

Jade Street Site Improvements

Project Progress Update
March 12, 2026



Jade Street Site Improvements

Project Overview



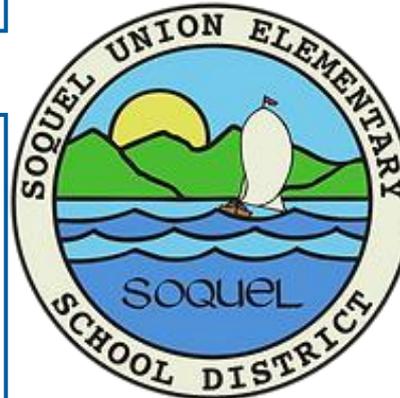
Four coordinated projects

- Community Center Renovation
- Community Center Patio Improvements
- Treasure Cove Inclusive Playground
- Jade Street Park Restroom Renovation



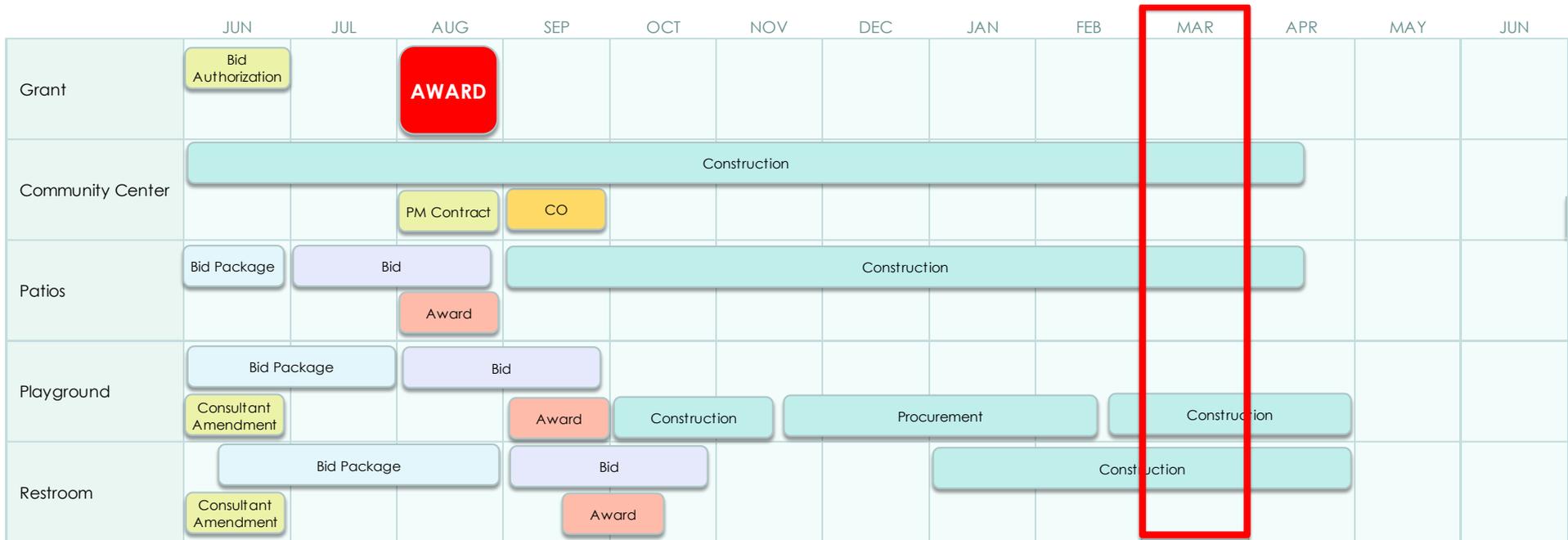
Goals

- Modernize the community center
- Expand outdoor programming space
- Provide inclusive play opportunities
- Improve park facilities



Jade Street Site Improvements

Overall Schedule



Expected completion: **Spring 2026!**

Jade Street Site Improvements

Community Center Renovation & Patio Improvement



Community Center Renovation

- **Recent Progress**
 - Storefront doors installed
 - Air handler installed
 - Exterior siding ongoing
 - Interior finishes nearing completion
 - Generator incorporated into the project
- **Next Steps**
 - Remaining floor tile
 - Final exterior finishes
 - Inspections and punch list

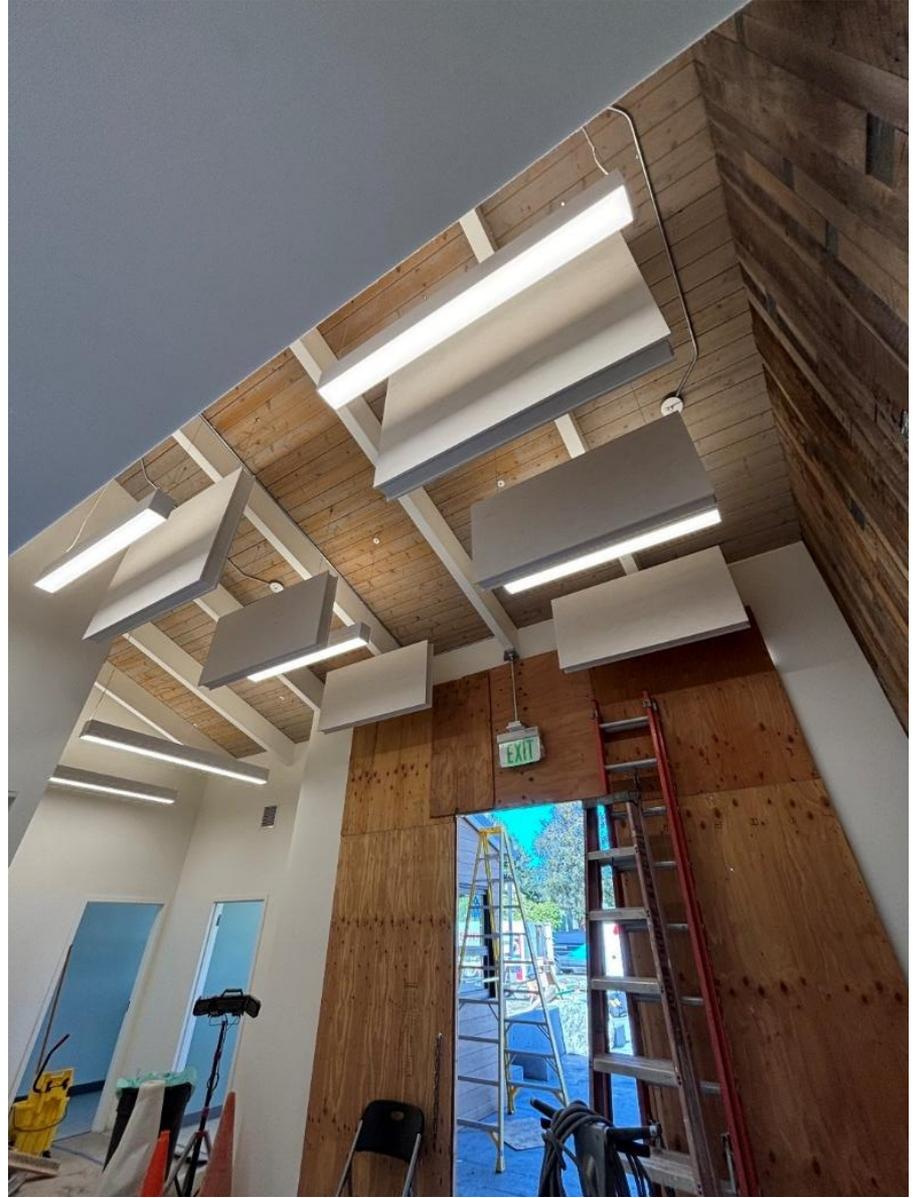
Patio Improvements

- **Completed / Ongoing**
 - Walkways and retaining walls
 - Storm drain connections
 - Site grading
- **Remaining**
 - Landscaping
 - Final surfaces and site furnishings





ALL WEATHER







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Treasure Cove Playground



Recent Progress

- Site grading and underground utilities installed
- Drainage infrastructure completed
- Base preparation and concrete walkway forms installed

Next Steps

- Playground equipment delivery and installation
- Safety surfacing installation
- Landscaping, fencing, and site furnishings

Value engineering adjustment

- Removal of southwest seat wall
- Approx. **\$40,000 cost savings**



EXISTING PARKING LOT

PRIMARY ENTRANCE

LAWN AREA

ENTRY PLAZA

5-12 PLAY AREA

2-5 PLAY AREA

SLIDE MOUND

SLOPED PATHWAY

SENSORY ZONE

ACCESSIBLE PATHWAY

SECLUDED NOOK

SECONDARY ENTRANCE

DOG WALK PATHWAY

Removed





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Restroom Renovation



Recent Progress

- Interior demolition completed
- Termite damage identified and building fumigated
- Rafters repaired and end caps installed

Current Work

- Sidewalk demolition
- Structural and exterior repairs

Next Steps

- Plumbing and electrical installation
- Interior reconstruction and finishes

Estimated change orders

- \$15,000

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Restroom Renovation – Plumbing Condition



Issue Discovered During Demolition

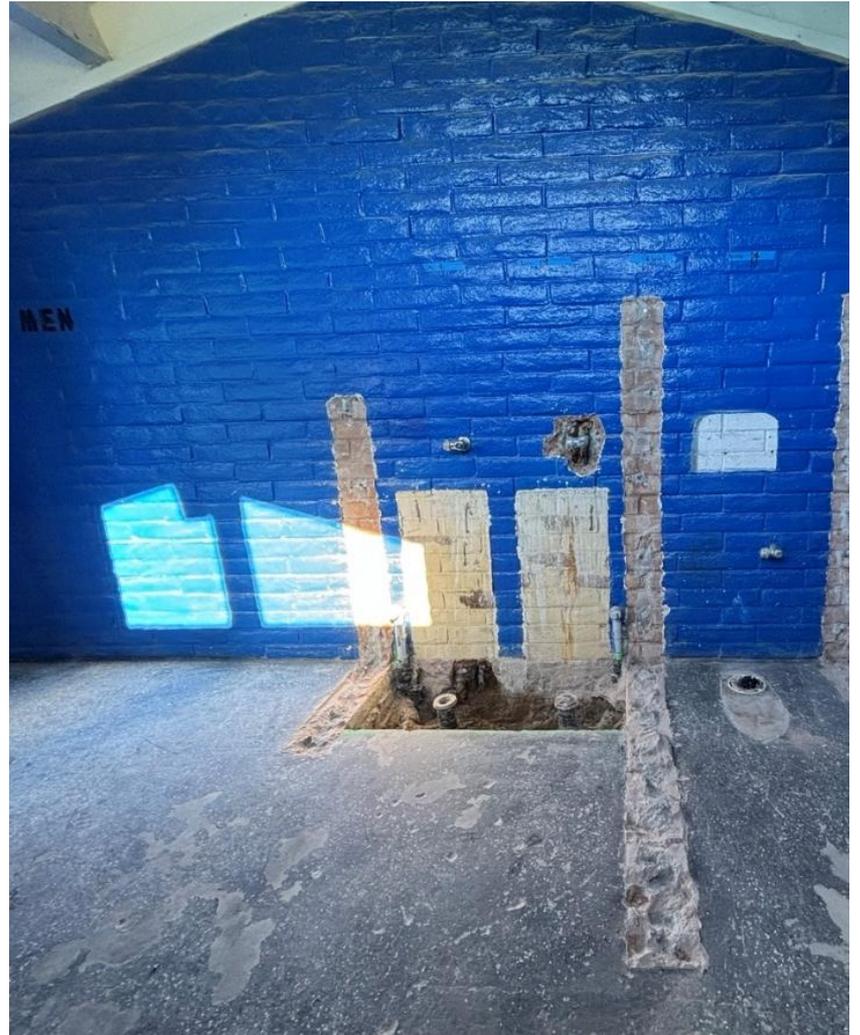
- Existing plumbing was encased in concrete
- No as-built drawings were available
- Pipes could not be adjusted to match the new layout

Resolution

- BLRA completed a redesign of the plumbing layout
- Project will replace aging water and sewer lines
- Schedule Impact: Approximately 4-week delay

Estimated change order

- TBD- Contractor preparing change order for additional work



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Jade Street Site Improvements

Budget Status



Total Jade Street Program: \$10.81 million

Community Center – \$6.16 M

Playground – \$2.74 M

Patio –
\$1.13 M

RR –
\$0.54 M

- All projects remain within authorized budgets
- Change orders remain within available contingency
- Final accounting will be presented at project closeout

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Next Steps



Upcoming Construction Milestones

- Playground equipment delivery and installation
- Completion of Community Center interior finishes
- Landscaping and final site improvements
- Restroom renovation completion

Final Construction Activities

- Electrical service coordination with PG&E
- Final inspections and punch list work
- Site cleanup and project closeout

Anticipated Completion

- Community Center, Playground, Patio, and Restroom projects are expected to be completed in Spring 2026.
- Tentative ribbon cutting late Spring/early Summer!