



City of Santa Barbara
Parks and Recreation Department

Memorandum

Date: July 22, 2009
To: Park and Recreation Commission
From: Recreation Division, Parks and Recreation Department
Subject: Carrillo Recreation Center Seismic Renovation and Rehabilitation

Recommendation: That the Commission receive a report on the status of the Carrillo Recreation Center seismic renovation and rehabilitation.

Discussion:

On April 22, 2008, the Joint City Council and Redevelopment Agency received a report prepared by John Schoof, Acting Wastewater Systems Manager (and the project's previous Principal Civil Engineer). The report provided a thorough background on the history, project scope, and funding for the Carrillo Recreation Center renovation.

Currently, the Kruger Bensen Ziemer Architects, Inc. (KBZ) design team has received final approval on the project from the Historic Landmarks Commission (HLC) and Community Development Building and Safety Division. Design challenges and workload impacts have caused a few delays in this project, but Public Works is ready to move into the bid process with the first advertisement for bids published on July 10, 2009. If the project does not receive any further delays, construction will begin as early as mid-September. The exact timeline and costs will not be known until bids are received, reviewed and the project awarded. It is anticipated the project construction will take approximately 14 months with the ballroom wing opening after six months.

Program Impacts

During construction, most Carrillo St. Gym rental groups (those with low attendance or low revenue) will be displaced during the initial six months of construction in order to accommodate our largest classes displaced from the center's studios. Program schedules will be modified in order to maximize the small space available (for example, ballroom dance currently offers four classes on two separate days – this program will consolidate to three classes offered on one weekday). Although not an ideal facility for dance instruction, the MacKenzie Park Adult Building will be utilized for some classes. Some smaller programs will be discontinued until the Carrillo renovation is completed.

Facility Improvements

The City is attempting LEED certification for the Carrillo project by use of green building material and improved efficiencies. Utilities will be upgraded and a solar collector added to the Carrillo Gym roof. In addition to updated floor surfaces throughout most of the building, a historically accurate color palette and major improvements in accessibility (elevator), a new dance studio will be created and both the front and rear courtyards will have a fully-developed landscape design. The ballroom will receive new paint colors, improved ventilation, restoration of the ceiling and lighting improvements, but the cantilevered 'sprung' floor will not be changed. The ficus vine covering most of the Carrillo St. façade will be removed. Although removal of the ficus was controversial with HLC, consideration for the damage caused by this vine allowed for its removal. Portions of the brick façade and fireplaces will be removed to allow structural elements of earthquake retrofitting, then replaced. Offices currently scattered throughout the building will be consolidated into an efficient third floor office suite. Storage lost on the first and second floor, to accommodate accessible bathrooms, will be relocated to the basement area where the outdated ballroom furnace will be removed.

Parks and Recreation Department staff thanks KBZ, Public Works, and Redevelopment Agency staff for their emphasis on an efficient and thoughtful design that considered our participant needs and maximized design elements to meet those needs. The renovation will support recreation in the downtown core and extend Carrillo's useful life for possibly the next 50 years or beyond.

ATTACHMENT: April 22, 2008, Carrillo Recreation Center Seismic Renovation and Rehabilitation Report

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