

# Capitola City Council

## Agenda Report



**Meeting:** July 27, 2023

**From:** Public Works Department

**Subject:** Jade Street Park UA Playground Project

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**Recommended Action:** Approve the Final Conceptual Design for the Jade Street Park Universally Accessible (UA) Playground Project.

**Background:** The Jade Street Park UA Playground Project (Project) will replace an existing playground that was installed in 1999 and updated in 2007 with an all-inclusive play area. A renovated UA playground would provide recreation features and design elements that appeal to individuals of all abilities, including those with mobility, cognitive, developmental, sight and hearing impairments. Currently the anticipated project funding is \$1.325M, which includes \$475,000 (\$275,000 in FY 22/23 and \$200,000 in FY 23/24) in the City's Capitola Improvement Plan (CIP) budget. The balance of the funding is anticipated to be fundraised by the Friends of County Parks (Friends) over the next twelve to eighteen months.

On February 9, 2023, the City Council authorized an agreement with Verde Design for the conceptual design phase of the Project, which includes community outreach, alternative analysis, and final conceptual design. Verde Design and City staff have conducted community outreach efforts, including an online survey, two on-site pop-up events, and two community meetings. Results from the community outreach were used in developing conceptual design plans.

On June 8, 2023, staff presented an ideal concept design (Reach Concept) to the City Council. The City Council provided input to the conceptual design and directed staff to prepare a final concept plan that meets projected available funding, includes opportunities to enhance design if additional funding is obtained, and return to the City Council in July.

**Discussion:** The Final Conceptual Design (Attachment 1) is based on the Reach Concept and the "Marine and Shoreline" theme. The conceptual design includes seating sprinkled throughout the play area with shade provided by existing and new trees. The all-inclusive playground is surrounded by a 48-inch-tall fence with two openings: 1) a main entrance close to the Community Center parking lot; and 2) a second entrance farther south adjacent to the baseball field, accessible off the existing pathway that connects to the east parking area. Different zones are created within the playground: climb and slide, swing and sway, tot, sensory and game zones. Each zone is designed to allow for different physical and cognitive engagements.

- **Climb and Slide Zone** – Located in the southwest section of the playground is the ship themed composite play structure, designed for children aged 5 to 12. With two slides, a bridge, a climbing apparatus with hoops and rocks on rubber resilient surfacing, and a lookout area at the top of the tower, it is the main play feature in the playground.
- **Swing and Sway Zone** – Located in the northwest section of the playground, a new 3-bay swing with two belts, two buckets, and one molded bucket seat will replace the two existing standard swing bays to allow for more inclusive play. This area also hosts spin-type play equipment, including an inclusive whirl.
- **Tot Zone** – Located at the east end of the main playground is the tot play area of the playground, intended for children between the ages of 2 and 5 years old. The tot play ship structure and embankment slides are the anchors for this zone.
- **Sensory Zone** – Located south of the Tot Zone, this zone will be equipped with sound generating play equipment, such as a percussion box and rimba.
- **Game Zone** – Located adjacent to the south entrance, picnic and game tables provide users with separation from other zones that offer more physically oriented play.

The Final Conceptual Design is very similar to the Reach Concept design but reduces the overall scope of the project while retaining all design zones. Below are highlights of the changes from the Reach Concept, which was presented to the City Council on June 8<sup>th</sup>:

- Reduction of footprint – The Final Conceptual Design reduces the square footage of the project by approximately 25%. The funding gap between the Reach Concept and current project allocation is approximately \$750,000. The sitework (grading, drainage, utilities, hardscape, etc.) is approximately 40% of the total project costs, necessitating the reduction of site footprint to meet anticipated project funding. The Final Conceptual Design reduced the funding gap to \$345,000.
- Reduction of elements – The Final Conceptual Design removes the following elements: spinner for children aged 5 to 12, roller slide, tot spinner, tot bouncer, and kinderbells. However, the layout of the Final Conceptual Design has been configured in such a way that if additional funding is identified, these elements may be re-incorporated into the playground without the need to expand the playground footprint. The additional cost of incorporating all of these elements is approximately \$130,000. This Enhanced Conceptual Design Plan is included as Attachment 2.

The final design phase, preparation of project plans, specifications, and final cost estimate (PS&E) will run concurrent with fundraising efforts, commencing when fundraising has met 75% of the target goal of \$1M. Staff will seek City Council approval of PS&E prior to advertising and bidding the project at the conclusion of the funding campaign. The anticipated project schedule is shown below:

**Table. 1 Anticipated Project Schedule**

Milestone	Anticipated Date Range
<b>Approval of Final Design</b>	July 2023
<b>Fundraising</b>	Summer 2023 – Winter 2024
<b>Approval of PS&amp;E</b>	Winter 2024
<b>Bid Period/Award</b>	Winter 2024 – 2025
<b>Construction</b>	Spring 2025

Fiscal Impact: No fiscal impact is anticipated with this action. Staff will provide updates regarding fundraising efforts to the Council and will return to the Council with an amendment to the Verde Design contract for development of construction documents once 75% of fundraising goals have been met. Staff will seek additional funding to close the \$345,000 funding gap. Estimated project costs are summarized in Table 2 below.

**Table 2. Estimate Project Costs**

Allocations		
<b>FY22/23</b>		\$275,000
<b>FY23/24</b>		\$200,000
<b>Fundraising</b>		\$850,000
Total Allocation		\$1,325,000
Estimated Project Cost		
	Final Conceptual Design	Enhanced Design
<b>Design Costs</b>	\$177,000	\$177,000
<b>Construction Costs</b>	\$1,157,000	\$1,257,000
<b>Soft Costs</b>	\$209,000	\$227,000
<b>Contingencies</b>	\$127,000	\$138,000
<b>Total Costs</b>	<b>\$1,670,000</b>	<b>\$1,799,000</b>

California Environmental Quality Act (CEQA): CEQA for the Jade Street Park UA Park Project has not yet been completed, pending final PS&E. A Categorical Exemption is anticipated on this project. The project area is an existing playground and no substantial use change is proposed with this project. Upon completion of the CEQA review and if the City determines the project is exempt from CEQA requirements, the next step for the City on this project will be to file a Notice of Exemption finding that the park renovation is categorically exempt from CEQA per Section 15301 ("Class 1") of the CEQA Guidelines, which exempts repair and maintenance of existing structures and facilities, involving negligible or no expansion of use.

Attachments:

1. Final Conceptual Design Plan and Estimate
2. Enhanced Conceptual Design Plan and Estimate

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