

# Capitola City Council

## Agenda Report



**Meeting:** July 25, 2024

**From:** Public Works Department

**Subject:** Community Center Renovation Project

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**Recommended Action:** Approve the plans, specifications, and construction estimate for the Capitola Community Center Renovation Project; and authorize the Public Works Department to advertise for construction bids.

**Background:** In November 2022, the City Council authorized the City Manager to execute a Long-Term Use Agreement (LTUA) between the City of Capitola and Soquel Union Elementary School District for the Jade Street Park Property, which includes the Community Center. The agreement requires the completion of specific infrastructure improvements to the Community Center within four years. Additionally, "ancillary" improvements, such as flooring and partition replacements, are specified as intended enhancements by the City.

In February 2023, the City Council approved an agreement with Boone Low Ratliff Architects (BLRA) for the design of the Community Center Renovation Project, including site analysis, conceptual design preparation, and initial construction document development. On June 8, 2023, staff and BLRA presented a conceptual design for the Community Center Renovation Project, and the City Council subsequently authorized an amendment to the BLRA contract to finalize construction-ready documents.

In mid-June 2023, staff was informed of a \$1M allocation for the Project in the 2023 State Budget through the California Natural Resources Agency (CNRA). At their December 7, 2023, meeting, the Planning Commission approved the Design Permit to remodel the Capitola Community Center. In May 2024, the City received notice of the intent of award of a Community Development Block Grant (CDBG) of \$3.2M in construction funds. This funding necessitates bidding for the project in Summer 2024 and commencing construction in Fall 2024. Additionally, the City applied for an Association of Monterey Bay Area Governments (AMBAG) grant for EV charging infrastructure at the Community Center and was granted \$160,000 for that purpose.

On May 23, 2024, the City Council authorized the City Manager to execute Amendment 2 to the Professional Services Agreement with BLRA in the amount of \$37,000, for a total contract value of \$560,713, and to execute a Professional Services Agreement with Cumming Group for construction management services in the amount of \$300,000 for the Community Center Renovation Project.

On June 27, 2024, the City Council authorized a short-term lease agreement with Soquel Union Elementary School District for classroom space at Opal Cliffs School for the Community Services and Recreation Department during construction.

Although the CDBG grant agreement is not finalized, staff anticipates in the coming weeks it will be presented to City Council for approval. It is crucial to be prepared to bid this project as soon as possible to meet both the requirements of the CDBG grant and to align with the timing of the Department's operations.

**Discussion:** The plans, specifications, and construction estimate for the Capitola Community Center Renovation have been completed by BLRA. The final baseline construction estimate is \$5.3M. An updated scope and cost estimate is detailed in Table 1.

**Table 1. Community Center Renovation Cost Estimate**

<b>Description</b>	<b>Cost Estimate</b>
<b>Building Exterior Improvements</b>	
Demolition	\$ 271,000
Roof Replacement	\$ 255,000
Exterior Wall Repair and Modifications	\$ 935,000
Door and Windows	\$ 327,000
Exterior Finishes	\$ 50,000
<b>Building Exterior Improvements Total</b>	<b>\$ 1,838,000</b>
<b>Building Interior Improvement</b>	
Demolition	\$ 109,000
Interior Remodel - ADA Improvement, Offices	\$ 626,000
Door and Entryway	\$ 158,000
Interior Finishes Including Partitions	\$ 91,000
New Single User Restroom	\$ 254,000
Kitchen Remodel	\$ 234,000
HVAC	\$ 296,000
Electrical	\$ 342,000
Communications	\$ 240,000
<b>Building Interior Improvement Total</b>	<b>\$ 2,350,000</b>
<b>Site Work</b>	
Demolition	\$ 57,000
ADA Sitework	\$ 278,000
Electrical - Generator and EV Chargers	\$ 777,000
<b>Site Work Total</b>	<b>\$ 1,112,000</b>
<b>Baseline Project Total</b>	<b>\$ 5,300,000</b>
<b>Site Work - Add Alternate</b>	
Additional Demolition	\$ 72,000
Grading	\$ 56,000
Patios - Inclusive of Two Retaining Structures	\$ 699,000
Landscaping	\$ 31,000
<b>Site Work - Add Alternate Total</b>	<b>\$ 858,000</b>
<b>Project Total with Patio Improvements</b>	<b>\$ 6,158,000</b>

A copy of the title sheet of the plans and slides showing exterior and interior views, the site plan, and floorplan are included as Attachment 1. Copies of the full bid set plans and specifications are available for review in the Public Works Department. The cost for the exterior spaces exceeds the current budget for this project. Plans have been developed to complete any modifications to the outdoor spaces in such a way that the full intent can be realized if additional funds become available.

The projected schedule for the remainder of the project is as follows:

- **City Council Plan Approval:** July 25, 2024
- **Modify Recreation Space at Opal Cliffs:** August/September 2024
- **Prequalify Bidders:** Early September 2024
- **Bid Due Date:** Late September 2024
- **Contract Award:** October 2024
- **Recreation Move-Out/Roof Remediations:** October 2024
- **Begin Construction:** November 2024
- **Construction Completion:** October 2025

Environmental Determination: The proposed project is categorically excluded under the National Environmental Policy Act (NEPA) according to 24 CFR 58.35(a). It is also exempt from the California Environmental Quality Act (CEQA) under Public resources Code section 21084 and Section 15301 of the CEQA guidelines, which categorically exempts from CEQA projects consisting of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public structures, involving negligible or no expansion of existing or former use. The facilities and improvements will be retained in the same use without expansion and will have no significant environmental impact.

Fiscal Impact: In FY 2022-2023, \$150,000 was allocated for the design phase of the Project. Currently, the FY 2024-2025 budget includes \$1.65M for the completion of design and construction activities. Additionally, the Project has received \$1M from CNRA and awards totaling \$3.2M for construction from CDBG, along with \$160,000 from AMBAG, which are expected to be finalized shortly. The summary of project funding and costs is presented in Table 2.

**Table 2. Community Center Renovation Costs and Funding Sources**

<b>Project Costs</b>	
Design	\$ 560,000
Construction	\$ 5,300,000
Construction Management	\$ 300,000
<b>Total Project Costs</b>	<b>\$ 6,160,000</b>
<b>Project Funding Sources</b>	
FY 22-23 Budget	\$ 150,000
FY 24-25 Budget	\$ 1,650,000
CNRA Grant	\$ 1,000,000
CDBG Grant	\$ 3,200,000
AMBAG Grant	\$ 160,000
<b>Total Project Funding</b>	<b>\$ 6,160,000</b>

Attachments:

1. Project Plans

Report Prepared By: Jessica Kahn, Public Works Director

Reviewed By: Julia Gautho, City Clerk; Samantha Zutler, City Attorney

Approved By: Jamie Goldstein, City Manager