



ADDISON ATHLETIC CLUB

Master Plan Update

City Council Presentation – 10/11/2016

- A. Master Plan Update History
- B. Public Participation
- C. Proposed Improvements
- D. Cost Model
- E. Council Direction

PROJECT HISTORY & PROCESS

PROJECT PROCESS



PROJECT HISTORY

December 2014 - Surveys and Focus Groups

11-member Master Plan Committee Recommendations

- * Updated HVAC system to reduce maintenance costs
- * 5,400 square feet of new programming space
- * Welcoming lobby and upgraded interior appearance
- * Large flexible spaces to adapt to fitness trends
- * Locker rooms that support families, seniors & special needs

PUBLIC PARTICIPATION

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Extensive Public Input July 2016

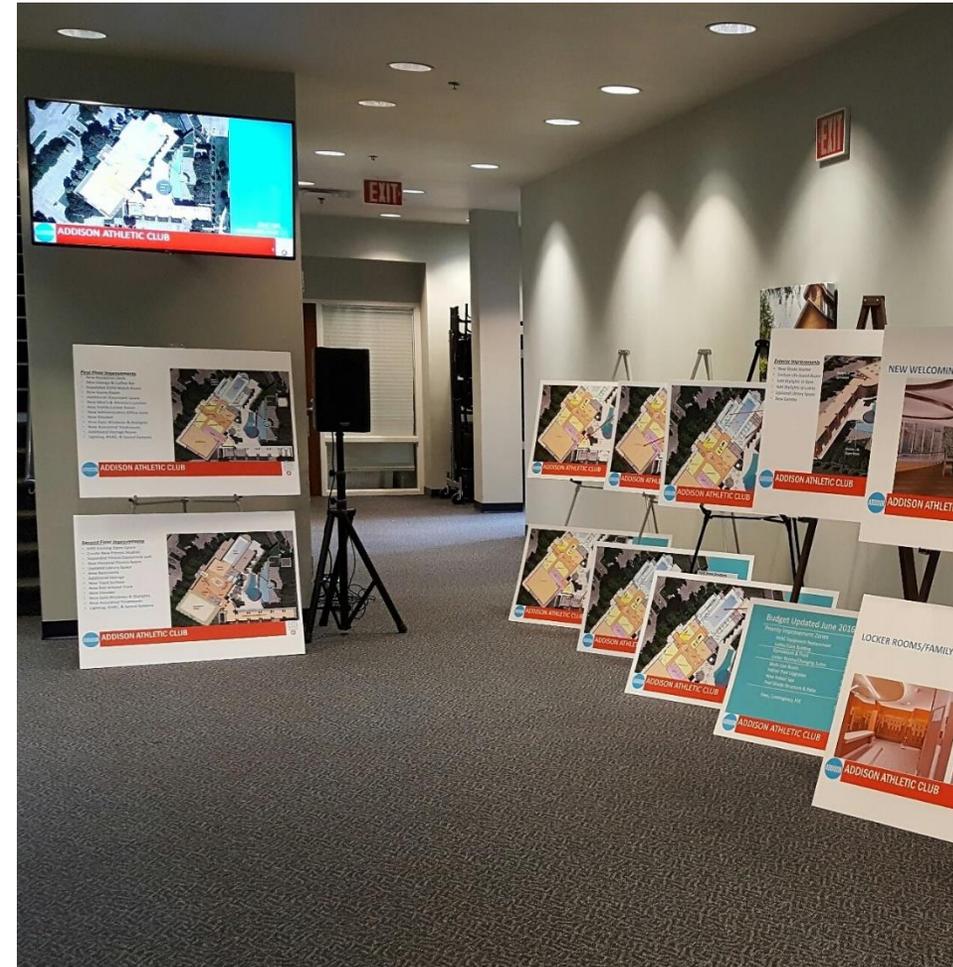
On-Line Survey July 13 - July 25

Three Community Meetings –

July 13, July 16 and July 20

Presentation of Proposed Options

Q & A with Community



PUBLIC PARTICIPATION

Survey Results

Almost 400 Responses

94% Ranked the Top Four Improvements

1. Replace the Heating and Air Conditioning System
2. Lobby / Core Building Improvements
3. Gymnasium & Track Upgrades
4. Locker Room Upgrades



PUBLIC PARTICIPATION

Survey Results

2016 Athletic Club Master Plan

Please rank the Master Plan components. (Refer to slides 7-16) Dollar figures are estimates only. 1=Highest Priority, 8=Lowest Priority

Answer Options	1	2	3	4	5
HVAC (Heating Ventilating, Air Conditioning) (\$616,000)	214	34	19	21	12
Lobby/Core Building (\$2,734,600)	23	66	30	34	34
Gymnasium & Track (\$588,000)	25	49	49	50	41
Locker Rooms/Changing Suites (\$1,028,500)	36	36	43	34	44
Multi-Use Room (\$51,000)	11	34	44	40	46
Indoor Pool Upgrades (\$230,500)	17	33	41	47	47
New Indoor Spa (\$181,000)	13	29	37	32	38
Outdoor Pool Shade Structure & Patio (\$226,000)	19	28	43	43	34

PUBLIC PARTICIPATION

Survey Results

51% Would Consider Increase in Membership Fee

Almost 80% Would Not Support Tax Increase

2/3 of the Respondents are Age 50 or Older

Keep Saunas, Steam Rooms and 2 Racquetball Courts

PUBLIC PARTICIPATION

CURRENT ATHLETIC CLUB FEE STRUCTURE

Coppell	Family - \$500;	Individual - \$250
Plano	Family - \$700;	Individual - \$228
Grapevine	Family - \$300;	Individual - \$120
Frisco	Family - \$900;	Individual - \$530
Addison	Family - \$ 0;	Individual - \$ 0
(\$10.00 one-time fee)		

PROPOSED IMPROVEMENTS

CONCEPT DESIGN AND DEVELOPMENT

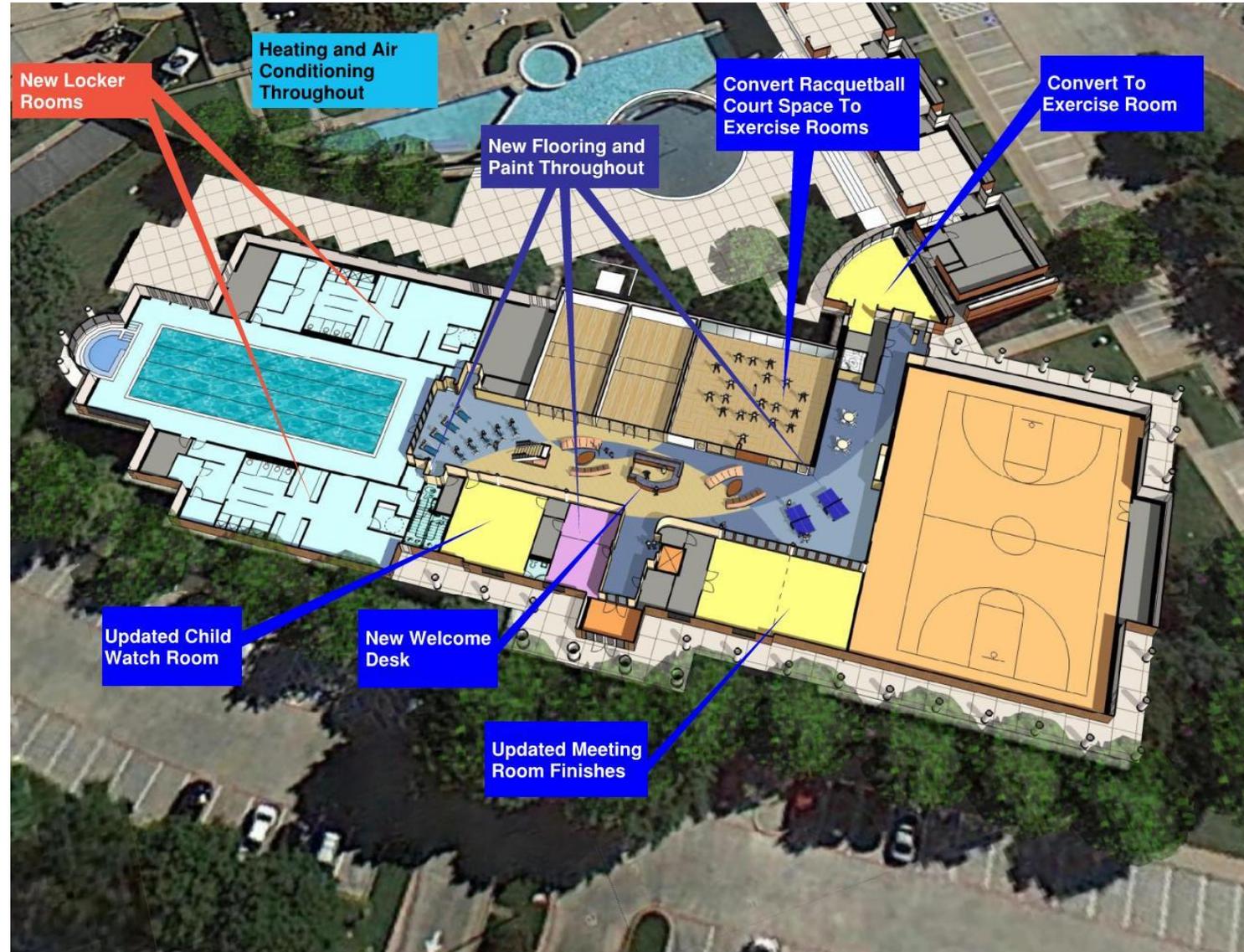
1ST FLOOR

Priority 1

Priority 2

Priority 3

Priority 4



CONCEPT DESIGN AND DEVELOPMENT

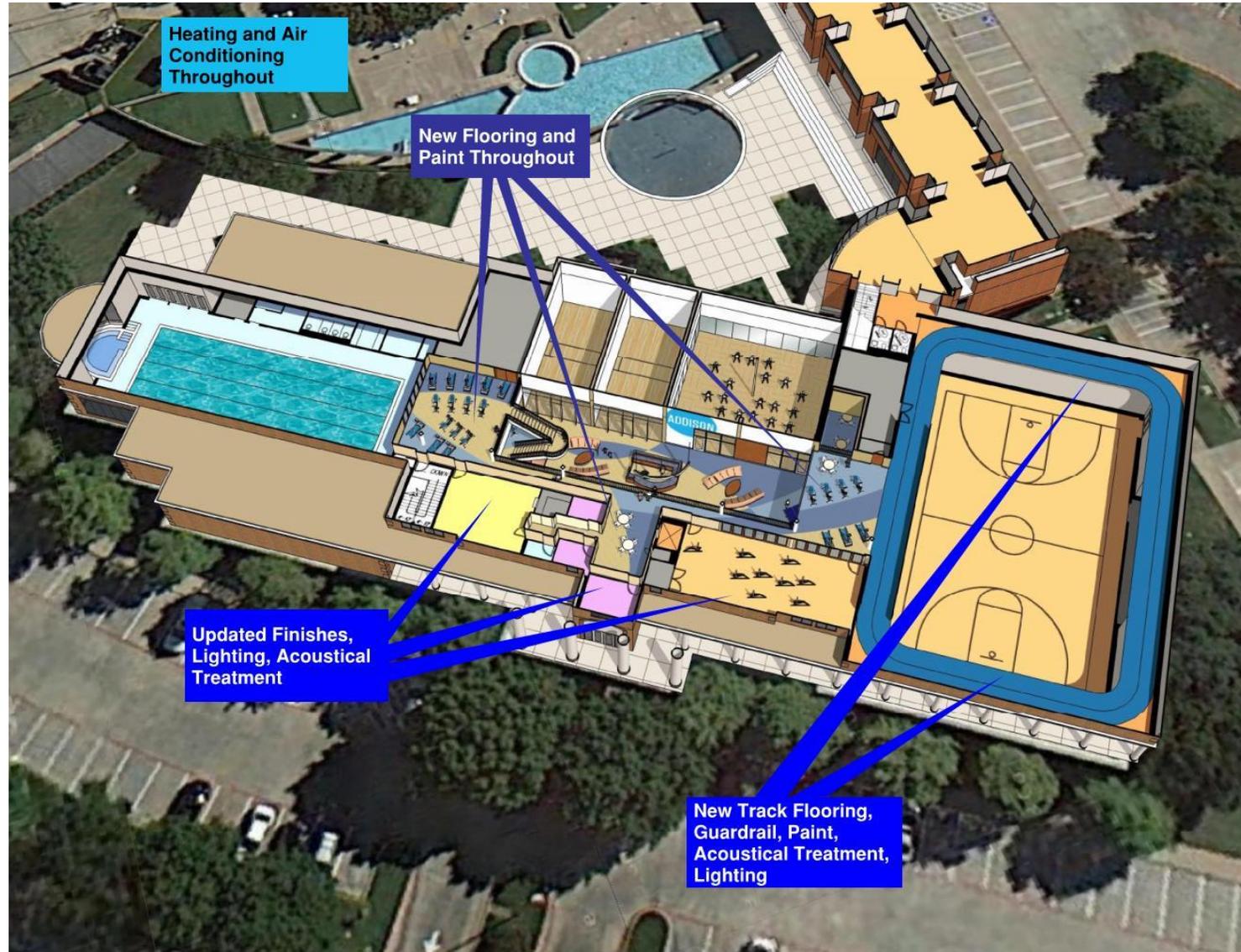
2ND FLOOR

Priority 1

Priority 2

Priority 3

Priority 4



CONCEPT DESIGN AND DEVELOPMENT

LOBBY



CONCEPT DESIGN AND DEVELOPMENT

WELCOME DESK



CONCEPT DESIGN AND DEVELOPMENT

LOBBY



COST MODEL

COST MODEL

ESTIMATED COST OF IMPROVEMENTS – TOP FOUR

1. Air Conditioning and Heating System	\$ 616,000
2. Lobby/Core Building Improvements:	\$ 1,997,500
3. Gymnasium and Track Improvements:	\$ 385,120
4. Locker Room Upgrades:	\$ 1,028,500

Menu List of Options and Pricing in Appendix 2

COST MODEL

PHASING THE WORK

Options:

1. Close Facility For Renovation –

Fastest Completion Time

Cost Savings

2. Phase the Work – Keep Facility Partially Open

Extends Time

Increase Cost Due to Inflation

COST MODEL

CLOSE FACILITY FOR RENOVATION



COST MODEL

PHASED CONSTRUCTION



COUNCIL DIRECTION



**BARKER
RINKER
SEACAT**

ARCHITECTURE

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Heating / Air Conditioning / Elevator / Painting / Carpet		\$841,000
Heating and Air Conditioning Replacement	\$	616,000
Elevator Replacement	\$	80,000
General Painting	\$	75,000
Carpet Replacement	\$	70,000
		\$841,000
Lobby / Core Building Improvements		\$1,997,500
Selective Demolition - Includes any demolition associated with the relocation of the welcome desk, walls, ceilings, light fixtures, etc.	\$	150,430
New Welcome Desk - New custom millwork associated with relocation the welcome desk; includes accessible countertops	\$	75,000
Improved Acoustics - Includes new ceilings; enclosing openings in racquetball courts wall; additional acoustical wall treatment	\$	58,360
New Flooring - includes all existing floor areas not covered by other items; includes offices, meeting rooms, child watch, library, etc.	\$	114,740
New Interior Walls - New walls to replace existing where modifications of the existing plan has changed	\$	185,650
Interior Painting - general painting of new and existing walls not previously covered	\$	151,310
Floor Finishes - General replacement of existing floor coverings not previously completed	\$	112,470
New Cabinets - Includes new millwork to replace existing cabinets in the break room, office areas, child watch room, etc.	\$	125,800
New Interior Glass, Mirrors and Frames - Proposed replacement of existing interior storefront and added mirrors in the converted exercise rooms.	\$	95,545
New Doors and Hardware - Replace all 30 year old doors and hardware sets.	\$	105,525
New Fire Protection - Update the existing fire sprinkler and fire alarm systems throughout the building.	\$	91,700
Toilet Accessories - Replace toilet accessories in the restrooms not associated with the locker rooms.	\$	7,465
Operable Walls - Replace the existing operable walls in the meeting/break room area to improve the sound rating.	\$	32,270
Signage and Graphics - New updated signage and graphics throughout the building to help accessibility compliance.	\$	25,800
Sound System - Replace existing sound system equipment and speakers to address renovated areas	\$	95,040
Access Control/Security - Update access control system and security cameras to improve overall member safety.	\$	132,100
New Lighting and Electrical - Install new lighting and upgrade electrical systems as required due to renovations.	\$	438,295
		\$1,997,500

