



COMMUNITY THROUGH COLLABORATION

University of Florida student living room

Presenter:

Cydney McGlothlin, University of Florida



COMMUNITY THROUGH COLLABORATION

UNIVERSITY OF FLORIDA STUDENT LIVING ROOM

Bringing people together to create the living room for the Gator Nation.

J. Wayne Reitz Union history

Built in 1967

- 267,000 gsf
- \$5.7M
- 19,000 students
- Hotel
- Meeting space
- Dining



THE FLORIDA UNION BUILDING
UNIVERSITY OF FLORIDA
GAINESVILLE, FLORIDA

BARRETT, DAFFIN & BISHOP - MOORE & MAY
TALLAHASSEE, FLORIDA GAINESVILLE, FLORIDA
ARCHITECTS AND ENGINEERS
IN ASSOCIATION WITH FORREST M. KELLEY JR., A.I.A.
ARCHITECT TO THE BOARD OF CONTROL



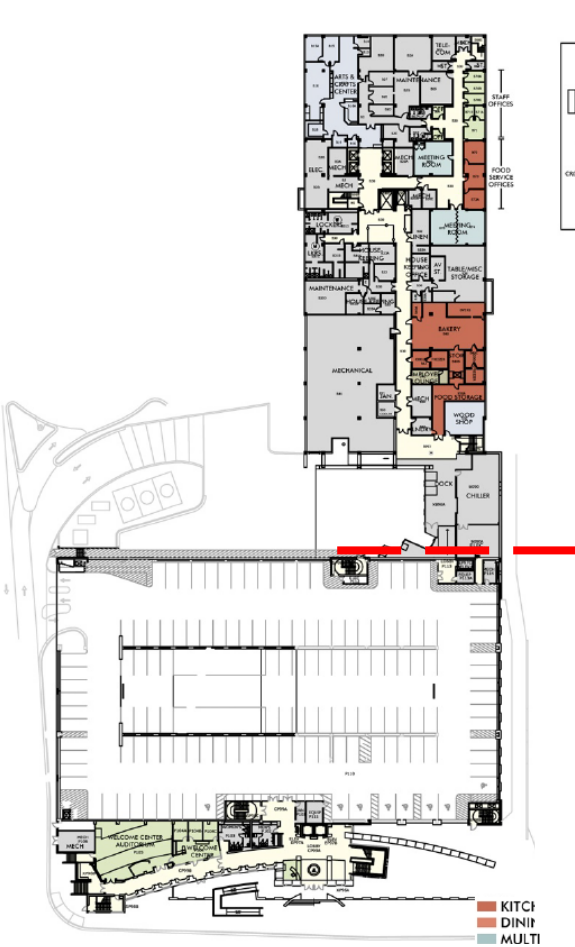
J. Wayne Reitz Union history

Additions (for a total of ~350,000 gsf)

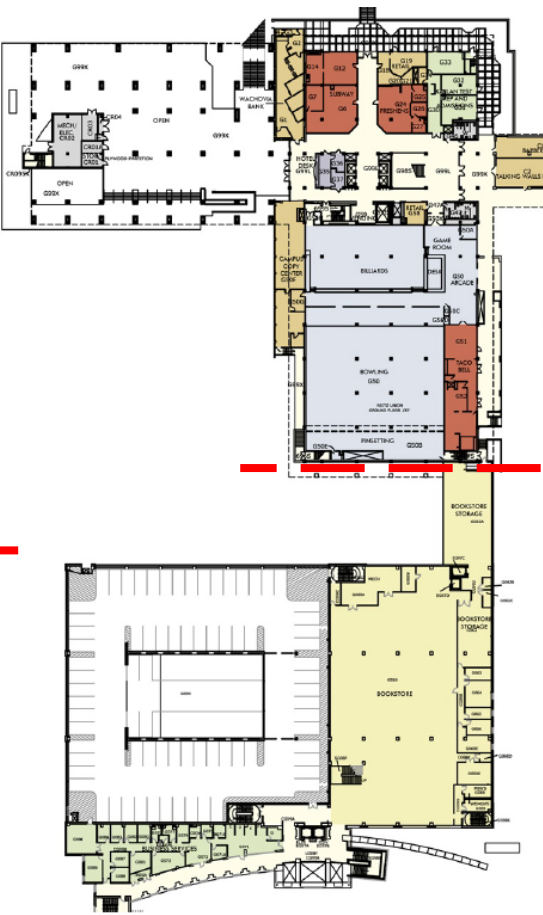
- 1991: Colonnade
- 1996: Career Center
- 2002: Grand Ballroom
- 2003: Bookstore & Welcome Center



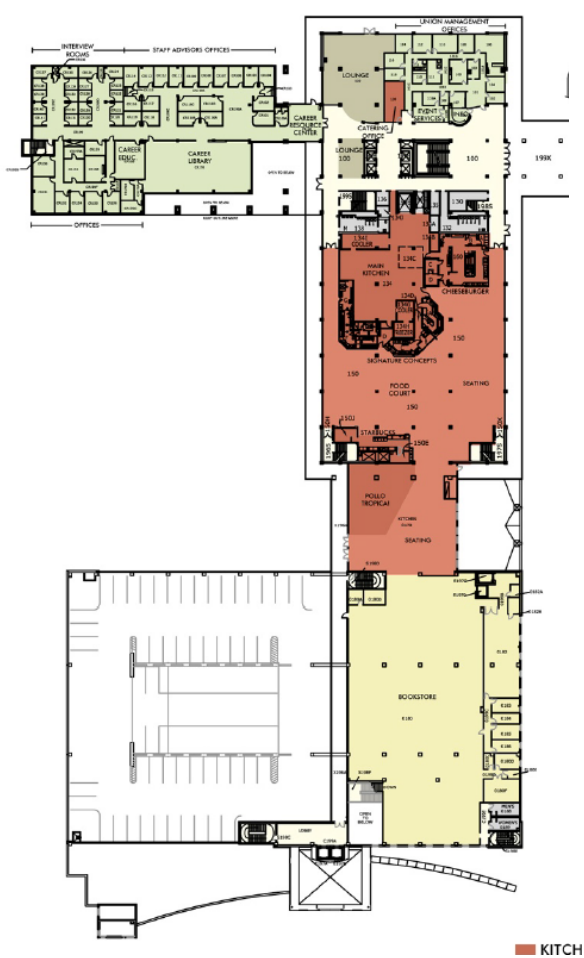
J. Wayne Reitz Union existing conditions



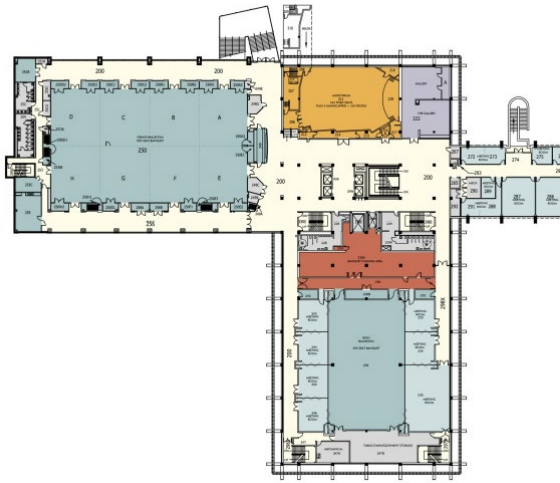
Basement &
Plaza level



Ground Floor



First Floor



Second Floor

Reitz Union needs

Growth:

Student Population

- 19,000 to 50,000

Student Organizations

- 150 clubs to 900

Deferred Maintenance:

- Original infrastructure

Wayfinding

- Multiple floors and naming
- Multiple buildings
- Minimal wayfinding signage



Reitz Union auditions

Groups:

- JWRU Administration
- Center for Leadership and Service
- Multicultural & Diversity Affairs
- Student Activities & Involvement
- Open collaboration/study
- Career Resource Center
- Union Board of Managers
- Event Services
- Program Arts & Leisure
- Media Productions
- EH&S (Public Shelter)
- Business Services
- Provost office
- Student Government
- Wellness Center
- Bookstore
- Bookstore
- Retail
- Recreation
- Greek Life
- Dining
- Hotel
- Meditation / Ablution
- Union Operations



Program

Demolish the Colonnade
102,600 gsf new
56,500 gsf renovated

3.5 years total duration

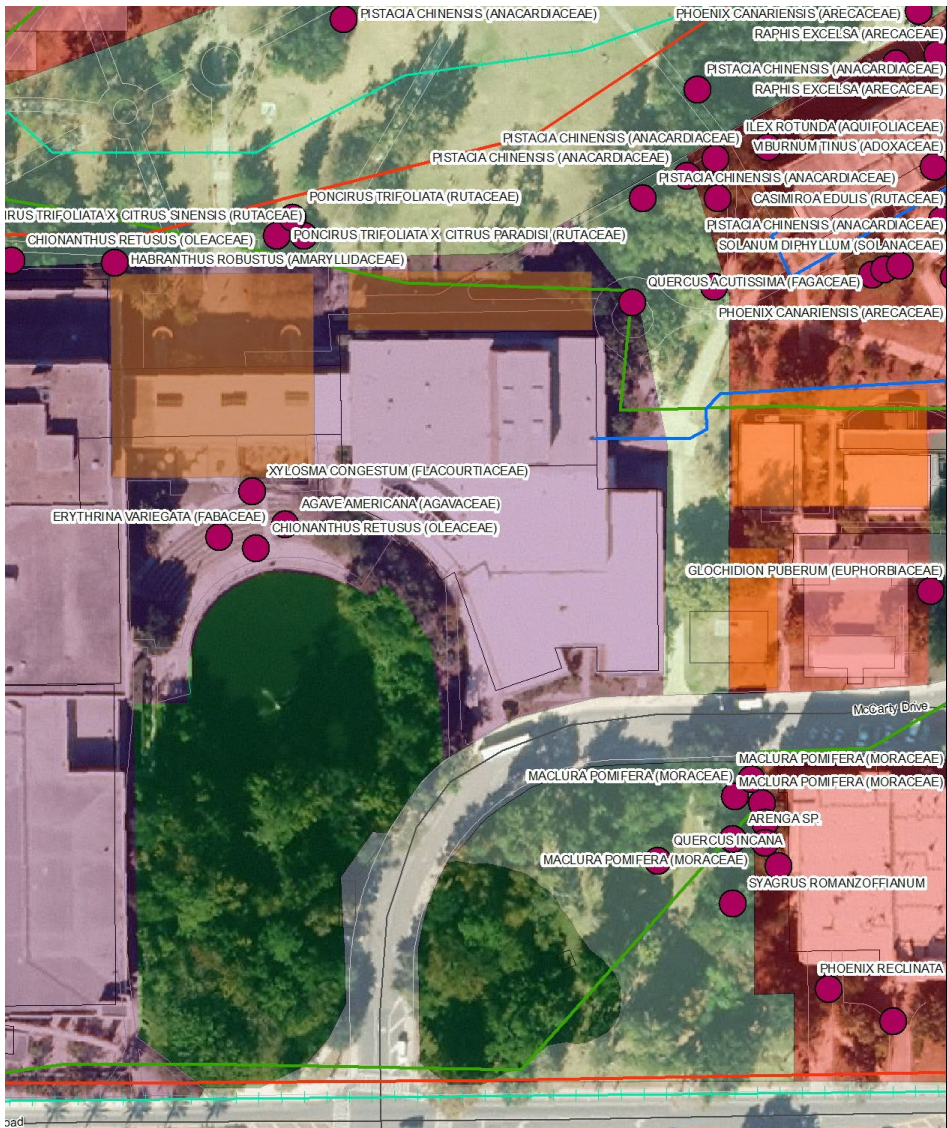
\$69,000,000 total project

- \$44,000,000 bond
- \$20,000,000 CITF
- \$5,000,000 UF

LEED Platinum



Site constraints ~ trees



Branding the Project



Matthew Hoeck @Matt_Hoeck · 29 Aug 2013
Thanks @GatorZoneAlbert and Alberta for supporting @MakeItReitz! .Gonna be great to say MADEitReitz!



MAKE IT REITZ BRANDING GUIDELINES

LOGO



KEY WORDS

- ▶ GO GATORS
- ▶ NOSTALGIA
- ▶ GATOR NATION
- ▶ ACTIVE

COLORS



IMAGERY

- ▶ ICONS
- ▶ PHOTOS
- ▶ RENDERINGS

FONTS

LOGO
NOT FREE ▶ GOTHAM CONDENSED
NOT FREE ▶ GOTHAM ROUNDED

WEB
WEB FONT ▶ ROBOTO
<http://www.google.com/fonts/#QuickUsePlace:quickUse/Family:Roboto>
WEB FONT ▶ ROBOTO SLAB
<http://www.google.com/fonts/#QuickUsePlace:quickUse/Family:Roboto+Slab>

VARIATIONS



Program – Student Academic Projects

Industrial and Systems Engineering Department mapped how many people enter the Union to analyze how many exterior doors are needed.

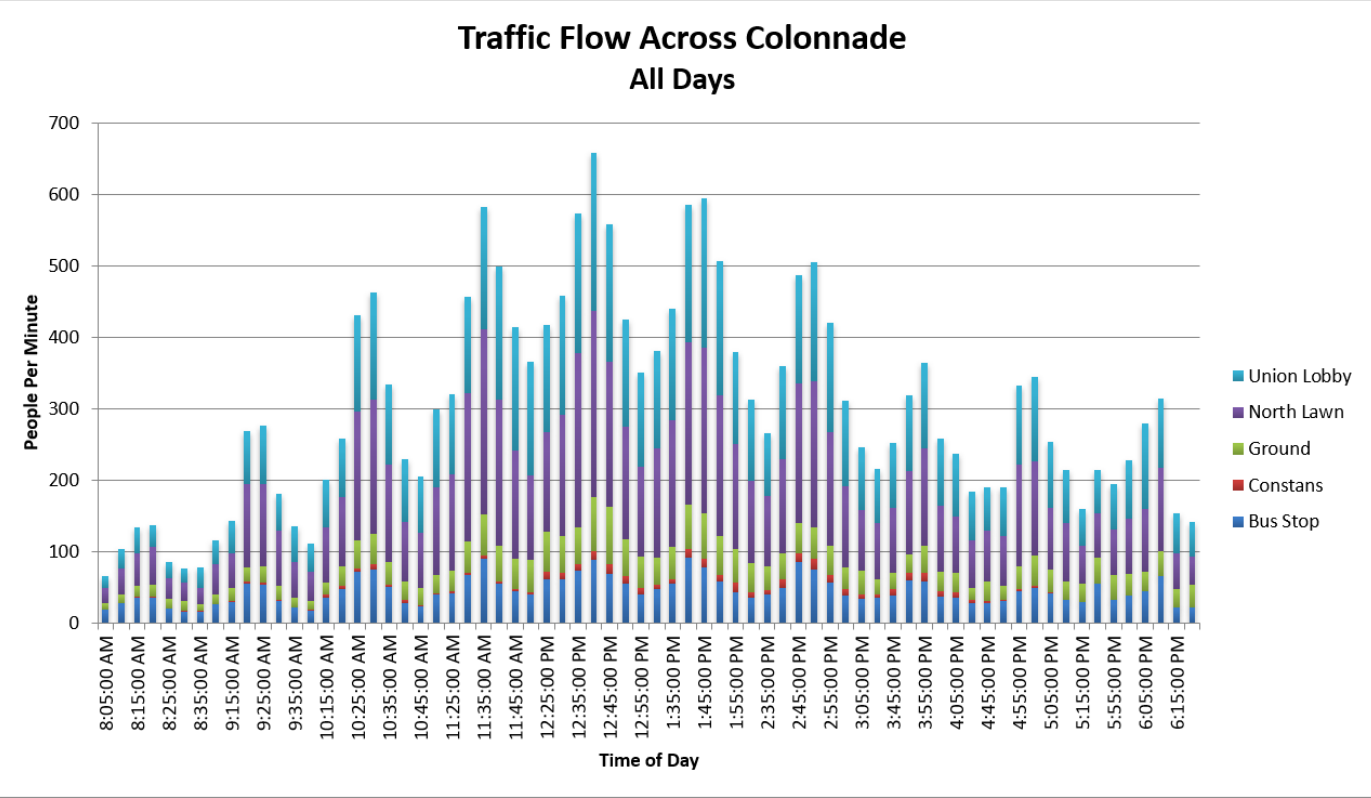


Figure 1: Traffic Flow, By location, All days, Five Minute Increments

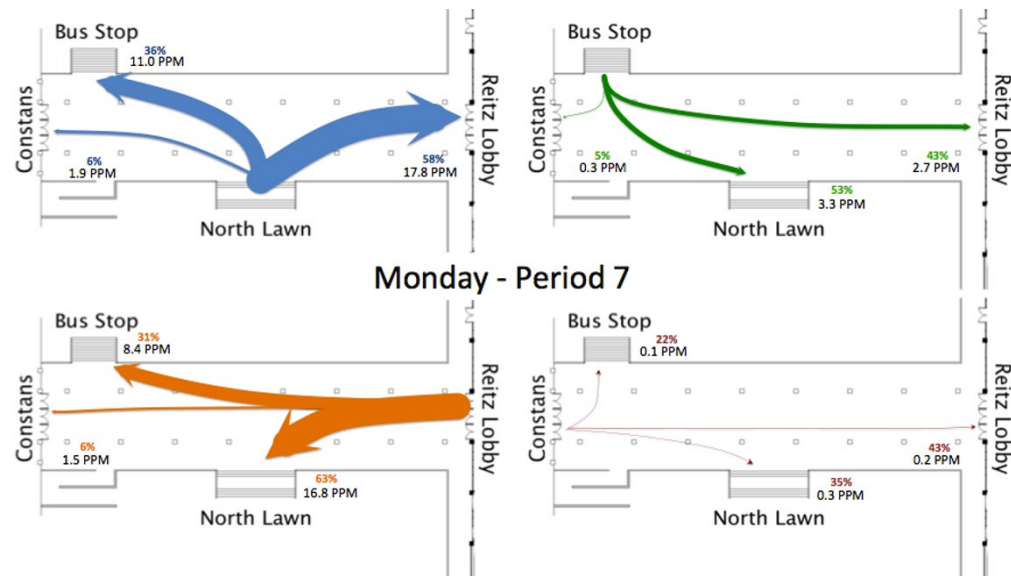


Table 1: Sum of Entities Entering and Exiting Colonnade

	All Locations	Union Lobby	North Lawn	Bus Stop	Ground	Constans
Maximum Traffic	409	274	409	155	100	28
People per Min	81.8	54.8	81.8	31	20	5.6
Time		11:45:00 AM	12:40:00 PM	6:10:00 PM	12:45:00 PM	3:50:00 PM
Day		Mon	Wed	Wed	Mon	Thurs

Table 2: Projected Necessary Door Width

	Lobby	North Lawn	Bus Stop	Ground	Constans
Current Width (ft)	32.4	35.9	19.6	14.7	21.9
Max Ppl/min	54.8	81.8	31	20	5.6
Projected Entry Way Width (ft)	32.37	48.32	18.31	11.81	3.31
New Ppl/min per Foot	1.69	2.28	1.58	1.36	0.26

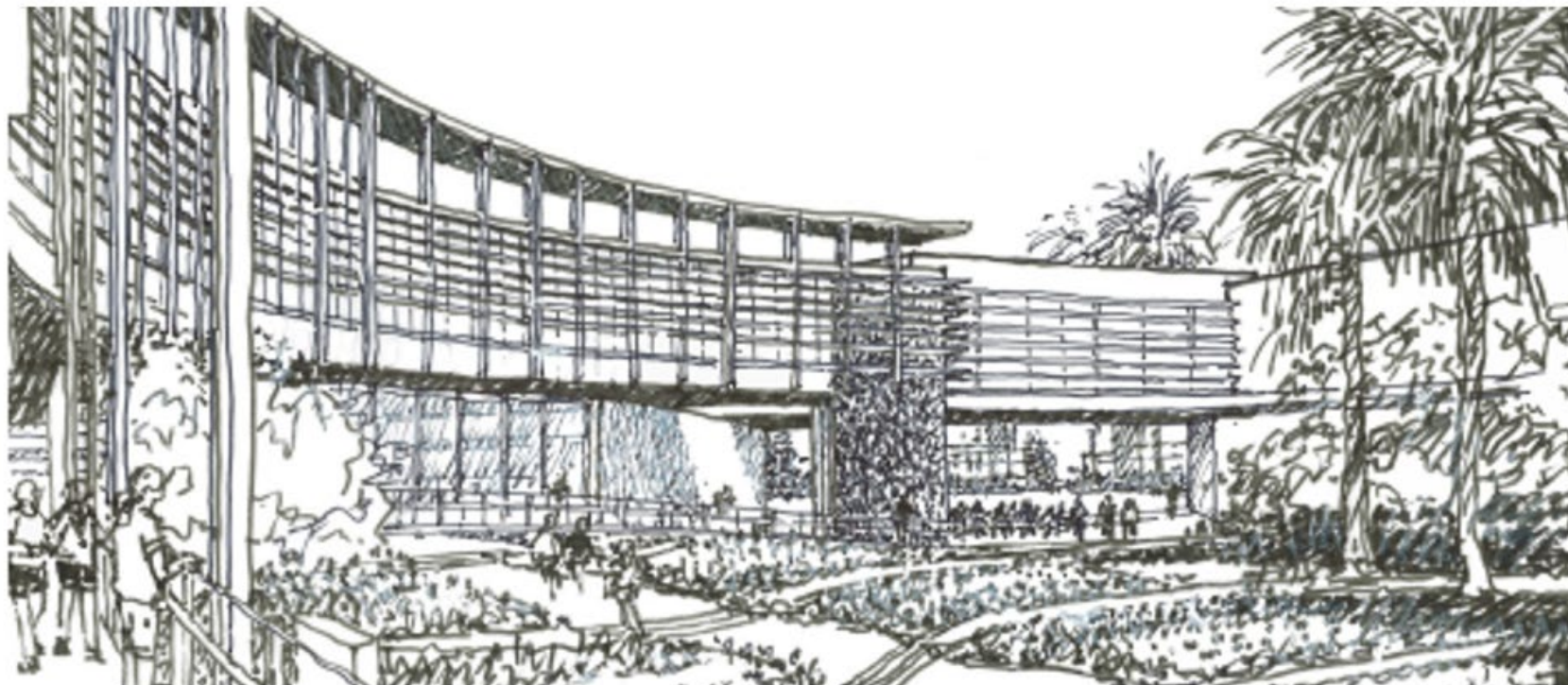
Selections

Design Team Selection

- 9 committee members (inc. 2 students)
- 12 qualification submittals
- 1 protest – put selection on hold temporarily
- Shortlisted 5

MEP/FP Selection

- 5 committee members
- 10 qualification submittal
- Shortlisted 4



CANNONDESIGN

WALKER
ARCHITECTS

Selections

Construction Manager Selection

- 7 committee members
(inc. 2 students)
- 11 qualification submittals
- Shortlisted 4

ESCO

Art in State Buildings

Graphics/Wayfinding

Building Automation System



ESCO ~ added into project at Design Development

Energy Service Company

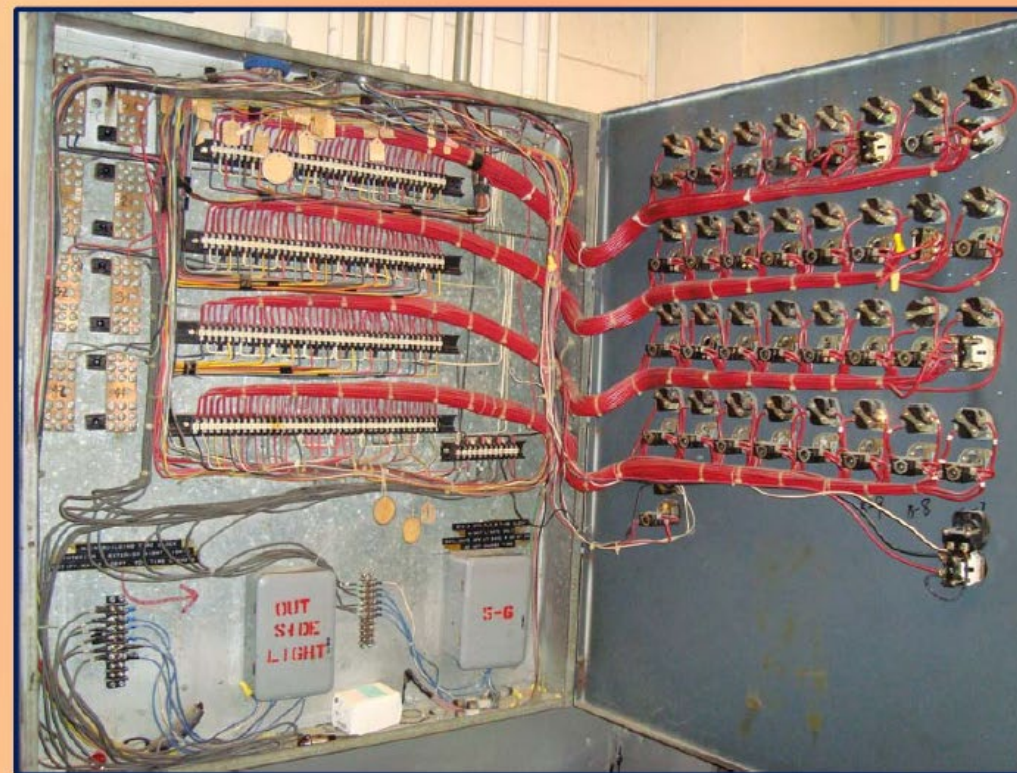
Trane Corporation was selected

Scope of work:

- AHU's
- BAS system
- Lighting
- Chiller plant
- \$6.3M contract
- ~\$500,000 annual savings projection



*MINIMAL TO NONE OUTDATED LIGHTING CONTROLS
SERVING EGRESS & NIGHT LIGHTING*



Building Automation System selection

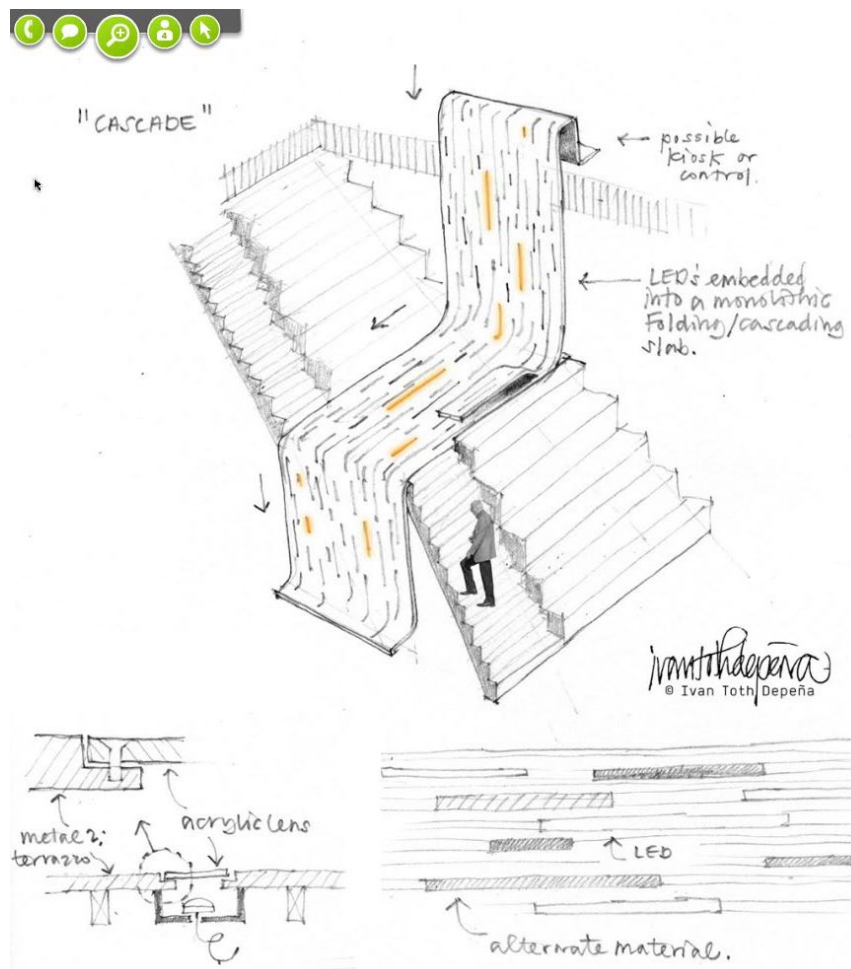
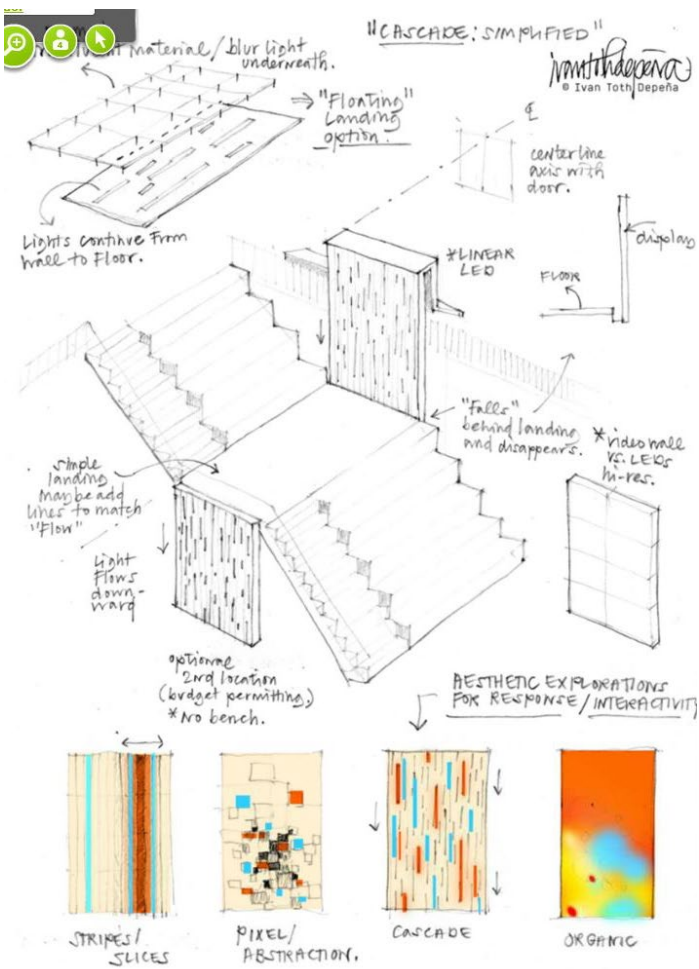
The existing building did not have a working BAS system. After the ESCO company was brought on board, we interviewed three (3) BAS companies. Ultimately selected Automated Logic Controls.



Typical ALC image

Art in State Buildings

State funding buildings are required to allocate money for art - \$100,000 budget.



Student Involvement

Involvement & Outreach during

- Programming
- Selection
- Research
- Design
- Construction

DESIGN YOUR REITZ



RENAME THE GAME ROOM

October 31st – November 21st

SUGGEST A NEW NAME FOR THE **GAME ROOM!** THE WINNING NAME WILL WIN \$50 IN EITHER BOWLING OR BILLIARDS.

**SUBMIT YOUR IDEAS AT
MAKEITREITZ.COM/SUGGEST**



makeitreizt
@makeitreizt
makeitreizt.com

*Students, faculty, staff and alumni are eligible to participate

TOWN HALL MEETINGS



Oct. 22	4:30-6:00 pm	Auditorium
	7:00-8:30 pm	Matthews Suite
Oct. 23	9:00-10:30 pm	Rion Ballroom
	11am-12:30pm	Rion Ballroom





Make It Reitz
@MakeltReitz

Following

The architects want to know: What does the UF brand mean to you? Orange and blue, gators, academic identification or tradition?

6:51 AM - 23 Oct 2012

Reply to @MakeltReitz



Tricia Cesarino @TriciaCesarino · 23 Oct 2012
@MakingItReitz Some gators and orange and blue never hurt though :) ..As long as its implemented in a sophisticated way

This week's survey

Expanded to four locations to gather a larger variety of student feedback, currently being executed at the HUB, Rawlings Bus Stop, Little Hall, Turlington and Online...

#makingitreizt Student Survey

- What Class Are You In?
 - ☐ Freshman
 - ☐ Sophomore
 - ☐ Junior
 - ☐ Senior
- You are ...
 - ☐ Male
 - ☐ Female
- I live
 - ☐ On campus
 - ☐ Off campus
- How many times a week do you visit the Reitz Union?
 - ☐ Never
 - ☐ 5-10
 - ☐ 10-20
 - ☐ 20 and More





Make It Reitz
@MakeltReitz

Following

The madness continues! #makingitreizt



Student Involvement

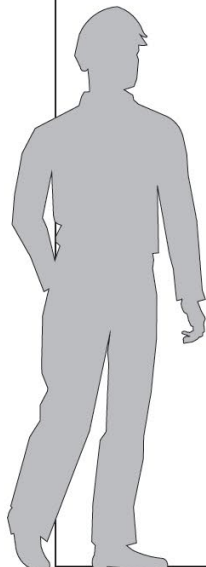
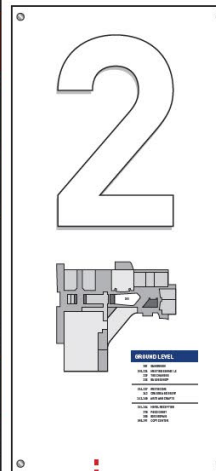
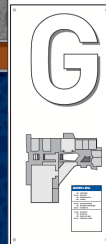
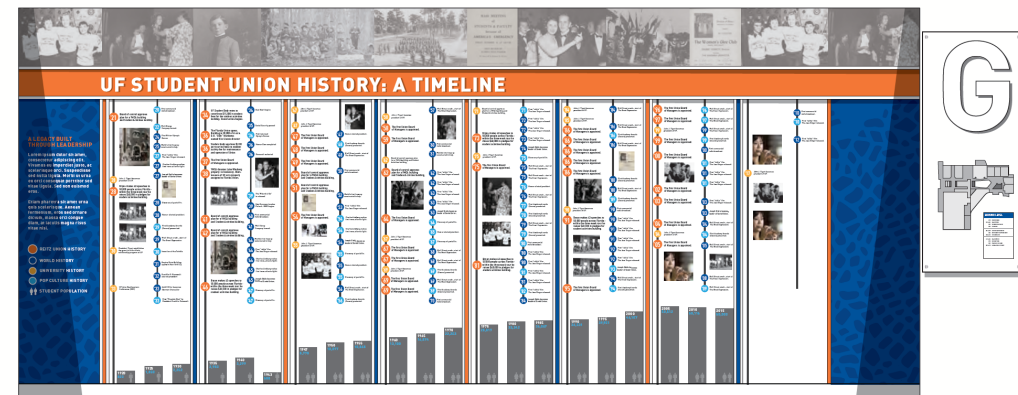
Various Committees

- Program Committee
- Steering Committee
- Reitz Union Advisory Board
- Selection Committees
- **Furniture Committee**
- Storytelling Committee



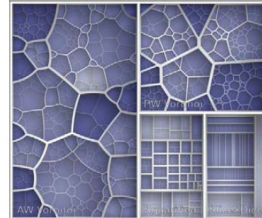
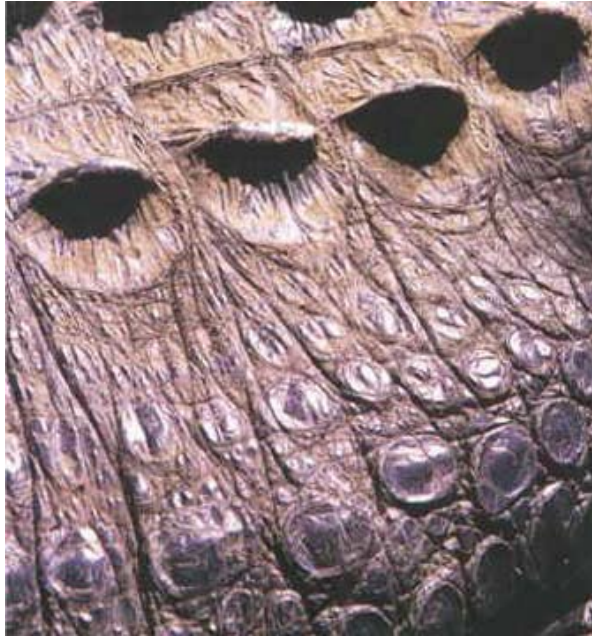
Storytelling Committee

Included students, alumni, faculty & staff

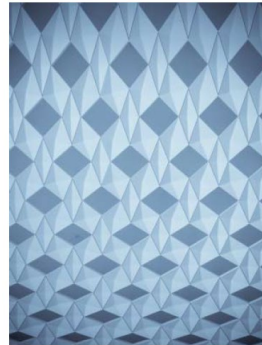


Design: Gatorizing the building

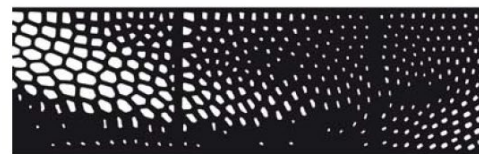
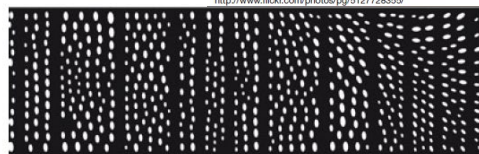
Skin



voronoi tree map
<http://rickosborne.org/blog/2009/02/trig-on-my-mind/>

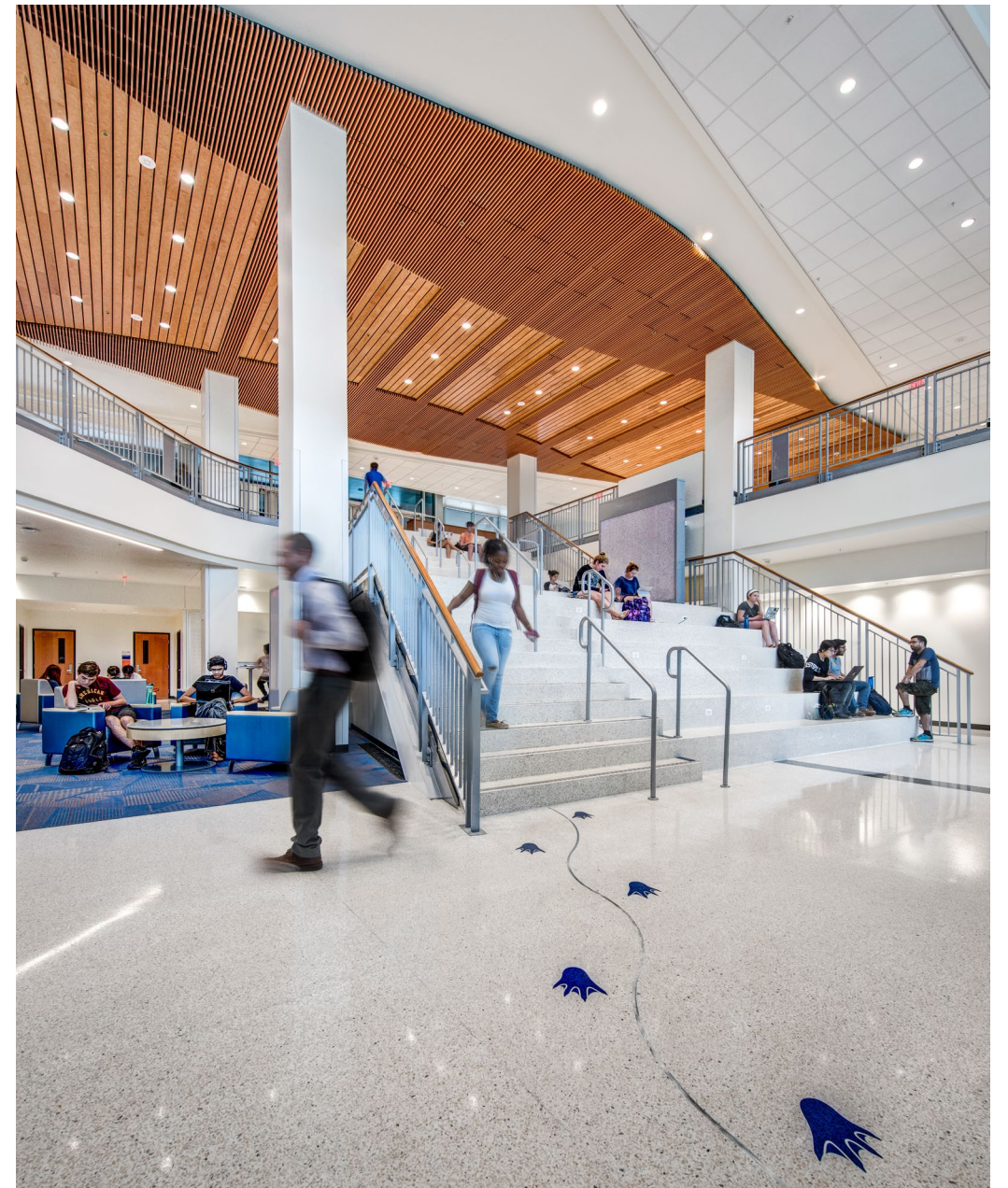


diamond scales
<http://www.flickr.com/photos/pg/612728355/>



Design: Gatorizing the building

Finishes



Design: Gatorizing the building

Finishes



Construction ~ campus communication



Julie Dodd

@profdodd · Oct 12

Atrium of @UF Reitz Union reminds me of #Hogwarts Grand Staircase. Exciting to see construction progress.



RETWEETS

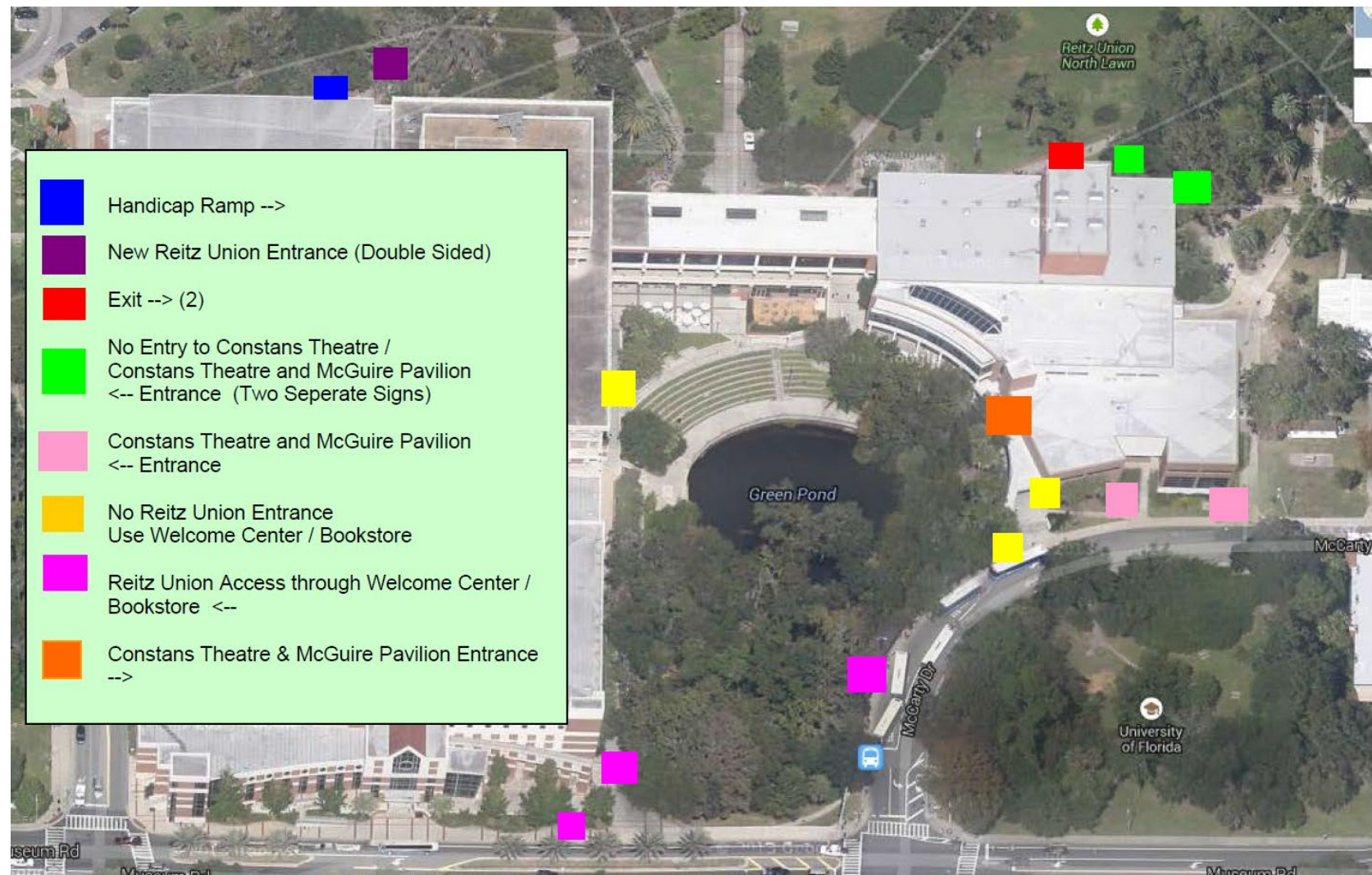
14

FAVORITES

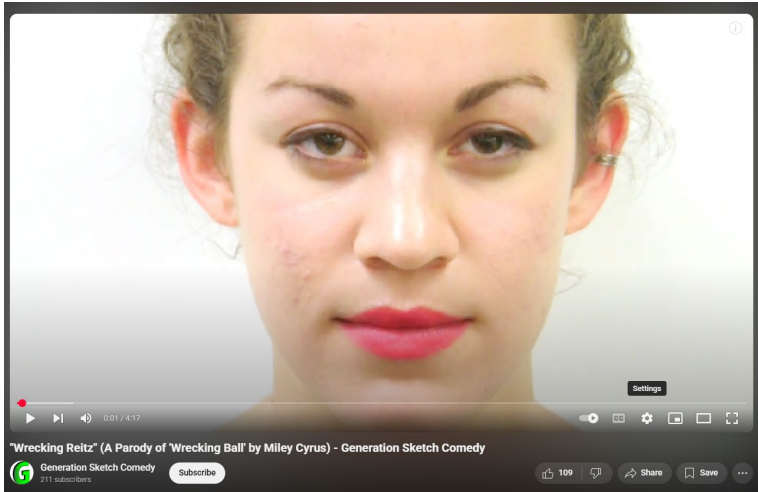
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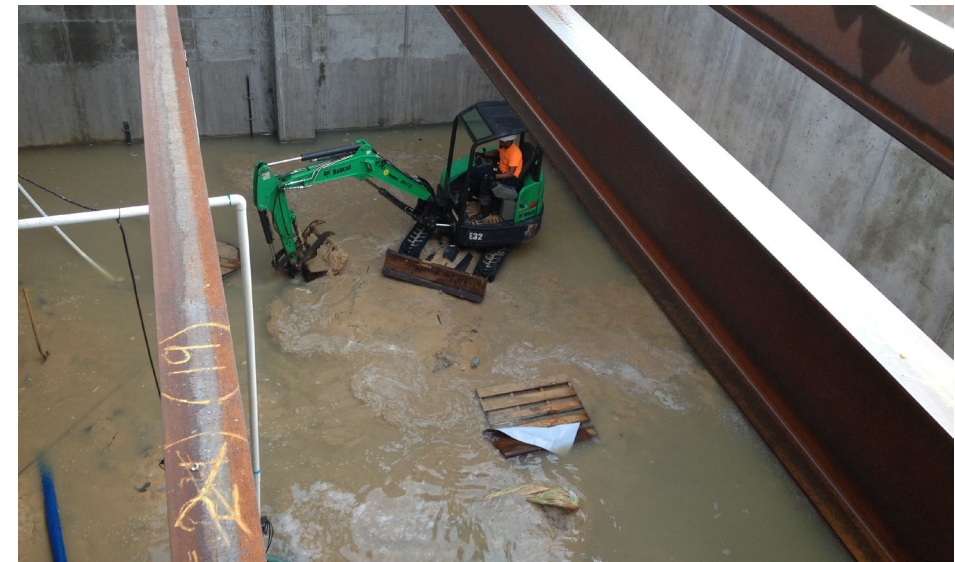
3:11 PM · 12 Oct 2015 · Details



Construction ~ demolition



Construction ~ Water



Construction ~ challenges

Hotel

Wayfinding

Noise / vibration

Hospital flight path

New leadership

Swing space

Neighbors – research &
performance venue



Construction ~ Ballroom

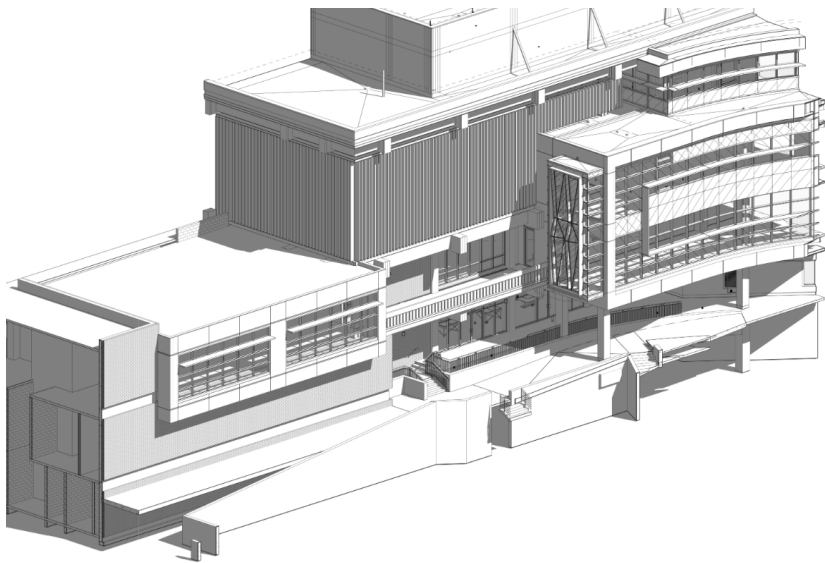


Construction ~ while you are here....

Food court expansion

Catering kitchen renovation

Gallery renovation





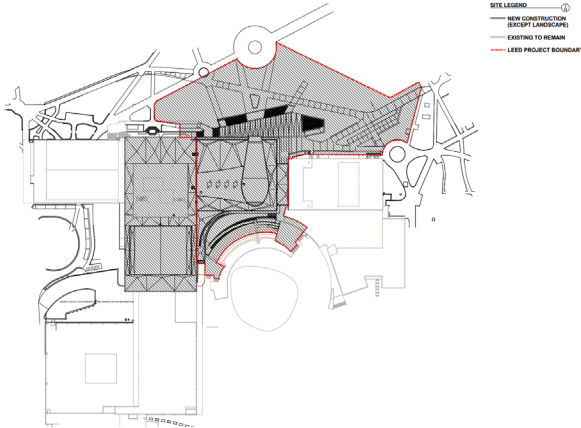
Sustainability – LEED NCv2009 Gold

Incorporated

- Heated floor slab
- Displaced air
- Chilled beams
- Sustainable site
- Water reduction 38%
- Diverted 3,457 tons of waste

Evaluated

- Living Building Challenge
- Solar
- Biaxial voided slabs



Program vs. Project

Program

102,600 gsf new
56,500 gsf renovated

3.5 years total duration

\$69,000,000 total project

- \$44,000,000 bond
- \$20,000,000 CITF
- \$5,000,000 UF

LEED Platinum

Actual

126,000 gsf new
~100,000 gsf renovated
~\$500,000 reduced annual utility

September 2012 kick-off
January 2016 Occupancy

\$77,171,772 total project

- \$43,851,321 bond
- \$18,422,994 CITF
- \$6,801,870 ESCO
- \$8,095,587 UF

LEED Gold



Lessons learned

Storage – purge before paying for storage

Over communicate with all stakeholders

Include neighbors in weekly OAC meetings

Forced marriage and accountability

New HVAC system expectations

Smoke Evacuation system

Finish coordination & cleaning

Expansion joint communications (4 buildings)

Capacity for future projects



Questions?

