

Award of Construction Contracts – Treasure Cove Playground & Jade Street Park Restroom Renovation

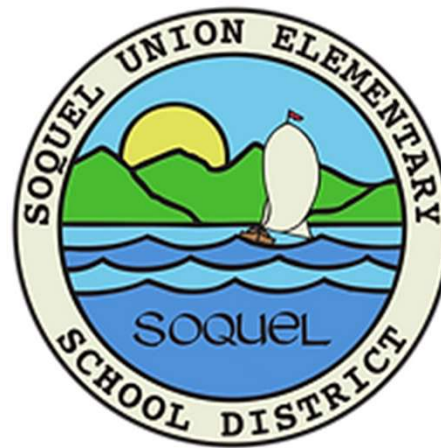
City Council
October 23, 2025



Award of Construction Contracts Background



- In June 2025, Council approved construction plans for:
 - Treasure Cove Playground
 - Jade Street Park Restroom Renovation
 - Community Center Patio Improvements
- Funded through local funds, County Park Friends fundraising, \$3.2M CDBG grant
- Projects fulfill the commitments under LTUA with Soquel Union Elementary School District



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Treasure Cove Playground Overview



- Scope
 - Demolition, grading, utilities, stormwater improvements
 - Hardscape paths and fencing
 - Play zones: 2–5 yrs and 5–12 yrs
 - Site furnishings, irrigation and landscaping
- Engineer's Estimate: \$2.34 million
- Construction Duration: 180 calendar days



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Treasure Cove Playground Bid Results



Advertised July 21, 2025 | Bids opened August 21, 2025

Bidder	Bid Amount	Status
S&H Construction	\$2,168,600	Non-Responsive
Galeb Paving	\$2,285,000	Non-Responsive
SSB Construction	\$2,446,238	Lowest Responsive & Responsible
CWS Construction	\$2,785,000	Responsive & Responsible

Lowest valid bid: SSB Construction, Inc. – \$2,446,238
(4.7 % above estimate)

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Responsive vs. Responsible



Responsive

- Did contractor submit all required documents?
- Does bid comply with City and federal requirements?
- Is bid package complete and consistent at time of bid opening?
- **If not, the bid is non-responsive and cannot be considered.**

Responsible

- Does contractor have the experience, staff, and resources to perform the work?
- Do they have a record of reliability and compliance on similar projects?
- Can they deliver project on schedule and within standards?
- **If not, contractor may be deemed non-responsible even if the bid is responsive.**

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What is a “Valid Bid”?



For a bid to count, it must:

- Include all required documents.
- Meet federal CDBG and City requirements.
- Match the bid information submitted at opening.

If a bid is non-responsive:

- Number written down cannot be accepted.
- Even if it looks lower, it is not valid or enforceable.
- In this case, the two bids that appeared to be lowest are not valid and therefore are not considered low bids at all.

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Treasure Cove Playground Overview



- Scope
 - Two single-user, all-gender restrooms with adult changing tables
 - New entries, finishes, lighting, and fixtures
 - Roof and rafter repairs, updated electrical
 - Accessible paths
- Engineer's Estimate: \$500,000
- Construction Duration: 90 calendar days



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Restroom Renovation Bid Results



Advertised September 12, 2025 | Bids opened October 14, 2025

Bidder	Bid Amount	Status
CWS Construction Group, Inc.	\$484,000	Lowest Responsive & Responsible
SSB Construction, Inc.	\$484,266	Responsive & Responsible
CEN-CON, Inc.	\$583,000	Responsive & Responsible

Recommended Award: CWS Construction Group, Inc. – \$484,000

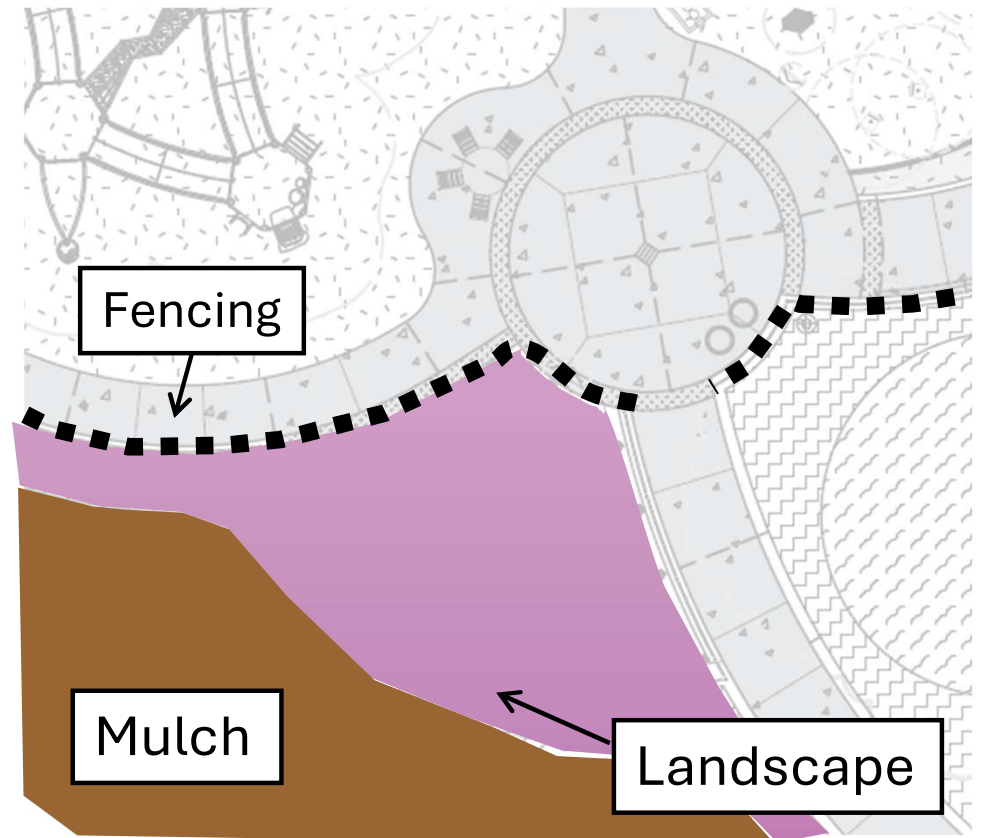
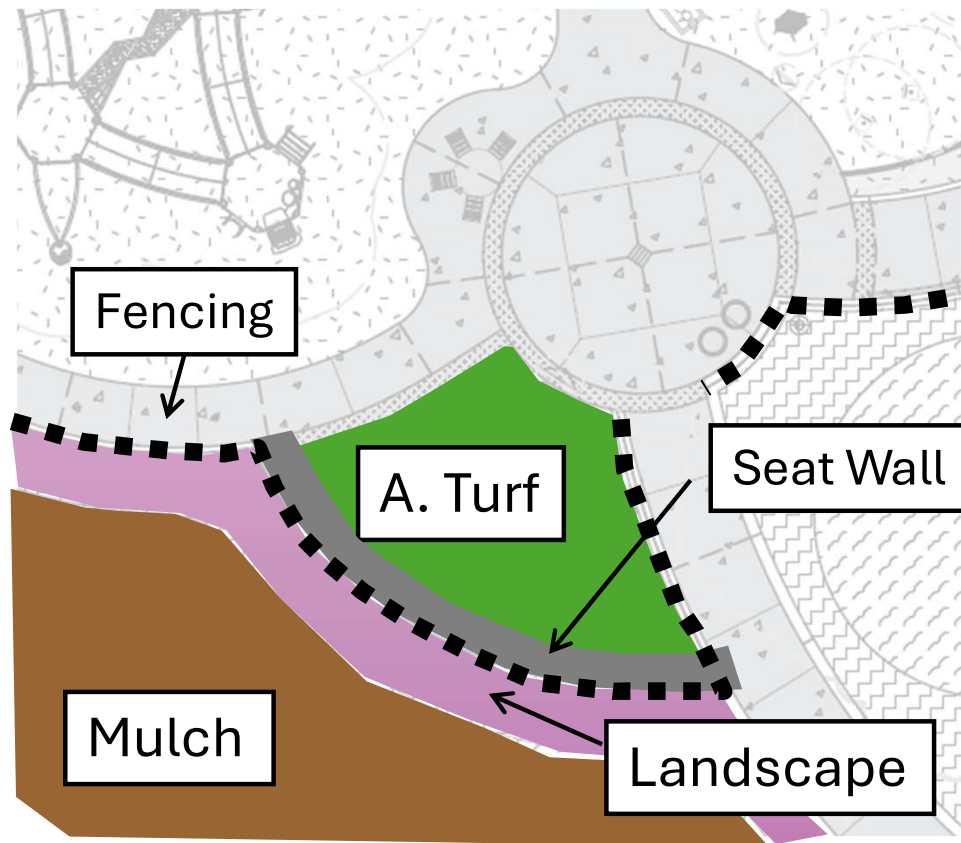
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Scope Review & Budget Balancing



- Jade Street Park improvements remain within overall \$10.8M program budget
 - Estimated costs are ~\$5K over, a negligible variance within Community Center contingency
- Projects must be awarded at bid amounts
 - Adjustments would occur through change orders
- Staff reviewed minor scope refinements with County Park Friends
 - Maintain a new ~6% contingency (\$180K) for the playground and restroom scopes





Remove synthetic turf area
and seat wall;
Modify fencing and install
new planting
Cost Impact ~\$96,000



Retain DG path; do not
construct concrete
Cost Impact ~\$83,000



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Scope Considerations



Priority	Potential Change Order	Approx. Cost Impact	Notes
1	Remove artificial-turf and concrete seat wall, and shorten ornamental fencing	\$ 96,000 savings	Removes decorative seating maintaining sensory value
2	Remove upgrade to concrete walkway; retain existing	\$ 83,000 savings	Maintains access at lower finish quality
Total Potential Savings		\$ 179,000	Available for unanticipated costs

Staff Recommendation: Implement cost-saving changes only as needed based on funding needs and timing

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Fiscal Impact – Jade Street (Full Site)



Total Program Budget: \$10.81 million

Funding Sources

- General Fund – \$1.8 M
- General Fund – \$2.28 M (Community Center & Playground)
- NRA Grant – \$1.00 M
- County Park Friends – \$0.97 M
- CDBG 2024 – \$3.37 M (Community Center)
- CDBG 2025 – \$3.20 M (Playground, Restroom, Patio)

Major Expenditures

- Community Center – \$6.16 M
- Playground – \$2.74 M
- Restroom – \$0.54 M
- Patio – \$1.13 M
- Construction Management – \$0.24 M

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Project Timeline



Date / Phase	Milestone
Winter 2023 - Summer 2023	Planning & Design
Fall 2024	Project Bid & Award
Week of October 27, 2025	Park Closed for Construction
Winter 2025 - Summer 2026	Construction Period
Summer 2026	Grand Opening Celebration

Recommended Action

Adopt a resolution awarding construction contracts for Treasure Cove Playground Project to SSB Construction, Inc. in the amount of \$2,446,238, and for Jade Street Park Restroom Renovation Project to CWS Construction Group, Inc. in the amount of \$484,000, authorizing City Manager to execute both contracts, and authorizing staff to issue notices to proceed upon final execution.

