



Department: Public Works
Cost Center: 5009
For Agenda of: 5/20/2025
Placement: Consent
Estimated Time: N/A

FROM: Matt Horn, Public Works Director
Prepared By: Wyatt Banker-Hix, Supervising Civil Engineer

SUBJECT: AUTHORIZATION TO ADVERTISE THE RIGHETTI COMMUNITY PARK PROJECT, SPECIFICATION NO. 2000054

RECOMMENDATION

1. Adopt a Draft Resolution entitled, "A Resolution of the City Council of the City of San Luis Obispo, California, Authorizing Various Fund Reappropriations and Transfers to Support the Righetti Community Park Project, Specification Number 2000054, and approving an Addendum to the Orcutt Area Specific Plan Environmental Impact Report for the Righetti Community Park Project."
2. Approve the [Project Plans](#) and [Special Provisions](#) for the Righetti Community Park, Specification 2000054; and,
3. Authorize staff to advertise for bids; and,
4. Authorize the City Manager to award the Construction Contract pursuant to Section 3.24.190 of the Municipal Code, if the lowest responsible bid is within the Engineer's Base Bid Estimate of \$9,950,000; and,
5. Authorize the City Engineer to issue Contract Change Orders, provided they remain within the approved project budget or any amended budget subsequently authorized by the City Manager; and,
5. Authorize the Finance Director to:
 - a. Transfer funds to the Righetti Community Park Capital Project (Account No. 2000054) from the Development Related Park Improvements project (Account No. 2000057 – Orcutt Area Tasks), as follows:
 - i. \$304,637 in Capital Outlay Funds (LRM) from Account No. 2000057-00
 - ii. \$3,987,138 in Capital Outlay Funds (LRM) from Account No. 2000057-02
 - iii. \$1,558,970.27 in Orcutt Area Specific Plan (OASP) Park Improvement Funds from Account No. 2000057-03
 - iv. \$19,802.04 in OASP Park Improvement Funds from Account No. 2000057-03
 - v. \$14,850.80 in OASP Park Improvement Funds from Account No. 2000057-04
 - vi. \$783,512.85 in Capital Outlay Funds (LRM) from Account No. 2000057-05
 - vii. \$500,000 in OASP Park Improvement Funds from Account No. 2000057-05

- b. Disappropriate \$1,136,522 in Park Improvement Impact Fee – Citywide Fund back to the fund's unallocated balance, as follows:
 - i. \$836,522 from Account No. 2000057-02
 - ii. \$300,000 from Account No. 2000057-04
 - c. Disappropriate \$180,197.96 in OASP Park Improvement Funds from the Development Related Park Improvements project (Account No. 2000057-03), which was overcommitted.
6. Approve the Addendum to the Orcutt Area Specific Plan Final Environmental Impact Report; and,

POLICY CONTEXT

On May 17, 2022, City Council approved a Purchasing Policy Update to the Financial Management Manual that required Council approval for Public Projects that cost over \$200,000.

The Righetti Community Park Project supports two of the City Council's adopted Major City Goals: *Infrastructure and Sustainable Transportation* by delivering public park infrastructure to serve new housing areas within the Orcutt Area Specific Plan ([OASP](#)¹). The park supports key recreational amenities and aligns with the goals outlined in the [Parks & Recreation Blueprint](#)², which aims to provide park facilities within a 0.5-mile, or 10-minute walk, of every neighborhood to enhance connectivity and accessibility. Access to high-quality parks and open space is a key component of complete neighborhoods and contributes to long-term community well-being.

The OASP Parks Impact Fee was established in March 2010 by City Council Resolution No. [10222](#)³ to fund improvements to the OASP park system.

REPORT-IN-BRIEF

The Righetti Community Park is a major new recreational facility identified in the OASP and is the largest of the three planned park sites intended to serve both the Orcutt Area and the broader San Luis Obispo community. The project includes a broad range of active and passive recreation amenities and has been shaped by extensive community engagement, consultant-led design development, and input from the Parks and Recreation Commission (PRC).

This report seeks Council authorization to advertise the project for construction bids. The project is organized into a Base Bid and four Additive Alternates to provide flexibility to award the base bid and additive alternates if favorable bids are received within available budget, and to streamline the construction of later phases of the project as funding is identified and as shown in the [draft 10-year Capital Improvement Plan](#)⁴. The Base Bid

¹ See page 8-4 for a conceptual description of the Park Facilities

² See page 82 for the Access Standards to Community Parks like the proposed facility

³ See Page 13 – multiple resolutions bundled in this link

⁴ See Page 50, Appendix A

includes core infrastructure such as restrooms, parking, a multi-use playing field, and multi-age group playground. The Additive Alternates include a pickleball complex, bocce ball courts, a bike pump track, tennis courts, and additional landscaping, bridges, and shaded gathering areas. If the Additive Alternates cannot be funded, receiving bids for those areas provides the City additional accuracy in budgeting for those components of the parks as future phased construction improvements, aligned with community priorities.

As discussed in the Fiscal Impact Section of this report, a portion of the funding needed to construct the Base Bid of the Righetti Community Park is included in the 2025-27 Financial Plan in Fiscal Year (FY) 2025-26 and therefore construction of this project is contingent on approval of the 2025-27 Financial Plan. Approval of the recommended actions will allow the project to proceed to construction in Fall 2025 and deliver long-anticipated park improvements to the Orcutt Area and surrounding neighborhoods.

This report requests that funds be disappropriated from the project account to be used in another Parks project (Emerson Park) which has a grant deadline and a local matching fund requirement. Further, staff recommends that Council authorize staff to advertise plans for construction and approve an Addendum to the EIR. The disappropriation and Addendum have both been memorialized via proposed Resolution.

DISCUSSION

Background

The Righetti Community Park is one of several public parks and open space improvements identified in the [OASP](#), a long-range planning effort guiding development in one of the City's primary residential expansion areas. The Orcutt Area has been recognized as a potential growth area since the 1970s. In 1998, property owners submitted a draft specific plan to the City, initiating a formal planning process that culminated in the City Council's adoption of the OASP and certification of the Final Environmental Impact Report (FEIR) in March 2010 (Resolution No. [10154](#)⁵, 2010 Series; SCH #2004011059). The OASP envisioned approximately 1,000 new residences across 230 acres, with nearly 45% of the area preserved as open space and parkland. The plan [outlines](#)⁶ a connected system of parks, trails, and open spaces to support a livable, walkable community.

Righetti Community Park, referred to as the "Neighborhood Park" in the OASP, was identified early as a key public amenity intended to serve both the Orcutt Area and the broader San Luis Obispo community. The residential development of the surrounding area, now known as Righetti Ranch, began in 2018 and is approximately 95% complete. The Orcutt Area Specific Plan (OASP) identifies the following park and recreation areas:

1. **Righetti Community Park (Neighborhood Park)** – A 12.39-acre developed park providing amenities such as playing fields, courts, playgrounds, and restrooms.

⁵ See Page 3 – multiple resolutions bundled in this link

⁶ See Page 1-5 "Specific Plan Features"

This fulfills the City's Parks and Recreation Element requirement for developed parkland in annexation areas.

2. **Trail Junction Park / Pocket Parks** – Smaller parks totaling 4.3 acres, designed to serve as trail connections and community gathering spaces.
3. **Righetti Hill Open Space** – A 48-acre open space dedication for permanent protection, including trail access.
4. **Creek Corridors and Floodable Terrace** – Natural open space areas totaling approximately 11.5 acres, which include riparian corridors and drainage features.
5. **Private Recreation Areas** – Approximately 1.55 acres of playgrounds located within multi-family developments, which may be counted toward parkland requirements with Council approval.

In total, the plan accounts for 20.72 acres of parkland (excluding some additional open space areas), meeting or exceeding the City's standards for parkland dedication based on projected population growth.

Initial conceptual designs for the parks were prepared by the developer, Ambient Communities, and their design team. These concepts were presented to the Parks and Recreation Commission (PRC) in a series of public meetings on [April 6](#), [May 4](#), and [June 1](#), 2016. These hearings provided the opportunity for both the Commission and community members to review park layouts, amenities, and funding considerations. At the June 1 meeting, the PRC formally recommended that the City Council approve the proposed improvements, prioritizing the Neighborhood Park. The Commission also directed staff to update the [2010 Orcutt Area Public Facilities Financing Plan \(PFFP\)](#)⁷ to reflect revised construction cost estimates.

Many of the development fees had not been updated since 2007, so in 2016, Staff provided an update to Council on the increasing costs of the OASP infrastructure, including the parks. According to the 2016 [PFFP](#) project update, the total projected cost to build the Righetti park facilities including the Neighborhood Park, Trail Junction Park, Pocket Park, and Linear Park was \$6,054,070. In contrast, the OASP PFFP originally allocated \$3,948,000 for park development. This results in a shortfall of \$2,106,070 as of 2016. This gap was attributed to updated cost estimates, project scope expansions, and the provision of credits to developers who build their own park amenities, reducing the available pooled funding for shared park infrastructure.

The OASP park projects were first programmed for funding in the [2019–21 Financial Plan](#) and has continued to receive financial support through the 2025-27 Financial Plan. The Righetti Community Park (Neighborhood Park) is the most advanced or developed of the four OASP parks in terms of design and readiness for construction. The Linear Park and Pocket Park remain in earlier plan development phases, with future construction planned in subsequent Financial Plans. The Draft 10 Year Capital Improvement Plan shows the Pocket Park is currently funded in FY 2027, and the Linear Park in FY 2035.

⁷ See page 8-1

The current cost estimate for all park facilities (Community, Linear and Pocket) is now estimated at \$31.5 million spread over several Financial Plans. The increase in cost is the result of the unprecedented inflation witnessed since 2016 as well as the significant refinements to the project scope as design efforts began.

Together, these projects reflect the City's commitment to realizing the vision of the OASP: a complete, connected, and recreation-rich neighborhood that meets the needs of current and future residents.

Righetti Community Park Project Design

The Righetti Community Park is a major new recreational asset identified in the OASP to support the Orcutt Area and the broader community. The project will deliver high-priority amenities envisioned in the OASP that have been shaped by public input and PRC feedback. This park is one of several planned in the OASP and is intended to provide active recreation space for nearby neighborhoods and residents citywide.

The current scope of the Community Park project includes a wide range of amenities, such as:

- Multi-use playing field(s)
- Multi-age playground (0-5 and 5-12 years of age)
- Eight pickleball courts and two tennis courts
- Two basketball courts, bocce courts, and a bike pump track
- Picnic areas, shade pavilion, and seating
- Walking and bike paths
- Three pedestrian bridges connecting various park zones
- Two parking lots and two restroom buildings

The current design of the Righetti Community Park aligns with the OASP, while incorporating refinements into the design. The OASP outlines that the park facilities “*may*” include features such as a playground for young children, soccer and baseball fields, tennis courts, basketball courts, sand volleyball courts, picnic tables, and restrooms. The updated design remains consistent with this flexible vision, adapting certain amenities to better reflect evolving recreational preferences. For example, the current design of the Righetti Community Park replaces originally proposed baseball fields with a bike pump track, replaces some tennis courts into pickleball courts, and substitutes the sand volleyball court with bocce ball courts. To help visualize these refinements, below is a side-by-side comparisons of the current plan and the original neighborhood park plan. The changes reflect the evolution of the park through the design and public outreach process.

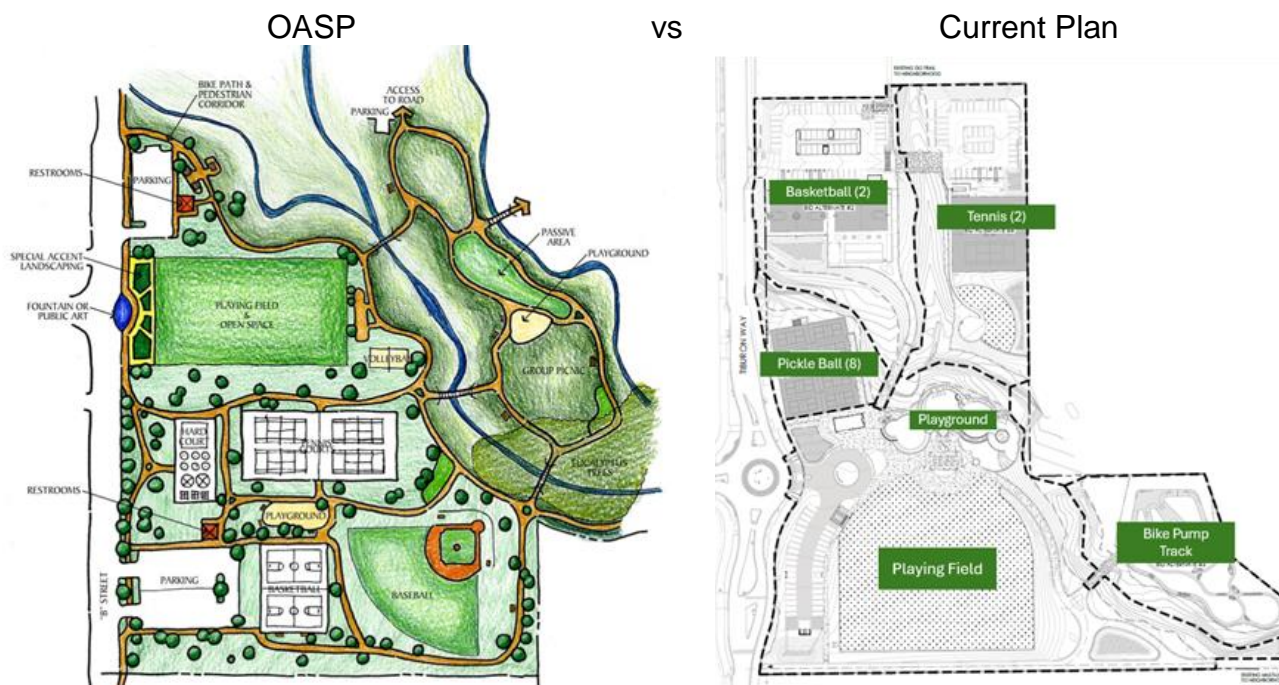


Figure 1 – OASP vs Current Community Park Layout

To align with available funding and provide flexibility to award additional additive alternates if sufficient funding exists, the project has been structured with a Base Bid and four Additive Alternates. If insufficient funding exists to award any of the additive alternates, those alternatives would become future phases of the Community Park and funding for those future phases is currently programmed in the Draft 10 Year CIP. Due to current funding available, staff anticipates awarding only the Base Bid, and for that reason has programmed each Bid Alternative into future Financial Plans. Staff hopes to secure better prices on these Bid Alternatives to better program funds for future construction.

With input by the PRC and staff review of the priorities from the Community Survey and Community Forum, the Base Bid focuses on essential infrastructure and amenities including multi-age playground, shaded seating areas, playing field, two pedestrian bridges, multi-use paths, the lower parking lot, and finally the main restroom.

Additive Alternates include additional high-demand recreational features such as:

- A dedicated pickleball court complex (Alternate #1 – Phase 2),
- A dual-purpose basketball/futsal court area, bocce courts, a second restroom, and the upper parking lot (Alternate #2 – Phase 3),
- A bike pump and skill track (Alternate #3 – Phase 4), and
- Tennis courts, a shaded picnic lawn area, a third pedestrian bridge, and additional parking (Alternate #4 – Phase 5).



Figure 2 – Community Park Alternates Diagram

These phased options provide flexibility to deliver the most critical elements of the park now while allowing enhancements to be added as resources become available. This approach also reflects priorities identified from community feedback gathered over the course of the project. Each bid alternate would become its own standalone Capital Project, following City processes for bid, award, and construction.

The PRC has been closely involved throughout the process—from the initial conceptual design review in 2016 through ongoing updates and phasing discussions. The PRC's input helped guide the refinement of amenities, layout, and prioritization of elements for construction and will continue to be updated as the project progresses.

Previous Council or Advisory Body Action

- [October 1, 2002](#) – City Council approved the project description for the Orcutt Area and authorized preparation of a Specific Plan and Environmental Impact Report (EIR).
- [February 4, 2003](#) – City Council approved the EIR scope and shared funding plan and endorsed a refined planning process to incorporate community and stakeholder input.

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- [February 12, 2008](#) – City Council received the Public Hearing Draft of the OASP and Draft Environmental Impact Report (DEIR), initiating formal public review. The Council authorized the plan to be reviewed by multiple advisory bodies including the Parks and Recreation Commission, Bicycle Advisory Committee, Cultural Heritage Committee, Architectural Review Commission, and Planning Commission.
- [2008–2009](#) – Advisory body hearings were held, and significant community engagement occurred. The Planning Commission held ten public hearings over two years and forwarded a recommendation of approval to the City Council.
- [March 2, 2010](#) – City Council adopted the OASP and certified the Final Environmental Impact Report (Resolution No. 10154, 2010 Series). This action included General Plan amendments and direction to initiate implementation steps, such as annexation and fee program development.
- [August 17, 2010](#) – City Council reviewed the proposed annexation of the OASP area and directed staff to proceed with pre-zoning, fee program development, and annexation processing.
- [May 19, 2015](#) – City Council approved multiple amendments to the General Plan and OASP. The Council also approved a Vesting Tentative Tract Map for the Righetti project (VTM #3063), which established park, open space, and residential parcel boundaries. The action also adopted a Mitigated Negative Declaration that tiered from the 2010 OASP FEIR and included site-specific mitigation measures related to parks.
- [April 2016](#) – The PRC reviewed the initial conceptual designs for the Righetti park system submitted by the developer of the Righetti subdivision and provided feedback on park layout, phasing, and amenity ideas.
- [November 15, 2016](#) – City Council received a report on updates to the OASP PFFP, which reflected revised park cost estimates and confirmed that collected OASP fees would be insufficient to fully fund planned improvements. The report noted that park development would require additional funding sources and City-led implementation to address the identified funding gap and deliver the parks as envisioned in the Specific Plan.
- [December 12, 2017](#) – City Council approved corrections to the OASP park fees, including the separation of the Park Improvement Fee from the Parkland Acquisition In-Lieu Fee to improve financial tracking and ensure equitable reimbursement to the Righetti Ranch developer. The update corrected a formula error in the in-lieu fee calculation and clarified that the City would be responsible for constructing the OASP parks, using collected impact fees to fund the improvements and reimburse the General Fund as needed. The update reaffirmed the City's intent to deliver 16.5 acres of public parkland consistent with the adopted Specific Plan.
- [October 16, 2018](#) – City Council approved an update to the OASP PFFP. While the estimated cost for park improvements remained unchanged, the update acknowledged funding risks associated with inflation and design complexity. Council approved use of Fee Credit Agreements to mitigate these risks, preserve financial flexibility, and support the City's ability to deliver OASP infrastructure including public parks.

- [May 3, 2023](#) – The PRC reviewed the conceptual layouts developed by the City’s design consultant for the Righetti Community, Linear, and Pocket Parks that were provided during the April 2023 Community Forum specifically held to review these designs. Feedback was provided regarding updated design elements, including additional parking, playground size, and accessibility considerations for all parks. A preferred design for each park was identified.
- [June 14, 2023](#) – The PRC received an updated status report based on public feedback and staff input on the Righetti Ranch Park System, including final conceptual layouts for the Community Park, Linear Park, and Pocket Park. Recommendations were made for design adjustments, including adding more parking, modifying the dog park layout, and incorporating specific features such as water stations, larger playground areas, and accessible seating.
- [September 6, 2023](#) – The PRC reviewed two conceptual playground designs for the Community Park and selected the “Unity” themed layout. This selection guided final playground construction document preparation. The commission also confirmed the final preferences for park amenities, including preferred options for parking, seating, and play structures. Staff was directed to move forward with the design process based on the updated feedback.

Public Engagement

The design of the Righetti Community Park has been developed through an extensive multi-year public engagement process, including community forums, online surveys, outreach to nearby residents and neighborhood groups, and regular PRC updates from 2021 through 2025.

In 2023, the City launched a focused outreach effort to inform the design of the Community Park, Linear Park, and Pocket Park. This included:

- A Community meeting on April 11, 2023, held at the Ludwick Community Center (LCC), where conceptual designs were presented and discussed with residents.
- An Online Survey (open April 10–May 10, 2023) that gathered public input on park priorities, layout preferences, and desired amenities for the three park sites, including the open space trail system.
- A series of PRC meetings (May 3, June 14, and September 6, 2023), including associated public correspondence and public comment opportunities.

As detailed design work was completed, construction cost updates completed, and funding plans were updated, it became apparent that the Righetti Community Park had experienced significant cost inflation and would likely need to be phased in order to be able to deliver the amenities the community desires within the fiscal constraints of the City’s Capital Improvement Plan. Since the 2016 Park update, the City has seen significant inflation as well as further refinement in project scope, resulting in significant cost increases.

This phasing plan became a priority for the design team in late 2023, as staff worked to align the construction approach with available funding. Community engagement related

to phasing included:

- [December 6, 2023](#) – PRC received a Director's Report introducing the need for project phasing.
- [June 5, August 7, and September 4, 2024](#) – PRC received updates on revised phasing options and potential design adjustments.
- [November 6, 2024, and February 5, 2025](#) – PRC received updates on refined phasing diagrams and construction cost estimates.
- [January 23, 2025](#) – A visual phasing layout was presented at the City's Community Forum for the 2025–27 Financial Plan, allowing the public to see the updated construction strategy and timeline.
- **January 29, 2025** – Parks and Recreation staff sent a project update email with the phasing diagram to the Homeowners Association (HOA) representing residents in the surrounding Orcutt Area.
- [February 5, 2025](#) – PRC received updates within the Directors Report confirming the phased elements and plan for Community Park phase 1 and Add Alts to be included in the City's 2025-27 Financial Plan for Council review.
- **March 20, 2025** – A follow-up email with a narrative explanation of the phasing approach was sent to the HOA to address questions and clarify next steps.

The intent of this engagement process was to ensure the phasing strategy reflects community expectations within the fiscal constraints of the City. It also provided multiple channels for input from stakeholders, including residents, the PRC, and neighborhood groups. Public outreach will continue as the project moves into construction and additional park phases are implemented.

Construction is anticipated to begin in fall of 2025. The Base Bid portion of the project is expected to take approximately 18 months to complete.

CONCURRENCE

The PRC has been actively engaged in the development of the Righetti Community Park project since the initial conceptual designs were presented in 2016. The Commission provided guidance on layout, amenity selection, and accessibility throughout the design process and formally selected the playground concept in September 2023.

City staff from the Public Works, Community Development, Fire, Utilities, and Parks and Recreation departments have worked collaboratively throughout the design and planning phases to ensure the project complies with the OASP, meets City design standards, and the planned improvements can be maintained for the long term use and benefit of the community. Additional coordination with the Utilities Department has focused on establishing recycled water connections for irrigation, while the Finance Department has been engaged to align available funding with the proposed construction phasing.

ENVIRONMENTAL REVIEW

Environmental impacts associated with the Righetti Community Park project were previously programmatically evaluated in the [Final Environmental Impact Report for the OASP \(Final EIR; SCH #2004011059\)](#), which was certified by the City Council on March 2, 2010 ([Resolution No. 10154](#)). The EIR evaluated a variety of park and recreation facilities as part of the Specific Plan, including the proposed community park site and adjacent creek corridor. The Final EIR and adopted Mitigation, Monitoring, and Reporting Program defined mitigation measures for resources including biological habitats, air quality, and cultural resources. Subsequently, the planned parks were considered within the context of a residential development evaluated in the Initial Study – Mitigated Negative Declaration (IS-MND) adopted in May 2015 for the Righetti Ranch and Jones Ranch residential developments (Tract Maps 3063/3066), which anticipated the park site in a similar location with a slightly larger footprint.

The park improvements planned for construction substantially align with planned improvements envisioned for the original neighborhood park in these previous environmental documents. Therefore, an Addendum to the 2010 OASP Final EIR (Attachment E) has been prepared that summarizes the programmatic environmental review of the neighborhood park completed in the 2010 OASP Final EIR, describes the project-level details now available in the design documents for the community park, identifies the minor differences between the proposed community park and neighborhood park described in the OASP Final EIR, confirms the applicability of previously adopted mitigation measures, and documents that none of the conditions requiring preparation of a Subsequent EIR or Negative Declaration described in CEQA Guidelines Section 15162 are met by based on the design and components of the proposed community OASP park project.

The Addendum concludes that:

1. The Righetti Community Park project is consistent with the OASP and the assumptions evaluated in the 2010 Final EIR;
2. No new or more severe environmental impacts would result from the proposed design;
3. No new significant information or changed circumstances exist that would require further review; and
4. All applicable mitigation measures continue to apply and remain effective.

The Addendum documents the design-level details now available since the conceptual park layouts were previously evaluated, and these details consist of minor changes. As documented in the Addendum, there are no substantial changes proposed in the project which would require major revisions of the 2010 OASP Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Implementation of applicable mitigation measures required in the 2010 OASP Final EIR continue to be required as part of the proposed community park project.

Therefore, the project and proposed Addendum are consistent with the requirements of Sections 15162 and 15164 of the CEQA Guidelines, and subsequent or supplemental environmental review is not required. Mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP) for the OASP Final EIR continue to be tracked, enforced, and verified by City staff. Approval of the [OASP EIR Addendum](#) and an acknowledgement that no further environmental review is required, in accordance with CEQA Guidelines Sections 15162 and 15164, is included in the proposed Resolution.

FISCAL IMPACT

Budgeted: Yes

Budget Year: 2025-26

Funding Identified: Yes

The Orcutt Area Parks project is included in the 2025–27 Financial Plan, which is anticipated to be adopted by Council at the June 17, 2025, Council meeting and go into effect on July 1, 2025. The Financial Plan identifies funding for the Righetti Community Park phased implementation with funding in the first fiscal year (FY 2025-26).

Originally intended to be funded through development fees, the Orcutt Area Parks project faced a significant funding shortfall as the revenue from fees collected proved insufficient to fully finance the Righetti Ranch Park development as anticipated in the OASP. With more than 95% of the fees collected, \$8.5 million has been appropriated to the project, including \$3.4 million from the OASP Park Improvement Funds and \$5.1 million from Local Revenue Measure Capital Outlay Funds. A portion of this funding has already been used to support the design phase, leaving a remaining project balance of approximately \$7.35 million.

Staff recommends bidding the complete Righetti Community Park project—including the base bid and Alternates 1 through 4—to maximize potential awardable work and gather accurate cost data for future financial planning. Once bids are received, staff will better understand the costs associated with each component and can return to Council during the 2027–29 Financial Plan process with refined estimates and funding strategies. This approach supports responsible progress while aligning with long-term capital planning goals. Total Costs for the Bid and each Alternate are summarized below:

| | |
|--------------|----------------------|
| Base Bid: | \$13.7 million |
| Add Alt 1: | \$2 million |
| Add Alt 2: | \$6.1 million |
| Add Alt 3: | \$1.3 million |
| Add Alt 4: | <u>\$4.2 million</u> |
| Grand Total: | \$27.4 million |

Table 1 below presents the estimated construction cost for the full project, excluding cost escalation. Actual costs will be higher due to inflation, labor and material price increases, and other market factors over time.

Table 1: Righetti Community Park, Base Bid + 4 Additive Alternatives

| Righetti Community Park, Specification No. 2000054-01 | | | |
|---|---|--|----------------------|
| | OASP Park Fund Righetti Community Park (2000054-01) | Capital Outlay Fund - LRM Righetti Community Park (2000054-01) | Total |
| Base Engineer Estimate | \$ 2,093,623 | \$ 7,856,377 | \$ 9,950,000 |
| Contingencies (20%) | \$ - | \$ 1,990,000 | \$ 1,990,000 |
| Construction Management | | \$ 1,300,000 | \$ 1,300,000 |
| Testing, Cons. Support, Env, Comms, Printing | | \$ 428,912 | \$ 428,912 |
| BASE TOTAL | \$ 2,093,623 | \$ 9,846,377 | \$ 13,668,912 |
| Additive Alternative 1 | | \$ 1,480,000 | \$ 1,480,000 |
| Contingencies (20%) | \$ - | \$ 296,000 | \$ 296,000 |
| Construction Management | | \$ 204,000 | \$ 204,000 |
| Testing, Cons. Support, Env, Comms, Printing | | \$ 96,000 | \$ 96,000 |
| Additive Alternative 1 TOTAL | \$ - | \$ 2,076,000 | \$ 2,076,000 |
| Additive Alternative 2 | | \$ 4,560,000 | \$ 4,560,000 |
| Contingencies (20%) | \$ - | \$ 912,000 | \$ 912,000 |
| Construction Management | | \$ 415,000 | \$ 415,000 |
| Testing, Cons. Support, Env, Comms, Printing | | \$ 194,000 | \$ 194,000 |
| Additive Alternative 2 TOTAL | \$ - | \$ 6,081,000 | \$ 6,081,000 |
| Additive Alternative 3 | | \$ 835,000 | \$ 835,000 |
| Contingencies (20%) | \$ - | \$ 167,000 | \$ 167,000 |
| Construction Management | | \$ 202,000 | \$ 202,000 |
| Testing, Cons. Support, Env, Comms, Printing | | \$ 94,000 | \$ 94,000 |
| Additive Alternative 3 TOTAL | \$ - | \$ 1,298,000 | \$ 1,298,000 |
| Additive Alternative 4 | | \$ 3,180,000 | \$ 3,180,000 |
| Contingencies (20%) | \$ - | \$ 636,000 | \$ 636,000 |
| Construction Management | | \$ 289,000 | \$ 289,000 |
| Testing, Cons. Support, Env, Comms, Printing | | \$ 135,000 | \$ 135,000 |
| Additive Alternative 4 TOTAL | \$ - | \$ 4,240,000 | \$ 4,240,000 |
| TOTAL PROJECT (BASE + 4 Bid Alts) | \$ 2,093,623 | \$ 23,541,377 | \$ 27,363,912 |

While staff recommends bidding the complete Righetti Community Park project, including the base bid and Alternates 1 through 4, it is highly likely that the project base bid is the only phase of work that will be awarded due to funding constraints. Table 2 below shows a more granular look at the cost shown in Table 1 above for the base bid.

Table 2: Righetti Community Park, Base Bid Only

| Righetti Community Park, Specification No. 2000054-01 | | | |
|--|--------------------------------------|--------------------------------------|----------------------|
| | OASP Park Fund | Capital Outlay Fund - LRM | |
| | Righetti Community Park (2000054-01) | Righetti Community Park (2000054-01) | Total |
| Base Engineer Estimate | \$ 2,093,623 | \$ 7,856,377 | \$ 9,950,000 |
| Contingencies (20%) | \$ - | \$ 1,990,000 | \$ 1,990,000 |
| Total Construction Estimate (Base Only) | \$ 2,093,623 | \$ 9,846,377 | \$ 11,940,000 |
| Construction Management | \$ - | \$ 1,300,000 | \$ 1,300,000 |
| Special Materials & Testing: | \$ - | \$ 100,000 | \$ 100,000 |
| Construction Support | \$ - | \$ 196,412 | \$ 196,412 |
| Communications Consultant | \$ - | \$ 75,000 | \$ 75,000 |
| Environmental | \$ - | \$ 50,000 | \$ 50,000 |
| Printing: | \$ - | \$ 7,500 | \$ 7,500 |
| Total Project Estimate (Base Only) | | | \$ 13,668,912 |
| Current Available Balance: | \$ 2,093,624 | \$ 5,075,288 | \$ 7,168,912 |
| 2025-27 Financial Plan: | \$ - | \$ 6,500,000 | \$ 6,500,000 |
| TOTAL Project Funding | \$ 2,093,624 | \$ 11,575,288 | \$ 13,668,912 |

As part of the 2025-27 Financial Plan reconciliation of park related development impact fees, staff has identified two park related development impact fee adjustments that are necessary.

1. An over-commitment of \$180,197 in OASP impact fees. This means that the City has appropriated more funding than has been collected in revenue to date. Staff is recommending that \$180,197 in OASP impact fees be disappropriated.
2. Adjustment of the use of Citywide Park Improvement Impact Fees. These funds are necessary in order to match the Grant Funding received for the Emerson Park project, slated for construction in 2026. Staff is recommending that \$1,136,522 in Citywide Park Improvement Impact Fee be disappropriated to ensure timely delivery of that project.

Table 3 below shows these adjustments to impact fees and the funding sources that are planned to be used to fund the base bid.

Table 3: Righetti Community Park Base Bid Funding Sources

| Funding Sources | Funding Availability | Total Budget Available | Funding Request | Remaining Balance | Annual Ongoing Cost |
|--|-----------------------------|-------------------------------|-------------------------|--------------------------|----------------------------|
| General Fund - LRM (Account No. 2000057) | 7/1/2025* | \$ 6,500,000.00 | \$ 6,500,000.00 | \$ - | \$ 230,000 |
| General Fund - LRM (Account No. 2000057) | Current | \$ 5,075,287.85 | \$ 5,075,287.85 | \$ - | \$ - |
| OASP Fund (Account No. 2000057) | Current | \$ 2,273,821.07 | \$ 2,093,624.07 | \$ 180,197 | \$ - |
| Park Improvement Impact Fee - Citywide Fund (Account No. 2000057) | Current | \$ 1,136,522.00 | | \$ 1,136,522 | |
| Total: | | \$ 14,985,630.92 | \$ 13,668,911.92 | \$ 180,197 | \$ 230,000 |

*Construction of the project contingent on approval of the 2025-27 Financial Plan

In addition to the one-time capital cost of constructing the Righetti Community Park, funding will be needed for its ongoing maintenance, as well as future replacement and rehabilitation of park assets. Maintenance of the City's park system is performed by the Parks Maintenance Program within the Public Works Department. The program is currently staffed with 10 Parks Maintenance Specialists who maintain 28 park facilities across more than 110 acres of improved parkland. With the exception of Damon Garcia Sports Complex, each specialist is responsible for 3 to 4 park sites.

Staff estimate that Righetti Community Park will require both an initial capital investment and ongoing annual maintenance funding. The one-time cost is approximately \$90,000 for a vehicle, tools, and equipment, which will also require periodic replacement over time. Once fully constructed, the park is expected to cost \$225,000 annually to maintain. Due to the size and varied assets within the park (restrooms, multiple turf and court areas as well as parking lots), this includes funding for two full-time Parks Maintenance Specialists, utilities, materials, and custodial services for public restrooms. For the initial phase of the project—corresponding to the base bid—the annual maintenance cost is projected at \$140,000 and includes one full-time Parks Maintenance Specialist. This level of service would cover routine landscaping, daily inspections, waste removal, vandalism and graffiti abatement, and irrigation system upkeep. A detailed maintenance cost and work breakdown is included in [Maintenance Management Plan](#).

Staff recommend that the future maintenance needs and associated costs for Righetti Community Park be addressed as part of the 2027–29 Financial Plan. With construction scheduled to begin in fall 2025 and anticipated to take 18 months, plus a one-year landscape maintenance period included in the project, the City will have time to evaluate the best mechanisms to address the maintenance needs for the new park. This would include the feasibility of sharing assets like vehicles, mowers and other tools as well as materials like court nets and turf seed.

Staff believe these recommendations are necessary in order to maintain the current service level experienced at other City parks. Reduced staff, materials or other operating

costs may reduce service level at this and other parks.

ALTERNATIVES

1. ***Do not authorize advertisement at this time:*** This alternative would delay construction of the Righetti Community Park. Further delays are likely to increase project costs due to inflation and market conditions.
2. ***Direct staff to revise the project scope or phasing prior to advertisement:*** Staff could return with an adjusted scope—such as removing or rebundling Additive Alternates—but this would extend the project schedule, delay delivery, and likely lead to higher costs.
3. ***Defer the project until full funding is secured for all elements of the Park:*** Council could direct staff to incorporate all alternatives into the base bid and allocate additional funding in a future budget cycle. This approach would delay construction for several years and could impact the delivery of other priority capital projects.

ATTACHMENTS

- A - Draft Resolution Authorizing Various Fund Reappropriations and Transfers to Support the Righetti Community Park Project, Specification Number 2000054, and approving an Addendum to the Orcutt Area Specific Plan Environmental Impact Report for the Righetti Community Park Project.
- B - Figure 1 Righetti Community Park Phase Diagram