



# CITY OF SANTA BARBARA

## JOINT COUNCIL AND SUCCESSOR AGENCY AGENDA REPORT

**AGENDA DATE:** January 12, 2016

**TO:** Mayor and Councilmembers  
Chair and Board members

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

**SUBJECT:** Contract Amendment For The Cabrillo Pavilion And Bathhouse  
Renovation Project

**RECOMMENDATION:** That the Successor Agency:

- A. Authorize the Executive Director to execute a contract amendment between the Successor Agency and Kruger Bensen Ziemer Architects, Inc., to amend the scope of services for the Cabrillo Pavilion and Bathhouse Renovation Project to increase Phase A of the contract amount by \$68,300; and
- B. Authorize the Executive Director to approve extra services as necessary, in an amount not to exceed \$6,830.

### **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 has served as a key coastal recreation facility in Santa Barbara for 90 years. The building's outdated interiors, failing building systems, and poor site accessibility significantly limit its potential to serve Santa Barbara residents and visitors. A City-designated Structure of Merit and significant public asset, renovation of the building will ensure its role as a prime recreational facility well into the future.

On February 4, 2014, the Successor Agency authorized the Executive Director to execute a contract for professional services with Kruger Bensen Ziemer Architects, Inc. (KBZ) in the amount of \$921,500. Under this contract, KBZ is providing architectural and engineering design services (Phase A) for \$691,125, and construction documents, bidding, and construction administration (Phase B) for \$230,375. Additional contingency funds were not previously authorized to pay for extra services. Contracts

typically include a contingency of 10 percent to address issues not anticipated in the initial scope of work.

During the past several months, KBZ and City staff identified additional work needed to complete Phase A of the Project. This includes a comprehensive interior and exterior lighting design, acoustical design, interior finishes and furniture selection, a tree survey and relocation study, and additional architectural services beyond the original scope. The additional work is needed to address specific design issues highlighted by the Historic Landmarks Commission (HLC), and required for the Coastal Development Permit and building permits. Staff recommends increasing Phase A of the contract by \$68,300 and providing extra services authorization up to \$6,830. The contract amendment will bring the total contract amount with KBZ to \$996,630.

### Project Status

The Successor Agency was last updated on June 30, 2015. Since that time, the Parks and Recreation Department has completed several important milestones. A community open house was held on August 4, 2015, to discuss future programming for the renovated facility. The Planning Commission approved the project on August 20, 2015. Parks and Recreation staff met with the Access Advisory Committee on October 30, 2015, to review the project and tour the facility. Currently, the plans are being refined in anticipation of HLC review for project design approval in February 2016. Final plans and construction drawings are expected to be complete in August 2016.

### **BUDGET/FINANCIAL INFORMATION:**

On December 17, 2013, the Successor Agency approved \$9,117,026 from the 2001 and 2003 Redevelopment Agency Bond Funds to pay for design and construction of the Project. To date, the Successor Agency has approved \$1,199,891 in contract services for the project. In addition to the contract with KBZ, the Successor Agency has entered into contracts totaling \$217,593 to do land surveying, coastal hazards analysis, archeological and biological resources reporting, LEED commissioning assistance, and project management and permitting.

### **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.

The City Environmental Analyst has determined that this project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

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

**PREPARED BY:** Justin Van Mullem, Associate Planner

**SUBMITTED BY:** Jill E. Zachary, Parks and Recreation Director

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