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   c. Program / Facility Needs
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1. Acknowledgements

Charrette Participants

- Glen Haubold, Associate Vice President, Facilities & Services
- Lori McKee, Director of Health & Wellness
- Greg Walke, University Architect & Campus Planning Officer
- Matt Ochoa, Senior Assistant Director, Facilities
- Heidi Frohnapfel, Project Manager
- Danoiis Montoya, Associate Director, Campus Health & Wellness
- Dacia Sedillo, SAEM Business Affairs Office
- Wes Jackson, Associate Students of NMSU President
- Joni Newcomer, Manager Environmental Policy & Sustainability
- Robert Wood, Department Head, Human Performance Dance & Recreation
- Tammy Anthony, AVP Auxiliary Services

Additional Participants

- James Hall
- Dale Harrell
- Orasa Vaught
- Enrique Espalin
- Lucio Garcia
- AI Flores
- Kelly Smith
- Kyle Bogner
- Rick Pratt
- Rachael Judge
- Santiago Armijo
- Irene Lerma
- Brian Maes
- Silvia Green
- Ben Gabriel
- Nor Benzoni
- Kenny Coppedge
- Sasha Garcia
- Michelle Mason
- Jose Luera

Project Design Team – Van H. Gilbert Architect PC

- Van H. Gilbert, FAIA – Principal in Charge
- Jim Graf, AIA, LEED AP
- Michael Borowski, AIA

Project Design Team – Opsi Architecture LLP

- Jim Kalvelage, AIA, LEED AP BD+C
- Joe Baldwin, LEED AP BD+C, Associate
2. Executive Summary

In April 2014, New Mexico State University selected Van H. Gilbert Architect PC (VHGA), in association with Opis Architecture LLP (Opis), to complete the first stage of a multi-phase renovation and addition project at the Activity Center and the Aquatics Center on the Main Campus in Las Cruces, New Mexico.

To complete Stage 1 of the project, the Design Team was tasked with facilitating a design Charrette with the NMSU Charrette committee and facility users to define the basic program parameters. The goal of the Charrette was to develop the basis for preliminary studies, architectural programming, preliminary design, scheduling, and probable costs to establish the anticipated successful project. The Design Team was directed to provide renderings of visuals depicting the direction of the Outline Program for fundraising purposes.

The 100,000 square foot James B. Delamater Activity Center was constructed in 1973 and underwent an expansion and renovation in 1996. The Activity Center is home to the Department of Physical Education, Recreation and Dance and open to students, faculty, staff, and their guests. The Center offers facilities such as a weight room, elevated indoor jogging track, racquetball courts, climbing walls, dance/aerobic studio, basketball-volleyball play areas, and outdoor resource center and intramural fields.

The Aquatics Center, located adjacent to the Activity Center, contains a 25-yard indoor pool and an Olympic-size outdoor pool. NMSU is committed to the personal health and well being of its students and staff. To support this commitment, the Design Team will design a vibrant gathering spot and a recreation and wellness center devised in collaboration with the campus community. As envisioned, the facility would be a rejuvenated center, flooded with natural light, with vertical elements, and transparency of activities. By creating a new front entrance that unites the two Centers, the renovated facility will be the heart of the campus, the ‘see and be seen’ gathering spot, a welcoming campus beacon, and a genuine expression of campus commitment to health and well being and sustainability of the environment.

In addition to the aesthetic transformation of a new front entrance, the Program will include functional renovations such as new or updated locker room facilities, classrooms, and potentially a new multi-purpose space. Design solutions will be distinctive in their openness and interaction while maintaining a clear organization and providing necessary separations for code compliance, safety, security, function, and acoustics.
3. Process

Description of Process:

To accomplish the objective of developing a conceptual design program and renderings for the renovation and expansion of the NMSU Aquatics & Activity Center for the University to use for fundraising, the process consisted of:

- Charrette
- Site Assessment
- Charrette Working Group – Develop Outline Program
- Develop Concept Design Renderings
- Develop Conceptual Cost Estimate

Charrette:

Working closely with NMSU project manager, Heidi Frohnapfel, AIA, LEED AP the Design Team organized and facilitated a two day Charrette at the NMSU Student Health Center on May 12 & 13, 2014. A comprehensive Agenda was developed for the two days to make sure that the NMSU Charrette Committee and representatives from the User groups were able to participate in the programming process. The Agenda and a list of attendees are included in the Appendix of this document.

Site Assessment:

The two day Charrette began with a tour of the existing Activities & Aquatics spaces. VHGA/Opis prior to the Charrette had taken the existing floor plans and organized each phase plan into one set of floor plans with all facilities at the Activities and Aquatics Center. These Floor Plans are included in the Appendix of the document.

The Design Team looked at infrastructure issues including fire alarm and sprinkler systems, lighting, and mechanical ventilation. Consideration was given to exterior envelope upgrades and interior upgrades to achieve a unified Activity Center. The Design Team will also focus on Storage and locker rooms, existing and new classroom areas as well as lounge and study spaces.
3. Process

Outline Program / Concept Renderings:

Throughout the day, May 12, 2014, the Committee and scheduled groups provided Program input.

Van H. Gilbert and Jim Kalvelage set up a work space in one of the Health Center conference rooms and began assembling the Program information developed in the earlier work sessions into a Conceptual Design to present to the committee in the meetings on the morning of May 13, 2014.

The comments and responses to the very preliminary relationship diagrams were very positive, which is an indication that the Design Team is proceeding in the direction the committee envisions. The Design Team developed a preliminary floor plan and site plan for the committee to view during the wrap-up session.

At approximately 2:00 pm in the afternoon of May 13, 2014, the wrap-up began and Jim Kalvelage and Van H. Gilbert presented the preliminary floor plans (two floor plans), the preliminary site plan, and the preliminary opinion of probable costs, which are included in the Part 4, Supporting Documents.

Discussions were held by the Committee and the consensus was reached that the design solution meets the criteria established for the Charrette. The next step for the Design Team was to develop the floor plan and site plan, add two rendered perspectives to the package, and develop a summary report for the NMSU Facilities Department.
3. Process

**Synopsis of Discussions with Stakeholders:**

The Design Team listened intently to all the groups that presented throughout the Charrette. The following is the Outline Program and Facility Needs extracted from meetings throughout the first day. From this Program, the Design Team (VHGA/Opsis) designed a concept of renovation and expansion for the Activities & Aquatic Center.

**NMSU Activity Center – Program / Facility Needs**

**Facility Infrastructure:**
- Fully sprinkler Activity Center
- Upgrade fire alarm system
- Provide PA system
- Provide fiber optics and wireless capability
- Correct indoor pool mechanical ventilation
- Upgrade artificial lighting at indoor pool
- Provide adequate mechanical ventilation for rock climbing gym
- Confirm upgrades needed to meet Emergency Preparedness Facility requirements

**Exterior Envelope Upgrades:**
- Correct exterior water infiltration issues
- Roof replacement
- Provide drainage at edge of SE pad
- Increase exterior windows for daylighting and views

**Exterior Pedestrian Pathway**
- Create pathway around southwest corner to connect north-south pedestrian walkway. This will require remodel of part of the current patio and chilled water plant parking.

**Interior Upgrades:**
- Increase interior windows for daylighting, views of activity spaces and enhanced supervision (glass at racquetball courts)
- Enhance wayfinding and remove dead end corridors

**Unified Activity Center**
- Provide shared entry for activity center and aquatics
- Provide one entry welcome desk and control point
- Provide entry lobby display of activity spaces with views of outdoor pool, cardio area, weight room and gymnasium
- Provide lounge and study spaces
- Consider coffee shop/ café (minimum of healthy food vending area)
- Possible food vendors include Einstein’s and Subway
- Create open and inviting exterior entrance to the Activity Center
- Provide outdoor gathering and entry court
- Provide ADA parking near the Activity Center entry
3. Process

NMSU Activity Center – Outline Program / Facility Needs (Continued)

Aquatic Spaces:
- Woman’s Swim Team Locker Room
- Provisions for visiting woman’s swim team
- Expand indoor and outdoor pool storage
- Enlarge 50-meter pool deck to accommodate bleacher seating
- Consolidate aquatic/athletics offices (3 for athletics - 4 for recreation/swimming)
- Provide classroom /conference room (30-person capacity)
- Retain and better define outdoor dryland training courtyard
- Relocate canoe and kayak storage with outdoor recreation center (if possible)
- Provide storage for 20 kayaks adjacent to indoor pool for instruction
- Increase daylighting at indoor pool
- Provide indoor connection from locker rooms to indoor pool during winter months

Recreation Activity Spaces:
- Provide large multi-purpose group exercise rooms (2,200 sf) for zumba, yoga, etc… with storage rooms
- Relocate and expand cardio/weight area (8,000sf) with access to daylighting and views
- Expand free weight and circuit training room
- Mult-use gym with synthetic floor (futsol, indoor soccer, volleyball, etc…)
- Consider providing bowling alley and “Top Golf” course

HPDR Academic Space Needs:
- Increase facility offices and provide conference room
- Provide teaching lab for bio-mechanics
- Provide teaching lab for sports psychology and motor learning lab (enhance acoustical isolation)
- Retain equipment storage room at gym level
- Provide study areas

Outdoor Recreation Center:
- Consolidate dispersed program
- Provide proximity to classroom for staff training and outdoor leadership program (30 person capacity)
- Provide canoes and kayak storage
- Provide storefront address
- Provide loading area for equipment pick-up and return
- Rock climbing gym managed by recreation center staff

Equipment Storage:
- Locate intramural equipment storage at field level (800sf)
- Retain central location for gym equipment check-out storage

Other Program Desires:
- Retain recreation offices in current location above weight room
4.a INTERIOR RENDERING

Van H. Gilbert Architect PC
4.2 Floor Plans

Concept Plan – Second Floor
4.d 2) CHARRETTE FLOOR PLANS – UPPER LEVEL
### 4.e CONCEPTUAL PROBABLE COST ESTIMATE

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Cost Estimate based on Goal Range.

**Excluded:**
- **Roof Replacement**  
  +$2,200,000 x 33\% = $3,000,000  
  **Total Cost**
- **Southeast Pad Addition**  
  33,000 SF + $10,700,000 x 33\% = $14,231,000  
  **Total Cost**
4.f SQUARE FOOT SUMMARY

### Existing/New Conceptual Sq Footage - Level 1

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### Future Conceptual Sq Footage - Level 2

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**GRAND TOTAL 169,077 SF**
5. APPENDIX

a. Charrette Agenda & Sign-in Sheets
b. Pre-Charrette Floor Plans
c. Program / Facility Needs
d. 2013 Update to 2006 NMSU Master Plan w/November 15, 2013 Draft Plan Notes
NMSU Activity Center Charrette Agenda

Workshops to be held at the Campus Health Center Conference Room, 3080 Breland Drive

Day 1 – May 12, 2014

Tour Project and Campus 7:30 am - 9:30 am  Architects, HF & DM
Room Set up for Workshop 9:30 am - 10:00 am  Architects, HF, LM & DM
NMSU Project Committee Workshop 10:00 am - 1:00 pm  Architects & *Bldg Committee
  - Goal Setting /Guiding Principles
  - Discuss Campus Integration
  - Site Analysis
  - Review Deficiencies / Needs
  - Identify Space Program Elements
  - Prioritize Program Elements

Lunch Break (working lunch) 12:00 pm - 1:00 pm  Architects, HF, LM, & DM
(+ whomever would like to continue working through lunch)

Subject Area Group Meetings
  - Group 1 1:00 pm - 1:45 pm (HPRD) B. Woods
  - Group 2 1:45 pm - 2:30 pm (Facilities & Services) Heidi F.
  - Group 3 2:30 pm - 3:15 pm (Swim Teams) M. Mason
  - Group 4 3:15 pm - 4:00 pm (Students) S. Green
  - Group 5 4:00 pm - 4:45 pm (Faculty/Staff) D. Montoya
  - Group 6 4:45 pm - 5:30 pm (Rec Sports) D. Montoya

Design Team Dinner / Worksession 5:30 pm - 9:00 pm

Day 2 – May 13, 2014

Design Team Worksession 8:00 am - 12:00 pm  Architects + ‘drop-ins’

Lunch Break 12:00 pm - 1:00 pm  Architects, HF, LM & DM

Design Team Worksession 1:00 pm - 2:00 pm  Architects + ‘drop-ins’

NMSU Project Committee Presentation 2:00 pm - 5:00 pm  Architects & *Bldg Committee

*Building Committee Representatives:
  - Lori McKee
  - Heidi Frohnepfel (Project Manager, Facilities and Services Office – Greg Walke, Boyd Poirier, Matt Ochoa, Dale Harrell, joni newcomer )
  - Danny Montoya (Building Monitors)
  - Bob Woods (College of Education)
  - Wesley Jackson (ASNMSU President)
  - Jim Armijo (Student/Intramural Supervisor)
  - William “Bill” Eamon (Dean of Honors College/AggieFit member)
  - Tammy Anthony (AVP Auxiliary Services)
  - Dacia Sedillo (SAEM Business Affairs Officer)
  - Any critical architect and OFS personnel
# New Mexico State University - Activity & Aquatic Center
## Charrette Agenda - May 12 & 13, 2014

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<th>May 12, 2014 - Day 1</th>
<th>7:30 am / 9:30 am</th>
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<td>Committee Workshop</td>
<td>Working Lunch</td>
<td>Subject Area Groups</td>
<td>Design Team Work</td>
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<tr>
<td>Van H. Gilbert / Jim Kalvelage</td>
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<tr>
<td>Heidi Froehnafel, Lori Mckee, Danny Montoya</td>
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<td>Campus Architect</td>
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<td>NMSU Committee</td>
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<td><strong>Subject Area Groups:</strong></td>
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<tr>
<td>Group 1 (HPRD) B. Woods 1:00 - 1:45 pm</td>
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<tr>
<td>Group 2 (Fac &amp; Srvcs) Heidi F. 1:45 - 2:30 pm</td>
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<td>Group 3 (Swim Teams) M. Mason 2:30 - 3:15 pm</td>
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[Attendance Optional](#)  
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<tr>
<td>Heidi Froehnafel, Lori Mckee, Danny Montoya</td>
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<td>Campus Architect</td>
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<td>NMSU Committee</td>
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<td><strong>Subject Area Groups:</strong></td>
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<tr>
<td>Group 1 (HPRD) B. Woods</td>
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<tr>
<td>Group 2 (Facilities &amp; Services) Heidi F.</td>
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<tr>
<td>Group 3 (Swim Teams) M. Mason</td>
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<tr>
<td>Group 4 (Students) S. Green</td>
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<tr>
<td>Group 5 (Faculty Staff) D. Montoya</td>
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<tr>
<td>Group 6 (Rec Sports) D. Montoya</td>
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[Attendance Optional](#)  
[Attendance Required](#)
ACTIVITY - AQUATIC CENTER

DESIGN CHARRETTE

SIGN-IN 5-12-14

10AM

<table>
<thead>
<tr>
<th>NAME</th>
<th>E-MAIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heidi Froehnapfel</td>
<td><a href="mailto:heidi@nmsu.edu">heidi@nmsu.edu</a></td>
</tr>
<tr>
<td>Danis Montoya</td>
<td><a href="mailto:danis@nmsu.edu">danis@nmsu.edu</a></td>
</tr>
<tr>
<td>Lori Mckee</td>
<td><a href="mailto:lori@nmsu.edu">lori@nmsu.edu</a></td>
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<td>Dacia Sedillo</td>
<td><a href="mailto:dacia@nmsu.edu">dacia@nmsu.edu</a></td>
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<tr>
<td>Wes Jackson</td>
<td><a href="mailto:wes@nmsu.edu">wes@nmsu.edu</a></td>
</tr>
<tr>
<td>Jim Littrell</td>
<td><a href="mailto:jim@pravinarch.com">jim@pravinarch.com</a></td>
</tr>
<tr>
<td>V.H. Gilbert</td>
<td><a href="mailto:vgilbert@cvahqarchitects.com">vgilbert@cvahqarchitects.com</a></td>
</tr>
<tr>
<td>Joni Newcomer</td>
<td><a href="mailto:newcomer@nmsu.edu">newcomer@nmsu.edu</a></td>
</tr>
<tr>
<td>Greg Walker</td>
<td><a href="mailto:gwalker@nmsu.edu">gwalker@nmsu.edu</a></td>
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<tr>
<td>Robert Wood</td>
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<td>Sam Lecce</td>
<td>slc@fvs</td>
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<tr>
<td>Al Flores Jr</td>
<td><a href="mailto:florres@nmsu.edu">florres@nmsu.edu</a></td>
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12PM

(FPRD)

1PM

1:45

FACILITIES & SERVICES
2:30 PM
Kerry Smith
email: smithka@nmsu.edu

Kyle Begnor, NMSU Dive
Kbojar@nmsu.edu

Rick Pratt, NMSU Swim, LCAT
rpratt@nmsu.edu

Rachel Judge, NMSU Swim, LCAT
rjudge@nmsu.edu

James Hall, NMSU Admin
jhall2@nmsu.edu

3:15 PM
Students
Santiago Armijo
seal8@nmsu.edu

Irene Lerma
irenel@nmsu.edu

Brian Maes
bmaes9@nmsu.edu

4:00 PM
Faculty/Staff
William Emerson
weamson@nmsu.edu

Silvia Greene
Sigreen@nmsu.edu

Lisa McLear
lmcllee@nmsu.edu

Ben Gabriel
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5/13/14

ACTIVITY - AQUATIC CENTER
CHARRETTE PRESENTATION

2PM

SIGN IN

NAME:

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- Heidi M. Zehnder
- Glen Harbauer
- Vinne Kirkland
- Deana Sedillo
- William Eman

JIM NEWCOMER:

Nes Jackson

Matt Gilroy
5. b Pre-Charrette Floor Plans
5. c PROGRAM / FACILITY NEEDS

Facility Infrastructure:
- Fully sprinkler Activity Center
- Upgrade fire alarm system
- Provide PA system
- Provide fiber optics and wireless capability
- Correct indoor pool mechanical ventilation
- Upgrade artificial lighting at indoor pool
- Provide adequate mechanical ventilation for rock climbing gym
- Confirm upgrades needed to meet Emergency Preparedness Facility requirements

Exterior Envelope Upgrades:
- Correct exterior water infiltration issues
- Roof replacement
- Provide drainage at edge of SE pad
- Increase exterior windows for daylighting and views

Exterior Pedestrian Pathway
- Create pathway around southwest corner to connect north-south pedestrian walkway. This will require remodel of part of the current patio and chilled water plant parking.

Interior Upgrades:
- Increase interior window for daylighting, views of activity spaces and enhanced supervision (glass at racquetball courts)
- Enhance wayfinding and remove dead end corridors

Unified Activity Center
- Provide shared entry for activity center and aquatics
- Provide one entry welcome desk and control point
- Provide entry lobby display of activity spaces with views of outdoor pool, cardio area, weight room and gymnasium
- Provide lounge and study spaces
- Consider coffee shop/ café (minimum of healthy food vending area)
- Possible food vendors include Einstein’s and Subway
- Create open and inviting exterior entrance to the Activity Center
- Provide outdoor gathering and entry court
- Provide ADA parking near the Activity Center entry

Aquatic Spaces:
- Woman’s Swim Team Locker Room
- Provisions for visiting woman’s swim team
- Expand indoor and outdoor pool storage
- Enlarge 50-meter pool deck to accommodate bleacher seating
- Consolidate aquatic offices (6-7 offices)
- Provide classroom /conference room (30-person capacity)
- Retain and better define outdoor dryland training courtyard
5. c PROGRAM / FACILITY NEEDS (Continued)

Aquatic Spaces (continued):
- Relocate canoe and kayak storage with outdoor recreation center (if possible)
- Provide storage for 20 kayaks adjacent to indoor pool for instruction
- Increase daylighting at indoor pool
- Provide indoor connection from locker rooms to indoor pool during winter months

Recreation Activity Spaces:
- Provide large multi-purpose group exercise rooms (2,200sf) for zumba, yoga, etc... with storage rooms
- Relocate and expand cardio/weight area (8,000sf) with access to daylighting and views
- Expand free weight and circuit training room
- Multi-use gym with synthetic floor (futsol, indoor soccer, volleyball, etc...)
- Consider providing bowling alley and “Top Golf” course

HPDR Academic Space Needs:
- Increase facility offices and provide conference room
- Provide teaching lab for bio-mechanics
- Provide teaching lab for sports psychology and motor learning lab (enhance acoustical isolation)
- Retain equipment storage room at gym level
- Provide study areas

Outdoor Recreation Center:
- Consolidate dispersed program
- Provide proximity to classroom for staff training and outdoor leadership program (30 person capacity)
- Provide canoes and kayak storage
- Provide storefront address
- Provide loading area for equipment pick-up and return
- Rock climbing gym managed by recreation center staff

Equipment Storage:
- Locate intramural equipment storage at field level (800sf)
- Retain central location for gym equipment check-out storage

Other Program Desires:
- Retain recreation offices in current location above weight room
2013 Updates to the Master Plan
Overall Plan with Detail Areas

New Mexico State University - Las Cruces
Leave College Ave. in current alignment

Reinforce Heritage Farm Concepts

Northwest

(4) 2013 Update to the 2006 Master Plan
New Mexico State University - Las Cruces
Leave current ball fields in place

- Track
- Intramurals
- Facilities & Services or other future facilities
- Delete new ball fields

Southeast

(6) 2013 Update to the 2006 Master Plan
New Mexico State University - Las Cruces
East Campus (East of I-25)
No changes to this area from the 2006 Master Plan; this area will require further study
The current campus master plan (including plans for the branch community college campuses) was adopted by the Board of Regents in December 2006. Since that time, the following plans have been adopted as component parts of the 2006 Master Plan:

- Water Master Plan (October 2008)
- Housing Master Plan (March 2009)
- Heritage Preservation Plan (May 2009)
- Dining Services Master Plan (June 2011)
- Transportation and Parking Analysis (October 2011)
- Wayfinding Policy

The 2006 Master Plan for the Las Cruces campus focused on several principle concepts. These concepts remain in force and are still major components of the updated plan:

1. Focus new academic development in the core of the campus by infilling currently vacant sites or by replacing current facilities. This will result in a core that is walkable (10-minute pedestrian radius is desirable), and sustainable (good use of centralized utilities; maintenance of smaller footprints).
2. Strengthen University Avenue’s development as a lively, pedestrian-oriented center that provides an interface between the university and the community.
3. Move the majority of student and staff parking to the perimeter of the campus core and strengthen transportation by bus, bicycles and walking.

In 2012, work was begun with the original master planners (Hanbury Evans Wright Vlattas) to refresh the 2006 master plan to bring it up to date and to reflect changes, issues and needs that have become apparent since 2006. This plan focuses only on the Las Cruces campus. This is not a complete and comprehensive update of the plan. Such a comprehensive update will probably be undertaken between now and 2020.

Public meetings have been held, with the master planners attending. There have also been a number of smaller meetings with constituent groups on campus, the Campus Planning Committee, Facilities & Services staff, and other individuals and groups at NMSU.

The 2013 update drawing (Long Range Illustrative Master Plan), incorporates the following changes:

1. **Include all new construction since the 2006 plan was created.** These are now shown in gray (as existing buildings, as opposed to the brown color for proposed future buildings). This includes:
   a. Las Cruces Convention Center
   b. Center for the Arts
   c. Bookstore/Auxiliaries Building
   d. Institute for Public Policy
   e. Undergraduate learning Center (currently in schematic design)
   f. O’Donnell Hall
   g. American Indian Student Center
   h. Chamisa Village Phase 2
   i. Satellite Chilled Water Plant
   j. New Soccer Field
   k. Football Coaches’ Office Building
   l. Addition to Coca Cola Building
   m. Early College High School Phases 1 and 2 in Arrowhead Center
(2) Include the following changes to the plan for future work (listed by map area):

**Northeast:**
- a. McFie Ramble: a pedestrian, tree-lined path (accessible by emergency vehicles only) re-creating the original McFie Circle as a new campus center and green space. This was an original feature of the 2006 master plan, but its form has been solidified over the years.
- b. Show the currently-proposed NMDOT changes at the University Avenue interchange and along the frontage road (Triviz), including new entrances along the frontage road and a new traffic circle at Wells Street.
- c. Show housing as designed by Shelter Architects in 2012, east of Rhodes Garrett Hamiel: this includes replacement of Monagle Hall and the construction of a Greek Row and Affiliated Housing components. The current master plan calls for mixed use development (including commercial and residential) in this area to strengthen University Avenue, so a part of the housing district is shown as “Potential Development Area 2”.
- d. Show a new parking lot north of Corbett Center and south of Hamiel Hall: this will replace the parking that is removed when McFie Ramble is built, and will serve CCSU with public parking. Due to the slope of the land in this area, it’s possible this could be a two-level deck without ramps.
- e. Outline the boundaries of the properties north of University Avenue and label: “For potential development “. These are properties that are considered most likely for real estate sale, long-term lease or other income-producing development. Potential Development Area 1: Maximize any real estate investment potential for its sustainable return to the university.
- f. Memorial: A chapel is shown on the north side of the duck pond, west of Ed Services.

**Northwest:**
- g. Show College Avenue in its current form west of Union Avenue (not angled)
- h. Show portions of the Heritage Farm – this was originally proposed in the 2006 Plan, but has been somewhat more developed over the years and includes an historical trail, the Chile Pepper Institute, a visitor’s center, a vineyard and winery, demonstration gardens, etc.

**Southwest:**
- i. Show Equestrian Center as master planned by Gralla in 2008 (at Gregg & Knox Streets)
- j. Delete the Residential Community Building shown on the SE corner of Wells and Williams. On this site, show a proposed new fire station.
- k. Show new Family Housing in the block bounded by Gregg, Williams, Standley, and (where family housing –the small single family units -- currently exists). Show approximately 900 new units (twice as many as existing, so the density will double). The existing single-family housing will be removed (Tom Fort and Sutherland Villages).
- l. Show Rentfrow Hall as it currently exists (SE corner of Stewart and Williams)

**Southeast:**
- m. Show existing track facility to remain.
- n. Show existing intramural field to remain where it is.
- o. Show existing Facilities & Services area to remain. This is shown as a green field at this time; final development of this area needs to be planned. F&S may move to a more compact location – perhaps on the east side of the intersection of Locust and Wells.
- p. Show Softball and Baseball fields in their current location.
- q. Delete the Family Housing area where shown along the east side of Locust Street (where baseball/softball currently are): see Southwest section notes regarding family housing.
- r. Delete the baseball field shown south of Wells Street (“future athletic field expansion”). Add this area (currently used as the ASNMSU Disc Golf Course – which will be relocated) to Arrowhead Research Park.
Arrowhead:
s. Show at least one more internal connector to the main campus: extend Locust Street to tie into the Arrowhead Park. This will allow for greater bus/bicycle/pedestrian connections to the campus for researchers and students. The exact route of this road will need to be determined later to fit the Arrowhead Park development plan.
t. Show proposed Arrowhead Drive/I-10 interchange
u. Incorporate elements of the Arrowhead Strategic Assessment conducted in October 2012. Note that the Arrowhead research Park will develop a master plan that may differ from this one in terms or road locations, connectivity and specific features. This development will take place over time as the park is developed.

East of I-25:
v. This area stays as it is currently planned in the 2006 Master Plan. Principle recommendations included expansion of research facilities and preservation as a land bank. However, some attention has been paid to it recently and there are several ideas that have come forward:

1. This area has maximum potential for investment return (and also for good planned development) if considered and planned as a whole. Therefore, nothing should be done in this area on a piecemeal basis: for example, selling or leasing a lot on University Avenue might bring some short-term revenue, but it would close off many more options and reduce the overall desirability of the entire acreage.

2. There has been an interest in developing a rodeo arena, possibly in conjunction with a major performance venue. Detailed planning has not been done that could result in a specific statement that any particular location is indeed the best location for such a venue. However, if this initiative develops and funding is apparent, then a location somewhere in the vicinity of the current rodeo grounds and the Farm & Ranch Heritage Museum would be considered a likely possibility.

3. The current vista of the golf course provides a welcome glimpse of green in our desert landscape that is good to have associated with NMSU. Anything done in this area should be developed with an extra degree of sensitivity to reflect NMSU and the campus presence. We do not want to wall off the campus with commercial development unrelated to the university. It was noted that this might limit the options for commercial development, but that was acceptable and understood. There may also be the possibility of introducing more green areas along our side of the street and opening up views of the golf course.

Miscellaneous Other Issues Campus-Wide:
w. Address the issue of emergency/delivery access paths and ADA parking/access in the core campus area. These will be shown on separate drawings, to outline the various routes and sites.

Not all parking and traffic can be directed to the campus perimeter. We need to allow for:

1. ADA parking scattered and near all major buildings along accessible paths
2. Public access for visitors and customers of campus businesses, such as at Corbett Center
3. Access for emergency vehicles (fire, police, utilities, maintenance. Etc.)
4. Access for deliveries: routine deliveries, such as FedEx, and large-scale deliveries such as food trucks to Corbett center and other dining venues, large deliveries to the library, deliveries of chemicals and gases to various buildings, etc.
5. Access for trash pick-up