



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENDA REPORT

AGENDA DATE: February 15, 2011

TO: Mayor and Councilmembers
Chair and Boardmembers

FROM: Housing and Redevelopment Division, Community Development
Department

SUBJECT: Library Plaza Renovation Concept And Preliminary Design Services
Contract

RECOMMENDATION:

- A. That the Agency Board allocate \$68,478 from the Agency's Project Contingency Account for the Library Plaza Renovation Project;
- B. That the Agency Board authorize the Deputy Director to execute a Professional Design Services Agreement, subject to approval by Agency Counsel, with Campbell and Campbell in an amount not to exceed \$159,280, for concept and preliminary design services for Library Plaza Renovation, and authorize the Deputy Director to approve expenditures of up to \$15,928 to cover any cost increases that may result from necessary changes in the scope of work;
- C. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for the Funding of Capital Improvements to Library Plaza; and
- D. That the City Council authorize the City Administrator and the Agency Board authorize the Executive Director to enter into a loan agreement, approved as to form by the City Attorney and Agency Counsel, by and between the City of Santa Barbara and the City of Santa Barbara Redevelopment Agency in an amount not to exceed \$2,000,000 to provide for the Agency's repayment of expenses incurred by the City for the design and construction of the Library Plaza Renovation Project.

DISCUSSION:

Background

On June 29, 2010, the Agency Board adopted the Fiscal Year 2010 Capital Program which included the allocation of \$150,000 toward the planning and design of the Library Plaza renovation. The concept envisions removal of walls to make the area level and a redesign consistent with the recently completed and successful Jardín de las Granadas

immediately across East Anapamu Street. Project goals include improved public safety, increased community-wide use, revenue generation for the Library Department, reduced maintenance costs and the incorporation of art either in the design or as separate discreet elements.

Conceptual & Preliminary Design Phase Consultant Services

Staff issued a Request for Proposal (RFP) and in October twelve (12) responses were received. Five teams were selected to be interviewed by a panel comprised of the Library Director, Library Services Manager, Parks Superintendent, Supervising Project Engineer, Redevelopment Supervisor and a Redevelopment Specialist. Campbell & Campbell was chosen through this Request for Proposal and a formal interview process.

Schedule

Development of the concept and preliminary designs is expected over a nine-month schedule and will involve participatory public workshop meetings in each phase. The Santa Barbara Museum of Art and other neighboring businesses on Anapamu Street have already expressed interest in the upcoming process. Final design services would be an additional cost addressed through a separate contract and brought to the Board for approval.

Environmental Review

The project will be reviewed under the California Environmental Quality Act (CEQA). Located within the City's El Pueblo Viejo District, the project design will be reviewed by the Historic Landmarks Commission.

BUDGET/FINANCIAL INFORMATION:

The Board appropriated \$150,000 toward the design effort based on staff's early estimate. Additional funding of \$68,478 is needed to undertake the process.

Design Contract	\$159,280
Design Contract Change Order Allowance (10%)	\$15,928
Subtotal	\$175,208
Other Design Costs: survey work (by City Staff)	\$18,000
Other Design Costs: supplies	\$500
Design Management/Engineering Services (by City Staff)	\$24,770
Subtotal	\$43,270
TOTAL PROJECT DESIGN COST	\$218,478

Expenditures to date total approximately \$28,000 for survey work (\$15,000) which has been completed and for City Engineering staff design management (\$13,000). Based on other capital projects with hardscape and landscape elements, and accounting for the size of the library plaza project area, staff has estimated that total design, project management, supplies and construction costs could reach \$2,000,000. Actual costs will be dependent upon the final design and the future construction bidding environment.

HEALTH AND SAFETY CODE SECTION 33445

Health and Safety Code section 33445 provides that a redevelopment agency may pay for the installation and construction of public improvements on public property if the legislative body consents to the use of funds and makes certain findings. The Library Plaza Renovation Project meets all of the required findings in Section 33445 because the proposed improvements are consistent with the Implementation Plan adopted pursuant to Health and Safety Code 33490 and are of benefit to the Central City Redevelopment Project Area, as the project will enhance the existing public plaza and encourage pedestrian activity by locals and tourists in the immediate area through improved public safety and aesthetic design. No other reasonable means of financing the improvements are available. In addition, the improvements to the library grounds will help to eliminate blighting conditions by encouraging safe pedestrian activity in and around the area. An increase in these activities improves the vitality of the project area by encouraging economic activity by locals and visitors, which leads to additional public and private improvements, and thereby eliminates blight and the conditions that lead to blight.

LOAN AGREEMENT

Pursuant to the 2003 Multi-year Agreement entered into between the City and the Agency, the City will undertake, on behalf of the Agency, all activities necessary to carry-out the Library Plaza renovation project to completion. According to the agreement, the Agency is obligated to repay the City for all costs and expenses incurred by the City to plan, design and construct the project. The total project costs are currently estimated at \$2,000,000. The loan agreement further documents the existing agreement between the City and the Agency for the Agency repayment of all expenses incurred by the City. Staff recommends that the Council and Agency Board authorize the City Administrator and Executive Director, respectively, to execute the loan agreement subject to approval as to form by the City Attorney and Agency Counsel.

SUSTAINABILITY IMPACT:

The project will have its greatest impact on the environment at the point it begins construction. Recognizing the possible impacts, Agency sponsored capital projects incorporate environmentally responsible design and construction techniques including, but not limited to, the specification of recycled content building materials, construction debris recycling processes, compliance with storm water management policies and the use of drought tolerant landscaping. These techniques further the City's sustainability goals in a variety of ways specific to the individual project and include recycling, reducing waste and reducing resource consumption.

ATTACHMENT: Project Area Map
PREPARED BY: Brian Bosse, Housing and Redevelopment Manager/MEA
SUBMITTED BY: Paul Casey, Community Development Director/Assistant City Administrator
APPROVED BY: City Administrator's Office

Library Plaza Project Area

