



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: General Services
Department No.: 063
For Agenda Of: 11/4/2014
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority & 4/5th

TO: Board of Supervisors
FROM: General Services Matthew P. Pontes, Director, (560-1011)
Contact Info: Celeste Manolas, Capital Projects Manager (568-2622)
SUBJECT: Arroyo Burro Beach, New Public Restroom, Project 8500, Approve Plans & Specifications, CEQA Exemption and Authorization to Bid; Second District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence:

As to form: CSD

Recommended Actions:

That the Board of Supervisors:

- a) Approve the plans and specifications on file in the General Services Department for the Arroyo Burro Beach Restroom Project No. 8500, located within the City of Santa Barbara (“Project”);
- b) Authorize the Director of General Services, or designee, to advertise for construction bids for the Project;
- c) (By 4/5th vote) Approve BRR 0003708 (Attachment 1) transferring funds from the Parks Division to General Services; and
- d) Determine that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to the State Guidelines for the Implementation of CEQA Sections 15301, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of existing use, and 15303, which consists of the construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of

the structure; and direct staff to file the CEQA Notice of Exemption (Attachment 2) on those bases.

Summary Text:

On September 11, 2012, the Board of Supervisors approved an allocation of \$402,500 from the Coastal Resource Enhancement Fund (CREF) 2013 funding cycle and \$303,500 from the AB1600 South Coast West fund, for a total project funding of \$706,000. Since that time the Community Services Department (CSD) and General Services Department have been working with project stakeholders to design and site the proposed Arroyo Burro Beach Restroom; a conceptual drawing is attached for reference (Attachment 3). Arroyo Burro Beach County Park is located within the Coastal Zone and subject to the California Coastal Act which the City of Santa Barbara administers; as such, the Project was required to obtain a Coastal Development Permit and approval from the City Architectural Board of Review. This was a lengthy effort and culminated in a unanimous favorable vote from the City Planning Commission and approval by the City Architectural Board of Review. Based upon additional feedback from the stakeholders, the Project plans and specifications were completed and are now ready for advertisement for bidding. With Board approval, the Project will be advertised for bids with the goal of substantially completing construction by summer 2015.

Background:

Arroyo Burro Beach County Park, located within the incorporated boundary of the City of Santa Barbara and in the Second District, is an extremely popular public park with many amenities, including a Watershed Resource Center, a fully functioning restaurant, a recreational park area, dog wash, walking trails that lead into the adjacent Douglas Preserve, and generous coastal access. The existing restrooms are aging and in need of replacement and the existing facilities are located in different structures; the men's facility is difficult for users to find, being located between the back (service) door of the restaurant and the existing sewage lift station. General Services is proposing to construct a new 786 square foot restroom with full Americans with Disabilities Act (ADA) accessibility for public use. The restroom design includes energy saving features, such as natural daylighting for illumination of the interiors, natural ventilation, waterless urinals and LED site lighting. The existing restrooms would be converted to storage and/or other beach visitor supporting facilities.

In addition to the new restroom facility, the dilapidated access road that provides First Responder access to the beach and immediate coastline would be relocated and upgraded to support heavy equipment and restaurant delivery services and protect frequently damaged underground utility lines. Replacement of landscaping with plant materials that are native to the region and respond to lower water use than most of the current landscaping is also included in the design.

Finally, an additional foot rinse feature would be installed at a more central location for beach users and help solve an ongoing maintenance challenge; the sand accumulation within the existing foot rinse drainage system requires constant maintenance. The new location does not require a mechanical drainage system and therefore would help reduce the cost of on-going maintenance. Also, adding this function to a centralized location away from the First Responders beach access lane would improve overall safety.

Fiscal and Facilities Impacts:

Budgeted: Yes

The operation and maintenance of the new restroom will be absorbed by CSD staff that currently manages the existing restroom. Staffing Detail was included on pages D242-D244 of the FY2014-2016 Operational Plan.

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
CREF 2013 Cycle	\$ 402,500.00		\$ 402,500.00
AB1600	\$ 189,174.00		\$ 303,500.00
Other			
Total	\$ 591,674.00	\$ -	\$ 706,000.00

Narrative:

Funding for this Project remains available in Dept. 052, Fund 0031, Program 1931, Account 8700, Project 8641. The financing is composed of \$402,500 from the Coastal Resource Enhancement Fund (CREF) 2013 cycle allocation and \$303,500 (\$114,326 of which was spent in the prior fiscal years, leaving the balance of \$189,174) from the AB1600 South Coast West Fund for a total Project budget of \$706,000. Budget Revision Request 0003708 will transfer the funds to General Services Dept. 063, Fund 0030, Project 8500 prior to award of the construction contract. Due to required Coastal Development Permit modifications and design alterations that are incorporated into the plans and specifications before the Board, including a relocated and elevated delivery aisle, ADA sidewalk reconstruction and installation of additional underground utilities, the construction costs will likely increase; any additional funds needed due to these modifications will be brought to your Board for approval prior to construction commencement.

Key Contract Risks:

Completing the Project within the limits of the CREF 2013 Cycle requirements.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

Please send one (1) copy of the Minute Order to:

- Jill Van Wie, CSD Parks Division; and
- Robert Ooley, AIA, GS / Support Services Division, Courthouse East Wing

Attachments:

1. BRR #0003708
2. CEQA Notice of Exemption
3. Arroyo Burro Restroom Conceptual Drawing, CDP4

Authored By:

Robert Ooley, AIA County Architect