



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: June 7, 2016

TO: Mayor and Councilmembers

FROM: Administration Division, Parks and Recreation Department

SUBJECT: Professional Services Agreement With Bildsten Architecture And Planning, Inc. For The Louise Lowry Davis Center Renovation Project

RECOMMENDATION: That Council:

- A. Approve and authorize the Parks and Recreation Director to execute a professional services agreement with Bildsten Architecture and Planning, Inc. in the amount of \$59,510 to develop preliminary architectural, structural, mechanical, electrical, landscape, and civil engineering plans for the Louise Lowry Davis Center Renovation Project; and
- B. Authorize the Parks and Recreation Director to approve expenditures of up to \$6,000 to cover any cost increases that may result from necessary changes in the scope of work.

DISCUSSION:

The purpose of the Louise Lowry Davis Center Renovation Project (Project) is to maintain and enhance the function and safety of the facility as a community recreation center that provides youth and senior enrichment programs and room rentals for private events. The proposed renovation includes interior and exterior changes to improve the safety and functionality of the facility as a community resource. Specific improvements to the building's aesthetics, foundation, ingress/egress (including ADA), and heating and cooling system are anticipated. Architectural design and engineering plans are required to further evaluate improvement options and develop construction drawings.

Project Background

The facility is located at 1232 De La Vina Street on a 0.8-acre parcel. The one-story, 4,189 sq. ft. structure was part of the Santa Barbara High School campus until it closed in 1924. The building became the City's first Recreation Center when the Recreation Department was established in 1929. Today, the Davis Center is frequently used by Santa Barbara's senior community and functions as a rental facility and community meeting space. The building contains two offices, a large multi-purpose room, an

activity room, lounge and reception area, a warming kitchen, men's and women's restrooms, and associated small service rooms. The existing parking lot is shared by two adjacent City-owned parcels (Spencer Adams Park and Twelve 35 Teen Center).

Concept Plan Development and Review

In fall 2015, the Parks and Recreation Department (Department) developed a facility renovation concept and scope of work to as guidance to promote a more functional community resource. The proposed interior improvements focus on enhancing the building's circulation, storage, temperature control, and lighting. The exterior improvements will concentrate on refining site safety, building aesthetics, signage, accessibility, and drainage while maximizing use of the existing southeast patio. The overall project goal is to expand the functionality of the facility as a community resource.

Consultant Selection

The Department recommends City Council approve a contract with Bildsten Architecture and Planning, Inc. The firm was selected through a competitive request for proposal (RFP) process. The RFP was distributed to 20 firms, and posted on the website of the Santa Barbara California Chapter of American Institute of Architects. The Department received two proposals, and interviewed the most qualified firm. Bildsten Architecture and Planning, Inc. was selected as the most qualified company due to the firm's understanding of the project, creative design solutions, work experience on similar projects, and knowledge of local and regional conditions.

Preliminary design and engineering plans are required to further evaluate improvement options, and initiate design and development review. The scope of work includes three alternative concept design plans, and preliminary civil engineering to address accessibility and meet Storm Water Management Plan requirements. The preferred design plan will be further developed to meet Planning Division submittal requirements. The Project will require review by the Historic Landmarks Commission. The approved preliminary plans will be used to estimate the cost of construction.

BUDGET/FINANCIAL INFORMATION:

The total cost of the contract, including the contingency, is \$65,510. Council appropriated \$100,000 of General Funds in Fiscal Year 2016 for the design of Community Development Block Grant (CDBG) eligible projects. The Neighborhood Improvement Task Force prioritized this project for Fiscal Year 2017. Final design and eventual construction are anticipated to be funded by the General Fund and grants, including the CDBG program.

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