



CITY OF SANTA BARBARA

PARK AND RECREATION COMMISSION REPORT

AGENDA DATE: October 22, 2008

TO: Park and Recreation Commission

FROM: Recreation Division, Parks and Recreation Department

SUBJECT: Franklin Center Renovation Project

RECOMMENDATION: That the Commission receive a presentation on the joint City and County renovation project at the Franklin Neighborhood Center.

DISCUSSION:

Background

The Franklin Neighborhood Center has served as a home for the Parks and Recreation Department's Community Services, non-profit tenants, and County of Santa Barbara Public Health Clinic since the facility was opened in 1975. The property site was acquired in a unique exchange on July 7, 1970. The City of Santa Barbara and the Santa Barbara School District entered into an agreement to exchange real property in order to facilitate the construction of Franklin Elementary School, Franklin Neighborhood Center, and the Eastside Library. The even value exchange included three parcels and the abandonment of a portion of Voluntario Street. The Franklin Neighborhood Center was completed in February 1975 for approximately \$624,000 with a combination of Housing and Urban Development, County of Santa Barbara, and City of Santa Barbara funds. From the day the facility opened, the County of Santa Barbara Public Health Department (County) has leased over 5,200 of the 10,592 total square footage.

Renovation Project

In spring of 2007, the County came to the City with clinic renovation plans to essentially gut their portion of the Franklin Center and provide a new clinic interior. The plans would provide an increase from four to eight exam rooms, reception, lobby, nurses' station, and doctors' offices. Understanding that such a project would require a substantial investment, the County also asked to renegotiate their lease agreement, which was granted. City Council approved a ten-year lease with one ten-year option and a construction addendum on June 26, 2007. After this approval, the City and County also worked together to determine necessary improvements to the facility's accessibility in the "common" areas and how costs would be shared for this portion of the construction. The accessibility improvements included renovation to the public restrooms, new west exit ramp, accessible drinking fountain, modifications to path of travel from the parking lot,

and additional signage. Carroll Construction, Inc. was hired by the County as the general contractor.

Given the extensive improvements to the clinic area and other portions of the facility, staff desired to put on a fresh new look throughout the facility, which was supported by Public Works staff. Public Works contracted improvements to the common areas including new linoleum flooring, new ceiling tiles and lighting, and new paint throughout the interior and exterior.

As icing on the cake, a tile mural was donated by Tile Encounters to grace the lobby reception desk that matched the tile mural over the drinking fountain. Also, staff secured funds from Santa Barbara Beautiful to replace plants, shrubs, and trees in planter beds. After Parks Division staff spent three days preparing the soil, a community planting day was held on September 13, 2008, with over 20 neighborhood residents and City staff helping to put the plants in the ground.

Construction Costs

County clinic and office	\$872,532
Common area restrooms	\$99,325
Drinking fountain area	\$24,084
West entrance ramp	\$83,668
Flooring asbestos abatement	\$8,370
Common area flooring	\$8,050
Common area painting	\$5,217
Exterior painting	\$11,857
Common area ceiling tile	\$11,798
Common area ceiling lighting	\$7,022
Duct work	\$2,134
East door concrete slab	\$3,578
Reception desk tile	\$1,234
Reception desk mural	\$350
Franklin center sign -replacement	\$1,072
Franklin street address sign	\$1,036
Landscape plants	<u>\$2,300</u>
Total Construction costs	\$1,143,627

Funding

Funding was secured through a variety of sources:

County of Santa Barbara	\$879,609
State Workforce Housing Rewards Program Funds (from City allocation)	\$200,000

City Public Works Building Maintenance	\$54,448
City Parks and Recreation Department	\$6,920
Santa Barbara Beautiful donation	\$2,300
Tile Encounters donation	<u>\$350</u>
Total Funding	\$1,143,627

Community Benefit

The Franklin Neighborhood Center provides a variety of unique services in the neighborhood that benefits the community.

Facility improvements undertaken by the County of Santa Barbara Department of Public Health were initiated to address increased demand for patient services and overcrowding in the current facility layout. Approximately 3,000 patients visit the Clinic each year. Of this number, 81% come from neighborhoods within Santa Barbara City limits to receive services. With completion of the renovation, the total number of clients served is expected to increase by 10%.

Through the City Community Services, programs benefit the low-income residents from the local neighborhood including free or low-cost access to information and resources. On-going programs include the free grocery program, free mobile farmers market, community gardens, Project Outreach (legal aid), job apprentice and other youth programs. Also, the multipurpose room and kitchen can be reserved for special occasion events for up to 150 people for low hourly rates.

Several tenant offices were not renovated. These tenants, which provide additional social services, include Brotherhood of Santa Barbara, Cornelia Moore Dental Foundation, Endowment for Youth, and Project Excel - UCSB.

The renovation will greatly enhance the aesthetics at the center. To celebrate the renovation, the County and City are planning a joint "re-opening" on Thursday, October 30, 2008, at 4:00 pm. After a brief presentation by guest speakers, the facility will be open to the public for clinic tours, and for tenants to share information on their services.

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