



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: June 23, 2015

TO: Mayor and Councilmembers

FROM: Administration Division, Parks and Recreation Department

SUBJECT: Professional Services Agreement With CJM::LA For The Cabrillo Ball Park Renovation Project

RECOMMENDATION: That Council:

- A. Authorize the Parks and Recreation Director to execute a professional services agreement with CJM::LA, Inc. in the amount of \$38,000 to conduct a feasibility analysis, and prepare a preliminary landscape and civil engineering design for Cabrillo Ball Park Renovation Project; and
- B. Authorize the Parks and Recreation Director to approve additional expenditures up to \$3,800 to cover any cost increases that may result from necessary changes in the scope of work.

DISCUSSION:

The purpose of the Cabrillo Ball Park Renovation Project (Project) is to implement the comprehensive renovation of Cabrillo Ball Park. Project objectives include maintaining and enhancing the function of the park as a premier ball field, expanding recreation opportunities, improving and maintaining park safety, upgrading park infrastructure, and enhancing park aesthetics.

Initiated in 2010, the City has completed several improvements, while continuing to scope a comprehensive plan with community input through two community stakeholder meetings and two Parks and Recreation Commission hearings. Site improvements include the installation of a fence around the restrooms and bleachers, replacement of the restroom building roof, reconstruction of the field storm drainage, and replacement of the field pole lights. The County Arts Commission also repainted the Herbert E. Bayer Chromatic Gate, and the City replaced the lighting and landscaping around the sculpture.

To inform the renovation scope of work, in October 2014, Parks and Recreation Staff began developing preliminary concepts and evaluating the feasibility of various park improvements. To develop preliminary concepts, Staff reviewed the park needs as well

as the range of potential recreation opportunities previously discussed in 2010 and 2011. Staff researched examples from other communities and considered a number of factors, including site location and constraints, size requirements, park compatibility, neighborhood compatibility, potential construction and maintenance costs, management requirements, safety, project complexity and permitting requirements, and anticipated use. Staff also considered whether similar improvements already exist in close proximity to the park or have the potential to be developed in other park locations.

In January 2015, staff presented concepts of various park improvements to the Parks and Recreation Commission. Proposed overall park improvements include renovating the park entrances, enhancing the walking path around the park, planting new trees and landscaping, upgrading park signage and lighting, and enhancing the ball field. Staff also presented several expanded recreation options for the under-utilized south east corner of the park. These options included a fenced off-leash dog area, youth skate plaza, basket ball courts, adult fitness area, and an adult fitness area combined with a youth play area. The Parks and Recreation Commission supported the proposed overall park improvements, and recommended further evaluation of the basketball courts, adult fitness area, and adult fitness area combined with some youth play options.

Consultant Selection for Project Design

The Parks and Recreation Department recommends that City Council approve the execution of a contract with Santa Barbara-based CJM::LA, Inc. The firm was selected through a competitive request for proposal (RFP) process. The RFP was distributed to 19 firms and posted on the website of the Southern California Chapter of ASLA. The Department received two proposals and conducted interviews with both firms. CJM::LA, Inc. was selected as the most qualified company due to the firm's understanding of the project, creative landscape design solutions, work experience on similar projects, and knowledge of local and regional conditions.

Preliminary design and engineering plans are required to further evaluate improvement options and initiate design and development review. The consultant will create detailed concept plans and construction estimates for the entire project and the three enhanced recreation options. The concept plans will be presented during a neighborhood outreach meeting and to the Parks and Recreation Commission. Preliminary civil engineering will address accessibility concerns and Storm Water Management Plan requirements. The selected option will be further developed prior to submittal for a Coastal Development Permit.

The Project will require design review by the Historic Landmarks Commission along with approval from the Parks and Recreation Commission and the Planning Commission. The approved preliminary plans will clearly delineate the overall park improvements and the selected recreation expansion. These plans will be used to refine the construction estimate. Construction documents are not included in this contract.

BUDGET/FINANCIAL INFORMATION:

The Parks and Recreation Fiscal Year 2015 Capital Improvement Program includes \$713,000 for the Project. The cost to conduct feasibility and design analysis for three expanded recreation options, and prepare preliminary design plans for the selected option is \$38,000. A contingency amount of \$3,800 is included should additional work be needed. Including contingency funding, the total cost for the CJM::LA, Inc. contract is \$41,800.

SUSTAINABILITY IMPACT:

The Project will further the City's sustainability goals by preserving green space while expanding recreation opportunities for the public. Storm Water retention and filtration improvements will also be incorporated into the project. Recycled water will continue to be used to irrigate the park.

A copy of the contract/agreement is available for public review in the City Clerk's Office.

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