

west bank union

expansion and improvements/west bank center and related spaces

university of minnesota

1975
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1975

facility program

**university of minnesota unions
west bank union/
center and related spaces
expansion and improvements**

**university of minnesota
twin cities campus/minneapolis**

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introduction

I

I. INTRODUCTION

A. University of Minnesota

The purposes of the University of Minnesota are:

1. Learning/Teaching - Acquiring/transmitting knowledge, information, wisdom, skills.
2. Research - Expanding/discovering knowledge and information.
3. Service - Applying knowledge and skills to aid the community.

The Twin Cities campus is the learning, research, and service center for 45,000 students and several thousand faculty and staff.

B. Minnesota Union

The purposes of the Minnesota Union are:

1. Providing services for physical, academic, social, affiliative, recreational/entertainment, intellectual, and aesthetic needs of the people at the University.
2. Providing opportunities for learning by participating or in attending out-of-class activities.
3. Building a community among the several members of the University so there is a common dedication to its purposes and common and interrelated effort to helping each other learn.

The union is also a governance system that sets priorities, evaluates efficacy of efforts, and decides what to do.

It is a delivery system that provides services and organizes activities.

C. West Bank of the Twin Cities Campus

Over 16,000 regularly enrolled students spend some time on the West Bank; 8,000 spend most of the time on West Bank; of those 8,000 students, 6,000 spend all of their time on West Bank.

The students are in CLA social sciences, College of Business Administration, Theater Arts, Studio Arts. Survey classes in Auditorium/Classroom Building bring most of the "transit" students to West Bank. 800 students in the Law School will be added to the West Bank population in 1978.

Extension classes meet Monday through Thursday nights and on Saturday. Each night there are 2,000 to 3,000 extension students on campus.

West Bank auditoriums (Auditorium/Classroom Building, Anderson, Blegen) are used extensively for testing, conferences and symposia. These activities are normally scheduled for Saturdays, break periods, and summer. O. Meredith Wilson Library is the central University library. It is open Monday - Thursday 7 a.m. - 1 a.m., Friday 7 a.m. - 10 p.m., Saturday 9 a. m. - 6 p.m., Sunday noon - 1 a.m., and test

week 24 hours per day. About 2,000 student spaces at tables, in carrels, and in conference rooms are in the library. An average of 8,500 people enter the library each day. That is a 10% increase over two years ago.

Public events (theater performances, popular music concerts, speeches, films) are regularly presented in Rarig Center and the Auditorium/Classroom Building.

There is a Sports Recreation field on West Bank used for scheduled intramural competition and for casual play (pick-up games).

The University Community Day Care Center is on West Bank. Seventy-five children are enrolled.

University people are also West Bank residents. Not all University residents of the West Bank attend class or have offices on the West Bank. Residents live in Middlebrook Hall, community high rises, or houses in the community. The University owns and rents a very small percentage of the houses.

D. West Bank Union

The purpose of West Bank Union is to govern and operate so the objectives of Minnesota Union are realized for the benefit of people on the West Bank in particular and the entire University in general.

Services governed and delivered by West Bank Union are:

1. Lost and Found
2. Lockers (rented for quarter or year)
3. Travel information (bus, rides, charters)
4. "After-hour" check cashing
5. Change making
6. General information and personal assistance
7. Room reservations
8. News-tobacco-candy sales
9. Poster authorization
10. Contact tables
11. Music listening
12. T.V. news viewing
13. Table games

Services about which West Bank Union acts to effect community standards are:

1. Food Service
2. Bursar
3. Parking
4. Bus
5. Library
6. Cleaning

Activities regulated by West Bank Union decisions are:

1. Poster board usage

2. Common Room hours
3. Outdoor events
4. Contact tables location and usage
5. Anderson Hall handcraft sales
6. Meeting room reservations
7. Smoking areas

University regulations attended by West Bank Union staff are:

1. Posting authorization
2. Group fund raising
3. Handcraft sales
4. Contact table authorization
5. Film coordination
6. Charter travel policy

Participatory and educational activities of West Bank Union are:

1. West Bank Union Gallery and Film Archives
2. West Bank Union Bijou
3. West Bank Union Concerts
4. Minnesota Forum
5. Minnesota Union Debates
6. Public Affairs
7. Special programs

Those volunteers who conceptualize and organize the program gain skills in analysis, budgeting, organizing, publicizing, and public relations.

Those others who attend are affected in the intended way (entertained, educated, provoked, stimulated, informed) if the program succeeds.

Different unions develop different strategies for community building. Most believe that a physical center, a union building, to which people come and interact in union programs is the best means through which to build community. West Bank Union has no building. Therefore, it has had to conceptualize different means to reach the goal. It attempts to facilitate and create subcommunities. Actually the most viable subcommunities of the University are academic departments. The union also provides opportunities, purpose and methods for intertwining the subcommunities, e.g., the West Bank Union Gallery serves the teaching function of the Studio Arts department, the meeting function of the History Club and Accounting Fraternity, the learning function of all people, and the need for self-expression.

The West Bank Union has facilities; not in one building, but in several West Bank buildings. Other facilities normally housed in a union building are also decentralized on West Bank.

Facilities assigned to West Bank Union:

1. Common Rooms:	
a. Blegen 310	4,875 sq. ft.
b. Anderson 110	1,810
c. Anderson 130	1,411
d. Anderson 170	<u>1,903</u>
	9,999
2. Gallery - Common Room - Meeting Rooms	9,157 sq. ft.
3. Offices:	
Blegen 303	140 sq. ft.
Anderson 110	<u>350</u>
	490
4. Information-Service Center and Related Space	87 sq. ft.

Facilities assigned to other services are:

1. Food Service:	
Riverbend	6,718 sq. ft.
Blegen Rug-on-the-Wall	1,390
Blegen Metropole	2,368
Anderson 150	<u>1,743</u>
	12,219
2. University Community Video	
Rarig Studio A	2,232 sq. ft.

3. University Community Child Care Center
Grainger Building 3,163 sq. ft.
4. Bookstore
Smith Bookstore 8,985 sq. ft.
5. Bursar 1,411 sq. ft.

Other non-assigned spaces are utilized for people to meet, talk, read, etc. They are corridor spaces and alcoves.

Classrooms and auditoria are used for programs. The rooms used most frequently are Anderson 310, Anderson 210, Auditorium/Classroom Building 125 and 175, Blegen 5 and 10.

facilities program II

II. FACILITIES IMPROVEMENT AND EXPANSION PROGRAM

A. Program Purposes

The objectives of the proposed program are:

1. To create an operating center from which to manage and support the existing service and program activities.
2. To create storage space and special purpose spaces needed to support operations.
3. To expand services through improved or added operational spaces.
4. To create a symbolic as well as functional center on the West Bank.
5. To change existing facilities so they meet current needs within a comprehensive campus program.
6. To provide a comprehensive information system that directs and assists people.

B. Facilities Expansion

1. Site

The site recommended for construction of additional facilities for a West Bank Union (operating) Center is east of the Auditorium/Classroom Building, immediately north of Washington Avenue.

There may also be opportunity to construct new facilities within open space in the Auditorium/Classroom Building.

2. Physical Requirements

a. West Bank Union Organization Center - 1,400 sq. ft.

(1) West Bank Union Board Office (150 sq. ft.)

It will serve as the office for ten to fifteen people. (It is estimated that five people may use it at one time for office work.)

Each will need a file drawer and a place to leave books and coats. There will need to be additional file space (five to ten drawers) for records, bookshelves for library and other resource materials, tables (2) at which to work, typing stations (2), and telephone stations (2).

(2) West Bank Union Activities Office (200 sq. ft.)

It will serve as the office for about ten program committees having about 100 volunteers. Each committee will need two file drawers, 18 total. There will need to be provisions for leaving books and coats. Bookshelves for resource materials will be needed. Three tables will be needed. Two typing stations and two telephone stations are also needed.

(3) Receptionist Area (120 sq. ft.)

Telephones will be answered, people that need to wait outside an office must be accommodated, information will be distributed, including mail to members of the organization.

(4) Staff Offices (3 x 120 sq. ft. - 360 sq. ft.)

Director, Services Manager, and Secretaries.

(5) Duplicating Room (120 sq. ft.)

(6) Office Supplies Closet (50 sq. ft.)

(7) Kitchenette (100 sq. ft.)

Sink, storage, and small refrigerator.

(8) Conference Room (300 sq. ft.)

Conference table seating 25. Coffee bar.

Library of resource books. (Fireplace.)

It will be used for meetings, conferences, work sessions, receptions, and seminars.

b. West Bank Union Service/Information Center - 1,000 sq. ft.

Over 3,000 people (1 out of every 10 who cross the plaza) per day (about 180 per hour, 360 per hour at peak periods) will be served at this center.

Over half, an estimated 1,800 people per day, will buy a magazine, newspaper, candy or tobacco.

Some of them and the other people served will ask for and receive information about room locations, class schedules, event schedules and admissions, personal needs, bus and rides, and sources for other service.

Meeting rooms will be reserved at the center. Checks will be cashed, Change will be made. Found items will be accepted; lost items (if there) will be retrieved and returned.

At the beginning of Fall Quarter over 2,000 people will rent a locker. At the end and beginning of each quarter there will be turnover (refund and re-rent) of at least 10% of the lockers.

In the evening, the center will receive Union calls and monitor (for security, via a closed circuit TV) other operation areas.

Ample storage and attractive, secure display spaces will be required for news, candy and tobacco.

Cash registers must be placed for efficiency, visibility, and security.

Storage in which found articles can be placed and retrieved must be provided.

Reference books must be shelved.

As much as possible, information should be provided on a self-service basis, e.g., bus schedules, program brochures, campus maps. Campus phone.

- c. Student Organization Offices - 1,100 sq. ft.
Ten offices. Each will serve at least one organization. Each will have at least one desk or worktable, file cabinet, closet and shelf unit. Organizations may use them as offices or service branches (e.g. ISTC and Student Store). (Members should have access to offices when the building is closed.)

One workroom for poster-making, and duplicating. This program requirement might be satisfied by construction in the Auditorium/Classroom Building.

- d. Office of Student Affairs Offices - 400 sq. ft.
Four offices. Possibly in Auditorium/Classroom Building.
- e. Council of Religious Advisors Offices - 400 sq. ft.
Two offices and a lounge/reception area. Possibly in Auditorium/Classroom Building.

Hillel West will be displaced when the Law School connects to Auditorium/Classroom Building. It must be relocated or will have to be discontinued.

f. Program Halls (3 Halls) - 4,200 sq. ft.

(1) Hall #1 (2,800 sq. ft.)

Three hundred fifty seats.

Excellent seating and sight lines; excellent acoustics. Adequate storage.

Activities for which it is intended are:

- (a) Music concerts
- (b) Film Theater
- (c) Video Theater
- (d) Speeches
- (e) Debates (For a major Minnesota Union Debate, the front of the hall would provide the "house" for 100 seats, 50 on each side of a center aisle. The fixed seating of the hall would provide a gallery for others attending the debate.)

A secondary option desired, if possible, is design capacity for theater performances. There will be limits on the performances

to be facilitated, e.g., limited set capacity.

- (2) Hall #2 (600 sq. ft.)
80 seats (flat floor).

The hall will be used for programs in which special arrangement of seating is needed or where interaction is desired. Examples are Minnesota Union Debate, Public Affairs Candidate Coffee Hours, small music groups, and discussions. May also serve as conference, reception or seminar room. Formally appointed/furnished. Fireplace.

When not used for scheduled events, it will be a study lounge and music listening room. The study lounge will require tables and chairs. Music will be played into the room if that service is not continued in 110 Anderson Hall.

- (3) Hall #3 (800 sq. ft.)
80 seats (inclined floor).

Front area flat to accommodate one to two rows of movable chairs. Three to four rows of fixed seats in semicircle form on

an inclined floor. Rear area flat to accommodate serving and/or literature tables and one to two rows of movable chairs. It will be used for speeches, forums, films, small music concerts, and video screenings. When not used for scheduled events, it will be open as a T.V. viewing hall. (T.V. screen preferred to T.V. set.)

- g. Video, Film and Audio Center - 3,000 sq. ft.
 - (1) Editing: Video - 3 rooms.
 - Film - 1 room, 10 carrels.
 - Audio - in control room.
 - (2) Production: studio and control room.

The control room might also serve 350 seat program hall.
 - (3) Viewing, listening: lounge for 15 - 20 people. Larger groups will use studio or schedule the program hall.
 - (4) Storage: equipment, tapes and film, resource materials.
 - (5) Instruction area for workshops.
 - (6) Offices (5).
 - (7) People will need access to pick-up and return heavy equipment.

h. Games (coin-operated) Room - 1,000 sq. ft.

- (1) Football - 1
- (2) Air hockey - 1
- (3) Bumper pool - 1
- (4) Pinball - 3
- (5) Electric "skills" - 3
- (6) Attendant station
- (7) TV monitoring for later hours.
- (8) Room for play, waiting and watching.

Its primary purpose is to earn money to subsidize needed services. Disassociate image from West Bank Union.

i. Storage - 1,000 sq. ft.

- (1) West Bank Union Gallery.

Exhibit furniture, tools, exhibit supplies, temporary holding of art and shipping cases, work space for matting, framing, and glass cutting. Will be satisfied in Auditorium/ Classroom Building receiving room.

- (2) Organization files. (150 sq. ft.)
- (3) Program equipment. (500 sq. ft.) Lecterns, chairs, tables, standards and cords, sound equipment. (Two rooms required. One room of 100 sq. ft. for A/V equipment, and one room of 400 sq. ft. for furniture items.)

- (4) Locker items (temporary holding). (100 sq. ft.)
 - (5) Service Center merchandise. (150 sq. ft.)
 - (6) Organization services: card tables, folding chairs, materials holding. (100 sq. ft.)
3. General requirements related to the West Bank Union Center at the bridgehead site.
- a. Sheltered circulation - The Center should be designed such that all bridgehead pedestrian traffic going to or from the Auditorium/Classroom Building and/or the Law School will not be encouraged to pass through the entire length of the building.
 - b. Bicycle circulation - Pedestrian/bicycle circulation conflicts should not interfere with access to the Center or circulation past it.
 - c. Circulation to Auditorium/Classroom Building, bus stop, Law School, Studio Arts, and river flats must be accommodated.
 - d. The existing natural vistas (river, bluffs, and other open spaces) must be protected or enhanced.
 - e. The open space east of the Auditorium/Classroom Building must be infringed on as little as possible. It should be related to the building through design.
 - f. The needs of people at this major bus stop must be

- accommodated. Needs include access, shelter, and communications.
- g. Service access is assumed through the Auditorium/ Classroom Building from the Law School dock. (It is assumed that the Union Building will be attached to the Auditorium/Classroom Building at the lower level.)
 - h. People picking up video equipment should not park and load the equipment at the Law School dock. An alternative exit through which to take equipment to nearby parking must be included in design considerations.
 - i. The structural system, circulation system, mechanical/electrical systems, etc. must be designed to accommodate the future addition of another floor to the building. It is anticipated that the additional space may be needed in the future for a ballroom/exposition hall, a restaurant, or a pub.
 - j. While the Center need not, in fact should not, appear to be an addition to the Auditorium/ Classroom Building, the two should relate architecturally; specifically, but not exclusively, this relationship should be

developed by the use of the same brick as used on the Auditorium/Classroom Building.

C. Requirements to Improve Existing Facilities and Services.

The new construction is conceptualized as part of a system of facilities to accommodate activity and service. It, therefore, is important to plan for other changes at the same time as design of new facilities. All of the improvements have some interrelationship to the new developments; physical relationships or functional relationships. The funding for the improvements must come either from savings in new development costs or from allocations from other sources.

1. Service to late-night library users.
 - a. Beverage and/or snack.
 - b. Cash a check to be able to purchase needs.
 - c. Communication (assistance or call).
 - d. Ride accommodation.
 - e. Place to "take a break".

The program may be satisfied with a "south side" service center, on a remote from the center to the south side, and changes in food service operations.

2. 24-hour study area.
3. Redecorate and refurnish Anderson Hall 110, 130, and 170 to better facilitate study, group work, and casual use.

Rededicate use of temporary office area in Anderson Hall 110.

4. Furnish street furniture in corridors and alcoves to facilitate waiting, conversation, and study. Create additional alcoves to landings between 2nd and 3rd floors in Anderson Hall.
5. Create an information sign system that orients and helps people on the West Bank.
 - a. Entry point maps, service area locators, activity schedules, and campus phone.
 - b. Building maps, services area locations, and schedules.
 - c. Service area information signs.
 - d. Directional signs.
 - e. Create identity of WBU as a system of services, activities, and facilities.
6. Gallery
 - a. Add display cases.
 - b. Add entry information facilities.
 - c. Improve attendant station.
 - d. Baffle noise that disturbs study and meetings.
 - e. Create storage and shop (see storage section).
7. Departmental Common Rooms.
 - a. Evaluate for quality and integration.

III. SPACE SUMMARY

A. Existing

1. Common Rooms	9,999 sq. ft.
2. Gallery and Meeting Rooms	9,157
3. West Bank Union Offices	490
4. Information-Service Center	87
5. Food Service	12,219
6. Video	2,232
7. Bookstore	8,985
8. Bursar	<u>1,411</u>
	44,850

B. Proposed New Construction

		Priority
1. West Bank Union Organization Center	1,400 sq. ft.	1
2. West Bank Union Service - Information Center	1,000	1
3. Student Organization Offices	1,100	2
4. OSA Offices	400	2
5. CRA Area	400	3
6. Program Halls	4,200	1
7. Video, Film and Audio Center	3,000	2
8. Games Room	1,000	2
9. Storage	<u>1,000</u>	1
	13,500	

C. Proposed Improvements

1. Night-time Service Area
2. 24-Hour Study Area
3. Anderson 110
4. Anderson 130
5. Anderson 170
6. Corridors and Alcoves
7. Sign System
8. West Bank Union Gallery
9. Departmental Common Rooms

budget

IV

IV. BUDGET

A. Area

New Construction (New Building or in Auditorium/
Classroom Building)

Assignable Square Feet	13,500
Gross Square Feet	20,000
Efficiency	67.5%

B. Cost

Construction Cost estimated at \$42/GSF

Construction Cost	\$ 840,000
Non Construction Cost	280,000
Total Project Cost	\$1,120,000

C. Proposed improvements to existing facilities will be funded from savings in the project and/or allocations from other sources.