



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: May 6, 2014

TO: Mayor and Councilmembers

FROM: Transportation Division, Public Works Department

SUBJECT: Agreement With Ensemble Theatre Company For Parking Lot 5 Design Services

RECOMMENDATION:

That Council authorize the City Administrator to execute an Agreement for reimbursement in the amount of \$29,882.92 for Parking Lot 5 Exit Design Services to the Ensemble Theatre Company.

DISCUSSION:

Prior to the renovation and reconstruction of the Victoria Hall Theater by the Ensemble Theatre Company (ETC), Parking Lot 5 had an entrance from both Victoria and Chapala Streets, and a single exit on Chapala Street. In order to renovate and reconstruct the Victoria Hall Theater, ETC required a construction staging area that both blocked the single exit and utilized eighteen (18) parking spots within the lot (ETC paid the City \$20 per space per day.) Therefore, to keep Lot 5 functional during ETC's construction project the City required that ETC convert the Victoria Street entrance to a temporary exit, including constructing a temporary kiosk and reconfiguring and repositioning the gate arm, ticket column, and vehicle detector loops.

At the time ETC commenced the work to install the temporary exit at Victoria Street the City anticipated making the exit permanent to help alleviate historic "bottlenecks" created by vehicles exiting the parking lot on Chapala Street after performances in the nearby theaters. With that in mind, the City asked ETC, in conjunction with the temporary relocation of the exit, to also have a permanent layout designed by its architect, PMSM Architects. PMSM submitted the new permanent kiosk design to the Historic Landmarks Commission for review and approval, which was subsequently received. City staff conceptually agreed, pending Council approval, to reimburse ETC for certain costs of permitting, design, and construction for the additional scope of work for the permanent exit design. Under the terms of the agreement, the City will reimburse ETC expenses resulting from design, permitting, and partial construction layout of the permanent kiosk is \$29,882.92. In lieu of a cash payment, the City would credit ETC the amount it owed to the City for the use of the City's eighteen (18) parking

spaces from July 1, 2013 to September 24, 2013. The proposed agreement is on file for public review in the City Clerk's Office.

In addition, in order to expedite construction of the permanent exit at Victoria Street, the City has asked that ETC leave the temporary exit lane improvements in place, including the temporary kiosk. ETC has agreed to donate ownership of all of the Victoria exit lane related improvements, including the temporary kiosk, to the City.

Public Works has received a proposal from ETC's consultant, PMSM Architects, to finish the final exit design, which includes designing the exit lane curb alignment and placement of the exit kiosk. Once City staff negotiates an acceptable proposal, staff will return to Council with a professional service agreement for final design services.

PREPARED BY: Browning Allen, Transportation Manager/VG/kts

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office