

# UNLV STUDENT UNION EXPANSION AND RENOVATION

**VOLUME 1**  
REPORT

**SIMPSON COULTER | STUDIO  
WORKSHOP ARCHITECTS**

**OCTOBER 29, 2019**



1

**EXECUTIVE SUMMARY**

2

**PROGRAMMING**

3

**VISION & DESIGN CONCEPTS**

4

**SPACE SUMMARY**

5

**SCHEDULE**

6

**BUDGET MODEL &  
STUDENT FEE OUTLOOK**

# ACKNOWLEDGEMENTS

The design team would like to express our deepest appreciation to the various individuals and committees on the UNLV team, who provided us the possibility of generating this report. What a pleasure it has been to work with UNLV leadership, staff, faculty, and students on defining the future of the Student Union on the UNLV campus. We would especially like to thank the following: President Marta Meana, the Executive / Steering Committee, financial planning team, and the numerous strategic partners, focus groups, and functional area experts that took the time to share their vision, stories, and needs with the team.

## DESIGN TEAM

### Simpson Coulter | STUDIO

Wade Simpson	<i>Principal-in-Charge</i>
Joy Rineer	<i>Project Manager</i>

### Workshop Architects

Sweta Meier	<i>Deputy Project Manager</i>
Jan van den Kieboom	<i>Design Principal</i>
Nick Robinson	<i>Student Engagement</i>
AJ Yoon	<i>Student Engagement</i>
Brian Schermer	<i>Architectural Programming &amp; Social Research</i>

### Brailsford & Dunlavey

Andrew Perez	<i>Project Manager</i>
Kedarious Colbert	<i>Analyst</i>

### Envision Strategies

Rebecca Kost	<i>Foodservice Programming</i>
Sojo Alex	<i>Foodservice Programming</i>

## UNLV TEAM

### UNLV Executive / Steering Committee

Dr. Juanita Fain	<i>Committee Chair / Vice President</i>	<i>Student Affairs</i>
Jean Vock	<i>Senior Vice President / CFO</i>	<i>Business Affairs</i>
Renee Watson	<i>Associate Vice President</i>	<i>Student Affairs</i>
Jon Tucker	<i>Executive Director</i>	<i>Student Union &amp; Event Services</i>
Sunny Gittens	<i>Executive Director</i>	<i>Student Engagement</i>
Anne Kingsley	<i>Associate Vice President</i>	<i>Student Affairs</i>
Summer Mudd	<i>Director of Finance and Administration</i>	<i>Student Affairs</i>
Dave Frommer	<i>Associate Vice President of Planning, Construction, and Real Estate &amp; University Architect</i>	<i>Planning &amp; Construction</i>
John Treston	<i>Director of Design &amp; Associate University Architect</i>	<i>Planning &amp; Construction</i>
Shelley Simon	<i>Senior Project Manager</i>	<i>Planning &amp; Construction</i>
Jennifer Gray	<i>Director of Student Affairs Comm. &amp; Student Affairs Business Partner Relations</i>	
Kim Nyoni	<i>Assoc. Vice President for Development</i>	<i>Philanthropy and Alumni Engagement</i>



# 1

## EXECUTIVE SUMMARY



# 1

## EXECUTIVE SUMMARY

This report documents the findings from a programming and concept design study, conducted in the spring and summer of 2019 by Simpson Coulter | STUDIO, Workshop Architects, Brailsford & Dunlavey, and Envision Strategies for the University of Nevada, Las Vegas Student Union.

The design team engaged the UNLV campus community and University partners to develop a vision for a renovated and expanded Student Union that strategically aligns the building with emerging University initiatives and student priorities.



This study to reinvigorate the UNLV Student Union takes place in the midst of significant achievements and initiatives at UNLV.

UNLV rightfully celebrates its status as the most diverse campus in the nation. It was recently designated as a Carnegie Endowment R1 Institution, and UNLV's Top Tier Initiative articulates a comprehensive plan to become a top public university in teaching, research, and community impact. Among the Top Tier measures are student retention and academic success.

It is, therefore, critical to consider investment in the UNLV Student Union against this backdrop. Higher education research is clear about the importance of the physical campus as a driver of student success. Student unions in particular provide valuable opportunities for student engagement, social connection, peer-to-peer learning, and other experiences that promote academic excellence.



## A TOP TIER UNIVERSITY NEEDS A TOP TIER UNION.

Currently, the Student Union underserves the campus' aspirations in three important ways:

- **It is too small to meet the needs of campus dining, student involvement, gathering, and interaction spaces.**
- **It is the only real place on campus for students to socialize and be in community.**
- **It is in the wrong place in terms of where students are at key times of the day.**

This study recommends making modest changes to the existing UNLV Student Union building and constructing a second campus center to be located in the academic heart of the campus. This second facility will be the primary hub for student involvement and a place for students and staff to gather for food and community. It will be a place where students have convenient access to dining in a location that is convenient to them throughout the day.

Building a new centrally located facility will address several critical campus design issues and opportunities that came to light as a result of this study. These include spaces for students to eat, study, relax and the availability of dining options closer to the academic heart of campus. The importance of feeling safe while on campus was also identified as an area where improvements were needed. This can be achieved by enhancing the connection between the heart of campus where important buildings like Lied Library and Hospitality Hall are situated, the academic side to the north, and the residence halls.

### STUDENT PRIORITIES FOR THE STUDENT UNION:

- Fulfill basic needs for food, friends, safety, and relaxation
- Be productive while staying socially connected
- Encourage involvement, promote diversity and multiculturalism, support equity and inclusion, and foster campus pride.

## CORE CONCEPTS EXPLORED:

The recommendations were informed by and reflect UNLV's values related to campus facility and landscape design as defined in the UNLV Union preliminary visioning documents:

### MULTICULTURALISM

The Student Union must reflect the diverse nature of the campus community and be a place that welcomes students from all walks of life, including those who feel marginalized.

### SUSTAINABILITY

The Student Union must exemplify UNLV's commitment to sustainability by enhancing the campus' unique landscape and responding to UNLV's Urban Sustainability Initiative and other efforts. The project must set measurable targets for thermally comfortable interior and exterior spaces, energy efficiency, carbon emissions reduction, daylight, water conservation, and reuse, and biophilic design.

### FLEXIBILITY

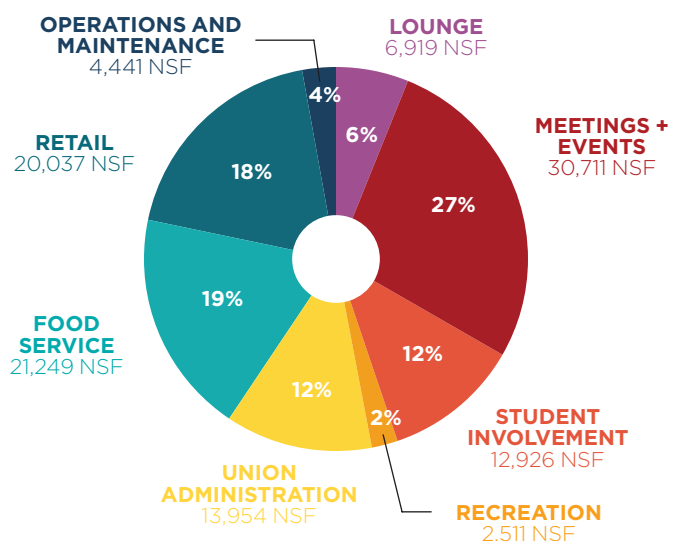
The Student Union must accommodate future changes in use, operations, and technology, as well as invite flexible and creative programming spaces for current and future programs and events. It must be treasured by the community so that it is regarded as an asset to be safeguarded by future generations.

The Student Union is much too small for the campus population, which numbers over 30,000 students. Currently, there are 5.3 square feet per student, which is smaller than several relevant benchmarks. These include the Association of College Unions International (ACUI) recommendation for 10 square feet per student, Workshop Architects' 11.59 square feet per student benchmark for campuses with more than 20,000 students, and the 8.67 square feet per student average of universities toured by UNLV in the western United States.

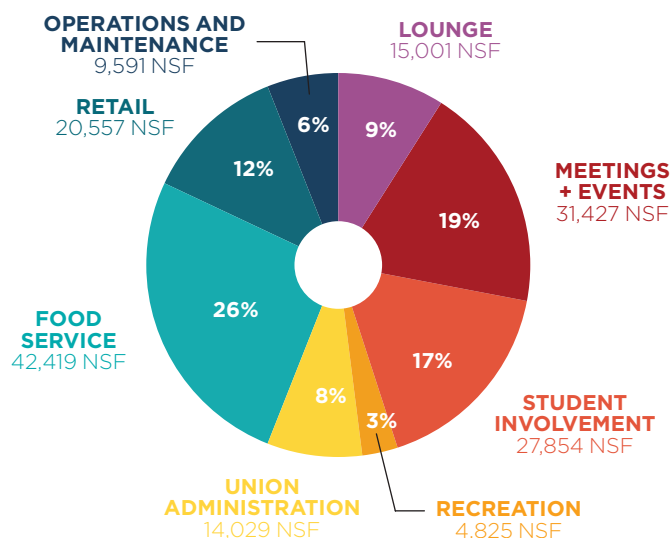
Considering both UNLV's aspiration to create a top tier facility and overall population and profile, this study recommends a target of 7.5 to 8.5 square feet per student to serve current and foreseeable needs.

To meet the goals of the project, we propose two phases: the first to reinvigorate the existing Student Union (135,000 gross square feet) and a second that adds the New Student Union at the academic center of campus (75,100 gross square feet).

## UNION EXISTING PROGRAM MIX



## UNION PROPOSED PROGRAM MIX AT THE COMPLETION OF BOTH PHASES 1 AND 2



## PHASE 1: REINVIGORATE THE EXISTING STUDENT UNION

**Strategic interventions at the existing Student Union will reallocate spaces to enhance the student experience. Student gathering and interaction space will increase by 19,723 square feet, include a destination for recreation, and activate adjacent outdoor space. This renovation can be addressed in two phases.**

The first phase (Phase 1A) will reallocate existing square footage from other program uses to create 8,584 square feet of additional student space by:

- Renovating the existing theater and the green room to create social destination on campus;
- Reinvigorating the lounge and dining spaces to create a better social experience; and
- Rethinking the messaging of the spaces to align with the Student Union's mission to be an inclusive space for all students.

The second phase (Phase 1B) will add 11,139 square feet of additional student space by:

- Renovating sections of the second floor to create more gathering, study, and student involvement coworking space;
- Converting three existing rooms into flexible student involvement spaces located near the gathering and coworking areas; and
- Activating outdoor spaces on the north, west and south side of the Student Union.

### PHASE 1: RENOVATION

SF RENOVATED

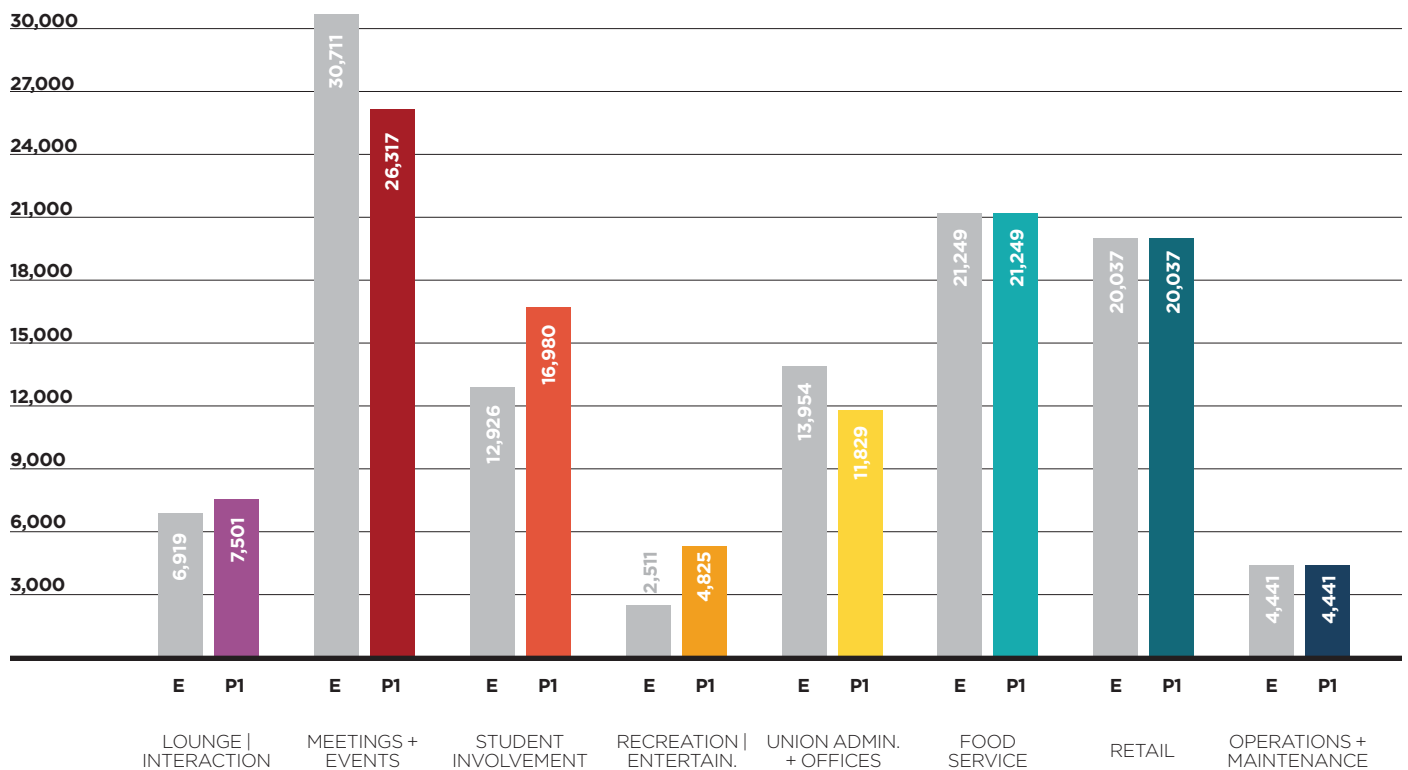
LOUNGE   INTERACTION SPACES	7,501
MEETINGS + EVENTS	0
STUDENT INVOLVEMENT	4,054
RECREATION   ENTERTAINMENT	4,825
UNION ADMINISTRATION + OFFICES	0
FOOD SERVICE	7,352
RETAIL	0
OPERATIONS + MAINTENANCE	0
<b>TOTAL SF RENOVATED</b>	<b>23,732</b>



### EXISTING UNION SF VS. POST-PHASE 1 SF BY PROGRAM GROUP

E = EXISTING UNION SF

P1 = SF AFTER PHASE 1 COMPLETION



PHASE 2: NEW STUDENT UNION

The New Student Union will add 75,100 square feet of new space at the heart of campus. The new facility will create a destination for students and staff. It will be a conveniently located hub for student involvement. It will also create a vibrant zone in the center of campus that makes the campus feel safer.

The facility includes spaces as laid out in the following graph:

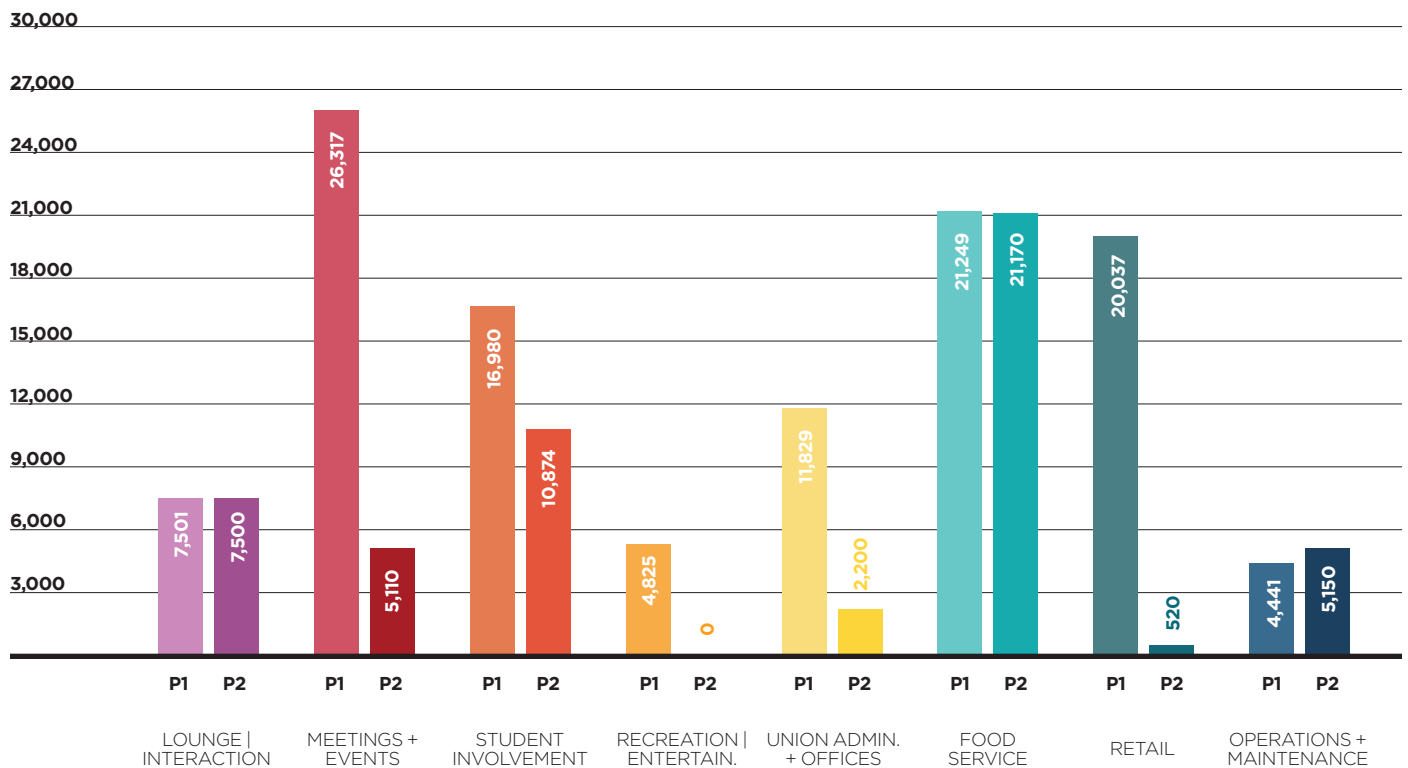
PHASE 2: NEW CONSTRUCTION	NEW CONSTRUCTION SF	STUDENT UNION TOTAL (BOTH EXISTING AND NEW WITHOUT PHASE 1 IMPROVEMENTS)
LOUNGE   INTERACTION SPACES	7,500	14,419
MEETINGS + EVENTS	5,110	35,821
STUDENT INVOLVEMENT	10,874	23,800
RECREATION   ENTERTAINMENT	0	2,511
UNION ADMINISTRATION + OFFICES	2,200	16,154
FOOD SERVICE	21,170	42,419
RETAIL	520	20,557
OPERATIONS + MAINTENANCE	5,150	9,591
TOTAL SF	52,524	165,272



# EXISTING UNION SF POST-PHASE 1 + PHASE 2 NEW CENTRAL STUDENT UNION SF BY PROGRAM GROUP

P1 = SF AFTER PHASE 1 COMPLETION

P2 = PHASE 2 SF



TIMELINE

Based on the previously described approach, the project would unfold over several phases.

Phase 1A Existing Union Renovation:

Design Documents	4 months
Permitting	2 months
Construction	5 months

Phase 1B Existing Union Renovation:

Design Documents	4 months
Permitting	2 months
Construction	5 months

Phase 2 New Central Student Union:

Design & Permitting	20 months
Construction	24 months

BUDGET

Using 2019 construction cost numbers, the following scope of work and pricing was used to develop a project estimate. Please refer to Chapter 6 for more detailed project budgeting information, overall project costs, escalation projections, and student fee studies.

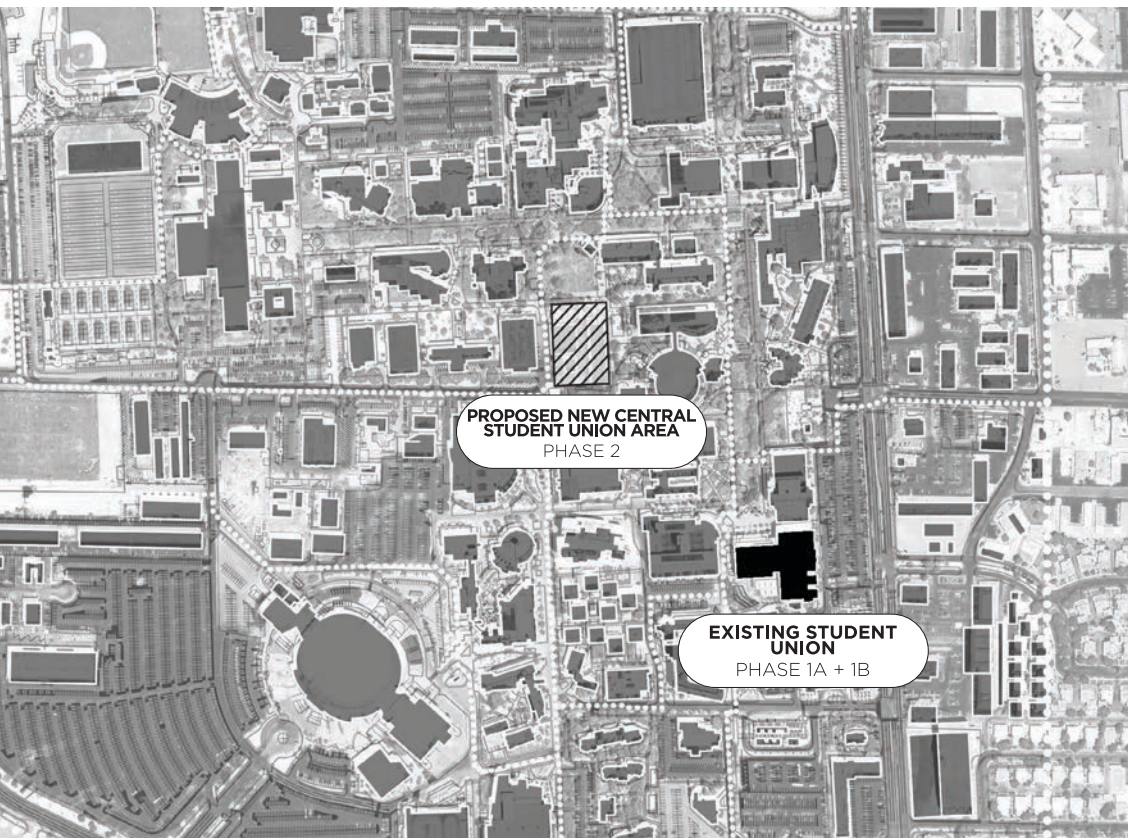
The project cost for Phase 1A is estimated at \$5,000,000, which includes the renovation of approximately 8,600 square feet, along with branding, furniture, and finishes for an additional 18,400 square feet at the first floor.

Phase 1B will include 11,100 square feet of construction, furniture, and branding at the second floor in addition to exterior improvements to approximately 36,100 square feet. The 2019 project cost is estimated at \$4,700,000.

The 2019 total project cost for Phase 2, the New Student Union, is estimated to be \$63,835,000, which includes 75,100 square feet of new construction at a project cost of \$850/ square foot. The construction cost is estimated at \$630 per square foot using 2019 numbers.

SITE PLAN

NEW CENTRAL STUDENT UNION (PROPOSED SITE AREA)



2

**PROGRAMMING**



# 2

## PROGRAMMING

<b>2.1</b>	The Current Student Union and Its Future Role .....	<b>17</b>
<b>2.2</b>	Survey and Demand .....	<b>36</b>
<b>2.3</b>	Dining Analysis .....	<b>43</b>

**The programming process for the Student Union combines three different lines of inquiry. Section 2.1 focuses on the current Student Union and the future role of the Student Union on campus. Section 2.2 addresses findings related to demand based on programming research and financial models. Section 2.3 addresses foodservice programming.**



# 2.1

## THE CURRENT STUDENT UNION AND ITS FUTURE ROLE

To develop a sound planning and design strategy for the Student Union, the consulting team conducted an extensive research effort to more fully understand the UNLV community. This included a special focus on how the Student Union can enhance student experience and success. Specific methods included square-foot-per-student benchmarking; observations; and a series of interviews, tabling events, listening sessions, surveys, and workshops with UNLV students and staff. Findings from earlier data collection informed later efforts. For example, focus groups helped identify hypotheses that were later tested in the survey research.

### INFORMATION GATHERING

There were six campus visits dedicated to information gathering, during which we spoke with 19 student groups and 30 campus groups. These meetings resulted in face-to-face contact with over 600 Rebels. Because it was sometimes difficult to recruit students to attend sessions in the Student Union, we held outdoor tabling events, and placed "Your Union, Your Voice" kiosks throughout campus to better engage with the student population. Additionally, 313 students responded to an online campus capital mapping survey, in which they identified what they considered to be the most important social, intellectual, restorative, and symbolic places. They also expressed their priorities for the future role of the Student Union and their assessment of the Student Union as a place for social connection and inclusion.

### Who we talked with

#### STUDENT GROUPS

UNDERGRAD STUDENT GOVERNMENT +  
MULTICULTURAL GREEK COUNCIL (MGC) + INTER  
FRATERNITY COUNCIL + SERVICE LEARNING /  
LEADERSHIP + GRADUATE AND PROFESSIONAL  
STUDENT GOVERNMENT + LGBTQ + PAN HELLENIC  
COUNCIL + WOMEN'S CENTER + STUDENTS  
ORGANIZING DIVERSITY ACTIVITIES (SODA) + CENTER  
FOR SOCIAL JUSTICE (CSJ) + LATINX ALLIANCE+  
STUDENT DIVERSITY AND SOCIAL JUSTICE (SDSJ)  
+ NEWSPAPER + ART DEPARTMENT+ STUDENT  
ORGANIZATION RESOURCE CENTER (SORCE) +  
SPECTRUM + VETERANS + STUDENTS ENGAGING AND  
EMPOWERING THROUGH DIALOGUE + MULTICULTURAL  
ADVISORY GROUP + SCHOOL OF ARCHITECTURE

#### CAMPUS GROUPS

RES HALL ASSOCIATION + REBEL EVENTS BOARD  
+ UNLV POLICE + ARAMARK / FOOD SERVICE +  
RECREATION CENTER + STUDENT INVOLVEMENT STAFF  
+ STUDENT AFFAIRS MAINTENANCE + ADMISSIONS/  
ENROLLMENT + HOUSING / RES LIFE STAFF +  
BOOKSTORE + IT COMPUTER LAB / CARDS + RETAIL  
VENDORS + CAMPUS LIFE TECH + INTERSECTION +  
REBEL CARD + ATHLETICS + ALUMNI OFFICE + REBEL  
RECYCLING + CAMPUS LIFE BUSINESS OFFICE (CLBO)  
+ PARKING SERVICE + STUDENT UNION AND EVENT  
SERVICES (SUES) + ARCHITECTURE FACULTY + FACULTY  
SENATE + SU CUSTODIAL TEAM + RECYCLING AND  
STUDENT SERVICES COMPLEX (SSC) + STUDENT  
SUCCESS CENTER + UNLV EXECUTIVE AND STEERING  
COMMITTEE + UNLV STUDENT UNION EXPANSION  
DESIGN COMMITTEE + UNLV STUDENT UNION DESIGN +  
PLANNING + CSUN

OVERVIEW OF FINDINGS

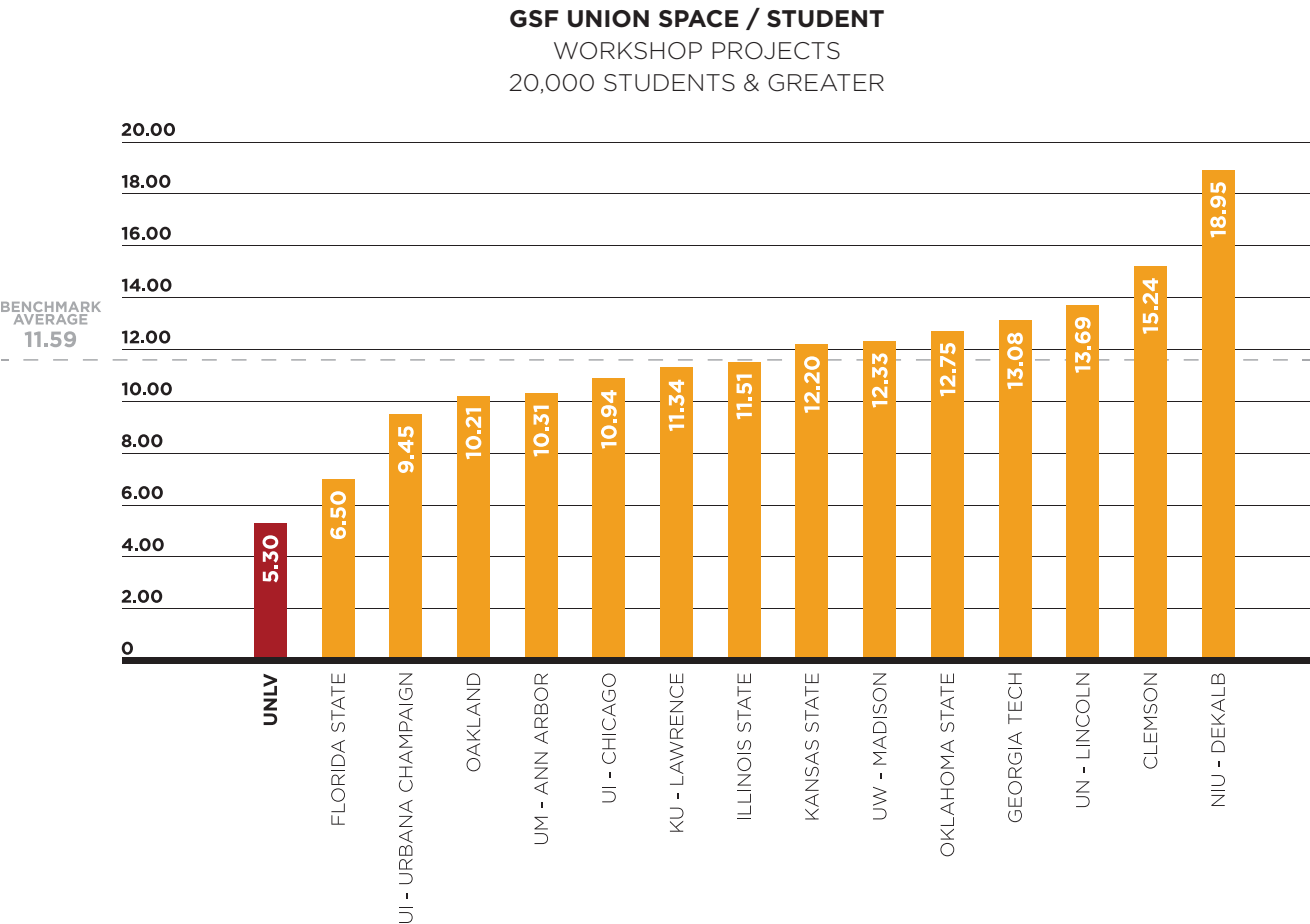
Our assessment of the current state of the Student Union and its future role as a place to enhance student experience and success led to three key findings:

- 1. The Student Union is too small. It needs more spaces and expanded opportunities for dining, relaxation, study, and involvement.
- 2. The Student Union is the most important social place on campus, but it is also the primary setting for students to connect and be in a community.
- 3. UNLV students identified the following priorities for the Student Union:
  - Fulfill basic needs for food, friends, safety, and relaxation
  - Be productive while staying socially connected
  - Encourage involvement, promote diversity and multiculturalism, support equity & inclusion, and foster campus pride

1. UNLV Student Union is too small.

Benchmarking and other analysis suggests that the Student Union is too small. UNLV has over 30,000 students. The Student Union has 5.3 square feet per student, which is significantly smaller than several relevant benchmarks:

- Association of College Unions International (ACUI) recommendation for ten square feet per student
- Workshop Architects’ 11.59 square feet per student benchmark for campuses with over 20,000 students
- The 8.67 square feet per student average of the four campuses that UNLV toured in the western United States prior to the current study
- Workshop Architects’ 9.4 square feet per student benchmarks for student unions in warm climates



Students find any available spot to sit in the UNLV Student Union.



## Congestion is a constant problem. The SU feels lively, but students report that it is too loud to study.

UNLV administered its own SU Expansion Survey in Spring 2018, prior to this current study. The results from that survey of over 1,000 students strongly support the conclusion that the Student Union is too small to meet the needs of the growing UNLV campus. Notably:

- 90% of students said that dining seating needed to be expanded.
- 75% of students said that they avoid the Student Union at peak times because it is too crowded.
- 71% agreed that the Student Union needs to expand.
- 66% felt that the Student Union would not be able to meet the needs of the expanding UNLV campus in the next ten years.

Additionally, Student Union staff report that there is a lack of informal spaces for students as well as spaces for social connection and opportunities for engagement. Congestion is a constant problem. The Student Union feels lively, but students report that it is too loud to study.

UNLV's SU Expansion Survey also provides further indication of students' assessment of space needs.

- 87% believe that additional lounge seating is necessary.
- 82% seek additional quiet study space.
- 81% seek additional computer lab and technology space.
- 78% see the need for more collaborative study space.
- 72% agree that the SU needs expanded student organization space.
- 67% believe the SU should include a multicultural center.
- 60% said the SU should have more retail shopping.
- 60% said the SU needs more meeting and ballroom space.
- 57% agree that the SU should add more recreational space.

These findings were instrumental in shaping the programming phase of the current study.

## 2. The Student Union is the most important social place on campus, but it is also the only setting for students to connect and be part of a community.

Students identify only a handful of places on the UNLV campus as social. Of these, the Student Union is identified as the most important social place on campus. Yet its size, layout, and lack of character make it a less than optimal place for creating community.

In the campus capital mapping survey, UNLV students identified 51 different social places. The Student Union was the most frequently identified social place on campus. It accounts for 31% of all mapped social places.

Lied Library was the second most often identified social place, representing 13% of all identified social settings. Hospitality Hall (3%) and the Student Recreation and Wellness Center (2%) were the only other places that significant clusters of students identified as social.

The demand placed on the Student Union is very high compared to other campuses for which there is campus capital data. (There is a fuller discussion of the campus capital mapping findings for UNLV later in this section.)

.....

Student comments about the overall atmosphere of the Student Union stressed its lack of character:

**"It's bland, institutional, more grey than scarlet."  
"The SU is very sterile."**

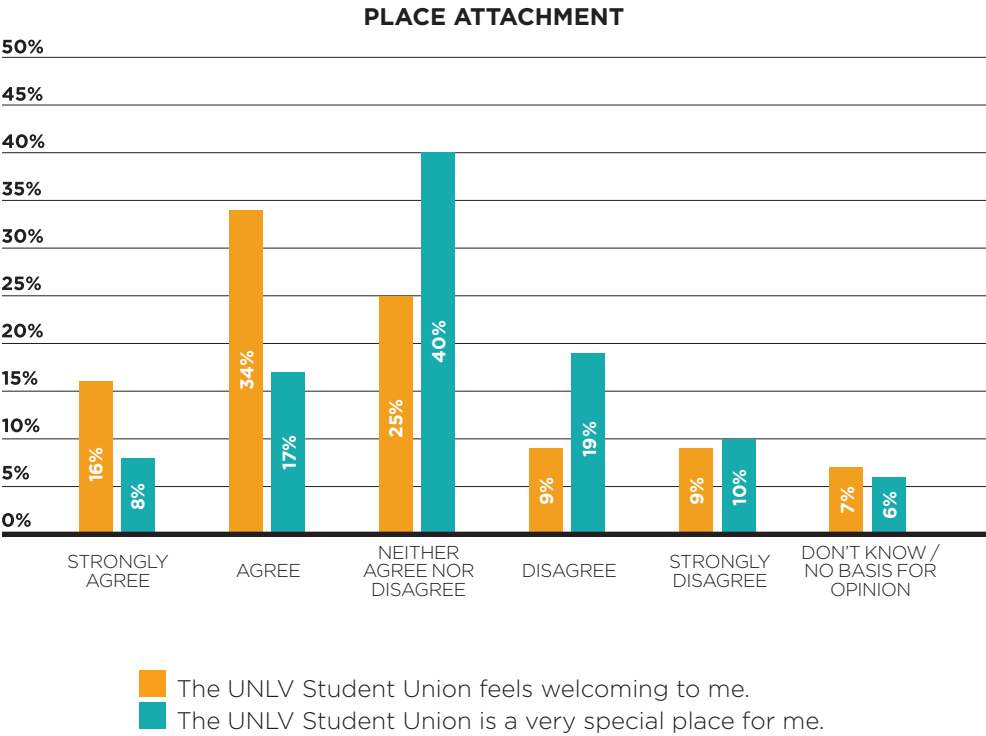
They also comment that lounge space lacks social vitality:

**"Student lounges have turned into study and nap lounges on the second floor. Nobody is talking to each other and everyone is quiet."**

The Student Union does much of the heavy lifting for UNLV as a social outlet. Yet, the survey suggests that students feel somewhat negatively about the Student Union's capacity to fulfill its social role on campus.

A minority of students, just 40%, describe the Student Union as welcoming.

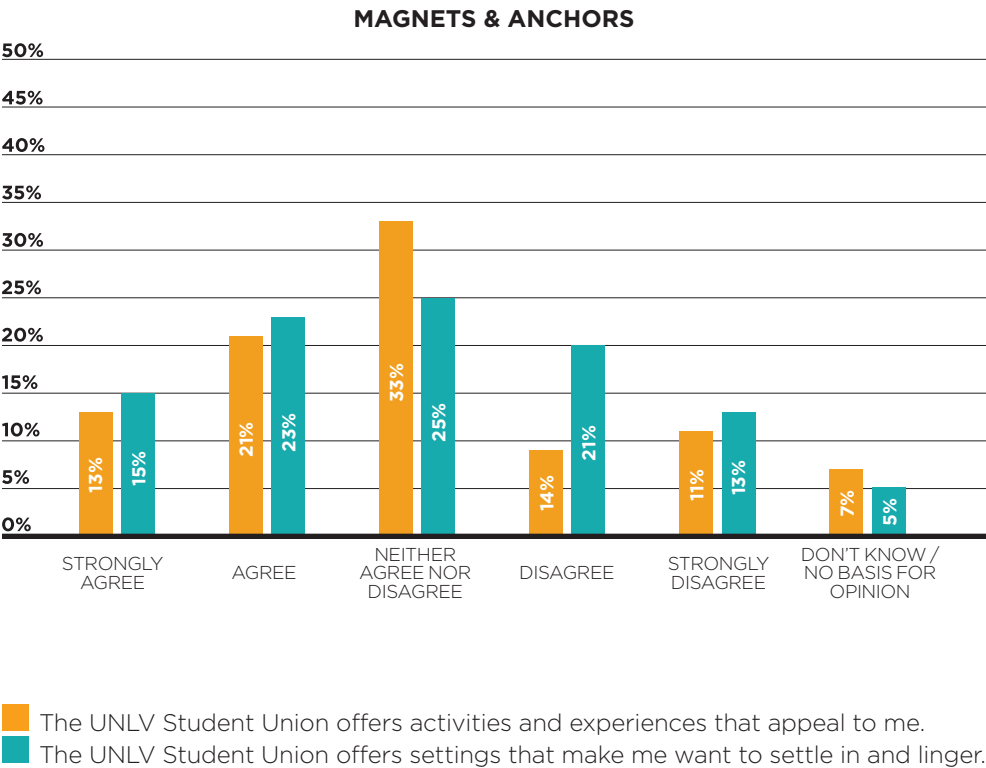
Just 25% agree that it the Student Union is a special place for them.



The Student Union does not appear to be a particularly comfortable place.

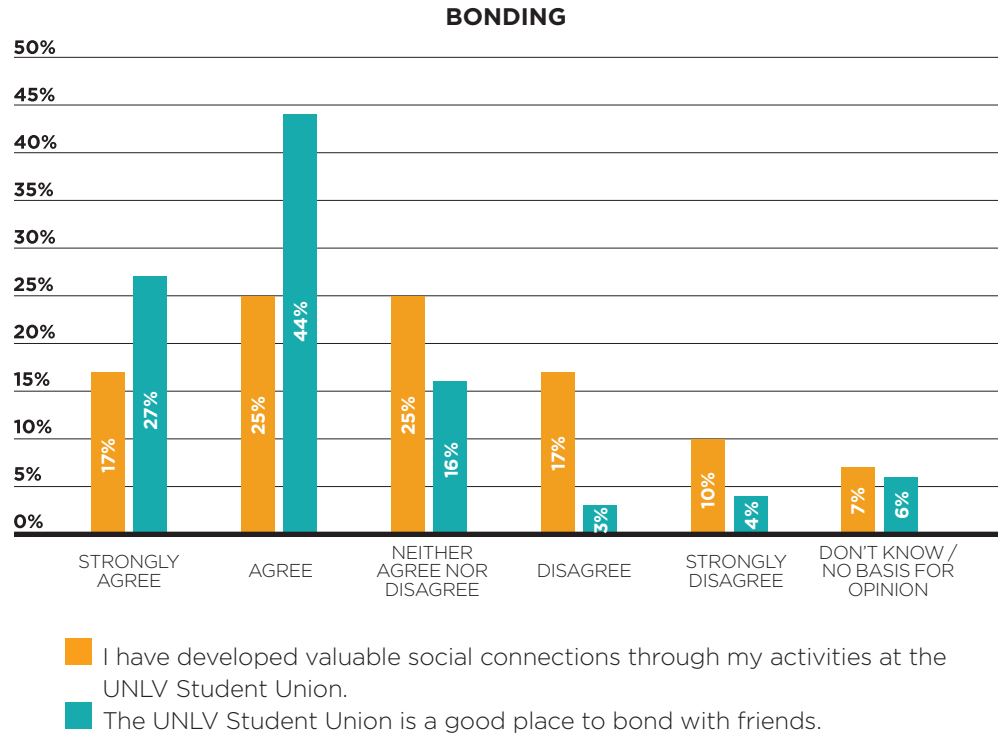
38% agree that the Student Union makes them want to settle in and linger, while 33% disagree.

Only 34% agree that the Student Union offers activities & experiences that appeal to them.



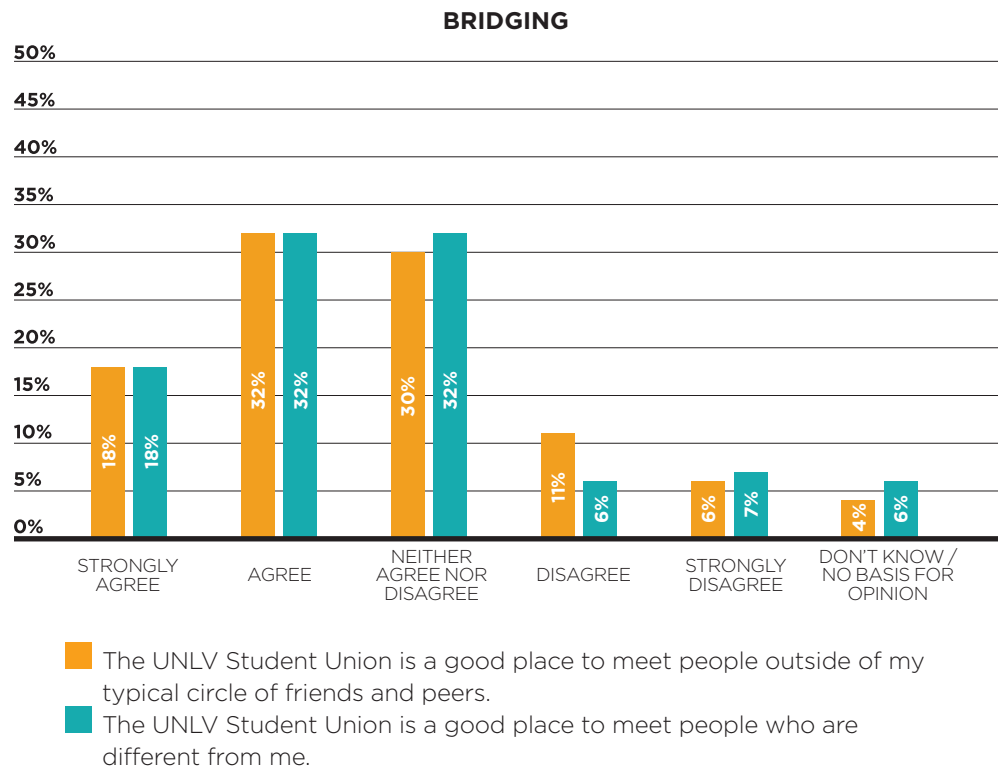
42% of students report developing valuable social relationships at the Student Union.

More positively, 71% of students agree that it is a good place to bond with friends.



50% of students agree that the Student Union is a good place to meet people outside of their typical circle of friends.

50% say that it is a good place to meet people who are different from them.



**PLEASE NOTE**

VALUES MAY NOT TOTAL TO 100 DUE TO ROUNDING.

### 3. UNLV students identified the following priorities for the Student Union.

**Priority 1:** Fulfill basic needs for food, friends, safety, and relaxation.

**Priority 2:** Be productive while staying socially connected.

**Priority 3:** Encourage involvement, bridge cultures, support equity and inclusion, promote diversity and multiculturalism, and foster campus pride.

#### PRIORITY 1

##### Fulfill basic needs for food, friends, safety, and relaxation.

The following potential roles for the Student Union were among the highest priorities for students. The percentages add together all of the students who “agree” and “strongly agree”.

<b>Stay fueled and fed for the day</b>	<b>95%</b>
<b>Be with friends</b>	<b>93%</b>
<b>Make the campus feel safer</b>	<b>87%</b>
<b>Chill and just be</b>	<b>85%</b>
<b>Reduce stress</b>	<b>84%</b>

Student priorities for the Student Union reflect some of their current concerns about how their basic needs are being met at UNLV. For example, the need to “stay fueled and fed for the day” may seem obvious. Yet, according to Envision Strategies, the consultant who investigated student dining needs, an unusually high percentage of students, 12.6%, forgo meals, in part due to long wait times and inconvenience. In the survey, over three-fourths (78%) of students ranked this role as “very important.”

Students who participated in the survey noted the lack of food options, quality, and convenience:

**“We need better food options. Many of the places we have are not health conscious.”**

**“The places we do have on campus do not offer the same quality of food that you could purchase off campus.”**

**“It takes 30 minutes to grab food in the Union, unless you order online.”**

The need for more food options was reflected in the types of food and experiences that most students say are needed:

**90% want “quality food”**

**75% want “outside dining”**

**73% want coffee**

**73% express a desire to “get food fast”**



Students wrote down their thoughts and ideas for their new student union on mobile kiosks throughout campus.

In various information-gathering sessions on campus, students indicated their preferences for different types of food options. Below, listed from highest to lowest, are the elements that received the most student votes during these sessions:

**Healthy local food**  
**Food pantry**  
**Coffee**  
**Destination restaurant**

Being with friends was ranked as a “very important” role for the Student Union by 67% of respondents. Student comments focus on the lack of space and crowded nature of the building:

**“There should be more space for people to hang out in like the gaming space but bigger.”**

**“Make it bigger. It’s crowded.”**

**“Too crowded with so many people doing different things from studying, napping, chilling, or already talking with a group.”**

**“The Union is too cramped for the sheer number of students.”**

The need for better bonding space was reflected in the types of activities and experiences that students seek:

- 71% want to engage in casual conversation.
- 60% want to people-watch.
- 51% want to play games like pool, ping pong, and foosball.
- 48% want to watch movies or sports on a large screen.
- 37% want to play video games.

During the information-gathering sessions, students expressed their preferences for different types of activities and spaces. The most significant vote-getters (as indicated by dots placed on a banner) were:

**Bowling**  
**Live performance venue**  
**Music and dance practice**  
**Video gaming**  
**Arcade games**  
**Arts and crafts**

Nearly nine out of ten students say that it is “very important” that the Student Union make the campus feel safer. Students focused a great deal on the homeless population, which they perceive either as an annoyance or a potential threat.

**“The number of homeless people allowed in the Student Union without any security to monitor student safety has been concerning for me as well as friends who attend UNLV and family members.”**

**“Get rid of the homeless people sleeping there.”**

**“Watch out for the homeless—some of them get out of hand sometimes.”**

Students also noted how the campus is poorly lit at night and the lack of activity, both of which contribute to a sense of fear.

**“There are times when I will want to go to the Student Union but I’ll be like, ‘It’s dark, it’s late at night. I don’t want to go.’”**

**“It’s so dark and scary.”**

**“There is concern with safety because everything shuts down early.”**

**“You can’t walk through the Student Union and guarantee that someone is going to be there to see if somebody is following you.”**

Students offer their priorities for various spaces and places for the revitalized Student Union.





UNLV students consider space adjacency options using the 3D relationship puzzle on campus.

Strong majorities of students believe that the Student Union should be a place to chill and just be (85%) and to relieve stress (84%). Students cite the mismatch of disparate activities and overall crowdedness as significant impediments to relaxation.

**"Separate the lounge areas from the food court. It gets too loud and people can't find a space to just relax and chill for the day."**

**"More separate, purposeful, dedicated spaces for socializing, relaxing, studying, and entertainment."**

**"Too crowded with so many people doing different things from studying, napping, chilling, or talking with a group. It's just one giant cluster of everyone together in the environment."**

The need for a more relaxing setting is reflected in the types of activities and experiences that students seek:

**79% want to power nap  
77% want to enjoy being outside  
68% want to people-watch**

Significantly fewer students, about one-third, seek to engage in activities that would have a more direct calming effect:

**33% want meditation or contemplation  
31% want to do yoga, stretch, or pilates**

The above is also reflected in their preferences for different types of relaxing activities and settings. The most significant vote-getters were:

**Napping  
Outdoor patio spaces  
Lounge or space to just be  
Reflection room**

## PRIORITY 2

### Be productive while staying socially connected.

UNLV students would like the Student Union to help them be productive while staying socially connected. This shows the percentage of students who “agree” or “strongly agree” with the following potential roles for the Student Union:

<b>Study while staying socially connected</b>	<b>78%</b>
<b>Stay productive between classes</b>	<b>74%</b>
<b>Provide things to do on nights/weekends</b>	<b>63%</b>

The intensity of students’ feelings about the potential social functions of the Student Union is reflected in the percentage that assessed them as “very important.” 46% say it is “very important” for the Student Union to help them stay productive between classes. Similarly, 45% believe it is “very important” for the Student Union to help them study while staying socially connected. 41% consider it very important for the Student Union to provide things to do on nights and weekends.

Student comments focused on the lack of zoning or spatial definition on the first floor, the need for group study space, and the desire for a more casual atmosphere:

**“It currently feels like one huge multi-purpose room. It would be nice if it was broken down into sections for different vibes. People could eat, then chill, then study. Not do everything in one giant cafeteria.”**

**“I think we should definitely add more designated group study areas, as I believe those are lacking in the Student Union.”**

**“Add more of a laid-back setting. Some couches for people to chat in or even study.”**

During information-gathering sessions across campus, students discussed the different types of study spaces that they would like to see in the Student Union:

**Collaborative study**  
**Quiet study**

Student programming has a direct bearing on the social success of a student union. Members of the Rebel Events Board articulated the challenges they face in promoting events.

**“Students who come here for a short time typically don’t interact with our marketing. The space has to be geared more toward the commuter students who are over the age of 21 because they deserve to have something to do.”**

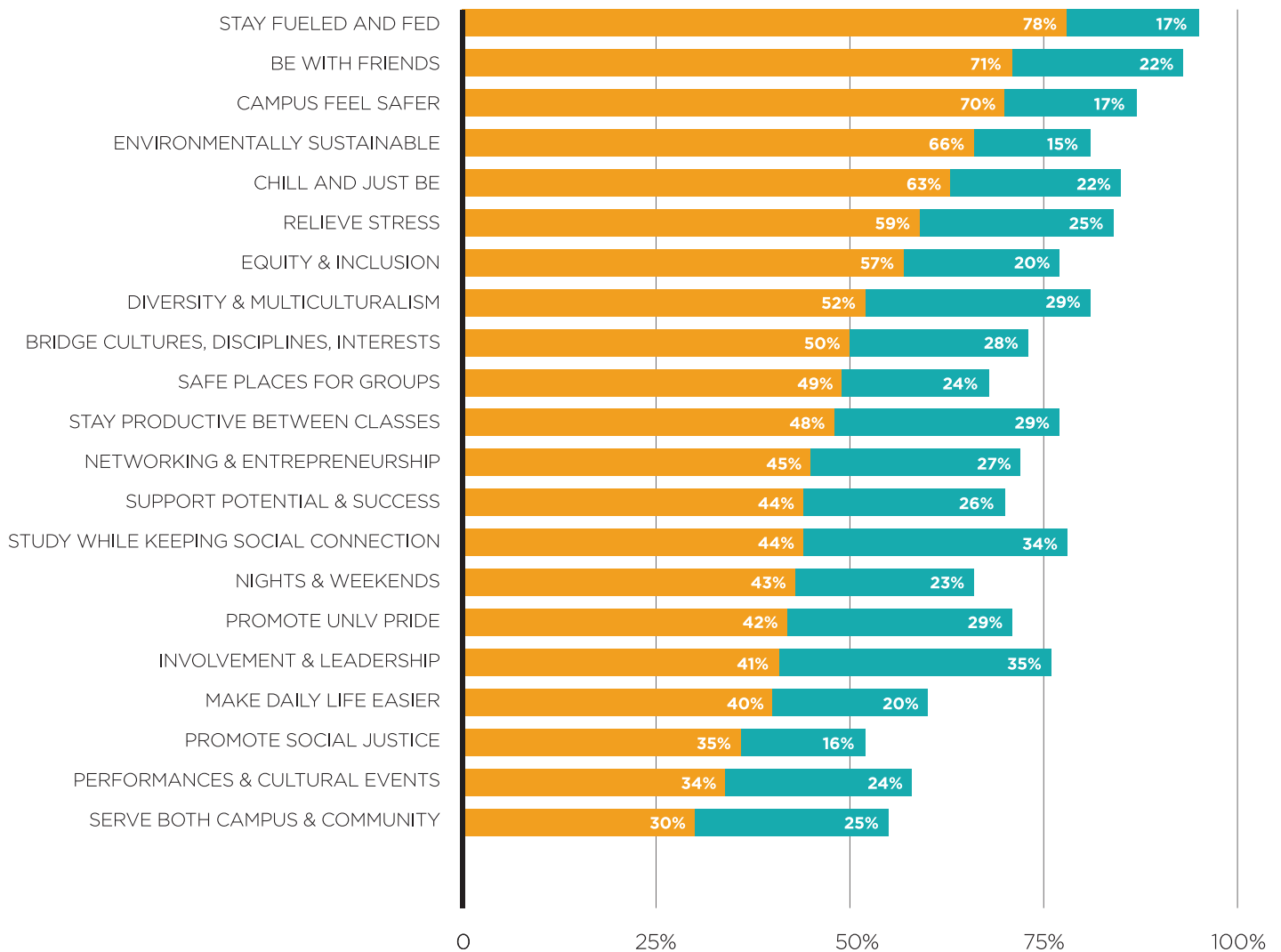
**“A lot of students are here for just a couple of hours. The average age is 23, so they are older students. Trying to market to that audience is a challenge when they don’t necessarily want to be here.”**

**Students vote for different types of social activities by placing dots on the banners located throughout campus.**



## POTENTIAL ROLES FOR THE STUDENT UNION

■ MOST IMPORTANT ■ SOMEWHAT IMPORTANT



Student assessment of potential roles for the Student Union arranged from most important to least important.

### PRIORITY 3

**Encourage involvement, bridge cultures, support equity & inclusion, promote diversity and multiculturalism, and foster campus pride.**

Students want the Student Union to play a more significant role in promoting involvement, supporting diversity and inclusion, and in fostering UNLV pride. The percentages of students who “agree” or “strongly agree” with these priorities are:

<b>Foster involvement and leadership</b>	<b>76%</b>
<b>Bridge cultures, disciplines, and interests</b>	<b>71%</b>
<b>Support equity and inclusion</b>	<b>71%</b>
<b>Foster UNLV pride</b>	<b>70%</b>
<b>Promote diversity and multiculturalism</b>	<b>69%</b>
<b>See performances and cultural events</b>	<b>58%</b>

The intensity of students’ feelings about these potential roles is reflected in the percentage that assessed them as “very important.” Over half (52%) consider it very important for the Student Union to support equity and inclusion. 45% believe that it is very important for the Student Union to help bridge across cultures, disciplines, and interests. 44% believe it is very important for the Student Union to promote diversity and multiculturalism. 41% think it is very important that the Student Union promote UNLV pride. 39% believe that is very important for the Student Union to foster leadership and involvement. 34% feel it is very important for the Student Union to provide opportunities to see performances and cultural events.

In information-gathering sessions across campus, students expressed preferences for different types of involvement and inclusion spaces that they would like to see in the Student Union. Below, listed from highest to lowest, are the elements that received the most student votes during these sessions:

**Multicultural space**  
**LGBTQ Center**  
**Student Co-Working Space**  
**Safe Space for Activism**

Staff from UNLV’s Center for Social Justice emphasized the importance of physical space for marginalized and underrepresented groups:

**“Physical space is really important to students because they feel like they are otherwise being erased. They need something tangible to maintain their identity.”**

Center for Social Justice staff, who are currently housed on the third floor of the Student Union, also feel it is necessary to be highly visible:

**“Ideally, we would be on the first floor. They would access us more often if they saw us all of the time.”**

A Rebel Events Board member discussed the challenge of trying to promote events and UNLV pride in their current Student Union given its current capacity:

**“I would describe UNLV as a commuter campus. It definitely shows with the [lack of school] spirit.”**



Students vote for different types of social activities by placing dots on the banners located throughout campus.



Students consider the advantages and disadvantages of locating student life functions closer to the heart of campus.

## Do cultural groups differ in their opinions about the Student Union as a social place?

Because UNLV is the most diverse campus in the nation, we investigated whether there were differences of opinion about the social role that the Student Union plays on campus among different cultural groups.

In addition to the survey, numerous intercept interviews were conducted with students on campus to develop a fuller understanding of campus dynamics.

Sample sizes for African American/Black, Hawaiian/Other Pacific Islander, and Native American/American Indian/Alaskan Native students were too small to develop meaningful statistics. Nevertheless, the results suggest some differences:

- Multiracial students responded the most positively about developing valuable social relationships at the Student Union and the Student Union being a good place to bond with friends.
- Compared to other groups, Asian students responded least positively when asked whether the Student Union is a good place to develop valuable social connections, to settle in and linger, whether it feels welcoming, and whether it is a special place for them.
- About half agree that the Student Union is a good place to meet people outside their social circle, with no differences among groups.
- Students from all groups do not feel that the Student Union offers activities and experiences that appeal to them or are special to them.

ONE STUDENT RECOGNIZED THAT THE STUDENT UNION OFFERS RESOURCES THAT SUPPORT INCLUSION:

**"I think with the multitude of offices and student organizations that are housed within the Student Union, it already provides a place where social connection and inclusion happen."**

In answer to the questions about whether they agree or strongly agree that the Student Union is a good place for bonding, multiracial students feel most positively, although a majority of all groups generally do, as well.

MULTIRACIAL	82%
ASIAN	71%
WHITE	69%
HISPANIC, LATINO, OR SPANISH ORIGIN	63%

In answer to the question about whether they agree or strongly agree that they have developed valuable social connections at the Student Union, multiracial students responded more positively, while Asian students responded most negatively. This difference may warrant further investigation.

MULTIRACIAL	60%
HISPANIC, LATINO, OR SPANISH ORIGIN	48%
WHITE	41%
ASIAN	30%



In answer to the question about whether they agree or strongly agree that the Student Union is a good place to meet people who are different from them, multiracial students responded more positively and Hispanic students less so.

MULTIRACIAL	57%
WHITE	50%
ASIAN	50%
HISPANIC, LATINO, OR SPANISH ORIGIN	40%

When asked whether the Student Union offers experiences and activities that appeal to them, there are no major differences, although Hispanic and Asian students responded more positively.

HISPANIC, LATINO, OR SPANISH ORIGIN	40%
ASIAN	37%
WHITE	31%
MULTIRACIAL	29%

When asked whether the Student Union makes them want to settle in and linger, Hispanic students responded more positively while Asian students did not.

HISPANIC, LATINO, OR SPANISH ORIGIN	47%
WHITE	40%
MULTIRACIAL	39%
ASIAN	29%

When asked whether the Student Union feels welcoming, white and Asian students responded somewhat more negatively.

MULTIRACIAL	54%
HISPANIC, LATINO, OR SPANISH ORIGIN	53%
WHITE	46%
ASIAN	42%

Finally, in answer to the questions about whether the Student Union is a special place for them, there are no major differences, although Hispanic and multiracial students responded somewhat more positively than white and Asian students.

HISPANIC, LATINO, OR SPANISH ORIGIN	33%
MULTIRACIAL	29%
WHITE	21%
ASIAN	21%

In answer to the question about whether they agree or strongly agree that the Student Union is a good place to meet people outside one's typical circle, there are no significant differences among groups.

WHITE	52%
MULTIRACIAL	50%
ASIAN	50%
HISPANIC, LATINO, OR SPANISH ORIGIN	47%



## HOW IMPORTANT IS THE UNLV STUDENT UNION RELATIVE TO THE REST OF THE CAMPUS?

The UNLV Student Union is most important social and restorative place on the UNLV campus; however, it is less successful in fulfilling intellectual and symbolic roles.

UNLV students rely very heavily on the Student Union as a place to socialize. The fact that it is so overcrowded yet one of the very few social places that students think of suggests how critical the need is for its expansion.

Similarly, students see the Student Union as the most restorative place on campus. Yet, they judge it poorly as a place to relax because it is overcrowded and its physical layout makes it difficult to settle in and just be.

Very few students regard the Student Union as a place to study or as a source of campus pride.

Taken together, these findings suggest that the Student Union is underserving students and falls far short of student aspirations for what the Student Union should be.

**Survey methods.** We conducted a Campus Capital Mapping survey to determine how significant the Student Union is for students relative to the rest of the campus. There are four types of capital:

**Intellectual:** Where students go to think and create

**Symbolic:** Places that make students proud to be part of the UNLV community

**Social:** Places students go to be with friends & meet new people

**Restorative:** Places students go to relax and revitalize

The survey was conducted from March 19 to April 5, 2019. 5,000 invitations to participate were sent daily in batches of 500 emails. 313 students responded to the mapping portion of the survey, which represents a 6% response rate. 196 of these respondents went on to complete other sections of the survey.

Race/ethnicity is generally representative of the student population. This survey allowed students to pick more than one race. Women were overrepresented in the sample; men were underrepresented.



## KEY FINDINGS OVERALL CAMPUS CAPITAL

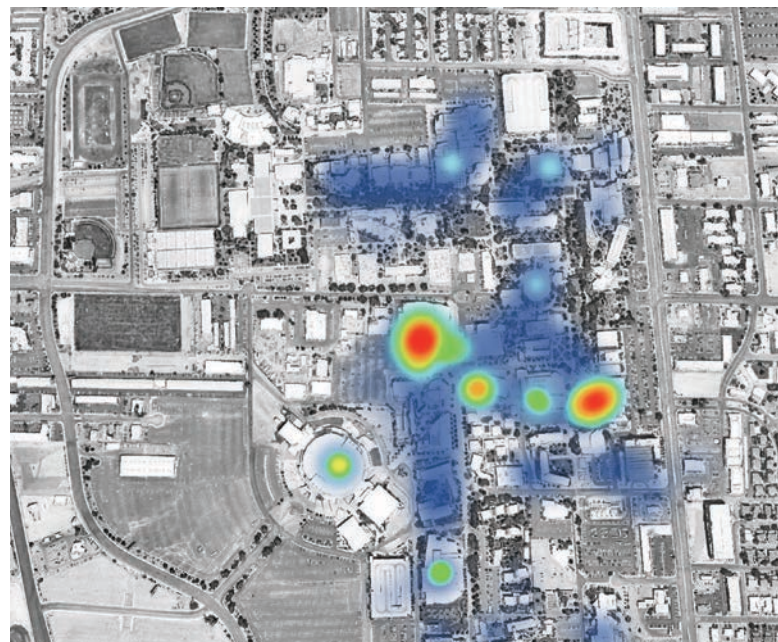
- THE 313 RESPONDENTS MAPPED A TOTAL OF 566 PLACES, OR 1.8 PLACES PER STUDENT.
- THERE ARE RELATIVELY FEW CONCENTRATIONS OF CAMPUS CAPITAL ON CAMPUS.
- NO OUTDOOR SPACE IS PARTICULARLY SIGNIFICANT.
- LIED LIBRARY IS THE MOST SIGNIFICANT PLACE ON CAMPUS. IT WAS MAPPED 106 TIMES BY STUDENTS, REPRESENTING 19% OF ALL MAPPED PLACES.
- THE UNLV STUDENT UNION WAS MAPPED 87 TIMES, REPRESENTING 15% OF ALL MAPPED PLACES.

## CAMPUS CAPITAL MAPPING SURVEY RESPONDENT STATISTICS

STUDENT CHARACTERISTICS	NUMBER OF RESPONDENTS	SURVEY %	2018 UNLV ANALYTICS / ENROLLMENT CENSUS PERCENTAGES
UNDERGRADUATE	130	90	83
GRADUATE/PROFESSIONAL	15	10	14
MAN	38	26	43
WOMAN	96	66	57
TRANS/NONCONFORMING	4	3	NO DATA
PREFER NOT TO ANSWER	7	5	NO DATA
HETEROSEXUAL	111	78	NO DATA
LGBTQ	21	15	NO DATA
PREFER NOT TO ANSWER	11	7	NO DATA
AFRICAN AMERICAN	5	3	8
ASIAN	24	17	14
NATIVE HAWAIIAN	2	1	1
HISPANIC/LATINO	30	21	27
MULTIRACIAL	28	19	9
NATIVE AM./AM. INDIAN	1	1	0
WHITE	48	33	35
PREFER NOT TO ANSWER	7	5	2
INTERNATIONAL	3	2	NO DATA
US	134	92	NO DATA
PREFER NOT TO ANSWER	8	6	NO DATA
WITH A DISABILITY	6	4	NO DATA
NO DISABILITY	133	92	NO DATA
PREFER NOT TO ANSWER	6	4	NO DATA

## HEAT MAPPING

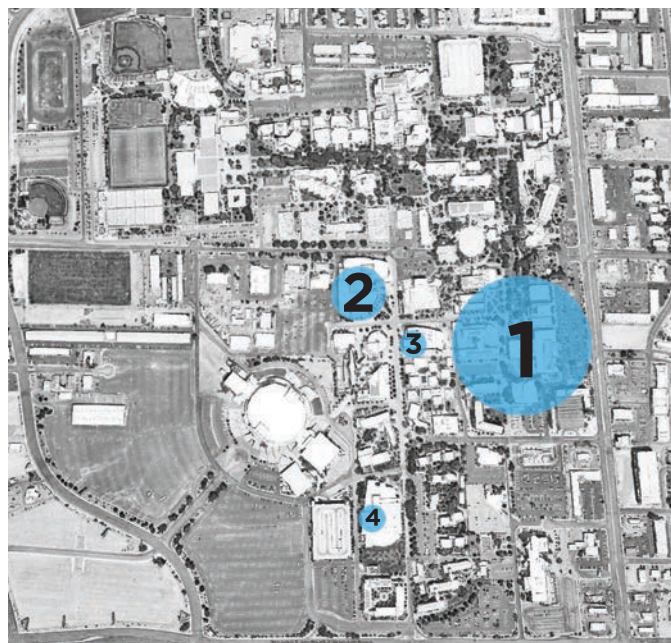
LOCATION	TIMES MAPPED	% ALL PLACES
LIED LIBRARY	106	19%
STUDENT UNION	87	15%
STUDENT RECREATION AND WELLNESS CENTER	21	4%
HOSPITALITY HALL	19	3%
THOMAS & MACK CENTER	12	2%



## SOCIAL CAPITAL

- STUDENTS IDENTIFIED 157 DIFFERENT SOCIAL PLACES.
- THE UNLV STUDENT UNION IS THE MOST IMPORTANT SOCIAL PLACE. IT WAS MAPPED 51 TIMES, REPRESENTING 31% OF ALL SOCIAL PLACES.
- LIED LIBRARY IS THE SECOND MOST IMPORTANT SOCIAL PLACE. IT WAS MAPPED 21 TIMES AND REPRESENTS 13% OF ALL SOCIAL PLACES.

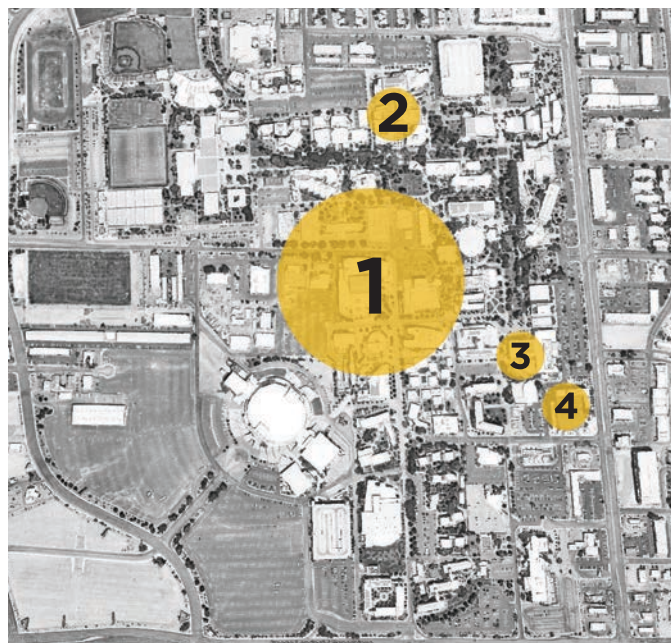
	LOCATION	TIMES MAPPED	% SOCIAL PLACES
1	STUDENT UNION	51	31%
2	LIED LIBRARY	21	13%
3	HOSPITALITY HALL	5	3%
4	STUDENT WELLNESS AND RECREATION CENTER	4	2%



## INTELLECTUAL CAPITAL

- STUDENTS IDENTIFIED A TOTAL OF 145 INTELLECTUAL PLACES.
- LIED LIBRARY IS THE MOST IMPORTANT INTELLECTUAL PLACE, REPRESENTING 42% OF ALL INTELLECTUAL PLACES MAPPED.
- THE SU IS A DISTANT THIRD, WITH ONLY 3% OF ALL INTELLECTUAL PLACES MAPPED.

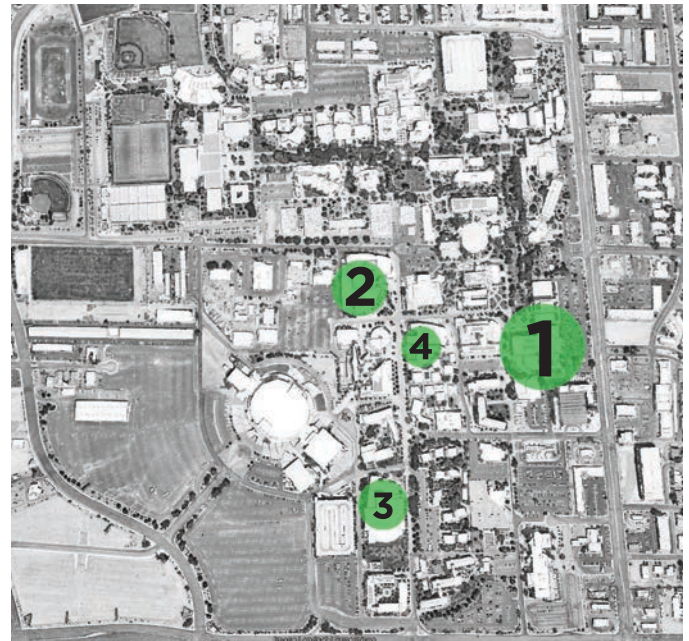
	LOCATION	TIMES MAPPED	% INTELLECTUAL PLACES
1	LIED LIBRARY	61	42%
2	THOMAS BEAM ENGINEERING	6	4%
3	STUDENT UNION	5	3%
4	GREENSPUN	3	2%



## RESTORATIVE CAPITAL

- STUDENTS MAPPED 154 RESTORATIVE PLACES.
- THE STUDENT UNION IS THE MOST IMPORTANT RESTORATIVE PLACE, REPRESENTING 18% OF ALL RESTORATIVE PLACES MAPPED.

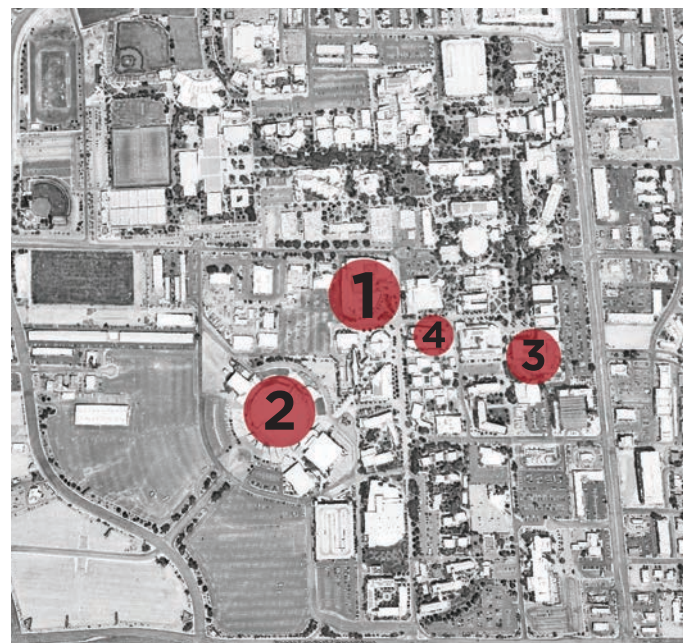
	LOCATION	TIMES MAPPED	% RESTORATIVE PLACES
1	STUDENT UNION	24	18%
2	LIED LIBRARY	14	11%
3	STUDENT WELLNESS AND RECREATION CENTER	12	8%
4	HOSPITALITY HALL	7	5%



## SYMBOLIC CAPITAL

- STUDENTS MAPPED 110 SYMBOLIC PLACES.
- LIED LIBRARY AND THOMAS & MACK CENTER TIED FOR FIRST AS THE MOST SYMBOLIC PLACES, EACH REPRESENTING 11% OF ALL MAPPED SYMBOLIC PLACES.
- THE SU RANKS THIRD, REPRESENTING 7% OF ALL SYMBOLIC PLACES.

	LOCATION	TIMES MAPPED	% SYMBOLIC PLACES
1	LIED LIBRARY	10	11%
2	THOMAS & MACK CENTER	10	11%
3	STUDENT UNION	7	7%
4	HOSPITALITY HALL	5	5%



# 2.2

## SURVEY AND DEMAND

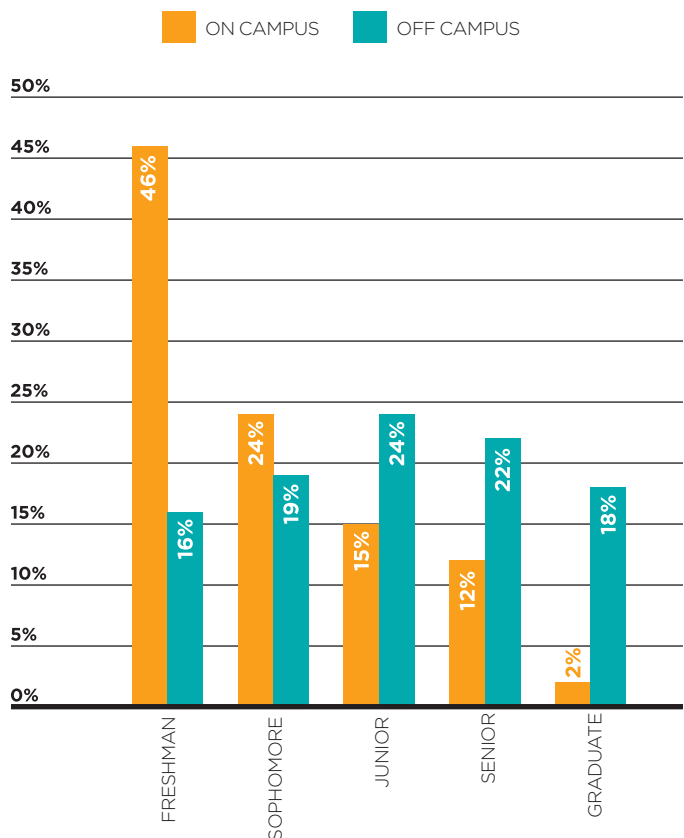
In February 2019, Simpson Coulter Studio and Workshop Architects engaged Brailsford & Dunlavey, Inc. (B&D) to conduct a demand and financial analysis (the Plan) to understand opportunities for a potential renovation or expansion of the Student Union at UNLV. The goal of this Plan was to provide market-responsive recommendations regarding students' interests in new student union spaces and services, as well as their general fee sensitivity to guide UNLV in the decision-making process. B&D conducted the following analyses for the Plan:

- **Survey Analysis:** B&D electronically surveyed a sample population of UNLV students. The purpose of the survey was to identify the needs of students and evaluate areas of space and program improvement. The survey received 2,720 responses providing a 10% response rate. The collected data provided B&D with quantitative information to guide program development recommendations in alignment with the criteria generated from the discussions with the Steering Committee and stakeholders.
- **Demand Analysis:** B&D developed a model to project the level of demand for designated drop-in activity spaces that could be included or enhanced in a renovated or expanded Student Union. The model incorporated data collected from the electronic study survey to generate demand through the extrapolation of students' desired frequency of use during a daily time period for each space. Information gained from the analysis informed the development of a preliminary building program for the Student Union.
- **Financial Analysis:** To understand financial implications, B&D developed a financial model to quantify capital costs for the proposed preliminary concept. The model factors in estimated revenue and operating expense line items to explore debt service obligations to meet financial coverage. The analysis also explored a variety of concepts for the phasing of development as a method of incrementally increasing the fee commitment for students throughout a specified period of time.

### SURVEY ANALYSIS

**Current conditions.** An online student survey was distributed to the entire campus population from March 28 to April 12, 2019. Respondents were representative of the campus population with some slight over- and under-representations of freshman and senior students, respectively, reflecting their interest in the project. Similarly, there was also an overrepresentation of students who live on campus in comparison to those who commute. For example, 10% of respondents indicated they live in UNLV-affiliated housing while the current on-campus population sits at 7% as of spring 2019.

#### CLASS LEVEL OF SURVEY RESPONDENTS



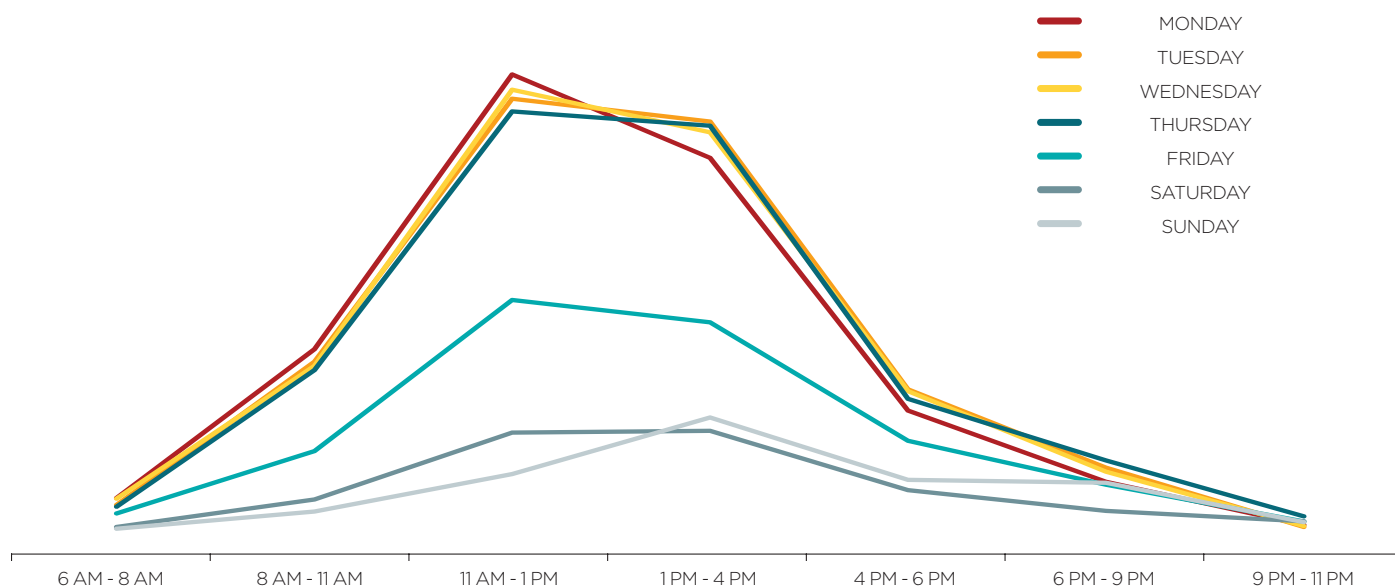
However, 44% of respondents do not visit the Student Union because the building is too crowded. Crowdedness of the facility was a common theme heard from discussions with students and campus stakeholders. Anecdotally, it was such a major factor to some students in focus groups that they indicated either avoiding the Student Union during the peak hours or coming in for just a brief moment to grab food and leaving altogether to find a place to sit elsewhere on campus. In addition to issues of crowding, survey respondents shared they did not visit the Student Union because of its inconvenient location (40%) and lack of nearby parking (33%). Students also reported meeting their peers in Lied Library (61%) or a classroom (47%) because of those spaces' accommodation of both quiet study and social interaction.

### TOP THREE REASONS FOR VISITING THE STUDENT UNION



**TO ATTEND AN EVENT**  
**31%**

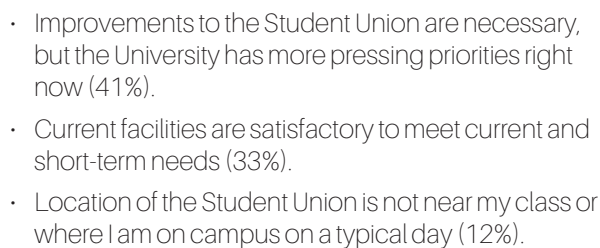
### MOST FREQUENT TIME PERIODS FOR UNION VISITS



**WORD CLOUD OF ONE-WORD DESCRIPTIONS  
FOR THE STUDENT UNION**



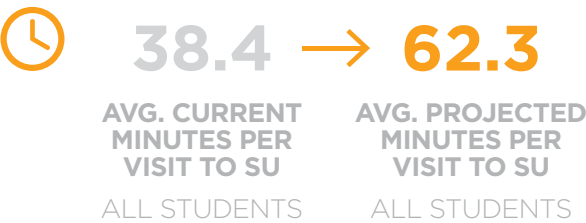
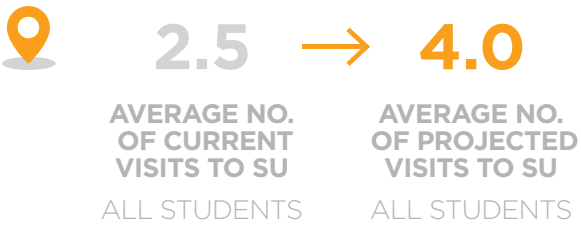
## PROJECT INTEREST BY PRIORITY LEVEL



**Desired program components.** As previously mentioned, students currently visit the Union 2.5 times per week for approximately 38 minutes. If the building was to undergo renovations, students reported they would visit the Student Union an average of 4.0 times per week for an average of 62 minutes each visit. As the University explores the project opportunity, it will be important to highlight which additional spaces and services the Student Union should provide for the campus community that appropriately accommodates the increase in usage.

It will also be important to understand which specific spaces and services students were most intrigued by for an expanded and renovated Student Union. Although the demand analysis will provide more information on the size of these desired spaces, the following questions and responses are shared to illustrate the general interest and priority from students for a variety of program components. In particular, the emerging theme was to include more spaces that offer flexibility to sit, study, and relax both indoors and outdoors. For instance, there were synergies between students' interest in a coffeehouse (52%), shaded outdoor seating (45%) and quiet lounge areas for studying (49%), which can be spaces adjacent to each other and that are complementary. Similarly, students are also seeking convenient food options for purchase (51%) that allow them to move throughout the building as opposed to sitting in a designated food court. Further, respondents showed they are also seeking spaces and services for pragmatic reasons like access to a cell phone outlet for charging (31%) and the ability to use a larger computer lab (29%) or small group study rooms (40%) to meet their daily academic commitments.

### COMPARISON OF CURRENT VS. FUTURE USAGE OF STUDENT UNION



### TOP SPACES & SERVICES MOST DESIRED BY STUDENTS

TOP RETAIL SPACES			TOP PROGRAMS/SERVICES			TOP SOCIAL / ENTERTAINMENT SPACES		
1	COFFEE HOUSE	52%	1	QUIET STUDY LOUNGE	49%	1	SHADED PATIOS/COVERED SEATING	45%
2	CONVENIENCE/FOOD STORE	51%	2	SMALL GROUP STUDY ROOMS	40%	2	BOWLING ALLEY	37%
3	CELL PHONE OUTLET	31%	3	LARGER COMPUTER LAB	29%	3	BOOKSTORE	29%
4	INFORMAL LOUNGES / SOCIAL GATHERINGS	30%	4	EXPANDED WELLNESS CENTER	18%	4	EXPANDED MOVIE THEATER	26%
5	ATM MACHINES	26%	5	MEDITATION ROOM	17%	5	LIVE ENTERTAINMENT AREA	18%
6	AMAZON LOCKERS	17%	6	ART GALLERY	16%	6	BILLIARDS/GAME ROOM	18%
7	SALON/BARBERSHOP	15%	7	ARTS/CRAFTS AREA	15%	7	E-SPORTS GAMING LOUNGE	18%
8	POST OFFICE	15%	8	STUDENT RESOURCE CENTERS	14%	8	NIGHTCLUB/DANCE CLUB	16%
9	BANK/CREDIT UNION	8%	9	MEDITATION OR REFLECTION ROOM	13%	9	COMMUTER LOCKERS AND LOUNGES	13%
10	COMMERCIAL COPY AND MAIL CENTER	6%	10	WOMEN'S RESOURCE CENTER	12%	10	IMAC/RECORDING STUDIO SPACE	10%

## DEMAND ANALYSIS

B&D utilized student survey data to project demand through its demand-based programming (DBP) model. The analysis looks at demand for drop-in activities specific to the needs of the student population and is reconciled by existing square footage allocations. Demand for each activity space is categorized by “Depth and Breadth” and demonstrates students usage for each space reported in the survey. The Depth data represent respondents who will use the activity space at least two times per week – responded “2-4 times per week” or “5 or more times per week”. The Breadth data represent respondents who will use the activity space at least sometimes – students who responded “sometimes” or “once per week”. An activity prioritization is placed for each drop-in activity space, which then identifies the appropriate accommodation to apply to the peak demand.

It was identified that a commercial copy / mail center would see a peak demand of 1,924 SF but when compared to the existing space currently offered within the Student Union at a size of 792 SF there would be a net unmet demand of 608 to 808 SF. In addition to demand for more space dedicated to a commercial copy / mail center and bookstore, the analysis also illustrated demand for additional games / informal recreation, a bowling alley, computer / print kiosk area, and small group study rooms. The DBP model did not assess the demand for more food retail options or vendor spaces but did evaluate the demand for food court seating.

Overall, the survey and demand information showed there were two significant themes that emerged from students’ preferences: a desire for more sit and study spaces as well as grab-and-go food options. In total, sit and study areas, such as small group study rooms, informal lounge areas, and quiet lounges have an unmet demand of 5,200 to 7,100 SF. In addition, based on survey results, demand for grab-and-go food options was between 3,500 – 4,600 SF, which is likely a response to the overcrowding in the Student Union’s food court and the general lack of seating. This showed that UNLV has an opportunity to reimagine how it serves food in the Student Union and what type or variety of seating options is available to students in the entire building.

Students’ desire to purchase food and find seating elsewhere on campus, such as a classroom or the Lied Library, is likely the primary reason students said they prefer the convenience of purchasing pre-packaged or grab-and-go food items. Both the option to buy food and finding a space to sit are complementary to one another, which the project team has understood to be a challenge for most Student Union visitors. Finally, the data suggests survey respondents are requesting more flexibility to move around the building with food and the ability to find space conducive to quiet or organic interactions. These types of open informal lounge areas are insufficiently sized or are not offered enough within the Student Union’s existing square footage.

ACTIVITY		PRIORITY CATEGORY	PEAK ACCOMMODATION	SPACE TYPE	PEAK DEMAND	SPACE ALLOCATION BASED ON PRIORITIZATION OF DEMAND			.....  PRIORITIZATION OF ACTIVITY SPACES
1	COMMERCIAL COPY/MAIL CENTER	FIRST	75% TO 85%	SF	1,924	1,400	TO	1,600	
2	BOOKSTORE	FIRST	75% TO 85%	SF	3,564	2,700	TO	3,000	
3	GAMES/INFORMAL RECREATION	FIRST	75% TO 85%	SF	10,037	7,500	TO	8,500	
4	BOWLING ALLEY	SECOND	55% TO 65%	LANES	35	19	TO	23	
5	COMPUTER/PRINT KIOSK	SECOND	55% TO 65%	SF	846	465	TO	550	
6	SMALL GROUP STUDY ROOMS	SECOND	55% TO 65%	SF	9,596	5,300	TO	6,200	
7	INFORMAL LOUNGE/GATHERING	SECOND	55% TO 65%	SF	9,616	5,300	TO	6,300	
8	FOOD SERVICE - LUNCH	THIRD	40% TO 50%	SF	12,635	5,100	TO	6,300	
9	CONVENIENCE STORE	THIRD	40% TO 50%	SF	864	346	TO	432	
10	OUTDOOR LOUNGE SPACE	THIRD	40% TO 50%	SF	8,259	3,300	TO	4,100	
11	COFFEE SHOP	THIRD	40% TO 50%	SF	3,472	1,400	TO	1,700	
12	GRAB AND GO - LUNCH	FOURTH	25% TO 35%	SF	2,790	700	TO	1,000	
13	FOOD SERVICE - BREAKFAST	FOURTH	25% TO 35%	SF	5,569	1,400	TO	1,900	
14	GRAB AND GO - BREAKFAST	FIFTH	10% TO 20%	SF	1,423	100	TO	300	
15	COMPUTER LAB	FIFTH	10% TO 20%	SF	3,818	400	TO	800	
16	FOOD SERVICE - DINNER	FIFTH	10% TO 20%	SF	3,891	400	TO	800	
1	COMBINED 1: QUIET LOUNGE & INFORMAL LOUNGE				19,200	10,600	TO	12,500	
2	COMBINED 2: FOOD SERVICE AT LUNCH				12,600	5,100	TO	6,300	
ACTIVITY			SPACE ALLOCATION BASED ON PRIORITIZATION OF DEMAND		PEAK DEMAND	EXISTING	DIFFERENCE		.....  COMPARISON OF FUTURE & EXISTING ACTIVITY SPACES
1	COMMERCIAL COPY/MAIL CENTER		1,400 SF	1,600 SF	1,924 SF	792 SF	(608 SF)	TO	
2	BOOKSTORE		2,700 SF	3,000 SF	3,564 SF	0	(2,700 SF)	TO	
3	GAMES/INFORMAL RECREATION		7,500 SF	8,500 SF	10,037	2,495 SF	(5,005 SF)	TO	
4	BOWLING ALLEY		19 LANES	23 LANES	35	0	(19 LANES)	TO	
5	COMPUTER/PRINT KIOSK		465 SF	550 SF	846	0	(465 SF)	TO	
6	SMALL GROUP STUDY ROOMS		5,300 SF	6,200 SF	9,596	0	(5,300 SF)	TO	
7	INFORMAL LOUNGE/GATHERING		5,300 SF	6,300 SF	9,616	5,337 SF	37 SF	TO	
8	FOOD SERVICE - LUNCH		5,100 SF	6,300 SF	12,635	7,352 SF	2,252 SF	TO	
9	CONVENIENCE STORE		346 SF	432 SF	864	0	(346 SF)	TO	
10	OUTDOOR LOUNGE SPACE		3,300 SF	4,100 SF	8,259	0	(3,300 SF)	TO	
11	COFFEE SHOP		1,400 SF	1,700 SF	3,472	843 SF	(557 SF)	TO	
12	GRAB AND GO - LUNCH		700 SF	1,000 SF	2,790	0	(700 SF)	TO	
13	FOOD SERVICE - BREAKFAST		1,400 SF	1,900 SF	5,569	7,352 SF	5,952 SF	TO	
14	GRAB AND GO - BREAKFAST		400 SF	500 SF	1,423	0	(400 SF)	TO	
15	COMPUTER LAB		1,000 SF	1,300 SF	3,818	1,043 SF	43 SF	TO	
16	FOOD SERVICE - DINNER		1,000 SF	1,400 SF	3,891	7,352 SF	6,352 SF	TO	
17	GRAB AND GO - DINNER		89 SF	178 SF	889	0	(89 SF)	TO	
18	STUDENT INVOLVEMENT SUITE		200 SF	400 SF	2,166	0	(200 SF)	TO	
19	THEATER/AUDITORIUM		400 SF	800 SF	3,855	4,307 SF	3,907 SF	TO	
20	MULTICULTURAL CENTER		200 SF	300 SF	1,520	0	(200 SF)	TO	
COMBINED 1: SMALL GROUP STUDY ROOMS & INFORMAL LOUNGE			10,600 SF	12,500 SF		5,337 SF	(5,263 SF)	TO	
COMBINED 2: FOOD SERVICE SEATING AT LUNCH			5,100 SF	6,300 SF		7,352 SF	2,252 SF	TO	
COMBINED 3: GRAB-AND-GO FOOD AREAS			3,500 SF	4,600 SF		0	(3,500 SF)	TO	



# 2.3

## DINING ANALYSIS

**The dining study conducted by Envision Strategies included an assessment of the current dining needs both at the Student Union and across campus, an analysis of findings, and related space programming.**

As part of the dining study, the design team conducted focus groups and interviews with students, faculty/staff, Student Union staff, the dining service provider and event coordinators. Highlights from these meetings include the following:

- UNLV has a high commuter population. However, the campus master plan indicates housing expansion both on and around campus, which may change the current dining patterns.
- The current Student Union is at least a 5-minute walk away from the center of the campus, where the majority of academic buildings are located.
- Safety is a concern on campus, especially in the evenings.
- There is a need for larger meeting spaces on campus.
- Current meeting spaces and layout of the Student Union is uninviting as there is no opportunity for collaboration and group meetings.
- The Student Union is the busiest during weekday lunch as opposed to low activity on weekends and weeknights.
- Speed of service and long lines are two reasons that deter students from using the food court at peak times.
- Kitchen storage and space is not adequate for both food court and catering needs.
- Competition exists from less expensive off-campus dining and catering options.
- The loading dock at the Student Union is poorly located.
- There is a need for more healthy, culturally diverse, and diet-friendly options across campus.



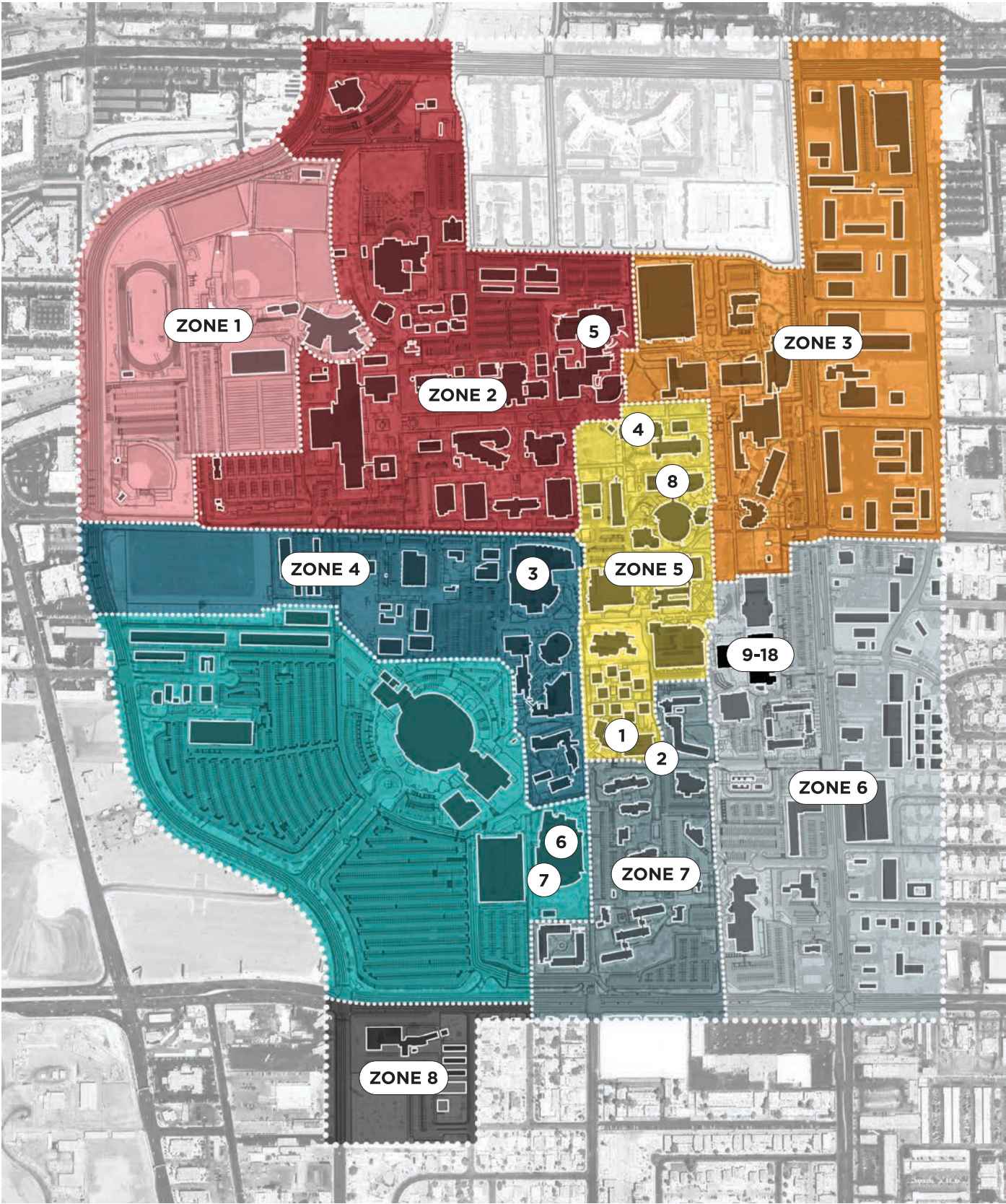
DINING VENUE LOCATIONS AND PROPOSED CHANGES				
ANALYSIS SUMMARY   OBSERVATIONS				
NO.	DINING VENUE	BUILDING	TYPE OF SERVICE	PROPOSED CHANGES FOR FALL 2019
1	HAZEL DINING COMMONS	HAZEL DINING COMMONS	ALL YOU CAN EAT	NO CHANGES
2	P.O.D. DINING COMMONS	HAZEL DINING COMMONS	CONVENIENCE STORE	NO CHANGES
3	THE COFFEE BEAN & TEA LEAF	LIED LIBRARY	COFFEESHOP	NO CHANGES
4	SIDEWALK CAFE - SUBWAY	SIDEWALK CAFE	QUICK SERVICE - COUNTER	NO CHANGES
5	EINSTEIN BROS. BAGELS	SCIENCE AND ENGINEERING	FAST CASUAL	CONVERT TO FULL STARBUCKS
6	EINSTEIN BROS. BAGELS	RECREATION AND WELLNESS CENTER	QUICK SERVICE - COUNTER	NO CHANGES
7	I.O. FUEL	RECREATION AND WELLNESS CENTER	QUICK SERVICE - COUNTER	ADD GREENS TO GO
8	EINSTEIN BROS. BAGELS	BEVERLY ROGERS LITURATURE & LAW	QUICK SERVICE - COUNTER	NO CHANGES
9	GREENS TO GO	STUDENT UNION	QUICK SERVICE - COUNTER	CONVERT TO MEDITERRANEAN FOOD
10	JAMBA JUICE	STUDENT UNION	QUICK SERVICE - COUNTER	MOVE TO YUMZ SPACE
11	PANDA EXPRESS	STUDENT UNION	QUICK SERVICE - COUNTER	NO CHANGES
12	P.O.D. MARKET	STUDENT UNION	CONVENIENCE STORE	EXPAND
13	SOHO SUSHI BURRITOS	STUDENT UNION	QUICK SERVICE - COUNTER	NO CHANGES
14	STARBUCKS	STUDENT UNION	COFFEESHOP	NO CHANGES
15	STEAK N' SHAKE	STUDENT UNION	QUICK SERVICE - COUNTER	NO CHANGES
16	SUBWAY	STUDENT UNION	QUICK SERVICE - COUNTER	NO CHANGES
17	TACO BELL	STUDENT UNION	QUICK SERVICE - COUNTER	NO CHANGES
18	YUMZ	STUDENT UNION	QUICK SERVICE - COUNTER	CLOSE

ALL YOU CAN EAT DINING

EXISTING RETAIL DINING

The table above shows current locations and proposed changes by the dining services provider in Fall 2019.

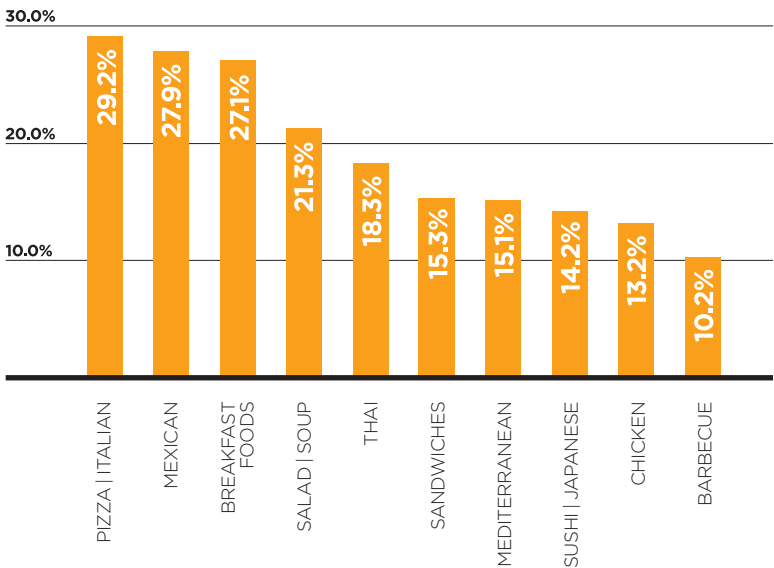
The map to the right documents campus zones and the above listed dining venue locations.



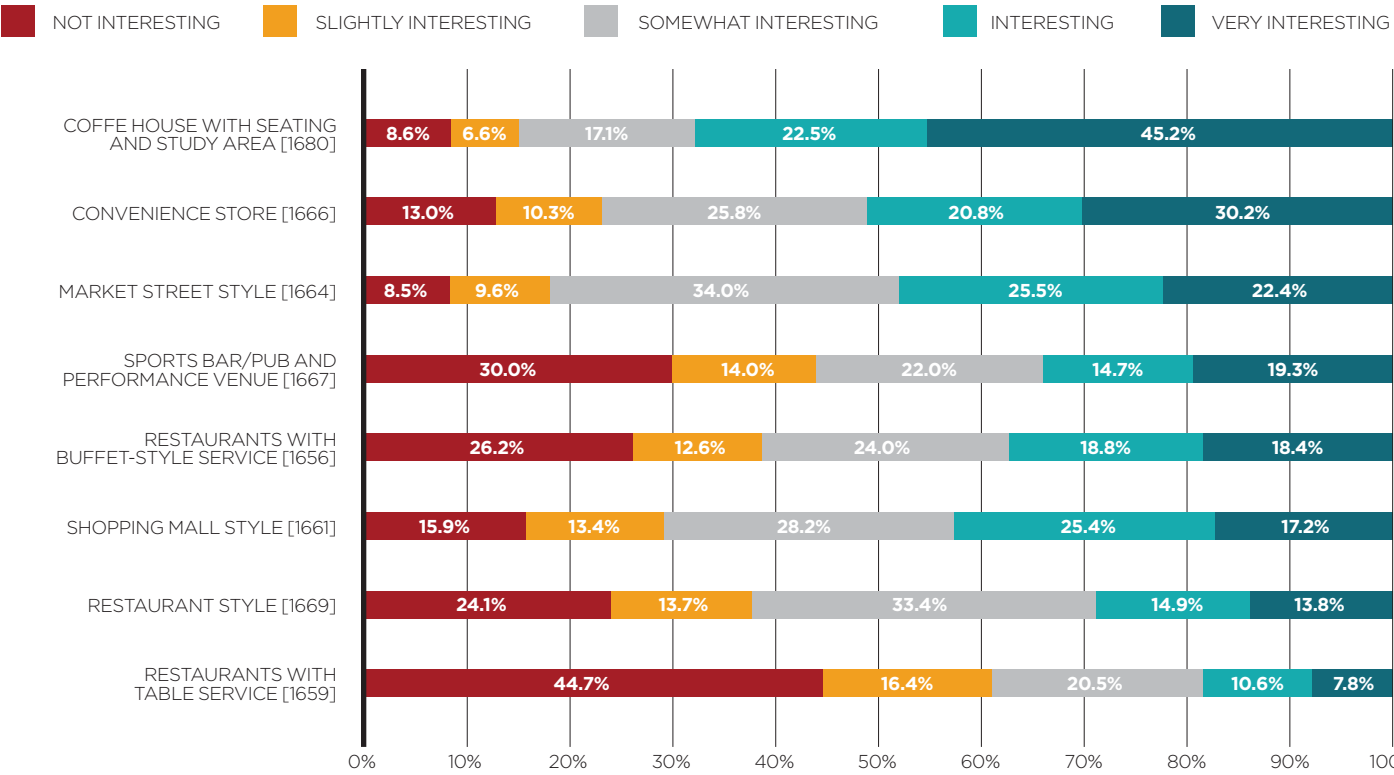
# PREFERRED NEW DINING

The graphs to the right and below show the type of food and services that the survey respondents are looking for on campus. This data informs the planning of the renovation and new student union facilities while balancing the overall dining options available on campus.

NEW STUDENT UNION REQUESTED FOOD OPTIONS  
RESPONDENTS: 1,712

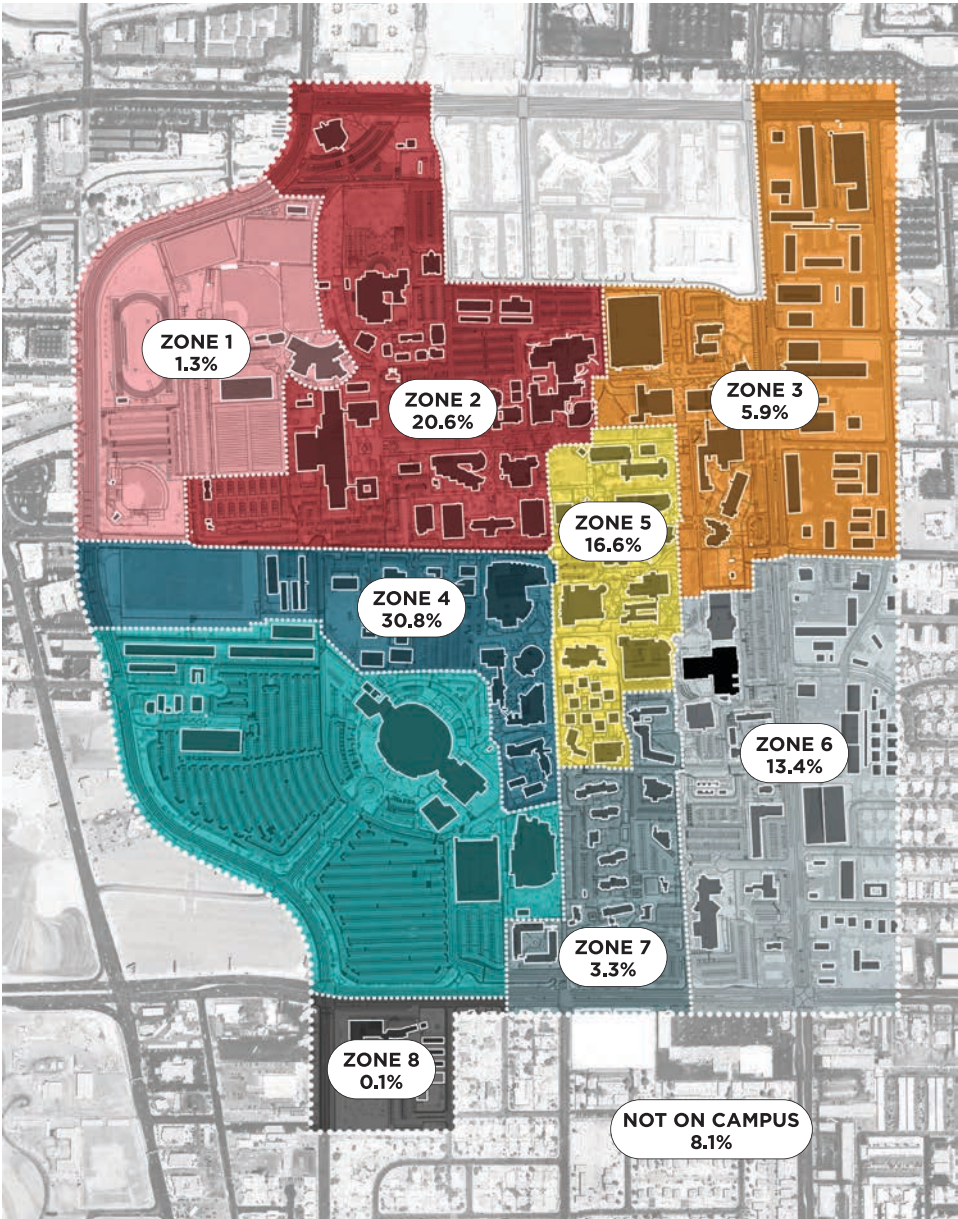


STUDENT INTEREST IN DIFFERENT TYPES OF DINING CONCEPTS

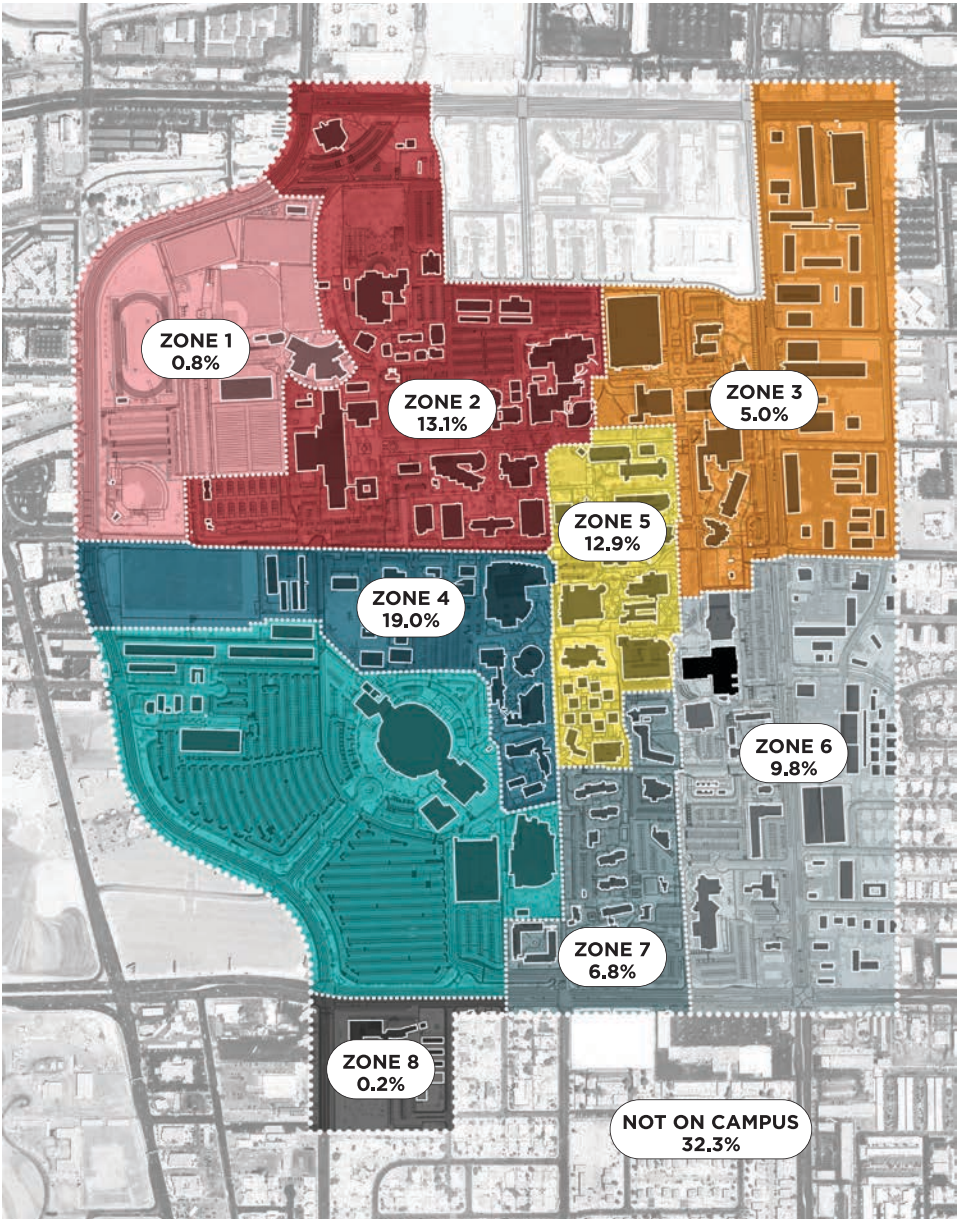


# POPULATION DISTRIBUTION

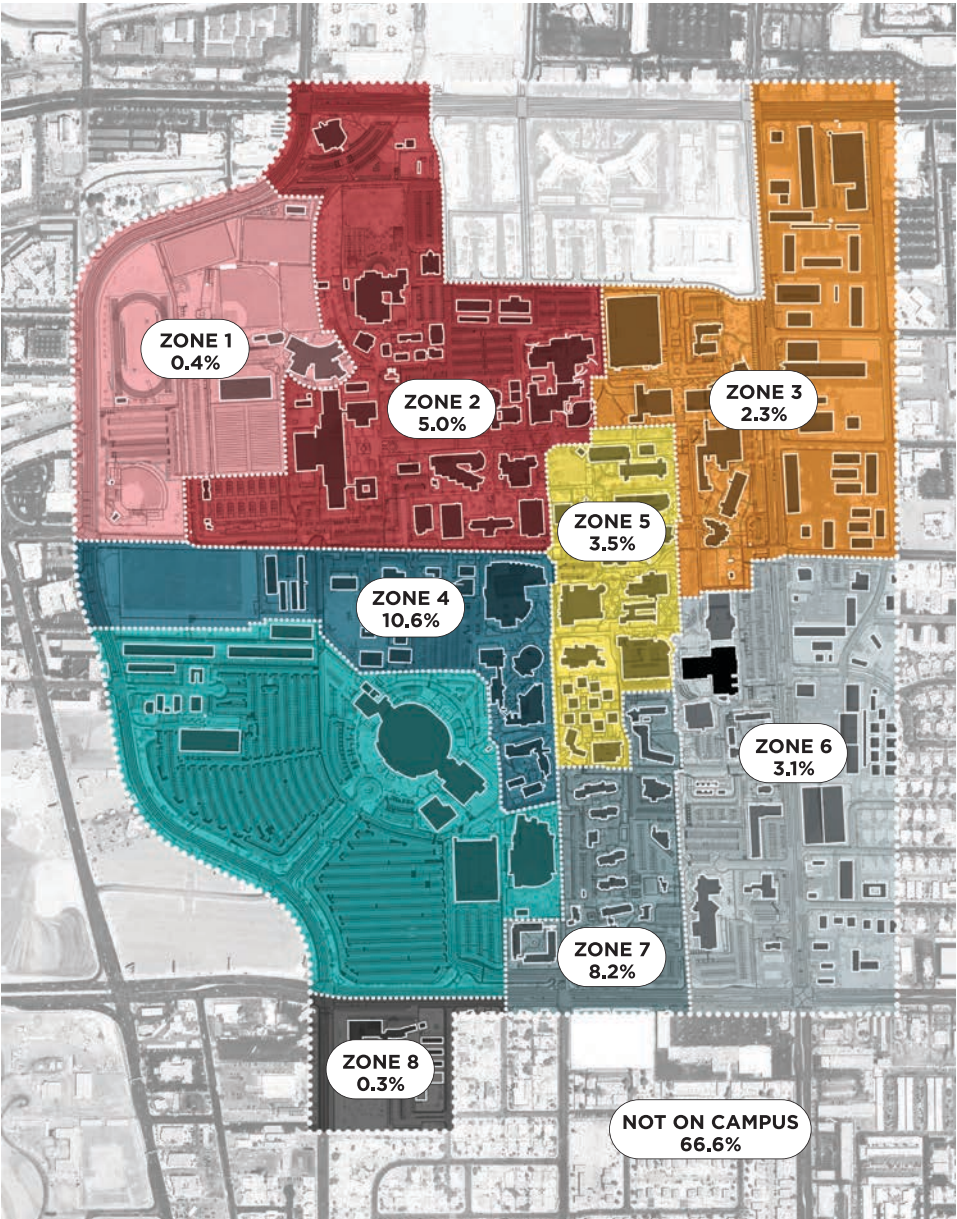
The survey respondents were asked what zones they were in during different parts of the day. The maps below show that the majority of the respondents are in the academic Zones 2,4, and 5. The current Student Union is located in Zone 6. The population distribution in this zone is lower and continues to decrease throughout the day.



MIDDAY  
11 AM - 2 PM



EVENING  
5 - 8 PM



LATE NIGHT  
AFTER 9 PM

# ANALYSIS SUMMARY

## ADDITIONAL SURVEY HIGHLIGHTS

### What people do for lunch when on campus:

- 38.7% eat on campus, of whom 28.1% eat at the Student Union.
- 12.1% skip lunch, which is high, relative to similar campus studies; convenient access to dining may be one of the reasons.
- 32.1% bring food from home due to high on-campus pricing, convenience, and better control of diet.

### Most important factors influencing where people eat:

- The pricing is fair/provides good value for money.
- I am able to order, pay for, and receive food quickly.
- I purchase food "to go" if I desire.
- It is within walking distance at mealtime.

### Top improvement priorities for dining in the new/renovated Student Union are:

- Price/value
- Heathy food choices
- Food variety and selection
- Service speed
- Late night dining
- Seating availability and configuration

## PLANNING SCENARIO

- Based on all the research findings, the recommendation has been made that there is a need for a second student union facility closer to the academic center of campus where the majority of the population are during midday and evening times.
- This option will help us in adding and distributing the dining options closer to where the students are during peak times.
- Our analysis indicates that the Student Union has an appropriate number of venues, but the sizing and distribution could be better aligned for improved efficiency and convenience. The chart and map on pages 50-51 shows the recommended food options on campus, including the New Student Union as well as the existing Student Union.

## RECOMMENDATION

### NEW STUDENT UNION

#### Marketplace

- Three concepts - Mexican, pizza, and Pan Asian
- Mixed configuration with dedicated seating for each concept and some shared seating

#### Grab and Go Kiosk

- WPB Starbucks coffee and cold drinks
- Fresh grab-and-go food items such as salads, sandwiches, and pastries

#### Sports Pub with performance venue

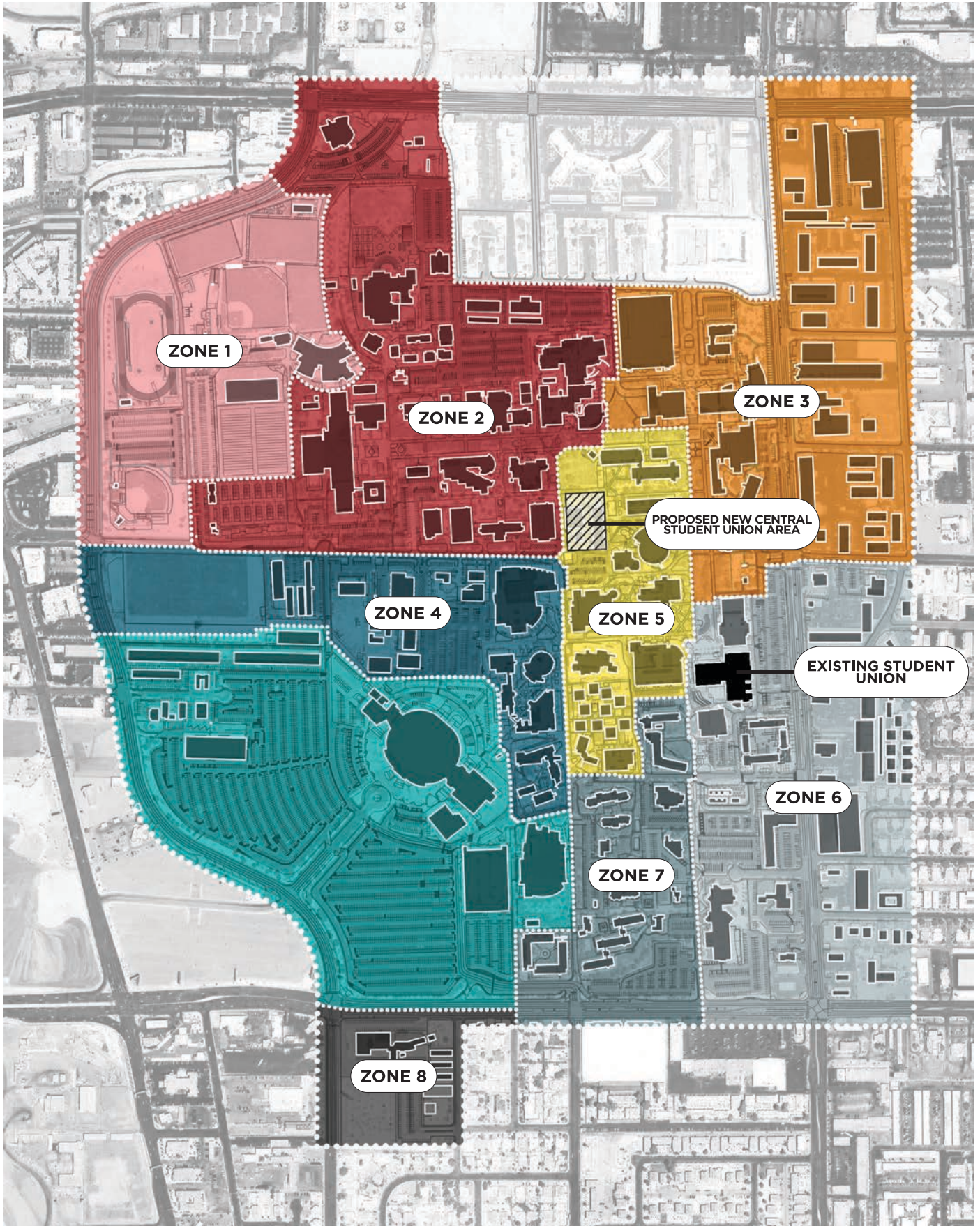
- Grill menu items including alcohol
- Open during midday and evening
- Dedicated seating within the restaurant

#### Commissary Kitchen


- Shared space supporting all dining activity within this building

### EXISTING STUDENT UNION

- Expand Starbucks seating
- Remove Taco Bell
  - Low sales and Mexican concept in New Student Union
- Expand kitchen storage and catering space to meet the demand

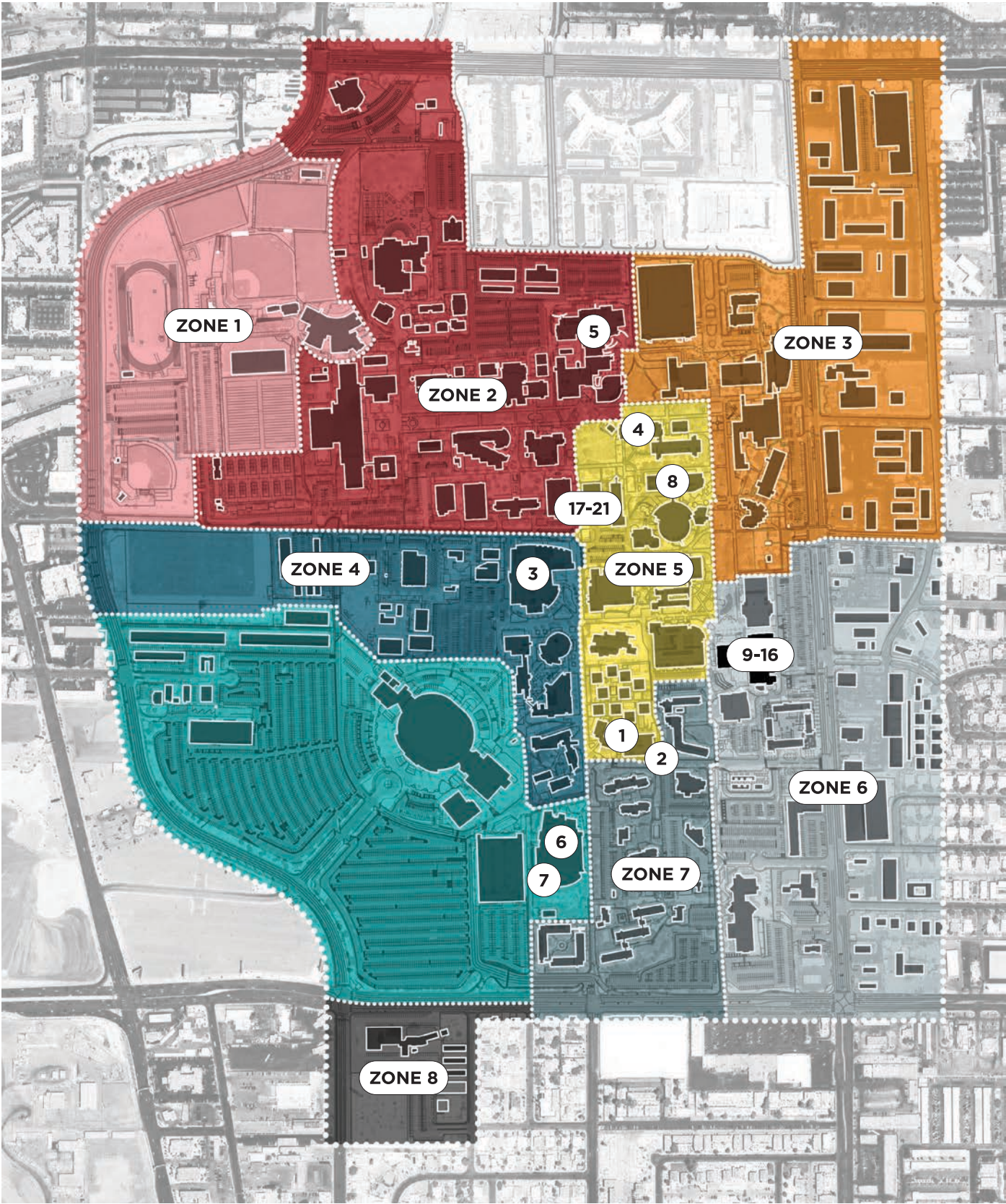


FUTURE DINING LOCATIONS			
RECOMMENDATIONS			
NO.	DINING VENUE	BUILDING	TYPE OF SERVICE
1	HAZEL DINING COMMONS	HAZEL DINING COMMONS	ALL YOU CAN EAT
2	P.O.D. DINING COMMONS	HAZEL DINING COMMONS	CONVENIENCE STORE
3	THE COFFEE BEAN & TEA LEAF	LIED LIBRARY	COFFEESHOP
4	SIDEWALK CAFE - SUBWAY	SIDEWALK CAFE	QUICK SERVICE - COUNTER
5	STARBUCKS	SCIENCE AND ENGINEERING	COFFEESHOP
6	EINSTEIN BROS. BAGELS	RECREATION AND WELLNESS CENTER	QUICK SERVICE - COUNTER
7	I.O. FUEL   GREENS TO GO	RECREATION AND WELLNESS CENTER	QUICK SERVICE - COUNTER
8	EINSTEIN BROS. BAGELS	BEVERLY ROGERS LITURATURE & LAW	QUICK SERVICE - COUNTER
9	MEDITERRANEAN FOOD CONCEPT	STUDENT UNION	QUICK SERVICE - COUNTER
10	JAMBA JUICE	STUDENT UNION	QUICK SERVICE - COUNTER
11	PANDA EXPRESS	STUDENT UNION	QUICK SERVICE - COUNTER
12	P.O.D. MARKET [EXPANDED]	STUDENT UNION	CONVENIENCE STORE
13	SOHO SUSHI BURRITOS	STUDENT UNION	QUICK SERVICE - COUNTER
14	STARBUCKS [EXPANDED]	STUDENT UNION	COFFEESHOP
15	STEAK N' SHAKE	STUDENT UNION	QUICK SERVICE - COUNTER
16	SUBWAY	STUDENT UNION	QUICK SERVICE - COUNTER
17	MEXICAN FOOD CONCEPT	NEW STUDENT UNION	MARKETPLACE
18	PIZZA	NEW STUDENT UNION	MARKETPLACE
19	PAN ASIAN FOOD CONCEPT	NEW STUDENT UNION	MARKETPLACE
20	PUB FOOD	NEW STUDENT UNION	RESTAURANT
21	GRAB AND GO	NEW STUDENT UNION	QUICK SERVICE - COUNTER

 ALL YOU CAN EAT DINING

 EXISTING RETAIL DINING

 FUTURE RETAIL DINING AT THE NEW STUDENT UNION



NEW STUDENT UNION SPACE PROGRAM					
RECOMMENDATION					
VENUE   FUNCTION	SEATING	QUANTITY	UNIT	NSF	NSF SUBTOTALS
RETAIL DINING - TOTAL SEATS	500				
SHARED SEATING					5,420
GENERAL DINING	320		16	5,120	
TRASH   RECYCLING		4	75	300	
MARKETPLACE RESTAURANT A: MEXICAN					1,860
SEATING	35		16	560	
FINISHING & SERVICE		1	800	800	
PREPERATION & SUPPORT AREA		1	300	300	
DRY   REFRIGERATED STORAGE		1	200	200	
MARKETPLACE RESTAURANT A: PIZZA					2,010
SEATING	35		16	560	
FINISHING & SERVICE		1	900	900	
PREPERATION & SUPPORT AREA		1	350	350	
DRY   REFRIGERATED STORAGE		1	200	200	
MARKETPLACE RESTAURANT A: PAN ASIAN					2,060
SEATING	35		16	560	
FINISHING & SERVICE		1	900	900	
PREPERATION & SUPPORT AREA		1	400	400	
DRY   REFRIGERATED STORAGE		1	200	200	
SPORTS PUB WITH GRILL					2,850
SEATING   LOUNGE	75		18	1,350	
FINISHING, SERVICE & BAR		1	900	900	
PREPERATION   SUPPORT AREA		1	300	300	
DRY   REFRIGERATED STORAGE		1	300	300	
GRAB & GO					650
SELF - SERVE DRY & REFRIGERATED DISPLAY		1	150	150	
SERVING [OVER THE COUNTER]		1	300	300	
DRY   REFRIGERATED STORAGE		1	200	200	
TOTAL RETAIL DINING				14,850 NSF	

## ASSUMPTIONS

- Analysis is based on 500 seats provided by the client.
- The marketplaces will have dedicated seating for each restaurant.
- Expanded catering kitchen at existing Student Union with space for support at the New Student Union.

NEW STUDENT UNION SPACE PROGRAM					
RECOMMENDATION					
VENUE   FUNCTION	SEATING	QUANTITY	UNIT	TOTAL NSF	SUB TOTALS
<b>SANITATION</b>					<b>450</b>
DISH   TRAY WASHING		1	250	250	
POT WAS   STORAGE		1	250	250	
<b>FOOD PRODUCTION</b>					<b>900</b>
GENERAL PRODUCTION		1	600	600	
CATERING SUPPORT		1	300	300	
<b>STORAGE</b>					<b>1,290</b>
DRY STORAGE		1	400	400	
EQUIPMENT   SEASONAL STORAGE		1	150	150	
PAPER STORAGE		1	100	100	
CHEMICAL STORAGE		1	80	80	
SYRUP STORAGE		1	80	80	
WALK-IN REFRIGERATOR		2	140	280	
WALK-IN FREEZER		1	200	200	
<b>SUPPORT</b>					<b>1,580</b>
DINING OFFICE SUITE		1	400	400	
TOILET   CHANGING ROOMS		2	150	300	
COMMON LOCKER AREA		1	200	200	
JANITOR CLOSET		2	80	160	
RECYCLING HOLDING		1	120	120	
GREASE COLLECTION   HOLDING		2	80	80	
CART   CAN WASH		1	120	120	
RECEIVING		1	200	200	
LOADING DOCK		0	800	0	
<b>TOTAL UNION KITCHEN</b>			<b>4,220 NSF</b>		
<b>TOTAL RETAIL DINING</b>	<b>500 SEATS</b>			<b>14,850 NSF</b>	
<b>TOTAL UNION KITCHEN</b>				<b>4,220 NSF</b>	
<b>GRAND TOTAL</b>	<b>500 SEATS</b>			<b>19,070 NSF</b>	



3

**VISION &  
DESIGN CONCEPTS**



## 3

## VISION & DESIGN CONCEPTS

The vision for UNLV is a conveniently located new Student Union that is a hub for student involvement and a gathering place for students and staff alike, supporting easy access to food and inspiring community-building.

This vision addresses several critical campus design issues and opportunities that came to light as a result of this study. These include students' desire to enjoy outdoor spaces for dining and relaxation, to create a stronger sense of connection between the academic heart of campus and the residence halls in the south portion of campus, and perhaps, most importantly, to help the campus feel safer to students. This report recommends a two-phased approach to realize the desired vision for UNLV's Student Union. Reinvigorating the existing Student Union through strategic renovation work will increase lounge space, activate adjacent outdoor space, and provide a destination for recreation. This is a great first step to ensure the existing Student Union will have a better impact on the student experience.

# APPROACH FOR VISION

## PHASE 1

### REINVIGORATE

EXISTING STUDENT UNION

- **Create a social destination on campus.**
- **Reimagine the gathering spaces for a better social experience.**
- **Rethink the messaging of spaces to align with the Student Union's mission to be an inclusive space for all students.**

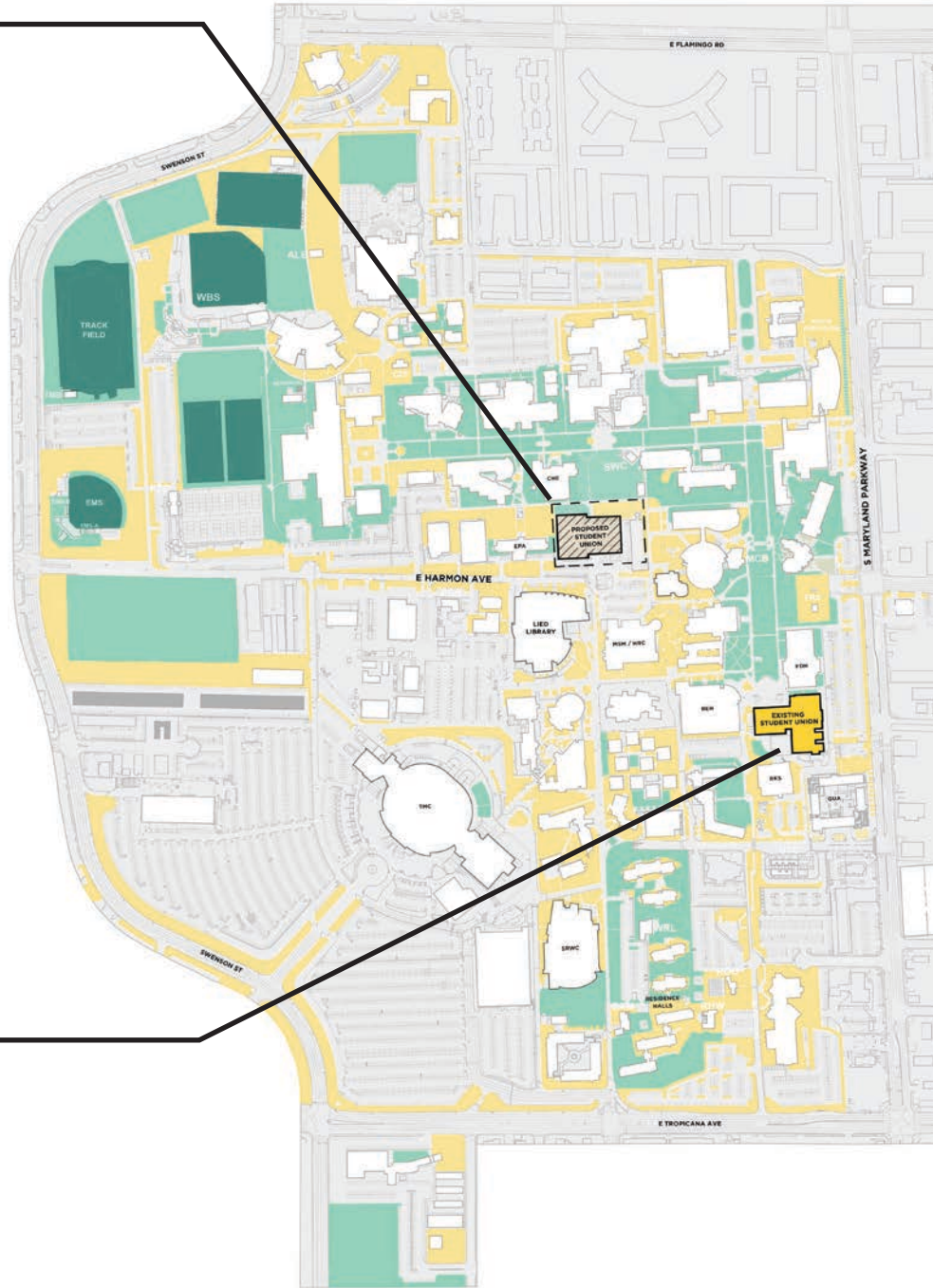
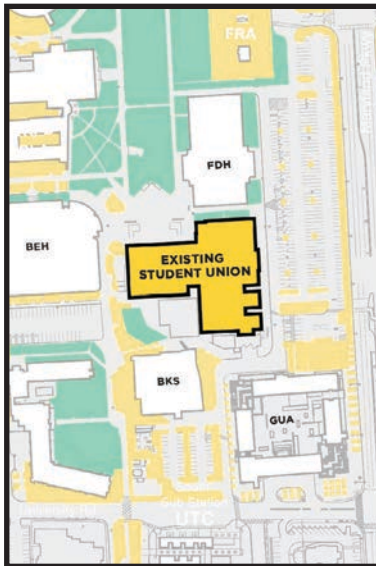
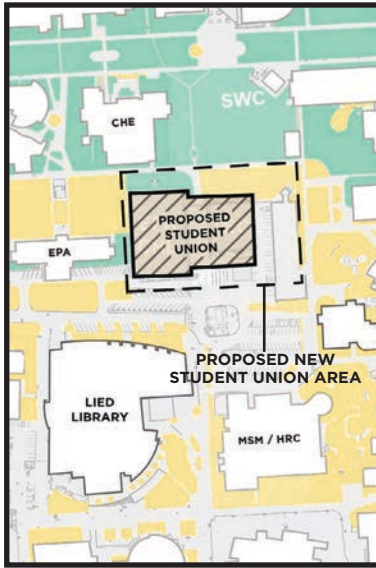
.....

## PHASE 2

### NEW STUDENT UNION

HEART OF CAMPUS

- **Create a destination at the center of campus for students and staff.**
- **Create a hub for student involvement that is conveniently located.**
- **Create a vibrant zone in the center of campus that makes the campus feel safer.**



UNLV CAMPUS: EXISTING UNION AND THE HEART OF CAMPUS

## PHASE 1

### REINVIGORATE

#### EXISTING STUDENT UNION

**Strategic interventions at the existing Student Union will reallocate spaces focused on positively impacting the student experience. The amount of student gathering and interaction space will double. In addition, Phase 1 proposes addressing adjacent outdoor spaces to the north, west and south to be additional gathering and programming spaces. This vision can be addressed over time with two initial phases outlined here for an immediate impact. Phase 1A focuses on the main level, and Phase 1B focuses on the second level and outdoor spaces.**

.....

#### VISION DESIGN GOALS

- Create a new social destination that anchors the commercial and residential developments on the east side along Maryland Parkway. This creates an aesthetically pleasing experience at the entrance to the building from Maryland Parkway. The long term vision for the space includes a late-night dining option replacing the current Starbucks.
- Expand and renovate social spaces for gathering and community on the main level of the Student Union. This will visually open up the building on the north, west and south sides.
- Improving indoor-outdoor connections on all three sides will both enhance student experience within the building's social spaces and help make the campus feel safer.
- Provide additional flexible space to mitigate overcrowding at peak times.
- Creating additional student involvement space on the second floor will bring the energy and vibrancy of student activity to the second floor. A student co-working space on the second level will create more student work and interaction space.

## PHASE 1A

### REINVIGORATE EXISTING STUDENT UNION MAIN LEVEL



**PHASE 1A VISION: DESIGN CONCEPT FOR CREATING GATHERING SPACES ON THE MAIN LEVEL OF THE EXISTING STUDENT UNION**

**Phase 1A will add 8,584 SF of additional student space by:**

- Renovating the existing theater and green room to create a social destination on campus.
- Enhancing the social and dining spaces to create an impactful experience.
- Aligning messaging of spaces with the Student Union's mission to be an inclusive space for all students.
- Creating spaces with flexible and multipurpose functionality to meet a variety of user needs.

## PHASE 1B

### REINVIGORATE

EXISTING STUDENT UNION  
SECOND LEVEL

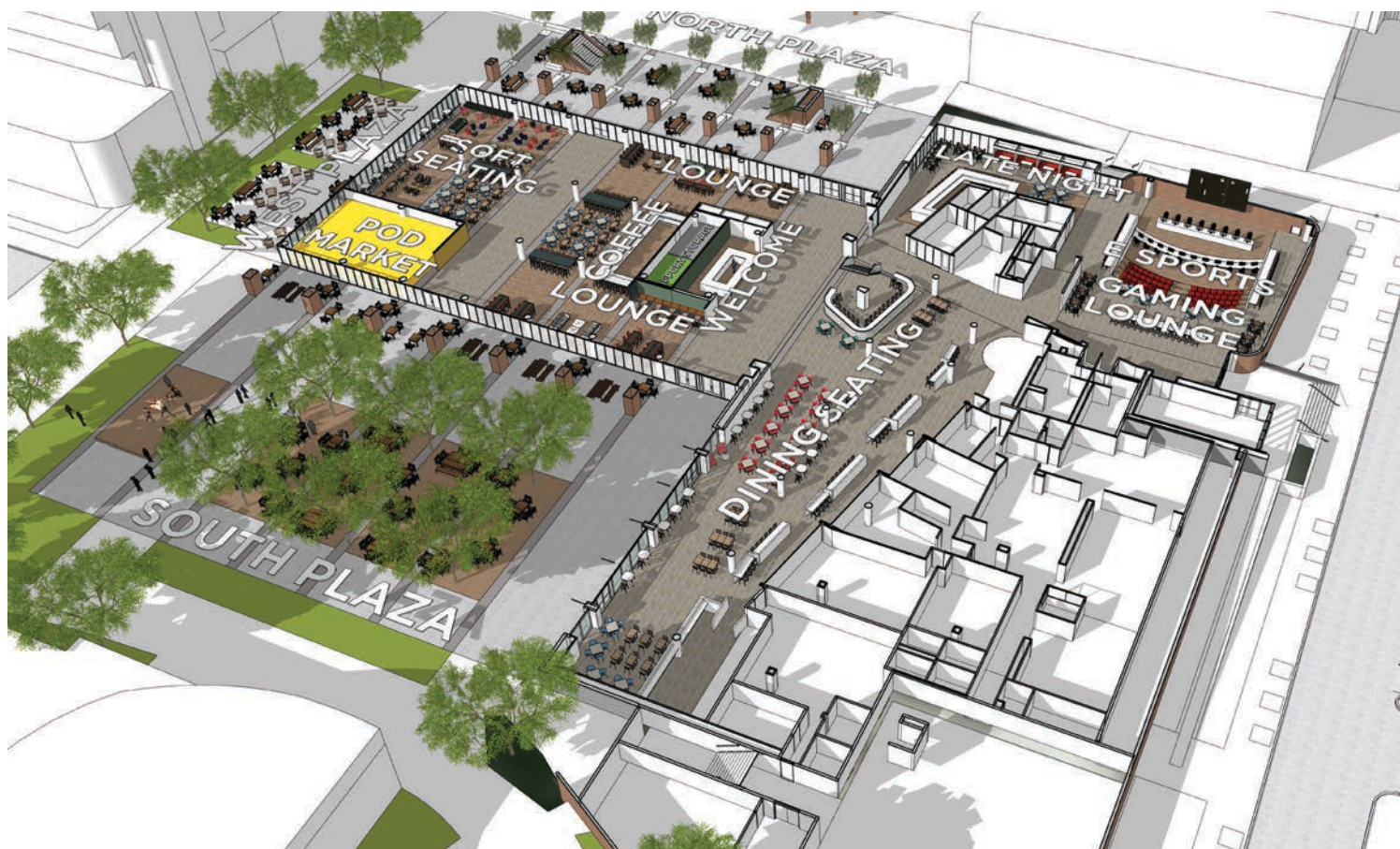


**PHASE 1B VISION: DESIGN CONCEPT FOR ACTIVATING THE OUTDOOR PLAZAS AND CREATING ADDITIONAL GATHERING, STUDY, AND STUDENT INVOLVEMENT COWORKING SPACE ON THE SECOND LEVEL OF THE EXISTING STUDENT UNION.**

**Phase 1B will add 11,139 SF of additional student space by creating:**

- Additional gathering, study, and student involvement coworking space.
- Additional student involvement space to increase the impact of student engagement and leadership in the building.
- Activated outdoor spaces north, west, and south of the Student Union.

## PHASE 1C



**PHASE 1C VISION: ENHANCED STUDENT INTERACTION AND SOCIAL EXPERIENCE ON THE FIRST FLOOR IS CREATED BY OPENING UP THE CENTRAL CORE AREA LOCATED BETWEEN DINING AND THE POD MARKET.**

### **Phase 1C will:**

- Renovate the existing central core of office, work space, and dining to create a more student focused area for gathering, studying, eating, and relaxing.
- Enhance the welcome desk and position it for maximum accessibility and wayfinding.
- Provide additional lounge space, coffee style seating, and quick grab-and-go food options.

## PHASE 2

# NEW STUDENT UNION

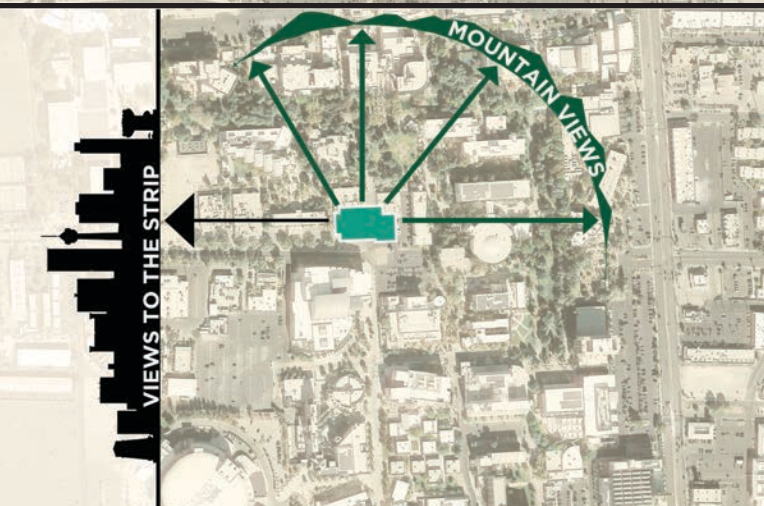
### HEART OF CAMPUS



#### LOCATION & ORIENTATION

The site location has not been finalized at this time and will be further explored as the project develops. An area of campus along with a proposed site have been identified for reference in this report based on the research findings, design criteria, and campus planning in collaboration with the UNLV team.

The academic heart of campus has been identified as an ideal location for the New Student Union. This location helps activate Gym Road from Tropicana Avenue on the south side to Harmon Avenue on the north. Flanked by the Rec Center, Hospitality Hall, Classroom Building Complex, and Lied Library along the way, it creates a social density corridor, engaging an inviting safe zone on campus. Situating the New Student Union at the end of this corridor creates a much needed terminus from the south and west of campus. Additionally, it is well connected to the north and northwest side of campus, which are currently underserved areas on campus for both food and student services.



#### CONTEXT

The new building will take advantage of views of the Strip on the west and the spectacular mountain views on the north and east from the roof level. The proposed facility is envisioned to be explored from the outside all the way up to the roof level.



#### CONNECTIONS TO OUTDOOR SPACES

The proposed facility helps develop connections to nature through outdoor lounges. The building is wrapped loosely by a shading skin that creates inside-outside spaces within its footprint for students to gather and linger. In addition to this, the social spaces spill out of the Student Union into the existing green space to the north as well as the existing cactus garden to the west. The new UNLV master plan also proposes a new green space to the south, where Harmon Avenue terminates.



PHASE 2: NEW STUDENT UNION, VIEW FROM THE LIED LIBRARY

## DESIGN GOALS FOR THE NEW STUDENT UNION

- Provide gathering and student spaces at the heart of campus, creating an additional social destination on campus that students can access.
- Relocate student involvement spaces to this central location to make it accessible for all students.
- Create a new multicultural center in the building to support the needs of the diverse student body.
- Introduce dining spaces on all three levels to make the new facility a destination for all students and staff.
- Introduce dining platforms and amenities to the heart of campus, closer to where most students are throughout the day.
- Better indoor-outdoor connections around the building and on upper levels of the building, creating a social space on the roof.
- Provide a multipurpose event space for indoor student programming that has a variety of uses.
- Additional meeting rooms and study rooms for student involvement and for all students.

## PHASE 2

### NEW STUDENT UNION

HEART OF CAMPUS

#### MAIN LEVEL



PHASE 2: MAIN LEVEL OF THE NEW STUDENT UNION. DINING AND MULTIPURPOSE EVENT SPACE WITH A COFFEE SHOP OPENING UP TO THE NORTH.

**The main level of the New Student Union will be 37,300 SF,  
and will include the following:**

- Welcome/information desk that is located at the south entrance across from Lied Library.
- Food platforms strategically located inside, creating vibrant social spaces along the periphery of the building.
- Multipurpose event space on the southeast side that opens up to the outside.
- Coffee shop on the north side, opening to this side of campus.
- Loading/service dock located on the west side of the building.

## PHASE 2

### NEW STUDENT UNION

HEART OF CAMPUS

#### SECOND LEVEL



PHASE 2: SECOND LEVEL OF THE NEW STUDENT UNION. DINING IN ADDITION TO STUDENT INVOLVEMENT AND MULTICULTURAL SPACES.

**The second level of the New Student Union will be 24,500 SF, and it will include the following:**

- The hub of student involvement and the multicultural center surrounded by student co-working and gathering spaces
- Meeting rooms positioned around the student involvement and multicultural spaces for easy use and access
- Food platform which will create a double height space above the multipurpose event space

## PHASE 2

### NEW STUDENT UNION

HEART OF CAMPUS

#### ROOF LEVEL



PHASE 2: ROOF LEVEL OF THE NEW STUDENT UNION. ROOF TOP DINING AND OUTDOOR SPACES ON THE ROOF, PROVIDES VIEWS TO THE STRIP AND THE MOUNTAINS.

**The roof level of the New Student Union will be 13,300 SF, and it will include the following:**

- Additional student involvement functions and an administration suite
- A student collaboration area that has access to outdoor roof terraces, making for a great student destination
- A rooftop food venue that will open up to outdoor dining terraces with views of the Strip to the west



PHASE 2: NORTHEAST VIEW OF THE NEW STUDENT UNION. THE BUILDING IS WRAPPED LOOSELY BY A SHADING SKIN, THAT CREATES INSIDE-OUTSIDE SPACES WITHIN ITS FOOTPRINT FOR STUDENTS TO GATHER AND LINGER.



# 4

**SPACE  
SUMMARY**



# 4

## SPACE SUMMARY

EXISTING UNLV STUDENT UNION SUMMARY			PHASE 1 RENOVATION SUMMARY		PHASE 2 NEW CENTRAL UNION SUMMARY		
GROUP NO.	PROGRAM AREA	CURRENT NSF	EXIST. NSF TO REMAIN	NSF TO RENOVATE	CENTRAL UNION	EFF FACTOR	TOTAL NEW GSF
1	LOUNGE/INTERACTION SPACES	6,919	0	7,501	7,500	1.43	10,725
2	MEETINGS & EVENTS	30,711	26,317	0	5,110	1.43	7,307
3	STUDENT INVOLVEMENT	12,926	12,926	4,054	10,874	1.43	15,550
4	RECREATION/ ENTERTAINMENT/ ACTIVITIES	2,511	0	4,825	0	1.43	0
5	UNION ADMIN. & OFFICES	13,954	11,829	0	2,200	1.43	3,146
6	FOOD SERVICE	21,249	13,897	7,352	21,170	1.43	30,273
7	RETAIL	20,037	20,037	0	520	1.43	744
8	OPERATIONS & MAINTENANCE	4,441	4,441	0	5,150	1.43	7,365
TOTAL NSF		112,748	89,447	23,732	52,524		
TOTAL GSF		155,000			75,100		

## **GROUP 1: LOUNGE/INTERACTION SPACES**



## **GROUP 2: MEETINGS & EVENTS**

EXISTING UNLV STUDENT UNION GROUP 1: LOUNGE/INTERACTION SPACES		
ROOM NO.	DESCRIPTION (EXISTING)	EXISTING NSF
	TOTAL	6,919
	GATHERING SPACES	6,919
120	CORRIDOR	1,582
125	LOUNGE	2,265
226	LOUNGE	568
227	LOUNGE	706
228	LOUNGE	655
232	LOUNGE/ART GALLERY	1,143

PHASE 1 RENOVATION GROUP 1: LOUNGE/INTERACTION SPACES			
EXIST. NSF TO REMAIN	NSF TO RENOVATE	REASSIGNED TO	NEW (REASSIGNED) FUNCTION
0	7,501		
0	4,990		
0	1,582		
0	2,265		
0	0	GROUP 3: STUDENT INVOLVEMENT	
0	0	GROUP 3: STUDENT INVOLVEMENT	
0	0	GROUP 3: STUDENT INVOLVEMENT	
0	1,143		
DESCRIPTION (EXIST.)	NSF TO RENOVATE	REASSIGNED FROM	NEW (REASSIGNED) FUNCTION
ADDITIONAL SPACES	2,511		
GAME ROOM	2,495	GROUP 4: REC./ENTERT./ACTIVITIES	ADD. MAIN LEVEL GATHERING
RISER ROOM	16	GROUP 4: REC./ENTERT./ACTIVITIES	ADDITIONAL GATHERING

PHASE 2 NEW CENTRAL UNION GROUP 1: LOUNGE/INTERACTION SPACES				
DESCRIPTION	UNIT	NSF EACH	NSF TOTAL	NOTES
TOTAL			7,500	
GATHERING SPACES			7,500	
SOFT SEATING LOUNGE	200	20	4,000	
CO-WORKING SPACE/LOUNGE	175	20	3,500	

EXISTING UNLV STUDENT UNION GROUP 2: MEETINGS & EVENTS		
ROOM NO.	DESCRIPTION (EXISTING)	EXISTING NSF
	TOTAL	30,711
	BALLROOM	17,119
236	BALLROOM	9,545
237	PRE-FUNCTION	3,058
208	MULTIPURPOSE ROOM	4,516
	MEETING ROOM	8,391
205	CONFERENCE - 205	897
207	CONFERENCE - 207	863
209	CONFERENCE - 209	974
211	CONFERENCE - 211	852
213	CONFERENCE - 213	932
218	CONFERENCE - 218	666
219	CONFERENCE - 219	796
221	SEMINAR - 221	264
222	CONFERENCE - 222	678
224	CONFERENCE - 224	755
115	GREEN ROOM - 115	714
	BALLROOM/MEETING STORAGE	1,090
234	BALLROOM STORAGE	1,020
115A	STORAGE	70
	THEATER	4,111
111	THEATER	2,686
111A	STAGE	727
111B	VESTIBULE	115
111D	STORAGE	24
111E	TICKETS	69
111F	CONTROL BOOTH	124
111G	VESTIBULE	76
111H	VESTIBULE	72
111J	RAMP	218

PHASE 1 RENOVATION GROUP 2: MEETINGS & EVENTS			
EXIST. NSF TO REMAIN	NSF TO RENOVATE	REASSIGNED TO	NEW (REASSIGNED) FUNCTION
26,317	0		
17,119	0		
9,545			
3,058			
4,516			
8,108			
897			
863			
974			
852			
932			
666			
796			
264			
932			
932			
		GROUP 4: REC./ENTERT./ACTIVITIES	
1,090			
1,020			
70			
		GROUP 4: REC./ENTERT./ACTIVITIES	
		GROUP 4: REC./ENTERT./ACTIVITIES	
		GROUP 4: REC./ENTERT./ACTIVITIES	
		GROUP 4: REC./ENTERT./ACTIVITIES	
		GROUP 4: REC./ENTERT./ACTIVITIES	
		GROUP 4: REC./ENTERT./ACTIVITIES	
		GROUP 4: REC./ENTERT./ACTIVITIES	
		GROUP 4: REC./ENTERT./ACTIVITIES	

PHASE 2 NEW CENTRAL UNION GROUP 2: MEETINGS & EVENTS				
DESCRIPTION	UNIT	NSF EACH	NSF TOTAL	NOTES
TOTAL			5,110	
MULTIPURPOSE EVENT SPACE			3,000	
LARGE EVENT SPACE	200	20	3,000	
MEETING ROOMS			2,110	
FLEXIBLE MEETING ROOM	2	500	1,000	
SMALL MEETING ROOMS	2	240	480	
MEETING ROOMS ADJ. KITCHEN	1	240	240	
PRAYER/MEDITATION/REFLECTION	1	240	240	
CONFERENCE ROOM	1	150	150	

## GROUP 3: STUDENT INVOLVEMENT

EXISTING UNLV STUDENT UNION GROUP 3: STUDENT INVOLVEMENT		
ROOM NO.	DESCRIPTION (EXISTING)	EXISTING NSF
	TOTAL	12,926
	STUDENT ACTIVITIES	5,021
302	OPEN OFFICE	842
302A	OFFICE	120
302B	OFFICE	120
302C	OFFICE	110
302D	OFFICE	141
302E	OFFICE	124
302F	OFFICE	151
302G	OFFICE	117
302H	OFFICE	117
302J	STORAGE	235
302K	HALL	413
302L	STORAGE	189
302M	CONFERENCE ROOM	391
302N	OFFICE	128
302P	OFFICE	120
302Q	OFFICE	120
302R	OFFICE	120
302S	OFFICE	120
302T	OFFICE	120
302U	OFFICE	120
302V	COPY	170
302W	OFFICE	120
302X	OFFICE	120
302Y	OFFICE	120
302Z	OFFICE	120
307	STUDENT ORG STORAGE	453
	SCARLET & GREY NEWSPAPER	1,154
301	REBEL YELL	688
301A	OFFICE	320
301B	CONFERENCE ROOM	146
	SORCE	1,160
305	STUDENT RESOURCE	1,160
	SD&SJ	1,145
309	REBEL CARD OFFICE	625
309A	CONFERENCE ROOM	142
309B	OFFICE	104
309C	OFFICE	116
309D	OFFICE	158
	STUDENT GOVERNMENT	4,446
313A	OFFICE	102
313B	OFFICE	102
313C	OFFICE	102
313D	DIRECTORS	846
313E	CONFERENCE ROOM	363
313F	COPY ROOM	152
313G	OFFICE	104
313H	REBEL RADIO PRO	217
313J	CSUN OFFICE	102
313K	CSUN OFFICE	102
313L	OFFICE	102
313M	OFFICE	100
313N	OFFICE	120
313P	OFFICE	123
313Q	STORAGE	189
313R	SENATORS	803
313S	STORAGE	102
316	SIA/CSUN RECP	422
306	GPSA	293

PHASE 1 RENOVATION GROUP 3: STUDENT INVOLVEMENT				
EXIST. NSF TO REMAIN	NSF TO RENOVATE	REASSIGNED TO	NEW (REASSIGNED) FUNCTION	
12,926	4,054			
5,021				
842				
120				
120				
110				
141				
124				
151				
117				
117				
235				
413				
189				
391				
128				
120				
120				
120				
120				
120				
170				
120				
120				
120				
453				
1,154				
688				
320				
146				
1,160				
1,160				
1,145				
625				
142				
104				
116				
158				
4,446				
102				
102				
102				
846				
363				
152				
104				
217				
102				
102				
102				
100				
120				
123				
189				
803				
102				
422				
293				

DESCRIPTION (EXIST.)	NSF TO RENOVATE	REASSIGNED FROM	NEW (REASSIGNED) FUNCTION
ADDITIONAL SPACES	4,054		
LOUNGE - 226	568	GROUP 1: LOUNGE/INTERACT. SPACES	
LOUNGE - 227	706	GROUP 1: LOUNGE/INTERACT. SPACES	
LOUNGE - 228	655	GROUP 1: LOUNGE/INTERACT. SPACES	
COMPUTER HELP	572	GROUP 5: UNION ADMIN + OFFICES	STUDENT COWORKING
STORAGE	96	GROUP 5: UNION ADMIN + OFFICES	STUDENT COWORKING
OFFICE	147	GROUP 5: UNION ADMIN + OFFICES	STUDENT COWORKING
CONFERENCE	147	GROUP 5: UNION ADMIN + OFFICES	STUDENT COWORKING
OFFICE	120	GROUP 5: UNION ADMIN + OFFICES	STUDENT COWORKING
COMPUTER LAB	1,043	GROUP 5: UNION ADMIN + OFFICES	STUDENT COWORKING

PHASE 2 NEW CENTRAL UNION GROUP 3: STUDENT INVOLVEMENT				
DESCRIPTION	UNIT	NSF EACH	NSF TOTAL	NOTES
TOTAL			10,874	
AMENITIES			540	
KITCHENETTE/MICROWAVE	1	120	120	
LOCKERS	1	120	120	
COPY/PRINT	1	120	120	
WELCOME DESK FOR SU	1	180	180	
CSUN			1,200	
PRIVATE OFFICES	2	100	200	2 FTE
CSUN DIRECTOR'S OFFICE	1	500	500	2 GAS @ SU
CSUN SENATOR'S OFFICE	1	500	500	1 WKSTN
SIA			4,520	
PRIVATE OFFICES	9	100	900	5 FTE @ SU
GA SHARED OFFICE	1	140	140	2 GAS @ SU
OPEN WORKSPACE	10	36	360	10 WKSTNS
STORAGE-OFFICE	1	50	50	
STORAGE - STUDENT ORGS	1	1,200	1,200	
SORCE	1	250	250	
GRAPHIC PRODUCTION AREA	1	250	250	
REB	1	250	250	
GREEK COUNCIL OFFICE	1	250	250	
UNLVOLUNTEERS	1	250	250	
LEAD	1	250	250	
RSO BUSINESS OFFICE	1	120	120	
SCARLET & GREY NEWSLETTER	1	250	250	
SLL			1,084	
PRIVATE OFFICES	8	100	800	8 FTE @ SU
GA SHARED OFFICE	1	140	140	3 GAS @ SU
OPEN WORKSPACE	4	36	144	1 WKSTN
MULTICULTURAL CENTER			2,650	
WELCOME DESK	1	150	150	
LIBRARY	1	150	150	
RESOURCE CENTER	1	250	250	
IDENTITY BASED GROUPS	6	250	1,500	
STAFF OFFICES	6	100	600	
SDSJ			880	
PRIVATE OFFICES	5	100	500	5 FTE @ SU
GA SHARED OFFICE	1	140	140	2 GAS @ SU
OPEN WORKSPACE	1	240	240	1 WKSTN

**GROUP 4: RECREATION/ENTERTAINMENT/ACTIVITIES**



**GROUP 5: UNION ADMINISTRATION & OFFICES**

EXISTING UNLV STUDENT UNION GROUP 4: RECREATION/ENTERT./ACTIVITIES		
ROOM NO.	DESCRIPTION (EXISTING)	EXISTING NSF
TOTAL		2,511
GAME ROOM		2,511
135	GAME ROOM	2,495
135A	RISER ROOM	16

PHASE 1 RENOVATION GROUP 4: RECREATION/ENTERT. ACTIVITIES			
EXIST. NSF TO REMAIN	NSF TO RENOVATE	REASSIGNED TO	NEW (REASSIGNED) FUNCTION
0	4,825		
0	0		
0	0	GROUP 1: LOUNGE/INTERACT. SPACES	
0	0	GROUP 1: LOUNGE/INTERACT. SPACES	

DESCRIPTION (EXIST.)	NSF TO RENOVATE	REASSIGNED FROM	NEW (REASSIGNED) FUNCTION
ADDITIONAL SPACES	4,825		
THEATER	2,686	GROUP 2: MEETINGS & EVENTS	GAME ROOM / ESPORTS
STAGE	727	GROUP 2: MEETINGS & EVENTS	GAME ROOM / ESPORTS
VESTIBULE	115	GROUP 2: MEETINGS & EVENTS	GAME ROOM / ESPORTS
STORAGE	24	GROUP 2: MEETINGS & EVENTS	GAME ROOM / ESPORTS
TICKETS	69	GROUP 2: MEETINGS & EVENTS	GAME ROOM / ESPORTS
CONTROL BOOTH	124	GROUP 2: MEETINGS & EVENTS	GAME ROOM / ESPORTS
VESTIBULE	76	GROUP 2: MEETINGS & EVENTS	GAME ROOM / ESPORTS
VESTIBULE	72	GROUP 2: MEETINGS & EVENTS	GAME ROOM / ESPORTS
RAMP	218	GROUP 2: MEETINGS & EVENTS	GAME ROOM / ESPORTS
GREEN ROOM - 115	714	GROUP 2: MEETINGS & EVENTS	GAME ROOM / ESPORTS

PHASE 2 NEW CENTRAL UNION GROUP 4: RECREATION/ENTERT. ACTIVITIES				
DESCRIPTION	UNIT	NSF EACH	NSF TOTAL	NOTES
TOTAL			0	

EXISTING UNLV STUDENT UNION GROUP 5: UNION ADMINISTRATION & OFFICES		
ROOM NO.	DESCRIPTION (EXISTING)	EXISTING NSF
TOTAL		13,954
INFO OFFICE		461
122	OFFICE	171
122A	INFO	290
REBEL CARD		722
118	REBEL CARD	352
118A	STORAGE	91
118B	OFFICE	279
2ND FLOOR OFFICES		2,125
231	COMPUTER HELP	572
231A	STORAGE	96
231B	OFFICE	147
231C	CONFERENCE	147
231D	OFFICE	120
233	COMPUTER LAB	1,043
ADMIN OFFICES		9,793
314	ADMIN OPEN SPACE	4,014
314A	HALL	404
314B	CONFERENCE ROOM	328
314C	STORAGE	104
314D	COPY ROOM	141
314E	STORAGE	137
314F	OFFICE	196
314G	OFFICE	161
314H	OFFICE	159
314J	OFFICE	160
314R	CASH ROOM	59
315	SCHEDULING OPEN OFFICE	820
315A	OPEN OFFICE	144
315B	ADMIN RECEPTION	609
315C	OFFICE	149
315D	OFFICE	124
315E	OFFICE	124
315F	OFFICE	124
315G	OFFICE	124
315H	OFFICE	189
315J	OFFICE	124
315K	OFFICE	124
315L	OFFICE	124
315M	OFFICE	159
315N	OFFICE	159
315P	OFFICE	159
315Q	OFFICE	159
315R	HALL	365
308	STAFF BREAK ROOM	150
THE INTERSECTION		853
121	INTERSECTION & LEASING OFFICE	853

PHASE 1 RENOVATION GROUP 5: UNION ADMINISTRATION & OFFICES			
EXIST. NSF TO REMAIN	NSF TO RENOVATE	REASSIGNED TO	NEW (REASSIGNED) FUNCTION
11,829	0		
461	0		
171	0		
290	0		
722	0		
352	0		
91	0		
279	0		
0	0		
0	0	GROUP 3: STUDENT INVOLVEMENT	STUDENT COWORKING
0	0	GROUP 3: STUDENT INVOLVEMENT	STUDENT COWORKING
0	0	GROUP 3: STUDENT INVOLVEMENT	STUDENT COWORKING
0	0	GROUP 3: STUDENT INVOLVEMENT	STUDENT COWORKING
0	0	GROUP 3: STUDENT INVOLVEMENT	STUDENT COWORKING
0	0	GROUP 3: STUDENT INVOLVEMENT	STUDENT COWORKING
9,793	0		
4,014	0		
404	0		
328	0		
104	0		
141	0		
137	0		
196	0		
161	0		
159	0		
160	0		
59	0		
820	0		
144	0		
609	0		
149	0		
124	0		
124	0		
124	0		
124	0		
189	0		
124	0		
124	0		
159	0		
159	0		
159	0		
159	0		
365	0		
150	0		
853	0		
853	0		

PHASE 2 NEW CENTRAL UNION GROUP 5: UNION ADMINISTRATION & OFFICES				
DESCRIPTION	UNIT	NSF EACH	NSF TOTAL	NOTES
TOTAL			2,200	
COMPUTER LAB			1,000	
COMPUTER LAB	1	1,000	1,000	
UNION ADMINISTRATION			1,200	
NEW SATELLITE OFFICE	1	1,200	1,200	

## GROUP 6: FOOD SERVICE

EXISTING UNLV STUDENT UNION GROUP 6: FOOD SERVICE		
ROOM NO.	DESCRIPTION (EXISTING)	EXISTING NSF
TOTAL		21,249
DINING SEATING		7,352
105	FOOD COURT	7,352
SERVERIES / FOOD PLATFORMS		2,644
104	SERVERY 1	374
104A	SERVERY 2	312
104B	SERVERY 3	445
104C	SERVERY 4	617
104D	SERVERY 5	896
YUMZ YOGURT VENUE		674
123	YUMZ YOGURT	383
123A	KITCHEN	291
JAMBA JUICE		871
127	RETAIL #7 - JAMBA JUICE	871
BACK OF HOUSE		5,282
101	KITCHEN	3,535
101A	JANITOR	46
101B	OFFICE	84
101C	STORAGE	525
101D	REF/FRZ	550
101E	MEN'S LOCKER ROOM	70
101F	MEN'S RESTROOM	59
101G	WOMEN'S LOCKER ROOM	73
101H	WOMEN'S RESTROOM	61
101J	BEVERAGE	152
101L	ELEVATOR MACHINE ROOM	71
101M	CASH	56
STARBUCKS		1,431
117	RETAIL #2 - STARBUCKS	1,163
117A	STORAGE - STARBUCKS	268
C-STORE		1,285
128	RETAIL #8 - C-STORE	558
129	SHARED PREP/STORAGE	452
132	STORAGE	275
CATERING		1,710
210	CATER	524
235	CATER	618
235B	REF	568

PHASE 1 RENOVATION GROUP 6: FOOD SERVICE			
EXIST. NSF TO REMAIN	NSF TO RENOVATE	REASSIGNED TO	NEW (REASSIGNED) FUNCTION
13,897	0		
0	7,352		
0	7,352		
2,644	0		
374	0		
312	0		
445	0		
617	0		
896	0		
674	0		
383	0		
291	0		
871	0		
871	0		
5,282	0		
3,535	0		
46	0		
84	0		
525	0		
550	0		
70	0		
59	0		
73	0		
61	0		
152	0		
71	0		
56	0		
1,431	0		
1,163	0		
268	0		
1,285	0		
558	0		
452	0		
275	0		
1,710	0		
524	0		
618	0		
568	0		

PHASE 2 NEW CENTRAL UNION GROUP 6: FOOD SERVICE				
DESCRIPTION	UNIT	NSF EACH	NSF TOTAL	NOTES
TOTAL			21,170	
DINING SEATING			6,800	
NEW DINING SEATING	425	16	6,800	
SERVERIES / FOOD PLATFORMS			8,950	
LATE NIGHT VENUE	1	2,850	2,850	
SERVERY #1 - MEXICAN	1	1,300	1,300	
SERVERY #2 - PIZZA	1	1,450	1,450	
SERVERY #3 - PAN ASIAN	1	1,500	1,500	
GRAB-N-GO / COFFEE	1	650	650	
C-STORE	1	1,200	1,200	
FOOD SERVICE AREAS			4,220	
BACK OF HOUSE KITCHEN	1	4,220	4,220	

**GROUP 7: RETAIL**

.....

**GROUP 8: OPERATIONS & MAINTENANCE**

EXISTING UNLV STUDENT UNION GROUP 7: RETAIL		
ROOM NO.	DESCRIPTION (EXISTING)	EXISTING NSF
	TOTAL	20,037
	BANK	646
119	RETAIL #1 - BANK	388
119A	STORAGE - BANK	258
	CAMPUS COPY CENTER	916
124	CAMPUS COPY CENTER LOBBY	136
124A	CCC WORK AREA	656
124B	OFFICE	71
124C	ELECTRICAL	53
	VENDING	167
125A	VENDING ALCOVE	167
	BOOKSTORE	18,308
125A	BOOKSTORE RETAIL	13,073
	BOOKSTORE BOH	5,235

PHASE 1 RENOVATION GROUP 7: RETAIL			
EXIST. NSF TO REMAIN	NSF TO RENOVATE	REASSIGNED TO	NEW (REASSIGNED) FUNCTION
20,037	0		
646	0		
388			
258			
916			
136			
656			
71			
53			
167			
167			
18,308			
13,073			
5,235			

PHASE 2 NEW CENTRAL UNION GROUP 7: RETAIL				
DESCRIPTION	UNIT	NSF EACH	NSF TOTAL	NOTES
TOTAL			520	
VENDING			520	
VENDING ALCOVE	1	120	120	
ATM			200	
ATM MACHINES	2	100	200	

EXISTING UNLV STUDENT UNION GROUP 8: OPERATIONS & MAINTENANCE		
ROOM NO.	DESCRIPTION (EXISTING)	EXISTING NSF
	TOTAL	4,441
	STORAGE	4,441
132	STORAGE	275
202	STORAGE	217
203	STORAGE	686
215	STORAGE	85
225	STORAGE	62
235A	STORAGE	160
240A	STORAGE	105
103C	LOADING DOCK	2,851

PHASE 1 RENOVATION GROUP 8: OPERATIONS & MAINTENANCE			
EXIST. NSF TO REMAIN	NSF TO RENOVATE	REASSIGNED TO	NEW (REASSIGNED) FUNCTION
4,441	0		
4,441	0		
275			
217			
686			
85			
62			
160			
105			
2,851			

PHASE 2 NEW CENTRAL UNION GROUP 8: OPERATIONS & MAINTENANCE				
DESCRIPTION	UNIT	NSF EACH	NSF TOTAL	NOTES
TOTAL			5,150	
LOADING DOCK	1	3,500	3,500	
STORAGE	1	1,500	1,500	
DOCK OFFICE	1	150	150	

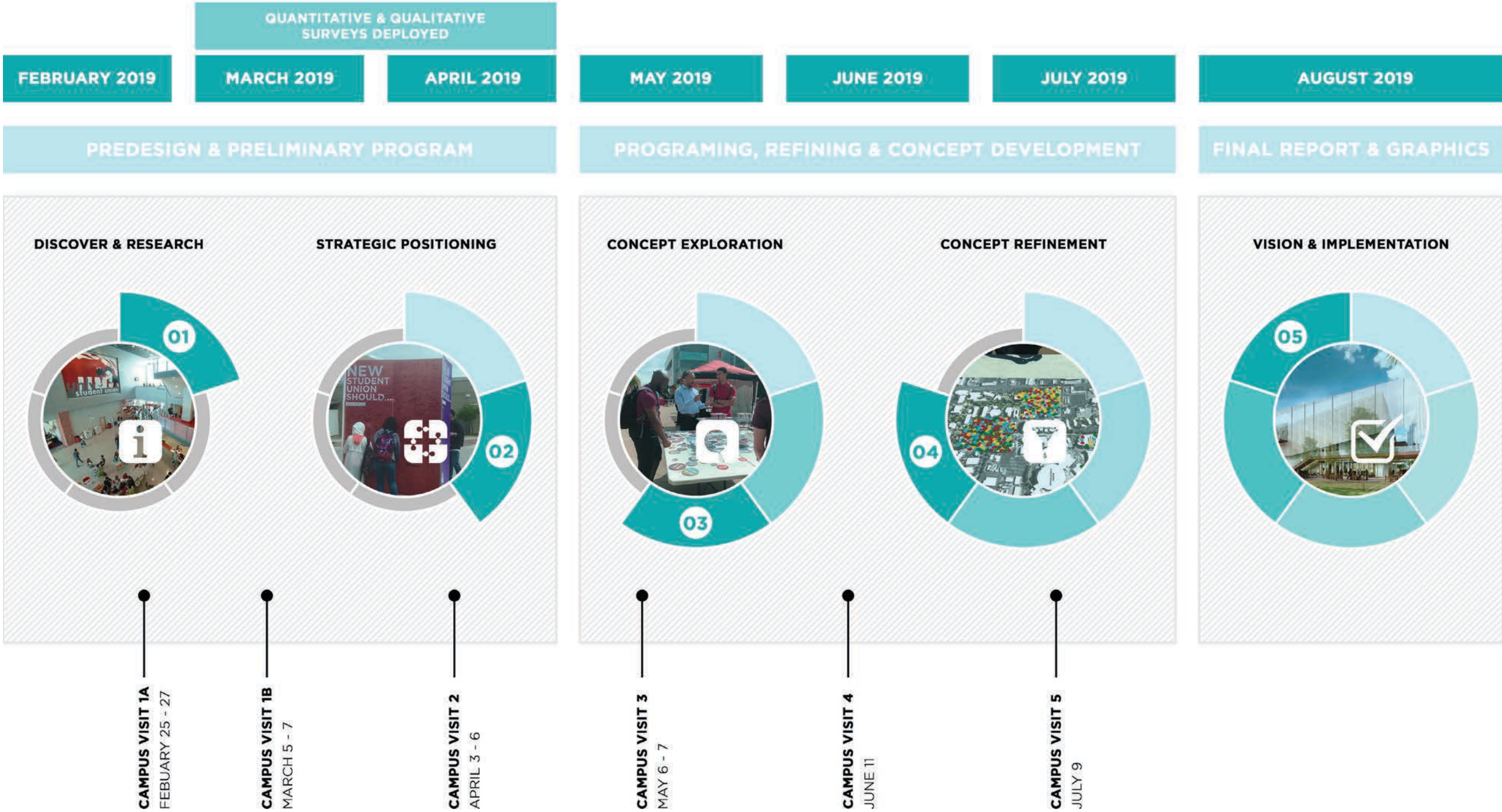


5

**SCHEDULE**



# 5 SCHEDULE





# PHASE 1A - EXISTING UNION RENOVATION

<b>SCOPE AGREEMENT AND DECISION TO PROCEED WITH PHASE 1A</b>	<b>CONTRACT MODIFICATIONS COMPLETE AND THE DESIGN TEAM BEGINS WORK</b>	<b>CONSTRUCTION DOCUMENTS SUBMITTED</b>	<b>AGENCY REVIEW, BIDDING, AND BUILDING PERMIT ISSUED</b>	<b>START OF CONSTRUCTION</b>	<b>OCCUPANCY</b>
NOVEMBER 1, 2019	JANUARY 1, 2019	MAY 1, 2020	MAY   JUNE 1, 2020	JULY 1, 2020	DECEMBER 1, 2020

# PHASE 1B - EXISTING UNION RENOVATION

<b>SCOPE AGREEMENT AND DECISION TO PROCEED WITH PHASE 1B</b>	<b>CONTRACT MODIFICATIONS COMPLETE AND THE DESIGN TEAM BEGINS WORK</b>	<b>CONSTRUCTION DOCUMENT DEVELOPMENT</b>	<b>AGENCY REVIEW, BIDDING, AND BUILDING PERMIT ISSUED</b>	<b>CONSTRUCTION DURATION AND OCCUPANCY</b>
TBD	1   2 MONTHS	4 MONTHS	2 MONTHS	5 MONTHS

# PHASE 2 - NEW CENTRAL STUDENT UNION

<b>SCOPE AGREEMENT AND DECISION TO PROCEED WITH PHASE 2</b>	<b>CONTRACT MODIFICATIONS COMPLETE AND THE DESIGN TEAM BEGINS WORK</b>	<b>SCHEMATIC DESIGN</b>	<b>DESIGN DEVELOPMENT</b>	<b>CONSTRUCTION DOCUMENTS</b>	<b>BIDDING DOCUMENTS</b>	<b>CONSTRUCTION ADMINISTRATION</b>
TBD	2 MONTHS	4 MONTHS	4 MONTHS	9 MONTHS	3 MONTHS	24 MONTHS



# 6

## BUDGET MODEL & STUDENT FEE OUTLOOK



## 6

# BUDGET MODEL & STUDENT FEE OUTLOOK

## FINANCIAL ANALYSIS

**Overview.** Brailsford & Dunlavey (B&D) developed a financial model to understand the project's capital cost impacts to the existing budget for the Student Union and to identify the magnitude of additional operational impacts with a new, renovated, or expanded Student Union. In the process of developing the plan and in discussion with the Steering Committee, some concepts were introduced. Although the evaluation of a renovation and expansion to the existing Student Union was also completed, an additional concept to include a brand new facility on a more centrally located site near Lied Library was also assessed. For the purposes of this financial analysis, the project team assumed the new construction option as the primary concept to evaluate. UNLV's Department of Planning and Construction provided cost assumptions based off past estimates for other campus projects. For the primary project concept, B&D utilized a project cost of \$850 per square feet (2019 dollars) for new construction with a preliminary program of 75,100 SF. With the general assumption of 5% interest and 30-year term, the total cost of the preliminary program is \$64 million (2019) or approximately \$74 million at opening (2025) after assuming a 3% inflation to midpoint of construction. The final project cost resulted in an annual debt service payment of \$4.8 million.

**Student fee.** The financial analysis also evaluated the magnitude of the impacts to the existing operations of the building, as well as other ancillary impacts to departments, such as Student Involvement & Activities (SIA), Student Diversity & Social Justice (SDSJ), Campus Life Technology (CLT), Campus Life Business & Admin Services (CLBAS), and Student Affairs Building Maintenance (SABM). The aforementioned departments and respective budgets are sustained within the existing Student Facility Fee of \$142 per year (excludes Recreation Center) and would likely need to have minor budget increases to accommodate their support of the new student union building. Given the complexity of these operational impacts across multiple departments and under one existing fee structure, B&D evaluated the option of separating the fee into two categories: 1) operations and 2) facilities. After careful evaluation, B&D recommends that UNLV consider a new fee structure that splits the operations and cost of development into two stand-alone fees.

### FINANCIAL SUMMARY - ROUGH ORDER OF MAGNITUDE

DEVELOPMENT METRICS	
TOTAL NEW BUILDING SF	75,100
HARD COST/SF	\$630
SOFT COST/SF	\$220
<b>PROJECT COST/SF</b>	<b>\$850</b>
<b>TOTAL PROJECT COST (2019)</b>	<b>\$63,835,000</b>
CONSTRUCTION INFLATION	3%
<b>TOTAL PROJECT COST (2025)</b>	<b>\$74,002,261</b>
<b>ANNUAL DEBT SERVICE (2025)</b>	<b>\$4,813,953</b>

### STUDENT FEE BREAKDOWN FOR NEW STUDENT UNION (2025)

STUDENT FEE BREAKDOWN (2025)	
OPERATIONS FEE (YEARLY)	\$59
FACILITIES FEE (YEARLY)	\$91
<b>NEW TOTAL YEARLY FEE</b>	<b>\$150</b>

The project team made high-level assumptions related to the potential increases necessary for each department to help support the new facility. As proposed, if the additional square footage of 75,100 was considered, the overall student fee increase necessary to cover the Student Union's own increase in operations and the additional increases of other departments would likely be between \$59-64 per year. In a separate assessment, the Project Team also evaluated what the approximate student fee commitment would be to cover just the cost of developing the 75,100 sq. ft. building. With a total development cost of \$74 million and annual debt service of \$4.8 million (2025), the facilities fee required to cover the debt payment would need to be between \$91 - \$96 per year. When combined together as one student fee commitment, the total is \$150 - \$160 per year and is in addition to the existing Student Facility Fee.

**Contribution impacts.** As with any student referendum, the intent is always to mitigate any potential risk or confusion about the student fee. Students desire to know what the value is for the student fee amount. Thus, it is recommended that every effort be made to reduce the overall financial impact to students through university contributions or private donations. As part of the financial analysis, B&D developed a student fee matrix that helped determine what level of impact a donation or university contribution could have on the total cost to the new project. Due to the one-time or upfront nature of a contribution, the project team assessed the monetary impact to only the capital cost of building the new facility and did not apply the contribution amount to the operations fee. B&D modeled what the reduction would be to the facilities fee only. These contribution amounts make a significant impact to reducing the overall student fee amount allowing for as much as a 63% reduction to the facilities fee at \$56 per year for a \$25 million upfront investment.

#### FACILITIES FEE IMPACT BY CONTRIBUTION AMOUNT (2025)

CONTRIBUTION AMOUNT	FACILITIES FEE AMOUNT
	\$91
\$2M	\$88
\$5M	\$84
\$10M	\$77
\$20M	\$63
\$25M	\$56

## COST ESTIMATION

**Overview.** O'Connor Construction Management, Inc. (OCMI) provided cost estimation services to the project team. Evaluating the proposed phases and the scope of work they each encompassed, OCMI has estimated the associated costs, presented in the following narratives and charts.

**Project scope.** The project scope generally comprises two phases as follows:

### Phase 1: Renovate existing Student Union

- Phase 1A - Main Level: Renovate existing theater and green room; enhance social and dining spaces; align messaging of all spaces; create space with flexible functionality. Renovate 8,600 SF of existing area.
- Phase 1B - Second Level and Outdoor Spaces: Add student gathering / study / involvement space; enhance outdoor space to the north, west, and south. Renovate 11,100 SF of existing area + enhance sitework.

### Phase 2: Construct New Student Union

- Construct a new three-story building to house gathering locations, multipurpose event space, meeting rooms, administrative areas, and food venues and eating spaces on all three levels, with outdoor roof terraces. The approximate areas are as follows:

Main Level	37,300 SF
Second Level	24,500 SF
Roof Level	13,300 SF
<b>Total Area</b>	<b>75,100 SF</b>

**Project delivery method.** The project delivery method is anticipated to utilize Construction-Manager-at-Risk (CMAR). This allows for early engagement of the general contractor in order to assist with project input relative to constructability, logistics, risk, schedule and cost.

**Construction cost escalation.** Cost estimations are developed in today's dollars and escalation is applied for forecasting purposes. The following table depicts escalation estimations, of which forward-looking figures are naturally subject to variation.

2016	2017	2018	2019	2020
3.0%	4.0%	10.0%	7.0%	3.0%
2021	2022	2023	2024	2025
3.0%	3.0%	3.0%	3.0%	3.0%

**Cost model.** A cost model was prepared for construction of a new student union facility, and parametric cost approximations were utilized for the renovation to the existing Student Union. Escalation was applied to 2021 for the renovations and to 2022 for the new facility.

The point estimates are dependent upon final project scope, design, marketplace factors, etc. and subject to fluctuation of 5% to 10% +/- . The figures in the charts to the right exclude the following items:

1. **Scope items:**
  - Furnishing, fixtures, and equipment (included for Phases 1A and 1B; excluded for Phase 2).
  - Hydronic piping tie-in to a remote central plant.
2. **Soft costs, such as, but not limited to:**
  - Professional services fees
  - Permit fees
  - Agency plan check fees
  - Owner administration and management fees
  - Inspection costs
3. **Unforeseen and changes contingency:**
  - Owner's contingency for unforeseen conditions and changes (note that design and contractor contingencies are included in the estimated costs).

Several local higher education projects are under design and cost estimation by OCMI and local CMAR general contractors. They are priced as depicted in the chart below. The dollars are based on 2019 pricing. The New Student Union falls within range of these projects.

#### LAS VEGAS HIGHER EDUCATION PROJECTS BENCHMARKING STUDY CONSTRUCTION COSTS BASED ON 2019 CONSTRUCTION START

PROJECT	SIZE (GSF)	CONSTRUCTION COST (2019 \$)	\$ / GSF
UNLV LEE BUSINESS SCHOOL	135,000	\$83,300,000	\$617
UNLV HOTEL ACADEMIC BUILDING	93,432	\$55,100,000	\$590
UNLV COE ADVANCED ENGINEERING STUDIES BUILDING	50,893	\$49,600,000	\$975
CSN HENDERSON HEALTH SCIENCES BUILDING	74,000	\$50,200,000	\$678
NSC EDUCATION ACADEMIC BUILDING	67,260	\$41,000,000	\$610
<b>AVERAGE</b>	<b>84,117</b>	<b>\$55,800,000</b>	<b>\$663</b>

#### Phase 1A: Renovate Existing Student Union

Estimated construction cost only

(Interiors: Renovate 1st floor 8,600 GSF + FF&E / Branding / Finishes 18,400 GSF)

NTP	CONSTRUCTION COST, FF&E, BRANDING
2019	\$4,000,000
2020	\$4,120,000

#### Phase 1B: Renovate Existing Student Union

Estimated construction cost only

(Interiors: 2nd floor FF&E / Branding / Finishes 11,100 GSF + site paving / FF&E 36,100 GSF)

NTP	CONSTRUCTION COST, FF&E, BRANDING
2019	\$3,760,000
2021	\$3,990,000

#### Phase 2: Construct New Student Union

Estimated construction cost only

(New construction 75,100 GSF)

NTP	CONSTRUCTION COST	\$ / GSF
2019	\$47,350,000	\$630
2022	\$51,740,000	\$689

## PHASE 1A AND 1B PRELIMINARY ESTIMATES

UNLV STUDENT UNION				
PHASE 1A				
SPACE	SCOPE	SF	COST / SF	TOTAL
ESPORTS REC RENOVATION	DEMO / RENOVATION	6,034	\$325	\$1,961,050
FF&E / BRANDING - FIRST FLOOR	FURNITURE / BRANDING / FINISHES	18,360	\$95	\$1,744,200
INCREASE LOUNGE / DINING	DEMO / FURN. / BRAND / FINISHES	2,550	\$115	\$293,250
TOTAL CONSTRUCTION COST				\$3,998,500
OTHER COSTS				\$999,625
TOTAL PROJECT COSTS				\$4,998,125

UNLV STUDENT UNION				
PHASE 1B				
SPACE	SCOPE	SF	COST/SF	TOTAL
FF&E/BRANDING - 2ND FLOOR	DEMO/FURNITURE/BRANDING/FINISHES	9,210	\$95	\$874,950
STUDENT INVOLVEMENT ROOMS	FURNITURE/BRANDING/FINISHES	1,929	\$95	\$183,255
NORTH OUTDOOR SPACE	FURNITURE/PAVING	7,725	\$65	\$502,125
WEST OUTDOOR SPACE	DEMO/FURNITURE/PAVING/EXTERIOR FACADE	5,860	\$125	\$732,500
SOUTH OUTDOOR SPACE	DEMO/FURNITURE/PAVING	22,570	\$65	\$1,467,050
TOTAL CONSTRUCTION COST				\$3,759,880
OTHER COSTS				\$939,970
TOTAL PROJECT COSTS				\$4,699,850

## PHASE 2 PRELIMINARY ESTIMATE

PHASE 2 SUMMARY: CONSTRUCTION COST NUMBERS ONLY				
	ELEMENT		COST	\$/SF AREA
01	FOUNDATIONS			
	011 STANDARD FOUNDATIONS		\$360,000	\$4.76
	012 SPECIAL FOUNDATIONS			
02	SUBSTRUCTURE			
	021 SLAB ON GRADE		\$410,000	\$5.50
03	SUPERSTRUCTURE			
	031 FLOOR & ROOF CONSTRUCTION		\$4,360,000	\$58.00
	032 STAIR CONSTRUCTION		\$650,000	\$8.67
04	EXTERIOR CLOSURE			
	041 EXTERIOR WALLS		\$3,330,000	\$44.33
	042 EXTERIOR DOORS / WINDOWS		\$4,020,000	\$53.48
05	ROOFING			
	051 ROOFING		\$990,000	\$13.15
06	INTERIOR CONSTRUCTION			
	061 PARTITIONS		\$2,390,000	\$31.82
	062 INTERIOR FINISHES		\$2,630,000	\$35.06
	063 SPECIALTIES		\$410,000	\$5.46
	064 INTERIOR DOORS / WINDOWS		\$800,000	\$10.67
07	CONVEYING			
	071 ELEVATORS		\$340,000	\$4.48
08	MECHANICAL			
	081 PLUMBING		\$2,040,000	\$27.14
	082 HVAC		\$5,150,000	\$68.54
	083 FIRE PROTECTION		\$460,000	\$6.07
09	ELECTRICAL			
	091 STANDARD ELECTRICAL		\$2,870,000	\$38.22
	092 SPECIAL ELECTRICAL		\$2,150,000	\$28.59
10	EQUIPMENT			
	101 FIXED / MOVABLE EQUIPMENT		\$500,000	\$6.60
	102 FURNISHINGS		\$270,000	\$3.59
11	SITEWORK			
	111 SITE PREPARATION		\$410,000	\$5.52
	112 SITE IMPROVEMENTS		\$1,690,000	\$22.54
	113 SITE UTILITIES		\$380,000	\$5.00
	114 OFF-SITE WORK			
NET DIRECT BUILDING COST			\$36,610,000	\$487
12	CONTINGENCY			
	121 DESIGN CONTINGENCY	10.00%	\$3,660,000	\$48.74
	122 CONTRACTOR CONTINGENCY	3.00%	\$1,210,000	\$16.11
13	CONTRACTOR MARK-UPS			
	131 CONTRACTOR GENERAL CONDITIONS / REQS	8.50%	\$3,530,000	\$47.00
	132 CONTRACTOR OVERHEAD AND PROFIT	3.75%	\$1,690,000	\$22.50
	133 INSURANCE	0.80%	\$370,000	\$4.93
	134 BONDS (EXCLUDING SUBCONTRACTOR)	0.60%	\$280,000	\$3.73
2019 TOTAL BUILDING COST			\$47,350,000	\$630

COST ESTIMATE AND SUMMARY PREPARED BY: O'CONNOR CONSTRUCTION MANAGEMENT, INC.

