

Clubhouse Upgrading Project Proposal

West End Lawn Tennis Club

Prepared By: The Committee & Members
 West End LTC

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1. Summary

1.1 Project Overview

This project is to upgrade the clubhouse facilities at West End LTC, 101 Shaftesbury Road Dundee and to provide additional second sex changing and toilet facilities. This proposal is to address the need for boys and girls changing and toilet facilities. At present the Club is only able to offer a single toilet and as the activities of the Club grow this is seen as inadequate.

The Club's growth has taken different forms in recent years with more coaching, in particular mini tennis, and the re-establishment of the Dundee City Tennis Tournament. Both of these activities have meant that there are more tennis players at the Club placing increased demands on the facilities and it with this in mind and the proposal that the Club develop closer linkages with the local academy to offer the tennis courts and coaching to its pupils that we wish to have a second changing room and toilet.

This project is to be undertaken in a similar way to others carried out at West End. We intend to use a mixture of direct funding to support the material costs and to make use of the Club's membership to provide the labour to complete the project. This model worked well with the fencing project and the transformation to the overall site has been commented upon by the membership, our neighbours and all who visit the Club.

1.2 Project Impact

Each of the following activities would benefit greatly from the upgrading of the present clubhouse and the installation of a second changing room and toilet facilities.

1.2.1 Junior Coaching

Junior coaching at the Club has continued to grow in recent years and this has led to a steady flow of juniors into the sport, some of whom have gone on to take part in district squads. In addition mini tennis has been supported by the Club, both outdoors and through the use of local indoor facilities and again this has led to more members and their participation in mini tennis competitions. This mini tennis development followed the successful "Awards for All" application for funding to support the purchase of new Club equipment

1.2.2 Dundee City Tennis Tournament

Over the last two years the Club has hosted the re-established Dundee City Tennis Tournament. This has meant more players from the other Dundee clubs visiting West End and taking part in this annual tournament. The re-establishment of this tournament was supported in its first year by "Awards for All" funding in an effort to improve the competitive opportunities for the Dundee area.

1.2.3 Schools Linkage

Through the Club's own efforts and with support from the Dundee Tennis Development Group linkages are being established with the local schools. It is proposed that during the summer term the Club would make available its courts and possibly make provision for coaching to the local academy. At present tennis cannot be offered at the school and the Club wishes to address this as a means of encouraging more juniors into the sport.

The need for a second changing room and toilet facilities may be a requirement placed upon the Club by the local authority.

1.2.4 West End Membership

If the clubhouse is upgraded and a second changing facility made available then it is obvious that this will benefit the current membership and should also act as a catalyst to upgrade other parts of the clubhouse. All of this may also go some way to attracting new members to tennis and the Club.

In particular the current team members will benefit from this addition as will the visitors to West End. At present the following team tennis is played at West End and all will benefit from these changes.

- National League, Men
- Scottish Cup, Men
- Henderson Vase, Mixed
- Dundee Invitation, Mixed
- Midland Leagues, Men x 2
- Midland League, Ladies
- Midland League, Juniors x 2

Of course the Club's own competitions will also benefit from this upgrading.

2. Project Plans

2.1 Changing Room Plans

At present the clubhouse at West End has two changing rooms, one which is in use with toilet and wash-hand basin and the other which is not. This second changing room has been left in a neglected condition for some considerable time but has the structural basis to form a very serviceable facility.

The overall plan is to renew the floor in the changing room and to install a toilet, sink and storage facilities. Some of the decay in the flooring is due to damp and this is to be addressed in two ways. Firstly the roof of the clubhouse is to be replaced and this is to be done with materials recently donated to the Club. Secondly the outer wall is to be made sound and a damp course installed. Each of these tasks is to be undertaken with labour from the membership.

2.2 Cost Estimates

The proposal here is that North County support the material costs and the Club support the labour costs with the overall objective to upgrade the clubhouse in respect of the additional changing room.

2.2.1 Material Costs

The table below gives a summary of the estimated project material costs.

Foundations and damp course installation	£200.00
Floor replacement (Aggregate, sand and cement)	£300.00
Toilet, basin and bathroom fittings and fixtures	£250.00
Drainage piping and fittings	£150.00
Timber and fixings	£100.00
Paint and decoration materials	£200.00
Total	<u>£1200.00</u>

Table 1: Material Cost Estimates

2.2.2 Labour Costs

These material costs will be matched with Club member labour to complete the project. The time to complete the project is expected to be three full weekends with at least four people working five hours each day. This estimate may then be used to calculate the total number of hours in the project as below

$$\text{Project Hours} = 4 \text{ people} \times 5 \text{ hours} \times 2 \text{ days} \times 3 \text{ weekends} = 120 \text{ hours}$$

If these hours were estimated at £10 then the labour contribution would be £1200.00 This, of course may work out differently in practice with the effort being spread over more members and the time to complete the work being longer than expected but then the only change would be in the rate, which would come down accordingly.

3. Proposed Layout

The proposed layout of the second changing facility will be as below. There may be provision made for a shower facility but at this stage the priority is for a second sex changing room and toilet with wash-hand basin.

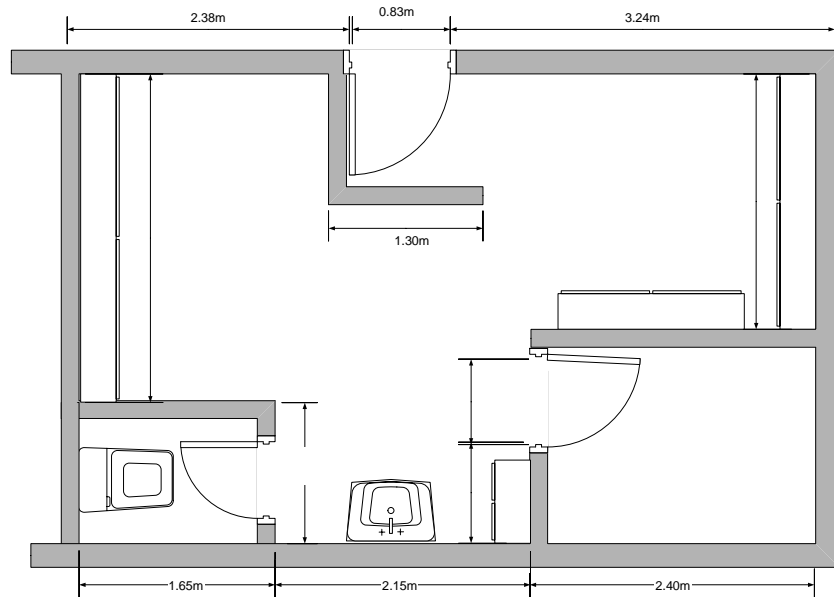


Figure 1: Proposed Changing Room Layout