

# Addison Athletic Club Renovation Project

The logo for Addison Athletic Club, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal white lines and a grey triangle in the top right corner.

**ADDISON**

# Background

The Addison Athletic Club (AAC) was opened in 1987

The AAC was expanded to include the fitness wing in 2003

The facility has undergone various updates and repairs over the life of the building

Pre-renovation daily average usage was 286 visits

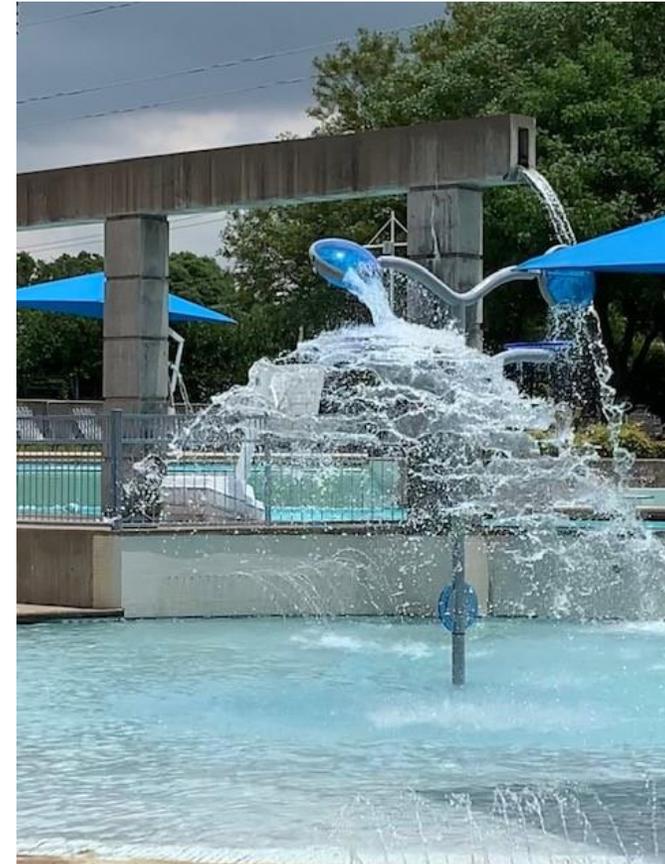
There are 2,544 current members.



# Background (continued)

## Current AAC Renovation Project History

- Citizens and Staff Identified Needs at the AAC
- Citizen's Bond Committee Considered Options and Costs
- Voters Approved this Project in November 2019
- Community Input Requested / Received on Project Design Elements
- Project Design was Completed
- Construction Contract Awarded to Northridge Construction Group, LLC - October 12, 2021
- Project Budget Approved by Council - October 12, 2021
- Construction commenced - November 29, 2021



# Project Overview

The project scope included building improvements such as replacing the roof, upgrading pool equipment, and replacing the hot tub.

The locker rooms were redesigned for increased amenities and privacy.

The lobby and atrium were redesigned to enhance the customer experience and aesthetics.

The running track was resurfaced, the railing was replaced, and graphics placed along walls.

The gym received new lighting and basketball goals.

Due to budget limitations, this was always intended as a partial restoration and upgrade.

The contractor bid a project schedule of 195 days plus any additional days awarded for contingencies and alternates approved by staff.

Northridge agreed to keep portions of the facility open during construction.

# Project Status

The project is nearing substantial completion in accordance with the contract timeline plus the additional days awarded for contingencies and an alternate item.

The contractor (Northridge), the architect (LPA), and AAC staff overcame a significant number of unfavorable existing conditions discovered once demolition began.

Any high use facility over 30 years in age is going to have hidden issues. This was especially true for the AAC due to the presence of humidity introduced into the facility by an indoor pool, sauna, and shower facilities. Pool chemicals are also believed to have contributed to an increased deterioration of metal framing and electrical components contained in walls and other spaces with limited air exchanges.

There were also an inordinate number of changes that were not reflected on the 'as-built' documents.



# Project Status

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# Project Status



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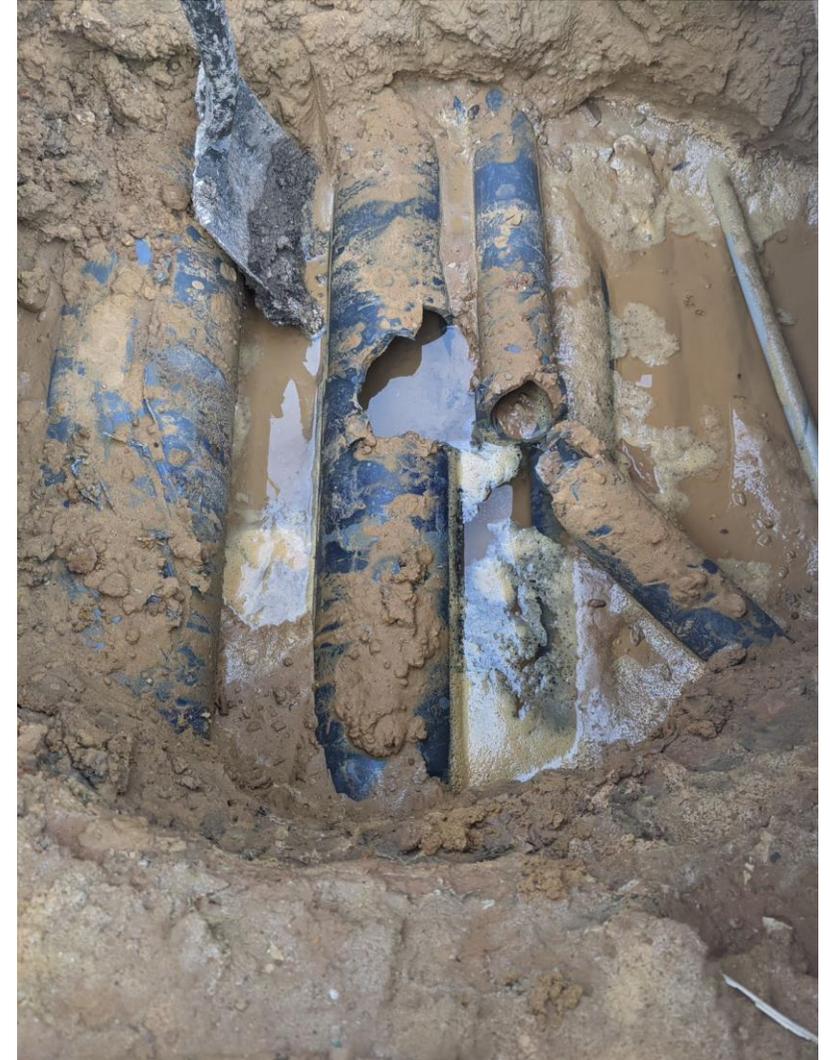
# Project Status



# Project Status – Shade Structure

We encountered previously unknown utilities located underground at the location of several of the piers for the outdoor pool shade structure. Addressing this issue at the time of discovery would have delayed the opening of the outdoor pool from May to July (and possibly longer). Staff requested that the contractor delay this work until after Labor Day with the understanding that this delayed work would not be held against the rest of the project schedule.

We will not know how much it will cost to address this matter until we close the pool, excavate the pier locations and determine a solution and the associated cost.



# Project Status – Indoor Pool Deck

A Change Order is needed to address the Indoor Pool Deck Tile.

Ramp removal necessitated use of all existing attic stock tile.

Insufficient quantity to replace damaged tiles.

Unable to find acceptable combination of new and existing tile to maintain aesthetics of the facility.

This is on the consent agenda this evening.



# Project Status - Alternates

The construction contact contained established pricing for bid alternates. These are items that were deemed worthy of inclusion but only if sufficient funds remained after addressing the contingencies. Staff has only instructed the contractor to proceed with one alternate to date. This was to replace the Community Room cabinets. Based on lead time and the construction schedule, staff had to make this decision well before many of the unknown issues requiring contingency funds were identified.

## Alternate Items and Status

- Community Room Cabinets (\$26,200): Approved
- Additional Flooring and Finishes (\$25,000): Not approved
- Ceiling Tiles and Grids (\$84,100): Not approved
- Racquetball Court Ceilings (\$65,000): Not approved
- Natorium Wall graphic (\$8,100): Not approved
- Additional Painting (\$43,200): Not approved
- Natorium Skylight Panel Replacements (\$23,000): Not approved



# Staff Seeks Council Direction

We do not have adequate funding in the total project budget to address the Indoor Pool Deck Tile, Shade Structure, or alternates not already approved. Funding is available from bond fund investment proceeds and savings from other bond projects.

Staff is seeking Council direction on:

- Change Order #13 - Indoor Pool Deck Tile
- The Shade Structure
- Alternates

Based on the direction provided, staff will bring future agenda item(s) for Council consideration.