

# Capitola City Council

## Agenda Report

**Meeting:** December 11, 2025

**From:** Public Works Department

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



**Recommended Action:** Receive a quarterly 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.

**Background:** The City is implementing a coordinated group of capital improvements at the Jade Street Park site. Together, these projects modernize the Capitola Community Center, expand outdoor programming space, replace the aging playground with the new Treasure Cove inclusive play area, and renovate the public restroom facility.

This quarterly report provides a status update on all active projects through December 1, 2025.

**Discussion:** Across all projects, work continues to progress as planned. Winter weather remains the most significant short-term factor affecting exterior work on both the patio improvements and the playground. The Community Center remains on schedule for substantial completion in April 2026, with the Patio and Restroom Projects following shortly after. Based on equipment lead times and seasonal construction sequencing, the Treasure Cove Playground is projected to reach completion in early summer.

### ***Community Center Renovation***

Over the past quarter, the Community Center Renovation continued making visible progress on both the building's interior and exterior. Inside, drywall installation is now complete, and finishing work is over 90% done. Rough mechanical, electrical, and plumbing work has been completed, allowing the project to move into the early stages of interior finishes. Door frames, storefront systems, and window installations are scheduled through December and January as materials arrive.

On the exterior, roofing work advanced significantly, including standing seam roofing, flashing, and gutter installation. Site concrete associated with the connection points to the Patio Improvements Project has also progressed. As winter approaches, concrete scheduling is increasingly dependent on weather, but the contractor continues to maintain progress on all available areas.

As of December 1, the Community Center Renovation Project remains on track for substantial completion in April 2026.

Change orders continue to reflect typical renovation-related adjustments, such as utility coordination, mechanical/electrical refinements, and minor framing or finish corrections. Total change order exposure remains within available contingency. With major demolition well behind the project, fewer unforeseen issues are anticipated moving forward.

Seasonal weather and PG&E coordination remain the primary schedule risks for the coming quarter.

### ***Community Center Patio Improvements***

The Patio Improvements Project, funded through a CDBG award and administered under a separate contract, continued steady progress this fall. Demolition and grading were completed earlier in the season. Storm drain improvements, downspout tie-ins, and walkway subgrades are largely complete.

Retaining wall construction at the north and east landings was completed, with the west landing seat walls and walkways underway. The fossil wall was finished in October. Irrigation and landscaping work have begun and will continue as weather allows. Concrete work for stamped and wave-finish surfaces is scheduled between storm cycles and is expected to extend into December.

The Patio Improvements Project remains aligned with the overall Community Center Renovation Project schedule.

### ***Treasure Cove Playground***

Construction on the Treasure Cove Playground began in early November, following execution of the contract awarded by the Council in September. Initial work included demolition of the old playground, removal of concrete and turf, and installation of construction fencing. Tree protection posts have been placed, with fencing to be reinstalled as grading progresses.

Early site conditions have been heavily influenced by consecutive rain events. Rough grading has started but remains weather-dependent.

Submittals for playground equipment, signage, site furnishings, and decorative metalwork are moving through review. The largest schedule driver is the playground equipment itself, which has a four- to six-month lead time, meaning deliveries are expected in spring. Because installation cannot proceed until equipment arrives and the ground is dry enough for compaction and surfacing, overall construction for the playground is expected to continue into early summer.

Several potential change orders are being evaluated related to the path of travel to the playground. Cost impacts are still being developed.

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

The restroom renovation project was bid in October and is now under contract with CWS Construction Group. Contract execution experienced a brief delay due to the federal government shutdown, which affected SAM.gov processing. All required documentation has now been received, and the contract is fully executed.

A kickoff meeting is scheduled for mid-December, with construction expected to begin shortly thereafter. The renovation is anticipated to take approximately three months, with the schedule dependent on weather for exterior utility and concrete work.

Fiscal Impact: All projects remain within their authorized budgets. Community Center change orders continue to fall within established contingencies. Change orders related to the Playground Project are still being developed and will be incorporated into future updates once costs are known.

### **Attachments:**

1. Community Center Renovation Schedule
2. Community Center Change Order Log (Through November 2025)
3. Jade Street Site Progress Photos (December 2025)

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