

John Venezia Community Park

Tennis & Pickleball Facility Agreement
Colorado Springs City Council
March 21, 2016



John Venezia Community Park Master Plan



Cost of John Venezia Community Park

- Overall Price Tag: \$12 Million
- Current Funding: \$10.95 Million
- Phase 1 Construction: Currently Underway



John Venezia Community Park Master Plan



Hard Surface Courts



- Six Tennis Courts
 - One oversized for possible expansion of Pickleball Courts
- Four Pickleball Courts
- Lights over one Tennis court and the Pickleball courts
- Hay Loft Shade Shelter
- In-Line Hockey / Basketball Court
- Original Cost: \$566,000

Life Time Fitness Partnership

- A Public/Private partnership between the City of Colorado Springs and Life Time Fitness
 - *“Explore the potentiality of revenue generation from fee-based programs. General programming can remain free and be delivered to a larger audience without a fee. Programs or services that a target specific group of users can be fee based, as those who elect to participate in these programs will be charged.” – Parks System Master Plan – Diversify Financial Strategies Including New Methods of Funding.*
- Will provide public recreation opportunities and advance the construction and operations of the Tennis and Pickleball facilities at John Venezia Community Park.
- Life Time Fitness to provide:
 - Capital Improvement funds to build the Phase 2 hard surface courts
 - Operation and programming of the Tennis and Pickleball courts including classes and league play for public use regardless of Life Time membership status
 - A percentage of the proceeds will come back to the Parks Department for ongoing maintenance.
- Partnership proposal presented at the Parks and Recreation Advisory Board on March 10, 2016 with public input received following the presentation.

Life Time Fitness's Capital Improvement Contribution



- Six Tennis Courts
 - One oversized for possible expansion of Pickleball Courts
- Four Pickleball Courts
- Hay Loft Pro Shop and Recreation Services Satellite Office
 - Lounge Area
 - Two Family Style Restrooms
 - Equipment Shed
 - Reception Area
 - Sports Office Registration Area
 - Small Merchandize Area
- One tennis court and all pickleball courts lighted
- Current Cost: \$1 Million

Terms of the Agreement



- Operate and program the Tennis Courts and Pickleball Courts
 - Hours of operation to mirror standard park hours
 - At least one tennis court and one pickleball court will remain available for public open play at all times
 - If courts are not reserved or scheduled, they will be open for public play at no charge
- Supply necessary equipment for teaching
- Registration of all participants and collection of payments
 - Court reservations
 - Merchandise

Terms of the Agreement



- Life Time to submit monthly report accounting of all revenues and expenses
- Life Time to pay the City a monthly percentage of the gross revenue collected
- Life Time will provide all marketing and promotional activities for City review and approval
- Special Events will be required to follow the standard City policies – The Parks Department reserves the right to coordinate other events associated with Friends or Partner organizations directly
- Events are open to the general public, Life Time memberships are **not** required for outdoor league play or classes
 - Preference will **not** be given to current Life Time members

Terms of the Agreement



- All Tennis and Pickleball Pros will be employees of Life Time Fitness
 - A minimum of two adult Life Time employees will be present at all times when activities with minors are taking place
 - Background checks must be conducted
- At its own expense Life Time must obtain insurance and liability coverage
- All participants must sign a City approved liability waiver

Terms of the Agreement



- Ownership of all improvements will remain in the name of the City
- The City shall provide and pay for all Utilities
- Maintenance Agreements:
 - Life Time:
 - Will keep the facility clean of trash and debris, including the restrooms
 - Shall install, adjust, remove and maintain the facility's nets and windscreens
 - City of Colorado Springs:
 - General repairs and maintenance, to include trash bins, lawn care, snow plowing, light bulb replacement, plumbing, building wear, electrical and fence maintenance

Terms of the Agreement



- Agreement effective dates:
 - April 2016 to January 1, 2021
- Agreement may be extended for four additional 5 year terms upon written agreement of the Parties
- Life Time and the City will evaluate the Agreement at the end of each term prior to any decision to extend the Agreement
- Life Time shall provide an Annual Plan to the City for the upcoming fiscal year

Terms of the Agreement



- The Agreement may be terminated upon Life Time's dissolution
 - This facility cannot be sold in part or whole
- The Agreement may terminate upon mutual agreement
 - Thirty day written notice is required
- This Agreement may terminate if either Party substantially fails to honor its contractual commitments.
 - Thirty day written notice is required

Questions?

