

Project Title:

*** MULTI-YEAR ***

Project #:

Vineyards at Marsh Creek - Event Center/Amphitheater Phase I

337-37231



Project Category:	Community Facilities Improvements
Location:	Subdivision 8796, west of State Route 4, north of Marsh Creek Road, south of Fairview Avenue
Project Manager:	A. Baquilar
Project Priority:	1D - Mandatory
Est. Completion Date:	2025/26
Future Annual O & M Impact:	TBD
Public Art Requirement:	Exempt
General Plan Policy:	CSF 1-1

Description/Justification:

The project site is within the Vineyards at Marsh Creek development. Consistent with a development agreement between the City and the developer of the Vineyards at Marsh Creek, the developer has submitted a total of \$3.5 million, plus interest, to the City for the design and construction of the project. Phase I will consist of a 750-seat Amphitheater, box office with amenities and a parking lot. Design of the Amphitheater has commenced to 30% design drawings and a Subsequent Environmental Impact Report (SEIR) will be completed in summer 2024. Upon acceptance of the SEIR and selection of the design-build contractor, design will be completed and construction is anticipated to begin FY 2024/25 and completed in FY 2025/26.

Project Status:

This project is currently in the design phase and construction is planned to begin in FY 2024/25.

Supplemental Information:

On January 23, 2024, City Council directed staff to reduce the scope of Phase I to fit the remaining budget. The Architect, DLR Group, completed 30% design and Contract Bridging Documents in FY 2021/22. A market feasibility study was completed in 2019 as well as an initial feasibility study for this project in 2009. This project is funded by \$4,000,000 from the Vineyards Event Center Fund, \$350,000 from the Public Art Acquisition Fund and the remainder from the Vineyards Projects Fund. The event center will be a future phase of the project that will be funded through the Development Fee Program. Future annual O & M costs are undetermined at this time but shall be funded through a combination of General Fund and Landscape and Lighting Assessment District 06-3. This project was included in the City's Strategic Plan for FY 2022/23 - FY 2023/24.

PROJECT FINANCING		CURRENT		PROPOSED			TOTAL	
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	TOTAL
70239	Legal	5,000	25,000					\$ 30,000
90040	Planning and Design	500,000	570,000					\$ 1,070,000
90050	Construction		4,000,000	3,900,000				\$ 7,900,000
90070	Project Administration	63,000	117,000	220,000				\$ 400,000
TOTAL		\$ 568,000	\$ 4,712,000	\$ 4,120,000				\$ 9,400,000
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	TOTAL
Other		9,400,000						\$ 9,400,000
TOTAL		\$ 9,400,000						\$ 9,400,000