



CITY OF SANTA BARBARA

PARKS AND RECREATION COMMISSION REPORT

AGENDA DATE: June 24, 2015

TO: Parks and Recreation Commission

FROM: Administration Division, Parks and Recreation Department

SUBJECT: Cabrillo Pavilion and Bathhouse Renovation Status Report

RECOMMENDATION:

That the Commission receive a status report on the Cabrillo Pavilion and Bathhouse Renovation Project.

DISCUSSION:

The primary objectives of the Cabrillo Pavilion and Bathhouse Renovation Project (Project) are to achieve a viable community recreation center and return the building to its original status as the "crown jewel of East Cabrillo Boulevard." Located on East Beach, the building was constructed in 1926 and gifted to the City in 1927 by David Gray, with the stipulation that it be dedicated for park purposes and public recreation. Designated a City Structure of Merit in 1991, and a contributing building to the East Cabrillo Boulevard Parkway State Historic District in 1992, the building has served as a key coastal recreation facility in Santa Barbara for almost 90 years. Despite interior and site renovations over time, the building's outdated interiors, structural deficiencies, failing mechanical, electrical, and plumbing systems, as well as poor site accessibility, significantly limit its potential to serve Santa Barbara residents and visitors.

The Project includes complete renovation of the facility's mechanical, electrical, plumbing, and communication systems, and associated structural and seismic, fire protection upgrades. Exterior building improvements will achieve accessibility standards; restore the beach level promenade; renovate exterior building modifications; repair the building façade; and renovate site landscaping, outdoor showers, and the covered walkway (stoa) adjacent to the playground. For the Bathhouse floor, interior renovations will address the lobby, shower/locker facility, and restaurant concession area as well as new multi-purpose rooms and a small tenant space. Improvements for the Pavilion floor will redesign the lobby to create one large room; renovate the main special event room and restrooms; install a modern prep kitchen; and renovate the enclosed terrace. An elevator will connect the two floors.

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Project Status

The Parks and Recreation Commission last received a project status report on November 19, 2014. Since that time, the Parks and Recreation Department (Department) completed a number of technical studies and submitted the Coastal Development Permit (CDP) application. The CDP application review is complete and the project is tentatively scheduled for Planning Commission consideration on August 20, 2015.

The Department also recently completed a Request for Proposal (RFP) process to secure a Leadership in Energy & Environmental Design (LEED) Commissioning Agent to work as an independent third-party to ensure renovation of the Cabrillo Pavilion and Bathhouse is designed, constructed, and tested to meet the California Energy Code and LEED criterion. A LEED Commissioning Authority is required to have a project LEED Certified. On June 30, 2015, the Department will be seeking Successor Agency approval of a contract with FGI Farnsworth Group, Inc. to provide these services.

The Department is planning additional project outreach for fall 2015 beginning with a second community open house on August 5, 2015. The open house will focus on the proposed interior design of the facility and solicit public input on future programming options. Since accessibility is a key objective of the site improvements, the Department will also review the project with the Access Advisory Committee on August 21, 2015.

Coastal Hazards and Sea Level Rise Vulnerability Assessment

A key consideration of the Project is the potential for the site in general, and the building in particular, to be at risk from future sea level rise and coastal storm events. To address these issues, a coastal hazards and sea level rise vulnerability assessment was prepared for the Project. The report analyzes current conditions, models projected impacts to the Project site, and provides recommendations for adapting to sea level rise as well as the potential impacts from coastal storm events.

Since the assessment indicates that under high sea level rise projections there could be impacts from periodic flooding beginning in 2065, the Project includes flood proofing for the building at the time of renovation. The report also outlines other steps to protect the site that could be pursued in the future, if warranted. These include beach nourishment, direct placement of harbor sediment, and construction of a winter sand berm. These measures are consistent with existing City harbor sediment and beach management practices.

Although the Project is not within the permit jurisdiction of the California Coastal Commission, the Department plans to review the project and the assessment findings

with Coastal Commission staff due to the increased focus on sea level rise projections throughout coastal California.

BUDGET/FINANCIAL INFORMATION:

On December 17, 2013, the Successor Agency approved funding of \$9,117,026 for design and construction of the Project from the 2001 and 2003 Redevelopment Agency Bond Funds. To date, the Successor Agency has approved \$1,147,861.00 in contract services for the project. The contract with FGI Farnsworth Group, Inc. in the amount of \$52,030 will support services needed for LEED design and commissioning. The City's proposed FY 2016/2015 Capital Improvement Fund includes an additional \$1.5 million for the project. It is anticipated that total project costs will be \$12 million. Over the next year, the Department will be seeking community and grant funds to provide the additional \$1.5 million needed for project construction.

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