INTRODUCTION

A. PROJECT BACKGROUND and JUSTIFICATION

The J. Wayne Reitz Union is the “community center” of the University of Florida, providing facilities, services, and programs designed to enhance the campus life experience for students and other members of the campus community. The union offers a wide variety of activities, programs, and services including, but not limited to social and educational events for students, meeting and event facilities (for students, faculty and staff), student organization offices and work spaces, dining venues, retail shops, offices, lounges, game room, and leadership and citizenship opportunities for students. The high traffic 350,000 square feet facility is located near the center of campus and is co-located with the Bookstore/Welcome Center/Parking Garage complex.

Construction of the original Reitz Union building was completed in 1967, consisting of 267,000 square feet. There were 19,000 students at that time at UF, and approximately 150 student clubs and organizations. There are currently approximately 50,000 students at UF, and students are involved in over 900 registered clubs and organizations.

The expansion and renovation project is needed for two primary reasons: (1) Inadequate space to meet the growing demands of the current student body; and (2) Major repair and/or replacement needed for infrastructure building components and equipment in the existing building.

A building analysis was conducted by EMC Engineers in the spring of 2009. The Building Analysis consisted of an assessment of building systems (electrical, mechanical, plumbing, roofing, and structural). The completed analysis detailed $42.5M in various deficiencies and deferred maintenance items that need to be addressed over the next several years. Examples of findings include:

- Exterior precast concrete railings on the 1st floor and the 5th and 6th floor balconies have cracking, spalling, and deterioration of steel reinforcements, requiring extensive repairs or replacement.
- The main roofing systems have exceeded their recommended useful life and require replacement.
- The building air conditioning and heating systems are undersized for current demand and building capacity. Many of the air handlers in the facility along with much of the ductwork are original to the building and require replacement.
- The lack of a fully functioning building automation system for heating and air conditioning is causing excessive energy waste due to the lack of ability to control temperature and humidity levels. Each air handler in the facility runs independently and is controlled by a local thermostat.
- Various plumbing waste lines and domestic water lines serving the building are original to the building and require replacement.
- Areas of the facility have inefficient lighting fixtures and inappropriate lighting levels for current use. Outdated lighting controls should be replaced with automated sensors and digital systems.
- Most windows and doors in the facility have single pane glass and un-insulated frames. Replacement of windows and doors with low energy glass and insulated frames is needed for energy efficiency.

Starting in the fall of 2010 and completing in the spring of 2011, UF conducted an internal Master Plan Study and Needs Assessment. The team gathered comprehensive information by various methods, including a series of focus group meetings with constituent groups to assess current and future needs. The assessment and analysis was conducted over the academic year. The findings identified several inadequacies of the building relative to its ability and capacity to meet the current and future demands of the campus population. Examples of areas where growth and expansion are needed are highlighted below:

- Additional student organization office space, work areas, and storage space
- Additional office and work spaces for student services such as the Center for Leadership & Service, and the Office of Multicultural and Diversity Affairs.
- Additional meeting rooms of various capacities and configurations
- Additional activity spaces including dance rehearsal space for student dance groups
B. GENERAL PROJECT DESCRIPTION

It is proposed that the project will consist of two phases (an expansion phase and a renovation phase) as described below:

**Phase I – Demolition / Expansion:** The Demolition Phase will include demolishing the existing colonnade building with the expansion Phase will consist of new construction of approximately 100,000 GSF of additional space. The new space will include:

- Student clubs and organizations
- The Department of Student Activities and Involvement
- The Center for Leadership and Service
- The Office of Multicultural and Diversity Affairs
- The Wellness Center
- New ballroom
- Lounges
- Meeting rooms
- Dance rehearsal studios
- Support space for the various functional areas listed.

**Phase II – Renovation:** The Renovation Phase will consist of renovation of parts of the existing building. Priorities include:

- Focus on ensuring a seamless transition between the existing structure and the new construction
- Energy efficiency including replacement of all exterior windows and doors with low energy glass and insulated frames
- Restoration of exterior surfaces and structural components
- Replacement and updating of major infrastructure systems (electrical, plumbing, and HVAC)
- Updating of interior finishes and lighting
- Renovating approximately 50,000 GSF for student organizations, meeting rooms, offices, lounges, and support space.

Completion of the project will enable the Reitz Union to more adequately provide the facilities, services, and programs designed to support the more than 900 student clubs and organizations, enhance opportunities for learning and leadership skill development, social interactions, practice of citizenship, and building of community. The renovations to the existing facility will increase energy efficiency thereby saving operational costs, and greatly enhance building comfort and functionality.

C. UNIVERSITY PLANNING and DESIGN OBJECTIVES

The following general goals and objectives shall be considered and addressed throughout design, construction, and commissioning. Consult the UF Design Services Guide for amplifying information.

Project-specific design goals are outlined in the Owner’s Project Requirements (OPR) document in section XVII of this Facilities Program.

1. **Tree Preservation**

   Since tree preservation and protection is a high priority at the University of Florida, existing trees should be saved and incorporated into the design whenever possible. Planning, design, and construction of this building must strictly comply with the current University Tree Protection Policy and be reviewed by the UF Lakes, Vegetation and Landscaping Committee. The need to remove or relocate any trees other than those recommended by this Committee during programming must be justified and presented to the Committee during schematic design for approval. Tree protection measures shall be incorporated as outlined in the UF Design & Construction Standards and reviewed by Physical Plant Division (PPD) Grounds. See Sections VIII and XVI of this program for additional information on tree preservation.
2. **LANDSCAPING, STORMWATER, AND EXTERIOR LIGHTING**

The design and construction documents shall include fully detailed landscaping, landscape irrigation, hardscape, exterior lighting, stormwater management, erosion control measures, and other site features and components such as benches and seat walls. Such design shall account not only for functionality and aesthetics, but also for security, safety, accessibility, and sustainability.

Site/landscape plans, designs, and specifications shall be developed jointly with UF Physical Plant Division Grounds and in accordance with both the UF Design & Construction Standards and program review comments by the UF Lakes, Vegetation and Landscaping Committee (see Section XVI). The landscape plan will be subject to review by the same during the Schematic Design and Design Development phases.

Low-impact design for stormwater management shall be considered and incorporated into the design, as applicable and where possible, even if an on-site stormwater treatment facility is not required for permitting.

Edible trees and planting materials are encouraged and should be coordinated with UF Physical Plant, JWRU staff and UF FPC.

3. **BICYCLES, TRANSIT, WALKWAYS AND MOTOR VEHICLE CIRCULATION**

Bicycles, transit, and walkways are the primary modes of transportation to, on, and around campus. Site design for this project must include adequate walkways that are fully integrated with the existing pedestrian circulation network, as well as safe and convenient bicycle parking facilities and access to bus stops with appropriate amenities. Bicycle lanes, paths, and storage shall be designed in accordance with the latest edition of the UF Design & Construction Standards. Appropriate access shall also be provided for service and delivery vehicles in screened service areas.

Unimpaired access for emergency vehicles and full compliance with ADA requirements is mandatory for all site development plans and throughout construction. Throughout construction, at least one lane of all streets must be kept open and all sidewalks and designated bicycle lanes or paths shall be kept open or appropriately rerouted / redirected.

Bicycle traffic and parking is high at the Union and will be impacted during construction. The design and construction shall take bicycle circulation and parking into consideration.

4. **DESIGN FOR FUTURE EXPANSION AND RENOVATION**

Within program and budget constraints, the site and building will be designed to allow flexibility for future growth and change. The usable life and sustainability of the facility shall be enhanced by incorporating features for remodeling and expansion designed to reduce future renovation costs. The Campus Master Plan shall be consulted for guidance on future building locations that should not be impeded by new utilities or other infrastructure associated with the project. See the OPR document in section XVII of this Facilities Program for detailed, project-specific goals related to flexibility.

5. **CONTEXTUAL SITE AND BUILDING DESIGN**

Site and building shall emphasize the design of the total campus entity rather than the individual buildings. While each building is required to be designed as an appropriate response to its particular program, budget, and site requirements, it must also be compatible with the existing fabric of the campus. The design of the building must enrich the campus both functionally and aesthetically … relating to adjoining buildings, not competing with them.

The building site and context shall also integrate with any existing topographic or natural features. The project should seek to create functional open space in the form of building entries, courtyards, plazas or lawns within the building’s exterior space or between the project and existing adjacent buildings. Building height, orientation and set-backs shall be consistent with policies of the Campus Master Plan, as applicable. It is expected that two or more options will be presented to the Owner during the schematic design phase.

6. **HISTORICAL RESOURCES**

The University of Florida campus contains numerous significant historical properties and sites which are listed on or eligible for listing in the National Register of Historic Places. The campus includes a registered Historic District and a larger historic impact area as identified in the Campus Master Plan. The University strongly supports maintenance and restoration of historical buildings. All capital improvement projects must comply with the Programmatic Memorandum of Agreement between the University of Florida and the Division of Historical Resources dated October 27, 1989, and be reviewed by the UF Preservation of Historic Buildings and Sites Committee.

7. **UNIFYING EXTERIOR TREATMENT THROUGH USE OF BRICK**

The use of “Gainesville Range” red brick for accents to tie the building aesthetically with the rest of campus is strongly encouraged.
8. **Sustainable Design and Construction**

The University of Florida builds its buildings to last and promotes environmental quality and resource conservation through sustainable design, “green” architecture, and recycling in its physical planning and development. See the OPR document in section XVII of this Facilities Program for detailed, project-specific sustainability goals.

9. **University Committees Reviews**

New construction projects located on the main campus of the University of Florida – and certain renovation projects – must be presented to the following (4) faculty-based Committees for approval of the site plan and building exterior design at the Schematic and Design Development phases:

- Transportation and Parking Advisory Committee (TPAC)
- Preservation of Historic Buildings & Sites Committee (PHBSC)
- Lakes, Vegetation and Landscape Committee (LVLC)
- University Land Use and Facilities Planning Committee (ULUFPC)

The Architect is expected to address all review comments provided by the Committees, including the program development phase review comments included in the Section XVI of this facilities program.

10. **Quality**

The University expects the facility to convey an impressive, state-of-the-art, and first-class image to current and prospective faculty, staff, and students, as well as visiting faculty, alumni, and private industry. At the same time, cost control, adherence to codes and standards, sustainability, and the durability and ease of maintenance are also primary considerations.

Spaces must be technologically equipped, acoustically reliable, well lit, properly conditioned, and arranged thoughtfully in a floor plan that takes advantage of shared-use spaces while accounting for the differences between public and non-public spaces. Premium finishes shall be used in highly visible, public areas, while more standard materials shall be incorporated into less public, staff-oriented work spaces.

The designers’ experience with similar facilities should allow it to confirm that the facility is constructed in accordance with the Basis of Design, the construction documents, applicable codes, and the UF Design & Construction Standards as part of Basic (Construction Administration) Services. Major building systems, including mechanical components and the building envelope, will be commissioned by an independent consultant, with whom the design team shall plan and coordinate its efforts.

**D. Construction Delivery Method**

Using F.A.C. 6C-14.0055(2) as a reference guideline, the following responses are presented for justification of Construction Management as the method of project delivery:

The F.A.C. 6C-14.0055.(2) is used as reference guideline and the following responses are presented for University approval for the selection of Construction Management as the project delivery method:

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<th>Response</th>
<th>Yes/No</th>
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<td>(2).(a): Size of the project is sufficiently large and/or complex to require major emphasis on the qualification of the contractor to provide specific expertise in highly specialized cost estimating, value engineering, and scheduling during the design process with continuity of construction management through both design and construction phases.</td>
<td>Yes</td>
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<td>(2).(b): The initial construction funding is appropriated and construction is began with the expectation of substantial appropriation in subsequent years, thereby making it advantageous to retain a single contractor for the duration of the project.</td>
<td>Yes</td>
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<td>(2).(c): The project is an alteration of an occupied facility which requires working around or relocating occupants while keeping the facility fully operational.</td>
<td>Yes</td>
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<td>(2).(d): The project is a repair or renovation where the conditions requiring correction can not be determined and</td>
<td>Yes</td>
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specified without extensive contractor involvement in the removal and examination process during the design phase.

(2).e: The timely completion of the project is critical to the University's ability to repay debt services or to meet grant obligations.  

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