



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 15, 2022

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Contract For Feasibility Study Update For General Western Aero Hangar Restoration at Santa Barbara Airport

RECOMMENDATION:

That Council authorize the Public Works Director to execute a City Professional Services contract with LMA Architects in the amount of \$52,700, for a feasibility study update to analyze restoration and relocation options for the General Western Aero Hangars and authorize the Public Works Director to approve expenditures of up to \$5,270 for extra services that may result from necessary changes in the scope of work.

DISCUSSION:

Background

Originally constructed in 1931, the General Western Aero Hangars are two structures of merit located on Airport property near the intersection of Fairview Avenue and Hollister Avenue (Buildings 248 and 249). See attached Vicinity Map. Both structures reside in a regulatory floodway near San Pedro Creek. Per a prior historic structures report, Buildings 248 and 249 are eligible for listing on the National Register of Historic Places and are also listed as Potential Historical Resources for the City, but are not currently on the City's Landmarks list.

A prior conditions and use analysis of the hangars was completed by LMA Architects (LMA) in 2002. The 2002 report included feasibility information to demolish, relocate, or restore the hangars. No action was taken on these hangars since that report was completed due to a lack of funding. An updated feasibility study is required in order to recommend options for the future of the hangars.

A full copy of the Historic Structure Report for Eight Buildings at the Santa Barbara Airport may be requested from the Public Works Department for public review by contacting PWInfo@SantaBarbaraCA.gov.

Project Description

The scope of services to be provided by LMA includes performing a structural evaluation by a sub-consultant to determine if the two hangars can feasibly be restored for occupancy. If the hangars can be restored, the structural evaluation will provide required structural improvements, including wet or dry flood proofing measures. After the structural evaluation is complete, LMA will determine if the hangars would retain their historical integrity and qualify for a Federal Emergency Management Agency (FEMA) exemption and thus be able to remain in the regulatory floodway. If LMA determines the hangars would lose their historical integrity and historic registration potential, then the hangars would need to be relocated, as contemplated in the 2017 Airport Master Plan. If reconstructed in place, the new hangars would be designed to current building code and FEMA requirements. LMA's scope of services also includes providing cost estimates for the various options once the structural evaluation is complete. At the completion of this contract, the Airport will have the necessary information to make an informed and prudent recommendation to Council about the future of these two structures of merit.

Consultant Selection

The City contracted with LMA to provide the 2002 report. As a result of LMA's successful work with the 2002 report and their qualifications to perform the work, staff recommends that the City contract with LMA to complete this feasibility update. Staff have negotiated the fee with LMA and found it to be fair and reasonable.

BUDGET/FINANCIAL INFORMATION:

The total cost of the contract is \$52,700. An additional \$5,270 is requested to cover any cost increases that may result from necessary changes to the scope of work. There are sufficient funds available in the General Western Aero Hangar Restoration Project in the Airport Capital Fund to cover the total cost of this updated feasibility study. Future capital and enduring costs will be evaluated as part of the feasibility study.

A copy of the contract may be requested from the Public Works Department for public review by contacting PWInfo@SantaBarbaraCA.gov.

ENVIRONMENTAL REVIEW:

A Programmatic Environmental Impact Report (EIR) was prepared for the Airport Master Plan, which evaluated four options for the General Western Aero Hangars: 1) no action; 2) leave in place, i.e., "mothball"; 3) relocation; and 4) document and demolish (Coffman, 2017).

Option One (no action) was found to have a Class I Significant Impact in the 2017 Airport Master Plan Final Program EIR. Option Two (leave in place) was found to have a Class II Less than Significant Impact with Mitigation. Option Three (relocation) was determined to have a Class II Less than Significant Impact with Mitigation per the 2017 Airport Master

Plan Final Program EIR (Coffman, 2017). Lastly, Option Four (document and demolish) was determined to have a Class I Significant Environmental Impact (after mitigation). It is not anticipated that additional environmental review would be required if any of the above four options are selected.

ATTACHMENT: Vicinity Map

PREPARED BY: Ashleigh A. Shue, P.E., Interim City Engineer/BK/sk

SUBMITTED BY: Clifford M. Maurer, P.E, Public Works Director
Brian D'Amour, P.E., Interim Airport Director

APPROVED BY: City Administrator's Office