

DATE September 19, 2001

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTWOOD TENNIS - EXPENDITURE FROM PAY TENNIS SURCHARGE

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M. Matthews \_\_\_\_\_

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board approve the allocation of funds from the 909 Pay-Tennis Surcharge Account for structural, safety, and aesthetic related improvements at the Westwood Tennis Courts, amounting to \$13,233.15, as described in the body of this report. The Department will use City Contractor CCECO, Inc.

SUMMARY:

The Westwood Tennis Courts have the potential to draw more Pay-Tennis and Tennis Lesson customers, and therefore generate more income for the Department given their location in West Los Angeles. One reason the facility has not attracted more customers may be due to various safety and aesthetic shortcomings. Staff expects that with the renovations detailed herein, the Tennis facilities will be safer, more aesthetically inviting, and the Park as a whole will be more attractive and conducive to a family-oriented patronage. We also expect with these improvements a decrease in the current transient population in the park.

For these renovations, staff recommends the allocation of funds from the 909 Pay-Tennis Surcharge account. This account is funded by 15% of revenue from the City-operated Pay-Tennis programs and was implemented to pay for improvements to tennis facilities. The Westwood Tennis facility needs renovations in various areas; however, 909 Surcharge account funds are requested for only three portions of the overall improvement plan.

## REPORT OF GENERAL MANAGER

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First, in the main tennis courts, there are large cracks in the concrete walls, and a number of concrete-base benches were partially removed years ago leaving small stumps of concrete which may result in injury to a park patron. At this time, staff has determined that the party responsible for inadequate removal of benches is unreachable and that CCECO is in a better position to properly remove the stumps. Once the concrete walls are patched and the concrete bench bases removed, the walls of the tennis court will be painted. CCECO has quoted a total of \$3,823.60 for these repairs.

Second, adjacent to the main tennis courts is a men's and ladies' restroom structure, with a large overhead door between the two restrooms. The paint on the structure and overhead door is faded, in some areas peeling, and has an overall distressed appearance. The doors are damaged and must be replaced with fire-resistant doors. CCECO has proposed to paint the exterior of the structure, the overhead door, and replace the doors of each restroom for a total of \$3,306.84. The newly painted structure's appearance will suggest increased safety, which may be a concern for parents escorting their children to these restrooms.

Third, in the area between the restroom structure and the tennis court office, there are 15 concrete pillars which support large, deteriorated, overhead wooden beams. Four light fixtures are attached to these beams. Staff and concessionaire agree that these pillars should be removed and disposed of in order to provide a more open area between these two structures and to allow safer access for City equipment to enter courts to change lights when needed. The deteriorated wooden beams will also be removed and disposed of, and the light fixtures attached to these beams will be relocated. CCECO has proposed to remove and dispose of the concrete pillars and wooden beams and relocate the light fixtures for a total of \$6102.71.

To review, the total for these repairs is as follows:

Repairs in the main tennis courts:	\$3,823.60
Painting restroom structure:	3,306.84
Walkway improvements:	<u>6,102.71</u>
Total:	\$13,233.15

The Westwood Tennis facility needs repairs in addition to those slated for work by CCECO with 909 funds. The renovation of the interior of both the men's and ladies' restrooms, which includes new paint, as well as added lighting and fireproof doors, will be paid through the annual Tennis 874 expense account. Moreover, the interior of the Tennis Pro office needs several repairs and aesthetic and safety improvements. However, so that the City will not bear the entire cost of all Westwood improvements, the concessionaire has offered to assist in financing a portion of these renovations.

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The concessionaire will initially expend, but be authorized to amortize, a total not to exceed \$5,000 for improvements to the interior of the Tennis Pro Office; any amount expended in excess of \$5,000, will be borne by the concessionaire. Improvements to the Tennis Office encompass:

1. One new skylight with security bars.
2. Security bars on remaining skylights to prevent burglary.
3. Four light fixtures in main office (the current fixtures are damaged).
4. Paint walls, ceiling, and beams.
5. Install new flooring (several square feet of tile has lifted).

The cost of these repairs, based on a quote from CCECO, is estimated to be \$6642.86. As mentioned, the concessionaire shall pay for any amounts which exceed the \$5,000 allowed amortization.

These renovations will eliminate safety hazards in the Westwood Tennis facilities, improve accessibility to the tennis courts for City maintenance crews, and enhance the aesthetic value of the park as a whole for all patrons.

Report prepared by: Anthony Sanchez/Michael Honan