



COUNTY OF YOLO

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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

NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the County Administrator's Office at 530-666-8150 for further information.

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
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Rounded Total for Funding Target		\$ 5,800,000.00
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Knights Landing Park Draft Financing Plan

Updated 10/03/2022

Estimated Costs

Single Construction Phase (1)	\$ 5,800,000
Subtotal	5,800,000

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
Subtotal	4,058,352

Remaining Funding Gap: \$ (1,741,648)

Staff Proposal to close gap:

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

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
HSA 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.