



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** April 26, 2016

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Contract For Design Of Paseo Landscape, Lighting And Other Improvements At City Parking Lot 3 (Chapala And Figueroa Streets)

### **RECOMMENDATION:**

That Council authorize the Public Works Director to execute a City Professional Services Contract with Arcadia Studio in the amount of \$65,000 for design services of the City Parking Lot 3 Paseo Improvement Project, and authorize the Public Works Director to approve expenditures of up to \$6,500 for extra services of Arcadia Studio that may result from necessary changes in the scope of work.

### **DISCUSSION:**

#### Background and Project Objective

City Parking Lot 3 is located on West Figueroa Street, near the intersection of Figueroa and Chapala Streets. Lot 3 is surrounded by commercial businesses and the Metropolitan Transit District's Transit Center. The Lot 3 Paseo provides pedestrian access from the northeast corner of the parking lot to Figueroa and State Streets. The Paseo is approximately 20 feet wide and 115 feet in length. The existing surface of the Paseo is a mix of tile and concrete, with several raised planter beds and ground-level planters. There are also several utilities within the Paseo that serve adjacent businesses. Towards the rear of the Paseo are two trash dumpsters, along with several unhooused trash, food-scrap, and grease bins. At the Paseo's street entrance, there are eight large columns that originally supported a wooden trellis that was removed several years ago.

The objective of the Lot 3 Paseo Improvement Project (Project) is to enhance public safety, cleanliness, appearance, and convenience by upgrading the Paseo's landscaping, walking surface, lighting, and consolidating the refuse and recycle enclosures. Downtown Parking staff has received complaints and has observed frequent nuisance loitering and activities such as drug use in the Paseo throughout the

day and night. Improved lighting and a wider clear path of travel will discourage these activities and provide a better experience for Downtown customers.

On June 17, 2015, Downtown Parking Staff presented the goals and Project concept to the Historic Landmarks Commission (HLC) for initial feedback, prior to hiring a design team. On November 17, 2015, Downtown Parking staff sent a Request for Proposal to four local landscape architecture firms soliciting architectural, landscape, and civil engineering services for the Project. The intent was for the landscape architecture firm to be the prime consultant, and have a team of subconsultants for architecture, electrical, and civil engineering services. Interviews were held in January 2016, with two consultant teams. The consultant team lead by Arcadia Studio (Arcadia) was selected.

Design Phase Consultant Services

Staff recommends that Council authorize the Public Works Director to execute a contract with Arcadia in the amount of \$65,000 for architectural, landscape, and civil engineering services, and \$6,500 for potential extra services, for a total amount of \$71,500. Arcadia and their team of consultants that include Cearnal Collective, Flowers and Associates, and Smith Engineering Associates are experienced in this type of work, and are familiar with the City’s design review guidelines and processes and Building Code requirements. Arcadia also has experience working on many Downtown Parking capital projects.

Community Outreach

Specific stakeholder outreach will be conducted with the businesses that are adjacent to Lot 3. The Project’s design will be reviewed by the HLC. Additional public information will be disseminated in a timely manner throughout the Project via mailings, on-site postings, and through City partners like the Downtown Organization.

Funding

The following summarizes all estimated total Project costs:

**ESTIMATED TOTAL PROJECT COST**

Design (by Contract)	\$71,500
Survey (separate contract)	\$4,540
City Engineering Services	\$12,000
<b>Subtotal</b>	<b>\$88,040</b>
Estimated Construction Contract w/Change Order Allowance	\$141,500
Estimated Construction Management/Inspection (by Contract or City)	\$40,000

<b><i>Subtotal</i></b>	<b>\$181,500</b>
<b>TOTAL PROJECT COST</b>	<b>\$269,540</b>

There are sufficient appropriated funds in the Downtown Parking Capital Fund to cover these costs.

**SUSTAINABILITY IMPACT:**

The Project will incorporate drought tolerant landscaping, low impact design measures for storm water compliance, and energy efficient pedestrian lighting within the Paseo.

- ATTACHMENT:** Location Map
- PREPARED BY:** Robert J. Dayton, Principal Transportation Planner/TG/mj
- SUBMITTED BY:** Rebecca J. Bjork, Public Works Director
- APPROVED BY:** City Administrator's Office



Lot 3 Paseo Improvement Project  
April 26, 2016