

One Size Does Not Fit All:

Right Sizing Recreation Facilities for Schools Under 10,000



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Presentation Agenda

Overview

Planning Drivers

Planning Standards

Discussion

Case Studies

Implementation

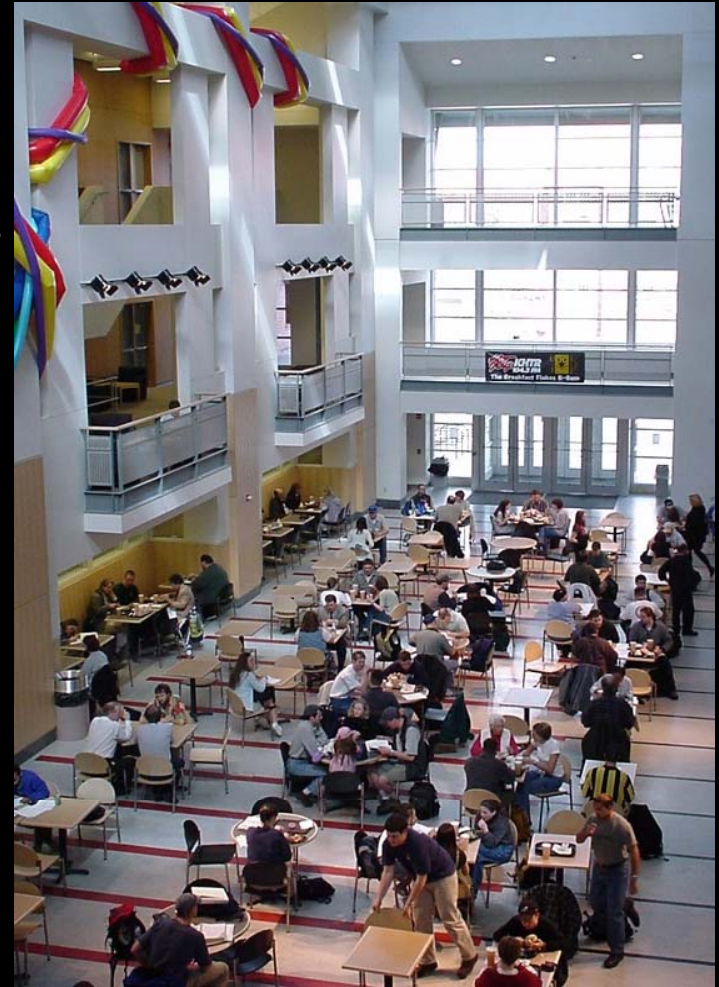
Q&A



Overview

Learning Objectives

- Obtain an understanding of recreation planning standards and practices unique to small and transitional school.
- Discuss and learn about creative facility planning solutions to address facility funding and sharing issues.
- Learn techniques to get your recreational facility plans from concept to reality.



Overview

Who We Are

Experience – Over 250 University Projects Planned

Focus – “Quality of Life” Projects

Student Centers

Student Housing

Recreation Facilities – more than 150 assignments

Services – Concept Development => Implementation Support

Staff – Interdisciplinary/Broadly Experienced/Cross Trained

Leadership – Industry Standards / Disseminators of Ideas



Overview

Meet the Presenters

- Julie Skolnicki, AIA, LEED ^{AP}
 - Regional Vice President with B&D
 - Over 10year Campus Planning Experience
 - Architecture and Construction Background
 - Annual Speaker at NIRSA, Planning Guide Author
- Kim Martin
 - Project Manager with B&D
 - 9 years as a Recreation Professional
 - 9 years of Campus Planning Experience
 - Annual Speaker at NIRSA



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2003	2004
4,276,384	4,447,439
1,428,000	1,485,120
122,182	127,070
40,800	42,432
42,835	44,458
1,428,000	1,485,120



Planning Drivers

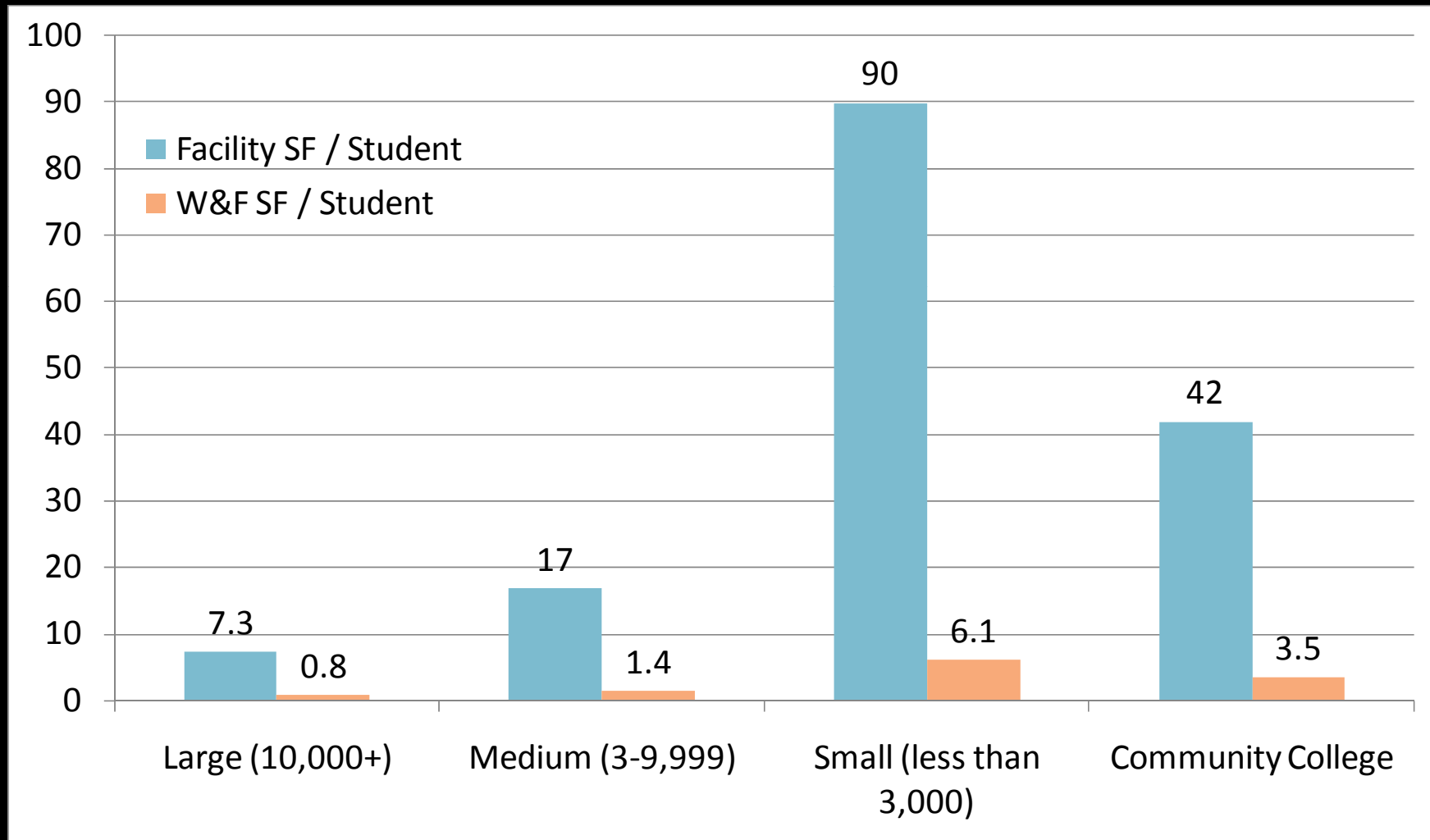
Why "Small" Schools are Different

- Efficiencies of Scale
 - Minimum Dedicated Recreation Program (26,000gsf)
 - Dedicated Gymnasium (10,000sf)
 - Weight and Fitness (5,000sf)
 - Multipurpose rooms (2,000sf)
 - Admin & Support Space (3,000sf)
- Other factors
 - Intramurals
 - Sports Clubs
 - Wellness
 - Branding – Local Trends
 - Leadership Opportunities
 - Educational Outcomes
 - Facility Sharing



Planning Drivers

Why "Small" Schools are Different



Planning Drivers

Shared Facilities

- Athletics
- Academic
- Student Life / Union
- Community
- Hospital (Therapy)



Planning Drivers

Funding Sources

- Student Fee
- Private Funding
 - Fundraising
 - Sponsorships
- Alternative Revenue
 - Facility Rentals
 - Camps
 - Sports Clubs
 - Outside Memberships
 - Shared Facilities/Shared Cost
 - Other Educational Institutions
 - Community
 - Outsourcing
 - Development & Financing
 - Operations



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Planning Standards

National Planning Guidelines

- Total Facility SF per Student: 8.5 to 10.5 gsf / student
 - Small residential campuses are higher
 - Large, urban non-traditional campuses are lower
 - Add 1 to 1.5 gsf / employee
 - Add 5 to 7.5 gsf / alumni / community member
 - Add for academic, athletic, & sports clubs
- W&F SF per Student: 1 nsf / student
- MP Rooms: 0.5 nsf / student
 - Add for academic, athletic, & sports clubs
- Wellness , Social, & Support Spaces (additional)
- Outdoor Fields & Courts (additional)



Planning Standards

Medium Enrollment 3,000 – 9,999 Students

- Average Enrollment: 5,845
- Total Facility SF per Student: 17 gsf / student
- W&F SF per Student: 1.4 sf / student
- MP Rooms: avg. 2 rooms
- Courts: avg. 3 courts
- Pool: leisure / lap (33% have aquatics)
- Facility Sharing: athletics, academic
- Unique Program Elements
 - climbing wall
 - leisure and lap pool
 - MAC Court



Planning Standards

Small Enrollment Under 3,000 Students

- Average Enrollment: 1,514
- Total Facility SF per Student: 90 gsf / student
- W&F SF per Student: 6.1 sf / student
- MP Rooms: avg. 2 rooms
- Courts: avg. 3 courts
- Pool leisure / lap / therapy (60% have aquatics)
- Facility Sharing: athletics, academic, student life
- Unique Program Elements:
 - Athletic Lockers
 - Separate Athletic Training Room
 - Competition Pool
 - climbing wall



Planning Standards

Community Colleges

- Average Enrollment: 6,168
- Total Facility SF per Student: 45 gsf / student
- W&F SF per Student: 5.1 sf / student
- MP Rooms: avg. 3 rooms
- Courts: avg. 3 courts
- Pool : leisure / lap / therapy (50% have aquatics)
- Facility Sharing: athletic, academic, and community
- Additional Program Elements:
 - athletic training room
 - Classrooms



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Discussion

Share Your Story

- Shared Facility Troubles?
- Shared Facility Successes?
- Funding Concerns?
- Funding/ Revenue Success?
- Stalled Projects – Economic Issues?
- Unique Issues at your Institution



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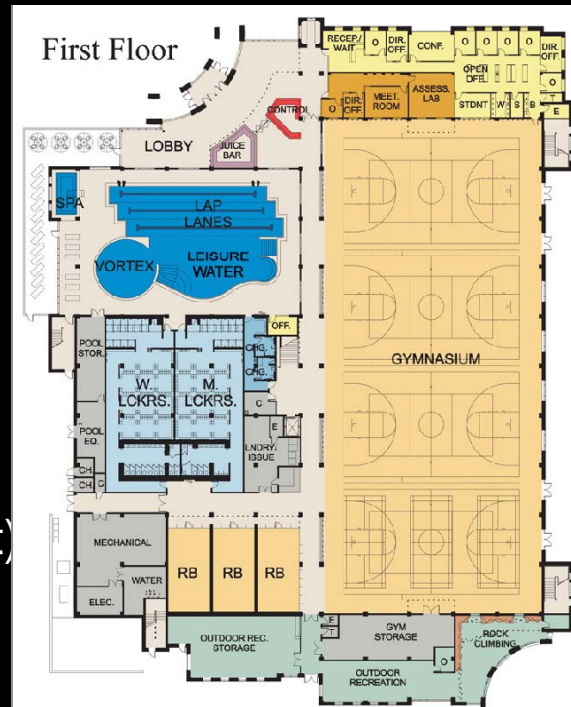


Case Studies – Marshall University

Institution Type	Public University
Enrollment:	9,100
Opened:	2009
Architect:	Hastings & Chivetta
Total SF:	123,000sf
SF/Student:	13.5SF
Weight & Fitness:	7,800SF (.8SF/Student)
Total Project Cost:	\$43 mil. (\$29M Const Cost)
Cost per SF:	\$350 (\$235 Const Cost)
Student Fee:	\$150/semester

Unique Elements:

- Privatized Development & Financing
- Privately Managed (Centers LLC)
- Leisure/Lap Pool



Case Studies – Johns Hopkins University

Institution Type: Private University
Enrollment: 5,650 (Undergrad Only)
Facility: S. O'Connor Recreation Center
Opened: 2002
Architect: Sasaki Associates



Total SF: 69,500 (Recreation Center)
SF per Student: 11.9sf
Weight & Fitness: 5,500sf (1.0/student)
Total Cost: \$14.5M
Total Cost per SF: \$220/SF
Student Fee: Privately Funded



Unique Elements:

- 3,000sf Fitness, 2,500 Weight Room,
- 3-Court Gym, Elevated Jogging Track,
- 4 Racquetball/Squash Courts and
- 30' Climbing Wall



Case Studies – University of New Haven

Institution Type: Private University
Enrollment: 4,774
Facility: David A Beckerman SRC
Opened: 2007
Architect: Sasaki

Total SF: 58,000SF
SF per Student: 12.1 SF
W&F per Student: 6,000SF, 1.3/Student
Total Cost: \$17M (\$13.4 Hard Cost)
Total Cost per SF: \$300/SF (\$230/SF)
Student Fee: \$160/Semester

Unique Elements:

- Privately Operated
- 3 Courts Gym
- 2 MP Rooms
- 2 Racquetball Courts
- Elevated Jogging Track



Case Studies – Haverford College

Institution Type	Private University
Enrollment:	1,168
Facility:	Gardner Integrated Athletic Center
Opened:	2005
Architect:	Bohlin Cywinski Jackson
Total SF:	92,000
SF per Student:	79SF
Weight & Fitness	7,200sf (6.2sf/student)
Construction Cost:	\$26M
Cost per SF:	\$282/SF
Student Fee:	\$175/semester

Unique Features:

- LEED Certified Project
- Shared with Athletics & Bryn Mawr College
- 6 Squash Courts
- Climbing Wall
- Fencing Room



Case Studies – Young Harris College

Institution Type:	Private/Transitional
Enrollment:	750
Facility:	Campus Recreation Center
Planned Opening	2010
Architect:	Hughes Group
Total SF:	55,000SF
SF per Student:	75 SF/Student
W&F :	5,000SF (6.7 SF/student)
Total Cost:	\$14M
Total Cost per SF:	\$254SF
Student Fee:	\$230/semester (paying for operations)

Unique Elements:

- 3 Court Gym (1 MAC, 2 Court w/ Competition Cross
- Climbing Wall
- Jogging Track
- Athletic and Rec. locker rooms
- Classrooms



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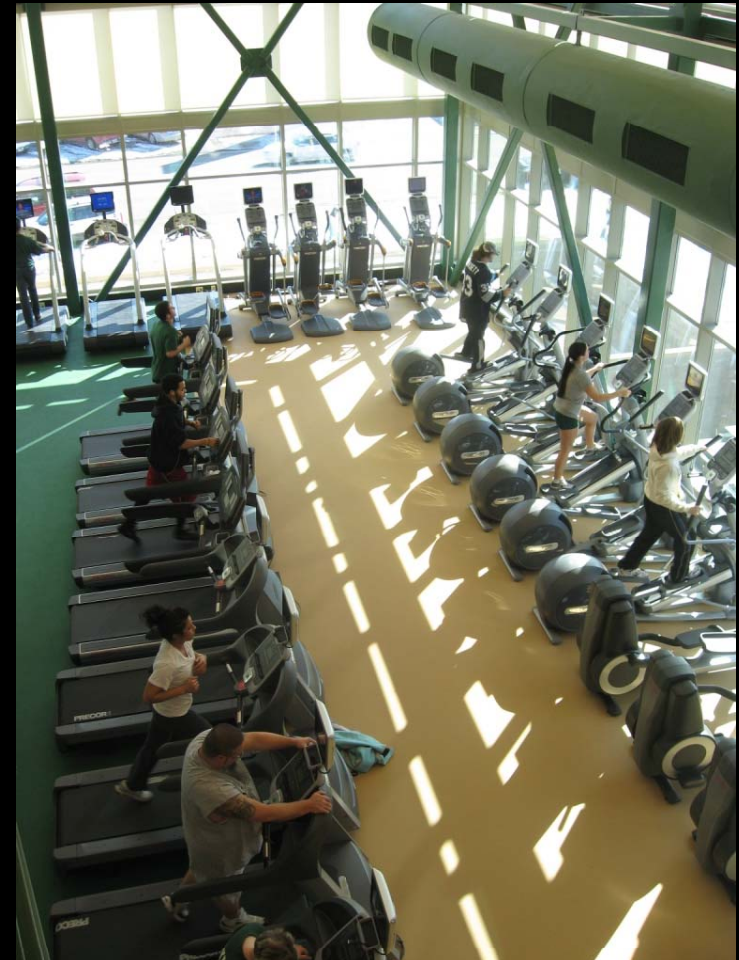
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Implementation

Making the Case – Making it Work

- Align Facility with School's Mission
 - Educational Objectives
 - Enrollment Management
 - Community Development
- Right Size the Facility
 - Be able to answer the questions Why?
 - Bigger isn't always better.
 - Being Efficient with Space is Being Green.
- You don't have to go it alone
 - Share the funding load/Share the space
 - Look outside for help (development, financing and operations)



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