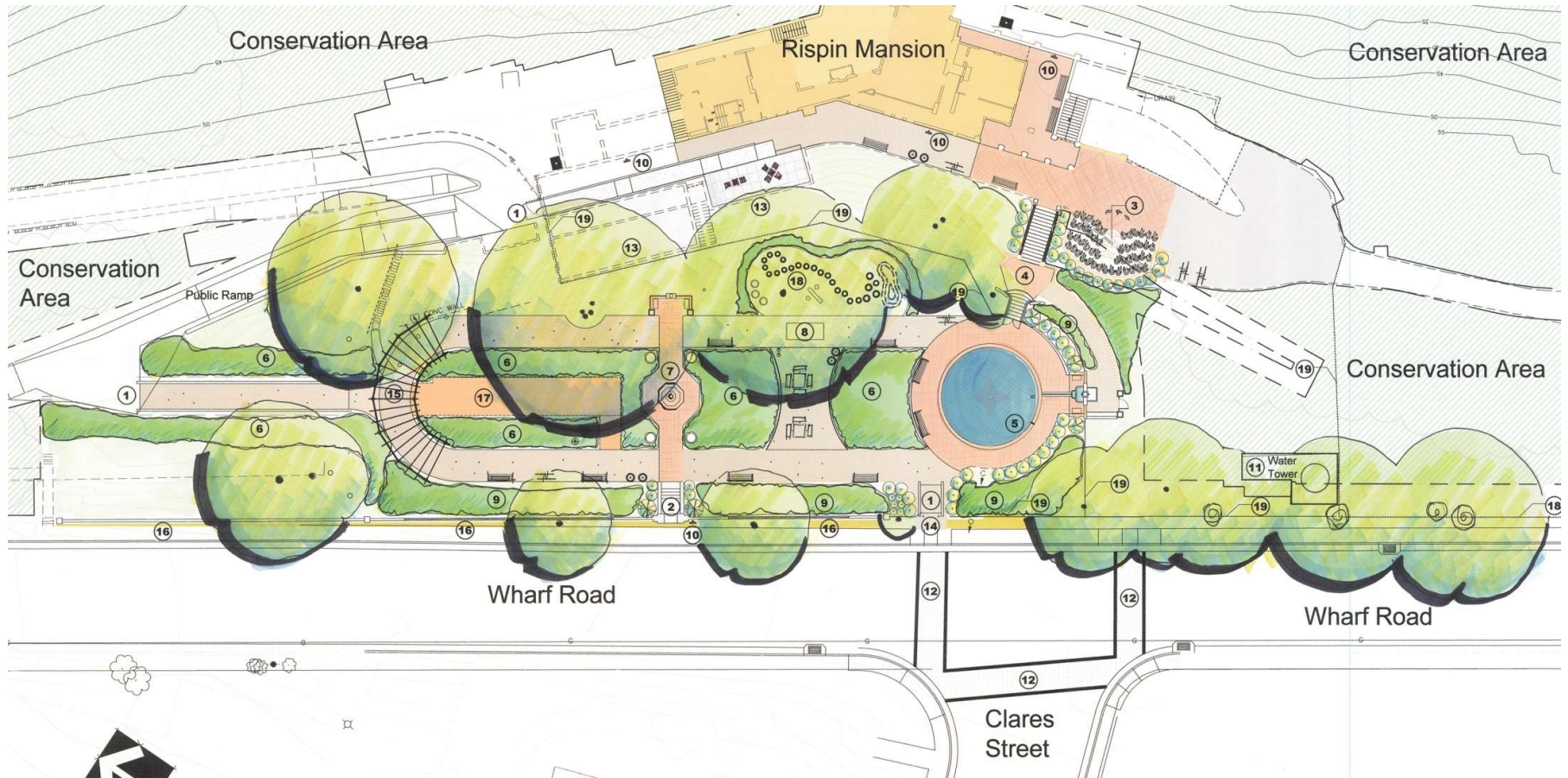




# Park at Rispin Mansion

City Council

March 28, 2024

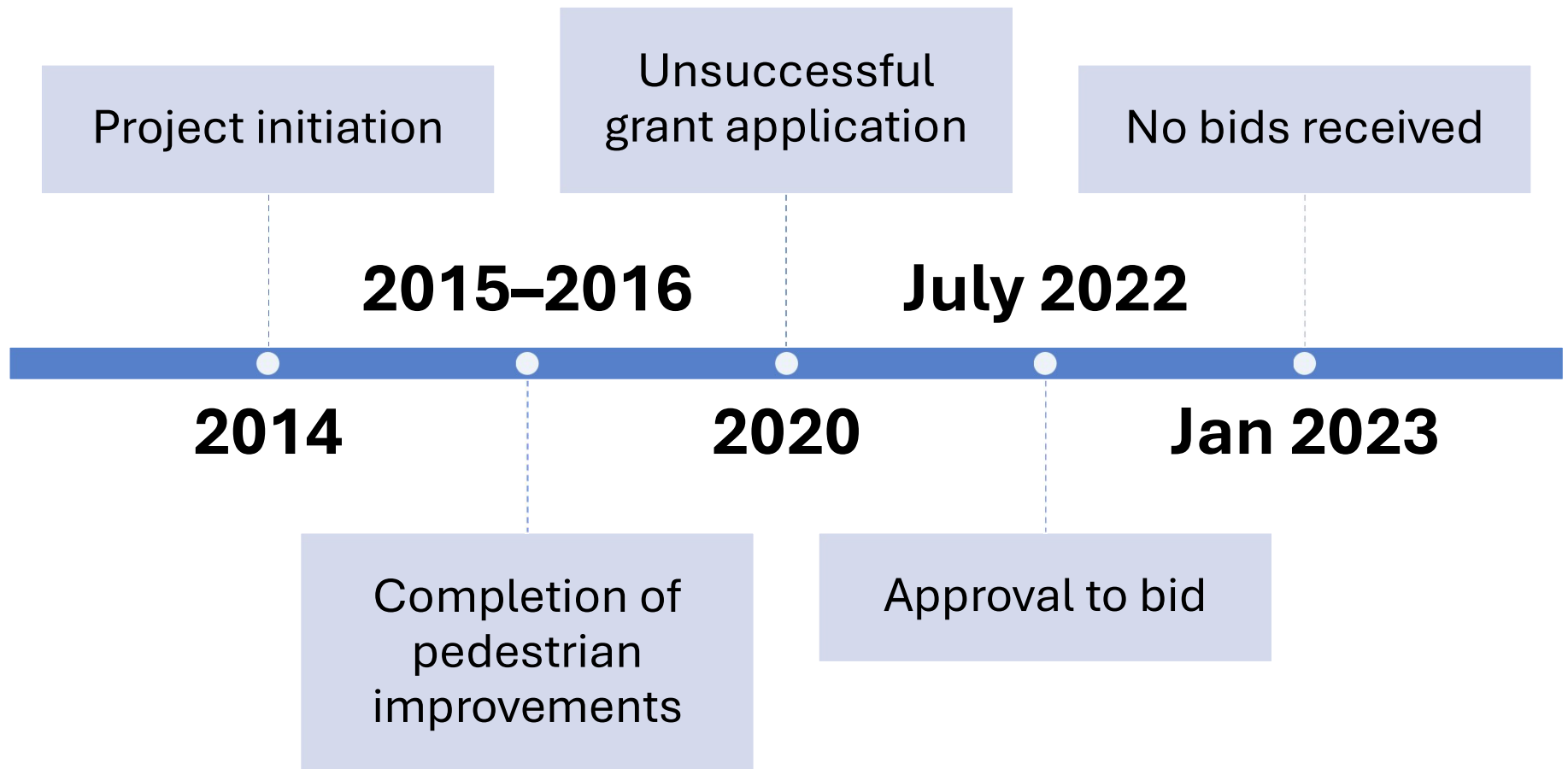


## Full Project Scope

- Grading, fencing, landscaping
- Historical reconstruction
- Park features
- Repair of grand staircase and historical elements
- Installation of drinking fountain and lighting
- Associated irrigation and civil site improvements

# Park at Rispin Mansion

## Background



# Park at Rispin Mansion

## Current Challenges and Solutions



### Environmental regulations limiting construction window

- Strategic planning to maximize active construction period.

### Lack of contractor bids in initial solicitation

- Negotiation with contractors who participated in bid walk. Recommended agreement with Betz Works.

### Budget constraints compared to project scope

- Prioritization of essential elements, potential for future phases.

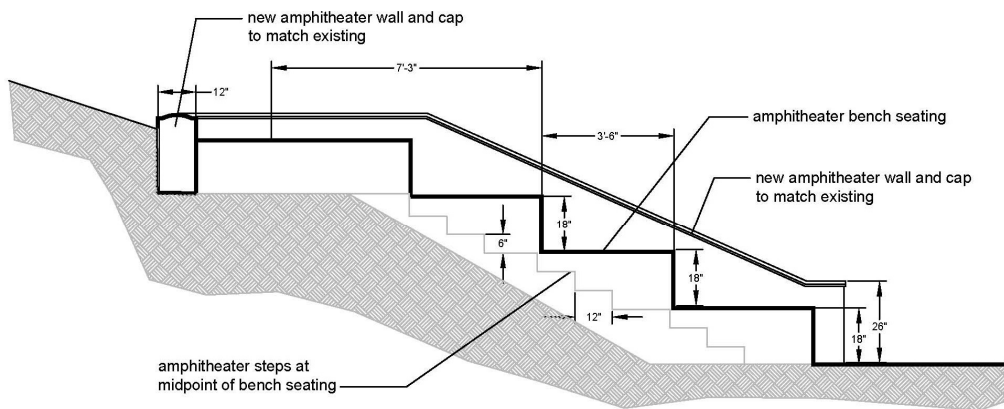
# Park at Rispin Mansion

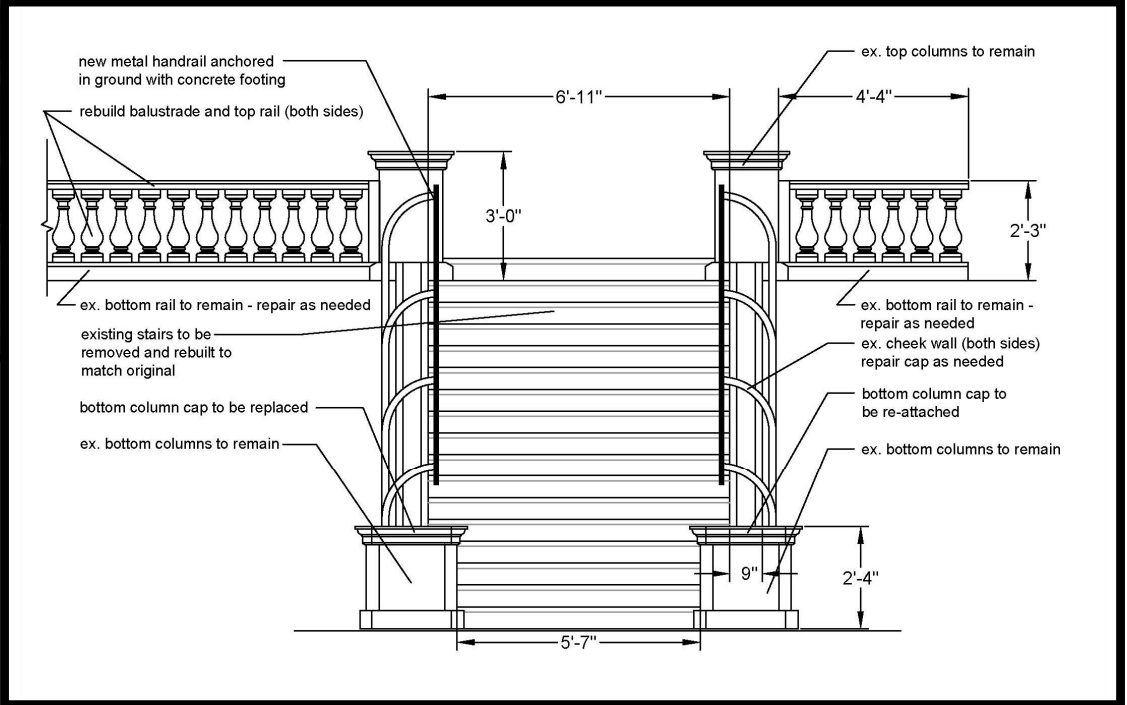
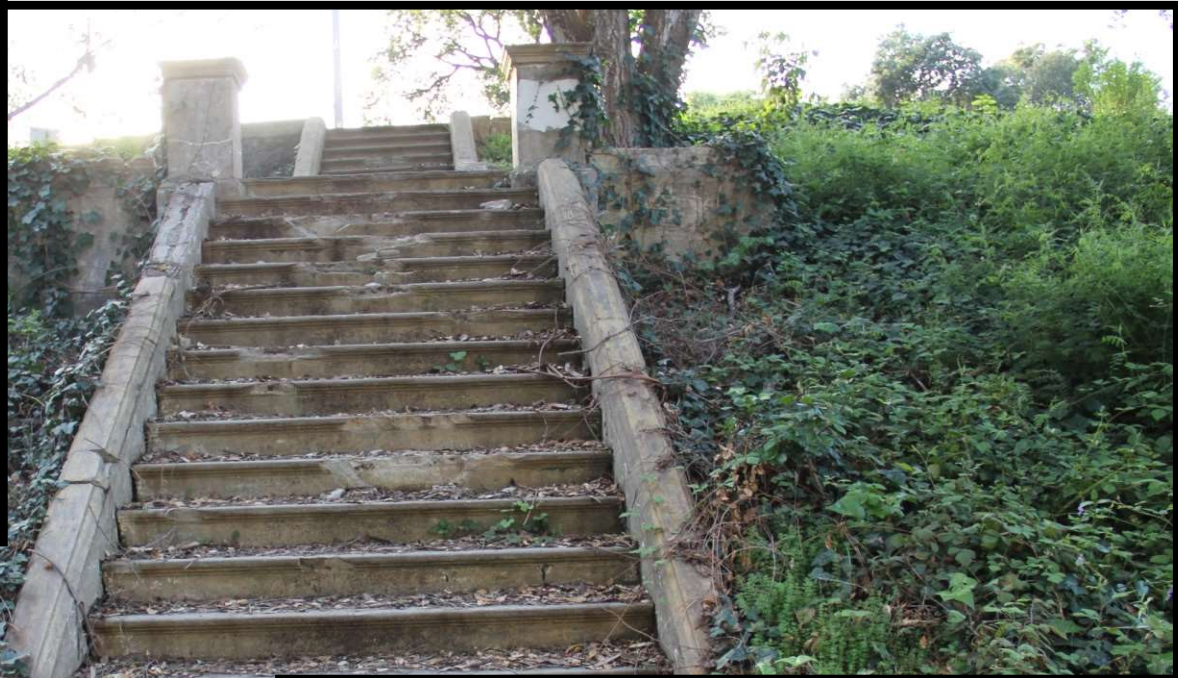
## Current Scope



- Amphitheater
- Handrails for existing steps to Mansion
- Nature Play Area
- Modifications of garden wall along Wharf Road
- Fencing
- Overhead lighting
- ADA pathway to mansion level
- Benches, trash and recycling receptacles
- Automatic Drip Irrigation system

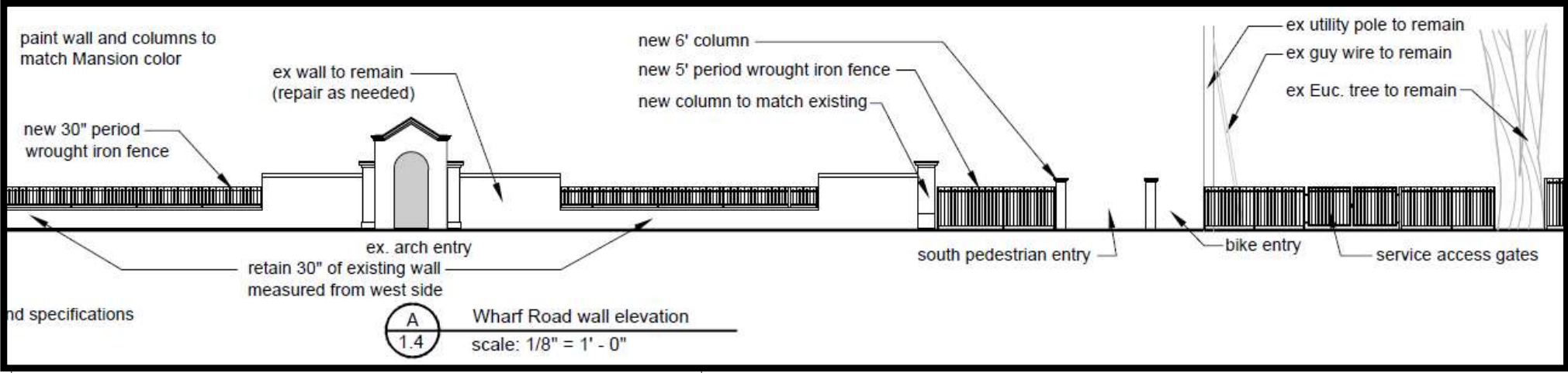
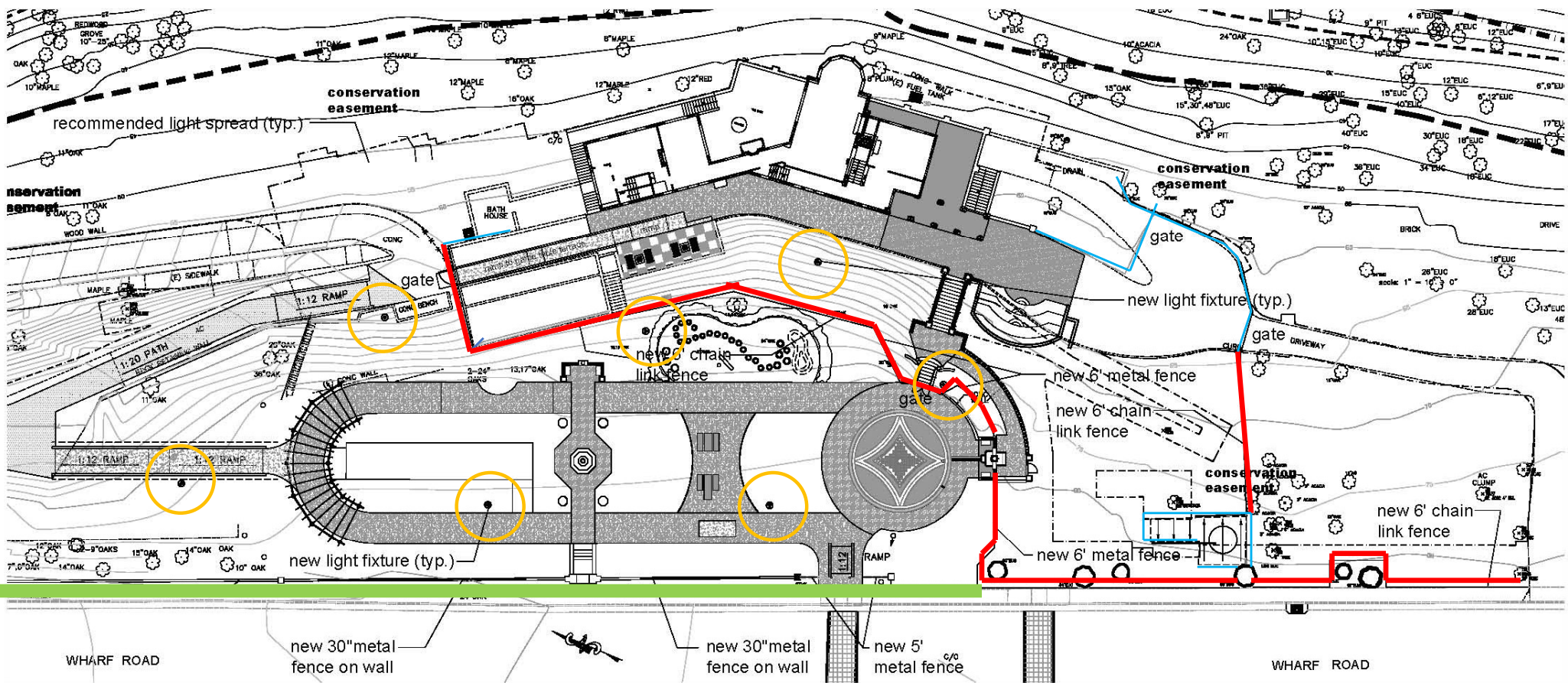
# Amphitheater





# Grand Staircase

# New Fencing, Light locations, Wall Treatment





# Park at Rispin Mansion Excluded Project Elements

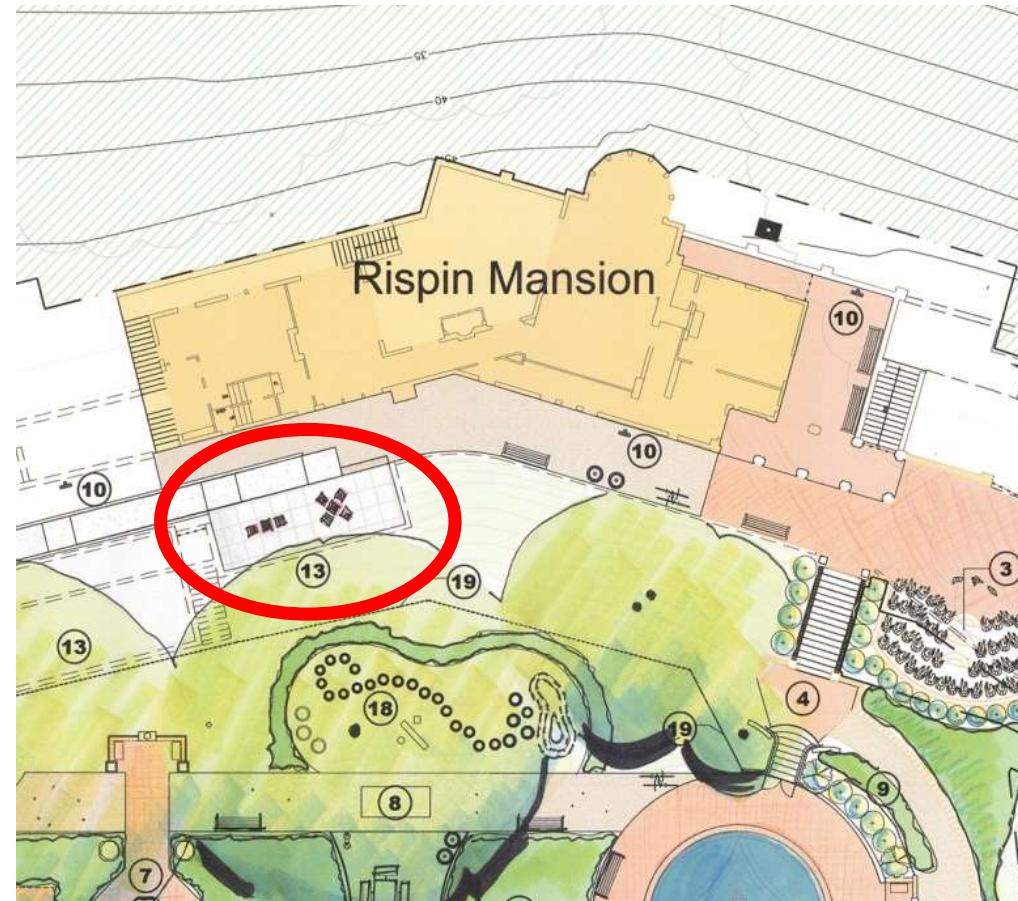


Item	Cost
Acanto Fountain Emitter	\$6,800
Bike Post Bollard (5 units)	\$7,000
Ceramic Plant Containers (4 units)	\$7,200
Ceramic Urns (2 units)	\$1,600
Game Table with Benches	\$42,000
Oak Leaf Fountain Emitter	\$2,880
Pelican Sundial & Sundial Pad	\$18,800
New Arbor with Columns	\$82,120
Bocce Ball Court	\$52,800
2550 sq. ft. of Pavers	\$108,800
Planting (additional)	\$20,000
<b>Total</b>	<b>\$350,000</b>

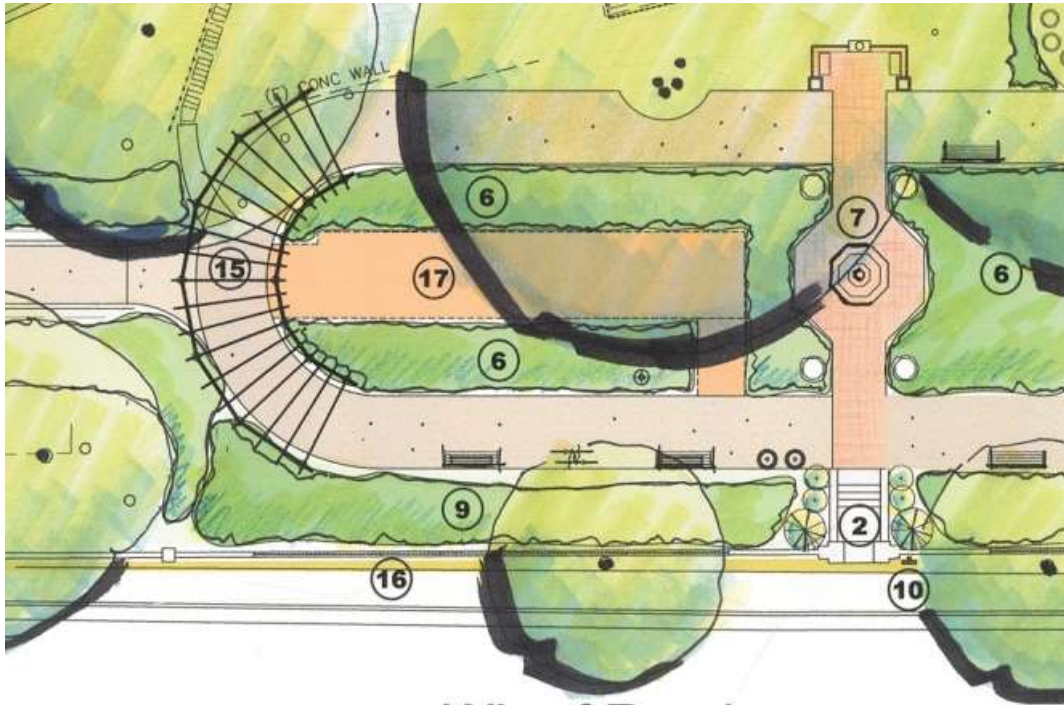
# Park at Rispin Mansion Excluded Project Elements



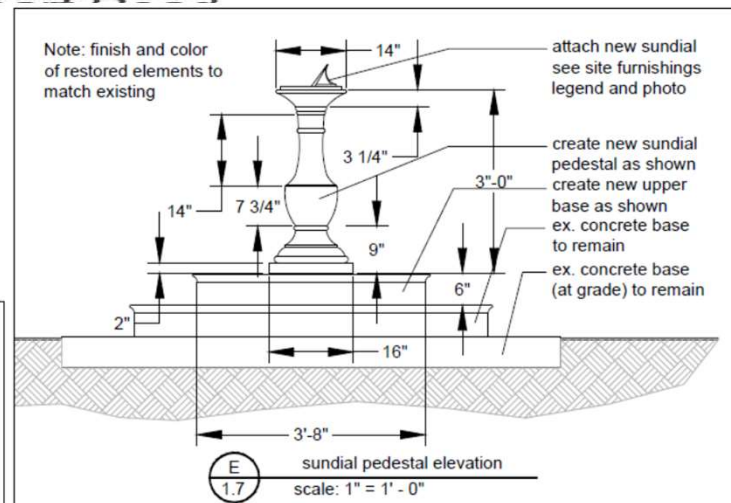
## Game Table with Benches (13) and associated site work



# Park at Rispin Mansion Excluded Project Elements



Bocce Ball Court (17)  
Sundial Restoration (7)  
Arbor (15)

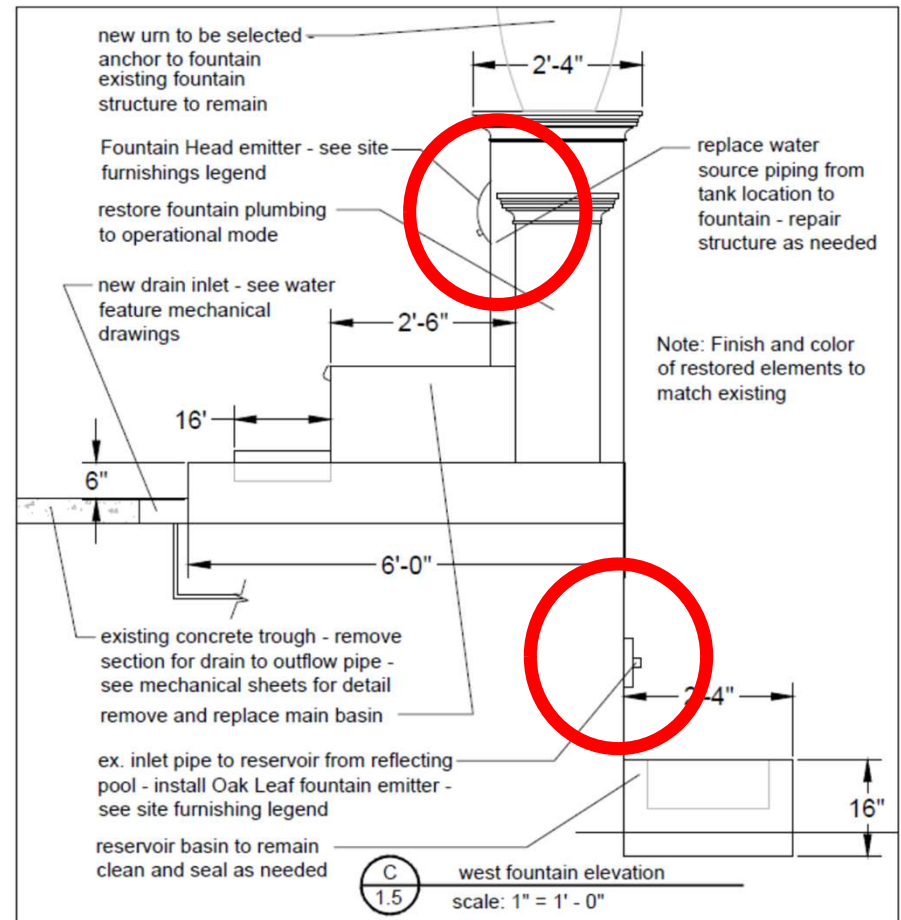
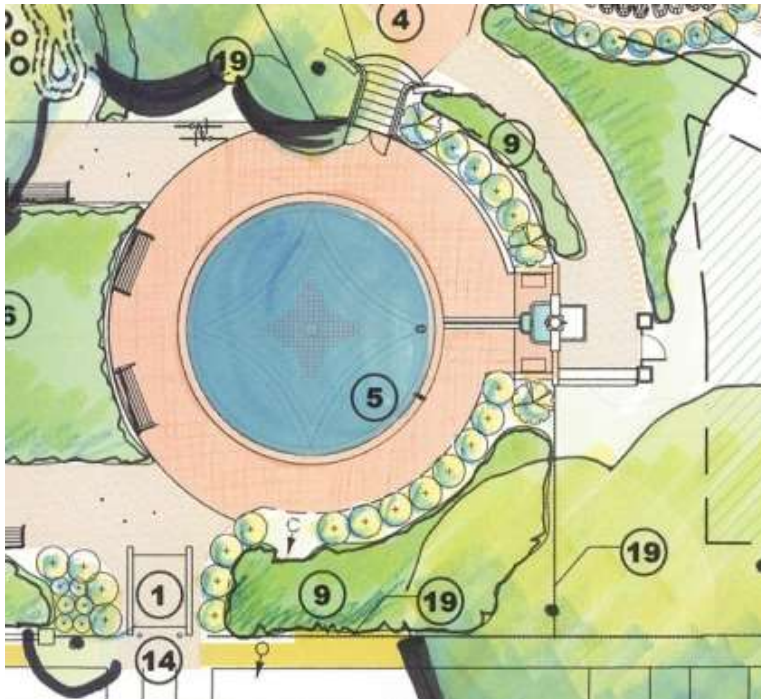


# Park at Rispin Mansion

## Excluded Project Elements



### Fountain Emitters



# Park at Rispin Mansion Excluded Project Elements



## New Pavers



# Park at Rispin Mansion

## Fiscal Impact



Total project budget: \$949,000

- Available funding: \$980,600
- Includes Proposition 68 grant: \$178,000

Recommended scope within approved budget

Ability to complete more elements in future phases

# Park at Rispin Mansion

## Project Schedule



**Work Window:** April 15  
- October 15

Only minor disturbances permitted outside this timeframe.



**Anticipated Start Date:** April 22



**Completion:** Fall

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# Recommendation

Authorize the City Manager to execute a Public Works Agreement with Betz Works for the Rispin Mansion Park Project in an amount not to exceed \$949,000.

