



**CITY OF SANTA BARBARA
JOINT CITY COUNCIL/SUCCESSOR AGENCY
TO THE REDEVELOPMENT AGENCY OF THE
CITY OF SANTA BARBARA
AGENDA REPORT**

AGENDA DATE: April 15, 2014

TO: Successor Agency Members

FROM: Administration Division, Parks and Recreation Department

SUBJECT: Contract Services For The Cabrillo Pavilion And Bathhouse Renovation Project

RECOMMENDATION: That the Successor Agency:

- A. Authorize the Executive Director to execute a contract between the Successor Agency and Moffat & Nichol, Inc. in the amount of \$54,140 to prepare a coastal engineering report and sea level rise vulnerability assessment for the Cabrillo Bathhouse and Pavilion Arts Center Renovation Project, and authorize the Executive Director to approve extra work, as necessary, in an amount not to exceed \$5,414, or 10 percent; and
- B. Find it in the best interest to waive formal bids and authorize the Executive Director to execute a contract between the Successor Agency and Cardenas and Associates Surveying, Inc. in the amount of \$3,310 for site survey services related to the above project.

DISCUSSION:

Project Description

The purpose of the Cabrillo Bathhouse and Pavilion Arts Center Renovation Project (Project) is to achieve a viable community recreation center that serves Santa Barbara residents and visitors and returns the building to its original status as the "crown jewel of East Cabrillo Boulevard." The project includes complete renovation of the facility's mechanical, electrical, plumbing and communication systems, and associated structural and seismic, fire protection, and accessibility upgrades. Exterior building improvements include restoration of the original beach level promenade, renovation of exterior building modifications, repairs of the building façade, site grading to achieve accessibility standards and improve facility access, design modifications to the parking lots to address accessibility, and renovation of site landscaping, outdoor showers, and covered walkway adjacent to the playground. The project also proposes installation of a boardwalk to connect the promenade to the recreational beach in front of the facility.

Coastal Engineering Services

The Parks and Recreation Department (Department) recommends that the Successor Agency authorize the Executive Director to execute a contract between the Successor Agency and Moffat & Nichol for coastal engineering services. Moffat & Nichol was selected through a competitive request for proposal process. The City received three proposals and conducted interviews with all three consulting firms. Moffat & Nichol was selected as the most qualified firm due to the firm's experience providing California coastal communities with engineering services for coastal infrastructure, redevelopment and restoration projects, conducting sea level rise and coastal hazard assessments, and addressing coastal sediment management. Moffat & Nichol has familiarity with Santa Barbara's coastal environment and previously provided engineering services to the City's Waterfront Department.

Moffat & Nichol's scope of work includes preparation of a coastal engineering report and sea level rise vulnerability assessment for the project. Since the building is located in the City's coastal zone, renovations need to be consistent with the City's Local Coastal Program and address requirements in the California Coastal Commission's recently released draft Sea Level Policy Guidance. In addition to informing structural building renovation requirements, the analysis will assist in determining the project's planning horizon and developing adaptation measures to future changes in Santa Barbara's coast line. Moffat & Nichol will be working closely with the project architects, Kruger Bensen Ziemer Architects, Inc. (KBZ). KBZ is providing architectural and engineering design services, as well as preparing construction documents, project bidding, and construction administration services, as approved by the Successor Agency on February 4, 2014.

Land Surveying Services

Staff recommends that the Successor Agency authorize the Executive Director to execute a contract between the Successor Agency and Cardenas and Associates Surveying, Inc. in the amount of \$3,310 for land survey services related to the Project. The Department has determined that additional land survey services are needed to assess site accessibility and public coastal access. The Department is recommending the contract since Cardenas and Associated Surveying, Inc. provided site survey services for the project in 2011 and can complete the work in a short timeframe.

BUDGET/FINANCIAL INFORMATION

On December 17, 2013, the Successor Agency approved funding of \$9,117,026 for design and construction of this project from the 2001 and 2003 Redevelopment Agency Bond Funds. The Oversight Board to the Successor Agency authorized funding the project on the 13-14B (January 1, 2014 through June 30, 2014) Recognized Obligation Payment Schedule, which was approved by the California Department of Finance on November 13, 2013.

On February 4, 2014 Council and the Successor Agency approved contract services in the amount of \$1,007,213 including \$921,500 with KBZ, \$51,288 with the Parks and Recreation Department for project management services, and \$34,425 for City land development permits. The contract services with Moffat & Nichol and Cardenas and Associates in the amount of \$62,864 will support additional engineering and permitting needs for the project.

SUSTAINABILITY IMPACT:

The Project will further the City's Sustainability Program goals through incorporating environmentally responsible design and construction techniques including, but not limited to, the specification of recycled content building materials, construction debris recycling processes, energy conserving electrical systems, materials, fixtures and appliances and the use of drought tolerant landscaping specifically selected from local native plants which use less water, therefore conserving further natural resources. The Project goal is to attain a LEED Silver certification rating.

PREPARED BY: Jill E. Zachary, Assistant Parks and Recreation Director

SUBMITTED BY: Nancy L. Rapp, Parks and Recreation Director

APPROVED BY: City Administrator's Office