



Portland State
UNIVERSITY

Smith Memorial Student Union Concept Planning Briefing Document

JULY 2015





Preface

In October 2014, Portland State University (“PSU” or “the University”) engaged Brailsford & Dunlavey and Opsis Architecture (“Project Team,” “B&D,” “Opsis”) to conduct a Concept Planning Study for a renovated Smith Memorial Student Union (“SMSU”).

The purpose of the study was to develop a realistic vision and implementable plan for the SMSU that would reflect the diverse needs of the PSU student body and campus community.

B&D would like to thank the following individuals on the Executive and Steering Committees who provided directive throughout the process and were instrumental in its success:

- ◆ Jason Franklin, Director of Campus Planning and Design
- ◆ Rani Boyle, Associate Campus Planner
- ◆ Krystine McCants, Student Union Planning Coordinator / Chair SMSU Advisory Board
- ◆ Dan Zalkow, Executive Director for Planning, Construction, & Real Estate
- ◆ Dan Valles, Executive Director of EMSA Auxiliary Services
- ◆ Brian Hustoles, Director of the Smith Memorial Student Union
- ◆ Aimee Shattuck, Director of Student Activities
- ◆ Eric Noll, President, Associated Students of Portland State University
- ◆ Rayleen McMilan, Vice President, Associated Students of Portland State University
- ◆ Jonathen Gates, University Affairs Director, Associated Student of Portland State University
- ◆ Kate Vance, Capital Project & Construction Project Manager

The Project Team that produced the Study was comprised of the following individuals:

BRAILSFORD & DUNLAVEY

- ◆ Matt Bohannon, Regional Vice President
- ◆ Joyce Fasano, Vice President
- ◆ Nicholas Gabel, Project Manager
- ◆ Austin Metoyer, Project Analyst

OPSIS ARCHITECTURE

- ◆ Alec Holser, AIA, LEED AP BD+C, Partner
- ◆ Matt Jacoby AIA, LEED AP BD+C, Associate Architect

The report sets forth B&D’s findings with respect to various market conditions and concept options. The findings contained herein represent the professional opinions of B&D’s personnel based on assumptions and conditions detailed in this report. B&D has conducted research using both primary and secondary information sources which were deemed reliable, but whose accuracy cannot be guaranteed.

Table of Contents

- 1 INTRODUCTION
- 2 FRAMEWORK PLAN SUMMARY
- 3 PROGRAMMING PLAN
- 4 CONCEPTUAL DESIGN
- 5 COST ESTIMATE SUMMARY

1 Introduction

Built in four distinct phases beginning in 1956, the SMSU serves as PSU's student union. Since the initial construction of SMSU, the University has grown and the demographics of the student body have changed. In addition, the needs of students have evolved as curriculum now encourages group project work and technological integration. As such, contemporary student union facilities have evolved to meet the needs of today's students.

The Smith Memorial Student Union is a functional building but in need of updating. The current facility suffers from difficult circulation, a lack of clear wayfinding, constrained foodservice servery and dining space, crowded student lounge areas, and cramped office spaces for building tenants.

In addition, the building has over \$12.6 million in deferred maintenance needs. While improvements have been made to SMSU, the current building does not adequately meet the needs of the students.

STUDENT UNION 2020 FEASIBILITY STUDY

In 2012, in response to concerns expressed by student government leaders, PSU retained

Perkins + Will Architects to create an aspirational vision for the Smith Memorial Student Union that would meet the needs of an evolving student body.

The result of the study was the Student Union 2020 Feasibility Assessment which created a vision for a facility and provided concept designs for an aspirational student union. The student fee funded study was also intended to serve as a point for discussions about potential changes to the Smith Memorial Student Union.

2014 - 2015 SMSU CONCEPT PLANNING STUDY

Following up on the work that was conducted in 2012, student government leaders allocated student fee money to continue the planning process for a renovated Smith Memorial Student Union. In October, 2014 Brailsford & Dunlavey and Opsis Architecture lead a Concept Planning process for a renovated Smith Memorial Student Union ("SMSU").

The information developed as part of this planning process could then be used for a student-run referendum campaign to approve a student fee increase to pay for the renovations of the facility. This concept planning assignment prescribes a prudent, market-responsive set of

recommendations for the University to follow to address the needs and preferences of the PSU community.

The Project Team with the assistance of Portland State, embarked on a four-month process that engaged the PSU community to accomplish the following:

- ◆ Discern the SMSU's role in student life on PSU's campus,
- ◆ Understand the University's overarching goals and objectives for the SMSU,
- ◆ Solicit feedback from students on the desired programmatic priorities, and
- ◆ Test support for the potential student fee increase needed to realize the renovations.





PROCESS

To accomplish this, the Project Team's approach involved both qualitative and quantitative research that included input from campus stakeholders, faculty, staff, undergraduate, and graduate students. The work effort commenced with a visioning among key SMSU stakeholders to understand the drivers and vision associated with a renovated facility.

Based on feedback from the University, B&D examined the SMSU's existing conditions with respect to programmatic uses, functional adjacencies, space allocation, and physical conditions. The information gleaned from this exercise was instrumental in framing the key drivers for the demand analysis, outline program and conceptual design.

The methodologies employed in this study included the following:



FOCUS GROUPS AND STAKEHOLDER INTERVIEWS

Focus groups and stakeholder interviews were conducted with undergraduate and graduate students, faculty, and staff, to gain qualitative information regarding campus dynamics, use of the SMSU, and preferences for a renovated facility.



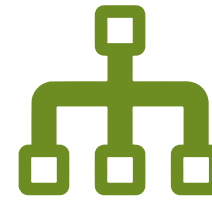
ONLINE SURVEY

An online survey was distributed to all students, to understand their current use of the SMSU, satisfaction with various programmatic spaces, interest in new programmatic elements, and to test support for the renovations and student fee increases. Utilizing data from the student survey, a student union demand model was developed to project use and prioritize specific programmatic elements that could be included within a renovated SMSU.



DESIGN CHARRETTE

A design charrette was conducted with stakeholders to gain user input into the key programmatic adjacencies, size, and preliminary design for the renovated SMSU.



OUTLINE PROGRAM

An outline program of SMSU uses was created based upon existing space allocations, stakeholder input from the charrette, and detailed user interviews that ascertained space needs and future growth plans for current building occupants. Using the outline program as a base, a conceptual design for a renovated SMSU was developed. The proposed design includes new construction and selective demolition of the SMSU. Given the new construction and extensive nature of the proposed renovations, a structural analysis was undertaken to confirm that the proposed concept is structurally feasible.



COST ESTIMATE

A cost estimate was completed to determine the rough order of magnitude costs for the proposed renovations. An analysis of the existing deferred maintenance in the SMSU was also completed to understand what items would and would not be covered in the renovations. Using the cost estimate, a financial analysis was completed to identify the sources of capital needed for the renovations and to quantify the estimated operating costs. The financial model also includes student fee sensitivity analysis to determine the amount of fee required to meet debt obligations.

2 Framework Plan

Brailsford & Dunlavy conducted a comprehensive outreach effort to solicit input from the PSU community on the pending renovations of the Smith Memorial Student Union. Student involvement was critical to the success of the planning efforts and great care was taken to reach out to the entire PSU community.

The efforts began with a visioning session among the planning committee followed by a series of stakeholder interviews with campus leadership. In addition, the Project Team conducted student focus groups and an online survey to gain both qualitative and quantitative information in regards to the overall use of the SMSU, desired programmatic changes, and to gauge student interest and support for changes. The results of the outreach effort was instrumental in framing issues that would affect the program and conceptual design for a renovated SMSU.

STRATEGIC ASSET VALUE ANALYSIS

The Project Team coordinated a Strategic Asset Value Analysis (SAV) session with the Project Executive Committee on October 27, 2014. The information gathered from this meeting allowed the Project Team to develop some initial project assumptions that are in line with the University's

mission. It also provides a means through which program elements will be prioritized and a filter through which decisions can be made.

A Destination Value approach to facility development is used to respond to the constant challenge of assuring that the quality of life improvements respond to the University's strategic objectives in the most economical manner possible. More specifically, the Project Team proceeds with the understanding that: All of the project objectives must be expressed in specific terms that demonstrate their relevance to furthering the school's mission, reinforcing campus values, responding to institutional commitments and responsibilities and improving the school's competitive position in the market.

Fundamental to this approach is a focus on collaborating with the University to develop a detailed understanding of both PSU's and the SMSU's mission, its relevant stakeholders and user groups, and the strategic project objectives which best serve that mission. The outcome of the work session was a deeper understanding of the project objectives; this assisted the project team with the development of facility concepts and recommendations.

The following is a summary of the outcomes of the SAV session.

PROJECT CONCEPTS AND PRIORITY ORDER OF SPACE NEEDS

Portland State University's mission and vision require that the Smith Memorial Student Union serve as an intersection for student life and community engagement. A renovation of the SMSU should supply the necessary student spaces that promotes this philosophy. Student leadership and co-curricular programming spaces should be prominently located and appropriately sized to convey the building's student focused purpose. In addition, spaces that foster the ability to "see and be seen" should be incorporated into the building program as a means for students to casually congregate. This shall be done through the expansion and deliberate placement of casual lounge spaces, so the SMSU is perceived as the "living-room" of campus.

ARCHITECTURAL AND CONSTRUCTION QUALITY

The SMSU should serve as collateral for PSU recruitment and retention efforts through promotion material and adequate resources

within the SMSU. As the SMSU is centrally located on campus and perceived as being the heart of campus, the SMSU should leverage its geographic location on campus to enhance union operations. In addition, the SMSU's location along the Park Blocks should be capitalized upon as opportunity to provide a relaxing ambience. Materials, finishes and building systems shall maximize building performance and sustainability.

TARGET MARKET AND CAMPUS LOCATION

As the SMSU's mission is to serve as a hub for all students on campus, spaces and programs housed within the facility should prioritize all students. Weeknight and weekend programming within the SMSU should enhance the residential student experience. Quiet study spaces and informal lounge spaces should be strategically placed throughout the building to provide a

relaxing escape for commuter students. The SMSU should cater to both undergraduate and graduate students by promoting activities that do not alienate sub-groups. While, faculty, staff and the greater Portland community are encouraged and are important building patrons, their use of the building should not be perceived as encroachment on the student's space.

The SMSU should help to facilitate and support the University District Campus Framework Plan. In doing so, the SMSU shall promote the flexibility in the built environment and shall be integrated with the EcoDistrict. In addition, as the campus is an urban institution the SMSU and PSU should develop a distinct urban character.

OPERATING PARADIGM / FINANCIAL PERFORMANCE

The institution's commitment to a student-focused building with financially viable building

operations, places the SMSU in an operating paradigm that blends student development and entrepreneurial objectives together. In accordance with the SMSU's mission, student learning outcomes and student services should be key objectives of all programs and services within the building. Students should be provided opportunities for employment that enhances their skill set and allows for application outside of the classroom. In addition, all students should have access to necessary resources.

Operations should be budgeted to ensure that the building is clean and well maintained at all times. Student fees or other funding programs and services should remain appropriate to the targeted yields. The SMSU is a high performance facility that should help assist enrollment management outcomes as it will help with the recruitment and retention of students.

STUDENT FOCUS GROUPS

In order to assess tolerance for a student fee referendum, the Project Team held several focus groups and stakeholder interviews on campus. The purpose of the focus group and stakeholder interviews was to engage a variety of individuals in dynamic conversation about the future of the Smith Memorial Student Union and to refine programmatic concepts for a potential renovation of the facility.



FOCUS GROUP WITH PSU STUDENTS



VISIONING SESSION

The focus groups were intended to yield qualitative data for the researchers, while identifying sensitivities and previously unconsidered issues. The information gleaned from these sessions helped the project team to further understand the issues and inform the on-line survey that tested specific user preferences and priorities.

Approximately 40 students and 40 staff participated in thirteen separate focus groups and stakeholder interviews from October 27th to October 28th, 2014. Focus group participants represented a wide variety of students including those who are enrolled full- and part-time, on-campus residents, commuters, undergraduates, and graduate-level students, and many who were involved with student organizations or student government.

SUMMARY OF FINDINGS

Conversations with the PSU community revealed that students are drawn to the SMSU in order to

grab something to eat, relax between classes, and to escape bad weather. While the SMSU offered a number, services and amenities that students sought out, recently renovated spaces such as Parkway North and lounges spaces on the second and fourth floors were well received by all participants.

Overall, the SMSU provides a number of opportunities and challenges for the campus community. SMSU users considered the building disjointed thus making way finding extremely difficult and frustrating.

In addition, the building's inefficiencies have created a number of issues including room constraints for programming, lack of natural light, and limited open space for student interaction.

In a future renovation of the SMSU, participants desired to see a stronger alignment with the building's mission and each floor given a clear thematic presence. These improvements

would help to provide greater clarity in student ownership of the SMSU.

SURVEY ANALYSIS FINDINGS

The Project Team's web-based survey was developed to quantitatively test students' fee sensitivity for proposed improvements to the Smith Memorial Student Union. Survey questions were designed to assess current and future habits and preferences related to student union spaces. In addition, students' interest in three proposed concepts for improvement the SMSU were assessed. Specific responses were sorted by various demographic characteristics to further analyze demand patterns and identify any discrepancies in results.

From November 13th to November 21st, 2014, students were surveyed via on-line link distributed to their campus e-mail. A total population of 28,058 undergraduate and graduate students was given an opportunity to indicate their level of support for renovation concepts for the SMSU. During that time, 3,367 of the survey population participated in the survey. This response translates to a margin of error of +/- 1.58 assuming a 95% confidence level.

TOP 6 PRIORITIES (FREQUENCY / USAGE)



QUIET STUDY LOUNGE



COMPUTER LAB & COPY CENTER



COFFEE SHOP



INFORMAL LOUNGE



FOOD & DINING



CONVENIENCE STORE

MOST DESIRED SPACES



SERVICES STUDY LOUNGE (71%)



ENTERTAINMENT MOVIE THEATER (65%)



RETAIL COFFEE SHOP (56%)

SURVEY COMMENTS

"I would be much more likely to use the building for longer periods of time if a renovation takes place."

"Do the courageous thing and build a new, sustainable building that PSU can be proud of for decades to come."

"Given that Smith hosts the majority of the events on campus, it becomes the face of campus to outsiders. Currently, it looks pretty bad, we definitely need to upgrade it."

62%

OF STUDENTS WOULD PLACE A HIGH OR MODERATE PRIORITY ON RENOVATING SMSU



STUDENTS VISIT SMSU **2.2** times / week

THE NATIONAL AVERAGE IS **2.4** times / week



BUILDING IS TOO CROWDED (36%)



LACK OF COMFORTABLE SPACE (35%)



NOT AWARE OF PROGRAMS (34%)

DEMAND BASED PROGRAM

B&D's Demand – Based Programming (“DBP”) process utilizes a proprietary model to translate survey-measured demand for a variety of typical student center facilities into recommended space accommodations.

The model’s space recommendations are based on certain assumptions of space allocated per user and average activity duration, and on survey-defined measures of prioritization. The output of the model is not intended to be the final

facility program, but rather another tool to be used to develop the final program, along with the rest of the market analysis and the input and judgment of the Project Team, students, other user groups, and University decision makers.

The prioritization of space demand is based on two related demand calculations: “depth” and “breadth” of demand. The depth of demand for each tested space is determined by the percentage of respondents who indicated that they would use the space at least twice per week. The breadth of demand for each space is based

on the percentage of survey respondents who indicated that they would use the space at any frequency.

The Demand-Based Programming model assigns a priority (in this case, “first” through “fifth”) to each activity space based on its depth and breadth of demand. The maximum amount of space required to satisfy the highest level of daily demand for each space is then adjusted according to its priority level to form the final recommendation of the best combination of spaces to satisfy the market demand.



SUMMARY OF FINDINGS

The following were the square footage results for total campus demand for the determined spaces and the depth and breadth of demand for those spaces that were tested on the survey:

Activity	Priority Category	Peak Accommodation			Space Type	Peak Demand	Space Allocation Prioritization of Demand		
1 Quiet Study Lounge	First	75%	to	85%	Sq. Ft.	11,635	8,700	to	9,900
2 Computer Lab	First	75%	to	85%	Sq. Ft.	7,219	5,400	to	6,100
3 Copy / print center	First	75%	to	85%	Sq. Ft.	9,756	7,300	to	8,300
4 Coffeehouse	First	75%	to	85%	Sq. Ft.	18,117	13,600	to	15,400
5 Informal lounges / social gathering areas	Second	55%	to	65%	Sq. Ft.	8,189	4,500	to	5,300
6 Food Area Lunch	Second	55%	to	65%	Sq. Ft.	16,404	9,000	to	10,700
7 Convenience Store	Second	55%	to	65%	Sq. Ft.	3,204	1,800	to	2,100
8 Small group study rooms	Second	55%	to	65%	Sq. Ft.	12,787	7,000	to	8,300
9 Grab and Go Lunch	Third	40%	to	50%	Sq. Ft.	3,048	1,200	to	1,500
10 Sports bar / lounge	Third	40%	to	50%	Sq. Ft.	8,816	3,500	to	4,400
11 Resource Centers	Third	40%	to	50%	Sq. Ft.	12,283	4,900	to	6,100
12 Food Area Breakfast	Fourth	25%	to	35%	Sq. Ft.	7,469	1,900	to	2,600
13 Grab and Go Breakfast	Fourth	25%	to	35%	Sq. Ft.	1,810	500	to	600
14 Food Area Dinner	Fourth	25%	to	35%	Sq. Ft.	5,730	1,400	to	2,000
15 Games / informal recreation space	Fifth	10%	to	20%	Sq. Ft.	6,519	700	to	1,300
16 Movie theater	Fifth	10%	to	20%	Sq. Ft.	15,594	1,600	to	3,100
17 Cultural Centers	Fifth	10%	to	20%	Sq. Ft.	7,015	700	to	1,400
18 Grab and Go Dinner	Fifth	10%	to	20%	Sq. Ft.	1,181	100	to	200
19 Bowling Alley	Fifth	10%	to	20%	Sq. Ft.	33,058	3,300	to	6,600
20 Multipurpose Ballroom	Fifth	10%	to	20%	Sq. Ft.	5,233	500	to	1,000

FIGURE 2.1: DEMAND PROJECTIONS AND SPACE RECONCILIATION

These quantities of spaces would accommodate total campus demand within the user-defined priorities for each space. However, the final program recommendations will take into account such factors as the cost of accommodating certain activity spaces; opportunities to share space through scheduling; providing multi-use space; qualitative, focus group, and interview data; and the consulting team’s professional judgment. These factors may result in space program adjustments relative to the demand-based quantities in order to insure that the concept will fully realize the facility’s mission as well as respond to campus demand.

DESIGN CHARETTE



3 Programming Plan

The Project Team has developed the program set forth in this section as the best response to both institutional goals and needs of the campus community. The basis of this outline program is a combination of an analysis of the existing space allocations, stakeholder interviews, student survey and demand results. The program was developed concurrently with the conceptual design using an iterative process to right-size programmatic needs with existing space constraints. It should be noted that if there are any unexpected changes to building occupants or uses, additional programming work will be required to determine how space should be allocated.

OVERVIEW

The following pages present the Outline Program Statement as of March 2015, and details the assigned space allocations for each element of the program. The redevelopment of the Smith Memorial Student Union will transform the facility into an integrated hub of student life on campus. PSU envisions that the renovated facility will be a unique campus asset that engages students, faculty, staff, and the general community through a common experience of socializing, learning, and community engagement. It will act as a vibrant campus

center in which the university community and students, in particular, can conveniently access student engagement activities, resources, and foodservice as a part of their daily activity.

The following objectives reflect the general expectations of the campus community and goals for the renovated SMSU:

- ◆ This project is intended to strengthen the SMSU as the hub of campus activity and to respond to the growing and changing needs of the campus.
- ◆ The mix of spaces, programs, and service offerings will respond to student needs and expectations for an environment that encourages social interaction and learning beyond the classroom.
- ◆ Design a building that is sustainable and utilizes techniques that result in substantial reductions in building energy and water usage.
- ◆ The project will improve the overall quality of life on the PSU campus by providing appropriate social, cultural, and educational spaces as well as complementing other campus planning initiatives.

- ◆ A seamless and effective connection between student activities, resource centers, and programs will encourage increased participation by the campus community.

DEFINITIONS

Program Element: A building component or any definable discrete space.

Assignable Square Feet (ASF): The total amount of surface area in a space that is functionally usable by an occupant.

Gross Square Feet (GSF): The total floor areas of the entire building measured to the outside for exterior walls and projections, including structural elements, mechanical spaces, maintenance areas, public restrooms, primary, secondary, and vertical circulation.

Efficiency Factor: The efficiency factor is calculated as the ratio of ASF to GSF, which may also be expressed as a percentage. The categorization of specific spaces should follow ASTM standard classification for building area measurements.

OUTLINE PROGRAM

The outline program is shown by major programmatic area. The existing and proposed space allocations are shown to indicate the net change in space for each of the programmatic areas and tenants within the building. The following categorizes the existing and proposed space allocations that were developed concurrently for the conceptual design in an iterative process.

GROUP 1: FOODSERVICE

The existing program has approximately 21,080 square feet of space dedicated to foodservice. This include the kitchen within the basement, the retail dining food court on the first level, storage, and various staff offices.

Student survey and demand analysis indicated a strong desire for additional foodservice within the SMSU. The proposed program calls for approximately 23,357 square feet of foodservice and dining space, a net increase of 2,277 square feet as shown in Figure 3.1.

As one of the primary dining facilities on campus, the foodservice guarantees foot traffic for all other programmatic elements of the building throughout the day. The foodservice space will be split up into two distinct but complementary uses.

The kitchen and back of house space remains mostly unchanged within the basement and totals 6,235 square feet. Five retail dining platforms are proposed on the first level of the SMSU which account for 4,523 square feet, an increase of 1,290 from the existing food court.



Group 1: Foodservice					
Kitchen	Level	Existing ASF	Proposed ASF	Variance	Notes
Food Prep	Basement	2,455	2,455	0	No Change
Storage	Basement	2,289	2,549	260	Pick up of microwave space
Lockers / Showers / Restroom	Basement	910	910	0	No Change
Staff Offices	Basement	251	251	0	No Change
Trash	Basement	70	70	0	No Change
		5,975	6,235	260	

Viking Court	Level	Existing ASF	Proposed ASF	Variance	Notes
Servery / Food Storage	1	3,233	4,523	1,290	Reconfigured
Seating Area	1	9,092	10,700	1,608	Reconfigured
		12,325	15,223	2,898	

Storage	Level	Existing ASF	Proposed ASF	Variance	Notes
Storage	Sub-Basement	1,899	1,899	0	No Change
		1,899	1,899	0	

Staff Offices	Level	Existing ASF	Proposed ASF	Variance	Notes
Viking Court	1	74	0	(74)	Moved to Conferences & Events Office Suite.
Catering	2	289	0	(289)	Moved to Conferences & Events Office Suite.
Staff Offices	3	177	0	(177)	Moved to Conferences & Events Office Suite.
Staff Offices	4	341	0	(341)	Moved to Conferences & Events Office Suite.
		881	0	(881)	

Foodservice Subtotal	21,080	23,357	2,277		
-----------------------------	---------------	---------------	--------------	--	--

FIGURE 3.1: BREAKDOWN OF FOODSERVICE SPACE ALLOCATION

Separating the retail dining platforms from their existing location will allow them to have more space for food storage and preparation reducing their reliance on the basement kitchen. In addition, it will help to disburse the crowding that occurs at peak times since the queuing is separated. Careful attention will need to be paid to the locations of the platforms that require exhaust and hooding. The program calls for

10,700 square feet of seating split into two main sections. The combined spaces have capacity for 470 patrons.

The program assumes that the existing kitchen will remain as is. However, the opportunity exists to pick up an additional 1,150 square feet of additional space in the kitchen that is connected to the existing student run café on the basement

level. This space could be used for additional storage, catering, or support of the retail dining. It should be noted that several factors could affect the decision on this space including the final decision about the basement uses, a change in campus-wide catering needs (like the Viking Pavilion), and the needs of the retail food concepts.

GROUP 2: CONFERENCE & MEETING ROOMS

Meeting rooms are essential to support student organizations and campus community programming. The SMSU currently has meeting spaces throughout the building but most are located on the second and third levels of the SMSU. The largest space is the ballroom on the third level which totals 8,536 square feet including a large stage, back of house support, a warming kitchen, and storage.

The proposed concept reconfigures the ballroom by expanding into the exterior patio to the west and removing the stage and back of house space allowing the potential to divide this space into two or three rooms with moveable partitions as shown in Figure 3.2.

The proposed concept can seat 550 in a banquet seating capacity. The warming kitchen is reconfigured as and the storage space for the ballroom is increased slightly.

Immediately adjacent to the multipurpose room is a pre-function lounge and 8,030 square feet of meeting rooms of all sizes. In addition, there are meeting rooms located on the second level that can be used as breakout space as well. The combined spaces provide the campus with a sizeable conference and meeting room venue that will serve the campus community as well as provide an option for partner organizations.

In addition to the ballroom, the proposed program calls for approximately 10,290 square feet of meeting space on the second and third levels. The meeting spaces on the second level have been reconfigured to accommodate a larger student lounge overlooking the Park Blocks.

There are three meeting rooms that range from 350 to 370 square feet that can accommodate up to 25 occupants and three smaller 190 square foot rooms that can accommodate up to 15 occupants.

In addition, there are three small group study rooms and one small conference room adjacent to the ASPSU suite that can be reserved.

The program calls for five medium and four large meeting rooms on the third level to serve as the main breakout space for the ballroom. The meeting rooms range between 460 and 1,080 square feet. Two pairs of these rooms have a moveable partition between them creating the opportunity to create two large conference rooms of 1,680 and 1,940 square feet.

The spaces should be designed and furnished in a way to promote maximum flexibility for users. The meeting rooms are supported by 810 square feet of storage on the third level and the storage that is currently in the sub-basement.

Group 2: Conference & Meeting Rooms					
Ballroom	Level	Existing ASF	Proposed ASF	Variance	Notes
Ballroom	3	7,090	8,438	1,348	Reconfigured
Back of House	3	427	0	(427)	Deleted
Warming Kitchen	3	690	310	(380)	Reconfigured
Storage	3	329	622	293	Reconfigured
		8,536	9,370	834	

FIGURE 3.2: BREAKDOWN OF BALLROOM FACILITIES SPACE ALLOCATION

Meeting Rooms	Level	Existing ASF	Proposed ASF	Variance	Notes
Meeting Room (47A)	Basement	442	0	(442)	Deleted
Meeting Room (225)	2	349	0	(349)	Deleted
Meeting Room (230)	2	500	0	(500)	Deleted
Meeting Room (236)	2	1136	0	(1,136)	Deleted
Meeting Room (238)	2	1584	0	(1,584)	Deleted
Meeting Room (258)	2	363	370	7	Reconfigured
Meeting Room (262)	2	163	0	(163)	Deleted
Meeting Room (294)	2	1121	0	(1,121)	Deleted
Meeting Room (296)	2	718	350	(368)	Reconfigured
Meeting Room (298)	2	841	350	(491)	Reconfigured
<i>New Meeting Room (Small)</i>	2	0	190	190	New
<i>New Meeting Room (Small)</i>	2	0	190	190	New
<i>New Meeting Room (Small)</i>	2	0	190	190	New
<i>New Meeting Room (Small)</i>	2	0	245	245	New
<i>New Meeting Room (Group Study)</i>	2	0	125	125	New
<i>New Meeting Room (Group Study)</i>	2	0	125	125	New
<i>New Meeting Room (Group Study)</i>	2	0	125	125	New
Meeting Room (323)	3	485	0	(485)	Deleted
Meeting Room (326)	3	449	460	11	Reconfigured
Meeting Room (327)	3	1084	1,080	(4)	Reconfigured
Meeting Room (328)	3	834	860	26	Reconfigured
Meeting Room (329)	3	647	0	(647)	Deleted
Meeting Room (333)	3	1356	0	(1,356)	Deleted
Vanport Room (338)	3	1428	1,400	(28)	Reconfigured
<i>New Meeting Room (Medium)</i>	3	0	750	750	New. Room has moveable partition.
<i>New Meeting Room (Medium)</i>	3	0	720	720	New
<i>New Meeting Room (Large)</i>	3	0	960	960	New
<i>New Meeting Room (Large)</i>	3	0	1,000	1,000	New
<i>New Meeting Room (Medium)</i>	3	0	800	800	New
		13,500	10,290	(3,210)	

Storage	Level	Existing ASF	Proposed ASF	Variance	Notes
Storage	Sub-Basement	1,164	1,164	0	No Change
Storage	Basement	88	0	(88)	Deleted
Storage	1	91	0	(91)	Deleted
Storage	2	556	237	(319)	Reconfigured
Storage	3	1,773	0	(1,773)	Deleted
<i>New Storage</i>	3	0	460	460	New
<i>New Storage</i>	3	0	350	350	New
		3,672	2,211	(1,461)	

Conference & Meeting Rooms Subtotal	25,708	21,871	(3,837)	
--	---------------	---------------	----------------	--

FIGURE 3.3: BREAKDOWN OF CONFERENCE & MEETING ROOM SPACE ALLOCATION

GROUP 3: RETAIL

The SMSU currently has 5,003 square feet of space allocated to retail space between the University Market, Subway, Spirit Store, Ticket Office, and storage. Located on the first level, the spaces are in highly trafficked areas.

Student survey and demand analysis indicated a strong desire for expanded coffee offerings. The proposed program calls for a major reconfiguration of the retail spaces on the first level. The centerpiece of the retail spaces is a large, 1,830 square foot coffee shop located near the new main entrance.

The coffee shop is adjacent to a 1,400 square foot student lounge to create a welcoming atmosphere for the facility. Additional retail spaces include a 1,520 square foot space for the University Market and 375 square feet for the spirit store both of which have been moved to the Broadway side of the building.

Group 3: Retail					
Retail	Level	Existing ASF	Proposed ASF	Variance	Notes
Storage	Sub-Basement	1,323	1,323	0	No Change
Staff Office	Basement	174	174	0	No Change
Subway	1	1,179	0	(1,179)	Deleted. Now part of foodservice platform.
University Market	1	1,674	1,520	(154)	Reconfigured
Spirit Store	1	403	375	(28)	Reconfigured
Ticket Office	1	250	380	130	Now part of info desk.
<i>New Coffee Shop</i>	1	0	1,830	1,830	New
		5,003	5,602	599	
Retail Subtotal		5,003	5,602	599	

FIGURE 3.4: BREAKDOWN OF RETAIL SPACE ALLOCATION

GROUP 4: RECREATION / ENTERTAINMENT

The game room and bowling alley at PSU are legacy components of the SMSU. Informal recreation provides students with a much needed out of classroom activity that balances their academic life on campus.

Currently located in the basement, the spaces are approximately 6,299 square feet and are outdated. The proposed program and conceptual design does not change their current allocation or configuration but assumes a minor renovation to modernize and enliven the spaces.

However, it should be noted that the bowling alley is in need of significant equipment upgrades that may make the renovation of this space unfeasible. As such, the program has dedicated this space for a student computer lab should the campus decide to close the bowling alley. A description of the computer lab is provided in Group 10, Special Components.

Group 4: Recreation & Entertainment					
Recreation / Entertainment	Level	Existing ASF	Proposed ASF	Variance	Notes
Game Room	Basement	2,402	2,402	0	No Change
Bowling Alley	Basement	3,643	3,643	0	No Change. Could become a computer lab.
Retail Space	Basement	152	152	0	No Change
Staff Office	Basement	74	74	0	No Change
Storage	Basement	28	28	0	No Change
		6,299	6,299	0	
Recreation / Entertainment Subtotal		6,299	6,299	0	

FIGURE 3.5: BREAKDOWN OF RECREATION & ENTERTAINMENT SPACE ALLOCATION

GROUP 5: AUDITORIUM

The proposed program has allocated space for a tiered auditorium on the basement level. This new component of the SMSU is approximately 4,870 square feet and has a capacity of 350 and

can be used for lectures, presentations, classes, musical performances, and films.

The raked floor and fixed seating denotes a sense of formality. The space's function allows for use during all day parts and helps to drive traffic

into the facility if classes are scheduled in the building. The auditorium should have integrated stage lighting and a designated space for a small removable stage.

Group 5: Auditorium					
Auditorium	Level	Existing ASF	Proposed ASF	Variance	Notes
<i>New Auditorium</i>	Basement	0	4,870	4,870	New
		0	4,870	4,870	
Auditorium Subtotal		0	4,870	4,870	

FIGURE 3.6: BREAKDOWN OF AUDITORIUM SPACE ALLOCATION

GROUP 6: LOUNGE SPACE

Lounges help to enhance the sense of campus community and support sustained activity throughout the day. They serve as areas for students to congregate, socialize, work on projects, or study. Lounges should be in highly visible areas and located directly off a main circulation path. Furniture should be comfortable, durable, and easily moveable to provide flexibility.

The SMSU currently has a variety of lounge spaces to cater to the needs of all students. The spaces include the Quiet Prayer and Meditation Lounge and the Student Run Café / Lounge in the basement, Parkway North (counted as dining

space due to its dual role) on the first level, the Student Lounge that overlooks the Park Blocks on the second level, and the Quiet Study Lounge on the fourth level.

Student survey and demand analysis indicated a strong desire for additional lounge space within the SMSU. The proposed program drastically increases the amount of lounge space within the SMSU by 7,087 square feet to 20,047. The Quiet Prayer Meditation Lounge is moved to the second floor overlooking the Park Blocks.

The Student Run Café lounge is reconfigured and relocated to the second level overlooking the new main entrance, the Student Lounge is expanded

by 1,174 square feet, and the Quiet Study Lounge on the 4th floor is reconfigured and relocated to the second level. New lounges are located within the basement and third level in addition to pre-function and circulation space.

In addition, a new performance venue / lounge has been planned for the basement for student-run programming. This space has an attached kitchen that is expected to be part of the foodservice lease. However, the opportunity exists to use the kitchen to serve food within the performance venue if demand exists for such a concept.



Group 6: Lounge Space					
Quiet Prayer Meditation Lounge	Level	Existing ASF	Proposed ASF	Variance	Notes
QPMC Lounge	Basement	1,411	0	(1,411)	Deleted
Storage	Basement	203	0	(203)	Deleted
<i>New QPMC Lounge</i>	2	0	500	500	New
		1,614	500	(1,114)	
Student Run Café / Lounge	Level	Existing ASF	Proposed ASF	Variance	Notes
Lounge Area	Basement	3,457	0	(3,457)	Deleted
Serving Kitchen	Basement	615	0	(615)	Deleted
Storage	Basement	535	0	(535)	Deleted
<i>New Lounge Area</i>	2	0	1,890	1,890	New
<i>New Serving Kitchen</i>	2	0	400	400	New
<i>New Storage</i>	2	0	330	330	New
		4,607	2,620	(1,987)	
Lounge Spaces	Level	Existing ASF	Proposed ASF	Variance	Notes
Lounge	2	3,726	4,900	1,174	Reconfigured
Quiet Study Lounge	4	3,013	0	(3,013)	Deleted
<i>New Basement Lounge</i>	Basement	0	1,850	1,850	New
<i>New Coffee Lounge</i>	1	0	1,400	1,400	New
<i>New Lounge (SALP)</i>	2	0	650	650	New
<i>New Quiet Study Lounge</i>	2	0	950	950	New
<i>New Lounge (Pre-Function)</i>	3	0	1,000	1,000	New
<i>New Lounge (Conference)</i>	3	0	1,570	1,570	New
		6,739	12,320	5,581	
Performance Venue / Lounge	Level	Existing ASF	Proposed ASF	Variance	Notes
<i>New Lounge Area</i>	Basement	0	3,457	3,457	New
<i>New Kitchen/ Storage</i>	Basement	0	1,150	1,150	New
		0	4,607	4,607	
Lounge Space Subtotal		12,960	20,047	7,087	

FIGURE 3.7: BREAKDOWN OF LOUNGE SPACE ALLOCATION

GROUP 7: STUDENT ORGANIZATIONS

Student organizations play an important role in student leadership and student development. The provision of space for student organizations, along with professional staff advisors within close proximity, provides PSU with an important outlet for students as they extend the University's mission through community involvement, diversity, and service. This includes student government, service organizations, media outlets, social organizations, and interest based clubs.

The SMSU currently has space allocated to student organizations throughout the building. The proposed program dramatically changes the nature of student organization space within the SMSU as it shifts away from individual offices to a shared space model.

As such, the total square feet of student organization space decreases by 1,818 in the proposed program. Despite the loss in space,

the uses should be more functional given the improved adjacencies and efficiencies in the proposed concept.

The centerpiece of the student organization space is the Student Organization Suite for the clubs and organizations on the second level. This suite is designed to replace the individual offices that currently exist.

The suite includes reservable offices and work space, at least 20 cubicles for student clubs, a workroom, and storage lockers for clubs/organizations. The suite is intended to be designed in an open floor plan with flexible furniture arrangements to meet the diverse needs of student groups.

In addition to the Student Organizations Suite, the program allocates space for the SALP Program Administration Office for the various student organizations on campus. The space should be adjacent to the suite but should provide a level of privacy for the professional staff.

The intent is to have private offices on the periphery of the suite with a large flexible work area in the center. Additional space is available within the adjacent pocket lounge or within the student organization suite.

The ASPSU suite is moved to the second floor in close proximity to the SALP Program Administration Offices and Student Organizations Suite. An office for the ASPSU advisor has been provided adjacent to the suite.

The Student Media offices are to be moved from the sub-basement to the basement level in a reconfigured Student Media Suite. Individual offices for the various publications are to be included within the suite providing a sense of separation and privacy. Additional space could be allocated to student media should the bowling alley be removed from the facility.

Group 7: Student Organizations					
Student Media	Level	Existing ASF	Proposed ASF	Variance	Notes
Student Media Suite	Sub-Basement	4,211	0	(4,211)	Deleted
<i>New Student Media Suite</i>	Basement	0	2,950	2,950	New. Potential to add SF if bowling is Deleted
		4,211	2,950	(1,261)	
SALP Program Administration	Level	Existing ASF	Proposed ASF	Variance	Notes
SALP Program Offices	1	1,389	0	(1,389)	Deleted
SALP Program Offices	M1	1,885	0	(1,885)	Deleted
Storage	2	175	0	(175)	Deleted
<i>SALP Admin Suite</i>	2	0	2,980	2,980	New. Potential to add SF in adjacent lounge.
		3,449	2,980	(469)	
Student Organizations	Level	Existing ASF	Proposed ASF	Variance	Notes
Student Orgs. Office Space	Basement	600	0	(600)	Deleted
Student Orgs. Office Space	M1	3,495	0	(3,495)	Deleted
<i>New Student Orgs. Suite</i>	2	0	3,720	3,720	New
		4,095	3,720	(375)	
ASPSU	Level	Existing ASF	Proposed ASF	Variance	Notes
ASPSU Suite	1	1,232	0	(1,232)	Deleted
<i>New ASPSU Suite</i>	2	0	1400	1400	New
<i>New ASPSU Advisor's Office</i>	2	0	150	150	New
		1,232	1,550	318	
Food Pantry	Level	Existing ASF	Proposed ASF	Variance	Notes
Food Pantry	3	246	0	(246)	Deleted
<i>New Food Pantry</i>	2	0	215	215	New. Can expand into adjacent storage area
		246	215	(31)	
Student Organizations Subtotal		13,233	11,415	(1,818)	

FIGURE 3.8: BREAKDOWN OF STUDENT ORGANIZATION SPACE ALLOCATION

GROUP 8: ADMINISTRATIVE

Administrative space in the SMSU provides for the management of the building, event planning, and the Dean of Student Life. Currently located in various places throughout the building, the proposed program addresses this inefficiency by co-locating the building management, conferences and events offices with the catering office.

There are strong programmatic relationships between these units and the co-location on the third level within close proximity to a majority of the meeting spaces will help to build synergy among them.

The Dean of Student Life’s Office Suite is strategically located within the SMSU to be in close proximity to the units that deliver student life programming at PSU. The proposed program

has allocated space for the office suite in the reconfigured fourth level. However, the exact square foot allocation and placement on the fourth level will be determined when more detailed design work is complete.

Group 8: Administrative Offices					
SMSU Operations	Level	Existing ASF	Proposed ASF	Variance	Notes
AV Office Suite	3	195	0	(195)	Deleted
Conferences & Events Office Suite	4	1090	0	(1,090)	Deleted
<i>New Operations Office Suite</i>	3	0	1,870	1,870	New. Includes catering and foodservice offices.
		1285	1870	585	

Dean of Student Life	Level	Existing ASF	Proposed ASF	Variance	Notes
Office Suite	4	1,479	1,479	0	Expansion to be accommodated on 4th Floor
<i>New Office Suite</i>	4	0	TBD	TBD	Expansion to be accommodated on 4th Floor
		1,479	1,479	0	

Administrative Offices Subtotal		2,764	3,349	585	
--	--	--------------	--------------	------------	--

FIGURE 3.9: BREAKDOWN OF ADMINISTRATIVE OFFICE SPACE ALLOCATION

GROUP 9: RESOURCE CENTERS / MULTICULTURAL

The Student Resource Centers and Diversity and Multicultural Student Services (DMSS) units are integral to the mission of the campus and the SMSU. In addition to providing much needed services to students, they have helped to create a strong identity for the facility and are a significant driver of traffic to the building.

Their importance and impact to the PSU community is evident in their current space allocations. DMSS is located on the fourth level and is home to a variety of student support services that focus on access to education,

recruitment, and retention. DMSS also oversees the Multicultural Center on the second level providing support and programming for students.

Given the programmatic linkages between the two functions, co-location on the same level is preferable. The proposed program has allocated space for each function on the fourth level however, the exact location will be determined when more detailed design work is completed.

Currently located on the fourth level, the Student Resource Centers provide services to students who are affiliated with specific affinity group. The centers reach a broad spectrum of students and drive traffic to the building. The centers currently

in the SMSU are too small to effectively serve their targeted populations.

In addition, there are resource centers currently located within the SMSU that may benefit from being located in the SMSU if specific conditions are met and adequate space is available.

The proposed program has allocated space for each of the existing resource centers within the SMSU and has identified space for a new resource center or expansion of the existing centers. However, similar to DMSS and the Dean of Student Life Office, the exact location and size is still to be determined.

Group 9: Resource Centers / Multicultural					
Resource Centers	Level	Existing ASF	Proposed ASF	Variance	Notes
Disability Resource Center	1	1,753	1,753	0	Expansion to be accommodated on 4th Floor
Student Legal Services	M3	1,777	1,777	0	Expansion to be accommodated on 4th Floor
Veteran's Resource Center	4	777	777	0	Expansion to be accommodated on 4th Floor
Resource Center for Students With Children	4	827	827	0	Expansion to be accommodated on 4th Floor
Queer Resource Center	4	1,266	1,266	0	Expansion to be accommodated on 4th Floor
<i>New Disability Resource Center</i>	4	0	TBD	TBD	Expansion to be accommodated on 4th Floor
<i>New Resource Center</i>	4	0	TBD	TBD	Expansion to be accommodated on 4th Floor
<i>New Resource Center</i>	4	0	TBD	TBD	Expansion to be accommodated on 4th Floor
		6,400	6,400	0	

DMSS	Level	Existing ASF	Proposed ASF	Variance	Notes
Multicultural Center	2	4,048	4,048	0	Expansion to be accommodated on 4th Floor
<i>New Multicultural Center</i>	4	0	TBD	TBD	Expansion to be accommodated on 4th Floor
Diversity & Multicultural Services Suite	4	3,736	3,736	0	Expansion to be accommodated on 4th Floor
<i>New Diversity & Multicultural Services Suite</i>	4	0	TBD	TBD	Expansion to be accommodated on 4th Floor
Trio Student Support Services Suite	4	1,371	1,371	0	Expansion to be accommodated on 4th Floor
<i>New Trio Student Support Services Suite</i>	4	0	TBD	TBD	Expansion to be accommodated on 4th Floor
		9,155	9,155	0	

Resource Centers / Multicultural Subtotal	15,555	15,555	0		
--	---------------	---------------	----------	--	--

FIGURE 3.10: BREAKDOWN OF RESOURCE CENTER SPACE ALLOCATION

GROUP 10: SPECIAL COMPONENTS

The SMSU has several components that are unique to PSU. The Children’s Center is a child care facility for the PSU community. Located on the first level, the center encompasses 3,013 square feet of space. The proposed program slightly enlarges and reconfigures the space in its current location to be more efficient and useful for the needs of the center.

PSU Professional Sound is a student-run service that provides audio / visual assistance to the

PSU community. They are currently located in 272 square feet of space on the first level of the SMSU. The proposed program has moved PSU professional sound to a slightly larger location in the basement of the SMSU.

The Littman and White Galleries are student art exhibition spaces located on the second level of the SMSU. There are no proposed changes to the Littman Gallery in the Project Team’s program.

However, the White Galley will need to be moved to make way for the proposed group study rooms. Given the open nature of the White Gallery,

there are opportunities to relocate it within the renovated SMSU in an area such as the pre-function space on the third level.

In addition, their storage space will need to be relocated to the sub-basement since it will be repurposed on the fourth floor.

Student survey and demand analysis indicated a strong desire for a computer lab within the SMSU. The Project Team has identified a space in the basement for a large computer lab. This space is optional and contingent upon the status of the bowling alley.

Group 10: Special Components					
The Children's Center	Level	Existing ASF	Proposed ASF	Variance	Notes
The Children's Center	1	3,013	3,170	157	Reconfigured
		3,013	3,170	157	
PSU Professional Sound					
PSU Professional Sound	Level	Existing ASF	Proposed ASF	Variance	Notes
PSU Professional Sound	1	272	0	(272)	Deleted
<i>New PSU Professional Sound</i>	Basement	0	600	600	New
		272	600	328	
Littman & White Gallery					
LittmanGallery	Level	Existing ASF	Proposed ASF	Variance	Notes
LittmanGallery	2	1,643	1,643	0	No Change
White Gallery	2	894	0	(894)	Deleted
Storage	4	362	0	(362)	Deleted
		9,469	9,183	(286)	
Computer Lab (Optional)					
Computer Lab	Level	Existing ASF	Proposed ASF	Variance	Notes
Computer Lab	Basement	0	3,650	3,650	New, if bowling is removed
		0	3,650	3,650	
Special Components Subtotal		12,754	16,603	3,849	

FIGURE 3.11: BREAKDOWN OF SPECIAL COMPONENTS SPACE ALLOCATION

DELETED COMPONENTS

To adequately address many of the adjacency, circulation, and programmatic size challenges within the SMSU, the Project Team had limited space from which to work from.

As such, a few of the existing tenants will need to be relocated elsewhere on campus. The uses that need to be relocated are the Office of Information Technology, the Service Employees International Union, the American Association of University Professors, the Office of Academic Innovation, and Academic Advising. These functions were chosen for relocation because they do not directly support the mission of the SMSU or do not have functional relationships with other building occupants.

Deleted Components						
Program Element	Level	Existing ASF	Proposed ASF	Variance	Notes	
Office of Information Technology	Basement	7,429	0	(7,429)	Deleted	
Tenant: SEIU	Basement	711	0	(711)	Deleted	
Tenant: AAUP	2	381	0	(381)	Deleted	
Office of Academic Innovation	M2	7,450	0	(7,450)	Deleted	
Academic Advising	M3	2,064	0	(2,064)	Deleted	
Vacant Assignable Space	M3	1,857	0	(1,857)	Deleted	
		19,892	0	(19,892)		
Miscellaneous Subtotal		20,254	0	(20,254)		

FIGURE 3.12: BREAKDOWN OF DELETED COMPONENTS WITHIN THE SMSU

OUTLINE PROGRAM SUMMARY

The proposed program and concept encompasses 196,950 square feet. The total amount of assignable square feet within the concept is slightly smaller than the existing facility as a result of an increase in non-assignable space. The concept opens up corridors for greater circulation, enhances vertical circulation, includes floor penetrations to provide visibility between floors, and a large multi-level to increase natural light and visibility within the facility.

ALTERNATE SCENARIOS

The Project Team developed alternate scenarios should the programmatic needs change and to anticipate potential budget constraints. Alternate scenarios were developed for the Auditorium Space on the basement level and for the ballroom on level three.

AUDITORIUM

Scenario 1A: This scenario eliminates the proposed auditorium and provides 4,870 square feet of shell space for a future use.

Scenario 1B: This scenario eliminates the proposed auditorium and provides 4,870 square feet of fully built out space for tenant.

BALLROOM

Scenario 2A: This scenario expands into the stage and back of house area but leaves the exterior patio as is.

Scenario 2B: This scenario assumes no changes to the existing ballroom.

SUMMARY				
Program Element	Existing ASF	Proposed ASF	Variance	Notes
Group 1: Foodservice	21,080	23,357	2,277	
Group 2: Conferences & Meeting Space	25,708	21,871	(3,837)	
Group 3: Retail	5,003	5,602	599	
Group 4: Recreation & Entertainment	6,299	6,299	0	
Group 5: Auditorium	0	4,870	4,870	
Group 6: Lounge Space	12,960	20,047	7,087	
Group 7: Student Organizations	13,233	11,415	(1,818)	
Group 8: Administrative	2,764	3,349	585	
Group 9: Resource Centers / Multicultural ¹	15,555	15,555	0	
Group 10: Special Components	12,754	16,603	3,849	
Deleted Components	20,254	0	(20,254)	
<hr/>				
Total ASF	135,610	128,968	(6,642)	
Additional Level 4 ASF ²	-	3,696	3,696	
Non-Assignable	63,672	64,286	614	
Gross SF	199,282	196,950	(2,332)	
<hr/>				
Efficiency Factor	68%	65%		

Notes:

1. Additional space for SRC and DMSS are expected to increase.
2. There is 20,730 SF available on Level 4. This figure assumes that Dean of Student Life, SRC, and DMSS maintain their existing allocation at a minimum.

FIGURE 3.13: OUTLINE PROGRAM SUMMARY

4 Conceptual Design

Opsis Architecture developed a conceptual design for a renovated Smith Memorial Student Union based on the findings of the extensive outreach to the PSU community during the initial planning stages of this assignment.

The input gained from the Strategic Asset Value Analysis, student focus groups, stakeholder interviews, survey and demand analysis, and design charrette, was instrumental in the development of the conceptual design for a renovated SMSU. This section outlines the Design Team's architectural narrative for the proposed design.

NEW CONCEPT SUMMARY

The existing Smith Memorial Student Union design is the combination of four major building

addition projects and dozens of interior renovations over the last 50 years. The result is a design that no longer accommodates the needs of the growing University and its diverse student population.

The main circulation path is a north and south corridor on each floor resulting in congestion and confusing orientation and way finding. With many of the spaces separated from the main corridor, the visibility of programs that are offered is greatly diminished. They are many interior spaces that have no access to views or natural light.

The proposed concept design opens up the building both horizontally and vertically to create a "web" of interior connected spaces. Circulation patterns through the building are increased in

the east and west direction and loop circulation routes allow building visitors to move easily and intuitively through the building. The concept increases connectivity in the student union by providing vertical atrium spaces, transparency and welcoming stairways.

The proposed concept design demolishes the northeast corner of the building that was constructed with low ceiling height mezzanine levels that do not align with the other floors of the building. These levels create a multitude of circulation and accessibility issues in the existing student union building. The remaining three building sections will be substantially renovated to create a seamless, undivided building that looks and feels like a modern student center.



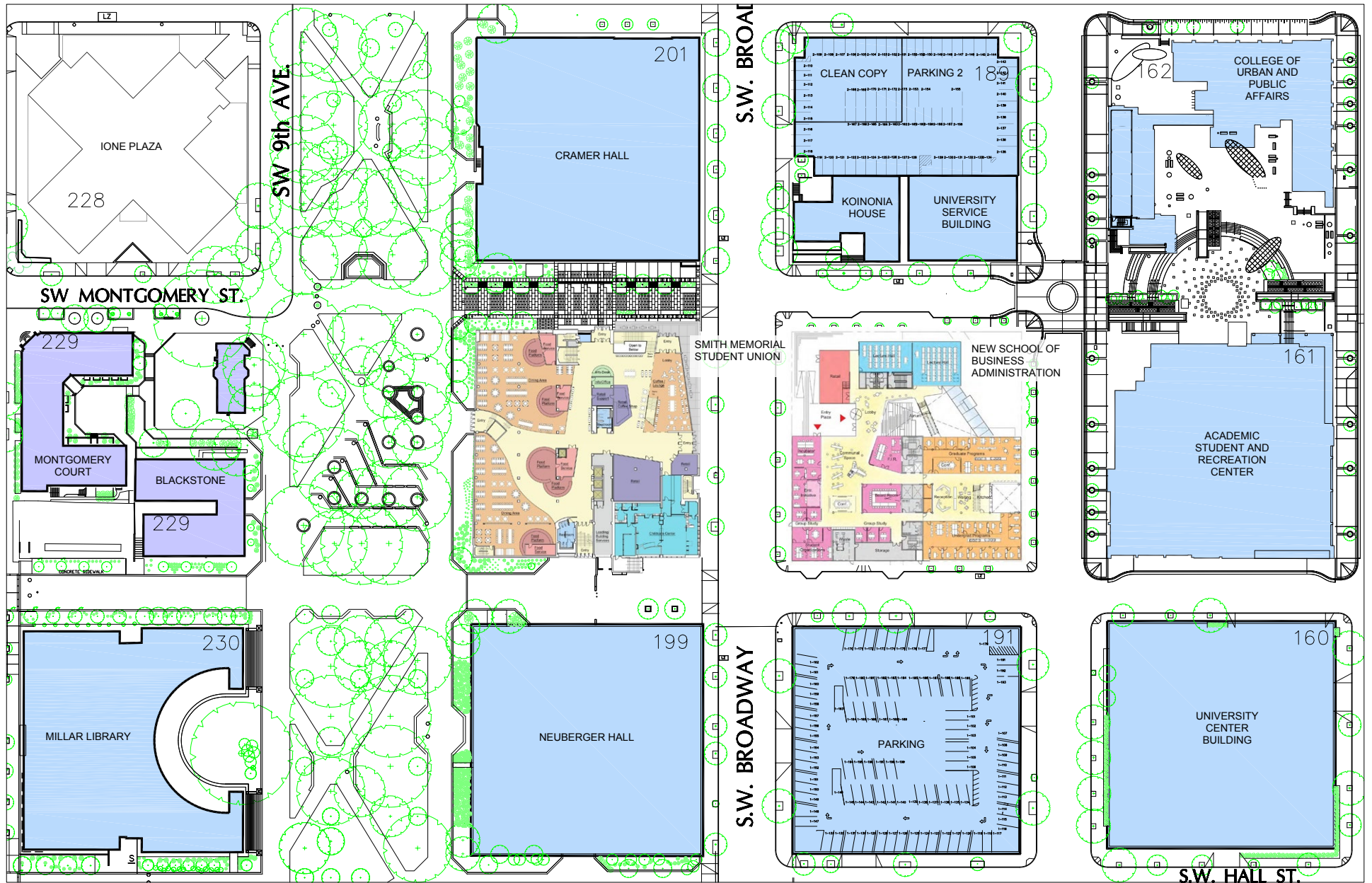
SITE DEVELOPMENT

The replacement of the existing northeast quadrant of the Union creates a significant opportunity to re-brand the facility as an open and inviting crossroads for the PSU community. This prominent corner faces southbound traffic on Broadway and opens across the street to the new Business School building about to begin construction.

The new architecture gives a fresh, contemporary identity that speaks to today's students and their desire for active and connected environments. The concept design uses a series of "folded planes" of glass that break up the boxy massing of the existing building to create a focal point for a new main entry at the northeast corner.

The building's architecture promotes activity and collaboration and invites people to enter and explore the variety of spaces, services and programs. The signage areas, with school colors and bold graphics, help to promote the PSU brand to the campus and downtown community.





SITE PLAN

NEW MAIN ENTRY

The new main entrance is sheltered by the building overhangs and provides widened sidewalks with seating areas opening off the new street side cafe. The design of this active, highly used corner helps strengthen the connection to Broadway and also to the new entry and retail of the new School of Business Administration across the street.

CENTRAL LOBBY & ATRIUM

The focal point of the renovated Union will be a four level skylit atrium that will connect all of the key programs and activities within the facility. Upon entering the new two-story lobby, a dramatic open stair will wind its way up through the building surrounded by open study spaces and glass walls into active spaces. This space would act as the one of the main gathering hubs for students and visitors/guests on campus. A new large coffee shop will anchor the ground floor of the atrium and the adjacent information desk is highly visible at a key intersection. From the seating in the main level lobby one can view up into the Student Activities and Leadership Programs (SALP) space and the adjacent student-operated café. Also surrounding the space would be a market and other retail spaces.

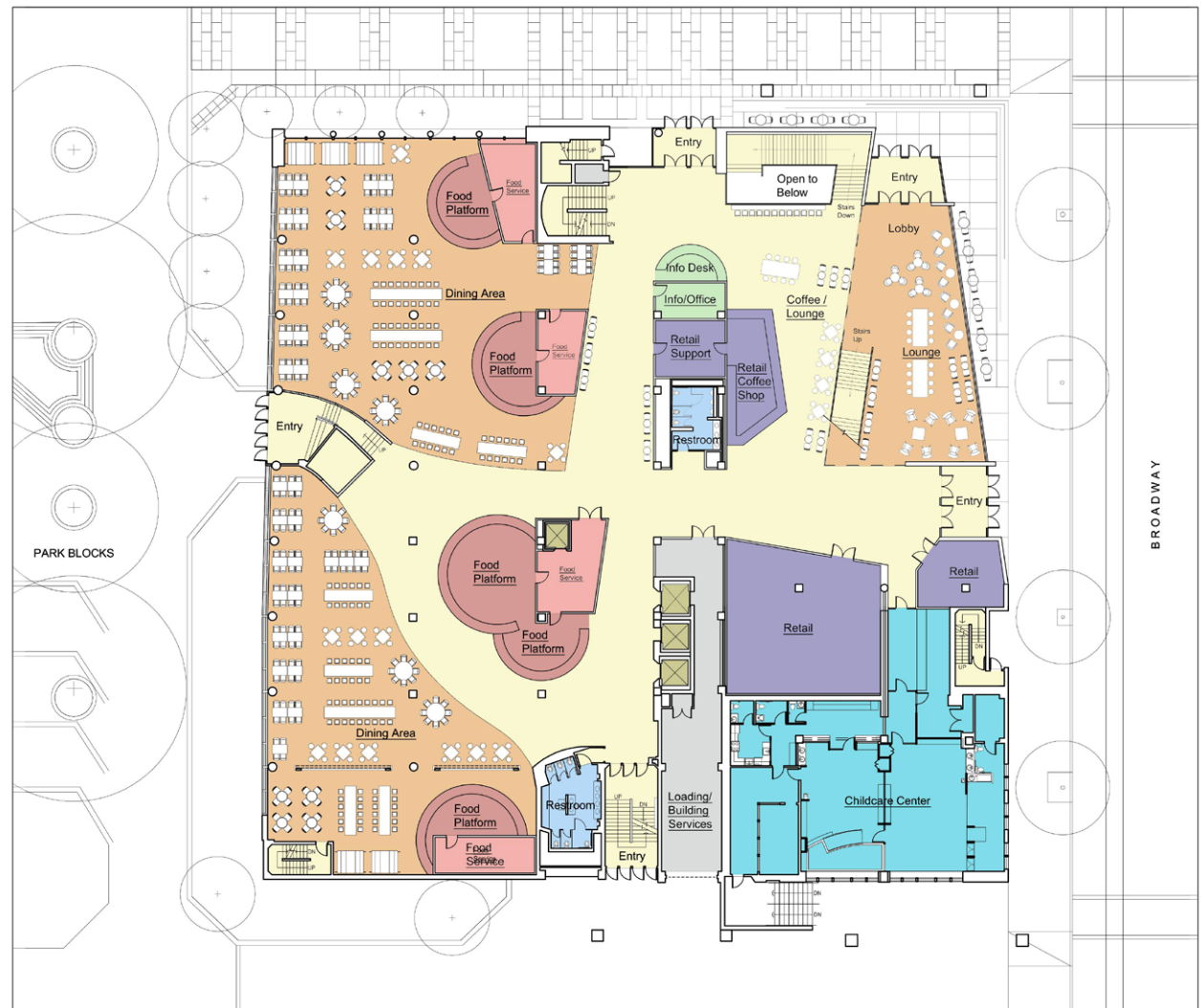


IMPROVED FOOD SERVICE

An important project goal was to improve the overall quality, options and presentation of the food services in the student union. The current dining spaces are crowded and confusing. The concept creates a series of new food platforms that allow for a variety of food options in a more open, circulation-friendly design. The new furniture design and layout would provide a variety of options – for larger groups, small groups and for individuals.

In the concept design, the second level student-operated café overlooks the main lobby and atrium space and brings food service to the main study lounge level of the building where casual seating areas would make this café a popular gathering and study space for students.

A new Performance Lounge would be located in the Basement – in the previous student-run café area. While the space is primarily for student performances, it could provide food from the attached kitchen. Combined with the adjacent Game Room and auditorium the area will become an active night recreation zone of the renovated union. The main food service kitchen would also undergo upgrades to equipment, prep areas and storage areas.



LEVEL 1

IMPROVED VERTICAL CIRCULATION

The new five levels of open stairs will create greatly improved vertical connections in the building and relieve elevator loads during major events in the Ballroom. In addition, a new elevator will be added, allowing one of the existing elevators to become a freight-only elevator, thus providing better support services to the many meeting and food venues throughout the building.

INCREASED STUDY AREAS

An essential project goal was to improve the overall quantity and quality of the study and lounge spaces. The concept design creates a greater variety of lounge spaces throughout the building. The lounge on the second level is currently one of the most popular and well-used spaces. The lounge would be renovated and expanded to accommodate more students and introduce small study groups. The improvements would include additional floor area and a number of new glass enclosed study rooms sized to accommodate from four to eight students.

The Quiet Study Lounge and Quiet Prayer and Meditation Lounge would also be located on the second level. This location would be more easily accessible to students and face the Park Blocks with ample natural light. The more transparent design allows for casual lounge spaces to be located in various locations throughout the student union providing students with a multitude of options for studying, socializing and eating.



CENTRALIZED STUDENT ORGANIZATIONS AND GOVERNMENT

The ASPSU and SALP offices are currently difficult to find within the existing mezzanine areas of the old Library portion of the facility. The new second floor location provides a highly visible large space that can be designed to meet current student needs for open, interactive environments that encourage student involvement.

ENLARGED BALLROOM

The existing Ballroom is a very well-used space in the building, however, for larger events, the overall floor space limits its usability. To create additional floor area, the exterior patio to the west and the existing stage at the north end of the Ballroom would be removed, allowing more space and greater flexibility. New floor, wall and ceiling finishes would be installed in the old stage area to match the existing finishes. A movable riser system would be provided to create a temporary stage at any location in the Ballroom. Also included in the improvements to the Ballroom would be an enlarged table & chair storage room, a remodeled serving/catering room and new restrooms on the third level. If budget constraints exist, there is the option of only removing the stage from the ballroom (Alternative 2A) or leaving the ballroom as is (Alternate 2B).



LEVEL 2

ENHANCED CONFERENCE SPACES

Another project goal was to create more efficient and usable spaces for meetings, conferences and events. The current student union has meeting rooms located throughout the building, which makes it challenging for larger conferences and way finding.

The overall design concept of the third floor is to create a consolidated area for campus conferences, events and meetings to better accommodate the growing demands for meeting and event space on campus. New meeting rooms would be located all around this level providing an ideal set of breakout spaces for events in the Ballroom. The rooms are sized to accommodate a range of seating and table configurations. A large lounge space in the northeast corner would offer a variety of seating options and would provide beautiful views of downtown and the east side of the city.

The Conference and Events Office suite would also be located on the third floor adjacent to the very active event spaces. Several large table and chair storage rooms would be located on this level to provide support for the meeting rooms. The main north-south circulation space would be improved by opening to the new open stair and atrium skylight, and enhanced with new finishes, new lighting and new signage. New fully accessible restrooms would be provided on this level.



LEVEL 3 | OPTION B

CO-LOCATED RESOURCE CENTERS

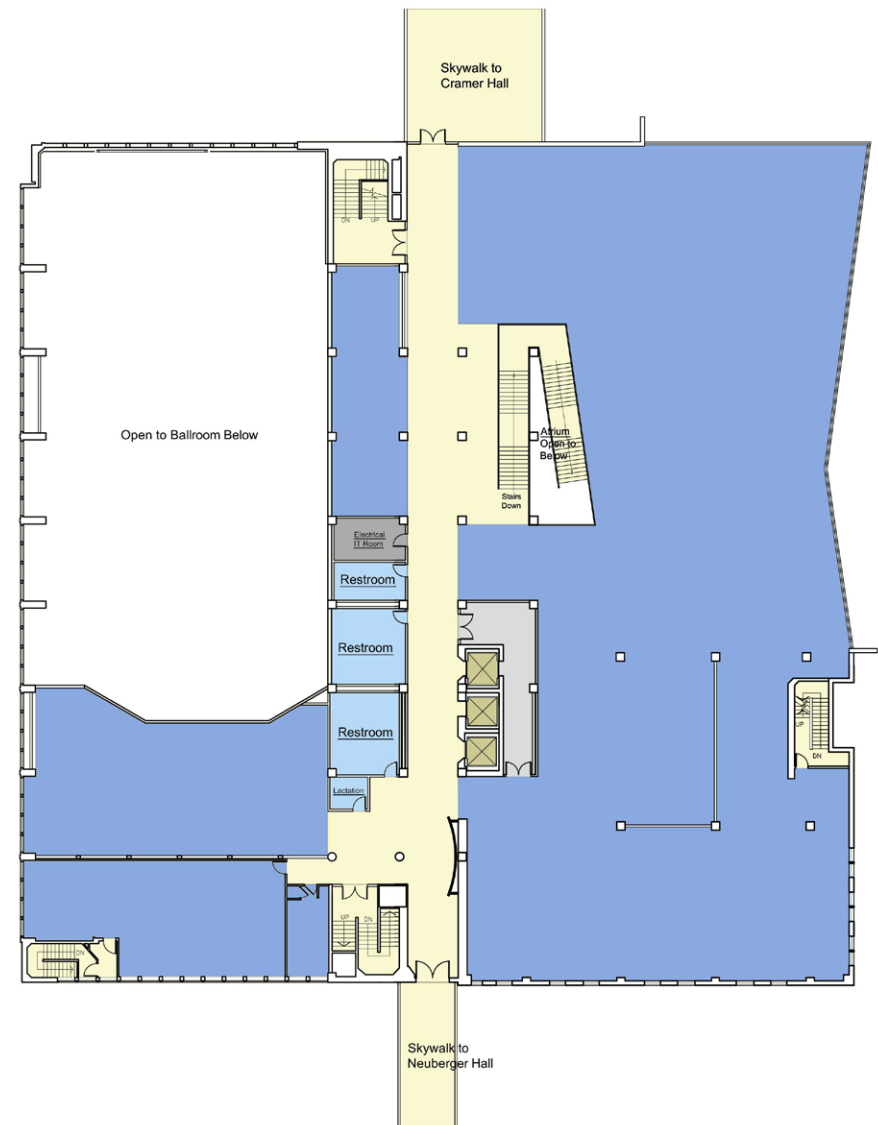
A key project goal was to improve the overall location and effectiveness of the Resource Centers. These centers are very important components in the mission of the University to serve and provide for the diverse student population.

The concept design expands the area of the fourth floor, allowing for a larger group of resource centers to be co-located in one spot. Co-locating the centers creates the ability to share several valuable spaces including, multi-purpose room/event space and lobby/lounge spaces, meeting spaces, storage rooms, and a shared kitchen.

The new open stair and atrium space would provide a strong physical and visual connection between the third and fourth floors. This architectural feature would increase circulation between the floors and help promote the programs and services on the top level of the renovated student center. The main north-south circulation space would be enhanced with new finishes, lighting, signage, sky bridges, and improved connections to the sky bridges.

The student support spaces that will most likely be located on the renovated and expanded fourth floor are: Diversity & Multicultural Student Services (DMSS), Multi-Cultural Center, La Casa Latina, Disability Resource Center (DRC), Veterans Resource Center (VRC), Queer Resource Center (QRC), Resource Center for Students with Children, Student Legal Services (SLS), Dean of Student Life Offices, Multi-Purpose Room/Event Space, and a Shared Kitchen.

The Women's Resource Center (WRC) and Sustainability Resource Center (SRC), not currently located in SMSU, may also be included on the fourth level if space is available. Another potential user is the Quiet Prayer and Mediation lounge as it is a good programmatic fit, however, space is unlikely to be available due to the number of users desiring space on the fourth level.



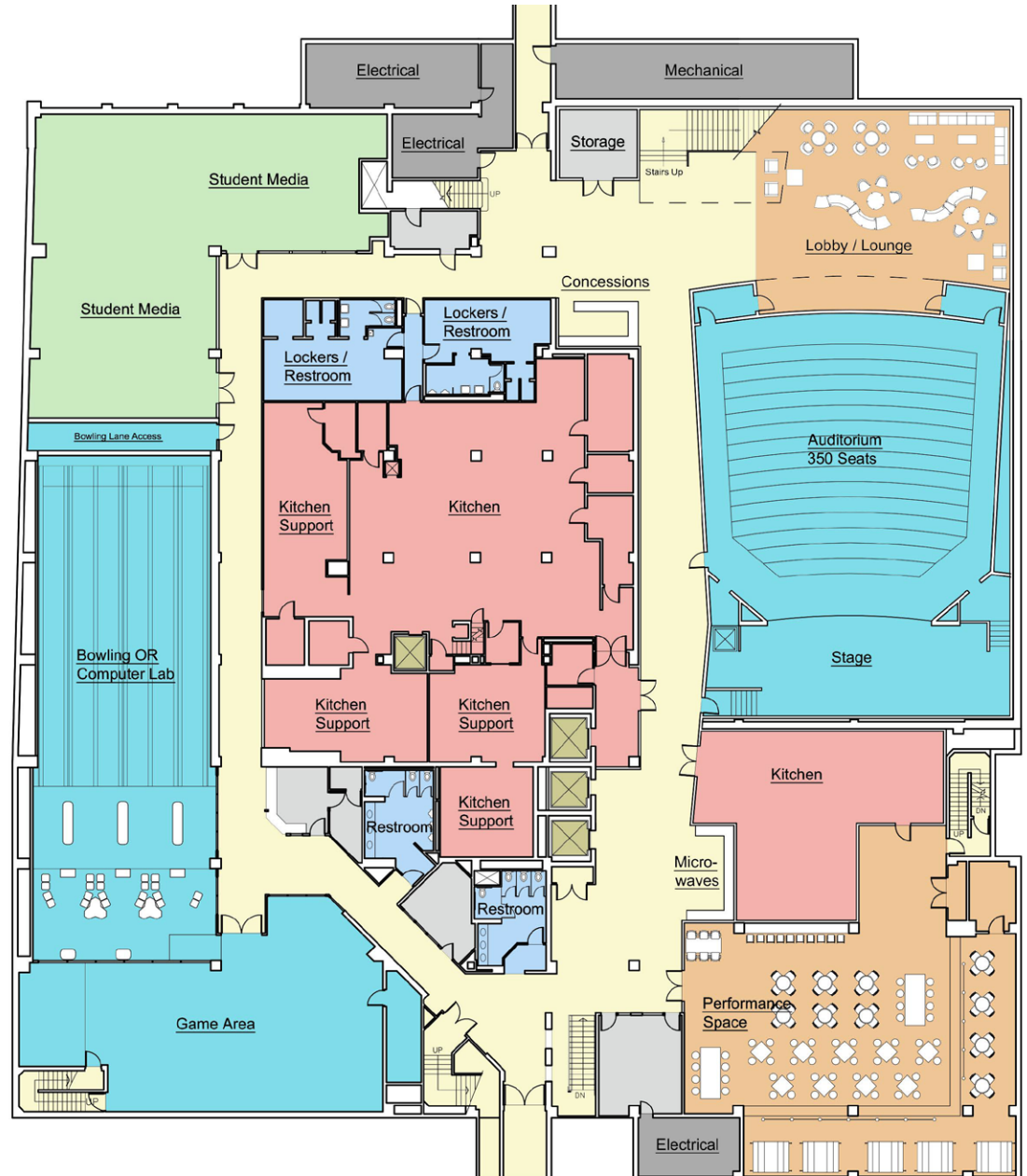
LEVEL 4

IMPROVED BASEMENT & SUB-BASEMENT

A project goal was to increase the usability and visibility of the basement. An open and inviting stair from the main level lobby leads people down to the renovated basement level. A small atrium space would bring natural light down to the lower level. The new visual connection to the basement would enhance the overall quality of the space. A new Auditorium with a sloped floor, fixed seating and a raised stage would be constructed on the east side of the building.

The Auditorium would be an ideal venue for lectures, presentations and smaller performances or recitals. A large Lobby/Lounge area is located near the Auditorium. This space would work well for gatherings either before or after events. An adjacent concessions area would provide food options for certain functions. The Student Media space would be located in the northwest corner. This location provides better visibility and access for students and staff. As outlined in the program, the option exists to not include the Auditorium in the concept and instead shell out the space for a future use (Options 1A) or built out the space for a tenant (Option 1B).

The Sub-Basement level would continue to contain mainly mechanical, electrical and storage spaces. The existing mechanical and electrical rooms would remain – with new equipment installed as a part of the overall building renovation project. The existing Student Media areas would be remodeled into storage spaces for various departments, student groups, foodservice and building services.



BASEMENT | OPTION A

5 Cost Estimate

As part of the concept planning process, Opsis developed floor plan diagrams of the proposed renovation and additions in the SMSU. Utilizing these floor plans diagrams, Opsis developed scope-of-work diagrams that indicated a range of levels of construction from minor finish and minor renovation through to major (gut) renovation and new construction for the proposed concept.

Architectural Cost Consultants, LLC (ACC), an independent cost estimator, utilized these diagrams as the basis of a “cost per square foot” estimate.

INTRODUCTION

ACC’s process involves using an extensive database and comprehensive understanding of current construction costs. The unit costs applied to the program matrix are derived from cost data from several sources: current on-going work at various higher education facilities, collaborative work with Construction Managers and General Contractors on similar facility types and from historical information for higher education facilities, both in the Portland market and throughout the Northwest. The costs presented in their summary represent cost ranges expected for the listed program type.

Understanding that this is a conceptual cost estimate, ACC has formulated the estimate based on the estimator’s professional judgment and experience.

The estimate makes no warranty, expressed or implied that the quantities, bids or the negotiated cost of the work will not vary from the estimator’s opinion of probable construction cost.

EXISTING DEFERRED MAINTENANCE

The SMSU Deferred Maintenance List was provided to the Project Team by PSU’s Capital Projects & Construction, and Facilities and Property Management units. The total cost of these items is estimated to be \$12,600,616. Opsis analyzed the list and compared it to the scope of work in our conceptual design. After the review and analysis of the SMSU Deferred Maintenance List, it was determined that a substantial amount of items would be part of the scope of work in the renovation project.

The total deferred maintenance costs that are included in the proposed 2015 concept design total approximately \$8,708,870. This leaves a total of approximately \$3,891,746 of deferred

maintenance costs that are not included in the proposed concept. The remaining cost total was included as a separate line item in the overall cost summary for the project.

COST MODEL ASSUMPTIONS

Hard Costs:

Demolition \$8.00/SF

New Construction: \$387/SF

Major Renovation: \$213/SF

Minor Renovation: \$77/SF

Soft Costs: 35%

Escalation: 6% / Year

Design & Estimating Contingency: 10%

TOTAL COST SUMMARY

The following cost figures are based upon current spring 2015 dollars. The total direct construction costs are estimated to be \$37,643,750. The deferred maintenance costs added to the renovation project are \$3,891,746.

The design and estimating contingency is estimated at \$4,153,550. The total soft costs for the project are estimated to be \$15,991,166. This makes the estimated Total Project Cost, in today's dollars, to be \$61,680,212.

Summary	Square Feet	Total Cost	Total Cost
Existing Building Demoliton	44,000	\$ 352,000	\$ 8.00
New Construction Area	43,550	\$ 16,851,250	\$ 386.94
Major Renovation Area	84,800	\$ 18,020,000	\$ 212.50
Minor Renovation Area	31,500	\$ 2,420,500	\$ 76.84
Existing Area to Remain	37,100	-	
Total	196,950	\$ 37,643,750	\$ 191.13
Deferred Maintenance		\$ 3,891,746	
Design / Estimating Contingency	10%	\$ 4,153,550	\$ 21.09
Subtotal Construction		\$ 45,689,046	\$ 231.98
Soft Costs	35%	\$ 15,991,166	\$ 81.19
Total Project Costs (2015)		\$ 61,680,212	\$ 313.18

FIGURE 5.1: TOTAL COST SUMMARY OF PROJECT COSTS



ALTERNATE OPTIONS

As requested by PSU, Opsis developed several alternate options for the project. These options show several possible ways to reduce the overall project cost.

ALTERNATE #1A

This option includes the elimination of the Auditorium in the Basement and creates Tenant Shell Space. The shell space would have concrete flooring, mechanical and electrical rough-in and perimeter exposed metal stud walls. With contingency and soft costs factored in, the total cost deduction for this option is approximately \$1,432,283.

ALTERNATE #1B

This option includes the elimination of the Auditorium in the Basement and creates a fully built-out tenant space. The shell space would have finished flooring, walls, ceilings and completed mechanical and electrical systems. With contingency and soft costs factored in, the total cost deduction for this option is approximately \$716,141.

ALTERNATE #2A

This option includes the demolition of the existing stage area at the north end of the space. Renovation work would include new flooring, new walls and new ceilings in the original stage area. The existing west facing wall would remain in

place. With contingency and soft costs factored in, the total cost deduction for this option is approximately \$2,166,615.

ALTERNATE #2B

This option leaves the existing Ballroom space as is – not performing any major or minor renovation work. The existing stage and west facing wall would remain in place. With contingency and soft costs factored in, the total cost deduction for this option is approximately \$2,530,440.

If the proposed alternates were chosen, the total project costs could be reduced. Figure 5.2 illustrates the potential cost savings if one of more of the alternates were chosen.

	1A	1B	2A	2B	1A + 2A	1A + 2B	1B + 2A	1B + 2B
Hard Costs	\$ 45,689,046	\$ 45,689,046	\$ 45,689,046	\$ 45,689,046	\$ 45,689,046	\$ 45,689,046	\$ 45,689,046	\$ 45,689,046
Soft Costs	\$ 15,991,166	\$ 15,991,166	\$ 15,991,166	\$ 15,991,166	\$ 15,991,166	\$ 15,991,166	\$ 15,991,166	\$ 15,991,166
Project Cost	\$ 61,680,212	\$ 61,680,212	\$ 61,680,212	\$ 61,680,212	\$ 61,680,212	\$ 61,680,212	\$ 61,680,212	\$ 61,680,212
Deductions	\$ (1,432,283)	\$ (716,141)	\$ (2,166,615)	\$ (2,530,440)	\$ (3,598,898)	\$ (3,962,723)	\$ (2,882,756)	\$ (3,246,581)
Total Project Costs	\$ 60,247,929	\$ 60,964,071	\$ 59,513,597	\$ 59,149,772	\$ 58,081,314	\$ 57,717,489	\$ 58,797,456	\$ 58,433,631

FIGURE 5.2: TOTAL COST SUMMARY OF PROJECT COSTS WITH ALTERNATES



BRAILSFORD & DUNLAVEY

INSPIRE. EMPOWER. ADVANCE.

info@programmanagers.com

PROGRAMMANAGERS.COM