

PROJECT DATA

DETROIT ATHLETIC CLUB

DETROIT, MI

Client

Detroit Athletic Club
241 Madison Ave.
Detroit, MI 48226
Ted Gillary
(313)963-9200

Architect

Smith Group
500 Griswold St.
Detroit, MI 48226
Carl Roehling
(313)442.8420

Project Size

150,000 sf (7 stories)
and a new addition

Project Cost

\$30,000,000

Project Team

Scott Collins, Project Manager
Ray Powers, Superintendent
Tracie Withrow, Project Engineer
Pat Wysocki, Estimator
Kathy Myers, Project Coordinator
Joann Brooks, Project Accountant

Date Completed

October 2005

Delivery Method

Construction Management



In response to the City of Detroit's revitalization and the Detroit Athletic Club's (DAC) growing membership, the DAC decided to restore their priceless clubhouse to its original state. Designed by Albert Kahn 85 years ago, the Club's six magnificent stories house: guest rooms, formal and informal dining areas, libraries, a gymnasium, an indoor swimming pool, men's and women's locker rooms, an exercise room, offices, a barber shop, bowling alleys, a weight room and squash/racquetball/ handball courts. JM Olson provided program management services for the restoration and renovation of this historic and prestigious club.

Detailed site logistics were followed to minimize disruption to the occupied facility throughout all phases of construction. Improvements included extensive upgrades to guest rooms, a fire protection throughout the facility, and extensive upgrades to the HVAC system. The latter entailed the conversion of an electrical baseboard heating system to forced air system with air conditioning.

The \$30 million renovation/restoration project was completed in five (5) phases, of which JM Olson managed Phases I, II, IV, & V. Each phase was completed in a similar manner with extensive preconstruction occurring during the winter months, followed by construction kick off in May and completion by September. This extraordinary speed required a close partnership among the owner, designer, and JM Olson as well as the early ordering and procurement of supplies.

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PHASE I

The \$8.2 million first phase was completed in only nine weeks. This phases encompassed the restoration of the paneling and ceilings in the Main dining room, Lobby and Reading room to restore their original grandeur. Lighting upgrades and new fixtures were also installed. The kitchen facilities, including the freight elevator experienced a major overhaul that including upgrades and extensive restoration



PHASE II

The second phase comprised of more than \$9 million was completed in only 12 weeks while the club remained occupied and fully functional. During this time the guest rooms, and suites in the facility received upgrades to their security, bathrooms, and interior design, as well as the creation of two ADA compliant rooms.



PHASE IV

This phase included the renovation of the women's locker room facilities and the fitness center. The locker rooms provide changing areas, showers, and saunas in a spa environment that is aimed at promoting relaxation for all guests. The fitness area included new squash and racquetball courts. This phase also encompassed the renovation of the stadium level meeting rooms which face Comerica Park and many of the specialty rooms such as the Georgian Room and the Pontchartrain Room. The meeting room renovations were \$500,000 to \$1 million of interior improvements.



PHASE V

The final phase of the project addressed the renovation of the men's locker room facilities that provide changing areas, showers, and saunas for the members. Renovations and improvements to the historic Randolph suite were also completed during this phase.

Additional renovation and upgrades were completed in the natatorium, the Abbey, gymnasium, guest rooms, bowling alley, lobbies, stairwells, and atrium.



"... JM Olson played an integral part in the entire renovation process beginning with beneficial input in the conceptual phase to balancing cost and construction schedules through the final stages of completion. JM Olson is to be congratulated in developing an atmosphere of teamwork and cooperation among these trades."

J.G. Ted Gillary
Executive Manager
Detroit Athletic Club

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“The Detroit Athletic Club renovation project is one of the most difficult our firm has ever undertaken. I cannot imagine going through it without Olson on our team. They were proactive partners in the process and their attitude made the difference.”

Carl Roehling, FAIA
President & CEO
Smith Group