

Case Study



SJSU Spartan Recreation and Aquatic Center

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Official Project Name

Spartan Recreation and Aquatic Center

Project Location

324 Paseo de San Carlos
San Jose, CA 95192

Client

San Jose State University

Owner

San Jose State University

Cumming's Role

Cumming served as the owner's representative for the new Spartan Recreation and Aquatic Center at San Jose State University.

Contractor(s)

Hunt Construction

Architect(s)

Gensler

Other Major Consultants/Vendors

Acco Mechanical — Mechanical Design-Builder
Cupertino Electric — Electrical Design-Builder

Start Date

August 26, 2016

Original Completion Date

December 17, 2018

Actual Completion Date

April 16, 2019

Original Budget

\$138,000,000

Actual Final Project Cost

\$125,000,000



“The building utilizes natural light, energy-efficient lighting, and a displacement air system that incorporates outside air to maintain the ambient temperature.”

The Purpose of this Project

Previously, San Jose State University (SJSU) had both an aquatic center and a recreation center, but they were old and housed in different buildings. An existing aquatic center and the old recreation center were housed in a different building. The Spartan Recreation and Aquatic Center project, which utilized the design-build delivery method, included demolishing the old aquatic center and bringing both facilities together into one newly constructed building. The project had a total budget of \$138 million and included the construction of two outdoor pools: one 50-meter competitive lap pool with diving platforms, to be used by the University’s swim, diving, and water polo teams, and one recreational pool with surrounding hardscape for recreation use. The 128,000-sq.-ft. building also houses an indoor running track; three full courts for basketball, volleyball, and badminton; and a multi-purpose activity court. There is also a climbing wall and bouldering area inside the rec center, which supports the campus’ Outdoor Adventure group. The rec center features five different workout spaces for cardio, fitness, and free weight equipment; four studios for aerobics, spinning, and fitness classes; separate team and community locker rooms; and offices for coaches and administrative staff.

Key Stakeholders and Their Concerns

The project was funded through the Student Union, which itself is funded through student fees. The Student Union was actively engaged in the project and acted as a key stakeholder and decision-maker during the design and construction process. The athletic departments that previously met at the old aquatic facility were also involved in certain strategic discussions, as they had to relocate their activities for the duration of construction.

Proprietary or Unique Processes/Procedures

This was a collaborative design-build project involving University groups, the general contractor, and the architect. This integrated approach enabled the project to be completed in a more efficient manner, resulting in a reduced duration and lower total cost. One example

of how these savings were achieved was through the RFP process. The University issued RFPs requesting contractors to submit a guaranteed maximum price that included both design and construction costs. This was the first project at SJSU — and one of the first throughout the entire California State University system — to use this delivery method.

Unique Project Challenges

The main challenge was that this project was carried out on an active campus. Although the project was located at the south end of the campus in a semi-remote location, it was near an educational building that had noise limits during testing periods. Because of this, there were a couple of work stoppages during finals/testing, as well as a few more due to other events on campus.

Since the project was funded through student fees, it needed to be completed within budget while balancing the needs of the various University user groups to create a building with unique design features and construction requirements. One of these unique features is a 1/8th-mile-long indoor running track located on the second floor, which is supported from the roof of the building in order to maintain open spaces on the first floor.

Another unique challenge was the project’s pursuit of LEED Gold certification, which it ultimately achieved. To earn this designation, the building utilizes natural light, energy efficient lighting, and a displacement air system that incorporates outside air to maintain the ambient temperature.

Project Outcome

The Spartan Recreation and Aquatic Center project achieved LEED Gold certification and was completed well under budget. The project was named by ENR as the “Best Sports and Entertainment Project” in Northern California, and it received a “Structures Award” from the Silicon Valley Business Journal.