

# Capitola City Council

## Agenda Report



**Meeting:** April 25, 2024

**From:** Public Works Department

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

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**Recommended Action:** Authorize the City Manager to execute Amendment 1 to the Professional Services Agreement with Verde Design in the amount of \$107,030 for final Plans, Specifications, and Estimates (PS&E) 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. This renovation, estimated at \$1.67 million, is part of the City's Capital Improvement Plan (CIP), with \$475,000 already allocated (\$275,000 in FY 22-23 and \$200,000 in FY 23-24). The Friends of County Parks (Friends) have agreed to help support this project and established a goal of raising \$1 million of additional funding.

On February 9, 2023, the City Council authorized an agreement with Verde Design for the conceptual design of the playground, including community outreach and analysis. On June 8, 2023, the City Council was presented with a conceptual plan that incorporated feedback from community engagement activities like online surveys, pop-up events, and meetings. The final conceptual design was approved by the City Council on July 27, 2023. This design not only aligns with the projected budget but also allows for enhancements if additional funds are secured. Friends have notified staff that they have met 50% of their fundraising goal and continue to receive significant interest from potential supporters.

**Discussion:** Apart from fundraising efforts, staff is currently preparing an application for Community Development Block Grant (CDBG) funding, seeking a maximum of \$3.5 million. Securing additional funds would enable the implementation of further site enhancements, including upgrades to restroom facilities. Anticipated Notices of Funding Availability are expected to be issued this summer. In the event of an unsuccessful bid in the current round, the City may reapply in the winter. Grant awards, typically requiring a "shovel-ready project," may occur as late as late 2024 or mid-2025, contingent upon application success. As mandated by the CDBG program, a public hearing on the CDBG application will be conducted, and a resolution will be presented to the City Council for approval.

Given the potential for additional funding, staff recommends finalizing construction documents based on the conceptual plan approved during the July 27, 2023, City Council meeting. An amendment to the current Verde contract is necessary to complete final Plans, Specifications, and Estimates (PS&E). Additional design requirements have emerged since the contract's inception, including the design of an accessible path from the playground to the restroom. The proposed contract amendment of \$107,030 (Attachment 2) reflects these expanded scopes of work, bringing the total design fee to \$194,083, approximately 11% of the estimated \$1.7M total project cost.

**Fiscal Impact:** A total of \$87,000 has been expended on the design phase of the Project. Presently, \$475k is allocated in the FY 23-24 budget for the completion of both design and construction. Anticipated fundraising efforts with the County Park Friends are expected to yield \$850k by the end of 2024. Additionally, CDBG grant awards are projected for late 2024 or mid-2025.

Amending the Verde Design contract for an additional \$107,030 will facilitate the production of construction documents. These documents will offer flexibility for implementing improvements under various funding scenarios, as outlined in Table 1.

**Table 1. Estimate Project Costs**

<b>Allocations</b>		
FY 22-23		\$275,000
FY 23-24		\$200,000
Fundraising		\$850,000
<b>Total Allocation</b>		<b>\$1,325,000</b>
<b>Estimated Project Cost</b>		
	<b>Final Conceptual Design</b>	<b>Enhanced Design</b>
Design Costs	\$194,000	\$194,000
Construction Costs	\$1,157,000	\$1,257,000
Soft Costs	\$209,000	\$227,000
Contingencies	\$127,000	\$138,000
<b>Total Costs</b>	<b>\$1,687,000</b>	<b>\$1,816,000</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 and Enhanced Conceptual Design Plans and Estimates
2. Verde Design Contract Amendment No. 1
3. Verde Design Scope of Work

Report Prepared By: Jessica Kahn, Public Works Director

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

Approved By: Jamie Goldstein, City Manager