

# Capitola City Council

## Agenda Report



**Meeting:** December 14, 2023  
**From:** Public Works Department  
**Subject:** Capitola Wharf Enhancement Project

**Recommended Action:** Provide direction to staff regarding the redesigned wharf entry gate and additional fixtures, authorize approval of two artist contracts, and consider an allocation of additional funding for the Capitola Wharf Enhancement Project (CWEP).

**Background:** In conjunction with the Wharf Resiliency and Public Access Improvement Project, a group of dedicated community volunteers has mobilized to raise private donations for the Capitola Wharf Enhancement Project (CWEP), a project that includes aesthetic and materials upgrades.

In May 2023, the City entered into a contract with RRM Design Group to assess and formulate the scope of the CWEP project based on feedback from the community and City Council. A CWEP community meeting took place on June 7 to identify project components. On June 8, the City Council approved an agreement with the Wharf-to-Wharf Race non-profit organization to administer donations for the CWEP fundraising campaign. The agreement stated, in part, that Wharf to Wharf would disburse funds it had raised to the City upon the City’s authorization of a contract or purchase order to complete any or all of the Wharf improvements that were listed in the agreement. On July 27, the City Council directed staff to prepare a final conceptual plan for the project, and on August 24, 2023, adopted Resolution No. 4335 outlining expectations, cost estimates, and the project's scope in collaboration with the CWEP fundraising group.

In July 2023, the City contracted with Cushman Contracting to complete the Wharf Resiliency Project.

**Discussion:** The CWEP fundraising group has been diligently working to identify the specific elements outlined in Resolution 4335. That list is as follows:

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

	Component	Funding CWEP agreed to in Resolution	Previously allocated City Funding	Current Estimate
A	Entry Gate	\$ 8,000	\$ 17,000	\$ 70,000
B	Signage Pedestal Art	\$ 30,000		\$ 19,000
C	Viewing Stations	\$ 20,000		\$ 28,000
D	Historic Sign	\$ 6,000		Privately funded
E	Lighting Standards	\$ 25,500	\$ 16,000	\$ 80,500
F	Donor Feature	\$ 25,000		\$ 22,000
G	Fish Station	\$ 7,000		\$ 10,000
H	Scavenger hunt	\$ 6,000		\$ 28,000
I	Benches*	\$ 46,500	\$ 21,000	\$ 79,000
J	Tables with Shade Structures*	\$ 30,000		
K	Trash Receptacles*	\$ 22,500		
L	Water filling station with foot wash*	\$ 7,000		Not identified
	<b>Total CWEP Fundraising Components</b>	<b>\$ 233,500</b>	<b>\$ 54,000</b>	<b>\$ 336,500</b>

\*these values are not inclusive of installation of individual features

## A. Entry Gate:

In the original Wharf Resiliency Project, the existing wharf entry gate was relocated approximately 15' inland, but not otherwise modified. The RRM design, included in Attachment 1, would have required the entry gate to be refabricated. 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.



Figure 1. CWEP Entry Gate and Donor Wall Rendering

The Planning Commission's conditions of approval for the Resiliency Project specify that the entrance gate should be compatible with the historic resource in terms of design, scale, and materials. On December 7, the City received an updated design for the Wharf entry. That same night, staff shared the updated design at the Planning Commission meeting. The Commission viewed these alterations; however, as the item was not included on the agenda, there was no formal review.

The estimated cost for rebuilding the gate (excluding artist components) is \$70,000. If the City Council approves CWEP's requested alterations, the City will use CWEP contributions for the artist-related expenses. Additional funding for the reconstruction of the entry gate, including columns and a security gate, has not been identified.

## C. Viewing Stations:

While CWEP is raising funds for the viewing stations, they have proposed that the City install them. The proposed viewing stations include two viewing heads from a single post — one at standard height and another at wheelchair (ADA compliant) height — on the Wharf. The estimated cost to purchase the proposed viewing stations is very close to the estimates outlined above, however, funding for installation has not been identified.



Figure 2. CWEP-Selected Viewing Stations

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.

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.

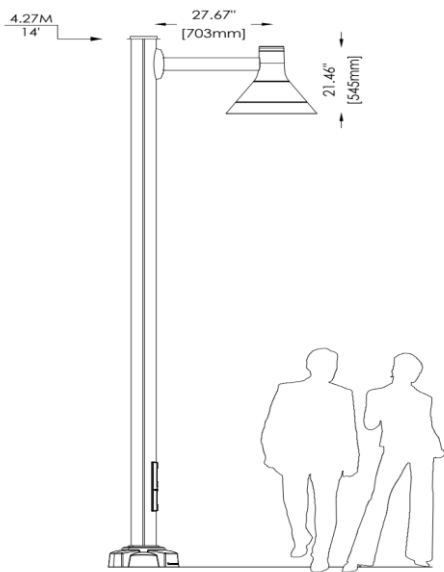


Figure 3. Rendering of CWEP-Selected Lighting Fixtures

G. Fish Station:

CWEP is proposing to construct the Fish Station through volunteer efforts. As of now, no plans have been submitted to the City for review. CWEP estimates the costs at \$10,000 for this initiative. No additional funding for this item has been requested.

H. Scavenger Hunt:

A creative scavenger hunt featuring bronze sealife recessed into the Wharf decking is envisioned to engage and educate youth. CWEP would like the City to retain Sean Monaghan of the Bronze Works Fine Arts Foundry as the artist for this work. The estimated costs for the elements on the Wharf decking align closely with the resolution. If the City Council agrees to this revision, the City will use CWEP contributions to pay the artist. CWEP proposes that the City cover the fabrication and installation expenses for additional bronze pieces from Stockton Bridge to the Wharf.

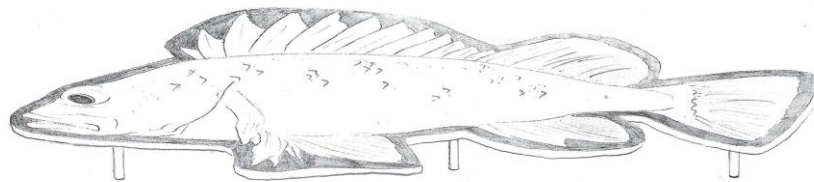


Figure 4. Tilted view of bronze bas-relief Rockfish and installation method

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.



Figure 5. CWEP Selected Furnishings

L. Water Filling and Foot Wash:

At this time there are no specific proposals or funding identified for additional water filling or foot wash stations.

In addition to the refabrication of the entry gate, additional bronze features, and installation costs mentioned above, CWEP requests that the City fund the following additional improvements, which were listed as "unfunded" in the resolution.

	<b>Component</b>	<b>Estimated Cost</b>
M	Additional Bike Racks	\$ 10,000
N	Cliff Drive/Wharf Road Entry Pillar and Paver Improvements	\$ 25,000
<b>Total Unfunded (proposed by CWEP for funding)</b>		<b>\$ 35,000</b>

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.

N. Wharf Road Entry Pillar and Paver Improvements:

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.

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.

In summary, the CWEP group is currently requesting the following items be funded by the City:

	<b>Component</b>	<b>Current Estimate</b>
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
<b>Total City Ask</b>		<b>\$</b>	<b>250,000</b>

The installation costs are based on preliminary estimates.

Fiscal Impact: The CWEP fundraising group had an initial fundraising target of \$250,000 designated specifically for improvements identified in Resolution 4335. CWEP is reporting that they have successfully raised \$336,000 in funding to date, with additional pledges pending.

CWEP's requests for funds are based on CWEP's estimates of the cost of each component. The agreement between the City and Wharf to Wharf and public contracting law requires the City to make the purchases and manage the construction for the project so, ultimately, the City will determine the final costs for the components of the CWEP improvements. All purchases must also comply with the City's public purchasing ordinance. Funding for items financed by other entities, such as educational interpretive panels, is still pending. At this point, as outlined in the recommendation, staff is requesting the City Council provide feedback on the requests from CWEP. If the City Council would like to move forward with any or all of the requests, staff will use funds from CWEP for those requests, as described above.

The Wharf Resiliency Phase 2 Project is budgeted at \$8.9M. Staff was notified that the California Office of Emergency Services (CalOES) has allocated an additional \$500,000 to this project in their FY 2023-24 Budget, for a total available budget of \$9.4M.

The project initially bid at \$7.7M. Since beginning construction, staff has executed three change orders to the original agreement with Cushman Contracting, and staff anticipates there will be further change orders. The three executed change orders raised the contract price by approximately 6%, bringing total projected expenditures to \$8.2M.

This leaves an unprogrammed project balance of \$1.2M, comprised of \$750,000 in General Fund and \$450,000 in Measure F funds. The rehabilitation of the broken span of the Wharf has not commenced, and there is no estimate for the building rehabilitation expenses or the City's anticipated share of the costs.

Per City Council Resolution 4335, the projected cost for the artistic components requested by CWEP is \$70,000. The two artist contract requests fall within the budgetary limits established for this purpose.

Recommendation: In light of the ongoing CWEP project and its integration with the Wharf Resiliency and Public Access Improvement Project, staff is presenting the following recommendations:

1. Redesigned Gate and CWEP Fixtures:

Evaluate the redesigned entry gate proposal and CWEP fixtures for aesthetic and functional alignment with the overall project goals.

2. CWEP Requests for Artistic Components:

The artist components involved in this project require a substantial lead time, estimated to be approximately six months or more after the execution of contracts. To ensure the timely fabrication and installation, aligning with the opening of the Wharf Resiliency and Public Access Improvement Project, staff recommends that the City Council authorize the City Manager to execute contracts with the artists referenced below, in these amounts:

Kathleen Crocetti      \$41,000

Sean Monaghan      \$28,000

3. Allocation of Funds for Additional Items:

Consider allocating funds for extra components, as identified in Table 3, to enhance the overall impact and completeness of the Capitola Wharf Enhancement Project. When the City receives the CWEP funds, the City will use those funds, along with any additionally authorized funds from the City Council, as outlined above.

4. Amendment to Cushman Contract:

If funding additional items, authorize the City Manager to execute an amendment to the Public Works Agreement with Cushman to include provisions and details necessary for the successful purchase and installation of CWEP components, as outlined above.

5. Lifeguard Facility as a Trailing Project:

Consider directing staff to hold \$75,000 in CWEP funding to pursue the lifeguard facility as a trailing project after the completion of the Wharf Resiliency Project.

Attachments:

1. Entry Gate Concept Renderings
2. Artist Proposals

Report Prepared By: Jessica Kahn, Public Works Director

Reviewed By: Julia Gautho, City Clerk; Samantha Zutler, City Attorney

Approved By: Jamie Goldstein, City Manager