

# Capitola City Council

## Agenda Report



**Meeting:** March 12, 2026

**From:** Public Works Department

**Subject:** Jade Street Site Improvements – Project Progress Update

---

**Recommended Action:** Receive the progress report on the full set of Jade Street projects, including the Community Center Renovation, Patio Improvements, Treasure Cove Playground, and the Jade Street Park Restroom Renovation.

**Discussion:** Work continues to advance across the coordinated improvements at the Jade Street Park site. These projects collectively modernize the Capitola Community Center, expand outdoor programming space, construct the new Treasure Cove inclusive playground, and renovate the public restroom facility.

Overall, the Community Center renovation remains on track for completion in spring 2026, with the playground and restroom improvements expected to follow as site construction progresses and equipment installation occurs.

This update reflects project status as of March 4, 2026.

### **Community Center Renovation**

The Community Center renovation is nearing completion, with the majority of interior work now complete or in the final stages.

Recent work has included installation of marmoleum flooring, acoustic ceiling panels, interior finishes, and kitchen equipment. Exterior siding installation and storefront door installation at the main entrance are currently underway.

By the March 12 Council meeting, staff expects:

- Marmoleum flooring installation will be complete
- Acoustic panel installation will be complete
- Kitchen appliances and equipment will be installed
- Storefront door installation will be substantially complete
- Air handler installation will be underway or completed

Remaining work will focus on final exterior finishes, punch list items, and coordination with other site improvements.

The Community Center remains generally aligned with the previously reported April 2026 substantial completion timeframe, though coordination with PG&E electrical service continues to be monitored as a potential schedule constraint.

Change orders for the Community Center project remain generally consistent with those previously reported to Council and continue to fall within the project contingency. As the project budget has remained on track, the originally-planned generator for the facility has been incorporated into the project.

### **Community Center Patio Improvements**

Construction of the Community Center patio improvements has progressed alongside the Community Center renovation and associated site work. Major structural and grading work for the patio areas has been completed, including walkways, retaining walls, and associated storm drain connections.

Remaining work is primarily tied to final site coordination with the Community Center renovation and playground improvements, including final surface treatments, landscape installation, and site furnishings. These elements will be completed as weather allows and as adjacent construction activities conclude.

The Patio Improvements Project remains aligned with the overall Jade Street site schedule.

### **Treasure Cove Playground**

Construction of the Treasure Cove Playground continues with grading, utilities, and site preparation work progressing through the winter months.

Playground equipment remains the primary schedule driver for the project. Delivery of the equipment is anticipated in March, after which installation of the play structures, safety surfacing, fencing, and site furnishings will follow.

The contractor's schedule anticipates installation of the play structures in late March, followed by surfacing and landscape work, with project completion anticipated in spring.

One value engineering modification has been implemented to improve project efficiency while maintaining the functionality and design intent of the playground. This modification removes the southwest seat wall and revises the associated railing, curb, planting, and irrigation to eliminate the synthetic turf area in that portion of the site. This change results in a net project savings of approximately \$40,000.

This modification was among the potential value engineering items discussed with Council at the time of contract award. After review of constructability, cost, and usability considerations, staff determined this item provided the most practical adjustment to the project scope. Other value engineering options evaluated at that time were not pursued.

At this time, the playground equipment delivery schedule remains the most critical factor influencing the final completion timeline.

### **Jade Street Park Restroom Renovation**

Construction of the restroom renovation began earlier this year following contract execution with CWS Construction Group.

During construction, termite activity was identified within the existing structure. The building was tented and fumigated in late February. The fumigation resulted in approximately a one-week delay to the restroom renovation schedule. Minor repairs associated with termite damage will be incorporated as construction progresses.

Aside from this issue, construction activities have generally proceeded as expected.

Staff currently anticipates approximately \$15,000 in change orders associated with field conditions and scope adjustments for the restroom project.

Fiscal Impact: All projects remain within their authorized budgets. Change orders across the projects remain within available contingency. A detailed summary of change orders will be provided at project closeout.

#### Attachments:

1. Project Schedules
2. Community Center Change Order Log (Through February 2026)
3. Jade Street Site Progress Photos (March 2026)

Alignment with 2025-2029 Strategic Plan Priority: Accountable Government; Healthy Families, Community, and Environment; Sustainable Infrastructure

Report Prepared By: Jessica Kahn, Public Works Director

Reviewed By: Julia Gautho, City Clerk; Marc Tran, City Attorney

Approved By: Jamie Goldstein, City Manager