



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** August 5, 2014  
**TO:** Mayor and Councilmembers  
**FROM:** Administration, Library Department  
**SUBJECT:** Library Plaza Renovation Final Design Services Contract

### RECOMMENDATION:

- A. Appropriate \$42,225 from the Fenton Davison Trust for final design costs of the Library Plaza Renovation Project; and
- B. Authorize the Library Director to execute a Professional Design Services Agreement with Campbell & Campbell in a base amount not to exceed \$106,750, for final design services for Library Plaza Renovation, and authorize the Library Director to approve expenditures of up to \$10,675 for extra services that may result from necessary changes in the scope of work.

### DISCUSSION:

#### BACKGROUND:

On June 29, 2010, the Redevelopment Agency Board adopted the Fiscal Year 2010 Capital Program which included the allocation of \$150,000 toward the planning and design of the Library Plaza renovation. Project goals include a public open space that is safe and inviting, an accessible plaza that serves as a community gathering place, an enhanced paseo between Anapamu Street and La Arcada and the Santa Barbara Museum of Art and reduced maintenance costs.

The concept envisions removal of walls to improve visibility and open sightlines throughout, improved universal access to the library, the incorporation of temporary or permanent artworks and a water feature and the incorporation of sustainability concepts.

#### Conceptual & Preliminary Design Phase Consultant Services

The landscape architect firm of Campbell & Campbell was hired in 2011 to complete the conceptual and preliminary design phase. Design work was halted in 2012 due to the elimination of the Redevelopment Agencies.

Design work resumed in July 2013 with the restoration of design funding. At that time, the scope of the project was expanded to include the entire library parcel. This was done in light of the need to address ADA access at the south entrance and due to the concurrence of the Santa Barbara Museum of Art's redevelopment and expansion project. The Museum has made several requests for use of library property to advance their proposed

design. The Library Plaza project received project design approval from the Historic Landmarks Commission on June 18, 2014.

**SCHEDULE:**

Development of the final design of the Library project is expected to require 6 months and will include final design approval by Street Tree Advisory Committee, the Parks & Recreation Commission, and the Historic Landmarks Commission.

**ENVIRONMENTAL REVIEW:**

The project will be reviewed under the California Environmental Quality Act (CEQA). Due to its location within the City's El Pueblo Viejo District, the project design will be reviewed by the Historic Landmarks Commission.

**FUNDING:**

The Fenton Davison Trust, a bequest to the Central Library, will provide \$42,225 towards the project (\$31,550, plus \$10,675 for extra services if necessary). Council previously appropriated \$100,000 for design services on February 25, 2014, of which \$75,200 remain for final design.

**BUDGET/FINANCIAL INFORMATION:**

Staff recommends that Council approve \$106,750 toward the design and additional funding of \$10,675 if needed for necessary changes to the scope.

Expenditures to date total approximately \$212,080. Based on other capital projects with hardscape and landscape elements, and accounting for the size of the Library Plaza project area, staff has estimated that total design, project management, supplies and construction costs could reach \$3,900,000. Actual costs will be dependent upon the final design and the future construction bidding environment.

**SUSTAINABILITY IMPACT:**

The project will have its greatest impact on the environment at the point it begins construction. Recognizing the possible impacts, City sponsored capital projects incorporate environmentally responsible design and construction techniques including, but not limited to, the specification of recycled content building materials, construction debris recycling processes, compliance with storm water management policies and the use of drought tolerant landscaping. These techniques further the City's sustainability goals in a variety of ways specific to the individual project and include recycling, reducing waste and reducing resource consumption.

**PREPARED BY:** Scott Love, Library Services Manager

**SUBMITTED BY:** Irene Macias, Library Director

**APPROVED BY:** City Administrator's Office