



A New T.W. Davis YMCA

FACILITY STRATEGY & DESIGN

YMCA of Greater Houston
Aug 2022



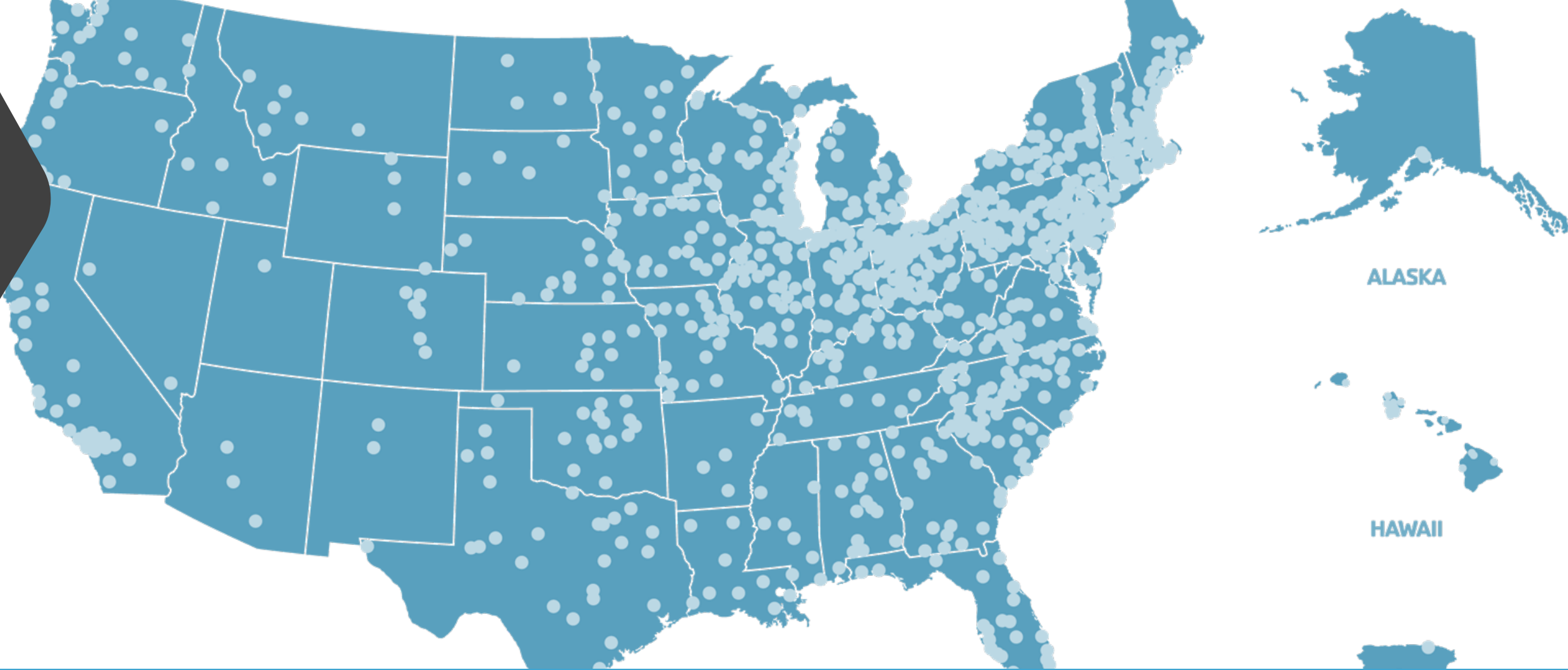
AGENDA / FLOW

FACILITY STRATEGY

- 1. The Plan**
Background & approach, timeline
- 2. The Vision**
Drivers, vision, framework
- 3. The Place**
Design concepts
- 4. The Scope**
Program, budget, venues

“[I am] an advocate of the idea that how good the **building is, often reflects how good the **business** is.”**

Joyce LaValle
CEO Prince Street Technologies



ABOUT YMCA DEVELOPMENT

2,700+

YMCAs centers across the country

10%

undergoing major capital improvements or redevelopment at any time

48

new centers delivered to communities each year

YMCA

facilities serve as centers of community, accommodating a rich and diverse roster of programs and services for all



ABOUT GRO

- **400+ Y Design Projects**
- **50+ active projects with \$750M value**
- **Facility development (RE) advisors to 9 of nations top YMCAs**
- **140+ working interfaces with U.S. A/E & CM firms**
- **Y-USA's de facto facilities dept.**



825

Similar Branch Assets Studied

46%

Average increase in membership resulting from recommended capital investments

75

Associations with completed development programs

\$7.5M

Average value of recommended investment per asset to achieve optimization

YMCA of the **Capital District** (Albany NY)
 YMCA of **Western North Carolina** (Asheville, NC)
 YMCA of the **Capital Area** (Baton Rouge, LA)
Treasure Valley YMCA (Boise, ID)
 YMCA **Buffalo Niagara**
 YMCA of **Greater Charlotte**
 YMCA of **Greater Cincinnati**
 YMCA of **Greater Cleveland**
 YMCA of **Central Ohio (Columbus)**
 YMCA of **Metropolitan Dallas**
 YMCA of **Metropolitan Denver**
 YMCA of **Metropolitan Detroit**
Greater Philadelphia YMCA
Valley of the Sun YMCA (Phoenix, AZ)

YMCA of **San Diego County**
 YMCA of **San Francisco**
 YMCA of **Coastal Georgia** (Savannah, GA)
 YMCA of **Silicon Valley** (Santa Clara, CA)
 YMCA of **Southern Arizona** (Tucson, AZ)
 YMCA of the **Greater Twin Cities**
 YMCA of **Metropolitan Washington** (DC)
Whatcom Family YMCA (Bellingham, WA)
 YMCA of **Greater Brandywine** (West Chester, PA)
 YMCA of **Greater Hartford**
 YMCA of **Honolulu** (Honolulu, HI)
 YMCA of **Greater Houston**
 YMCA of the **Greater Kansas City**
 YMCA of **Greater Long Beach** (CA)

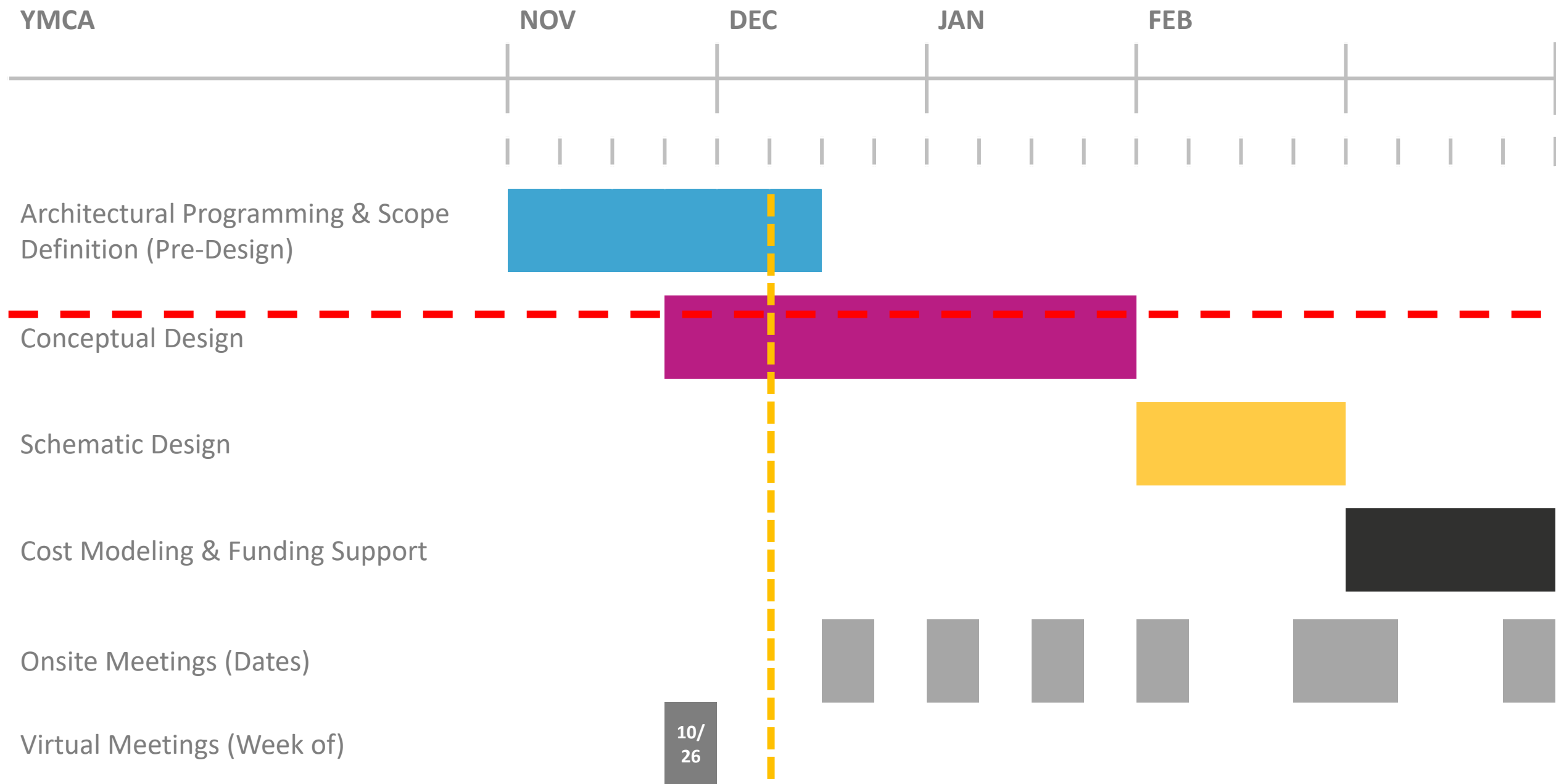
YMCA of **Long Island**
 YMCA of **Memphis & the Mid-South**
Central Connecticut Coast YMCA
 YMCA of **Greater Oklahoma City**
 YMCA of **Orange County**

OBJECTIVES:

Today

1. Establish the project drivers, vision and frameworks
2. Identify the programmatic and function requirements of the new community center
3. Determine project scope and direction



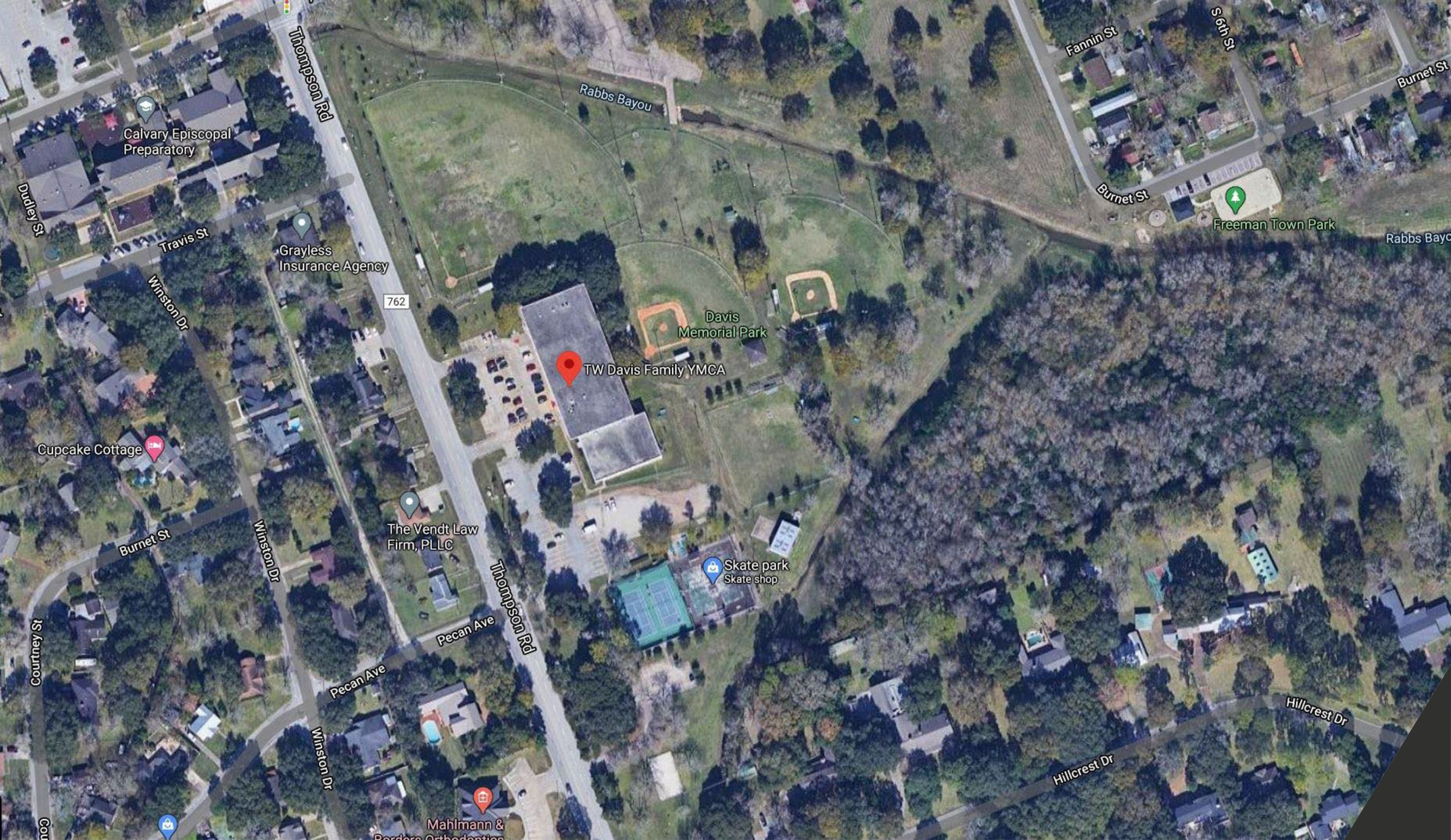


YMCA PROJECT DELIVERY

DRAFT PRE-FUNDING TIMELINE DETAIL

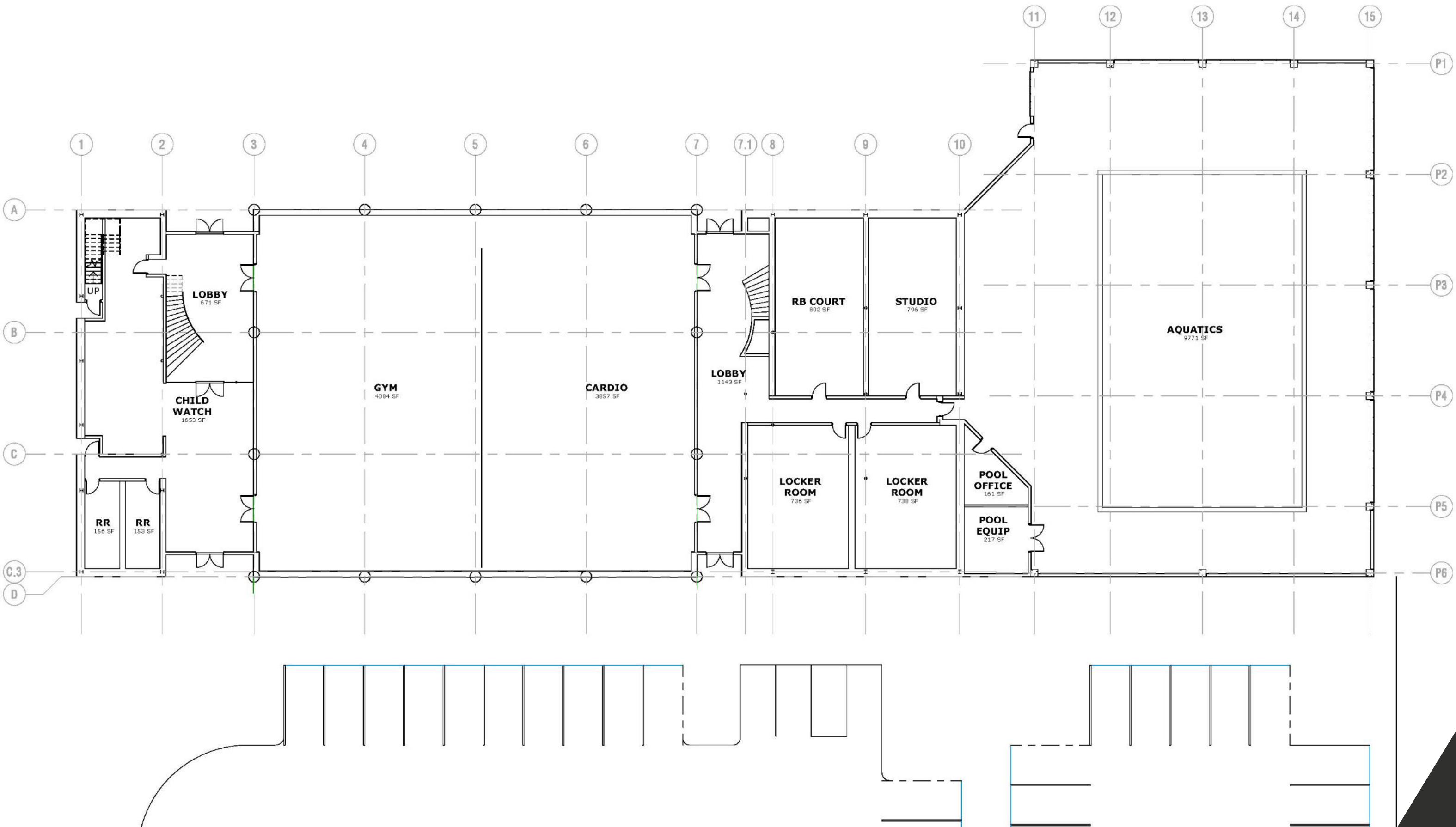
The Place

Site. Context. Precedents

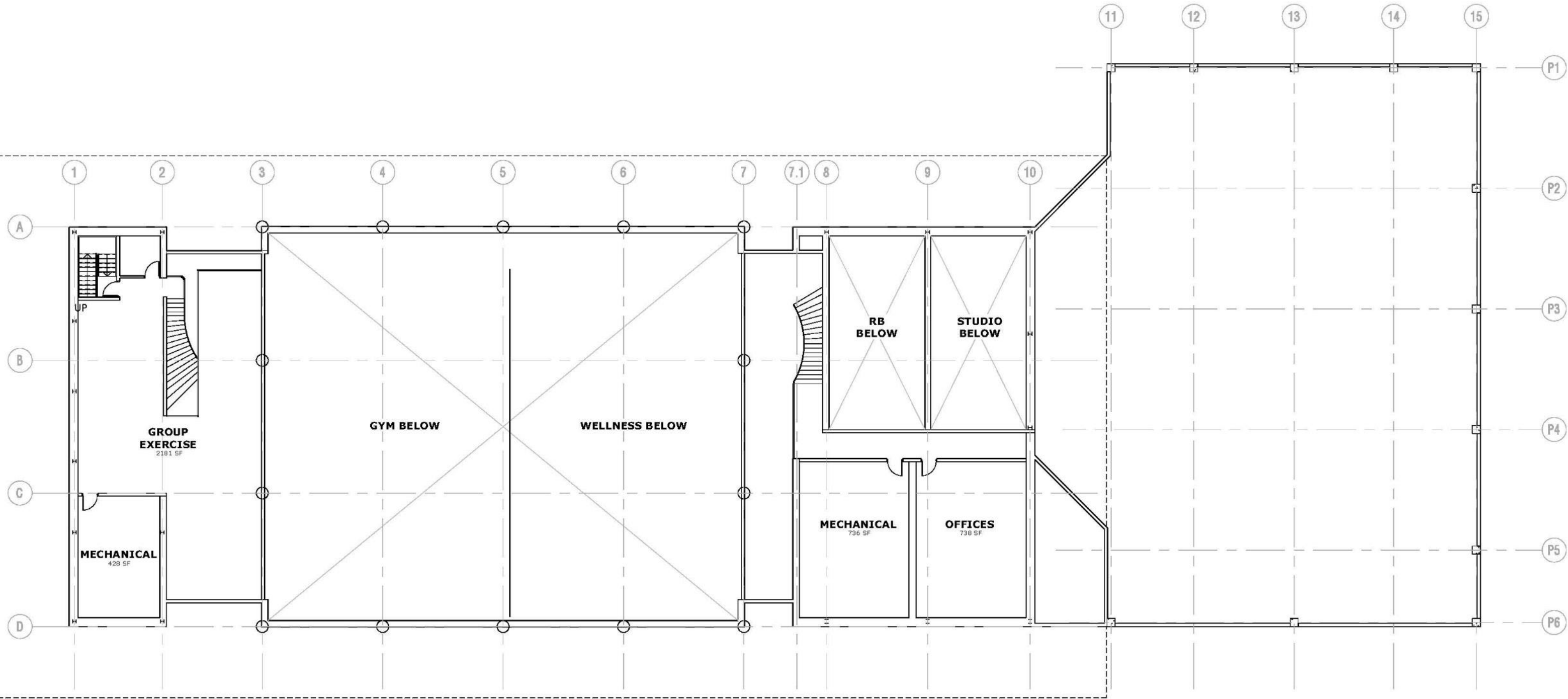


EXISTING SITE





EXISTING 1ST FLOOR PLAN



EXISTING 2ND FLOOR PLAN



EXISTING MASSING

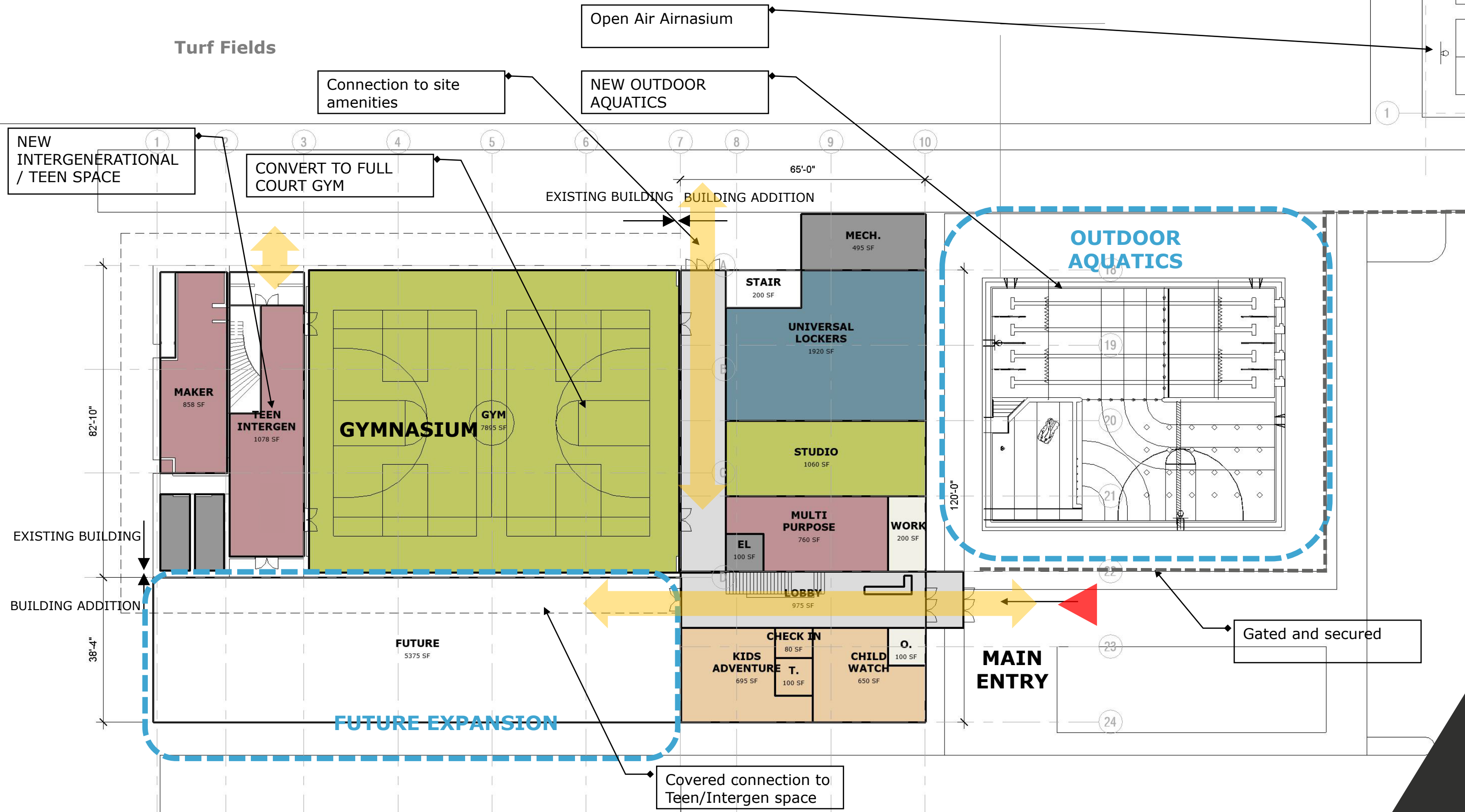
The Vision Opt. 1

Drivers. Vision. Frameworks.



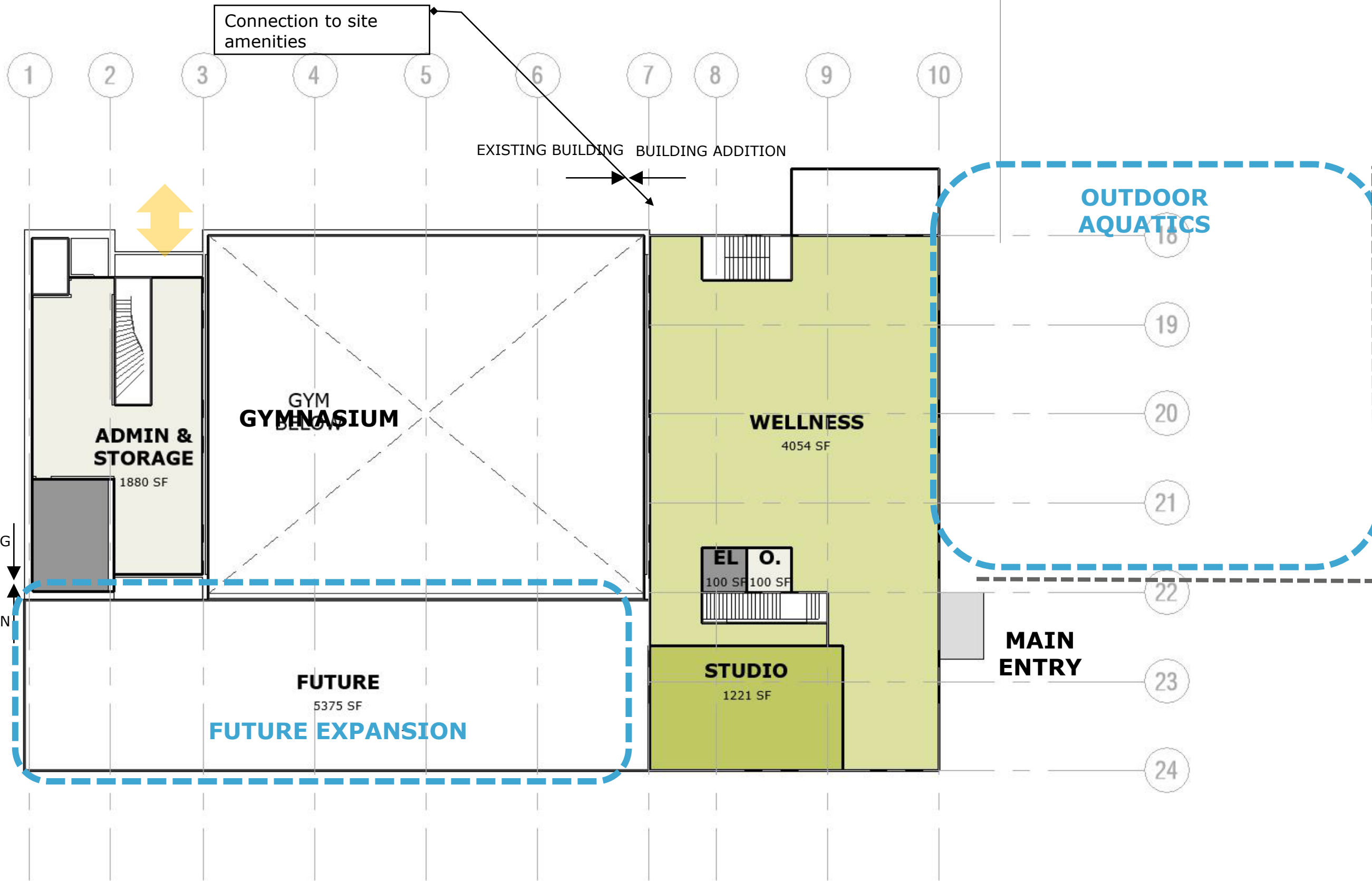
PROPOSED CAMPUS OPT. 1

Turf Fields



OPT. 1: 1ST FLOOR PLAN

Turf Fields



OPT. 1: 2ND FLOOR PLAN



DEMOLITION MASSING

- Base Scope
- Future Expansion



MASSING MASTERPLAN

The Scope

Program, budget, venues

PRIMARY VENUES

	Existing	Base Scope	Base Scope+	
1	Lobby / Commons	1,430	1,200	1,200
2	Child Watch & Kids Adv.	1,650+670	650+700	650+700
3	Community / MP Rooms	-	760+850	760+850
4	Community Kitchen	-	-	-
5	Teen/ Intergen	-	1,075	1,075
6	Gymnasium	4,000	7,800	7,800
7	Track	-	-	-
8	MP Group Ex Studios	2,180+800	1,225 +1,060	1,225 +1,060
9	Cycling Studio	-	-	-
10	Wellness	3,850	4,000	4,000
11	Adult Lockers	735+735	100 +100	100 +100
12	Universal Lockers	-	1,800	1,800
13	Youth Lockers	-	-	-
14	Aquatics	9,770	Outdoor	Outdoor
15	Admin	740	1,000	1,000
16	Partner	-	-	-

Site Amenities

Outdoor Aquatics; Airnasium; Fields; Pickleball; Turf Fields; MP Camp buildings etc.

SPACE ALLOCATION



PROJECT BUDGET		Base SCOPE	Base SCOPE W/ SITE FEATURES	NOTES
1	Area: New Construction	15,900 SF +outdoor aquatics	15,900 SF +outdoor aquatics +8,000 SF (AIRNASIUM) 6,000 SF (MP CAMP)	
2	Area: Renovation	4,000 SF	4,000 SF	
		Demo and New expansion off front and side of facility	+additional site amenities; outdoor aquatics, airnasium, turf fields, pickleball, camp etc	
3	Hard Costs	\$7,905,585	\$12,880,585	Cost of work, including escalation & contingencies
4	Parking	\$300,000	\$300,000	parking expansion 120 spaces
5	Sitework	\$200,000	\$200,000	Allowance; final tbd
6	Allowance: Outdoor Pool	\$1,400,000	\$1,400,000	Allowance; final tbd
	Allowance: Outdoor Pavilion	n/a	\$1,000,000	
7	Allowance: MP Camp	n/a	\$480,000	
	Allowance: Fields	n/a	\$1,800,000	
	Allowance: Pickleball Center	n/a	\$400,000	
	Allowance: Amphitheater, Archery, Trails	n/a	\$350,000	
7	Demolition	(\$200,000)	(\$200,000)	* demolition of existing aquatics, included in Hard Costs
8	Soft Costs	\$2,648,000	\$3,466,000	A/E fees, FF&E, legal, etc.
10	TOTAL (before financing)	\$11,053,585	\$16,846,585	

OPT. 1 PROJECT BUDGET

gro>

