

2002 NIRSA Annual Conference

**Renovation vs. New Construction:
Fix up the old or in with the new?**

University of Illinois at Urbana-Champaign
Campus Recreation Expansion

*San Antonio, TX
April 11, 2002*

Presented by: Kim Martin & Tony Clements



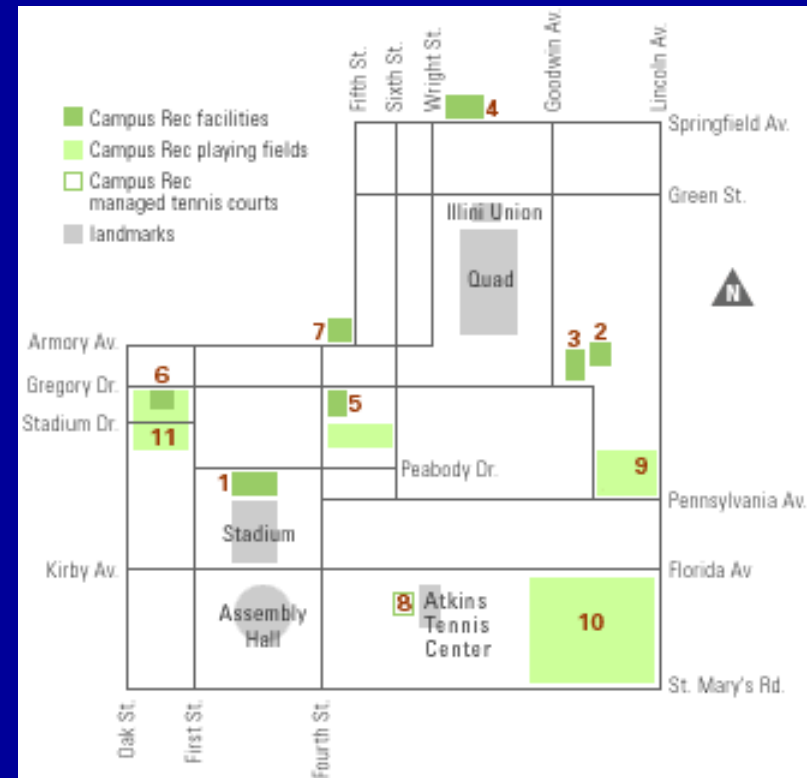
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Presentation Outline

- Introduction
- Project Background
- Market Analysis
- Planning Considerations
- Project Status
- Q&A



Introduction

Today's Speakers

- **Kim Martin**
 - ▶ Associate, Brailsford & Dunlavey
 - ▶ Campus Life Projects
 - ▶ Rec Sports Background
- **Tony Clements - University of Illinois at Urbana-Champaign**
 - ▶ Director of Campus Recreation



Introduction

IACET – CEU

Learning Objectives:

1. Demonstrate the strategy used at the University of Illinois.
2. Increase the understanding of facility planning and related issues.
3. Educate participants about the pros and cons of renovation vs. new construction.



Project Background

- IMPE Built Over 30 Years Ago
- Focused on the Male Student
- DCR Unable to Accommodate Student Program Expansion Requests
- Major Deficiencies in Individual Fitness Spaces
- Overcrowded Conditions



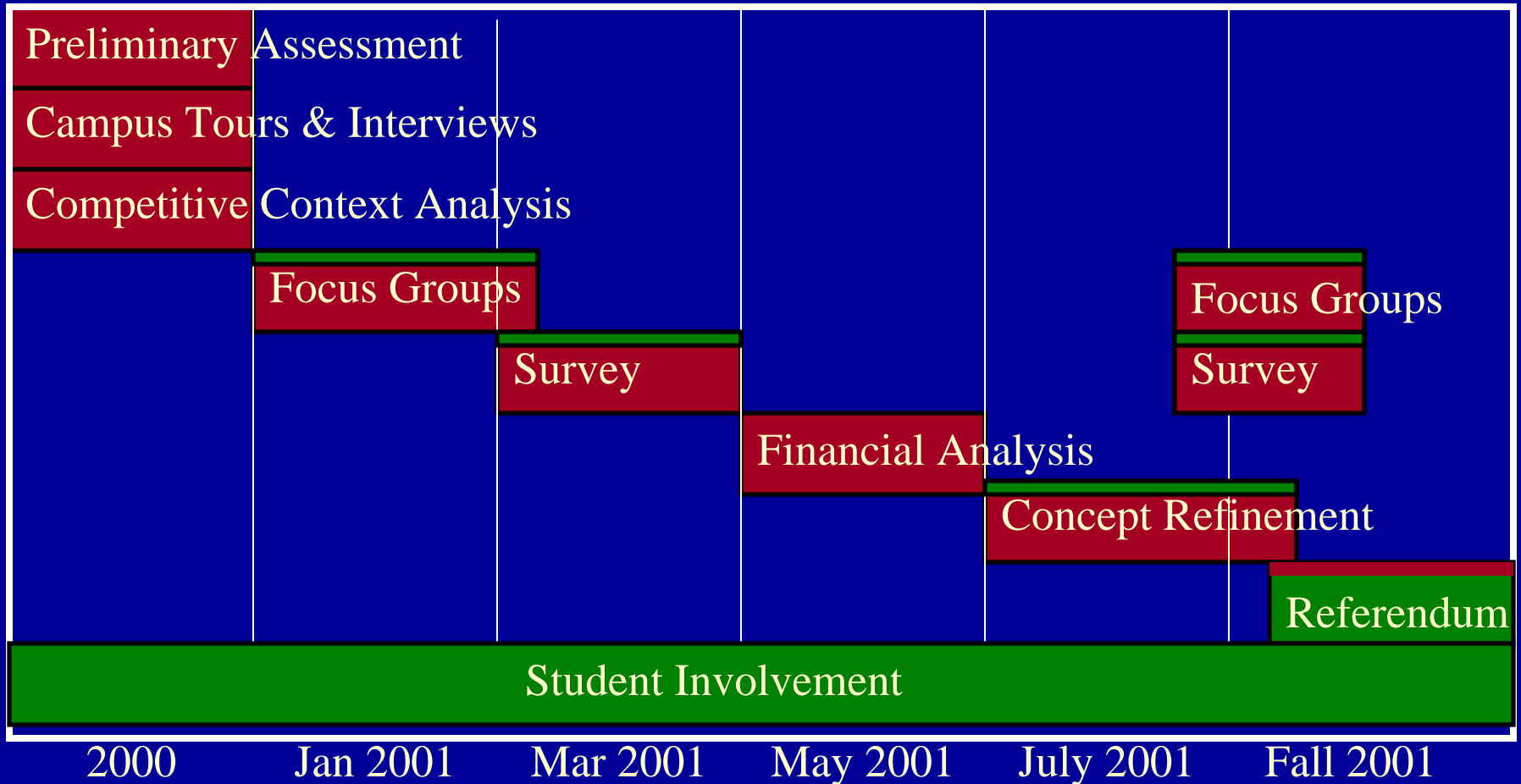
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Project Background

B&D's Scope of Work



Existing Conditions

Current Facilities:



Distributed System

Adequate Scale, but
Wrong Mix of Spaces

IMPE & CRCE are Core

Other Facilities are
Obsolete

Broad Utilization, but
Low Daily Counts



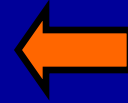
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Market Analysis

- Competitive Context
- Focus Groups
- Survey



Big Ten

-Were national leaders in 70's

-Several others have contemporary facilities and/or planning

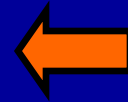
Illinois

-UIC / Illinois State Planning



Market Analysis

- Competitive Context
- Focus Groups
 - ▶ *100 Participants*
- Survey



- Students are attracted by academic reputation / value & “Big Ten”
- Students are aware of facility short-comings
- Surprising willingness to support improvements with new fees
- “Overcrowded”



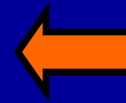
Market Analysis

- Competitive Context
- Focus Groups
- Survey
 - ▶ *1200 Respondents*

IMPE / CRCE are core of system

Use would Increase with Improvements

- More space
- Better equipment

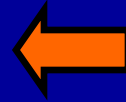


Market Analysis

- Competitive Context
- Focus Groups
- Survey
 - ▶ *1200 Respondents*

Fee Options

- \$100 / Term	48%
- \$70 / Term	66%
- \$40 / Term	63%
- no fee	11%



Market Analysis

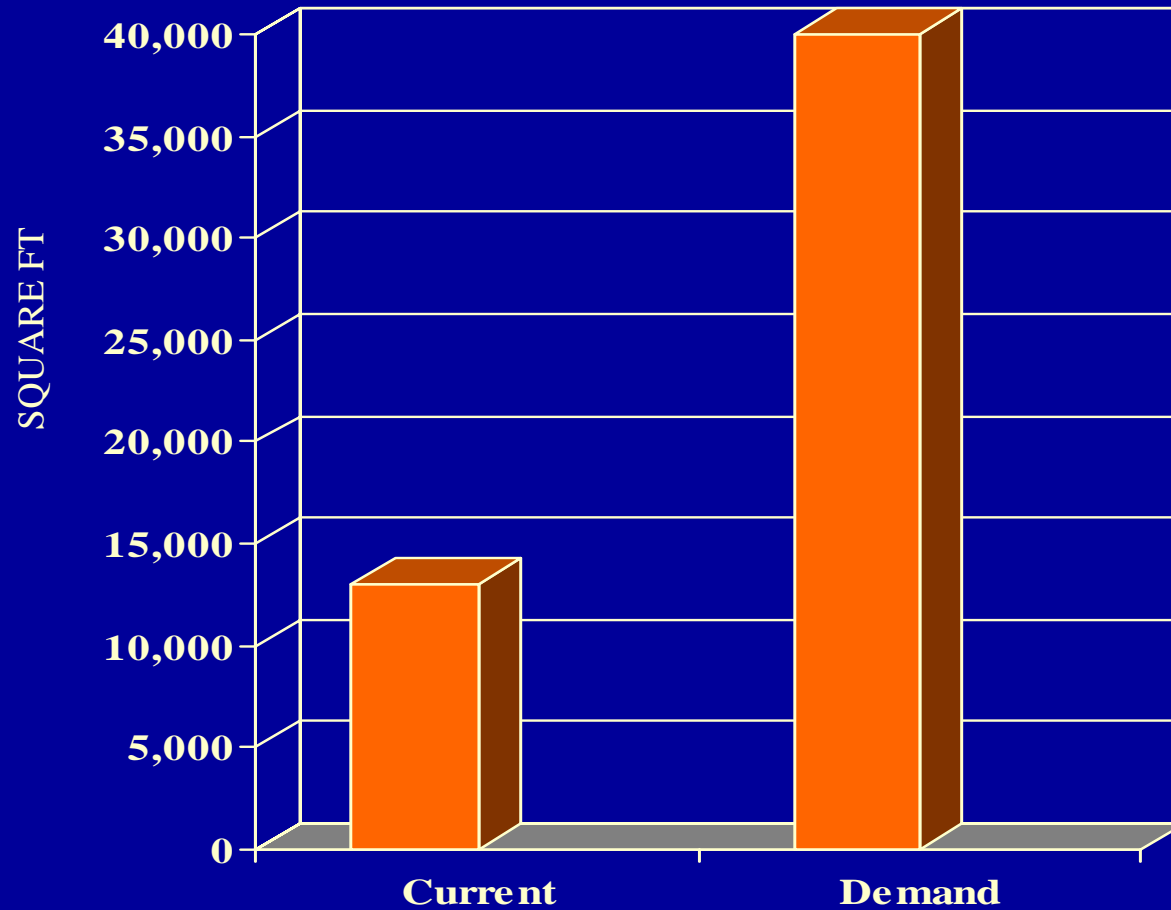
Student Activity Preferences

1.	Fitness Machines	64.4%
2.	Weight Machines	59.6%
3.	Free Weights	58.3%
4.	Group Fitness	35.0%
5.	Recreational / Leisure Swimming	32.5%
6.	Indoor Jogging / Walking	32.5%
7.	Sport Climbing	29.2%
8.	Lap Swimming	28.6%
9.	Basketball	23.1%
10.	Racquetball	15.3%

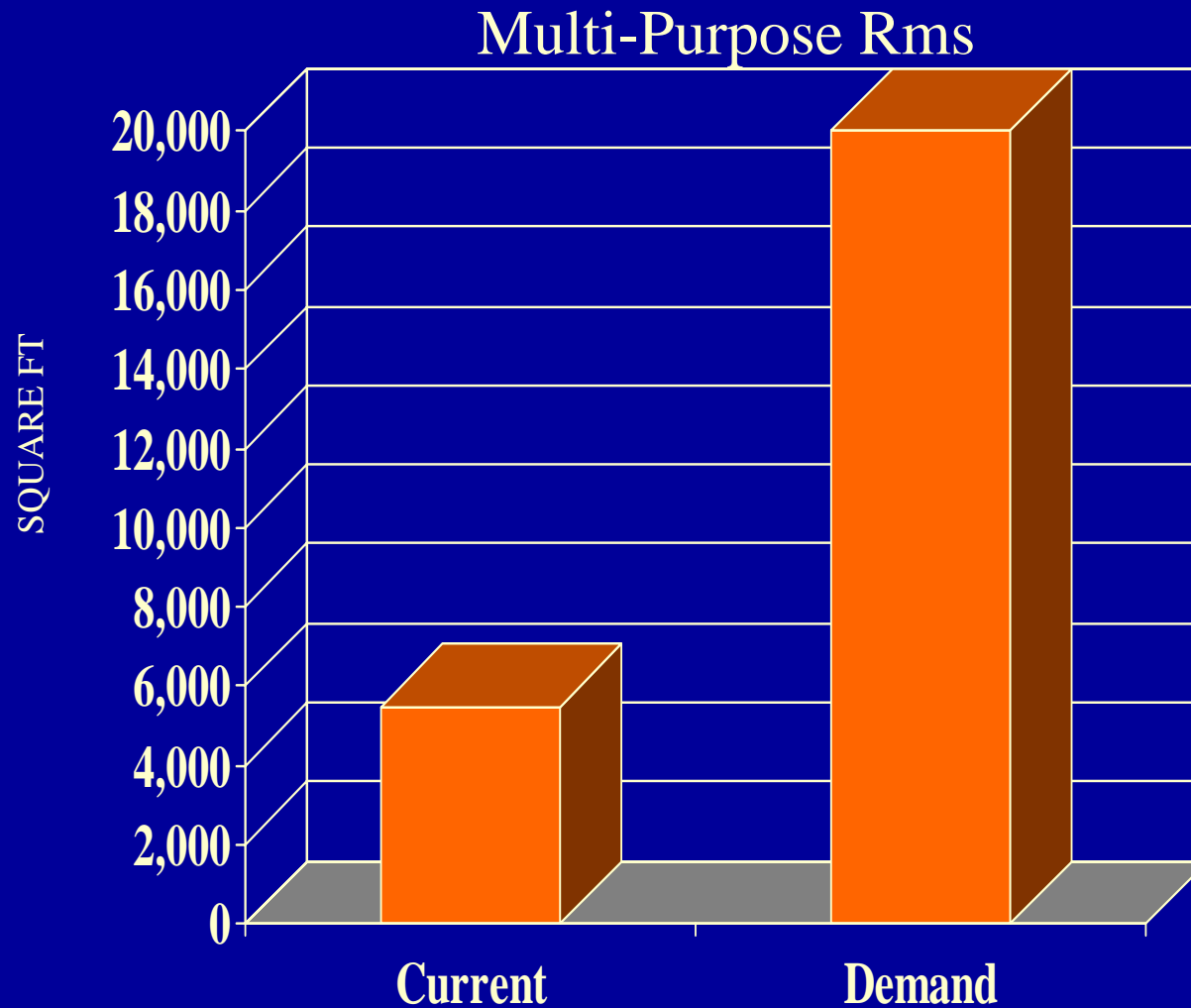


Market Analysis

Weight & Fitness



Market Analysis



Market Analysis

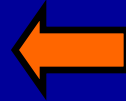
Renovate or Build New?

- Economic Factors
- Student Demand
- Chancellor Comments



Planning Considerations

- Site
- Structure
- Existing Spaces
- Architectural Quality
- Operations & Service
- Cost Analysis

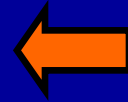


-Location Attributes
-Campus Attributes
-Master Plan
-Capacity
-Alternative Uses



Planning Considerations

- Site
- Structure
- Existing Spaces
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- Operations & Service
- Cost Analysis



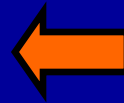
-Physical Condition
-Deferred Maintenance



Planning Considerations

- Site
- Structure
- Existing Spaces
- Architectural Quality
- Operations & Service
- Cost Analysis

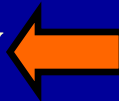
-Flexible
-Adaptable



Planning Considerations

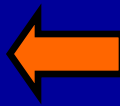
- Site
- Structure
- Existing Spaces
- Architectural Quality
- Operations & Service
- Cost Analysis

-Contemporary Feel
-Interior
-Exterior
-Circulation



Planning Considerations

- Site
- Structure
- Existing Spaces
- Architectural Quality
- Operations & Service
- Cost Analysis



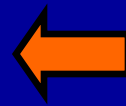
-Temporary / Swing Space
-Safety
-Phasing
-Distributed System



Planning Considerations

- Site
- Structure
- Existing Spaces
- Architectural Quality
- Operations & Service
- Cost Analysis

-“Value Added”
-Student Fee
-Project Cost



Planning Considerations

Renovation & Expansion Analysis at Illinois

1. Site Analysis: Sasaki Associates
2. Structural Capability
3. Program Accommodation (No Compromises!)
4. Ability to Achieve High Architectural Quality
5. Preserve Open Space On-Campus
6. \$ Savings



Current IMPE



Current IMPE



IMPE - Perspective



Sasaki Associates



University of Illinois

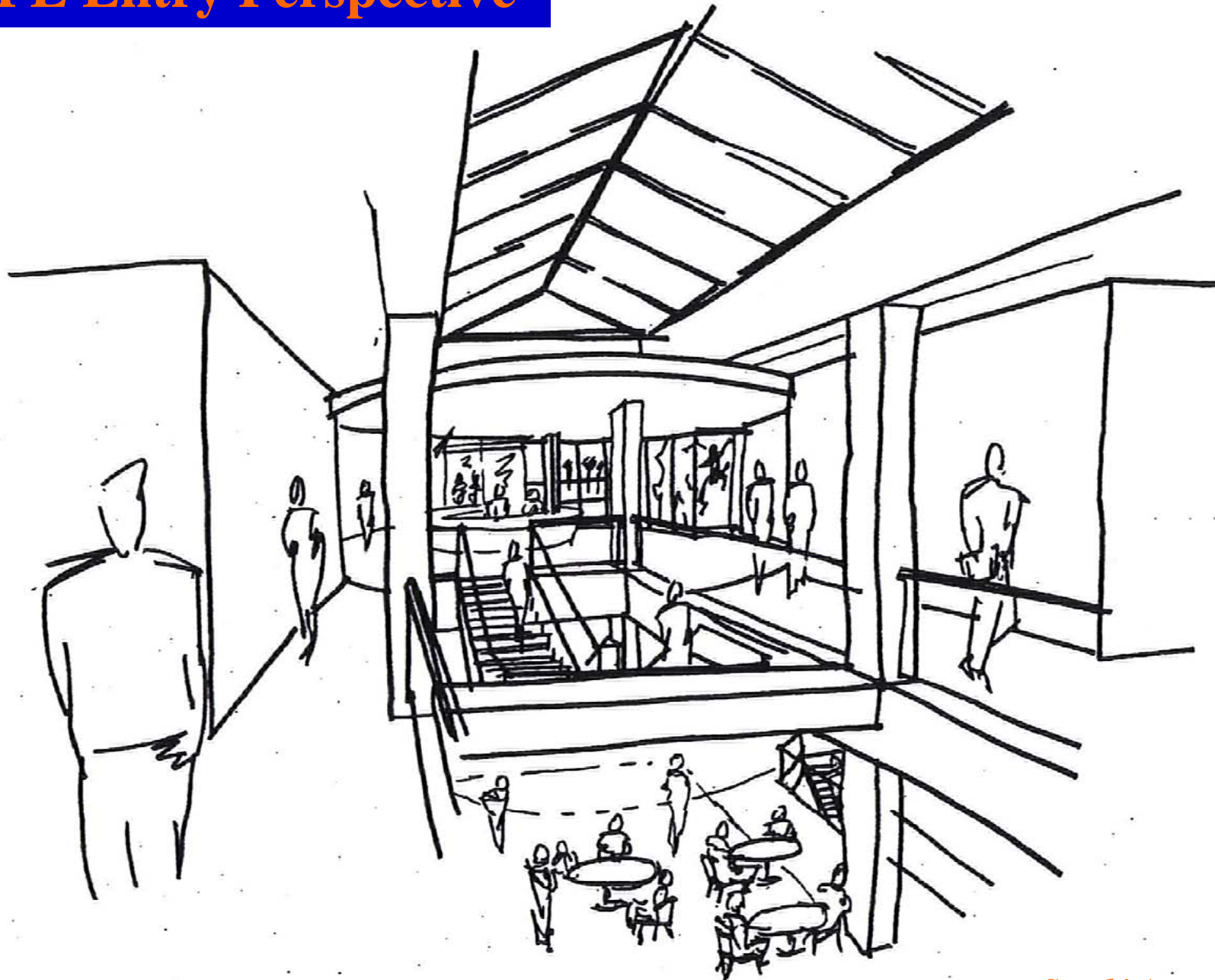
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Current IMPE Entry

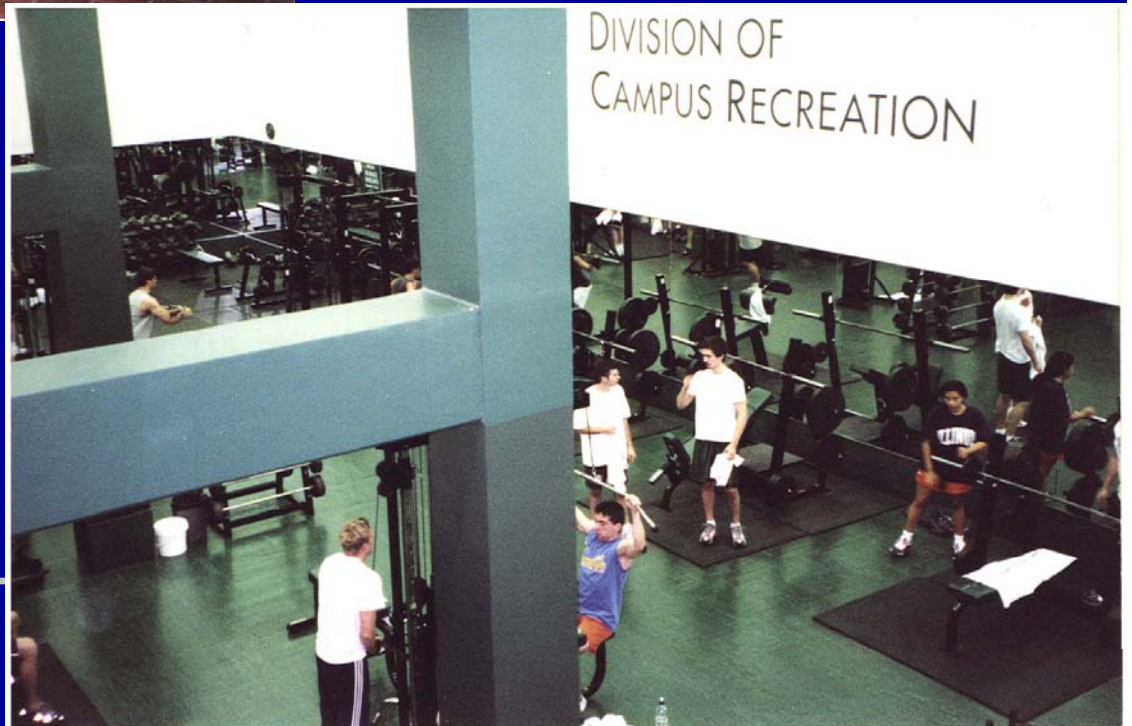


IMPE Entry Perspective





Current IMPE Weight & Fitness



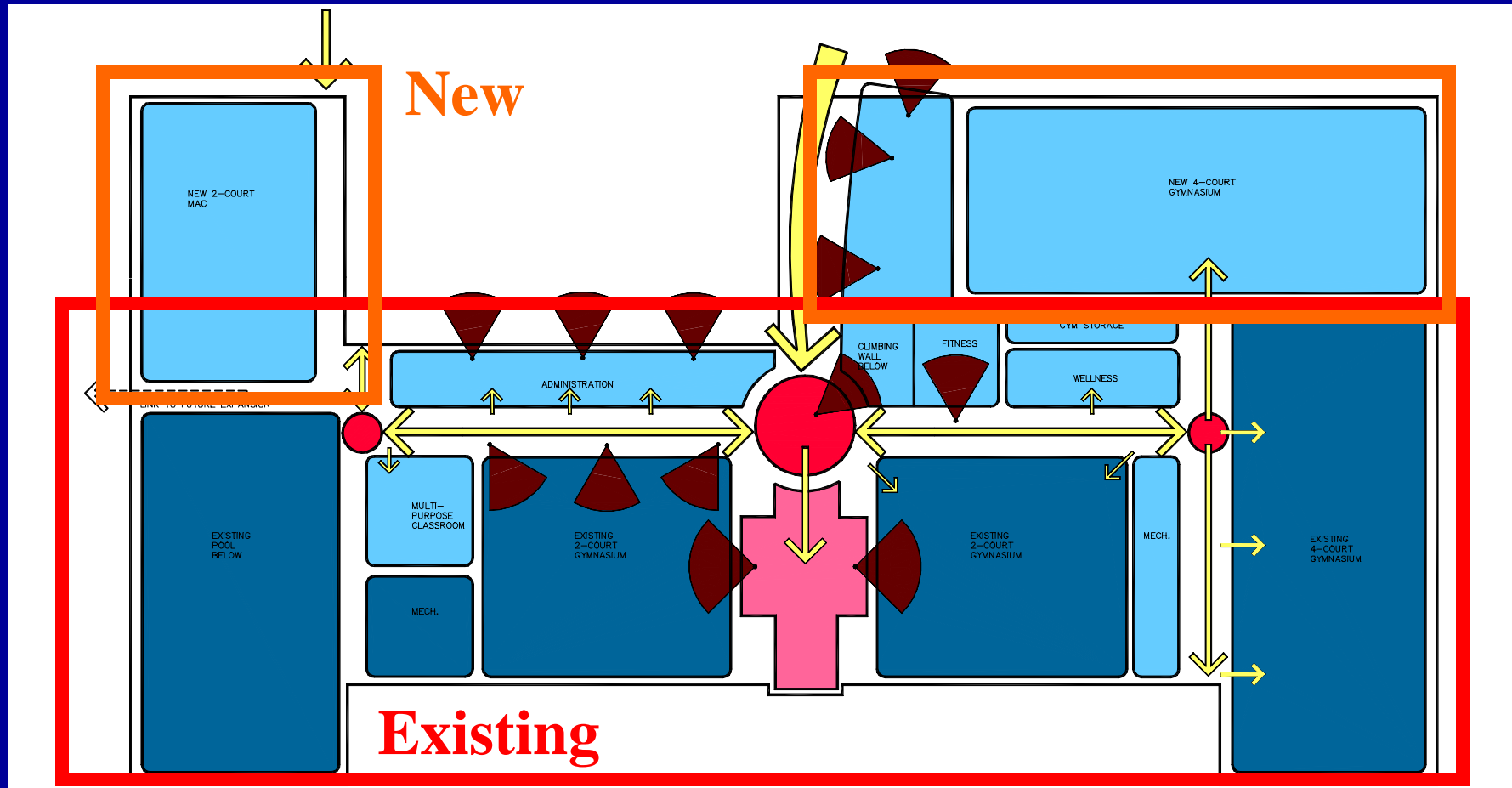
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IMPE Entry Perspective



Sasaki Associates

IMPE – Main Level



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Current CRC-E



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CRC-E - Perspective



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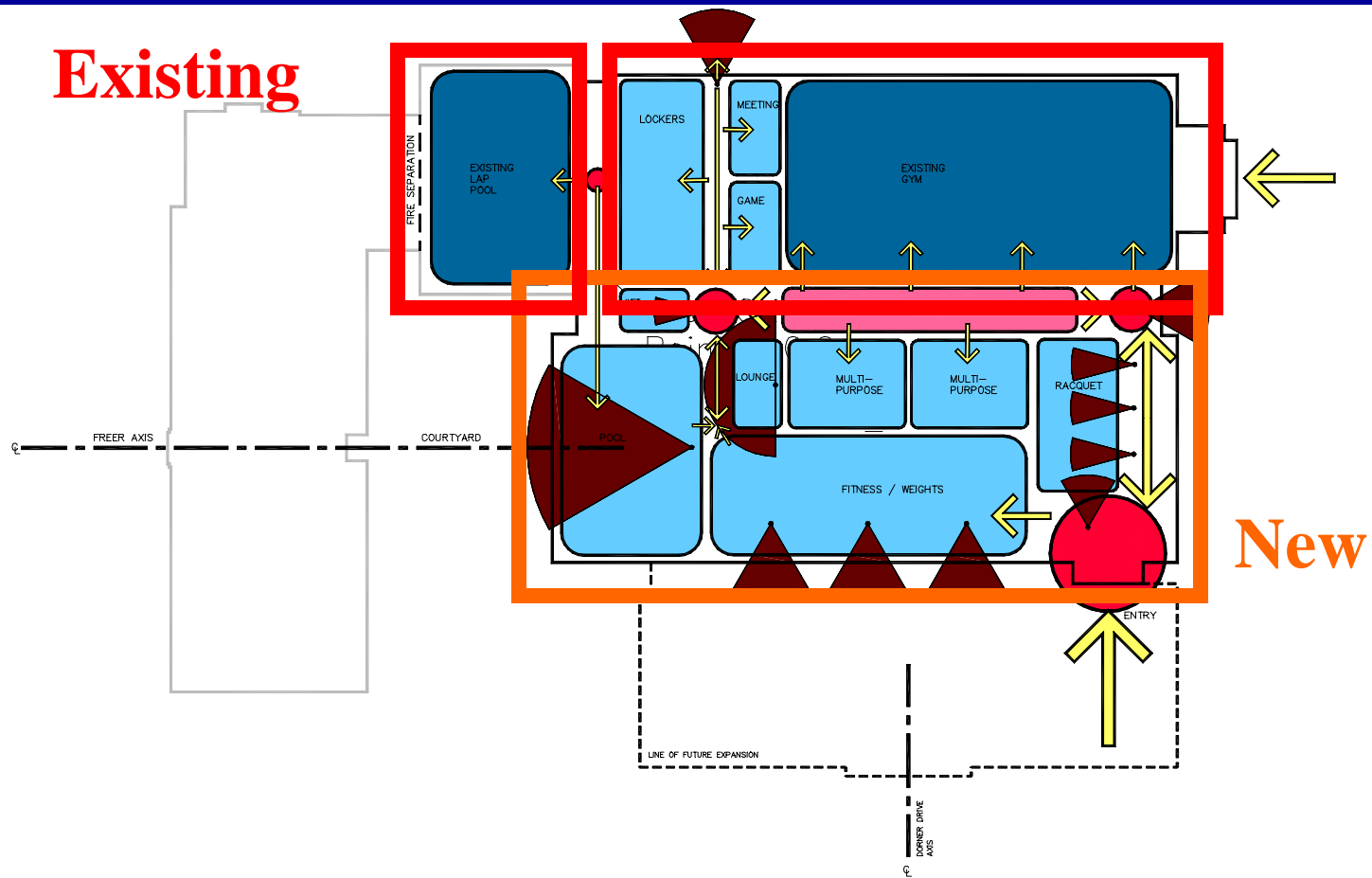


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CRC-E



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Project Status

Pros to Renovating at Illinois:

- Site
- Expansion Land Available
- Flexible Spaces
- Effective Phasing for Minimal Disruption of Service
- Cost Effective



Project Concept

Renovation/Expansion Selected:

- Renovate & Expand IMPE
 - ▶ Existing 220,000 sf
 - ▶ Proposed 340,000 sf
- Renovate & Expand CRC-E
 - ▶ Existing 35,000 sf
 - ▶ Proposed 110,000 sf

- 40,000 sf Weight & Fitness
- Leisure Pool
- Climbing Wall
- 8 Multi-Purpose Rooms
- Suspended Track
- MAC
- Contemporary Locker Rooms
- Juice Bar/Lounge
- Add'1 Gym Space



Project Status

Illinois
Urbana-Champaign
2001



University of Illinois

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Project Status

- Fall 2001 Referendum
 - 5,500 Students Voted
 - 75% Yes Vote
- University Approval (January 2002)
- State Approval (April 2002)
- Architectural Selection (Current)



Project Status

- **Phase I: CRC-E Expansion & Renovation**
 - Student Fee Increase \$24
 - Fall 2004
- **Phase II: IMPE Expansion**
 - Student Fee Increase \$27
 - Fall 2005
- **Phase III: IMPE Renovation**
 - Student Fee Increase \$26
 - Fall 2006



Questions & Comments



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Wrap Up

IACET – CEU

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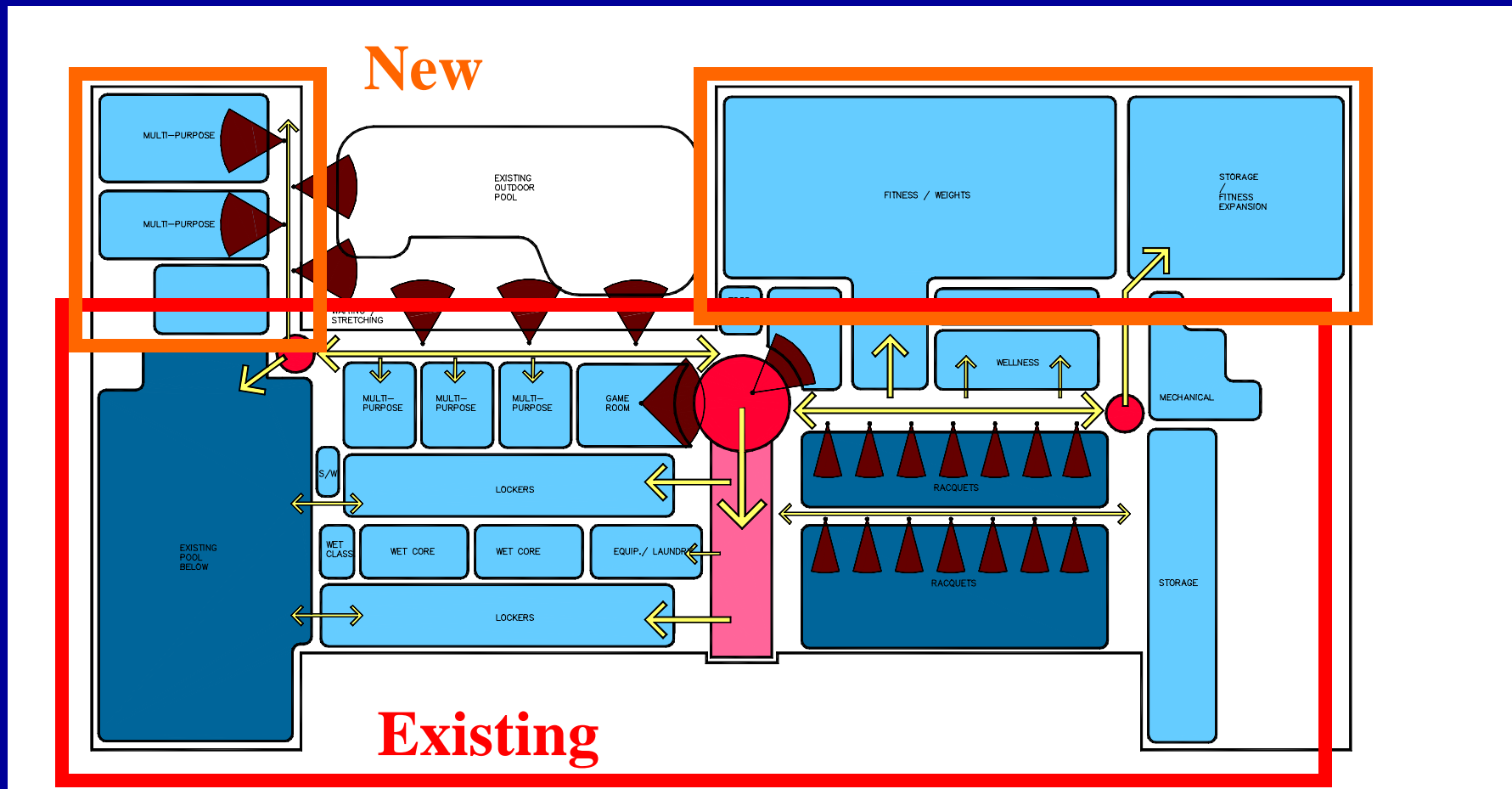


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IMPE – Lower Level



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