



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

AGENDA DATE: November 4, 2014

TO: Successor Agency Members

FROM: Administration Division, Parks and Recreation Department

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

RECOMMENDATION: That the Successor Agency:

- A. Receive a status report on the Cabrillo Pavilion and Bathhouse Renovation Project;
- B. Authorize the Executive Director to execute a contract between the Successor Agency and Dudek, in the amount of \$1,895, to prepare a Phase 1 Archaeological Investigation for the above project and authorize the Executive Director to approve extra work, as necessary, in an amount not to exceed \$500; and
- C. Authorize the Executive Director to execute a contract between the Successor Agency and Leidos, Incorporated, in the amount of \$13,265, to prepare a Biological Resources Report for the above project, and authorize the Executive Director to approve extra work, as necessary, in an amount not to exceed \$1,326; or 10 percent.

DISCUSSION:

Project Description

The primary objectives of the Cabrillo Pavilion and Bathhouse Renovation Project (Project) are to achieve a viable community recreation center and return the building to its original status as the "crown jewel of East Cabrillo Boulevard." Constructed and given to the City by David Gray, the Cabrillo Pavilion and Bathhouse has provided community cultural and recreational opportunities since 1926. Today, the building's outdated interiors, structural deficiencies, failing mechanical, electrical and plumbing systems, as well as poor site accessibility, significantly limit its potential to serve Santa Barbara residents and visitors. A City designated Structure of Merit and one of its most significant public assets, renovation of the building will ensure its role as a prime recreational facility well into the future.

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. Proposed 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 (stoa) 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.

Proposed interior improvements for the Bathhouse floor include restoration of the lobby, renovation of men's and women's shower and locker facilities, new multi-purpose rooms for gym/fitness, recreation programs, meetings and special events, a new small tenant space, and renovation of the area for a private restaurant concession. Improvements for the Pavilion floor include redesign of the lobby to create one large room, renovation of the main special event room and restrooms, installation of a modern prep kitchen for special events and functions, and renovation of the enclosed terrace with new windows and doors. An interior elevator will connect the two floors.

Project Status

Significant progress has been made since the Successor Agency and Oversight Board approved project funding in December 2013. The Parks and Recreation Department (Department) has been working with project architects, Kruger Bensen Ziemer Architects, Inc. (KBZ), and other technical consultants, to complete the schematic design plans for both interior and exterior renovations, conceptual landscape plans, and the coastal hazards assessment. To date, the Historic Landmarks Commission (HLC) completed four concept reviews and provided positive comments on the site plan layout and building renovation design. The HLC also approved the Historic Structures Report on September 8, 2014. The Parks and Recreation Commission also received a status report on the Project.

The Department conducted its first community open house on September 3, 2014. With over 100 people in attendance, the open house included a presentation of the building's history, renovation objectives, Project fact sheet, and conceptual interior renovation plans. The community open house presentation and the fact sheet are posted on the Department's web page under *Key Initiatives*. Additional community outreach events will be scheduled as the Project develops.

Located in the City's coastal zone, the Project requires Planning Commission review and a coastal development permit. The coastal hazards assessment is currently under review. Additional technical studies, including Archaeological Resources and Biological Resources are needed in order to prepare the coastal development application. The

Department also will return to the Successor Agency on November 11, 2014 with a recommendation for geotechnical services for the Project.

Archeological Resources Services

The Department recommends that the Successor Agency authorize the Executive Director to execute a contract between the Successor Agency and Dudek for archeological investigation services. Dudek was selected through a competitive request for proposal process. The City received three proposals and Dudek was selected as the most qualified firm due to the firm's approach and extensive experience providing Phase 1 archeological investigations for City projects including Ambassador Park and Pershing Park improvements, and El Estero Wastewater Treatment Plant Upgrades. Dudek's scope of work includes preparation of a Phase 1 Archeological Investigation to assess the site and proposed ground disturbance associated with the renovation work.

Biological Resources Services

The Department recommends that the Successor Agency authorize the Executive Director to execute a contract between the Successor Agency and Leidos for biological resources services. Leidos was selected through a competitive request for proposal process. The City received two proposals and Leidos was selected as the most qualified firm due to the firm's proposed approach and experience providing professional biological services in the Santa Barbara area. The scope includes data collection, analysis, mapping, and an assessment of biological resources considerations.

BUDGET/FINANCIAL INFORMATION:

On December 17, 2013, the Successor Agency approved funding of \$9,117,026 for design and construction of the Project from the 2001 and 2003 Redevelopment Agency Bond Funds. 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 Department for project management services, and \$34,425 for City land development permits. On April 15, 2014, Council and the Successor Agency approved contract services with Moffat & Nichol and Cardenas and Associates in the amount of \$62,864 to support additional engineering and permitting needs. The contracts with Dudek and Leidos in the amount of \$16,986 will support additional services needed for project permitting.

SUSTAINABILITY IMPACT:

The Project will further the City's Sustainability Program goals through incorporating environmentally responsible design and construction techniques. The Project goal is to attain a LEED Silver certification rating.

Joint City Council/Successor Agency To The Redevelopment Agency of the City of Santa
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APPROVED BY: City Administrator's Office



**Parks
& Recreation**
Enriching People's Lives

Cabrillo Pavilion and Bathhouse Renovation Project

City Council Meeting
November 4, 2014

Cabrillo Pavilion and Bathhouse



Status Report

- Schematic Design
- Historic Landmarks Concept Review
- Preliminary Project Review
- Community Outreach
- Coastal Hazards and Sea Level Rise
- Additional Technical Studies
- Next Steps



Project Scope and Objectives

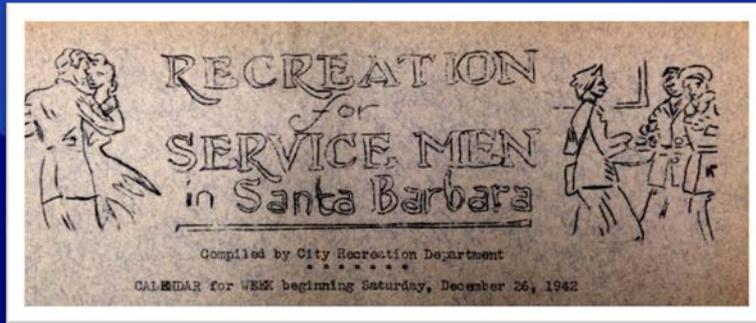
- Maintain Historic Integrity
- Address Building Systems, Structural, Seismic, Access
- Renovate Interior
- Increase Site Safety
- Enhance Programming
- Expand Community Use
- Achieve LEED Silver



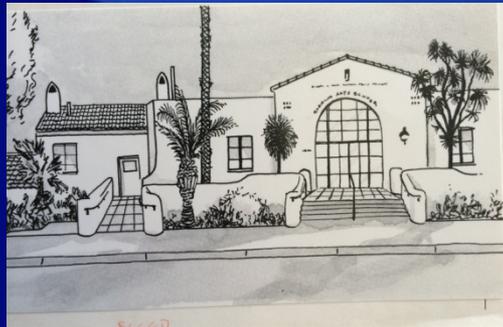
Beach and Bathing Destination



Community Center



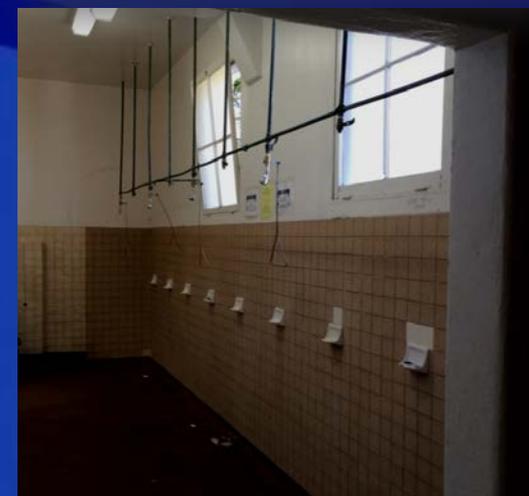
Exterior Alterations



Interior Alterations



Today's Challenges





Design Objectives

- Enhance site access and safety
- Expand public use areas
- Integrate first and second floor
- Provide for recreation programs
- Upgrade catering services
- Improve restaurant concession space
- Enhance beach access

Site Plan



Schematic Site Improvements Plan
Scale: 1"=10'

NOTES:
ALL STRUCTURES INCLUDING PROMENADE, WALKWAYS, STAIRS, RAMP, LOW WALLS, ETC. SHOWN THIS PLAN ARE NEW UNLESS OTHERWISE NOTED.

Proposed Site Plan



Renovation of the Cabrillo Pavilion Arts Center and Bathhouse

1118 East Cabrillo Boulevard Santa Barbara, CA 93108

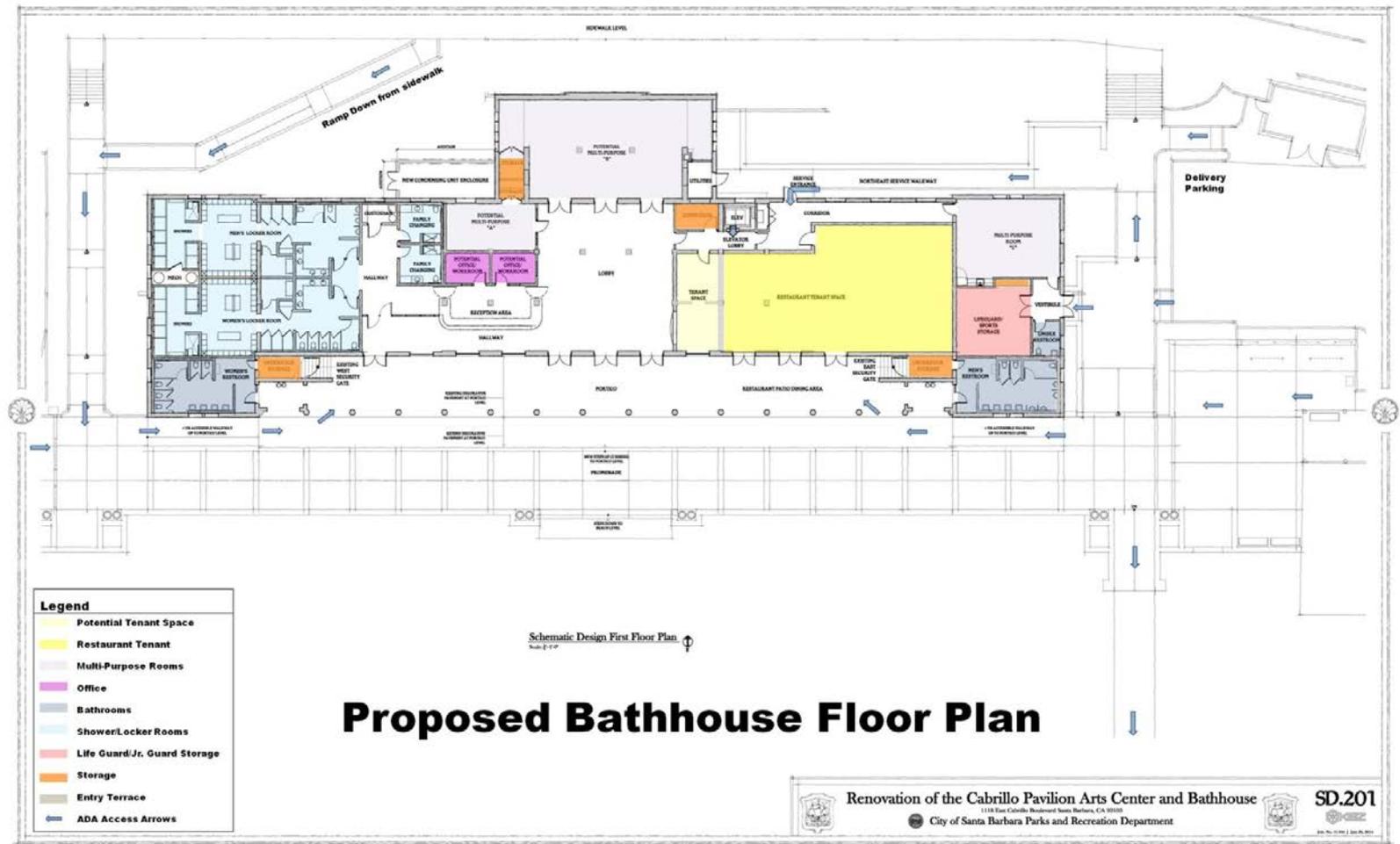
City of Santa Barbara Parks and Recreation Department



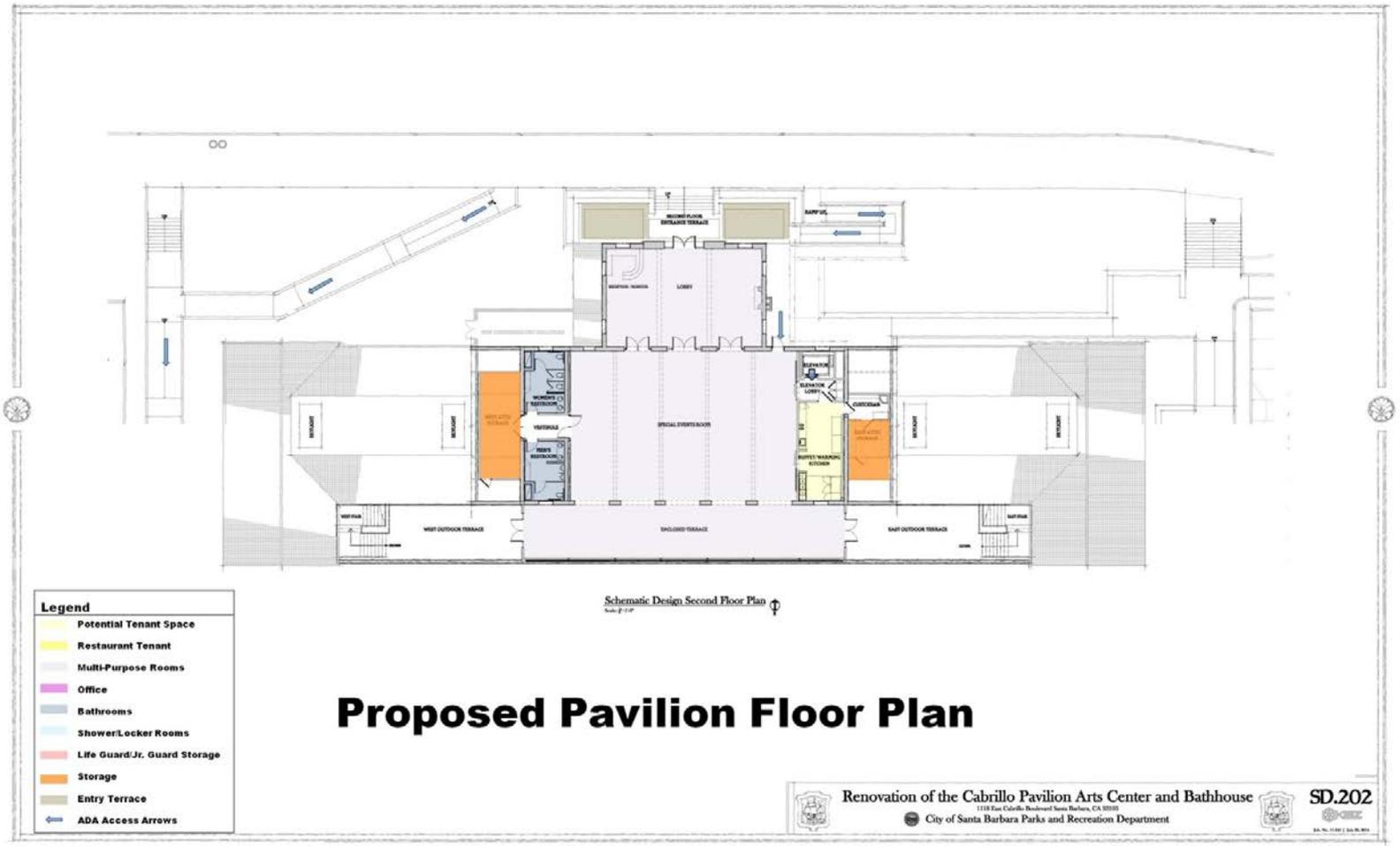
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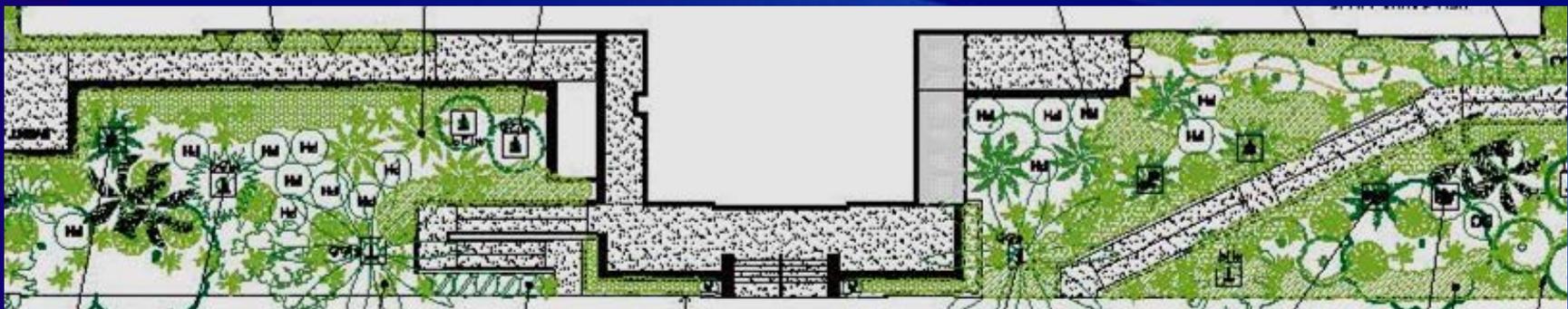
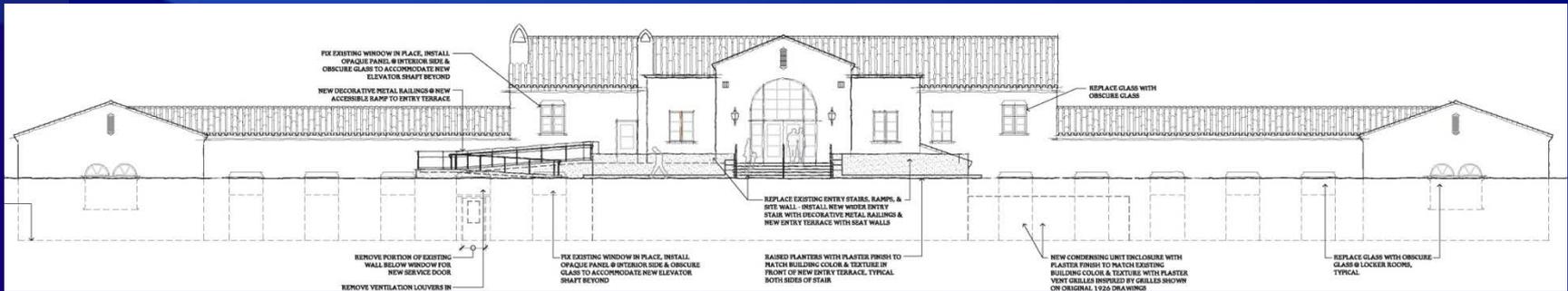
Bathhouse Floor



Pavilion Floor



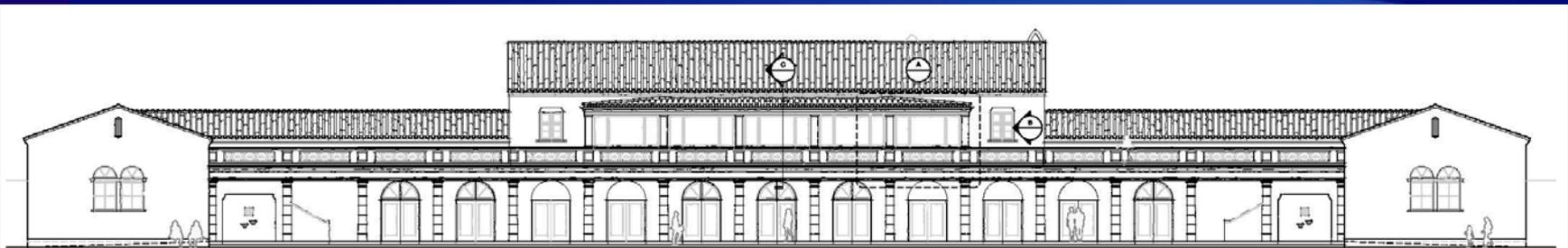
North Elevation



Partial Landscape Plan

South Elevation

- Renovated Terrace
 - Operable windows
 - Improved views
 - Compatible style
- Restored Original Windows



Proposed South Elevation - Terrace Concept Study
Scale: 1/8"=1'-0"



Design Review – HLC Concept

- Historic Structures Report
- Exterior site access
 - Promenade, ramps, walkways
- Exterior building renovations
 - Entryways, doors, windows, terrace enclosure
- Pergola (Stoa) renovation
- Landscaping, lighting, decorative metal



Community Outreach

- Early On - Focus Groups (2011)
- Now –
 - Community Open House
 - Project Fact Sheet/Web Page
 - Notification of Public Meetings
- Future
 - Future Public/Community Meetings
 - Status Reports
 - Project Fundraising

Coastal Hazards/Sea Level Rise

- Project Scope
 - Evaluate vulnerability
 - Develop adaptation plan
- Preliminary findings
 - Flooding potential from coastal storms
 - Sea level rise factor for the future
 - Harbor dredge/beach nourishment key
 - Existing shoreline protection
 - Beach profile monitoring/soft solutions





Additional Technical Studies

- **Archaeological Resources**
 - Phase I investigation – existing resources
 - Potential impacts/Measures to Avoid
- **Biological Resources**
 - Existing/sensitive resources
 - Potential impacts/Measures to Avoid
- **Geotechnical/Soils Analyses**
 - Liquefaction, Seismic, Water Quality
 - Design requirements



Next Steps

- Complete technical studies
- Prepare development application
- Confer with CA Coastal Commission
- Secure LEED Commissioning Agent
- Implement Community Fundraising
- Develop Business Plan
- RFP for restaurant concession and other services

Cabrillo Pavilion and Bathhouse



Courtesy of Sharon Schock