

Capitola City Council

Agenda Report

Meeting: September 25, 2025

From: Public Works Department

Subject: Award of Construction Contract for Treasure Cove Playground Project



Recommended Action: Adopt a resolution awarding the construction contract for the Treasure Cove Playground Project to SSB Construction, Inc. in the amount of \$2,446,238, authorizing the City Manager to execute the construction contract, and authorizing the Public Works Department to issue a notice to proceed upon final contract execution.

Background: In June 2025, the City Council approved construction plans for the Treasure Cove Playground, Jade Street Park public restroom renovation, and Community Center patio improvements, and authorized staff to advertise the projects for competitive bids. Funding for these improvements is supported by local funds, community fundraising led by County Park Friends, and the City's recently awarded \$3.2 million Community Development Block Grant (CDBG) allocation, which fully funds the playground, restroom, and patio scopes.

The Treasure Cove Playground will replace the existing 1999-era playground, which no longer meets current accessibility standards, with a universally accessible, ocean-themed play space designed with extensive public input.

These improvements build upon the ongoing Community Center Renovation Project, currently under construction by SSB Contracting, Inc., and will complete the City's commitment under the Long-Term Use Agreement (LTUA) with the Soquel Union Elementary School District for substantial upgrades at Jade Street Park.

Discussion: The Treasure Cove Playground Project was advertised for construction bids on July 21, 2025. A mandatory pre-bid conference and site walk were held on August 5, 2025, and bids were opened on August 21, 2025. The City received four bids, listed below.

Bidder	Bid Amount	Responsiveness Status
S&H Construction	\$2,168,600	Non-Responsive
Galeb Paving	\$2,285,000	Non-Responsive
SSB Construction	\$2,446,238	Lowest Responsive & Responsible
CWS Construction	\$2,785,000	Responsive & Responsible

To be considered for the project, a bid must meet the qualifications outlined within the Notice Inviting Bids and comply with the requirements of the bid documents (responsive). For a bid to be considered responsible, a bidder must show that they are capable of performing the work. Upon review, two of the four bids were determined to be non-responsive. S&H Construction submitted several required CDBG forms that were incomplete or unsigned, and Galeb Paving provided post-bid documentation that did not match subcontractor information submitted at bid time. Because these deficiencies involve mandatory CDBG compliance, both bids were determined to be non-responsive.

The lowest responsive and responsible bidder is SSB Construction, Inc. in the amount of \$2,446,238. While this bid is higher than the amount budgeted for the playground project, staff will review all three Jade Street Park projects (playground, patio, and restroom) collectively to ensure the overall site can be delivered within the existing funding allocations.

The Jade Street Park Restroom Renovation Project is currently out to bid, with bid opening scheduled for October 14, 2025, at 11 AM. Staff anticipates returning to Council in late October or early November with a recommendation for award of the restroom contract, along with any proposed adjustments to the other site projects necessary to remain within the combined project budget.

Construction for all projects is anticipated to begin in fall 2025, following execution of contract documents and coordination between SSB Contracting, Inc. and the firms awarded the playground and restroom work. Construction will be sequenced to minimize conflicts with ongoing work and maintain public access. Substantial completion is expected by summer 2026.

Fiscal Impact: The four projects at the Jade Street site are funded by a combination of local General Fund allocations, County Park Friends fundraising, and 2025 CDBG funds. Funding sources are summarized below.

Jade Street Park Improvements – Project-Level Budget Detail

Category	Amount	Funding Source(s)
Community Center		
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, Inc. Contract	\$4,726,000	CNRA (\$1,000,000), CDBG 2024 (\$3,365,000), General Fund (\$361,000)
Construction Contingency	\$477,000	General Fund
Playground		
Verde Design	\$194,000	General Fund
Verde Construction Support	\$99,000	General Fund
Construction	\$2,446,500	CPF Fundraising (\$965,000), CDBG 2025 (\$1,375,000)
Restroom		
BLRA Design and Construction Support	\$58,000	General Fund
Construction (with Contingencies)	\$500,000	CDBG 2025 Not yet awarded
Patio		
BLRA Design and Construction Support	\$70,000	General Fund
SSB Construction, Inc. Contract	\$1,055,000	CDBG 2025
Construction Management		
Cummings Construction Management (New Phase)	\$242,000	CDBG 2025
Total	\$10,826,500	

Jade Street Park Improvements – Overall Budget Summary

Funding Source	Revenue	Expenditure
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
CPF Fundraising – Playground	\$965,000	\$965,000
CDBG 2024 (Community Center)	\$3,365,000	\$3,365,000
CDBG 2025 (Playground, Restroom, Patio)	\$3,200,000	\$3,172,000
Total	\$10,805,000	\$10,826,500

Environmental Determination: The projects are categorically excluded under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.35(a) and exempt under the California Environmental Quality Act (CEQA) Section 15301 for existing facilities. The improvements will remain in the same use and will not result in significant environmental impacts.

Attachments:

1. Resolution
2. Draft Construction Contract – Treasure Cove Playground

Report Prepared By: Jessica Kahn, Public Works Director

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

Approved By: Jamie Goldstein, City Manager