



## CITY COUNCIL AGENDA REPORT

**MEETING DATE:** Tuesday, July 8, 2025  
**TO:** CITY COUNCIL  
**WRITTEN BY:** SR. UTILITIES ENGINEER BERRY  
**RECOMMENDED BY:** DEPUTY CITY MANAGER CALUBAQUIB  
**APPROVED BY:** TAMARA VIDES, CITY MANAGER

**SUBJECT:** APPROVE SECOND AMENDMENT TO CONTRACT FOR LANDSCAPE ARCHITECTURAL DESIGN SERVICES WITH SSA LANDSCAPE ARCHITECTS, INC. FOR THE REVITALIZATION OF THE WATSONVILLE CITY PLAZA PROJECT ADDING TO THE SCOPE OF SERVICES AND INCREASING THE CONTRACT COMPENSATION AMO

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### RECOMMENDATION:

It is recommended that the City Council adopt a resolution approving a Second Amendment to the contract for landscape architectural design services with SSA Landscape Architects, Inc. for the Revitalization of the Watsonville City Plaza Project, adding to the scope and services, increasing the contract compensation amount by \$121,154.00, to a contract total in an amount not to exceed \$714,916.00, and extending the contract term to June 30, 2027; finding that no supplemental environmental review or addendum is required per CEQA Guidelines sections 15162 and 15164; and authorizing the City Manager to execute the Second Amendment.

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### BACKGROUND:

On February 21, 2023, the City Council approved a contract with SSA Landscape Architects, Inc. through Resolution No. 34-23 to develop design drawings for the City Plaza in the amount not to exceed \$499,924. The contract with SSA Landscape Architects, Inc. is grant funded through the State of California's Statewide Park Development and Community Revitalization Program for landscape architectural design and consultant services on the City Plaza Revitalization Project.

The Watsonville City Plaza is on the National Register of Historic Places, with protected features including a bandstand (gazebo), water fountain, drinking fountain, and two artillery cannons. The proposed project would renovate the historic gazebo structure to preserve it for the enjoyment of

future generations. Additional proposed site improvements include new landscaping, lighting, and permeable paving. An Initial Study/Mitigated Negative Declaration has been prepared for this project, in accordance with the provisions of the California Environmental Quality Act (CEQA). Additionally, an Administrative Use Permit with Design Review and Environmental Review (PP2019-448) for the City Plaza Expansion and Renovation Project has been approved by the City's Zoning Administrator.

On July 9, 2024, the City Council approved a First Amendment, through Resolution 140-24, to increase compensation by \$93,838 and extend the contract completion date to June 30, 2026. This amendment provided additional funding for the following design items.

- Provide electrical service upgrades for new site lighting. Electrical upgrades will include lighting for the installation of four art sculptures with a seating area.
- Conduct a forensic investigation on the Bandstand (gazebo) to better understand how it was constructed and how to repair it. Based on the testing and investigation, additional design work was required to repair the Bandstand (gazebo) and ensure the structure is safe for public access.

Amendment No. 1 placed the new contract amount at \$593,762.

## DISCUSSION:

SSA Landscape Architects, Inc., continues to provide the necessary services to complete the drawings for permit submittal and then bidding. As the work progresses, the scope expands to include items that were either not in the original master plan, required for permit submittal, or were a requested addition by the City.

- **Proposed Trash Enclosure:** A new trash enclosure was discussed to be built at an adjacent parking lot. Surveying was done for the location, and drawings per City Standards started. It was determined that the City had other plans for that location, and upon review with the Planning and Public Works Department concluding that an enclosure was not needed by the plaza, plans to include the trash enclosure into the project were abandoned. Details for this feature were not included in the IS/MND.
- **Coordination with City Contracted Artist:** This scope required coordination with the artist's structural engineer for incorporation of the details into the drawings.
- **Revised Stage Design:** The stage height was raised to 30" and the ADA ramp was relocated to the back of the structure. This change increases the height of the stage from 18" as identified in the IS/MND, but does not alter the location or general length and width as described in the IS/MND.
- **Site Plan and Detail Changes due to Stormwater Concerns:** The Consultant and the City continue to refine stormwater design to meet Water Resource Board requirements while delivering aesthetically acceptable and functional features.
- **Expansion of Electrical Work:** An electrical enclosure needed to be added to the project, and pedestrian light footings needed to be redesigned to meet geotechnical requirements.

The compensation increase in this Second Amendment covers both the landscape architect fees and their consultants. And they also include allowances for Optional Additional Services if needed.

- Expanded Construction Administration Allowance by the Historical Subconsultant specific to the Gazebo reconstruction.
- Bid Alternate formatting and coordination allowance.

An extension of the contract completion date is also necessary to extend the termination date of the contract from June 30, 2026 to June 30, 2027.

Staff is seeking City Council approval for \$121,154.00 to be added to the SSA Landscape Architects, Inc. contract through Amendment 2.

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

On December 13, 2019, an Administrative Use Permit and Design Review Permit with Environmental Review (PP2019-448) was approved for the Watsonville City Plaza Revitalization project by the City of Watsonville's Zoning Administrator with no substantial evidence that the project will have a significant effect on the environment in accordance with Public Resources Code section 21080(c).

In November 2019, a Notice of Determination with a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan (MMRP) was filed with the Santa Cruz CEQA Clerk and Office of Planning and Research by the Zoning Administrator pursuant to CEQA provisions.

The CEQA documentation prepared for the Watsonville City Plaza Revitalization Project serves as the appropriate environmental documentation for the proposed Second Amendment to Contract and satisfies all requirements of CEQA. No supplemental environmental documentation is required by CEQA at this time pursuant to CEQA Guidelines section 15162, because no substantial changes are proposed to the Project with this Second Amendment to Contract and no new information of substantial importance has been identified. An addendum will be filed pursuant to CEQA Guidelines section 15164 due to technical changes in the proposed height of the stage and the addition of an electrical enclosure as proposed through this Second Amendment to Contract, and this Second Amendment to Contract does not authorize any actions that will create any environmental impact that have not already been analyzed.

## **STRATEGIC PLAN:**

This recommendation is consistent with the following Council Strategic Goals:

- 2) Infrastructure & Environment: Renovation of significant City infrastructure
- 6) Community Engagement & Well-Being: Parks support the community's well-being

### **FINANCIAL IMPACT:**

The State of California Statewide Park Development and Community Revitalization Grant was appropriated to account 0260-337-7361-09053 in the amount of \$3,349,595. There are sufficient funds available to pay for Amendment No. 2 from this account number.

### **ALTERNATIVE ACTION:**

The Council may choose not to accept this second amendment, and the remaining proposed scope of work will not be completed.

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

Attachment 1: SSA Design Services Additional Service 02 dated May 30, 2025