

City of West University Place
West U Recreation Center Improvements
August 25, 2025

Meeting Agenda

- **Review timeline of community engagement and feedback**
- **Review of existing Recreation Center conditions**
- **Review of proposed improvement areas**
- **Review of project budgets for proposed improvement areas**
- **Next steps**

Public Engagement Timeline:

2024

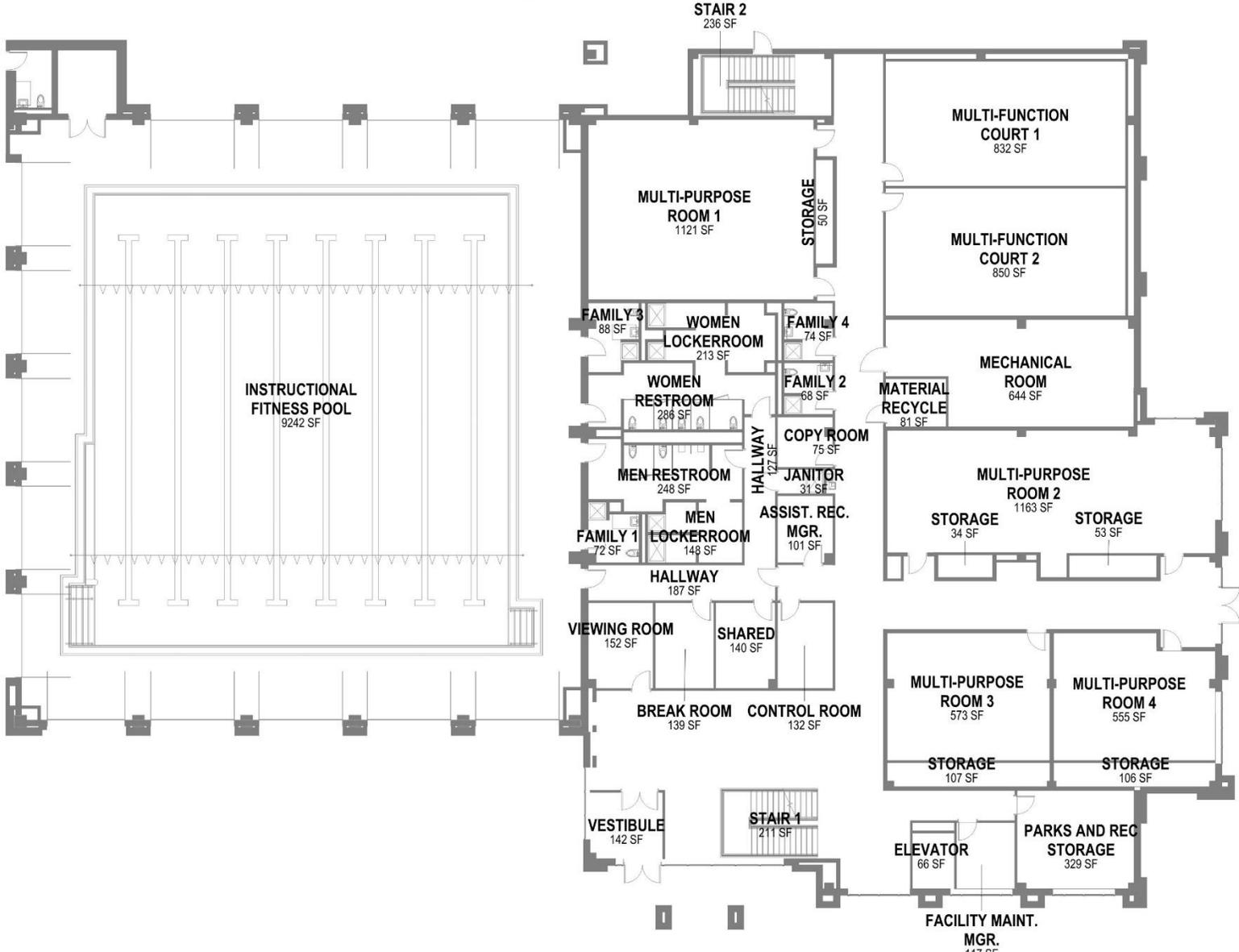
- **May 1** – Parks & Rec Board: Facilities Master Plan Update
- **June 3** – Staff and PGAL attend site tours in DFW area
- **June 5** – Parks & Rec Board: Facilities Master Plan Phase II Update
- **August 12** – City Council Urban Planning Workshop: Recreation Center Timeline Presented: PGAL
- **Sept 4** – Parks & Rec Board: Facilities Master Plan Phase II Update
- **Oct 1** – Parks & Rec Board – Facilities Master Plan Phase II Update: PGAL Presentation
- **Nov. 12** – Phase II Town Hall Meeting: PGAL
- **Dec 4** – Parks & Rec Board – Recreation Center Update: PGAL Presentation

Public Engagement Timeline:

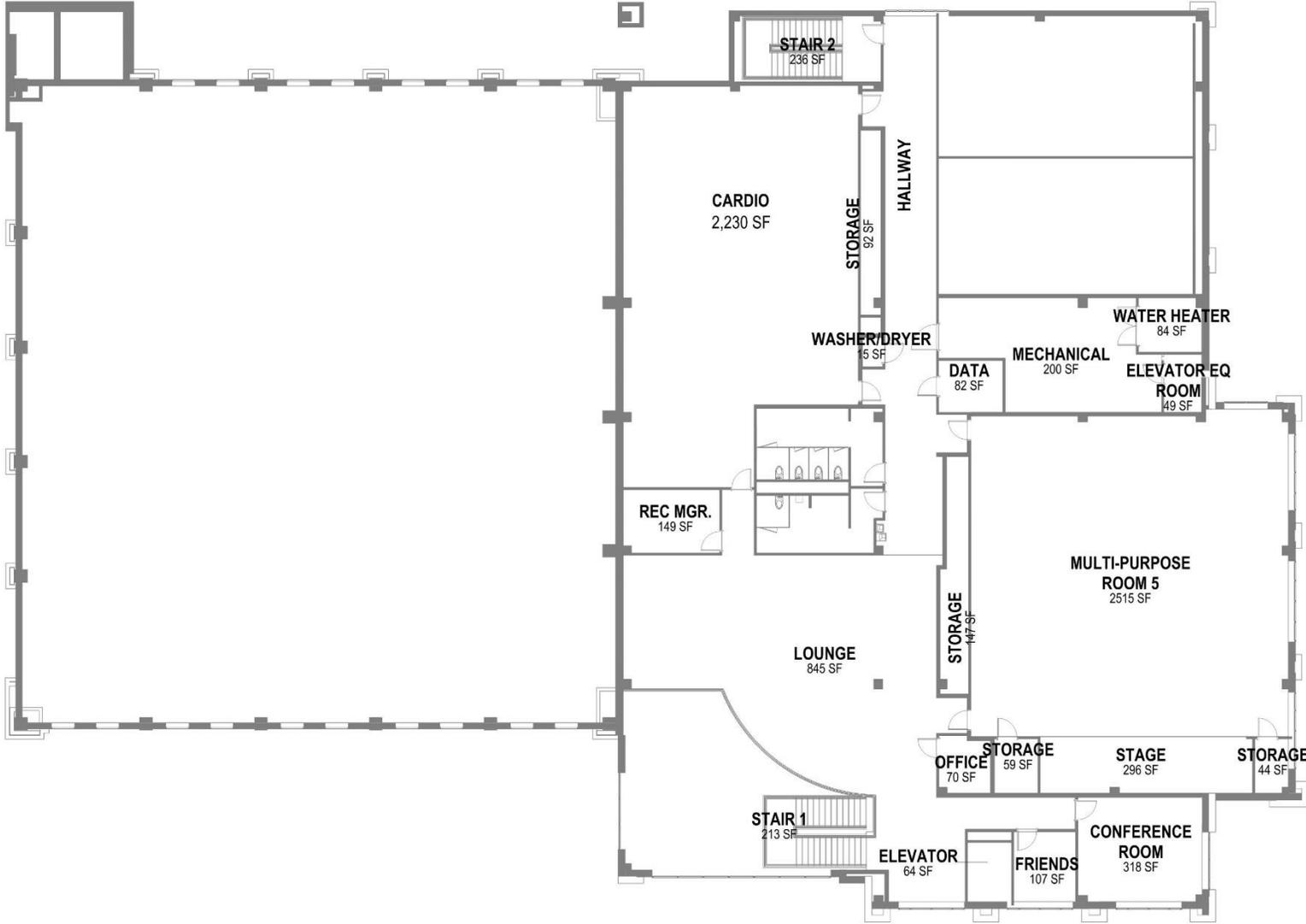
2025

- **Jan 8** – Parks & Rec Board – Recreation Center Design Update and Potential Survey Questions - PGAL
- **Feb 5** – Parks & Rec Board – Survey Development: OnPointe Insights Consultants.
- **Feb 5** – Parks & Rec Board – Recreation Center Design Update: PGAL
- **Feb 11-25** – Rec Center Design Update and Tennis/Pickleball Survey opens to the public.
- **Feb 27** – Parks & Rec Board – Survey Results OnPointe Insights Presentation and Recreation Center Update: PGAL
- **Summer 2025 City Currents and PARD Activity Guide** – Survey results information.
- **April 2** – Parks & Rec Board – Recreation Design Update: PGAL

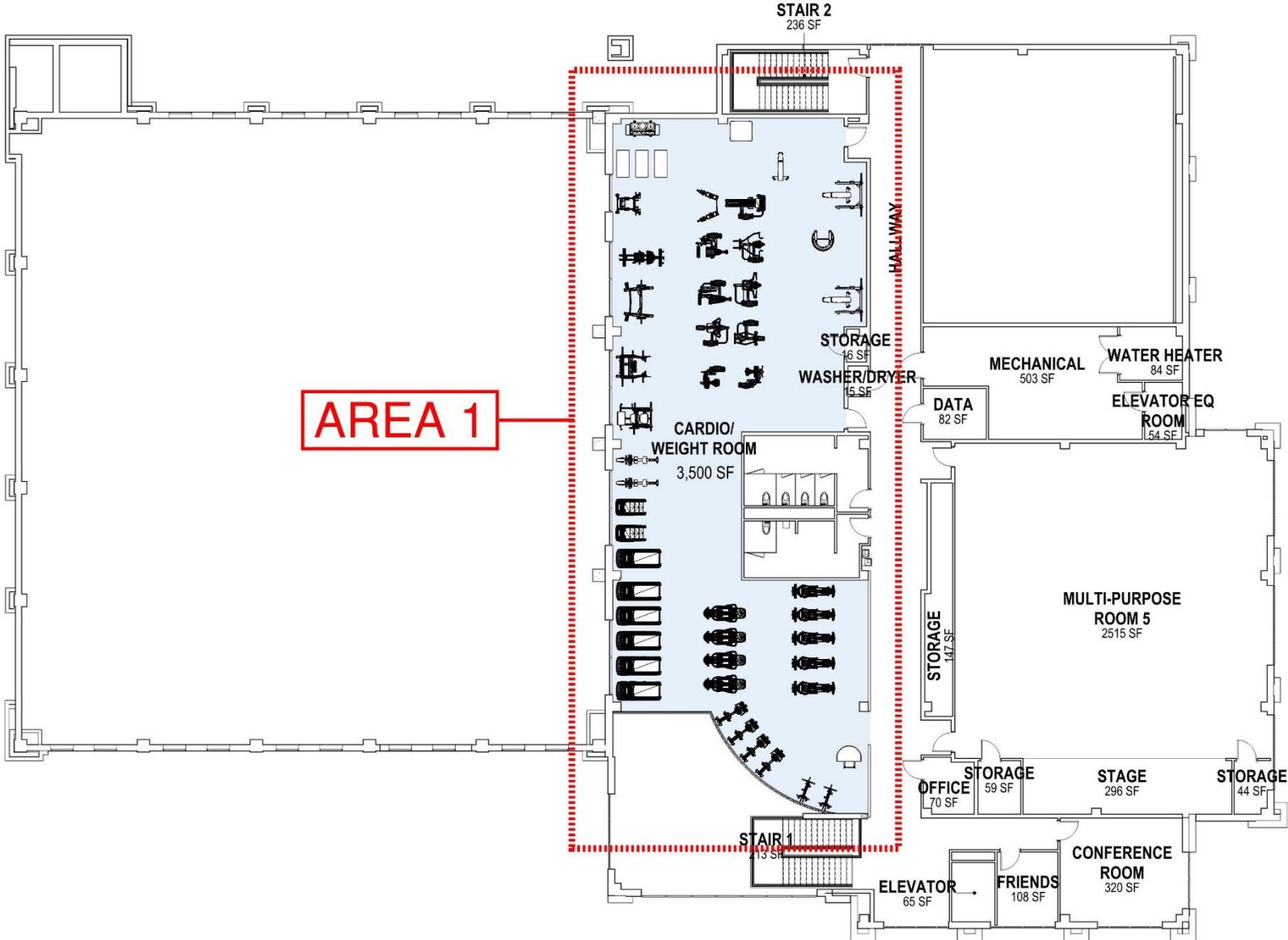
Recreation Center – Existing Conditions (Level One)



Recreation Center – Existing Conditions (Level Two)



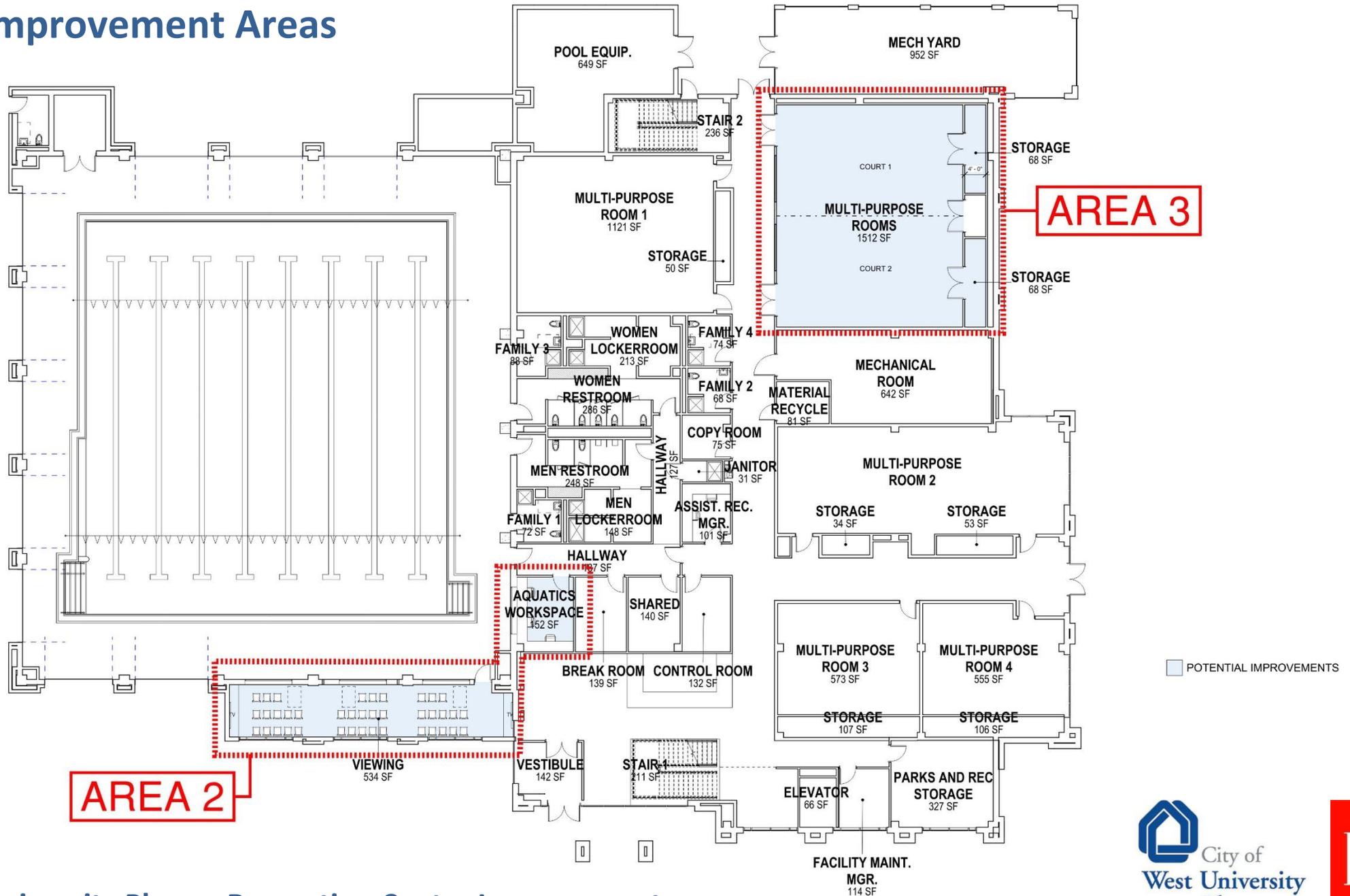
Proposed Improvement Areas



AREA 1

■ POTENTIAL IMPROVEMENTS

Proposed Improvement Areas

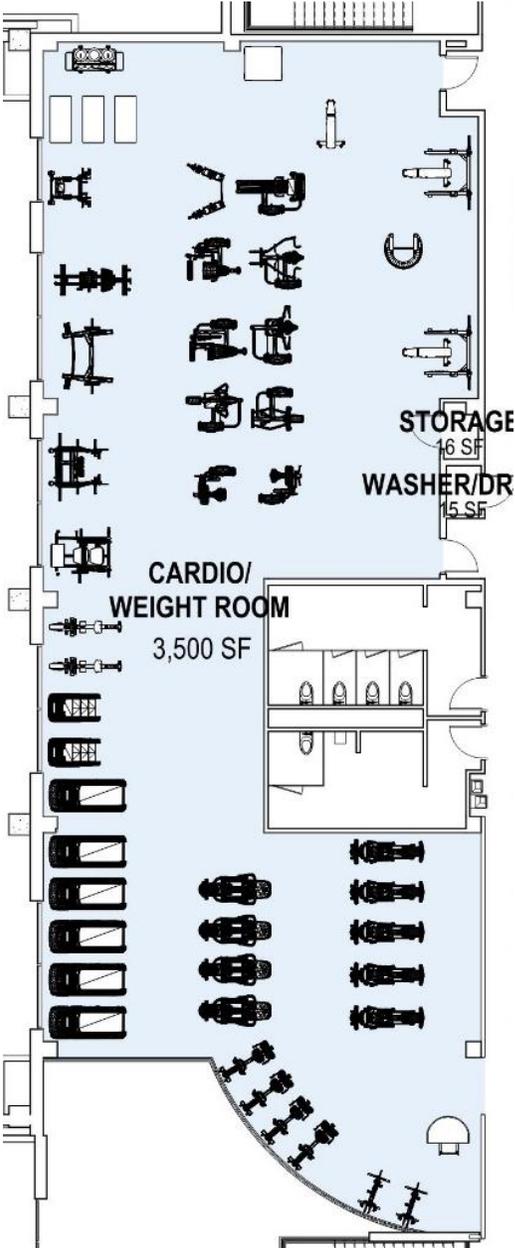


Area 1 – Cardio/ Weight Room

AREA 1:

WEIGHT AND CARDIO ROOM EXPANSION

- INTERIOR DEMOLITION
- UPDATED CEILING WITH FIXTURES
- NEW EQUIPMENT



Area 1 – Cardio/ Weight Room



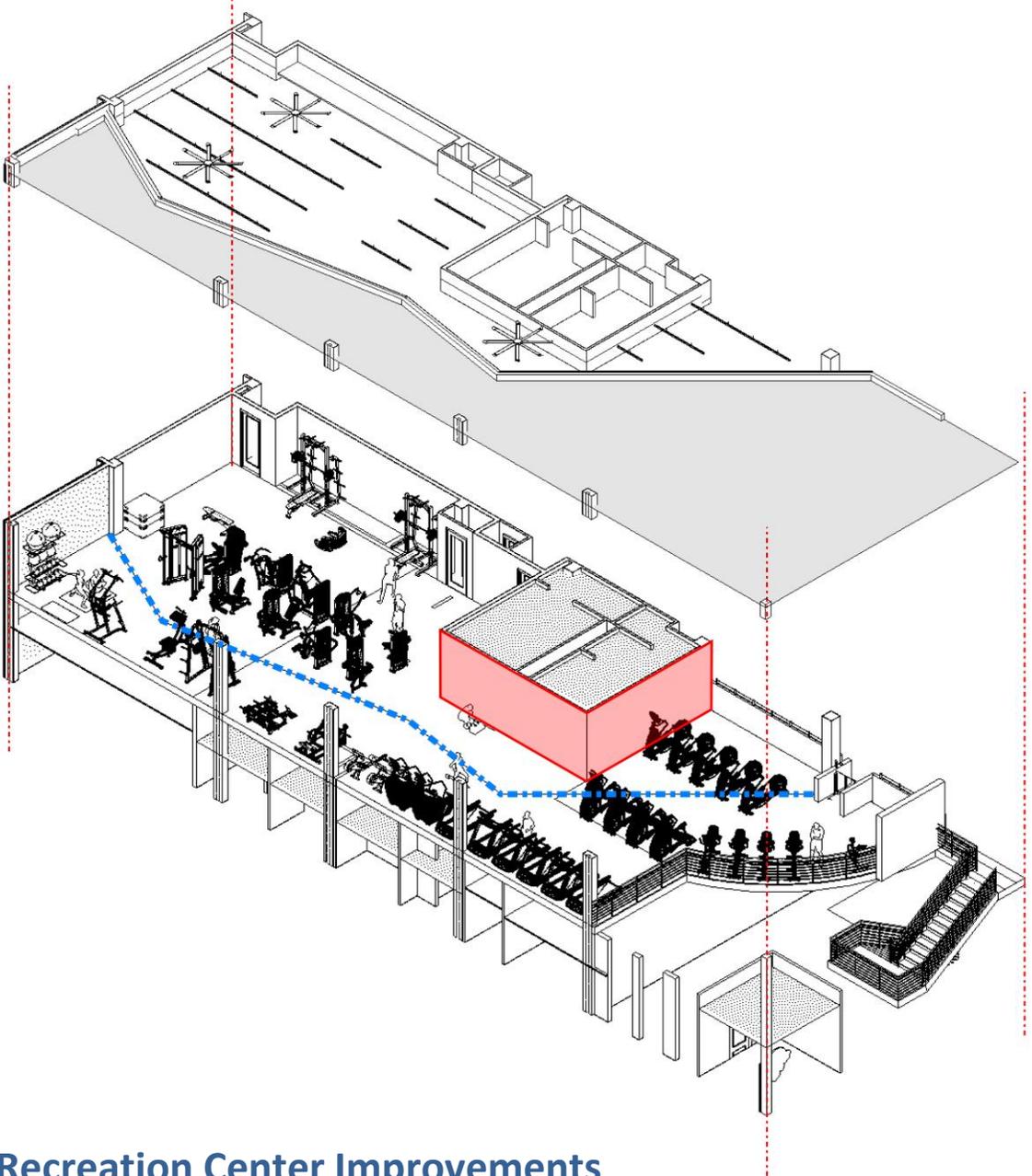
Area 1 – Cardio/ Weight Room



Area 1 – Cardio/ Weight Room

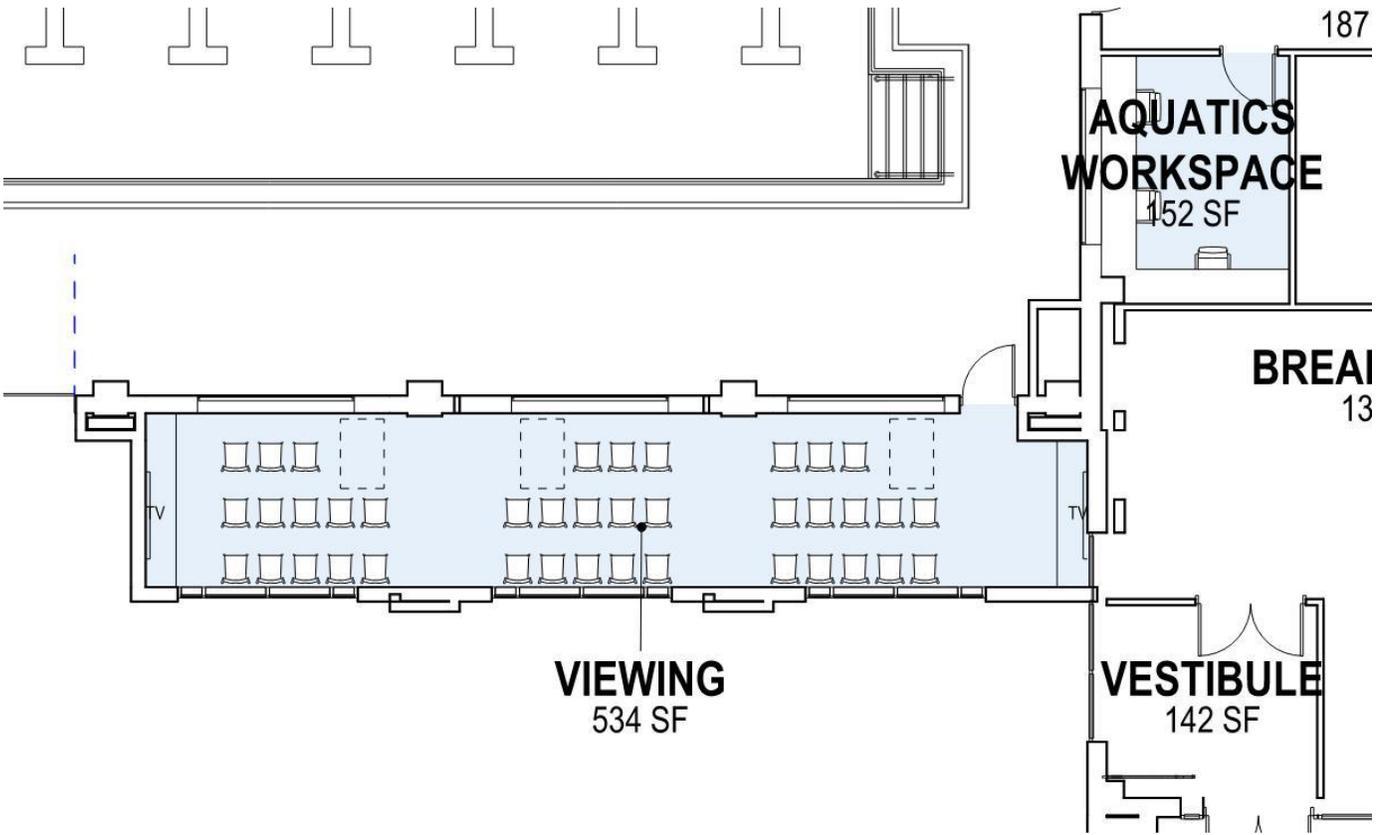


Area 1 – Cardio/ Weight Room



Area 2 – Viewing Room Expansion and Aquatics Workspace

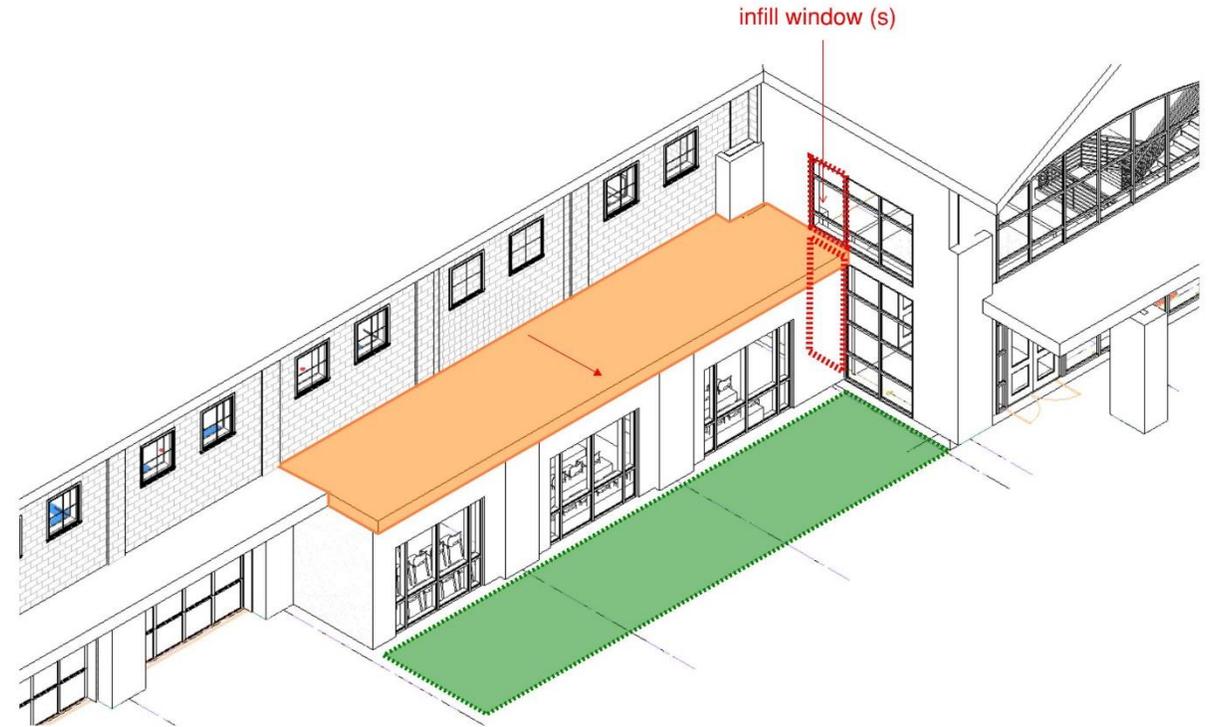
AREA 2: VIEWING ROOM EXPANSION AND AQUATICS WORKSPACE



AREA 2:

VIEWING ROOM EXPANSION AND AQUATICS WORKSPACE

- SITE LANDSCAPING
- ADDITIONAL ROOFING ELEMENT
- WINDOW COVERAGE



AREA 2:

VIEWING ROOM EXPANSION AND AQUATICS WORKSPACE

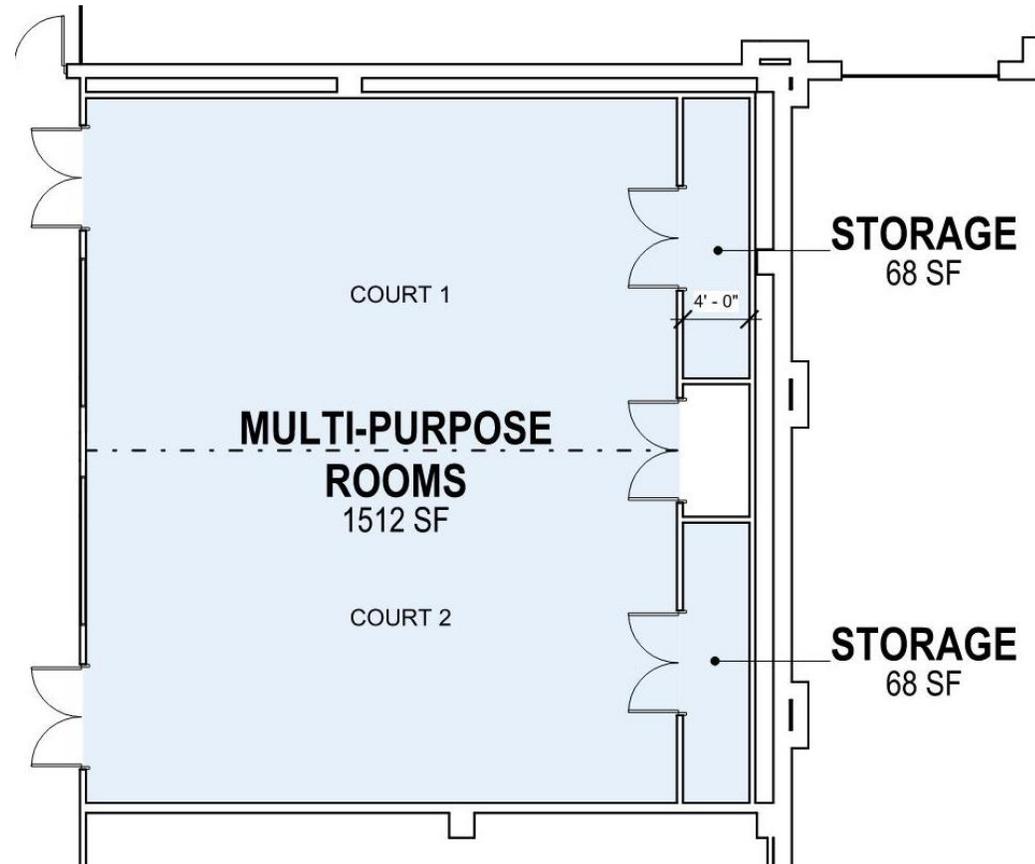


Area 3 – Multi-function Courts

AREA 3:

MULTI-FUNCTION COURTS

- INTERIOR DEMOLITION
- INTERIOR RENOVATION
- NEW STORAGE ROOMS
- OPERABLE PARTITION

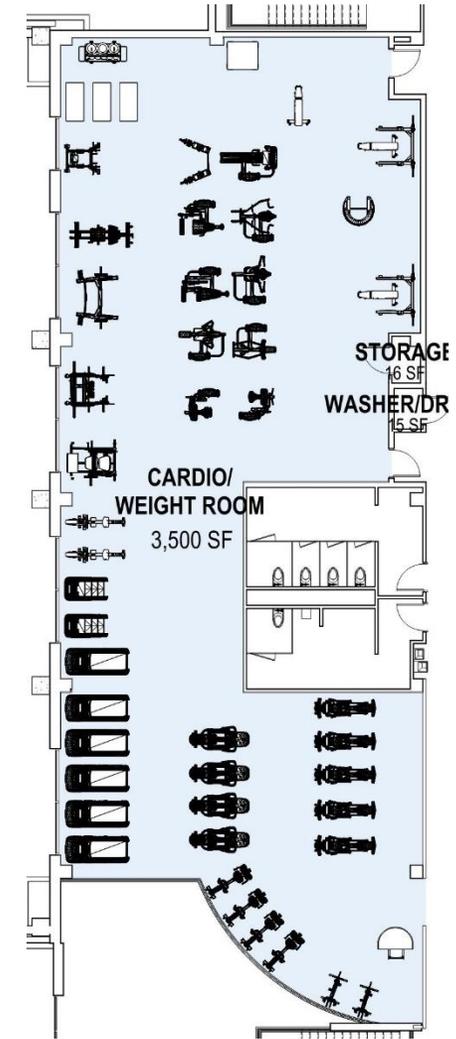


West U Area 1 Weight and Cardio Room Expansion

Notes:
 All costs are listed in 2025 Dollars and escalated to 2026 at the mid point of construction
 Refer to Plan Exhibits for additional information

Projected Budget

	Square Feet	Cost/SF	Subtotal
Interior Demolition - Second Floor	400	\$ 20.00	\$ 8,000.00
Cardio Improvements Existing Space	1,800	\$ 95.00	\$ 171,000.00
Cardio Improvements Expansion	1,700	\$ 180.00	\$ 306,000.00
Second Floor Ceiling Improvements	3,500	\$ 30.00	\$ 105,000.00
Second Floor Wall Coverings	600	\$ 15.00	\$ 9,000.00
Second Floor New Lighting	3,500	\$ 15.00	\$ 52,500.00
Attendant Station	70	\$ -	\$ 5,000.00
New Cardio Equipment			\$ -
Design Contingency (5%)			\$ 24,500.00
Subtotal			\$ 681,000.00
All Permit Fees			\$ -
Construction Subtotal			\$ 681,000.00
GC General Conditions (5.5%)			\$ 37,455.00
GC Fees (10.5%)			\$ 75,437.78
Construction Total			\$ 793,892.78
Total Construction Cost per Square Foot			
Soft Cost (15%)			\$ 119,083.92
FFE (5%)			\$ 39,694.64
Owners Contingency (10%)			\$ 79,389.28
Land Costs			\$ -
2025 Project Budget			\$ 1,032,060.61
2026 Escalation (4%)			\$ 41,282.42
2026 Project Budget			\$ 1,073,343.03



AREA 1:

2026 Project Budget: \$1,073,343.00

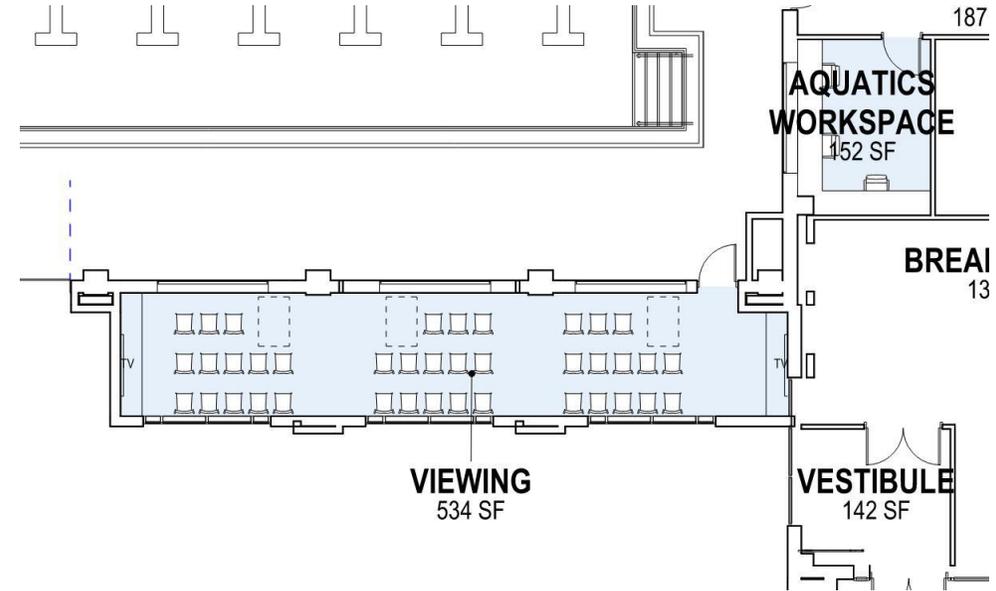
West U Area 2 New Exterior Viewing Room

Notes:

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 Refer to Plan Exhibits for additional information

Projected Budget

	Square Feet	Cost/SF	Subtotal
Interior Office	152	\$ 100.00	\$ 15,200.00
New Viewing Room	630	\$ 1,250.00	\$ 787,500.00
Design Contingency (5%)			\$ 39,375.00
Subtotal			\$ 842,075.00
All Permit Fees			\$ -
Construction Subtotal			\$ 842,075.00
GC General Conditions (5.5%)			\$ 46,314.13
GC Fees (10.5%)			\$ 93,280.86
Construction Total			\$ 981,669.98
Total Construction Cost per Square Foot			
Soft Cost (15%)			\$ 147,250.50
FFE (5%)			\$ 49,083.50
Owners Contingency (10%)			\$ 98,167.00
Land Costs			\$ -
2025 Project Budget			\$ 1,276,170.98
2026 Escalation (4%)			\$ 51,046.84
2026 Project Budget			\$ 1,327,217.82



AREA 2:

2026 Project Budget: \$1,327,217.00

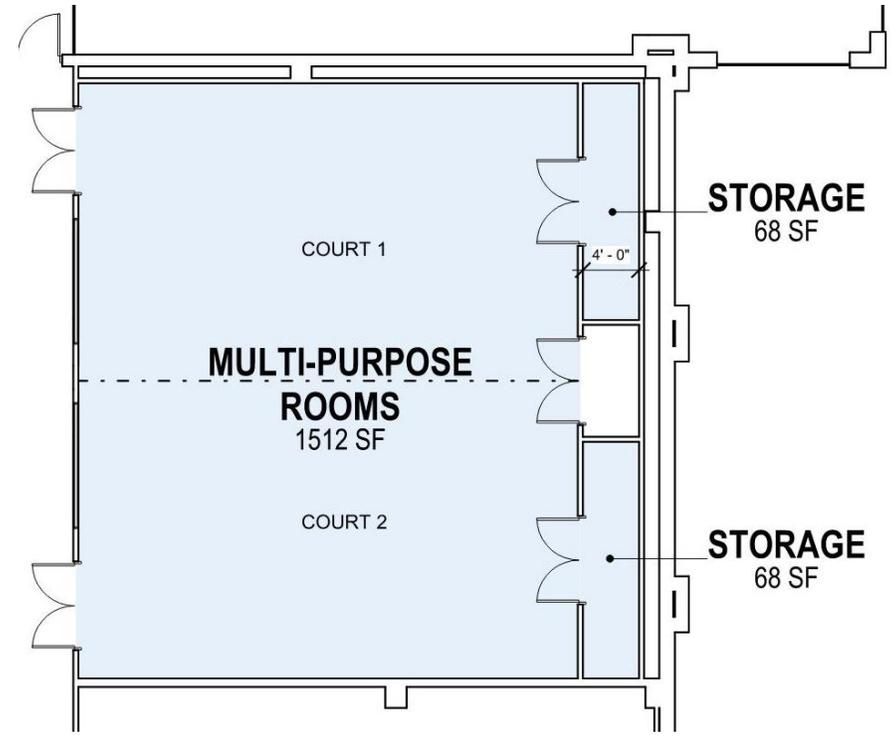
West U Area 3 Multi-Function Rooms

Notes:

All costs are listed in 2025 Dollars and escalated to 2026 at the mid point of construction
 Refer to Plan Exhibits for additional information

Projected Budget

	Square Feet	Cost/SF	Subtotal
Interior Demolition	1,697	\$ 8.50	\$ 14,424.50
Interior Renovation Multipurpose Rooms	1,512	\$ 25.00	\$ 37,800.00
New Storage Rooms	150	\$ 200.00	\$ 30,000.00
Folding Partition			\$ 100,000.00
Design Contingency (5%)			\$ 7,221.23
Subtotal			\$ 189,445.73
All Permit Fees			\$ -
Construction Subtotal			\$ 189,445.73
GC General Conditions (5.5%)			\$ 10,419.51
GC Fees (10.5%)			\$ 20,985.85
Construction Total			\$ 220,851.09
Total Construction Cost per Square Foot			
Soft Cost (15%)			\$ 33,127.66
FFE (5%)			\$ 11,042.55
Owners Contingency (10%)			\$ 22,085.11
Land Costs			\$ -
2025 Project Budget			\$ 287,106.42
2026 Escalation (4%)			\$ 11,484.26
2026 Project Budget			\$ 298,590.67



AREA 3:

2026 Project Budget: \$298,590.00

West U Recreation Center Renovation Master Plan Total

Notes:

All costs are listed in 2025 Dollars and escalated to 2026 at the mid point of construction
 Refer to Plan Exhibits dated 04/16/2025 for additional information

Projected Budget

	Square Feet	Subtotal
Interior Demolition	1,697	\$ 14,424.50
Interior Renovation Multipurpose Rooms	1,512	\$ 37,800.00
Interior Office and Storage	253	\$ 15,200.00
New Storage Rooms	150	\$ 30,000.00
Folding Partition		\$ 100,000.00
New Viewing Room	630	\$ 787,500.00
Interior Demolition - Second Floor	400	\$ 8,000.00
Cardio Improvements Existing Space	1,800	\$ 171,000.00
Cardio Improvements Expansion	1,700	\$ 306,000.00
Second Floor Ceiling Improvements	3,500	\$ 105,000.00
Second Floor Wall Coverings	600	\$ 9,000.00
Second Floor New Lighting	3,500	\$ 52,500.00
Attendant Kiosk	70	\$ 5,000.00
Design Contingency (5%)		\$ 71,096.23
Subtotal		\$ 1,712,520.73
All Permit Fees		\$ -
Construction Subtotal		\$ 1,712,520.73
GC General Conditions (5.5%)		\$ 94,188.64
GC Fees (10.5%)		\$ 189,704.48
Construction Total		\$ 1,996,413.85
Total Construction Cost per Square Foot		
Soft Cost (15%)		\$ 299,462.08
FFE (5%)		\$ 99,820.69
Owners Contingency (10%)		\$ 199,641.38
Land Costs		\$ -
2025 Project Budget		\$ 2,595,338.00
2026 Escalation (4%)		\$ 103,813.52
2026 Project Budget		\$ 2,699,151.52

ALL AREAS TOTAL:
 2026 Project Budget: \$2,699,151.00



QUESTIONS/ FEEDBACK?