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- •Greg Wachalski, AIA Regional Vice President, Chicago
- Brailsford & Dunlavey
 - ➤ Full Service Facility Planning & Program Management Company
 - ➤ Focus on University/College Market Over 350 Projects Completed
 - ➤ Planning of "Quality of Life" Facilities
 - ➤ Offices in DC, Chicago, Southern California, and Orlando





Learning Objectives:

- 1. To understand the evolution of college/university recreation centers
- 2. To review two case studies demonstrating current trends in recreation center design
- 3. To understand the basic concepts related to a campus recreation center feasibility



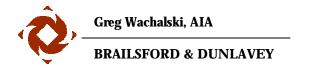


Post WWI Period (the 1920's & 30's)

Post WWII Period (the 1950's)

The Physical Education Period (the 1970's)

The Contemporary Era (1985 to Present)

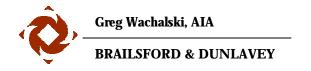








- •Targeted Users
 - ➤ Competitive Athletes & Spectators
 - ➤ Male Faculty With Acquired Skills
- •Architectural Character
 - ➤ Traditional Campus Form & Image
 - ➤ Collection of Independent Elements
- •Location
 - **≻**Campus Core

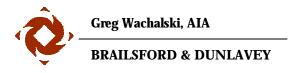








- •Targeted Users
 - ➤ Varsity Athletes
 - ➤ Student Life Sport Instruction
 - ➤ Male Faculty With Acquired Skills
- Architectural Character
 - ➤ Quantity Over Quality
 - ➤ Gymnasium Fieldhouse Concept
 - ➤ Background Buildings
- Location
 - ➤ Campus Edge







Facility Evolution

The P.E. Era



- ➤ Physical Education Participants
- > Exercise Science Researchers
- ➤ Intramural Sports Participants



- ➤ "Modern Building"
- ➤ Simple Box Forms
- ➤ Collection of Separate Elements
- Location
 - **≻**Campus Core



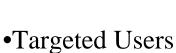




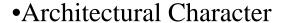


Facility Evolution

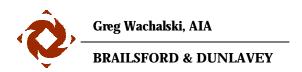
The Contemporary Era



- ➤ General Student Population
- ➤ Social Functions Participants
- ➤ Physical Education Participants



- ➤ Importance of Architectural Returns
- ➤ Use of Glass and Color
- ➤ Dramatic Open Interiors
- ➤ Coherent Layout With Easy Wayfinding
- Location
 - ➤ Where Ever They Fit







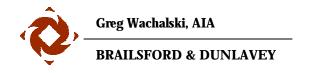


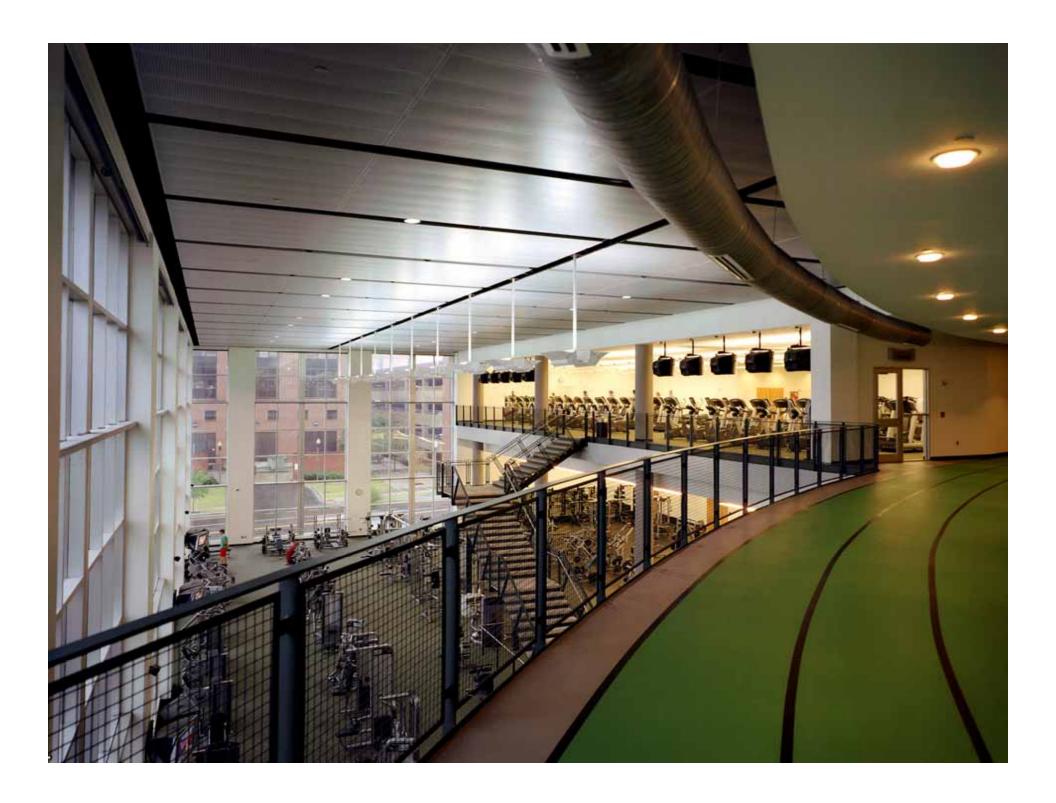
Campus Recreation Center

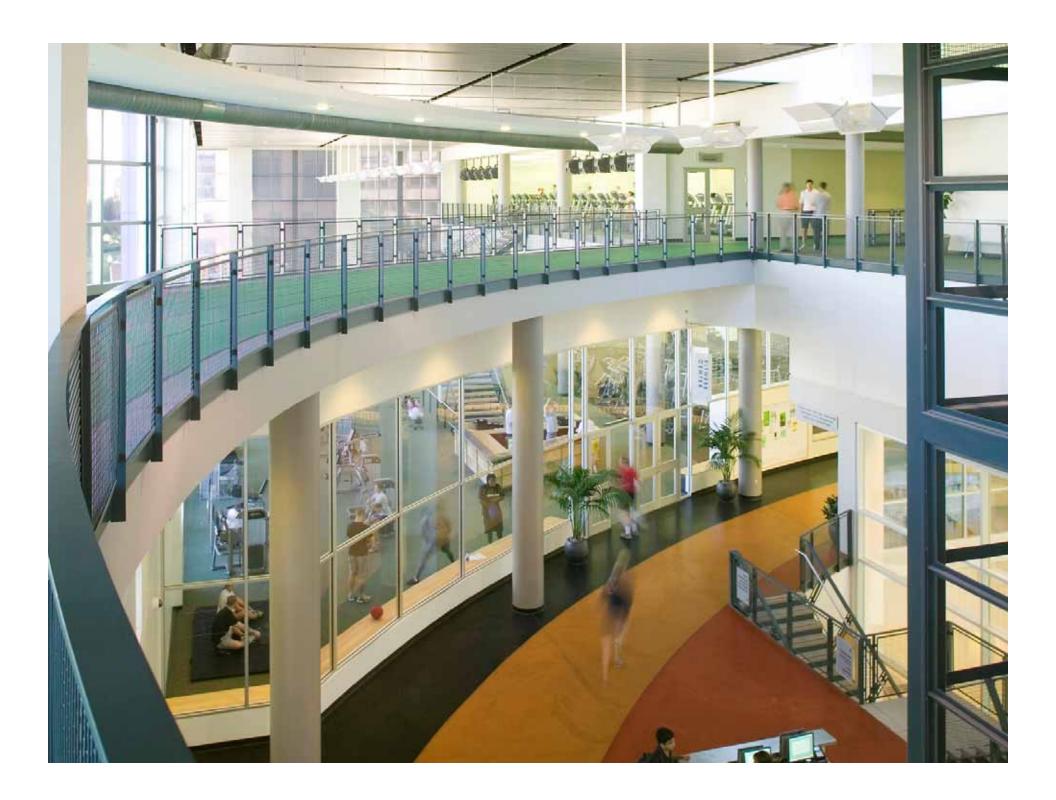
- •Approximately 18,000 Students
- •Completed in 2005
- •152,000 Gross Square Feet
- •Construction Budget: \$21.3M



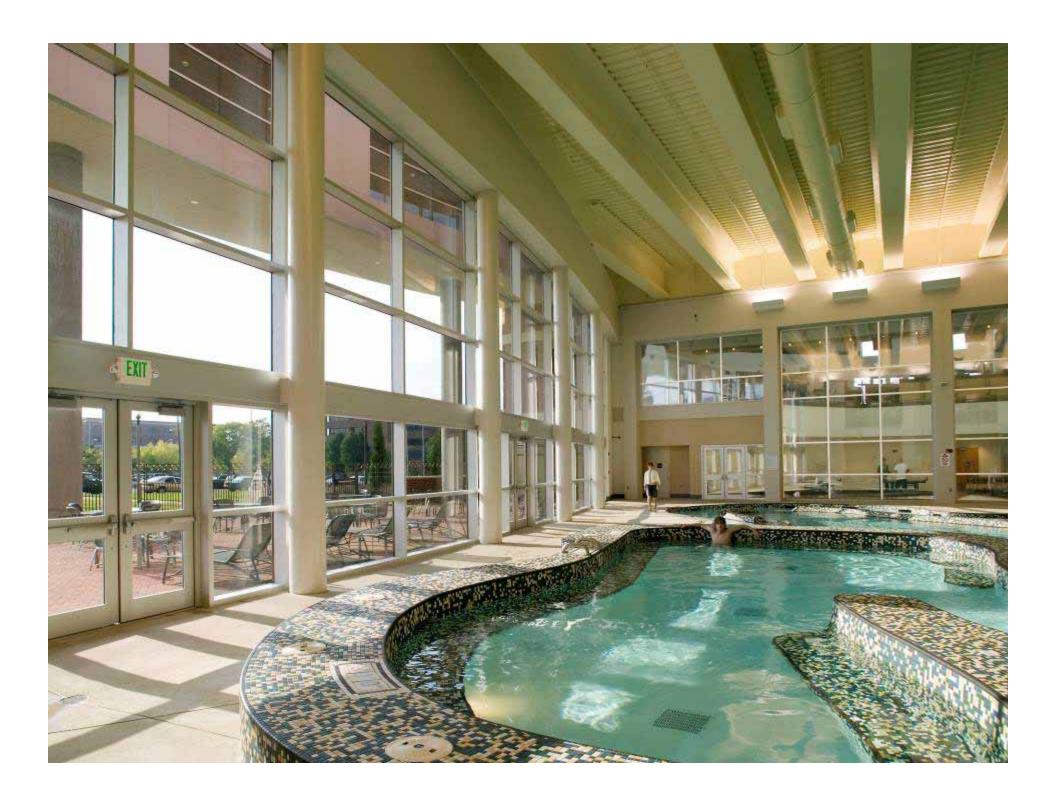
Brailsford & Dunlavey – Feasibility/Programming Cannon Design - Architectural Design











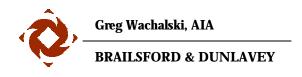


Campus Recreation & Wellness Center

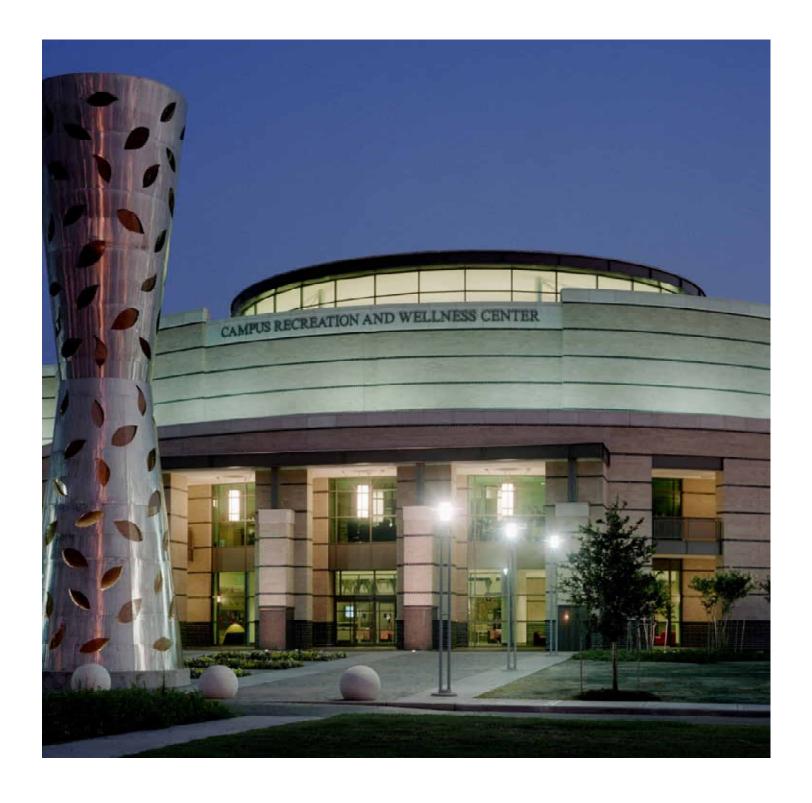


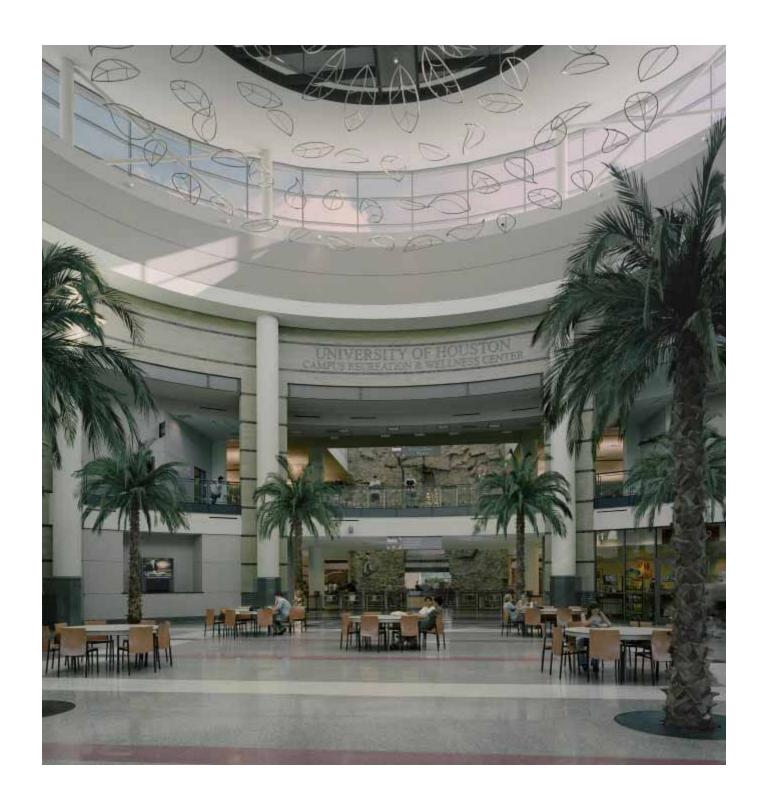
Brailsford & Dunlavey – Feasibility/Programming Hughes Group Architects - Architectural Design

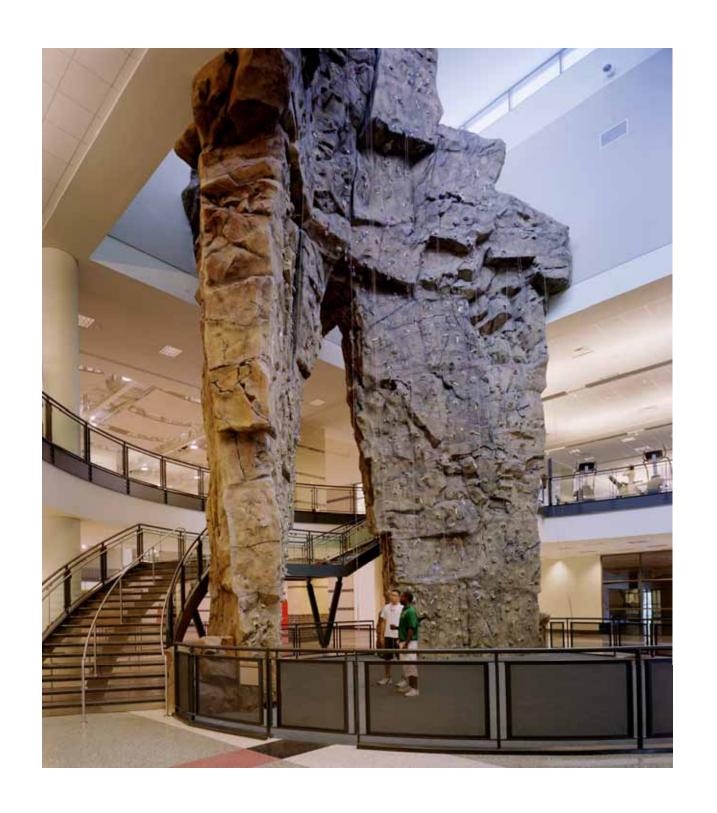
- •Approximately 34,000 Students
- •Completed in 2003
- •264,000 Gross Square Feet
- •Project Budget: \$53.1M

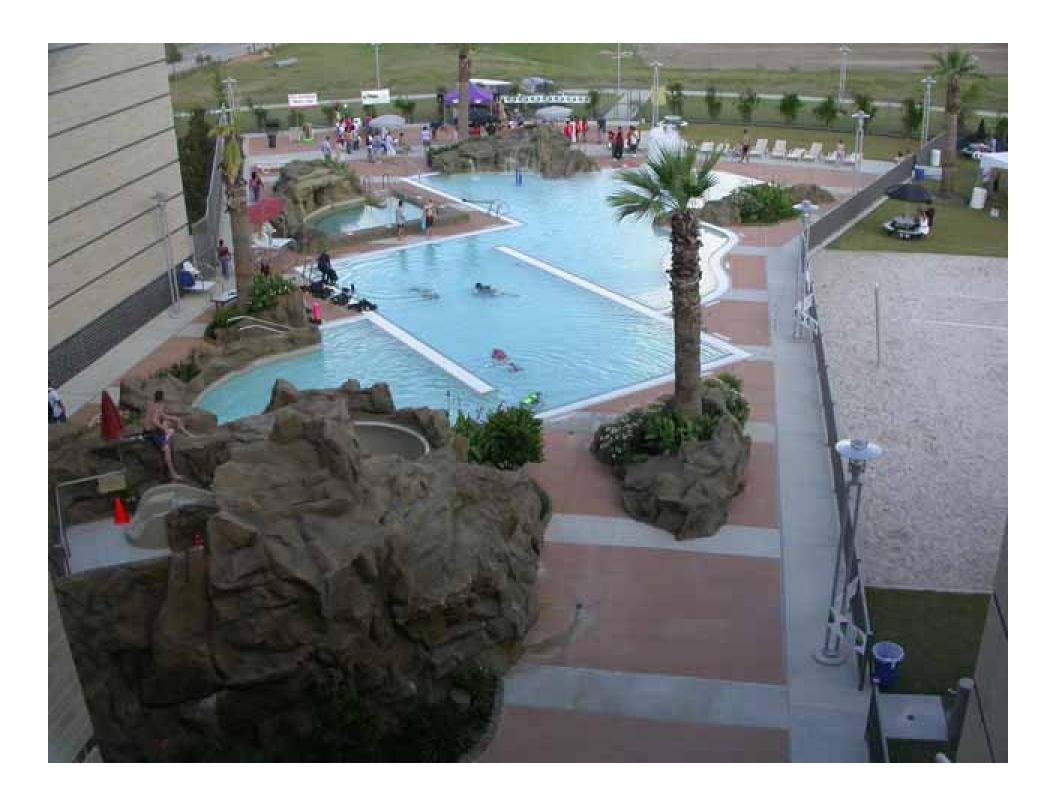


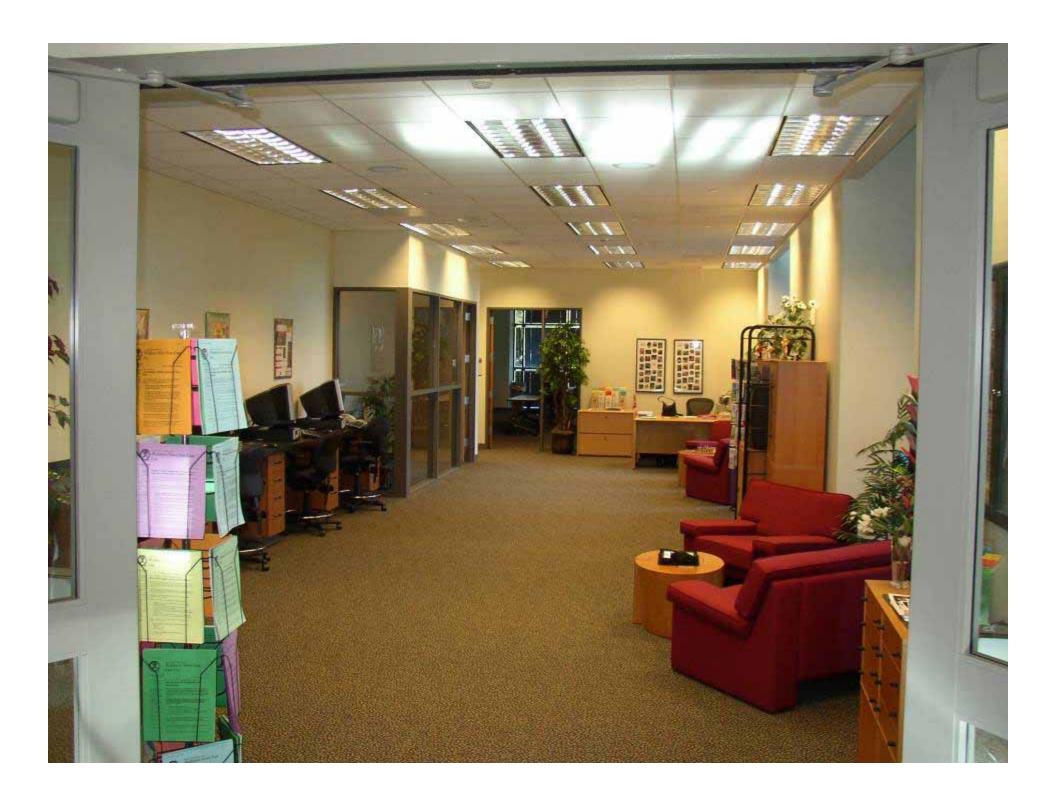












Feasibility Fundamentals

- •Importance of Strategic Analysis
 - ► Educational Outcomes
 - ➤ Recruitment & Retention
 - **➤**Community Creation
 - >Financial Performance

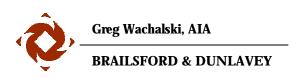


•Planning Process

- ➤ Heavy Student Involvement
- ➤ Qualitative & Quantitative Research
- Financial Modeling
- ➤Integration of Facility Program, Budget, and Financial Pro Forma

•Financials

- ➤ Construction Costs Continue To Escalate
- ➤ Transition Towards Full Auxiliary Continues
- ➤ Student Fees Primary Revenue Source







- •Construction Volume Will Remain High Despite Upcoming Challenging Student Demographics
- •Search For Alternative Funding Sources Will Intensify As Projects Become More and More Expensive
- •Community College Participation Will Likely Increase Due To Growing Costs of Education
- Outsourcing May Intensify







Thank Your For Your Time!

Questions??

This concludes The American Institute of Architects Continuing Education Program

