



East Carolina University

Student Union and Recreation & Wellness

Master Plan

Update

Brailsford & Dunlavey

February 4, 2010

Meeting Agenda

Review Main Campus Recreation / Wellness Recommendations

- Updated Program for Expansion

Mendenhall Review and Recommendations

- Qualitative Issues
- Location (Distributed versus Centralized)
- Functionality (Current Building Supply Vs. Desired Supply)
- Cost Implications (Replacement Vs. Renovation)

Health Sciences Recreation / Wellness / Union

- Demand-Based Programming



Meeting Agenda

Review Main Campus Recreation / Wellness Recommendations

- Expansion Program Components



Recreation and Wellness Center Overview

Results from December 17 Meeting

There is demand for an addition of approximately 65,000 gross square feet or Recreation and Wellness on the Main Campus at ECU.

- Super Mac (2 Courts) with Storage – approx. 14,000 SF
- Weight / Fitness Room – approx 8,500 SF
- Cardio Deck – approx. 7,000 SF
- Approx. 6 Multi-purpose Rooms (with storage)
 - 2 small – approx. 1,200 SF each
 - 2 medium – approx. 2,200 SF each
 - 1-2 large – approx. 3,000 SF each
 - 1 extra large – approx 4,000 SF (if divisible, if not make into smaller rooms)
 - Additional single stall men’s and women’s restroom



Recreation and Wellness Center Overview

Questions from December 17 Meeting

Size of MAC Gym Storage Space

Multipurpose Rooms

- Acoustics / Ventilation Concerns
- Divider Concerns
 - Aesthetics
 - Durability
- Dual Music Systems
 - Sound System Storage

Dividable Classroom Space

- Demo Kitchen



Recreation and Wellness Center Overview

Master Plan Considerations

1. There are synergies between HHP and Rec & Wellness.
 - Facility sharing opportunities
 - Development cost sharing opportunities
 - Operating cost sharing opportunities
 - Concerns about cost / facility sharing because it is a fee-funded building
2. Would like to entertain the idea of a land swap / sale / trade / etc. for the space at the Blunt Fields, which will be moved to the new outdoor recreational facility



Meeting Agenda

Mendenhall Review and Recommendations

- Qualitative Issues
- Location (Distributed versus Centralized)
- Functionality (Current Building Supply Vs. Desired Supply)
- Cost Implications (Replacement Vs. Renovation)



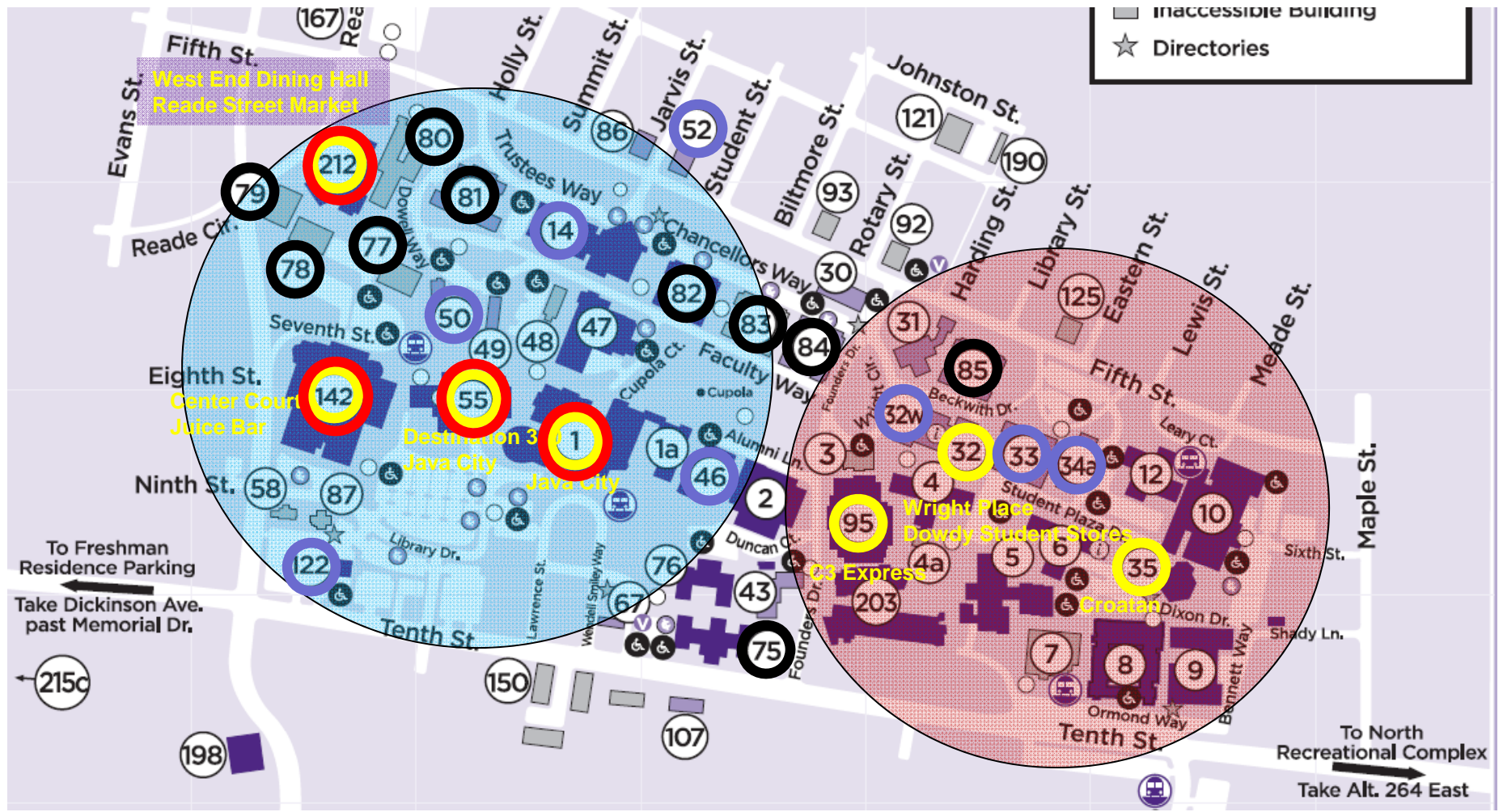
Mendenhall – Quantitative Issues

Focus Groups / Intercept Interviews

- Facility
 - “Building is old and outdated”
 - “Wayfinding is difficult. Mendenhall needs better signs.”
- Patron Traffic
 - Passive Recreation / Food Service / Meeting Space / Multipurpose Room
- Meeting Rooms
 - Insufficient Quality / Quantity / Size Variety
- Food Service
 - Disconnect between Mendenhall and Destination 360
- Location
 - “Mendenhall is off the beaten path. Wright Place is the center of campus”



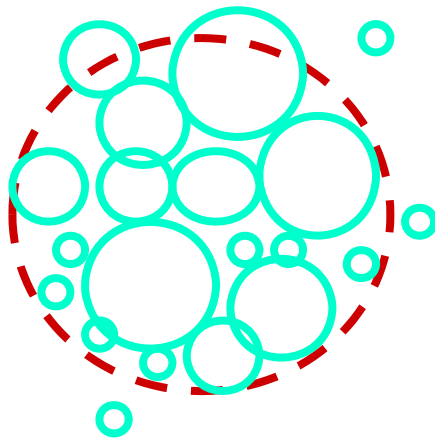
Centralized Vs. Distributed Location



Centralized Vs. Distributed Location

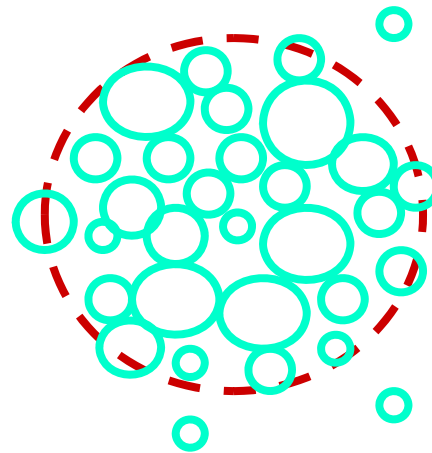
Campus Life Program Models

A Common Experience



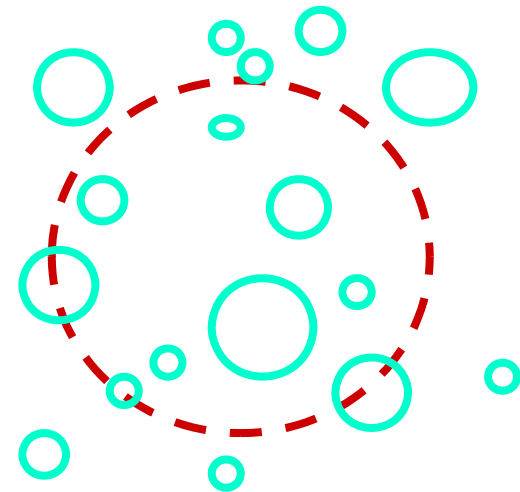
Focus on Several
Special (Larger)
Programs/Events

Something for Everyone



Focus on More
Diverse (Smaller)
Programs/Events

Independent Endeavors



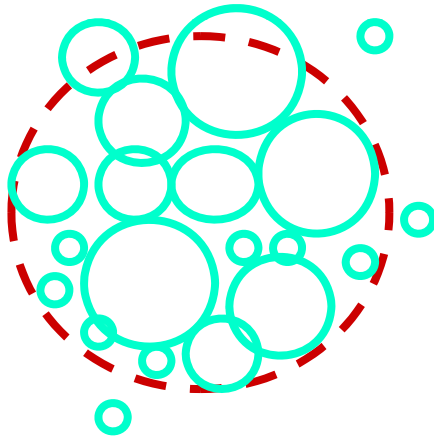
Students Engaged
In Events of Their
Own Choosing



Centralized Vs. Distributed Location

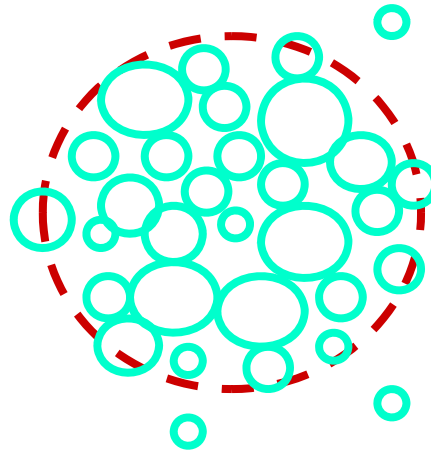
Programs → Facility Characteristics

A Common Experience



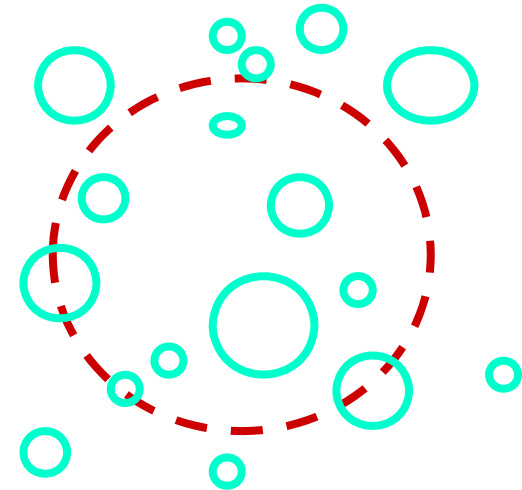
Consolidated & Centralized Campus Life Center

Something for Everyone



Centralized Campus Life Center

Independent Endeavors



Limited Campus Life Center



Centralized Vs. Distributed Location

Vision Statement

Create a state of the art center which houses exemplary programs and services for students and the greater East Carolina University community.

-Department of University Unions/Student Experiences

Centralized facility could:

- Serve as a Hub of Campus Life
- Strengthen the “Quality of Life” Neighborhood on Main Campus



Functionality

Demand-Based Programming

Main Campus - Union Demand for Students, Faculty and Staff

Activity	Space Type	Peak Demand	Space Allocation Based on Prioritization of Demand		
24 Hour Study Lounge	Sq. Ft.	7,995	5,944	to	6,661
Coffeehouse	Sq. Ft.	4,020	3,043	to	3,402
Computer Lab	Sq. Ft.	3,510	2,548	to	2,960
Food Court Dinner	Sq. Ft.	4,630	3,368	to	3,885
Food Court Lunch	Sq. Ft.	5,880	3,363	to	3,938
Convenience store / small grocery mkt	Sq. Ft.	420	232	to	274
Copy / Print Center	Sq. Ft.	700	382	to	452
Bookstore	Sq. Ft.	1,340	575	to	685
Food Court Breakfast	Sq. Ft.	4,520	1,871	to	2,302
Sports bar / pub	Sq. Ft.	4,030	1,628	to	2,039
Grab-and-go Lunch	Sq. Ft.	970	411	to	508
Grab-and-go Breakfast	Sq. Ft.	1,100	344	to	452
Small Group Study Rooms	Sq. Ft.	4,180	1,013	to	1,426
Informal lounges / social gathering areas	Sq. Ft.	3,580	940	to	1,256
Games / Informal Rec Space	Sq. Ft.	4,900	1,248	to	1,785
Grab-and-go Dinner	Sq. Ft.	760	76	to	152
Multipurpose theater / Auditorium	Sq. Ft.	5,160	550	to	1,000
Large Special Event Programming Space	Sq. Ft.	3,820	460	to	784



East Carolina University \ Comprehensve Facilities Master Plan



Mendenhall Interior



East Carolina University \ Comprehensve Facilities Master Plan



Building Interiors



BRAILSFORD & DUNLAVEY



Mendenhall Billiards



East Carolina University \ Comprehensve Facilities Master Plan



Sports Grill



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Mendenhall Computer Lab



East Carolina University \ Comprehensve Facilities Master Plan



Computer Lab





Mendenhall Social Room





Quiet Study Room



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Informal Lounge





Coffee House



Cost Implications

- ISES Information

System Code	System Description	Priority Classes				Subtotal
		1	2	3	4	
AC	ACCESSIBILITY	0	0	0	202,622	202,622
EL	ELECTRICAL	0	0	1,322,869	1,139,233	2,432,101
ES	EXTERIOR	0	745,930	215,245	1,110,905	2,072,081
FS	FIRE/LIFE SAFETY	6,672	1,087,592	0	0	1,094,264
HE	HEALTH	0	0	30,996	0	30,996
HV	HVAC	0	0	3,569,370	0	3,569,370
IS	INTERIOR/FINISH SYS.	0	0	3,117,985	0	3,117,985
PL	PLUMBING	0	0	33,505	450,468	433,973
SI	SITE	0	0	26,920	0	26,920
TOTAL S		6,672	1,833,523	8,316,889	2,903,278	13,080,311

<u>Priority Class</u>	<u>Definition</u>
1	Work should be accomplished immediately
2	Work should be accomplished within first year
3	Work should be accomplished within years two to five
4	Work should be accomplished within years six to ten



Cost Implications

- ISES Information

Project Class	Priority Classes				Subtotal
	1	2	3	4	
Capital Renewal	0	725,447	1,241,251	2,700,606	4,667,304
Deferred Maintenance	0	20,483	7,075,637	0	7,096,121
Plant Adaption	6,672	1,087,592	0	202,622	1,296,886
TOTALS	6,672	1,833,523	8,316,889	2,903,228	13,060,311

<u>Priority Class</u>	<u>Definition</u>
1	Work should be accomplished immediately
2	Work should be accomplished within first year
3	Work should be accomplished within years two to five
4	Work should be accomplished within years six to ten



Cost Implications

- ISES Information

Facility Replacement Cost	\$35,982,000
Facility Condition Needs Index	0.38

<u>Individual Building FCNI Range</u>	<u>Condition Description</u>
0.01 - 0.05	Excellent condition, typically new construction
0.06 - 0.15	Good condition, renovations occur on schedule
0.16 - 0.30	Fair condition, in need of normal renovation
0.31 - 0.40	Below average condition, major renovation required
0.41 - 0.59	Poor condition, gut / renovation indicated
0.60 and above	Complete facility replacement indicated

Gross Square Feet	118,900	Total Cost Per Square Foot	\$111.72
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Preliminary Recommendations

- Building is in need of major changes
 - Functionally
 - Strategically
 - Financially
- ECU should consider replacement of the facility

“Students don’t really have a reason to come into Mendenhall. We need to offer something that brings them into the building, and then we have to make it attractive so that they will want to stay once they get here.”



Meeting Agenda

Health Sciences Recreation / Wellness / Union

- Demand-Based Programming



Health Science Campus Recreation / Wellness Demand

Activity	Space Type	Peak Demand	Space Allocation Based on Prioritization of Demand		
Cardiovascular fitness machines	Sq. Ft.	3,140	2,383	to	2,674
Indoor jog or walk	Sq. Ft.	5,080	3,800	to	4,300
Free weights	Sq. Ft.	3,620	2,700	to	3,100
Group Fitness (aerobics, dance, etc.)	Sq. Ft.	5,090	3,800	to	4,300
Weight machines	Sq. Ft.	2,690	1,485	to	1,755
Yoga, stretch, or Pilates	Sq. Ft.	6,170	3,400	to	4,000
Lap swimming	Lanes	9	5	to	6
Recreational swimming	Sq. Ft.	4,530	1,800	to	2,300
Basketball	Courts	4	1	to	3
Indoor tennis	Courts	10	4	to	6
Water aerobics	Sq. Ft.	5,850	2,300	to	3,000
Outdoor tennis	Courts	8	3	to	4
Outdoor sand volleyball	Courts	1	0	to	0
Racquetball	Courts	6	2	to	2
Martial arts	Sq. Ft.	1,800	508	to	660
Outdoor Basketball	0	4	1	to	1
Indoor soccer	Courts	1	0	to	0
Volleyball	Courts	3	0	to	0
Rock climbing wall	Ln. Ft.	10	1	to	2
Badminton	Courts	6	0	to	1
Table Tennis	Tables	4	0	to	0
Roller or floor hockey	Courts	1	0	to	0
Squash or paddleball	Courts	4	0	to	1



Health Science Campus Recreation / Wellness Demand

Activity	Space Type	Peak Demand	Space Allocation Based on Prioritization of Demand		
Copy / Print Center	Sq. Ft.	230	166	to	189
Coffeehouse	Sq. Ft.	820	616	to	698
Computer Lab	Sq. Ft.	880	643	to	731
Food Court Lunch	Sq. Ft.	800	601	to	681
Convenience store / small grocery mkt	Sq. Ft.	120	66	to	78
Food Court Dinner	Sq. Ft.	800	431	to	511
24 Hour Study Lounge	Sq. Ft.	975	507	to	605
Bookstore	Sq. Ft.	310	145	to	176
Grab-and-go Lunch	Sq. Ft.	210	90	to	111
Grab-and-go Breakfast	Sq. Ft.	200	88	to	108
Grab-and-go Dinner	Sq. Ft.	150	54	to	69
Food Court Breakfast	Sq. Ft.	520	170	to	222
Small Group Study Rooms	Sq. Ft.	790	190	to	289
Sports bar / pub	0	660	165	to	231
Multipurpose theater / Auditorium	Sq. Ft.	1,260	325	to	450
Games / Informal Rec Space	Sq. Ft.	810	123	to	204
Informal lounges / social gathering areas	Sq. Ft.	920	103	to	195
Large Special Event Programming Space	Sq. Ft.	690	90	to	159





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