# James B Delamater Activity Center
# Master Plan Update
# December 2022


NMSU • Vigil & Associates Architectural Group

# Contents

# Acknowledgements



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# Executive Summary

2.0

New Mexico State University retained Vigil and Associates to update the Master Plan for the James B Delamater Activity Center created in 2014. The update will help the University in pursuing funding at the state legislature as well as other sources.

The purposes of this report are:

- Analyze the input from students and other users of the Activity Center to identify the critical needs with the highest demand.
- Develop a strategy to address these needs efficiently in the short term.
- Come up with a phased strategy for long term implementation.
- Create conceptual sketches and diagrams to aid in the visualization of possible solutions.
- Develop budgets using these concepts to establish scope as well as incorporating CIP Project Summaries previously determined.
- To have a document to provide concrete information for funding during the upcoming legislative session and future sessions as well as other funding opportunities.

The scope of this update does not include the adjacent Aquatics Center.

# Process

3.0

In order to determine the scope of improvements and their priorities a number of steps were taken during the Master Planning process.

1. A Kick-off meeting was held with team members identified and their roles explained.

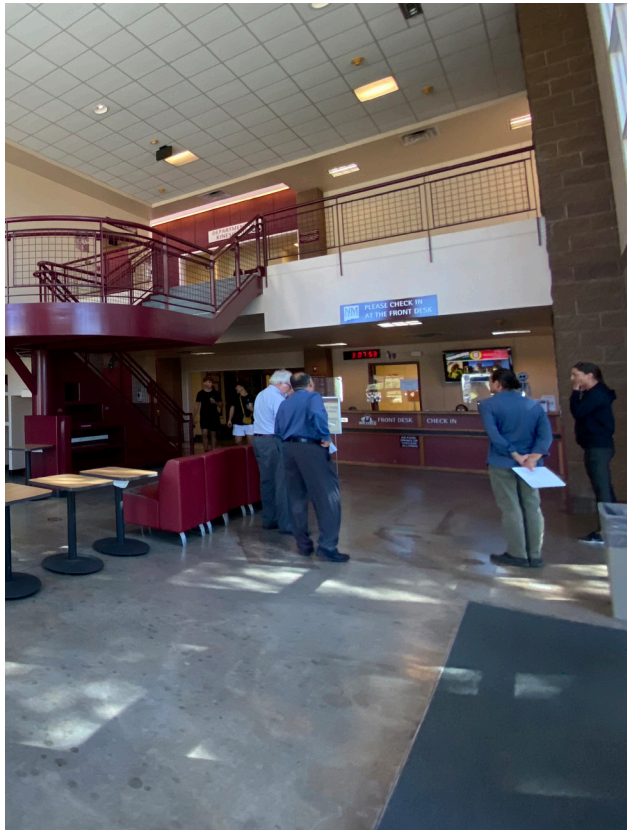
2. A tour of the Activity Center was taken for participants to see the facilities firsthand, and challenges and opportunities pointed out.

3. ASNMSU provided student input through the means of an on-line survey in November 2022 as well as the student representative's direct knowledge of the facility. There were 466 responses to the survey - results are included in the appendix.

4. From this input functional areas of spaces were prioritized, responding to the perceived needs and cross checked to recognized standards for campus recreation centers and peer institution information.

5. Conceptual building designs were developed using the programmatic information for the prioritized functional areas. Images of these designs are included in this report.

6. Opinion of Probable Costs based on the conceptual designs were used to develop budgetary information.



# Program + Phasing

4.0

Seeking to respond to student priorities, the ASNMSU conducted an online survey to receive input concerning the existing Activity Center. The survey asked about what activities the students would like to see supported and perceived deficiencies in of the center meeting those needs. Overwhelmingly the survey showed a demand for improved Fitness Equipment areas. VA confirmed that the existing Fitness area at the Activity Center is significantly undersized by NIRSA (National Intermural-Recreational Sports Association) standards for campuses. For the enrollment size of NMSU an area of about 17,000 SF would typically be identified for this purpose. The existing Fitness / Weight room is just under 5,000 SF. See chart below. From this information the decision was made to make this the priority to implement with any funds available. Other needs identified by the survey were a lounge space, rock-climbing, martial art/ combat sport, pickleball, and Futsal. These will be considered for future phase funding.

An early concept on how the additional space for a fitness area could be provided without a major addition was to convert the existing auxiliary gym into a fitness equipment area. In the survey, students supported this concept. VA developed conceptual images of how this conversion could be implemented. There was positive feedback from the students and staff on going in this direction. Potential equipment layouts were also shown based on interaction with students, staff, and equipment suppliers.

The cost of the Phase I priority work will be approximately $1,000,000. See cost estimate section below.

Once the Fitness Area is moved a space for a future Lounge will be available as the next item on the priority list when funding becomes available. Future Phases of implementation are shown in the Phasing Plans that follow.

## Space Needs Analysis

| **Main Campus Enrollment** | **15,000** | | | | |
|---|---|---|---|---|---|
| **Activity** | **NIRSA Guidelines SF per 1000 students** | Assignable SF | Existing SF | New Fitness Room | Peer Inst. UNM |
| Total Fitness Equipment space | 1186 | 17790 | 4845 | 12,217 | 21716 |
| Cardio Equipment | 440 | 6600 | | 1984 | |
| Free Weight Space | 295 | 4425 | | 2855 | |
| Group Exercise Space | 351 | 5265 | | NA | |
| Group Indoor Cycling Space | 72 | 1080 | | NA | |
| Multi-use Space | 345 | 5175 | | 2057 | |
| Strength Equipment Space | 309 | 4635 | | 3281 | |
| Stretching and Core Exercise Space | 50 | 750 | | NA | |

# Program + Phasing

4.0

## Phase I

The conversion of the existing Auxiliary Gym into a Fitness Center including the adjacent Storage Room.

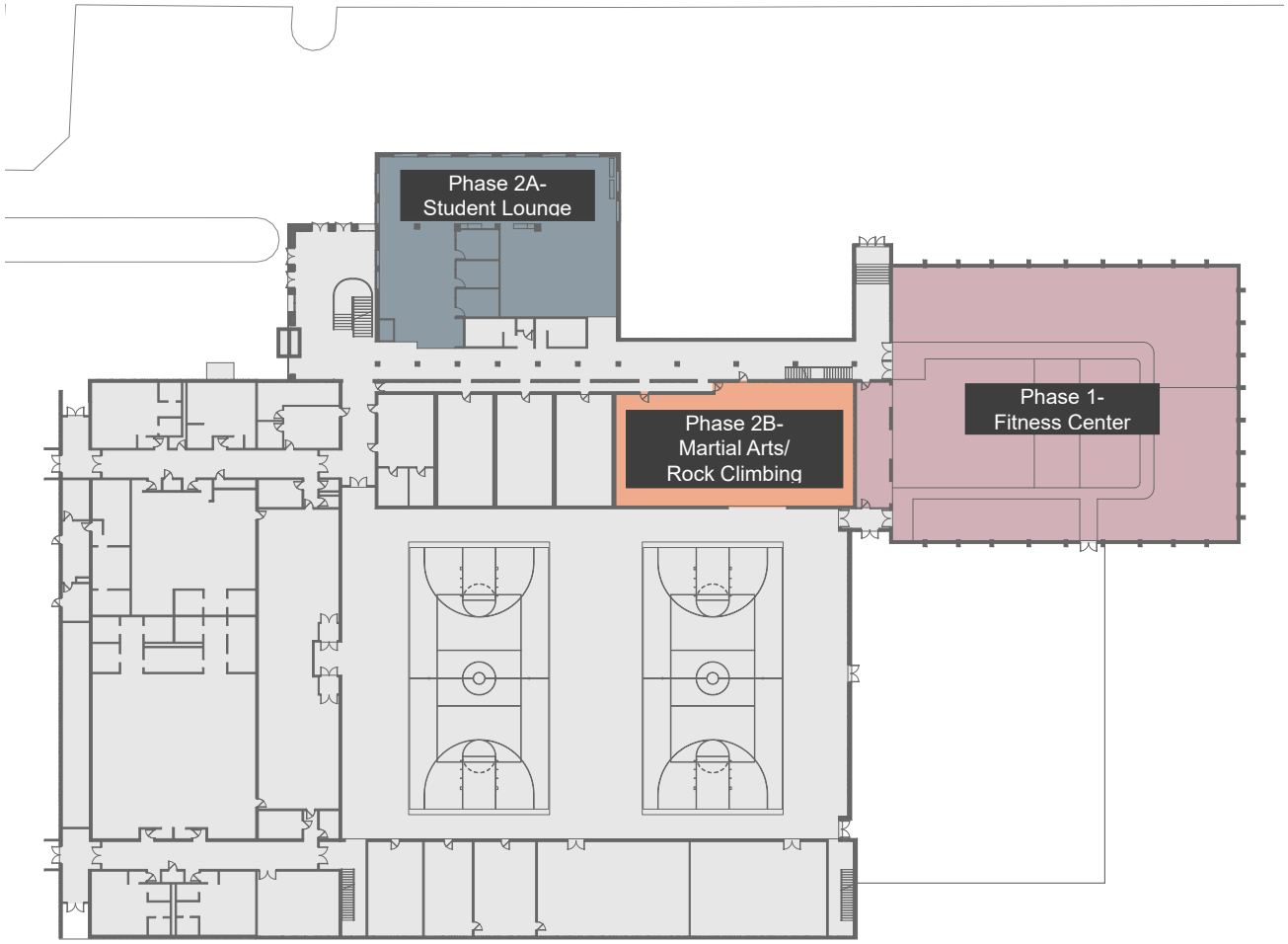
## Phase 2A

The conversion of the existing Fitness Area into a Lounge/ Study Area. Remodeling the Reception / Check-in Desk in the Lobby.

## Phase 2B

The conversion of part of the existing Rock-Climbing Room to a Martial Arts / Combat Sports Area with the Rock-Climbing Area to remain. Optionally one existing Racquetball Court to be used to expand the area as required

## First Floor Phasing



# Program + Phasing

4.0

## Phase 3

Remodeling of the Western part of the First Floor of the Activity Center to include the Locker Rooms, the Outdoor Center, Equipment Storage, Laundry Room, and a Training Room.

## Phase 4

Provision of outdoor courts in the paved area to the East of the Main Gym. These could be either basketball or Pickleball or a combination of both in response to the demand.

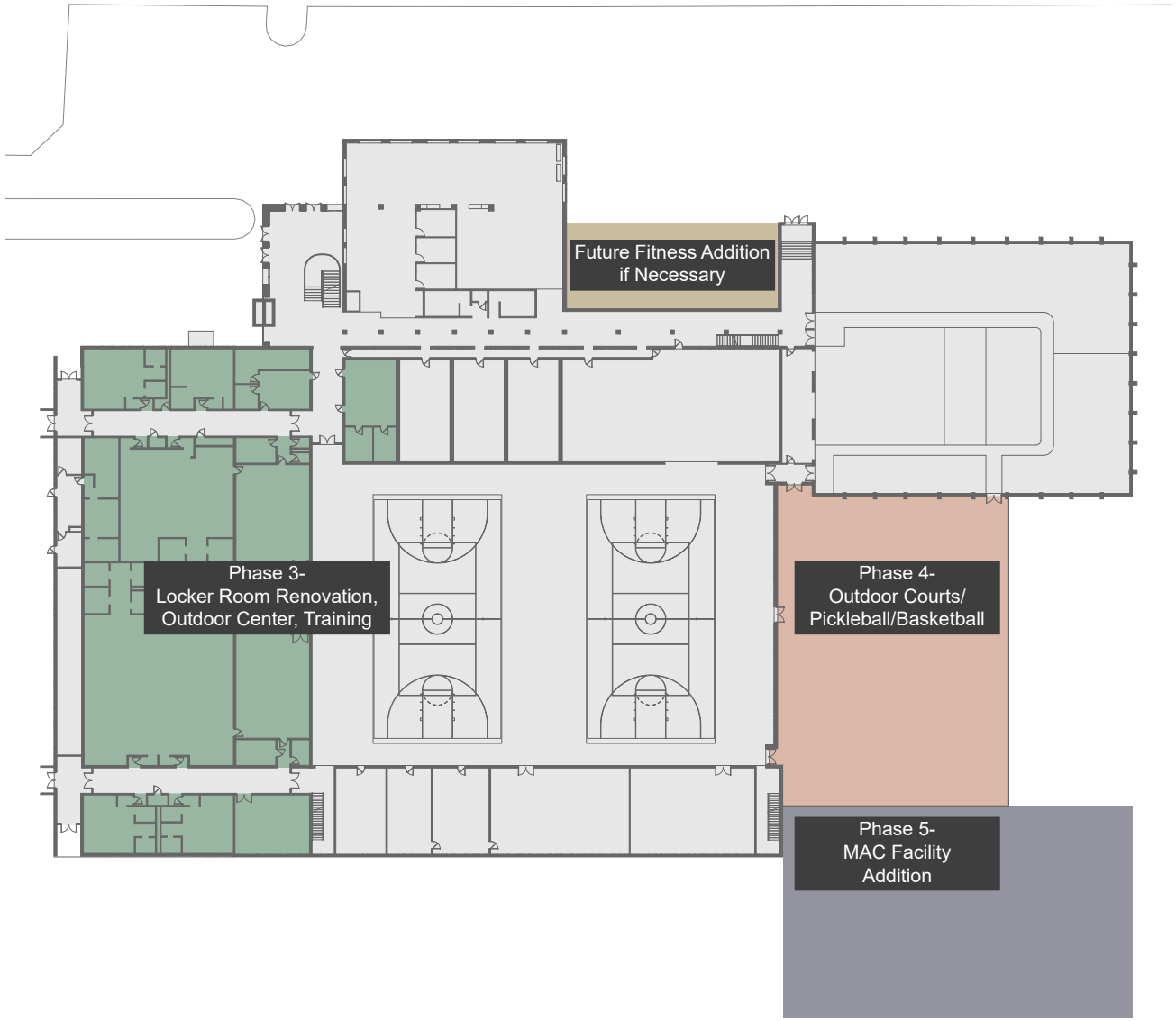
## Phase 5

Eventually a Multipurpose Athletic Court (MAC) facility could be added on per the original Master Plan to allow for a variety of sports (Futsal, roller hockey, etc.) with some capacity for spectator viewing.

## Longer Range

An addition to the north side of the building adjacent to new Fitness Area could be considered in demand warrants expansion of Fitness function.

## First Floor Phasing



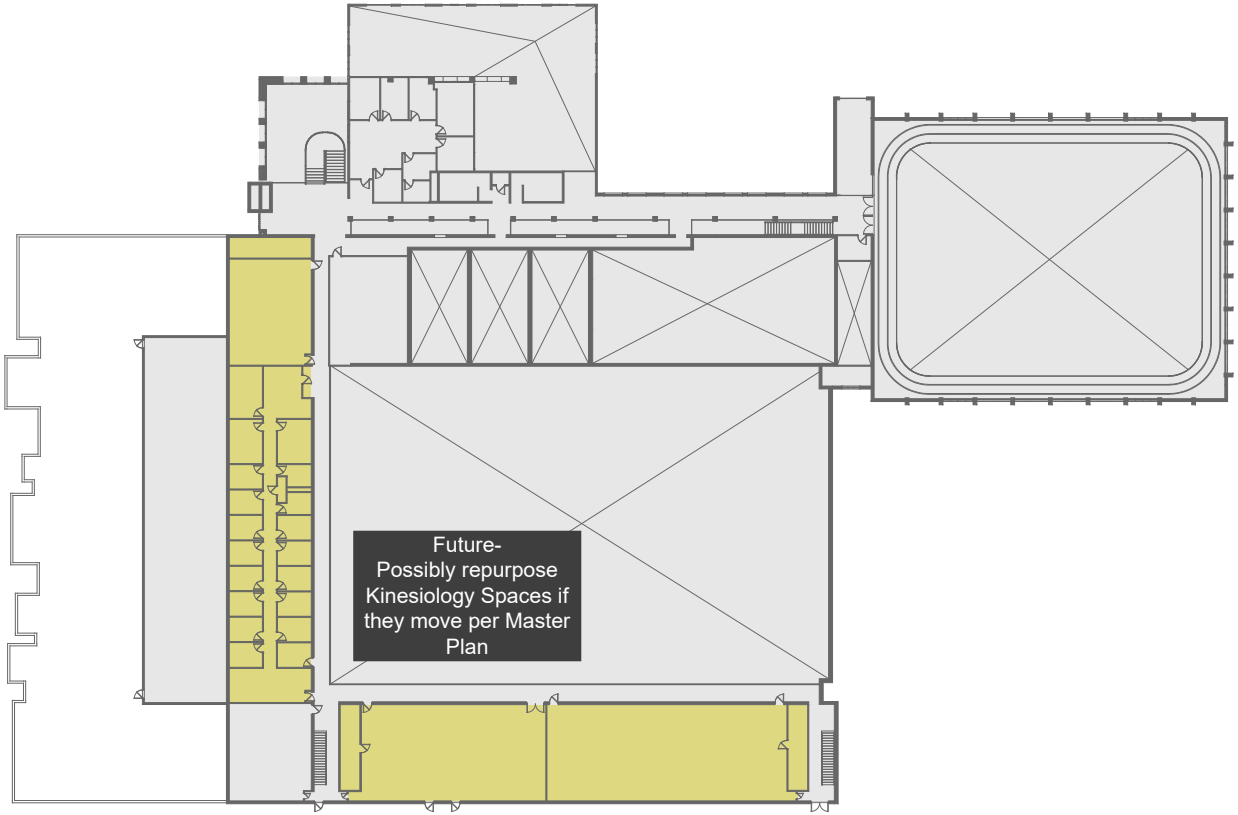
# Program + Phasing



## Longer Range

Space currently occupied by the Kinesiology Department could be repurposed if they move to a new location per College of Education Master Plan. Space could be used for additional offices, multipurpose activities, group exercise, storage, etc.

## Second Floor Phasing

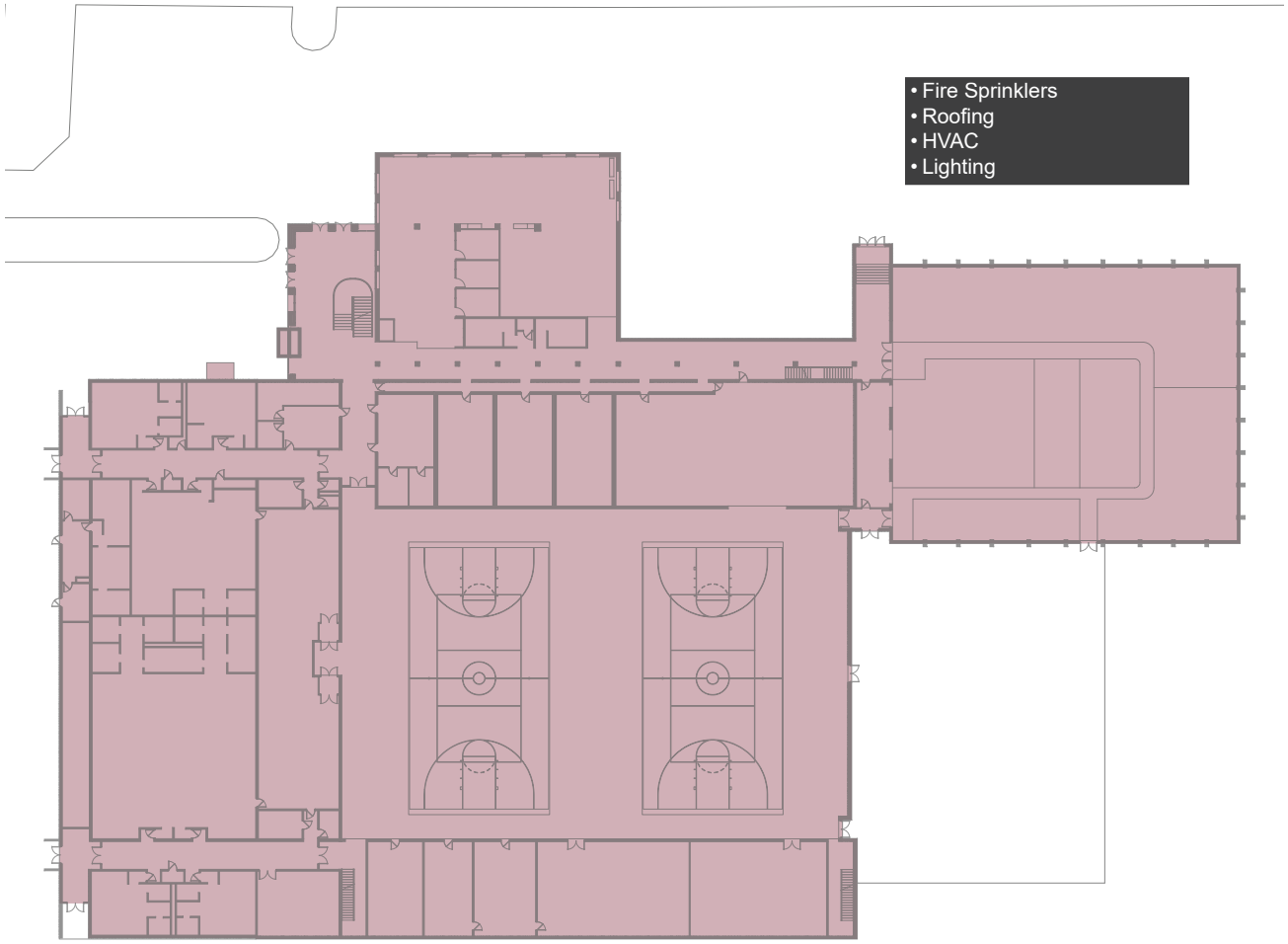


# Program + Phasing

4.0

## Entire Building Updates

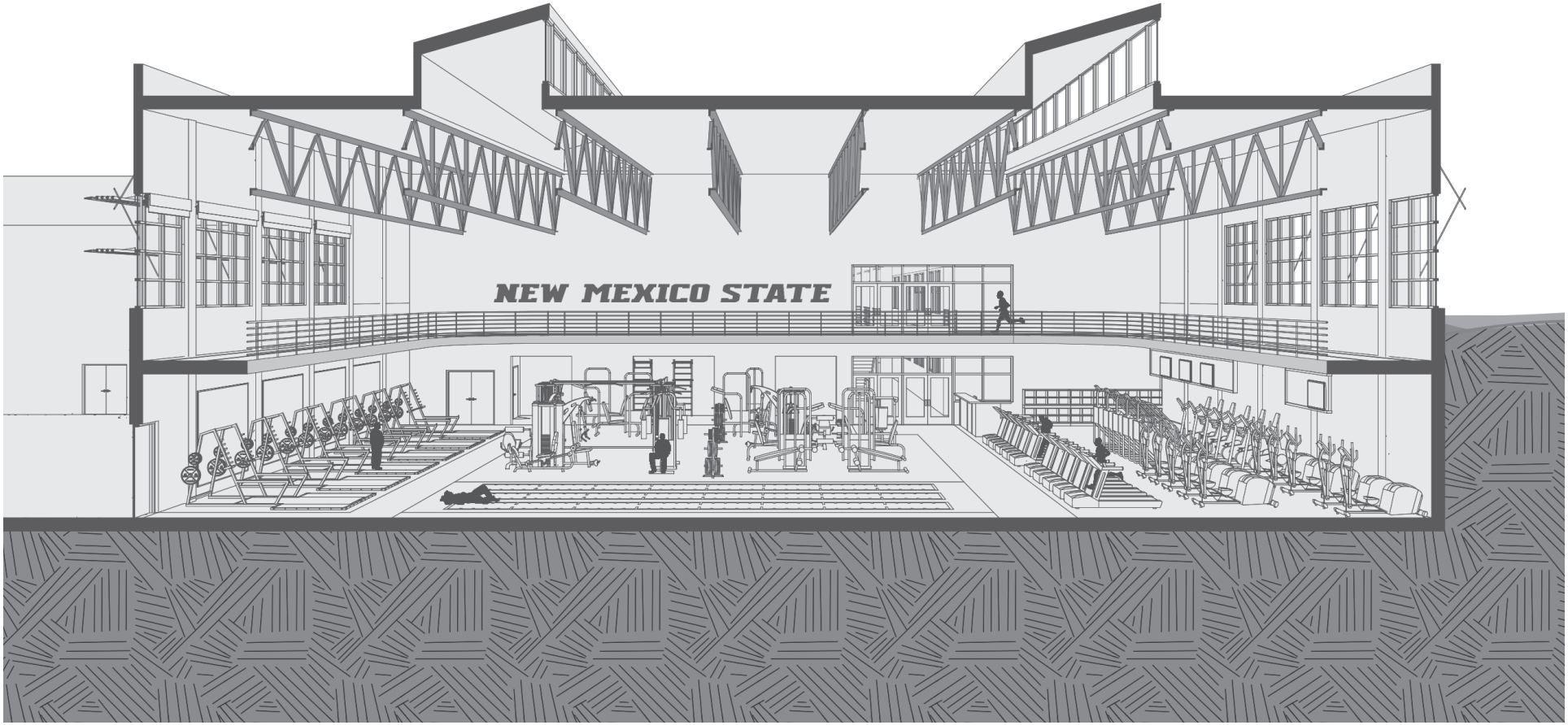
There are upgrades to the entire building that have been identified in the CIP Project Summaries and they will be incorporated as appropriate during the phased development. These include a new roof, Fire sprinklers, HVAC systems replacement and new lighting.



# Design Concept

5.0

## Section Through Fitness Center



# Design Concept

5.0

## Fitness Center

# Design Concept

5.0

## Student Lounge

# Design Concept

5.0

## Rock Climbing + Martial Arts

# Probable Cost

6.0

Opinion of Probable Construction Costs 12/19/2022

| | | | | Cost | Cost per Sq. Ft. |
|---|---|---|---|---|---|
| **First Phase Priority Work** | 12,217 | sq ft | | | |
| New Fitness Area Remodel | 12,217 | sq ft | | | |
| Demolition | 12,217 | sq ft | | $97,736 | $8 |
| New Athletic Flooring | 12,217 | sq ft | | $183,255 | $15 |
| New Wall treatment / Mirrors/ Paint | 12,217 | sq ft | | $61,085 | $5 |
| Ceiling Treatment / Paint / Acoustics | 12,217 | sq ft | | $36,651 | $3 |
| New Electrical Circuits | 12,217 | sq ft | | $73,302 | $6 |
| New Interior Entry (360 sq ft) | 12,217 | sq ft | | $24,434 | $2 |
| Equipment Infrastructure | 12,217 | sq ft | | $24,434 | $2 |
| New windows at Exterior Walls (720 sq ft) | 12,217 | sq ft | | $61,085 | $5 |
| New Light Monitors on Roof | 12,217 | sq ft | | $61,085 | $5 |
| East Wall Waterproofing | | ls | | $100,000 | |
| **Subtotal** | | | | **$723,067** | |
| Contractor O & P | 25.00% | | 180,767 | $903,834 | |
| Contigency | 10.00% | | 90,383 | $994,217 | |
| **Total Construction Cost** | | | | **$994,217** | |
| **Future Deferred Priority Work** | | | | | |
| New Lounge Remodel | 4872 | sq ft | | $243,600 | $50 |
| Fitness Equipment | | ls | | $585,356 | |
| Lounge Furnishings | | ls | | $250,000 | |
| Rock-Climbing / Martial Arts Remodel | 2816 | sq ft | | $112,640 | $40 |
| New Lighting | 19,905 | sq ft | | $298,575 | $15 |
| Fire Sprinkler System | 113,434 | sq ft | | $907,472 | $8 |
| Exterior Upgrades | | ls | | $82,000 | |
| Redo Front Desk | | ls | | $40,000 | |
| **Subtotal** | | | | **$2,519,643** | |
| **Other Costs** | | | | | |
| Contractor O & P | 20% | | $503,929 | $3,023,572 | |
| Contingency | 10.00% | | $302,357 | $3,325,929 | |
| **Total Construction Cost** | | | | **$3,325,929** | |
| Soft Costs | 25.00% | | | $831,482 | |
| **Total Project Costs** | | | | **$4,157,411** | |

# Probable Cost

6.0

Opinion of Probable Construction Costs 12/19/2022

| | | | Cost | Cost per Sq. Ft. |
|---|---|---|---|---|
| **Future Phases- Project Costs- Includes 15% escalation from 2021** | | | | |
| CIP Identifed Work not in Phase I | | | | |
| Roof Replacement | ls | | $2,230,000 | |
| HVAC System Upgrades | ls | | $8,885,000 | |
| ADA compliance Upgrades | ls | | $253,000 | |
| New lighting- remainder of building | 93529 | sq ft | $1,870,580 | $20 |
| Partial Building renovation | ls | | $4,257,000 | |
| West Area including Locker Rooms | | | | |
| Outdoor center, Equip. Stor., Laundry | | | | |
| **Subtotal** | | | **$17,495,580** | |
| Future improvements, Programs | | | | |
| Pickleball / BB Courts at Pit Area | 4 | | $240,000 | $60,000 |
| Spin Studio @ Raquetball Court | 800 | sq ft | $40,000 | $50 |
| Renovate Kiniseology Space | 9200 | sq ft | $460,000 | $50 |
| Fitness Addition | 3400 | sq ft | $2,040,000 | $600 |
| MAC Court Addition | 12500 | sq ft | $7,500,000 | $600 |
| **Subtotal** | | | **$10,280,000** | |

# Conclusion

7.0

This Master Plan Update has identified future improvements to the James B Delamater Activity Center at NMSU and prioritized them to address the most critical needs first. These needs have been listed and budgets established so that a logical progression can be followed and funds pursued to accomplish them.

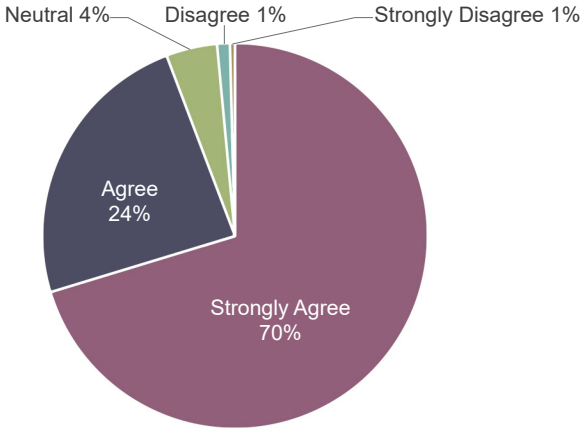
# ASNMSU
# Student Survey Summary

# Appendix

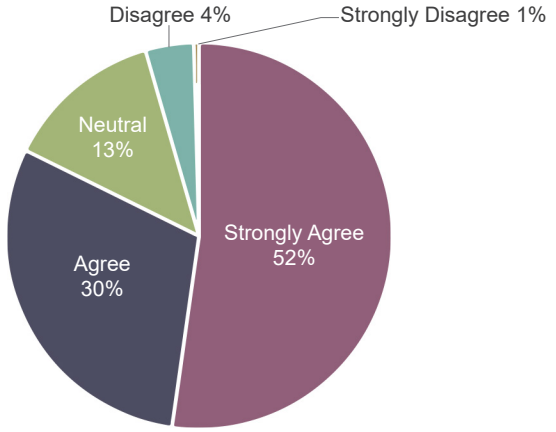
8.0

## ASNMSU Survey Results

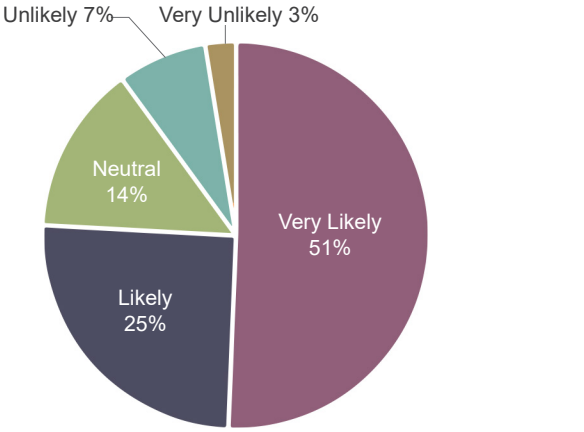
Would you agree or disagree that Weight Room 131 in the Activity Center is too small and does not provide enough equipment and machines to properly accommodate the NMSU student population?



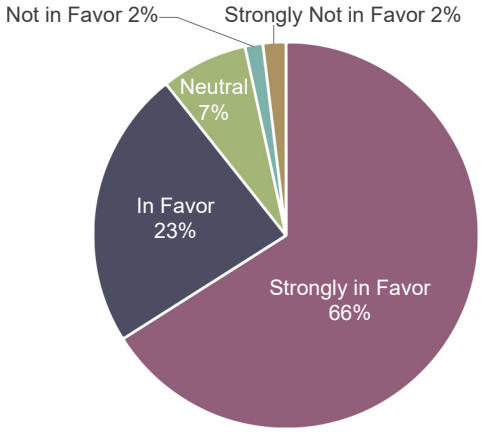

Would you agree or disagree that the gym equipment in Weight Room 131 is poor in quality and in need or replacing?




Given the current status of Weight Room 131, how likely are you to seek off campus, private gym memberships? (ie; Fitness One, Crunch, Anytime Fitness, Planet Fitness)




Would you be in favor of repurposing back Courts 5 and 6 to house a fully equipped, new weight room?

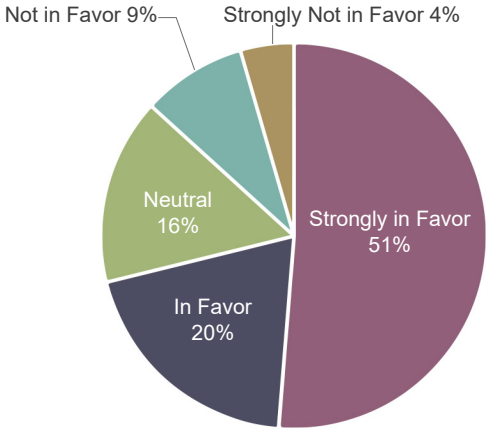


# Appendix

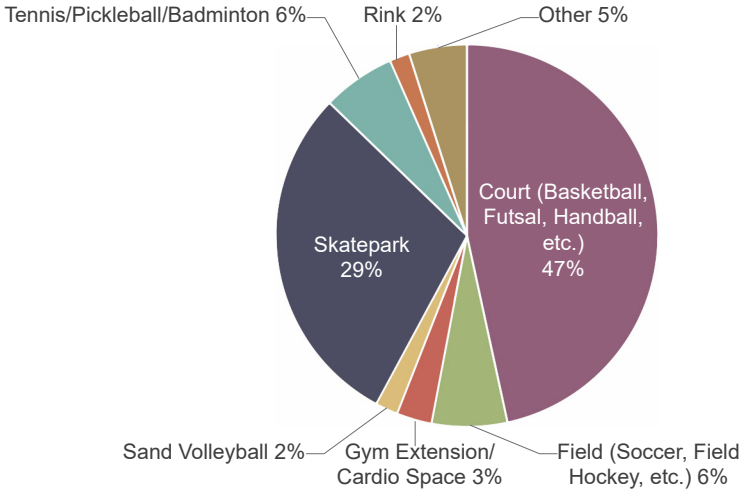
8.0

## ASNMSU Survey Results

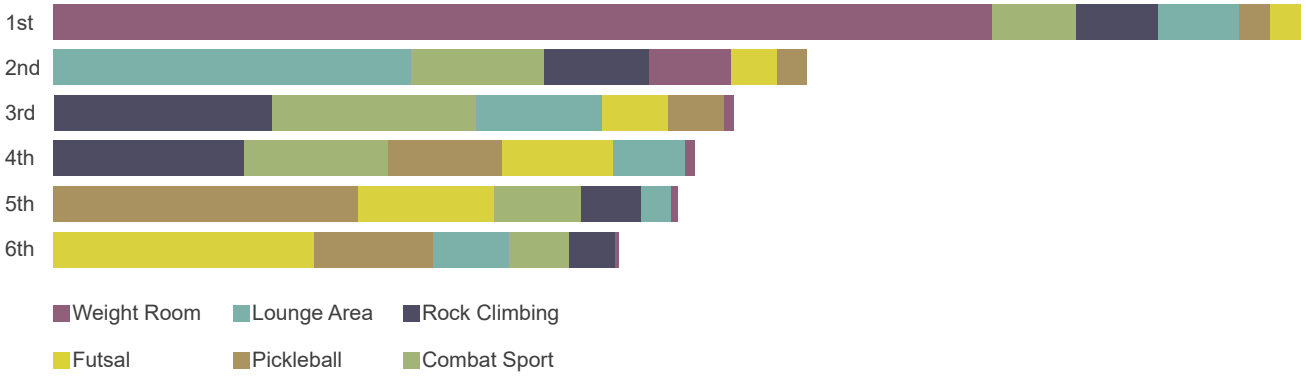
Given that the Activity Center doubles as an academic building, would you be in favor of repurposing Weight Room 131 to house a student lounge area?



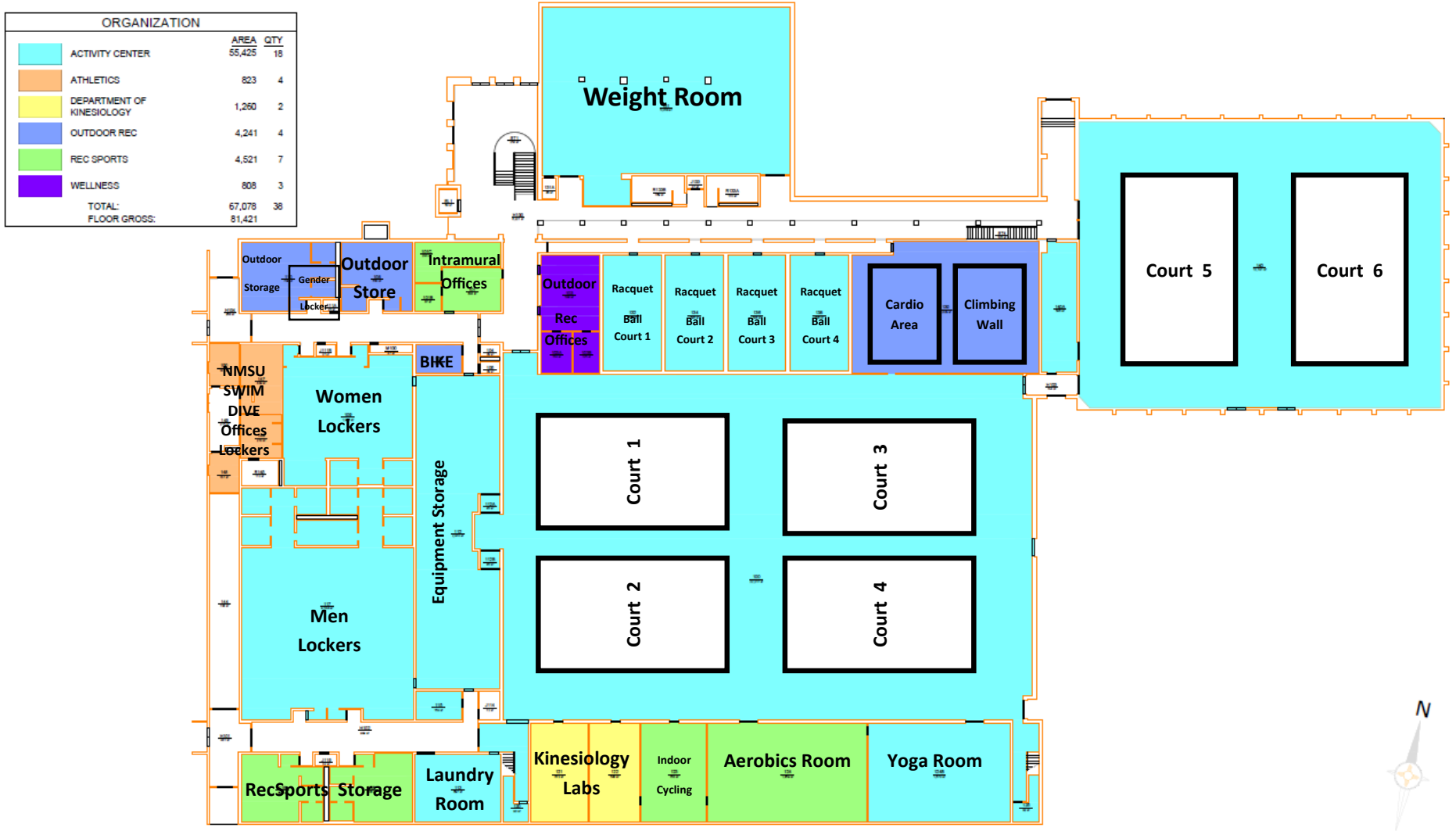

Please provide potential employments of the unused area behind the Activity Center that you believe would elevate the Activity Center and best serve the student population of NMSU.

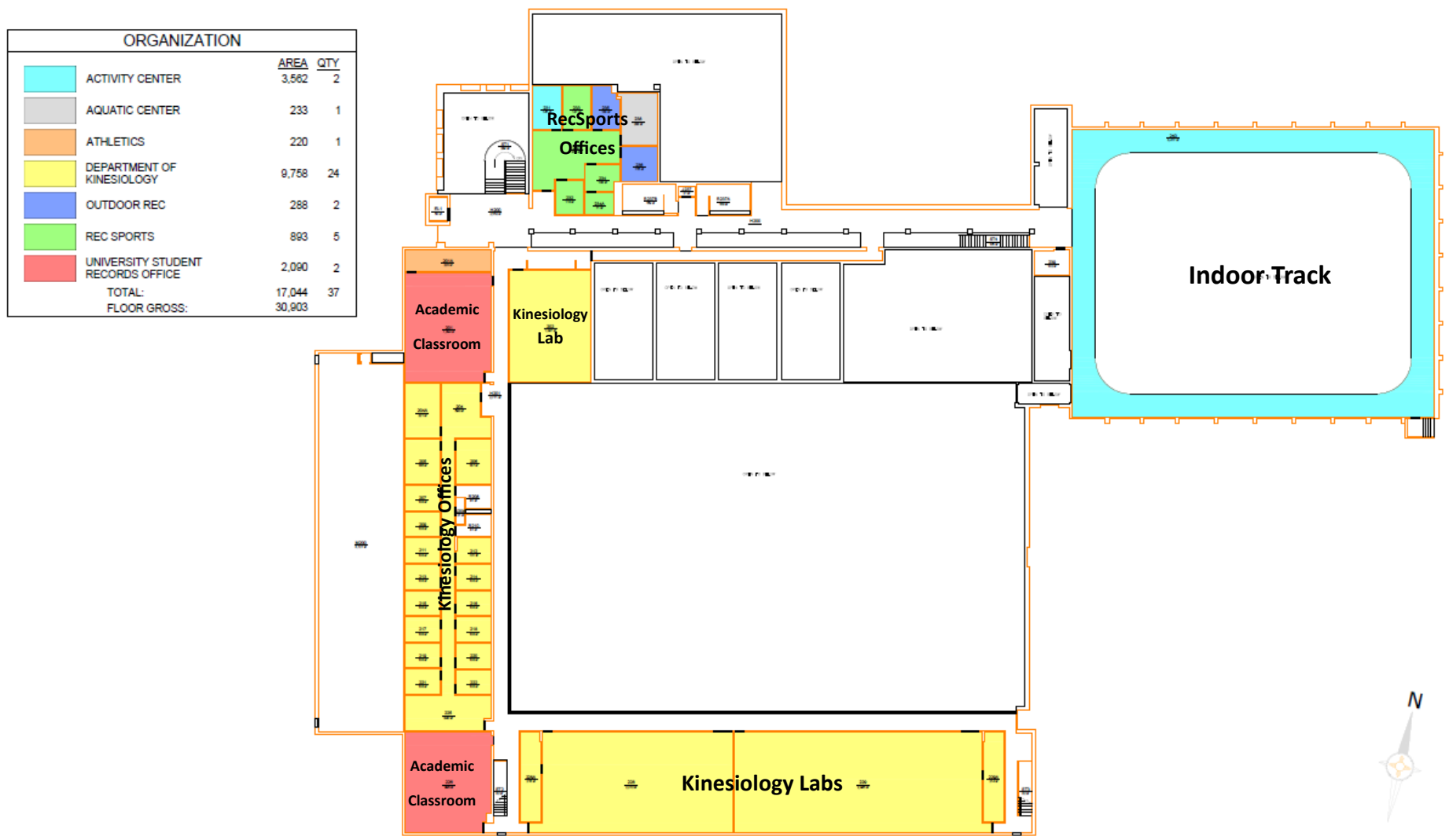



Below is a list of other potential improvement projects for the Activity Center. Please list them in the order in which you believe they should be prioritized.



# JBD Activity Center
# Existing Plans


ORGANIZATION
AREA QTY
ACTIVITY CENTER 55,425 18
ATHLETICS 823 4
DEPARTMENT OF KINESIOLOGY 1,260 2
OUTDOOR REC 4,241 4
REC SPORTS 4,521 7
WELLNESS 808 3
TOTAL: 67,078 38
FLOOR GROSS: 81,421
Weight Room
Outdoor Storage
Gender Lockers
Outdoor Store
Intramural Offices
Outdoor Rec Offices
Racquet Ball Court 1
Racquet Ball Court 2
Racquet Ball Court 3
Racquet Ball Court 4
Cardio Area
Climbing Wall
Court 5
Court 6
BIKE
NMSU SWIM DIVE Offices Lockers
Women Lockers
Men Lockers
Equipment Storage
Court 1
Court 2
Court 3
Court 4
RecSports Storage
Laundry Room
Kinesiology Labs
Indoor Cycling
Aerobics Room
Yoga Room
N
NM STATE UNIVERSITY
FACILITIES & SERVICES
UNIVERSITY ARCHITECT & SPACE MANAGEMENT
NEW MEXICO STATE UNIVERSITY
LAS CRUCES, NM 88003
PHONE # 646-7734
NAME- JAMES B. DELAMATER ACTIVITY CENTER
NUMBER- 321
ADDRESS- 1600 STEWART ST.
YEAR BUILT- 1/1/1973
BUILDING GSF- 113434
BUILDING NASF- 105144
FLOOR GSF- 81420
FLOOR NASF- 77042
DRAWN BY
DATE
NOTES
JD 02-19-15 AUDITED AND MADE CHANGES
RD 09-22-16 UPDATE PLAN
JD 09-22-17 UPDATE TITLE BLOCK
FLOOR: 1
SHEET: 2-3


ORGANIZATION
AREA QTY
ACTIVITY CENTER 3,562 2
AQUATIC CENTER 233 1
ATHLETICS 220 1
DEPARTMENT OF KINESIOLOGY 9,758 24
OUTDOOR REC 288 2
REC SPORTS 893 5
UNIVERSITY STUDENT RECORDS OFFICE 2,090 2
TOTAL: 17,044 37
FLOOR GROSS: 30,903
RecSports Offices
Indoor Track
Academic Classroom
Kinesiology Lab
Kinesiology Offices
Academic Classroom
Kinesiology Labs
N
FACILITIES & SERVICES
UNIVERSITY ARCHITECT & SPACE MANAGEMENT
NEW MEXICO STATE UNIVERSITY
LAS CRUCES, NM 88003
PHONE # 646-7734
NAME- JAMES B. DELAMATER ACTIVITY CENTER
NUMBER- 321
ADDRESS- 1600 STEWART ST.
YEAR BUILT- 1/1/1973
BUILDING GSF- 113434
BUILDING NASF- 105144
FLOOR GSF- 30911
FLOOR NASF- 27211
DRAWN BY
DATE
NOTES
JD 02-19-15 AUDITED AND MADE CHANGES
JD 09-22-17 UPDATE TITLE BLOCK
FLOOR: 2
SHEET: 3-3

# JBD Activity Center
# CIP Project Summaries

# New Mexico State University FCA 2021
# 0321 · JAMES B. DELAMATER ACTIVITY CENTER
# CIP Project Summaries

| Project No. | Code | Project Name | MACC | Project Budget |
|---|---|---|---|---|
| 0321.2001 | 4.08.C05.3. | Roof Replacement | $1,521,268 | **$1,939,616** |
| 0321.2002 | 4.05.C02.2. | Exterior Upgrades | $55,300 | **$74,102** |
| 0321.2003 | 4.04.C02.2. | Exterior Wall Waterproofing | $66,043 | **$88,497** |
| 0321.2004 | 4.05.D03.3. | HVAC System Upgrade | $5,765,850 | **$7,726,239** |
| 0321.2005 | 3.05.A03.3.3. | ADA Compliance - Racquetball Court Upgrade | $11,278 | **$15,112** |
| 0321.2006 | 3.05.A03.3.3. | ADA Compliance - Interior Upgrades | $58,106 | **$77,862** |
| 0321.2007 | 3.05.A03.3.3. | ADA Compliance - Stair Upgrades | $7,064 | **$9,465** |
| 0321.2008 | 3.05.A03.2.3. | ADA Compliance - Multi-Stall Restroom Upgrades | $1,722 | **$2,307** |
| 0321.2009 | 3.04.A03.2.3. | ADA Compliance - Multi-Stall Restroom Renovations | $84,904 | **$113,771** |
| 0321.2010 | 4.04.F14.3. | Partial Building Renovation | $2,762,640 | **$3,701,938** |
| | | **Total of Project Budgets** | | **$13,748,910** |

# Project 0321.2001 · Roof Replacement

| | | | | | |
|---|---|---|---|---|---|
| **Facility:** | JAMES B. DELAMATER ACTIVITY CENTER | | | **IDNO:** | 0321 |
| **Category:** | 4. | **Type 1:** | 08. | **Type 2:** | C05. **P/Class:** 3. |

## *Project Description*

The building is protected by a combination of modified bitumen roofing and spray foam roofing. The modified bitumen roofing system is in fair to poor condition. The cap sheet granules are worn, and the walk pads are peeling from the roof. The spray foam roofing is uneven, creating lower areas for ponding.

Remove the spray foam and modified bitumen roofing systems. Install a thermoplastic polyolefin (TPO) membrane roofing system. The roofing system shall include tapered rigid insulation to provide positive drainage, as well as all required flashing and terminations.

| | Description | Cost Code | Quantity | Unit | Adjustment | Cost | Subtotal Cost |
|---|---|---|---|---|---|---|---|
| 1 | Remove spray foam roofing system | 2.2447 | 58,540.0 | SF | 1.00 | $1.05 | $61,467 |
| 2 | Remove modified bitumen roofing | 2.2443 | 23,042.0 | SF | 1.00 | $1.50 | $34,563 |
| 3 | Install TPO membrane roofing sytem | 2.2439 | 81,582.0 | SF | 1.00 | $17.47 | $1,425,238 |
| Maximum Allowable Construction Cost | | | | | | | $1,521,268 |
| **Total Project Cost** | | | | | | | **$1,939,616** |

# Project 0321.2002 · Exterior Upgrades

| | | | | | |
|---|---|---|---|---|---|
| **Facility:** | JAMES B. DELAMATER ACTIVITY CENTER | | | **IDNO:** | 0321 |
| **Category:** | 4. | **Type 1:** | 05. **Type 2:** | C02. **P/Class:** | 2. |

## *Project Description*

The stucco system is cracking and chipping in multiple areas. A portion of the stucco system is starting to peel off the building.

Repair the cracks and chips in the stucco system. Apply a fog coat to the walls where stucco was repaired.

| | Description | Cost Code | Quantity | Unit | Adjustment | Cost | Subtotal Cost |
|---|---|---|---|---|---|---|---|
| 1 | Repair stucco | 2.2321 | 2,500.0 | SF | 1.00 | $6.02 | $15,050 |
| 2 | Apply fog coat | 2.2320 | 25,000.0 | SF | 1.00 | $1.61 | $40,250 |
| Maximum Allowable Construction Cost | | | | | | | $55,300 |
| **Total Project Cost** | | | | | | | **$74,102** |

# Project 0321.2003 · Exterior Wall Waterproofing

| | | | | | |
|---|---|---|---|---|---|
| **Facility:** | JAMES B. DELAMATER ACTIVITY CENTER | | | **IDNO:** | 0321 |
| **Category:** | 4. | **Type 1:** | 04. | **Type 2:** | C02. **P/Class:** 2. |

## *Project Description*

Efflorescence is visible on the north, east, and south walls of the auxiliary gym. The presence of efflorescence indicates that water is seeping through the walls. Staff reports that water will pond along the east wall of the auxiliary gym during heavy rainstorms.

Excavate the area adjacent to the north, east, and south walls of the auxiliary gym. Power wash and prep the exterior face of the wall. Apply a spray-on cementitious waterproofing agent to the portions of the walls that are below grade. Install a French drain along the north, east, and part of the south walls of the auxiliary gym. Backfill the area adjacent to the north, east, and south walls. After this is complete, clean interior walls. Regrade the area to the east, north, and south of the auxiliary gym to prevent water from ponding against the building.

| | Description | Cost Code | Quantity | Unit | Adjustment | Cost | Subtotal Cost |
|---|---|---|---|---|---|---|---|
| 1 | Excavate and backfill | 0.0000 | 3,500.0 | SF | 1.00 | $2.06 | $7,210 |
| 2 | Power wash exterior wall | 2.2318 | 3,500.0 | SF | 1.00 | $1.82 | $6,370 |
| 3 | Apply cementitious waterproofing | 0.0000 | 3,500.0 | SF | 1.00 | $2.50 | $8,750 |
| 4 | Install French drain | 1.2113 | 250.0 | LF | 1.00 | $21.40 | $5,350 |
| 5 | Clean interior walls | 0.0000 | 3,500.0 | SF | 1.00 | $1.65 | $5,775 |
| 6 | Regrade area adjacent to auxiliary gym | 1.2114 | 3,750.0 | SF | 1.00 | $8.69 | $32,588 |
| Maximum Allowable Construction Cost | | | | | | | $66,043 |
| **Total Project Cost** | | | | | | | **$88,497** |

# Project 0321.2004 · HVAC System Upgrade

| | | | | | |
|---|---|---|---|---|---|
| **Facility:** | JAMES B. DELAMATER ACTIVITY CENTER | | | **IDNO:** | 0321 |
| **Category:** | 4. | **Type 1:** | 05. **Type 2:** | D03. **P/Class:** | 3. |

## *Project Description*

Portions of the building's heating, ventilation, and air conditioning (HVAC) system are from the 1950s, 1980s, and 1990s and are nearing the end of their useful life span. Staff reports that portions of the building are always cold.

Replace the building's HVAC system.

| | Description | Cost Code | Quantity | Unit | Adjustment | Cost | Subtotal Cost |
|---|---|---|---|---|---|---|---|
| 1 | Replace the HVAC system | 2.3827 | 113,434.0 | SF | 1.00 | $50.83 | $5,765,850 |
| Maximum Allowable Construction Cost | | | | | | | $5,765,850 |
| **Total Project Cost** | | | | | | | **$7,726,239** |

# Project 0321.2005 · ADA Compliance - Racquetball Court Upgrade

| | | | | | |
|---|---|---|---|---|---|
| **Facility:** | JAMES B. DELAMATER ACTIVITY CENTER | | | **IDNO:** | 0321 |
| **Category:** | 3. | **Type 1:** | 05. | **Type 2:** | A03.3. | **P/Class:** | 3. |

*Project Description*

None of the four racquetball courts is ADA accessible. The doors leading into the courts do not meet the minimum ADA width requirements. The height difference between the raised wood racquetball court floor and the adjacent corridor floor exceeds the maximum allowed by current ADA standards. The slope of the door threshold exceeds the maximum slope allowed by current ADA standards. None of the racquetball courts are identified with an ADA compliant sign.

Enlarge the door opening at one racquetball court to meet current ADA requirements. Install door with ADA-compliant hardware. Install an ADA-compliant ramp to allow for access at the same racquetball court. In stall an ADA compliant tactile and Braille sign to identify the ADA accessible racquetball court.

| | Description | Cost Code | Quantity | Unit | Adjustment | Cost | Subtotal Cost |
|---|---|---|---|---|---|---|---|
| 1 | Enlarge door opening | 2.2115 | 1.0 | EA | 1.00 | $2,369.95 | $2,370 |
| 2 | Install door | 2.2126 | 1.0 | EA | 1.00 | $2,694.96 | $2,695 |
| 3 | Install ramp | 1.1218 | 9.0 | LF | 1.00 | $678.94 | $6,110 |
| 4 | Install sign | 2.3617 | 1.0 | EA | 1.00 | $102.45 | $102 |
| Maximum Allowable Construction Cost | | | | | | | $11,278 |
| **Total Project Cost** | | | | | | | **$15,112** |

# Project 0321.2006 · ADA Compliance - Interior Upgrades

| | | | | | |
|---|---|---|---|---|---|
| **Facility:** | JAMES B. DELAMATER ACTIVITY CENTER | | | **IDNO:** | 0321 |
| **Category:** | 3. | **Type 1:** | 05. **Type 2:** | A03.3. **P/Class:** | 3. |

*Project Description*

Numerous interior doors are equipped with knob-style handles. The mechanical rooms, electrical rooms, janitorial closets, and storage rooms are not identified with ADA-compliant signage. The main lobby reception desk is not equipped with a lower section that meets current ADA height requirements.

Replace the doorknobs with lever-style door handles as required on interior doors. Install ADA-compliant tactile and Braille signs at janitorial closets, mechanical rooms, electrical rooms, and storage rooms. Replace the main lobby reception desk to provide a lower section that meets current ADA height requirements.

| | Description | Cost Code | Quantity | Unit | Adjustment | Cost | Subtotal Cost |
|---|---|---|---|---|---|---|---|
| 1 | Replace door handles | 2.2116 | 38.0 | EA | 1.00 | $1,182.80 | $44,946 |
| 2 | Install tactile and Braille room signs | 2.3617 | 20.0 | EA | 1.00 | $102.45 | $2,049 |
| 3 | Replace reception desk | 2.3513 | 18.0 | LF | 1.00 | $617.24 | $11,110 |
| Maximum Allowable Construction Cost | | | | | | | $58,106 |
| **Total Project Cost** | | | | | | | **$77,862** |

# Project 0321.2007 · ADA Compliance - Stair Upgrades

| | | | | | |
|---|---|---|---|---|---|
| **Facility:** | JAMES B. DELAMATER ACTIVITY CENTER | | | **IDNO:** | 0321 |
| **Category:** | 3. | **Type 1:** | 05. **Type 2:** | A03.3. **P/Class:** | 3. |

*Project Description*

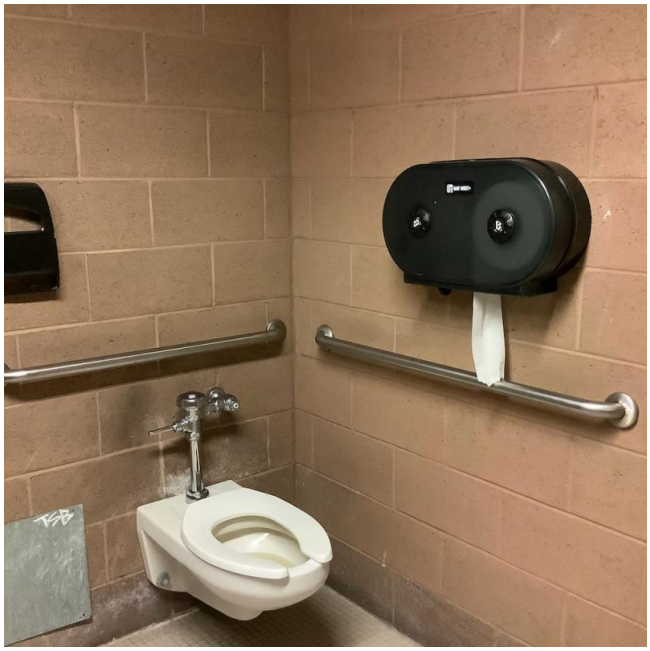
The handrails of stair 2 and stair 3 do not have the required extensions. Only the top and bottom treads of stair 2, stair 3, and stair 4 have a non-slip nosing.

Install handrail extensions at stair 2 and stair 3. Install non-slip nosing as required on the treads of stair 2, stair 3, and stair 4.

| | Description | Cost Code | Quantity | Unit | Adjustment | Cost | Subtotal Cost |
|---|---|---|---|---|---|---|---|
| 1 | Install handrail extensions | 1.1211 | 4.0 | Pair | 1.00 | $406.25 | $1,625 |
| 2 | Install non-slip nosing | 2.3222 | 63.0 | EA | 1.00 | $86.33 | $5,439 |
| Maximum Allowable Construction Cost | | | | | | | $7,064 |
| **Total Project Cost** | | | | | | | **$9,465** |

# Project 0321.2008 · ADA Compliance - Multi-Stall Restroom Upgrades

| | | | | | |
|---|---|---|---|---|---|
| **Facility:** | JAMES B. DELAMATER ACTIVITY CENTER | | | **IDNO:** | 0321 |
| **Category:** | 3. | **Type 1:** | 05. **Type 2:** | A03.2. | **P/Class:** 3. |



## *Project Description*

Two sets of public men's and women's multi-stall restrooms are available in the building. One set of restrooms is on the first floor, and the second set is on the second floor. Both sets of multi-stall restrooms do not meet current ADA requirements. The accessible stalls are not equipped with vertical grab bars. The water supply and waste lines are not insulated to protect t against contact. The toilet paper dispensers hang at incorrect heights. The toilet compartment door does not close properly in the second-floor men's multi-stall restroom.

Install vertical grab bars in the accessible stalls. Install pipe insulation beneath the lavatories on the water supply and waste lines to protect against contact. Relocate the toilet paper dispensers to meet current ADA clearances at both the horizontal and vertical grab bars. Replace the toilet compartment in the second-floor men's multi-stall restroom.

| | Description | Cost Code | Quantity | Unit | Adjustment | Cost | Subtotal Cost |
|---|---|---|---|---|---|---|---|
| 1 | Install vertical grab bars | 2.3723 | 2.0 | EA | 1.00 | $168.63 | $337 |
| 2 | Install pipe insulation | 2.3725 | 2.0 | EA | 1.00 | $38.91 | $78 |
| 3 | Relocate toilet paper dispensers | 2.3713 | 2.0 | EA | 1.00 | $147.45 | $295 |
| 4 | Replace toilet compartment | 2.3739 | 1.0 | Stall | 1.00 | $1,011.94 | $1,012 |
| Maximum Allowable Construction Cost | | | | | | | $1,722 |
| **Total Project Cost** | | | | | | | **$2,307** |

# Project 0321.2009 · ADA Compliance - Multi-Stall Restroom Renovations

| | | | | | |
|---|---|---|---|---|---|
| **Facility:** | JAMES B. DELAMATER ACTIVITY CENTER | | | **IDNO:** | 0321 |
| **Category:** | 3. | **Type 1:** | 04. | **Type 2:** | A03.2. | **P/Class:** | 3. |

*Project Description*

The Kinesiology and Dance Departments have their own dedicated men's and women's multi-stall restrooms. The restrooms are not ADA compliant. The size and layout of the restrooms do not allow for an accessible stall. Water supply and waste lines beneath the lavatories are not insulated to protect against contact. The soap dispensers, paper towel dispensers, mirrors, and toilet paper dispensers do not hang at the correct heights. The required clear floor space and turning space are not provided.

Renovate the men's and women's multi-stall restrooms in the Kinesiology and Dance Departments to bring them into compliance with current ADA requirements.

| | Description | Cost Code | Quantity | Unit | Adjustment | Cost | Subtotal Cost |
|---|---|---|---|---|---|---|---|
| 1 | Renovate multi-stall restrooms | 2.1119 | 160.0 | SF | 1.00 | $530.65 | $84,904 |
| Maximum Allowable Construction Cost | | | | | | | $84,904 |
| **Total Project Cost** | | | | | | | **$113,771** |

# Project 0321.2010 · Partial Building Renovation

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Facility:** | JAMES B. DELAMATER ACTIVITY CENTER | | | | **IDNO:** | 0321 | |
| **Category:** | 4. | **Type 1:** | 04. | **Type 2:** | F14. | **P/Class:** | 3. |

## *Project Description*

The portion of the building to the west of the main gym does not meet the needs of the programs housed in the activity center. The spaces include men's and women's locker rooms, the Outdoor Center and bike shop, equipment room, janitorial and mechanical spaces, a laundry room, storage, and a staff locker room that is being used for storage. The Outdoor Center occupies space formerly used as an employee locker room. The layout of the space does not meet the needs of the Outdoor Center. The other set of employee lockers is currently being used for storage. The size of the bike shop is not adequate for the use. The men's and women's locker rooms do not meet current ADA requirements, and they are larger than the programs require. The locker rooms do not have ADA-accessible lockers identified, and no ADA seating is available. Each of the locker rooms includes an ADA-accessible stall, which consists of a shower, water closet, lavatory, and bench. The lavatory encroaches on the water closet's clear floor space, the stall does not have vertical grab bars, the soap dispenser and the toilet paper dispenser hang at the incorrect heights, and the water supply lines beneath the lavatories are not insulated to protect against contact. The group showers in the men's locker room are dated, and finishes are in poor condition. The walls have hard water stains on them, and the flooring is showing signs of wear. Staff reports that water pressure is poor in the locker rooms, and that the hot water is not consistent.

Renovate and reconfigure the area west of the main gym to better meet the programmatic needs of the activity center. Spaces in this area shall include men's and women's locker rooms, the Outdoor Center and bike shop, equipment storage, a staff lounge, a conference room, offices, janitorial space, laundry room, and storage. The renovation shall include upgrades to the lighting and plumbing systems.

| | Description | Cost Code | Quantity | Unit | Adjustment | Cost | Subtotal Cost |
|---|---|---|---|---|---|---|---|
| 1 | Renovate the western portion of the building (adj. for specialty spaces) | 2.1118 | 16,000.0 | SF | 1.50 | $115.11 | $2,762,640 |
| Maximum Allowable Construction Cost | | | | | | | $2,762,640 |
| **Total Project Cost** | | | | | | | **$3,701,938** |

# JBD Activity Center
# Facility Condition Assessment

# New Mexico State University FCA 2021
# Facility Summary: 0321 · JAMES B. DELAMATER ACTIVITY CENTER

1600 STEWART ST., LAS CRUCES, NM 88003
Evaluation Date: 2021-04-07
Evaluator: JS

**Evaluation Status:** Evaluated

## Location Data

| Site Data | | | |
|---|---|---|---|
| Site acres: | 0.00 | No/type of parking spaces: | |

| Building Data | | | |
|---|---|---|---|
| Permanent building area: | 113434 GSF | Number of floors: | 2 |
| Modular building area: | 0 GSF | Modular buildings: | 0.0% of GSF |

| Construction Dates | | | |
|---|---|---|---|
| Year Built: | 1973 | Building age: | 48 |
| Initial Construction Date: | | Renovation/Addition 1: | |
| Renovation/Addition 2: | | Renovation/Addition 3: | |

| FCI Data | | | |
|---|---|---|---|
| Building Type: | Education | Facility Class: | |
| Building Height: | Two Story | CRV: | $53,881,150 |
| Cost per GSF: | $475.00 | FCI Cost: | $13,748,910 |
| FCI Score: | 0.255 | FCI: | Poor |

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

**Assessment Score for JAMES B. DELAMATER ACTIVITY CENTER**

| Scoring Category | Possible Points | Actual | Earned | Percent Score (E/A) |
|---|---|---|---|---|
| The Site | 244 | 94.0 | 73.0 | 77.7% |
| Physical Plant Assessment | 367 | 305.0 | 227.5 | 74.6% |
| Adequacy and Environment | 389 | 247.0 | 198.5 | 80.4% |
| Total | 1000 | 646.0 | 499.0 | 77.2% |

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

## Site Assessment


The James B. Delamater Activity Center stands toward the southern end of the New Mexico State University campus. The building is bound by grass fields on the south, the Aquatic Center to the west, South Locust Street and athletic fields to the east, and Stewart Street to the north. Several permit-only parking lots are within close proximity of the building. Off-site sidewalks run along both sides of South Locust Street and Stewart Street.

Access
The main pedestrian access point to the building resides at the northwest corner. Concrete pavers lie outside the main entrance doors and connect the main entrance to the sidewalk along Stewart Street and a parking lot to the west.

A vehicular ramp along the southwest corner of the building allows for service access to a large storage room. Vehicles must cross the adjacent field in order to reach the ramp. Staff reports that University grounds crews keep a utility vehicle in the storage room.

Site Development
Staff reports that the landscaped area east of the building floods during heavy rainstorms. The flooding causes water to pond against the east wall of the auxiliary gym.

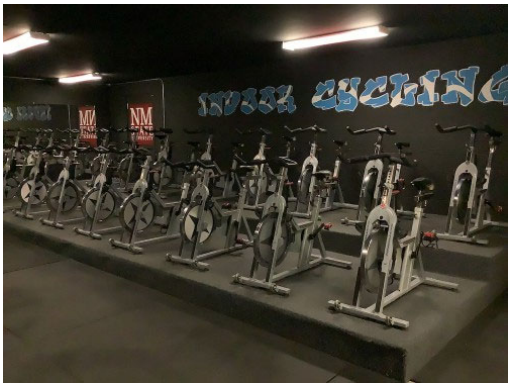
The east wall and portions of the south and north walls of the building act as retaining walls.

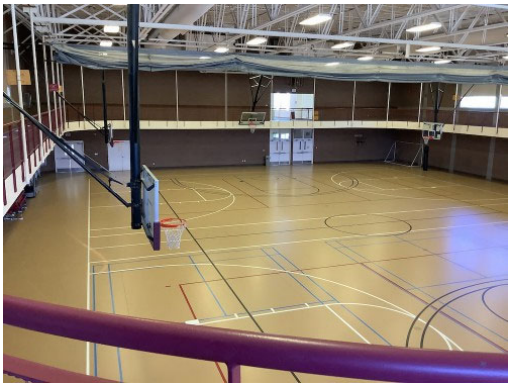
A concrete plaza area lies adjacent to the main entrances of the building. The concrete paving is in good condition with no visible cracking or signs of settlement.

Safety / Security
Building-mounted light fixtures illuminate the main and secondary entrances into the building. Covered walkways along the west side of the building remain dark after dusk.

The building connects to the University's water, sewer, and electrical system by the underground tunnel system.

# Building Assessment





The James B. Delamater Activity Center is a two-story building that stands on a concrete slab-on-grade foundation. Portions of the first floor occur below the grade of the adjacent grass field and landscaped areas. A partial mechanical and electrical basement lie below the men's locker room.

## Exterior

A concrete slab-on-grade foundation supports the building. The concrete slab appears to be in good condition with no visible cracking or settlement. A partial basement lies beneath the locker rooms in the western portion of the building and houses mechanical equipment.

The building is protected by a combination of modified bitumen roofing and membrane roofing. The modified bitumen roofing is in fair condition. The modified bitumen roofing on the main gym has been coated. The granules are beginning to wear off the cap sheet. The membrane roofing covers the lower roof section on the west side of the building. The membrane is in fair condition, and there is visual evidence that ponding occurs on the roof.

Exterior walls are concrete masonry unit (CMU) construction with a stucco finish. The stucco finish is in fair to poor condition. Several large cracks and missing chunks mar the stucco. Portions of the east, north, and south walls are below grade. Efflorescence is visible on the north and east walls of the auxiliary gym, indicating possible water seepage through the wall.

Exterior doors are a combination of hollow metal leaves in hollow metal frames, and anodized aluminum leaves in anodized aluminum storefront systems. All exterior doors open to the exterior and are equipped with panic devices. All doors function as required.

Windows have hollow metal frames with double-pane glazing. The main entrance has large storefront window systems. The windows are not operational. There are no visible signs of water leaks around the windows.

## Interior

The main entrance into the building leads into a large lobby area at the northwest corner of the building. The lobby connects to the second floor by stairs and an elevator. A narrow corridor on the second floor allows spectators to watch racquetball matches without crowding the main circulation corridor.

Floor finishes in the building include carpet, vinyl composition tile (VCT), raised wood flooring, and exposed concrete. The wood flooring is installed in both gyms, the racquetball courts, and some of the exercise classrooms. It is in good condition with some wear along the door thresholds. The VCT flooring is in good condition with wear visible in high traffic areas. Carpet covers the floors in the office suites and spin room. Carpet in the office areas shows wear and stains in high traffic areas.

Interior walls consist of a mix of painted CMU, painted gypsum board, and painted concrete. The walls in the four racquetball courts are in fair to poor condition. Paint chips off the concrete due to the activity taking place in the courts. The walls in the office areas are in fair condition. Paint wears where

furniture rubs against the walls. The painted CMU walls are in fair condition with some visible wear.

Ceilings are a mix of exposed structure, suspended acoustic ceiling tiles, and painted gypsum board. The ceilings are in good condition, with no visible stains or cracks.

Interior doors consist of a mix of wooden leaves and hollow metal leaves hanging in hollow metal frames. Doors leading into the office suites and the weight room have large vision lites. Doors are in good condition and operate as required. Numerous doors have knob-style handles.

Several storage rooms throughout the building, ranging from small to large sizes, support the activities. A large equipment room stands west of the main gym. Office suites have limited storage. A former staff locker room in the southwest corner of the building was repurposed as a storage room.

Systems
Air handling units and multi-zone units provide temperature control. The mechanical equipment mounts on the roof and in penthouses. All the units date from the 1990s and are near or at the end of their useful life spans.

Public men's and women's multi-stall restrooms are available on the first and second floors of the building. The restrooms are newly renovated and in good condition. The Kinesiology and Dance Departments have their own dedicated men's and women's multi-stall restrooms, which are in fair condition. The finishes are dated and worn, and the restrooms do not meet current ADA requirements. The fixtures for all the restrooms function as required.

Men's and women's locker rooms are provided west of the main gym area. The locker rooms are dated and oversized for the needs of the programs as currently offered. Staff reports that many of the users of the activity center prefer to rent a locker from the pool building next door, rather than use the locker rooms in this building.

The building's main electrical equipment stands in an electrical vault in the basement. The main electrical equipment is aging but functions as needed. Fluorescent light fixtures illuminate the building. Light levels are adequate for the needs of the different spaces; however, the stairs along the south side of the building are poorly illuminated.

Occupancy sensors control the light fixtures in the main gym. Exterior doors have weather stripping.

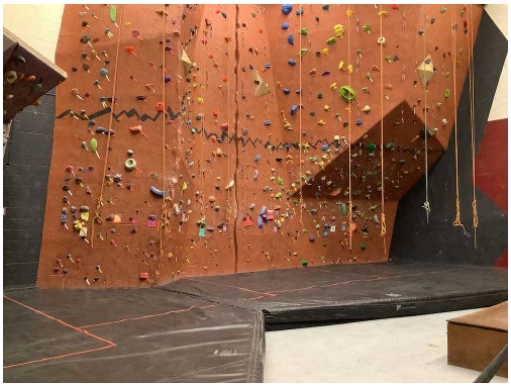
Safety / Security
Staff offices and several of the exercise rooms have telephones. Staff members did not report any problems with the cell phone service inside the building.

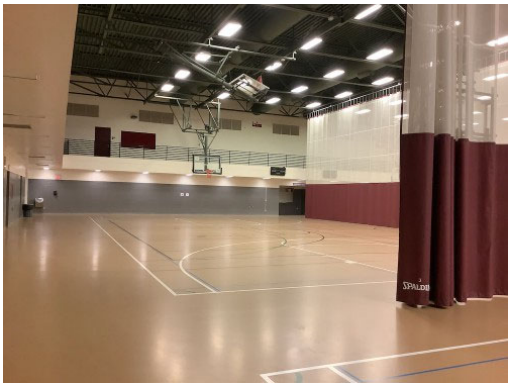
A fire alarm system and smoke detectors help protect the building. Fire alarm pull stations and fire extinguishers hang along the main path of travel and in large occupied spaces. The building comes equipped with an automatic fire sprinkler system.

ADA and Code Compliance
The main entrance at the northwest corner of the building leads into a large lobby area. Stairs and an elevator in the lobby allow access to the second floor. The stairs along the south side of the building lack the required handrail extensions at the bottom landing. Accessible routes connect interior rooms and spaces to each other and to the main entrance. The entrances into the four racquetball courts do not meet current ADA requirements.

The public men's and women's restrooms on the first and second floors do not comply with current ADA requirements. The accessible stalls lack vertical grab bars. The toilet paper dispensers do not hang at the prescribed height above the grab bars. The men's and women's multi-stall restrooms in the Kinesiology and Dance Departments' office suites do not meet current ADA requirements, as they lack an accessible stall, and the restroom accessories do not hang at prescribed heights.

## Adequacy and Environment





The James B. Delamater Activity Center is home to the Athletics and Kinesiology, and Dance Departments. Two departments have their own dedicated office suites and share some of the exercise rooms. The University's swim team has locker rooms and an office along the west side of the building.

The gyms, offices, and exercise rooms meet the needs of the programs and uses. Old locker rooms house the Outdoor Center and do not support the program well. A storage room houses the Outdoor Center's bicycle repair shop, which is too small and not an adequate space. Ceiling heights are appropriate in all spaces.

An indoor running track circles the auxiliary gym on the second floor.

The main and auxiliary gyms can be used for multiple activities. The main gym contains divider curtains that allow the space to be sectioned off into four areas. Most of the other spaces can be used only for their intended purpose.

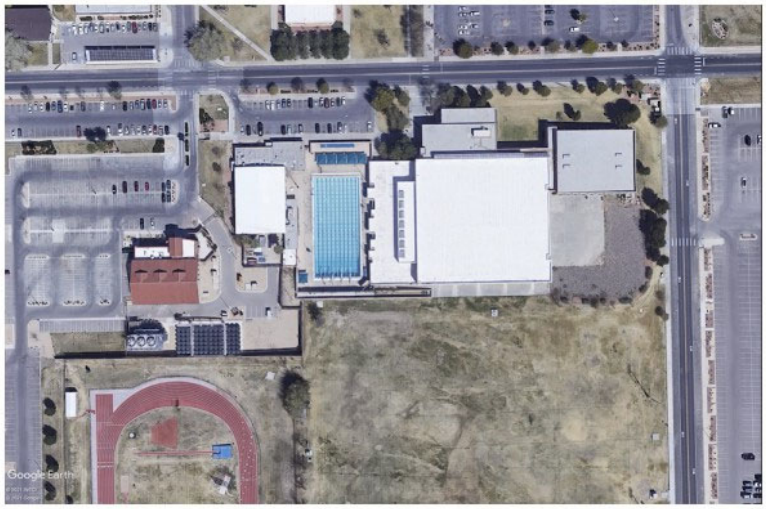
A lack of windows limits natural lighting in the building. The weight room and second-floor offices on the north side of the building receive good natural light.

Staff reports that water ponds in the landscaped area along the east side of the building, causing water to seep through the walls.

**Building Additions/Issues**

| *1. Activity Center* | |
|---|---|
| Constructed: | 1973 |
| Square Feet: | 113434 GSF |
| Foundation/Slab/Structure: | Concrete slab on grade with a partial basement |
| Roof: | Modified bitumen and TPO membrane |
| Exterior Walls: | CMU with a stucco finish |
| Fire Protection: | Automatic fire sprinkler system |

**Site Plan**



## Review Participants

John Spitz, ARC Evaluator