

# Capitola City Council

## Agenda Report



**Meeting:** June 25, 2025

**From:** Public Works Department

**Subject:** Treasure Cove Playground, Restroom Renovation, and Community Center Patio Improvements

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**Recommended Action:** Staff recommends the City Council: 1) Approve the construction plans for the Treasure Cove Playground, public restroom renovation, and Community Center patio improvements; 2) authorize the Public Works Department to advertise the project for competitive construction bids; 3) authorize staff to execute Amendment 2 to the Professional Services Agreement with Boone Low Ratliff Architects for construction support services related to the patio and restroom renovation, in the amount of \$35,000, for a revised total contract amount of \$70,258; 4) authorize staff to execute Amendment No. 2 to the Professional Services Agreement with Verde Design, Inc. for construction-phase services related to the playground, in the amount of \$99,000, for a revised total contract amount of \$293,083; and 5) direct staff to return to Council with construction contract award recommendations and budget amendments once bids are received and funding is secured (anticipated August 2025).

**Background:** In November 2022, the City of Capitola entered into a Long-Term Use Agreement (LTUA) with the Soquel Union Elementary School District for continued public use of the Jade Street Park property, which includes the Capitola Community Center. The agreement outlines a commitment by the City to complete substantial improvements to the Community Center within four years.

In Summer 2023, the City secured a \$1 million grant through the California Natural Resources Agency (CNRA) for improvements at the site. The City was awarded \$3.2 million in Community Development Block Grant (CDBG) funding in 2024 to renovate the Community Center interior and perform exterior upgrades. A construction contract for this work was awarded to SSB Contracting, Inc. in January 2025, and the project is currently under construction.

As the Community Center project advanced, plans to update the playground were being developed in parallel. The existing playground at Jade Street Park, originally installed in 1999 and partially updated in 2007, no longer meets current accessibility standards and lacks inclusive play features. In response, the City launched the Treasure Cove Playground Project, allocating \$475,000 in City funds and partnering with Friends of Santa Cruz County Parks on a community fundraising campaign. That campaign exceeded its goal, raising over \$1 million to support an ambitious new play space.

During design of the playground, it became clear the adjacent public restroom facility—constructed in the 1980s and not currently ADA-compliant—would also require full renovation to adequately serve park users, including children with mobility needs. In late 2024, City staff submitted a second CDBG grant application that bundled the restroom renovation, the construction of the playground, and the completion of the Community Center's exterior patio, which had been designed but not funded in the earlier construction phase.

To date, the City has not yet received confirmation of the grant award though staff is optimistic that funding will be secured. In order to maintain the overall project schedule and align with the ongoing Community Center construction, staff is preparing to bid the full scope of improvements and return to Council with award for the construction contracts, along with the acceptance of grant funds.

**Discussion:** To comply with federal procurement requirements and to efficiently manage overlapping scopes of work and contractor coordination, the remaining elements are being bid as three separate packages.

- *Treasure Cove Playground Construction:* The new universally accessible playground was designed by Verde Design, Inc. with input from City staff, the public, and Friends of County Parks. The design includes ocean-themed play equipment, inclusive elements for users of all abilities, upgraded surfacing, and new site furnishings. Construction is anticipated to begin in late summer or early fall 2025, ahead of the rainy season, and be completed by spring 2026. Verde Design, Inc. will provide construction-phase services under the proposed contract amendment.
- *Public Restroom Renovation:* The restroom building adjacent to the new playground will be fully modernized to meet accessibility standards and respond to the expected increase in use from the new inclusive play space and park programming. The scope includes demolition, new plumbing and fixtures, improved layout, accessibility upgrades, and updated finishes. The design was developed by Boone Low Ratliff Architects (BLRA). BLRA will provide bid and construction-phase support under the proposed contract amendment.
- *Community Center Patio Improvements:* The patio improvements, originally included as Add Alternate A in the Community Center Renovation project, were fully designed in 2024 by BLRA but deferred due to budget limitations. The scope includes demolition of failing hardscape, installation of decorative concrete paving, construction of retaining structures, lighting, outdoor furnishings, and landscaping with irrigation. This work enhances ADA circulation, increases programming space, and completes the City's vision for the full renovation of the facility.

Given the overlapping work areas and the existing contractor onsite (SSB Contracting), close coordination will be required to avoid conflicts and minimize delays. Staff plans to retain Cumming Group under a separate forthcoming professional services agreement to assist with construction management of the playground, restroom, and patio scopes. Cumming Group will coordinate closely with City staff and the existing contractor to ensure efficient sequencing and delivery. Execution of that agreement will be brought to Council for approval separately.

Once external funding is confirmed, staff will proceed with advertising the three project components—playground, restroom, and patio—for competitive construction bids. Staff anticipates returning to City Council in August 2025 to recommend contract awards and approve associated budget amendments. Target completion for all scopes (including interior renovations, patio, playground, and restroom) is summer 2026. Weather and contractor availability may impact the construction schedule.

Fiscal Impact: The full project scope is supported by a combination of grant funds, fundraising contributions, and previously authorized general fund allocations.

#### **Total Project Budget Summary**

<b>Funding Source</b>	<b>Revenue</b>	<b>Expenditure</b>
General Fund – Community Center	\$1,800,000	\$1,797,000
CNRA Grant – Community Center	\$1,000,000	\$1,000,000
General Fund – Playground	\$475,000	\$421,000
Friends Fundraising – Playground	\$965,000	\$965,000
CDBG 2024 (Community Center)	\$3,365,000	\$3,365,000
<b>Total</b>	<b>\$10,805,000</b>	<b>\$10,665,000</b>
TBD (Playground, Restroom, Patio)	TBD	\$3,117,000
<b>Total</b>	<b>TBD</b>	<b>\$10,665,000</b>

Category	Amount	Funding Source(s)
<b>Community Center</b>		
Pre-project Modifications	\$34,000	General Fund
BLRA Design	\$580,000	General Fund
Cummings Construction Management (Pre-CDBG)	\$300,000	General Fund
PG&E Service Upgrade	\$45,000	General Fund
SSB Construction Contract	\$4,726,000	CNRA (\$1,000,000), CDBG 2024 (\$3,365,000), General Fund (\$361,000)
Construction Contingency	\$477,000	General Fund
<b>Playground</b>		
Verde Design	\$194,000	General Fund
Verde Construction Support	\$99,000	General Fund
Construction (with Contingencies)	\$2,340,000	Fundraising (\$965,000), TBD (\$1,375,000)
<b>Restroom</b>		
BLRA Design and Construction Support	\$58,000	General Fund
Construction (with Contingencies)	\$500,000	TBD
<b>Patio</b>		
BLRA Design and Construction Support	\$70,000	General Fund
Construction	\$1,000,000	TBD
<b>Construction Management</b>		
Cummings Construction Management (New Phase)	\$242,000	TBD
<b>Total</b>	<b>\$10,665,000</b>	

Under the City's public art ordinance, projects requiring a building permit over \$250,000 in value and using unrestricted dollars for construction must allocate 2% toward public art. Both the Community Center and restroom scopes qualify as requiring public art funding. Based on estimated General Fund contributions (\$400K–\$840K), the required public art contribution ranges from \$8,000 to \$17,000. There is adequate funding in the budget to support this. Staff recommends setting aside a preliminary allocation now and finalizing the amount at project closeout.

**Environmental Determination:** The proposed projects are categorically excluded under the National Environmental Policy Act (NEPA) according to 24 CFR 58.35(a). They are also exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA guidelines, which pertains to existing facilities. The facilities and improvements will be retained in the same use without expansion and will have no significant environmental impact.

**Attachments:**

1. Status Update – Community Center Renovation
2. Project Plans – Playground, Restroom, and Patio Improvements (full plan set are available at City Hall)
3. Draft Amendment – Boone Low Ratliff Architects (BLRA)
4. Draft Amendment – Verde Design, Inc.

Report Prepared By: Jessica Kahn, Public Works Director

Reviewed By: Jim Malberg, Finance Director; Julia Gautho, City Clerk; Samantha Zutler, City Attorney

Approved By: Jamie Goldstein, City Manager