

MARSHALL UNIVERSITY

Recreation Center
HUNTINGTON, WV



“Over the past decade, I’ve observed the Marshall Recreation Center grow into a pivotal hub for student engagement on our campus. I attribute this success to the welcoming, supportive nature of the Rec Center staff and their consistent student-centered approach. As a student affairs practitioner, I continue to be impressed with the innovative programming offered to our students at the Rec. I’m specifically thankful for the partnership we (Student Affairs) have developed with the Rec Center team to enhance the club sports experience for our students.”

-Matthew J. James, Assistant Dean of Students for Involvement

The Marshall Recreation Center opened in February of 2009 to rave reviews by both students and faculty. Located at the corner of campus in Huntington, WV, there is something for everyone at the Marshall Recreation Center whether it be group fitness classes, swim lessons, personal training, intramurals, youth camps, safety certifications or any of the many more programs that are offered. Marshall Campus Recreation is dedicated to promoting a healthy lifestyle to the Marshall and Huntington communities.

As the largest student employer on campus, Campus Recreation employs fitness instructors, personal trainers, facility supervisors, recreation attendants, lifeguards, welcome desk attendants, intramural sports officials, and adventure recreation attendants. Every effort is made by the staff to help employees grow in their jobs and achieve success by gaining employment after graduation.

As the manager, CENTERS fully maintains and operates the facility as a separate enterprise from the university. All procurement and expenses are managed through CENTERS corporate staff and all building maintenance, repairs and custodial services are directed by the staff on site. CENTERS also delivers comprehensive programs and services.

In addition to the Recreation Center, CENTERS currently manages a second asset on the campus of Marshall University – the Fitch Natatorium. Located about .25 mile from the Rec, CENTERS maintains and operates the pool, including special events such as rentals and swim meets. In addition, CENTERS is responsible for all programming in the space, which includes Scuba, swim lessons and adult swim leagues.

Developer/Lead Entity
Capstone Development Corp.

Program Managers
Brailsford & Dunlavy

Operations
CENTERS, LLC

Design Architect
Hasting and Chivetta

Contractor
Mascaro Construction

Underwriter
Regions Financial

\$30.1M
Project Cost

123,000 SF
Building Size/Program



RECREATION CENTER

Leisure Pool with 3 Lap Lanes

20-Person Spa

Pool Vortex

3-Lane Indoor Jogging Track

4 Basketball/Volleyball Courts

3 Badminton Courts

30-foot Climbing and Bouldering Wall

3 Racquetball/Wallyball Courts

3 Fitness Studios

F45 Studio

Free-weight and Selectorized Strength Equipment

Treadmills, PowerMills, Jacob's Ladders and Elipticals

Multi-purpose Outdoor Turf Field

Men's and Women's Locker Rooms

Family/All Gender Changing Rooms

Marshall Orthopaedics Services

Hot Yoga Studio

Pro Shop

FITCH NATATORIUM

800-seat swimming area

8 25-yard lanes

13-foot deep diving well

Two 1M diving boards & Two 3M diving boards

Men's and Women's Locker Rooms

FINANCING

Part of a larger issue of just over **\$81 million tax-exempt, non-recourse revenue bonds**, with subordinate cash flow development bonds to Capstone. Ownership by a non-profit foundation, under a long-term ground lease.

SUCCESS STORIES



CENTERS worked closely with Marshall stakeholders to coordinate a non-recourse financing structure for **100% of the Recreation Center's project costs**, utilizing a not-for-profit owner under a long-term ground lease with the University. The result was a financially self-sufficient project, preserving the University's debt capacity and minimizing credit rating impact to same.



CENTERS **successfully transitioned** an existing staff and quickly contributed to transforming a campus culture in a city historically dubbed one of the "unhealthiest cities in America" to a more **active, health-focused community**.



Multi-asset management on campus has led to many synergies and economies of scale. The existing CENTERS team has absorbed oversight of the Natatorium using a shared staffing model. There are **35 lifeguards and 5 aquatic supervisors** that work at both the Fitch Natatorium and the Rec Center. All part-time staff report to an Assistant Director of Aquatics, who manages the day to day of both pools. CENTERS has also been able to increase risk management oversight in the Fitch Natatorium due to staff presence during all meets and practices.

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