



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 9, 2010

TO: Mayor and Councilmembers

FROM: Airport Administration, Airport Department

SUBJECT: Contract With Lenvik & Minor Architects For Rehabilitation Plan For Airport Administrative Offices And Alternate Security Operations Center

RECOMMENDATION:

That Council approve and authorize the Airport Director to execute a professional services contract, subject to approval of the form of contract by the City Attorney, with Lenvik & Minor Architects, a California corporation, to develop a plan for the rehabilitation of Airport Administration Offices and the alternate Security Operations Center, in an amount of \$36,000, and approve expenditures of up to \$3,600 for extra services of Lenvik & Minor that may result from necessary changes in the scope of work.

DISCUSSION:

The initial conceptual design of the new Airline Terminal included office space for Airport Administration and a state-of-the-art space for the Security Operations Center for Airport Patrol. However, as the design progressed and the costs were projected, both the Administrative offices and new Security Operations Center were engineered out of the overall project. All of the space in the new 72,000 square foot airline terminal building will be utilized by the airlines, concession vendors, and the Transportation Security Administration. The rehabilitation of the 1942 portions of the existing terminal will include space for airline kiosks, the parking management office, and a limited on-site Security Operations Center.

Airport Department Administration and the Airport Patrol offices, locker room, storage, and the alternate Security Operations Center will remain in the existing 1942 World War II building at 601 Firestone Road.

Although this building has had minor interior upgrades, the building does not meet City electrical code requirements. The heating system is more than 30 years old. Due to the size, room layout and physical condition of the building it is not energy nor operationally efficient. However, the building has potential for renewal and reuse and it is the intention of Airport Administration to occupy it on a long-term basis. With this in mind, the Airport developed a capital improvement project to update and remodel the administrative office building and provided for its funding in the Airport's Capital Fund.

As the Airport Department plans upgrades to its tenant occupied buildings, the intent is to do so based on sustainable building principles which include energy efficiency, water conservation, use of materials, indoor air quality, lighting, etc. The Airport Administration building upgrades will establish an example that can be used for other building improvements.

Under this contract, Lenvik & Minor will provide a detailed plan that will allow the Airport to phase the building improvements over a period of time. The scope of work to be performed under this agreement includes:

- A review of the space (offices, hallway, meeting rooms) layout and use of the building resulting in a revised programming of the building use.
- Schematic plans responding to the new program of use.
- Leadership in Energy and Environmental Design (LEED) analysis of the building.
- Conceptual cost estimate.
- Phasing Study to plan construction and budget costs over phases of the project.

BUDGET/FINANCIAL INFORMATION:

This project has been funded in the Airport's Capital Fund.

PREPARED BY: Hazel Johns, Assistant Airport Director

SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office