



The UCF Student Union was originally designed and constructed in 1992. The building has had multiple renovations and additions since its original construction, including a 2001 Ballroom addition, 2005 Office addition, 2007 Retail addition, and a 2020 Foodservice/Student Government addition. In addition to these major building expansions, the building has undergone over 175 minor projects since it opened. These additions and renovations have resulted in a building that has a myriad of design and signage styles, and does not adequately represent the UCF brand given its central geographic location on our campus, its heavy meeting use by internal and external partners, and its importance as the hub of student life.

The aim of this project is to update the exterior surroundings, interior design, branding, signage, and improve overall space use efficiency of the Student Union to align with the UCF brand and to create a positive experience of the building for all students, faculty, staff, and visitors. The facility must have a bright and energetic feel that is inviting and uplifting.

The total project budget ranges from \$6M to \$10M; within this, the construction cost is estimated between \$5M and \$8M. All design packages/presentations must be accompanied by a construction cost estimate, so that the university understands the costs of the presented designs.

Scope of Services:

- Existing Conditions:
 - Visit the UCF Student Union; walk its multiple entry points, loading dock, and interior spaces to become familiar with its location, layout, and current aesthetics;
 - Evaluate existing drawings to understand the building's construction history and physical constraints;
- Space Evaluation:
 - Analyze the uses and utilization of each existing space; in particular the configuration and need for the following:
 - Retail, restaurant, and other public facing support spaces;
 - Event spaces, including analyzing the current utilization in order to determine the appropriate allocation and size of meeting rooms and support spaces, as well as evaluate the potential consolidation of these spaces to create a more marketable event venue;
 - Make recommendations for relocation of program elements, including high-level total project cost estimates for each proposed relocation;
- Design Vision:
 - Develop multiple interior design concepts that transform the facility into a cohesive building that visually espouses the UCF brand and values;
 - Meet with university leadership to present the interior design concepts, along with estimated construction costs of each scheme;
 - Anticipate multiple rounds of meetings to refine the design to an acceptable solution;

- Project Phasing:
 - The project must be conceived as a cohesive whole; however, implementation of the project will need to happen in phases as funding is available and be worked around the busy schedule of the Student Union building.

Scope of Work:

- Ballroom, Meeting Room renovations
 - Ballroom - ~11,500 gsf
 - Level 2 Meeting Rooms - ~13,800 gsf
 - Level 3 Meeting Rooms – ~8,700 gsf
 - New finishes: carpet, paint, base, wallcoverings, operable wall fabric replacement, acoustic ceiling tiles
 - New lighting: basic lighting fixture replacements with LED, decorative lighting fixtures, switches/controls, lighting truss
 - Upgraded technology via UCF IT & OIR (UCF IT & OIR can assist with pricing): added wireless access points, new projectors/screens, new sound system, new computers, other technology as necessary
 - HVAC: duct cleaning; test & balance; additional functional improvements where it can't be avoided (this is not intended to be a HVAC upgrade project)
- Public areas, levels 2 and 3 – ~8,600 gsf
 - New finishes: carpet, paint, red terrazzo replacement, graphic walls, signage
 - Repair smoke curtain, remove double doors from atrium to ballroom
 - Replace Kalwall ceiling at atrium
- Restroom refresh
 - New finishes: paint, accessories
 - Basic lighting fixture replacements with LED
 - Plumbing: new faucets, repair water closets as needed
- Exterior - estimated 50,000 gsf of space between Student Union and JT Washington
 - Paver repair/reset/replacement
 - Power for tents?
 - Boardwalk deck repair/replacement
 - Building façade cleaning, window washing
 - Bollards for vehicle control
 - Landscape enhancements
- Potential Deferred Maintenance
 - Loading dock repairs
 - Building caulking
 - Exterior hollow-metal door replacement

Once the Advanced Planning of the project is complete, the project will proceed with additional design phases – the scope, budget, and phasing will be determined during advanced planning. Anticipated phases include Design Development, Construction Documents, Bidding/Permitting, and Construction Administration.

This project is interior design focused. Graphics, branding, signage, and cost estimating personnel should be included in the design team – either as part of the Architect of Record's

staff, or as separate firms. Additional consultants can be selected by the Architect (with the Owner's approval) after the Advanced Planning phase is complete.

As this is an interior renovation/remodel with limited Architectural and MEP/FP scope, the total design fee including all consultants will be 6.0% of the construction cost.

Atrium:









Public Space:



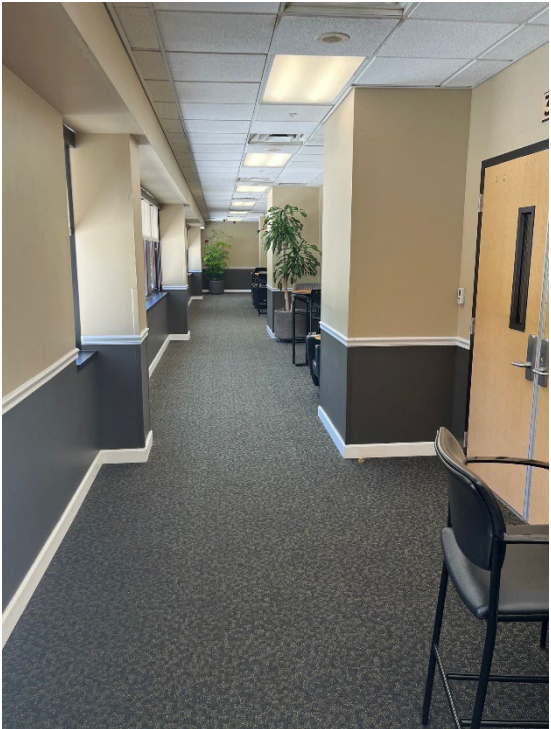


Ballroom:





Meeting Rooms:







Exterior:



