

# Capital Projects at the Chesterbrook Swim & Tennis Club

1954 through 2015

Report of the Committee on Strategic Planning

August 2015

# 1954: We started with a vision and a great club

- \* Member owned and operated
- \* Seasonal pool club; initially had 250 family memberships
- \* Facilities: met or exceeded expectations
  - Swim: swimming pool, high dive, baby pool – all in close proximity to the club house
  - Social: picnic areas on either side of pool, adjacent to club house
  - Tennis: Not in original build out
  - Parking: relatively abundant

# 1954 – 1995: 40 years of growth

**Over this period, membership more than doubled. Facilities were added on a piece meal basis. There was no increase in the club house or “social areas” to reflect membership growth.**

- \* 1954 – Club established with lower pool, baby pool and club house
- \* 1962 – added two tennis courts (currently known as 5 & 6)
- \* 1971 – added upper pool, doubling club’s swim capacity
- \* 1977 – added two more tennis courts (known as courts 1 & 2)
- \* 1984 – club house renovation (no expansion)
- \* 1995 – added final two tennis courts (known as courts 3 & 4)

# 2005 – 2015: 10 years of increasingly frequent renovations

- \* No major projects between 1995 and 2006
- \* 2006 – (original) lower pool rebuilt (\$500k)
- \* 2010 – tennis pavilion added next to courts 1-2 (\$42k)
- \* 2012 – club house renovation (no expansion for increase in membership) (\$500k)
- \* 2015 – upper Pump House renovated with new pavilion deck (\$130k)

**Total commitment: \$1.172 million**  
**Membership is now 150% greater than in 1954**  
**(650 families including special memberships)**

# Additions lacked vision and coherence. Renovations have patched leaks

- \* Original facilities were anchored in property's NE corner, but growth moved center of activities to the S/SW
- \* Facilities are diverse, but evolutionary changes have made layout suboptimal

Facility	1954	2015
Distance from baby pool → primary rec pool	10 yards	45 yards
Social / Picnic Areas	Next to club house	Scattered, poorly maintained
Tennis	N/A	Scattered in 3 location; tennis pavilion is 130 yds. from the nearest toilet
Traffic Flow within Club	Sensible	Incoherent with multiple pinch points
Health / Legal Code	Compliant	Noncompliant in some areas, grandfathered in others (ADA, etc.)

## **Chesterbrook faces major renovations in next 5 to 10 years just to maintain the status quo:**

- \* Upper pool is 44 years old. It will need significant renovation or a rebuild within 5-10 years (\$600k?)
- \* Baby pool was intended for membership less than half our size. Should be rebuilt or renovated (\$200k?)
- \* Lower pump house and its pavilion have structural issues. Needs major renovation and/or rebuild (\$200k?)
- \* Social / picnic areas need re-grading / refurbishing (\$100k?)
- \* Tennis courts will need resurfacing (\$100k??)
- \* Grounds, parking lot, fence in bad condition (\$100k minimum)

**Aging plant will require spending estimated \$1.3 M or more**

## Our Options:

- \* Option 1
  - \* Allow pace and severity of deterioration drive a series of ad hoc renovations across our existing layout
    - Probably looking at \$1.4 M over 10 years to stand still
- \* Option 2
  - \* Take control of our future and drive a strategic series of renovations & upgrades
  - \* Spend somewhat more to regain what we had in 1954: a coherently designed club with modern and attractive amenities

**In December, the Board elected to pursue the initial steps of Choice 2 through the development of a Master Plan**

