

# COMMISSION STAFF REPORT

DATE: March 23, 2022

TO: Honorable Chairperson and Commission Members

FROM: Tim Kelsey, Recreation Manager

SUBJECT: **Seal Beach Tennis and Pickleball Center Update**

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## **SUMMARY OF REQUEST:**

That the Recreation and Parks Commission receive and file an update on the Seal Beach Tennis and Pickleball Center.

## **BACKGROUND:**

As part of the 2011 Citywide Facility Condition Assessment Report, the Tennis Center Facility, built in the late 1970's, was identified to be in poor condition. The report identified 88 items within the Tennis Center Facility that needed to be addressed. Since that time, facility conditions have severely worsened, leading to the closure of spa and showers for safety purposes, and reducing the utility of the facility. Those familiar with the site will recall amenity closures also present some aesthetic challenges.

To address the most pressing issues, staff evaluated renovations for the locker room areas only, with the intent of ensuring public safety and bringing them in compliance with current building codes and ADA requirements. The cost for this effort alone was estimated at over \$800,000.

As an alternative, staff explored the possibility of renovating the existing clubhouse to meet both the functionality of the community gathering space, and to incorporate new locker room amenities. The clubhouse currently has severe water intrusion issues along with worsened facility conditions since the 2011 Assessment, but it remains a viable building. The required maintenance work for the clubhouse includes a seismic retrofit for the main structure; a remodeled kitchen to comply with health department requirements; retrofitted fire alarm system and sprinklers; and replacement of rotted wood and other water damage mitigation.

Based upon facility condition, estimated cost, and professional assessment, staff recommends the latter option, combining the clubhouse and locker room facilities to gain one holistic building that is functional and meets the community's needs. Taking into consideration input from Tennis Center Members via survey, staff,

and Tennis Center employees, a conceptual design plan was developed. This design and research phase focused on the potential highest and best use of the facility for both the end users and the community.

In addition to the renovations described, the proposed design would increase the club house square footage, capture underutilized space, and create an improved event space for the community. With new locker rooms incorporated into the clubhouse building, the existing locker rooms could be demolished.

Though renovation efforts will focus on the clubhouse, additional work will be done to upgrade the multi-purpose building so it can better accommodate small events and recreation classes. Court lighting will be updated with energy-efficient LED fixtures, and lighting will be added to currently unlit courts. This upgrade will allow for longer playing time and a safety upgrade for operations and maintenance.

At the City Council meeting on December 13<sup>th</sup>, the Council unanimously approved a budget amendment allocating \$2,880,000 of one-time American Rescue Plan Act (ARPA) funds toward this project. The next step will be to complete final design for the facility to prepare the project for public bidding. Once bidding is complete, staff will bring an item before the City Council for award, then construction can begin at the site. A project schedule has yet to be developed, but staff estimates the entire project will take approximately 30 to 36 months to complete.

### **Seal Beach Tennis and Pickleball Open House**

On Sunday, May 22, 2022, the City will be hosting an open house at Seal Beach Tennis and Pickleball Center from 12:00pm to 3:00pm. The purpose of the event is to showcase the center and what the facility has to offer the community. Staff plans to have our team of professional instructors present to provide demonstrations and talk with the community about future program offerings. This is a great opportunity for the community to learn more about one of the City's greatest recreation assets.

### **RECOMMENDATION:**

The Recreation and Parks commission receive an update on the Seal Beach Tennis and Pickleball Center.