



# COUNTY OF YOLO

**Gerardo Pinedo**  
County Administrator

## OFFICE OF THE COUNTY ADMINISTRATOR

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### **Committee on Capital Investments**

#### **SPECIAL MEETING**

#### **AGENDA**

**DATE: Thursday, October 20, 2022**

**TIME: 3:30 p.m.**

**LOCATION: Virtual meeting**

Join Zoom Meeting by PC <https://yolocounty.zoom.us/j/89671978140>

Join by Phone: 408-638-0968

Meeting ID: 896 7197 8140

**1. CALL TO ORDER**

**2. APPROVAL OF AGENDA**

**3. PUBLIC COMMENTS**

Opportunity for members of the public to address the subcommittee on subjects relating to subcommittee business.

**4. REGULAR AGENDA**

**a. Knights Landing Park Financing Plan (Rinde)**

**COMMITTEE MEMBER REQUESTS**

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#### **NOTICE**

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## Summary of Knights Landing Park Costs

09-28-22

| Knights Landing Community Park - Phase 1 Costs |                 |                 |
|------------------------------------------------|-----------------|-----------------|
| Design & Engineering                           |                 |                 |
| Item                                           | Cost            | Running Total   |
| Design (100% CD's)                             | \$ 391,117.00   | \$ 391,117.00   |
| Bidding Assistance                             | \$ 28,198.00    | \$ 419,315.00   |
| Park Construction                              |                 |                 |
| Item                                           | Cost            | Running Total   |
| Construction Costs                             | \$ 1,137,176.00 | \$ 1,137,176.00 |
| Contingency                                    | \$ 398,012.00   | \$ 1,535,188.00 |
| Connection Fees (Utilities)                    | \$ -            | \$ 1,535,188.00 |
| Construction Management (10% project cost)     | \$ 153,518.80   | \$ 1,688,706.80 |
| Phase Total                                    |                 | \$ 2,108,021.80 |

| Knights Landing Community Park - Phase 2 Costs |                 |                 |
|------------------------------------------------|-----------------|-----------------|
| Item                                           | Cost            | Running Total   |
| Park Construction                              |                 |                 |
| Bidding Assistance                             | \$ 30,000.00    | \$ 30,000.00    |
| Construction Costs                             | \$ 1,616,005.00 | \$ 1,646,005.00 |
| Contingency                                    | \$ 570,602.00   | \$ 2,216,607.00 |
| Connection Fees (Utilities)                    | \$ -            | \$ 2,216,607.00 |
| Construction Management (10% project cost)     | \$ 221,660.70   | \$ 2,438,267.70 |
| Phase Total                                    |                 | \$ 2,438,267.70 |

| Knights Landing Community Park - Phase 3 Costs |               |                 |
|------------------------------------------------|---------------|-----------------|
| Item                                           | Cost          | Running Total   |
| Park Construction                              |               |                 |
| Bidding Assistance                             | \$ 30,000.00  | \$ 30,000.00    |
| Construction Costs                             | \$ 791,843.00 | \$ 821,843.00   |
| Contingency                                    | \$ 277,145.00 | \$ 1,098,988.00 |
| Connection Fees (Utilities)                    | \$ -          | \$ 1,098,988.00 |
| Construction Management (10% project cost)     | \$ 109,898.80 | \$ 1,208,886.80 |
| Phase Total                                    |               | \$ 1,208,886.80 |

|             |  |                 |
|-------------|--|-----------------|
| Grand Total |  | \$ 5,755,176.30 |
|-------------|--|-----------------|

|                                  |  |                 |
|----------------------------------|--|-----------------|
| Rounded Total for Funding Target |  | \$ 5,800,000.00 |
|----------------------------------|--|-----------------|

## Knights Landing Park Draft Financing Plan

Updated 10/03/2022

### Estimated Costs

|                               |    |                  |
|-------------------------------|----|------------------|
| Single Construction Phase (1) | \$ | 5,800,000        |
| <b>Subtotal</b>               |    | <b>5,800,000</b> |

### Funding Sources

|                                   |                  |
|-----------------------------------|------------------|
| American Rescue Plan (ARP)        | 2,820,000        |
| Proposition 68 - Per Capita Funds | 260,352          |
| Cannabis Tax Allocation           | 228,000          |
| State Budget Appropriation (Dodd) | 750,000          |
| <b>Subtotal</b>                   | <b>4,058,352</b> |

|                               |           |                    |
|-------------------------------|-----------|--------------------|
| <b>Remaining Funding Gap:</b> | <b>\$</b> | <b>(1,741,648)</b> |
|-------------------------------|-----------|--------------------|

### Staff Proposal to close gap:

|                                  |                  |
|----------------------------------|------------------|
| Parks Development Impact Fee (2) | 362,429          |
| Capital Improvement Reserve      | 900,000          |
| Accumulated Capital Outlay Funds | 479,219          |
| <b>Subtotal</b>                  | <b>1,741,648</b> |

Note: (1) Assumes construction completed all at once rather than phased. Costs based on architectural design phase. Excludes ongoing maintenance costs. Construction costs anticipated to be higher in separate phases due to additional mobilization and further construction escalation.

Note: (2) Prior DIF Study (2015) supported \$35,000 per developed park acre. Escalates to \$49,921 in 2022 dollars and factors in 7.26 acres of new developed park.

## Possible Knights Landing Park Funding Sources

**Purpose:** County staff were asked to identify funding sources and amounts that could be used to close the project gap for consideration at the Capital Improvement Committee meeting.

| Available Funds:                 |        | Available as of June 30, |                        |
|----------------------------------|--------|--------------------------|------------------------|
|                                  |        | 2022                     | Remaining, if approved |
| ARP Funds                        | (A) \$ | 8,324,830                | 8,324,830              |
| General Fund Contingency         |        | 3,046,200                | 3,046,200              |
| Capital Improvement Reserve      |        | 4,463,021                | 3,563,021              |
| Accumulated Capital Outlay Funds |        | 2,515,169                | 2,035,950              |
| Tribal Funding                   | (B)    | 1,000,000                | 1,000,000              |
| Parks Development Impact Fees    |        | 809,957                  | 809,957                |
| HHSA Emerging Needs Contingency  | (C)    | -                        | -                      |

Note: (A) Remaining ARP funds are categorized and Board would need to consider reallocation of some portion of the remaining funding if this sources is used.

Note: (B) A funding request was previously submitted to the Doyuti T'uhkama with Yocha Dehe Wintun Nation. \$1 million was pledged to create an endowment for maintenance costs if state grant funds were obtained. The County needs to confer with Yocha Dehe on the project and the previous pledge.

Note: (C) FY2022-23 funds set aside in amount of \$225,000 for contribution to Capay Valley Health Center. \$225,000 expected to be available in FY2023-24.