



**Watsonville**  
CALIFORNIA

## CITY COUNCIL AGENDA REPORT

**MEETING DATE:** Tuesday, July 8, 2025  
**TO:** CITY COUNCIL  
**WRITTEN BY:** SR. ADMINISTRATIVE ANALYST MARTINEZ  
**RECOMMENDED BY:** LIBRARY DIRECTOR MARTINEZ  
**APPROVED BY:** TAMARA VIDES, CITY MANAGER  
**SUBJECT:** APPROVAL OF PLANS AND SPECIFICATIONS FOR ADVERTISING FOR  
BIDS FOR THE CIVIC CENTER LIBRARY ROOFTOP ADDITION, NO. CB-25-  
5220

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### RECOMMENDATION:

Staff recommend that Council adopt a resolution approving plans and specifications and call for bids for the Civic Center Library Rooftop Addition, No. CB-25-5220.

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### BACKGROUND:

On March 22, 2022, the City of Watsonville issued a Request for Qualifications (RFQ) seeking qualified consultants to assist with a comprehensive City Building Facility Assessment Study. The deadline for submitting Statements of Qualifications was April 19, 2022. Based on the recommendation of the City Manager, the City Council adopted Resolution No. 114-22 on June 14, 2022, awarding a professional services contract to The KPA Group.

In November 2023, the City entered a consultant services contract with The KPA Group in the amount of \$60,780 to define a scope of services and establish a fee structure for the development of conceptual design options for a proposed rooftop addition to the Watsonville Main Library.

Subsequently, in March 2024, The KPA Group delivered a Design Consideration Report outlining the conceptual design elements necessary to support the planning and execution of the Library Rooftop Project.

### DISCUSSION:

On May 14, 2024, the City Council adopted Resolution No. 74-24 to award a contract to The KPA Group to provide project design services and prepare a complete set of construction documents to advertise,

bid, and construct the rooftop project at the Main Library, in an amount not to exceed \$214,000.

The project plan drawings and specifications for the Library Rooftop Project have been completed and reviewed by the City's Building Department. The engineer's estimate for the total cost of the project is two million seven hundred thousand dollars (\$2,700,000). The current project schedule anticipates releasing the bid package in July 2025, with the bid opening scheduled for August 12, 2025, at 2:00 pm. Construction is expected to commence in the middle of September 2025.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DETERMINATION:**

This action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15378(b)(5), in that adopting a Resolution approving plans and specifications and calling for bids for the Library Rooftop Project does not meet CEQA's definition of a "project," because the action does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and if a "project," is exempt under the "common sense" exception (14 Cal. Code Regs. § 15061(b)(3)) because it can be seen with certainty that there is no possibility that this action may have a significant effect on the environment.

### **STRATEGIC PLAN:**

The Library Rooftop Project will transform approximately 4,800 square feet of rooftop space into a functional and inclusive outdoor extension of the library. This project aims to enhance community engagement, promote educational opportunities, and provide a welcoming space that reflects the diverse needs and interests of Watsonville residents.

This action is consistent with the following Council Strategic Goals:

**Community Engagement & Well-being**  
**Infrastructure & Environment**

### **FINANCIAL IMPACT:**

The engineer's estimate for this project is \$2,700,000. This project will be funded from the following funds:

- \$2,700,000 Measure R Funds

### **ALTERNATIVE ACTION:**

The City Council may choose not to approve the call for bids. However, such an action would delay the project, and staff would need to seek alternative funding sources.

### **ATTACHMENTS AND/OR REFERENCES (IF ANY):**

None.