

Capitola City Council

Agenda Report



Meeting: July 28, 2022

From: Department of Public Works

Subject: Review the Rispin Mansion Park Project and Consider Authorizing Advertising for Bids

Recommended Action: 1) Approve plans, specifications, and budget for construction of the Rispin Mansion Park; 2) Authorize advertising the project to receive bids setting the opening date for September 7, 2022; and 3) Approve the proposed resolution amending the budget by transferring \$30,000 from the General Fund to the Rispin Mansion Park Project.

Background: The development of a park around the Rispin Mansion building has been in the works ever since the hotel project at the site was abandoned. The mansion itself was sealed to prevent continued vandalism inside the building in 2011 and development of the park plans began in 2014, coinciding with the availability of State Park grants. Park designer Michael Arnone and Associates has held several public workshops and made presentations to the Planning Commission and City Council on a project that will restore the grounds and historic features outside of the mansion allowing the public to access much of the property.

Restoration of the building interior itself is not part of the scope of this project. The first phase of the park project was completed in 2016 when accessible pathways to the property were constructed from both Nob Hill Shopping Center and Wharf Road. On February 11, 2021, City Council approved the conceptual plan for the Rispin Park Project and adopted a resolution authorizing a grant application to the California State Parks for Proposition 68 Park Development Funds for project funding (noted in Fiscal Impact).

The final phase of the project will complete grading, fencing, landscaping, historical reconstruction, and related park features on the Rispin Mansion property.

Discussion: The estimated cost of construction is \$949,000 based on final designs. An excerpt of the plans is included as Attachment 1 and the Engineer's Estimate is included as Attachment 2. A complete set of plans and the specifications are available at the Public Works Department for review.

The proposed project schedule is as follows:

Authorization to advertise:	July 28, 2022
Bids Open:	September 7, 2022
Contract Awarded	October 2022
Construction	Spring 2023

Fiscal Impact: The current project funding in the Capital Improvement Program for construction includes the following:

General Fund	\$ 756,000
<u>State Parks Grant</u>	<u>\$ 178,000</u>
Total	\$ 934,000

Estimated Expenses

Construction	\$ 949,000
<u>Management</u>	<u>\$ 15,000</u>
Total	\$ 964,000

If bids come in as estimated, it will be necessary to add \$30,000 to the project budget. The General Fund has an estimated fund balance of \$1.3 million. A budget amendment has been prepared to increase project funding by \$30,000 utilizing General Fund balance.

Attachments:

1. Engineer's Estimate
2. Proposed resolution with budget amendment

Report Prepared By: Kailash Mozumder, Public Works Project Manager

Reviewed By: Steven Jesberg, Public Works Director; Chloé Woodmansee, City Clerk

Approved By: Jamie Goldstein, City Manager