



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

**AGENDA DATE:** November 11, 2014

**TO:** Successor Agency Members

**FROM:** Administration Division, Parks and Recreation Department

**SUBJECT:** Geotechnical Contract Services For 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 Fugro Consultants, Incorporated, in the amount of \$55,271 to prepare a Geotechnical Study for the Cabrillo Pavilion and Bathhouse Renovation Project, and
- B. Authorize the Executive Director to approve extra work, as necessary, in an amount not to exceed \$5,527, 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 Today, the building's outdated interiors, structural deficiencies, failing mechanical, electrical and plumbing systems, as well as poor site accessibility, significantly limit its potential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.

Council and the Successor Agency received a status report on the project design and schedule on November 4, 2014.

#### Geotechnical and Geological Services

The Department recommends that the Successor Agency authorize the Executive Director to execute a contract between the Successor Agency and Fugro consultants for geotechnical investigation services. Fugro was selected through a competitive request for proposal process. The City received four proposals and Fugro was selected as the most qualified firm due to the firm's approach and extensive local experience providing soil investigation for City projects like the Waterfront Administration Building Remodeling and Retrofit, Fire Station No. 1 Structural Renovation, and Carrillo Recreation Center Rehabilitation. Fugro's scope of work includes preparation of a Geotechnical Study that will use a phased approach to the subsurface exploration; focusing engineering efforts on site characterization, seismic hazards, liquefaction potential, and related consequences; and providing engineering information for the renovation. In addition, storm water percolation and infiltration testing will be performed on site.

#### **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.

To date, Council and the Successor Agency has approved the following contract services for the project:

Date	Contractor	Service	Amount
02-04-14	KBZ	Architectural and Engineering	\$921,500
02-04-14	Parks and Recreation	Project Management Services	\$51,288
02-04-14	City of Santa Barbara	Land Development Permits	\$34,425
04-15-14	Moffat & Nichol	Coastal Hazards Analysis	\$59,554
04-15-14	Cardenas and Assoc.	Additional Land Survey Information	\$3,310
11-04-14	Dudek	Archeological Resources Report	\$2,395
11-04-14	Leidos	Biological Resources Report	\$14,591
	TOTAL		\$1,087,063

The contract with Fugro Consultants in the amount of \$60,798 will support additional services needed for engineering and 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.

**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