

Proposed Recreation Center Improvement – Update

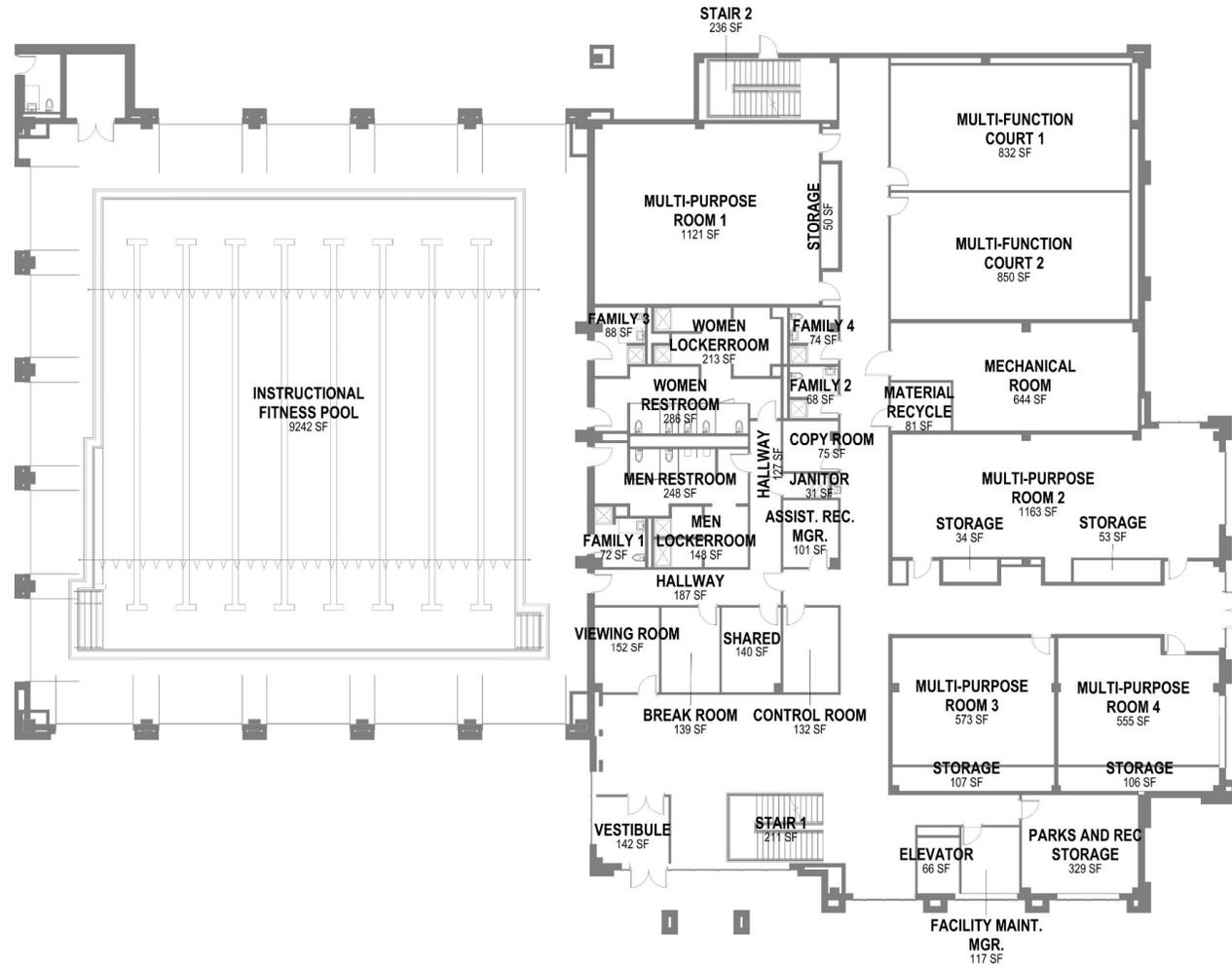


City Council Meeting - February 23, 2026

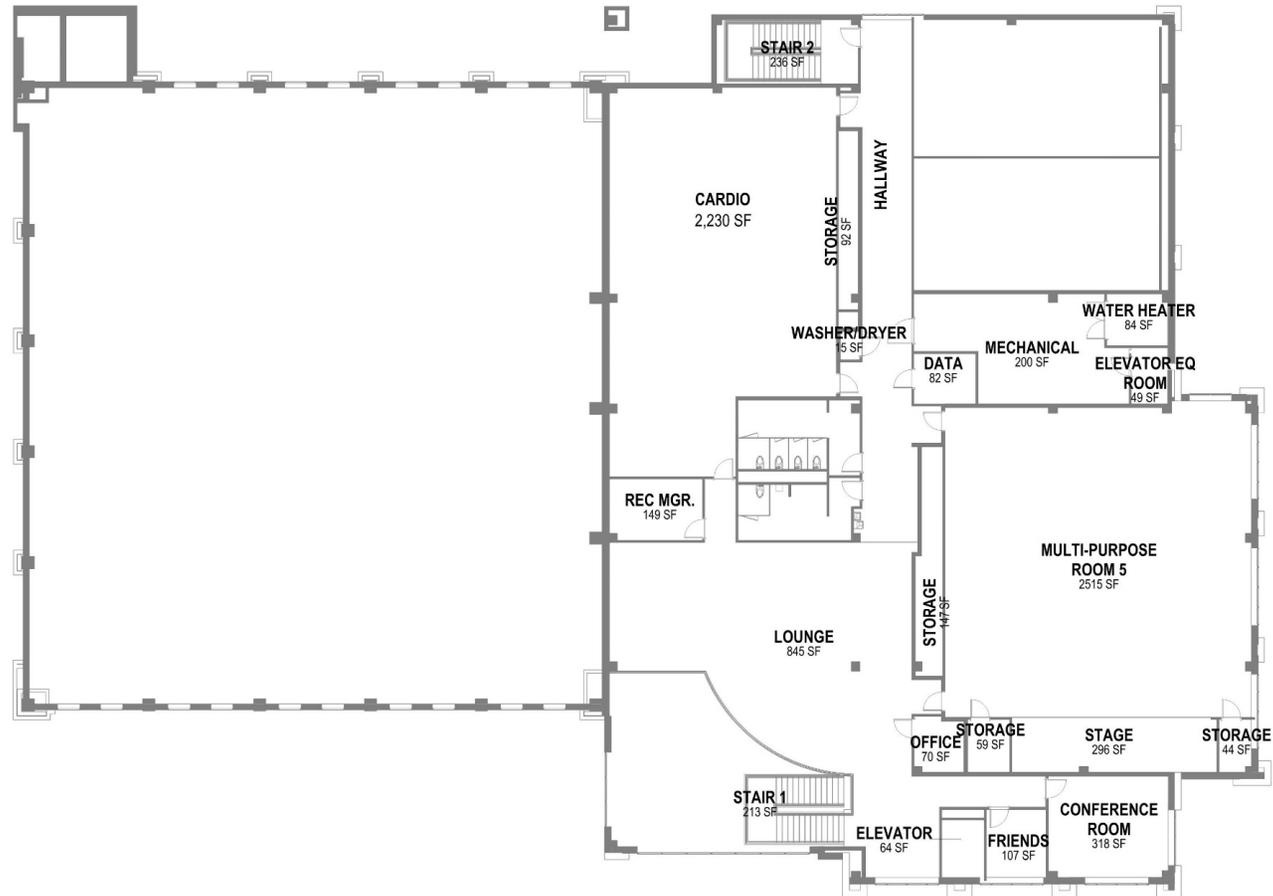


- Last council update was at the August 25, 2025, meeting. Justine Markowski from PGAL presented. Consensus was to continue with
- Project information can be found on www.westutx.gov/recimprovements
- At the September 2, 2025, Council CIP Workshop, the proposed viewing room and aquatics office were removed from consideration, and staff explored alternate observation areas. Staff worked with the architects to determine feasibility and cost estimates for a second-floor addition over the current racquetball/squash area to allow for additional expansion upstairs.

Existing Conditions – Level One



Existing Conditions – Level Two



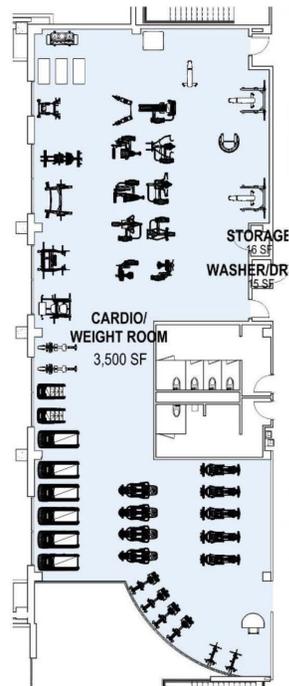
Area 1 – Cardio/Weightroom Expansion

Area 1 – Cardio/ Weight Room

AREA 1:

WEIGHT AND CARDIO ROOM EXPANSION

- INTERIOR DEMOLITION
- UPDATED CEILING WITH FIXTURES
- NEW EQUIPMENT

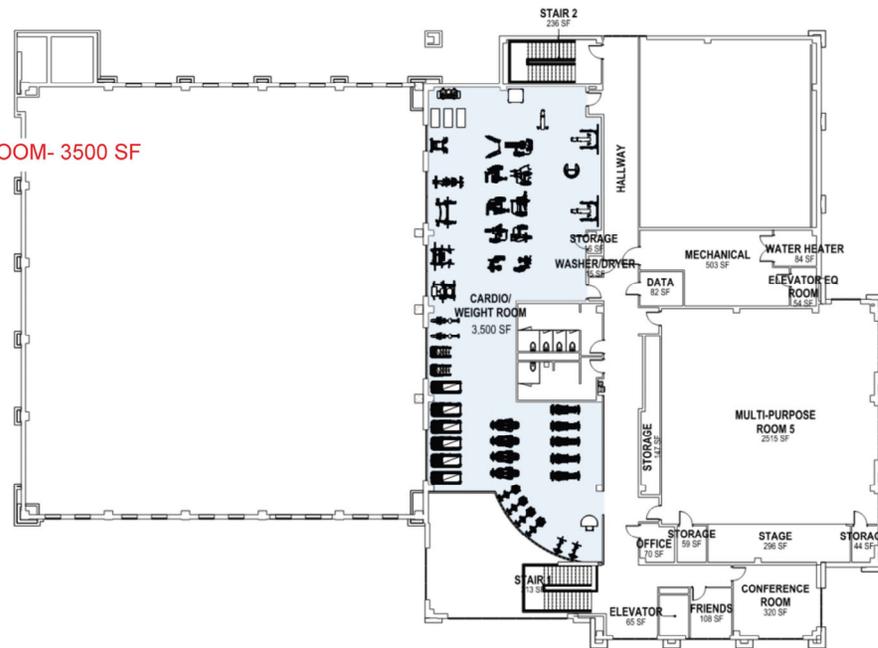


City of West University Place – Recreation Center Improvements

Area 1 – Option 1

OPTION 1:

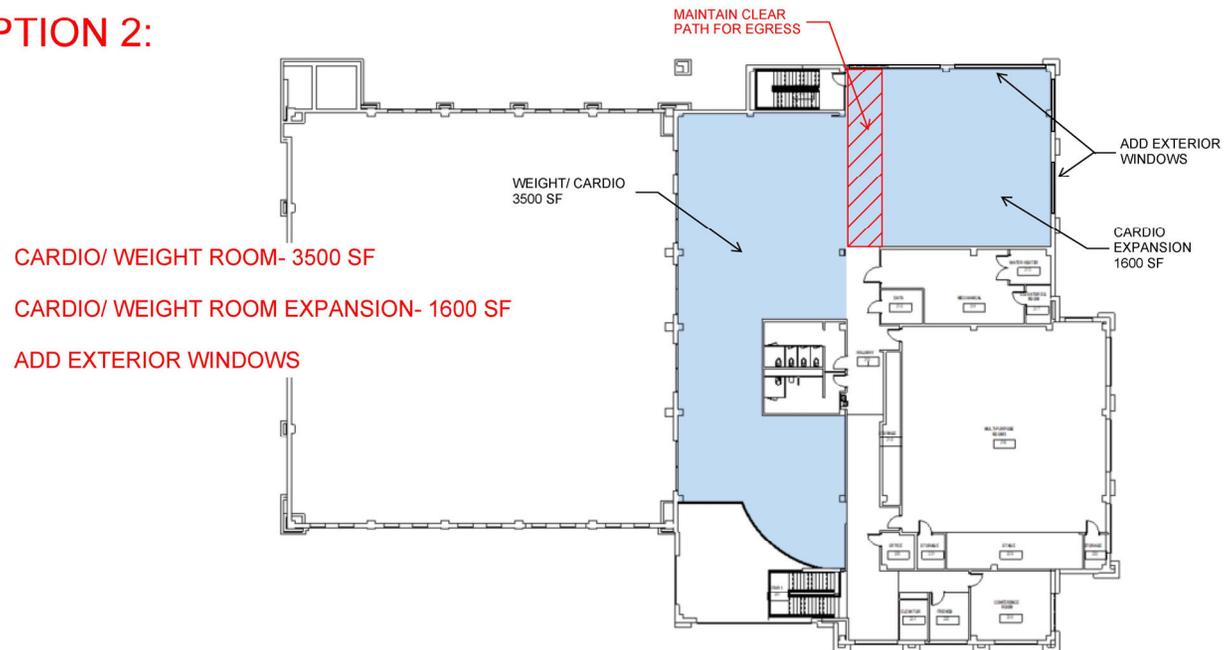
CARDIO/ WEIGHT ROOM- 3500 SF



EXISTING: 2,200 SF
PROPOSED: 3,500 SF
ADDED WEIGHT/ CARDIO SPACE: 1,300 SF

Area 1 – Option 2

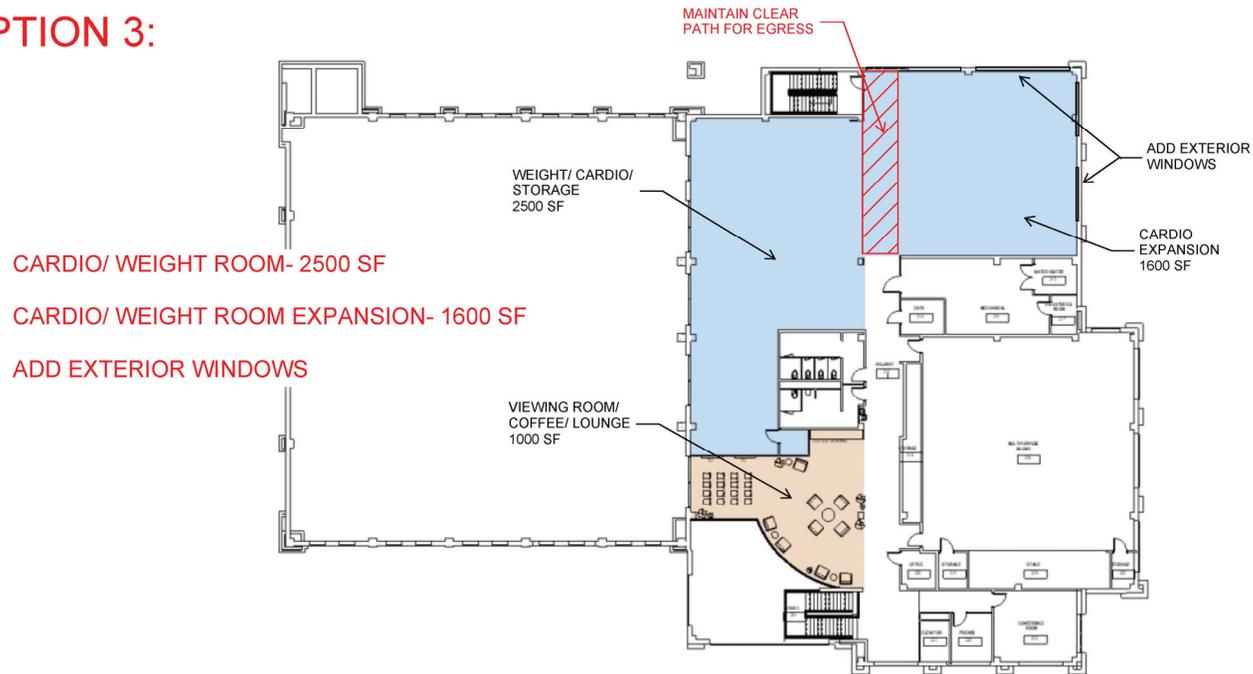
OPTION 2:



EXISTING: 2,200 SF
PROPOSED: 5,100 SF
ADDED WEIGHT/ CARDIO SPACE: 2,900 SF

Area 1 – Option 3

OPTION 3:



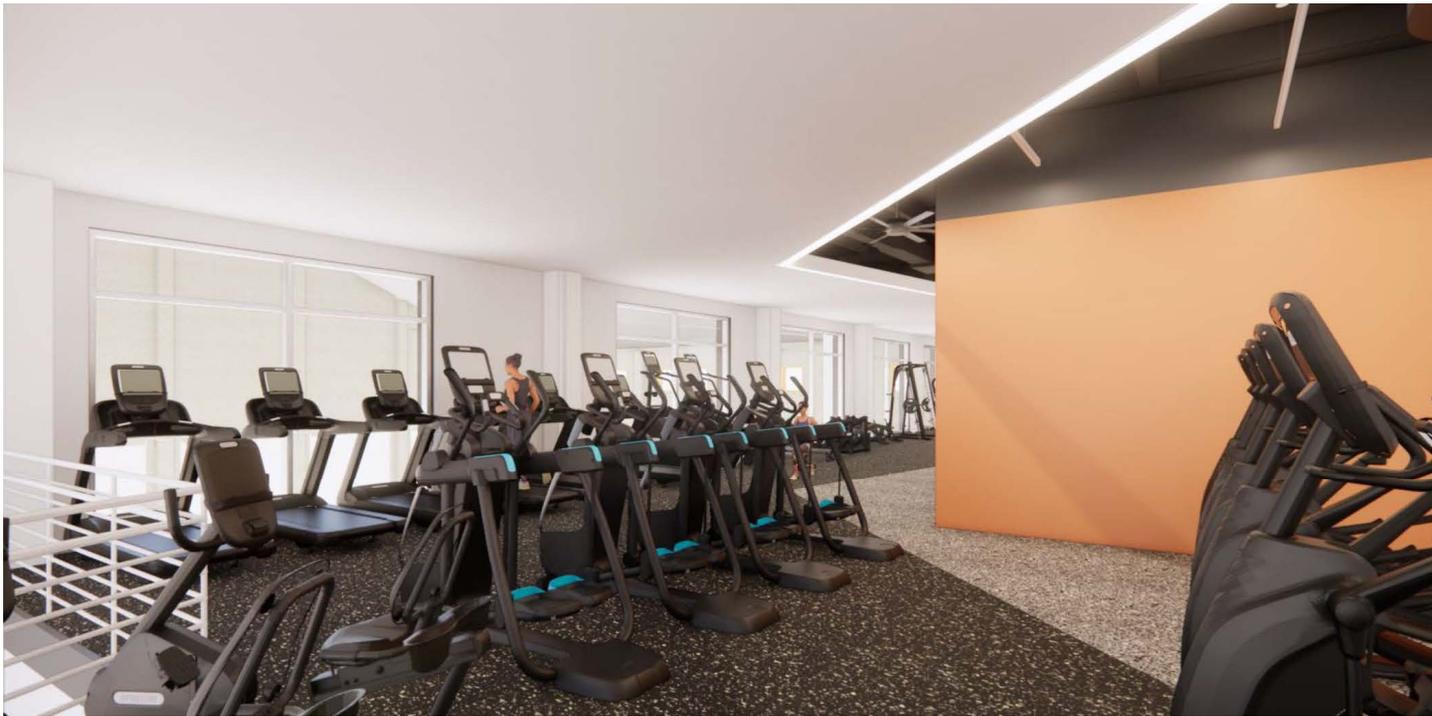
EXISTING: 2,200 SF
PROPOSED: 4,100 SF
ADDED WEIGHT/ CARDIO SPACE: 1,900 SF

Area 1 Renderings

Area 1 – Cardio/Weightroom Expansion



Area 1 – Cardio/Weightroom Expansion

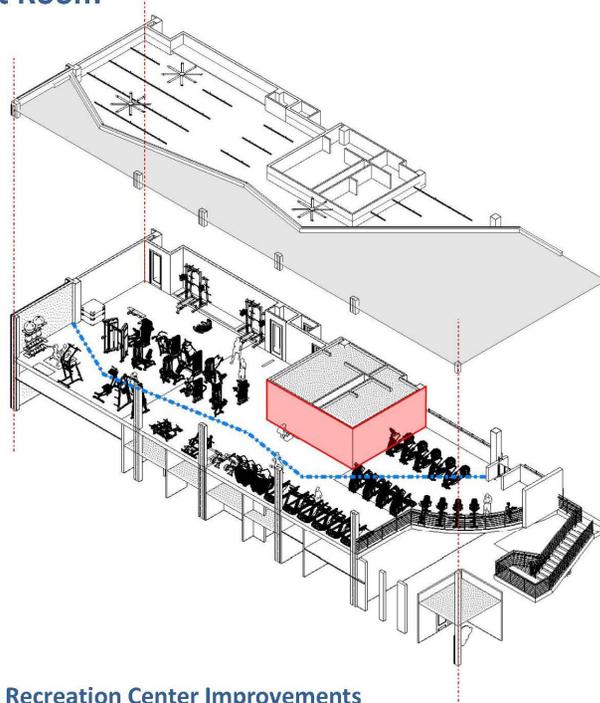


Area 1 – Cardio/Weightroom Expansion



Area 1 – Cardio/Weightroom Expansion

Area 1 – Cardio/ Weight Room



City of West University Place – Recreation Center Improvements

Area 1 – Cardio/Weightroom Expansion

It was the consensus of the 2023 – 2025 Parks and Recreation board to go with Option 1 of the cardio and weightroom expansion due to the cost.

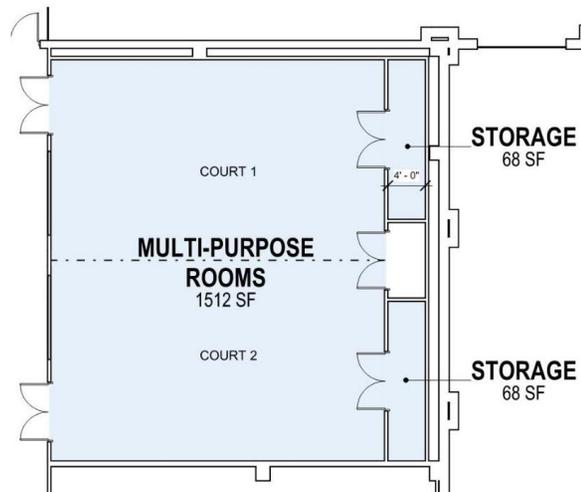
Area 3 – Multi Function Courts

Area 3 – Multi-function Courts

AREA 3:

MULTI-FUNCTION COURTS

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



City of West University Place – Recreation Center Improvements

AREA 1- OPTION 1

Projected Budget

	Square Feet	Cost/SF	Subtotal
Interior Demolition - First Floor Raquetball Court	0	\$ 45.00	\$ -
Exterior Wall Demolition - Second Floor Windows	0	\$ 20.00	\$ -
Relocate Mechanical Equipment	0	\$ 225.00	\$ -
Interior Renovation First Floor Multipurpose Rooms	0	\$ 20.00	\$ -
Interior Renovation Second Floor Cardio	0	\$ 100.00	\$ -
Foundation Upgrades			\$ -
New Storage Rooms	0	\$ 170.00	\$ -
Folding Partition			\$ -
New Second Floor Concrete Floor System	0	\$ 100.00	\$ -
New Exterior Windows	0	\$ 1,250.00	\$ -
Exterior Wall Repairs and Paint	0	\$ 300.00	\$ -
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
Access Gates			
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**
Phased Construction Escalation \$ **897,098.84**

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 \$ -
2026 Project Budget \$ **1,135,266.67**
 2027 Escalation (4%) \$ **45,410.67**
2027 Project Budget \$ **1,180,677.33**

AREA 1, OPT 1:

2027 Project Budget: \$1,180,677.33

AREA 1- OPTION 2

Projected Budget

	Square Feet		Subtotal
Interior Demolition - First Floor Raquetball Court	1,697	\$	14,424.50
Exterior Wall Demolition - Second Floor Windows	150	\$	30,000.00
Relocate Mechanical Equipment		\$	120,000.00
Interior Renovation First Floor Multipurpose Rooms		\$	75,600.00
Interior Renovation Second Floor Cardio	253	\$	99,000.00
Foundation Upgrades		\$	66,000.00
New Storage Rooms	0	\$	30,000.00
Folding Partition		\$	80,000.00
New Second Floor Concrete Floor System	1,650	\$	371,250.00
New Exterior Windows	150	\$	75,000.00
Exterior Wall Repairs and Paint		\$	50,000.00
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
Access Gates	0	\$	-
Attendant Station	70	\$	5,000.00
New Cardio Equipment		\$	-
Design Contingency (5%)		\$	66,333.73
Subtotal		\$	1,734,108.23

All Permit Fees	\$	-
Construction Subtotal	\$	1,734,108.23

GC General Conditions (5.5%)	\$	95,375.95
GC Fees (18%)	\$	275,423.03
Construction Total	\$	2,104,907.20
Phased Construction Escalation	\$	2,315,397.92

Total Construction Cost per Square Foot

Soft Cost (15%)	\$	315,736.08
FFE (5%)	\$	105,245.36
Owners Contingency (10%)	\$	210,490.72
Land Costs	\$	-

2026 Project Budget	\$	2,946,870.09
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2027 Escalation (4%)	\$	109,455.17
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2027 Project Budget	\$	3,056,325.26
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AREA 1, OPT 2:

2027 Project Budget: \$3,056,325.26

AREA 1- OPTION 3

Projected Budget

	Square Feet	Subtotal
Interior Demolition - First Floor Raquetball Court	1,697	\$ 14,424.50
Exterior Wall Demolition - Second Floor Windows	150	\$ 30,000.00
Relocate Mechanical Equipment		\$ 120,000.00
Interior Renovation First Floor Multipurpose Rooms		\$ 75,600.00
Interior Renovation Second Floor Cardio	253	\$ 99,000.00
Foundation Upgrades		\$ 66,000.00
New Storage Rooms	0	\$ 30,000.00
Folding Partition		\$ 80,000.00
New Second Floor Concrete Floor System	1,650	\$ 371,250.00
New Exterior Windows	150	\$ 75,000.00
Exterior Wall Repairs and Paint		\$ 50,000.00
Interior Demolition - Second Floor	400	\$ 8,000.00
Cardio Improvements Existing Space	1,800	\$ 171,000.00
Cardio Improvements Expansion	700	\$ 126,000.00
Second Floor Ceiling Improvements	2,500	\$ 75,000.00
Second Floor Wall Coverings	600	\$ 9,000.00
Second Floor New Lighting	2,500	\$ 37,500.00
Access Gates	0	\$ -
Attendant Station	70	\$ 5,000.00
New Cardio Equipment		\$ -
Design Contingency (5%)		\$ 57,333.73
Subtotal		\$ 1,500,108.23
All Permit Fees		\$ -
Construction Subtotal		\$ 1,500,108.23
GC General Conditions (5.5%)		\$ 82,505.95
GC Fees (18%)		\$ 249,501.68
Construction Total		\$ 1,832,115.85
Phased Construction Escalation		\$ 2,015,327.44
Total Construction Cost per Square Foot		
Soft Cost (15%)		\$ 274,817.38
FFE (5%)		\$ 91,605.79
Owners Contingency (10%)		\$ 183,211.59
Land Costs		\$ -
2026 Project Budget		\$ 2,564,962.20
2027 Escalation (4%)		\$ 95,270.02
2027 Project Budget		\$ 2,660,232.22

AREA 1, OPT 3:

2027 Project Budget: \$2,660,232.22

AREA 3

Projected Budget

Interior Demolition - First Floor Indoor Play
 Interior Demolition - First Floor Office Space
 Interior Renovation Indoor Play Area
 Interior Renovation Multipurpose Rooms
 Interior Office and Storage
 Indoor Play Structure
 New Storage Rooms
 Folding Partition
 Viewing Room Converted to Office
 New Viewing Room
 Enclose Pump Room
 Interior Demolition - Second Floor
 Cardio Improvements Existing Space
 Cardio Improvements Expansion
 Second Floor Ceiling Improvements
 Second Floor Wall Coverings
 Second Floor New Lighting
 Access Gates
 Attendant Station
 New Cardio Equipment
 Design Contingency (5%)

Square Feet	Cost/SF	Subtotal
1,697	\$ 8.50	\$ 14,424.50
0	\$ 20.00	\$ -
0	\$ 225.00	\$ -
1,512	\$ 25.00	\$ 37,800.00
0	\$ 100.00	\$ -
		\$ -
150	\$ 200.00	\$ 30,000.00
		\$ 100,000.00
0	\$ 100.00	\$ -
0	\$ 1,250.00	\$ -
0	\$ 300.00	\$ -
0	\$ 20.00	\$ -
0	\$ 95.00	\$ -
0	\$ 180.00	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ 350.00	\$ -
		\$ -
		\$ 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

\$ -

2026 Project Budget

\$ 287,106.42

2027 Escalation (4%)

\$ 11,484.26

2027 Project Budget

\$ 298,590.67

AREA 3:

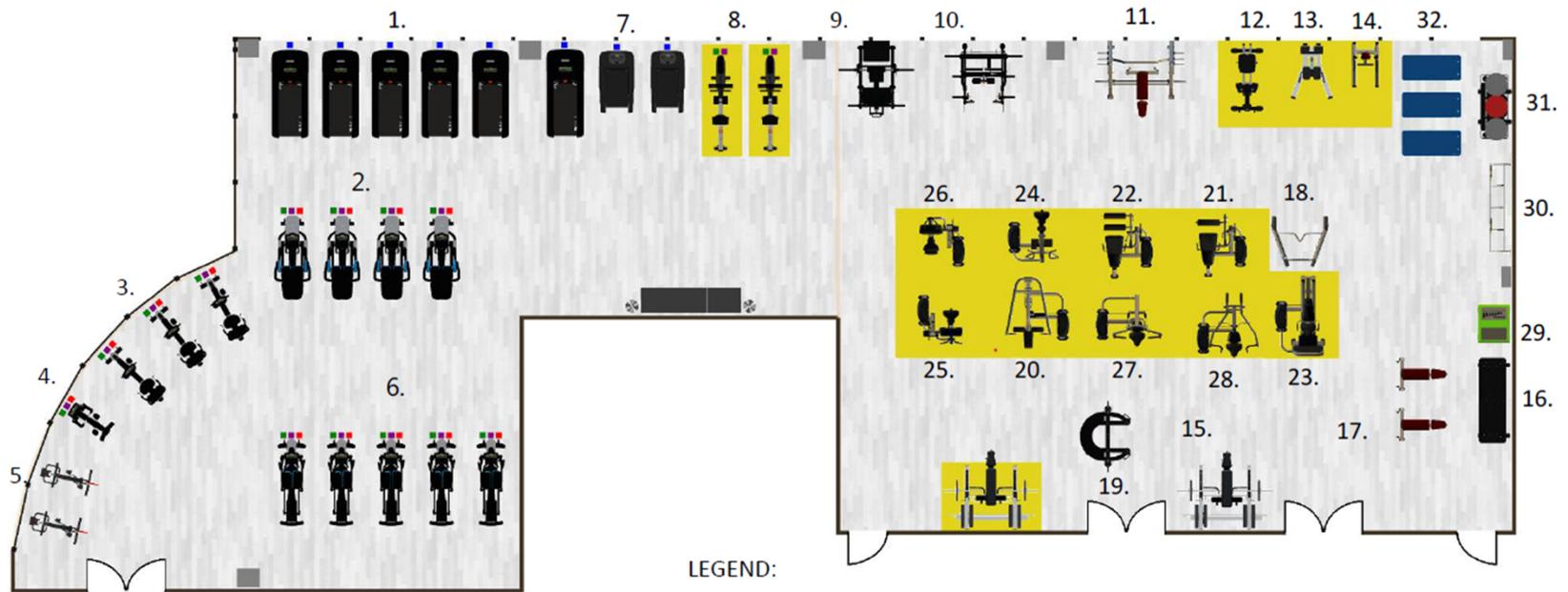
2027 Project Budget: \$298,590.67

West University Place Recreation Center Improvements - Project Schedule



Proposed Cardio & Weight Equipment

- Feedback will be solicited from residents during a comprehensive public information campaign to include project plans and proposed equipment.



- 1. PRECOR TREADMILL 885 (6 EACH)
- 2. PRECOR ELLIPTICAL 865 (4 EACH)
- 3. PRECOR RECUMBENT BIKE 865 (3 EACH)
- 4. PRECOR UPRIGHT BIKE 865
- 5. KEISER BIKE (2 EACH)
- 6. AVIRON ROWER (2 EACH)
- 7. PRECOR AMT 865 (2 EACH)
- 8. PRECOR CLIMBER (2 EACH)
- 9. PRECOR HIP THRUST
- 10. PRECOR DEADLIFT ELITE
- 11. PRECOR SMITH MACHINE
- 12. AB COASTER

- 13. PRECOR BACK EXTENSION
- 14. PRECOR V-CRUNCH
- 15. PRECOR HALF RACK (2 EACH)
- 16. 3 TIER 15 PAIR FLAT DB RACK
- 17. PRECOR FID BENCHES
- 18. PRECOR FTS-GLIDE
- 19. ABS TIRE FLIP
- 20. PRECOR LAT PULLDOWN
- 21. PRECOR LEG EXTENSION
- 22. PRECOR SEATED LEG CURL
- 23. PRECOR LEG PRESS
- 24. PRECOR SEATED ROW

- 25. PRECOR BICEPS CURL
- 26. PRECOR TRICEP EXTENSION
- 27. PRECOR CHEST PRESS
- 28. PRECOR SHOULDER PRESS
- 29. ESCAPE PLYO-SOFT BOXES
- 30. TRX MULTI-MOUNT
- 31. PRECOR ACCESSORY RACK
- 32. CORE MAT (3 EACH)

(YELLOW = EXISTING)

City of West University Place

APPROXIMATION OF FLOOR AND PLANNING AREA

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy,

we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



MARATHON FITNESS
CC-CWUP-V1 RT

DATE: 01.27.2026





















