

**City of Coral Gables City Commission Meeting
Agenda Item I-1
April 12, 2022
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

Mayor Vince Lago

Vice Mayor Michael Mena

Commissioner Rhonda Anderson

Commissioner Jorge Fors

Commissioner Kirk Menendez

City Staff

City Manager, Peter Iglesias

City Attorney, Miriam Ramos

City Clerk, Billy Urquia

Public Works Director, Hermes Diaz

Public Speaker(s)

Gay Bondurant

Agenda Item I-1 are related [4:30 p.m.]

Presentation and budget for Granada Golf Course Pro Shop Restaurant.

Mayor Lago: Okay, moving on. What is the last remaining item that we have on the agenda? I think it's one more.

City Attorney Ramos: I-1.

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Agenda Item I-1 - Presentation and budget for Granada Golf Course Pro Shop Restaurant.

Mayor Lago: I-1.

City Attorney Ramos: Just to frame the discussion as staff comes up, the resolution that the Commission adopted earlier this year, a couple of months ago, asked the City Commission -- directed the City Manager to, one, study a diner-style restaurant to gain inspiration for the concept envisioned by the City Commission; two, proceed with the demolition of the restaurant space; three, establish a budget for design and construction; four, engage an operator for the restaurant once the design and construction is complete; and five, preserve any equipment that's still useful; and six, find a way to recognize Burger Bob's as a new diner-style restaurant. So, I think this is the budget piece that's going to be explained to you now.

City Manager Iglesias: And before we are currently rehabbing the Pro Shop, as we discussed, Mayor. The -- we are providing all the water, sewer, grease trap, all the facilities inside for electrical, mechanical, plumbing, so that it would become TI space. It would become -- so that -- and we're also demoing the space as part of that contract. We're also providing storefront -- impact resistant storefront doors and so forth. This is for taking that space as a tenant improvement and converting it to a restaurant.

Mayor Lago: Perfect. Madam City Attorney, you mentioned several points. One of them was once the design and construction is completed, that we would engage with someone to run the facility. I think we've been very clear of the person I think would be very capable of running the facility. I think we wait too long if we wait until the construction is finished. I think we should start talking to people sooner rather than later. We were very clear. I want this place to open by the end of the year. We've got to figure out a way to do it. I know, I know, Hermes. I know it's tough. I know, but we got to get it done. Tell me. Tell me what you need. Tell me what you need to get it done, but I think that we can get things done.

Public Works Director Diaz: I have a contractor in place right now that is working for the Pro Shop and we're about to issue a PO. That project -- assuming we don't have any issues with supply chain, which has been hitting a few of our jobs -- that alone is at least a seven month project. So, that will basically put us towards the end of the year on that alone.

Mayor Lago: So, that's -- yeah, if we move quickly. So, my point is that what I would like to see is to avoid supply chain issues, let's buy American, something that I tell you all the time. Let's buy American made products. Let's focus in on ensuring that before we order something, and we design something, and it gets into the design documents that we understand the lead times that could potentially affect the construction of the project. Find alternates. Find alternates that we can source locally, maybe tile that's in stock. Don't order tile, you know, that we may like, that an architect may like, or staff may like, but at the end of the day, it's 20 weeks out. That's not going to work.

Public Works Director Diaz: So, but that's for the Pro Shop. Now, for the restaurant...

Mayor Lago: I'm talking about both.

Public Works Director Diaz: Correct. Well, the Pro Shop, we already have a contractor. We're about to issue a PO. Want to get them started as soon as possible.

Mayor Lago: Have you checked the long leads items on that project?

Public Works Director Diaz: Until they get a PO, they need to use shop drawings. That's when that happens, and at that point...

Mayor Lago: Okay. What I recommend...

Public Works Director Diaz: (INAUDIBLE).

Mayor Lago: You do, my friend, is that you don't wait until that. I recommend that you call your contractor and have your contractor -- it's his job on the preconstruction side. Have him literally look at the specifications, all the finishes, and have him -- done a quick analysis. It should take him about a week to tell you what the window is on delivery on all the finishes for the project. And now, don't order those. Then you basically say, Mr. Contractor, find me alternates that are locally manufactured in this country, or that are locally sourced available readily. You buy those things right now so that, number one, they don't run out of that tile is what we're doing in projects. Case in point, the project I'm building two blocks away, they had beautifully designed tile from Europe. We ended up going -- locally sourcing it, buying it, and putting it in our warehouse, and using it six months later when the bathrooms needed to be tiled to make sure that the tile company did not run out of those tiles. I'm giving you examples that you know about, but we got to be proactive here. We can't depend on anybody else.

Public Works Director Diaz: So, for the restaurant, I would like to use the same consultant who did the design for the Pro Shop. That is Ferguson Glasgow Schuster and Soto.

Mayor Lago: Okay.

Public Works Director Diaz: We have a proposal for \$114,000 to proceed with the design.

Mayor Lago: \$114,000 for what?

Public Works Director Diaz: For the design of the interior of the restaurant. We also...

Mayor Lago: How many square feet is that?

(COMMENTS MADE OFF THE RECORD)

Public Works Director Diaz: Both of them or just the...

Unidentified Speaker: The dining.

Public Works Director Diaz: The dining is about...

(COMMENTS MADE OFF THE RECORD)

Public Works Director Diaz: Okay.

Mayor Lago: I mean, \$114,000 for that design? I mean, I think it's like three times as expensive as it should be.

Public Works Director Diaz: The estimate that we have...

Mayor Lago: That should be a 10 to 15 percent of total construction cost.

Public Works Director Diaz: Without a -- without having a plan to really price, we're estimating, including some contingency, over \$900,000 for this work.

Commissioner Anderson: Well, we had some presentations about reutilizing some of the materials in there. Now, there's clearly things that can't be reused, the plumbing, the electrical, things of that nature but...

Public Works Director Diaz: We can go back with the consultant, try to negotiate something better. And if we can reach agreement on that...

Mayor Lago: I mean, that's -- I'm sorry, Mr. Diaz, but that's a gouging. That's a gouging, \$114,000 for that space. How many square feet is that space?

Public Works Director Diaz: It's about 20 -- 2,200, right, 24?

(COMMENTS MADE OFF THE RECORD)

Public Works Director Diaz: Yeah, thereabout.

Commissioner Anderson: It's not that big.

Mayor Lago: I mean, that is unheard of pricing.

Public Works Director Diaz: Plumbing, the whole (INAUDIBLE) needs to be redone. There's a significant amount of work that needs to happen in there.

Mayor Lago: I understand that things need to be done...

Commissioner Anderson: Just design?

Mayor Lago: But I mean, \$114,000 is an exorbitant amount of money.

Public Works Director Diaz: We can definitely...

Mayor Lago: Look, you're not doing structural work on that building. You're not doing structural work on that building. You're doing all the civil work already.

Public Works Director Diaz: It's interior work.

Mayor Lago: I know.

Public Works Director Diaz: It's interior work.

Mayor Lago: That's what I'm saying. I'm giving you the trades that you don't need. It's MEPs and architectural.

Public Works Director Diaz: Right.

Mayor Lago: So, I don't understand how it's \$114,000 for a project that I don't think should be -- take -- should cost more than 300,000 to \$350,000. Maybe not even include -- maybe I'm not including FF and E, but at the end of the day, I think it shouldn't be more than 350, max \$400,000 on that project.

Public Works Director Diaz: I mean, we did our own estimate. The consultant -- again, without plans, without having anything, and those are the numbers that we're coming -- we could definitely look at that a little closer and...

Vice Mayor Mena: What did you say your number was?

Public Works Director Diaz: In total, about \$900,000. The kitchen is very expensive. All that needs to be redone, you know.

Commissioner Anderson: That's replacing a stove.

Mayor Lago: Alright, so look, let's do this.

Commissioner Anderson: Which we haven't determined yet.

Mayor Lago: Let's do this, let's do this, okay. Let me get involved. Give me all the documents. I'll start working on it. I'll started working on it. I'll start pricing things out. You got to tell me the finishes, and I'll start working on it with you.

Public Works Director Diaz: Well, that's the thing. We don't have any of that stuff. There's no design in place.

Mayor Lago: So, how do you know it's \$900,000?

Public Works Director Diaz: Well, we're looking at...

City Manager Iglesias: Mayor, let -- I'll take a look at it. Let me...

Mayor Lago: No, no, no. You have enough on your plate. You have enough on your plate.

Public Works Director Diaz: So...

Mayor Lago: Let me deal with this. Let me take care of this.

City Manager Iglesias: Let me -- it's okay. We'll get involved. Let me work with Nati Soto on it, and I'll help.

Mayor Lago: Look, how many architects do we have on the preselected list?

Public Works Director Diaz: I'm thinking five maybe.

Mayor Lago: Okay.

Public Works Director Diaz: Off the top of my head.

Mayor Lago: Did you select this one architect and ask them for a price?

Public Works Director Diaz: No. We just asked them for a price because they're familiar with the site and they're doing the space next door, so it makes sense.

City Manager Iglesias: Mayor, let me look at the scope of the work and indicate what we -- what we're looking for is a diner. Let me discuss the...

Mayor Lago: Drywall, white tile in the bathrooms to make it look nice with like a subway tile, a very simple toilet, gray ceramic tile flooring. Marlin Ebert went to go see what I pointed out to her in Palm Beach. It is a neighborhood establishment. It is beautiful. The roof has that faux tin look to it, very nice, very classy, very simple. The walls are white. It has a storefront window, storefront door, very, very simple and...

City Manager Iglesias: Looking for -- yes.

Mayor Lago: Very simple flooring.

Commissioner Anderson: Alright, and...

City Manager Iglesias: You know, the diner type where you have a kitchen area, you've got a -- probably a counter area, tables, maybe something outside. Let me take a look.

Mayor Lago: Can you let me --? Can you do me a favor? Let me help you. I want to sit down with you. I want to do this.

Commissioner Anderson: Right.

Mayor Lago: Let me help you.

Commissioner Anderson: And love in the Villager Grand, you know. I think they want to -- they want reused materials or re -- you know.

Mayor Lago: Let me help you. Let me help you. I want to take a look at it, and I'll sit down with you, and we'll go over it, and I'll start working on pricing.

City Manager Iglesias: We have to be careful, Commissioner.

City Attorney Ramos: So...

City Manager Iglesias: And I don't want to use old equipment and things like this.

Mayor Lago: I'm not -- we don't need to use old equipment.

City Manager Iglesias: So, I think that we can reuse some things, but we have to make sure that it doesn't affect the longevity of the actual project so...

Commissioner Anderson: Well, it won't.

City Manager Iglesias: We can check that out.

Commissioner Anderson: It won't necessarily. The cooktop, I understand, is seasoned, and therefore, it's preferable so...

City Attorney Ramos: Just to make sure that we don't have any Charter issues, if the Mayor's going to be the delegated Commission member to work on this project, then I think the Commission should vote to give him that authority.

Vice Mayor Mena: I'll make a motion for the Mayor to be the delegated Commission...

Commissioner Menendez: I'll second.

Vice Mayor Mena: Member to work on this project.

Commissioner Anderson: I'll third it.

Mayor Lago: Let's go. I did the same thing for -- when we had the issue with the trolley building, and we figured it out how to come out of that unscathed. So, I think this is a lot easier than that. We'll get this done. We'll get this done. I'll start working on it. I'll be your project manager on this.

Public Works Director Diaz: Alright.

Mayor Lago: So, we got things moving forward. Tell me when you'd like to meet first when you'd like to go over this. I leave out of town next Tuesday, so I'm available any day from tomorrow to next Monday. Tell me.

Public Works Director Diaz: Tomorrow until next -- okay. Maybe Friday's a good day for us to meet.

Mayor Lago: Okay, let's go. I'll start working on it.

Public Works Director Diaz: Alright.

Mayor Lago: Perfect. Friday, it is. Yes, sir.

City Clerk Urquia: Mr. Mayor, before you move forward, we do have a member of the public wanting to speak on this.

Mayor Lago: Of course.

City Clerk Urquia: Ms. Gay Bondurant.

Mayor Lago: Ms. Bondurant, how are you? I didn't think you were interested in speaking, but we're happy to have you. Thank you.

(COMMENTS MADE OFF THE RECORD)

Mayor Lago: But we're grateful to have you here. Thank you. Thank you for being here.

Gay Bondurant: Thank you. I wasn't sworn in, so do I have to be sworn in?

City Attorney Ramos: No, not for this item.

Ms. Bondurant: Okay. My name is Gay Bondurant. I live at 446 Alcazar. And excuse my appearance. I had an encounter with a sidewalk on Saturday and...

Mayor Lago: Was it a raised sidewalk?

Ms. Bondurant: It was not a raised sidewalk. It was a -- one of those things they call an accident. It wasn't caused by anything the City has any responsibility for.

Mayor Lago: Thank you.

Commissioner Anderson: Sorry.

Commissioner Menendez: Sorry about that.

Ms. Bondurant: The good news is nothing was broken, or contused, or dislocated, or anything. But with apologies to writers of various songs, stories, books, and TV shows, I'd like to tell you a story. Once upon a time, there was an average sized city in the southern state, not too far, far away, where most everything was bright and beautiful. All the people were good looking, and the children were way above average. The people had lovely homes and far too many cars. There were banks, bookstores, a museum, schools, golf courses, and more fancy restaurants than you could shake a greasy spoon at. There was one place on the way less traveled, however, that wasn't fancy. It had free parking, and where, after a visit or two, everyone knew your name, like it or not. Unfortunately, all was not as pleasant as a midsummer night's dream. The remarkable little restaurant where eventually almost everyone for miles around came and was for nearly 30 years under the same management, it fell on hard times. After some convincing, the owner of the building agreed to fix the place up, which was home to the little diner. The people who depended on the friendly little restaurant were thrilled. They were thrilled because they would be able to see their friends again, be able to take their children to grab a quick snack before a round of golf, have a convenient, easy meeting place to do a bit of business, or a place to go just if you needed someone to talk to. This very short story, which you all already know, is told to remind you that the residents

who depend on the restaurant are not going away. We are watching the process and are eagerly waiting to have the heart of our neighborhood restored to good health. Thank you.

Mayor Lago: Thank you for being here.

Commissioner Menendez: Thank you.

Mayor Lago: Thank you. Okay, so we have some direction in regards to this issue. I'll report back to you at the next Commission meeting in regards to where we stand.

Commissioner Menendez: And what you mentioned earlier about reaching out to the folks that could possibly run this down the road.

Mayor Lago: Oh, of course.

Commissioner Anderson: I think it needs to happen now.

Commissioner Menendez: Yes.

Commissioner Anderson: Because people need to plan.

Commissioner Menendez: I would like it before our next meeting.

Commissioner Anderson: Yes.

Commissioner Menendez: And maybe the Administration could come back to us just to confirm that that meeting took place. I think that would be -- no resolution, just a request.

City Manager Iglesias: Are we discussing no procurement? Is that what we're talking about?

Mayor Lago: No, I don't think we're discussing...

City Manager Iglesias: Awarding the...

Commissioner Menendez: Just interest.

Mayor Lago: No, no, no. That's not what I'm discussing.

Commissioner Anderson: Have a meeting.

Mayor Lago: I'm not discussing no procurement. I think it's worth to have a meeting, a discussion to see if there's any interest. I would like to have a procurement process, but I know what's going to happen in that procurement process. No one's going to engage and give us a reasonable offer to run this facility because of the restrictions that we're putting on this facility. It's not a money-making situation. This is, again, similar to Venetian Pool. If we want to make a ton of money in Venetian Pool, then we can go a different route. But we decided not to go that route because it's in the middle of a neighborhood. So, I'm not saying to not -- I'm saying we can go down a procurement route, but I'd like to see you just have a discussion to see if there's even any interest in continuing to potentially engage once this project is completed. What do you think, Vice Mayor? I see you pensive. Tell me. Give me your input.

Vice Mayor Mena: That sounds good to me.

Mayor Lago: No, no, are you okay?

Vice Mayor Mena: Yeah, I'm great.

Mayor Lago: You sure?

Vice Mayor Mena: Wonderful.

Commissioner Anderson: It doesn't hurt to meet.

Mayor Lago: Doesn't hurt to meet, yeah.

Commissioner Anderson: Have some coffee.

Mayor Lago: Alright. Anybody else have any other questions or anything else they'd like to say?

Commissioner Menendez: Nope.

Commissioner Anderson: Nothing.

City Attorney Ramos: Mayor, I have one item.

Mayor Lago: Yes, please.

City Attorney Ramos: I need -- if it's -- if the Commission's agreeable -- a vote to authorize my office to take legal action, including the filing of a lawsuit, only if necessary, relating to the Coral Gables Country Club.

Commissioner Menendez: I'll make the motion.

Commissioner Anderson: I'll second it.

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Agenda Item I-1 - Presentation and budget for Granada Golf Course Pro Shop Restaurant.

Mayor Lago: Mr. Clerk.

City Clerk Urquia: All in favor?

The Commission (Collectively): Aye.