

SENATE BILL #1873

Title: Student Loan Account Allocations Towards Half Acre

Date: October 2, 1997

Authors: Budget and Planning Committee

Sponsors: Breitbach, Gill, Olson, Rivera, Sauer, and Stanley

1. WHEREAS, Half Acre is the second most utilized building on Campus (see
2. addendum); and
3. WHEREAS, students have expressed a desire for renovations in Half Acre; and
4. WHEREAS, Half Acre has not had a major renovation in nearly 20 years; and
5. WHEREAS, centralization of recreational and wellness programs will provide a
6. better and easily accessible service to students; and
7. WHEREAS, the Student Loan Account balance is \$1,214,226, and Student
8. Financial Operations has determined it is self-sustainable at \$250,000; and
9. WHEREAS, adequate funds to support proposed renovations (see addendum) are
10. available through ASUW and the President's Office.
11. THEREFORE, be it enacted by the Student Senate of the Associated Students of
12. the University of Wyoming that \$626,400 from the Student Loan Account be
13. allocated to a University Capital Improvement Account to implement the
14. proposed renovations (see addendum); and
15. THEREFORE, be it further enacted that an advisory committee be established
16. to oversee the implementation of such renovations. The make-up of the named
17. committee shall include a majority of students appointed by the ASUW President
18. and approved by the ASUW Senate; and

19. THEREFORE, be it further enacted that of the total amount to be allocated.
20. (\$626,400 from ASUW and \$200,000 from the President's Office), \$535,400 be
21. specified for renovations of the partial first floor plan as described in the
22. addendum, and \$90,000 be specified for the implementation of a climbing wall
23. also described in the addendum. The expenditure of the balance of the proposed
24. allocation shall be determined by the advisory committee; and
25. THEREFORE, be it further enacted that any residual funds not expended on this
26. Project shall revert to the ASUW Reserve.

Referred to: Committee of the Whole

Date of Passage: 10/04/97 Signed: Angela Eicke

(ASUW Chairperson)

"Being enacted on 11/05/97, I do hereby sign my name hereto and
approve this Senate action."

[Signature]
ASUW President

ADDENDUM FOR SENATE BILL #1873

Student Loan Account Allocations Towards Half Acre

October, 1997

INTRODUCTION

For over half a century, Half Acre Gymnasium has served the University of Wyoming as the central location for recreational activities. Students, faculty, staff, spouses, retirees, and city employees all have the opportunity to utilize Half Acre's facilities. Half Acre provides opportunities for individuals to participate in basketball, handball, racquetball, jogging, swimming, weight training, volleyball, and more. Statistics show that from September of 1996 to August of 1997 Half Acre was used nearly 197,000 times. This places Half Acre as the second most used building on campus, next to the Classroom Building.

In spite of Half Acre's use, problems remain. Facilities and equipment are outdated, and in many circumstances utilized inefficiently or not at all. Ventilation is inadequate, equipment is lacking, and rooms often fill to their capacity. The women's locker room is small and lockers are inadequate. Office space is cramped and the main entrance to the building is not being used at all. These are only some of the major deficiencies in the building—many other problems demand attention.

Combining the resources of ASUW and the University of Wyoming Administration presents the wonderful opportunity of improving one of the most highly used areas on campus. Renovating Half Acre provides immediate and tangible results. This will affect all students, all faculty, and all staff. It will expand the opportunities currently available, and most likely attract more students to better their physical fitness and health. Most importantly, it will reaffirm one of the fundamental priorities of this institution—the welfare of the students.

HISTORY

See Enclosure 1.

FACILITY UTILIZATION

See Enclosure 2.

PROPOSED RENOVATIONS

See Enclosure 3.

RECOMMENDATION

After review of the complex, it appears clear that Half Acre renovations are needed, and considering the usage of and interest in the facility, they seem quite warranted. The proposed project would serve a massive constituency at the University of Wyoming. The renovations would improve the facility both functionally and aesthetically. This, coupled with the inclusion of intramural sports, the support of the growing Outdoor Adventure Program and the addition of the Wellness center would provide a centralized, easily accessible, and enjoyable location for all students to obtain extracurricular wellness at the University of Wyoming. Support of this facility would undoubtedly add to the success of the each of these programs, as a centralized location would increase their visibility to all students. Ultimately, Half Acre could become a powerful element on this campus for recruitment, retention, and service to students.

The renovation project we have detailed has an estimated cost of ^{826,400 RS} ~~\$788,000.00~~. With an ASUW commitment of ^{626,400 RS} ~~\$588,000.00~~ and the support of the administration in the amount of \$200,000.00 this project can become a reality through joint-cooperation to improve the University community.

As an integral part of the overall project, an advisory committee should be formed to extensively research the implementation of the design plans. The committee would oversee the execution of the goals set forth in this proposal including:

- Maintaining authority over type and quantity of equipment to be purchased
- Consulting with vendors for the establishment of a climbing wall
- Making decisions concerning location of different entities within Half Acre
- Overseeing the implementation of the overall vision for a centralized wellness center

This committee would be composed of student, program, and facility representatives to provide suggestions and guidance to the process. The proposed Half Acre Advisory Board would be modeled after the current Union Board. Like the Union Board, the committee would be chaired by a student and the majority of voting members would also be students appointed by the ASUW President.

22 October 1997

TO: Nathan Hammons, ASUW
Scott Neu, President, ASUW

BY: Roger Baalman, Director, Facilities Planning

RE: Half Acre Building History

Built in 1925 the Half Acre Gymnasium housed the University Athletic Department and the ROTC Military Department. The building was designed by the University Architect, Wilbur Hitchcock and a partner William Dubois. The initial design of the structure included a pool, men's and women's locker rooms, administrative offices, smaller gymnasiums/exercise rooms, a gymnasium with spectator bleachers on the upper level, an infield with an earthen floor, a firing range, ROTC offices, and ROTC materials and weapons storage

No major renovations occurred until 1971 and 1972. Then additions and renovations occurred again in 1979. There have not been any other major renovations. Maintenance and minor renovations did occur prior to 1971 and after 1979.

I will describe each of the major renovations that have occurred by outlining the scope of work. Attached to this memorandum are drawings identifying the areas of the building involved with each renovation the plans show today's configuration. Prior to 1979 the handball courts were not a part of the building: The costs of the renovations are inflated to 1997 dollars for comparison to the renovations anticipated to day.

1971 Renovations

Costs: \$775,550.00

The renovation work involved mainly the first level as follows:

- Renovation of the Men's Locker Room and adjacent Equipment Room including new finishes (carpet, ceilings and walls), complete renovation of the shower room (ceramic tile floors and walls), two steam rooms, and ventilation system.
- Renovation of the pool area including new finishes (ceramic tile floor, wall finishes, ceiling) and a new ventilation system.
- On the basement level the pool water heating system and chlorinating system was also replaced.
- The infield received the tartan (resilient gymnasium) floor that presently exists.

1972 Renovations

Costs: \$942,375.00

The renovation work involved mainly the second level again:

- Renovation of the Women's Locker Room and adjacent Equipment Room including new finishes (carpet, ceilings and walls), new shower room, new restroom, new Faculty Locker Room, and new ventilation.
- Renovated the Gymnasium with new finishes including replacement of the main gymnasium wood floor and provided new ventilation in the gym.
- Closed all the exterior windows in the Gymnasium including those between the Gym and Infield.
- Closed the windows between the Second Floor Exercise Room and the Infield.
- Added ventilation to the Infield.

1979 Renovations and Additions

Costs: \$3,258,300.00

The renovation work involved all levels of the building. Additions were placed on the north and west side of the Firing Range at the basement level. On the first, second and third levels the Handball Courts and adjacent stairs were added to the north and south sides of the building. The entire scope of the work is described below:

- Remodeled the Firing Range on the basement level including new finishes, exit stairs, and fan rooms for proper ventilation.
- Replaced the chemical treatment system for the pool water in the basement level Pool Equipment Room.
- Remodeled portions of the Men's Locker Room by removing the offices on the west wall and adding a new Staff Locker Room, removing one steam room and refinishing the Drying Area, and provided adding additional lockers.
- Remodeled the First Floor Exercise Room by removing the offices and providing new finishes including carpet, paint, mirrors and ceiling.
- Remodeled portions of the Women's Locker Room by removing the offices on the west wall and adding a new Staff Locker Room, removing and providing new shower and restrooms, and providing additional lockers.
- Added new Handball Courts both on the north and south sides of the Infield, including fan rooms for ventilation of the courts on the second level above the corridors created at the ROTC and First Floor Exercise Room.
- Enclosed the stair towers through all floors at the North and South Entries.
- Provided new stair towers between the existing building and the new Handball Courts to provide second code complying exits for the second and third floor Exercise Rooms and Dance Studio.
- Removed the bleachers in the Gymnasium and installed the Running Track. This included the removal of the stairs from the Gymnasium floor to the Running Track level.
- Refinished the Gymnasium floor.
- Added the restrooms on the third level adjacent to the Exercise Room and the Dance Studio.

Minor renovations have included the addition of ceiling fans to certain rooms, modification of lighting, additional power outlets, installation of communications systems, changing of doors, adding access to the pool for wheelchairs, carpeting, etc. If you desire to have the same information on the minor renovations it will take a few days to identify those and the costs involved.

The estimates provided in my previous memorandum involving the renovations requested at this time are reasonable with a very limited amount of flexibility. We have made assumptions that involve the continued utilization of existing fans, ductwork and structure that are not included in the estimates. If further investigation and engineering indicate any of our assumptions are incorrect the estimates may not be adequate. The estimates do include about a 3% inflation factor for construction to begin in the summer of 1998. The project is conceived as one construction project. If the project is divided into several small projects or phased the estimates will not be adequate.

The previous estimate to extend the television into Half Acre is excessive. I assumed the worse case scenario. Additional information would reduce the estimate from \$15,000.00 to \$2,000.00.

I will be available for questions or clarifications on any of the information presented in this communication.

cc: Phil Dubois
Jim Hurst
Dan Baccari

Please note the following pages include demographic layout of Half Acre usage. The data is broken down by sex, area of usage, and totaled by month. The data for each semester is also totaled and attached. Charts have been compiled for the entire year and are also included.

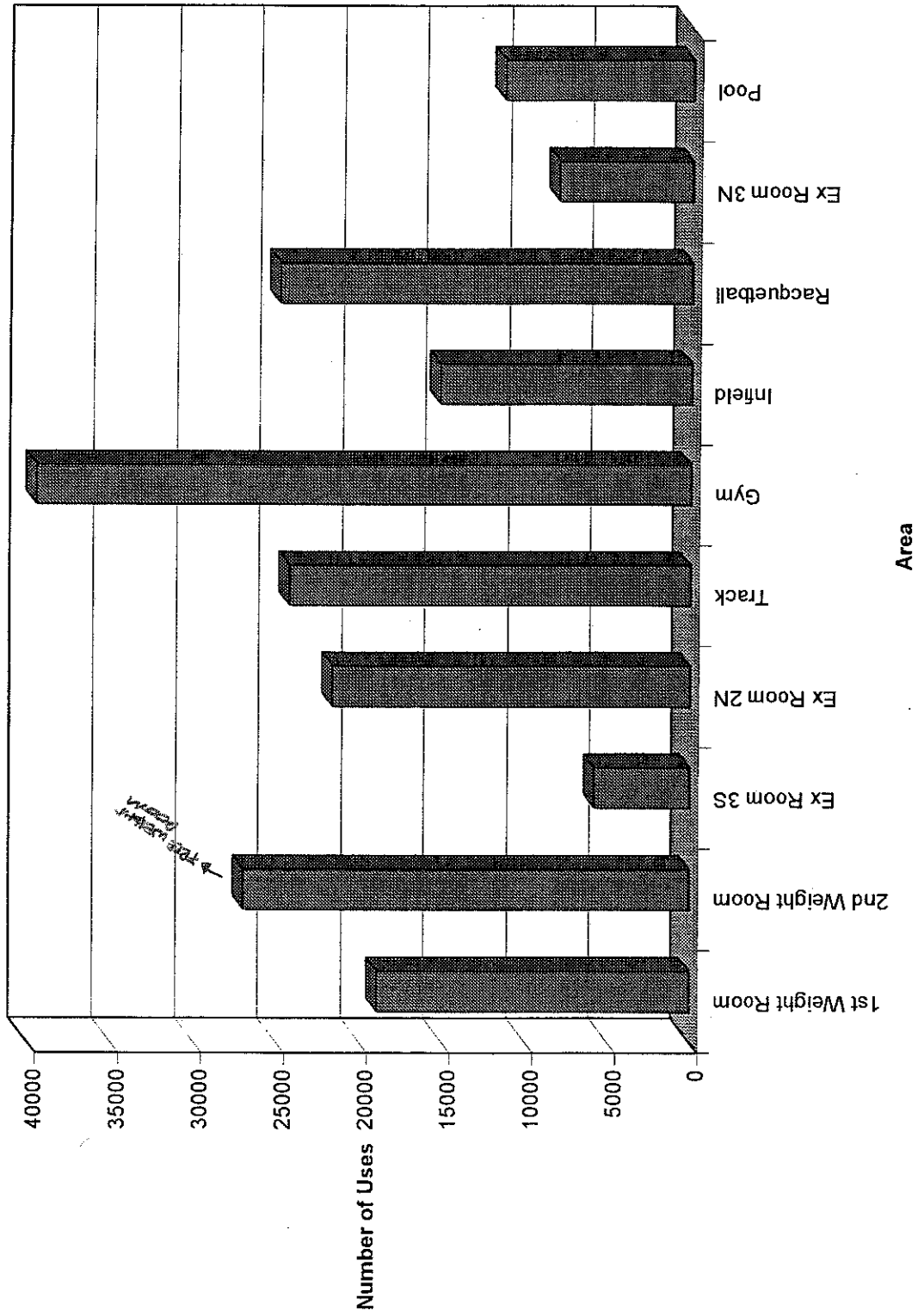
Facility	Sep-96	Oct-96	Nov-96	Dec-96	
Half Acre	19254	21919	21456	11393	74022
Corbett	861	1083	896	729	3569
Total	20115	23002	22352	12122	Semester Total
					77591

Facility	Jan-97	Feb-97	Mar-97	Apr-97	
Half Acre	23408	32073	19104	21186	95771
Corbett	1266	989	859	778	3892
Total	24674	33062	19963	21964	Semester Total
					99663

Facility	May-97	Jun-97	Jul-97	Aug-97	
Half Acre	7417	7985	5481	6228	27111
Corbett	461	734	1087	1047	3329
Total	7878	8719	6568	7275	Semester Total
					30440

Facility	Sep-97				
Half Acre	15769				15769
Corbett	1161				1161
Total	16930	0	0	0	Semester Total
					16930

Yearly Half Acre Usage Distribution



October 14, 1997

TO: Scott Neu, ASUW President
James Hurst, Associate Provost

BY: Roger Baalman, Director, Facilities Planning

RE: Half Acre Gymnasium

Thank you for asking the Facilities Planning Office to participate in the recommendations for the renovation of Half Acre Gymnasium. In the past plans for the redevelopment of the facility have lacked the necessary funding. The ASUW interest may be the catalyst to begin a serious process of planning and reconstruction.

My understanding of the request presented by ASUW is to provide a proposal that would include the following:

1. An additional Nautilus Circuit Room while retaining a Free Weight room.
2. The Women's Locker Room should be as equivalent to the Men's Locker Room as possible.
3. Develop an air lock entry.
4. Upgrade the Exercise Rooms and Dance Studio with appropriate carpeting, mirrors, ceiling fans, televisions, brick cleaning, and painting.
5. Relocate the ROTC storage facility to provide space for the new Nautilus equipment.
6. Utilize the basement space with proper upgrades for a free weight room.
7. And utilize the present first floor (south) exercise room for staff offices.

I also understand the University is considering a possible reorganization of the Recreation and Intramural programs with the obvious location for the management staff at Half Acre Gymnasium.

If the above assumptions are correct I will address each of the facility modification requests on a floor by floor basis. I have attached plans of each floor level highlighting the locations to be considered. I will also provide costs and an explanation of the costs for each location.

Let me begin by saying that the estimates below do not include movable equipment such as a first aid table, stair steppers, exercise bicycles, treadmills and televisions. However, in the case of televisions the building components of electrical power and the cabling to bring the signal to the television and a mounting bracket is included in the estimates. The two Exercise Rooms with the televisions requested have been estimated with a potential television location on each wall or four locations.

BASEMENT

Free Weight Room: This area is highlighted on the southwest corner of the building. This room does not comply with existing codes for occupied space. If modifications are made the spaces will have to comply with the building and safety codes. The code modifications will be a new entry stair (present stair does not comply with exit stair requirements), a second exit stair, a fire suppression system and proper ventilation. The attached *Partial Basement Plan* indicates the modifications. The ventilation and lighting systems are inadequate for an exercise space. To achieve proper ventilation additional ductwork placed about the existing piping within the room will not permit a ceiling clearance adequate for a free weight exercise room. The costs to improve the room and meet the prevailing codes are not reasonable for the amount of space obtained in the opinion of this writer. I could not recommend the expense. I would recommend the space be utilized for equipment storage with a very limited occupancy. The costs of storage improvements would be significantly less approximately \$40,000.00. The cost of providing a fire suppression system alone approaches \$55,000.00 with a new larger water service to the building being a high possibility.

~~\$148,500.00~~

Rifle Range: A simple individual firing station target retrieval system for the firing range will involve some electrical power changes as well as the target conveyor and motors.

\$5,000.00

FIRST FLOOR

Women's Locker Room: To achieve equality within the Women's Locker Room I am recommending the removal of the bleachers within the pool area for several reasons. The space is poorly utilized. The ventilation equipment required to support the code required ventilation can be reduced. If equality in the number of lockers and the support spaces such as steam rooms and showers are important, the existing space is not adequate when combined with the recommended office space and eliminating the basement as an exercise room. Refer to the attached *Partial First Floor Plan* in comparison to the existing highlighted *First Floor Plan*.

It is recommended that approximately 1,500 of the 2,000 lockers be relocated from Corbett Gymnasium Men's Locker Room. These lockers are not utilized and are of the same configuration as the Half Acre Men's lockers.

The recommended configuration (shown on the *Partial First Floor Plan*) will permit access control and ADA accessibility. A wheelchaired person can enter the locker rooms, dress and then enter the first level activities including the pool without re-entering the lobby. The existing west lobby access points to the locker rooms are not ADA accessible. At the present time a female wheelchaired person would gain access via the south entry,

wheel across the Infield to the locker room, dress and shower, and wheel into the west lobby to gain access to the pool. This route is a significant undertaking at best.

The ventilation on the first level of Half Acre is inadequate for the present uses. The ventilation system must be upgraded in the pool area to control the humidity. In modifying the ventilation systems heat recovery must be considered to conserve energy consumption. Since the renovations of the Women's Locker Room along with the offices and entry are all connected together the estimate will consider all the first floor spaces. Secondly the ventilation system for the offices, locker rooms, and lobby is all part of the same system. It is not reasonable to attach the ventilation costs to one of the modifications.

Administrative Offices: I recommend the placement of the Administrative Offices adjacent to the main lobby at the west entry (refer to the attached *Partial First Floor Plan*). This location will utilize the main lobby for its original intention and will provide reasonable access to the 7-1/2 persons contemplated with the reorganization. The access control and equipment check out can occur at this location as well. Public access to the recreation and intramural office window can occur in the lobby without gaining access to the entire facility.

Entrance: An air lock entrance can be achieved in the existing west lobby without constructing a new exterior entrance. This recommendation will not effect the historic qualities of the existing building exterior. Historically, the interiors have been compromised with past renovations.

Laundry Room: With a reorganization the laundering of towels will have to occur at the Half Acre facility. The existing office at the south entry is recommended for the Laundry Room location. It is on an outside wall for exhausting the generated heat and accessible to the plumbing that is exposed in the basement to minimize the costs.

The estimated costs to achieve the modifications including the ventilation for the first level including the pool, administrative offices, locker rooms, and entry spaces are:

\$535,400.00

Nautilus Room: The Nautilus Room is recommended to be located on another floor level. The first floor is a proper location for a free weight room because the floor slab is founded on grade. However, if the recommended office location at the west entry is acceptable the Nautilus Room could be located on the first floor south exercise room. The estimate is based upon use of first floor south. The recommended location for the Nautilus is Exercise Room 3 South. Recreation classes in Exercise Room 3 should be combined with the Dance Studio classes. A review of the use of

the 3rd level rooms indicates that each program, Theater and Dance, and Recreation only utilizes each room approximately 10 hours per week. It goes without saying the two programs would have to cooperate to achieve better utilization of the space. With some rescheduling for the conflicts that occur between the two programs, the Dance Studio could be better utilized by both programs opening Exercise Room 3 South to uses such as the Nautilus Room.

\$23,000.00

Infield: The infield floor has a synthetic surface. To improve the surface will require the removal of the existing surface. The synthetic surface materials utilized today differ from those available several years ago. If the materials are not compatible they will destroy each other over time. The age of the existing material would be a risk in obtaining a complete adherence of a new topping material. The stability of the existing material with additional age also presents a risk to a new topping of new material. The only long term solution with limited risk is a new surface. A new wood floor would be a thicker installation. Doors would have to be cut down and ramps placed at the threshold of all doors entering the infield to adjust for the added thickness of a wood floor. The wood floor would be more expensive.

~~\$205,400.00~~

SYNTHETIC
OR NOT

SECOND FLOOR

Exercise Room #2 (North): The estimate includes the carpet, ceiling fans, mirrors on two walls, power, brackets and signal for the televisions.

\$25,000.00

Exercise Room #1 (South): The estimate includes power, brackets and signal for the televisions.

\$7,000.00

Note: An office exists on the north that is apparently utilized for equipment storage or equipment waiting repair or disposal. If the storage function could be removed to the basement this space would be utilized for a greater purpose. The south office could be reconfigured to store the janitorial maintenance equipment for the gymnasium and subdivided for another purpose.

THIRD FLOOR

Aerobics Room: The previous recommendation would be to convert this space to a Nautilus Room. The improvement to the space regardless of the use includes carpet, brick cleaning, ceiling fans, mirrors on two walls, ceiling, and an improved heating unit. Many of the Recreation classes are cardiovascular classes with activities beyond this room.

\$32,000.00

Dance Studio: The requested modifications include the addition of ceiling fans and brick cleaning.

\$5,000.00

Other considerations beyond the costs of moveable equipment would be:

- Installation of the cabling into the building necessary for the cable television signal could be as much as \$15,000.00. I am verifying this estimate and will provide you any changes.. An alternate would be the use of a satellite dish. However, with a dish the television network channels carrying ABC, NBC and the like are not available. In addition to the installation costs the department will be assessed a monthly user fee that is based upon the extent of the desired channels.
- The laundry equipment for the laundry room could be significant depending on the staffing and daily operations. Three 50 pound washers and dryers would approach \$37,000.00 and would be in addition to the estimates above.
- The conversion of a handball court to a bouldering or climbing wall could be significant also. Attached are two examples with unit costs, NICROS and Sport Rock. Careful review indicates the walls are basic material costs. In one case the quoted costs are only for the wall and do not include the handholds and other equipment. Neither include the costs of installation. The cost of the project could vary significantly depending on the number of walls and the complication of the installations. The University is obligated by statute to pay prevailing wages with any construction contract or contractor when the project exceeds \$25,000.00. The statutory wages will increase the installation costs. With all considerations, a completely outfitted handball court could approach \$100,000.00

If all the recommendations are acceptable, especially the location of the offices and the combining of the Aerobics Room classes and the Dance classes into the Dance Studio, the ROTC Storage space will not have to be relocated.

In my opinion, the greatest improvement to the facility if nothing else could be accomplished would be the lobby, offices, and locker rooms. All facility users would recognize the revised entry, locker room adjustment, pool area adjustments, and the offices.

The attached *Partial Basement and Partial First Floor Plans* are only concept plans, not final plans. If funds are made available additional planning with the involvement of the users will dictate a final design. It is most important that any facility modification involve the users for maximum efficiency. Facilities can cause additional staffing or other operational cost increases if not properly designed for the functional use.

The estimates are based upon the concept plan. The estimates do have some flexibility. However, the modifications of additional spaces or additions to the building are not within the estimate flexibility. If the project design and construction do not commence within six months additional inflation must be considered. The estimates do include the cost of design and construction, administrative costs and a construction contingency.

The existing entries on the north and south of the building would become exits only. Desired card readers could be installed for controlled access via an identification card coded for proper access. The costs for the security and access system would depend upon the

number of doors made operable and the location of a security system computer. If you desire to investigate this type of access control I would be glad to do so.

I trust you will call upon me if you have any questions or desire additional information. I will be available, time willing, to assist with presentations or meetings regarding the details of the information presented herein.

xc: Phil Dubois
Daniel Baccari

Total Renovation Costs

Half Acre Renovation Proposed Expenditures											
Rifle Range	\$	5,000.00									
Administrative Office	\$	535,400.00									
Women's Lockerroom											
Entrance											
Laundry Room											
Nautilus Room	\$	23,000.00									
Exercise Room North	\$	25,000.00									
Exercise Room South	\$	7,000.00									
Aerobics Room	\$	32,000.00									
Dance Studio	\$	5,000.00									
Climbing Wall	\$	90,000.00									
Equipment	\$	104,000.00									
		\$75,000.00 Wall construction <i>60,000 original</i>									
		\$15,000.00 Climbing equipment <i>12,000 original</i>									
		\$30,000.00 Nautilus equipment									
		\$4,000.00 Televisions									
		\$70,000.00 Treadmills, stair-steppers, etc.									
Total											
		<table border="1"> <tr> <td></td> <td align="center"><i>UW</i></td> <td align="center"><i>ASUW</i></td> </tr> <tr> <td>\$ 826,400.00</td> <td>\$ 200,000.00</td> <td>\$ 626,400.00</td> </tr> <tr> <td></td> <td align="center">24%</td> <td align="center">76%</td> </tr> </table>		<i>UW</i>	<i>ASUW</i>	\$ 826,400.00	\$ 200,000.00	\$ 626,400.00		24%	76%
	<i>UW</i>	<i>ASUW</i>									
\$ 826,400.00	\$ 200,000.00	\$ 626,400.00									
	24%	76%									
		<i>Cost Share</i>									