

Capitola Community Center Renovation Quarterly Progress Report

City Council
September 25, 2025

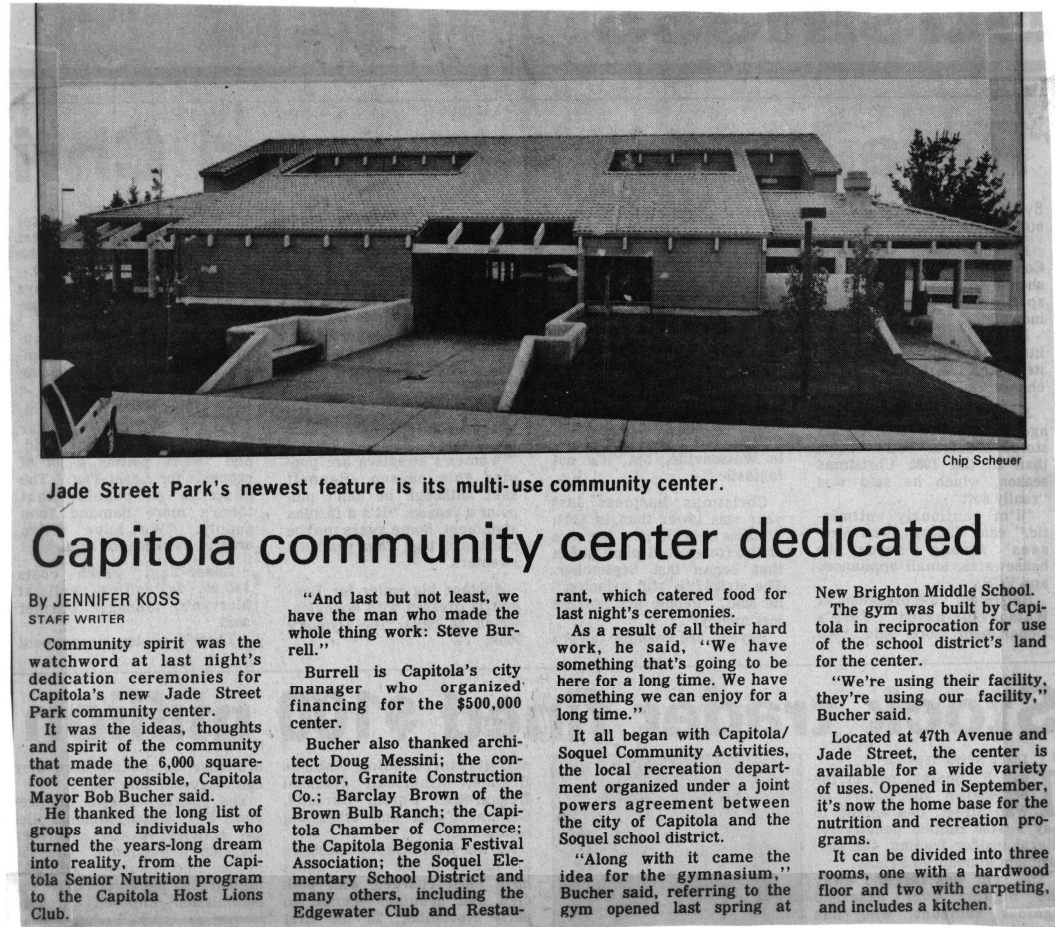


Community Center Progress Report

Background



- Constructed in 1985
- 5,792 sq. ft. single-story
- Hub for meetings, recreation, and public events
- Project ensures:
 - Long-Term Use Agreement compliance
 - Modern safety, accessibility, energy efficiency
 - Community resilience and emergency readiness



Community Center Progress Report

Background



- Funding sources: local funds, state & federal grants
- Design completed: 2024
- Site prep: early 2025
- Contract awarded: SSB Construction, Jan 30, 2025



Community Center Progress Report

Construction Progress Interior



- Drywall installation underway, taping & finishing in progress
- Electrical rough-in complete with new service panels
- HVAC systems being fitted out

Community Center Progress Report

Construction Progress (Exterior & Sitework)



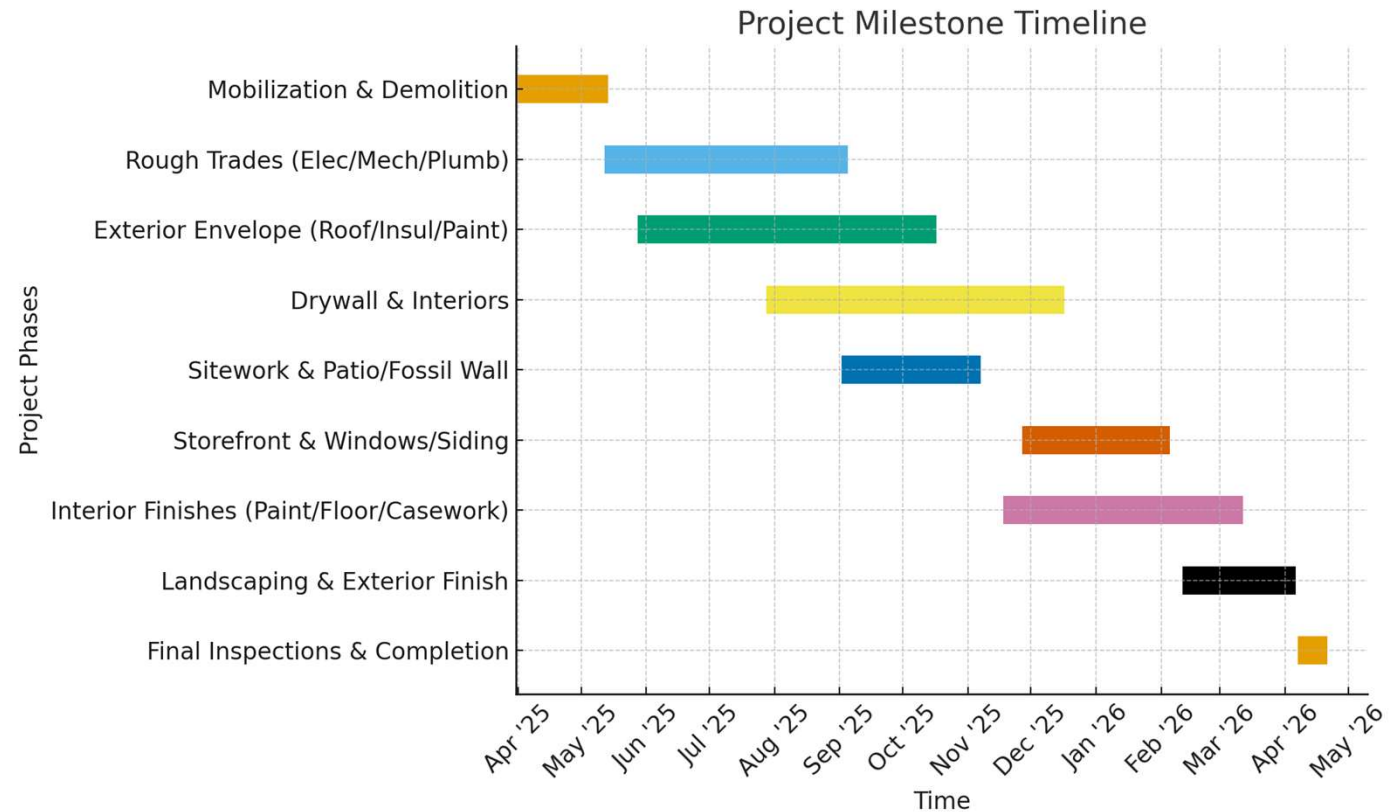
- Roofing: insulation & membranes installed; standing seam roofing this fall
- Storm drain improvements underway
- Patio demolition & grading complete; fossil wall & retaining walls in October

Community Center Progress Report

Project Schedule



- 42% complete as of Sept 1
- Key milestones:
 - Drywall & roofing – Fall 25
 - Storefront & windows – Winter 25/26
 - Interior finishes – Early 26
- Substantial completion: April 2026



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Change Orders/Fiscal Impact



- **Approved to date:** ~\$180,000 (4% of contract)
- **Pending:** ~\$122,000 → Total ~\$302,000
- Categories:
 - Regulatory & Safety (e.g., mold remediation)
 - Utility coordination (PG&E adjustments)
 - Discovery/coordination items (plumbing, trusses, mechanical)
 - Minor/other repairs
- Within contingency allowance

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Change Orders - Generator



- Existing generator incompatible with new three-phase service
- New generator cost: ~\$128,000
- If added: total COs ~\$430,000 → ~\$47,000 contingency remaining
- Staff recommends deferring decision until related bids are complete



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Risks & Upcoming Focus



- **Risks:**
 - PG&E coordination (may extend into 2026)
 - Weather impacts on patio/concrete
 - Long-lead materials (switchgear, storefront, HVAC)
- **Next focus:** stay on track with roofing, drywall, and patio construction

Other Jade Street Site Projects

Community Center Patio Improvements

- Separate CDBG-funded contract with SSB
- Retaining wall & fossil wall work in October

Jade Street Park Restroom Renovation

- Bids opens October 14, 2025
- 3-month construction: ~\$500,000 budget

Treasure Cove Playground

- Bids received August 21, 2025
- Budget: ~\$2.34M





Next Steps

- Renovation on schedule for April 2026 completion
- Patio & playground projects advancing in parallel
- Staff will continue to monitor COs, risks, and PG&E coordination