

MISSOURI WESTERN STATE UNIVERSITY BLUM UNION - MASTER PLAN



[context]

Many student unions are susceptible to being renovated over time and end up becoming confusing places.

Over time they experience poorly matched spaces with functions and mismatched finishes and quality of materials.

Small renovations done over time tend to make compromises that larger construction projects can avoid.

We seek to address this through a facility master plan that can guide smaller renovations to be completed within a broader design thereby allowing for financial flexibility while not losing sight of the main goals and objectives the building is trying to serve.

[process]

1. Analyze existing space allocations and needs
2. Facilitate the development of a comprehensive program
 1. Align space allocations with functional needs
 2. Consider future functions and services
 3. Discuss trends and other benchmark facilities
3. Prepare initial plan concepts
4. Gain feedback and make revisions
5. Prepare budget estimates achievable in phases – adjust plans
6. Conclude with a final facility master plan

1. TODAY'S UNION

[today's union]

CONNECTIVE – open, connected, visible

COLLABORATIVE - social work environments

PARTICIPATORY - participation and ownership

MEDIA/TECHNOLOGY - digital technology/access rich

LOCAL/SPECIAL symbolic and unique

FLEXIBLE – open, adjustable, enabling

ANCHOR/HUB – social spaces, display, community, outdoor space

CONVENIENCE – retail accessibility/success

[what you'll find there]

Visible services

Abundant “working” lounge space

A sense of identity

Access to daylight

Diverse social settings

Connection to the greater campus

Place for longer stays

Group work space

Dining mixed with work

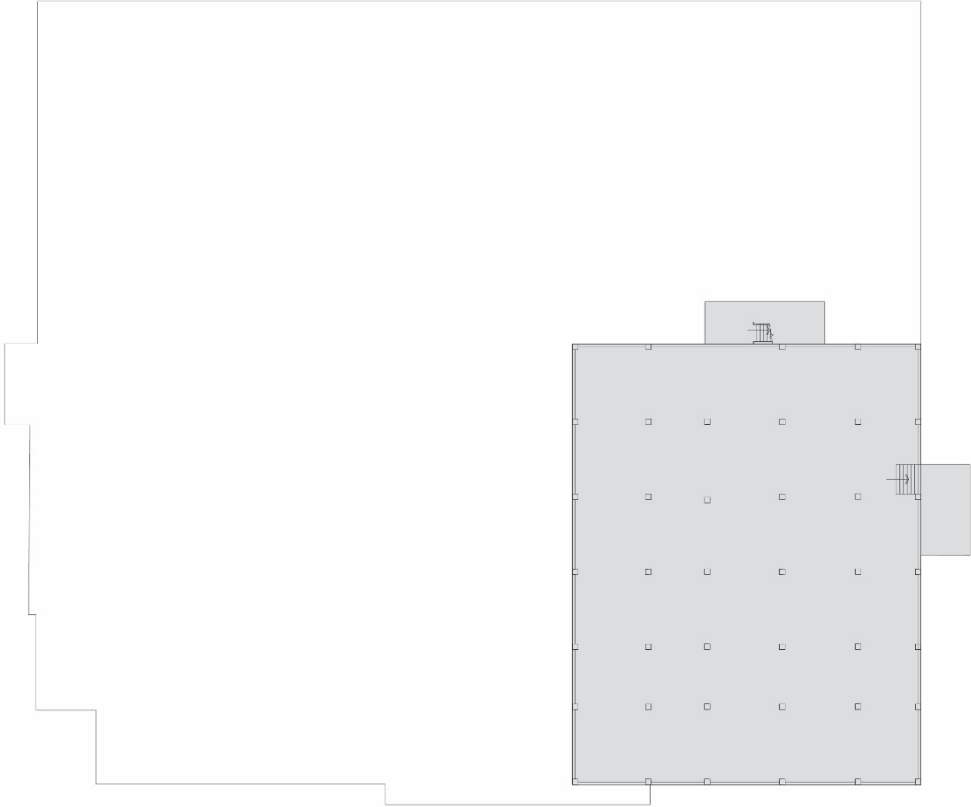
...a true “third place”

2. CURRENT SPACE PROGRAM

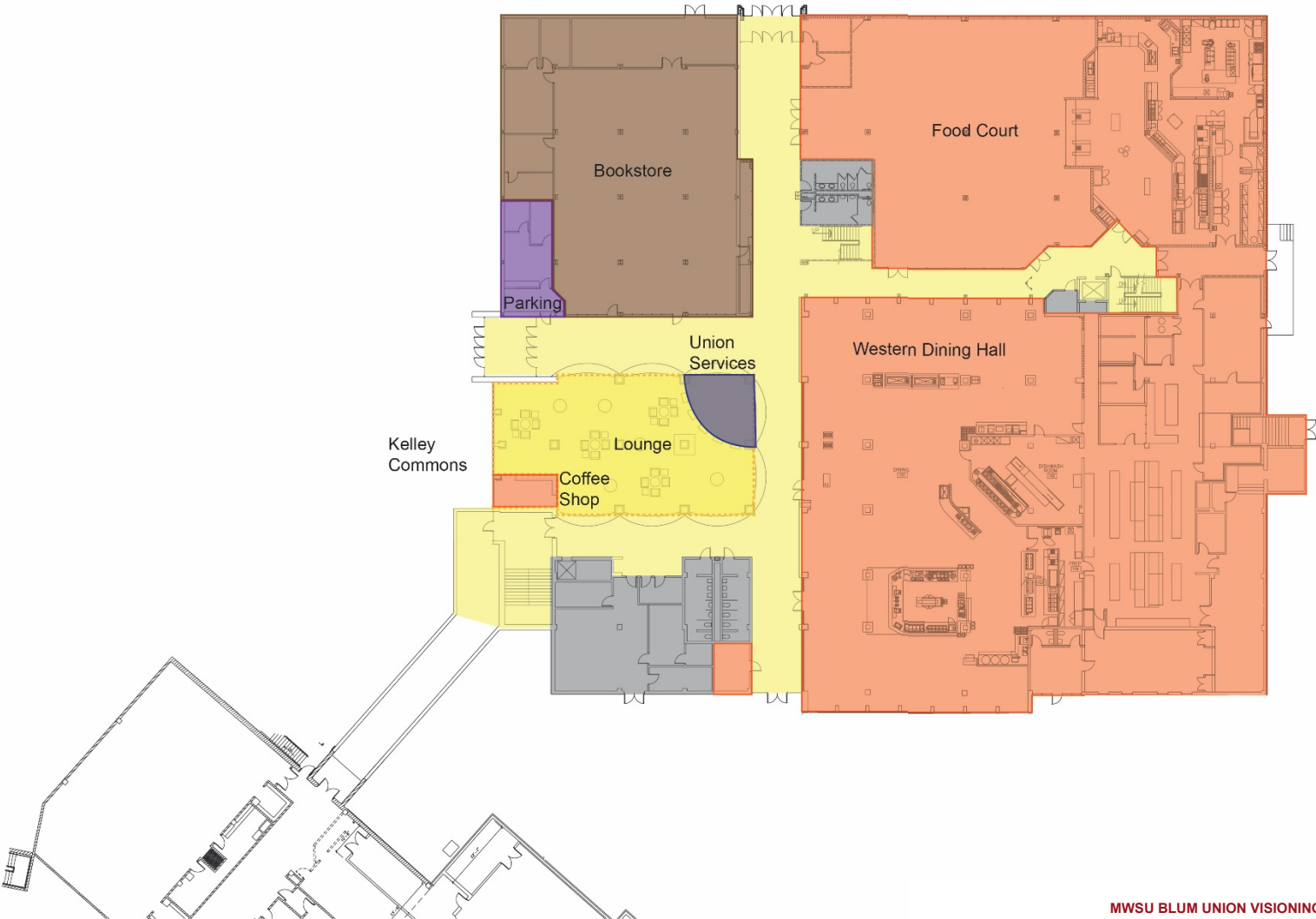
[program]

PROGRAM SPACE	SUB CATEGORY	EXISTING TOTAL	EXISTING PERCENT	OPTION 1 TOTAL	OPTION 1 PERCENT	OPTION 2 TOTAL	OPTION 2 PERCENT
LOUNGE AND CASUAL SPACE		3,300	4.3%	9,223	10.7%	9,823	11.3%
1ST FLOOR COMMON AREA		3,023		6,823		6,823	
2ND FLOOR COMMON AREA		277		2,400		3,000	
MEETING AND EVENT SPACE		9,924	12.8%	8,981	10.4%	8,981	10.3%
MULTIPURPOSE (218, 219) + STORAGE		4,298		4,298		4,298	
MULTIPURPOSE (220) + KITCHEN + STORAGE		2,184		2,184		2,184	
MULTIPURPOSE (222, 223) + STORAGE		2,499		2,499		2,499	
MULTIPURPOSE (234, JR COLLEGE ROOM) + STORAGE		943		-		-	
PRESIDENT'S DINING ROOM		869		869		869	
CONFERENCE ROOM		172		220		220	
RECREATION		-	0.0%	-	0.0%	-	0.0%
RECREATION		0					
STUDENT AFFAIRS		8,206	10.6%	8,471	9.8%	8,081	9.3%
STUDENT AFFAIRS (TOTAL)		4,978		5,355	6.4%	4,995	6.2%
INTERNATIONAL STUDENT SERVICES (211)		172		172		172	
INTERNAT'L RECRUITMENT AND GLOBAL ENGAGEMENT (212)		168		168		168	
RECEPTION/ADMIN FOR INTERATIONAL PROGRAMS				100		100	
CENTER FOR MULTICULTURAL EDUCATION (210)		1,009		972		1,020	
CENTER FOR STUDENT INVOLVEMENT (205-209)		2,135		1,830		1,650	
STUDENT AFFAIRS OFFICES (226-2288)		1,494		1,873		1,645	
DEAN OF STUDENTS OFFICE				240		240	
STUDENT GOVERNMENT ASSOCIATION (TOTAL)		1,270		1,256		1,256	
STUDENT GOVERNMENT OFFICES		1,136		1,136		1,136	
STUDENT GOVERNOR (204)		134		120		120	
STUDENT HEALTH SERVICES		1,958		1,860		1,830	
FOOD SERVICE		27,055	34.9%	30,655	35.5%	30,655	35.1%
WESTERN DINING HALL		17,183		20,783		20,783	
FOOD COURT		9,872		9,872		9,872	
RETAIL		6,161	8.0%	4,760	5.5%	6,161	7.1%
BOOKSTORE (101A-C)		6,161		4,760		6,161	
FLEX SPACE		-					
ADMINISTRATION		1,643	2.1%	1,812	2.1%	-	0.0%
PARKING DEPARTMENT		620		687		-	
POLICE DEPARTMENT (201A-E)		1,023		1,125		-	
STUDENT SERVICES		731	0.9%	-	0.0%	-	0.0%
COMPUTER LAB (202)		731		-		-	
OTHER							
OPERATIONS/MAINTENANCE		20,422	26.4%	20,422	23.6%	20,422	23.4%
MECHANICAL/STORAGE		3,793		3,793		3,793	
SUPPORT		2,791		2,791		2,791	
LOADING		600		600		600	
AVAILABLE SPACE							
BASEMENT		11,592		11,592		11,592	
FORMER DEBATE OFFICE/STORAGE (231-231A)		255		255		255	
OTHER		1,391		1,391		1,391	
OTHER SPACE NEEDS		-		2,120	2.5%	3,190	3.7%
NON-TRADITIONAL STUDENT CENTER (FROM EDER HALL)		-		940		940	
CAREER SERVICES (FROM EDER HALL)		-		-		-	
STUDY ROOMS		-		-		-	
GAMING/MEDIA AREA (SECOND FLOOR)		-		-		-	
FLEX SPACE		-		1,180		2,250	
TOTAL DEPT FOOTAGE		77,442	100.00%	86,444	100.00%	87,313	100.00%
BUILDING NET TO GROSS RATIO		1.21		1.08		1.07	
GROSS		93,344		93,344		93,344	

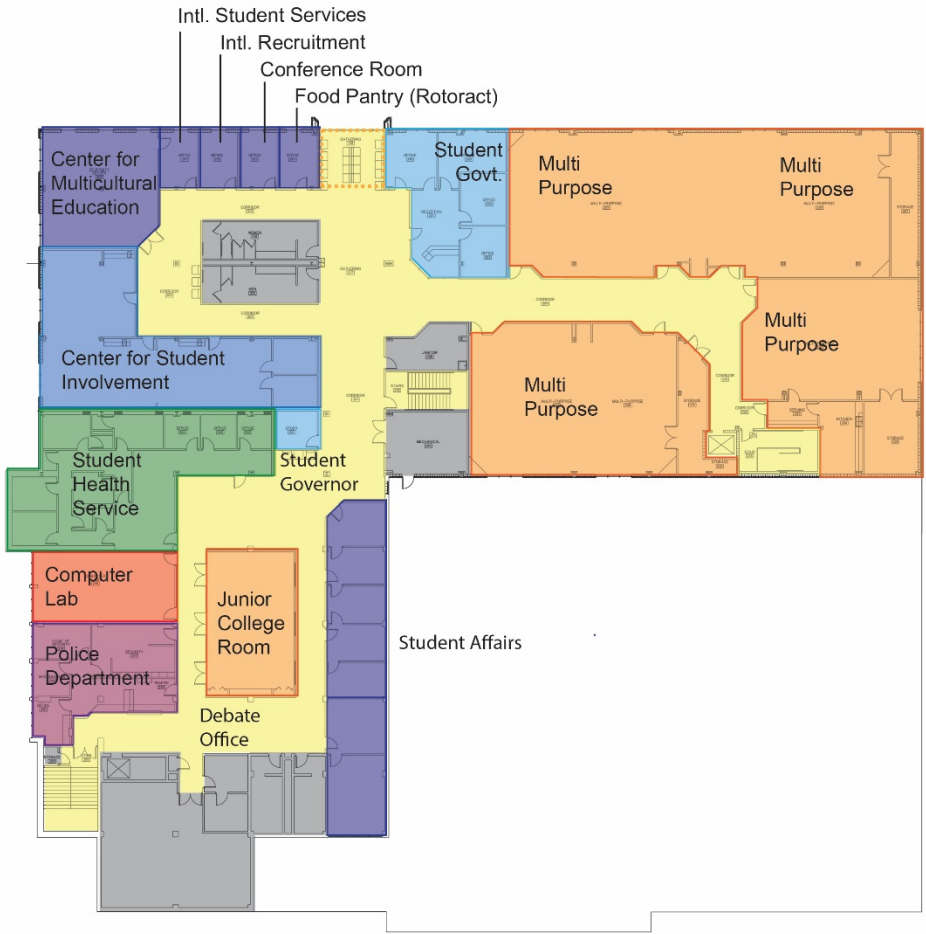
Existing Basement Plan

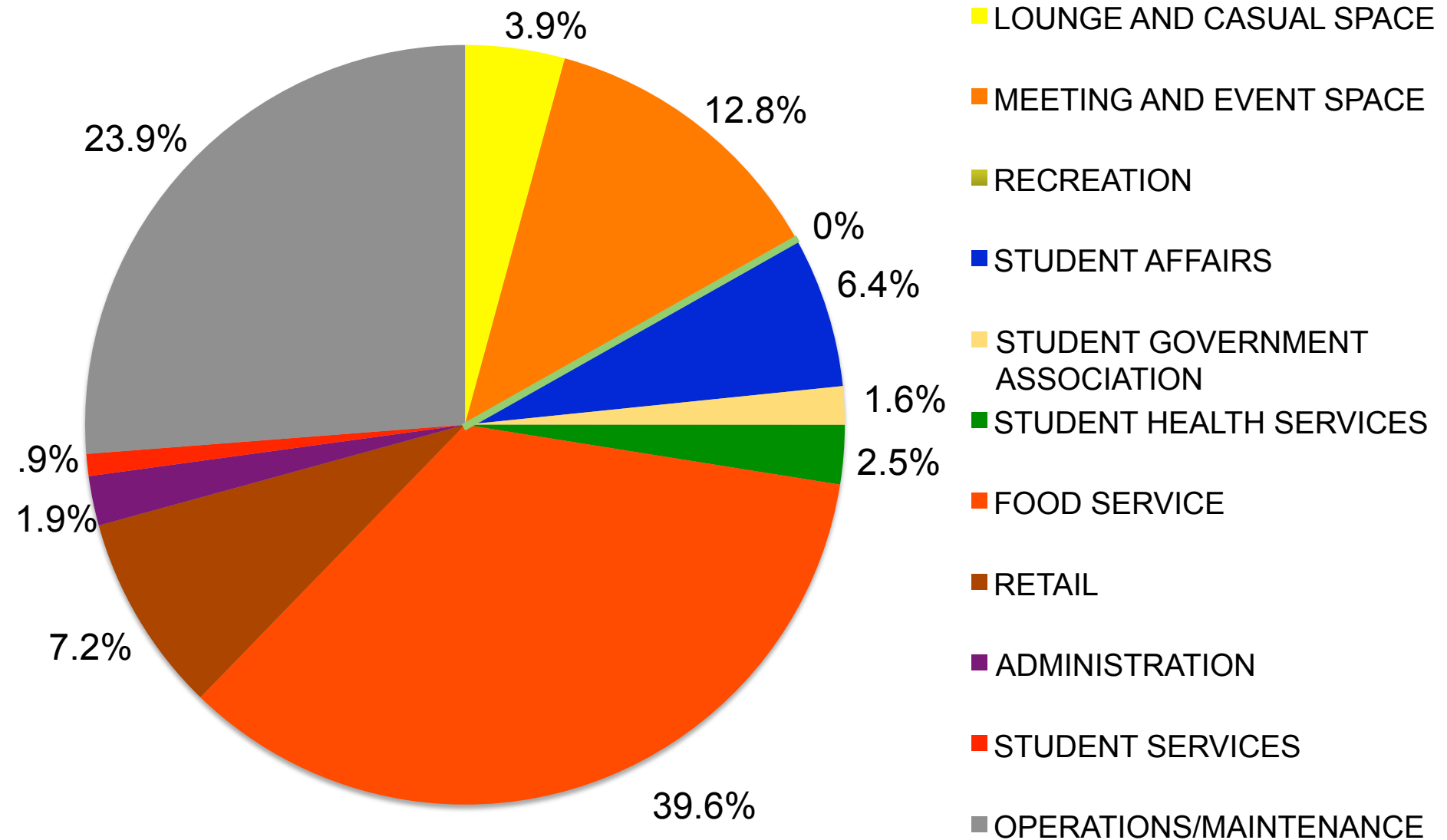


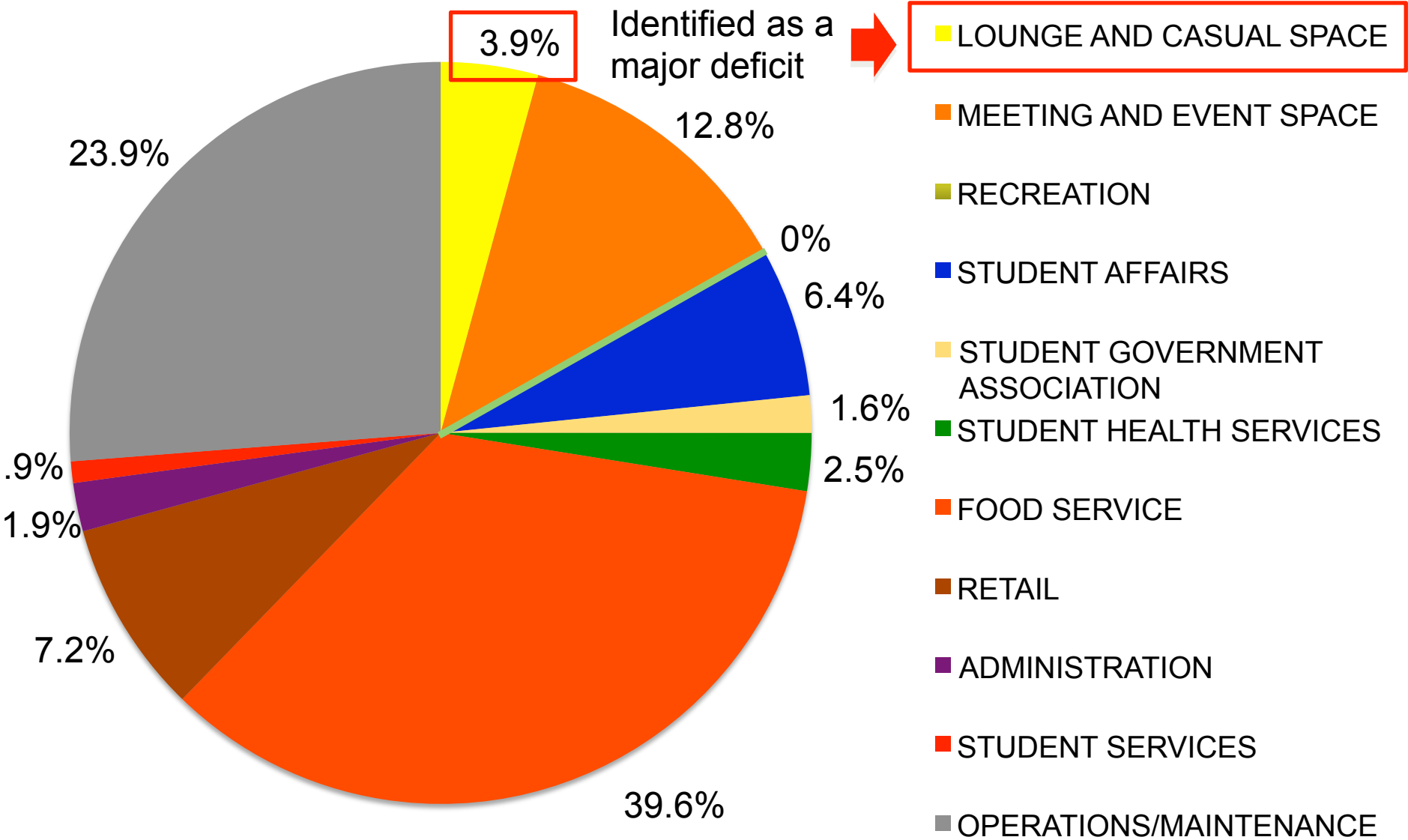
Existing First Floor Plan



Existing Second Floor Plan



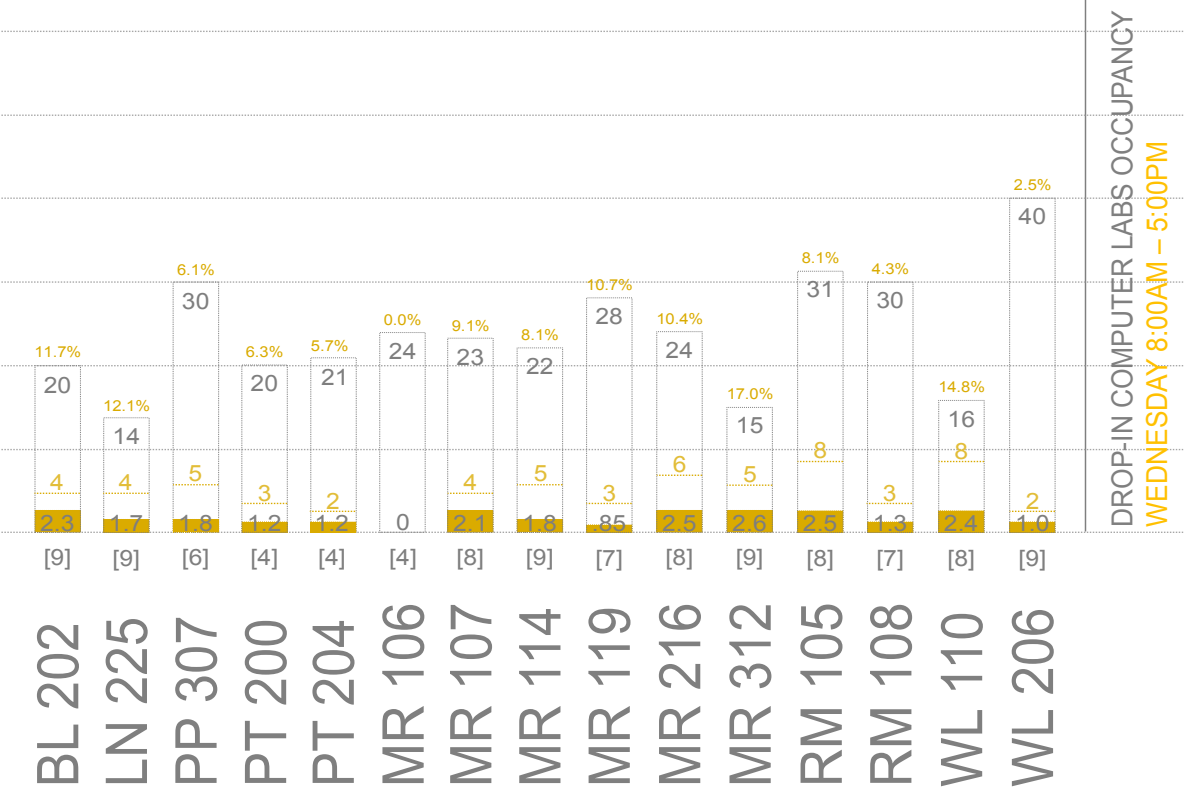




3. CURRENT SPACE USE

Computer Lab Use

*LABS WHILE OCCUPIED WITH CLASSES WERE NOT INCLUDED IN THE AVERAGES
*[1]" REPRESENTS THE NUMBER OF HOURS AVAILABLE FOR DROP-IN
NUMBERS SHOWN IN YELLOW ARE PEAK OCCUPANCY
NUMBERS SHOWN IN GRAY BARS ARE TOTAL NUMBER OF SEATS AVAILABLE

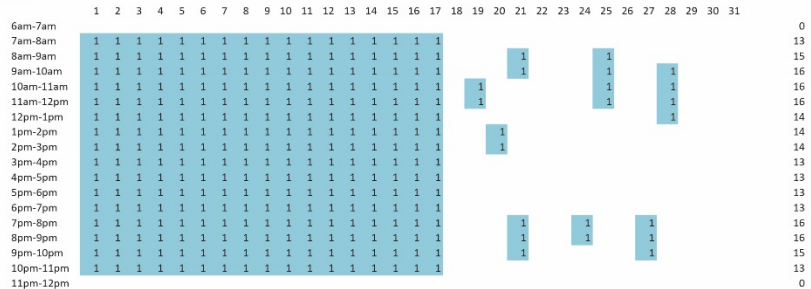


MWSU MASTER PLAN CLARK | HUESEMANN COPYRIGHT 2014

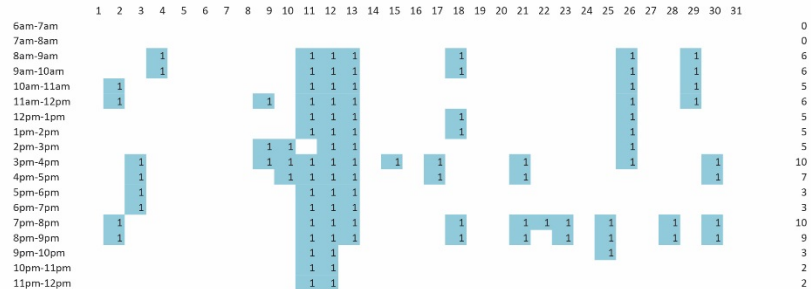
Drop-in Computer Labs
Wednesday 8:00AM - 5:00PM

Daily Use per Hour – JC Room

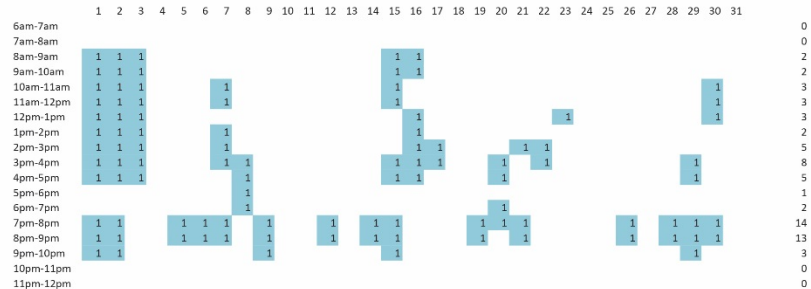
AUGUST



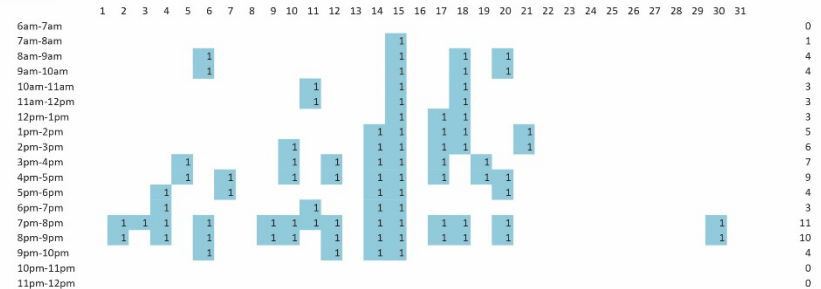
SEPTMBER



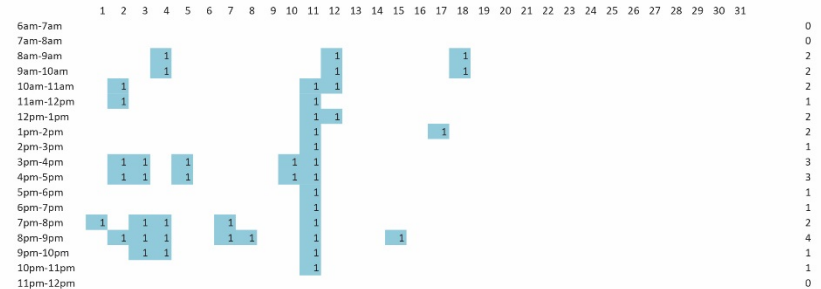
OCTOBER



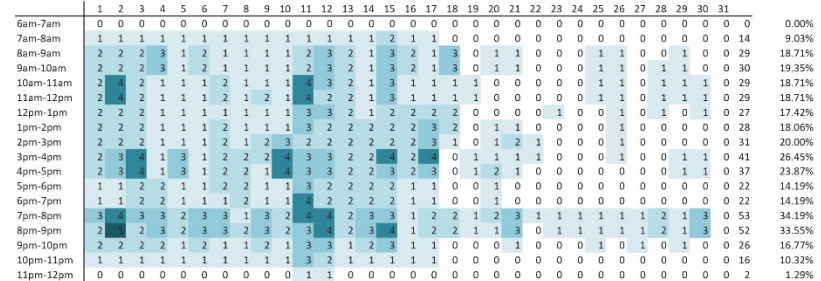
NOVEMBER



DECEMBER

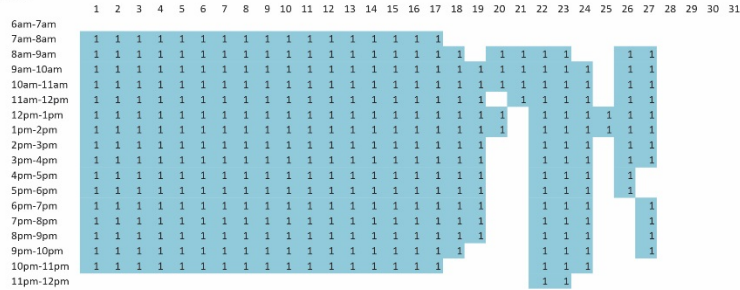


JC ROOM



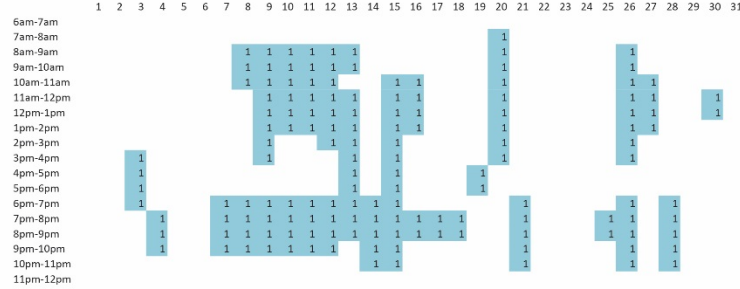
Daily Use per Hour – Room 218

AUGUST



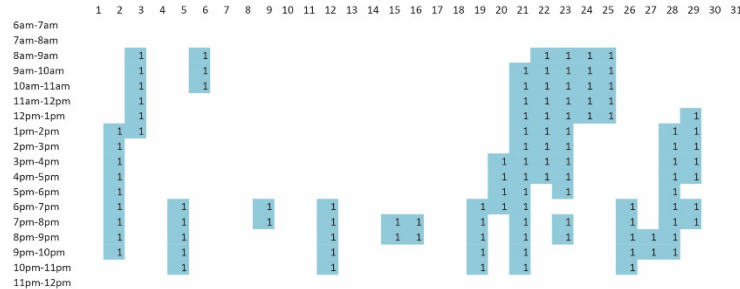
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SEPTMBER



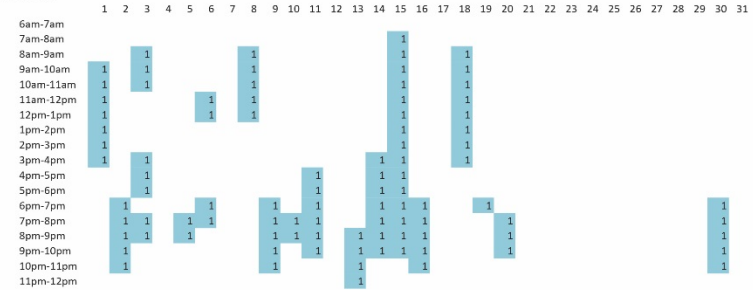
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OCTOBER



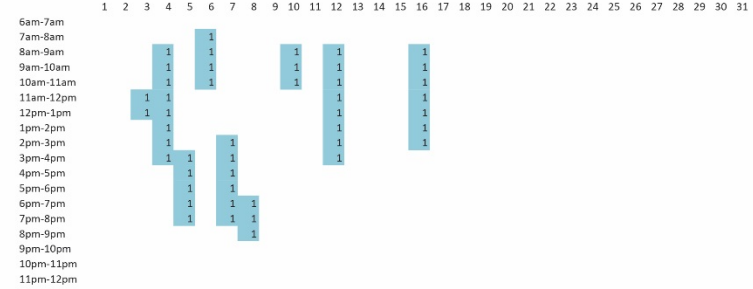
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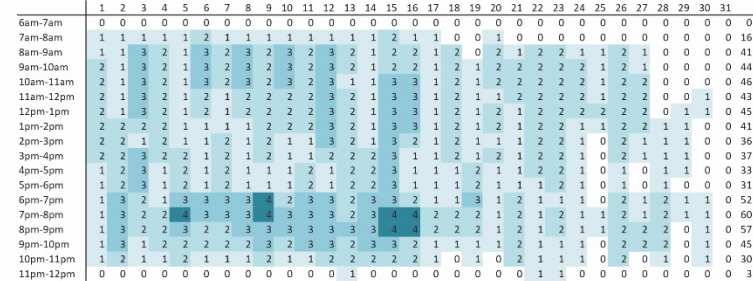
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DECEMBER



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RM 218



0.00%
10.32%
26.45%
28.39%
29.68%
27.74%
29.03%
26.45%
23.23%
23.87%
21.29%
20.00%
33.55%
38.71%
36.77%
29.03%
19.35%
1.94%

Semester Use per Hour – Room 218

RM 218

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31		
6am-7am	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7am-8am	1	1	1	1	1	2	1	1	1	1	1	1	1	1	2	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	16	10.32%
8am-9am	1	1	3	2	1	3	2	3	2	3	2	3	2	1	2	2	1	2	0	2	1	2	2	1	1	2	1	0	0	0	0	41	26.45%
9am-10am	2	1	3	2	1	3	2	3	2	3	2	3	2	1	2	2	1	2	1	2	2	2	2	2	1	2	1	0	0	0	0	44	28.39%
10am-11am	2	1	3	2	1	3	2	3	2	3	2	3	1	1	3	3	1	2	1	2	2	2	2	2	1	2	2	0	0	0	0	46	29.68%
11am-12pm	2	1	3	2	1	2	1	2	2	2	2	3	2	1	3	3	1	2	1	1	2	2	2	2	1	2	2	0	0	1	0	43	27.74%
12pm-1pm	2	1	3	2	1	2	1	2	2	2	2	3	2	1	3	3	1	2	1	2	1	2	2	2	2	2	2	0	1	1	0	45	29.03%
1pm-2pm	2	2	2	2	1	1	1	1	2	2	2	3	2	1	3	3	1	2	1	2	1	2	2	1	1	2	2	1	1	0	0	41	26.45%
2pm-3pm	2	2	1	2	1	1	2	1	2	1	1	3	2	1	3	2	1	2	1	1	1	2	2	1	0	2	1	1	1	0	0	36	23.23%
3pm-4pm	2	2	3	2	2	1	2	1	2	1	1	2	2	2	3	1	1	2	1	2	1	2	2	1	0	2	1	1	1	0	0	37	23.87%
4pm-5pm	1	2	3	1	2	1	2	1	1	1	2	1	2	2	3	1	1	1	2	1	1	2	2	1	0	1	0	1	1	0	0	33	21.29%
5pm-6pm	1	2	3	1	2	1	2	1	1	1	2	1	2	2	3	1	1	1	2	1	1	1	2	1	0	1	0	1	0	0	0	31	20.00%
6pm-7pm	1	3	2	1	3	3	3	3	4	2	3	3	2	3	3	2	1	1	3	1	2	1	1	1	0	2	1	2	1	1	0	52	33.55%
7pm-8pm	1	3	2	2	4	3	3	3	4	3	3	3	2	3	4	4	2	2	2	1	2	1	2	1	1	2	1	2	1	1	0	60	38.71%
8pm-9pm	1	3	2	2	3	2	2	3	3	3	3	3	3	3	4	4	2	2	2	1	2	1	2	1	1	2	2	2	0	1	0	57	36.77%
9pm-10pm	1	3	1	2	2	2	2	2	3	2	3	3	2	3	3	2	1	1	1	1	2	1	1	1	0	2	2	2	0	1	0	45	29.03%
10pm-11pm	1	2	1	1	2	1	1	1	2	1	1	2	2	2	2	2	1	0	1	0	2	1	1	1	0	2	0	1	0	1	0	30	19.35%
11pm-12pm	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	3	1.94%

Semester Use per Hour – All Rooms

TOTAL	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	0			
6am-7am	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7am-8am	5	5	5	5	5	8	5	5	5	5	5	5	5	5	10	5	5	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	95	12.58%	
8am-9am	6	7	11	9	5	10	7	9	7	8	10	15	12	5	11	8	6	8	1	5	5	5	6	4	5	7	2	4	1	1	0	200	26.49%		
9am-10am	7	7	11	9	5	10	7	10	7	8	10	15	12	5	11	8	6	9	2	5	7	6	6	5	5	7	4	5	1	1	0	211	27.95%		
10am-11am	8	8	11	7	5	9	8	10	7	8	12	15	8	5	12	8	6	7	4	4	6	6	6	5	5	7	6	5	1	3	0	212	28.08%		
11am-12pm	8	8	13	11	8	10	10	9	8	7	12	14	12	6	12	8	6	7	4	4	6	6	8	5	7	7	6	5	1	4	0	232	30.73%		
12pm-1pm	9	6	13	11	8	10	9	8	9	7	11	15	12	6	11	9	7	8	3	6	3	4	7	5	8	7	7	5	1	4	0	229	30.33%		
1pm-2pm	10	10	12	9	6	7	13	6	9	7	13	14	11	7	11	11	7	9	2	7	4	4	4	1	4	7	5	5	1	1	0	217	28.74%		
2pm-3pm	10	9	8	9	5	6	11	5	10	7	8	14	11	8	11	10	7	8	2	3	5	5	4	1	2	7	3	4	1	1	0	195	25.83%		
3pm-4pm	10	9	12	9	8	6	9	6	8	9	10	11	11	12	13	6	8	4	3	5	4	5	4	1	2	7	3	4	2	2	0	203	26.89%		
4pm-5pm	9	11	15	6	9	7	7	7	5	11	12	11	11	10	13	6	8	2	5	4	6	5	4	2	0	2	3	1	3	2	0	197	26.09%		
5pm-6pm	9	11	14	7	8	7	8	8	6	10	14	10	10	10	12	5	6	2	5	4	5	3	3	3	0	2	2	1	2	0	0	187	24.77%		
6pm-7pm	9	10	11	7	10	10	12	11	14	13	16	14	10	14	12	8	5	3	8	4	8	3	3	5	1	5	4	4	3	4	0	241	31.92%		
7pm-8pm	11	13	12	12	13	13	16	10	18	16	19	18	14	15	15	13	8	9	6	5	11	4	7	6	5	6	5	8	3	9	0	320	42.38%		
8pm-9pm	10	12	9	12	12	16	11	16	16	18	17	14	14	16	15	8	9	6	4	9	2	6	5	4	6	4	8	2	8	0	301	39.87%			
9pm-10pm	10	9	8	9	8	9	13	10	14	9	16	14	8	12	12	11	6	4	3	2	7	2	3	4	2	5	3	5	1	4	0	223	29.54%		
10pm-11pm	5	6	5	5	9	7	9	6	7	6	10	12	7	8	6	8	5	0	2	0	6	2	2	3	0	5	0	3	0	3	0	147	19.47%		
11pm-12pm	0	0	0	0	0	0	0	1	0	0	2	4	2	0	0	0	0	0	0	0	0	1	2	2	0	0	0	0	0	0	0	14	1.85%		

4. MASTER PLAN GOALS

[goals]

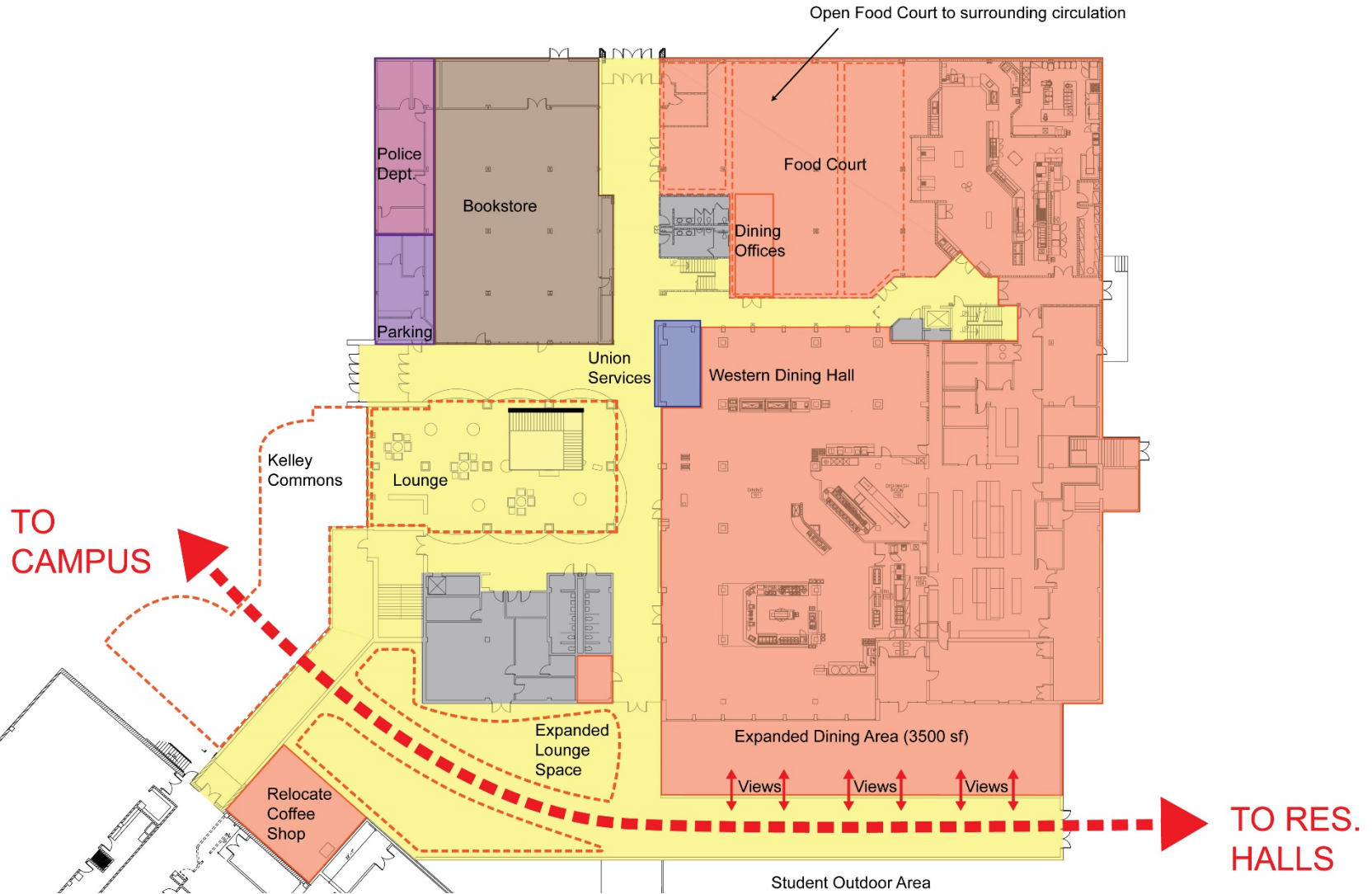
1. Increase the visibility, accessibility and functionality of student services
2. Increase the open lounge and community space (outdoor as well)
3. Improve the space for services to international students and student involvement
4. Improve the food service access and flow
5. Accommodate nontraditional student services
6. Improve the efficiency and access of the police and parking services
7. Follow the campus master plan direction of increasing dining and providing student access through the union to the main campus
8. Don't forget deferred maintenance

[considerations]

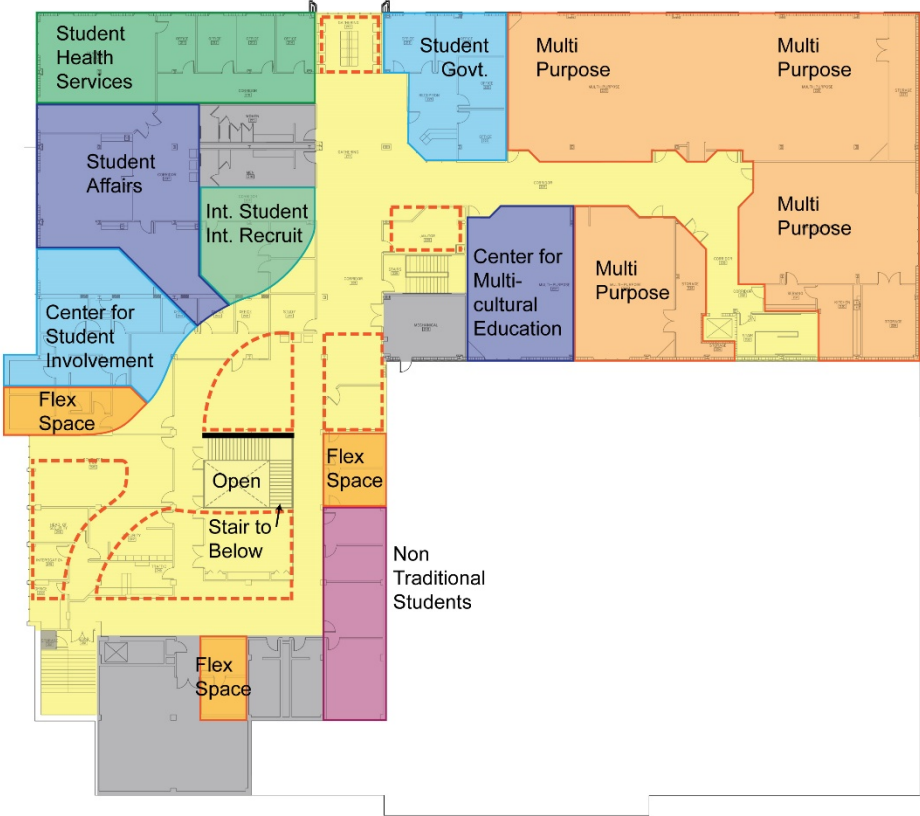
1. Eliminate the computer lab
2. Consider eliminating one or two meeting rooms
3. Reduce the size of the Bookstore
4. Relocate Parking and Police
5. Relocate Health Services to be colocated with Fitness services
6. Bring the Non-Trad program into the Union
7. Bring Career Services into the Union

5. MASTER PLAN

Proposed First Floor Plan



Proposed Second Floor Plan



6. BUDGETING

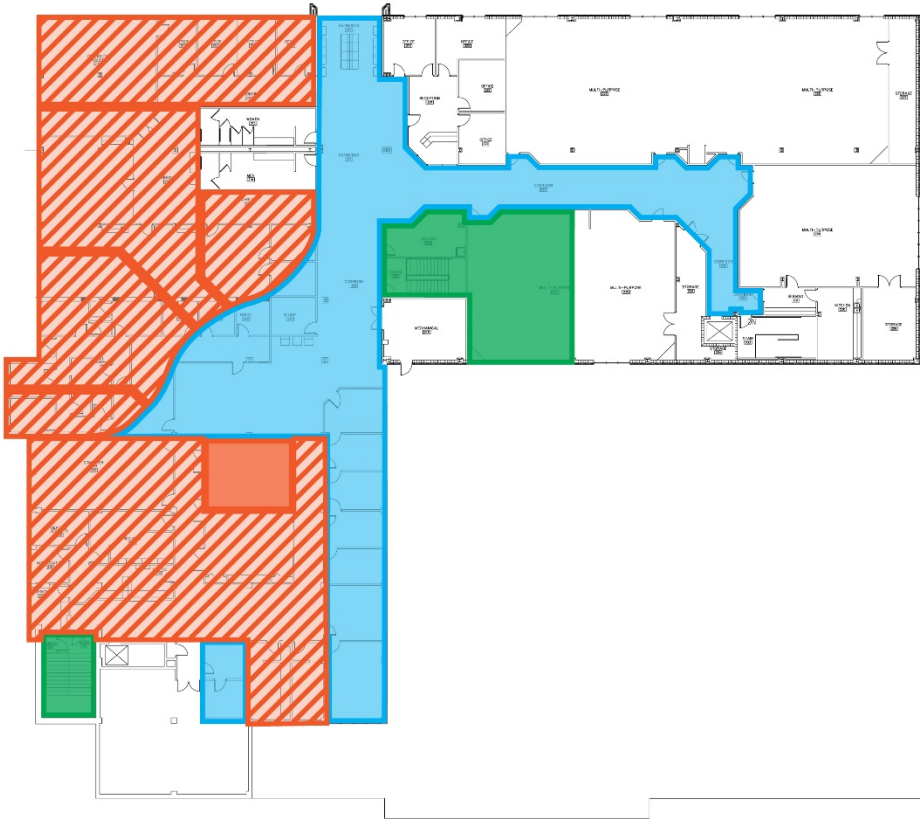
Areas of Work First Floor

- RENOVATE 1
- RENOVATE 2
- REMODEL 1
- REMODEL 2
- REFURBISH 1



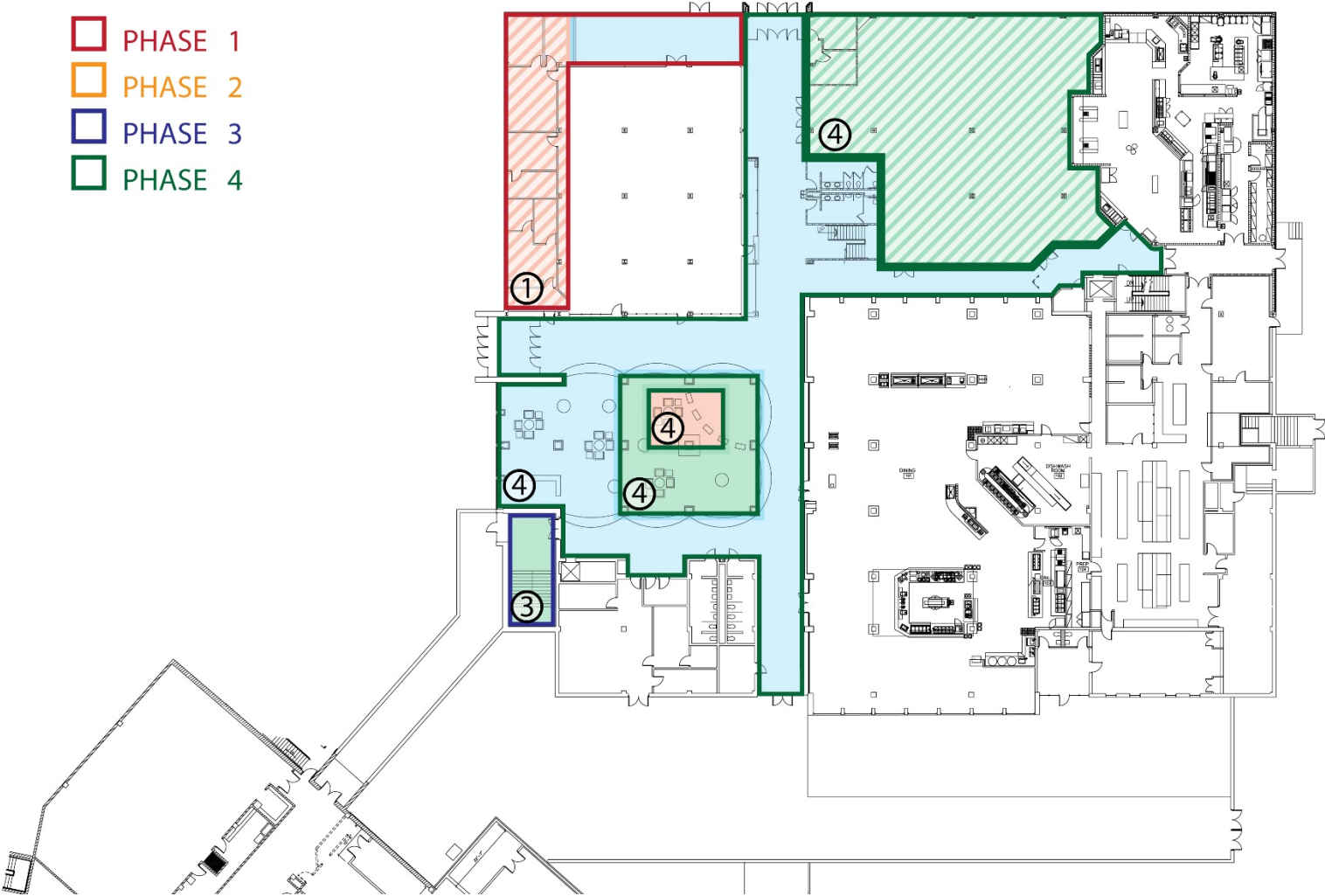
Areas of Work Second Floor

- RENOVATE 1
- RENOVATE 2
- REMODEL 1
- REMODEL 2
- REFURBISH 1



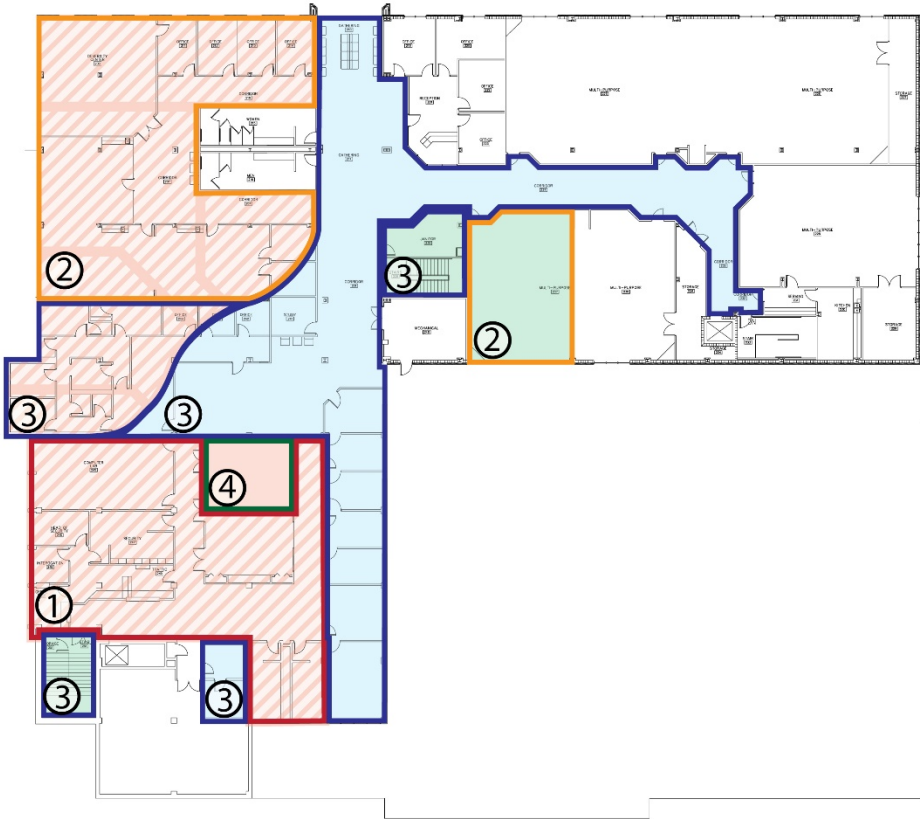
Phases First Floor

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



Phases Second Floor

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



[budget]

Scopes of Work

Master Plan

Project Costs

Scope 1 - Parking, Police, Book Storage, 2nd fl Lounge

Renovation 1	\$150.00	-	sf	\$0.00
Renovation 2	\$95.00	3,797	sf	\$360,715.00
Remodel 1	\$67.00	-	sf	\$0.00
Remodel 2	\$42.00	-	sf	\$0.00
Refurbish	\$24.00	850	sf	\$20,400.00
Furnishings	\$20.00	2,455	sf	\$49,100.00

subtotal

\$430,215.00

Scope 2 - CME Health, International, Student Affairs

Renovation 1	\$150.00	-	sf	\$0.00
Renovation 2	\$95.00	4,644	sf	\$441,180.00
Remodel 1	\$67.00	1,072	sf	\$71,824.00
Remodel 2	\$42.00		sf	\$0.00
Refurbish	\$24.00			
Furnishings	\$20.00	-	sf	\$0.00

subtotal

\$513,004.00

Scope 3 - Lobby Areas, Circulation, Stair Renovations

Renovation 1	\$150.00	-	sf	\$70,000.00
Renovation 2	\$95.00	1,472	sf	\$139,840.00
Remodel 1	\$67.00	1,291	sf	\$86,497.00
Remodel 2	\$42.00	-	sf	\$0.00
Refurbish	\$24.00	6,714		
Furnishings	\$20.00	3,000	sf	\$60,000.00

subtotal

\$356,337.00

Project Costs Percent Costs

\$473,237

6.5%

\$564,304

7.7%

\$391,971

5.4%

[budget]

Scopes of Work

Master Plan

Project Costs

Scope 4 - 1st fl Lounge, New Stair, Cash Dining

Renovation 1	\$150.00	750 sf	\$112,500.00
Renovation 2	\$95.00	- sf	\$0.00
Remodel 1	\$67.00	1,345 sf	\$90,115.00
Remodel 2	\$42.00	5,757 sf	\$241,794.00
Refurbish	\$24.00	10,933	\$262,392.00
Furnishings	\$20.00	4,000 sf	\$80,000.00

subtotal \$786,801.00

Scope 5 - New Addition

Site Improvements	\$60.00	3,000 sf	\$180,000.00
New	\$325.00	13,000 sf	\$4,225,000.00
Renovation 1	\$150.00	- sf	\$0.00
Renovation 2	\$95.00	- sf	\$0.00
Remodel 1	\$67.00	- sf	\$0.00
Remodel 2	\$42.00	- sf	\$0.00
Refurbish	\$24.00	- sf	\$0.00
Furnishings	\$20.00	8,000 sf	\$160,000.00

subtotal \$4,565,000.00

Project Costs Percent Costs

\$865,481 11.8%

\$5,021,500 68.6%

100.0%

total 48,080 sf \$6,651,357

Project costs est. 10% \$665,135.70

Total project costs \$7,316,493

Deferred Maintenance \$0

Total of all projects cost \$7,316,493

