



CITY OF SANTA BARBARA

REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: October 30, 2007

TO: Chairperson and Boardmembers

FROM: Housing and Redevelopment Division, Community Development Department

SUBJECT: West Beach Pedestrian Improvement Project Design Contract

RECOMMENDATION:

That the Redevelopment Agency Board authorize the Deputy Director to execute a \$310,380 Professional Design Services Contract with The Conceptual Motion Company for preliminary and final design services of Capital Improvements for the integrated, single phase, West Beach Pedestrian Improvement Project; and authorize the Deputy Director to approve up to \$31,000 in additional expenditures for contract change orders.

BACKGROUND:

On January 27, 2005, at a Special Meeting of the Redevelopment Agency, the Board appropriated \$2 million for capital improvements aimed at improving the pedestrian linkage between Stearns Wharf and the Harbor based on a series of requests from the Santa Barbara Harbor Merchants Association and local hotel representatives. In August 2005, the Redevelopment Agency contracted with The Conceptual Motion Company ("Conceptual Motion") to develop the West Beach Pedestrian Improvement Study. The goal of the Study was to identify and cost capital improvements that would enhance the pedestrian linkage between Stearns Wharf and the Harbor.

On March 28, 2006, the Redevelopment Agency received a presentation from Conceptual Motion on the results of the West Beach Pedestrian Improvement Study. As part of that Study, Conceptual Motion developed a proposed list of capital improvements and their estimated costs, divided into two primary categories: Phase I Capital Improvements and Phase II Capital Improvements.

REVIEWED BY: _____ Finance _____ Attorney

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Phase I included:

- installation of signaled crosswalks at intersections along Cabrillo Boulevard
- improved pedestrian linkages between Stearns Wharf and the Harbor
- repair and enhancement of the beach-side sidewalk of Cabrillo Blvd
- enhanced opportunities for public art display

Phase II included:

- redesign of the Waterfront parking lot
- various improvements to the Sea Landing area
- enhanced lighting, landscaping and signage

On May 2, 2006, the Redevelopment Agency Board approved a design services contract with Conceptual Motion to provide preliminary and final design services for Phase I and conceptual design services for Phase II at an amount not-to-exceed \$267,235.

DISCUSSION:

Since that time, Redevelopment Agency staff and Conceptual Motion diligently pursued the design of both Phase I and Phase II of the West Beach Pedestrian Improvement Project. Recognizing that the project's success would depend largely on its ability to meet the goals and needs of the community, the project team engaged community stakeholders in the design process. Following is a partial list of many of the participants in this design process:

Cabrillo Hotel & Lodging Assoc.	City of Santa Barbara:
Chumash Tribe	Arts Advisory Committee
Harbor Merchants Assoc.	Community Development Department
P.A.D.D.L.E.R.S.	Harbor Commission
S.B. Outrigger Assoc.	Historic Landmarks Commission
S.B. Sea Shells Assoc.	Parks and Recreation Commission
S.B. Swim Club	Public Works Department
Sea Landing Merchants	Redevelopment Agency Board
Stearns Wharf Merchants Assoc.	Transportation & Circulation Committee
The Maritime Museum Veterans Hall Assoc.	Transportation Planning Division
	Waterfront Department

Significant public comment via meetings with the Parks and Recreation Commission (March 28, 2007), a Community Forum (April 11, 2007), and the Harbor Commission (May 17, 2007) illuminated design and operational issues with the proposed Phase I and Phase II designs. Most critical were the concerns expressed regarding potential negative impacts to circulation within the Waterfront Parking lot and along the beach-way. Based upon the valuable input gathered

through these meetings, the proposed improvements were re-evaluated in their entirety. The project's scope and development timeline were also considered. As a result, Phases I and II have been combined into an integrated, single-phase design that better addresses the needs of the waterfront community, stakeholders, and the general public. Additionally, because the design development of Phase II essentially caught up to that of Phase I, moving the proposal forward as a single phase is a more efficient use of resources and will allow the combined project to be constructed at the same time. Design work and processing continued during the period of restructuring the contract with Conceptual Motion.

The primary components of the West Beach Pedestrian Improvements design remain the same. However, in the current single-phase proposal, modification to the Waterfront parking lot has been decreased and pedestrian treatment has been modified to enhance the existing Cabrillo promenade and reduce conflicts on the beach-way.

The revised design that will be presented to the Agency Board at this meeting was endorsed by the Waterfront Department, the core stakeholder groups, and the Harbor Commission (June 21, 2007). The project was reviewed by the HLC on July 11, 2007 and received favorable comments on the conceptual design. The Project is currently in the DART review process. Staff and Conceptual Motion are confident that this revised design will continue to receive positive support as it moves through the design review and environmental review processes. Parks and Recreation staff are reviewing the project to ensure that the landscaping is sustainable and that future maintenance needs are considered in the design.

Due to the project's modification of scope and subsequent redesign, staff is requesting that the Agency Board enter into a new agreement that more accurately reflects the revised project scope and design, and thereby, close the original agreement. The approximately \$135,000 remaining in the current contract will be rolled over into the proposed new contract to cover development of all project elements for preliminary and final design approval and preparation for competitive bid. Staff has received a proposal in the amount of \$310,380 from the Conceptual Motion for preliminary and final design services of the West Beach Capital Improvements.

Construction of the proposed Capital Improvements is tentatively scheduled to begin in fall 2008, however, staff will continue to make every effort to expedite the project.

Funding:

As part of the Fiscal Year 2007 budget, the Redevelopment Agency Board appropriated an additional \$1.25 million to the existing \$2 million appropriation for capital improvements aimed at improving the pedestrian linkage between Stearns Wharf and the Harbor.

There is adequate funding in the West Beach Pedestrian Improvements account to cover the costs of the proposed design services contract.

Current conceptual cost estimates anticipate a construction cost of approximately \$2,793,500 which will likely necessitate an additional funding appropriation at the time the construction contract is before the Agency Board for consideration in mid-2008.

PREPARED BY: Jeannette Candau, Redevelopment Specialist

SUBMITTED BY: David Gustafson, Acting Community Development Director

APPROVED BY: City Administrator's Office