



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: April 22, 2008

TO: Mayor and Councilmembers
Chairperson and Boardmembers

FROM: Engineering Division, Public Works Department
Housing and Redevelopment Division, Community Development
Department

SUBJECT: Carrillo Recreation Center Seismic Renovation And Rehabilitation

RECOMMENDATION:

- A. That Council and the Redevelopment Agency (RDA) Board receive an update on the Carrillo Recreation Center Seismic Renovation and Rehabilitation Project (Project);
- B. That the RDA Board increase appropriations in the RDA 2001A Bond Fund by \$1 million for the Project, funded from previously unappropriated bond fund interest earnings;
- C. Approve the allocation of \$2.2 million from the Agency's Capital Project Contingency Account to the Carrillo Recreation Center Project;
- D. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for Redevelopment Agency Funding of Capital Improvements to the Carrillo Recreation Center; and
- E. That Council authorize the Public Works Director to negotiate and execute a Contract with Kruger Benson Ziemer Architects, Inc. (KBZ), in an amount not to exceed \$496,526 for the final design of the Project, and for up to \$49,652 for extra services that may result from necessary changes in the scope of work.

EXECUTIVE SUMMARY:

The Carrillo Recreation Center (Center) is recognized as an important historical asset to the City. It has a long history as a recreation and meeting place in the community and has been used as a shelter during disaster events. The Center has known deficiencies, which include seismic inadequacies, dilapidated building systems, and dysfunctional office space, and it does not meet Building Code or Americans with Disability Act (ADA) requirements. The purpose of this report is to provide Council and the RDA Board with an update on the Center's Project. Staff is recommending that the RDA Board appropriate an additional \$3.2 million to complete a comprehensive remodel of the Center, and that Council authorize the Public Works Director to negotiate and execute a

contract in the amount of \$546,178, including contingency funding, with KBZ for final design.

DISCUSSION:

History

In 1913, construction began on the Center under the auspices of Margaret Baylor, the Superintendent of the Neighborhood House Association. The building was designed by J. Corbly Poole and is a two-story brick veneer building with a red tile hipped roof. Underneath the projecting eaves are massive, curving bungalow-like brackets and exposed rafters, wood frame encasement windows with transoms, and Chicago frame windows. Mr. Poole designed the building to reflect the broad rectangular lines popular with craftsman and Prairie School Architects of the time.

On August 11, 1914, the Center was dedicated. Hundreds of people came to see the auditorium's innovative dance floor, which had been installed with metal springs underneath. In addition to dancing, the large auditorium was used for plays, musicals, concerts, lectures and political rallies. The Center also had rooms for small gatherings, lectures and teas. The upper floor rooms were devoted to women in need of temporary shelter.

The Center was used extensively during World War I to support the war efforts and after the 1925 earthquake as an evacuation center. During the 1920s and 1930s, the Center continued to be a popular destination for the citizens of Santa Barbara. In 1944, City Council voted to purchase the Center from the Neighborhood House Association to continue to provide programs and activities similar to when it opened in 1914.

Today the Center receives over 100,000 visits each year, providing over 25 different programs and activities. It is also listed as a temporary evacuation center in the City's Emergency Operations Manual and was used during the 1995 floods.

Project

The RDA 2003A Tax Allocation Bond earmarked \$5 million for the renovation project. This did not include seismic rehabilitation. Although the estimate was not precise, it did recognize the magnitude of the Project. At their January 27, 2005 work session meeting to consider modifications to the RDA Capital Projects Program, the RDA Board reallocated \$1.5 million from the Project to other near-term priority projects, reducing the total Project funding to \$3.5 million.

In 2006, a Building Assessment Report was prepared by Vanderweil Facility Advisors to assess the building conditions and identify requirements and needs. This report addressed the degradation of the facility's components and the costs associated with the renewal or replacement of these components. Seismic concerns were outside the scope of this review.

In February, 2007, KBZ was hired to perform the preliminary design for the Project that included a seismic analysis. The analysis indicated serious structural deficiencies in the building, including the lack of sheer strength in both directions, compromised connections between the walls and roof, and no ties between the foundation and the building.

The preliminary design also recommended the installation of an elevator, two lifts, an exterior ramp and new restrooms to provide compliance with ADA requirements, and a complete replacement of the electrical and HVAC (heating, ventilating, and air conditioning) systems. Additionally, the preliminary design organized office space on the second floor to better serve the public and the employees while adding an additional dance studio.

Because funding was limited, a priority plan of work was developed: (1) structural seismic work to meet Historic Building Codes, (2) ADA compliance, (3) upgrading of HVAC and electrical systems, and finally, (4) function of the office space. Using these priorities, three options were identified, including a project-within-budget, a value-engineered version, and a comprehensive version.

In order to stay within the \$3.5 million budget, the Project would be limited to seismic improvements, an elevator, and an exterior ramp required for ADA access in the back of the building. This option would exclude any accessible restrooms, improvements to any building systems, or office space modifications.

The value-engineered version of the Project would have a construction cost of \$5.7 million. It would address the seismic and ADA requirements as noted above and include upgrades to the HVAC and some of the electrical systems. It would also provide an improved office configuration and an additional dance studio. It would not include replacing windows and doors, restoration of the historical finish to the ballroom and other rooms, painting, and the installation of customer service counters. While this Project would upgrade the essentials, it would appear to the public that a negligible amount of work was completed. The additional upgrades, not included in this version, would be completed as funds became available.

Staff recommends moving forward with the comprehensive version of the Project. This version, at an estimated project cost of \$6.7 million, addresses all the items noted above and allows the facility to return to a version similar to its heyday. Finishes would attempt to reflect the historical period, and the functionality would be improved to allow for up-scale catered events in addition to regular programming. In addition, many of the original architectural features would be restored.

Project Design Services

The intent of the final design phase of the Project is to produce a bid package with design drawings and specifications for the comprehensive version of the Project including seismic, mechanical, electrical, and ADA upgrades in conformance with all applicable codes.

KBZ was initially selected through a Request For Proposal process and was unanimously selected as the most qualified consultant. They have successfully completed the preliminary design and have thorough knowledge of the Project. Staff recommends that Council authorize the Public Works Director to negotiate and execute a contract with KBZ in the amount not to exceed \$496,526, plus \$49,652 for potential extra services, for a total of \$546,178 for final design services for the Project. The cost of the facility needs-analysis, environmental testing, seismic analysis, preliminary design; and engineering staff administration, is estimated at \$401,759, for a total design cost of \$947,937.

Funding

The following summarizes all estimated project costs:

Design (by Contract and City staff)	\$ 947,937
Construction Contract	\$4,520,095
Construction Change Order Allowance	\$ 452,009
Construction Management/Inspection (by Contract & City staff)	\$750,000
TOTAL	\$6,670,041

As noted above, the RDA 2003A Tax Allocation Bond Funds for this Project were reallocated in 2005, resulting in total Project funding of \$3.5 million. The final Project cost, including design, construction and construction management, totals \$6.7 million. This leaves a projected shortfall of approximately \$3.2 million to construct the comprehensive version of the Project. Additional funding of \$4.4 million is available from the RDA Capital Project Contingency Fund, and an additional \$1 million is available from the unappropriated interest earnings of the RDA 2001 Bond account to adequately fund this shortfall.

Timely use of RDA bond funds, including interest earnings, is a priority under tax-exempt bond regulations. Therefore, staff recommends that the RDA Board:

- Appropriate \$1 million from the unappropriated 2001 RDA bond fund interest earning to the Carrillo Recreation Project account.
- Allocate \$2.2 million from the RDA Capital Project Contingency fund to the Carrillo Recreation Project account.

The actions would result in providing an estimated and required additional \$3.2 million in RDA funding to the Project, for total Project funding of approximately \$6.7 million. It is hoped that an increasingly favorable bidding environment will result in savings through lower bids at time of bidding.

We anticipate design and construction documents will be completed by the end of September 2008, with bidding and award of contract in December 2008, followed by construction beginning in January 2009.

On April 15, 2008, the Finance Committee reviewed the project and unanimously recommended Council approval of the comprehensive project.

HEALTH AND SAFETY CODE SECTION 33445 FINDINGS:

RDA funds can be used under State law for capital improvements in the Redevelopment Project Area if the following findings can be made and adopted by resolution of the local legislative body (City Council):

- The improvements are publicly owned
- There are no other reasonable means of financing the improvements
- The improvements will benefit the Project Area by eliminating blighting influences and are consistent with the Project Area's adopted Implementation Plan

The Center is within the Central City Redevelopment Project Area and is publicly owned. There are no other reasonable sources of funds to accomplish the renovation Project. The Center is in need of the proposed renovation work to extend the life of the structure, continue to provide the community with indoor recreational opportunities, and serve as a place of refuge during natural disasters. The Project will eliminate blighting conditions inside the Project Area by improving the aesthetics of the building, enhancing the services provided within the facility, and encouraging pedestrian activity in and around the area. An increase in these activities improves the vitality of the Project Area by encouraging economic activity, which leads to additional public and private improvements, and thereby eliminates blight and the conditions that lead to blight, consistent with the current adopted Implementation Plan of the Central City Redevelopment Project Area.

SUSTAINABILITY IMPACT:

The full Project incorporates green building materials and construction techniques in alignment with Leadership in Energy and Environmental Design criteria.

PREPARED BY: John Schoof, Acting Wastewater Systems Manager/LS/mj

SUBMITTED BY: Paul Casey, Acting Public Works Director
David Gustafson, Acting Community Development Director

APPROVED BY: City Administrator's Office