

Racquet Club of Ann Arbor

Campus Renovation Proposal FAQ

Why are we looking to renovate?

Both the Pool building and Tennis building are in need of extensive structural and aesthetic repairs. Each building has been in need of a roof replacement, as well as plumbing and electrical upgrades for many years. The proshop particularly is a challenge due to its conditioned space. The HVAC systems along with major flooding problems in the basement have contributed to the conditions of the building. We hired a civil engineer as far back as 1998 to evaluate our options to address the flooding issue. It was determined to be expensive and impractical at the time. We focused our priorities on things most important in improvements members would value.

Over the past few years we have asked members to participate in surveys regarding the club. The comments and concerns align with the capital improvement updates brought to the attention of the Board by club management over the years. Overwhelmingly members' particular interest focused on the condition of the locker rooms of both buildings. We worked with Brian Wright of Phoenix contracting and received cost estimates for roof replacements, B-Dry basement sump systems, heating and cooling, non-tempered single pane window replacement, among others. In addition to the mounting costs, we recognized that submitting for permits for repairs would likely require additional work to make the buildings compliant with ADA code and Barrier-Free accessibility. It was decided in 2014 to hire an architect and look at all of our options including, basic repairs, major upgrades to meet ADA and Barrier Free requirements, and full campus improvements. We interviewed three Architects and decided to hire John Mouat, of Mitchell and Mouat Architects.

As we began looking at the proshop building particularly, we found that there were many challenges to make the building compliant, as well as energy efficient. The Proshop is built on an elevation about 6 feet above the height of the pool deck. To provide accessibility, we would need to redevelop a new front entrance with a series of ramps to gain access. In addition, we would need to widen each doorway, provide right height toilets, sinks and counters, remove barriers and put in a 3-tier elevator for access to the basement. Once these issues along with replacement of HVAC, windows, electrical and plumbing, our costs reached 7 figures without any of the aesthetic improvements members want. Reviews by the Board showing the potential changes did not effectively "improve" the flow of the campus and did not address the other issues that members supported in the surveys.

By razing the pro shop, we have the opportunity to grade things to a level site. This creates access and flow that improves barrier-free mobility, better campus use, among many other

improvements. The costs are comparative to replace the pro shop with a new tennis building than to renovate the existing building.

How was it decided this was in the best interest of the club?

We asked you what you wanted in an improved RC. The Board of Directors and management have done due diligence on behalf of the membership to pursue options best suited to Racquet Club's current and future needs. This has not been without its challenges. We have considered all of our options and we have been through much iteration of designs and plans to get where we are today.

Who has been involved in making decisions?

The Board of Directors, Club management, an ad-hoc renovations committee, invited general members, Architect John Mouat, Civil Engineer Scott Betzoldt of MCI Engineers, and General Contractor Brian Wright and Mark Hiser of Phoenix Contracting. The City of Ann Arbor has reviewed our project and has provided valuable feedback regarding the requirements necessary to complete this development.

What is included in the renovation?

All of the following items are considered for this project:

Central check-in/ Renovated Pool building

- Control access for members and guests
- One area for member services
- Defined retail area
- Separated administrative office
- Laundry services/ suit dryer
- Complete renovation to pool locker rooms to meet barrier free requirements
- Add child friendly toilets and sinks
- Modern locker rooms with lockers
- Open concept pool entry/ guard station
- Energy efficient features

New Tennis building

- Single story with modern facilities
- Add amenities to all locker rooms including grooming products, towels, etc.
- Indoor and outdoor lounge areas for tennis players
- Tennis staff office
- Energy efficient features

Full accessibility

- Change grade of main campus area to reduce elevations

- Meet standards for ADA and Barrier- Free access
- Assess other areas of accommodation such as pool chair lift

Secure campus

- Return club area to a closed campus area to ensure member and guest safety
- Keep play area open and reduce play flowing into parking drop off area
- Increased bicycle parking
- Strategic surveillance of club
- Improved lighting
- Parking lot improvements

Congregated and improved food services

- Renovate interior for improved prep and delivery
- Centralize all food services
- Increased cooler and freezer space
- Pavilion covered seating area with expanded seating
- Outdoor fire pit
- Create an outdoor kitchen with grills for additional food service and coals and ice
- Improve food quality to café style services
- Create a rotating menu with local, healthy items
- Change or limit pre packaged items
- Potential growth for usable catering areas
- Potential to extend the season

Improved play and workout areas

- Expand play area near the pool to include new swings, climbing, slides and other play scape activities
- Small multi-use court
- New sandbox area
- Designated table tennis area
- Additional shade

Growth potential

- Opportunity to further expand food services by hiring full time chef/cooking staff to develop a menu
- Expand food and wine if alcohol sales were allowed
- Improve exercise programs to include outdoor area, and use of new covered patio for yoga, and exercise classes

What is involved in ensuring we can even do such a project?

It was important to investigate our options and present basic schematic design to the City of Ann Arbor. Before we receive input on a project, we need to be sure we can actually get

permits to begin one. Plans for review were submitted and we informed the membership at the beginning of February 2015 once the documents were part of public record.

Are the plans final?

No, absolutely not. We needed to agree on the general needs of the club including site plan, building functions, scale, and footprint of the development area. We have still to decide on many design aspects such as floor and wall finishes, lighting, and elements such as lockers and equipment. We expect more members to contribute to those decisions as the moves forward this summer.

How much will this cost?

The costs to date are based on general construction standards. The original estimate has been revised based on City approval of aspects of the project. The current estimate is just under \$2.5 million not including contingency and service fees (architectural, engineering and contracting). This moves the cost closer to \$3 million. The construction estimate is purposely inflated to provide some additional contingency. It gives us the opportunity to evaluate what materials we can afford and what we might postpone or eliminate.

Can the club afford such a project?

The short answer is yes. The club is debt free and has paid down similar figures in loans in the past 17 years. Through strong fiscal management, keeping the club affordable, and providing quality services, we expect that the club can manage a project of this magnitude. By being debt free, we are in a favorable position to solicit banks for optimal lines of credit and mortgage options. We currently have 3 banks working with us and providing us term sheets on loan possibilities. They will not be able to commit until a complete assessment of our property value has been conducted, as well as, actual building costs that will come as design plans are completed and go for bid.

Will members be assessed? Dues increased?

There is no plan to assess members for the campus renovation. Any assessment or increase in dues to pay towards funding a project must be approved by a vote of the membership.

How is the funding being managed?

Our Club Treasurer and Club accountant have been working with the banks on terms. We are working on a payment structure that minimizes impact on the membership.

Are there any plans for fundraising?

Not officially. There has been discussion of a brick program, landscape donation and crowd funding.

Where can I see plans?

We will be posting all related documents, as we have them, on our website; www.a2racquet.com/members. You will see a section titled “renovations”. You must log in as a member to view these documents.

How will you keep members updated on progress?

We will be holding an open house to further present plans in the beginning of May at the club. We will email members and announce the date, time and location soon. We will continue to communicate regularly throughout the process to keep everyone informed of progress and possibly conduct future meetings to include member feedback.

When will the project begin? Will it affect our season?

Our expectation if all is approved we will begin the day after Labor Day this year (2015). We will begin our own deconstruction process late August. We hope to not interrupt day to day activities, but plan to move plantings we wish to reuse to a staging area, box up items from the proshop and pool buildings and ask members to begin cleaning out lockers by Labor Day. We will close the pool on Labor Day and restricted access to the tennis courts and parking will begin as soon as construction begins. Members will be asked to park on the street and walk to a predestinated route to the courts. The project is expected to be completed before Memorial Day of 2016, with some final landscaping and clean-up into the beginning of June. It should not affect the openings of the tennis courts or pool.

Who and how do members contact the club if they have questions.

Questions and concerns can be directed to the General Manager, Brent Schomaker at bschomaker@a2racquet.com or by calling the club at 734/971-5441.

What else should we know?

We are asking City Council to waive the requirement to install sidewalks on the frontages of Geddes Avenue and Hickory Lane. This issue goes before council in early June. This will be the final approval needed for the project to move forward.