

MASTER PLANNING COLLEGIATE RECREATION FACILITIES

THE FOUNDATION TO A SUCCESSFUL PROGRAMMING AND FEASIBILITY STUDY

THE PRESENTATION IS AVAILABLE AT

WWW.HASTINGSCHIVETTA.COM

GO TO THE FIRM TAB AT THE TOP OF THE PAGE AND IT WILL BE UNDER RESOURCES

Hastings+Chivetta
ARCHITECTURE • PLANNING • ENGINEERING

AthleticBusiness
TOGETHER, DEFINING WHAT'S NEXT
CONFERENCE
& **EXPO** 2014

MASTER PLANNING COLLEGIATE RECREATION FACILITIES

ERIK KOCHER, AIA, NCARB, LEED AP BD+C

PRINCIPAL

BECKY SIGMAN, LEED AP BD+C

PLANNER

This seminar was created for the live learning environment of the Athletic Business Conference & Expo

Erik Kocher and Becky Sigman have received no financial interest/arrangement that would be considered a conflict of interest.

PRESENTATION OBJECTIVES

- Understand what steps are involved in a facilities master plan
- Learn what master plans cost, how long they take to complete, and who should participate in the process
- Recognize some of the limitations, missteps, and political bomb shells that can be a part of the master planning process

PRESENTATION OUTLINE

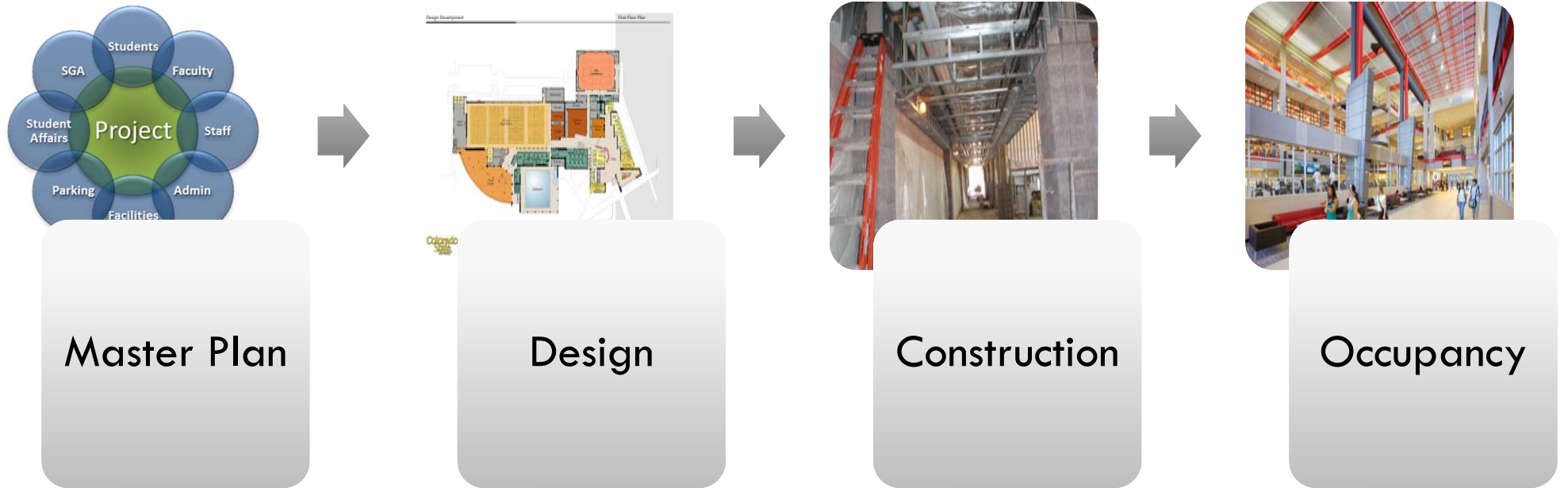
WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

PRESENTATION OUTLINE

WHY MASTER PLAN?

WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

BUILDING PROJECT PROCESS



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

WHY MASTER PLAN?

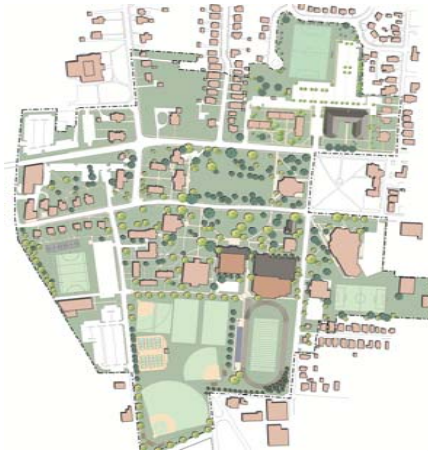
- YOU HAVEN'T COMPLETED A MASTER PLAN IN OVER 10 YEARS
- CHANGE IN LEADERSHIP
- UNEXPECTED GROWTH
- NEW PROGRAMS
- YOU NEED TO VIEW A SPECIFIC PROJECT WITHIN THE GREATER CONTEXT



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

TYPES OF MASTER PLANS

- “1,000” FOOT PERSPECTIVE
- “100” FOOT PERSPECTIVE
- “10” FOOT PERSPECTIVE

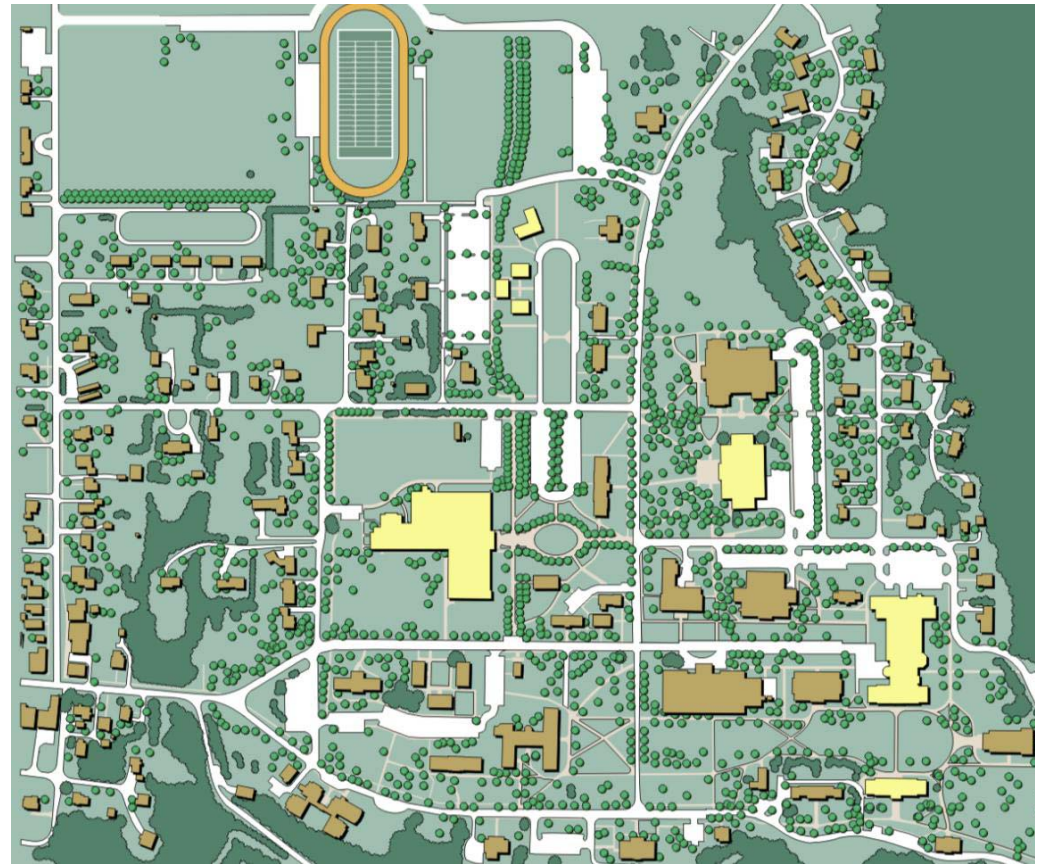


WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

TYPES OF MASTER PLANS

“1,000” FOOT PERSPECTIVE

- LAND ACQUISITION
- GROWTH OR EXPANSION
- BUILDING & ROADWAY PLACEMENT
- LONG-TERM CAPITAL NEEDS
- 5-10 YEAR TIME FRAME

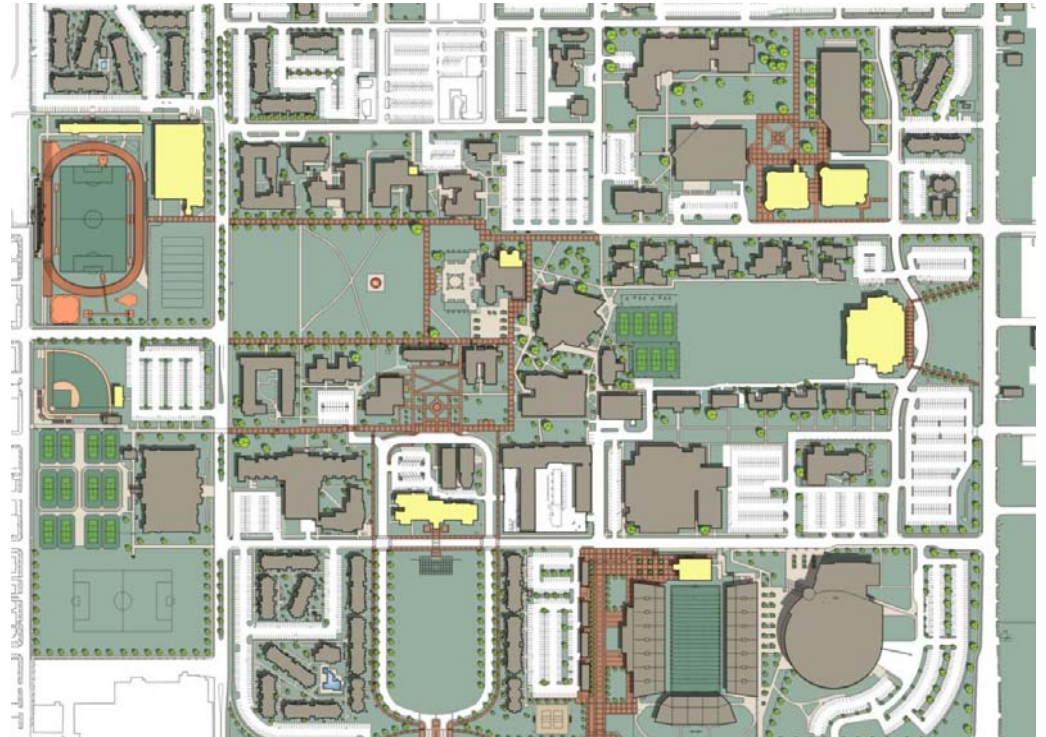


WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

TYPES OF MASTER PLANS

“100” FOOT PERSPECTIVE

- STRATEGICALLY FOCUSED
- BUILDING(S) SPECIFIC
- CORRECT PLACEMENT
- ESTABLISHES FUNDING PARAMETERS
- 3-5 YEAR TIME FRAME



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

TYPES OF MASTER PLANS

“10” FOOT PERSPECTIVE

- AESTHETICALLY BASED
- SPECIFIC DEVELOPMENT
- HARDSCAPE & LANDSCAPE
- ESTABLISH STANDARDS AND GUIDELINES
- 1-3 YEAR TIME FRAME



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

PRESENTATION OUTLINE

MASTER PLAN PROCESS

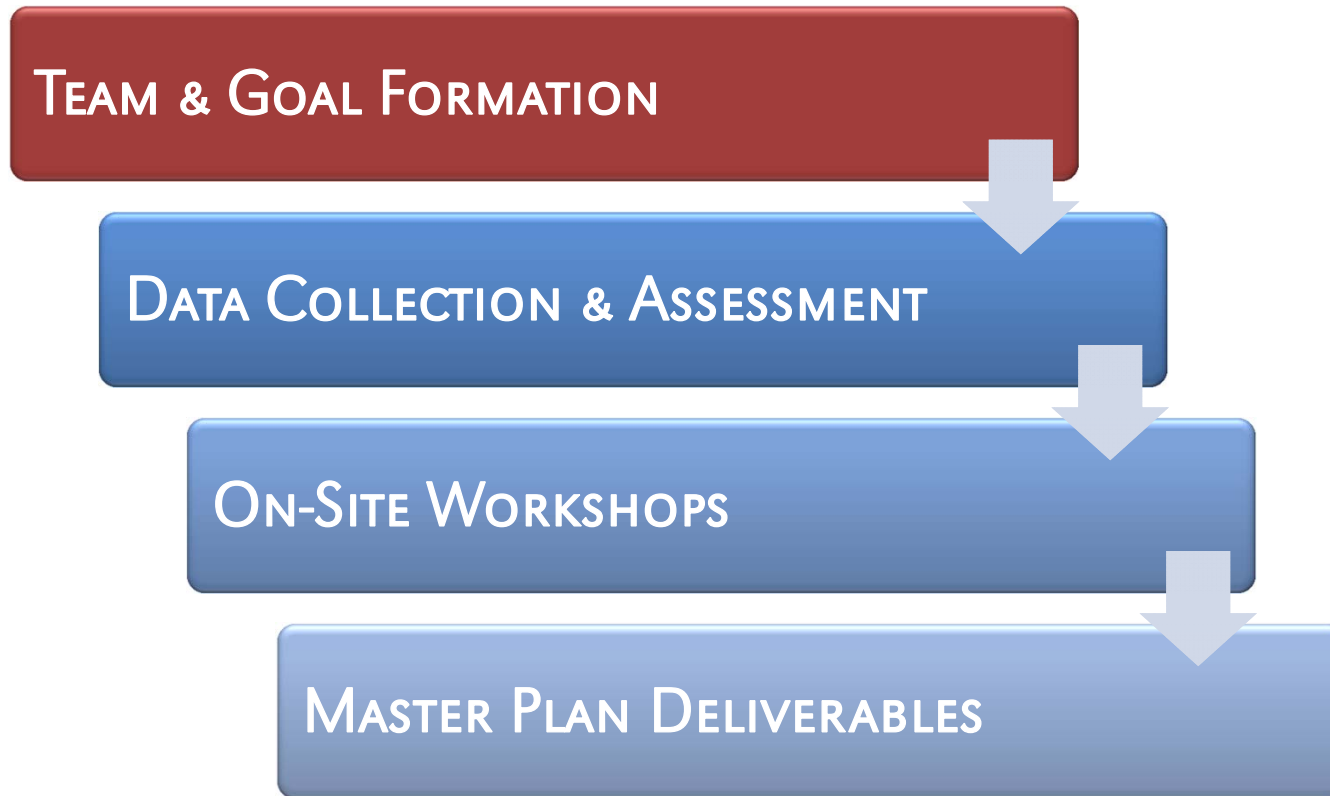
WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

PROJECT MASTER PLAN: THE PRE-DESIGN PHASE



WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

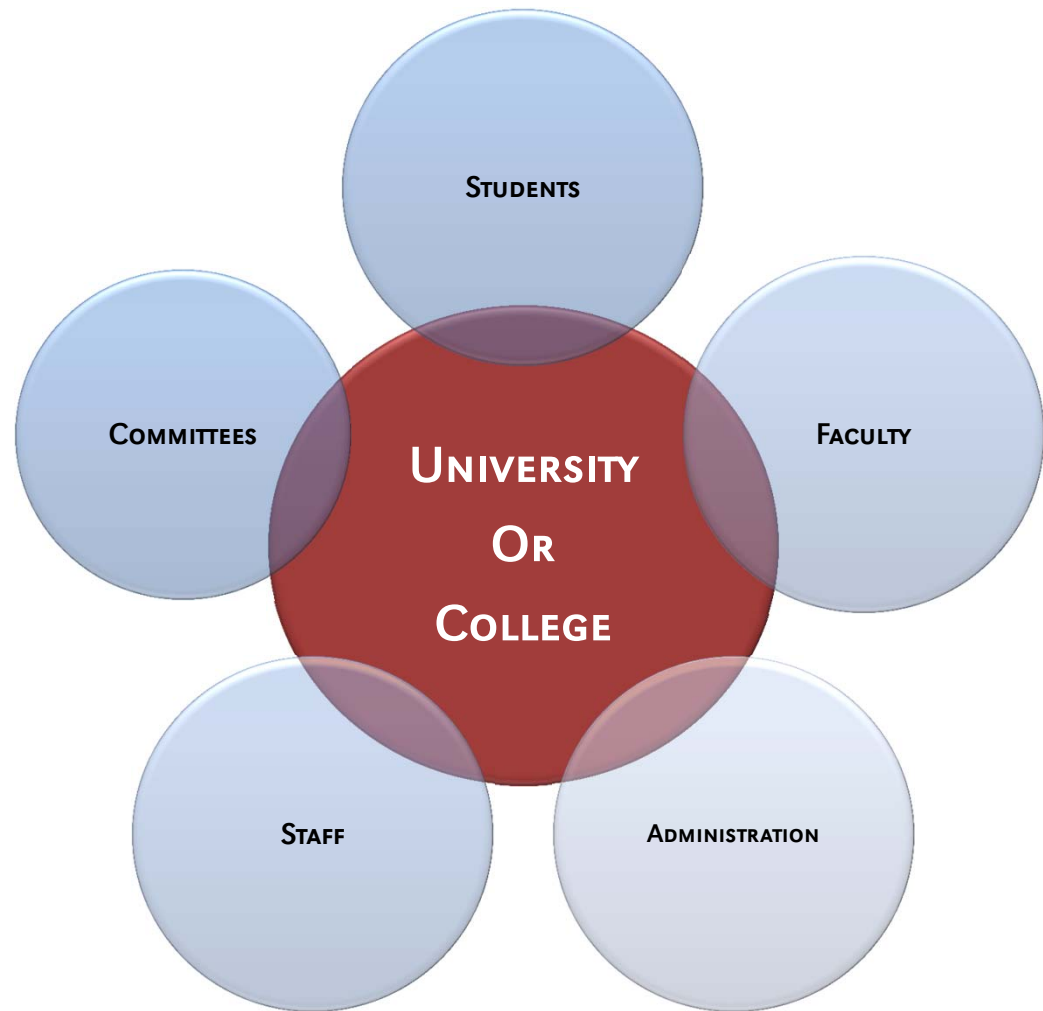
PROJECT MASTER PLAN: THE PRE-DESIGN PHASE



WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

TEAM FORMATION

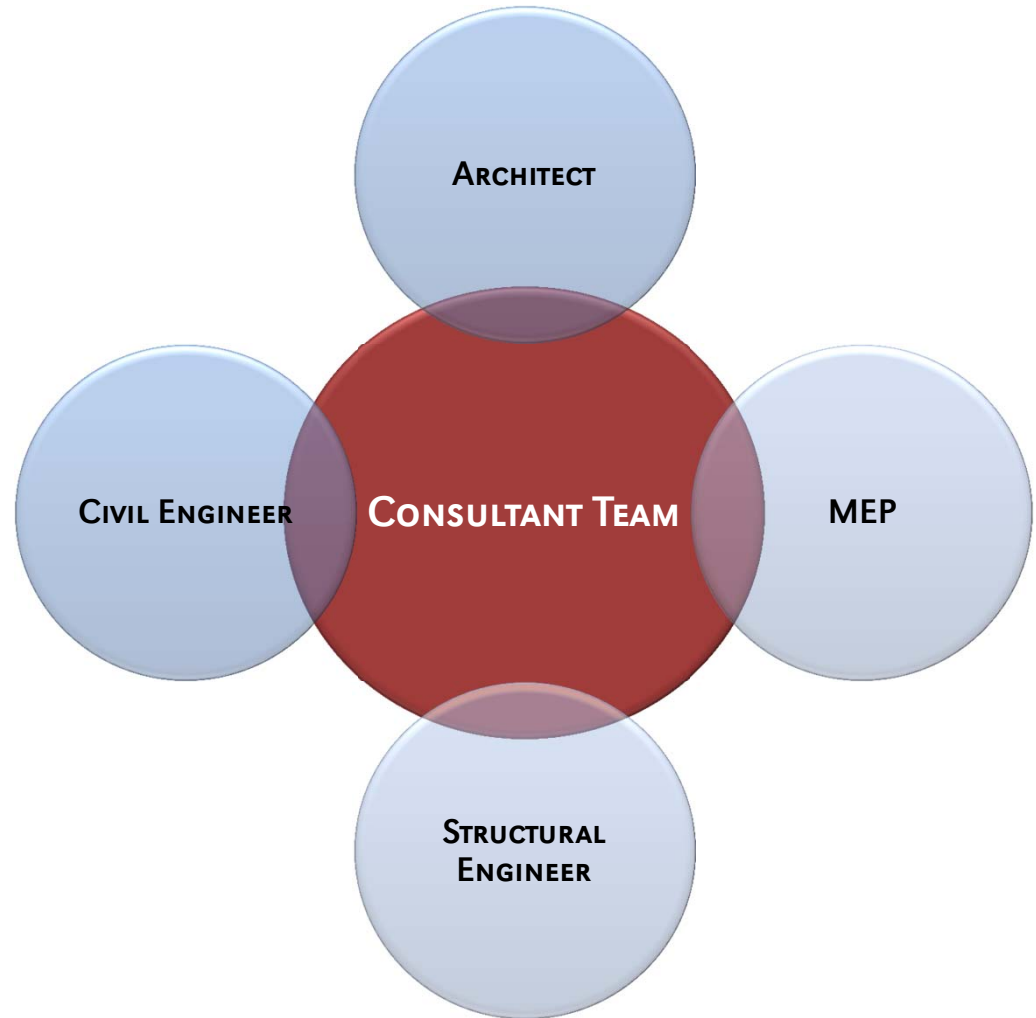
OWNER



WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

TEAM FORMATION

ARCHITECT & ENGINEERS



WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

TEAM FORMATION

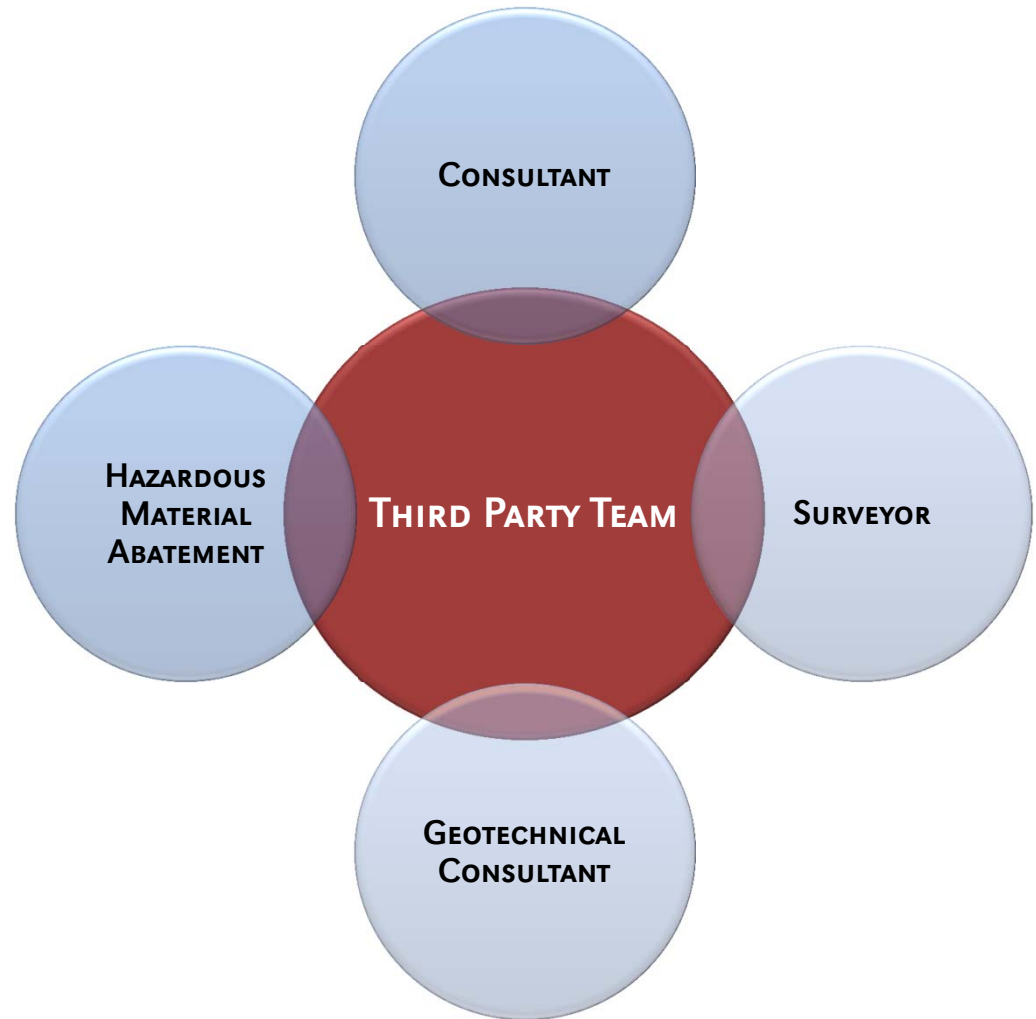
SPECIALISTS



WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

TEAM FORMATION

THIRD PARTY



WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

TEAM FORMATION

TEAM SELECTION



- Qualification Evaluation
 - Due Diligence
 - Research, Reference Check
 - Interview Candidates
- Used if Fee Proposal is Needed
- Notify Selected Team

WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

DETERMINING THE PROJECT REQUIREMENTS

ESTABLISHING PROJECT GOALS

- ENGAGE PROJECT STAKEHOLDERS
- CONDUCT FOCUS GROUP SESSIONS
- UTILIZE CONSENSUS DRIVEN GOAL SETTING TOOLS



WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

DETERMINING THE PROJECT REQUIREMENTS

SUSTAINABILITY

- WIDESPREAD POPULARITY
- TRUE SUSTAINABILITY = VALUE
- ACHIEVABLE PAYBACK
- SUBSTANCE VS. IMAGE
- ALTERNATIVES TO LEED



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

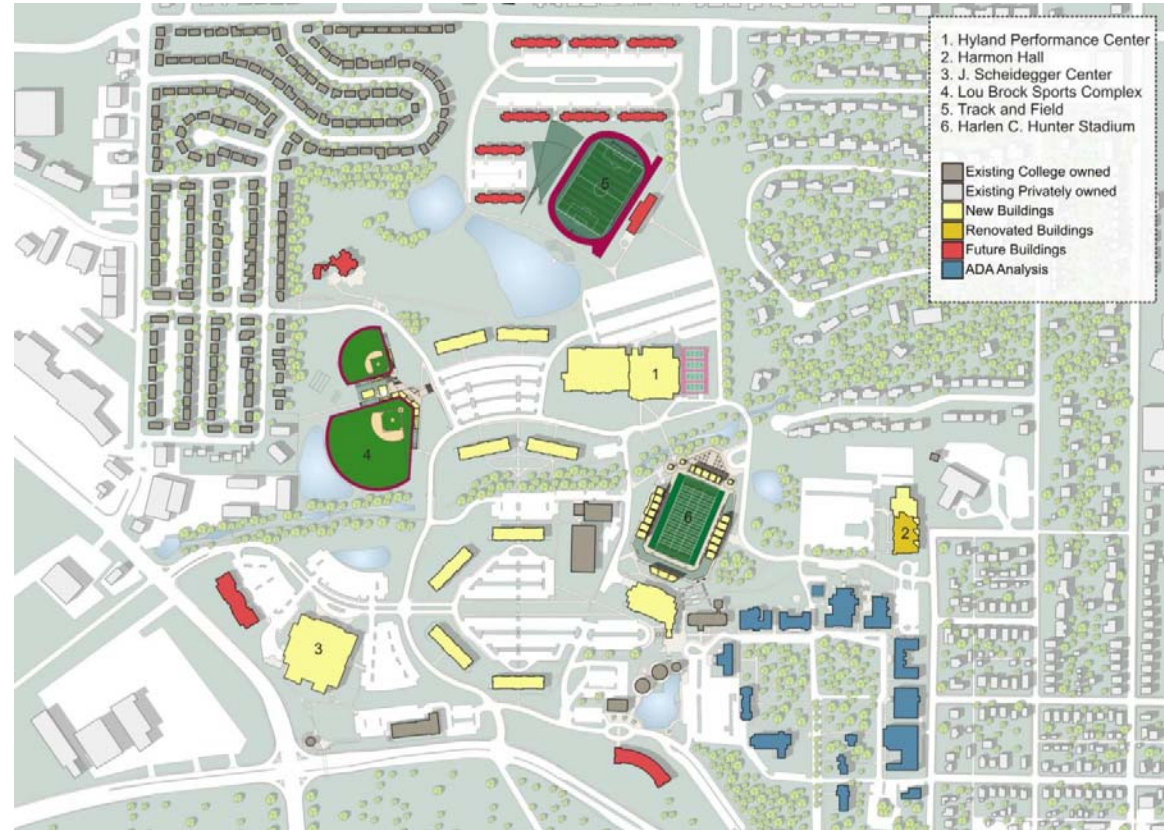
PROJECT MASTER PLAN: THE PRE-DESIGN PHASE



WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

DATA COLLECTION AND ASSESSMENT

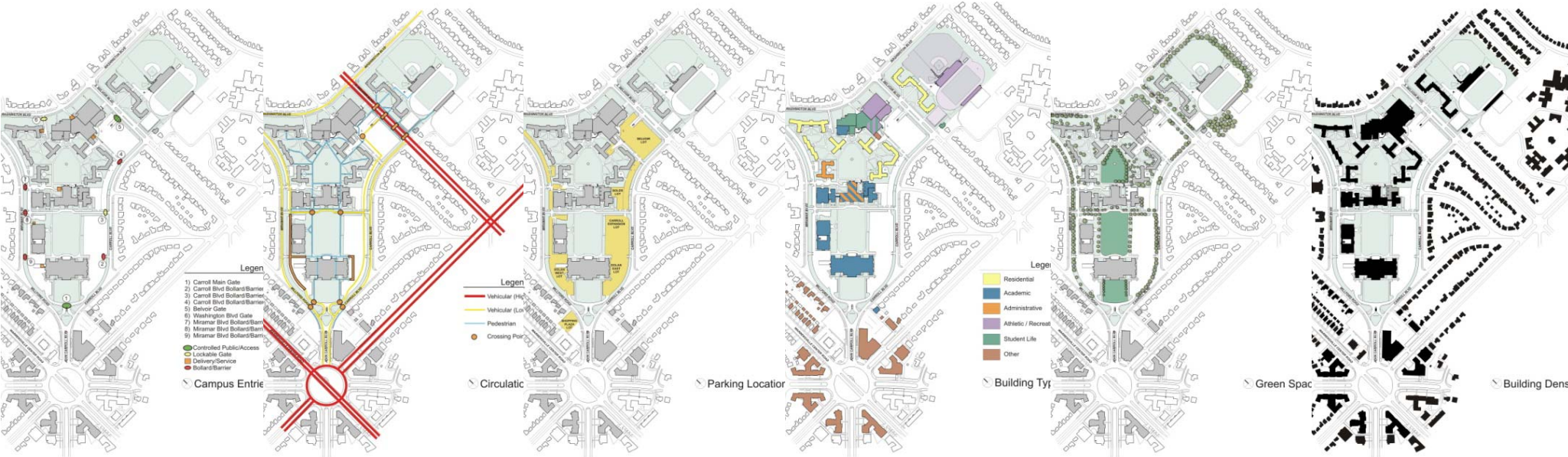
- EXISTING RESOURCES ANALYSIS
 - Site
 - Existing Facility
- MARKET & DEMOGRAPHIC ANALYSIS
- FINANCIAL CAPACITY



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

DATA COLLECTION AND ASSESSMENT

EXISTING RESOURCES ANALYSIS - SITE



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

DATA COLLECTION AND ASSESSMENT

EXISTING RESOURCES ANALYSIS - FACILITY

Floor Finishes

- Adequate
 Marginal
 Not Adequate

unraveling, stained

Lighting

- Adequate
 Marginal
 Not Adequate

single switch, dark at teaching wall

HVAC

- Adequate
 Marginal
 Not Adequate

window a/c

Wall Finishes

- Adequate
 Marginal
 Not Adequate

peeling, graffiti

Power

- Adequate
 Marginal
 Not Adequate

not on all four walls

Acoustics

- Adequate
 Marginal
 Not Adequate

window a/c

Ceiling Finishes

- Adequate
 Marginal
 Not Adequate

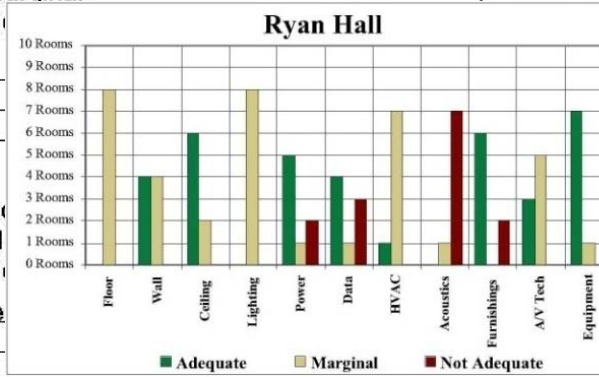
Data

- Adequate
 Marginal
 Not Adequate

none

Equipment

- Adequate
 Marginal
 Not Adequate



Facility Condition Index - 2010

Hastings+Chivetta



Building Name: Langner Hall
Building ID No.: 2



Information

61 SF
7
2 and 1988

Sprinkler: No
 Fire Alarm: Yes
 Exterior: Brick
 Interior Structure: Steel Frame
 Roof type: Low slope
 Floor Deck: Concrete

Systems

The HVAC system consists of (2) constant volume, multizone air handler units (AHUs) - one located on each floor. Each AHU is a chilled water coil and a heating deck with a steam coil. Chilled water comes from the campus thermal central plant via pressure steam boiler located in the basement. The first floor unit has 12 zones and the second floor unit has 14 wall mounted space thermostat located in one of the zone's rooms. Return air flows through louvers in the doors of the zone, then along each hallway to get back to the return air inlet at the AHU, which is in violation of the building code. The supply, return and outside air ductwork is internally lined. The chilled water and hot water piping is galvanized steel and given the age may contain asbestos. The outside air ventilation does not meet current code requirements. The ductwork are approximately 38 years old. The boiler is 18 years old. The entire HVAC system is beyond its expected useful life.

The plumbing fixtures are not ADA compliant and the plumbing fixtures are old and do not meet code required maximum water use. The water service to the building is cast iron and is original to the building and in poor condition. The water service to the building is approximately 60 years old, beyond their expected useful life and should be replaced. The plumbing systems for the most part are original, approximately 60 years old, beyond their expected useful life and should be replaced.

Electrical: Electrical power for Langner Hall is supplied from the campus power distribution system. The building service feeder is routed overhead, via service drop from an overhead pole, to an outdoor power panelboard rated 600 amperes, 120/240 V, three phase, four wires. The power panelboard serves three phase mechanical loads and a main distribution panelboard located in the building basement. The basement panelboards serve building lighting, receptacles and smaller power loads. The service power panelboard was installed in 1988. This panelboard is in good condition. However, the building was constructed in 1947, and the basement panelboard and the remaining electrical equipment within the building likely exceed its service life, and should be replaced. The building lighting consists mostly of fluorescent fixtures, with incandescent fixtures in A/C rooms, closets, and in a few additional locations. The lighting was recently upgraded to use energy efficient ballasts and lamps. However, the existing fixture housings were not replaced. A number of fixtures have damaged lens or missing parts. This is also true for the building exit lighting system. Exterior and perimeter building lighting is mounted on the side of the building or under building canopies. All lighting should be improved as needed, either by replacing the lighting fixtures with new fixtures or upgrading the existing fixtures, and by adding additional fixtures where needed. Telephone cabling is reported in good condition, with adequate lines routed into the building. The fire alarm and detection system is old and outdated. It should be replaced with a new system. Door keys are used for building entry and special keys for special room access.

WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

DATA COLLECTION AND ASSESSMENT

EXISTING RESOURCES ANALYSIS - FACILITY

- ASSESS EXISTING FACILITIES
- DETERMINE FACILITIES CONDITION INDEX (FCI)
 - $FCI = \text{Renovation} / \text{Replacement Cost}$

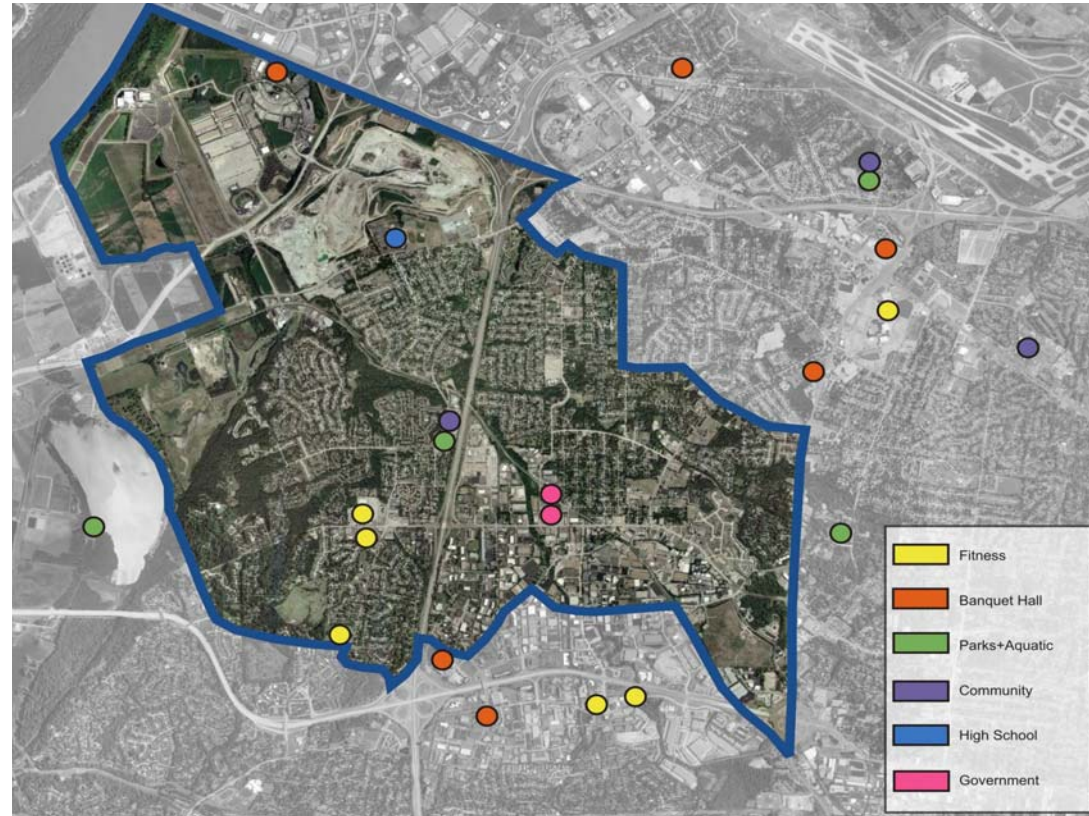


WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

DATA COLLECTION AND ASSESSMENT

MARKET ANALYSIS

- IDENTIFY CLIENTELE'S ALTERNATIVES
- ASSESS CLIENTELE'S ALTERNATIVES
- DIFFERENTIATING FACTORS
 - Size
 - Location
 - Fees



WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

DATA COLLECTION AND ASSESSMENT

DEMOGRAPHIC ANALYSIS

COLLEGIATE DEMOGRAPHIC ANALYSIS

- PROGRAM INFORMATION
- PERSONAL DEMOGRAPHICS
- FEE TOLERANCE
- PARTICIPATION RATES
 - Existing programs
 - New programs

Typically, campus recreation centers are not funded by State funds, therefore, they can only be built through an increase in your student recreation fee. The following questions are designed to gauge student support to pay an increased fee for a new campus recreation center on the East Campus and improvements in the Campus Recreation Center on City Campus. Please review the following options and their approximate fee levels.

Campus Rec Centers Option A: Estimated increase of \$55 fee includes the following POSSIBLE components	Campus Rec Centers Option B: Estimated increase of \$70 fee includes the following POSSIBLE components	Campus Rec Centers Option C: Estimated increase of \$85 fee includes the following POSSIBLE components
East Campus Recreation Center	East Campus Recreation Center	East Campus Recreation Center
2-court gymnasium with wood floor	2-court gymnasium with wood floor	2-court gymnasium with wood floor
Outdoor recreation program (outdoor equipment, trips, etc.)	Outdoor recreation program (outdoor equipment, trips, etc.)	Outdoor recreation program (outdoor equipment, trips, etc.)
Elevated jogging track (16 laps to the mile)	Elevated jogging track (16 laps to the mile)	Elevated jogging track (16 laps to the mile)
Cardiovascular, weight and fitness training area (8,000 square feet)	Cardiovascular, weight and fitness training area (8,000 square feet)	Cardiovascular, weight and fitness training area (10,000 square feet)
One multi-purpose room (aerobics, martial arts, spinning, etc.)	Two large multi-purpose rooms (aerobics, martial arts, spinning, etc.)	Three large multi-purpose rooms (aerobics, martial arts, spinning, etc.)
Rock climbing wall	Rock climbing wall	Rock climbing wall
Refreshment center and social lounge areas	Refreshment center and social lounge areas	Refreshment center and social lounge areas
	Bouldering wall	Bouldering wall
	Indoor pool (lap swimming, whirlpool, etc.)	Larger indoor pool (lap swimming, whirlpool, leisure water area, etc.)
	Wellness center (fitness assessment, personal training)	Comprehensive wellness center (fitness assessment, demonstration kitchen, personal training)
	Meeting rooms	Meeting rooms
		Sport club offices
		Sauna and steam rooms
City Campus Recreation Center	City Campus Recreation Center	City Campus Recreation Center
Cardiovascular, weight and fitness training area (10,000 square feet) at the City Campus Recreation Center	Cardiovascular, weight and fitness training area (10,000 square feet) at the City Campus Recreation Center	Cardiovascular, weight and fitness training area (10,000 square feet) at the City Campus Recreation Center

7. The POSSIBLE amenities in Option A described above would require an estimated increase of \$55 fee per semester (four months) and all students would have unlimited access. How likely would you be to support Option A if you were to decide on whether to build a campus recreation center? *SELECT ONE:*

Very likely to vote for it
 Somewhat likely to vote for it
 Somewhat unlikely to vote for it
 Not at all likely to vote for it
 Don't know/need more information

8. The POSSIBLE amenities in Option B described above would require an estimated increase of \$70 fee per semester (four months) and all students would have unlimited access. How likely would you be to support Option B if you were to decide on whether to build a campus recreation center? *SELECT ONE:*

Very likely to vote for it
 Somewhat likely to vote for it
 Somewhat unlikely to vote for it
 Not at all likely to vote for it
 Don't know/need more information

9. The POSSIBLE amenities in Option C described above would require an estimated increase of \$85 fee per semester (four months) and all students would have unlimited access. How likely would you be to support Option C if you were to decide on whether to build a campus recreation center? *SELECT ONE:*

Very likely to vote for it
 Somewhat likely to vote for it
 Somewhat unlikely to vote for it
 Not at all likely to vote for it
 Don't know/need more information

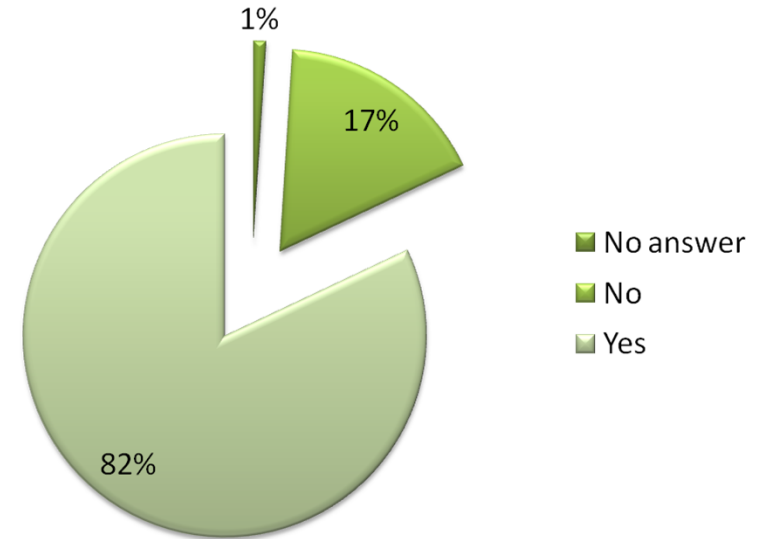
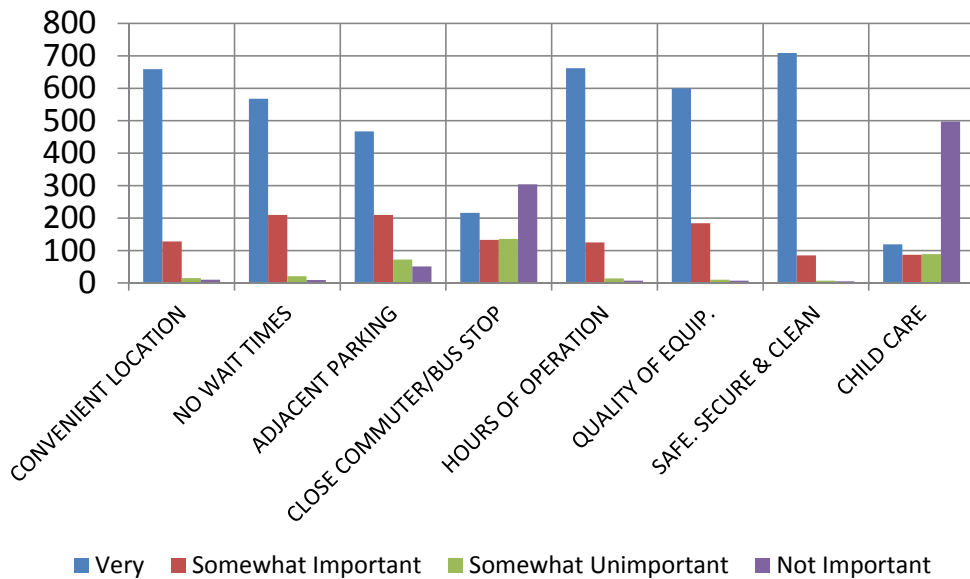
Student Survey *Page 4*

WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

DATA COLLECTION AND ASSESSMENT

CONSENSUS BUILDING SURVEYS

REACH YOUR CONSTITUENTS!



"Do You CURRENTLY USE UNIVERSITY RECREATION FACILITIES?"

WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

DATA COLLECTION AND ASSESSMENT

PROJECT ASSESSMENT BASED ON NATIONAL PLANNING STANDARDS

Question:
At What Time of Day would you Participate?

	CARDIO/ASCULAR	SELECTORIZED	FREE WEIGHTS	WARM WATER SPA	INDOOR WALK/JOG	AEROBICS, STEP, SLIDE, ETC.	YOGA	BILLIARDS / ARCADE	ROCK CLIMBING	FITNESS / LAP SWIM	WATER SLIDE	SCUBA PROGRAMS	CURRENT RESISTANCE	WATER AEROBICS	POOL SOCIALIZING	OUTDOOR AQUATICS	GOLF DRIVING	LEARN TO SWIM	INDOOR INFORMAL BB	INDOOR INFORMAL VB	MARTIAL ARTS	SAND VOLLEYBALL	BATTING CAGES	IN-LINE SKATE/HOCKEY	BB / HB / WALLYBALL	FAMILY WATER ACTIVITIES	INDOOR SOCCER	TABLE TENNIS	WATER BB / VB	DIVING	ARCHERY	FENCING	INDOOR BADMINTON	WATER POLO	SKATEBOARDING	SQUASH			
Not Interested	245	344	344	431	468	494	532	469	480	591	640	565	655	664	675	729	741	766	757	737	753	718	742	805	782	797	824	752	608	627	872	892	898	904	960	977			
6-8 am	172	136	153	54	128	151	152	8	42	112	20	39	67	56	17	26	29	42	16	18	36	13	11	17	20	12	13	12	13	27	23	22	14	14	9	5			
8-12 am	138	111	105	49	89	131	103	22	57	62	39	68	59	62	29	51	63	48	24	31	39	22	27	29	30	27	20	26	31	39	36	33	22	17	11	11			
12-1 pm	110	89	98	53	83	90	65	121	79	63	63	62	68	46	50	69	54	39	56	39	31	61	65	35	51	34	27	66	30	39	61	37	34	22	23	22			
1-3 pm	155	137	154	74	99	105	88	112	122	93	107	99	84	71	76	98	88	57	58	86	63	110	94	63	59	62	68	64	69	57	64	57	64	43	42	28			
3-6 pm	326	292	276	197	166	271	173	152	235	169	167	179	145	156	153	136	169	125	149	154	138	178	177	120	133	141	117	129	109	111	139	99	63	85	72	62			
6-8 pm	306	262	268	303	203	257	188	275	268	181	170	183	158	162	183	112	125	139	160	165	169	106	175	130	129	145	161	142	118	103	96	106	110	78	71	62			
8-11 pm	103	88	101	175	68	65	62	278	107	63	72	47	56	46	69	31	39	42	72	51	53	26	73	50	36	38	46	62	45	41	36	33	31	39	31	29			
NO RESPONSE	1005	1101	1061	1224	1256	996	1197	1123	1170	1226	1282	1318	1268	1297	1308	1308	1252	1302	1268	1279	1278	1326	1196	1311	1320	1304	1284	1307	1537	1516	1233	1281	1324	1358	1341	1364			
TOTAL SURVEYS	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560	2560		
Peak Time	Indicates maximum number of participants for each category																																						
Peak Group	326	292	276	303	203	271	188	278	268	181	170	183	158	162	183	136	169	139	160	165	169	178	177	130	133	145	161	142	118	111	139	106	110	85	72	62			
% of Activity Responses	13%	11%	11%	12%	8%	11%	7%	11%	10%	7%	7%	7%	6%	6%	7%	5%	7%	5%	6%	6%	7%	7%	7%	5%	5%	6%	6%	6%	5%	4%	5%	4%	4%	3%	3%	2%			
Daily Visits from Survey	580	468	506	391	375	332	304	276	260	250	253	216	204	190	165	160	158	177	153	122	149	123	122	137	128	131	139	110	119	115	78	80	80	87	67	46			
% of Total User Group	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%		
Projection of Daily																																							
Visits for Total Pop.	3366	2719	2938	2268	2178	1926	1767	1600	1509	1452	1466	1253	1186	1106	956	930	918	1027	887	708	863	714	710	794	743	760	807	639	692	667	455	464	464	504	391	266			
Estimate of Peak Users	429	310	317	268	173	204	130	174	158	103	97	90	73	70	68	49	61	56	55	46	57	50	49	40	39	43	51	35	32	29	25	19	20	17	11	6			
Crossover Group	This number of visits may be artificially high because a single user may participate in all 3 activities during 1 visit.																																						
Activity Duration (hourly)	0.50	0.50	0.50	0.25	0.33	1.00	1.00	1.00	1.00	0.50	0.50	1.00	0.50	1.00	0.50	1.00	0.50	1.00	1.00	1.00	1.00	1.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
Peak Time Duration	3hr	3hr	3hr	2hr	2hr	3hr	2hr	3hr	2hr	2hr	2hr	2hr	2hr	2hr	2hr	3hr	3hr	2hr	2hr	2hr	2hr	2hr	3hr	2hr	2hr	2hr	2hr	2hr	2hr	2hr	2hr	2hr	2hr	2hr	2hr	2hr	2hr	2hr	
Fraction of Peak Time	0.17	0.17	0.17	0.13	0.17	0.33	0.50	0.33	0.50	0.25	0.25	0.50	0.25	0.50	0.25	0.33	0.17	0.50	0.50	0.50	0.50	0.33	0.17	0.75	0.33	0.75	0.50	0.50	0.50	0.33	0.33	0.50	0.50	0.33	0.33	0.33	0.33		
NO. PEAK USERS:	71.4	51.7	52.8	33.5	28.76	68	64.9	57.9	79	25.7	24.34	44.8	18.3	35	17.1	16.5	10.1	27.9	27.7	22.8	28.5	16.5	8.18	30.2	12.9	32.3	25.39	17.7	16	9.64	8.23	9.6	9.96	5.57	3.66	2.15			

WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

DATA COLLECTION AND ASSESSMENT

FINANCIAL CAPACITY

- CURRENT
 - Bond Rating
 - Debt Service
 - Student Fees
- FUNDRAISING POTENTIAL
 - Fee Tolerance
 - Private Donor Support
 - Third Party Partnership

	Fall of	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ACTIVITY FEES																	
Recreational Sports Activities Fee [1], [2]		\$118	\$129	\$145	\$155	\$166	\$229	\$242	\$248	\$253	\$319	\$326	\$332	\$339	\$346	\$353	\$360
Percent Increase in Recreational Sports Fee		0%	9%	12%	7%	7%	38%	5%	2%	2%	26%	2%	2%	2%	2%	2%	2%
CARMICHAEL COMPLEX DEBT SERVICE FEES																	
Carmichael - Locker Room & Fitness Improvements		\$0	\$0	FUNDED THROUGH EXISTING RECREATIONAL SPORTS DEBT SERVICE FEE													
Carmichael - Locker Room Renovation		\$0	\$0	\$0	\$0	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25
Carmichael - Addition & Renovation [3]		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97
Carmichael - Outdoor Pool		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15	\$15	\$15	\$15	\$15
CENTENNIAL CAMPUS DEBT SERVICE FEES																	
Centennial Campus - Boathouse		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5
Centennial Campus - Recreation Center		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65	\$65	\$65	\$65	\$65	\$65
OUTDOOR FIELDS DEBT SERVICE FEES																	
Rec. Fields - Lower Miller Artificial Turf & Field House		\$0	\$0	\$0	\$0	\$0	FUNDED THROUGH RECREATIONAL SPORTS ACTIVITIES FEE										
Rec. Fields - Varsity Drive		\$0	\$0	\$0	\$0	\$0	FUNDED THROUGH RECREATIONAL SPORTS ACTIVITIES FEE										
Rec. Fields - Centennial Campus (Site: TBD)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	REC.FEE
RECREATIONAL SPORTS & ATHLETICS PARTNERSHIP																	
Carmichael - New Aquatics Center		TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
TOTAL STUDENT FEES		\$118	\$129	\$145	\$155	\$191	\$254	\$267	\$375	\$380	\$446	\$518	\$539	\$546	\$553	\$560	\$567

WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

DATA COLLECTION AND ASSESSMENT

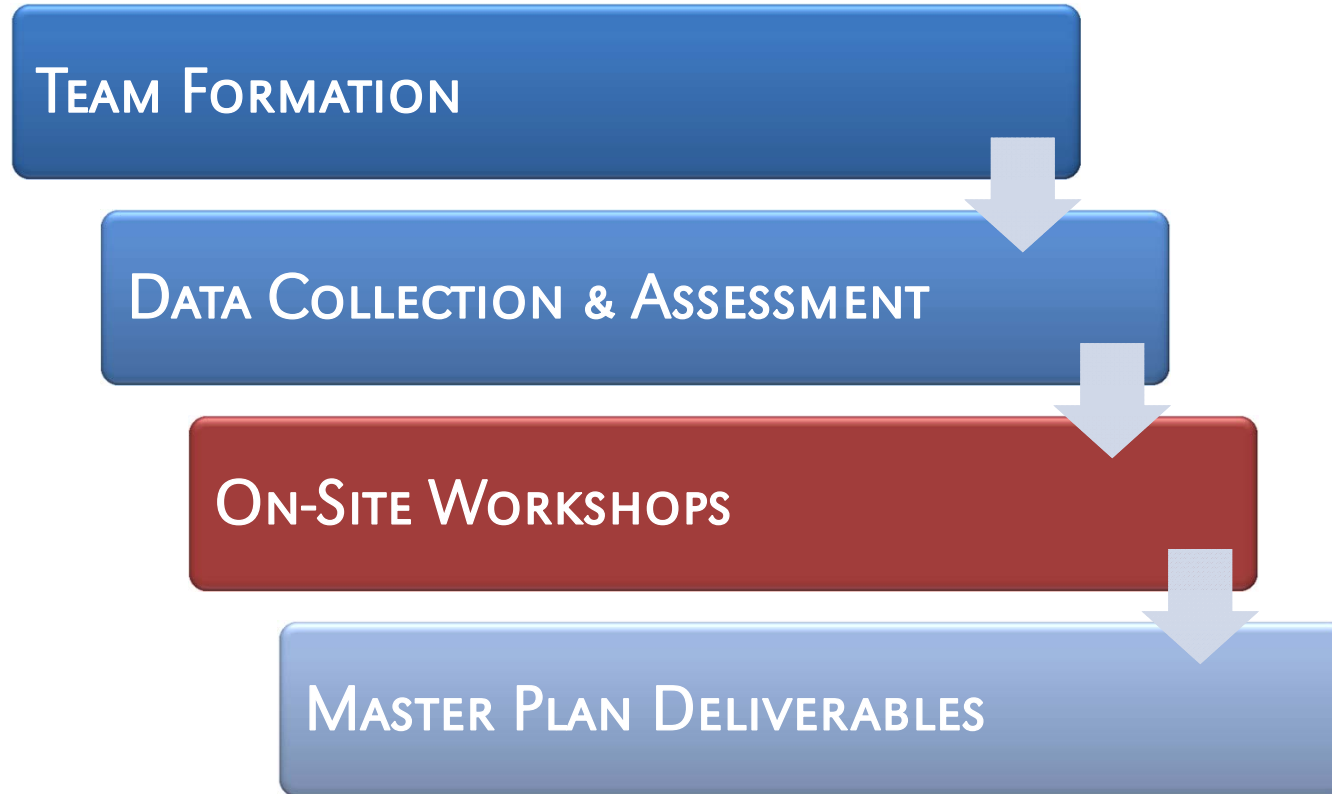
PROJECT DECISION – Go/No Go

- MOMENT OF TRUTH
- FACTORS
 - Level of Support
 - Political Forces
 - Risks and Opportunities
 - Timing
 - Economic Forecast
- PREPARATION PAYS OFF
- PROCEED WITH CONFIDENCE



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

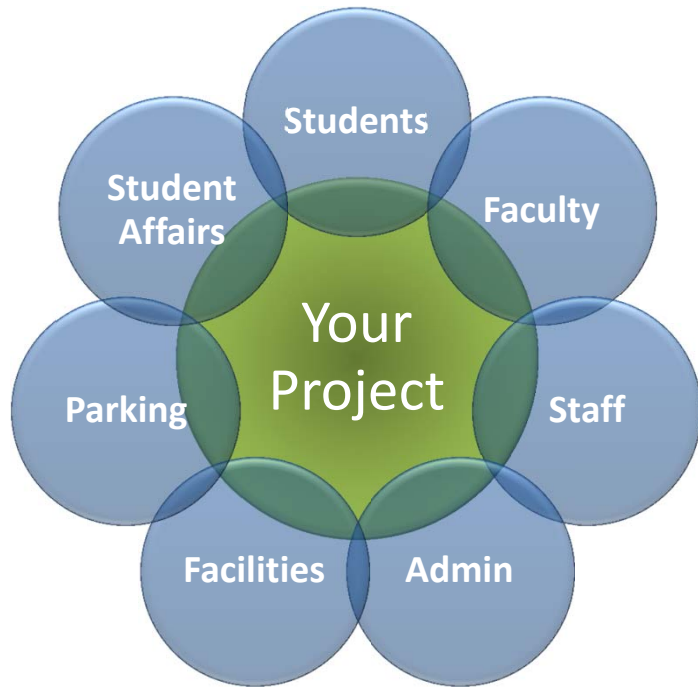
PROJECT MASTER PLAN: THE PRE-DESIGN PHASE



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

ON-SITE WORKSHOPS

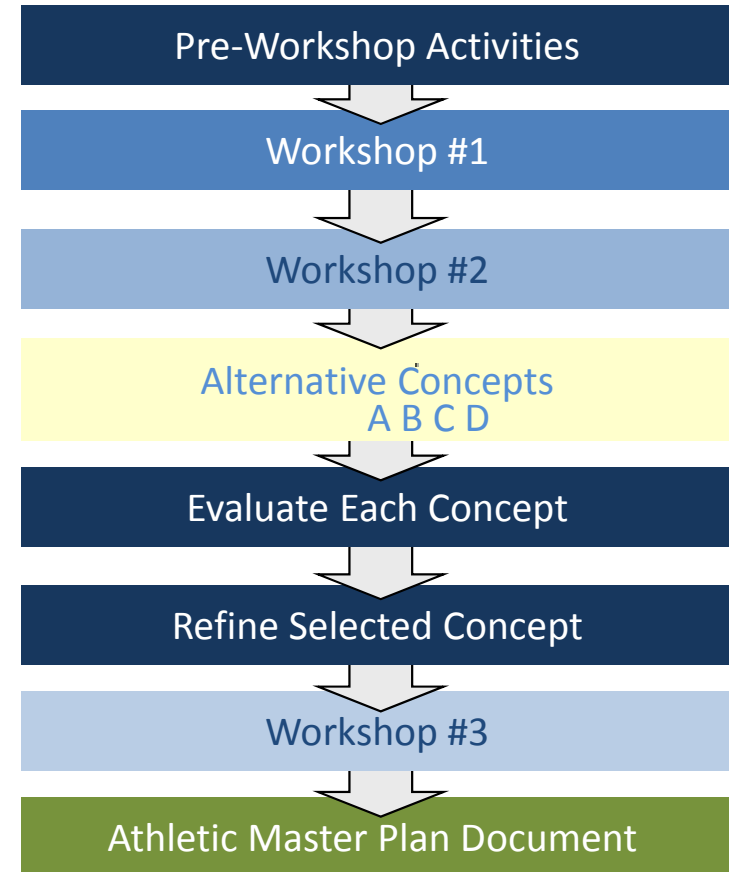
EVERYONE ON THE SAME PAGE



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

ON-SITE WORKSHOPS

WORKSHOP PROCESS



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

ON-SITE WORKSHOPS

WORKSHOP AGENDA

	Monday (week)	Tuesday	Wednesday	Thursday
AM	Send Agenda/ Questions for Review/Prep. by Planning Team	Status Meeting w/ Leadership Committee	Design Team Charette	
PM		Workshop w/ Building Committee Listen & Gathering Input	Workshop w/ Building Committee React to Alternatives	
EVE		Design Team Charette	Exit Meeting w/ Leadership Committee	

WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

ON-SITE WORKSHOPS

SITE SELECTION

Design Parameters	Grade	Davis		Tennis Courts		Route 13	
Access - Pedestrian	14%	5	0.70	4	0.56	3	0.42
Access - Transit	10%	5	0.50	5	0.50	5	0.50
Access - Housing	16%	5	0.80	4	0.64	3	0.48
Access - Parking	8%	4	0.32	5	0.40	4	0.32
Campus Enhancement	15%	5	0.75	3	0.45	4	0.60
Visibility	9%	5	0.45	4	0.36	5	0.45
Neighborhood Impact	4%	2	0.08	2	0.08	2	0.08
Cost Effectiveness	15%	5	0.75	2	0.30	3	0.45
Utilities	0%		0.00		0.00		0.00
Environmental Impact	9%	4	0.36	3	0.27	3	0.27
	100%		4.71		3.56		3.57

Design Parameters	Grade	Parks Addition		Faculty Parking		281	
Access - Pedestrian	14%	2	0.28	4	0.56	1	0.14
Access - Transit	10%	4	0.40	2	0.20	4	0.40
Access - Housing	16%	3	0.48	3	0.48	1	0.16
Access - Parking	8%	4	0.32	1	0.08	5	0.40
Campus Enhancement	15%	1	0.15	1	0.15	2	0.30
Visibility	9%	2	0.18	1	0.09	4	0.36
Neighborhood Impact	4%	3	0.12	4	0.16	5	0.20
Cost Effectiveness	15%	3	0.45	2	0.30	4	0.60
Utilities	0%		0.00		0.00		0.00
Environmental Impact	9%	3	0.27	2	0.18	4	0.36
	100%		2.65		2.20		2.92



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

ON-SITE WORKSHOPS

THE QUESTION... BUILD NEW OR RENOVATE??

RENOVATION MYTHS	RENOVATION REALITIES
LESS EXPENSIVE	WIDE RANGE IN COST
MORE EXPENSIVE	LESS PREDICTABLE COST THAN NEW CONSTRUCTION
COMPROMISE PROGRAM SPACE	UNKNOWN CONDITIONS
COMPROMISE PROGRAM QUANTITY	CONCURRENT OCCUPANCY DURING CONSTRUCTION
COMPROMISE PROGRAM QUALITY	ALMOST ALWAYS MORE DIFFICULT TO RAISE MONEY
STILL THE OLD BUILDING	

WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

ON-SITE WORKSHOPS

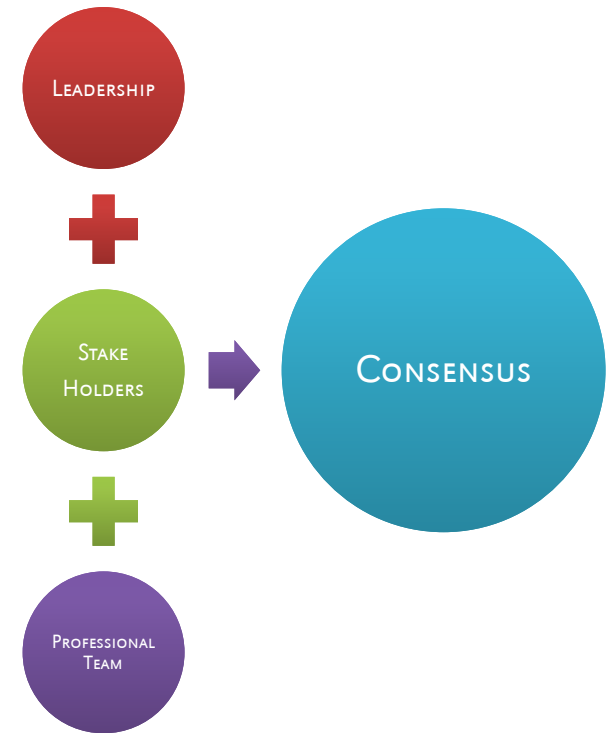
DISCUSSIONS ON MASTER PLAN OPTIONS



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

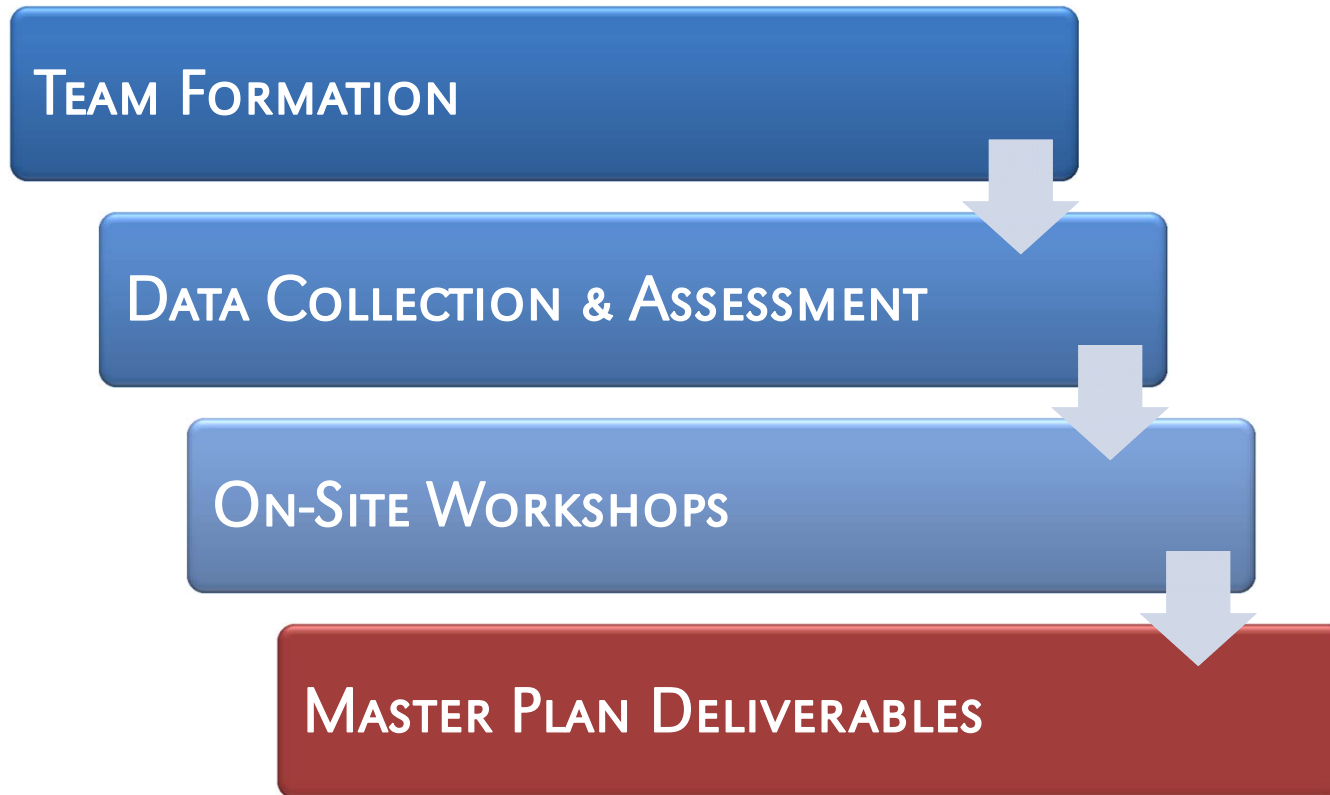
DETERMINING THE PROJECT REQUIREMENTS

ENGAGING THE STAKEHOLDERS



WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

PROJECT MASTER PLAN: THE PRE-DESIGN PHASE



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

DELIVERABLES: BUILDING PROGRAM

1.00 Public Spaces				
1.01 New	Vestibule	1	200 SF	200 SF
1.02 New	Lobby/Lounge/Concourse	1	5,000 SF	5,000 SF
1.03 New	Control Desk	1	150 SF	150 SF
1.04 New	Customer Service Office	1	150 SF	150 SF
1.05 New	Info Kiosk	1	150 SF	150 SF
1.06 New	Men's Toilet Entry Level	1	750 SF	750 SF
1.07 New	Women's Toilet Entry Level	1	850 SF	850 SF
1.08 New	Food Service Servery	1	200 SF	200 SF
1.09 New	Food Service Storage	1	200 SF	200 SF
1.10 New	Food Service Seating Area	1	1,000 SF	1,000 SF
1.11 New	Vending Area	1	200 SF	200 SF
1.12 New	Retail Space	1	400 SF	400 SF
1.13 New	Retail Space Storage	1	100 SF	100 SF
1.14 New	Elevator	1	100 SF	100 SF
1.15 New	Elevator Equipment	1	60 SF	60 SF
				9,510 SF

2.00 Gymnasium				
2.01 New	4 Court Gymnasium	1	24,000 SF	24,000 SF
2.02 New	4 Court Gymnasium Storage	1	600 SF	600 SF
2.03 New	MAC Court	2	9,800 SF	19,600 SF
2.04 New	MAC Court Team Benches	2	500 SF	1,000 SF
2.05 New	MAC Court Storage Room	2	500 SF	1,000 SF
2.06 New	Jogging Track	1	7,500 SF	7,500 SF
2.07 New	Stretching Area	1	1,000 SF	1,000 SF
				54,700 SF

3.00 Fitness				
3.01 New	Fitness Center Strength/Free Weights	1	12,000 SF	12,000 SF
3.02 New	Fitness Center Cardio	1	6,500 SF	6,500 SF
3.03 New	Fitness Center Storage/Equipment Repair	1	500 SF	500 SF
3.04 New	Fitness Center Control Desk	1	150 SF	150 SF
3.05 New	Squash Court	2	672 SF	1,344 SF
3.06 New	Racquetball Courts	8	800 SF	6,400 SF
3.07 New	Small Group Exercise Spinning	1	1,000 SF	1,000 SF
3.08 New	Small Group Exercise Storage	1	100 SF	100 SF
3.09 New	Small Group Exercise Circuit Training	1	1,000 SF	1,000 SF
3.10 New	Small Group Exercise Circuit Training Storage	1	100 SF	100 SF
3.11 New	Medium Group Exercise	2	1,600 SF	3,200 SF
3.12 New	Medium Group Exercise Storage	2	200 SF	400 SF
3.13 New	Large Group Exercise	2	2,400 SF	4,800 SF
3.14 New	Large Group Exercise Storage	2	500 SF	1,000 SF
3.15 New	Group Exercise Instructors Room	1	150 SF	150 SF
				38,644 SF

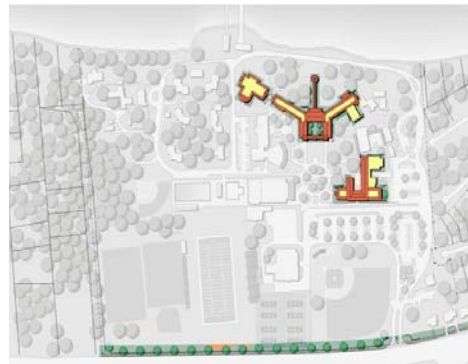
9.00 Meeting Rooms/Instructional Space				
9.01 New	Large Meeting Room (80 Capacity)	1	1,600 SF	1,600 SF
9.02 New	Large Meeting Room Storage	1	200 SF	200 SF
9.03 New	Club Team Equipment Storage Lockers Small	15	9 SF	135 SF
9.04 New	Club Team Equipment Storage Lockers Medium	10	15 SF	150 SF
9.05 New	Club Team Equipment Storage Lockers Large	5	60 SF	300 SF
				2,385 SF

WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

DELIVERABLES: PHASING PLAN



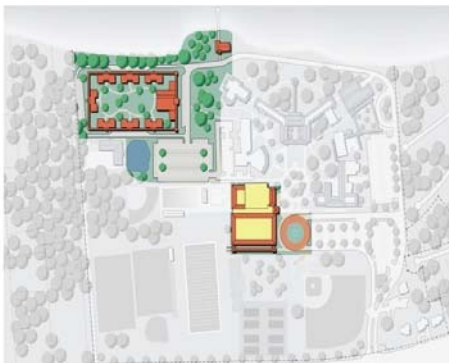
EXISTING



2 YEARS



4 YEARS



6 YEARS



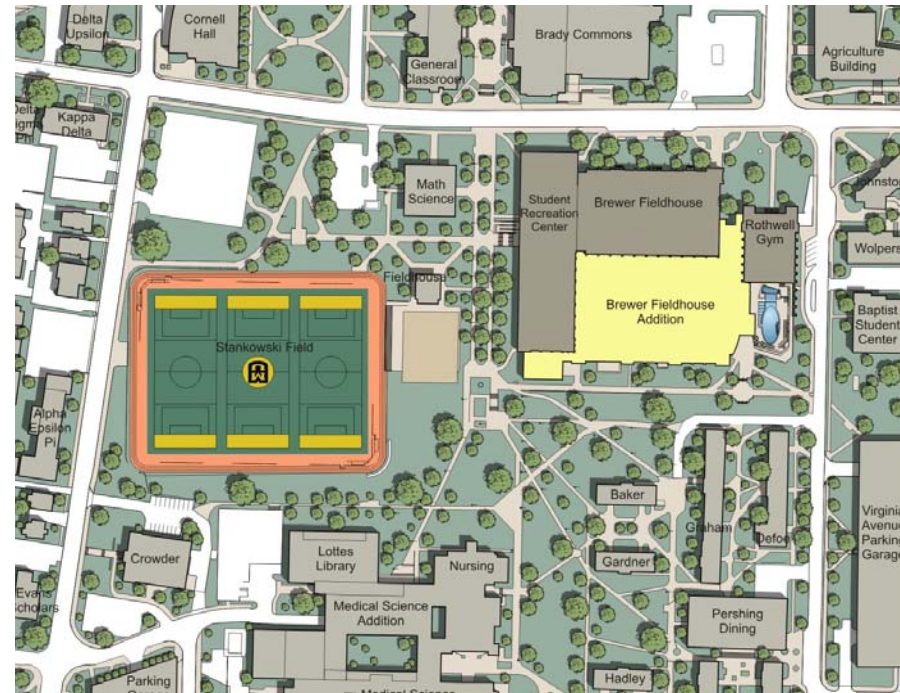
8 YEARS



FINAL

WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

DELIVERABLES: SITE CONCEPTS



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

DELIVERABLES: DESIGN CONCEPTS



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

DELIVERABLES: DESIGN CONCEPTS



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

DELIVERABLES: MASTER PLAN COMPONENTS

DATA COLLECTION

ONLINE SURVEYS

RESEARCH

BENCHMARKING

EXISTING FACILITIES ANALYSIS

MARKET ANALYSIS

FINANCIAL ANALYSIS

ENGINEERING ANALYSIS

PROGRAMMING

WORKSHOPS

LEED/SUSTAINABILITY

CONCEPT DESIGN

COST ESTIMATE

PROJECT BUDGET

FUNDRAISING SUPPORT

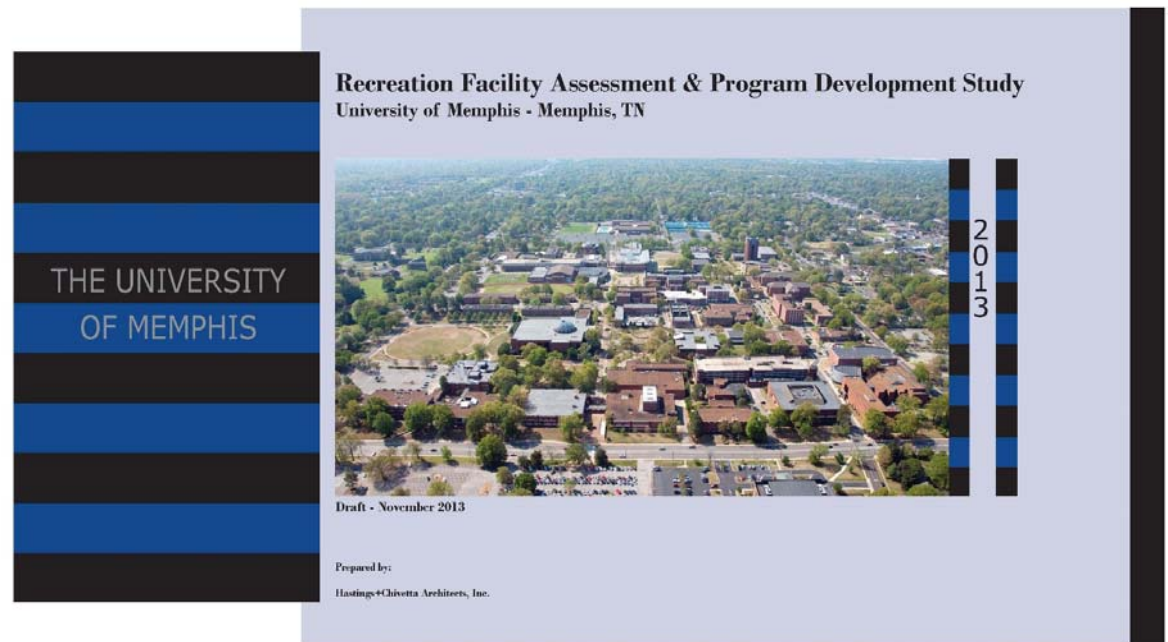
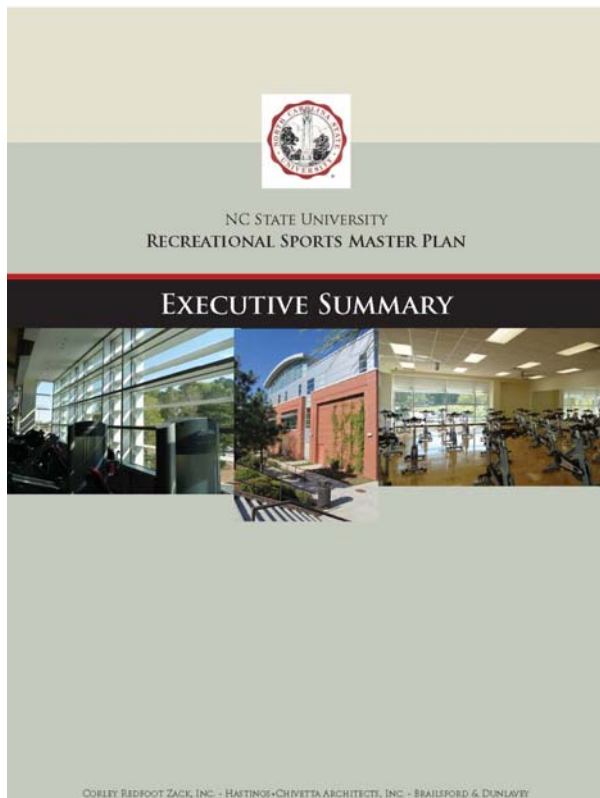
INSTITUTIONAL BRANDING

REFERENDUM SUPPORT

FACILITIES INDEX

WHY MASTER PLAN • **MASTER PLAN PROCESS** • COST OF MASTER PLAN • PERILS & PITFALLS

DELIVERABLES: REPORT



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

PRESENTATION OUTLINE

COST OF MASTER PLAN

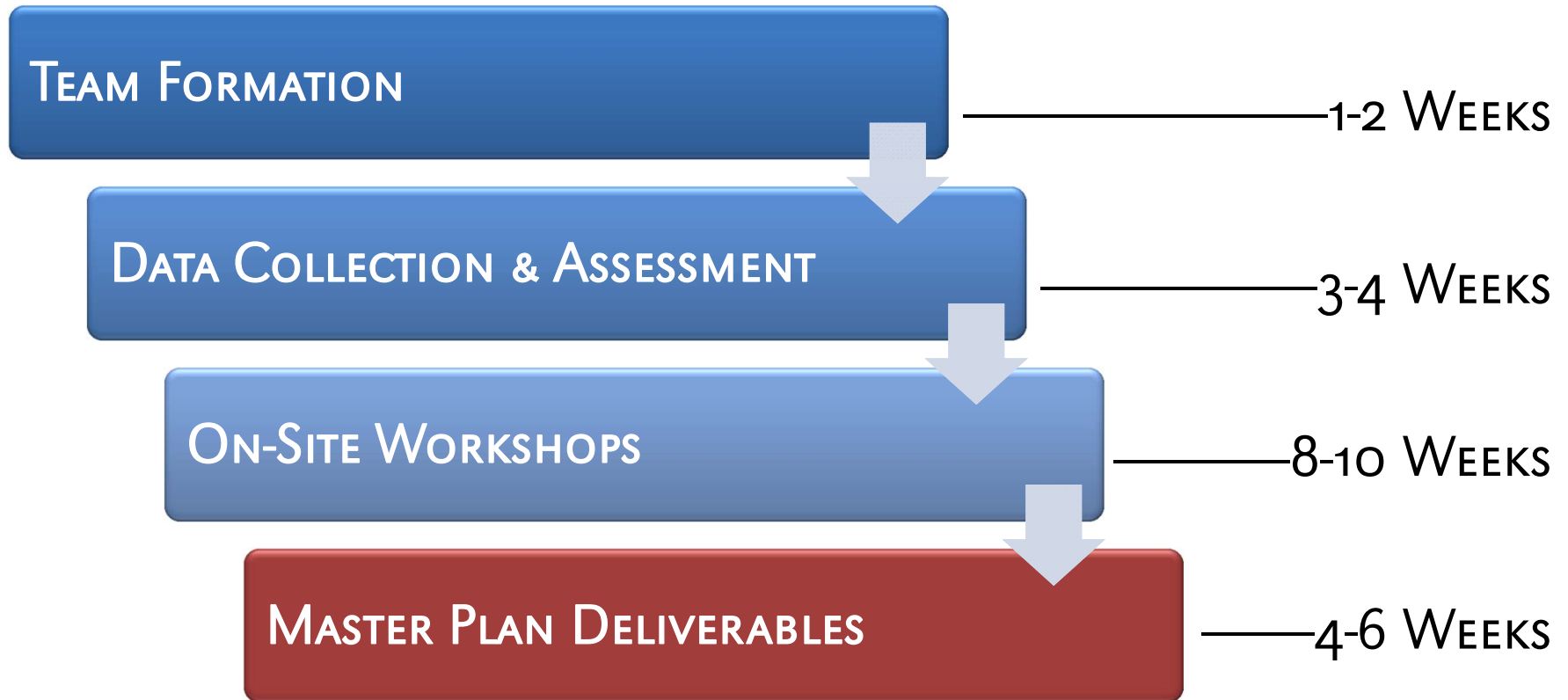
WHY MASTER PLAN • MASTER PLAN PROCESS • **COST OF MASTER PLAN** • PERILS & PITFALLS

COST OF MASTER PLAN

DATA COLLECTION	\$\$	WORKSHOPS	\$\$\$\$\$
ONLINE SURVEYS	\$\$	LEED/SUSTAINABILITY	\$\$
RESEARCH	\$	CONCEPT DESIGN	\$\$\$\$\$
BENCHMARKING	\$\$	COST ESTIMATE	\$
EXISTING FACILITIES ANALYSIS	\$\$\$\$	PROJECT BUDGET	\$
MARKET ANALYSIS	\$\$	FUNDRAISING SUPPORT	\$\$
FINANCIAL ANALYSIS	\$\$	INSTITUTIONAL BRANDING	\$
ENGINEERING ANALYSIS	\$\$\$	REFERENDUM SUPPORT	\$
PROGRAMMING	\$\$\$\$	DATA SHEETS	\$\$\$

WHY MASTER PLAN • MASTER PLAN PROCESS • **COST OF MASTER PLAN** • PERILS & PITFALLS

THE MASTER PLAN SCHEDULE



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

PRESENTATION OUTLINE

PERILS & PITFALLS

WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

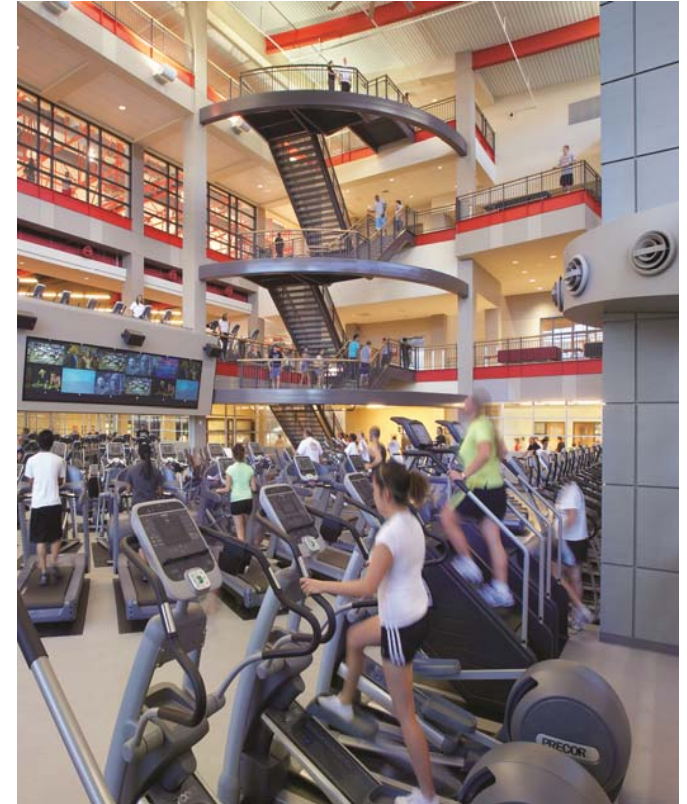
PERILS & PITFALLS

- NO CHAMPION OR FOCUS
- NEED NOT DETERMINED
- PLANNING BASED ON INACCURATE INFORMATION
- PROJECT BUDGET SET BY FUNDING LIMITS
 - Student Fee Limits
 - Donor Capacity
 - Lower Priority Project



PERILS & PITFALLS

- FAILURE TO GATHER ADEQUATE INSTITUTIONAL DATA
- NOT INCLUDING DECISION MAKERS
IN THE PRE-DESIGN PROCESS
- UNCLEAR PROJECT GOALS & OBJECTIVES
- SELECTION OF ARCHITECT
- INTERVIEW PROCESS
- HIRING LOWEST COST TEAM
- UNDERESTIMATING FEES
- NEW/RENOVATION



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

PERILS & PITFALLS

- COMMITTEE MEMBERS WHO DON'T DO THEIR HOMEWORK
- OWNER NOT COMMITTING INTEREST AND TIME TO PROJECT
- OWNER REQUEST ARE NOT CONSISTENT WITH NEEDS
- DECISION MAKERS – TOO MANY OR TOO FEW
- THE MOVING BUDGET
- ADDING PROJECT SCOPE WITHOUT ADDING BUDGET
- CHANGE OF LEADERSHIP
- UNREALISTIC SCHEDULE EXPECTATIONS



WHY MASTER PLAN • MASTER PLAN PROCESS • COST OF MASTER PLAN • PERILS & PITFALLS

PRESENTATION OBJECTIVES ADDRESSED:

- Understand what steps are involved in a facilities master plan
- Learn what master plans cost, how long they take to complete, and who should participate in the process
- Recognize some of the limitations, missteps, and political bomb shells that can be a part of the master planning process

RELATED PRESENTATIONS

THURSDAY, NOVEMBER 13

10:15 A.M. – 11:45 A.M.

WHERE TO START: COLLEGIATE SPACE
NEEDS AND PLANNING STANDARDS

4:30 P.M. – 6:00 P.M.

COMMUNITY RECREATION CENTER DESIGN
GLITCHES AND BUILDING BLUNDERS

FRIDAY, NOVEMBER 14

8:30 A.M. – 10:00 A.M.

HEALTHY BUILDINGS, HEALTHY PEOPLE

3:00 P.M. – 4:30 P.M.

THE EVOLUTION OF FUNDING SOURCES:
DESIGNING YOUR BUILDING TO FULFILL
RECREATION, ATHLETICS AND ACADEMIC
NEEDS

RELATED PRESENTATIONS

SATURDAY, NOVEMBER 15

8:30 A.M. – 10:00 A.M.

BENEFITS OF BEING GREEN – HIGH
PERFORMANCE SPORTS AND RECREATION
FACILITY DESIGN

10:15 A.M. – 11:45 A.M.

GO OUTSIDE AND PLAY! HOW TO BREATH
LIFE INTO YOUR COLLEGIATE OUTDOOR
FACILITIES



FOLLOW-UP CONTACT

ERIK KOCHER, AIA, NCARB, LEED AP BD+C

Principal

EKocher@hcarchitects.com

BECKY SIGMAN, LEED AP BD+C

Planner

BSigman@hcarchitects.com