



CITY OF SANTA BARBARA

PARKS AND RECREATION COMMISSION REPORT

AGENDA DATE: October 26, 2016

TO: Parks and Recreation Commission

FROM: Administration Division, Parks and Recreation Department

SUBJECT: Capital Improvement Projects Update

RECOMMENDATION: That the Commission receive a presentation on the status of the active Parks and Recreation Capital Improvement Projects.

DISCUSSION:

The Parks and Recreation Department (Department) has a diverse capital program of park improvement and recreation enhancement projects. Over the course of every fiscal year, multiple projects are in various stages of development, permitting, and construction. Depending on the complexity and availability of funding, some projects take several years to complete. The Commission last received a capital projects status report in March 2016. This staff report provides a brief overview of the most active projects underway in Fiscal Year (FY) 2017. The Department will present its proposed capital program for FY 2018 and FY 2019 at the November 16, 2016, regular Commission meeting.

Projects under Construction

Two projects, *Chase Palm Park Restroom Renovation* and *Los Baños Bike Racks*, are currently under construction. These projects are detailed below. In addition, the following projects were recently completed: *Bohnett Park Playground Replacement*, *Oak Park Wading Pool Ramp*, *Municipal Tennis Courts ADA Improvements*, and the *Bird Refuge Stretch Area*.

Chase Palm Park Restroom Renovation: A full renovation of this facility began in early-October. The project includes complete replacement of the interior of the men's and women's restrooms, exterior landscaping improvements, and removal of block walls and installation of new entry gates to increase public safety and discourage overnight camping around the facility. The total cost of construction is anticipated to be \$202,955. The restroom is scheduled to reopen in early-December.

Los Baños Bike Racks: In fall 2015, the Department identified the need to install new bike racks in front of Los Baños to support the many swimmers that use bicycle

transportation to the facility. The project required review by the Historic Landmarks Commission (HLC). With project approval in April 2016, the Department scheduled construction for fall 2016. The Parks Division is completing landscaping in front of the building, and grading for the new concrete pad for the bike racks will begin in the coming weeks. The project is funded through a donation from the Friends of Los Baños and the Department's FY 2017 operating budget. The total cost of the project is approximately \$30,000, including new plants and staff labor.

Projects in Design Development, Permitting, or Bidding

The Department has eight projects in various stages of design development, permitting, construction or bidding. The Commission was recently updated on the *Davis Center Renovation* and the *Cabrillo Pavilion and Bathhouse Renovation*. HLC is scheduled to review the *Davis Center Renovation* concept plans on November 2nd. The *Cabrillo Pavilion and Bathhouse Renovation* construction plans were submitted in mid-September for review by the Building and Safety Division.

Cabrillo Ball Park Renovation: Following the HLC's concept review of the project in May 2016, and the reduction of funding in June 2016, the design was revised to remove the proposed basketball court and homerun fencing. The HLC is scheduled to review the revised plans on October 19th. The project is also being reviewed by the City's Development Application Review Team, and the Planning Commission is tentatively scheduled to review the project in early-December. A Coastal Development Permit and final HLC approval are needed before construction bids can be solicited. Construction is anticipated to begin in late-spring 2017. The Department has approximately \$729,000 in capital funds to complete final design, permitting, and construction.

Municipal Tennis Center Playground and Tennis Patio: This project includes a new playground for 5-12 year olds and a separate tennis patio to support tournaments. The Planning Commission approved a Coastal Development Permit in early-September, and the HLC will do final project design review in early-November. Accessible pathway and parking improvements were completed under a separate construction project completed this past summer. The Public Works Department also plans to begin construction on a new crosswalk and sidewalk improvements on Old Coast Highway in early-December. The estimated cost to construct the playground and related improvements is \$300,000. The patio and other tennis facility improvements are estimated to be \$100,000. The Woods-Claeyssens Foundation generously provided \$53,000 towards the purchase of playground equipment. The Department plans to submit a Community Development Block Grant application in December to fund the remaining playground improvements. The Department will also include a request for project funding through the General Fund as part of the FY 2018-2019 budget. If the project is completely funded, construction is anticipated to begin in early-2018.

Chase Palm Park Walkway Improvements: Walkway improvements for Chase Palm Park will address safety concerns for pedestrians that walk along Cabrillo Boulevard between the roadway and the park. Extension of the park's walkways will encourage pedestrians to either walk in the park or cross the street to the sidewalk on the south side of Cabrillo Boulevard. The project received HLC approval, a Coastal Development Permit, and final building permits. Bids for the project will be solicited in November. The Department has \$128,000 in capital funds to complete the project.

Kids World Renovation: The project includes structural upgrades to the playground, replacement of play components, and playground safety and accessibility improvements. Construction plans will be submitted to the Building and Safety Division for review in late-October. The Department has \$422,877 in capital funds to complete the project. Construction is anticipated to begin in February and take six weeks to complete, during which time the playground will be closed to the public.

Thousand Steps: This coastal access stairway is over 90 years old and in need of significant renovation. The anticipated scope of work includes drainage improvements, replacement of the middle landing and lower sections of stairs, and accessibility improvements. A land surveyor and architectural historian are under contract to provide baseline information. The Department is also negotiating contracts with a civil engineering firm and a geotechnical engineering firm to provide the preliminary renovation plans. The Department has \$200,000 to complete preliminary design plans and permitting.

Off-Leash Dog Area at MacKenzie Park: A 22,000 square foot off-leash dog area is proposed. The preliminary plans will be reviewed by the Architectural Board of Review in November. The project is partially funded with \$50,000 from the General Fund. Site work may begin as early as spring 2017, with full construction dependent on additional funding. The current construction cost estimate is \$300,000.

Other Projects in Concept Planning

The Department has four other projects that are currently in concept planning. They include the development of a master renovation plan for Dwight Murphy Field, site improvements for Franceschi Park, access improvements and fitness equipment at Bohnett Park, and replacement of the playground at Shoreline Park. The Commission will be provided with more information about these projects in November during the presentation of the proposed FY 2018-2019 Capital Improvement Program.

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