



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 23, 2011

TO: Mayor and Councilmembers

FROM: Facilities Division, Public Works Department

SUBJECT: Contract For Design For The Cabrillo Pavilion And Bathhouse Facility Assessment

RECOMMENDATION:

That Council authorize the Public Works Director to execute a standard City Professional Services Agreement with Kruger Bensen Ziemer Architects, Inc., in an amount not to exceed \$199,660 for design and support services for the Cabrillo Pavilion and Bathhouse Facility Assessment, and approve expenditures of up to \$19,966 for extra services that may result from necessary changes in the scope of work.

EXECUTIVE SUMMARY:

The City Parks and Recreation Department is considering renovating and reprogramming the Cabrillo Pavilion and Bathhouse Facility. Preliminary structural concrete assessment work has already been performed, and the Redevelopment Agency (RDA) and City Council have authorized and implemented formation of a business plan team to evaluate the programming. To complete the full facility assessment, staff recommends that Council award a Professional Services contract with the architectural firm of Kruger Bensen Ziemer Architects, Inc. (KBZ) for the Cabrillo Pavilion and Bathhouse Facility Assessment (Project). The Project is being funded through RDA Capital Funds and the Public Works Department, Facilities Division, for any extra services that may be required.

DISCUSSION:

BACKGROUND

The Anton Johnson Company of Los Angeles built the Cabrillo Pavilion Arts Center and Bathhouse Facility in 1926, based on a design by Rolan Sauter and Keith Lockard, with funding from Mr. and Mrs. David Gray, Sr. In 1941, the building was expanded to accommodate new community and youth activities. In 1977, the City Council authorized a change in use of the second story from youth programming to the current Cultural Arts

Center. In 1988, the City remodeled the entrance approach from Cabrillo Boulevard during a general remodel to the facility.

The Cabrillo Pavilion Arts Center is comprised of the entire second floor of the building, housing a few Parks & Recreation offices, a small meeting room, a large events facility and a kitchen. There are also two side balconies with stairs leading down to the beach. The Bathhouse encompasses the first floor of the building, housing a restaurant concession, Parks & Recreation offices, a small gym, men's and women's locker rooms, and public bathrooms. The Parks & Recreation Department manages their Sports, Aquatics, and Adaptive programs out of the Bathhouse; this includes the Junior Lifeguard program.

In October 2008, the Infrastructure Financing Task Force identified renovation of the Cabrillo Bathhouse as a key project. On June 29, 2010, the RDA Board adopted the Fiscal Year 2011 Capital Program, which included the allocation of \$250,000 toward the preparation of a building feasibility assessment and a business plan for the renovation of the Cabrillo Bathhouse. The purpose of the renovation is to address structural and mechanical deficiencies, increase recreational programming and other community serving uses, and to expand revenue opportunities to offset operating expenses.

On June 21, 2011, the RDA Board and City Council approved the Cooperation Agreement for the Cabrillo Pavilion/East Beach Bathhouse Renovation between the Redevelopment Agency and the City of Santa Barbara ("Cabrillo Pavilion Cooperation Agreement"). In that Agreement, the City agreed to complete the Project and the RDA agreed to reimburse the City for all associated expenses. Subsequently, on June 28, 2011, City Council implemented the provisions of the Cabrillo Pavilion Cooperation Agreement through Council approval of the Design Services Agreement with GreenPlay, LLC.

The building is located within the State's East Cabrillo Boulevard Parkway Historic District and is designated as a City Structure of Merit, which allows alterations to the exterior of the building; however, any changes would be closely reviewed by the City's Historic Landmark Commission for adherence to the guidelines set forth for the El Pueblo Viejo Landmark District and the Waterfront Area Aesthetic Criteria for New Development. In addition, change in use of the facility may require a Coastal Development Permit and approval from the City's Planning Commission for consistency with the city Local Coastal Plan.

On February 2, 2007, B.W. Smith Structural Engineers (B.W. Smith) submitted a structural condition analysis report of the concrete beams and guardrail/parapet of the outdoor deck on the second floor. Their report identified spalling concrete, exposed reinforced steel rebar, and cracking concrete and plaster throughout the facility, as would be expected of a building of this age and location, particularly one with sea air exposure. B.W. Smith recommended that the cracks, delaminated concrete, and exposed rebar be repaired, and recommended further evaluation of the concrete to determine how much the change in pH is affecting the corrosion.

PROJECT DESCRIPTION

The work consists of a complete assessment of the Cabrillo Pavilion Arts Center and Bathhouse Facility. Work to be performed includes: architectural analysis and design, civil assessment for drainage and surveying, ADA compliance assessment, structural evaluation of the building and upgrades to meet the current seismic code, mechanical and electrical assessments, landscaping, fire protection, and sea-level rise impact assessment. The work would also include environmental services including asbestos survey, lead based paint screening, preliminary mold/moisture assessments, and hazardous materials testing. In addition, the consultants would perform an initial Leadership in Energy and Environmental Design (LEED) evaluation and coordinate with the Parks & Recreation Business Plan to provide preliminary design alternatives for the program space.

DESIGN PHASE CONSULTANT ENGINEERING SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with KBZ in an amount not to exceed \$199,660 for a full architectural, structural, mechanical, electrical, etc., assessment of the Cabrillo Pavilion Arts Center and Bathhouse Facility.

The City selected KBZ as part of an RFP process that included a proposal listing descriptions of recent projects, client references, descriptions of the consultant team, a statement of the proposed approach, estimated staff hours, schedule, and insurance documents. The consultants also submitted to an interview process which included submitting a fee proposal in a separate sealed envelope. The selection was made based on the consultant's qualifications, key staff qualifications, schedule, proposed responsiveness to City Staff needs, and understanding of the proposed Project.

FUNDING

The Project is being funded through the City's RDA under the Redevelopment Capital Projects Fund, with extra services funded by the Public Works Department, Facilities Division. The Business Plan allocation, per the Council's June 28, 2011, decision, is listed below as a reference.

There are sufficient funds in the Redevelopment Capital Projects Fund and the Facilities Fund to cover these costs.

CONSULTANT CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Business Plan Consultant	\$45,700	\$4,570	\$50,270
Authorized for Business Plan*			\$50,270*
Facility Assessment	\$199,660	\$19,966	\$219,626
TOTAL RECOMMENDED AUTHORIZATION			\$219,626

* Council allocated on June 28, 2011.

HEALTH AND SAFETY CODE COMPLIANCE (§33445)

Health and Safety Code Section §33445 findings for the project were made by Council on June 28, 2011, in association with the approval of the Design Services Agreement with GreenPlay, LLC.

SUSTAINABILITY IMPACT:

The Project will further the City's Sustainability Program goals, mostly during the construction phase, through incorporating environmentally responsible design and construction techniques including, but not limited to, the specification of recycled content building materials, construction debris recycling processes, energy conserving electrical systems, materials, fixtures and appliances and the use of drought tolerant landscaping specifically selected from local native plants which use less water, therefore conserving further natural resources. These techniques further the City's sustainability goals in a variety of ways specific to the individual project and include reducing waste, recycling, and reducing resource consumption.

PREPARED BY: James Dewey, Facilities Manager/JW/mh

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office