

TO: TOWN COUNCIL
FROM: TOWN MANAGER 
RE: CONSENT ITEM
BLUE ANCHOR PARK ADDED WORK

ISSUE

Due to the construction of the CCD Expo stage some additional work at the end and along Walnut Street consisting of sidewalk extensions for ADA accessibility, road way improvements and drainage improvements needed to be added to the Blue Anchor Park project.

RECOMMENDATION

Approve extra work and allocation of funds to pay for same.

CEQA

There are no CEQA issues at present.

MONEY

An estimate of costs and funding is detailed further on in the report.

DISCUSSION

The Blue Anchor Park was designed and approved without knowing the opportunities and challenges that would come with the Content, Creation and Distribution (CCD) Expo scheduled to take place on September 16 and 17. The specific opportunity was having a stage built at the end of Walnut Street that could augment the uses in Blue Anchor Park. The challenges that came up were: 1) continuing a sidewalk around the cul-de-sac of Walnut St that was originally planned to stop at the top of the cul-de-sac; and 2) doing improvements to Walnut Street because it was found that when the sidewalk grades were defined, the existing street grades caused a drainage problem that would result in water ponds in the cul-de-sac. The sidewalk improvements also address ADA compliance. That in turn raised issues of tying into an existing sidewalk, and crossing a dirt area, that are not ADA compliant.

It was also found that the lay of the US Bank driveway would need to be changed. In short, a fairly straight forward project on the surface escalated to a work that became more complicated and costly, but necessary whether for the future park and parking lot improvements in the continuation of Blue Anchor Park toward High Hand shed. The following chart shows work, costs thereof and funds recommended to be used to pay for the costs.

BLUE ANCHOR PARK ADDED WORK AT WALNUT STREET**FUNDING (as of 8/31/11)**

Park Fees (Quimby Act money)	311,260	
Park Development Fees	103,391	
Less Cal Trans grant match for parking lot	-125,000	
Roadway Circulation Development Fees		583,747
TOTAL	289,651	583,747

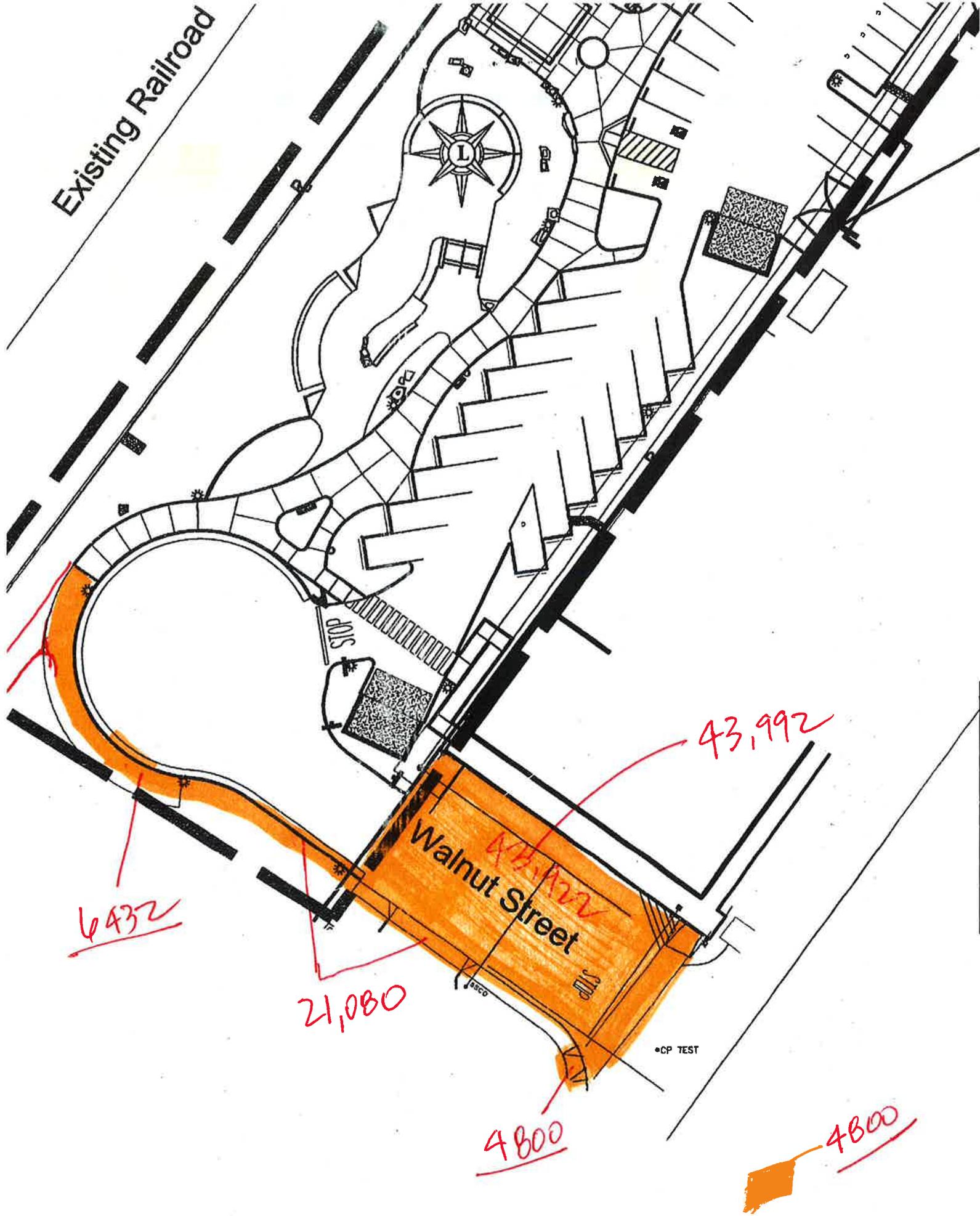
EXPENSE

Concrete Flatwork around cul-de-sac	6,432	0
Construct new driveway going toward HighHand (1)	10,000	0
Re-construct US Bank driveway	0	11,080
Install Handicapped Ramps on Walnut St	4,000	4,800
Reconstruct Walnut Street & drainage (2)	3,992	40,000
Pave parking area toward High Hand w/road grindings (3)	2,500	0
TOTAL	26,924	55,880
BALANCE	262,727	527,867

NOTES:

1. The new driveway approach would need to be built to tie two sidewalk segments together and to provide access to the next phase of park and parking lot development as envisioned in the downtown master plan.
2. In the Reconstruction of Walnut Street a portion of the preparation work is allocated to sidewalk and drainage expenses associated with extending the park project to accommodate the installation of the CCD stage.
3. A deal to obtain roadway grindings came along and the Town purchased 25 tons at \$100/per ton. High Hand Nursery did the spreading and smoothing at no extra costs. This cleaned up the area between Walnut St and High Hand Nursery and will make that area available for the CCD Expo, Egg Plant Festival and other events to come.

Existing Railroad



432

21,080

43,992

4800

4800

Walnut Street

CP TEST

JASCO

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