

Capitola City Council

Agenda Report



Meeting: March 28, 2024

From: Public Works Department

Subject: Park at Rispin Mansion 2024

Recommended Action: 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.

Background: The Rispin Mansion Park Project, initiated in 2014, is intended to transform the Rispin Mansion property into a public park. It is important to note the restoration of the building's interior is not within the scope of this project. The initial phase, completed in 2016, saw the construction of accessible pathways from both Nob Hill Shopping Center and Wharf Road. The proposed project involves grading, fencing, landscaping, historical reconstruction, and related park features on the Rispin Mansion property.

On July 28, 2022, the City Council approved plans, specifications, and construction budget of the Park Project. Active construction is constrained by environmental regulations, restricting it to the period between April 15 and October 15. In 2023, staff initiated the project bidding process to maximize the active construction window. Unfortunately, a bid solicitation conducted in February 2023 did not generate any responses from contractors. In compliance with provisions outlined in the public contract code, including Public Contract Code section 22038, staff subsequently entered into negotiations with contractors who participated in the bid walk, ultimately achieving a successful negotiation with Betz Works.

Discussion: The approved budget for the project is \$949,000, which staff used as the basis for negotiations with Betz Works. However, this budget falls short of covering the full scope of the project as approved by the City Council. The proposed scope includes the construction of an amphitheater, fencing, seating and picnic tables, repair of the grand staircase and other historical elements, a drinking fountain, lighting, and associated irrigation and civil site improvements.

Staff requested that Betz Works also provide pricing for excluded elements outlined in Table 1. These additions would enhance the park space's attractiveness and versatility, aligning with the community's desire for a well-rounded and aesthetically pleasing public space. At this time, there is no identified funding for these additional elements.

Table 1 : 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	\$20,000
Total	\$350,000

Fiscal Impact: The available funding for this project is \$980,600, which includes a Proposition 68 grant from CA State Parks totaling \$178,000. Staff recommends moving forward with the project to ensure that these grant funds do not expire before project construction commences. The fiscal impact is within the approved budget, and any additional costs for the excluded elements in Table 1 may be addressed through future budget adjustments or alternative funding sources.

Attachments:

1. Betz Works Agreement

Report Prepared By: Jessica Kahn, Public Works Director

Reviewed By: Julia Gautho, City Clerk

Approved By: Jamie Goldstein, City Manager