



**CITY OF SANTA BARBARA
JOINT CITY COUNCIL/SUCCESSOR AGENCY
TO THE REDEVELOPMENT AGENCY OF THE
CITY OF SANTA BARBARA**

AGENDA DATE: February 4, 2014

TO: Mayor and Councilmembers

FROM: Administration Division, Parks and Recreation Department

SUBJECT: Contract Services And Land Development Permits In The Amount Of \$1,007,213 For The Cabrillo Pavilion And Bathhouse Renovation Project

RECOMMENDATION: That Council and the Successor Agency:

- A. Authorize the Executive Director to execute a contract between the Successor Agency and Kruger Bensen Ziemer Architects, Inc. (KBZ) in the amount of \$921,500 for architectural and engineering design services, and construction documents, bidding, and administration; and
- B. Authorize the City Administrator and the Executive Director to execute a contract between the Successor Agency and the City of Santa Barbara Parks and Recreation Department in the amount of \$51,288 for project management services, and approve expenditures of up to \$34,425 for City land development permits.

DISCUSSION:

Project Description

The purpose of the Cabrillo Bathhouse and Pavilion Arts Center Renovation Project (Project) is to achieve a viable community recreation center that serves Santa Barbara residents and visitors and returns the building to its original status as the "crown jewel of East Cabrillo Boulevard." The project includes complete renovation of the facility's mechanical, electrical, plumbing and communication systems, and associated structural and seismic, fire protection, and accessibility upgrades. Exterior building improvements include restoration of the original beach level promenade, renovation of exterior building modifications, repairs of the building façade, site grading to achieve accessibility standards and improve facility access, design modifications to the parking lots to address accessibility, and renovation of site landscaping, outdoor showers, and covered walkway adjacent to the playground. The project also includes the installation of a boardwalk to connect the promenade to the recreational beach in front of the facility.

Interior renovations for the first floor Bathhouse include redesign of the men's and women's shower and locker facilities, development of multi-purpose rooms, expansion of gym facilities, improved storage areas for aquatics and sports programs, upgraded kitchen and dining facilities for the restaurant concession, and redesign of staff offices and meeting spaces, and building entry/exit points. Second floor interior renovations include redesign of the kitchen area, restrooms, hall and entryway, storage areas, and rental rooms. An elevator will provide interior access between the two floors.

The project includes the pursuit of Leadership in Energy and Environmental Design (LEED) Silver certification.

Consultant Architectural and Engineering Services

The Parks and Recreation Department recommends that the Successor Agency authorize the Executive Director to execute a contract between the Successor Agency and KBZ in the amount of \$921,500 for architectural and engineering services. KBZ's scope of work includes preliminary design drawings and final design plans, providing construction cost estimates, preparing construction documents for bidding, and all required permitting, as well as preparation of LEED certification for the building.

The City Council and the former Redevelopment Agency (RDA) approved a contract with KBZ to provide consultant services for the Project in August 2011. KBZ had been selected as the most qualified firm through a competitive Request for Proposal and interview process. At the time of RDA dissolution, KBZ had completed the preliminary building facility assessment including many of the necessary field investigations related to the building structural analysis, mechanical and electrical systems, site accessibility, and environmental hazards. In addition, an estimated 25% of the architectural schematic design work was complete, with a focus on exterior promenade and interior renovation of the Bathhouse floor of the facility and the exterior grading and access requirements.

KBZ is qualified to provide architectural and engineering services for the Project. KBZ recently provided similar services in the successful renovation of two significant City facilities: Fire Station 1 and the Carrillo Recreation Center.

City Contract Services

Staff recommends that the City Council and the Successor Agency authorize the City Administrator and the Executive Director to execute a contract to be administrated by the Parks and Recreation Department in the amount of \$51,288 for project management services, and approve expenditures of up to \$34,425 for City land development permits.

The proposed contract between the Successor Agency and the City provides that the City's Parks and Recreation and Public Works Department staff will provide project

management and engineering review contract services for the first phase of project development. The first phase includes preliminary design and project design/development review and City environmental review and development approvals.

Parks and Recreation and Public Works Department staff is qualified to manage and implement the proposed project within the project schedule.

BUDGET/FINANCIAL INFORMATION

On December 17, 2013, the Successor Agency approved funding of \$9,117,026 for design and construction of this project from the 2001 and 2003 Redevelopment Agency Bond Funds. The Oversight Board to the Successor Agency authorized funding the project on the 13-14B (January 1, 2014 through June 30, 2014) Recognized Obligation Payment Schedule, which was approved by the California Department of Finance on November 13, 2013.

SUSTAINABILITY IMPACT:

The Project will further the City's Sustainability Program goals 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. The Project goal is to attain a LEED Silver certification rating.

PREPARED BY: Jill E. Zachary, Assistant Parks and Recreation Director

SUBMITTED BY: Nancy L. Rapp, Parks and Recreation Director

APPROVED BY: City Administrator's Office



**Parks
& Recreation**
Enriching People's Lives

Cabrillo Pavilion Arts Center and Bathhouse Renovation Project

City Council Meeting
February , 2014

Cabrillo Pavilion and Bathhouse





Project Scope

- Restore the “crown jewel” of East Cabrillo Boulevard
- Achieve a viable community recreation center
- Meet ADA standards
- Achieve LEED Silver certification
- Address sea level rise and coastal resource protection



Interior Improvements

- Renovate mechanical, electrical, plumbing and communication systems
- Upgrade structural, seismic, fire safety, accessibility
- Redesign showers/lockers, gym, kitchen/dining, restrooms, storage
- Provide multi-purpose rooms
- Redesign building entry/exit



Exterior Improvements

- Restore beach level promenade
- Repair building façade
- Improve building and parking accessibility
- Renovate landscaping, outdoor showers, and covered walkway
- Install boardwalk connection to beach



Project Funding

- 2001 and 2003 Redevelopment Agency Bond Funds
 - \$9,117,026
- Community Fundraising

Preliminary Project Schedule

- Preliminary design and project design/development review
 - February 2014 – December 2014
- Final design and construction documents/bidding
 - January 2014 – September 2015
- Project construction
 - October 2015 – early 2017

Recommendation

- Authorize contract between the Successor Agency and Kruger Bensen Ziemer Architects, Inc. (KBZ) in the amount of \$921,500
- Authorize contract with the Parks and Recreation Department in the amount of \$51,288
- Approve expenditures of up to \$34,425 for land development permits