



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 10, 2017

TO: Mayor and Councilmembers

FROM: Administration Division, Parks and Recreation Department

SUBJECT: Professional Services Agreement With Bildsten Architecture And Planning, Inc. For The Louise Lowry Davis Center Renovation Project

RECOMMENDATION:

That Council authorize the Parks and Recreation Director to execute a professional services agreement with Bildsten Architecture and Planning, Inc. (Bildsten) in the amount of \$103,660 for final design, construction documents, and bid support services for the Louise Lowry Davis Center Renovation Project (Project), and approve expenditures of up to \$10,366 to cover any cost increase that may result from necessary changes in the scope of work.

DISCUSSION:

The Louise Lowry Davis Center is located at 1232 De La Vina Street on a 0.8-acre parcel. The one-story, 4,189 sq. ft. structure was part of the old Santa Barbara High School campus until it closed in 1924. The building became the City's first Recreation Center when the Recreation Department was established in 1929. Today, the Davis Center is frequently used by Santa Barbara's senior community and functions as a rental facility and community meeting space. The building currently contains two offices, a large multi-purpose room, an activity room, lounge and reception area, a warming kitchen, and men's and women's restrooms. The existing parking lot is shared by two adjacent City-owned parcels (Spencer Adams Park and Twelve 35 Teen Center).

Preliminary design for the Project was recently completed by Bildsten under a \$65,510 contract approved by City Council on June 7, 2016. The preliminary design includes upgrades to the building's aesthetics, new doors and windows, accessibility improvements, and new heating and air conditioning systems. The design also includes an enhanced courtyard, with a new pergola and direct access from the building interior. The courtyard enhancements will provide a flexible space for youth and senior programs, and a community and private event venue. New landscaping, site lighting, and interior alterations are also proposed. The design received positive comments from

the Historic Landmarks Commission and an interior setback modification from the Staff Hearing Officer. The final design contract includes construction plans and specifications, including structural and civil engineering, storm water management, landscape plans, and electrical engineering. The contract also includes bid support services.

Consultant Selection

Bildsten was selected through a competitive request for proposal (RFP) process during the initial preliminary design phase. The RFP was distributed to 20 firms, and posted on the website of the Santa Barbara California Chapter of American Institute of Architects. The Department received two proposals, and interviewed the most qualified firm. Bildsten was determined to be the most qualified company due to the firm's understanding of the project, creative design solutions, work experience on similar projects, and knowledge of local and regional conditions. Staff recommends Bildsten complete the final design phase due to their successful completion of the preliminary design phase.

BUDGET/FINANCIAL INFORMATION:

The final design contract, including a ten percent contingency, is \$114,026. Funds for the Project are appropriated in the Parks and Recreation Fiscal Year 2017 Capital Fund. Construction is estimated to cost \$800,000 and is anticipated to be funded by the General Fund and grants, including the Community Development Block Grant (CDBG) program.

A copy of the contract/agreement is available for public review in the City Clerk's Office.

PREPARED BY: George Thomson, Capital Projects Supervisor

SUBMITTED BY: Jill E. Zachary, Parks and Recreation Director

APPROVED BY: City Administrator's Office