

Capitola City Council

Agenda Report

Meeting: May 8, 2025

From: Public Works Department

Subject: Park at Rispin Mansion Construction Update and Proposal for Additional Site Work



Recommended Action: Authorize staff to approve Change Order No. 2 to the construction contract with Betz Works for the Park at Rispin Mansion Project in the amount of \$50,000 for additional site work utilizing available Measure Q funds.

Background: Construction of the Park at Rispin Mansion has been underway since spring 2024. On March 28, 2024, the City Council authorized the City Manager to execute a construction contract to Betz Works in the amount of \$949,000. During construction, the project experienced delays related to PG&E utility connections and seasonal weather conditions that paused site work until dry conditions returned.

To address the PG&E issues, the City issued Change Order No. 1 in the amount of \$50,000 to fund additional underground utility work and added paving for ADA accessibility improvements.

Since the start of construction, Countywide voters approved Measure Q (November 2024), providing \$200,000 annually to the City in dedicated funding for parks, open space, and public improvements. Staff projects in Fiscal Year 2025–26 approximately \$50,000 in Measure Q funds will remain available after funding other items in the proposed FY 2025–26 Budget. Budget hearings will commence on May 15.

Discussion: When the Park at Rispin Mansion contract was awarded, several enhancements were removed from the project scope to remain within budget.

Given the availability of Measure Q funding, the fact the contractor remains mobilized on-site, and the challenges of adding improvements after the park is landscaped and open, staff recommends completing additional site work now.

The proposed additional work, as funding allows, includes:

- Stamped concrete in the area around the fountain, the landing between the fountain and amphitheater, and the sundial plaza area, including installation of the Pelican Sundial and Sundial pad. The current project includes decomposed granite in those areas. The original project included pavers in those areas, but they were removed due to funding constraints.
- Constructing the oval pathway around the park and future bocce ball court and the connector path. These were previously planned as decomposed granite but could be constructed using stamped concrete to provide a durable and low-maintenance surface that matches the aesthetic originally proposed.

Using stamped concrete, which resembles pavers, will maintain the intended visual appearance while reducing future maintenance costs and installation complexity. Other options for the available funding include security cameras in the Park. However, that work would be completed by a different contractor and could be done at a later date without incurring additional mobilization costs.

Completing these improvements now would enhance the final park experience and avoid future construction disruptions. However, it would extend the park opening timeline by several weeks.

The following elements remain outside of the project scope:

Table 1: Excluded Project Elements

Project Elements	Approximate Cost
Acanto Fountain Emitter	\$7,000
Bike Post Bollards (5 units)	\$7,000
Ceramic Plant Containers (4 units)	\$7,000
Ceramic Urns (2 units)	\$2,000
Game Table with Benches	\$42,000
Oak Leaf Fountain Emitter	\$3,000
New Arbor with Columns	\$82,000
Bocce Ball Court	\$53,000
Additional Planting	\$20,000
Total	\$223,000

Fiscal Impact: The allocated project budget of \$949,000 includes a \$178,000 Proposition 68 grant from State Parks. Including the proposed additional site work, total change orders would amount to approximately \$100,000, or 10.5% of the original contract value.

The additional work would be funded with available \$50,000 in FY 25-26 Measure Q funds. No additional General Fund contributions are required.

Attachments:

1. Locations of proposed hardscape improvements

Report Prepared By: Jessica Kahn, Public Works Director

Reviewed By: Julia Gautho, City Clerk

Approved By: Jamie Goldstein, City Manager