

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: EMILY ANDER, PARK PLANNER ASSISTANT
JEN SANTOS, DEPUTY DIRECTOR - PARKS
TRANSPORTATION & PUBLIC WORKS DEPARTMENT
SUBJECT: ACCEPTANCE OF DONATION FROM LUTHER BURBANK HOME
& GARDEN ASSOCIATION AND APPROVAL OF
PROFESSIONAL SERVICES AGREEMENT WITH TREANORHL
TO PROVIDE HISTORICAL ARCHITECTURAL DESIGN
SERVICES FOR CONCEPTUAL PLANS AND CONSTRUCTION
DOCUMENTS FOR RE-ROOFING OF THE LUTHER BURBANK
HOME AND CARRIAGE HOUSE

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Transportation and Public Works Department that the Council, by resolution, (1) accept a \$30,000 donation from the Luther Burbank Home & Garden Association; and (2) approve the Professional Services Agreement with TreanorHL, of Lawrence, KS, in an amount not to exceed \$110,319 for historical architectural design services for conceptual plans and construction documents for re-roofing the Luther Burbank Home and Carriage House at the Luther Burbank Home & Gardens property.

EXECUTIVE SUMMARY

The purpose of this Agreement with TreanorHL is to provide historical architectural design services for conceptual plans and 100% construction drawings for re-roofing the Luther Burbank Home and Carriage House at the Luther Burbank Home & Gardens property in an amount not to exceed \$110,319. Staff also recommends that the Council accept a \$30,000 donation from the Luther Burbank Home & Garden Association for the design services for the re-roofing project

BACKGROUND

The Luther Burbank Home and Gardens is a 4-acre special purpose park owned and maintained by the City of Santa Rosa and operated by the Luther Burbank Home & Gardens Association (LBHGA) under the Management and Operations Agreement

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between the City and the LBHGA approved by Council in June 2015. LBHGA works cooperatively with the Luther Burbank Home & Gardens Volunteer Association to provide public access to the historic site; to provide public education regarding the home and gardens of famed horticulturalist, Luther Burbank, and his family; and to pursue marketing and fundraising to replace and supplement City funding to maintain the historic property.

One of maintenance items for the home and carriage house at the Luther Burbank Home & Gardens is to replace the roofing material of the Home and Carriage House to make the structures more historically accurate. The roof of the Home and Carriage House are asphalt shingle and it is unknown how long ago the roof was last updated. At the time, the asphalt shingles were installed to cover the original wooden rain gutters on the home. This project proposes to design and develop conceptual plans and construction drawings for replacement of the roofing material and gutters on both the Home and the Carriage House. Exhibit B provides a timeline of improvements made to the Home and Carriage House.

LBHGA has requested the City's assistance with this project. The City's Agreement with TreanorHL will assist the City with research of historically appropriate roofing; input and approval from the LBHGA and, if needed, the Cultural Heritage Board regarding roofing materials and conceptual roof designs; preparing bid ready plans, specifications and cost estimates; and providing project administration.

PRIOR CITY COUNCIL REVIEW

On June 16, 2015, Council approved the Management and Operations Agreement with the LBHGA.

ANALYSIS

A Request for Proposal to provide historical architectural design services for conceptual plans and construction documents for re-roofing the Luther Burbank Home and Carriage House was issued in April 2019. Three (3) proposals were received and reviewed by a review committee comprised of staff from the following City departments and volunteer groups: (1) Transportation and Public Works – Facilities Maintenance and Operations Division, (2) Capital Projects Engineering Division, (4) Parks Division, and (5) LBHGA. TreanorHL's proposal was ranked highest by all members of the review committee. TreanorHL is the recommended firm at a project cost of \$110,319.

TreanorHL was recommended by the review committee in early June 2019 and if approved by Council, is expected to complete the required services and tasks, including final administrative work, to the reasonable satisfaction of the City not later than Fall 2021. The preliminary schedule anticipates completion of the conceptual plans in

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August 2020 and completion of construction documents in November 2020, barring any unforeseen issues.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund. Funds for this project have been appropriated from Park Development Impact Fees Fund 09747 – Luther Burbank Home & Gardens Capital Replacement. Additionally, the LBHGA has raised and committed \$30,000 in donations towards this project. Total project costs are \$110,319 with the \$30,000 contribution the City will contribute \$80,319.

ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it consists of a project limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings pursuant to CEQA Guideline section 15331. An exemption in compliance with CEQA will be prepared as part of the construction contract for re-roofing of the Luther Burbank Home and Carriage House.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable

NOTIFICATION

Not applicable

ATTACHMENTS

- Attachment 1 – Luther Burbank Home & Gardens Background and Timeline
- Resolution/Exhibit A – Professional Services Agreement

CONTACT

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