

Capitola City Council

Agenda Report



Meeting: August 28, 2025

From: Public Works Department

Subject: Community Center Patio Improvements Contract Award

Recommended Action: 1) Authorize the City Manager to execute the construction contract for the Community Center Patio Improvements Project with SSB Contracting, Inc. in the amount of \$1,055,000; and 2) Authorize the Public Works Department to issue notices to proceed upon final contract execution.

Background: In June 2025, the City Council approved construction plans for the Treasure Cove Playground, public restroom renovation, and Community Center patio improvements, and directed staff to advertise the projects for competitive bids. Funding is provided through a combination of local funds, community fundraising, and the City's recently awarded \$3.2 million Community Development Block Grant (CDBG), which fully covers the scopes of the playground, restroom, and patio improvements.

The Treasure Cove Playground will replace the outdated 1999-era facility with a universally accessible, ocean-themed play space developed through extensive community input. The Community Center Patio Improvements will replace deteriorated hardscape and create a functional, accessible outdoor gathering area featuring decorative concrete paving, lighting, landscaping, irrigation, and site furnishings.

Together, these projects build on the ongoing Community Center Renovation Project, currently under construction by SSB Contracting, Inc., and fulfill the City's commitments under the Long-Term Use Agreement with the Soquel Union Elementary School District for substantial upgrades at Jade Street Park.

Discussion: The City advertised the Community Center Patio Improvements Project for construction bids on July 3, 2025. A mandatory pre-bid conference and site walk were held on July 15, 2025, with nine prime contractors in attendance, all eligible to submit bids. Bids were opened on July 31, 2025, and two bids were received. After review, SSB Contracting, Inc. was identified as the lowest responsive and responsible bidder.

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 for the playground project, which are under review. A recommended contract for the playground will be considered at the September 11, 2025, City Council meeting.

The Jade Street Park Restroom Renovation Project will be out to bid shortly, with an award recommendation expected in early October 2025.

Construction for all three projects is anticipated to begin in fall 2025. 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, Friends of Santa Cruz County Parks fundraising, and 2025 CDBG funds. Funding sources are summarized below.

Total Jade Street Site Project 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
Friends 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	\$10,720,000

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 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 (with Contingencies)	\$2,340,000	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
Patio		
BLRA Design and Construction Support	\$70,000	General Fund
Construction	\$1,055,000	CDBG 2025
Construction Management		
Cummings Construction Management (New Phase)	\$242,000	CDBG 2025
Total	\$10,720,000	

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. Construction Contract – Community Center Patio Improvements

Report Prepared By: Jessica Kahn, Public Works Director

Reviewed By: Julia Gautho, City Clerk; Jim Malberg, Finance Director; Samantha Zutler, City Attorney

Approved By: Jamie Goldstein, City Manager