

**City of Coral Gables City Commission Meeting**  
**Agenda Item H-2**  
**February 28, 2017**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Jim Cason**  
**Commissioner Pat Keon**  
**Commissioner Vince Lago**  
**Vice Mayor Frank Quesada**  
**Commissioner Jeannett Slesnick**

**City Staff**

**City Manager, Cathy Swanson-Rivenbark**  
**City Attorney, Craig E. Leen**  
**City Clerk, Walter J. Foeman**  
**Deputy City Clerk, Billy Urquia**

**Public Speaker(s)**

**Edward Lamas, Stantec**

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Agenda Item H-2 [1:01:23 p.m.]

Update on the Kerdyk Tennis Center Pro Shop Building Renovation Project

Mayor Cason: The last item is H-2, update on the Kerdyk Tennis Center Renovation Project.

City Manager Swanson-Rivenbark: And we'll ask Parks and Public Works together can come forward; and I know Commission Keon is on the floor, she'll be coming. This was a question that she had asked because before we go out and do the final plans and bid it, we wanted to review with you this is the concept, this is the direction where we are going, if you'd like it we will complete the final plans, bid it, and then bring it back to you for consideration.

Parks and Recreation Director Couceyro: Good afternoon. I think as the Manager stated, we are here to present the project. We've worked with our designer on the project, its Eddy Lamas from Stantec, and he will be giving you a presentation. As you know, we've gone through an extensive renovation of the tennis center already in terms of the courts and the fencing, and the

last piece of the puzzle was the interior building of the pro shop; and we actually did some adjustments to the external project, the one around the courts and did some reductions in order to have some funds for this building. So, what you'll see now is kind of our finished plans; we've had several input meetings, and we've worked with staff, we have actually looked at other tennis centers to see to gather some inspiration on things and how things are working in other places. So, I'd like to call up Eddy.

Mayor Cason: And what's the budget for this?

Parks and Recreation Director Couceyro: The budget is \$985,000.

Commissioner Keon: As he's coming up. I'm sorry I missed the beginning, truly I am. You remember when the tennis center first came to us probably almost three years ago, the redesign for the tennis center, and there were some local residents that had voiced some opposition to the planned stadium courts and some of the changes that were being made and the intended use of the facility, and so I asked that we could go back and we would look at it and meet with the tennis professionals who had never been included in the discussion or the users who had never been included in the discussion, the Parks and Recreation staff that had never been included in this discussion where the plan came from; and what we did, it was determined that the reconditioning or the resurfacing of the courts would really be made to professional level, which was far beyond and far more expensive than what should be for recreational level, that the stadium court was not well engineered and would not work and was not necessary. I think the item was the capital improvement dollars for this project was \$2 million at the time that it was budgeted, and when we went back and worked with the tennis professionals, and it did not include the building at all, the building was not included, there was no renovation to the building at all in the project. It was only to the layout of the courts and actually they lost one court. So, we went back working with the public, the Recreation staff, and the tennis professional, and the users, and the community and redesigned that whole renovation. We saved, I think about \$500,000, \$5-\$600,000 was saved out of that \$2 million appropriation, which then gave us the opportunity to work on the building itself, because the building really does not serve the community well either. There are not enough bathrooms, the shower facilities, the pro shop is upstairs, so it's not easily accessible, it doesn't provide for any sort of security of who is going into the facility and who is not. So as a result, since that time, over the last two years, you have been redesigning that facility. I know it came back once to the Commission and we asked rather than that we didn't, we wouldn't approve knocking down the facility. We believe the footprint and the basic facility was very sound, and so it was really a renovation of the entire facility as it existed to bring it up to date and make it a very, very good facility for the tennis center. The renovation of the courts and all that has been done has been met with great pleasure by the

stakeholder community and I know that, have you already talked about meeting with them on the design for the clubhouse itself, I mean the appropriation center, the building itself?

Parks and Recreation Director Couceyro: We met, we had one meeting was not well attended, yes you were present, we had a very good meeting with us, and as we know sometimes when there are things that are necessarily not the most controversial...

Commissioner Keon: But, the renderings were all posted...

Parks and Recreation Director Couceyro: Yes they were.

Commissioner Keon:...all of the people that were using the facility and come through the facility saw it and individually had approached the tennis professionals and are very, very happy with the plans that are done and the team that has worked on it have been very receptive to input from the public and from anybody else.

Parks and Recreation Director Couceyro: They also presented to the Parks and Rec Advisory Board as well.

Commissioner Keon: Yes. So, I just ask for an update as to when we will begin.

Mr. Lamas: Good afternoon Mayor, Vice Mayor, Commissioners, thank you for having us here. I'll try to make this brief because I know it's kind of late, but anyway to update you we had preliminary Architectural Board design approval on September 29<sup>th</sup>, so what you are going to see is approved by the Board, we haven't shown the final which is the color, so we are trying a couple of colors into the space and we also on November 14<sup>th</sup> presented at the community meeting that I also attended, and been having meetings with every staff member, user, and I treat this design like I'm a user of the facility, so I really go there often during your events when you have more people and try to design something more pleasing that really works. So, in that aspect just to take you, the overall site plan, he's passing out the presentation, is the building and that's what we presented last time, we also have done some offsite improvements, because when you are doing the building you have to react to how you approach the site. We went in and did the ground floor; part of the program was to have the pro shop on the ground floor, we relocated the pro shop on the ground floor and a new entrance and two stairs that are new to take you to the second floor. In the pro shop we also had our interior design firm and again, I'm sorry I need to introduce Sean Pompell; he's with Stantec and Eddy Lamas with Behar Font. So, in leading this charge we design the interiors of it and help the user with some of the furnishing and some of the display cases and provided bigger bathrooms, they each have two showers and locker rooms; and the approach of the design is to freshen it up and have this very open, a lot of light coming in and

all new floor, we are gutting the entire facility. On the second floor, once we were able to put the interior stairs, two new stairs, we created a large viewing terrace to look at the court, not only to the south, but also to the north and to the east. So, these are areas that are great for people when you have events going on that you can actually get up there and have some furnishings, and at the same time in the middle of this space and enjoying that beautiful exposed seating underneath, we have a multi-purpose pavilion, a room that they can use for educational purposes that are in summer camp, its air conditioned, and its right there and I follow the glass pavilion, because it's all enclosed in glass within that space, but that was allowing us not only to increase the size of the viewing terrace by over 700 square feet and add to the north side. In looking at the approach, we cleaned up the front, all that dark tile – this building was done four years ago, so it was important to me with Peter and City staff and see how we have to meet code and stuff like that, so the approach is that most of the people are coming from the parking, on the south side is having the main entrance right on the corner below the stairs is a covered area, and then you take the stairs to go upstairs. On the terrace that awful planting that was there, we cannot lower it and added some....to give it a kind of presence into the building as you can see from the rendering. So, you are going to see the viewing terrace as exist on the second floor to the south is very little, because the stair, the grand stair that used to be there is there, so people really pull up little plastic chairs and they can't see, and if you stand in front of the Pro Shop you can't see, because the hole was there and now with the viewing terrace, just to give you an idea, then we'll have furniture, we have visited other facilities, so really when you come up the stairs what you see is the multi-purpose room, but most importantly a big viewing terrace that people can sit and for summer camp, which is important the kids run up there, you put the book bags and then you can go if it's very hot into the multi-purpose room. Again, the entrance, again we are trying on the colors, we are trying to match what's there, we are trying to make it very fresh, very subtle, very elegant, and very usable, and that's what we have for you this afternoon.

Mayor Cason: Eddy, now that you've got a flat roof could you put some solar panels and charge some cell phones?

Mr. Lamas: No, we don't have a flat roof.

Mayor Cason: Is there any place there for a....

Mr. Lamas: No, no. We are within the existing structure and the pavilion is stuck in the middle within that roof area.

Commissioner Lago: Can I ask you a quick question?

Mr. Lamas: Sure.

Commissioner Lago: I don't have a flat roof in my house and I have solar panels. I think the Mayor's idea is spectacular, as long as obviously it's not visual from the street or from any of the neighbor's residents. Is there an opportunity here?- are we reroofing the structure?

Mr. Lamas: Not the main structure, we are not touching it, because it's in good condition, but we have other areas that we can certainly look at.

Commissioner Lago: One statement and one question. If we can't put solar panels that would be a great way to kind of...

Mayor Cason: And charging stations, if people are going to be up there watching tennis and they put their phone in, at the very least charging stations.

Mr. Lamas: Great idea.

Commissioner Lago: Like the strawberry tree.

Commissioner Keon: The strawberry tree (laughter). You could probably do something along those lines, where not on the structure itself, but there is plenty of space around the structure and there is a large patio area in the center that you could actually place a solar panel and do...

Mr. Lamas: I think that's a great idea.

Commissioner Keon: I really have to commend you.

Mr. Lamas: Thank you.

Commissioner Keon: I've been working with them for almost three years on redoing the building, they did the courts and whatever, and now going to do the building and you are the consummate professional and such a pleasure to work with.

Mr. Lamas: Thank you.

Commissioner Keon: You are reaching out to the public and to the users, to parents whose children come here for camps, to the adult users. I couldn't ask for a better process or a more inclusive process, and it really is so pretty and the best thing about it, it is within almost the budget that was appropriated for just the courts, so you have done such a good job at utilizing the public dollar in the best way. So thank you.

Mr. Lamas: Thank you so much.

Mayor Cason: Thank you.

Commissioner Keon: Great, great job.

Mr. Lamas: Yes, I am very emotionally attached to this.

Commissioner Slesnick: I wanted to ask too. I've been over there for a lot of Junior Orange Bowl Tournaments. On the southwest side you really can't use the first seven feet in of the patio because of the sun, and I like the building design very much, but is there some kind of shade or canvass awnings or something that can be put up there without, and again canvass only last six or seven years, eight years, but something that can be done on the west or the south side of the building, so that you can use more of the second floor terrace?

Mr. Lamas: Sure – and as far as the terrace is upstairs, you are still under the roof.

Commissioner Slesnick: You are under the roof, but the sun really comes in there, like seven feet most of the time...

Mr. Lamas: Correct. Correct.

Commissioner Slesnick:..., because of the way the building is angled. I just think you could utilize it much more. People are sitting there watching the tournaments especially along the six court side, you can't sit there because of the sun, well you can, but it's awfully hot.

Mr. Lamas: Right, right, right. No, that's a good idea. We'll look at that, because we will have to take that up as we design it, integrate it to the architect report and do that.

Commissioner Keon: Well it has nice white overhangs too. At certain peak times in the day, the sun goes around as it starts to go over to the west, but the overhangs are great on it, because it will also keep it dry in there. I really have to congratulate all of you on what you've done, Eddy you've done a wonderful job.

Mr. Lamas: Thank you.

Mayor Cason: Thank you very much.

[End: 1:16:35 p.m.]