

University of Wisconsin-Whitewater - Whitewater, Wisconsin

# Athletic & Recreation Facilities Master Plan

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DFDM Project #17A1V | FINAL REPORT | December 2017

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UNIVERSITY OF WISCONSIN  
WHITEWATER

**Kahler Slater**

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## OVERVIEW

Kahler Slater was originally retained by the Division of Facilities Development and Management in January 2017 to develop a “road map” for future facility development of both UW-Whitewater Athletics and Recreation departments.

The Athletic & Recreation Facilities Master Plan’s goal is to provide a comprehensive evaluation of the current and future space and programming needs for the students, faculty and staff at UW-Whitewater. The study also documents the existing Williams Center, the primary home for athletics and recreation on campus, and how it is currently meeting the needs of both the recreation and athletic programs.

This report outlines the process Kahler Slater and this Design Committee used to develop a strategic Master Plan for the campus athletic/recreation facilities.

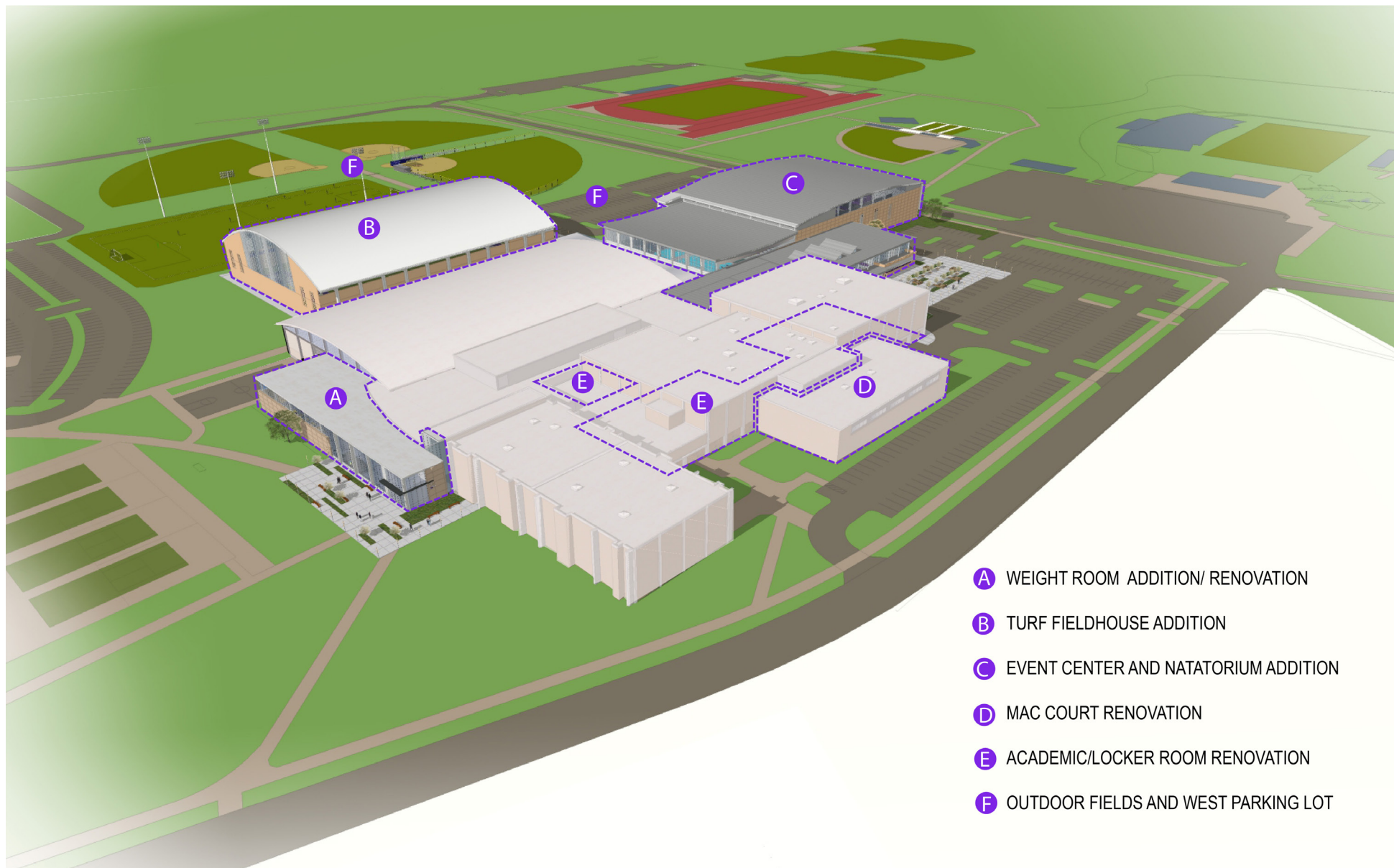
## THE GOAL

At the beginning of the Master Plan process, the following goals were identified by the design committee:

- Work in tandem with the 2012 Comprehensive Campus Master Plan to create a tangible vision for the University.
- Develop a Master Plan that is tangible - maximizing current and new facility spaces.
- Provide high quality facilities for the general student body, including ample space for wellness needs in the Weight Room/Fitness Center and ample open recreation spaces.
- Recruit and retain high quality students and talented student-athletes with impressive athletic/recreation facilities.
- Provide versatile and adaptive facilities that are functional, efficient, cost effective, and sustainable.

The scope of the Master Plan includes the following:

- Gather existing info
- Understand strategy and vision
- Evaluate wants vs. needs
- Analyze info
- Develop conceptual space programs
- Study options/alternatives
- Develop renderings
- Complete Master Plan document



Partial campus plan showing scope of the study



## THE NEED

The need for the recommendations of the Athletic & Recreation Master Plan are outlined in three categories below; Recreation Sports & Facilities (inc. Wheelchair Athletics), Athletics, and Academics. Each group includes both individual and shared needs for their programs.

### Recreation Sports & Facilities

Since 2007, the average open recreation participants per day has grown from 879 to 1,081 in 2017. That is an increase of over 22% without any new square footage being added. The last Williams Center addition dates back to 2001, making the increase even more substantial.

Another indicator of recreation need on campus is the total fitness memberships. This includes not only students, but athletes, faculty/staff, the community and anyone else using the Williams Center weight room. Since 2004, memberships have increased from 4,384 to 6,701 in 2017. That is an increase of over 52%.

Also worth recognizing is facility usage from club sports and intramurals, which are heavy users of the court and fieldhouse spaces at the Williams Center. From 2006 to 2016, club sports participants have increased 80%, while intramural participants have increased 59%. While numbers are down slightly in 2017, trends suggest a continued increase over the coming years.

All of these increases have been pushing the Williams Center beyond its square footage limits. The adjacent chart is a space schedule compiled by Recreation Sports & Facilities showing not only full use of the three large recreation spaces on campus,

but also the limited amount open recreation time for students. The spaces are dominated by athletics, club sports, and intramurals and are fully scheduled until 11:00pm every day.

NIRSA (National Intramural and Recreational Sports Association), the organization that studies recreation usage at the university level around the country has recommendations that confirm the lack of space that the usage increase suggests. For an institution of this size, NIRSA recommends a total of 13,800 SF of fitness equipment space. That compares the current amount of roughly 10,650 SF.

NIRSA also recommends that a campus of this size have access to six basketball courts for recreation use. Currently, UW-W has six, but all are shared

between recreation (including club sports and intramurals) and athletics. As the schedules indicate below, athletics occupies the courts roughly 50% of the time, so adding additional space which includes either basketball courts or indoor field space would shift athletic usage and free up courts for more recreation usage. It would also allow recreation usage of those new spaces.

It is important to consider the following when comparing existing SF and court amounts to NIRSA standards:

- The square footage recommendations are based upon recreational needs only. Any other usage of the space (academics, athletics, community, etc) should be accounted for separately.

		2-3pm	3-4pm	4-5pm	5-6pm	6-7pm	7-8pm	8-9pm	9-10pm	10-11pm
WC Fieldhouse	Sun									
	Mon									
	Tue									
	Wed									
	Thu									
	Fri									
	Sat									

		2-3pm	3-4pm	4-5pm	5-6pm	6-7pm	7-8pm	8-9pm	9-10pm	10-11pm
WC Gym 1 (Main Gym)	Sun									
	Mon									
	Tue									
	Wed									
	Thu									
	Fri									
	Sat									

		2-3pm	3-4pm	4-5pm	5-6pm	6-7pm	7-8pm	8-9pm	9-10pm	10-11pm
WC Gym 4 (Arena)	Sun									
	Mon									
	Tue									
	Wed									
	Thu									
	Fri									
	Sat									

	= Intramural Sports
	= Club Sports
	= Athletics
	= Reservations/Special Events
	= Open Rec
	= Wheelchair Basketball

- Undergraduates use fitness centers more than graduate students. Schools with a high percentage of undergrads, like UW-Whitewater, should adjust recommendations accordingly.
- Proximity of student housing to recreation centers dramatically affects usage. The closer the housing, the more usage. The Williams Center is directly adjacent to most of the on-campus housing.
- Some universities, like UW-W, have a culture that has historically produced more usage of fitness spaces.
- Rural or college towns offer less outside recreation opportunities for students so on-campus usage is higher than schools in large metropolitan areas with other choices. Whitewater could be considered a rural or college town as there are limited recreation alternatives off campus.

Wheelchair Athletics has also seen growth in participation and overall success of the teams. Considering Wheelchair Basketball alone, both the men's and women's teams have won 16 national championships, including 10 in the last 10 years. The men's basketball roster has doubled in size since the mid 70's with no increase in space. In fact, where the men currently practice (Roseman Gym), there are only two accessible toilets and three accessible showers. For a roster of more than 15 athletes, this presents a large problem before and after practice. There is also a major need for wheelchair storage not only for the athletes, but also the wheelchairs used in the hundreds of disability awareness presentations given each year. This currently is not possible at the Roseman Building.

With the success of the program, and the University's desire for full inclusion of all student athletes, it is suggested that all Wheelchair Athletics should be housed in the Williams Center with the majority of the Recreation Sports & Facilities department.

Considering the substantial usage growth in the past 10 years, the fact that the current fitness equipment square footage is roughly 3,000 SF smaller than NIRSA recommendations and that the weight room is highly utilized by Athletics, Academics and others, it appears appropriate for an addition of recreation focused cardio/fitness square footage to the Williams Center. It also seems appropriate that adding additional spaces on campus that can house court and field events would open up court space for recreation and also add to the university's inventory of recreation and athletic spaces for all students, faculty, staff and the community.

### **Athletics**

The Williams Center is used by multiple departments on campus, and one of the heaviest users is the Athletic Department. This is partly due to the large amount of student athletes on campus, and the overall success of the individual teams over the last decade and beyond. Higher success rates suggest higher facility usage for training purposes. Like Recreation Sports & Facilities, Athletics has seen a substantial increase in student athletes since the Williams Center was last expanded. Between 2001 and 2016, student athletes on campus have increased by over 36% and tryout numbers for 2017 suggest that the number will rise substantially again.

UW-Whitewater has had tremendous success in their Athletics since 2002. Overall, the Warhawks have won 19 national championships, and 16 of those have been since 2002. The success of the programs are a key reason why the student athlete numbers have grown over the last few years and why the Williams Center has experienced daily overcrowding.

The Natatorium is currently only six lanes which is not

suitable for anything more than a dual meet. In order for the program to host, which in turn should allow for substantial growth, a minimum of eight lanes is needed. A larger pool would also allow for expanded recreational use.

In recent years, some UW-W athletic program needs have been addressed with project upgrades:

#### **Athletic Services Facility Addition**

- Under construction
- Expansion of football locker room
- Expanded athletic training and hydro area for multiple athletic programs

#### **Baseball Training Facility Addition**

- Under construction
- Expansion of locker facilities
- Addition of baseball offices and Alumni Lounge overlooking Miller Stadium

Apart from these, the assessment concluded that the following varsity sports have adequate facilities:

- Men's and Women's Track & Cross Country
- Softball
- Wrestling
- Men's and Women's Soccer
- Gymnastics
- Volleyball
- Bowling (off campus agreements in place)
- Tennis (off campus agreements in place)

### **Academics**

Health, Physical Education, Recreation, and Coaching (HPERC) currently uses six classrooms in the Williams Center. These classrooms are also used for meetings and other scheduled functions by students, faculty,



and staff. Physical Education alone has grown in degrees conferred by 52% since 2012 (78 in 2012 to 119 in 2016) and the increase has put a strain on classroom availability in the facility. Additional classrooms would also function as added meeting space for everyone. HPERC also uses many other spaces in the Williams Center, like the gymnasiums and natatorium. As stated previously, these spaces are already insufficient in size when only recreation needs are considered.

## DEFICIENCIES

The Williams Center is deficient in square footage for many sports and activities. The key deficiencies from both the study and the design committee include the following:

- Weight Room is not sized appropriately for joint use between recreation and athletics
- The Kachel Gymnasium is undersized and needs more seating for basketball and events.
- There is a lack of court space for open recreation. This is partly due to numerous activities taking up time in Kachel Fieldhouse.
- The large recreation spaces are booked solid until 11pm daily and have minimal open recreation opportunities for students, faculty and staff.
- Group exercise space is lacking.
- There is currently no home for all of Wheelchair Athletics in the Williams Center.
- Athletic Training is undersized and in need of modern amenities like hydrotherapy.
- Additional classroom space is needed to house HPERC classes within the building.
- The Williams Center pool is only 6 lanes wide which is insufficient for most swim meets. 8 lanes are needed.
- Existing locker rooms, both athletic and general, are small and inefficient in their current

locations. Renovation and expansion is needed.

- Outdoor Adventures is very limited in the existing equipment room and has no exterior access.
- Existing matted space for HPERC classes and Club Sports does not exist for these programs in the building and they are currently being held in a converted meeting room in Esker Dining Hall.

In addition to the space deficiencies above, the Williams Center needs a “new, clear visitor’s entrance”. Currently, it is unclear which entry should be used by visitors. Once inside the building, visitors and students should have separation on game days. Existing conditions allow visitors access into almost the entire facility during events. A future design should allow for control points to restrict spectators from student spaces.

## CONCLUSION

The Athletic & Recreation Master Plan concludes with a list of spaces that solve the needs that were identified by UW-Whitewater and the design committee and a priority/phasing strategy in the coming years:

- Event Center for basketball and other events (3,500-seat basketball, 4,500 max capacity)
- Indoor Turf Facility (80 yards, multi-sport training)
- Natatorium (stretch 25-yard pool with 500 spectator seats)
- Consolidation of Wheelchair Athletics spaces within the Williams Center
- Renovation of existing Kachel Gymnasium for Wheelchair Athletics
- Expanded weight room
- Renovated and/or new general and team locker rooms

- New Athletic/Rec. Dept. offices
- Additional classrooms for Health, Physical Education, Recreation, and Coaching (HPERC)
- New equipment room that includes Outdoor Adventures
- A designated matted room for Martial Art classes and student club use
- Conversion of one racquetball court into a golf hitting area
- Laundry expansion
- Multi-activity court

This list was developed based upon an extensive space need study by Recreation Sports & Facilities and also recommendations from the Athletic Department. Many of them are the result of over crowded existing spaces which both departments share. An example of this is the Weight Room. While currently the space is sized just under the recommended NIRSA fitness space guidelines, these guidelines do not account for dual use by both athletics and recreation. When athletic teams occupy the space, especially football, the area is almost unusable for the general student population. An addition to the Weight Room will accommodate for both a growing student population and dual usage of both general students and student-athletes at the same times.

The Turf Fieldhouse will solve multiple needs. First, it will alleviate much of the scheduling stress on the existing court spaces at the Williams Center by moving all field based activities out. This includes athletics, recreation and academic activities. Second, the University will be able to move many outdoor activities inside when the weather does not cooperate. This extends the intramural, club sports and athletic seasons by allowing practice and performance later into fall and earlier in the spring. Finally, the turf fieldhouse is a more cost effective space than building additional court space

and provides the University with a space that is not currently in their inventory.

The Event Center will function both for performance and also practice for both basketball teams. This also alleviates some scheduling stress on the existing court spaces. Together, with the turf fieldhouse, UW-Whitewater will have substantially more flexibility to provide open recreation opportunities for students, faculty and staff, and also have facilities that match the prominence of the athletic department's success over the last few decades.

The Natatorium recommended is an eight lane, stretch 25-yard pool with seats for 500 spectators. This pool would allow UW-W to host meets larger than a standard dual meet (conference relays, invitationals, WIAC championships, etc). The stretch 25-yard pool would also allow for dual usage at a single time, with the movable bulkhead separating functions (recreation and athletics, men's and women's teams, etc).

The Athletic & Recreation Master Plan process involved studying multiple locations for the individual projects. While some options studied locating elements away from the Williams Center, the design committee overwhelmingly supported that all new space be physically connected to the Williams Center to create a "hub" for athletics and recreation on campus. This would also allow more students and student-athletes to share resources, like athletic training, and reduce duplication of services on campus.

Once the decision to expand the Williams Center was determined, the design team looked at multiple options on how the new spaces could be organized around the existing building. One major decision that needed to be made was the location of the Natatorium. Essentially, it came

down to two options. The first was to build in the existing location of the current pool, which would allow for use of the existing locker rooms to serve the new space. The second was to build in a new location. A new location was chosen because the University (academics, recreation, athletics) could not be without a pool for the duration of the construction process. Also, a new location could allow the Natatorium and Event Center to share a concourse and other necessary public amenities like concessions and restrooms. This would limit the areas within the Williams Center that the public needs to access and reduce space redundancy. The other major elements (event center, turf fieldhouse) were also studied in multiple locations around the existing building. In the end, the following recommendation was a preferred arrangement mostly based upon needed adjacencies determined by the design committee. These locations will be explained in more detail in the Master Plan Recommendations section of this report.

In addition to adjacencies, elements were placed with regard to project phasing. The Athletic & Recreation Master Plan recommends a final solution to the current space and program needs, but assumes that the elements will be built over time, possibly starting in next the biennium. A suggested phasing sequence starts with the Weight Room expansion and the Turf Fieldhouse. After that, the Event Center and the Natatorium could be built in the north addition. Following the north addition, the conversion of the existing pool into a MAC court and matted gym could be completed, along with the remaining interior renovation work. The exterior fields could be completed at any point as they are not dependent on any of the interior projects, but the parking may need to be completed prior to the Event Center opening.

Parking for events was not a priority of the Athletic &

Recreation Master Plan per the direction of campus. Parking needs will be handled separate to this study.

The projects suggested in the Master Plan will be funded by various sources, which could include outside and private gifts, program revenue, and student segregated fees. This will be determined on a project by project basis.



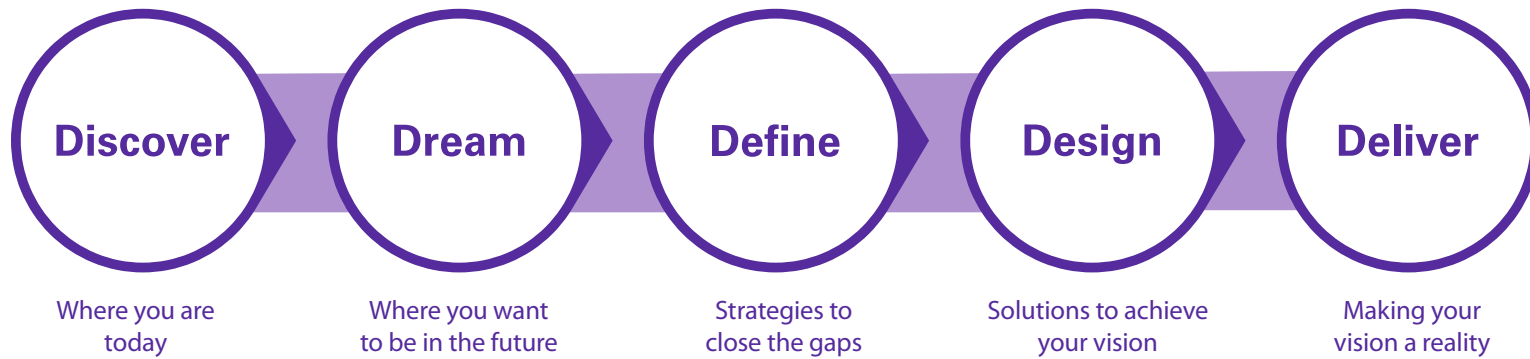
Proposed Design Option from Workshop 2



A photograph of an indoor basketball game. A player in a black jersey is jumping high to shoot the ball, while a player in a white jersey with the number 20 is jumping to block. Other players are visible on the court, and a scoreboard in the background shows a score of 135-4. The image is overlaid with a large, semi-transparent purple graphic of a basketball player in a dynamic pose, and the word "Process" is written in white on the right side.

# Process

The Kahler Slater Team worked with the Design Committee using their 5D Process as outlined below:



Discover	Project Kick-off	February 27, 2017
<hr/>		
Dream	Workshop 1- Benchmarking/Assessments	May 2017
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Define	Workshop 2- Analysis and Program	June 2017
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Design	Workshop 3- Concept Alternatives Workshop 4- Design Options	August 2017 September 2017
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Deliver	Workshop 5- Master Plan Refinements and Recommendations Master Plan Document Completion	October 2017 December 2017 December 2017





# Site Information and Existing Facilities

## BACKGROUND

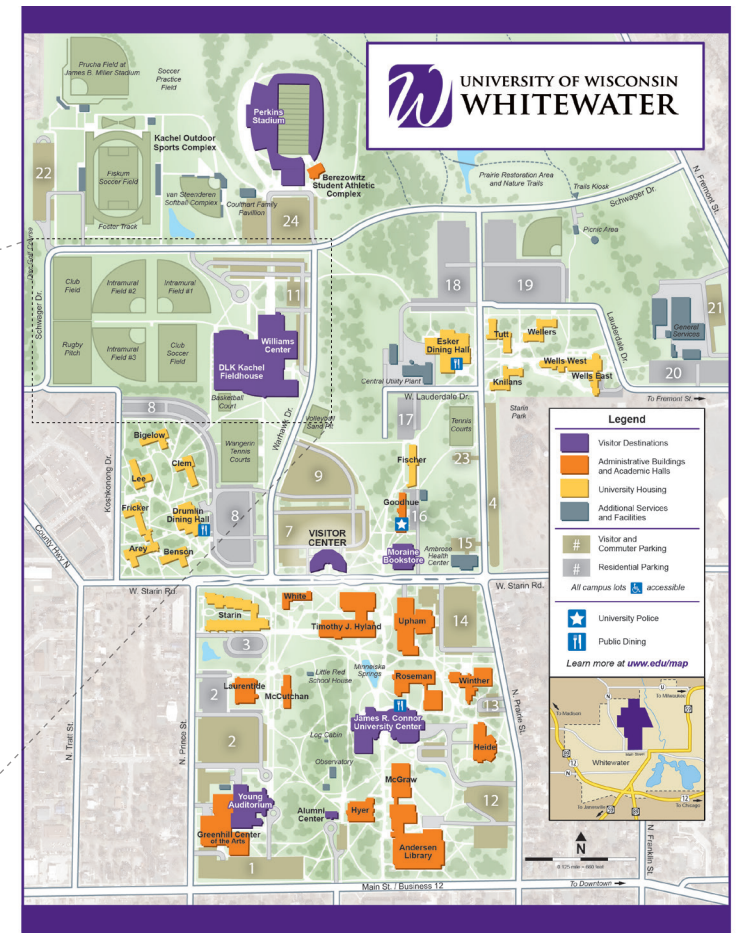
The University of Wisconsin – Whitewater has multiple athletic and recreation facilities located on the north end of campus. Their main facility, the Williams Center, serves a majority of the athletic and recreation programs

As identified in the Executive Summary, the recommendation of the Athletic & Recreation Master Plan is to further solidify the Williams Center as the hub for athletics and recreation on campus. Any added programs/spaces should be directly connected to the Williams Center to share resources when possible.

Because of this, the Master Plan will focus all site information/analysis on the areas surrounding the Williams Center.



Partial Existing campus map highlighting athletic/ recreation facilities



University of Wisconsin - Whitewater existing campus map

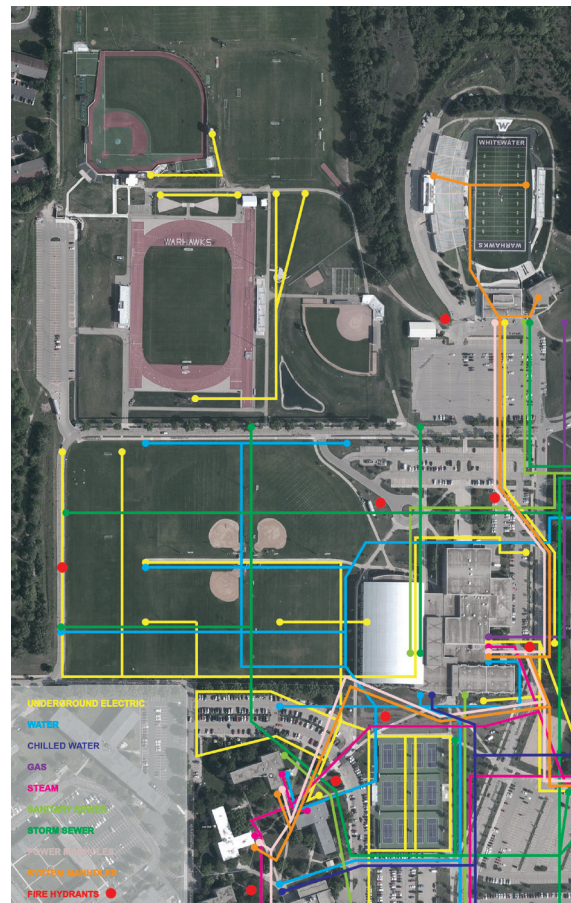


## LOCATION

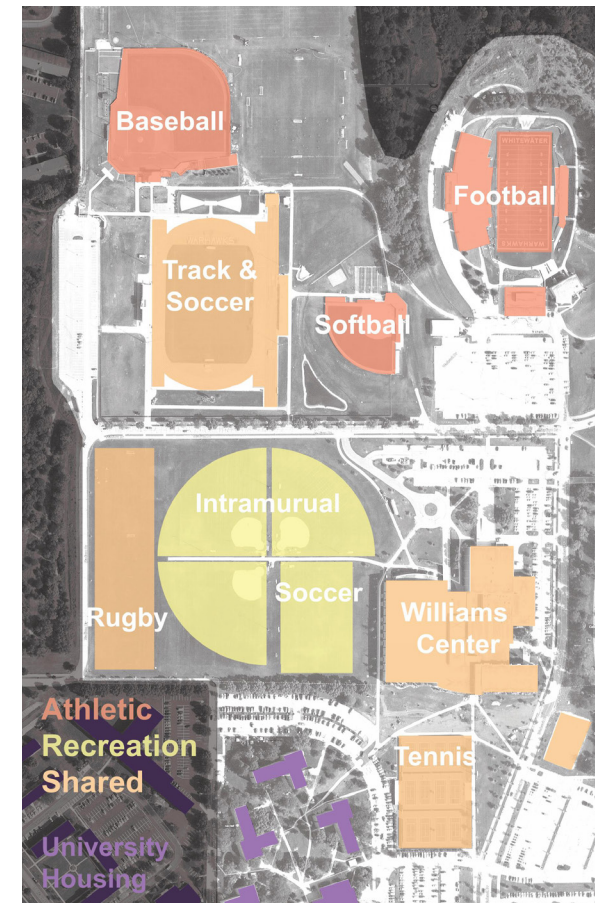
Using the 2012 Comprehensive Campus Master Plan, opinions of the design committee, and in-person observations, the following diagrams were developed to help understand the existing context and systems in place around the Williams Center. The existing buildings and space usage, along with vehicular, bike and pedestrian circulation, and utility location helped the design team understand possible locations for additions around the Williams Center and their potential impacts on the systems studied.

The following are key points drawn from the site analysis.

- The Williams Center is currently used as a circulation path from south campus to north campus. This path should be maintained after future additions are added.
- Parking infrastructure in north campus is insufficient to support additional spectators in the building. While the Athletic & Recreation Master Plan recommends a small increase of surface parking in the area, a larger parking study will be conducted by the University at a later date to help rectify the larger need.
- A majority of the utilities enter the Williams Center at the southeast corner of the building. This area should be avoided for future additions if possible.
- The area around the Williams Center is well connected by vehicles, bikes, pedestrians and public transportation, making it a viable hub for recreation and athletics on campus.

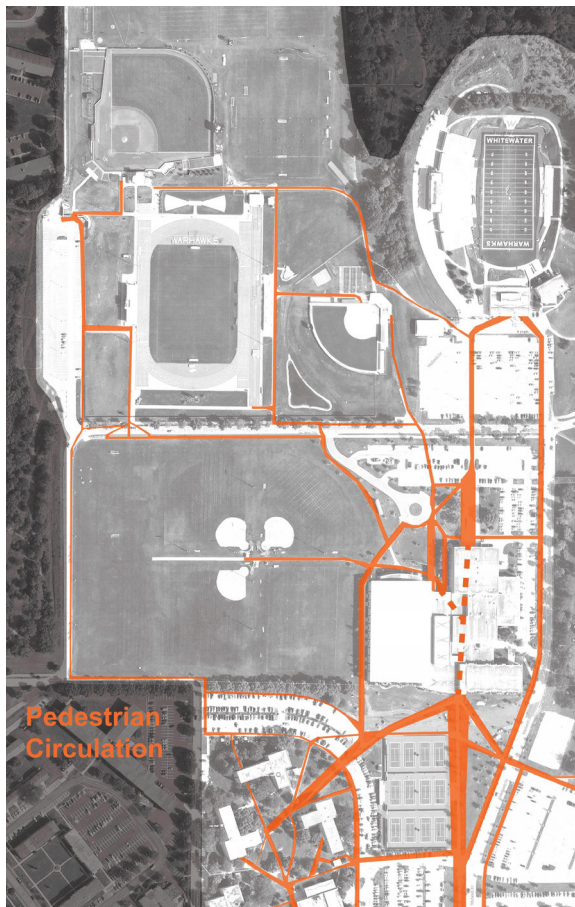


Utility Information

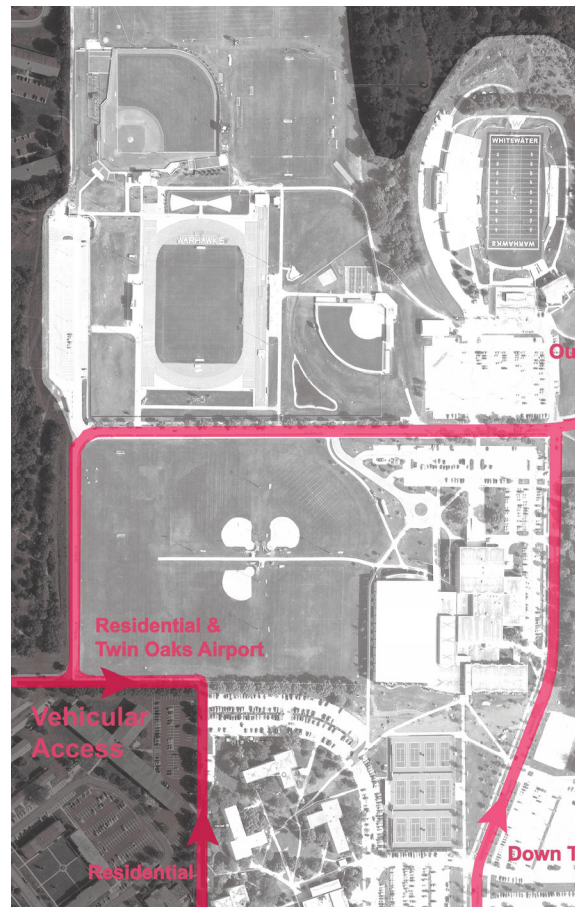


Space and Building Usage

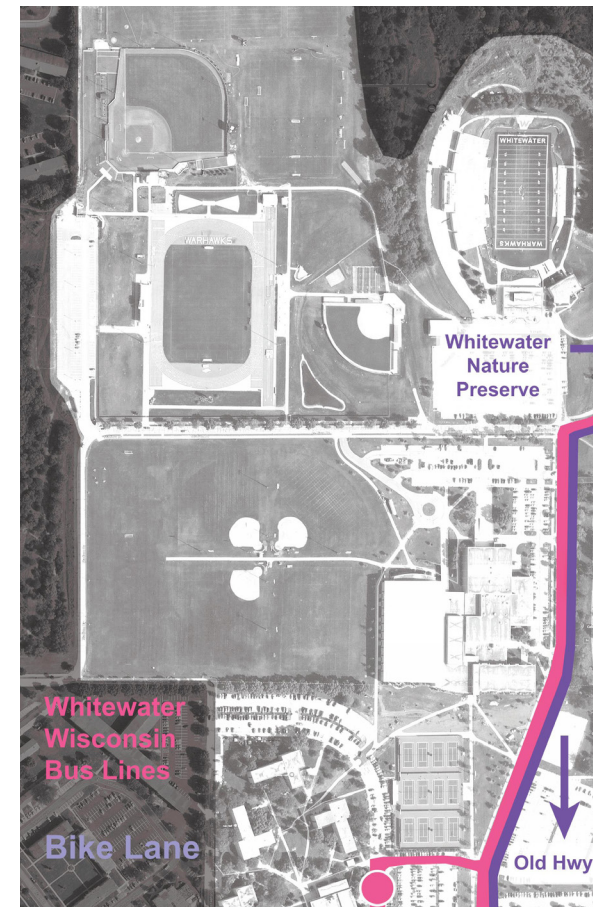




Pedestrian Circulation



Vehicle Circulation



Bus and Bike Infrastructure

## SITE OWNERSHIP

The sites under consideration for the expansion of the Williams Center are currently considered part of the University of Wisconsin-Whitewater campus and owned by the Board of Regents of the University of Wisconsin System.

The extents of the buildable areas for the additions are bound by street setbacks on the north, east and south. To the west, the additions can extend into the existing recreation fields, but field usage needs to be considered before expanding farther to the west than the Athletic & Recreation Master Plan recommends.

## EXISTING LANDSCAPING

It should be the intent to preserve as much of the existing landscape as possible. Most of the sites are existing parking lots or play fields, but there are some trees/landscaping around the perimeter that should be saved if the final design allows.

## FLOODPLAIN

The proposed sites are outside of the 100-year floodplain.

## TOPOGRAPHY

There is ample topography on the north side of the Williams Center, but most of the grade change is the result of a mound which feeds a ramp to the second level and is mostly contained on the site. This should allow for a leveling of the site and elimination of a majority of the topography.

The existing soccer field to the west of the Kachel Fieldhouse is located roughly 5'-0" below the first level of the Williams Center. Any addition to the

west could be lowered to the soccer field level to avoid bringing in large amounts of fill. This would require ramping within the facility to navigate the level changes and should be done thoughtfully.

## SUBSURFACE CONDITIONS

There have been no subsurface or geotechnical exploration done as part of this Master Plan scope of work.

## PARKING

Parking around the Williams Center is limited currently, and the addition of the Event Center and Natatorium, will put additional stresses on the area. The Athletic & Recreation Master Plan identifies an option to increase the on-site parking slightly, but further investigation needs to be completed to fully handle the parking needs in this area of campus. This investigation will be conducted separately from this plan.

## SITE UTILITIES

A detailed engineering report was not completed or requested by campus as part of the Athletic & Recreation Master Plan. However, the anticipated utility loads have been calculated and the campus has determined that there will likely be a need to extend utility lines to the north addition. The extension would likely be located on the west side of the building. It is not anticipated that the Turf Fieldhouse will be an issue with this extension.

## SUSTAINABILITY

Sustainable or "green" design ideas should be implemented to ensure energy efficiency and to

improve the health and comfort of the building's occupants.

## BUILDING CODE

Any additions to the Williams Center may need to be separated by a firewall. An extensive code analysis needs to be conducted before proposing additions, and if a firewall is needed, strategies should be taken to incorporate as much openness as possible between the existing building and new additions.



Existing Williams Center Exterior



Existing Williams Center Exterior



## WILLIAMS CENTER

The Williams Center is located in upper campus and serves as a circulation spine connecting students navigating in the north-south direction. The building currently accommodates the following programs:

### Mens Sports

Baseball  
Basketball  
Cross Country  
Football  
Soccer  
Swimming/Diving  
Track & Field  
Wrestling

### Womens Sports

Basketball  
Golf  
Gymnastics  
Soccer  
Softball  
Swimming/Diving  
Track & Field  
Volleyball

### Campus Recreation and HPERC

Strength Training  
Stretching/Rehab  
Intramural Sports  
Dance  
Swimming  
Physical Education  
Administration  
Wheelchair Sports

Cardio  
Group Exercise  
Club Sports  
Racquetball  
Outdoor Adventures  
Coaching  
Health Education

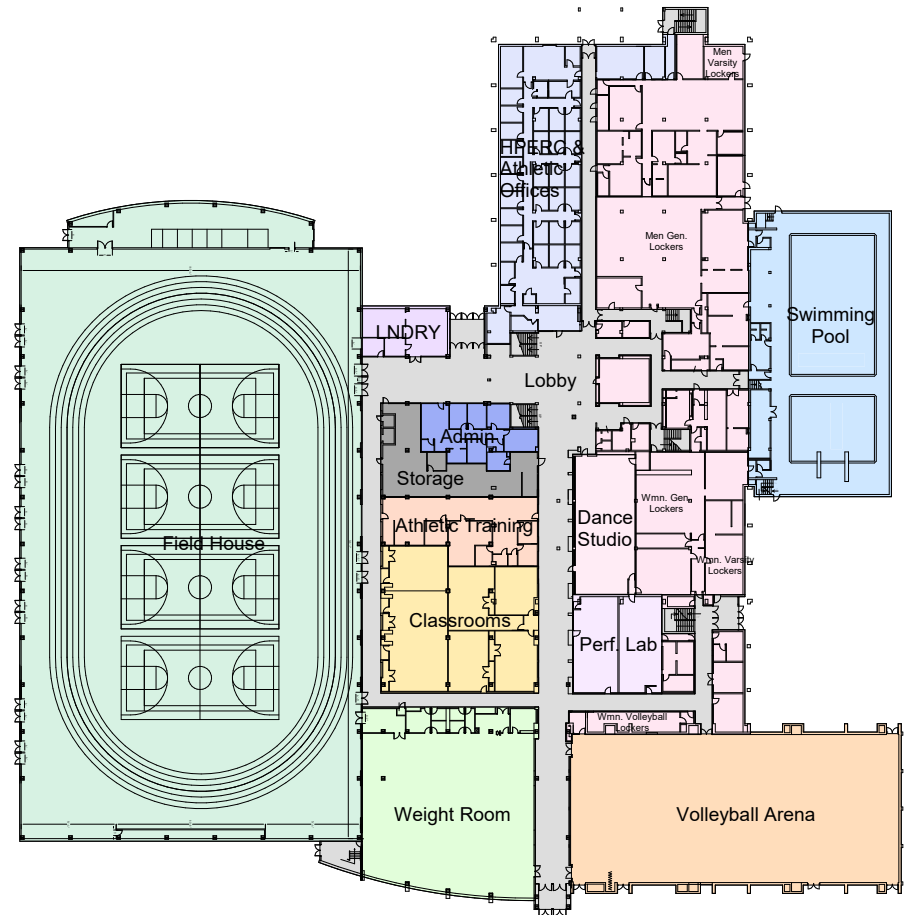
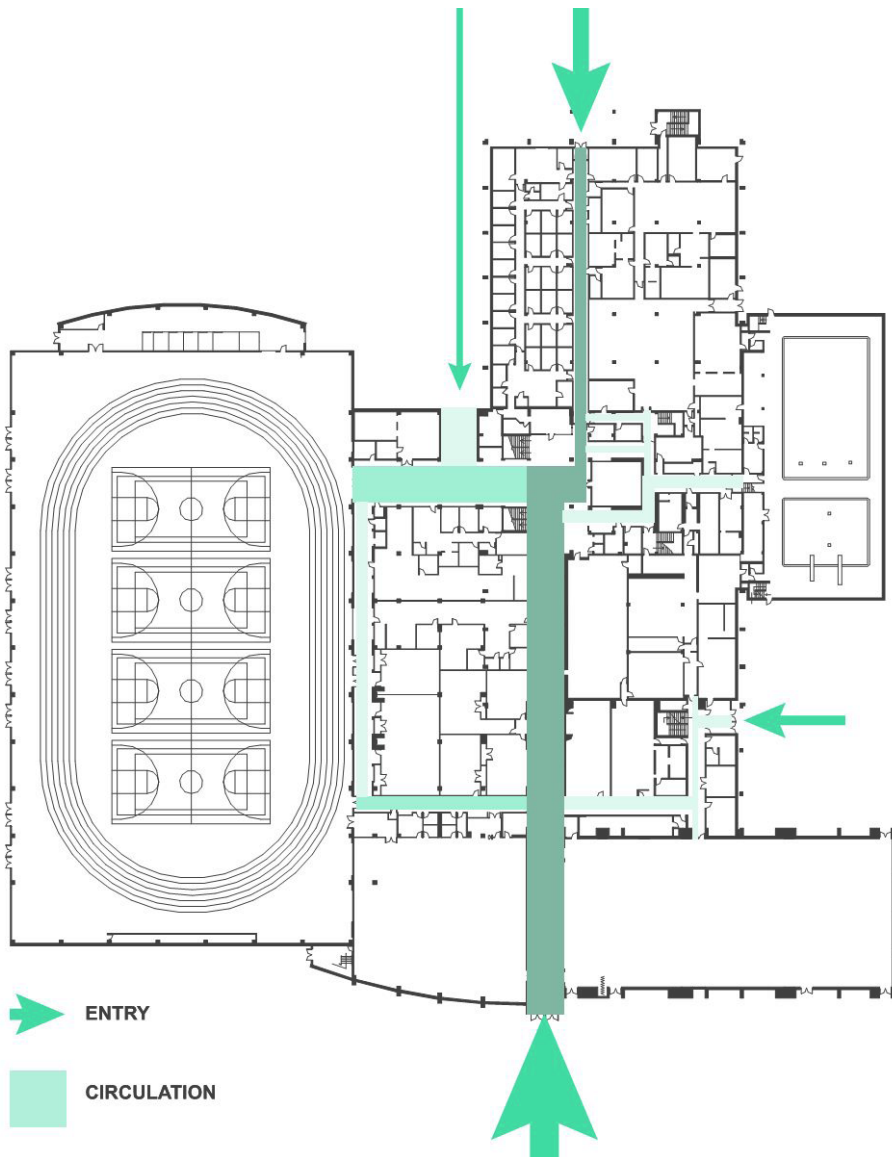
The facility accommodates the sports/activities above by use of the following spaces:

Basketball Gymnasium  
Classrooms  
Cycling Studio  
Dance Studio  
Fieldhouse  
Gymnastics Gymnasium  
Outdoor Recreation Fields  
Putting Green  
Racquetball Courts  
Roseman Gym  
Swimming Pool and Diving Well  
University Fitness  
Volleyball Arena  
Weight Room  
Wrestling Gymnasium



Aerial View of the Existing Williams Center





Williams Center First Floor Plan and Circulation Diagram



Kachel Fieldhouse

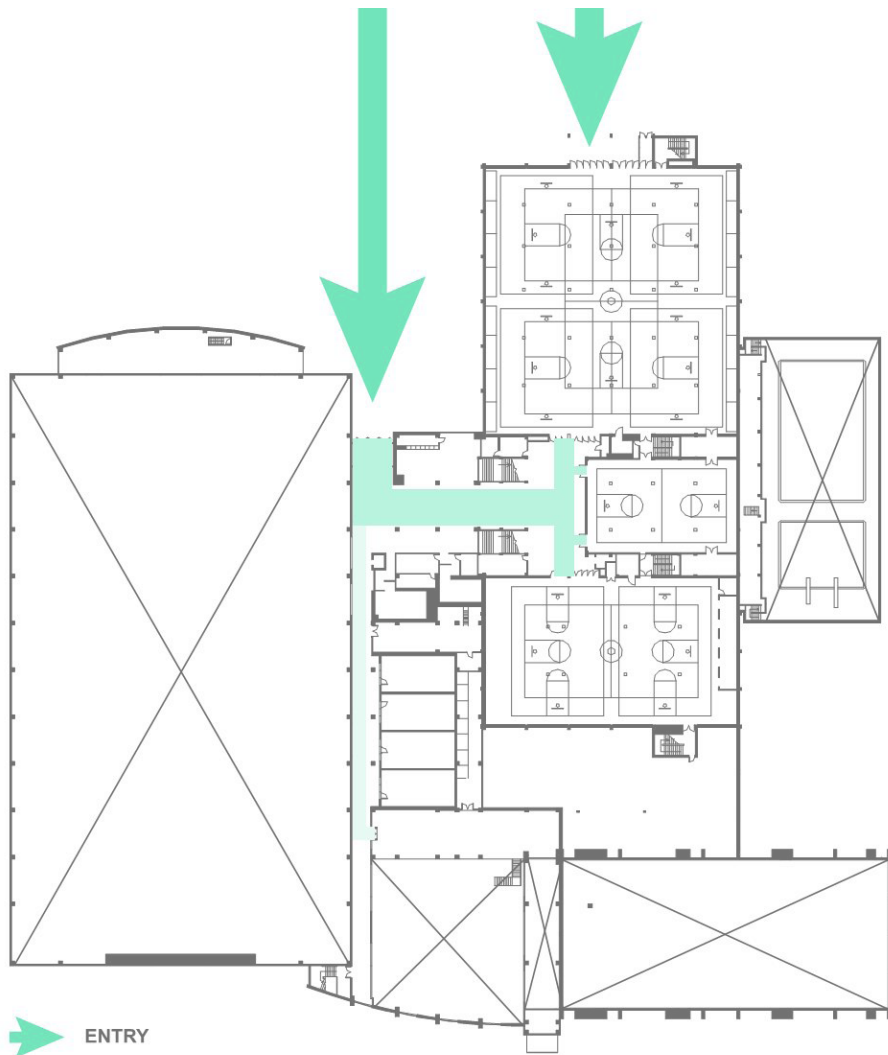


Weight Room



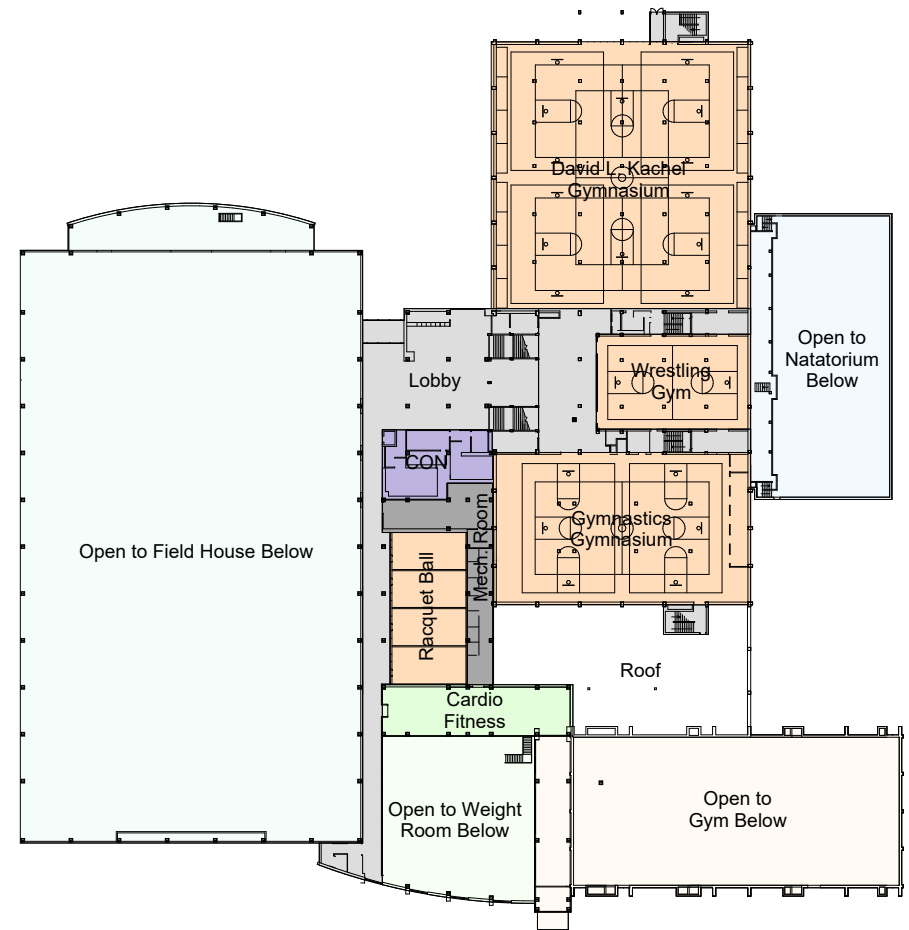
Natatorium

## SITE INFORMATION AND EXISTING FACILITIES



ENTRY

CIRCULATION



Williams Center Second Floor Plan and Circulation Diagram



Cardio Balcony



Wrestling Gymnasium



Kachel Gymnasium



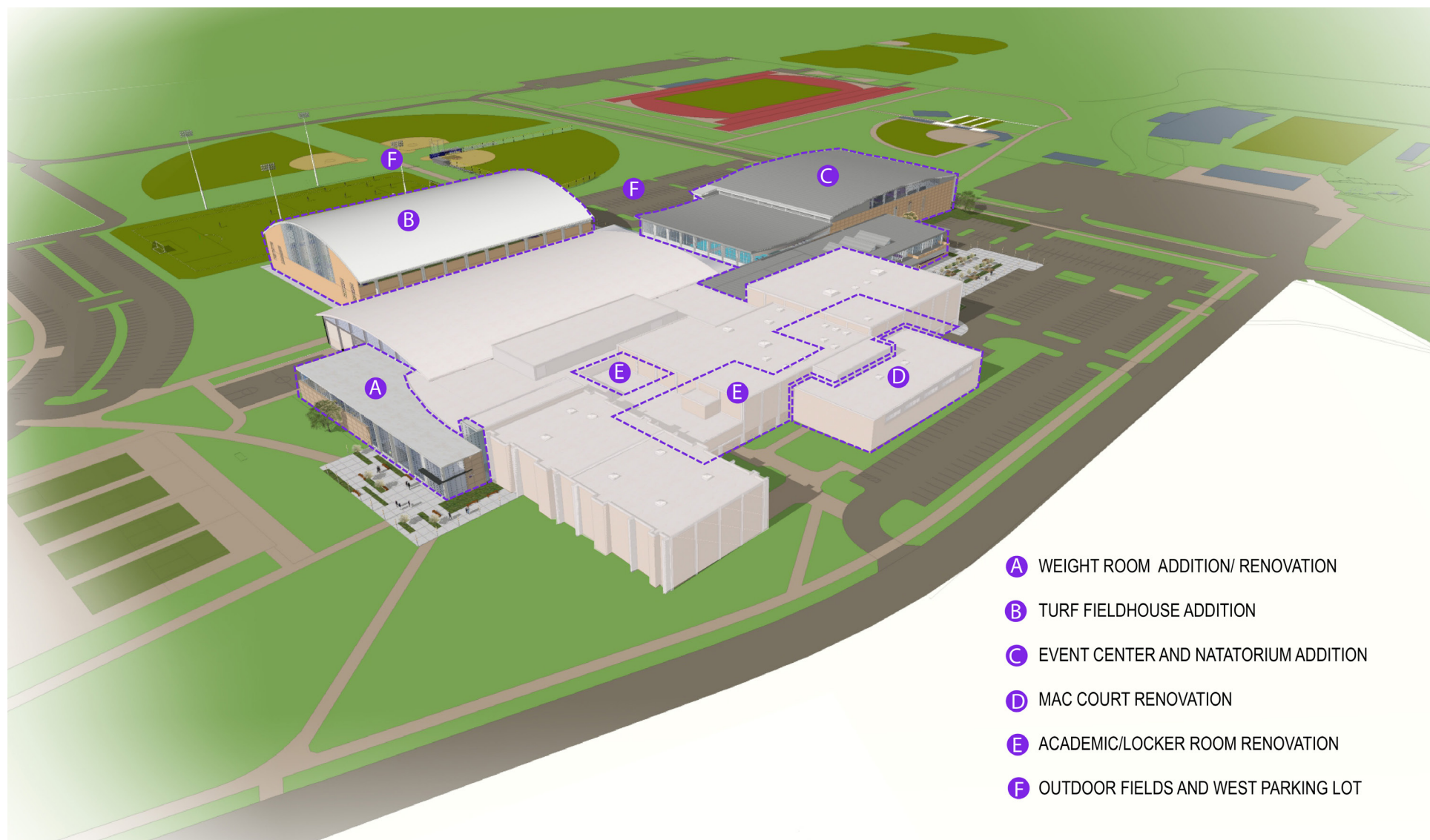
An architectural rendering of a modern building, the Williams Center, with large glass windows and a brick section. The building is surrounded by a landscaped plaza with people walking. A large, semi-transparent purple number '2' is overlaid on the image. The text 'Master Plan Recommendations' is written in white over the right side of the image.

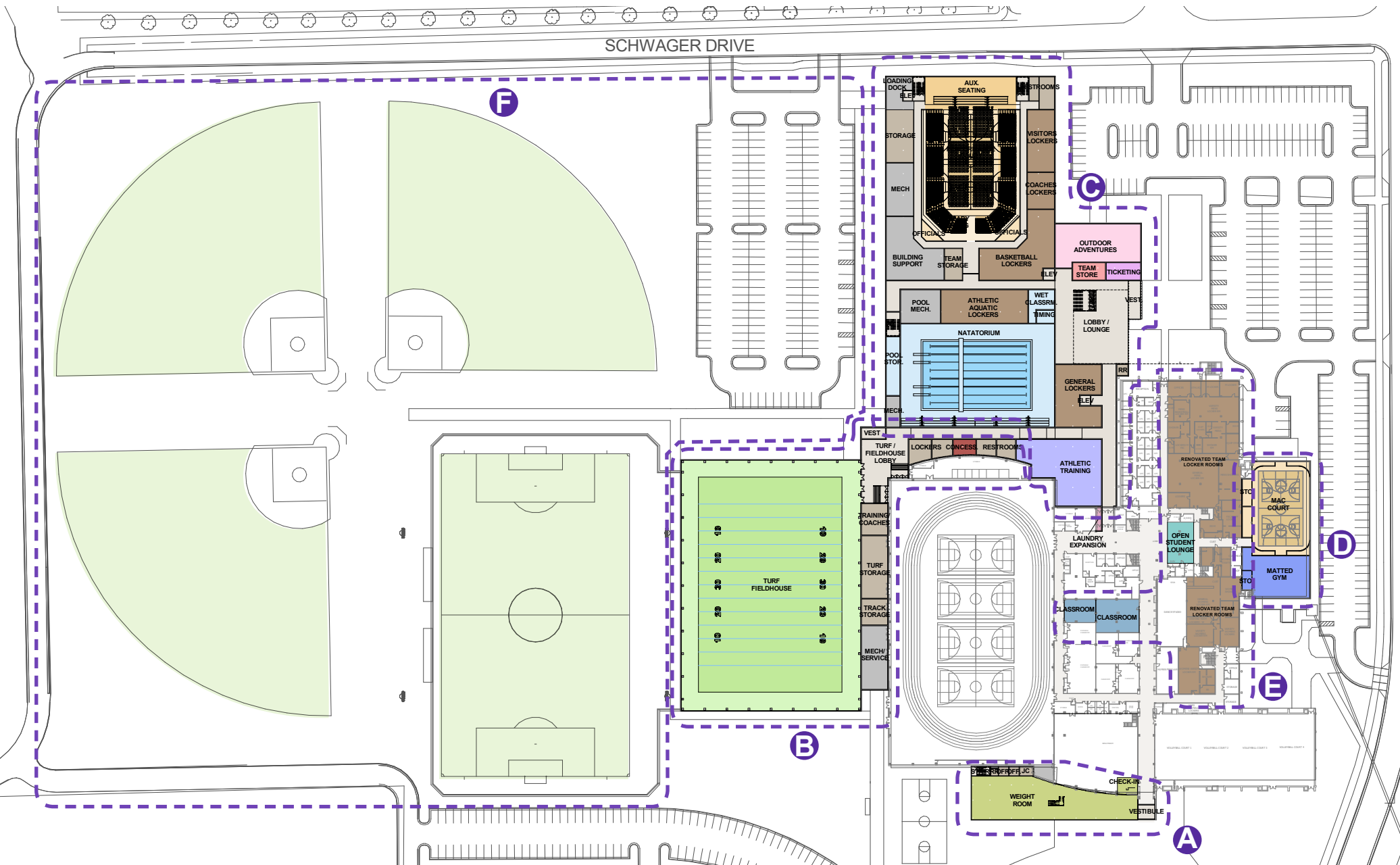
# Master Plan Recommendations



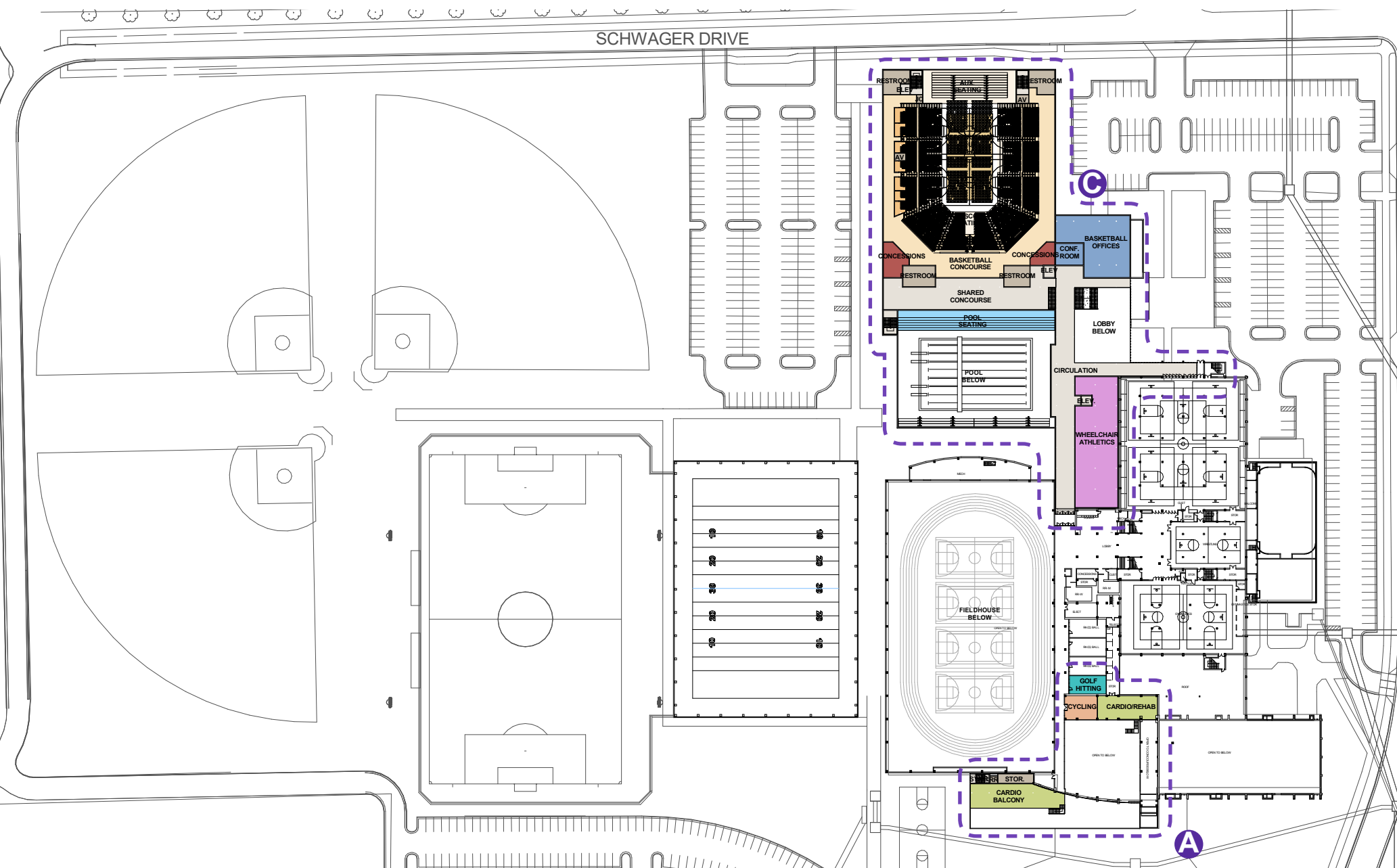
## SCOPE

This diagram represents the full scope of the Athletic & Recreation Master Plan. The recommendations of this plan are divided into the keyed spaces/areas below, which do not necessarily represent the extents of future projects. Those projects will be determined by campus and will most likely have individual pre-design studies to specify the full scope based on the needs of the athletic, recreation, and HPERC departments at that time.





Williams Center First Floor Plan Showing Full Scope of Master Plan



Williams Center Second Floor Plan Showing Full Scope of Master Plan



## **A** WEIGHT ROOM ADDITION/ RENOVATION

## DESCRIPTION

The Weight Room addition/ renovation is a relatively straightforward project which satisfies the need for more fitness equipment space. This need is primarily due to overcrowding when both the general student population and student athletes occupy the existing Weight Room at the same time. This happens quite regularly, especially during football season. An addition would allow all students, staff, and the community to use the space together.

The project also includes a small renovation to the existing cardio balcony, which would add a cycling studio and rehab area. Adjacent to the balcony, a racquetball court would be transformed into a golf hitting area.

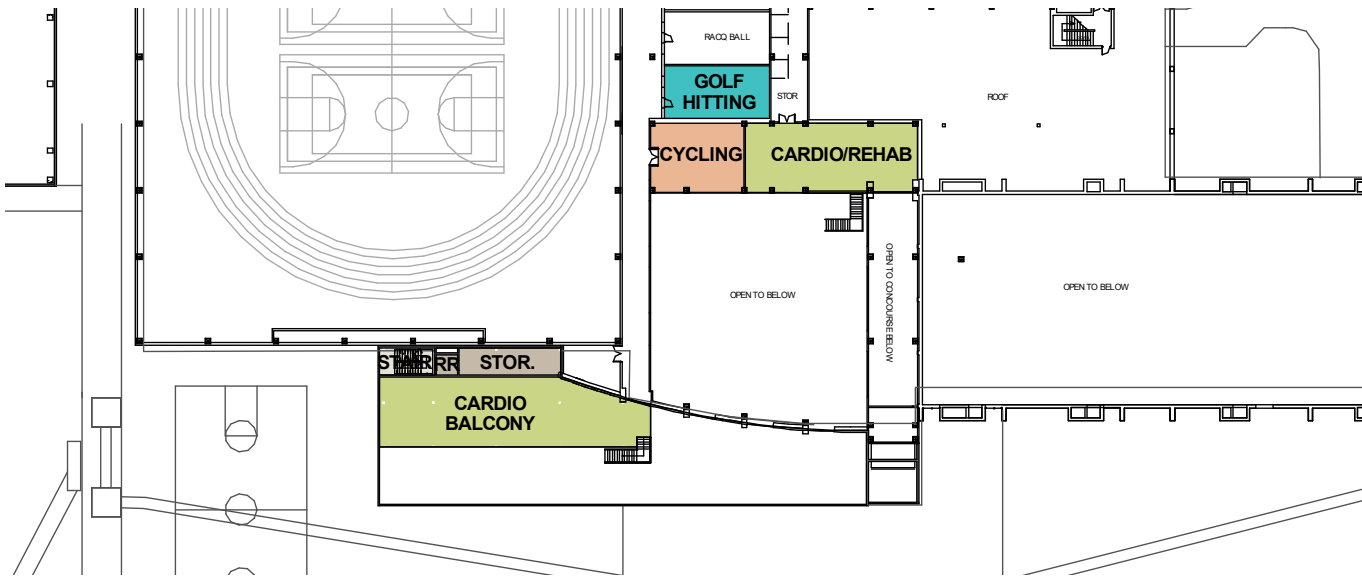
## PROGRAM

- 7,250 SF strength expansion
- 2,500 SF cardio balcony
- New fitness center entry off of Williams Center corridor
- Misc. fitness support space
- Cycling studio on existing cardio balcony
- Golf hitting room in existing racquetball court

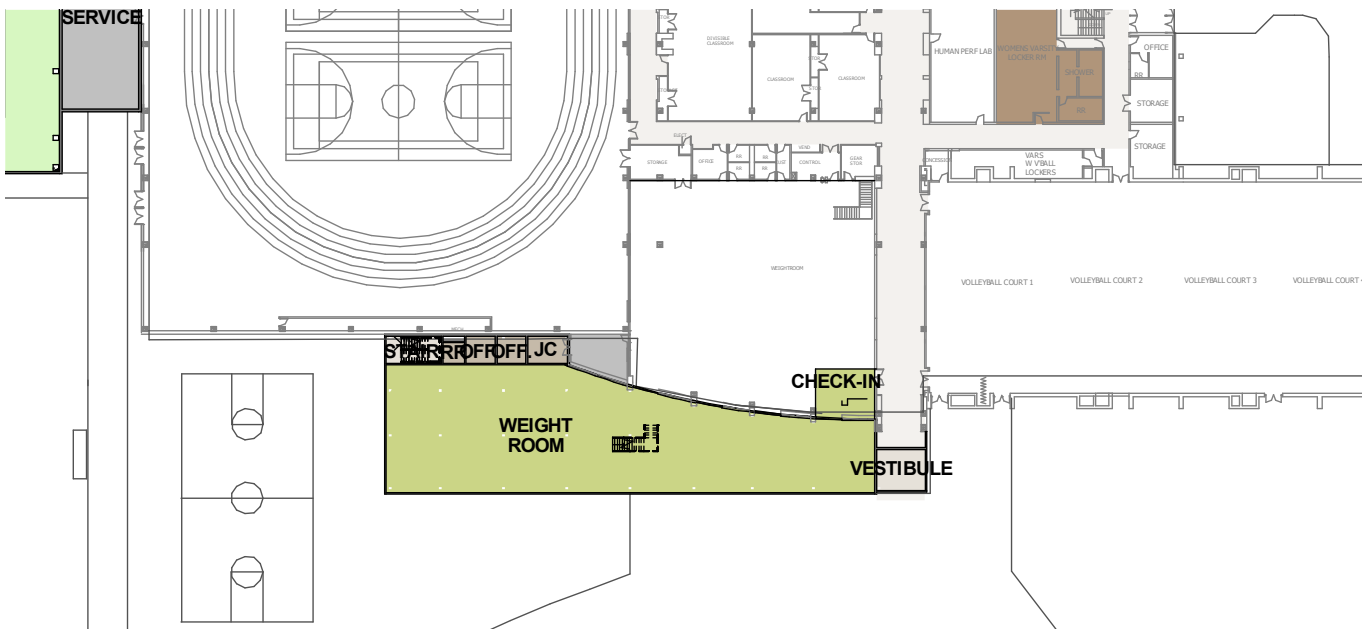
## ESTIMATED COSTS

Construction	\$3,574,313
Soft Costs	\$1,461,894
<b>Total Project</b>	<b>\$5,037,000</b>

\*2017 dollars. See Appendix for detailed cost estimate



Weight Room Upper Level Plan



Weight Room Lower Level Plan





Weight Room Exterior View

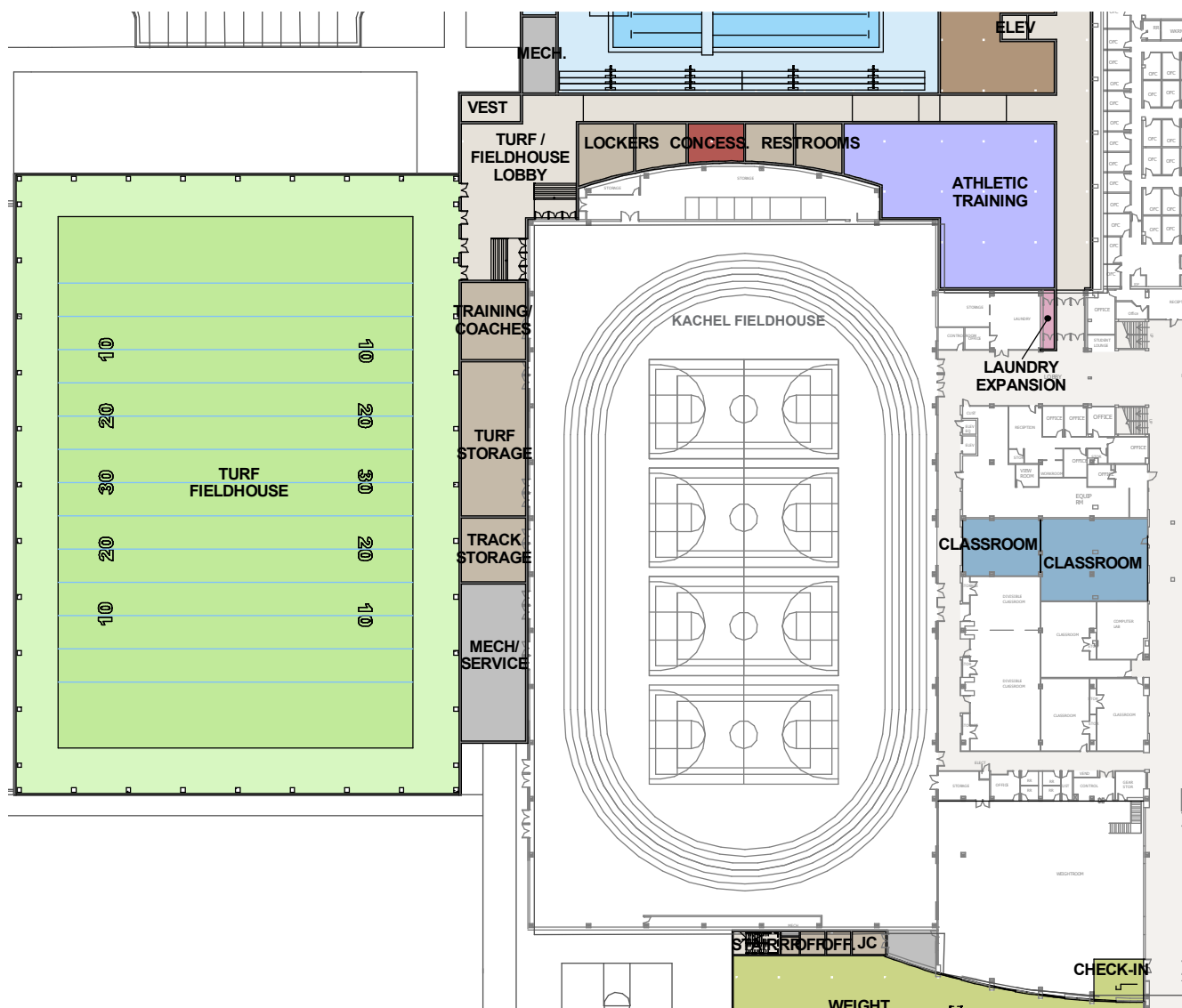




Weight Room Interior View

## **B** TURF FIELDHOUSE ADDITION





Turf Fieldhouse First Floor Plan

## DESCRIPTION

The Turf Fieldhouse is intended to help reduce the amount of field sports played within the Kachel Fieldhouse and Gymnasium which frees up time for more open recreation. The Turf Fieldhouse provides students and student athletes a space for indoor football, baseball, soccer and many other activities. The 60'-0" tall space allows for kicking and throwing that no other space on campus can currently handle.

A new entry lobby from the northwest will allow spectators direct access to both the Turf Fieldhouse and Kachel Fieldhouse. Adjacent to the entry are necessary amenities like restrooms, concessions, storage, mechanical space and locker rooms.

The full extent of the project needs to be resolved in a possible pre-design phase. The decision of whether to physically connect the new fieldhouse with existing circulation will dictate if athletic training is included with this project (cost option 2), or in a later phase (cost option 1).

## PROGRAM

- 55,650 SF Turf Fieldhouse
- 60'-0" clear to bottom of structure
- 80-yard field, including two 10-yard end-zones
- North entry serving Turf and Kachel Fieldhouse
- Possibility to include Athletic Training
- Misc. turf support space

## ESTIMATED COSTS

	Opt 1	Opt 2
Construction	\$15,846,075	\$19,533,413
Soft Costs	\$3,292,814	\$4,059,043
Total Project	\$19,139,000	\$23,593,000

\*2017 dollars. See Appendix for detailed cost estimate





Turf Fieldhouse Exterior with Soccer Field

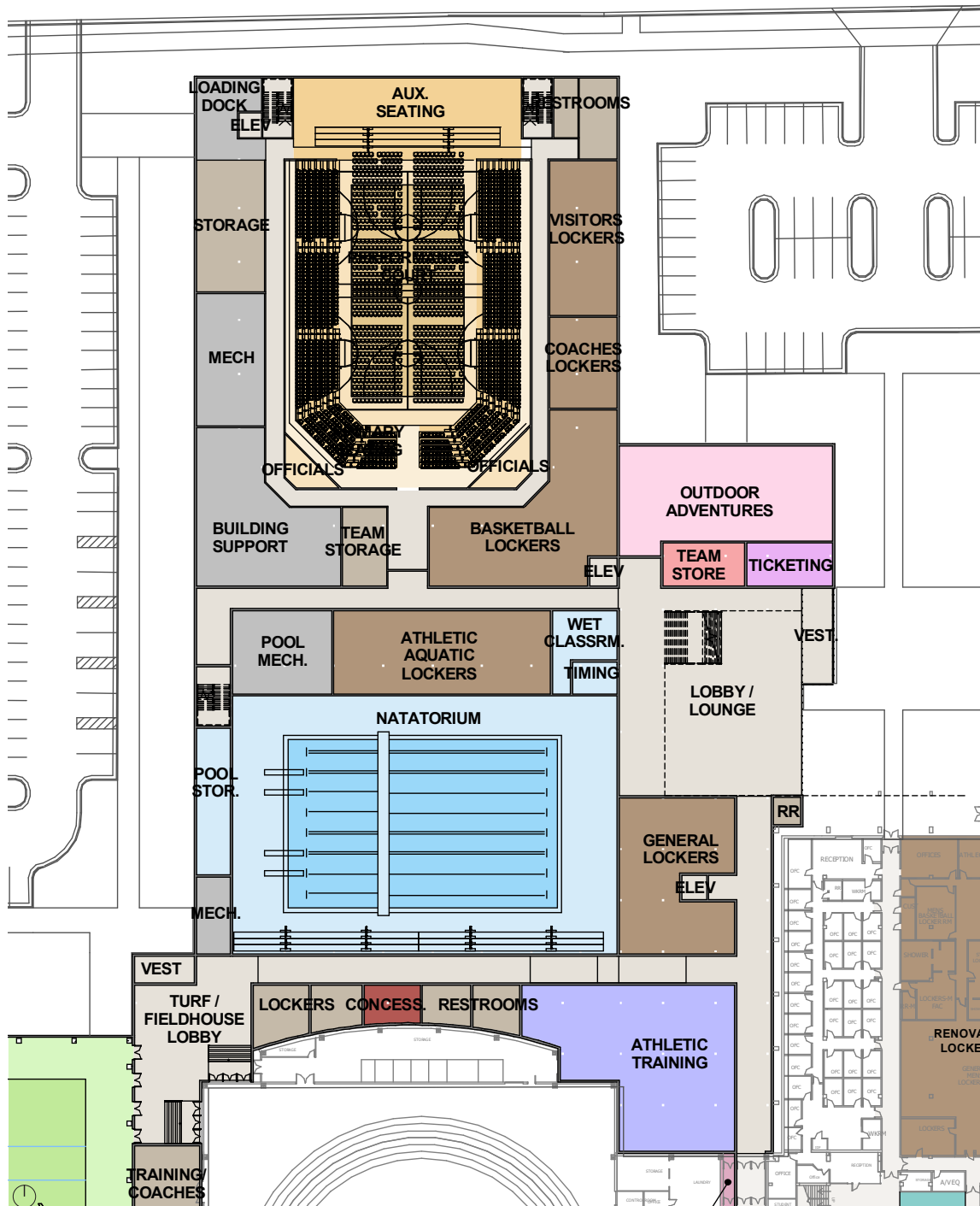




Turf Fieldhouse Interior

## EVENT CENTER AND NATATORIUM ADDITION





Event Center and Natatorium First Floor Plan

## DESCRIPTION

The Event Center and Natatorium Addition, or North Addition, is located on the north side of the Williams Center and is designed to group the main spectator spaces around a shared lobby/ lounge. This grouping acts to remedy the public access issues of the existing building, and gives the public a clear main entry.

Up the main stairs from the public entry is a second level shared concourse that serves both the Event Center and the Natatorium. By sharing this concourse, and the adjacent restrooms and concessions, redundancy is eliminated. This does, however, require that both the event center and natatorium are built at the same time. If this is not desired, the plan will need to be modified to allow for those shared amenities to be expanded upon in future phases.

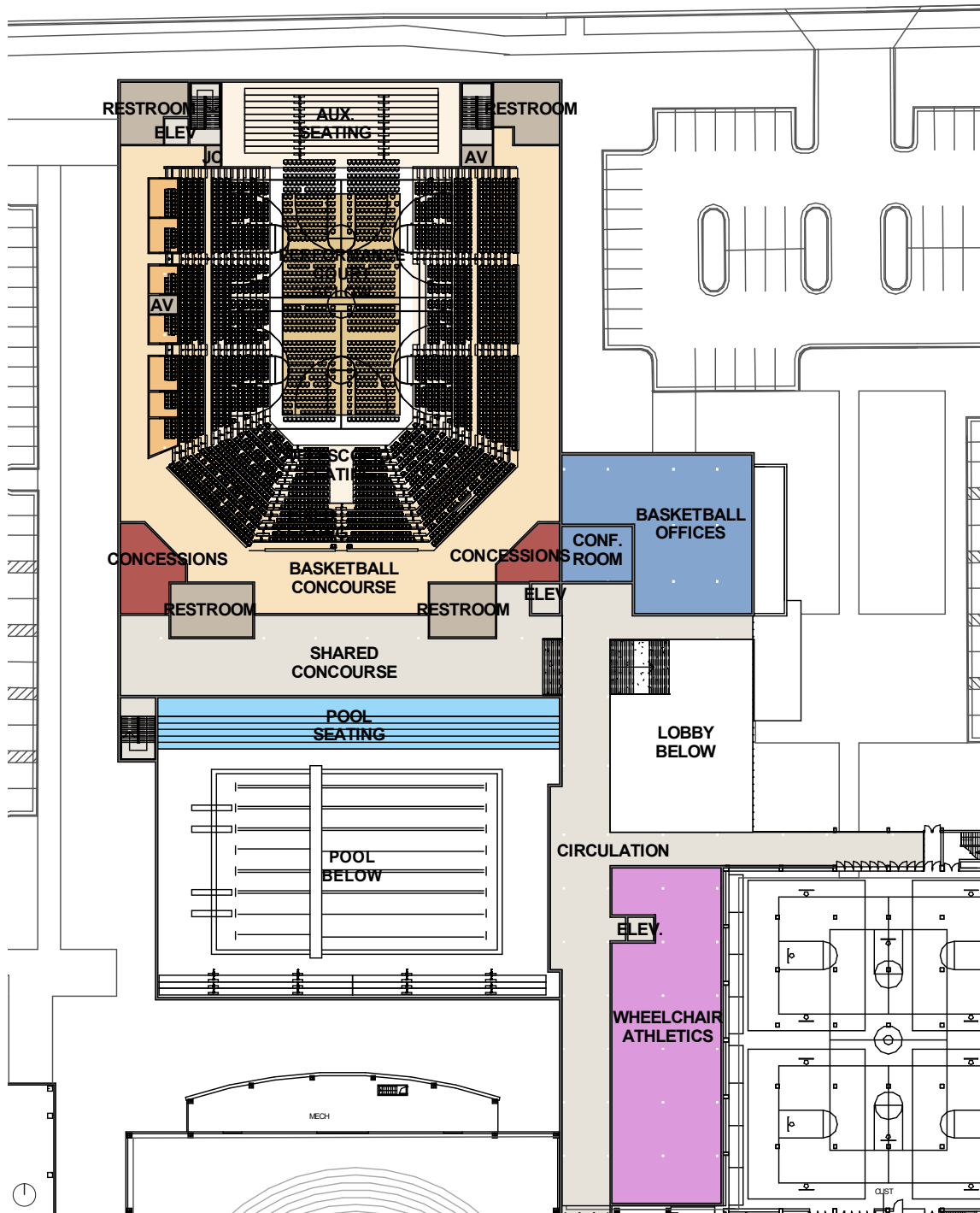
Spectators attending events in the Kachel Gymnasium for wheelchair athletics and other programs will also use the new lobby/lounge and restrooms and concessions of the north addition. They will use the north doors of the gymnasium, which are connected to the lobby by an elevated walkway.

On non-game days, the lobby/lounge functions as a student lounge and study space. The space overlooks the natatorium and is at the north end of the “pass-through” of the Williams Center between upper and lower campus.

The Event Center will be home to both men’s and women’s basketball, and various events like graduation and concerts. The space is flexible to allow for multi-purpose activities like multiple team practices, trade shows and large scale gatherings. Flooring needs to be chosen to function with the different events.

The Natatorium will be the home for men’s and women’s swimming & diving and also function as a recreation pool for all students, staff and the community. General locker rooms are located where community members can utilize the pool without needing deep access into the facility. Academic classes will also use the pool and wet classroom at various times.

Wheelchair Athletics will be brought to the Williams Center



Event Center and Natatorium Second Floor Plan

## DESCRIPTION (Cont.)

from Roseman Building which is slated to be re-purposed per the campus Master Plan. The Wheelchair Athletics department is located adjacent to the Kachel Gymnasium, their new home for practice and performance. Possible direct connections should be studied.

## PROGRAM (Public)

- 3,500-seat event center for court sports
- 4,500-seat event center for end stage events
- Stretch 25-yard pool with 500 seats
- Lobby/lounge doubling as event pre, post-function space and student lounge. Displays history of Warhawk Athletics
- Concessions and restrooms accessible from shared concourse between event center and natatorium

## PROGRAM (Student)

- Event Center includes two practice courts
- Natatorium functions for both competition and recreation swimming and academics
- Locker rooms for athletics (basketball, swimming) and general recreation
- Outdoor Adventures located adjacent to Lobby/lounge and on exterior wall
- Wheelchair Athletics adjacent to Kachel Gymnasium, their new practice and performance home. Elevator access directly into suite
- Possibility to include Athletic Training (cost option 1) if not built in previous phase (cost option 2)

## ESTIMATED COSTS

	Opt 1	Opt 2
Construction	\$57,141,986	\$54,906,075
Soft Costs	\$13,474,080	\$12,946,852
Total Project	\$70,617,000	\$67,853,000

\*2017 dollars. See Appendix for detailed cost estimate





Event Center Entry/Plaza





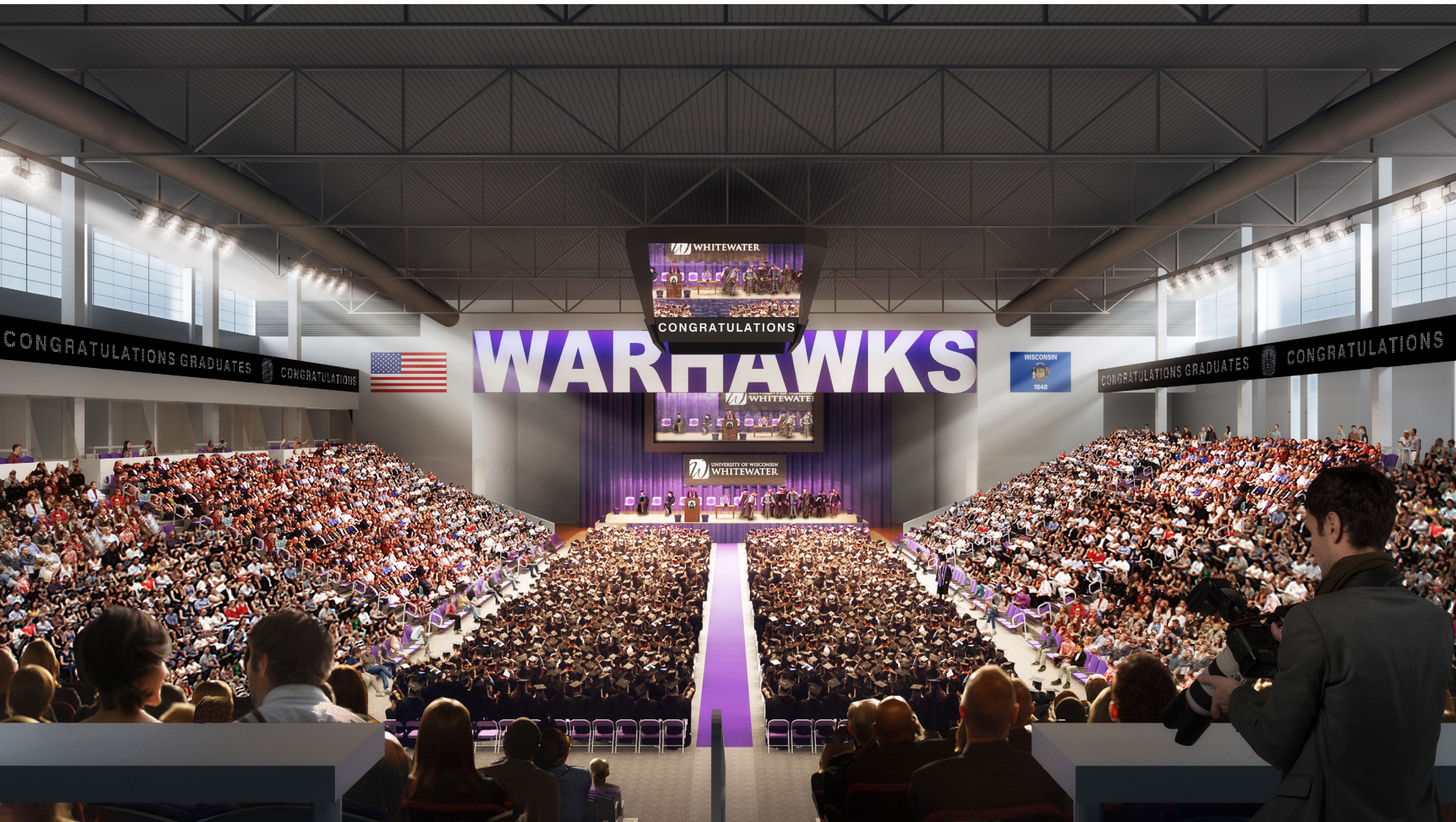
Event Center Lobby/Lounge





Event Center - Basketball





Event Center - Graduation





Natatorium

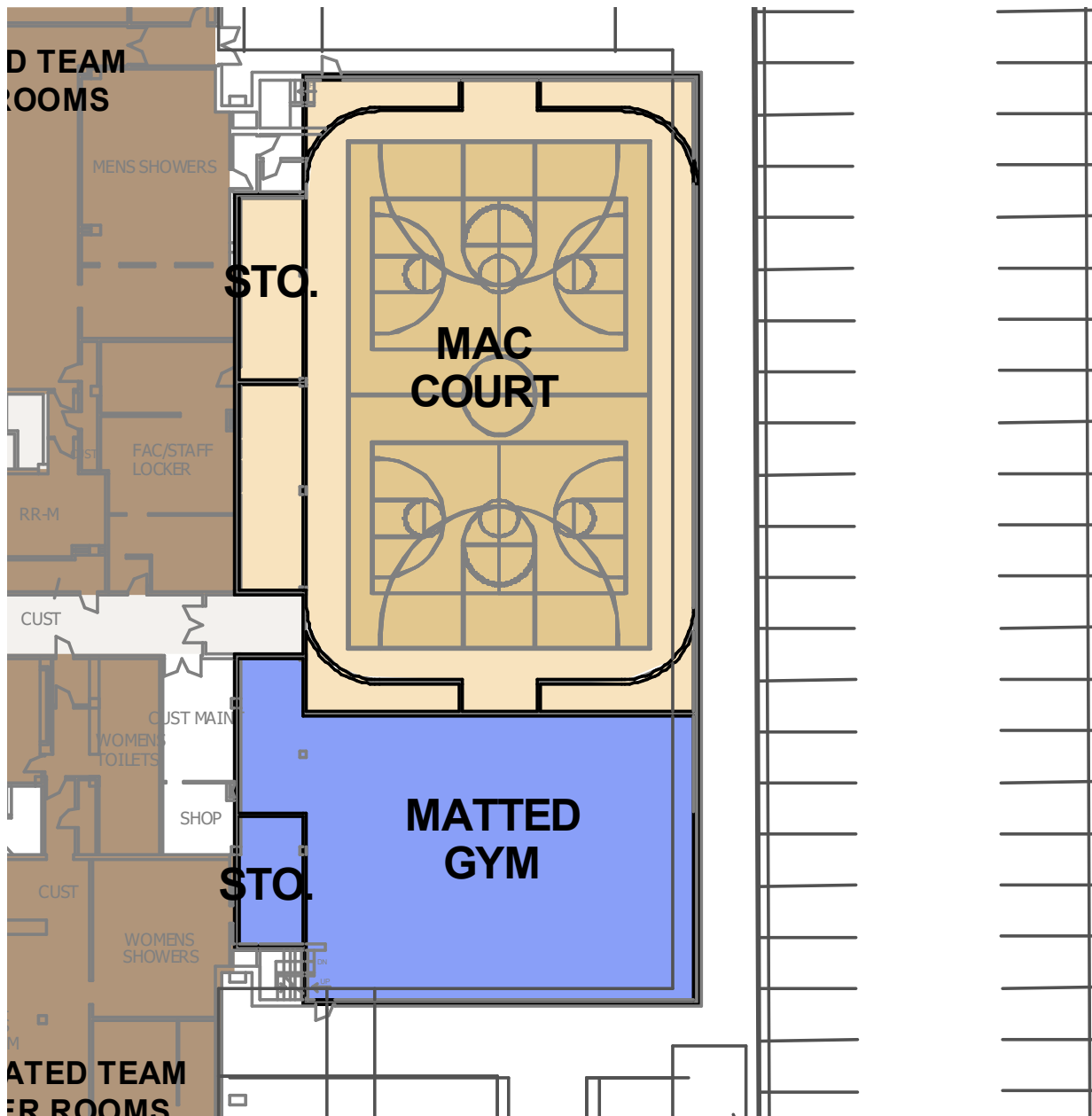




Wheelchair Athletics and the Connection to the Williams Center



## MAC COURT RENOVATION



## DESCRIPTION

The MAC Court Renovation fills both a need for campus recreation and occupies a space left vacant after the Natatorium from the Athletic & Recreation Master Plan is built. The renovation includes a multi-activity court along with a matted room.

A Multi-Activity Court is a space which is used for many activities like floor hockey, futsal, basketball, dodgeball, etc. Dasher boards normally surround the court and include built-in goals on the ends.

## PROGRAM

- MAC Court with 84'-0" basketball court
- Waiting area adjacent to MAC Court
- 3,300 SF Matted Room with storage

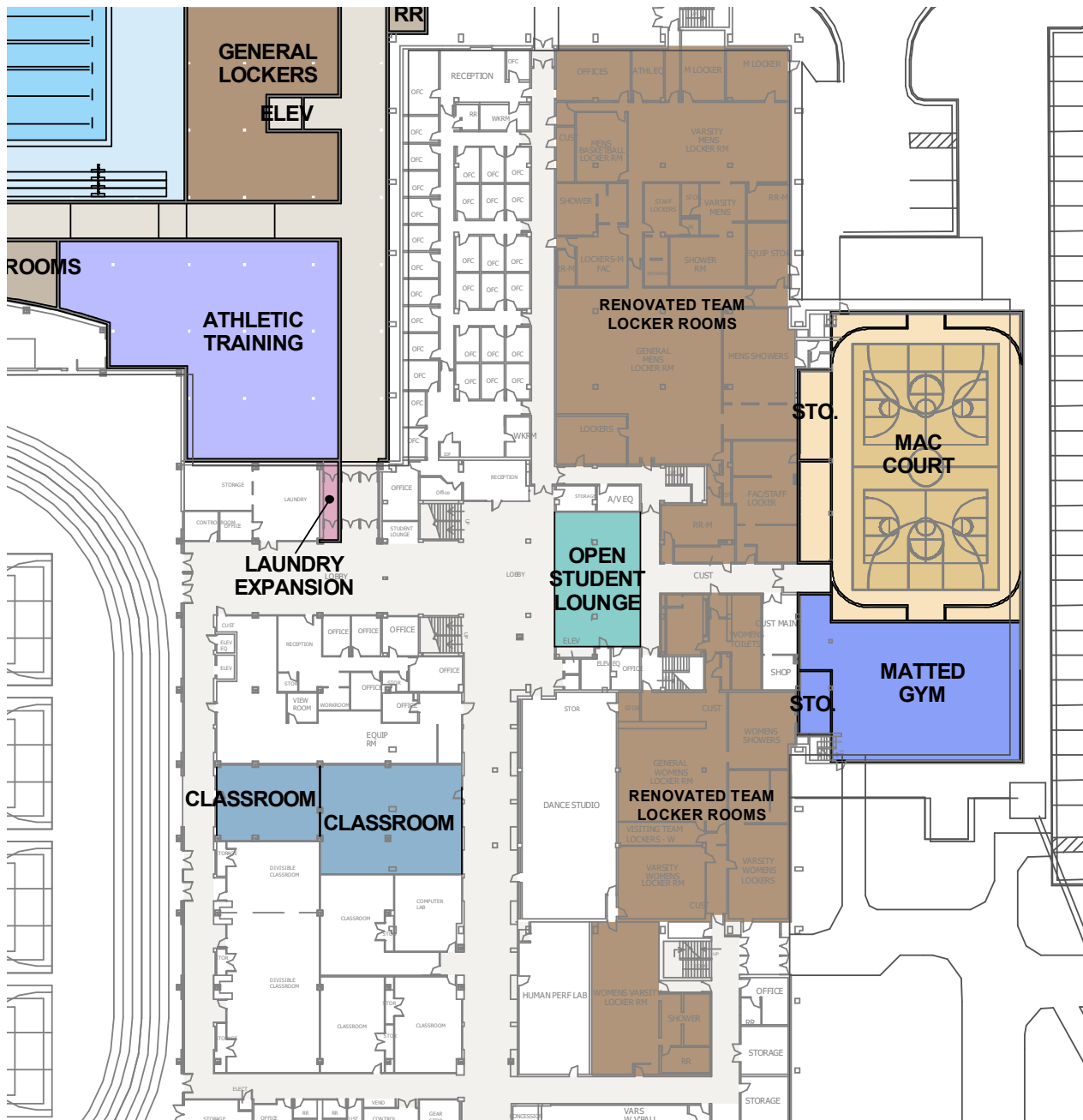
## ESTIMATED COSTS

Construction	\$1,881,000
Soft Costs	\$966,834
Total Project	\$2,848,000

\*2017 dollars. See Appendix for detailed cost estimate



## **E** ACADEMIC/LOCKER ROOM RENOVATION



## DESCRIPTION

The Health, Physical Education, Recreation and Coaching (HPERC) department currently utilizes multiple classrooms within the Williams Center. Those classrooms function fine but are full often and the department is in need of two more. The relocation of Athletic Training frees up space adjacent to the existing classrooms for two additional rooms.

In addition to new classrooms, the locker rooms in the Williams Center are in need of renovation and expansion. Currently, the locker rooms are disorganized and cellular in nature. With basketball, swimming and general lockers moving to the north addition, the current locker area should be demolished to the structure for new, organized athletic and general locker rooms.

Finally, a new, open student lounge is recommended in the location of the existing conference room. This will provide students a formal gathering area adjacent to the locker rooms, and also open up the circulation to the new MAC Court and Matted Gym

## PROGRAM

- (2) Classrooms
- Renovated athletic and general locker rooms
- 1,000 SF student lounge
- 200 SF laundry expansion

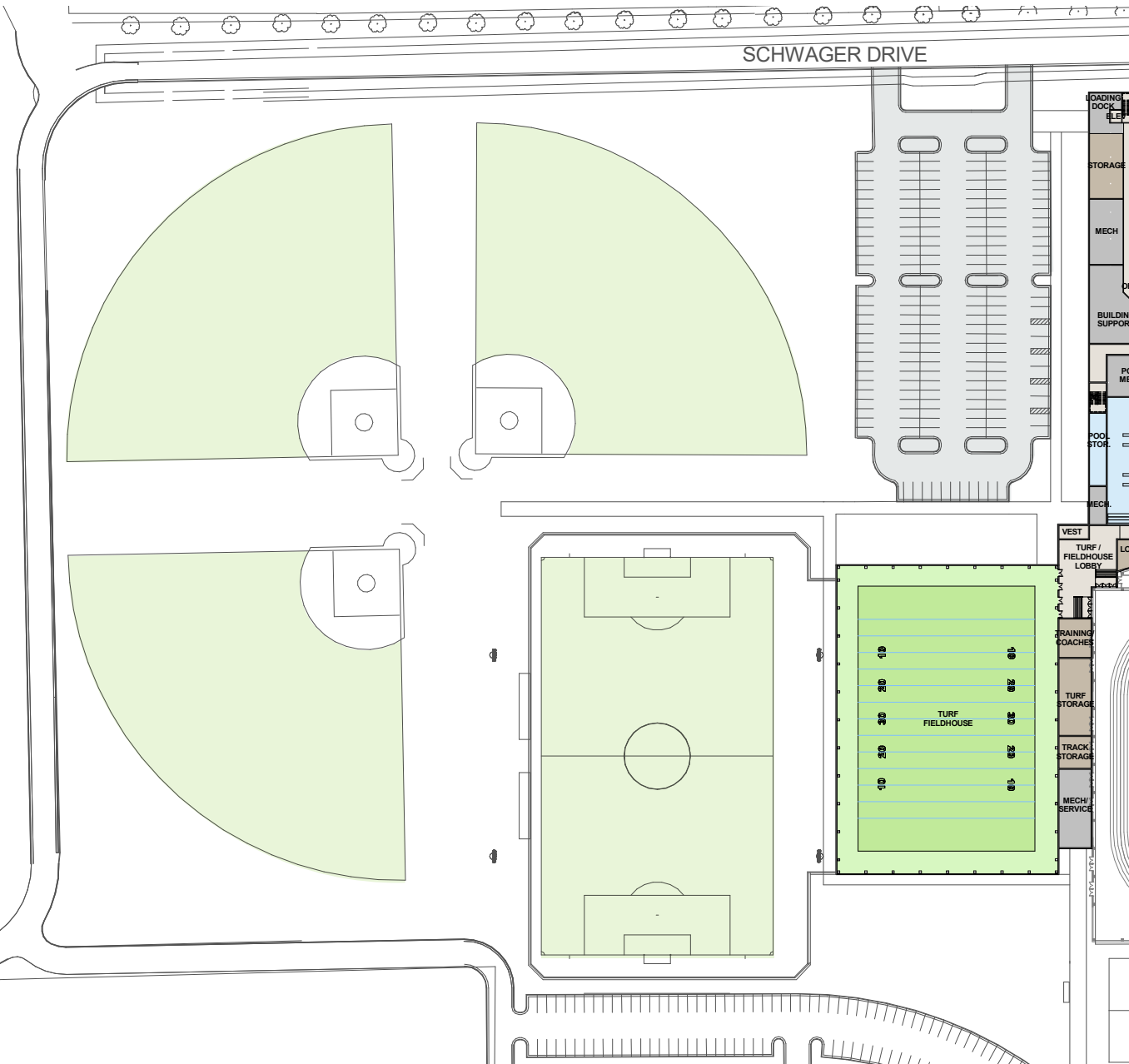
## ESTIMATED COSTS

Construction	\$4,602,477
Soft Costs	\$1,698,314
<b>Total Project</b>	<b>\$6,301,000</b>

\*2017 dollars. See Appendix for detailed cost estimate



## **F** OUTDOOR FIELDS AND WEST PARKING LOT



## DESCRIPTION

The Turf Fieldhouse Addition is recommended to be placed on the existing recreation soccer field. This field needs to be replaced as it is highly used by Recreation Sports & Facilities. There is also a need to add to the overall amount of parking around the Williams Center. Because of these two main additions, the Athletic & Recreation Master Plan recommends reconfiguring the entire field area to the west of the building.

A new synthetic turf soccer field is located directly west of the Turf Fieldhouse. By way of large garage doors, both athletic teams and intramural/club sports would have usage of both the interior and exterior synthetic turf field at the same time. This limits the size of the interior space and reduces overall costs.

To include the new 200-car parking lot north of the Turf Fieldhouse, the three softball fields shift to the west. The rugby fields are eliminated, but by making the soccer field synthetic turf, playability is expanded throughout the day and year.

## PROGRAM

- Illuminated synthetic turf soccer field
- 200 car parking lot
- (3) illuminated natural turf softball fields

## ESTIMATED COSTS

Construction	\$2,750,000
Soft Costs	\$1,014,750
<b>Total Project</b>	<b>\$3,765,000</b>

\*2017 dollars. See Appendix for detailed cost estimate



A photograph of a wheelchair basketball game in progress. Several players in blue jerseys with "WARHAWKS" and numbers are visible. One player in the foreground is holding a basketball. The game is taking place in a large indoor gymnasium with spectators in the background. The image is overlaid with a semi-transparent purple filter.

# Program Summary

CONCEPTUAL PROGRAM SUMMARY			
	Renovation	New Construction	
<b>MASTER PLAN - PROGRAM SUMMARY</b>			
<b>A</b> Weight Room Addition / Renovation	3,325 GSF	12,000 GSF	
<b>B1</b> Turf Fieldhouse Addition - Option 1		71,566 GSF	
<b>C1</b> Event Center and Natatorium Addition - Option 1		158,191 GSF	
<b>D</b> MAC Court Renovation	11,367 GSF		
<b>E</b> Academic / Locker Room Renovation	25,358 GSF		
<b>F</b> Outdoor Fields and West Parking Lot			
	40,050 GSF	241,757 GSF	

	Renovation	New Construction	Total Cost
<b>MASTER PLAN - PROGRAM SUMMARY (OPTIONS)</b>			
<b>B2</b> Turf Fieldhouse Addition - Option 2		85,613 GSF	If selected - Replace B1 Option
<b>C2</b> Event Center and Natatorium Addition - Option 2		151,750 GSF	If selected - Replace C1 Option





# Conceptual Cost Estimate

MASTER PLAN - PROJECT BUDGET SUMMARY		Conceptual Project Budgets
		Total Cost
<b>A</b>	Weight Room Addition / Renovation	\$5,037,000
<b>B1</b>	Turf Fieldhouse Addition - Option 1	\$19,139,000
<b>C1</b>	Event Center and Natatorium Addition - Option 1	\$70,617,000
<b>D</b>	MAC Court Renovation	\$2,848,000
<b>E</b>	Academic / Locker Room Renovation	\$6,301,000
<b>F</b>	Outdoor Fields and West Parking Lot	\$3,765,000
		<b>\$107,707,000</b>

MASTER PLAN - PROJECT BUDGET SUMMARY (OPTIONS)		Conceptual Project Budgets
		Total Cost
<b>B2</b>	Turf Fieldhouse Addition - Option 2 (If selected - Replace Option B1)	\$23,593,000
<b>C2</b>	Event Center and Natatorium Addition - Option 2 (If selected - Replace Option C1)	\$67,853,000

\*\* Note: UW-W requested that they receive these estimates as a "unescalated" cost, or in 2017 dollars. UW-W and UW System will apply an appropriate inflation/escalation factor when a project schedule and time line are established. Escalation will be factored when the campus prepares the Major Project Requests.



A photograph of a gym interior, featuring rows of dumbbells on racks in the foreground and various exercise machines and people in the background. The entire image is covered with a semi-transparent purple overlay.

# Schedule

UW-Whitewater has identified the following possible schedule for the Master Plan projects:

<b>A</b>	WEIGHT ROOM ADDITION/ RENOVATION	2019-21 Biennium
<b>B</b>	TURF FIELDHOUSE ADDITION	2019-21 Biennium
<b>C</b>	EVENT CENTER AND NATATORIUM ADDITION	TBD
<b>D</b>	MAC COURT RENOVATION	TBD
<b>E</b>	ACADEMIC/ LOCKER ROOM RENOVATION	TBD
<b>F</b>	OUTDOOR FIELDS AND WEST PARKING LOT	TBD



A swimmer is shown in a pool, wearing a black swim cap with the word 'HAWKS' in white. The swimmer is in a starting position, with their head down and arms extended forward. The background shows the pool lanes and water. The entire image is overlaid with a semi-transparent purple filter and large, abstract, curved shapes in a lighter shade of purple.

# Appendix

The Appendix information has been submitted separately and is available upon request.

## BENCHMARKING INFORMATION

### BUILDING PROGRAMS

- Weight Room Addition/ Renovation
- Turf Fieldhouse Addition
- Event Center and Natatorium Addition
- MAC Court Renovation
- Academic / Locker Room Renovation

### CONCEPTUAL DESIGN

- Site Plan
- Floor Plans
- Renderings (10)

### CONSTRUCTION COST ESTIMATES

### MEETING MINUTES



