



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: September 1, 2009

To: Honorable Mayor & City Council

From: Steve Zoet, Assistant Director of Community Services/Recreation and Parks
Alan Schneider, Director of Project Administration

Subject: Community Services Department Capital Improvement Projects
Status Reports For:
Greystone Mansion Phase III Grounds Improvements
LaCienega Tennis Center Locker and Restroom Renovation

Attachments: Project Illustrations and Photos

INTRODUCTION

This report is to provide information regarding the status of two Community Services Department capital projects that are part of the approved Fiscal Year 2009-10 Capital Improvement Program (CIP). Staff plans to initiate the public bidding process on both of these projects unless directed otherwise by the City Council.

DISCUSSION

Greystone Mansion Phase III Grounds Improvements

The proposed project is to continue ongoing efforts to improve the grounds and general conditions of Greystone Mansion. The proposed enhancements to the grounds are part of the long range plan to make the site more attractive and functional while creating new venues and opportunities to seek greater revenue generating capacity.

As part of the FY 08-09 budget process, a capital project was submitted by the Community Services Department, and approved by City Council for planned improvements to Greystone Mansion which included grounds improvements and the design and construction of a catering kitchen. The catering kitchen has been designed and previously approved by City Council and is intended for your review and award of bid on September 15. With plans now complete for the desired grounds improvement phase, staff wishes to bring this matter back before you for your awareness and support to proceed to bid. The landscape architectural firm Whitten Design Works was engaged to provide the design services for the project.

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The proposed scope of work includes, amongst other things, new landscaping and water-conserving irrigation systems along Doheny Road and up Loma Vista Drive to the runaway truck ramp, both inside and outside the fence line; lower parking lot reconstruction; new ambient and nighttime security lighting, new rose garden; new oil and water collectors and enhanced site drainage improvements and pathway improvements, including accessibility requirements. Staff believes that these improvements will allow for expanded programming and special event opportunities, along with private rentals, which will result in enhanced revenue generation.

Attached for your review are multiple graphics depicting the designated areas and amenities targeted for improvement. The consultant's estimate for the project is within the range of \$2 million to \$2.1 million which is within the amount anticipated and budgeted for this project.

At present, the plans and specifications have been completed and are ready to be issued for public bidding. Subject to the bids received, the request of City Council to award a contract is anticipated to occur before the end of the calendar year. Work would commence within 30 days and project completion is intended by June 2010.

LaCienega Tennis Center Locker and Restroom Facilities

The LaCienega Tennis Center serves as both the City's and the Westside's premier public tennis facility. Consistent with that intent and image, staff wishes to make an upgrade and investment into the facility to give it more of a "Club" feel and distinguish it from other public facilities. No significant enhancements or renovations have occurred to the facilities in their nearly 20 years of existence and heavy public use.

The department recorded in excess of 127,400 court reservations for the Tennis Center this past year. On average, 175 (78%) of the 224 hours per day of court availability is reserved for public use. Group and individual tennis lessons are provided under contract through an on-site vendor. Tournaments, summer camps and team tennis are also hosted at the site. Programmed activities and public rentals of the facility's two meeting rooms also make use of the Center's public restrooms. Staff conservatively estimates that the Tennis Center site generates approximately 170,000 patron visits a year through all uses. The amount of impact on and use of the Center's only public restroom and locker facilities is substantial given this patron load. Staff is desirous of making needed improvements to distinguish it amongst other public facilities and to sustain and provide for our historically high public patronage.

Material improvements to the locker/restroom facilities include the installation of solid surface counter tops to eliminate the delamination of the Formica surface that presently exists; replacement of the current metal stall dividers and lockers, which are prone to rust and vandalism, with resin and alternative materials; installation of more energy efficient lighting fixtures, low-flow toilets and sinks that are sensor activated to reduce water wasting; and new flooring surfaces that are easier to clean, are mold and mildew resistant and provide for a healthier environment for our patrons. Staff is also assessing the use of waterless urinals as a new technology to further reduce water usage needs.

The Albert Group Architects, in consultation with Hirsch and Associates, Inc. who originally designed the facility, have provided the plans and specifications and staff are prepared to release the documents for public bid pending the approval of City Council. Pictures have been attached to aid Council in your understanding of the present

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condition of the Center's existing locker and restroom facilities and the areas proposed for restoration and improvement.

The Albert Group estimates the project cost to be approximately \$280,000 which is within the amount budgeted for the project. Subject to the bids received, an award of contract is anticipated in October 2009, with work to commence shortly thereafter. Completion of the project would be anticipated prior to the end of the calendar year and would be timed in a way to minimize inconvenience to our patrons and those of our on-site contractor.

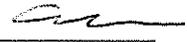
FISCAL IMPACT

Funding for these projects is available in the FY 09-10 CIP budget from the Parks and Recreation Facilities Fund 16 as follows:

- Project #0442: \$2,900,000 in the Greystone Park Improvements CIP
- Project #0483: \$280,000 in the Parks Maintenance & Improvements CIP

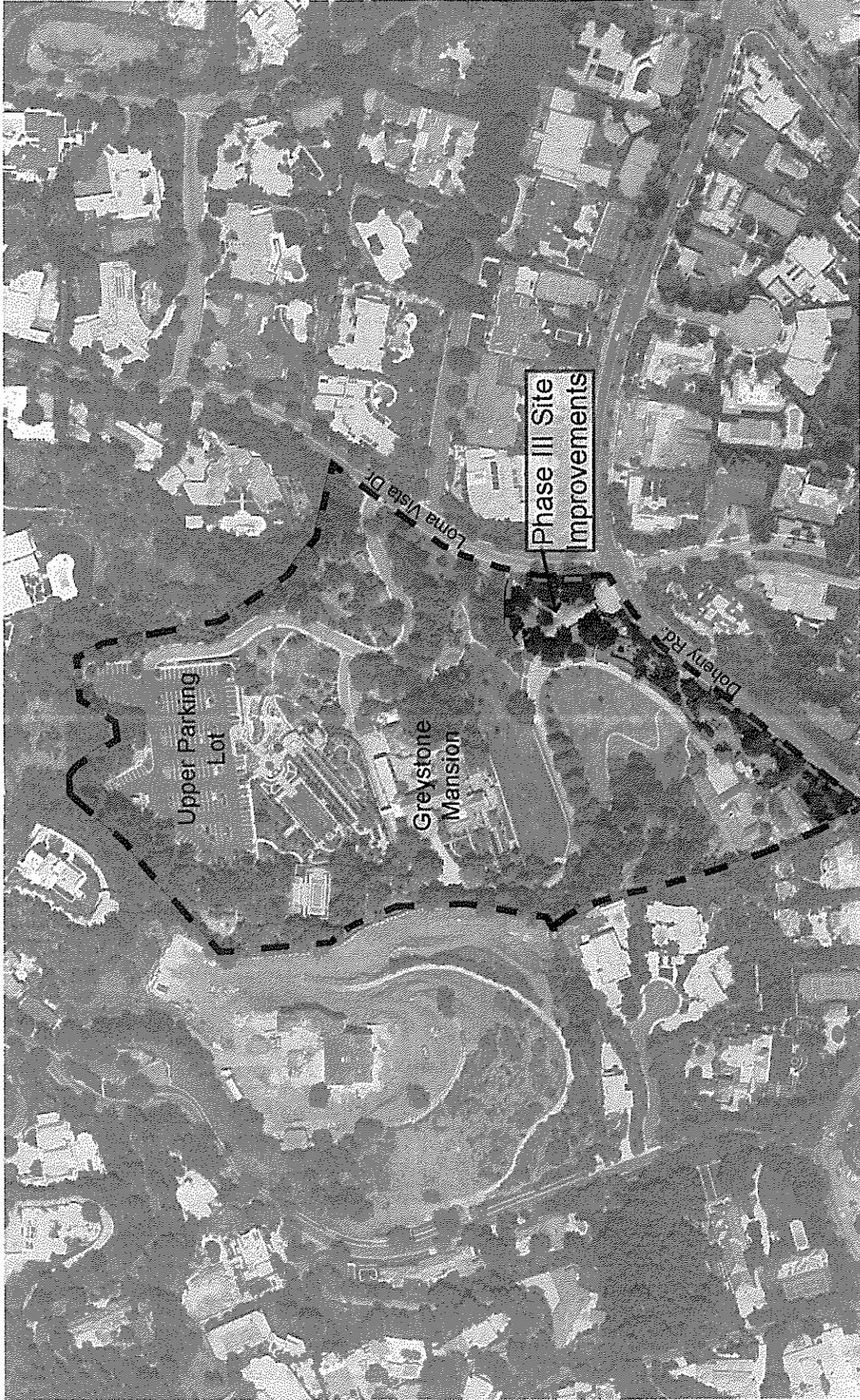
RECOMMENDATION

Unless directed otherwise by City Council, staff will proceed to advertise the projects for public bid and return with recommendations for award of contract for the Greystone Mansion Grounds Improvement and LaCienega Tennis Center Locker and Restroom Renovation projects.

Stephen Miller 
Approved By



Greystone Site Improvements Phase 3



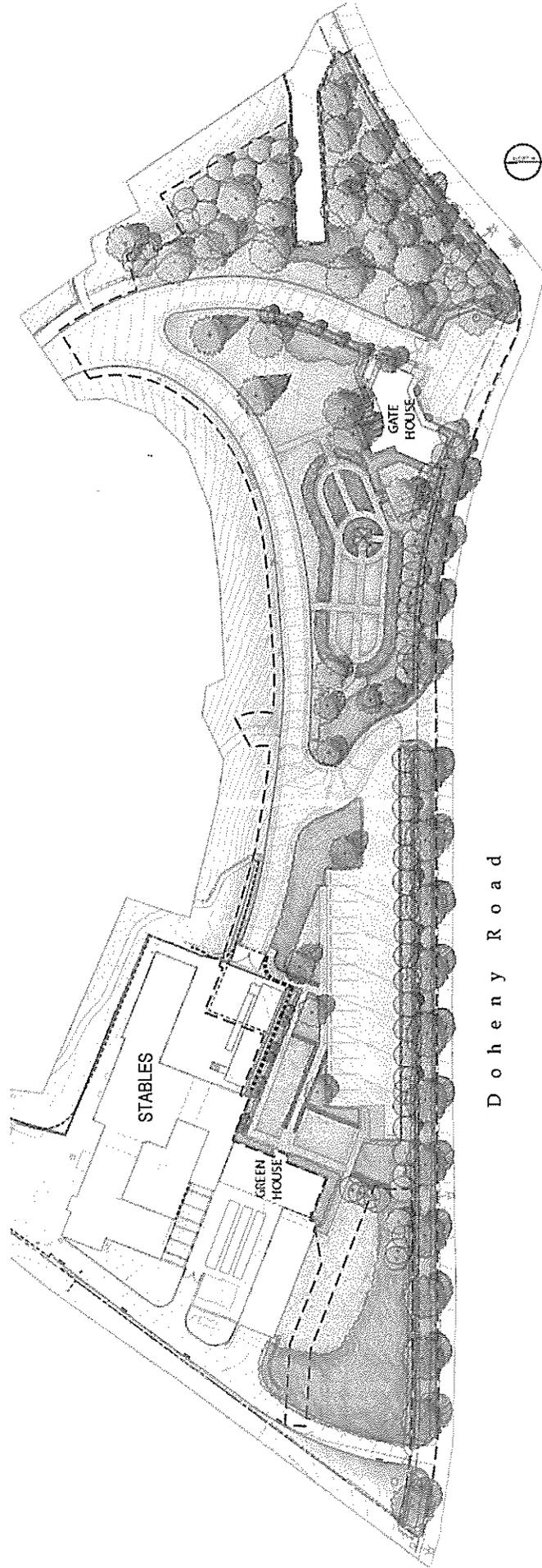
SITE CONTEXT
GREYSTONE PARK - PHASE III RENOVATION
2009.04.30

WHITIN DESIGN WORKS
LANDSCAPE ARCHITECTURE & SITE DESIGN





Greystone Site Improvements Phase 3

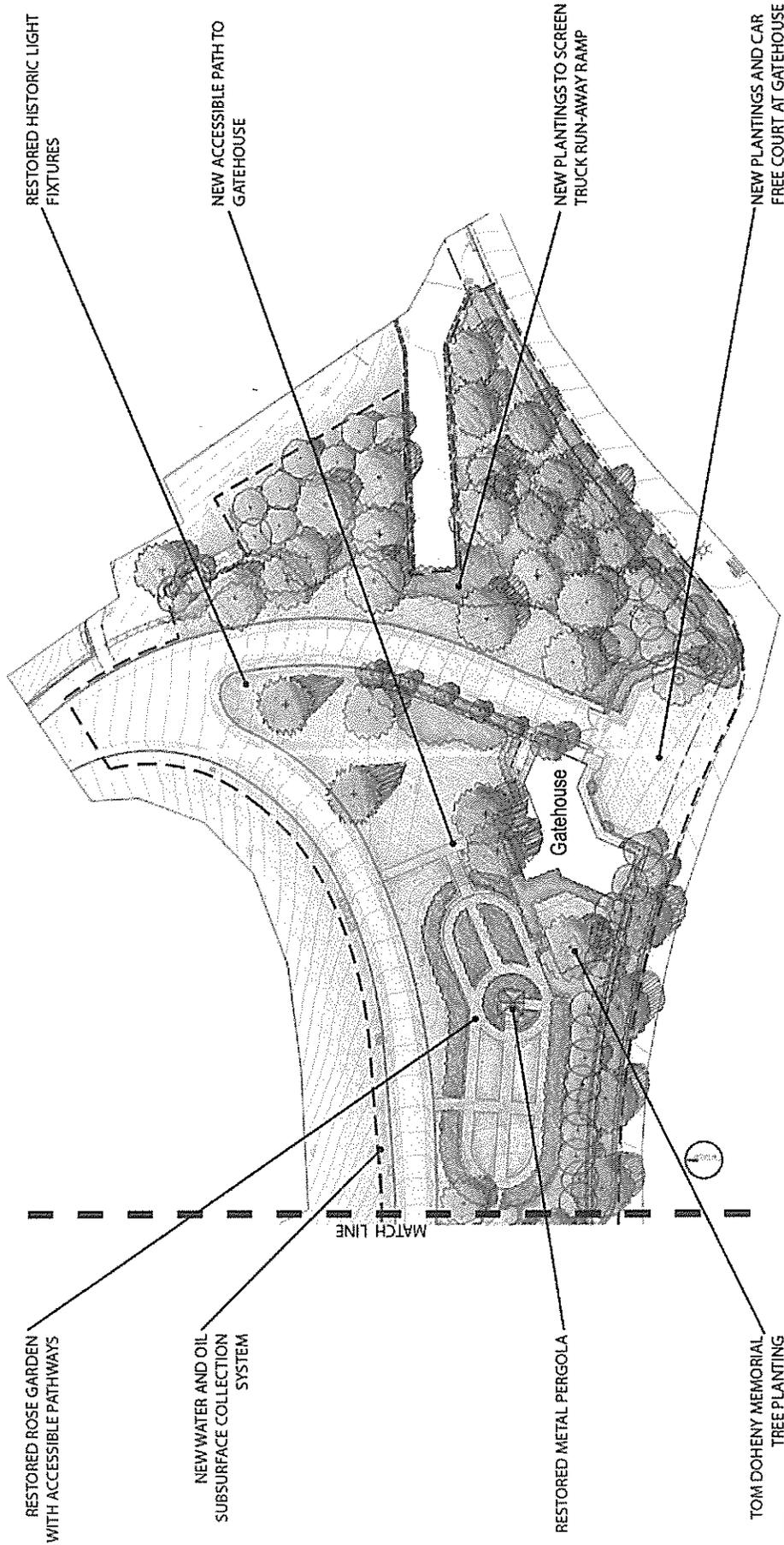


PROPOSED SITE IMPROVEMENTS
 GREYSTONE PARK - PHASE III RENOVATION
 2009.04.30

WHITIN DESIGN WORKS
 LANDSCAPE ARCHITECTURE / DESIGN



Greystone Site Improvements Phase 3

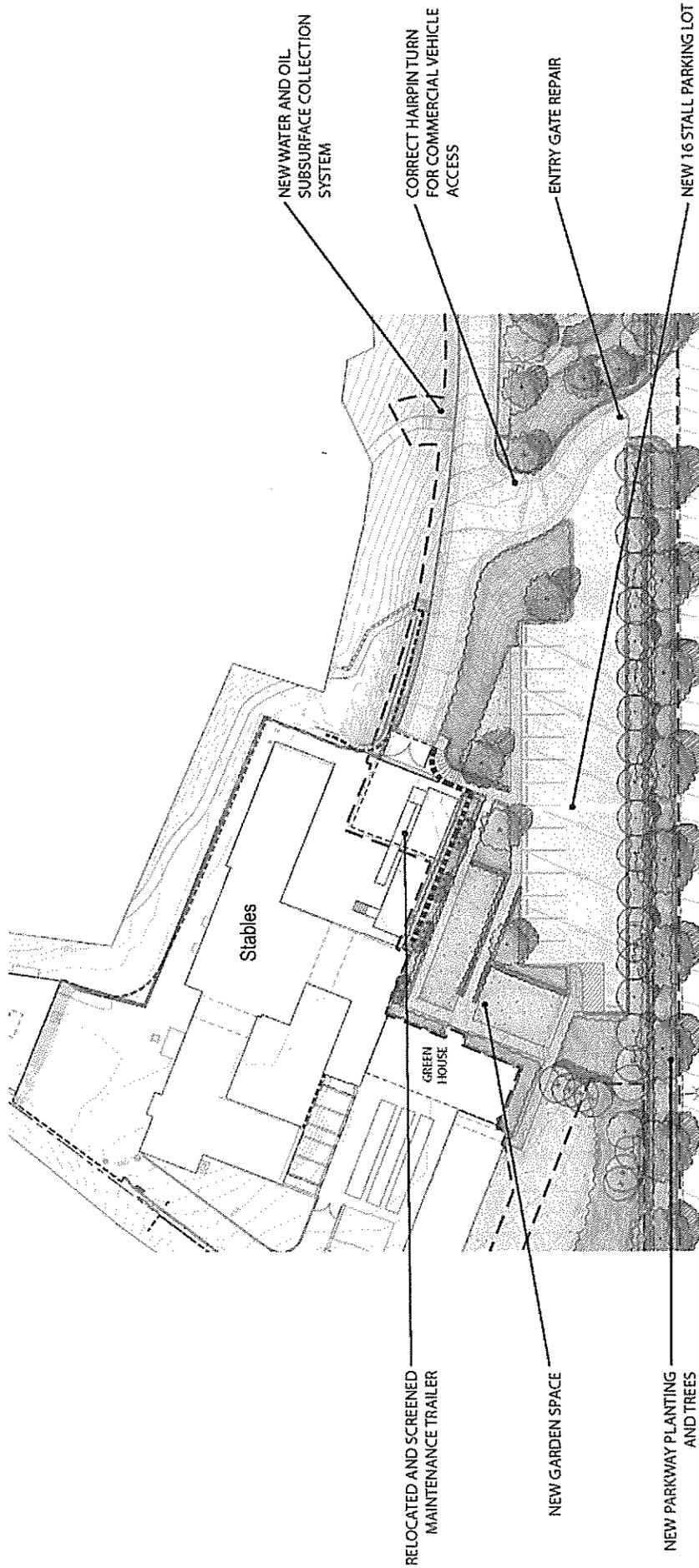


WHITIN DESIGN WORKS
LANDSCAPE ARCHITECTURE GREEN DESIGN

PROPOSED SITE IMPROVEMENTS
GREYSTONE PARK - PHASE III RENOVATION
2009.04.30



Greystone Site Improvements Phase 3



D o h e n y R o a d



PROPOSED SITE IMPROVEMENTS
 GREYSTONE PARK - PHASE III RENOVATION
 2009.04.30

WHITIN DESIGN WORKS
 LANDSCAPE ARCHITECTURE GROUP, INC.



**Missing tile and wall board
saturation in the men's shower area.**



Women's shower stall.



Confined spaces make mobility difficult.



Dented metal lockers.



Inefficient faucet and worn counter surfacing.