



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** August 4, 2015

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department

**SUBJECT:** Contract For Design Of Light Industrial Buildings on Airport Parcels 17 And 22

### **RECOMMENDATION:**

That Council authorize the Public Works Director to execute a City Professional Services contract with Kupiec Architects PC in the amount of \$280,000 for design services of the Airport Parcels 17 and 22 Development Project, and authorize the Public Works Director to approve expenditures of up to \$28,000 for extra services of Kupiec Architects PC that may result from necessary changes in the scope of work.

### **DISCUSSION:**

Airport Department staff has been working to develop portions of its Specific Plan Area (Airport property north of Hollister Avenue) for many years. Several private developers have tried to develop the largest parcel (Parcel 22, located at 6100 Hollister Avenue) but were unable to put together a feasible project. In August 2014, City Council approved a Purchase and Sale Agreement with Direct Relief (DR) for the sale of an eight acre portion of Parcel 22. Direct Relief is designing their project now and has submitted their application for a Development Plan for a 125,000 square-foot warehouse and office project in July. The purchase of the property is expected to be completed in late spring 2016, for an amount estimated to be \$8.7 million.

Airport staff proposes to use proceeds from the sale to develop the remaining six acres of Parcel 22 and to develop Parcel 17, also in the Specific Plan area. At this time, staff is proposing to develop Parcel 17 with a single 5,000 square-foot building for light industrial uses, and to construct three to five light industrial buildings for a total of 20,000 square feet on the six-acre remainder of Parcel 22.

**PROJECT DESCRIPTION**

The work consists of preliminary design of improvements for tenant light industrial space, consistent with the Airport's approved Specific Plan. The work will include development plans for Parcel 17 and the remaining portion of Parcel 22 through the Design Development Phase. Plans and additional information will be prepared in support of an application for, and approval of, a Development Plan by the Planning Commission.

**DESIGN PHASE CONSULTANT ENGINEERING SERVICES**

Staff recommends that Council authorize the Public Works Director to execute a contract with Kupiec Architects PC in the amount of \$280,000 for design, and \$28,000 for potential extra services, for a total amount of \$308,000. Kupiec Architects PC is experienced in this type of work and was selected as part of an RFP process.

**FUNDING**

The following summarizes all estimated total Project costs:

**ESTIMATED TOTAL PROJECT COST**

Design (by Contract)	\$308,000
Final Design	400,000
<b>Subtotal</b>	<b>\$708,000</b>
Estimated Construction Contract w/Change Order Allowance	\$7,200,000
Estimated Construction Management/Inspection (by Contract or City)	500,000
<b>Subtotal</b>	<b>\$7,700,000</b>
<b>TOTAL PROJECT COST</b>	<b>\$8,408,000</b>

There are sufficient appropriated funds in the Airport Fund to cover the cost of the work covered by this agreement. The total Project cost estimate is shown in the table above.

**PREPARED BY:** Pat Kelly, Assistant Public Works Director, City Engineer/OT/mj

**SUBMITTED BY:** Rebecca J. Bjork, Public Works Director

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