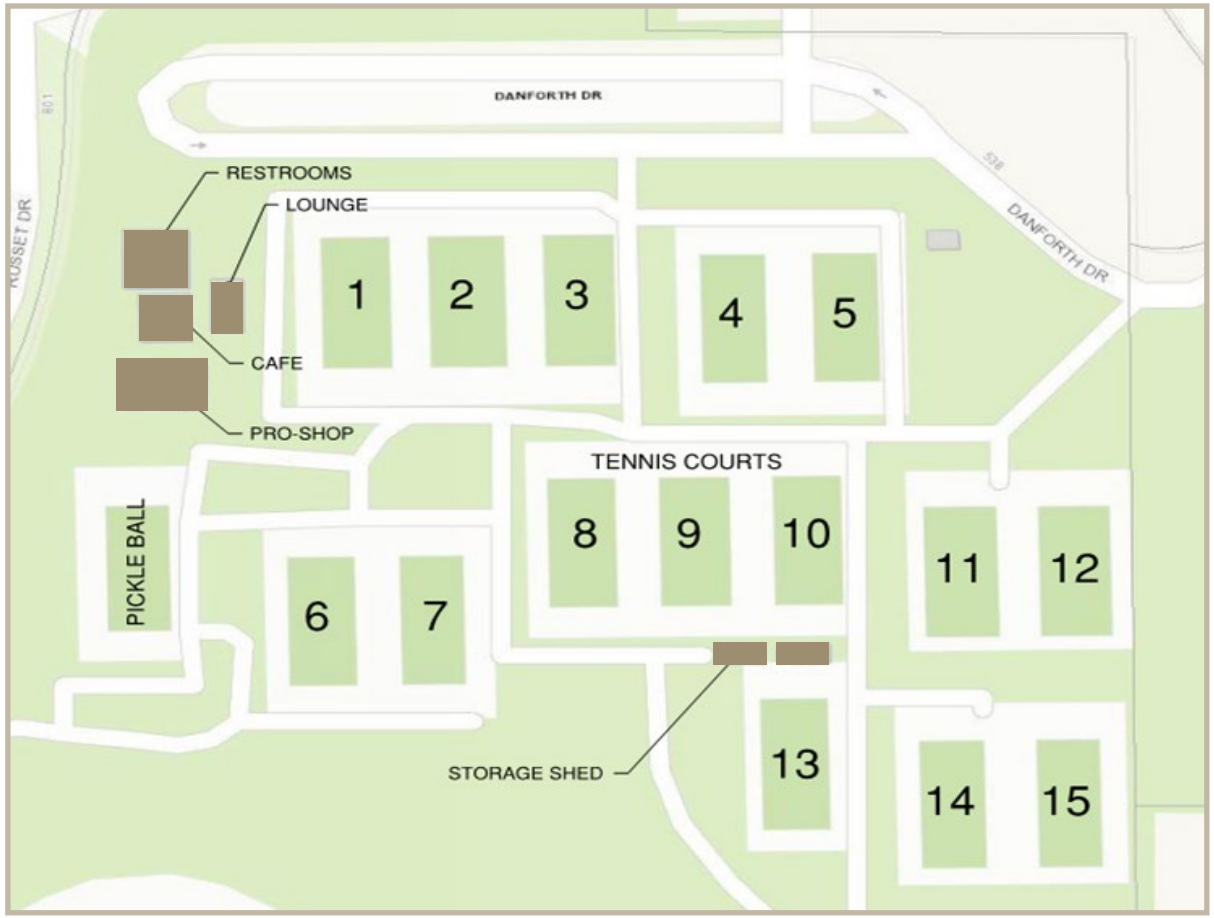
Sunnyvale

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

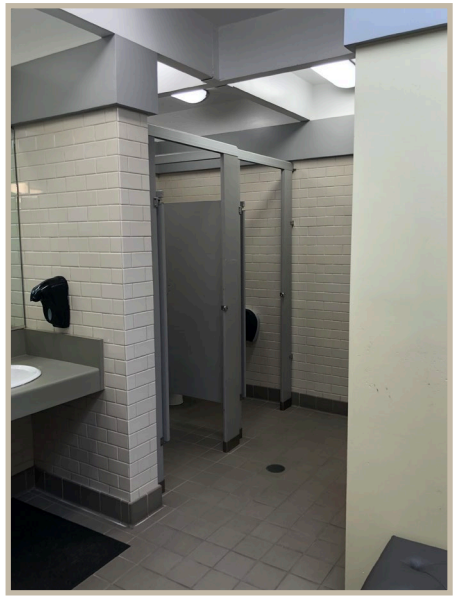
Evaluate

Assess

Propose

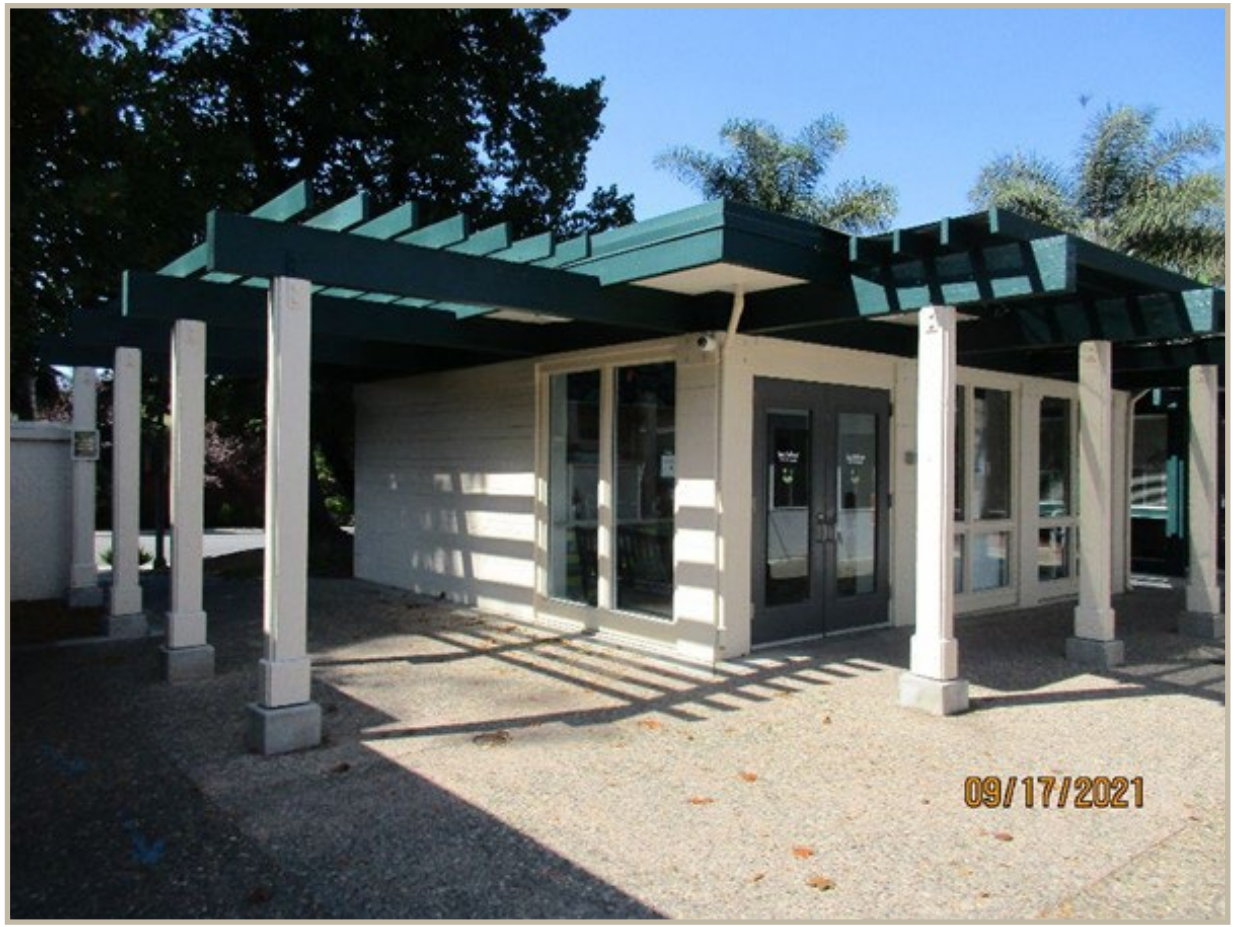
Building Conditions: **Pro Shop** (1975)

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 (*Eagle Fustar*)	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**

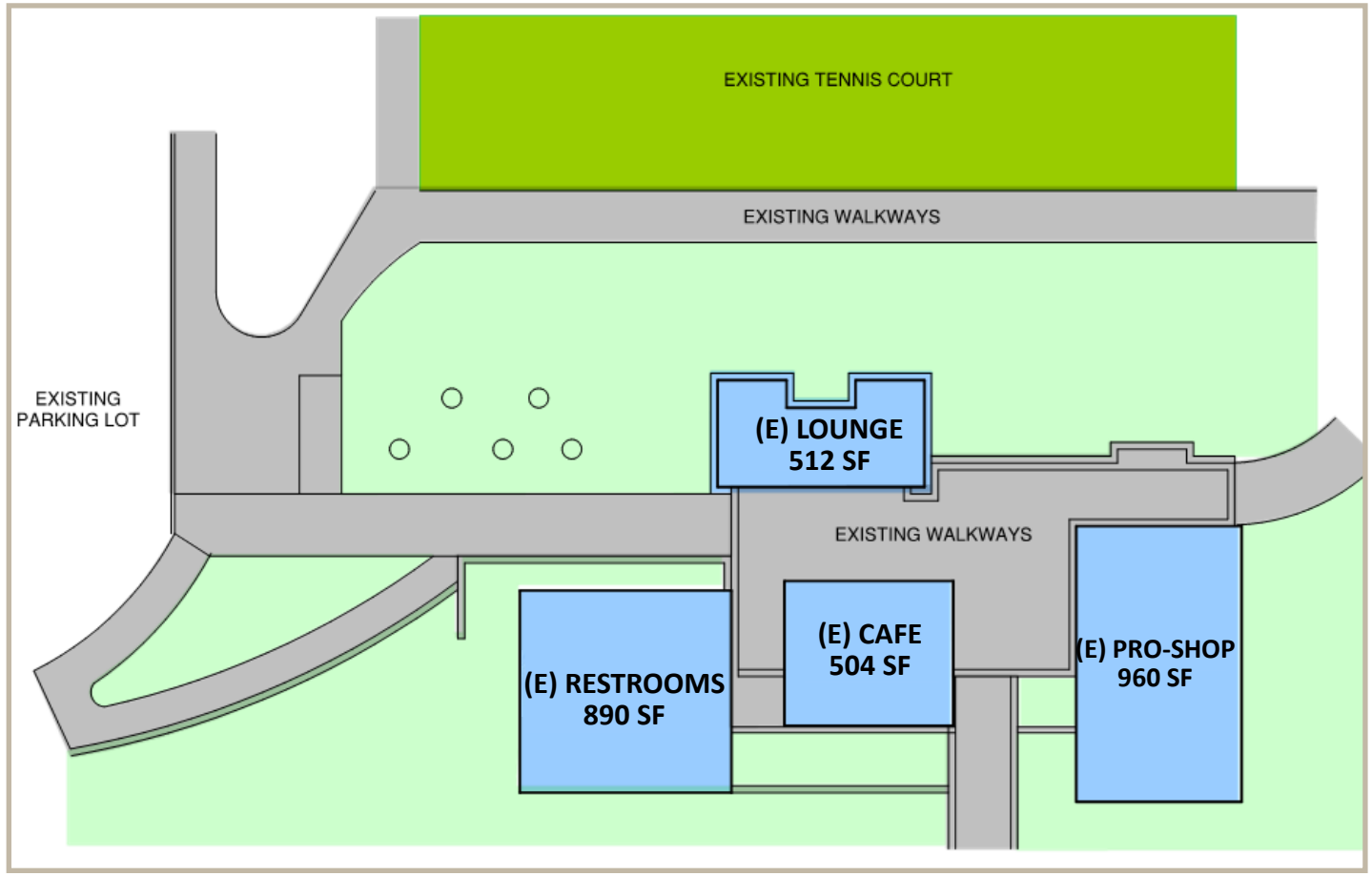
Addresses identified repairs, but offers **No Programmatic Growth**

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**



Existing Building Footprint Existing Walkways

Facility Option B: **Rebuild & Renovate**

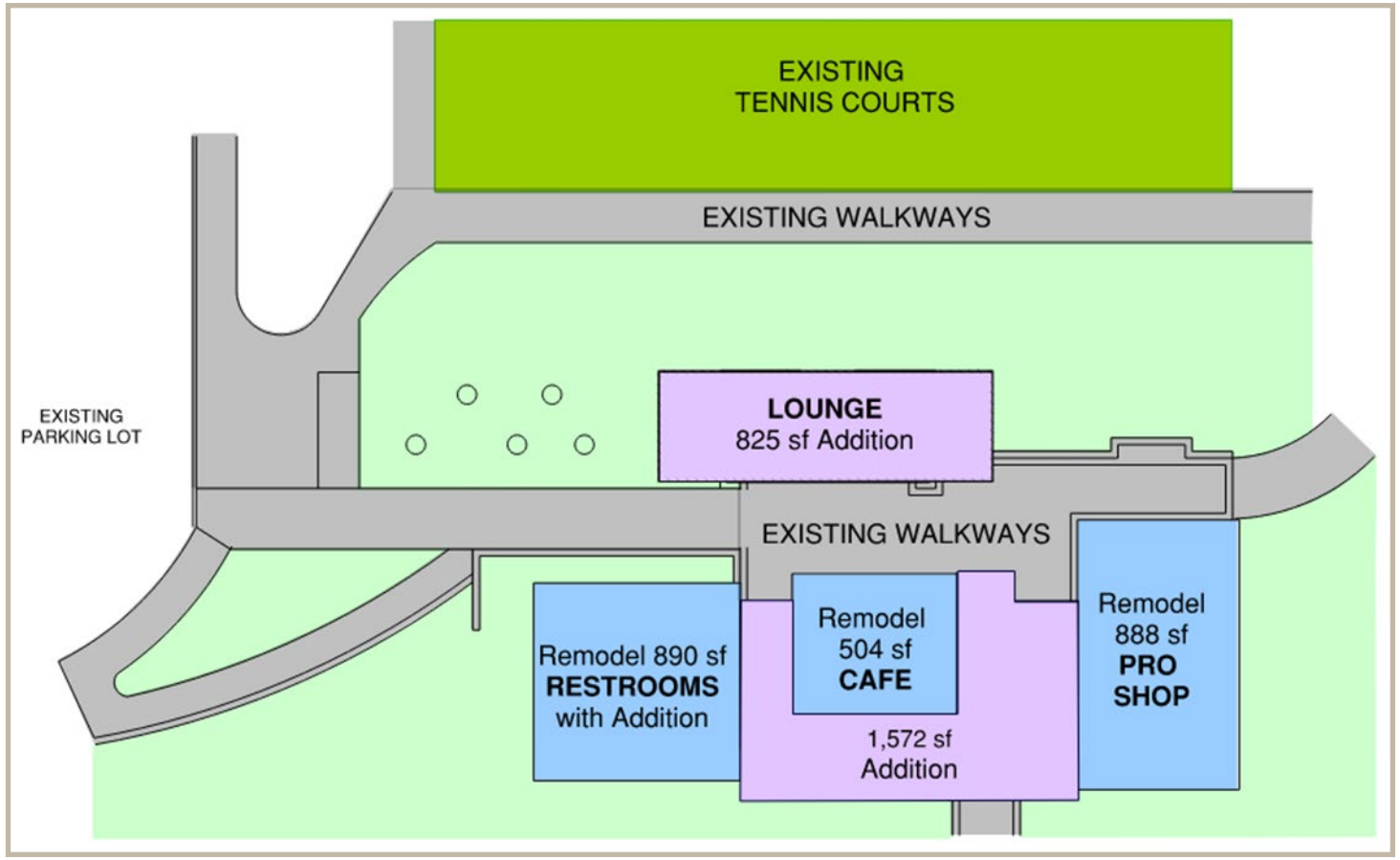
Comparable Amenities to Neighboring Community Facilities

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

16-20 months of construction

25+ Year Lifespan

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



Existing Building Footprint

Existing Walkways

New Building/Addition

Facility Option C: **Replace & Grow**

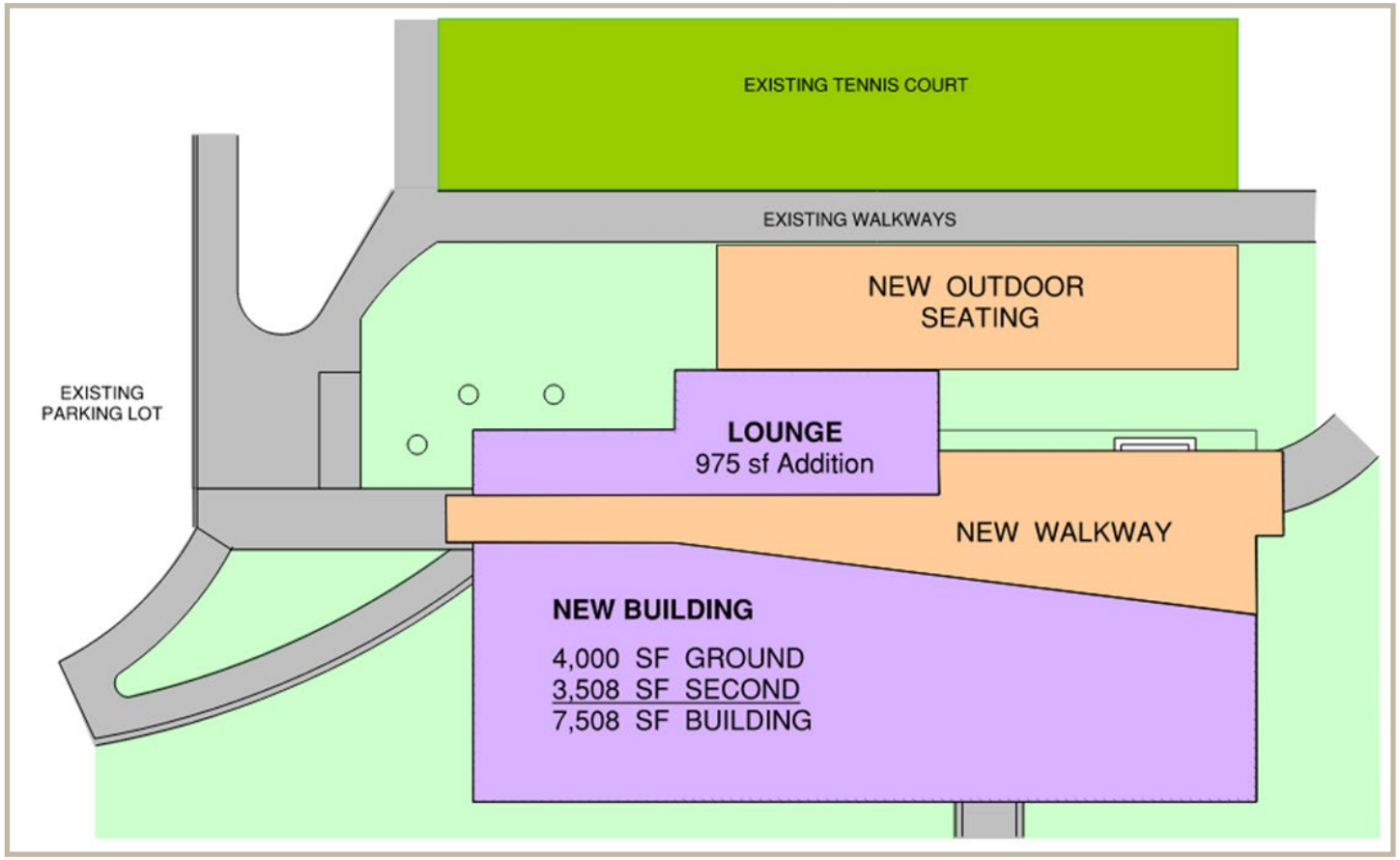
Becomes a **Regional-leading Facility**

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

18-24 months of construction

50+ Year Lifespan

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



New Building Footprint

Existing Walkways

New Walkway/Seating Area

Project Options

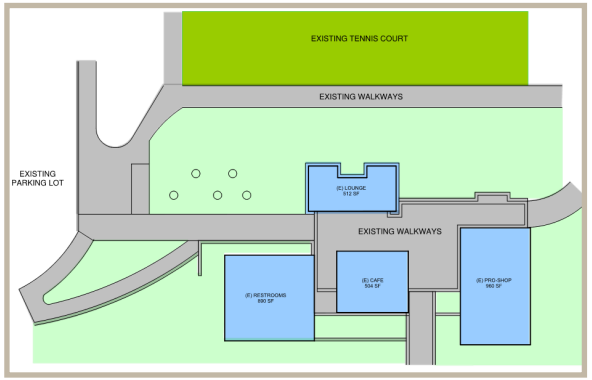
Repairs Only

Facility Option A

$2.0 Million

3,050 square feet

No Programmatic Growth



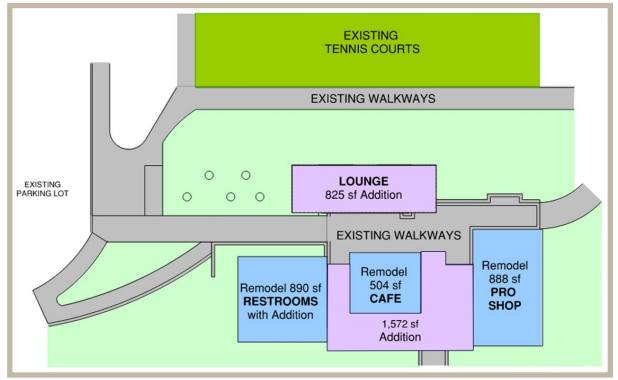
Rebuild & Renovate

Facility Option B

$8.0 Million

5,225 square feet

Comparable to Neighboring Facilities



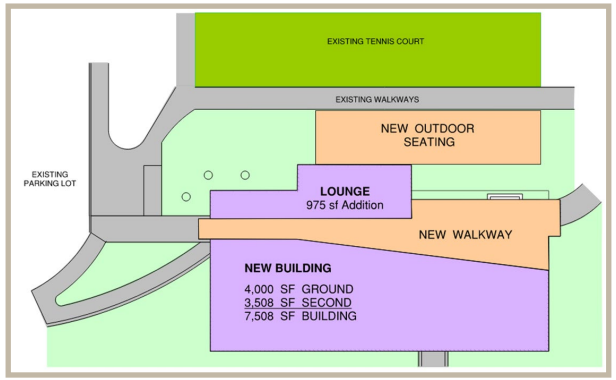
Replace & Grow

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?