



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 23, 2016

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Professional Services Agreement With Van Sande Structural Consultants, Inc., For The Kids World Renovation Project

**RECOMMENDATION:** That Council:

- A. Authorize the Parks and Recreation Director to execute a professional services agreement with Van Sande Structural Consultants, Inc. in the amount of \$86,150.88 to complete Schematic Design, Design Development and Construction Documents for the permitting and repair of the Kids World Renovation Project; and
- B. Authorize the Parks and Recreation Director to approve additional expenditures up to \$8,615 to cover any cost increases that may result from necessary changes in the scope of work.

### **DISCUSSION:**

The purpose of the Kids World Renovation Project (Project) is to implement the comprehensive renovation of the Kids World Playground at Alameda Park. Constructed in 1993 as part of a community-built playground, the 23-year old wood structure has design, safety, and playground standard issues that need to be addressed. Project objectives include maintaining and enhancing the charm and function of this very popular playground while extending the lifespan of the wood structure an additional 20 years.

In 2008, the Parks and Recreation Department (Department) invited the original playground designers, Leathers and Associates, and former Kids World Steering Committee members to review the playground's deficiencies and discuss the options to renovate or rebuild Kids World. The feasibility of a second generation community design/build process, community interest in project leadership and fundraising was also discussed. As a result of this meeting, as well as consideration of the extensive community ownership and funding requirements to build a new structure, the Department determined that renovation is the best option. The Department's initial efforts to implement a renovation project in 2008 were delayed due to budget reductions.

On February 27, 2013, the Parks and Recreation Commission received an update on the Project when partial funding was initiated for scoping the project. The Department identified three primary needs for the structure, including: 1) structural enhancements to ensure long-term stability, 2) playground safety code compliance, and 3) age group separation safety measures to clearly separate the two to five year old age play area from the more active six to twelve year old age group play area. In addition, the renovation would address accessibility code requirements, replacement of some aging playground features, and other minor improvements.

To inform the renovation scope of work, the Department completed several investigative reports to gain better understanding of the playground's needs and deficiencies. In April 2014, Van Sande Structural Consultants, Inc. completed a structural assessment report for Kids World. A 3-D survey mapped the as-built playground structure. In February 2015 Safeplay by Design evaluated the playground's safety and accessibility compliance with current codes. The Department developed a conceptual plan and detailed scope of work to provide information regarding the location of issues and proposed solutions.

#### Consultant Selection for Project Design

The Department recommends that City Council approve the execution of a contract with Santa Barbara-based Van Sande Structural Consultants, Inc. A competitive request for proposal (RFP) was completed on June 30, 2015. The RFP was distributed to 17 engineering firms and posted on the City website. The Department received no proposals and followed up with two firms that typically respond to City RFPs. Both contacts expressed insurance liability concerns with repairing existing playground structures. The Department negotiated a sole source contract for the Project with Van Sande Structural Consultants, Inc. due to the firm's familiarity with the structure, qualifications, past experience, and insurance coverage.

The scope of work includes completion of Schematic Design, Design Development and Construction Documents for the permitting and repair of the Project. The area of work is contained within the footprint of the existing playground, picnic area, and paths leading in from Micheltorena and Garden Streets. The new and replacement structural materials will maintain the appearance of the existing wood and steel elements to preserve the unique character of the existing playground.

The Project requires design review and approval by the Historic Landmarks Commission. The approved preliminary plans will be refined into construction drawings and permitted by the Building Division of the Community Development Department. Construction administration is not included in the contract.

Project Schedule

It is anticipated that Project design and permitting will be completed by September 2016. Project bidding and construction would begin in fall 2016.

**BUDGET/FINANCIAL INFORMATION:**

The Parks and Recreation Fiscal Year 2016 Capital Improvement Program (CIP) includes \$509,113 to renovate Kids World. The cost to provide professional design services, prepare preliminary design plans for Design Review, and permit the renovation through the Community Development Department is \$86,150.88. A contingency amount of \$8,615 is included should additional work be needed. Including contingency funding, the total cost for the Van Sande Structural Consultants, Inc. contract is \$94,765.88. Remaining funds in the CIP for Kids World are budgeted for construction.

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