

City of Coral Gables City Commission Meeting
Agenda Item H-1
February 23, 2016
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 Works Director, Glenn Kephart
Parks and Recreation Director, Fred Couceyro

Public Speaker(s)

Agenda Item H-1 [12:46:23 p.m.]

Review and discussion on planning study options for Kerdyk Tennis Center Pro Shop facility.

Mayor Cason: Alright – Kerdyk Tennis Center, H-1, discussion – City Manager.

City Manager Swanson-Rivenbark: We are going to ask our Public Works Director to come forward. We are at an opportunity that we either can fix up the existing building or do significant changes to the building including demolition. So we thought we'd ask him to outline the different options for the City Commission. Before he does, I will have to say we have received very positive comments on the renovations on the courts. This is not related to the courts, this is related to the building itself, but the courts are open, we are scheduling you for a ribbon-cutting and they have been very well received by the tennis players.

Mr. Kephart: Thank you Manager, Mayor, Commissioners. If you would, I think we have some slides of the existing court that we would like to show to just sort of highlight the project that

was completed. In December 2014, you approved moving forward with a renovation of the existing facility that would bring it back to a high quality community facility, and that was a change from a project that was originally scoped that was going to change the use of that facility.

Mayor Cason: So it's a Neighborhood Renaissance Program.

Mr. Kephart: Yes, a part of the Neighborhood Renaissance Program. As a result of that rescoping the project cost came down and you added some additional money to it, and currently there is about a million dollars left for the purpose of what we are calling Phase II, that would renovate the existing outdated functionally obsolete Pro Shop and Center; and we have our consulting firm of Stantec Engineering, Eddy Llanos is here, and he will walk through some options that he's looked at for that facility as we move forward. If I could have the slides of the existing renovation, it shows just the highlight of what that looks like, because we have received some positive feedback, and you can see nice renovations of the court, nice fencing. There is new lighting also that you don't see in these photos and maintaining, it became important that we discovered during the design process that practice wall has really become, it's an icon of the court. We needed to maintain that and restore it. You can see the adjacent plaza has been renovated.

Mayor Cason: There is lighting problem.

Commissioner Lago: We can talk about that later, but I was going to bring up the same thing the Mayor just mentioned. I know there was a back and forth discussion about lighting, having excessive lighting. Did we address that or...?

Mr. Couceyro: Yes we did. Originally we had some much higher lighting levels and we did put it down for...

Commissioner Lago: That's where you found some of the cost-savings, correct?

Mr. Couceyro: That is part of it and also the court surfacing, and so we have started. As we said, we have started; we haven't received any complaints on any of the lighting. I don't know if any of you have.

Commissioner Keon: It's perfect.

Commissioner Lago: What type of lighting did we install there?

Mr. Couceyro: It was mosco lighting.

Mayor Cason: LED...

Commissioner Keon: I think the issue was, the real issue was is when it was originally designed and it was really designed somewhat outside of City staff, and the lighting and the court and everything else was really at a professional level and not at a recreational level, so the number of times you have to surface courts were at a professional level, so is the lighting at a professional level. Because it was being, I think there was thought given to utilizing it to hold tournaments and events and whatever, that thankfully as a Commission we deemed were not appropriate to be held in a neighborhood.

Vice Mayor Quesada: I remember that.

Commissioner Lago: I remember the main...was sunk.

Commissioner Keon: Right. What we did was, we were able to go back and take a hard look at it and make sure that it was preserved as a community recreation facility and the intent was never to make it a professional facility. So in doing so when staff came in and the tennis facility, the tennis director came in, and when our own professional staff had the ability to look at it, they also recognized, thankfully, that it was a little bit over-planned and a little bit overdone. So very, very grateful to you for your very hard work to really maintain this as a community recreational facility, which then gave us the money to do the building and some of the other things that with no additional allocation of dollars, so it was just better managed. Thank you.

Mr. Kephart: Thank you. I think it's a facility now that the community can be very proud of and should hold up for quite some time. Just some quick photos here to show how appealing it looks, and you can see people enjoying it, just spectacular with the Biltmore in the background, the photo that is. The courts look great. I'm showing a picture of a walkway here because this is a portion of it that wasn't renovated in Phase I, and this is a portion that now as you enter the project, they've got a beautiful walkway with lighted bollards and just is really appealing. We've been having discussions, Fred has some discussions about perhaps we should, and we could do this as a short-term project and there may be we can talk to the City Manager and Budget, some little bit of capacity with the NRP to do a quick little project separate from the big Phase II project that we could implement within the next few months, so we are looking at that as an option.

Mr. Couceyro: Have the same look as the entry, the same walkway look.

Mr. Kephart: And then there is a new sign which we think is really well done and that was it. At that point, I would like to have Eddy Llanos from Stantec come up and talk about what he has done with Phase II, and get some direction as to whether we are headed right. He's going to show you two different options. Eddy.

Commissioner Keon: We are also very grateful to the contractor because I think the bid had gone out for the other design and they were very, very great to work with when we changed the design to continue to work with us and work under the new numbers and everything else, so thank you.

Mr. Kephart: SEC was the contractor and they were very responsive

Commissioner Keon: Very.

Mr. Kephart:...through the design process and delivered during construction what they said they were going to do and they did it with quality, so we are grateful.

Mr. Llanos: Good afternoon Mayor, Vice Mayor, Commissioners, my name is Eddy Llanos; I'm an architect and Associate with Stantec at 901 Ponce de Leon Boulevard, and thank you for the opportunity. What we are looking at is we had studied preliminary function of the existing building. To give you an idea of the existing building, let's say I started with....and Candela back in 1977, so that must have been done in the early 80's, that building is a two-story building; and as we look at – as Glenn had mentioned the courts have been resurfaced, lighting has been improved. This phase of the project is looking at how the existing building is located facing on the south and the north courts that people look at people playing, and so it's got a very restraining site, so we are looking at the same footprint just expanding it, as much as we can. So to give you an idea, the existing building has about 3500 square feet, out of those 3500 square feet only 35 percent is usable, and by usable it means the Pro Shop on the second floor. It hardly has any storage, it means that then by usable we have bathrooms, electrical rooms, existing elevator, and again, those all don't meet Code and non-compliance. So when you look at a renovation you have to be compliant and you have to fix everything and upgrade what is there. And the existing Pro Shop is about 447 square feet. Part of the change of part of what we are looking is a new program that Fred or Robert needed at the facility, which will be to incorporate a more retail based Pro Shop on the ground floor, try to utilize a lot of that space, and also have the control from people coming in and out to the courts. At the same time expanding the bathrooms so that they'll be ADA compliant and at the same time, creating on the second floor meeting rooms that has two meeting rooms that can be with an operable partition, it can become one large room. To have two offices in training because they do a lot of that with kids and activities and they really don't have any place. We also try to add is storage; you need a lot of storage in this facility, doesn't have any storage.

Mayor Cason: How much square footage would that be on the second floor if you added one room?

Mr. Llanos: Well the second floor, what we are looking at is expanding an additional 720 square feet.

Mayor Cason: So how many people could you put in there? We are always looking for places in the City to put the Bridge Club, all kinds of – there never is enough big space, is that big enough for multi-use?

Mr. Llanos: Yes. What you have, the rooms accommodate about 50 people, because once you change the program that we have there, then by Code you have more than 50 occupants, so you need to means of egress. So we needed to, besides removing the existing stairs to take advantage of that to add two new egress there.

Commissioner Slesnick: Wouldn't you need more parking over there, because right now if I play tennis over there the parking lots are full in the evenings. If you have more meeting space do you have to provide more parking so that it doesn't intrude on the neighborhood?

Mr. Llanos: I think you are accommodating the same program, but you are using it someplace else.

Mr. Couceyro: Some of that meeting space would be used right now we do have programs that are there and a lot of times we have the children in the covered walk area where now we have them in an air conditioned room.

Commissioner Keon: I think the need for covered space really relates to like the summer programs, especially when it's inclement and its wet or it's thundering, lightening and they need to get the kids off the courts and into a safe place, they really don't have the space to do that there now, so they would like to have some air conditioned space so that they are not, with all the mosquitos around, and the children can do something other than – now they just play board games on the ground. They don't really have the ability to kind of extend the camp that is not inexpensive, people pay for it, and to be able to modify the camp to accommodate wet weather and continue instruction at the same time.

Commissioner Slesnick: I was thinking more about if you – I thought the Bridge groups were moving over to the Senior Center.

Commissioner Keon: No. I think there is a discussion about the Bridge groups being, they are looking at some space potentially for a church.

Commissioner Slesnick: But wouldn't we have to have more space at the tennis....

Commissioner Keon: Well, I don't think it will accommodate the Bridge group.

Mr. Couceyro: The Bridge Club, it requires a large room like the 50 people. You also have to add tables and their activities require a lot of hour's usage every day. Now what this meeting space will also help us with is alleviate, sometimes we have a backup of groups that need, advisory boards that need the Youth Center conference room and sometimes we are double booked in there. This would maybe alleviate that and that's not a large group, that's seven, eight, nine, ten people, which I think we can accommodate especially during the day hours, because a lot of our Youth Center board meetings, Communications, there are quite a few that take place throughout the day at the Youth Center. So this could be a nice backup for that.

Commissioner Lago: Most of the parking issues in regards to this location are more geared toward the weekend, right, so during the week there is available parking there.

Mr. Couceyro: It's mostly when we get our peak programming hours in the evenings, not necessarily weekends. Six o'clock to eight...

Commissioner Keon: Six to nine.

Mr. Couceyro:...Salvadore pushes a little longer, but Biltmore right around there, because we have a lot of youth programs at the Biltmore, so that evening time is when we get the most parking.

Mayor Cason: Got it.

Mr. Llanos: So like I was saying, I think because you have so much open space in the existing building and they hold a lot of these kids in these programs within that shelter. So what we are trying to do is occupy and create more space and at the same time we have to introduce ramp and steps because the existing building you have to meet ADA compliance. So what we try to do in Option 1 is just a renovation, but the renovation is that you have to tuck the building and you have to bring it up to Code and pick up some of that unusable space, so now you get a 75 usable space for this option, which is a renovation option. So when you go to the second floor, which is in color, you look at where the meeting rooms are that they face courts 7 and 8, so at least when you have programs there and you have the operable partition, you can look at the courts and it

becomes a good place to see and we kept the existing elevator working and we added the two stairs that will be covered, and then we have a training room and the offices, and the training room has a little terrace that looks into courts one and two. So this is within the same footprint because again, we don't have a place to grow. We certainly going to have that big tree, this building just remind me like a building in a park, and you want to see as much of it as you can outside, and that is giving you a recap of Option 1. Option 2...

Mayor Cason: On that option would you have to gut the whole thing or would you do it in pieces?

Mr. Llanos: No, you have to gut the whole thing.

Mayor Cason: So it would all go out at one time, so it would be out of action for how long?

Mr. Llanos: Because what happens is by Code this building hasn't been updated. You need like for instance, the existing electrical room, not the new one that was added to the courts doesn't meet Code, the bathrooms doesn't meet Code. So everything we have to replace and cut out.

Commissioner Keon: You have a terrace around, even if you renovate it, there is a terrace on all sides of the building that you can see all of the courts from?

Mr. Llanos: On this Option 1, we have a small viewing terrace that watches courts one and two.

Commissioner Keon: What about the...

Mr. Llanos: We don't have a terrace.

Commissioner Keon: We really need a terrace that you can view all of the courts from up there; one, it's for people watching people play, but also for staff in making sure whose on those courts, is that they can stand up there and they can view all of those courts.

Mr. Llanos: Correct. Correct.

Commissioner Slesnick: You can see all the courts from the Pro Shop and the terrace.

Commissioner Keon: Well, you can see the front courts from the Pro Shop, but the terrace doesn't allow you to do that. So the only people that are in the Pro Shop, because it's a glass window, you really would like to have is an open terrace that you can walk around and you can look at all of the courts.

Commissioner Slesnick: I was there yesterday and I looked at all the courts and took pictures of all the courts. The one that's right off, behind the sign of the tennis center is the one that you can't see from the outside...

Commissioner Keon: Right.

Commissioner Slesnick:...and you have to look from the Pro Shop, they are all visible.

Mayor Cason: So this is your Option 1, what's the cost of this?- and how long it would be out of action?

Mr. Llanos: Yes that would be....

Commissioner Slesnick: And where is the big tree over on the right?

Mr. Llanos: Oh, the big tree is, yes, to the right it says existing tree planter. It has a rectangle outline. Yes, we are not touching that, that's why we are restrained to that footprint, only a minimum amount we can go out. And the terrace and everything like that – what we try to do is look at a minimum renovation with a new program and then go with a new construction and see the benefits, the added benefits, and that would be Option Number 2. Option Number 2; in this option we have a new elevator and then a new location for the elevator. We have two stairs. We thought it's important that the elevator and main entrance be in the front and that existing elevator is very old, so by the time we repair it, it doesn't meet any Codes or anything like that. And what you are getting with this Option 2 is, if it's new construction, then the finished first floor of the building can be at the same, a little bit higher than the existing courtyard and a little bit higher than the parking, so you avoid the need of a ramp or steps. I thought it would be great if everything can come down as close to the ground to make it more pedestrian-friendly for different age groups and families to come through. This will give you also the opportunity when you come in then those steps that are shown will not be there, OK, but I just wanted to let you know what the advantage is. When you come in, you come into the Pro Shop and from there it's secure, and I see this as all glass that you are looking all around. They have their counter there and then to go to the bathroom to check in; they go inside the Pro Shop, the retail, that's what the program required. We also have right behind there that's colored in orange; we have a kid's room. Again, when they have activities, the kids can have an activity and that's a bigger space. And then the bathrooms are also the blue area, where we call back of house, it also can be expanded because its new so you are able to put a couple of showers in each of the bathrooms.

City Manager Swanson-Rivenbark: And Mr. Mayor, I know it's hard to see on the monitors, but anybody that is watching from their home or at their work they can see that we have this PowerPoint, this exact PowerPoint loaded in as a part of your agenda for H-1.

Mr. Llanos: So in this option, is a new option, you are able to bring the building down and you are able to expand some of the areas; and again, this option is a total addition of about 1,300 square feet, the renovation option is a total addition of 720 square feet, so we can add a little bit more within the same constrained space. As you come up to the second floor, then we are able to add a viewing terrace on the north side where those multi-purpose rooms are with the operable partition. So that is available because what happens is that below is the access for the new electrical room and it's facing the courts, so you just shade that area and then below you have more storage, because you really can't see the courts from there. At the same time, we created the offices and to the south side with a training room that is a circular form that is right underneath the branches of the tree. We think it's very important your training and you're part of that space. So again, we are not touching the tree, but you are reaching out into it and it becomes a little nicer environment. And then we have viewing terrace, a larger viewing terrace that faces courts one and two, to the south side. So this option, which is new, is able to provide more space for the program that is required besides creating a viewing terrace and bringing the building down. And to your question Mayor, what we did again, a preliminary analysis on the layout, Option 1 renovation is about \$985,700 in that option. Option 2, which is a new version, with a new version we have to create a new floor, we have to sink it down and make some adjustments. It's about \$1,380,000. So to give you an idea, it's like 40 percent more of the renovation, but you are getting value in the new option that you can bring the building down, so it affects the cost because you have to then adjust to the immediate area to the east and to the west.

Mayor Cason: What's the fastest in terms on getting it back online so people can use it of the two options?

Mr. Llanos: The fastest, I would say, to me in my experience the new is easier. You come in, because by the time you start fishing and looking around, then you find all that stuff. I've done a lot of renovations myself.

Mayor Cason: You find things that you didn't anticipate under the renovation that might cost you more in the long run?

Mr. Llanos: Right – or you were saying quicker. I think it's quicker if they come in, they cap everything, they look at all the utilities that are there, and then the only thing that won't come down is the new electrical. The new electrical for the courts is separate, it's outside.

Mayor Cason: Do we have left over monies in the NPR that could be transferred without having to go elsewhere?

City Manager Swanson-Rivenbark: The challenge is the timing. When it's NRP that we need to bring our expenditures to a close at the end of June and so the new construction, full new construction, I think it would be difficult to do, but if that's the commitment of the Commission, we can come up with an alternative.

Commissioner Slesnick: When you say the bathrooms, the current bathrooms are not Code compliant, they are large for handicap.

Commissioner Lago: It's usually the doorway, it's probably not ADA.

Commissioner Slesnick: So you need electric doorways.

Mr. Llanos: Right. Right.

Commissioner Lago: He's also talking about the width of the doorway, which is not ADA.

Commissioner Slesnick: No, they are very wide. I was there yesterday, they are.

Commissioner Keon: They are.

Commissioner Slesnick: Do we have a ramp up there now? How do people get up there?- there are a lot of stairs.

Commissioner Keon: There is an elevator....

Mr. Llanos: And there is an elevator in the back.

Commissioner Slesnick: No, I meant when you first approached the building there is like four or five steps up...

Mr. Llanos: Correct.

Commissioner Slesnick: There is a ramp there somewhere?

Mr. Llanos: No. No.

Commissioner Slesnick: No, there's not.

Commissioner Keon: Wasn't there a ramp outside?

Commissioner Slesnick: So somebody could not reach the bathrooms?

Commissioner Keon: There was a ramp there. Yes, there is a ramp there...

Mr. Couceyro: On the side entrance, the newly created one, it goes all the way to the front.

Commissioner Slesnick: There is?

Mr. Couceyro: Yes.

Mr. Llanos: The one that's coming now from the street.

Commissioner Slesnick: So bathrooms are accessible.

Commissioner Keon: The one from the street.

Mr. Llanos: Right. Right. But if you were to park in the parking lot and you need the ramp, you are not going to go all the way to the street, so you need to have something closer also.

Mayor Cason: How much more under Option 2 of the meeting space upstairs did you say was, almost like double from...?

Mr. Llanos: Right. In the renovation the total new addition is 720 square feet. In option 2, the total new addition is about 1,300 square feet.

Mayor Cason: That for me is significant. I think we are always looking for meeting spaces. So we have the funds one way or another whether it's NPR or elsewhere for Option 2?

City Manager Swanson-Rivenbark: Well, I think our Budget Director is probably printing at his seat. It would be a revision that we would come forward with amending the Capital Improvement plan, the five year plan that you all have approved, but if it's the desire of the Commission to pursue the construction, new construction, we can come back to you with a funding recommendation at the next meeting.

Commissioner Slesnick: I would just like, I was there yesterday and make some comments about my observations, because I knew this was coming up, and I thought the building, the new courts and the landscaping is A-plus, I mean it is like a resort hotel over there next to a resort hotel. I think a lot of our residents don't really know that the Kerdyk Tennis Center is open to the public, because they are all over at Salvadore, but they need to start coming back and it's been open ten days and the attendance there is minimal because people don't know it's open. I was so shocked at how beautiful the tennis courts are now and the practice sites, everything was gorgeous. I thought the building was going to be more rundown and again I was surprised that it wasn't. I understand on Phase I that a new roof was put on, that the wrought iron was all replaced, that the keystone was added to the building. I thought the building was really in good condition. I looked at the bathrooms and there is a lot of space in the bathrooms, they are only for one person at a time, but a lot of space in the bathroom, so maybe some electronic door does need to be put on there. My main problem was the Pro Shop, which to me was over crowded, they don't have enough storage, it was messy but that's because it been closed and they've been working over there. The furniture was all antiquated; they have desks, but with no storage space in the desks and so forth. I hate to spend money on tearing down something when I think the building is in good condition, and I'm sorry if you want more space over there for other activities. Right now I hate to see the City spend money on something when the building, to me, \$2 or \$300,000 could really be brought up to a much better quality. Now there aren't any places except for right underneath the second floor where kids can come in and stay out of the sun, because I've had skin cancer and I really am aware of how much the kids need to be out in the sun. So there should be something where there is more covered space, or maybe even some air condition space for the kids, but right now I think the building is in great condition, but we need to have a space designer – these are pictures I took yesterday, I even took the little video. There is only that one bench right there for kids to sit on right now, so you need more benches; and even the second floor there is a lot of space, but no benches or anything for anybody to sit up there. So the area is really underutilized as it is now and maybe some benches were taken out for the renovation, but it is gorgeous over there now, but I don't see that we need to spend more than \$2 or \$3 or \$400,000 additionally to bring that up to an A-plus tennis center. Maybe the Pro Shop could be brought up, the parking lots even are all redone; and the landscaping it's really beautiful what the City has done, hopefully we'll get more people back over there; and the lighting, I understand that the lighting is the top-rated lighting that any that you can have on tennis courts these days; and the seating outside. So the City should be really proud of this facility. To see all of the open space in front of the Pro Shop, if that could be brought out more or something. There is a lot of space there that somebody could work with, without tearing down the building or revamping. And I took out the pictures of the ratty chairs; they shouldn't have to have that for a City facility looking so messy and without storage and so forth there. So maybe we need a storage unit separate to what's there or just expand on what's there. I really think it's a good facility already

and I really don't think we should be spending that much money. There are other things in the City I'd like to spend money on, but that's just my opinion.

Mayor Cason: Is furniture included in both of those?

Mr. Llanos: No. No. And again, when we did the study it's based on the program, so that we are able to accommodate a program, because I'm a user too. I have kids different ages and also it's good to see people when you have a program that has activity and rooms, it activates that space, you don't want to leave your young kid upstairs in that empty room because then you need eyes there.

Commissioner Slesnick: It's not really user-friendly having the Pro Shop on the second floor.

Mr. Llanos: Correct. Correct.

Commissioner Slesnick: So, I'm open to ideas. It's really – you need an interior designer if you keep the Pro Shop because it's not well done.

Mayor Cason: How valuable from your perspective is the doubling of the upstairs space, when that's what you are paying for, I assume that renovating will be as nice under Option 1 and 2, or is it going to be less?- the fixtures, and the look of the place, the feel of it?

Mr. Kephart: One of the issues that between the renovation and the building the new, and I don't have a preference for either, but the existing has an elevation that creates an issue where you have to have ramps and so forth that don't currently exist that take up space as opposed to a new building that I think, from what Eddy is saying, can be lowered and we can do away with those ramps. From my view, as Public Works Director and not caring about, not caring, but not having – Fred has the programming is probably the primary advantage in the way that...

Commissioner Slesnick: But all the tennis courts are raised to that level too, so the tennis courts, if you actually need access to the tennis courts everything is raised, so if you come into that, once you are in that building underneath the tennis courts are actually four, five feet above sea level, entry level.

Mr. Couceyro: For programmatic elements, either option of the ones discussed, will add additional space for our programming, also we'll move the Pro Shop down to the first floor. So from a programmatic standpoint either option works. Obviously, he's given us the advantages of the second option which is...option.

Commissioner Keon: You know it's hard to picture it without being there, so I'd like to look at it a little more. I don't think the footprint of the current building is a problem and it's a good footprint for where it sits. The issues from playing tennis I see and in talking to people that use the facility is that it would be good if you are going to have a high quality facility, you should have showers there, there should be at least one shower, I saw dirty showers, so now it should be reconstructed so that there is a couple of bathrooms and you can walk in and there are a couple of stalls, and there should be a shower for both men and for women, that facility should be there, so however you figure that out and you put it into that space, that's fine you need that. I think one of the most interesting elements of those facilities is really that ability to view all of the courts from upstairs there, so I'd leave it as high as it is. When you were talking about bringing it down, were you bringing the whole building down?- or you were just bringing the floor of the other building down?

Mr. Llanos: Right – just the first floor, so that it would be more porous and people can cross easily.

Commissioner Keon: I think we can talk, you can make that decision as to how that works programmatically for you all, but I think the bathrooms are a big issue and I think enclosed air conditioned space for kids is a very, very big issue.

Mayor Cason: And you'll be able to do that on both options, accommodate those concerns. I guess the real question is, is it worth \$400,000 for the extra space upstairs?- I mean for your programmatic, is that space we might get somewhere else are there other things we are doing, or is it really worth \$400,000, because I would assume you'll do a great job in renovation with all the showers and all that and the air condition.

Commissioner Keon: I don't really know that you need that really.

Mayor Cason: Well that's my question. You don't think it's necessary?

Mr. Couceyro: The core elements, as the Commissioner stated, which is the air conditioned space, the showers, having the Pro Shop on the first floor. Like I said the core elements those can be achieved with either option. The benefits, you do have the viewing terrace with the new construction that you don't have with the first option, which the only way you can see those courts would be through those meeting rooms. I'm not sure that's...

Mayor Cason: About \$400,000.

Mr. Couceyro: Exactly.

Mr. Llanos: If I can add. The \$400,000 is able to do the first floor to bring the building down, so that the building you don't require the steps and that's additional cost and we have a new elevator in Option 2, you have a renovation existing elevator in Option 1. So that's the value of the new that you get a ground floor that is level with, almost with the parking and the terrace area, OK, and at the same time you get the new elevator and you get the larger rooms that are air conditioned, and besides that you get the viewing terrace, so it's really up to you.

Mayor Cason: And the Option 1, the NRP money can be used and you don't have any time constraints.

City Manager Swanson-Rivenbark: We had that discussion with staff on could we say, \$600,000 what could a general contractor come in and do to get that in a more presentable situation, and so we have discussed that with staff, sometimes things take longer than what we think they do on paper, so I'd like to have Glenn and Fred together answer that.

Mr. Kephart: I think as far as moving forward, if we need to spend the NRP money between now and June that's probably not practical for a renovation, because it has to be designed, it has to be permitted, it has to meet Codes, and then you have to get a contractor to build it and actually bill us all by that time, and it probably just isn't realistic to think that that all will happen to add the NRP money to it.

Mayor Cason: But the NRP money could be used for something. We are not going to lose NRP money.

City Manager Swanson-Rivenbark: You will see a very strategic and exciting land acquisition movement; you all approved it at the last meeting, that we could continue to purchase properties. One of your top priorities is the acquisition of open space, so we have found multiple ways of investing that NRP money consistent with the bond documents that really help build better amenities for our neighborhood. So we will be able to spend that money, even if we are not spending it with the tennis center.

Mayor Cason: I tend to agree with Commissioner Slesnick that renovating allows another \$400,000 to be used for something else; we've got all kinds of interesting things to use it for. I'm sure you guys can do a great job to make it look as shiny and beautiful renovating as you would rebuilding. So if somebody wants to make a motion?

Commissioner Slesnick: I just wanted to ask Commissioner Keon because she plays tennis over there too, I assume. When you go out toward the tree in the back there is a big patio right there,

is there any way of having like a heavy duty tent set up there in the summer for children's camps or something just to keep the kids out of the heat?- shade structure.

Mr. Couceyro: We do temporary shade structures out there during the summer you'll see it, because sometimes where we have our lunch time and things like that. So we do have something there. What you don't have in this new plaza what we had in the old plaza was, you had those built in concrete bench, so you will see some new picnic tables and things, those are in the process of being ordered that will be consistent with the standard that we set with the new park construction that we had. So you'll see new picnic tables and seating in that area as well.

Commissioner Slesnick: And you do have the covered, over near the courts themselves, you have a covered shade structure with seating, don't you?- where the storage is on the courts?

Commissioner Keon: Between the courts.

Mr. Couceyro: Between the courts – the little water stations, we do have those as well.

Mayor Cason: Somebody wants to make a motion on one of the options or the other?

Commissioner Keon: I would like to make the motion on the renovation option.

Mayor Cason: Do we have a second?

Commissioner Lago: Second the motion.

Mayor Cason: Commissioner Lago seconds. City Clerk.

Vice Quesada: Yes

Commissioner Slesnick: Yes

Commissioner Keon: Yes

Commissioner Lago: Yes

Mayor Cason: Yes

(Vote: 5-0)

Mayor Cason: Thank you.

[End: 1:24:50 p.m.]