



# *Hitting the Jackpot: How UNLV New Student Life Facilities are Changing the Campus Landscape*

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Mac Hayes, Former Head of Student Life Facilities, UNLV  
Jeffrey Turner, Senior Vice President, Brailsford & Dunlavey





- About UNLV
- Project Overview
- Feasibility Study
- Approval Process
- Design & Construction
- Financials
- Lessons Learned
- Discussion

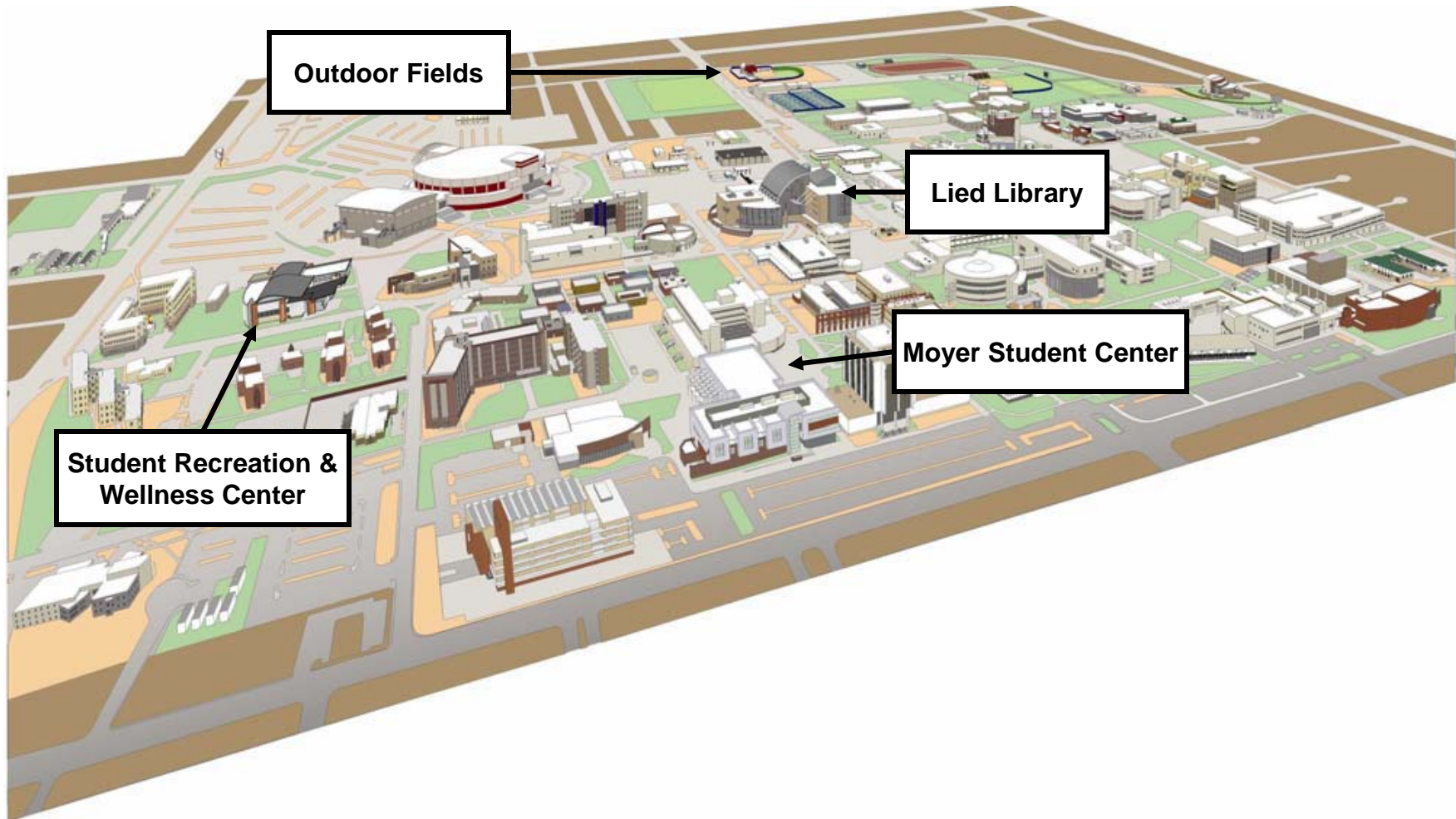
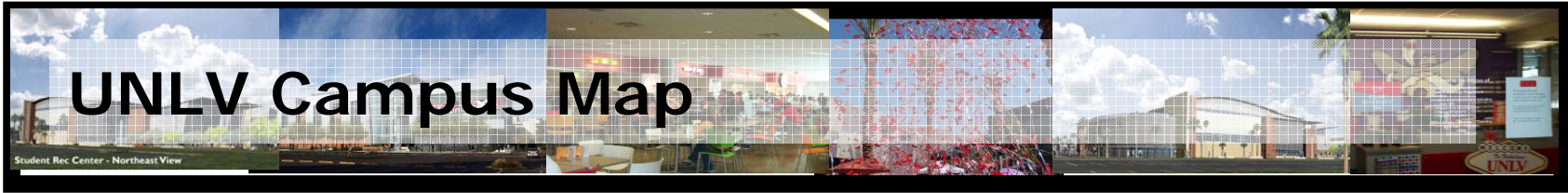


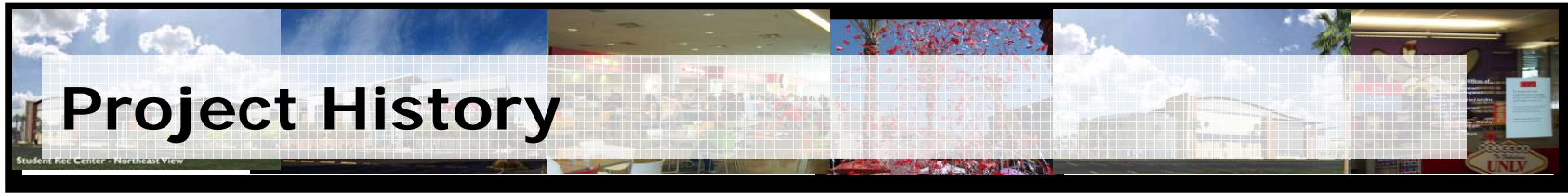


- More than 28,000 students (6,000 graduate students) and 3,300 faculty and staff
- Offers over 220 undergraduate, masters and doctoral programs.
- Recently reclassified as a Doctoral/Research University Intensive
- Celebrating its 50<sup>th</sup> Year Anniversary
- 350 acre campus









- Project Discussion since 1997
- Interviewed for a Housing Master Plan – Summer 2001
- Asked to study all campus life facilities
- Kickoff dates were on Sept 11, 2001
- Projects were viewed as renovations



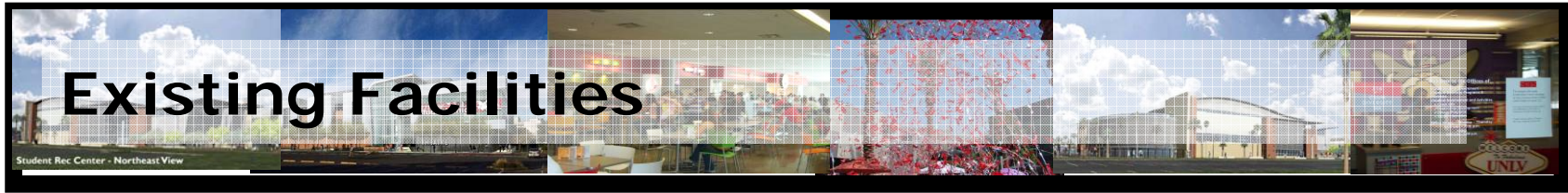


# Feasibility Study - Project Objectives

- Provide the appropriate spaces for a **variety of cultural, educational, social and recreational programs**, which will allow UNLV students, faculty, staff and community members to develop a better connection to the University, thereby enhancing the University's **recruitment and retention** efforts.
- Support the University's mission by creating **hubs of dynamic campus and community activity, providing a home** for many of the University's diverse programs and services.
- Enhance the University's goal of becoming a more residential campus, by providing the appropriate facilities, services and programs to make the campus a **residential location of choice** for both students and faculty/staff.
- Enrich the overall "college experience" for all UNLV students, ultimately encouraging **greater interaction outside the classroom** with faculty and **enhancing alumni involvement** and support.

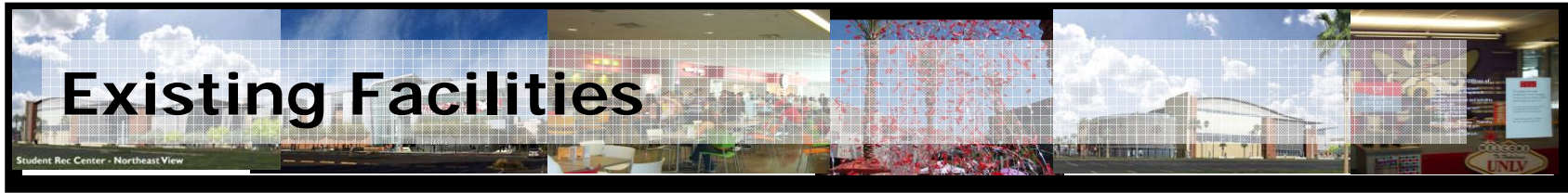






- McDermott Complex = 120,000 Gross Square Feet
- Opened in 1975
- 1975 Student Body = 7,500 Students
- Shared Facility with P.E. and Athletic Department

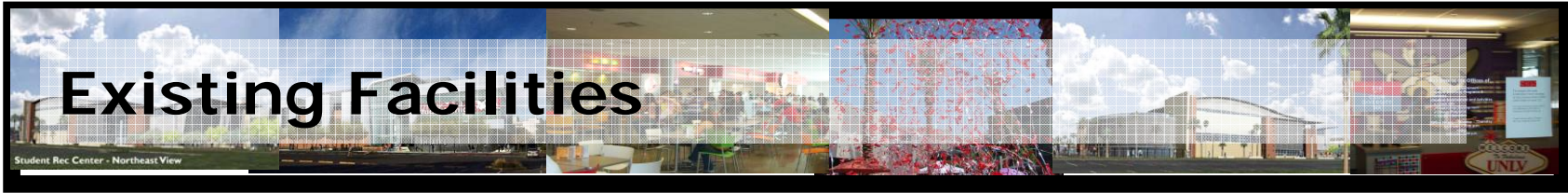




- Facility Limitations
  - Not a Student Recreation Center
  - Limited Recreation Amenities
  - Lack of Natural Light
  - Multiple Entrances
  - Limited Hours for Recreation
  - Major Maintenance Issues







- Moyer Student Union = 77,000 Gross Square Feet
- Opened in 1968
- 1968 Student Body = 5,000 Students
- Expanded B&N bookstore in 2000 (20k sq. ft)



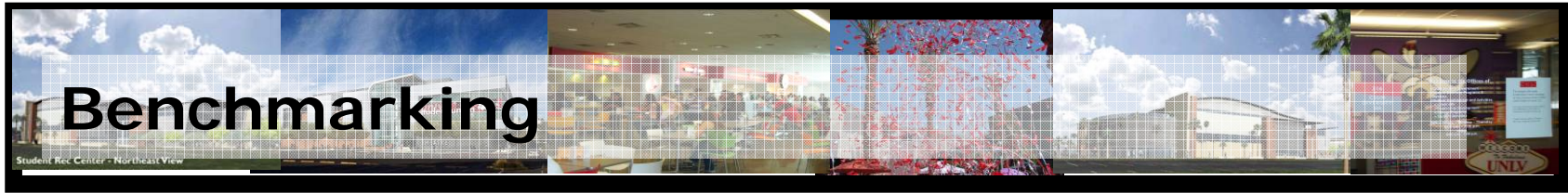
# Existing Facilities

Student Rec Center - Northeast View



- Facility Limitations
  - Less than Half of National Average Square Feet Per Student
  - Old Building Systems
  - Limited Space for
    - Study
    - Social Gatherings
    - Student Organizations
    - Food
    - Retail



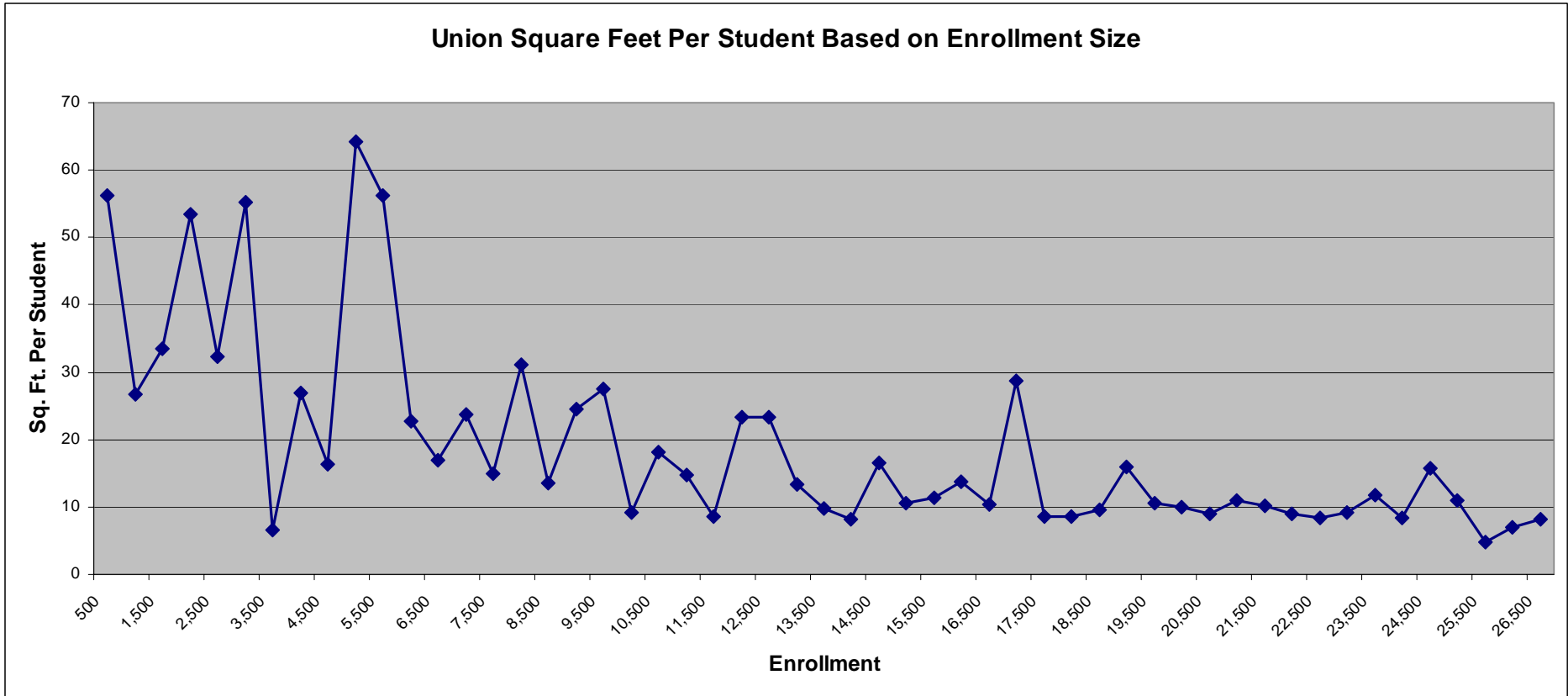


## Reviewed Campus Life Activity at Similar Institutions: Mountain West Conference, Peer Group, etc

- Air Force Academy
- Arizona State University
- Brigham Young University
- Colorado State University
- Florida Atlantic University
- George Mason University
- Georgia State University
- Indiana U / Purdue-Indianapolis
- Northern Arizona University
- Portland State University
- San Diego State University
- University of Arizona
- University of California, Los Angeles
- University of Central Florida
- University of Houston
- University of Maryland, Baltimore County
- University of New Mexico
- University of Nevada, Reno
- University of North Carolina, Greensboro
- University of Utah
- University of Wyoming
- University of Texas, Arlington
- Virginia Commonwealth









<u>Date</u>	<u>Distribution</u>	<u>Responses</u>
Fall 2001	Classroom	800
Fall 2002	Classroom	1,037
Fall 2002	Intercept Surveys	2,842
<b><u>TOTAL</u></b>		<b><u>4,879</u></b>



Demographic Group Percent Support

	<u>Classroom 02</u>	<u>Intercepts 02</u>
Number of Respondents	1,037	2,842
On-Campus Students	74%	71%
First Time Freshmen	63%	70%
Students <25 years of age	56%	68%
Full-time Students	56%	67%
Students of Color	52%	69%
Part-time Students	45%	63%



**Depth**      **Breadth**

	<b>Depth</b>	<b>Breadth</b>
<b>FOOD SERVICE/DINING</b>	<b>32%</b>	<b>69%</b>
<b>QUIET LOUNGE</b>	<b>17%</b>	<b>51%</b>
<b>WEIGHT MACHINES</b>	<b>15%</b>	<b>37%</b>
<b>FREE WEIGHTS</b>	<b>14%</b>	<b>34%</b>
<b>CARDIO MACHINES</b>	<b>14%</b>	<b>34%</b>
<b>AEROBICS</b>	<b>7%</b>	<b>24%</b>
<b>INDOOR JOGGING / WALKING</b>	<b>7%</b>	<b>25%</b>
<b>TV LOUNGE</b>	<b>6%</b>	<b>29%</b>
<b>BASKETBALL</b>	<b>6%</b>	<b>27%</b>
<b>GAME ROOM</b>	<b>5%</b>	<b>26%</b>
<b>LAP SWIMMING</b>	<b>4%</b>	<b>25%</b>
<b>RACQUETBALL / HANDBALL</b>	<b>4%</b>	<b>22%</b>
<b>BOWLING</b>	<b>4%</b>	<b>27%</b>
<b>MARTIAL ARTS</b>	<b>4%</b>	<b>21%</b>
<b>RECREATIONAL SWIMMING</b>	<b>4%</b>	<b>25%</b>
<b>CLIMBING WALL</b>	<b>3%</b>	<b>23%</b>
<b>TENNIS</b>	<b>3%</b>	<b>20%</b>
<b>VOLLEYBALL</b>	<b>3%</b>	<b>19%</b>
<b>INDOOR SOCCER</b>	<b>3%</b>	<b>13%</b>
<b>WATER AEROBICS</b>	<b>3%</b>	<b>18%</b>
<b>ROLLER / FLOOR HOCKEY</b>	<b>3%</b>	<b>15%</b>
<b>BADMINTON</b>	<b>2%</b>	<b>13%</b>



Depth = Student Responses Who Will Use the Facility At Least Two Times a Week

Thus, Activity is Critical to Their Life Styles

	Depth	Breadth
<b>FOOD SERVICE/DINING</b>	<b>32%</b>	<b>69%</b>
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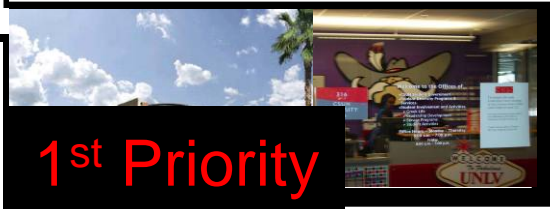


Breadth = Student Responses Who Will Use the Facility at Least Sometimes

Activity is Important to Campus Life

Depth Breadth

	Depth	Breadth
<b>FOOD SERVICE/DINING</b>	<b>32%</b>	<b>69%</b>
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**1st Priority**

**2nd Priority**

**3rd Priority**

**4th Priority**

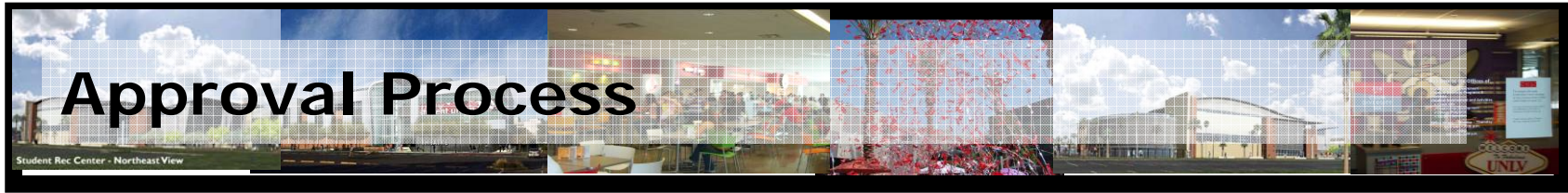
**5th Priority**





# Demand Based Programming

Activity	Priority Category	Peak Accommodation	Space Type	Peak Demand	Space Allocation Prioritization of Demand
FOOD SERVICE/DINING	first	80% to 90%	Sq. Ft.	18,900	15,100 to 17,000
QUIET LOUNGE	first	80% to 90%	Sq. Ft.	5,230	4,200 to 4,700
WEIGHT MACHINES	first	80% to 90%	Sq. Ft.	5,787	4,600 to 5,200
FREE WEIGHTS	first	80% to 90%	Sq. Ft.	6,012	4,800 to 5,400
FITNESS (CARDIO)	first	80% to 90%	Sq. Ft.	3,600	2,900 to 3,200
AEROBICS	second	60% to 70%	Sq. Ft.	4,210	2,500 to 2,900
INDOOR JOGGING/WALKING	second	60% to 70%	Sq. Ft.	480	300 to 300
TV LOUNGE	second	60% to 70%	Sq. Ft.	4,730	2,800 to 3,300
BASKETBALL	second	60% to 70%	Courts	10	6 to 7
GAME ROOM	third	50% to 60%	Sq. Ft.	1,810	900 to 1,100
LAP SWIMMING	third	50% to 60%	Lanes	32	16 to 19
RACQUETBALL OR HANDBALL	third	50% to 60%	Courts	14	7 to 8
BOWLING	fourth	30% to 40%	Lanes	4	1 to 2
REC/LEISURE SWIMMING	fourth	30% to 40%	Sq. Ft.	4,460	1,300 to 1,800
MARTIAL ARTS	fourth	30% to 40%	Sq. Ft.	2,390	700 to 1,000
SPORT/CLIMBING WALL	fourth	30% to 40%	Ln. Ft.	192	58 to 77
TENNIS	fourth	30% to 40%	Courts	12	4 to 5
VOLLEYBALL	fourth	30% to 40%	Courts	4	1 to 2
INDOOR SOCCER	fifth	10% to 20%	Courts	3	0 to 1
WATER AEROBICS	fifth	10% to 20%	Sq. Ft.	3,010	300 to 600
ROLLER OR FLOOR HOCKEY	fifth	10% to 20%	Courts	2	0 to 0
BADMINTON	fifth	10% to 20%	Courts	7	1 to 1



- ✓ Consolidated Students of the University of Nevada (CSUN)
- ✓ Graduate & Professional Student Association (GPSA)
- ✓ Greek Councils (IFC, Panhel, NPHC)
- ✓ Order of Omega
- ✓ Ethnic Student Council
- ✓ Residence Hall Association
- ✓ Student Leader Advisory Board
- ✓ Student Athletic Advisory Board
- ✓ Faculty Senate
- ✓ 2003 Board of Regents Approval



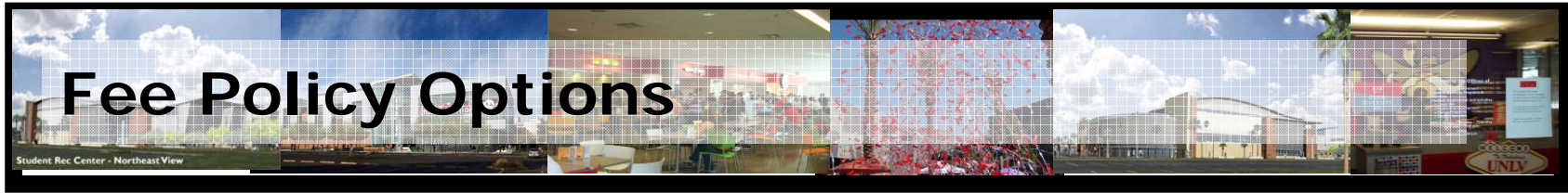


# Rebel Renovation *Expanding For You*

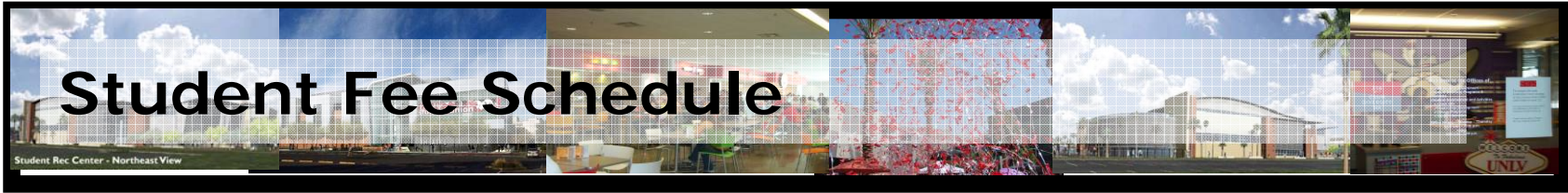
Taking you back in time . . .







Scenario	FT Fee	% FT Increase
Option I: All Pay the Fee	\$155	-
Option II: Credit Hour Prorated	\$209	35%
Option III: PT Students Pay 1/2	\$206	33%
Option IV: PT Voluntary for Rec	\$171	11%
Option V: Fee for > 3 CH Only	\$173	12%
Option VI: Fee for > 6 CH Only	\$274	77%



# Student Fee Schedule

	<u>FY 2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Fee	\$61	\$130	\$156	\$173

- No Fee for under 3 credit hours
- \$106m Project Cost
  - \$50m Union
  - \$56m Rec & Wellness Center
- Bonds issued in Fall 2005 (great timing!)
- Started at \$71.5m and ended \$83.4m
- Rec Center - 55% debt 45% operation
- Union - 50% debt 50% operation
- \$126k in pre-opening costs



# Project Cost Information



## Student Union

- \$50 million in two phases
- \$275 per square foot
- \$370 total project cost/sf
- Changes during design
  - theatre (\$2m)
  - ballroom (\$500k)
  - computer lab (\$500k)
  - switch from renovation (\$3m)
  - Double digit cost inflation



## Recreation Center

- \$56m Student Recreation and Wellness Center
  - \$250 per square foot
  - \$305 total project cost/sf
  - Added wellness center (\$7.5m)
  - Double digit cost inflation
  - Outdoor Pool is the next phase

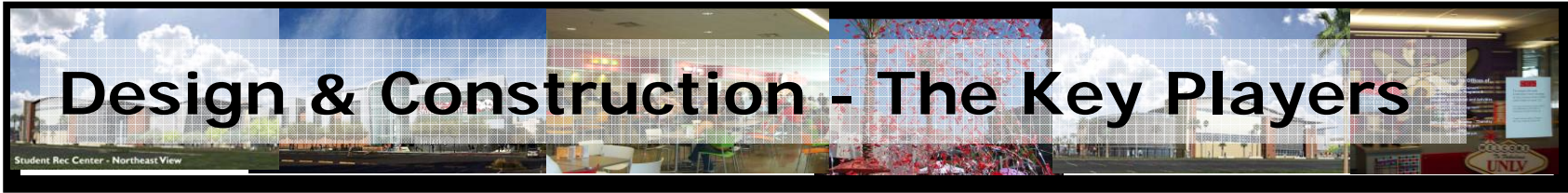
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		<u>Projected</u>	<u>Actual</u>	<u>Difference</u>
<b><u>EARLY FEE CREDIT</u></b>				
61.00/SEMESTER	SPRING 2004	1,286,866	\$1,292,218	5,352
11.00/CREDIT HOUR	SUMMER 2004	427,896	\$453,028	25,132
130.00/SEMESTER	FALL 2004	2,899,309	\$3,082,902	183,593
130.00/SEMESTER	SPRING 2005	2,899,310	\$2,933,898	34,588
13.00/CREDIT HOUR	SUMMER 2005	505,695	\$550,418	44,723
156.00/SEMESTER	FALL 2005	3,648,266	\$3,814,132	165,866
156.00/SEMESTER	SPRING 2006	3,648,265	\$3,591,775	(56,490)
14.50/CREDIT HOUR	SUMMER 2006	<u>564,045</u>	<u>\$648,659</u>	<u>84,614</u>
<b>TOTAL EARLY FEE CREDIT</b>		15,879,652	\$16,367,030	487,378





UNLV

- 1. Steering Committee
- 2. Project Committee

**Outside Consultants**

**Student Union**

**Recreation Center**

Architects:

Tate Snyder Kimsey/EB

DMJM/H&C/Indigo

Program Mgrs:

Constr.Consultants/B&D

Const. Consultants/B&D

Contractor:

Penta

Kitchell



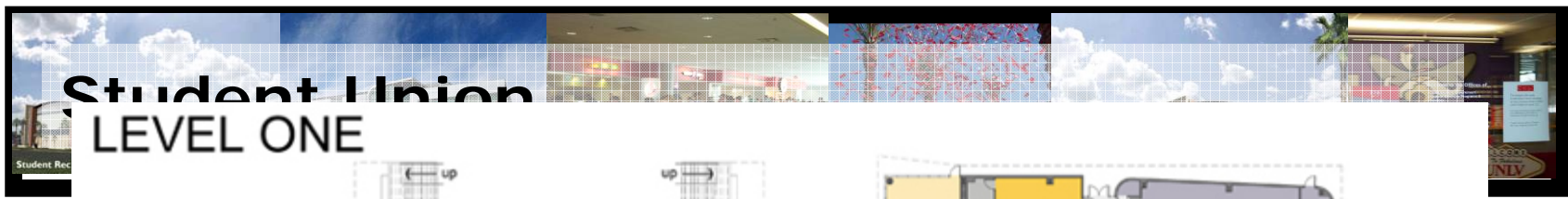
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# Design & Construction - Student Union

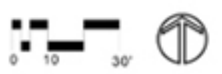
- 135,000 gross square feet plus bookstore
- Steel-frame structure glass curtain wall sandstone and zinc paneling wood resin silver paneling (resembles aluminum)
- Phase I received the Southwest Contractor Nevada Best of 2006 Higher Education Award
- Student organization resource area
- Computer lab and student computer help desk
- Social and study lounges
- Food service choices including Panda Express, Taco Bell Express, Sub Connection, Jamba Juice, Pandinis, and Grill 155
- Meeting and conference rooms
- U.S. Bank
- 10,000 square foot ballroom
- Social and study lounges
- Outside seating
- Student organization (CSUN, GPSA, *Rebel Yell*) and administrative offices
- 300-seat theater
- Starbucks
- Game room
- TV lounge
- 2,000 Unassigned Space

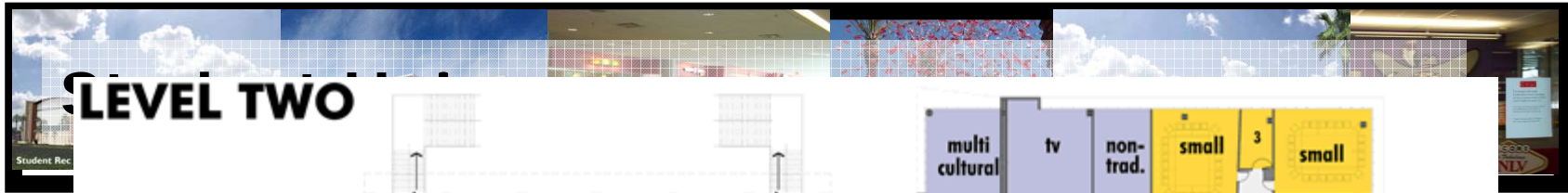




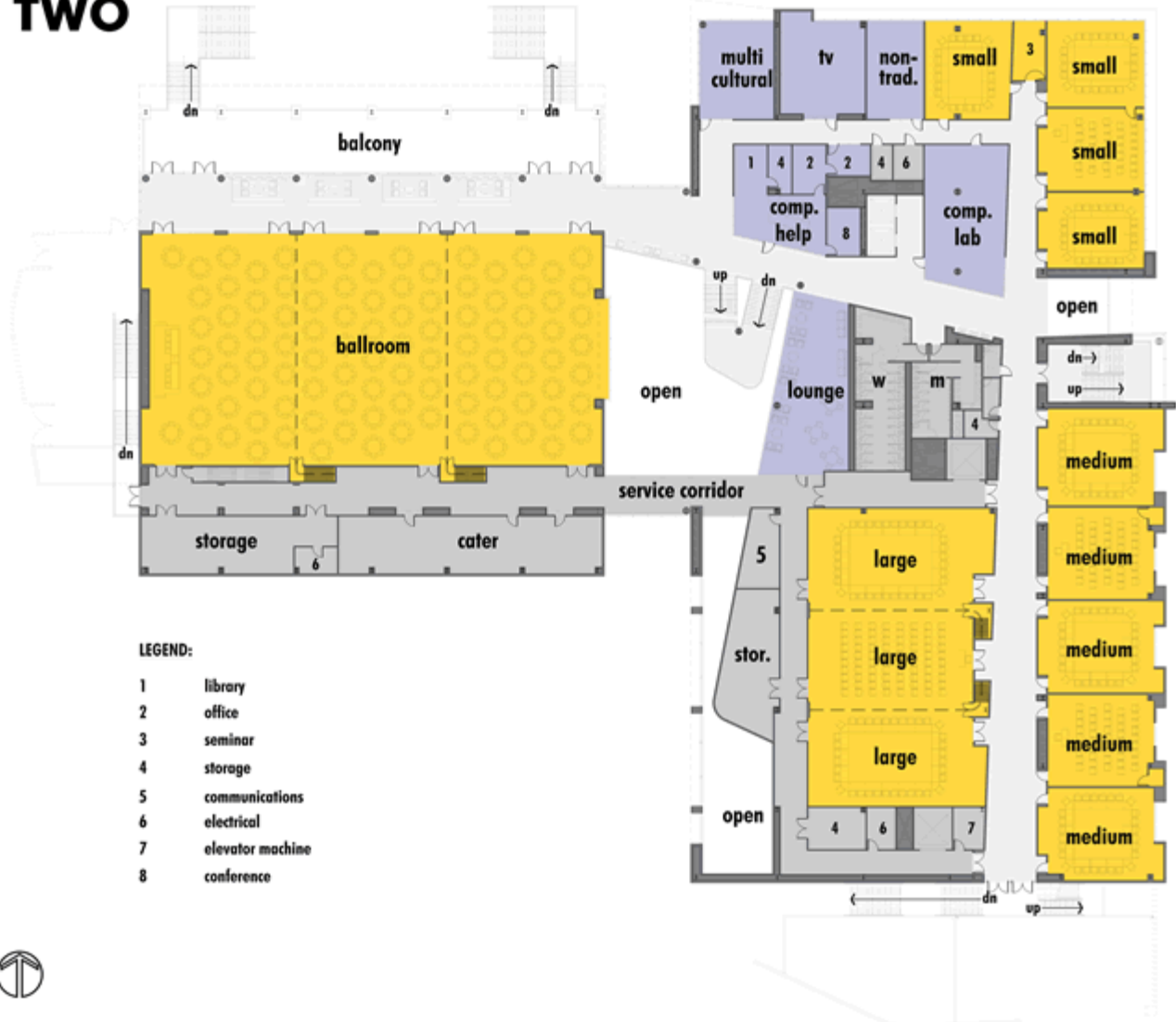
# Student Union

## LEVEL ONE

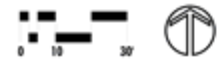




# LEVEL TWO



- LEGEND:**
- 1 library
  - 2 office
  - 3 seminar
  - 4 storage
  - 5 communications
  - 6 electrical
  - 7 elevator machine
  - 8 conference



**DESIGN DEVELOPMENT PRESENTATION**

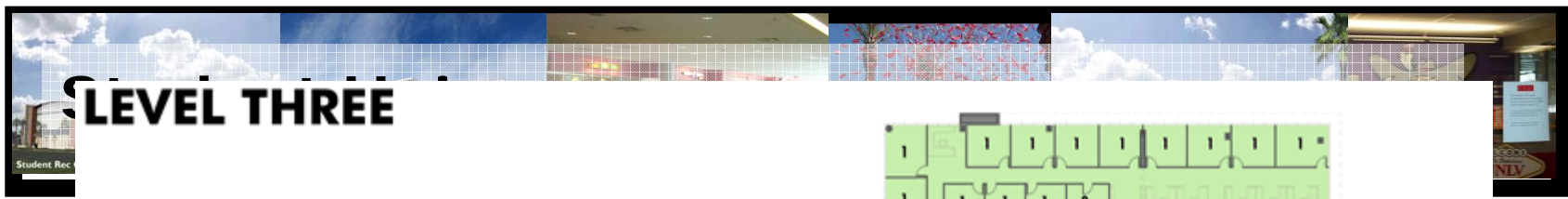
**UNLV** Student Union

12.15.2004

Tate Snyder Kimsey / Ellerbe Becket



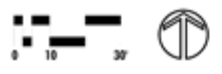




# LEVEL THREE



- LEGEND:**
- 1 office
  - 2 conference
  - 3 senators
  - 4 directors
  - 5 rebel radio
  - 6 copy
  - 7 reception
  - 8 break
  - 9 storage
  - 10 student org. storage
  - 11 communications
  - 12 electrical
  - 13 elevator machine
  - 14 balcony



**DESIGN DEVELOPMENT PRESENTATION**

**UNLV** Student Union

12.15.2004

Tate Snyder Kimsey / Ellerbe Becket

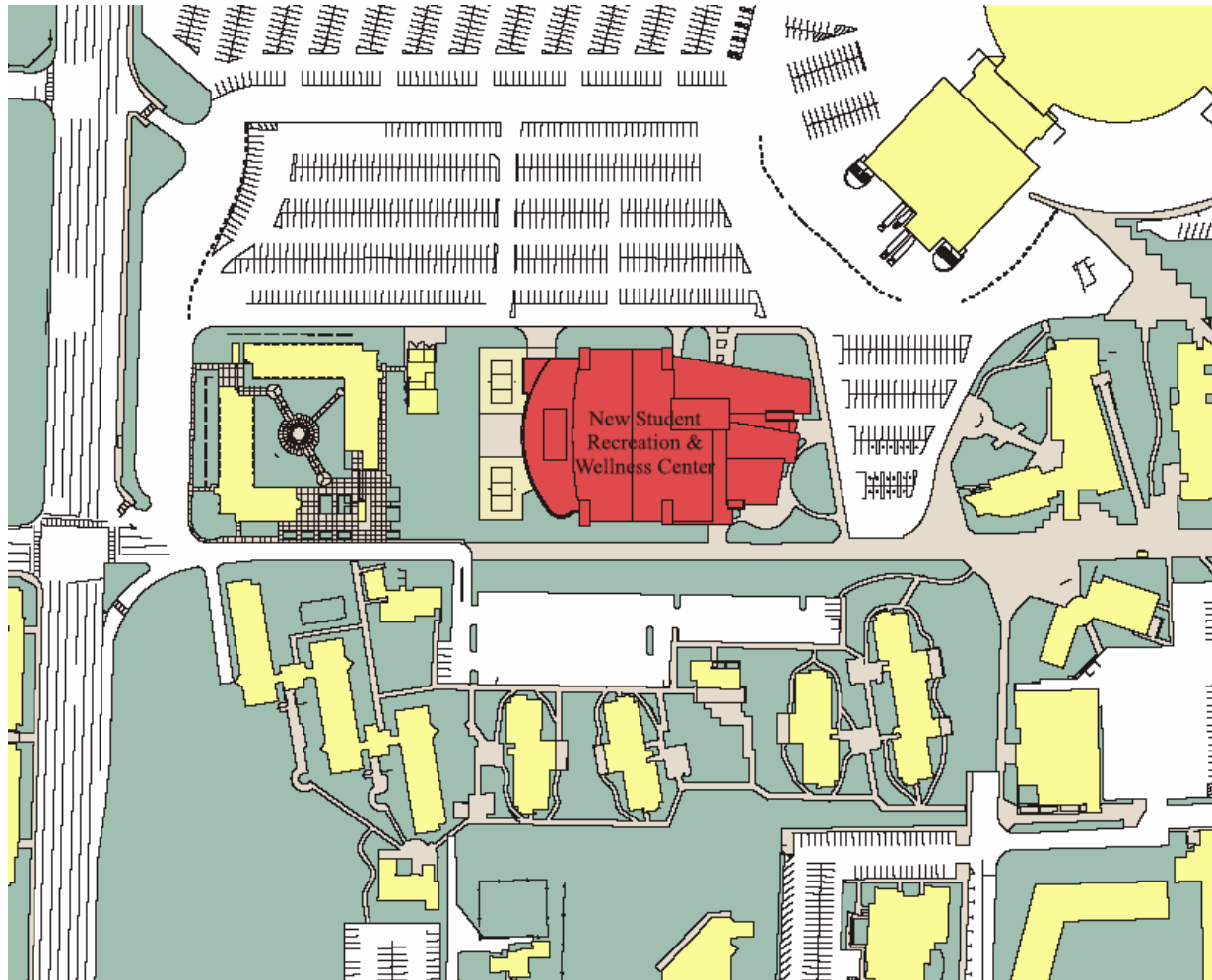
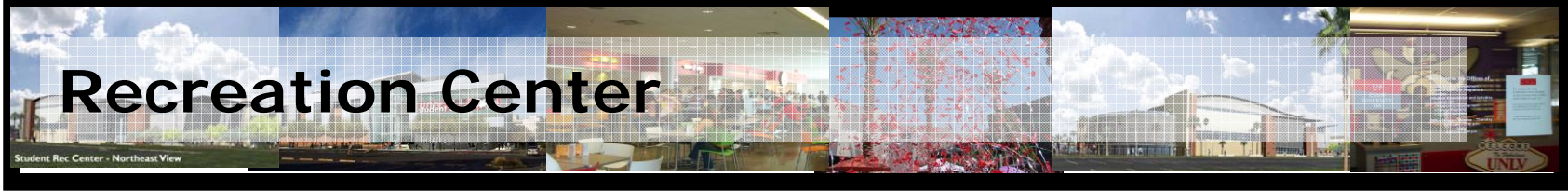


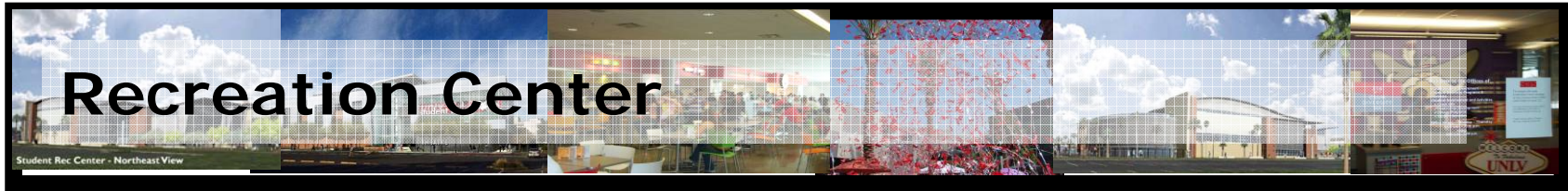


# Student Recreation & Wellness Center

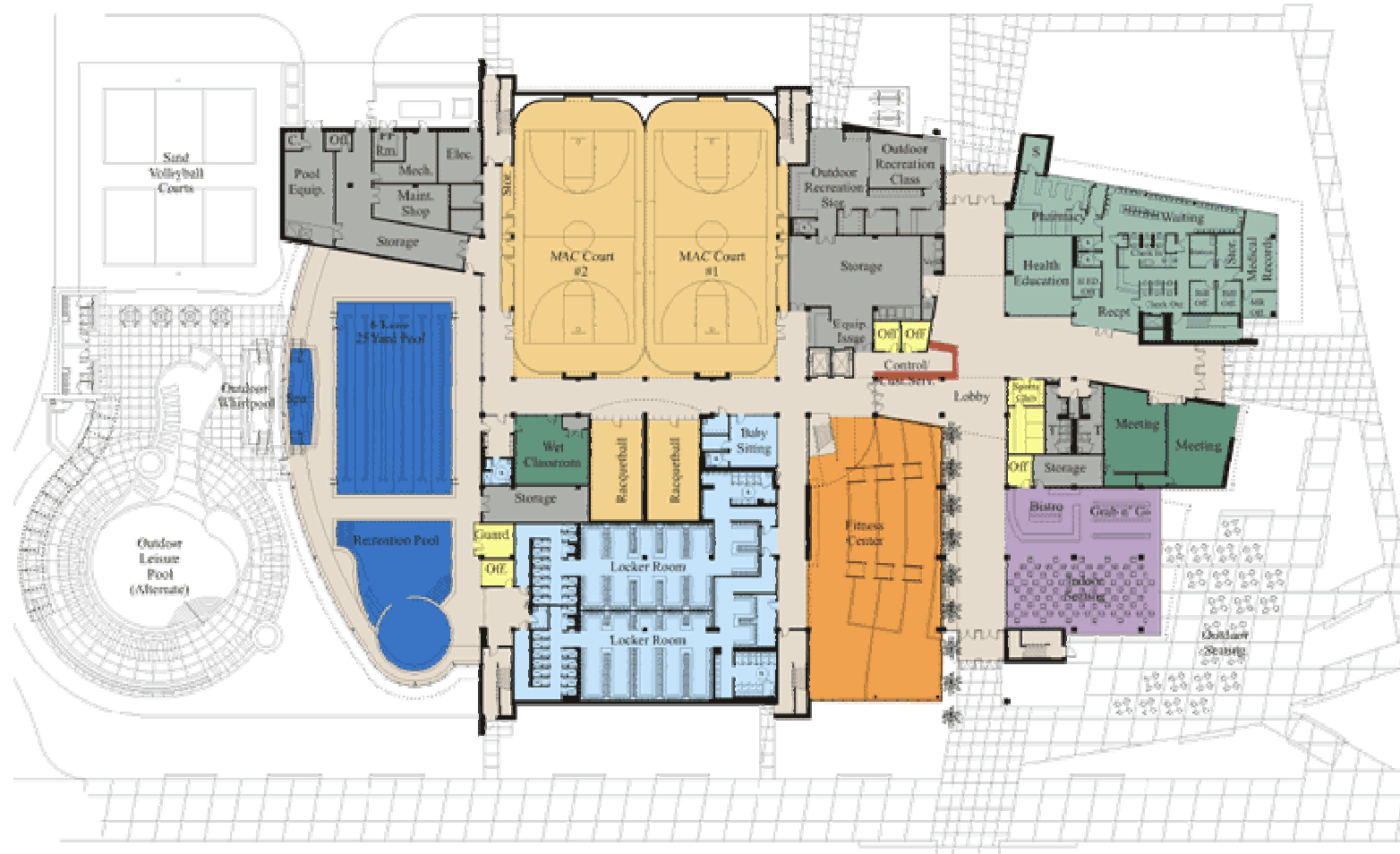
- **Total Square Feet = 189,000**
  - **Wellness Area**= 23,780 square feet
  - **Recreation Section** = 165,465 square feet including:
    - **Fitness Space** = 32,468 square feet (*Cardiovascular room, fitness mezzanine, five multipurpose rooms, and racquetball courts*)
  - **Natatorium**= 14,143 square feet
  - **Public Spaces** = 12,984 square feet (*Lobby, two meeting rooms, control desk, and bistro*)
  - **Gymnasium Space** = 44,432 square feet (*Track, four-court gym, and two multi-purpose activity (MAC) courts*)
- *Steel-Framed Elaborate skin system of masonry block, glass, precast concrete and metal panels*



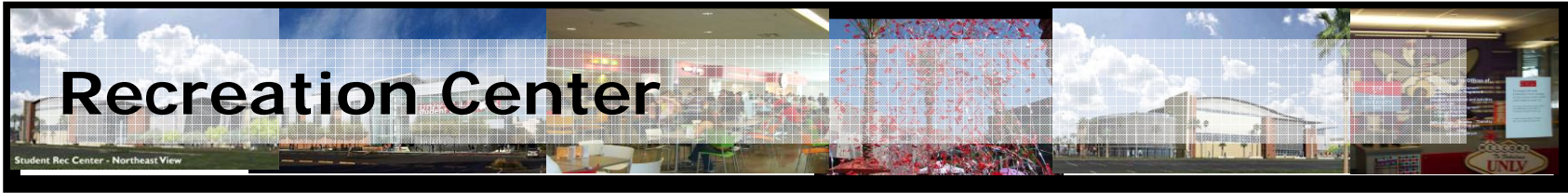


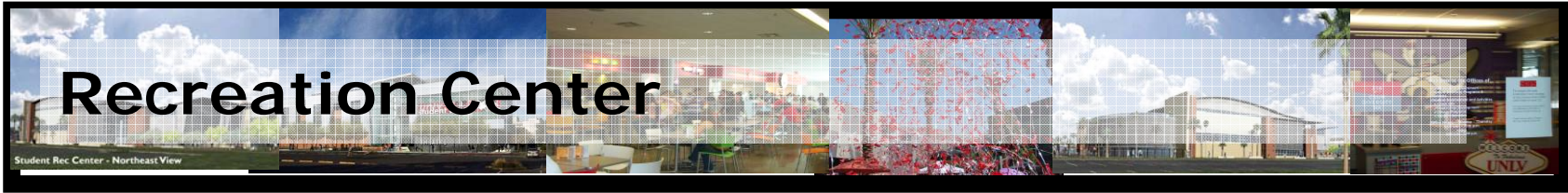


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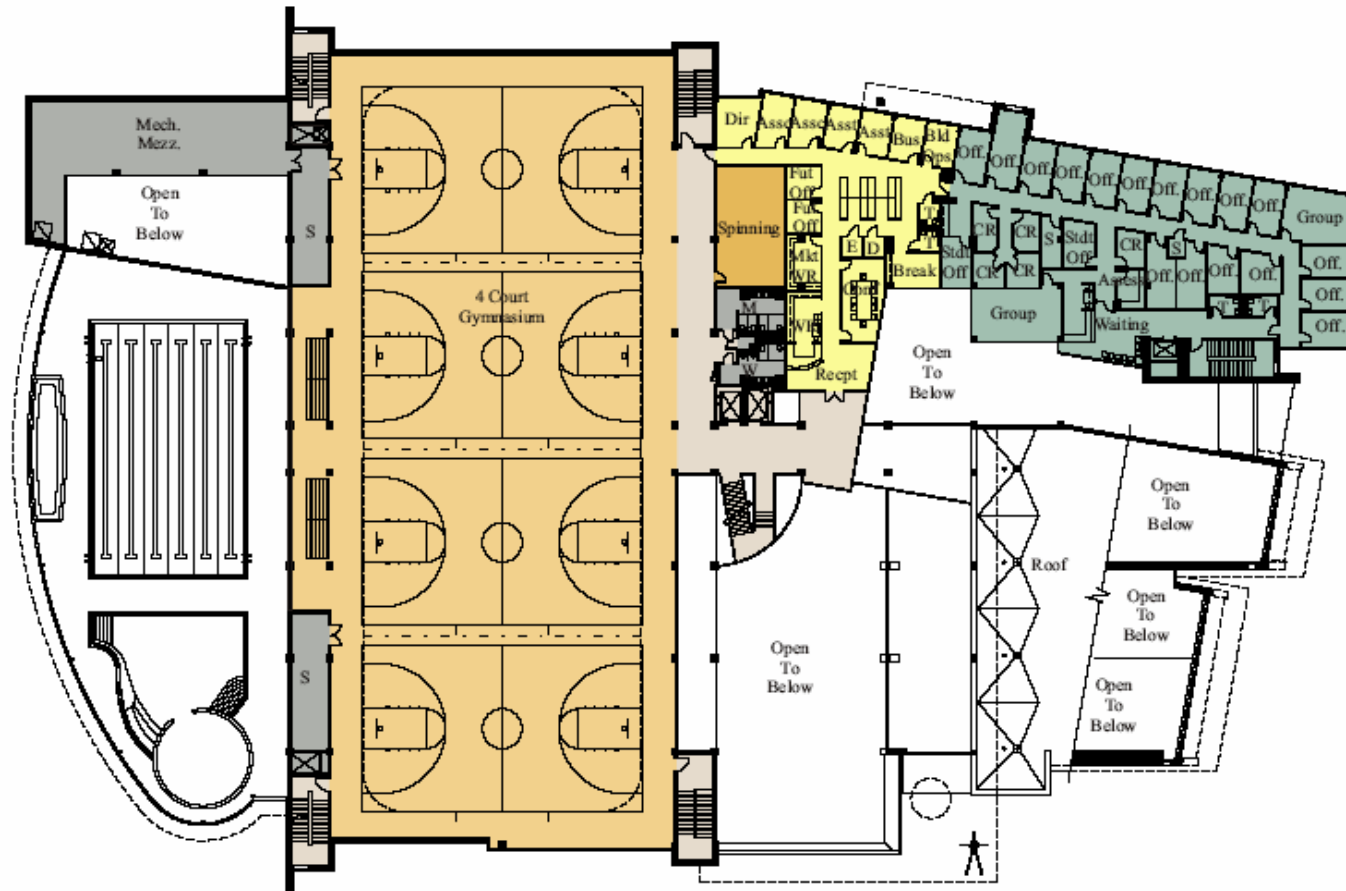




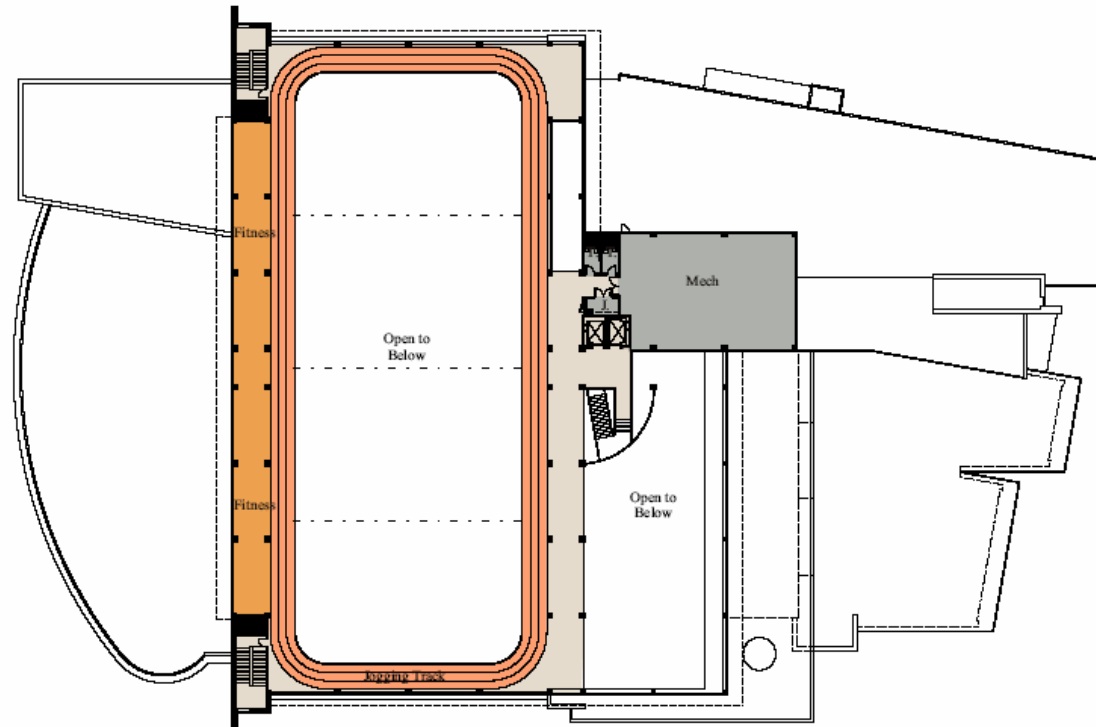
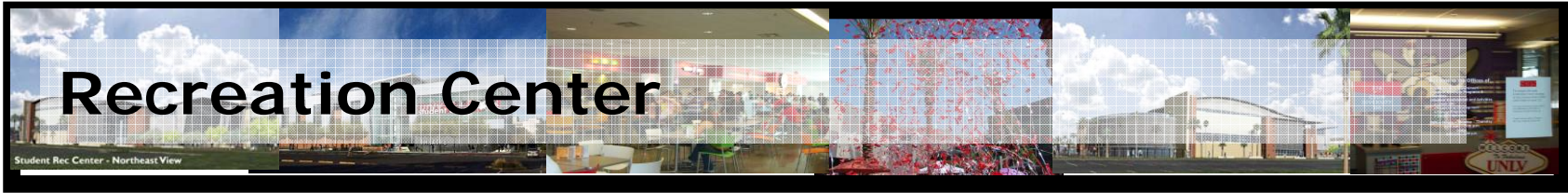




# Recreation Center



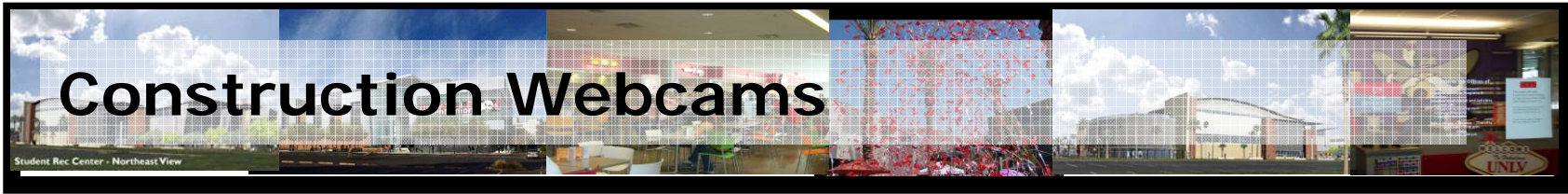
Third Floor Plan



Fourth Floor Plan







## Student Union



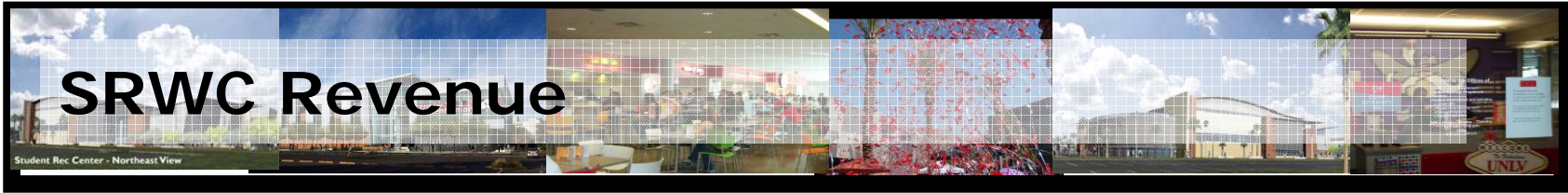
## Student Recreation & Wellness Center







	<b>Budget</b>	
	FY 07	Rec'd
<b>Student Union</b>		
Food Service	145,000	145,000
Bookstore	192,400	200,000
Retail	37,840	0
ATM	20,400	17,000
Game Room	0	0
Misc - Front desk	0	25,368
Facility Use Fees	<u>52,560</u>	<u>147,002</u>
<b>Total SU</b>	<b>448,200</b>	<b>534,370</b>



		<b>Budget</b>
<b>SRC</b>		<b>FY 08</b>
Fac/Staff Memberships	572	190,556
Alumni Memberships	481	155,000
Student Memberships	186	60,000
Lockers		28,220
Guest Passes \$7 (univ) \$10 (community/conf)		15,300
Rentals (camps, special events)		106,000
CRS Intramurals		60,500
Programs \$ Activities		30,000
Personal trainers & Pro Shop		25,000
Bistro		40,000
		<hr/>
<b>Total SRC</b>		<b>710,576</b>



**Graduating? Leaving UNLV?  
Don't invest in a health club membership just yet.**

Since you've contributed to the new buildings, you're entitled to a free pass to use the facility for the same number of semesters in which you paid student fees. For example, if you paid the fees for four semesters, you're entitled to four semesters worth of free access.

Scarlet & Gray Memberships: 79





### **Student Union (total 18)**

- Director
- 3 Assistant Directors
- 3 Program Coordinators
- 1 Security Specialist
- 5 building custodians
- 2 administrative assts
- 3 Accounting Assistants

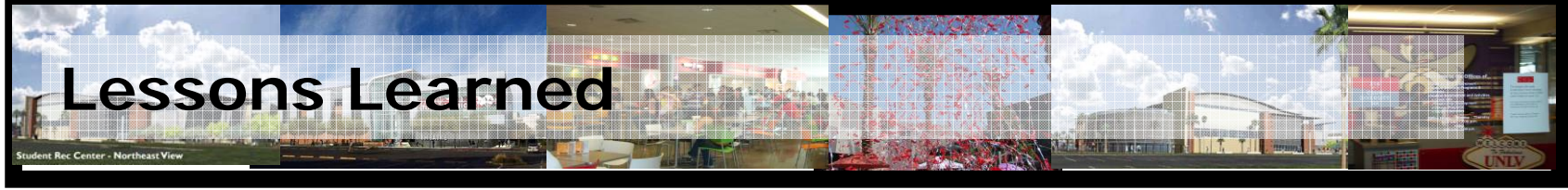
### **SRWC (Total 23)**

- 2 Assistant Directors
- 4 Program Coordinators
- 1 Facility Coordinator
- 1 Marketing Specialist
- New classified staff hired (15 total)
- 12 Building Custodians
- 1 maintenance specialists
- 2 HVAC/pool

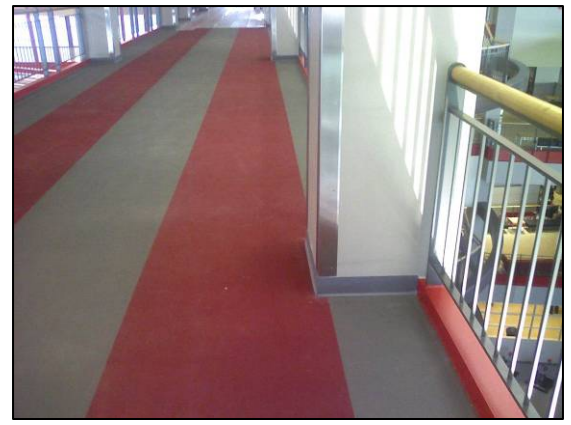




# Lessons Learned



- Design/Construction Issues
- Running Track
- CM @ Risk Delivery
- Renovation vs. New Construction
- Enrollment Projections
- Cost Inflation
- Senior Leadership Changes
- Project Impact on Your Operation



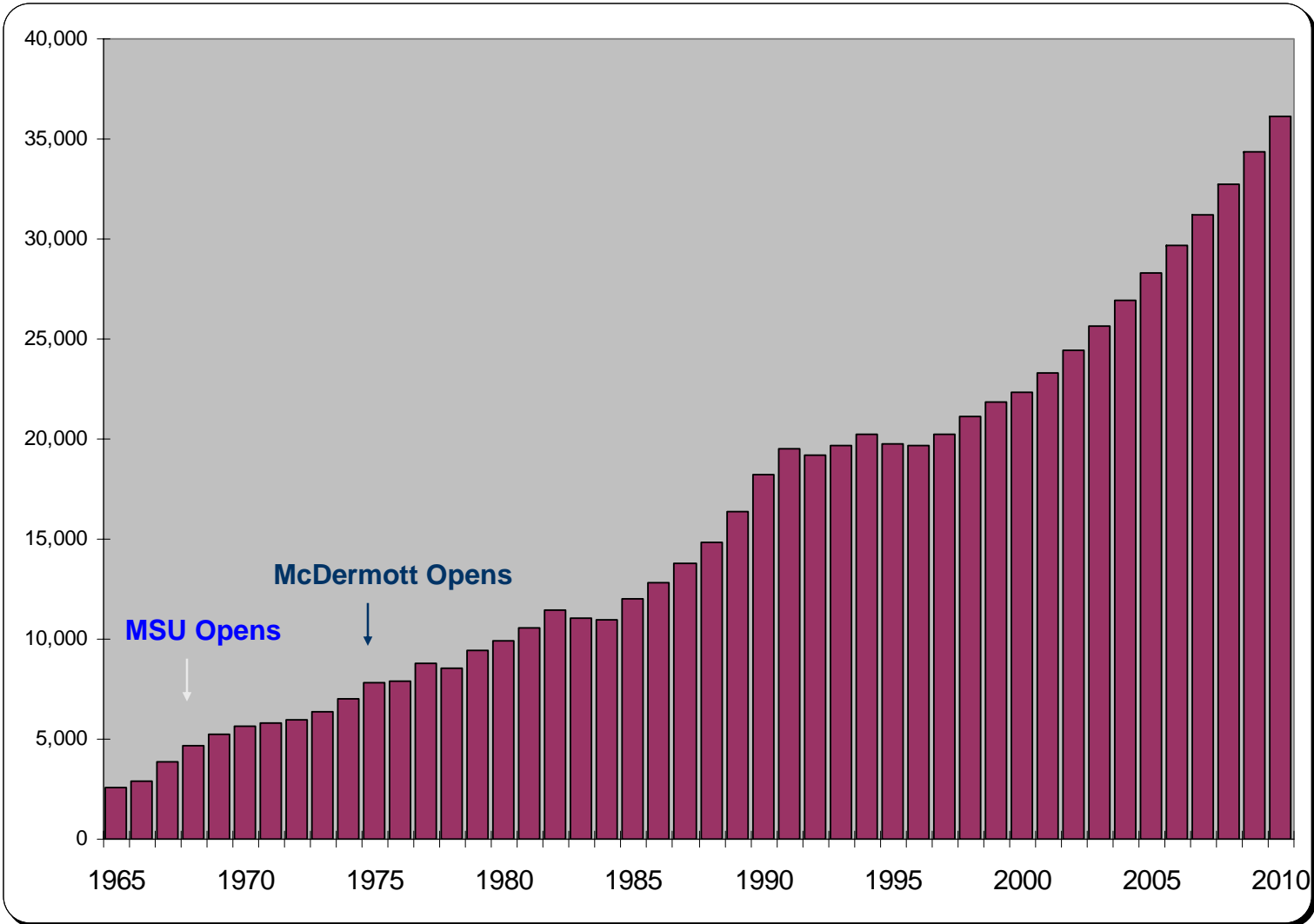
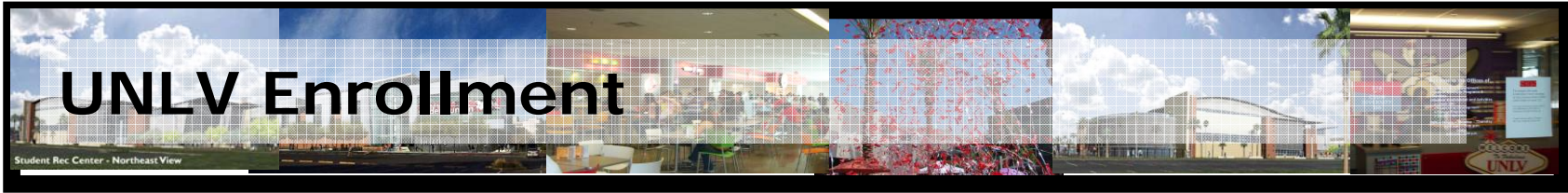


# *Hitting the Jackpot: How UNLV New Student Life Facilities are Changing the Campus Landscape*

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Anne Kingsley, Asst VP for Student Life Administration, UNLV  
Mac Hayes, Former Head of Student Life Facilities, UNLV  
Jeffrey Turner, Senior Vice President, Brailsford & Dunlavey

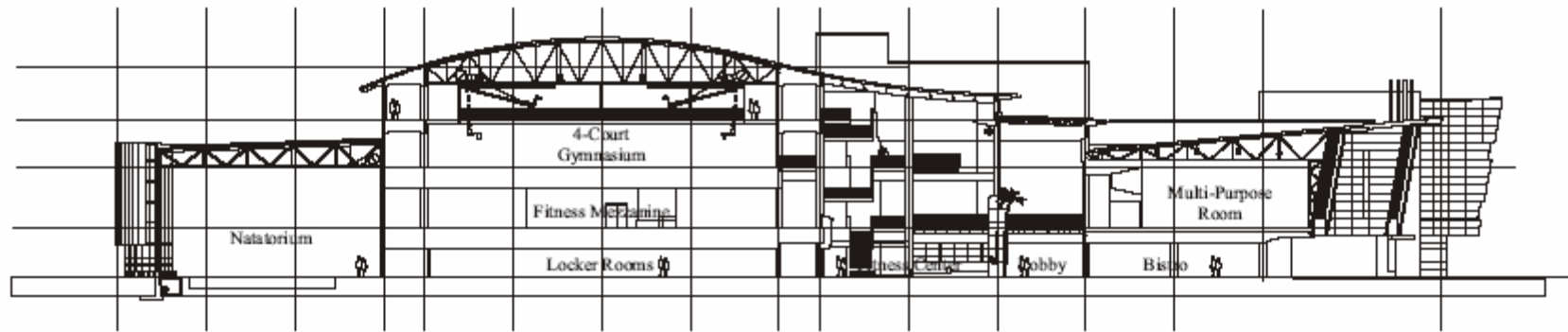
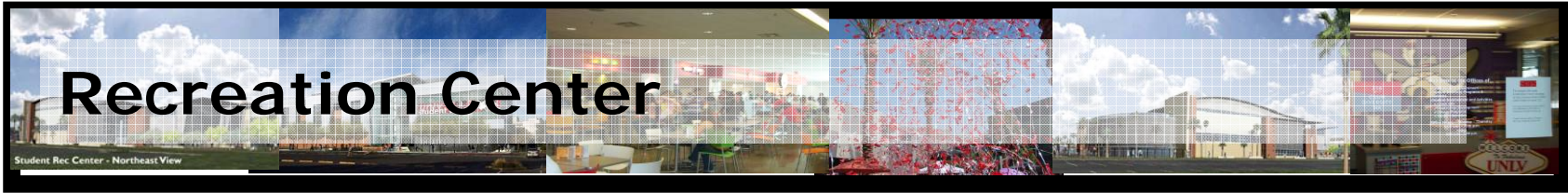




Enrollment Projections Provided by UNLV Institutional Research

BRAILSFORD & DUNLAVEY

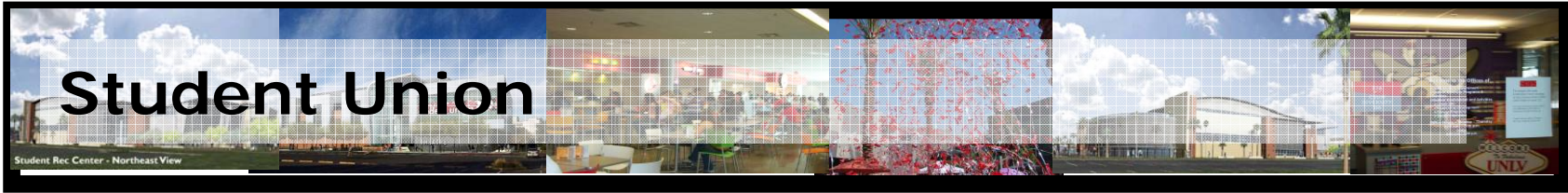




Longitudinal Section







# Student Union

