



## Staff Reports

---

**File #:** 1448-2018, **Version:** 1

---

**To:** Honorable Mayor and Members of City Council

**From:** John Coates, Parks & Recreation Services Director

**Prepared By:** Ali Skapyak, Parks Project Coordinator

**TITLE:**

Playground Equipment Replacement Capital Improvement Program Project

**RECOMMENDED ACTION:**

Adopt a resolution authorizing the Finance Director to transfer \$195,000 appropriated for the Master Agreement for Joint Use of City and School District Facilities to the Playground Equipment Replacement project to finance the replacement of playground equipment at Playground Fantastico and \$50,619 from the Playground Equipment Replacement project to the Sutherland Park Play Area project to account for additional funding that was required to install ADA improvements at Sutherland Park; authorize the City Manager to execute an amendment to Agreement No. C2016-187 with Landscape Structures, Inc. for park improvements in the increased amount of \$588,000, for a total contract amount not to exceed \$1,500,000; and determine that the actions authorized by this resolution are exempt from CEQA.

**DISCUSSION:**

The Napa Valley Unified School District ("District") and The City of Napa ("City") have participated in an ongoing cooperative agreement, the Master Agreement for Joint Use of City and School District Facilities ("Agreement"). The Agreement allows a variety of outdoor and indoor recreational facilities on both District and City property to be available for the benefit of District educational and City recreational programs. Under the Agreement, the City contributes \$130,000 annually toward the maintenance of seventeen (17) District sports fields utilized by both students and community sports groups.

The City and the District have been in discussions since 2015 to renegotiate the Agreement. In anticipation of the new agreement, the City allocated \$195,000, in both FY17/18 and FY18/19, for deferred maintenance and major capital improvements of the District's sports fields, such as natural turf field replacements, and for a 3<sup>rd</sup> party contractor to serve as a liaison between the City, District, and field users, whose responsibilities would include managing field allocation use, facilitating user groups, and implementing policy/fee development strategies. However, the new agreement has not yet been executed, in part due to delays in the negotiations caused by the October 2017 wildfires. As a result, the \$195,000 allocated in FY17/18 for deferred annual maintenance and capital improvements to the jointly used sports fields remains unspent. The City remains optimistic that a new agreement will be executed by the end of 2018 and that future allocations for FY18/19 can be utilized to improve District sports fields.

As part of the City's Capital Improvement Program (CIP), the City has appropriated CIP funding for Playground Equipment Replacement ("PK16PR03") with a priority of replacing equipment at Playground Fantastico, which was constructed in 2002 pursuant to an Addendum to the Agreement. Although the Addendum will expire in 2022, the City realizes the benefit of improving the playground and keeping the site available for District

educational and City recreational programs. Therefore, the City has notified the District of its desire to replace the playground equipment and will seek to negotiate a new agreement with the District for Playground Fantastico that will authorize the City to make the planned improvements and to utilize the new playground throughout the useful life of the equipment.

With the cost of construction, including but not limited to demolition, material, and install, there is a funding deficit in the Playground Equipment Replacement project fund to fully replace Playground Fantastico and meet current Federal standards for safety and accessibility. Given the nexus between capital improvements of Playground Fantastico and District sports fields managed under the Agreement, staff has identified the capital funding of \$195,000 that was allocated in FY17/18 for deferred annual maintenance and capital improvements to the District sports field as a fiscal resource for the Playground Fantastico replacement project and is requesting Council approval to transfer these funds to the Playground Equipment Replacement project. If the transfer is approved, it would bring the total project budget to \$475,501.80. Estimates for replacing Playground Fantastico range from \$450,000 to 600,000. Any funds needed above and beyond City funding may be provided by community-driven fundraising.

The Playground Fantastico replacement project is part of a \$912,000 master contract with Landscape Structures Incorporated for park improvements approved by City Council on June 21, 2016. The contract amount will need to be increased by \$588,000 to complete the Playground Fantastico replacement project and other contracted services. Therefore, the recommended action includes authorization to execute an amendment to adjust the not to exceed amount of the contract to \$1,500,000 in anticipation of the approved fund transfer.

Additionally, an adjustment is requested to the Playground Equipment Replacement 2016 project to move \$50,619.08 to the Sutherland Park Play Area project, which was completed in 2017, to account for the additional funding that was needed for accessibility improvements required by the Americans with Disabilities Act (ADA).

#### **FINANCIAL IMPACTS:**

There is no impact to the General Fund, as the \$195,000 that was budgeted for payment to the District will instead be transferred to the CIP fund. The current budget for the Playground Equipment Replacement 2016 Project is \$458,376.96, and the recommended actions would increase the project budget to \$602,757.88 by adding General Fund dollars to the project in the amount of \$195,000 and moving \$50,619.08 of the budget to the Sutherland Park Play Area project.

#### **SOURCES:**

\$ 195,000.00 General Fund - Parks and Recreation Administration Professional Services (45010-53201)  
\$ 50,619.08 Current Budget for Playground Equipment Replacement 2016 Project (30101-57601-  
PK16PR03GF-57601)  
\$ 245,619.08 TOTAL SOURCES

#### **USES:**

\$ 195,000.00 Current Budget for Playground Equipment Replacement 2016 Project (30101-57601-  
PK16PR03GF-57601)  
\$ 50,619.08 Current Budget for Sutherland Park Play Area Project  
(30101-57601-PK15PR02GF-57601)  
\$ 245,619.08 TOTAL USES

**CEQA:**

City Staff recommends that the City Council determine that the actions authorized by this Resolution are exempt from CEQA pursuant to CEQA Guidelines Sections 15301 and 15302.

**DOCUMENTS ATTACHED:**

ATCH 1 - Resolution

**NOTIFICATION:**

Napa Valley Unified School District

cc: Finance Department