

Addition to City Council agenda item 8B, December 14, 2023

Gayle Ortiz <gayle@gocapitola.com>

Wed 12/13/2023 11:08 AM

To: City Council <citycouncil@ci.capitola.ca.us>

Cc: Goldstein, Jamie (jgoldstein@ci.capitola.ca.us) <jgoldstein@ci.capitola.ca.us>; Kahn, Jessica <jkahn@ci.capitola.ca.us>

■ 1 attachments (5 MB)

CWEP Response Dec. 14 Council Meeting.docx;

Dear Council,

Please see attached our comments on the staff report for tomorrow night's agenda regarding the wharf. Please add it to the public record for that night's meeting.

We will be at the meeting to answer any questions but, if in the meantime, you feel you need to contact us we are available.

Thank you so much for your continued service,

Gayle Ortiz

Gerry Jensen

To: Capitola City Council
From: Capitola Wharf Enhancement Project
Re: December 14, 2023, City Council Meeting—agenda item 8B

We have identified disparities between our activities and experiences and several details presented in the staff report. This memo is for clarification purposes. Staff references are in plain font in the order they appear, followed by our comments in *italics*.

1. Table 1. Capitola Wharf Enhancement Project – Cost Estimate

A. Entry Gate: “...The CWEP group has refined the RRM design and provided the updated rendering shown below. The updated design includes two wing walls with a donor acknowledgment art feature on the western side (listed as items B and F in the above table). The updated design includes illuminated glass tops; however, Capitola’s Municipal Code prohibits lighting on the beach beyond the minimum necessary for public safety.”

First and foremost, we want to say that we have no ownership of the entry design. The city has sole authority over that. The city engaged RRM Design Group for the project, restricting CWEP from engaging with them during the design phase. CWEP did not refine the design. At the City Manager’s request, CWEP sought pro bono services and identified former Mayor and designer, Dennis Norton, who generously volunteered and submitted designs. The staff report identifies design elements for refinement, but prior to last week’s public notice of the December 14, 2023 City Council Agenda, there had been no staff-to-designer communication. Furthermore, CWEP recently discovered the city enlisted the services of another designer, a decision made without the knowledge of CWEP and Dennis Norton Design, despite our ongoing efforts.

It is crucial to acknowledge and appreciate volunteers, especially professionals like Mr. Norton, yet to our knowledge, there has been no such recognition. Regardless of the next steps, we emphasize the community’s strong preference, as demonstrated through extensive outreach, for the wharf to maintain its traditional and Venetian Court-style architecture. We also urge appropriate follow-up with Mr. Norton.

2. B. “Signage Pedestal Art...”

This cost would have covered the installation of mosaic tile work at the base of the viewing stations. However, we have excluded Option B from consideration due to ADA restrictions. This element reduced accessibility for all. Please note: one viewing station will incorporate monochromatic lenses specifically designed to accommodate individuals with visual impairments.

3. D. Historic Sign: “CWEP has secured a private funding source for the Historic Sign. CWEP requests that the design for the sign be integrated into the design work for other signage on the Wharf.”

CWEP requested the Capitola Historical Museum Board to spearhead this initiative. CWEP is currently not equipped to cover the expenses associated with the signage. We believe it is more fitting for the museum to take ownership of this project.

4. E. Lighting Standards: “CWEP would like the City to use Lumca lighting fixtures for the 10 fixtures on the Wharf. These fixtures differ from the existing lighting as they are affixed to the wharf decking instead of the railing, requiring a more robust installation. Although the costs for the purchase of the fixtures exceed the estimate, CWEP has expressed its willingness to raise additional funds to cover the additional costs. Funding for installation, including electrical expenses, has not been identified.”

Some of the 30-year-old lighting likely sustained storm-related damage and may not comply with current codes. Instead of addressing these safety elements individually, we recommend a comprehensive and uniform replacement.

In pursuit of the most sufficient and sustainable option, CWEP collaborated with a community expert in municipal lighting, who secured a commitment for a potential 25% rate reduction. Opting for the wharf contractor to bid on the lights without leveraging these professional efforts and cost savings could lead to a substantial cost increase. Standard practices often involve a 20% change order and list pricing, negating the 25% discount we secured through our initial inquiry. We suggest the city explore self-procurement as a fiscally prudent option.

5. I, J, K. Benches, Tables, and Trash Receptacles: “CWEP has requested the City use the Wharf furniture listed in Figure 5. Purchase costs for these selections closely match the estimates outlined in the resolution. If the City Council approves this purchase, the City would use CWEP funds for the furniture; however, costs for installation have not been identified.”

The same principle applies to this item as it does for the lighting fixtures. CWEP has obtained an estimate from the same community member for these items. Opting for another bid from a different source is likely to result in higher costs. Once again, we recommend considering self-procurement, as noted in comment #4. Images of the features we chose are attached.

6. M. Additional Bike Racks: “CWEP requests the City split the \$10,000 cost of additional bike racks. CWEP has not requested a specific fixture for the Bike Racks.”

While not initially included in the list of funded items, this item was present on the "unfunded" list. Given the community's growing demand, particularly with the upcoming rail/trail development in Capitola, there is a clear need for bike racks. We wish to collaborate with the city to encourage alternative transportation, reduce automobile usage, and further the goals outlined by the California Coastal Commission for increased public access.

7. The RRM rendering depicted enhancements such as signage, decorative columns, and/or a monument sign at the vehicular entrance to the Wharf at Cliff Drive and Wharf

Road to improve visibility and guide people to the location. CWEP requests that the City consider implementing these improvements and covering the associated costs entirely.

We support this concept and hope the city will fund it.

8. “...Based on current fundraising efforts, CWEP has requested the City use \$75,000 of CWEP funds for a lifeguard storage facility that would be located on the wharf. However, due to the lack of comprehensive information on the condition of the existing buildings, and the extensive permits required to establish an additional structure on the Wharf, staff proposes to work on the storage facility following the determination about existing wharf structures. The City Council may consider directing staff to hold these funds to pursue a future project.”

Currently, CWEP's available funds would only permit the funding of a lifeguard storage facility once all other designated items have been financially supported. We believe this is an important element as identified by the community and a member of the City Council, and we are supportive of the inclusion.

9. *It's important to note that the accompanying table, although serving the purpose of Table 3, was not explicitly labeled, and was inadvertently split across two pages. These estimates were prepared by city staff. This is the list of work we want the city to cover.*

Table 3

	Component	Current Estimate
A	Entry Gate	\$ 70,000
H	Scavenger hunt (additional)	\$ 25,000
M	Additional Bike Racks	\$ 5,000
N	Wharf Road Entry Pillar and Paver Improvements	\$ 25,000
---	Installation of C, E, I, J, K, L, H (additional)	\$ 125,000
	Total City Ask	\$ 250,000

10. Fiscal Impact: “CWEP’s requests for funds are based on CWEP's estimates of the cost of each component.”

CWEP would like to clarify that although CWEP shared comprehensive research on pricing for the most cost-effective elements, as approved by city staff, we are NOT involved in determining any finishes, color schedules, or other specifications of any kind. Our role is strictly advisory.

CWEP Summary:

The funds CWEP has raised will complete the vision that has been shared by the community during the past year and will bring renewed economic vitality to the village.

Requested installation of the items being funded by the community would most likely be a cost incurred by the city anyways once a full evaluation of the existing lighting and existing items that are on the Wharf today.

Throughout this process, we have voluntarily and consistently responded to all city requests and acted in good faith, seeking a collaborative partnership with the city to realize the vision shaped by community input over the past year. CWEP remains committed to restoring and enhancing the wharf, building a more vibrant local economy, improving accessibility, providing family-friendly activities with educational components, increasing visitor guidance to the wharf, bolstering alternative transportation through adequate bike storage, and optimizing the safety and longevity of critical infrastructure.

Our community's generosity will significantly reduce both short and long-term repair and maintenance costs for the city. Considering the outcomes achievable through our campaign, our request for \$250,000 in city funds is nominal when contrasted with the financial requirements that would have arisen without our efforts.

We've already raised an impressive \$336,000, and our fundraising efforts are still underway. With a projected goal of \$400,000, we're seeking the council's approval for this modest investment considering the larger \$8+ million construction project. Our community's generous support makes this request entirely reasonable. Join us in partnership, and together, we will bring our community's incredible vision to life!"







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Order Confirmation

Date 12/1/2023
 Quotation # 037174
 PP Customer # 6574
 Customer Ref #
 Contact Name Joe Palandrani
 Contact Phone # 925-872-3008

Bill To Address

Sierra Utility Sales, Inc.
 1054 41st Avenue
 Santa Cruz, CA 95062

Ship To Address

Sierra Utility Sales, Inc.
 Re: Capitola Wharf
 1054 41st Avenue
 Santa Cruz, CA 95062

Project ID #	Project Name	Project Location	Quantity	UoM	Unit Price	Total
21029	Capitola Wharf (Option 2)	Capitola CA				
C-2140-6-P	Columbia Cascade TimberForm® Model #2140-6-P-M, GREENWAY Contour Bench, MODIFIED to have Hot Dipped Galvanized Steel Frame, Kiln-dried Premium Douglas Fir Slats, Pedestal Mount (excludes anchor bolts); Made in USA; Price Per Each		30	Each	\$1,250.00	\$37,500.00
C-2148-DT	Columbia Cascade TimberForm® Model #2148-DT-M, GREENWAY Litter Container with Dome Top, MODIFIED to have Hot Dipped Galvanized Steel Frame; 36-Gallon Plastic Liner, Kiln-dried Douglas Fir Surround, Surface Mount (excludes anchor bolts); Made in USA; Price Per Each NOTE: Will need to verify if Dome Top can be Hot Dipped Galvanized. If not, Flat Top (-FT) should be considered.		10	Each	\$1,990.00	\$19,900.00
C-2165-6	Columbia Cascade TimberForm® Model #2165-6-M, GREENWAY Accessible Picnic Table with Seats; MODIFIED to have Hot Dipped Galvanized Steel Frame; Kiln-dried Premium Douglas Fir Surround, Surface Mount (excludes anchor bolts); Made in USA; Price Per Each		4	Each	\$3,015.00	\$12,060.00
FR020200	Shipping - ESTIMATE ONLY - Actual freight may be recalculated upon receipt of order, approved submittals, and confirmed delivery address and details. * For large deliveries loading dock or fork lift must be present at delivery location. * Surcharges will apply to residential or job site deliveries or lift gate truck. * Truck unloading and installation are not included in this quote.		1	Each	\$3,395.00	\$3,395.00

Payment Terms	50% deposit due at time of order. Balance due upon delivery.
Estimated Lead Time* (See Terms and Conditions Below):	60 Days

Order Total	\$69,460.00
Sales Tax	\$6,251.40
Shipping	\$3,395.00
Total	\$79,106.40

ParkPacifc, Inc. Terms and Conditions

ParkPacifc, Inc. terms and conditions apply, without exception. Quoted prices are net, f.o.b. factory. Written quotations are valid for acceptance within 30 days unless otherwise specifically indicated or extended in writing by ParkPacifc, Inc. State and local taxes at destination, if applicable, are additional and for the Buyer's account. All orders require a deposit upon placement of order with balance due upon delivery. Payment in full is due at time of order for orders less than \$1,000. ParkPacifc, Inc. can provide submittal drawings prior to fabrication for review and written approval by the owner's representative. Upon ParkPacifc, Inc.'s receipt of signed approval, these drawings shall constitute the final specifications and bill of materials for the order. *ESTIMATED LEAD TIME APPLIES FROM DATE OF PARKPACIFC, INC.'S RECEIPT OF SIGNED ORDER CONFIRMATION, APPROVED SUBMITTALS, COMPLETED INFORMATION SHEET (IF REQUIRED), AND REQUIRED PAYMENT. Products are shipped disassembled. Shipping components are usually heavy and awkward and require mechanical handling to accomplish truck unloading (by others) at destination. The cost of unloading (or any other job site work, including installation) is the responsibility of the Buyer. NOTE: FOR RESIDENTIAL DELIVERIES OR LIFT GATE SERVICE, ADDITIONAL CHARGES WILL APPLY. A return of product must receive prior written authorization from ParkPacifc, Inc. Returned products must be sent to and received at manufacturer's factory in same condition as originally shipped with transportation charges prepaid. A minimum 50% re-stocking charge applies on all returned and cancelled orders. Manufacturer's warranty applies and ParkPacifc, Inc. makes no warranties with respect to products purchased and disclaims all warranties, express or implied, including the warranties of merchantability and fitness for a particular purpose. Neither party shall be liable to the other for incidental, indirect, or consequential damages or lost profits arising out of or relating to their agreement. Suit for any dispute under this Agreement may be brought only in a court of competent jurisdiction in Contra Costa County, California.

Requirements to Process Order	
- Signed Quote or Order Confirmation	
- Contact Name and Phone #:	Joe Palandrani 925-872-3008
- Approved Submittal Drawing(s)	Required
- Payment of Required Deposit	\$39,553.20

Signature	Date
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