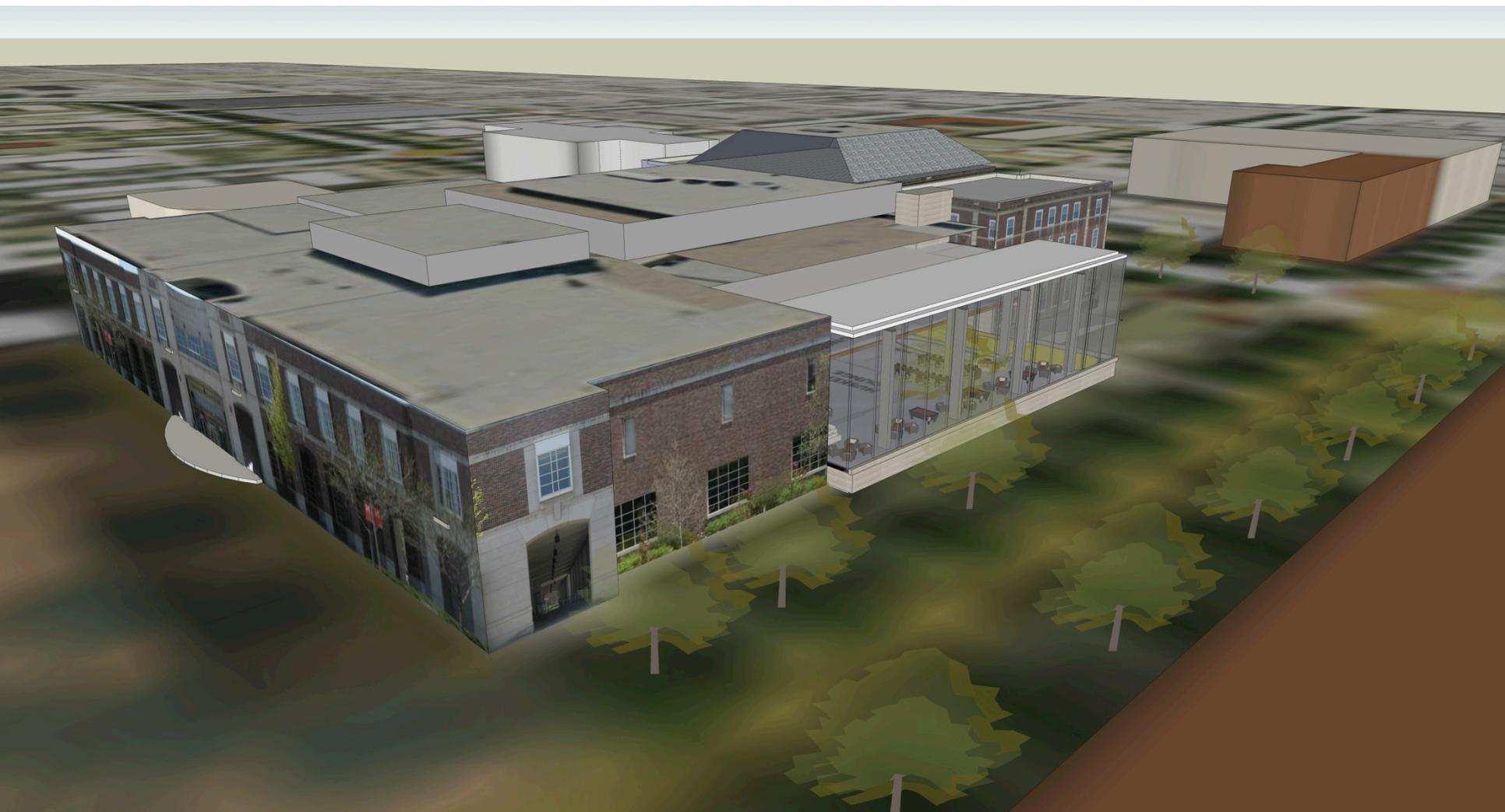


STUDY 1





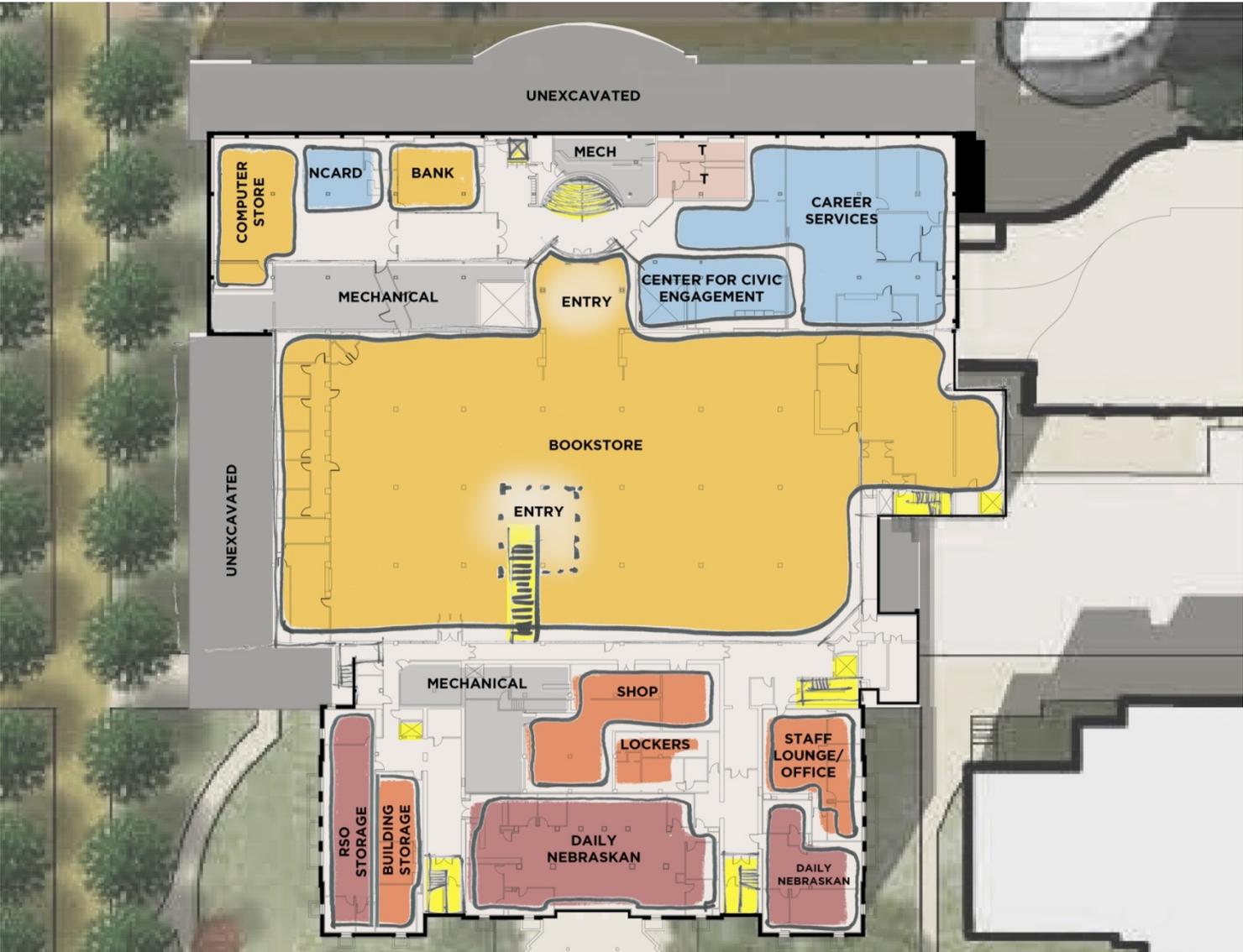




FIRST FLOOR PLAN



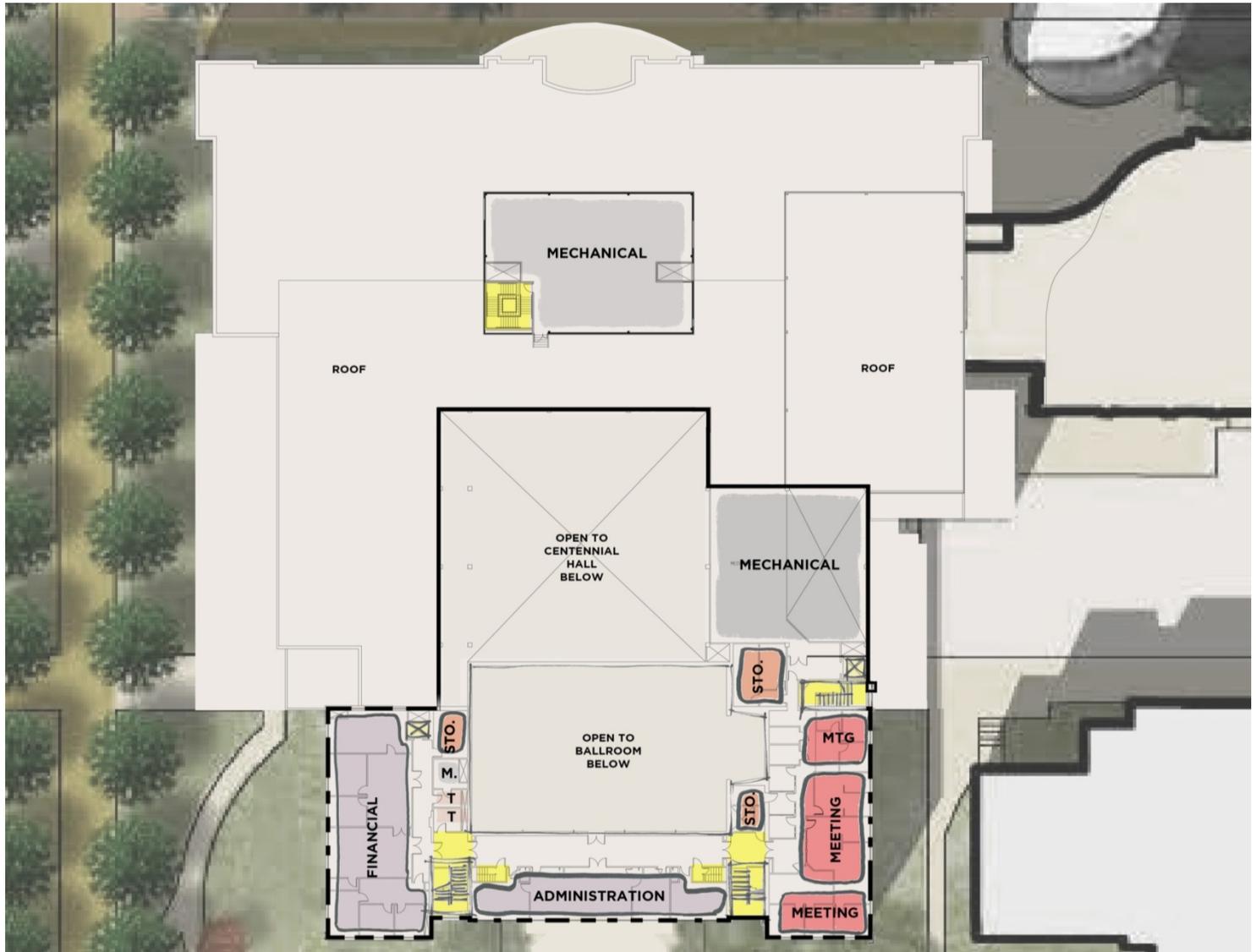
LOWER LEVEL PLAN



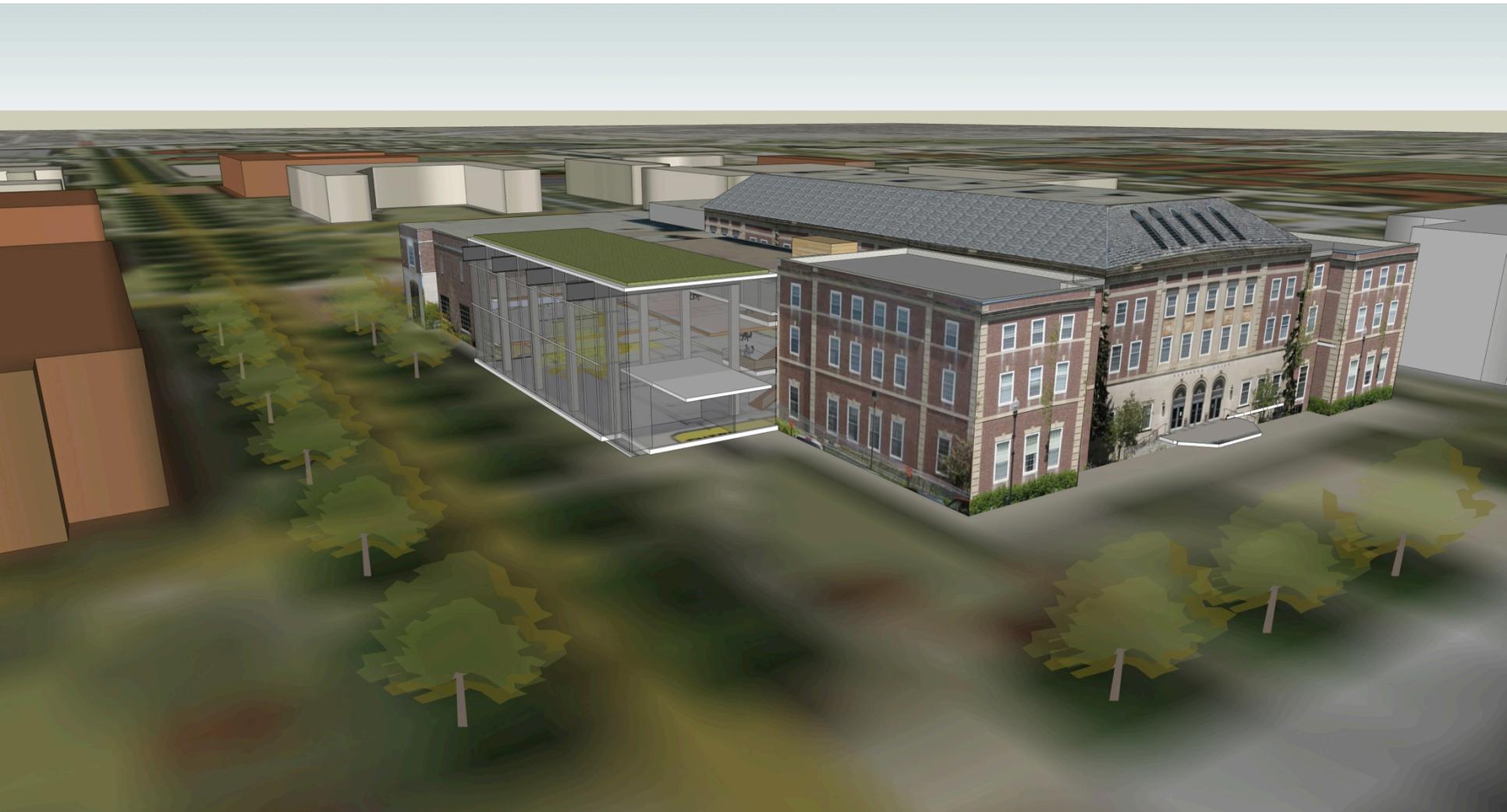
SECOND FLOOR PLAN



THIRD FLOOR PLAN



STUDY 2

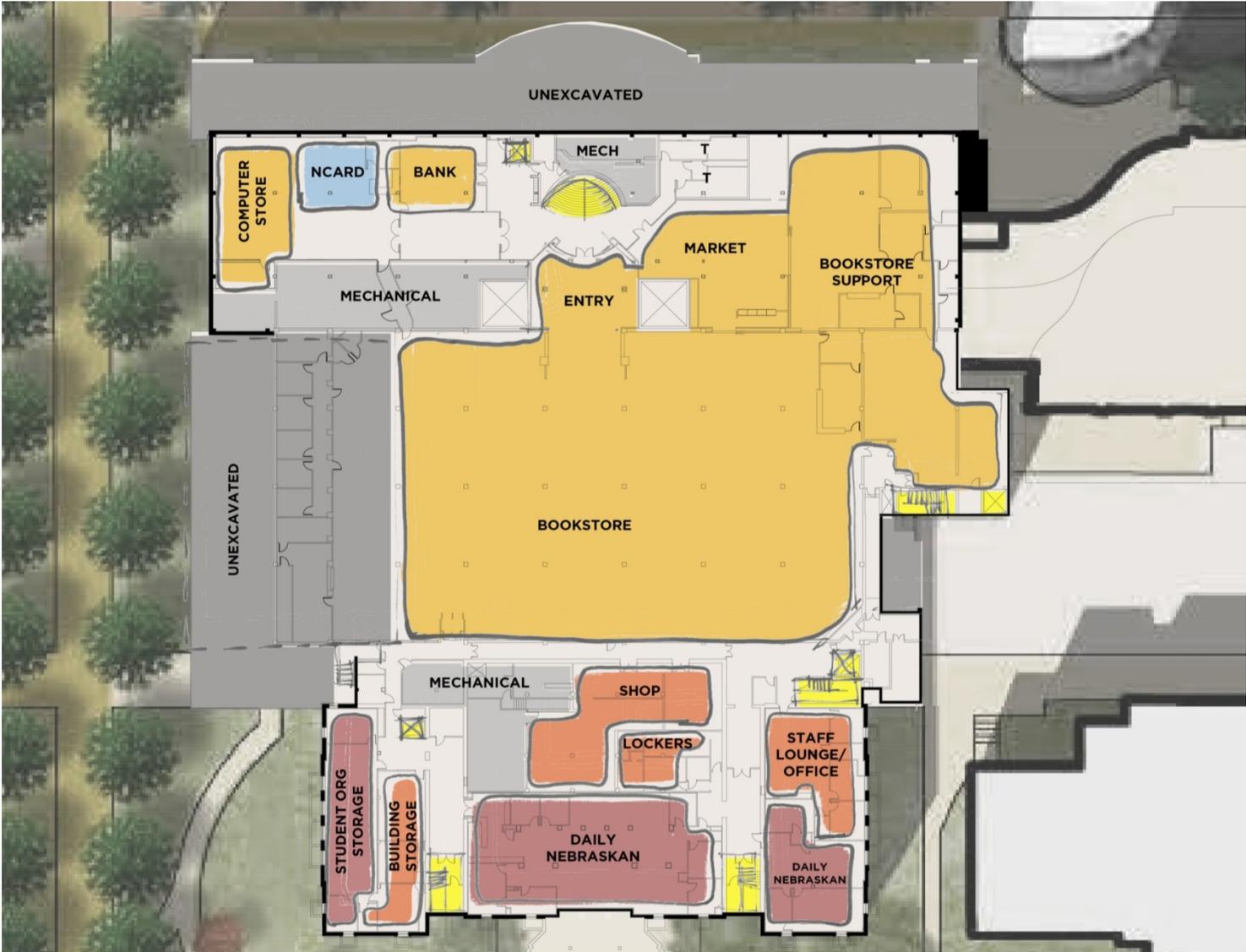




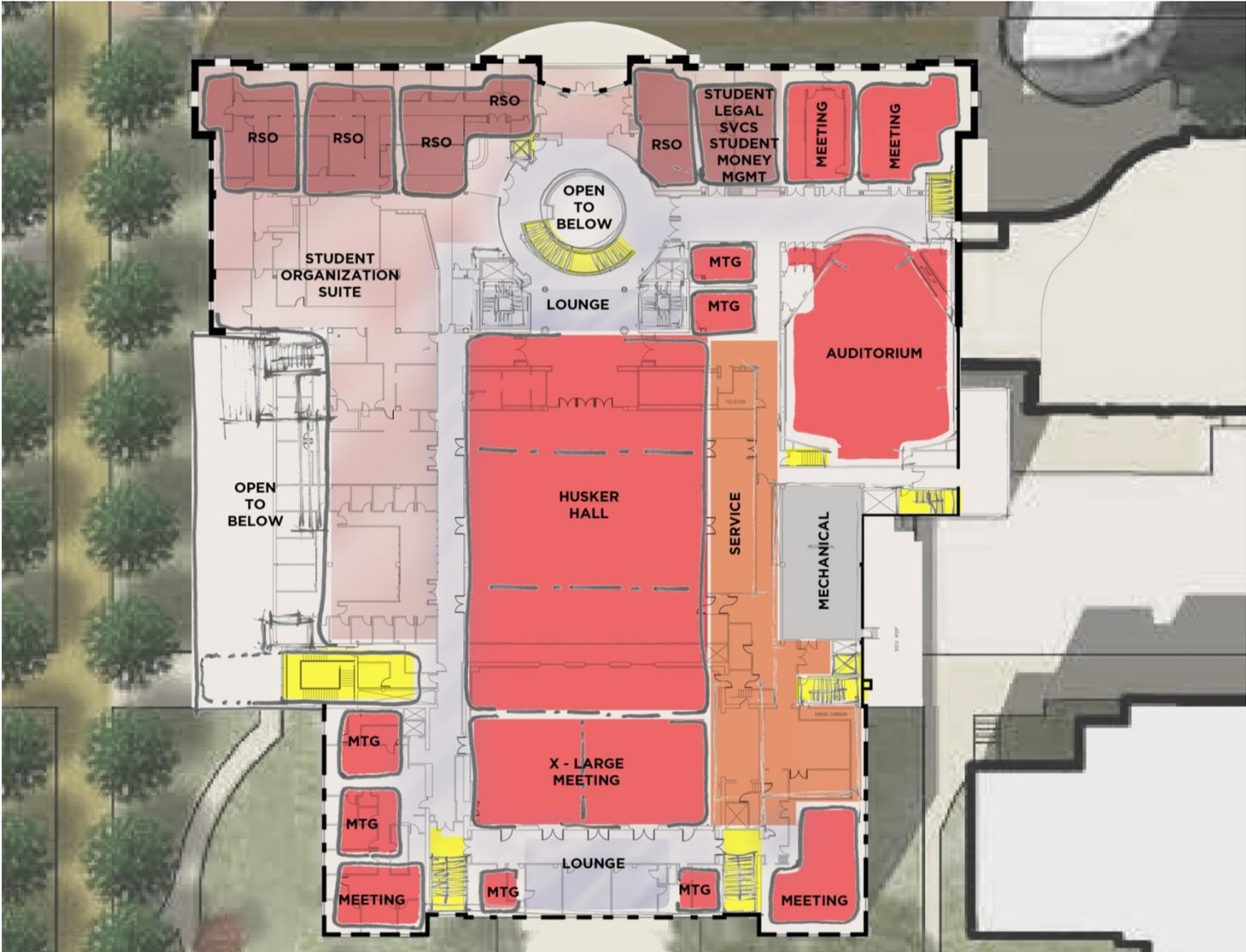
FIRST FLOOR PLAN



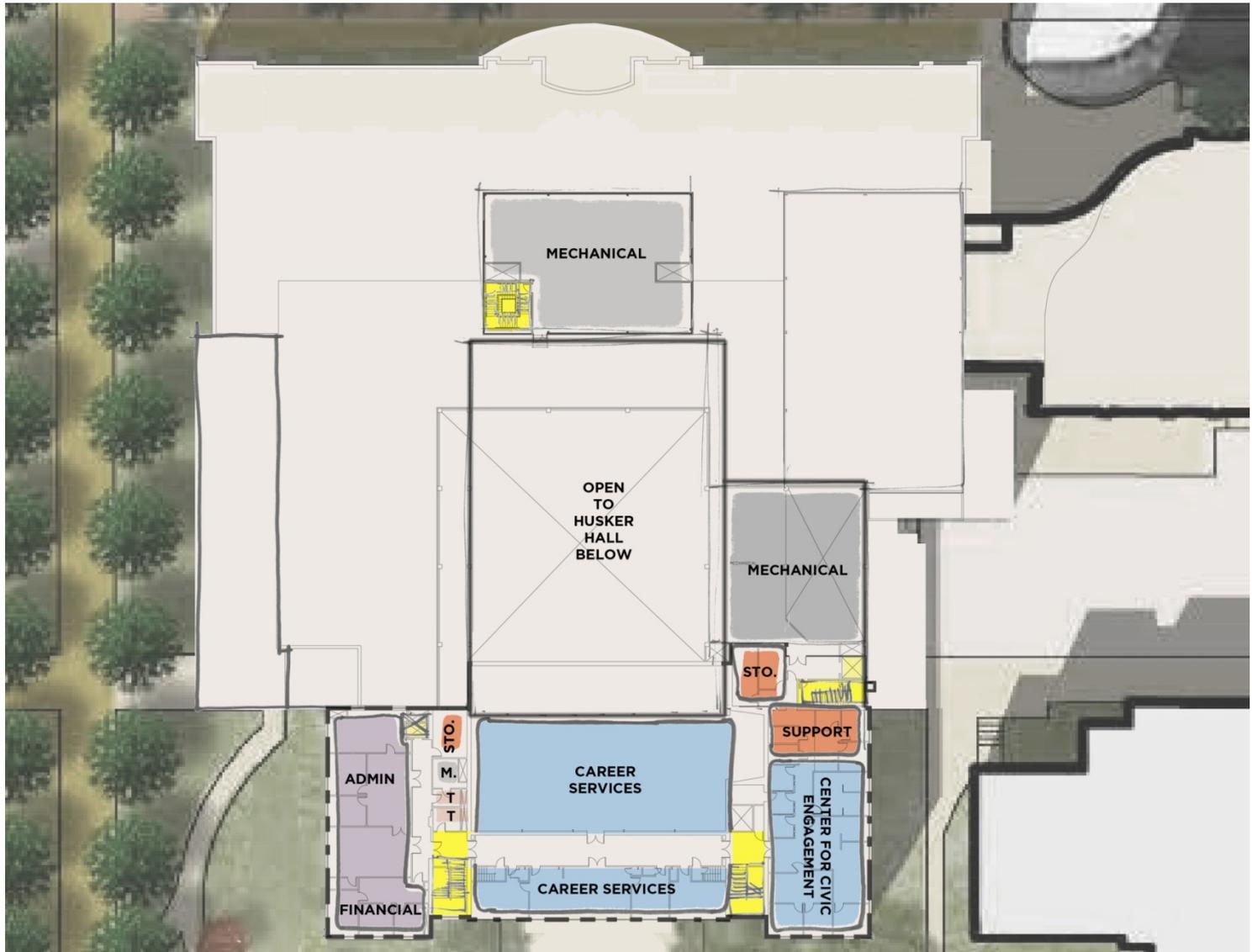
LOWER LEVEL PLAN



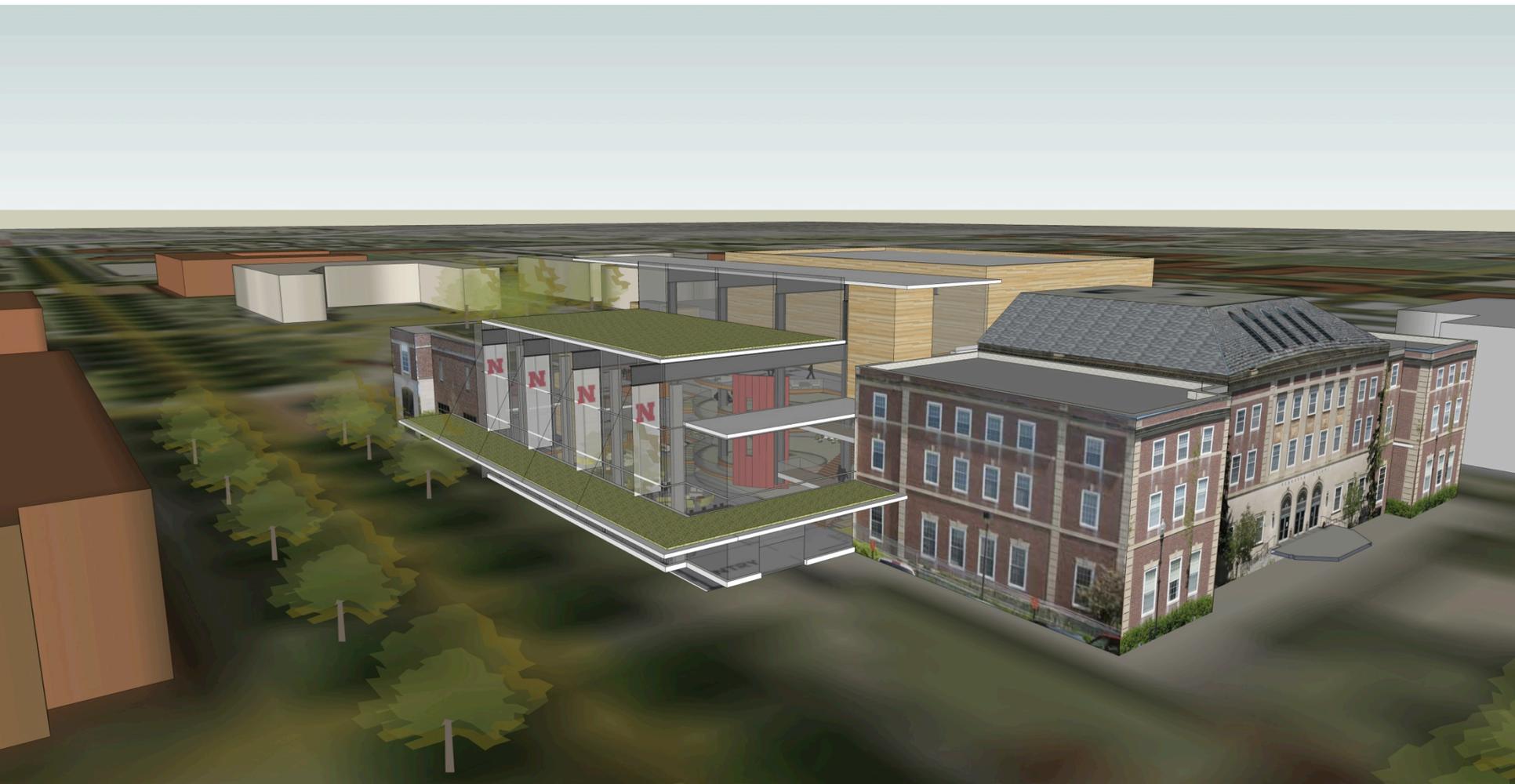
SECOND FLOOR PLAN



THIRD FLOOR PLAN



STUDY 3

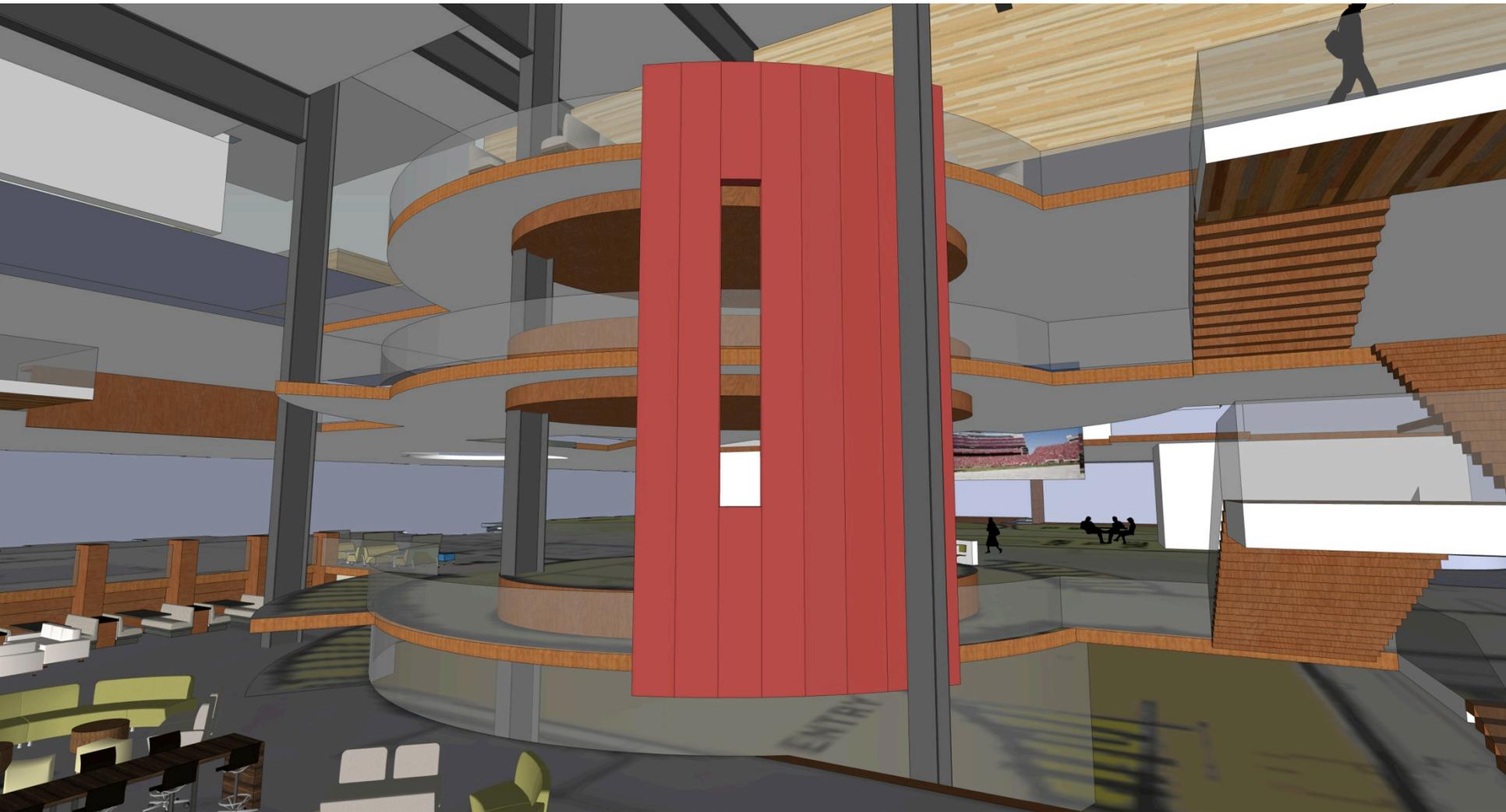




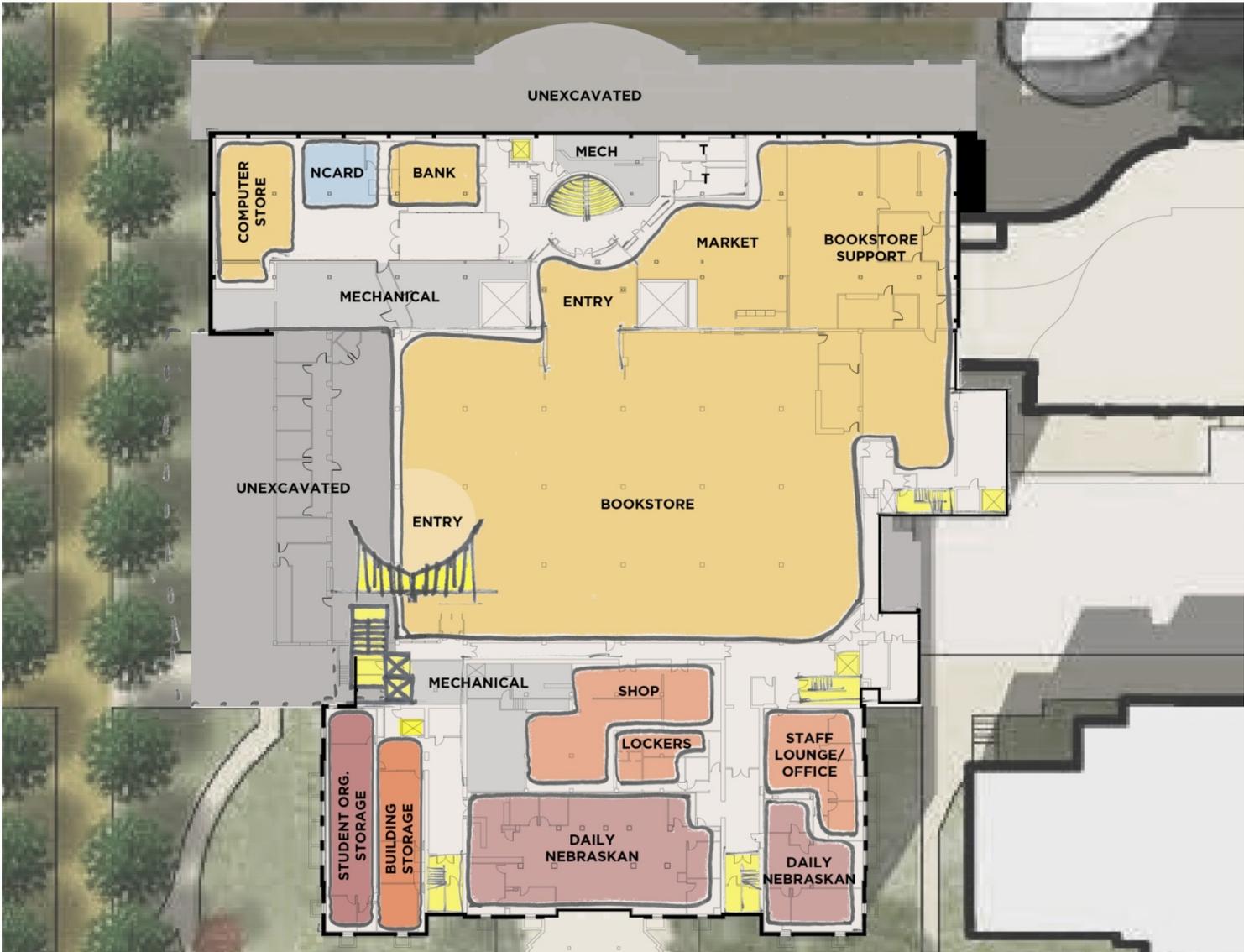


FIRST FLOOR PLAN





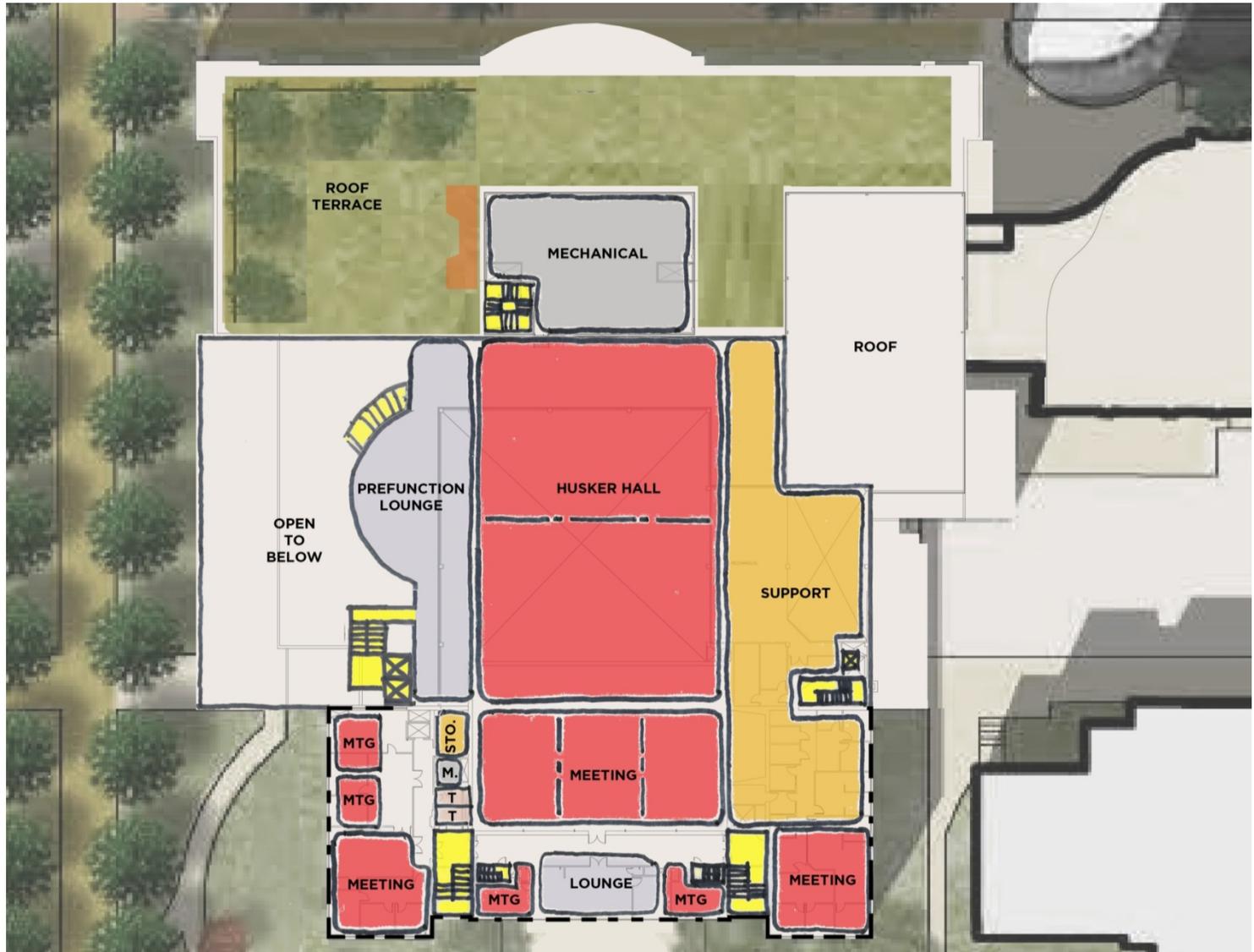
LOWER LEVEL PLAN

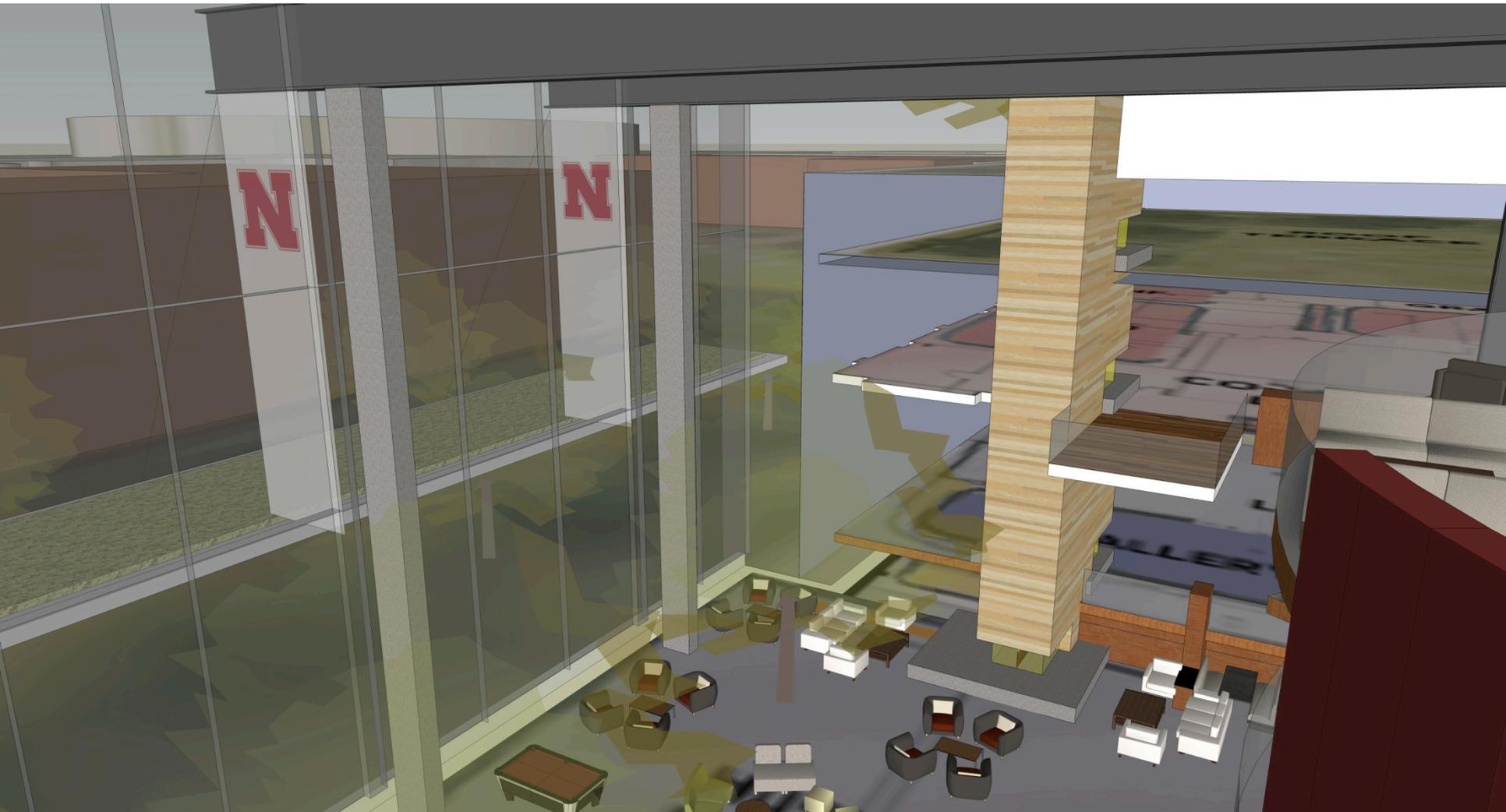


SECOND FLOOR PLAN



THIRD FLOOR PLAN





**ORDER OF MAGNITUDE
TOTAL PROJECT BUDGET**

STUDY 1

\$55m - \$65m

STUDY 2

\$65m – \$75M

STUDY 3

\$75m - \$85m

Big 10 Peer Institutions

Average SF / Student = 8

Nebraska is just above the benchmark at 8.9

Major Union Projects:

- Northwestern: \$150m renovation/addition, in planning
- Ohio State: \$118m new building, 2010
- Wisconsin: \$98m new building, 2011
- Wisconsin: \$80m renovation, in design
- Minnesota: \$72m renovation, 2003
- Michigan: \$300m master plan 2010
- Penn State: \$34m renovation 1999, \$30m expansion in design

