



# ADDISON ATHLETIC CLUB

## Master Plan Update

# 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

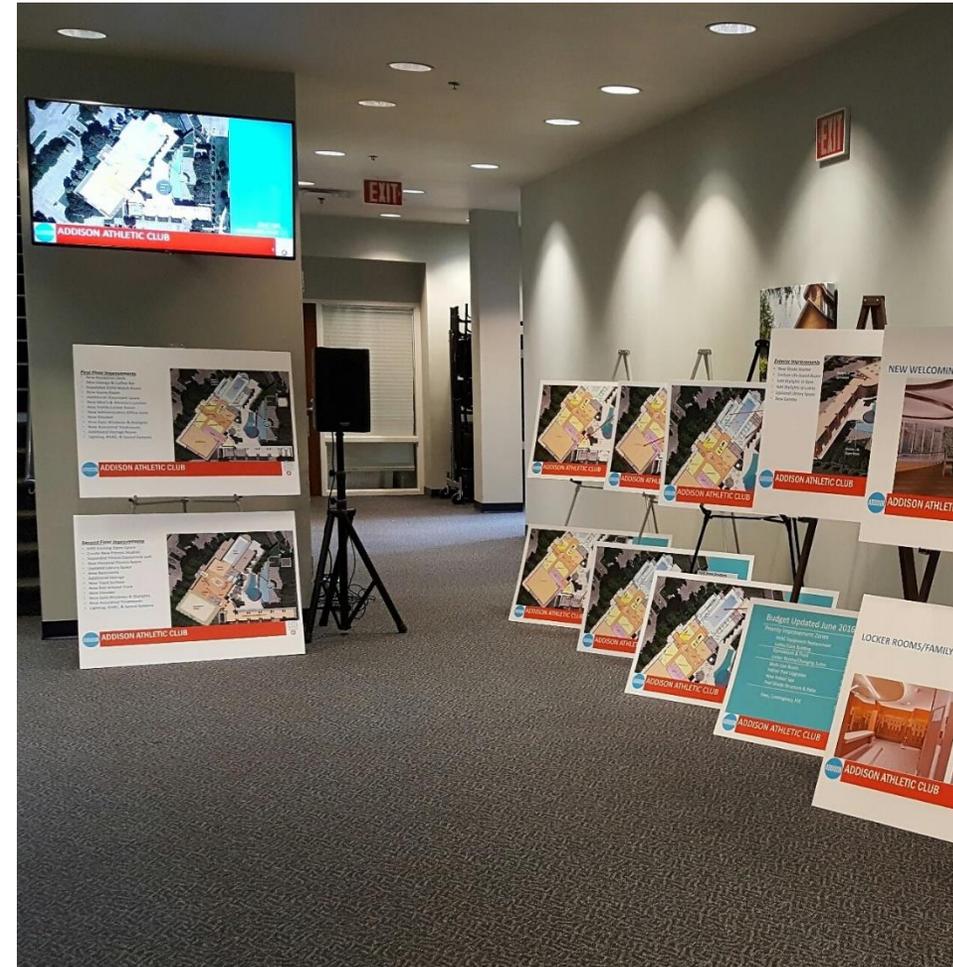
On-Line Survey July 13 - July 25

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

**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

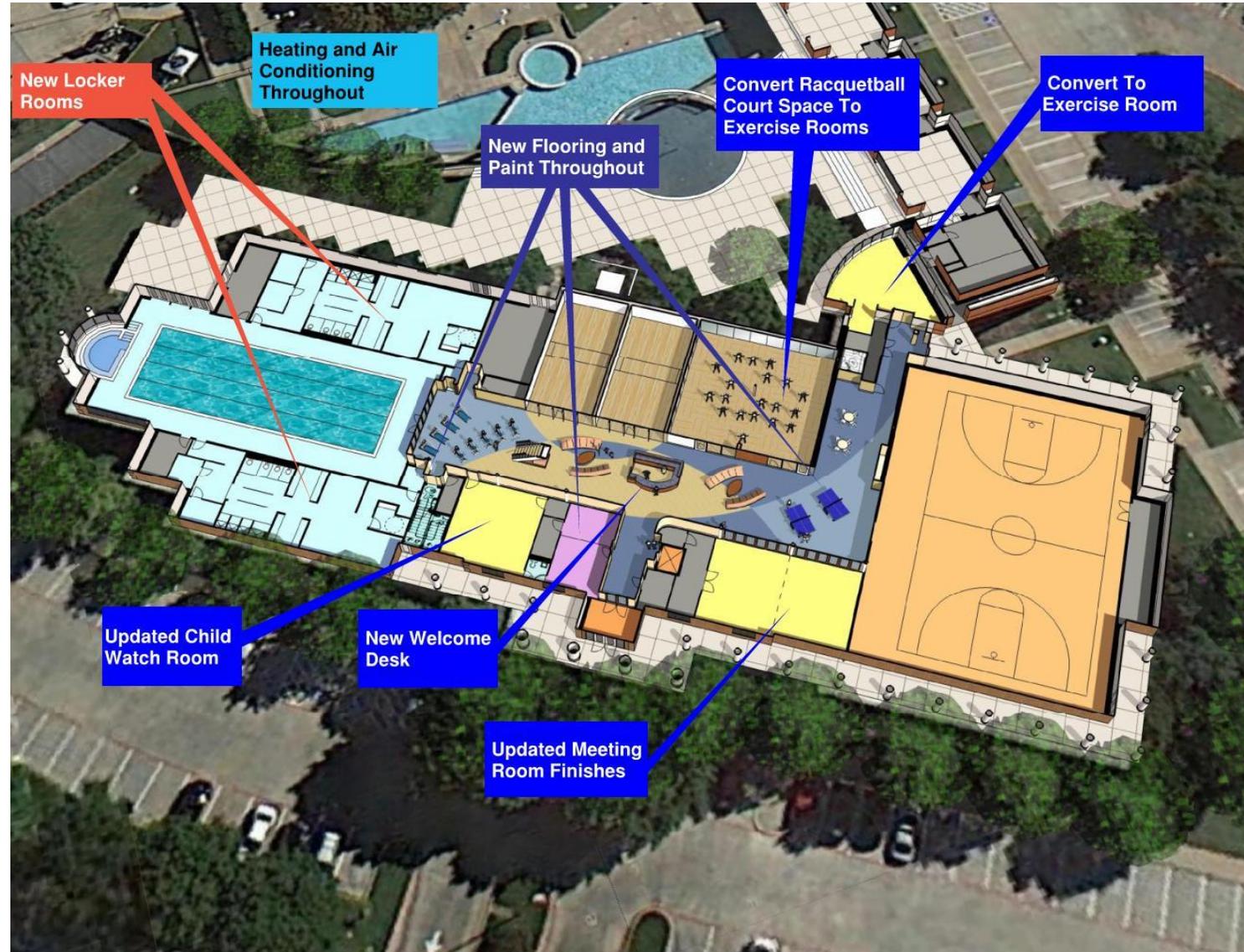
## 1<sup>ST</sup> FLOOR

Priority 1

Priority 2

Priority 3

Priority 4



# CONCEPT DESIGN AND DEVELOPMENT

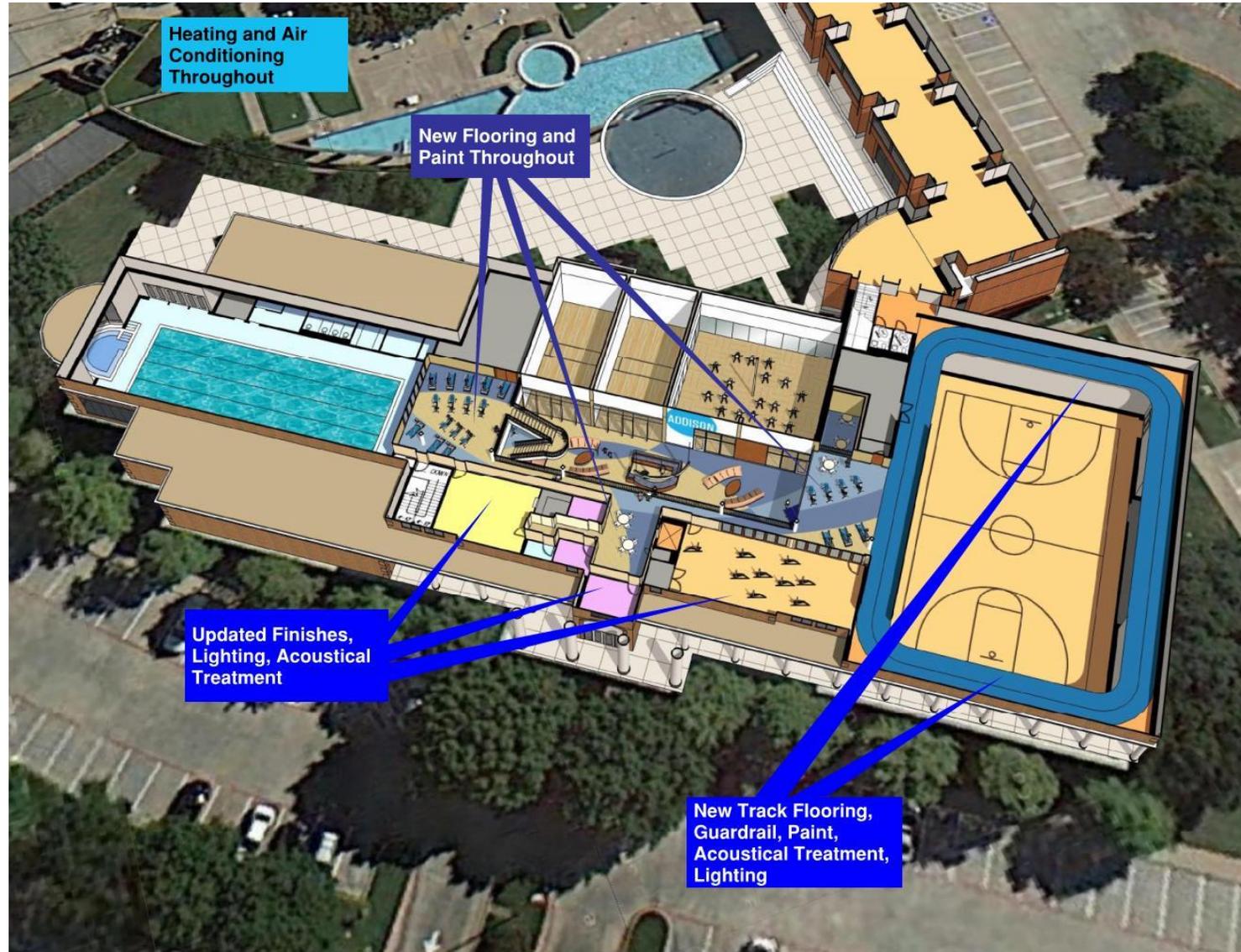
## 2<sup>ND</sup> FLOOR

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

# COST MODEL – Appendix A

## PREFERRED AAC RENOVATION LIST

1. Air Conditioning and Heating System	\$ 616,000
2. Elevator Replacement	\$ 80,000
3. General Painting	\$ 75,000
4. Carpet Replacement	\$ 70,000
5. Convert 2 Racquetball Courts to Exercise Space	\$ 157,700
6. New Lighting in Gym	<u>\$ 48,300</u>
Total	\$ 1,047,000

# 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





**BARKER  
RINKER  
SEACAT**

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**ARCHITECTURE**

## Addison Athletic Club Master Plan FAQ:

### **Q. When was the master plan adopted?**

A. The master plan was adopted by City Council on 10/20/2016.

### **Q. What is the total cost of the AAC Master Plan?**

A. The total cost is estimated to be about 4 million dollars, but the priority items are a little over \$1 million.

### **Q. Is the AAC Master Plan funded?**

A. Currently no. Staff is reviewing funding sources and options. These options will be brought back to City Council for approval in the future, focusing on the priority items first.

### **Q. When will construction start?**

A. First funding must be approved by City Council. Then, once approved, it could be up to a year before any construction takes place.

### **Q. What are the priority items?**

A. They include replacing the HVAC system (Heating and Air Conditioning), New Elevator, Painting, Carpet Replacement, Converting 2 Racquetball Courts to Exercise Space, and New Lighting in the Gym.

### **Q. What about the other two racquetball courts? Will they remain?**

A. Yes. Based on community input received in July 2016 we will keep the two existing racquetball courts. The only change will be filling in the open space at the top.

### **Q. What about the Saunas and Steam Rooms?**

A. Based on community input, these will stay in place.

### **Q. Who was the architect?**

A. Barker, Rinker, Seacat Architecture (BRS)

### **Q. How do I get more information?**

A. Go to our website for the AAC Master Plan report at [www.addisonathleticclub.com](http://www.addisonathleticclub.com) and you can also contact the Athletic Club manager, Randy Rogers at [rrogers@addisontx.gov](mailto:rrogers@addisontx.gov)