



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

AGENDA DATE: June 30, 2015

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; and
- B. Authorize the Executive Director to execute a contract between the Successor Agency and FGI Farnsworth Group, Inc., in the amount of \$47,300 to provide LEED commissioning services for the above project, and authorize the Executive Director to approve extra work, as necessary, in an amount not to exceed \$4,730.

DISCUSSION:

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." Located on East Beach, the building was constructed in 1926 and gifted to the City in 1927 by David Gray, with the stipulation that it be dedicated for park purposes and public recreation. Designated a City Structure of Merit in 1991, and a contributing building to the East Cabrillo Boulevard Parkway State Historic District in 1992, the building has served as a key coastal recreation facility in Santa Barbara for almost 90 years. Despite interior and site renovations over time, the building's outdated interiors, structural deficiencies, failing mechanical, electrical, and plumbing systems, as well as poor site accessibility, significantly limit its potential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.

The Project includes complete renovation of the facility's mechanical, electrical, plumbing, and communication systems, and associated structural and seismic, fire protection upgrades. Exterior building improvements will achieve accessibility standards; restore the beach level promenade; renovate exterior building modifications;

repair the building façade; and renovate site landscaping, outdoor showers, and the covered walkway (stoa) adjacent to the playground. For the Bathhouse floor, interior renovations will address the lobby, shower/locker facility, and restaurant concession area as well as new multi-purpose rooms and a small tenant space. Improvements for the Pavilion floor will redesign the lobby to create one large room; renovate the main special event room and restrooms; install a modern prep kitchen; and renovate the enclosed terrace. An elevator will connect the two floors.

Project Status

The Successor Agency Board was last updated on November 4, 2014. Since that time, the Parks and Recreation Department (Department) completed a number of technical studies and submitted the Coastal Development Permit (CDP) application. The CDP application review is complete and the project is tentatively scheduled for Planning Commission consideration on August 20, 2015.

Prior to Planning Commission review, the Parks and Recreation Commission will receive a status report on the project. The Department will also review the project with the Access Advisory Committee and conduct a second community open house to discuss future programming for the renovated facility.

Coastal Hazards and Sea Level Rise Vulnerability Assessment

Consistent with the City's General Plan, Climate Action Plan, and Local Coastal Program as well as the October 2013 Draft Sea-level Rise Policy Guidance released by the California Coastal Commission (CCC), a coastal hazards and sea level rise vulnerability assessment was prepared for the Project. The coastal hazards/sea level rise report analyzes current conditions, models projected impacts to the Project site, and provides recommendations for adapting to sea level rise as well as the potential impacts from coastal storm events.

Since the assessment indicates that, under high sea level rise projections, there could be impacts from periodic flooding beginning in 2065, the Project includes flood proofing for the building at the time of renovation. The report also outlines other steps to protect the site that could be pursued in the future, if warranted. These include beach nourishment, direct placement of harbor sediment, and construction of a winter sand berm. These measures are consistent with existing City harbor sediment and beach management practices.

Although the Project is not within the original jurisdiction of the California Coastal Commission, the Department plans to review the project and the assessment findings with Coastal Commission staff due to the increased focus on sea level rise projections throughout coastal California.

Leadership in Energy & Environmental Design (LEED) Commissioning Agent Services

The purpose of a LEED Commissioning Agent is to work as an independent third-party to ensure renovation of the Cabrillo Pavilion and Bathhouse is designed, constructed, and tested to meet the California Energy Code and LEED criterion. A LEED Commissioning Authority is required to have a project LEED Certified.

The Department recommends that the Successor Agency approve the execution of a contract with FGI Farnsworth Group, Inc. The firm was selected through a competitive request for proposal (RFP) process. The RFP was distributed to seven firms and posted on the City's Purchasing Office bid website. FGI Farnsworth Group, Inc. was selected as a qualified company due to the firm's understanding of the project scope, work experience on similar government projects, and local knowledge earned working with Westmont College as a LEED Commissioning Authority. The scope of work covers the Design, Construction, Acceptance and Warranty Phases of LEED certification.

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, the Successor Agency has approved \$1,147,861 in contract services for the project. The contract with FGI Farnsworth Group, Inc. in the amount of \$52,030 will support services needed for LEED design and commissioning.

SUSTAINABILITY IMPACT:

The Project will further the City's Sustainability Program goals through LEED Certification. The Project goal is to attain a LEED Silver certification rating.

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

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SUBMITTED BY: Nancy L. Rapp, Parks and Recreation Director

APPROVED BY: City Administrator's Office