



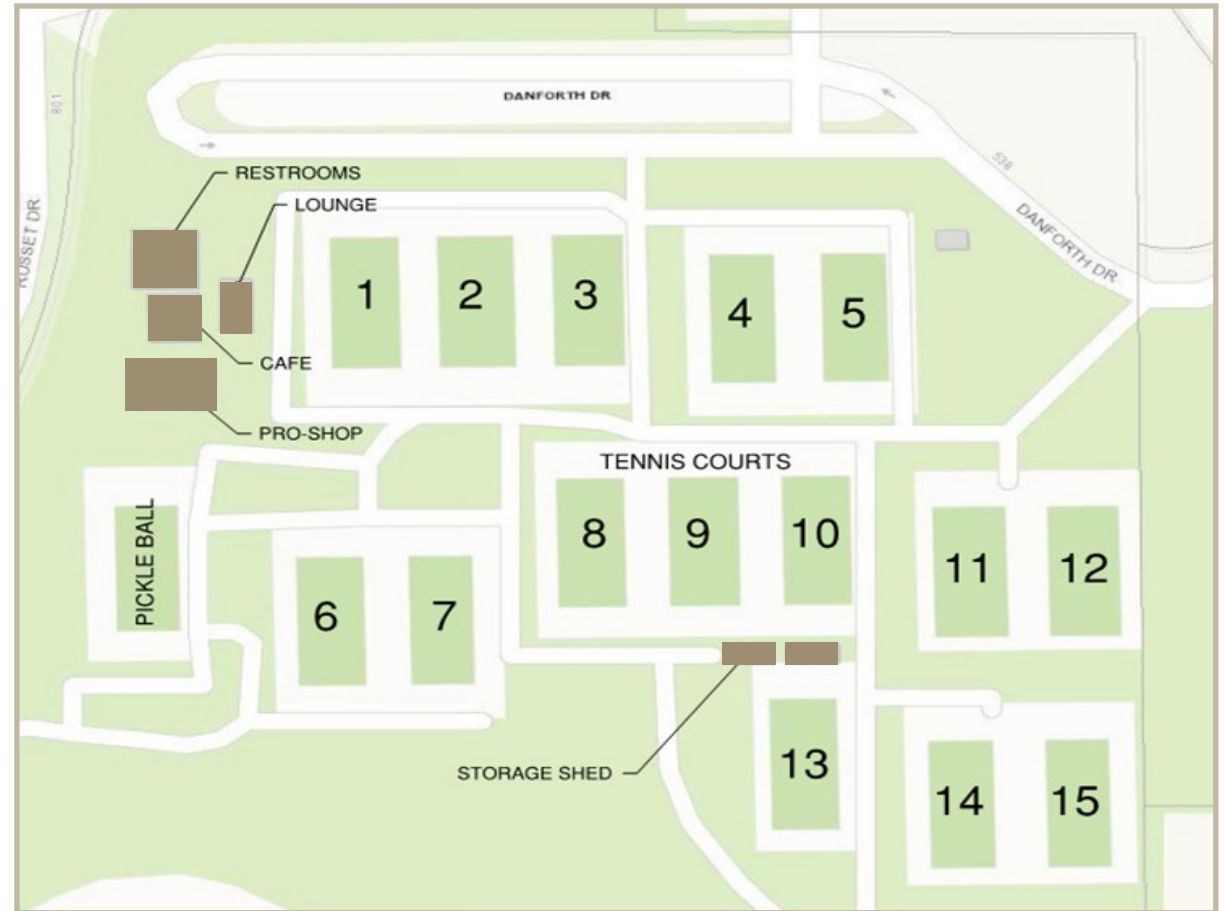
Brad Cox, **Architect**, Inc.

Las Palmas Tennis Center Needs Assessment

Marlon Quiambao, Senior Engineer
Public Works
July 23, 2024



Assessment Goals: Site and Scope



- Buildings Only

Assessment Goals

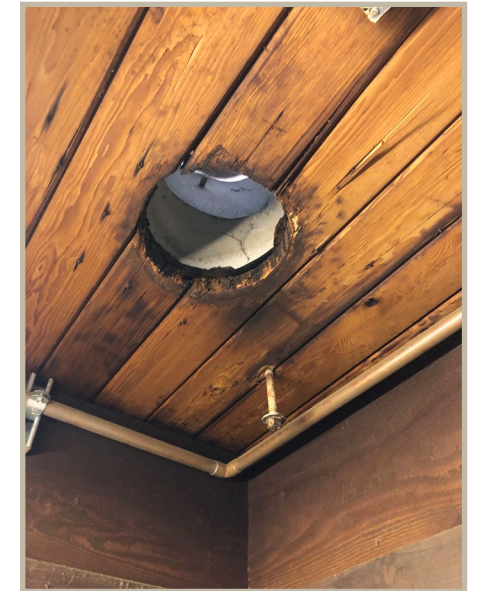
- **EVALUATE** the current condition of existing buildings
 - ◆ Pro Shop (1975) – 960sf
 - ◆ Restrooms (1975) – 890sf
 - ◆ Storage Shed (1975) – 185sf
 - ◆ Café (2000) – 504sf
 - ◆ Lounge (2004) – 512sf
- **ASSESS** remaining life expectancy of structures
- **PROPOSE** long-term plan to improve the center



Building Conditions: Pro Shop (1975)



Building Conditions: Restrooms (1975)



Building Conditions: Storage Shed (1975)



Building Conditions: **Café** (2000)



Building Conditions: Lounge (2004)



Use of the Tennis Center

2021 Usage Analysis⁽¹⁾

Type of Use	Number of Uses ⁽²⁾
Public Reservations	81,593
USTA League Players	21,222
Singles Academy (<i>Eagle Fustar</i>)	24,130
Pickleball	21,272
Instructional Tennis	4,959



(1) 2021 Usage Analysis of Existing Courts, (2) Numbers are not unique players, but a representation of hourly court occupation by singles and doubles players.

Outreach: Key User Interviews & Takeaways

USTA
League
Captain

Senior
Tennis
Player

Tennis
Club
Member

Pickleball
Player

Youth
Player

Tennis
Student

- **Restrooms** are the highest priority. **Additional toilet stalls** are rated as most beneficial improvement, followed by **lockers**.
- **Pro-Shop** services meet the needs of five out of six patron groups represented.
- **Enhancing Café services** ranges from Somewhat to Very Important. Five out of six users responded that a **hot food menu** is desired.
- **Lounge** is used occasionally by patrons.

Facility Option A: Repairs Only

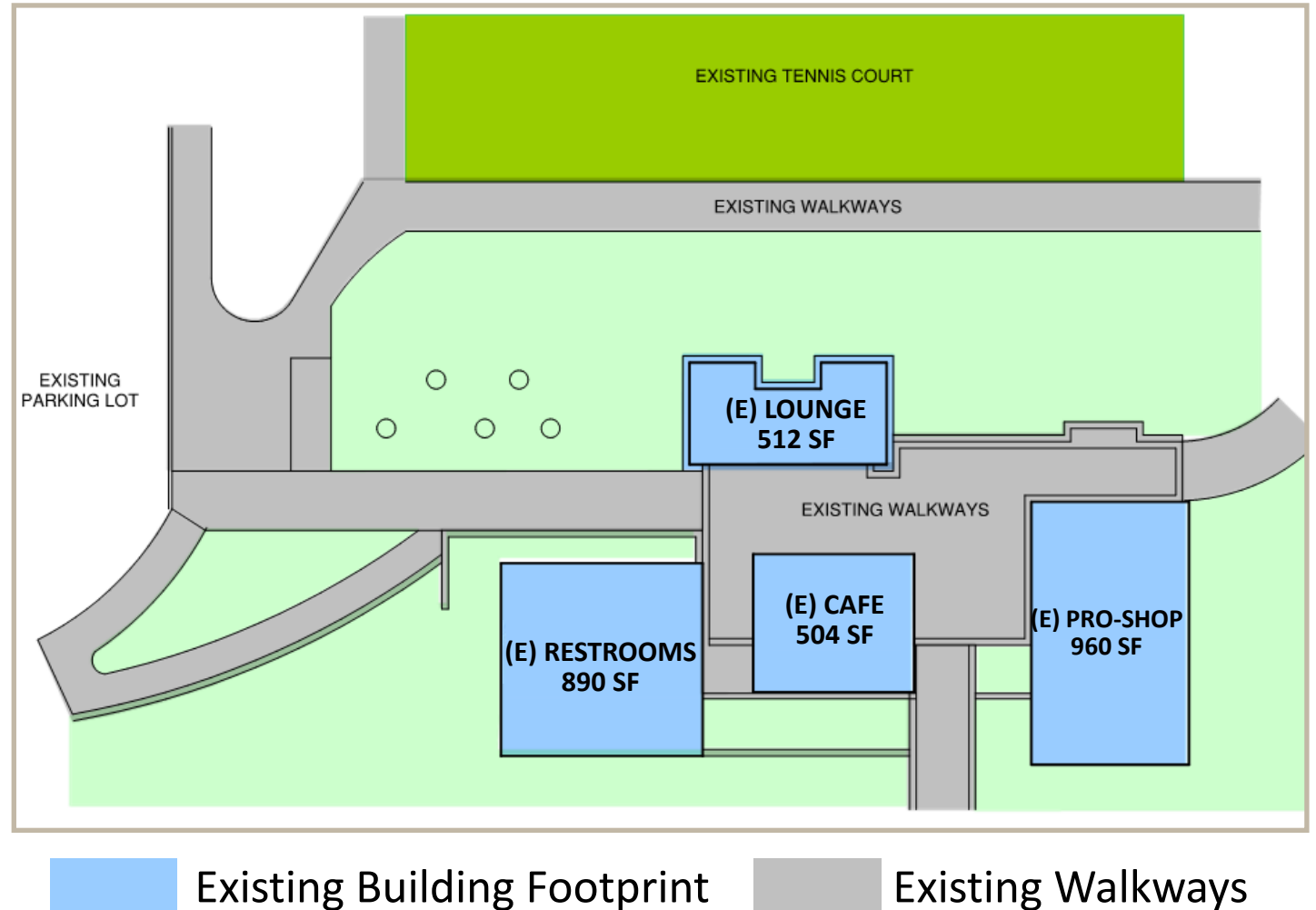
Addresses identified repairs, but offers **No Programmatic Growth**

The facility would remain at approximately **3,050sf**

Construction may include a series of projects

5-10 Year Lifespan

Estimated Design and Construction Cost is **\$2.0M**



Facility Option B: Rebuild & Renovate

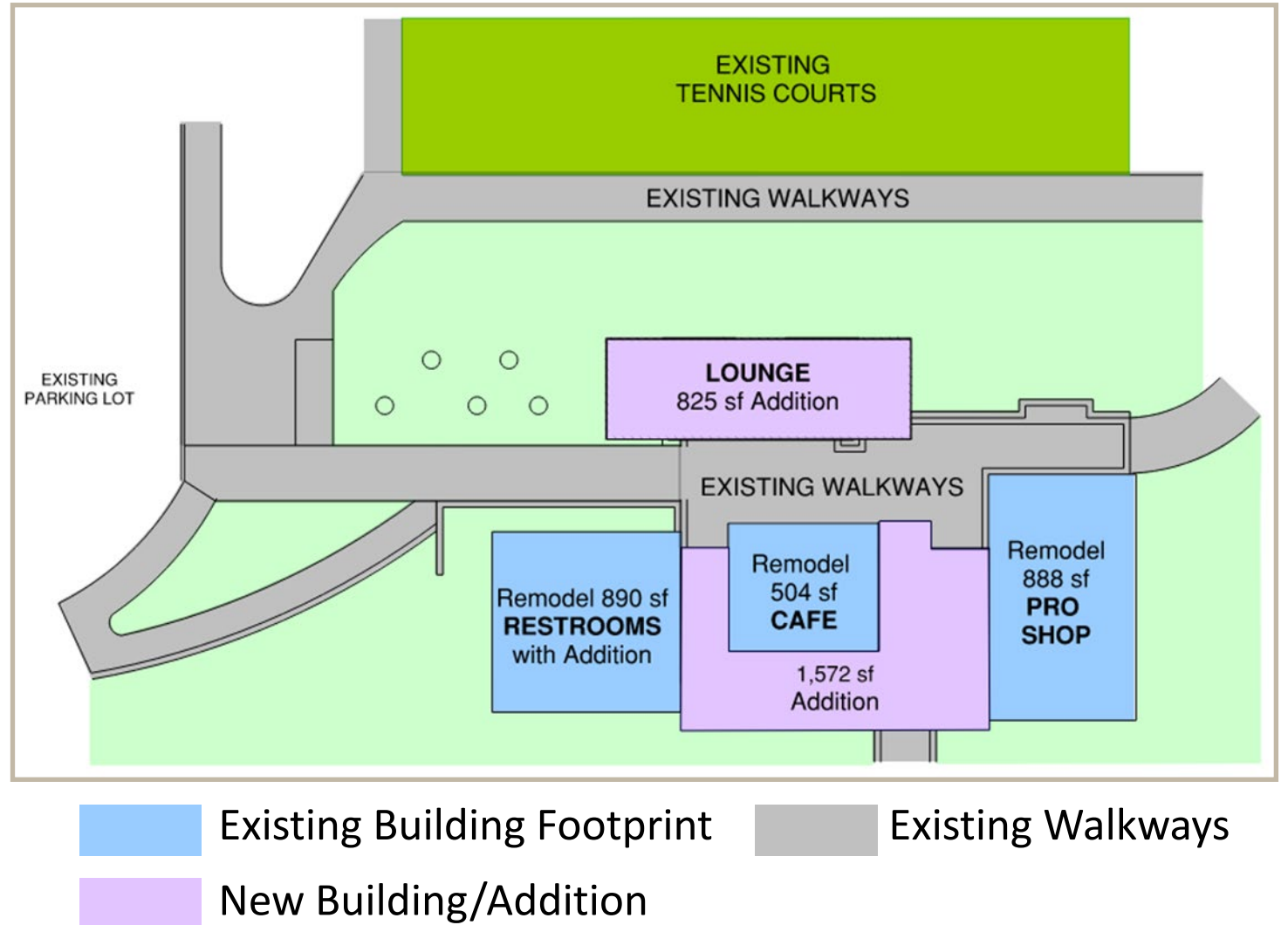
Comparable Amenities to Neighboring Community Facilities

The facility would grow to approximately **5,225sf**

16-20 months of construction

25+ Year Lifespan

Estimated Design and Construction Cost is **\$8.0M**



Facility Option C: Replace & Grow

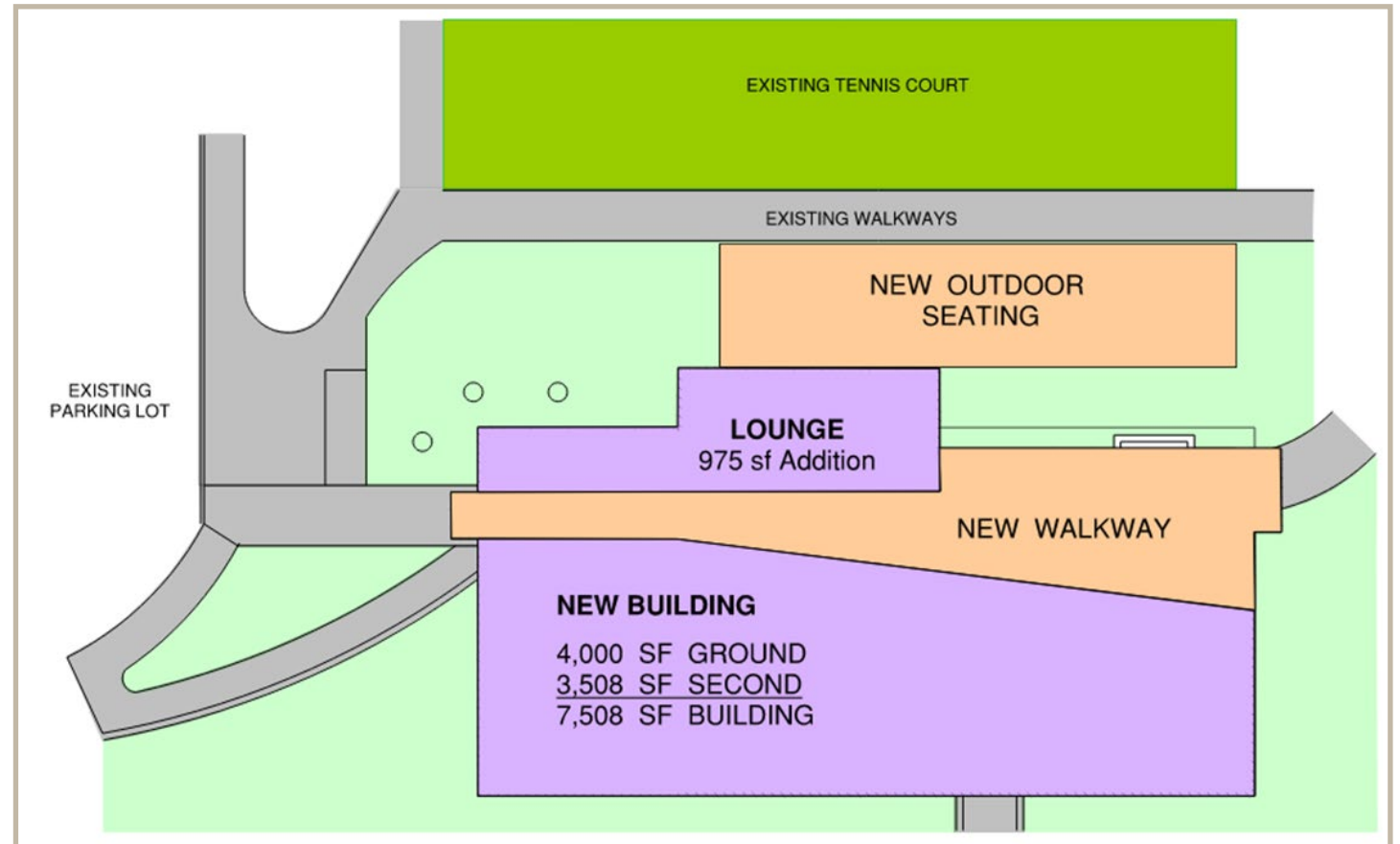
Becomes a **Regional-leading Facility**

The facility would grow to approximately **8,540sf**

18-24 months of construction

50+ Year Lifespan

Estimated Design and Construction Cost is **\$16.0M**



Project Options

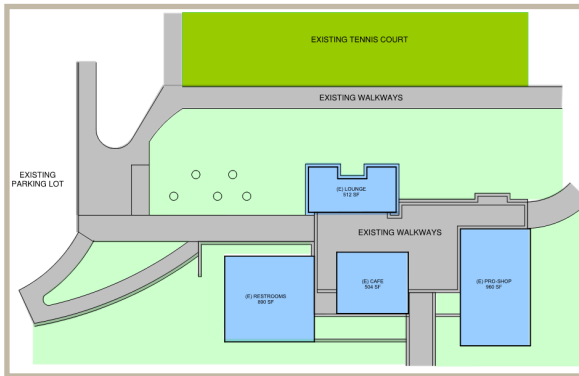
Repairs Only

FACILITY OPTION A

\$2.0 Million

3,050 square feet

No Programmatic Growth



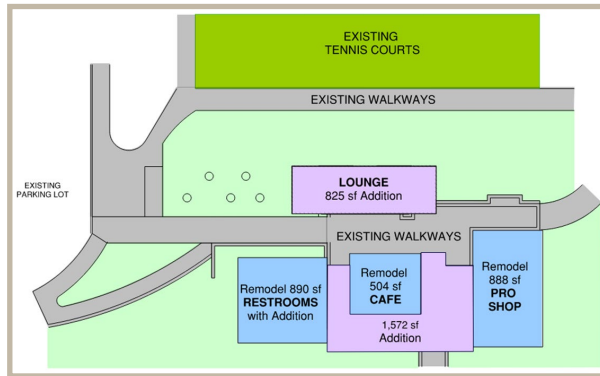
Rebuild & Renovate

FACILITY OPTION B

\$8.0 Million

5,225 square feet

Comparable to Neighboring Facilities



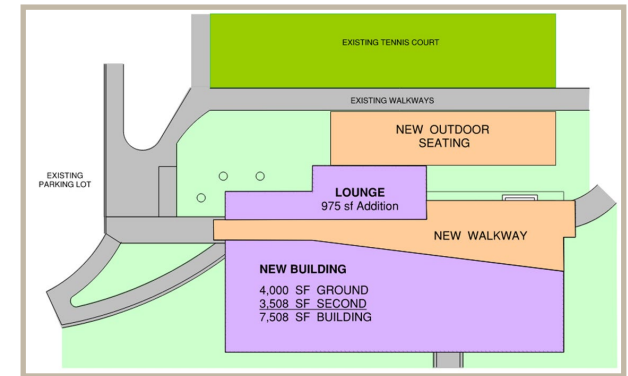
Replace & Grow

FACILITY OPTION C

\$16.0 Million

8,540 square feet

Becomes a Regional-Leading Facility



Next Steps

Staff Recommendation

- Renovation or replacement of the Las Palmas Tennis Center Buildings will be needed in the future and should be planned
- Add projects during the capital budget cycle (funded or unfunded)
- Facility Option B – Rebuild & Renovate is recommended
- Funding Source – Park Dedication Fund
- Council Feedback?