UQ UNION ARCADE AND LOADING DOCK ST LUCIA

Consideration:
UQ Union (UQU) has designed this proposal for the union complex to address numerous infrastructure problems that have been identified by UQU and various stakeholders from the University community. The key components of this proposal identify solutions that will improve access and the social and operational function of UQU.

Loading Dock
Reconfigure the existing loading dock (rear of Building 21B) and create a new loading dock that can accommodate the high volume of products and produce required to service the Union complex. Minimum requirements include four bays, side and rear unloading and all weather capabilities. As a result of the increased capacity large trucks will be able to service the complex prior to students arriving on campus. A major benefit of this proposal is that it will eliminate delivery vehicles using Campbell Place and will also reduce vehicle traffic in the Union carpark, consequently improving pedestrian safety. It is expected that this proposal would have a life expectancy ten years.

The Arcade
Renovation of the arcade area located between Building 21A and 21B. The existing area in its current format is an eyesore with a primary role of being a service destination for students in regards to Microwaves, ATMs and vending machines. The purpose for the renovation is to maximise the undercover seating area, increasing from 40 seats to 156 seats and improve the overall presentation and become an intrinsic element of student life, a great place to meet and socialise while at University. This will be achieved by undertaking the following;
New light weight roof structures that allow for natural light and ventilation;
Resurface the existing flooring throughout the area;
The relocation of the existing microwaves into their own area, therefore reducing the always present queues;
The relocation of the existing ATM's to a new location, also reducing queuing;
Purpose built areas allowing for zoned seating in addition to creating a defined pedestrian traffic pathway;
Existing vending machines to screened, however maintain consumer and equipment security;
New façades on the existing tenancy shop fronts;
Refurbishment of existing level 3 toilets Building 21A.

Description:

Loading Dock
The plan proposes to upgrade and reconfigure the existing loading dock area of UQU. The removal of some existing trees is necessary and P&F does not consider them to be good specimens. These changes also include additions to the existing loading dock. This will entail the construction of engineered concrete masonry block walls, concrete slabs and footings. It also includes roofed structures to the loading dock. This structure will be constructed from engineered universal beams, columns and light weight sandwich panel roofing. They will stand independently of any existing structures. Any additional roof water will also be removed independently without adding any further strain to existing gutters and downpipes. A covered walkway linking Level 3 of UQU to the loading dock will also be constructed in the methods outlined above.

UQ Union Arcade
The proposal also outlines the addition of an all-weather dining area to the western side of building 21B. The reconfiguration of this area would have clear defined paths of travel, equitable access, a combination of seating configurations and help add to the social culture intrinsic to UQU. These structures would be constructed along the same line as outlined above. Engineered hot dipped galvanised universal beams and columns will be the main structure with light weight sandwich panel roofing. The proposed roof structures will be terraced to allow maximum amount of natural light and ventilation to the dining area while providing the maximum amount of protection for patrons. The roof panels will have translucent polycarbonate sheets inserted to allow filtered light to penetrate deep within the dining area. These structures would stand independently of any existing structures. Seating within the proposed area would consist of a mixture durable off-form concrete and dressed hardwood. The hardstand will be replaced with a non-slip concrete finish.

This durable pallet of materials will provide an aesthetically pleasing outcome while achieving the desired life expectancy of ten years for the proposed development.
SCOPE OF WORKS

WORKS FOR COMMENCEMENT
ANTICIPATED CONSTRUCTION TO COMMENCE IN MID NOVEMBER 2013
PROJECTED LIFE OF ADDITIONS  - MIN 10 - 15 YEARS
EXPECTED COST OF STAGE 1  - APPROX. $1 000 000

STUDENT UNION LOADING DOCK

- ADDITION OF DOCK LEVELLER
- UPGRADE & ADDITIONS TO EXISTING DOCK
- ADDITION OF COVERED WALKWAY TO ACCESS LOADING DOCK FROM LEVEL 3 STUDENT UNION COMPLEX
- ADDITION OF ROOF STRUCTURE TO LOADING DOCK
- REFURBISHMENT OF EXISTING HARDSTAND

REDEVELOPMENT OF BLD 21A & 21B ARCADE

- REMOVAL OF EXISTING ROOF STRUCTURES
- REFURBISHMENT OF EXISTING HARDSTAND
- NEW ROOFED STRUCTURES TO ARCADE
- REFURBISHMENT OF THE EXISTING TENANCIES FACADES
- ADDITION OF 156 SEATS
- MICROWAVES TO BE ALLOCATED A PURPOSE BUILT SPACE
- VENDING MACHINES TO BE ALLOCATED A PURPOSE BUILT ENCLOSURE
- ATM'S TO BE RELOCATED
- ADDITIONAL ENTRANCE TO BE CONSTRUCTED TO ACCESS EXISTING FOOD COURT
- VISUAL SCREENING BETWEEN ARCADE & LOADING DOCK AREA
- REFURBISHMENT OF EXISTING LEVEL 3 TOILETS BLD 21A
STUDENT UNION COMPLEX

CURRENT PEDESTRIAN / VEHICLE CIRCULATION

AUSTRAFFIC VIDEO INTERSECTION COUNT
FIGURES CALCULATED OVER A 3 DAY PERIOD FROM 4TH MARCH 2013 TO 6TH MARCH 2013 FROM 7:45AM TO 1PM DAILY

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>MEAN = 3660 People Daily</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>A</td>
<td>MEAN = 915 People Daily</td>
</tr>
<tr>
<td>C</td>
<td>D</td>
<td>MEAN = 1700 People Daily</td>
</tr>
<tr>
<td>D</td>
<td>C</td>
<td>MEAN = 2221 People Daily</td>
</tr>
</tbody>
</table>

**TOTAL MEAN = 6721 People Daily**

**TOTAL MEAN = 33605 People Weekly**

AN AVERAGE OF 6721 PEOPLE PASS THROUGH POINT C-B ON A DAILY BASIS

DASHED LINE INDICATES PATH OF TRAVEL FOR PEDESTRIAN TRAFFIC DEPARTING & ARRIVING THE LAKES BUS TERMINAL

PEDESTRIAN TRAFFIC

VEHICLE TRAFFIC

STAFF HOUSE ROAD

CAMPBELL PLACE

BLD 21A

BLD 21B

BLD 21C

SCHONELL THEATRE

UNION ROAD

Lakes Bus Terminal

Student Union Complex

The Grand Court
EXISTING LOADING DOCK
RED HATCHED AREA DENOTES EXISTING LOADING DOCK

- UQU & EXISTING FOOD TENANTS RECEIVE 20 DELIVERIES PER DAY

CURRENTLY ONLY ONE TRUCK CAN USE THE LOADING DOCK AT ANY GIVEN TIME
UQU has achieved a 22% increase in sales Volume (own outlets) from 2008 till 2012.

UQU has increased total sales volumes by 72% over a 5 year period.
LEVEL 3 STUDENT UNION COMPLEX

PROPOSED FLOOR PLAN - LOADING DOCK

EXTENSION TO EXISTING DOCK

EXISTING LOADING DOCK HATCHED IN RED

ROOF STRUCTURE TO LOADING DOCK

COVERED ACCESS WALKWAY
LEVEL 3 STUDENT UNION COMPLEX
STUDENT UNION COMPLEX - PROPOSED ARCADE - DINING COURT

PERSPECTIVE
LEVEL 3 STUDENT UNION COMPLEX
STUDENT UNION COMPLEX - PROPOSED ARCADE - DINING COURT
EXISTING ARCADE FLOOR PLAN

MAIN REFECTORY BLD 21B

EXISTING ARCADE - RESTRICTIVE DUE TO THE AMOUNT OF EXISTING STRUCTURE

BLD 21A

COMMONWEALTH BANK

APPROX. 390 SQ/M OF CURRENTLY UNUSED POTENTIAL USEABLE SPACE

STUDENT UNION COMPLEX
LOADING DOCK & ARCADE REDEVELOPMENT

30019 13 of 20
LEVEL 3 STUDENT UNION COMPLEX
PROPOSED ARCADE FLOOR PLAN

A RANGE OF DIFFERENT SEATING OPTIONS PROVIDED - PWD, BANQUET & INDIVIDUAL
CLEAR DEFINED PATHS OF TRAVEL
SEATING INCORPORATED INTO PLANTER BOX

ILLUSTRATION DEPICTS PROPOSED COVERED ALFRESCO DINING AREA TO STUDENT UNION COMPLEX - A COMBINATION OF SEATING REQUIREMENTS HAVE BEEN PROVIDED PWD, BANQUET AND INDIVIDUAL - EXTENSIVE CONSIDERATION HAS BEEN GIVEN TO PEDESTRIAN TRAFFIC FLOW IN AND AROUND THIS AREA. CLEAR DEFINED PATHS OF TRAVEL HAVE BEEN PROVIDED. THESE PATHS WILL HELP DEFINE DINING AREAS WHILE ADEQUATELY PROVIDING PATHS OF ACCESS & EGRESS.
CUT-A-WAY SECTIONS - ARCADE

- Proposed new roof structures terraced to allow winter northern light and maximise breezes into laneway while providing maximum amount of protection from the elements.
- Hardwood timber weather boards clear coated.
- Muros' wall panels to proposed new tenancies.
- Formed concrete walls with integrated seating separating pedestrian traffic & seated diners.

Section through proposed arcade separating main refectory & shoc building - Level 3 Student Union Complex

- Proposed roof structure constructed with sandwich panel roofing over exposed hot dipped galvanised structural steel.
- Proposed - all new downpipes to roof structures to be stainless steel.

Arcade section A - A

- Proposed seating incorporated into hardscape - off form concrete finish.
- Proposed - multi wall polycarbonate wall sheeting over dressed hard wood framing.
- Proposed - concrete pipes as planters.

Student Union Complex

Loading Dock & Arcade Redevelopment

More for U