

To the Mayor and Members of the City Council**October 18, 2016****Page 1 of 1****SUBJECT: ROSE MARINE THEATER FACILITY MAINTENANCE**

The purpose of this informal report is to provide information regarding the City's responsibilities at Rose Marine Theater and Mercado Plaza.

The current lease for the Rose Marine Theater to Artes De La Rosa extends through July 31, 2017 with up to eight successive one-year renewals. Under the terms of the lease, the City's Property Management Department (PMD) provides all major maintenance, to include roof, building structure, walls, windows, doors, and utility systems. The Lessee is responsible for theatrical equipment repairs, such as theater lighting, marquees, curtains, and sound systems. This lease also includes a provision where the City provides preventive maintenance for the facility, and the Lessee pays \$4,000 annually.

In the past year, PMD has spent over \$25,000 in material costs to perform maintenance and repairs at the facility, including a new air conditioning unit and major repairs to a deteriorating brick wall. PMD typically responds to approximately 20 to 25 service calls per year at the facility.

Mowing and litter abatement for Mercado Plaza (which is classified as "city property") is performed by the Park and Recreation Department (PAR) at a cost of \$1,500 annually. In addition the PAR spends approximately \$350 per year on materials for minor maintenance of the irrigation and electrical systems in the plaza. Recent repairs have been made to the electrical outlets and boxes, as well as replacing irrigation sprinkler heads. The PAR also provides booking services for the plaza for reservations made by Artes De La Rosa (no charge) and the general public (standard park reservation fee).

Should you have any questions regarding this matter please contact Steve Cooke, Property Management Director at (817) 392-5134 or Jay Chapa, Assistant City Manager at (817) 392-6116.

David Cooke
City Manager