

**City of Coral Gables City Commission Meeting
Agenda Item H-5
December 16, 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

City Manager, Cathy Swanson-Rivenbark

City Attorney, Craig E. Leen

City Clerk, Walter J. Foeman

Deputy City Clerk, Billy Urquia

Public Works Director, Glenn Kephart

Parks and Recreation Director, Fred Couceyro

Public Speaker(s)

Agenda Item H-5 [Start: 5:04:21 p.m.]

A Resolution approving a reduction in scope and cost of the William H. Kerdyk Tennis Center Project.

Mayor Cason: I think the last one that we'll do today, if you all agree, will be the resolution H-5, approving the scope and cost of the Kerdyk Tennis Center, and then we will at the suggestion of the City Manager, staff can prepare a memo or put this on the agenda in the future, the one on procurement, because I think we'd like to have Commissioner...

Public Works Director Kephart: Good afternoon, maybe evening, Mayor and Vice Mayor and Commissioners. We came before you on September 23 and you awarded a contract for the Kerdyk Tennis Center, and then we re-discussed it at the October 28 meeting, and you asked

staff to go back and consider making some revisions to the plan with consideration of if there could be cost savings without affecting the quality of the neighborhood tennis center; that those cost savings then perhaps could be redirected to the tennis center itself, so we did that. We met with our contractor. We met with the staff and our architect from Stantec is here, Alania Barbara, and we just want to go through quickly what we're bringing forward as recommendations on some of the modifications we can make on the facility. What we have up here is the original site plan and, most notably, and if you notice, the courts are separated with a walkway through the middle, and that required relocating courts and add a lot of expense to the project. And what we're proposing so that was one of the issues. The other issues, and I'll get to the proposed revisions, which is a different site plan. But we also had tournament-level lighting on these courts and also these courts, which added cost to the project. And we also had tournament-level surface, which is more coats. The normal recreational courts require four coats of (UNINTELLIGIBLE) system and the tournament level requires what is that, Fred? Not eight...

Commissioner Keon: Ten.

Public Works Director Kephart: Ten, ten coats. So that added significant cost to the project.

Commissioner Keon: It's professional tournament level.

Public Works Director Kephart: Yes, professional.

Commissioner Keon: Professional tournament.

Public Works Director Kephart: Yes, not recreational tournament. So if we switch to, not then. OK, the proposed plan, if you remember, we were moving the courts under this plan. All of the courts have had to remain in the same location that they are. What we've done is we've moved the walkway from going through the center, requiring moving to courts over beside the driveway, and it requires a little bit of narrowing of the driveway to 20 feet, but that works out pretty well from the transportation system. We've changed all the lights to be recreational-level

lighting levels. We have changed all the courts to be the four coats of (UNINTELLIGIBLE) consistent with the recreational neighborhood courts. The existing plaza area, which before was getting new pavers and a lot of work around the tree, we are going to repair the concrete and coat that. Now, eventually, that area does need to be addressed, but the discussion was if we're going to consider modifications to the tennis center itself, then it may not be the right time to spend a lot of money this that plaza, because it may get affected, it may be a staging area, and maybe we'd build an awning out of the plaza, but not the right time to do that work. Let's see.

Commissioner Keon: There was also moving the wall, which we are not going to move.

Public Works Director Kephart: Yes, yes. You'll have your wall here, your practice wall. And that was going to be moved on the other proposal to create a bigger plaza area. Under this scenario, we're leaving the wall exactly where it is. It's going to be repaired, painted, look real nice; and in addition, we're going to put a tennis-level surface in the area where the balls hit the ground. That'll be like practice tennis courts in that area.

Mayor Cason: I had a request from the junior Orange Bowl during the tennis tournament that at least clean that up, that wall. Is that something you can do...?

Commissioner Keon: This week?

Mayor Cason: Yeah, soon.

Vice Mayor Kerdyk: They already started.

Public Works Director Kephart: Fred.

Parks and Recreation Director Couceyro: Yeah. It's the height.

Public Works Director Kephart: How much time do we have?

Commissioner Keon: Today is the opening session.

Vice Mayor Kerdyk: It starts tomorrow.

Commissioner Keon: Starts tomorrow.

Public Works Director Kephart: I guess, logistically, we have a problem. We'll do our best. We'll do our best to see what we can do with that.

Commissioner Keon: OK.

Public Works Director Kephart: In addition to that, the fencing has been added to the project; some of the fencing was not. And then the fencing, the vertical posts are all good, and we're going to replace the horizontal posts and the mesh and the vertical posts will be painted to match the new, so it'll look like a new fence.

Parks and Recreation Director Couceyro: And the wind screens.

Public Works Director Kephart: And the wind screens also. Drinking fountains, three chilled water-drinking fountains will be provided. The parking lot and entry driveway: One of the things we looked at, and wasn't included in the project before, is the parking lot and the curb around it is broken and not in great shape, and we'd like to have a grand opening out there when this is done, and that needed to be addressed, so that's included in the project now. And the landscaping and irrigation will be modified to reflect the scope changes. And the one issue that I didn't cover yet that I wanted to talk about a little bit is on the original plan, if I can go you see here, we had an entrance building plaza area that is quite striking, but when we looked at the new proposal and we shift this walkway, the entrance proposal was right here and now we shifted the walkway over here. We weren't sure that was going to work, and so we proposed, we thought the facility right now does not have adequate signing to recognize it as a significant facility, so what we did and we haven't designed it yet, but we proposed in our cost estimate with the contractor a \$25,000 allowance to do a really nice entrance sign. It's also been discussed,

though, that we could actually and we've looked at this. We could actually take this building and we could move it over to line up with this walkway. It needs to line up with the walkway because the residents walk underneath it, and it's still possible to move that over, have something that will be similar to the original design. The cost of that is about \$75,000 over what we have so far, that the pavilion itself in the contractor's estimate is about \$75,000, but then you have some concrete and electrical work in there. So we think that pavilion building itself may cost upwards of, I thought to be conservative, say \$100,000, and we're proposing 25,000 for the sign, but that's an issue we wanted to discuss with the Commission, or have you discuss and maybe give us a little direction as to whether, if you have a preference.

Mayor Cason: This whole -- these changes result in about \$500,000 in savings that could go toward the improvements on the inside of the building?

Public Works Director Kephart: Yes.

Mayor Cason: Is that enough to bring it up to standard or do you still need more money?

Public Works Director Kephart: We probably would still need more money. We're estimating, based on our initial discussions with our contractor, that with these changes, we could save in the range of 450 to \$500,000. If we do that building, you would reduce that by, say, another \$75,000, so you're at 375 to 450. But the thought was that rather than spend money directly on that building we had some deficiencies that we know, such as the bathrooms aren't properly sized and other things. Rather than go in there and just fix those things we know about, that we should do an assessment of the building and a planning and programming study. This money could be used to do that study, and then whatever is left over could be added to potential future CIP (Capital Improvement Projects), and we will bring that forward to you and say, "Here's what really needs to be done at this facility and here's what it cost." We do not think this will be enough money to do everything that needs to be done.

Mayor Cason: Yeah, it seems to me that the people that are going to play tennis, not to look at the entrance as much. I mean, obviously if you could put the money into the study to find out

exactly what needs to be done to make the...what is it?

Commissioner Keon: The building.

Mayor Cason: The building itself inside, all the pictures, and all up to date would be a much better use of the money. Could always go back and later on and put in that entrance if you...later on. What do you think?

Commissioner Keon: Yeah. I mean, I think it deserves a nice entrance. It would like to be lit, or whatever, or a sign that's big enough and that is visible and can be seen and it honors the former Commissioner Kerdyk for his contributions to the City. So I think it should be, but I think taking the \$500,000 that you have now reduced the cost of this facility and put it back into...use some of it for an assessment study to look at what needs to be done, and then for design of the building and of the plaza area would be appropriate, and then any additional monies to actually then carry out that design and redo the building itself can be budgeted within the next year or at a future date. But I'd like to see us, you know, do those things. I'd like to see the money instead of the \$500,000 just come back into the general budget, I'd like to see it reinvested in this facility for assessment and design.

Commissioner Quesada: Yeah. Commissioner Keon, we all agreed to that at the last Commission meeting.

Commissioner Keon: They needed to have our approval of the changes to the design, so they could continue the conversation with the contractor to move it forward and begin the work.

Public Works Director Kephart: And just for full disclosure, because I didn't state it, but I don't want to miss it, is some of that \$450,000, if that's what it is, needs to go to our design firm, because we've asked them to do...

Mayor Cason: Change.

Public Works Director Kephart: ...the concept, everything I've shown you is concept level.

Commissioner Quesada: That's understandable. That's fine.

Public Works Director Kephart: Yeah.

Commissioner Quesada: So, do we need a motion? If so...

Mayor Cason: Do you need anything else from us in terms of guidance?

Commissioner Keon: I had asked Robert to be here in the event you had any questions about the facility itself. I think it still it is a great facility.

Commissioner Quesada: It is.

Commissioner Keon: It's a great recreational facility.

Commissioner Quesada: Yeah, it is. And you guys get a lot of movement there. You know, my wife used to take classes there. It's been some time now. Ever since she gave birth, she hasn't gone back. You mentioned it, because I haven't been there in a while and I've never actually used the restrooms, or the changing facilities. What's it like?

Unidentified Speaker: They're pretty antiquated.

Commissioner Quesada: Yeah.

Unidentified Speaker: Yeah. Quite rusty.

Commissioner Quesada: Quite rusty. Yeah. So, obviously, I think that's one of the focuses that Commissioner Keon had brought up and then that we've been discussing it.

Commissioner Keon: That we need to put money into that.

Mayor Cason: Well, since this is a resolution, why don't we just have a motion to approve it?

Commissioner Keon: OK.

Mayor Cason: Who makes the motion?

Commissioner Keon: I'll make the motion to approve it.

Commissioner Quesada: Second.

Mayor Cason: All right, Commissioner Keon makes the motion; Commissioner Quesada seconds. City Clerk.

Commissioner Keon: Yes.

Commissioner Quesada: Yes.

Mayor Cason: Yes.

Commissioner Quesada: So, do we need to make a motion to have you guys continue moving forward with the plan, see what else we can do?

Commissioner Keon: To redirect the funds that are saved or the savings to be redirected into the facility for assessment and design.

Commissioner Quesada: How about we do this. How about we do this. We unanimously agree, those of us here on the dais, to continue moving forward to see what else we can do with that money; come back with a recommendation.

Mayor Cason: Yes.

Commissioner Keon: About how to be reinvested in the facility.

Commissioner Quesada: Yes.

Mayor Cason: Thank you very much.

Public Works Director Kephart: Thank you very much.

Commissioner Quesada: Thank you.

Mayor Cason: Thank you, much.

Commissioner Quesada: Thank you, guys.

[End: 5:16:40 p.m.]