

**Agenda item: (Board Office to complete)**

**USF Board of Trustees**  
December 3, 2009

**Issue:** The Student Wellness and Nutrition Center has evolved into two separate one story facilities.

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**Proposed action:** Information Item, exception to three story minimum requirement for building height.

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**Background information:**

The Project has evolved since the spring of 2008. The University received notice that the Board of Governors was going to request bonding authority for CITF funds in February, 2009. The University administration identified the Project-a collaborative initiative of the Office of Student Affairs and Intercollegiate Athletics. The CITF Advisory Committee reviewed with student representation. The proposal was approved by the Board of Trustees before being submitted to the Board of Governors.

The Student Wellness and Nutrition Center will establish a community focal point offering a variety of services, programs, facilities and events that compliment the educational mission of the University. The facility has evolved into two separate one story facilities.

The Student Wellness and Nutritional Center, (Project), is an addition/renovation to the USF Campus Recreation Center and the USF Sun Dome Arena. The Project serves as a multi-purpose facility for the general student population including the development of programs to encourage and reinforce behaviors that promote a higher quality of health and well-being. The Project will be designed to include additional space dedicated to exercise and fitness, including 18,000 gsf of new gymnasium space, 15,000 gsf of remodeling, and 13,500 for a new mezzanine within the existing building envelope. The Project also will include a 13,000 gsf dining/food court, shared student-athlete training table and commercial grade kitchen with catering amenities to accommodate the USF community's dining needs currently present in the east area of campus as well as the Arena's concessions and catering needs.

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**Strategic Goal(s) Item Supports: Goal II**  
**Workgroup Review: CDC, ACE**  
**Supporting documentation:**  
**Prepared by:**

USF Wellness and Nutrition Center  
Feasibility Study / Program Verification

- PROS**
- Maintains East-West pedestrian corridor per master plan
  - Maintains parking capacity per master plan
  - Dining and Kitchen in close proximity to Sun Dome
  - Dining on ground level
  - Redesigns interior circulation and entrance / control
- CONS**
- Recreation spaces split on two levels
  - Does not meet budget and schedule and requires additional SF
  - Does not meet NIRSA SF program recommendations
  - Requires value engineering to meet proposed budget

**Architectural Considerations**  
**Scheme 3 - East; New Construction; Two Buildings;**  
**Food Service Attached to Sun Dome**

This idea addresses the possibility of splitting the program between two separate buildings. Programmatically, food service may be located to the northwest of the Sun Dome entrance. The recreation programming is split between two levels to the east of the existing recreation building, with cardio and the running track on the upper level and strength and conditioning on the ground floor. Because this scheme considers two separate buildings, "back of house" mechanical and services may grow or duplicate.

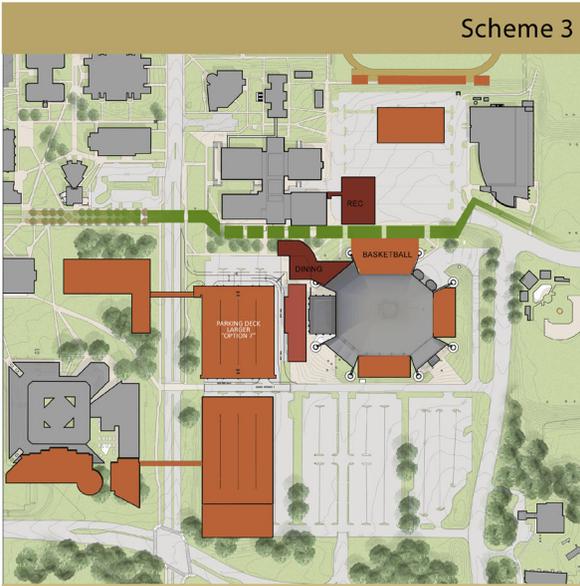
This scheme's site strategy was developed under the assessment that in order to locate food service adjacent to the Sun Dome entrance or provide a direct connection at that location, the existing clear width of egress from the Sun Dome (Assembly Occupancy) should be maintained. From the standpoint of code interpretation as well as functional adjacencies or loading, physically obstructing the egress path of the Sun Dome with a dining component "on axis" is not ideal. (see diagrams).

Therefore, in this scheme, a food service concession is attached asymmetrically to the Sun Dome via an "extended entrance". This strategy frames an outdoor open space that preserves the clear egress from the Dome and creates a new entry front. While this strategy permits a close adjacency between food service and the Sun Dome and resolves egress, approximately 6,000 GSF of new construction would be appropriated entirely for circulation purposes rather than recreation or food service programs.

From a functional standpoint the location of food service and the building as a whole presents certain challenges due to a sloped site section where the change in grade is approximately ten feet between the existing Recreation Center and the Sun Dome entrances.

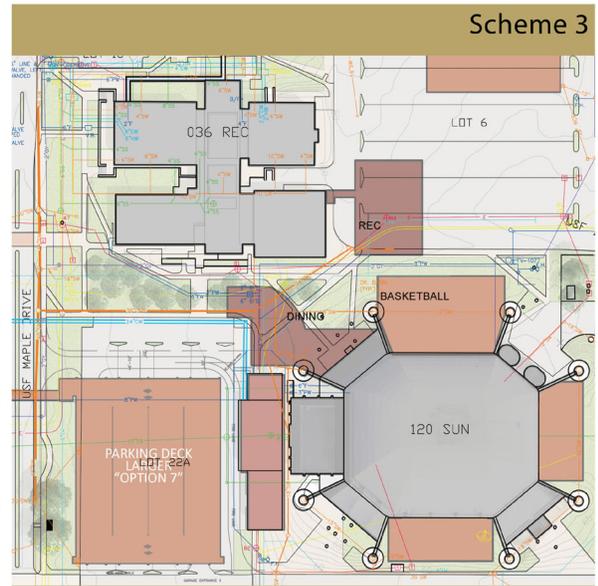
This scheme does not address the existing entry control and does not propose alterations to the facade of the existing recreation building.

Scheme 3



Site Plan

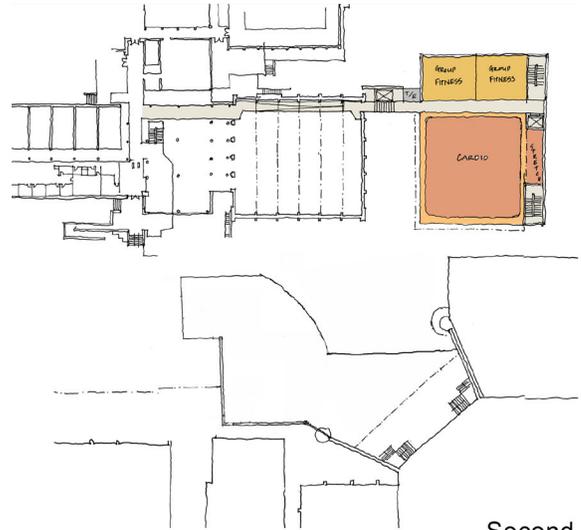
Scheme 3



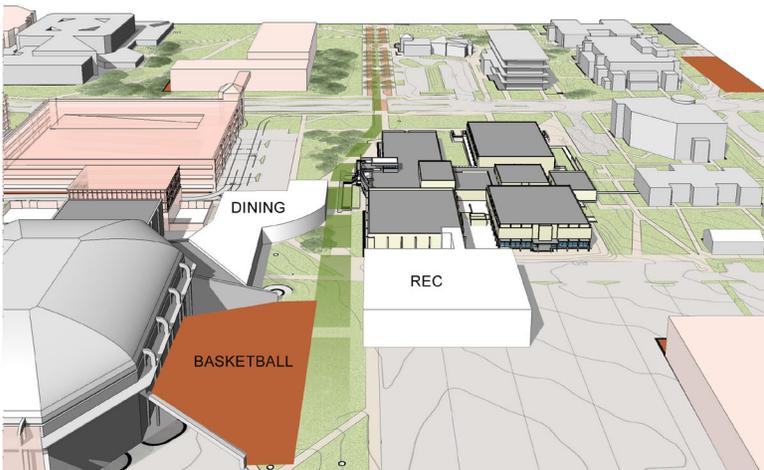
Utility Implications



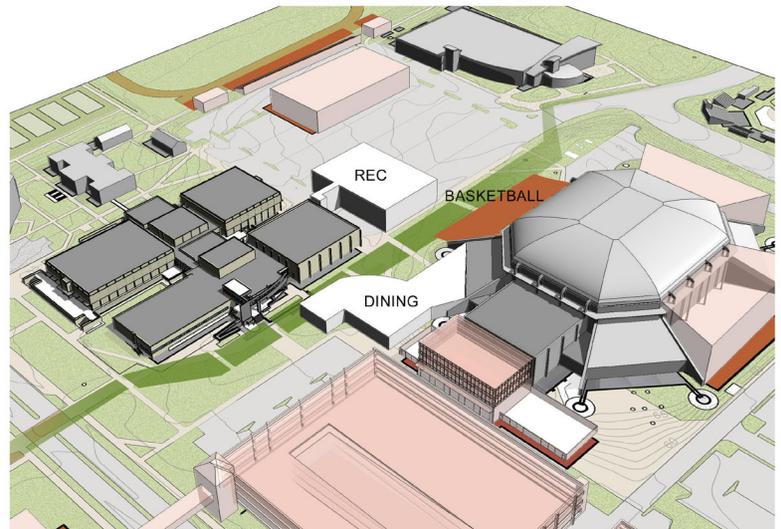
First Floor Plan



Second Floor Plan



Billmore Construction  
Canerday, Belfsky + Arroyo, Architects  
Ayers / Saint / Gross



3D Perspectives