

City of Coral Gables City Commission Meeting
Agenda Item F-1
October 28, 2014
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason

Vice Mayor William H. Kerdyk, Jr.

Commissioner Pat Keon

Commissioner Vince Lago

Commissioner Frank Quesada

City Staff

Interim City Manager, Carmen Olazabal

City Attorney, Craig E. Leen

City Clerk, Walter J. Foeman

Deputy City Clerk, Billy Urquia

Assistant Director Public Works, Ernesto Pino,

Director of Parks and Recreation, Fred Couceyro

Public Works Director, Glenn Kephart

Public Speaker(s)

Javier Salman, Principal of Stantec

F-1 [Start: 4:02:24 p.m.]

Discussion regarding the Kerdyk Tennis Center cost breakdown
Commissioner Keon

Mayor Cason: Let's move to Item F-1, which I think is the last of our agenda items before we go to Executive Session for two items.

Commissioner Keon: This is the one I had asked to come back with. Do you have the boards for the tennis center?- yes? This is on the Kerdyk Tennis Center that we authorized them to go ahead with the renovations, but when I looked at when we got the cost breakdown and I was looking at the cost for lighting, I think it was \$700,000 or something for lighting, and I said, how could lighting – what are you doing with lighting that it would cost that much money? So I went

over to the Biltmore to look at what they had there now or whatever, you know I play tennis for a long time, for a number of years...

Commissioner Quesada: You did?

Commissioner Keon: Yes, I do, yes for a long time, I play tennis and played at the Biltmore and played at Salvador and played Riviera...

Commissioner Quesada: Can I challenge you?

Commissioner Keon: Yes. Will you wear a skirt?

Commissioner Quesada: I'm sorry?

Commissioner Keon: Will you wear a skirt?

[Laughter]

Commissioner Quesada: You kick my but really bad.

Commissioner Keon: Anyway when I went over and asked about the lighting, I did see Robert Gomez who I asked him about the lighting and what could be so much?- and he said to me, oh well they are going to replace the poles, they are going to replace the lights, but you know on four of these courts there is, the lighting standard is – is it four of the courts?- or two?- four – the lighting standard is 100 candle light bites or foot candles, and I said why would you put 100 foot candles on four courts?- and you have to realize that 100 foot candles is what you use in professional stadiums, it would be like what you have on Key Biscayne, so half of them are lit to 50 to 60 candle lights and four of them are lit to 100. I said, why would you ever light a recreational facility to that level?- I remember when this whole issue of the renovation of this tennis facility first came up and we had the residents along Granada Boulevard, Mr. Gonzalez and the people along Granada Boulevard and along Anastasia come to us to talk to us because they were very upset at the thought that we were building a stadium court and that there was the intention of having the tournaments here in the City at a community recreational facility. So I know at the time Pat Salerno was Manager and I think he was deeply involved in the planning of this particular facility and the redesign of this facility to accommodate a tennis tournament. When I asked him if we were ever going to have tournaments or whatever, he told me no, we would never have a tournament here, there was no intention of bringing a tournament here, there would never be tournaments here. Yet you have courts that are being built and are being

renovated to tournament specifications. I don't think that it is an appropriate utilization of our dollars.

Mayor Cason: Let me ask you one question. The only thing I could think of would be the Junior Orange Bowl, do they use it?

Commissioner Keon: They would use it, but they can use it for their kids, they don't use it as a tournament facility; UM doesn't have tournament facilities?

Commissioner Quesada: What lights do they have there now?

Commissioner Keon: Pardon me?

Commissioner Quesada: What lights do they have there now?- what's the strength of the lights?- do we know?

Commissioner Keon: It supposed to be about 50, but it's not. Some of them are at about 30, because they are bad.

Commissioner Quesada: I'll tell you, my wife plays tennis there now....

Commissioner Keon: Yes.

Commissioner Quesada:...and it's a nighttime league that she's in with a coach and I've gone out a few times to what her play and its 8 o'clock at night, 9 o'clock at night, I would say maybe the lights turn off and its dark...

Commissioner Keon: Yes.

Commissioner Quesada:...it should be brighter than what it is. Again, I don't know what it is now, but I'm just saying what it is now it not bright.

Commissioner Keon: Because the lights aren't good. But in a recreational facility what is the adequate?- what is the lighting called for in a recreational facility for lighting at night?

Mayor Cason: Why don't you all come up and let us know how we got to 100 rather than 50.

Speaker: Well all courts except four of them are now scheduled to have between 40 and 60-foot candle with the exception of four courts and they are in the neighborhood between 100 and 120.

Mayor Cason: And why is that?

Commissioner Lago: What is the reasoning is it over light?

Mr. Javier Salman: My name is Javier Salman; I'm the Principal for Architecture for Stantec with offices at 901 Ponce de Leon Boulevard. Now we got that out of the way, let me answer the question. All of the courts are lit at a base level with approximate 50-foot candles with the current lighting plan. In addition to that lighting level there is on a separate circuit lights for courts, excuse me, courts 9 and 10, and 1 and 2 that have supplemental lights for exhibition and competition at night.

Mayor Cason: May I ask you. Going from 50 to 100, is that \$700,000?- what's the increase cost for the extra light apart from what is necessary?

Mr. Salman: The ballpark estimate – the difference maybe a little bit more.

Commissioner Keon: It could be up to \$100,000.

Mayor Cason: \$100,000. Is there something other than the cost angle or whether it's over light, did the neighbors object to it knowing that it would be these four for 100 for any kind of light strain into their houses or anything?- or was that never an issue?

Commissioner Keon: They have no idea, that's why they didn't want a stadium court. They thought when the stadium court was removed that all of those elements were removed at the same time and it turns out that they are not.

Mayor Cason: So is it from your perspective if we go down to 50, is that something that is fine with you?

Mr. Salman: I don't have a dog in this fight – 50 is fine, just give me a direction.

Commissioner Lago: My question again. I'm not an expert when it comes to lighting. What is the exact reason for having a few courts being 40 to 60, and then the other courts being increased light?

Mr. Salman: That's a good question. Right now that facility serves approximately, I believe 8 tournaments and this is where you would set up for those final games that people would want to see and so they are set up for a higher level of lights.

Commissioner Lago: But don't you – wouldn't you want to be able to provide the individuals who are playing tennis there the same ability to see...I'm just confused.

Commissioner Keon: Have you gone to the Sony Open on Key Biscayne?- do you see the level of lighting in the stadium court?- that's professional level lighting. You don't need professional level lighting in the middle of a high-end residential community.

Commissioner Lago: Are you saying that Frank's wife is not a good tennis player, is that what you are saying?

Commissioner Keon: I think that she should reserve one court and he should put it in his backyard and he needs to move to a very large lot.

[Laughter]

Commissioner Quesada: So vicious here.

[Laughter]

Mayor Cason: Looks like we have a couple of angles; we have the cost angle, we have to let the neighbors know or not know that these left overs when they thought we were going from tournament facility to a neighborhood renovation, is there something do you think they might object to?

Commissioner Keon: I think they would highly object to it.

Mayor Cason: You think they would?

Commissioner Keon: Yes.

Commissioner Lago: Yes. I think so. I also agree with that.

Mayor Cason: So is there any reason not to go back to 50,000, is there something that later on....

Commissioner Quesada: Hold on. What is the price difference between 50 and 100?

Commissioner Keon: \$100,000

Commissioner Quesada: \$100,000 – and you said the rationale for putting in four of these – putting these lights for four courts was for a higher level of tournaments, which there is no intention of having at this location, the highest level of tournament we have is the Junior Orange Bowl, correct?

Commissioner Keon: Right – or you have some adult leagues, but they are not...

Commissioner Quesada: Yes, like my wife; and currently now, currently the lighting is at 30 or 40?

Unknown Speaker: It's not quite what we are proposing here, but it's not as high as – it's probably about 30...

Commissioner Quesada: Currently?

Mr. Salman: It's probably less because of the balusters the light fixtures.

Commissioner Quesada: I would like to know what it is.

Commissioner Keon: 50 is the acceptable standard for recreational.

Commissioner Quesada: Salvador Park --

Mayor Cason: Let's ask our Park Director.

Mr. Couceyro: 50-foot candles would be adequate for that facility for the recreational use and for the Junior Orange Bowl Tournament. What we have right now is not up to specifications, that's part of the reason why we are doing this renovation. Ideal would be in the 50-foot candle area up to 60 depending on the angle and depending on where the light pole is. Some areas of the court will be a little brighter, but that's just because of the position of the poles, but it should be average 50 throughout, and from parks and recreation standpoint and through my tennis operation supervisor the 50-foot candles that's being proposed for the other courts we can do without in terms of the Junior Orange Bowl Tournament and any other tournaments that we have right now.

Mayor Cason: OK.

Commissioner Keon: So here's the number of elements though in this plan where I think there are cost savings and I think it's adequate and I think in the end it will actually make for a better project.

Mayor Cason: Why don't we take them one by one then on the lighting, does anybody disagree with going to 50,000, saving \$100,000?

Commissioner Keon: 50 light candles.

Mayor Cason: 50 light candles, saving \$100,000, and you guys don't have a problem with it?

Commissioner Keon: Well the other – part of what bothered me about the whole project is that there is a great deal of work being done to the courts and there is no work being done to the actual clubhouse or the facility itself, which is in really bad shape, and the bathrooms are terrible. What I would like is to look at things that we can do that make the whole – that will make it a great recreational facility and allow us the dollars to go into doing something with the bathrooms that are there at that facility, so we can clean up the building as well.

Mayor Cason: That would cost to do what she is saying in terms of the facility.

Mr. Ernesto Pino: The clubhouse needs to be rehab entirely. A complete demo or really look into the building itself and properly redo it. You are looking at just rough numbers that we did. I think it's a 2,000 square foot footprint, it's a two-story building, \$4,200 a square foot -- \$150 a square foot, you are talking in the \$700,000 to \$800,000 range.

Mayor Cason: What was the budget put in the Neighborhood Renaissance Program for this project?

Commissioner Keon: \$2 million.

Mr. Pino: \$2 million.

Mayor Cason: How much is the way it is right now?- how much is left over if anything?

Commissioner Keon: No, it's the whole thing.

Mayor Cason: The whole thing is used up.

Commissioner Keon: When I sat with the Public Works staff and went through it, they came up with close to \$600,000; you could save and not harm the facility and actually end up with a great facility. So that's why we need to give them a different direction if that's what we want to do. So that's why I wanted to go through these items. It doesn't take away from the facility in any way, not in any way. It still will be beautiful. I mean it's not going to be – it will remain a recreational facility within our community and not be a state-of-the-art, professional showcase, that is not necessary.

Commissioner Quesada: I want to come back to the lighting for a second, we sort of moved off from that. I would like to get a – with all deference to you and your professional tennis career.

Commissioner Keon: OK. We can have the tennis pro come and he would tell you the same thing that I'm going to tell you, I think.

Commissioner Quesada: OK. I want to hear it from someone who is out there every day.

Commissioner Keon: If you want to hear it from him – OK.

Commissioner Quesada: Because again, when I go out there with my wife, it's dark.

Commissioner Keon: Yes, it's terrible. Would you like to bring this back and have Robert here to discuss it? Let me go through what it is and then you can ask if you would like Robert to confirm that for you.

Commissioner Quesada: OK.

Commissioner Keon: So the lighting was one big issue; the other issue and this we heard from residents on was the actual practice wall. The practice wall that is there currently is a perfectly good wall. It is longer and it is a little higher than the one that they are going to replace. Apparently the reason Pat called out for it to be reduced is because he wanted a much larger plaza area down there because he wanted to have tournaments there. I don't really know that you need more plaza area and you don't need to demolish or reconstruct that wall. The wall is high enough and wide enough that it keeps golf balls from the golf course out of that area, and you'll hear them hit off the back of that wall sometimes, golf balls. There isn't – is there any good reason to change that wall? - is there any deterioration in that wall?

Commissioner Quesada: Can you go to the microphone please.

Mr. Salman: Right now this is where the existing little bleacher building sits, the wall sits about here, pretty close to where the tree is.

Commissioner Keon: Right.

Mr. Salman: We had planned to move that wall toward the back of the property line. You see that there is a pretty dense growth of Australian Pines is back here...

Commissioner Keon: Right.

Mr. Salman: Really it forces these practice courts right now to be almost at the edge almost underneath where the tree is and so we thought it was better to locate this back here. I don't have any issue with reducing the plaza or anything like that; it was just a functional issue. We are making it a little bit shorter because it's a little higher than it needs to be over here, a little lower because it doesn't need to be that tall.

Commissioner Keon: I think it was built, the first time it was built, when it was initially planned it was built there it was pushed back because of the golf course. Do you play that golf course?- Frank, do you play that golf course?- yes – it's when you come around the green is just beyond those sand traps.

Mr. Salman: The green is here, you are T-ing off from approximately here.

Commissioner Keon: It's a dog lake...left.

Mr. Salman: It's a dog lake...left, correct, and you've got this pretty large mass of trees that will block any kind of slice...

Commissioner Keon: A lot of people hid under there coming around that dog lake. You know it's a cost that you don't need to do. I mean the wall is good, the wall is longer, the wall is fine. You don't really need to do it; you really need to look at it from the golf course perspective and that it just gives you a little more room on that golf course and a little bit of protection from golf balls.

Mr. Salman: Again, I'm not objecting, I just want to make everyone aware of what the impact of not changing that is, is that we had proposed an elevated area here with some...and a series of steps as well as handicap racks, which would then need to be redesigned as well. Because the tree is within a square planter currently, it's actually overgrown the planter. It's at the point of where it's going to start getting stressed. We talked to our landscape architect, can we make it

bigger?- so rather than make it a bigger square, what we did is we inscribed the circle around that square so that it touches the corners to make it bigger, which sort of forced us into making that upper area, now it sort of – it would be in conflict with the tennis practice area.

Mayor Cason: How much does it cost...

Mr. Salman: Huh?

Mayor Cason: What's the cost?

Mr. Salman: It's like \$60,000.

Mr. Pino: \$70,000.

Commissioner Keon: \$70,000 -- What's another \$70,000 to move the practice wall. The other issue is – initially when there was a stadium court out in the front, that's when they designed that whole entry pavilion and a walkway to go down between those courts. I'll tell you playing tennis, nobody wants a walkway where people are walking or using it as a thorough path between courts when you are playing tennis, because it's exceedingly distracting. So you don't have walkways going to the middle of courts like that to begin with, but there is no reason to have an entry feature there if you have no court that you are entering into, and you should enter into that facility at the access point off of the parking lot, because you don't want to encourage people to park on the swale and then walk in, or you want people to go back into the parking lot, park in the parking lot, and have one secure entry point so that the people that are staffing the tennis center know who comes and goes from those courts; and you know we have children's camp there, you have kids camp there and everything else, you don't want people – you want one secure access point so you know who comes into and leaves those courts. One for safety and security and the other for economics to charge people, so you know people are coming in. That entrance point up there doesn't serve any purpose and because you have put that walkway there it's shifting those two courts, are shifting closer onto the golf course and closer into the residential area. Whereas if you leave it just like it is, it's not necessary. These are a lot of things that are done for appearance that serve no practical purpose.

Commissioner Quesada: Question for you. It's been a while since I actually looked at the design for this, where the money is going. Do you have that in front of you?

Commissioner Keon: Right in front of you, right there on the ground.

Commissioner Quesada: Oh, it's just this?

Commissioner Keon: Yes.

Commissioner Quesada: You are talking about the practice wall, I haven't looked – I guess next week when I go back out there I'll look at it again. I think for the benefit of us all, all the items you are talking about its kind of tough...

Commissioner Keon: OK. I'm asking you to keep these things...we'll ask Robert to come back, and if you want to bring back....OK...

Commissioner Quesada: Yes, that's fine. I don't disagree with you, but if we have pictures of like sort of the before and after, what we are thinking. I'm sure we don't have the after yet...

Mr. Pino: This is the after.

Commissioner Quesada: But can we have some pictures for us of like the practice wall where you are thinking so we can visualize a little bit better.

Commissioner Keon: I mean granted the lights need to be replaced, the fencing needs to be replaced, the courts needs to be resurfaced, there's also the difference that was on those courts that were highly lit, they are putting down, it called out to put on 10 layers of coating or covering, that's what you do on a professional level tennis court. Recreational level tennis courts use 4 layers, so there isn't a reason to do 10.

Mayor Cason: So these were three elements....

Commissioner Lago: What about maintenance though?- is it going to last longer?

Commissioner Quesada: Yes, what's going to last longer?

Commissioner Keon: It has nothing to do with the life of it because the life of it comes from cracks. It's to do with the softness on it for a professional tennis player as opposed to every other recreational hard court that exist in a recreational center are 4 coats.

Commissioner Quesada: And the price difference?

Mr. Pino: The price difference is approximately \$63,000 for those extra.

Commissioner Quesada: And the life expectancy is the same, the maintenance is the same.

Mr. Pino: It's just more cushioning.

Commissioner Keon: It's more cushion, but if they are going to crack they are going to crack and it doesn't make any difference how much...

Mayor Cason: Was there another element of saving money looking at this?

Commissioner Keon: Well it's the whole entrance feature and everything else. I do think that we could the marker that marks this says the Kerdyk Tennis Center, is not as visible as it could be, so I think if you want to enhance the entrance feature that identifies it as the Kerdyk Tennis Center, I don't have a problem with that.

Commissioner Quesada: But that's the depiction on the top of the....

Commissioner Keon: That's fine if you want to place that somewhere or do something, it's fine, but it's the pavilion out front, the walkway between the courts, the additional lighting, the additional coats, the moving of the wall are all things that I don't think lend any value to the project and would save you a great deal of money that could be put into the clubhouse itself.

Commissioner Quesada: I'm going to agree with you on some aspects, not all of them. I will tell you on the wall, I just want to see some pictures the next time I go and take a look at it. The lighting I'm tending to agree with you. I want to hear from one of the tennis pros who is out there constantly; and the surface I'm tending to agree with you on that as well; and I absolutely agree with you what we can do is, I think Carmen had told me about the restrooms and the clubhouse are doing something to it to fix it up. I have noticed that their data, if we apply more that would be great. What did I miss about the entrance that you don't like, you say we can save some money?

Commissioner Keon: Do you see as you come off of Anastasia and you come in that is an entrance feature that takes you in and it walks you through...

Commissioner Quesada: The entrance feature in the picture.

Commissioner Keon: It's not the feature, it's the fact that there is an entrance point there, it takes you into and then down between those two courts into the facility. You don't want people walking through courts when people are playing, first of all...

Commissioner Quesada: I'm sorry, I misunderstood you. So you want the entrance to be where the parking garage is sort of south.

Commissioner Keon: Where it is now. I mean there is an entrance right there by where the clubhouse is, that's how you come into the tennis center.

Commissioner Quesada: Got it – but the thing is from there...

Commissioner Keon: I would eliminate the other entrance.

Commissioner Quesada: Yes, but from there you have it from the street, I'm assuming that's why the design is done like that, so when you are driving by you can see Kerdyk Tennis Center.

Commissioner Keon: No. The monument or that feature that tells you what it is, I have no problem with. It's that you don't need to have an actual entrance pavilion built there with a walkway that goes between those two courts; those are new items on there.

Mr. Salman: Can I say something because there is some logic to what we did, and I think it's important that you know why we did it. Currently you've got the main entrance to this building is here.

Commissioner Keon: Right.

Mr. Salman: You have a series of ancillary electrical rooms and little buildings to sort of hide the sidewalk, so what happens is people are using the actual driveway as a walkup.

Commissioner Keon: As a what?

Mr. Salman: As a walkway.

Commissioner Keon: Right.

Mr. Salman: Which we think is a hazard.

Commissioner Keon: Who walks there though?

Mr. Salman: There are a lot of people that walk down there, the residents who don't have to park here, because there is really no access that is comfortable other than that driveway. So rather than deal with that hazard we went ahead and I don't disagree with your idea that it's probably

distracting to have those people walk through, and perhaps what we can do is rather than put that walkway here, we move it back over here since – we are correcting a series of old issues with regards to this.

Commissioner Keon: But it should be outside of the courts.

Mr. Salman: It would be outside of the courts. What I'm suggesting – I like designing on the fly, but having had the opportunity to think about your comments prior, is that we take this walkway and then just like we are moving this court, we slide this one with it, and we create that entrance and that access here.

Commissioner Quesada: That's a good idea.

Commissioner Keon: I don't see anything wrong with having a walkway there, but the walkway should be outside of the fence....

Mayor Cason: So you can shield it with one way from the court so that it wouldn't distract the people playing on the court next to it.

Mr. Salman: Well right now we are looking at screening for all the courts...

Commissioner Keon: But that's fine. I mean I see more people on bikes coming in than driving coming in.

Mayor Cason: The only question I have is, is there anything that you think the neighbors, these changes if we went with them come back next time, but want to look at again or is that just opening up a whole new...?

Commissioner Keon: I don't think when I asked them were they aware that the lighting was such, they said no, we thought when the stadium court was gone that all of those items that went with the stadium court were gone too, they didn't realize that the lighting...

Commissioner Lago: The main issue was lighting, the main issue was lighting.

Commissioner Keon: And the biggest was lighting and the lights are going to be a little bit taller anyway.

Mayor Cason: But they knew about the entrance.

Mr. Salman: Yes they did – and I went after the Historic Board Preservation, a group of these neighbors, I believe included Mr. Gonzalez, to go with some of the other neighbors, one of which whose son is an electrical engineer, went and walked the site and we made minor modifications to accommodate their concerns with regards to visibility. They agreed with us that the light poles that we were using were going to be casting better light with less diffusion and that was always our intent, because right now the poles are not only are they weak, but they are low so they are casting much further out. By making them taller and focusing them down, we are actually getting a better quality of light even at the 50-foot candle.

Mayor Cason: So what's your proposal?- come back and get some more information.

Commissioner Keon: Well, I would like you to go too. I mean the things that we talked about; there is about \$500,000 worth of savings in there that I really think should go into dealing with the structure itself. It would be nice to have – I would rather see us try and update the entire facility; and you know what makes me think of it is, when I'm looking at the capital projects that we are facing in the City between our public safety buildings and all of these huge capital projects, I think that we should be exceedingly diligent in how we spend our public dollars and I just think that it's an overkill, its way beyond what is necessary.

Commissioner Quesada: Commissioner, we all agree with you. You don't need to go through that detail, we absolutely agree with you. Let me ask a question. So this monument currently in this design is supposed to be right here and this is the pedestrian entrance through here; and Commissioner Keon, yes when I go with my wife there are lots of residents that come in and out of here walking.

Commissioner Keon: Are they walking?

Commissioner Quesada: Yes.

Commissioner Keon: OK.

Commissioner Quesada: We walk from our house when we go. So we come down Anastasia and we walk in and there is quite a few, it's not a small number. So you were saying earlier is to put this monument instead of here to put it right here.

Commissioner Keon: Yes – or you can put something at the street. There is a monument, there is a small one now, right – so if you want you know its sitting about where that pavilion is. You want to enhance that feature – enhance it.

Commissioner Quesada: Agreed. However, if it's going to be like this maybe rather than being here, maybe we put it over the street.

Commissioner Keon: Yes and that would be...

Commissioner Quesada: Hold on a second, the Biltmore uses this for access or...

Mr. Salman: No.

Commissioner Quesada: No they don't?

Commissioner Keon: But it still should be high enough to have that clearance.

Commissioner Quesada: I thought for some reason – hold on, there are some Biltmore employees that park back there and I've seen trucks back there in the past.

Mr. Salman: They've been parking illegally back there and I've seen them.

Commissioner Quesada: Because the point is to be able to have this monument so you can see it from the street, so I guess try to reimagine it a little bit, because you are not going to have the monument and not have a walk...

Mr. Salman: We could move this over here. The reason for the position and I want to go into the logic of what created that. This is a City that does and has a lot of public architecture for its public facilities. Look out that window you'll see at the head of Miracle Mile a series of fountains, which serve no particular purpose other than create...

Commissioner Keon: They are entry features.

Mr. Salman: They are entry features. You go down Coral Way at some of the intersections you have these architectural follies. At the head of Granada, right in front of Alhambra, the Alhambra-Granada intersection you have a little folly. All of the architectural work has been done in the Country Club Pardo on the north end, is all architectural construction, and it's really no use other than a great place to have your picture taken if your Quincinera, right. But we have traditional public architecture; this is a facility that has a sign, if you go down Biltmore Way just before it turns you see a sign, it says three things, Venetian Pool, which I think nobody can deny it has an architectural presence on the street, the Biltmore and it says Tennis Center, it doesn't say who, it just says Tennis Center. Unless you are looking for something that has architectural feature you are not going to see it, you are going to be winding around and bouncing around.

There are a lot of people who use this facility who aren't necessarily residents that are guests that are invited or for some of these 8 events during the year where the public is being brought in. Everyone says OK, it's next to the Biltmore, so they use that as the marker. So working with Board of Architects and developing the design to create some presence to this facility, we came up with this design, which we placed at actually the head of the intersection, so it doesn't necessarily face any house, but it does have an architectural presence by being aligned with that street so that it creates a sense of place for the...

Commissioner Keon: Where is it going to sit?

Mr. Salman: It's going to sit in line with...[inaudible].

Commissioner Keon: Right.

Mayor Cason: Could it still be there, leave it there and then walk around the side with...

Mr. Salman: I don't have an issue with that, but the question was, why did we do that? What is the reasoning for it? - and why are we expending valuable City funds on something like that? - that was always the open question, and what I'm trying to do is give you the answer that, that is our tradition, that's what we do in the City when we develop public projects and create a sense of architectural... This is a City of architecture in its planning and its three dimensional representation. So that's what we were being true to, that was the vision, that's what we wanted to bring to the design.

Mayor Cason: OK. So, what is your proposal in terms of today and the next meeting?

Commissioner Keon: I want them to revisit the issue of the lighting, revisit the issue of the courts, revisit the issue - the coatings on court, revisit the issue of the wall, if you want to put in a walkway - absolutely put in a walkway, and take whatever money and put it toward the building.

Commissioner Quesada: I don't think there is disagreement.

Commissioner Keon: They need direction though because they already have a contractor

Mr. Pino: We have a contractor on board already. As you know this project was awarded at the September 23rd Commission meeting, so there is a contractor, not with the fully executed contract, but it was awarded to a contractor, so we would probably have to go back to them to get more accurate numbers, because these are just ballpark figures in here.

Commissioner Quesada: OK, but the contractor hasn't started any work yet?

Mr. Pino: Oh, no, no, no, no. We don't have a contract even signed....

Commissioner Keon: The contract hasn't been finalized anyway.

Mr. Kephart: I would add to that, according to the Chief Procurement Officer we want to check with the City Attorney, as long as you give us the authority after the award of the contract we can negotiate with the contractor to change elements of it under your authority.

Commissioner Quesada: I think in the interim period – I'm going to make a motion, can I make a motion here?

Mayor Cason: Make a motion.

Commissioner Quesada: To direct staff to speak with our outside architect to redo the path on the outside as we discussed earlier, to come back with us with additional detail on the wall, whether it really has to be moved or not and show us a picture of it as well or several pictures of it, to do the championship courts or those four courts to get the 10 coats to bring it down to 4 courts, or as you guys see fit within a regular recreational type of tennis.

Mr. Salman: Can I add to that because there was a request from Robert Gomez – the last time I was here for the approval, I was requested by Commissioner Keon to go meet with Mr. Gomez and he had one issue, which is that we were not replacing all the fencing.

Commissioner Keon: I think we were though.

Mr. Salman: No. We were only replacing the fencing around courts 7 through 10, but courts 1 through 6 we were just replacing the screening. So it was his request that we look at the possibility of taking whatever savings we can with that reduction on the....system and using that to replace the actual fencing.

Commissioner Quesada: Is it necessary?- what do staff think, do you think it's necessary or not?

Mr. Couceyro: I think...[Inaudible - off mic]...

Mr. Salman: That way you get a whole new facility look.

Commissioner Quesada: And what's the additional cost for that?

Commissioner Lago: It's not just the look, it's also the issue of is it functional or is it necessary?

Commissioner Keon: Is it bent?- is it rusted?- is it – are the poles rusted?

Commissioner Lago: Are there holes that are an issue?- is it a life safety issue?

Commissioner Quesada: It's more of luxury than a convenience, I mean a necessity.

Mayor Cason: And also you have to weigh it against the option of putting into the facility the toilets and....

Commissioner Keon: The bathrooms in there are really, are just terrible.

Commissioner Lago: I know we had had a discussion about this before and I don't remember what the final outcome was. What did we finally say in regards to the options of using LED lighting?

Mr. Salman: Thank you. We did explore that. We actually went to USTA and spoke to the person you recommended to, we found that in the interim of the last 90 days, USTA at their facility in New York actually used LED lighting for one of their facilities. So the technology exists and they haven't approved it yet, but it exists. However, if you go to Home Depot and you buy a 60 watt bulb and it cost you 75 cents, right, the regular incandescent bulb, you buy a 60 watt LED it will cost you minimum \$6.00, that's the difference in cost.

Commissioner Lago: Yes, but don't go there.

Mr. Salman: Let me finish. Let me finish. Our recommendation...

Commissioner Lago: Don't go there Javi.

Mr. Salman: Our recommendation is that we don't pursue the LED lighting at this stage. We can re-lamp later. The cost for the amount of time that you are going to actually use this -- if this were a 24-hour facility where this thing is lit past 7 or 8 o'clock, and really you only need to light it when?- starting Saturday when we go into daylight savings, right? The cost payoff as a resident and I'm telling you we are never going to get there.

Commissioner Lago: I don't disagree, but let me explain to you something. When you are spending \$2 million on a facility which is going to be in the forefront and a lot of individuals are going to be seeing this facility, we need to always remember that we have a lot of eyes on us, and we should be – what's good for the goose is good for the gander. If we are going to tell people sustainable, sustainable, sustainable, and they come out there and they see that we are not...

Mr. Salman: We have a preliminary price; it's an ad of \$250,000 to go with LED lighting.

Mayor Cason: How much?

Mr. Salman: \$250,000.

Commissioner Lago: I know it's expensive. I know it's expensive, you are correct, but when you look at the long run over 15-year span in regards to energy consumption, we don't realize that, but that is something that is coming out of our pocket and if we did a run and we looked at the numbers that we are saving 60 to 65 percent on electricity and we took that out over 15 years, we just can't think about the moment, we have to think about the future, and I think that sometimes all of us, including myself, we need to be a little bit more less shortsighted and really project toward the future. So I'm just saying if we have the opportunity and there is a way to somehow, someway, maybe not light them all, maybe we'll light four courts, or two courts, I think it's a good example that we are setting forth.

Mayor Cason: Can you come back with some numbers, calculations...

Commissioner Lago: Or how about this, and I'm sorry to interrupt you, how about this, I'll even go a step further. How about we forget the courts, how about we put every other fixture there in LED? In the front entrance I see three lights there, we put them as LED.

Mr. Salman: That would be fine.

Commissioner Lago: Again, literally you are saying, look we are doing this, we are putting your tax dollars at work, because we know that in three years it pays itself off.

Mr. Salman: I understand.

Commissioner Lago: If you could just indulge me with that.

Mayor Cason: And bring the tennis pro back next time to assure us that all of this is from the point of view of the pro,

Commissioner Lago: Yes because I'm very concerned about Frank's wife and her ability to play every night in the most professional tournament.

Mayor Cason: If she misses the ball she is going to blame it on you.

[Laughter]

Commissioner Lago: And also do me a favor, let's look at the two courts at a minimum to have them grass. I'm just kidding.

Mr. Kephart: Could I ask the question about the timing because we are talking about, basically we have two weeks from today to enter this into Legistar, and we are talking about some redesign and – we don't have to move forward, but we need to bring it back to you with good information and one of the things I would ask authority for is to, at the same time in a collaborative effort that we are working on some of these redesign efforts to work with the contractor who we've awarded it to that haven't executed the contract and begin negotiations with them so that we are not bringing you – we are giving you our best effort here to take the contractor's numbers against the estimate of the numbers, they don't exactly line up and we'll get real numbers when we start talking to the contractor. It's a tall order to have all that done in two weeks; I know how important it is from a timing standpoint.

Commissioner Keon: Four weeks – how long do you think you need?

Mr. Kephart: We have November 18th and then we have December meeting, and the December meeting would be a lot more reasonable to vet all this, if that's acceptable.

Mayor Cason: Bring it back in December.

Commissioner Quesada: Can I finish making my motion?

Commissioner Keon: Sure.

Commissioner Quesada: On the savings that we have and the difference from what the anticipated cost is now to when you believe the savings would be, if you guys can come back with a plan on how you'll apply those additional funds, whether it be an additional fence or renovations to the building itself, and the LED lights that Commissioner Lago had mentioned as well.

Commissioner Keon: Light landscaping.

Commissioner Lago: And we are going to go and do the bathrooms, let's do low flush water, let's do all that stuff, water saving in regards to the sinks, all that kind of cool stuff.

Commissioner Keon:...in the bathrooms even if it's just one stall, the shower, what you can do.

Mayor Cason: Tell us what you can do.

Commissioner Quesada: With what the savings are – whatever savings there are we want to put back into the project obviously to maximize.

Commissioner Keon: Put it back into the facility, it's not to put it someplace else, but it's to the entire facility.

Commissioner Quesada: As much bang for the buck as possible.

Commissioner Keon: Yes.

Mayor Cason: Alright, we have a motion.

Commissioner Lago: Mr. Salman wanted to say something.

Mr. Salman: So just to clarify. Come up with a plan to expend those funds back into the project, into the building, in a way that makes sense and doesn't necessarily money that we would throw away if we were to redo that building.

Commissioner Quesada: Correct. But it's not just the building; it's also looking at the fence, what the cost would be.

Mr. Salman: You have to understand that that building is completely...

Commissioner Quesada: We realize that....

Mr. Salman: It doesn't have lockers, it doesn't have a pro shop, and it doesn't have a whole lot of things that it should have to be a good facility.

Mayor Cason: The best use of the savings in that building, what's the best thing we could do and look at the other options?

Commissioner Keon: We sell balls and restrings rackets, that's all you need to do.

Commissioner Quesada: It's not just the building; it's also looking at the fence cost and getting us some pictures of the fence to see if we want to go that route and the LED lighting for the ancillary fixtures.

Mayor Cason: And you'll come back in December

Commissioner Keon: You know in most public tennis facilities the pro shop sells tennis balls, maybe visors, sunscreen, and restrings rackets, that's all they do, you don't need more than that there and I think that that's currently done there. You don't need clothing and shoes and all that other stuff.

Mr. Kephart: Just as one last clarification, because we have utilized all the design money that we had set aside for this project completely to the point where there is not even adequate for construction administration, we are working through those issues, but we could utilize a continuing services contract because we are talking about additional design services, so I just wanted to...

Commissioner Lago: Stantec wasn't going to do this pro bono?

Mr. Salman: We've done enough pro bono, thank you.

Commissioner Lago: Well, I commend you for that sir. Commend you for your commitment to this great City. Next Commission meeting you know what?- put him up for a proclamation.

Commissioner Quesada: This is something I think is a small item. So those of you who play tennis before, some courts have it, I don't think the Biltmore has them, I know Salvador Park has them in some of them; the net in between the courts, you noticed the courts are always in two's, because there is a net that has a cable and you can slide it in or you can take it off. I don't know if that's in there now or if it's in future planning.

Mr. Salman: We have corner fencing to pick up your balls so they don't go in the next court as much as possible.

Commissioner Quesada: Corner fencing?

Commissioner Keon: It's the corner fencing that comes out between the courts.

Commissioner Quesada: It's called corner fencing?

Commissioner Keon: It's called corner fencing. Those things that you pull across are to protect for teaching courts, if you want to make a teaching court, because people are flying balls...

Commissioner Quesada: I know but....

Commissioner Keon: You know if you are running to get a ball that's outside your court, you don't want to have to hit that thing.

Commissioner Quesada: Oh, that's true. But it's at the option of the players though.

Commissioner Keon: They are not going to lose a point for it, and people get hurt hitting those things.

Commissioner Quesada: I know but you can move them out of the way.

Mayor Cason: Alright, we've got a motion, do we have a second?

Commissioner Lago: I'll second.

Mayor Cason: Commissioner Lago seconds it.

City Clerk

Commissioner Quesada: Yes

Commissioner Keon: Yes

Commissioner Lago: Yes

Mayor Cason: Yes

(Vote: 4-0)

Vice Mayor Kerdyk: Absent

Mayor Cason: Thank you.

Commissioner Keon: Thank you.

Mr. Salman: Thank you very much. Have a great afternoon.

Commissioner Keon: OK. Thank you. And the tennis professional come back with you at that time.

Mr. Salman: Yes.

Commissioner Keon: OK. Thank you.

Commissioner Quesada: Thank you.

Commissioner Lago: Thank you.

[End: 4:46:42 p.m.]