



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 29, 2015

TO: Mayor and Councilmembers

FROM: Irene Macias, Library Director

SUBJECT: Construction Documentation And Administration Contract for Library Plaza Renovation Phase I

RECOMMENDATION: That Council:

- A. Authorize the Library Director to execute a professional design services agreement with Campbell & Campbell for construction documentation and administration services for Phase I, Library Plaza Renovation, in the amount of \$57,765, and authorize the Director to approve expenditures of up to \$5,776 for extra services; and
- B. Authorize a transfer of \$63,541 from the Fenton Davison Trust to the Capital Outlay Fund and appropriate such funds in the Capital Outlay Fund for the cost of the contract and additional services that may result from necessary changes in the scope of work.

DISCUSSION:

BACKGROUND

On June 29, 2010, the Redevelopment 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. Project goals include a public open space that is safe and inviting, an accessible plaza that serves as a community gathering place, an enhanced paseo between Anapamu Street and La Arcada and the Santa Barbara Museum of Art and reduced maintenance costs.

The concept envisions removal of walls to improve visibility and open sightlines throughout, improved universal access to the library, a water feature and the incorporation of sustainability concepts.

Conceptual & Preliminary Design Phase Consultant Services

The landscape architect firm of Campbell & Campbell was hired in 2011 to complete the conceptual and preliminary design phase. Design work was halted in 2012 due to the elimination of the Redevelopment Agencies.

Design work resumed in July 2013 with the restoration of design funding. At that time, the scope of the project was expanded to include the entire Library parcel. Expansion was needed for two reasons: 1) the concurrence of the Santa Barbara Museum of Art's redevelopment and expansion project; the Museum has made several requests for use of Library property to advance their proposed design which is currently working its way through the permit process; 2) the need to address ADA access at the south entrance as a result of the Children's Library project. The Library Plaza project received project design approval from the Historic Landmarks Commission on June 18, 2014.

Final Design Phase Consultant Services

On August 5, 2014 Campbell & Campbell was hired to provide final design services for Library Plaza Renovation. The project received approval from the Street Tree Advisory Committee on March 5, 2015. The Parks and Recreation Commission reviewed and approved the design on March 25, 2015. On May 20, 2015, the Historic Landmarks Commission granted Final Approval, continued indefinitely to the Full Commission for details with conditions.

As there is no identified funding for the construction of the entire project, the Library Department desires to move forward with construction of the project in phases. Phase I consists of construction of a ramp for ADA access at the south entrance to the building, and provision of an ADA path of travel to and from the Lot 7 parking structure. It also coordinates with the planned changes to the area sidewalks that are related to the installation of a Southern California Edison (SCE) transformer to be installed for the use of the Santa Barbara Museum of Art.

Construction Documentation and Administration

The scope of work for the Construction Documentation and Administration for Phase I builds on the present design development effort. It coordinates with the recently completed design for the SCE transformer and related site improvements. Campbell and Campbell will provide plans, elevations and sections related to all elements of the project. Also included will be the development of construction cost options.

Schedule

Design development is expected to be completed within ninety days from authorization to proceed.

BUDGET/FINANCIAL INFORMATION:

Staff recommends that Council approve \$57,765 toward the construction documentation and administration and additional funding in the amount of \$5,776 if needed for necessary changes to the scope. These costs will be funded from the Fenton Davison Trust which will be transferred to the Capital Outlay Fund.

Expenditures to date total approximately \$329,500. 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 \$3,900,000. Actual costs will be dependent upon the timing and number of phases of the project and the future construction bidding environment.

SUSTAINABILITY IMPACT:

The project will have its greatest impact on the environment at the start of construction. Recognizing the possible impacts, City 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.

A copy of the contract/agreement is available for public review in the City Clerk's Office.

PREPARED BY: Irene Macias, Library Director

SUBMITTED BY: Irene Macias, Library Director

APPROVED BY: City Administrator's Office



SANTA BARBARA PUBLIC LIBRARY SYSTEM

Library Plaza Renovation, Phase I

Agreement for Construction Documentation and Administration

Project Milestones

| Milestone | Date |
|--|----------|
| Allocation of \$150K for Design | 2010 |
| Campbell & Campbell Hired | 2011 |
| Design Work Halted Due to RDA Dissolution | 2012 |
| Design Funding Restored | 2013 |
| Expansion of Scope of Project | 2013 |
| HLC Project Design Approval | 2014 |
| HLC Final Approval with Conditions | May 2015 |
| Phase I Construction | 2016 |

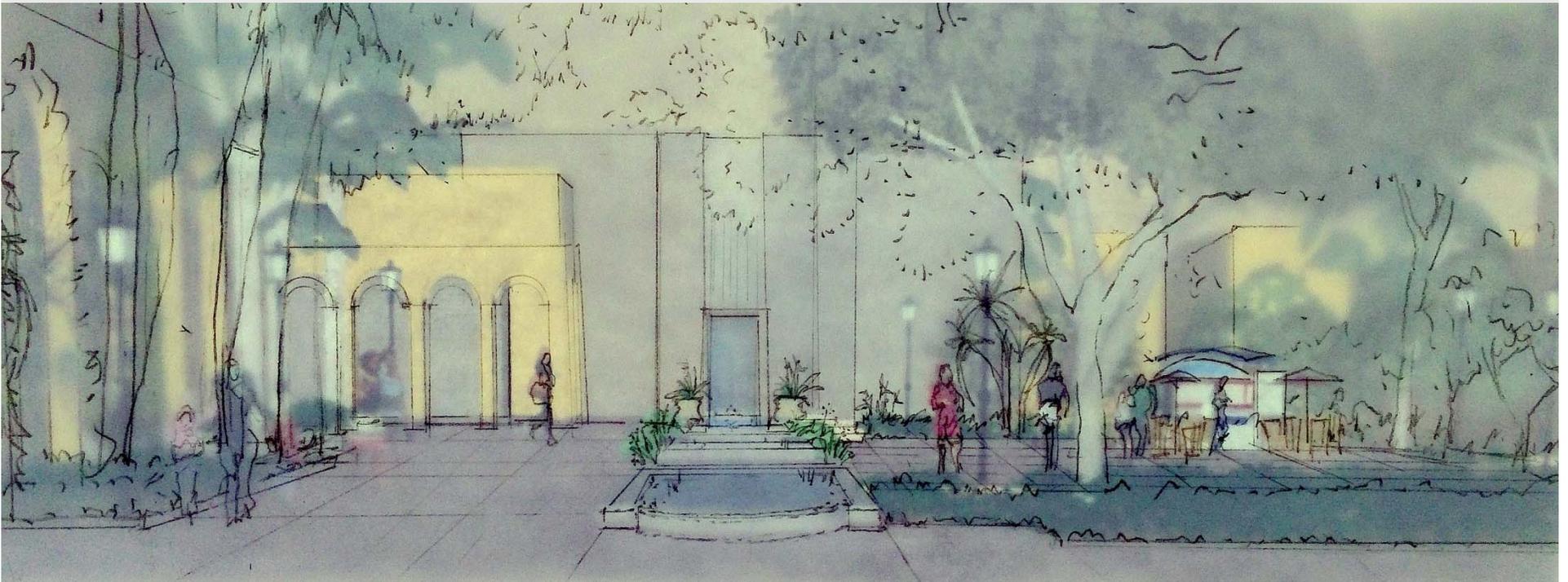
Existing Conditions (a)



Existing Conditions (b)



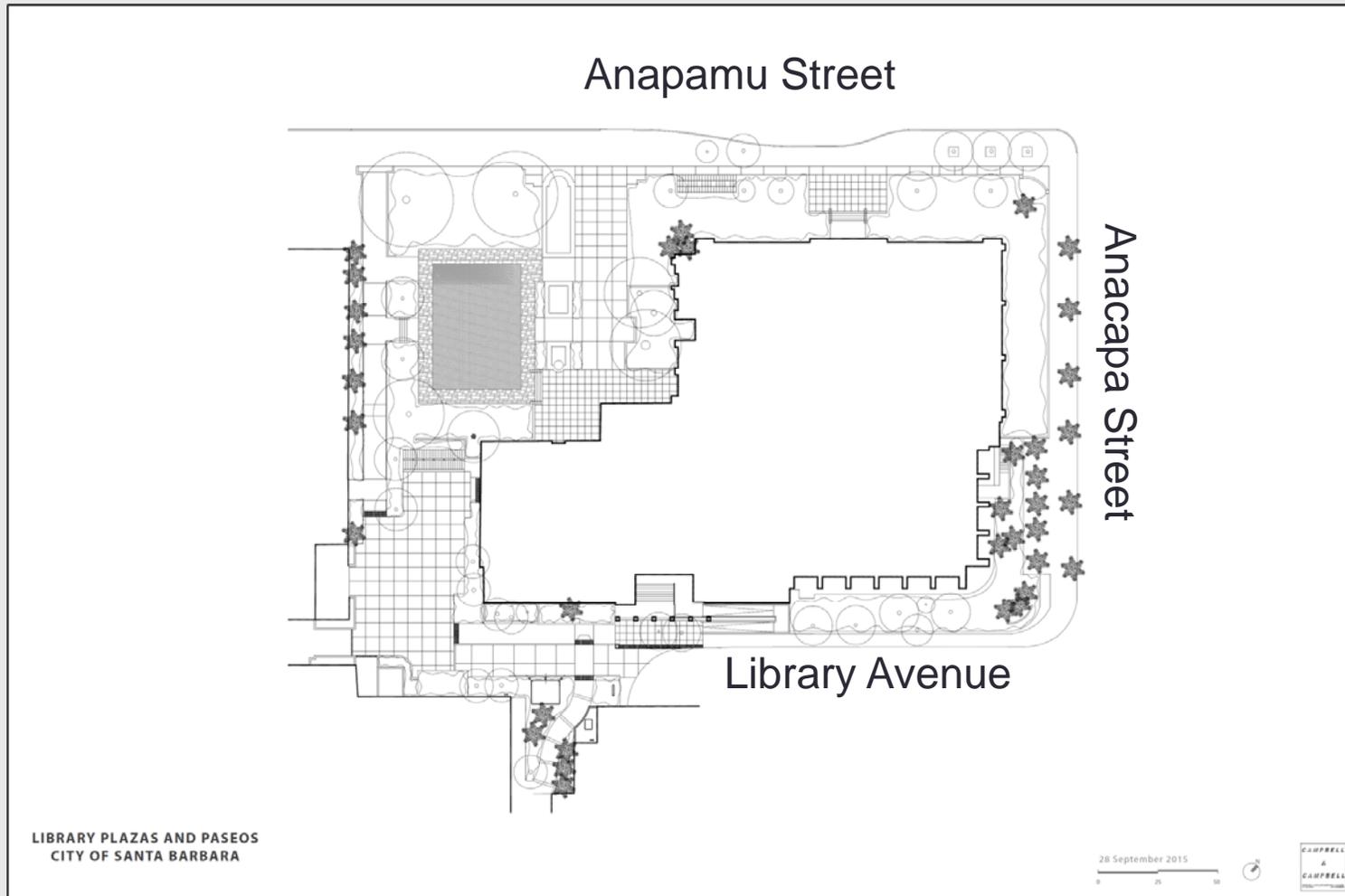
Library Plaza Rendering



Original Scope of Project



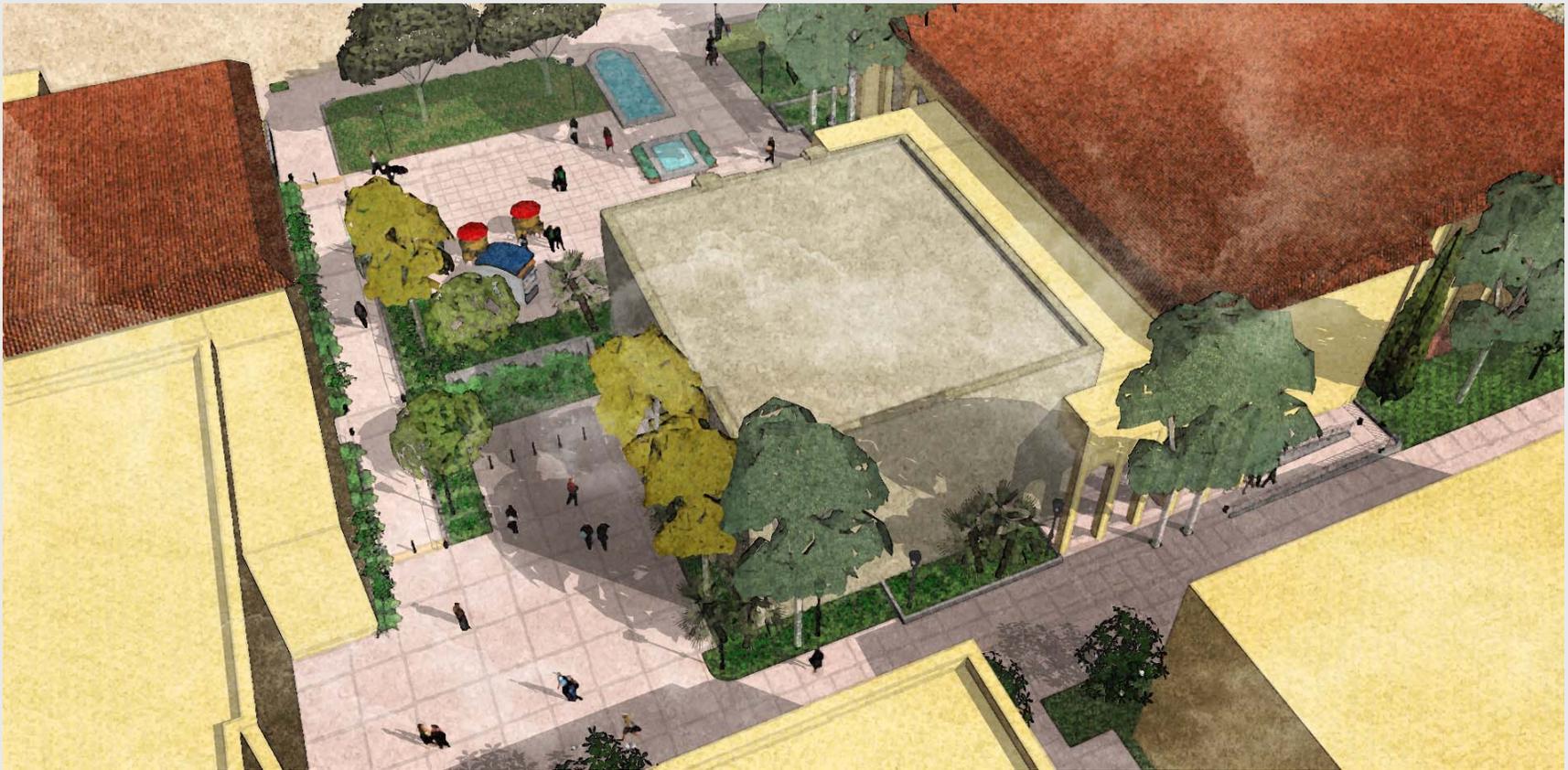
Expanded Scope of Project



View of Library Plaza



View of Library Avenue Plaza



Paseo between Library and Museum



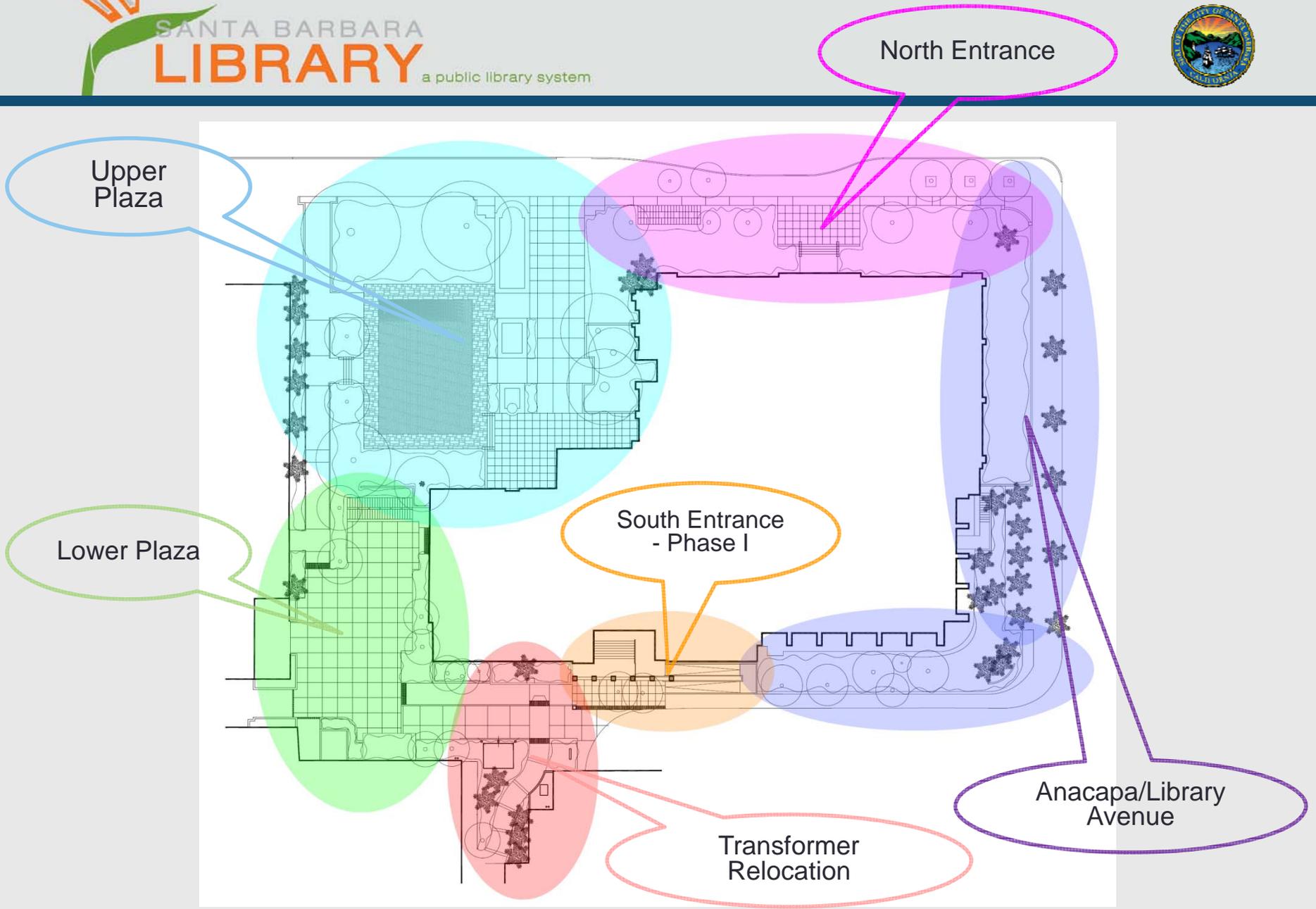
Paseo View from Anapamu St.

- Planter walls removed
- Paseo widened
- Improved lighting



Decision to Construct in Phases

- No identified funding for project
- Accessible entrance required due to Children's Library project
- South entrance is heavily used; route to Library from Lot 7 is not accessible
- Library gift monies available for Phase I scope



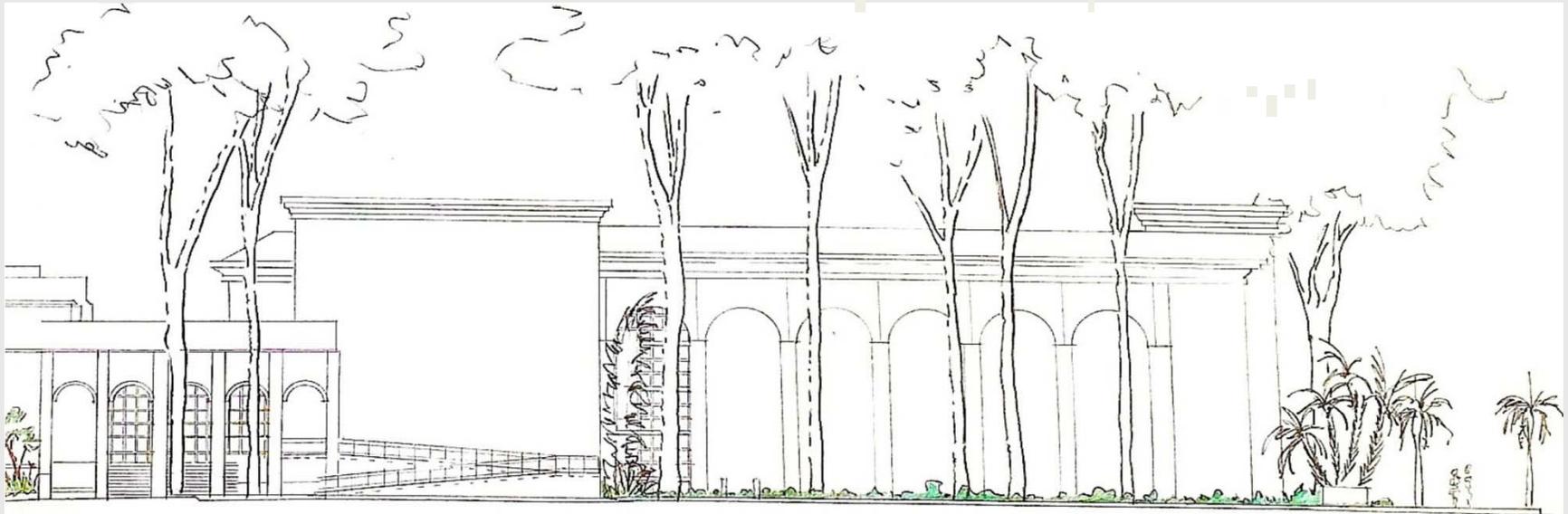
Phase I: Accessible South Entrance



Existing Accessibility Issues



South Elevation Rendering



Phase I improvements



