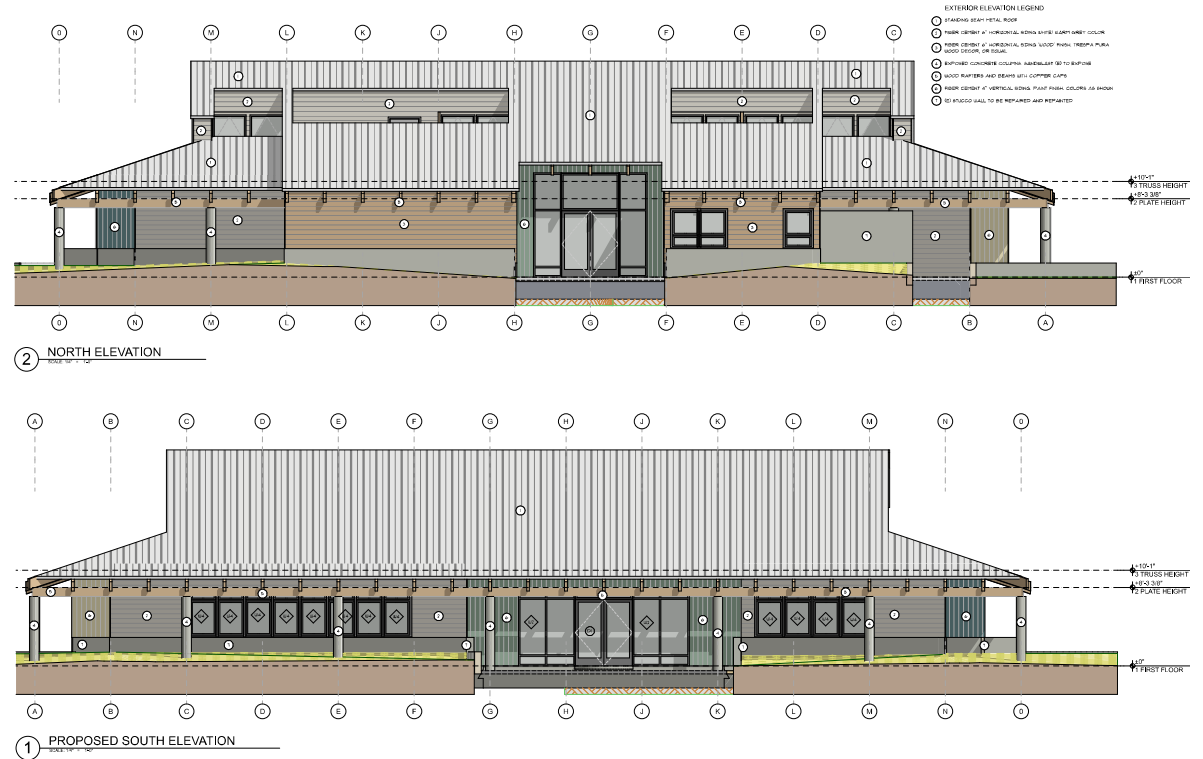


Community Center Renovation Project

City Council

January 30, 2025



Recommended Actions

- Approve construction contract with SSB Contracting, Inc. for \$4,726,000, including selected alternates.
- Authorize the Public Works Department to issue a notice to proceed.
- Approve Amendment 3 to the contract with Boone Low Ratliff Architects.
- Approve resolution amending the FY 2024-25 Budget.



Community Center Renovation Project Timeline



November 2022

- Long-Term Use Agreement

February 2023

- Design agreement

Summer 2023

- Conceptual Design
- \$1M from CNRA

December 2023

- Planning Commission Approval

Summer 2024

- \$3.2M CDBG

Fall 2024

- Bid Project

Winter 2025

- Begin Construction

Community Center Renovation

Key Features



Exterior

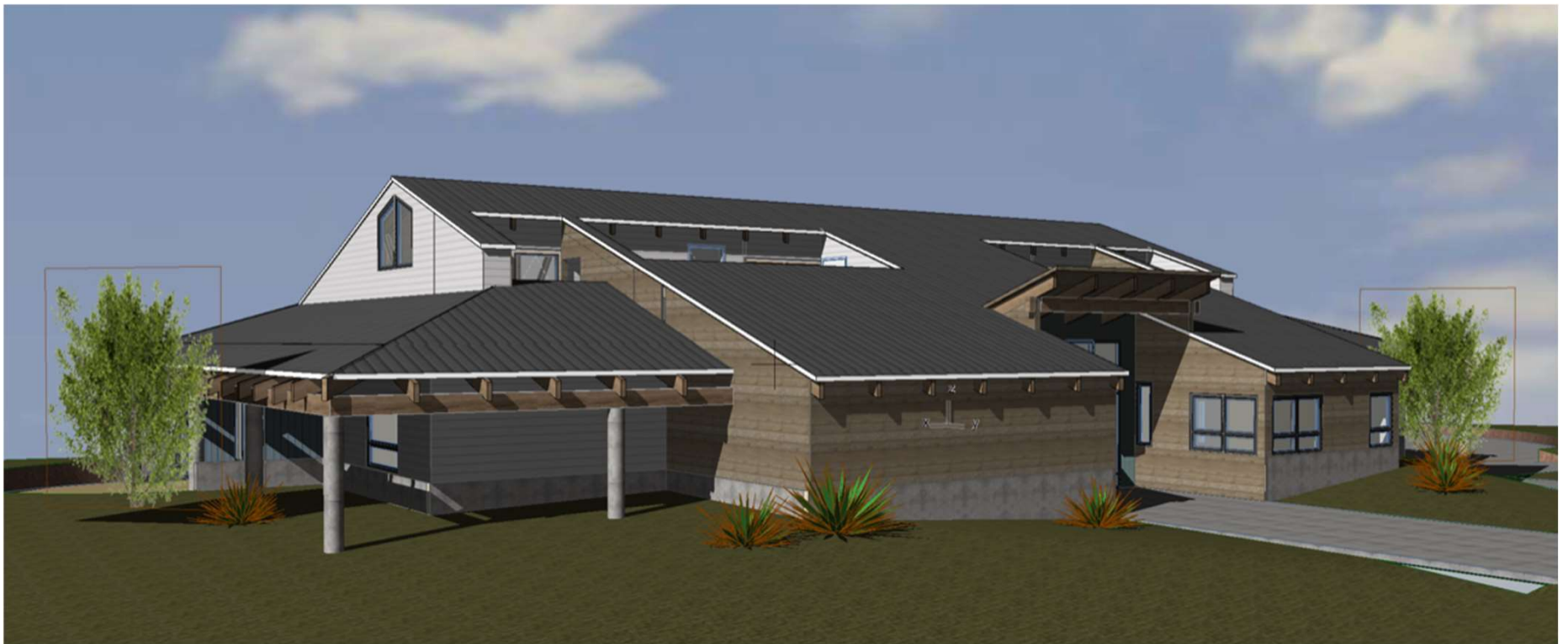
- Roof replacement
- New siding and windows
- ADA improvements

Interior

- Accessible restroom
- New HVAC
- Office additions, new finishes, modern systems

Additive alternates

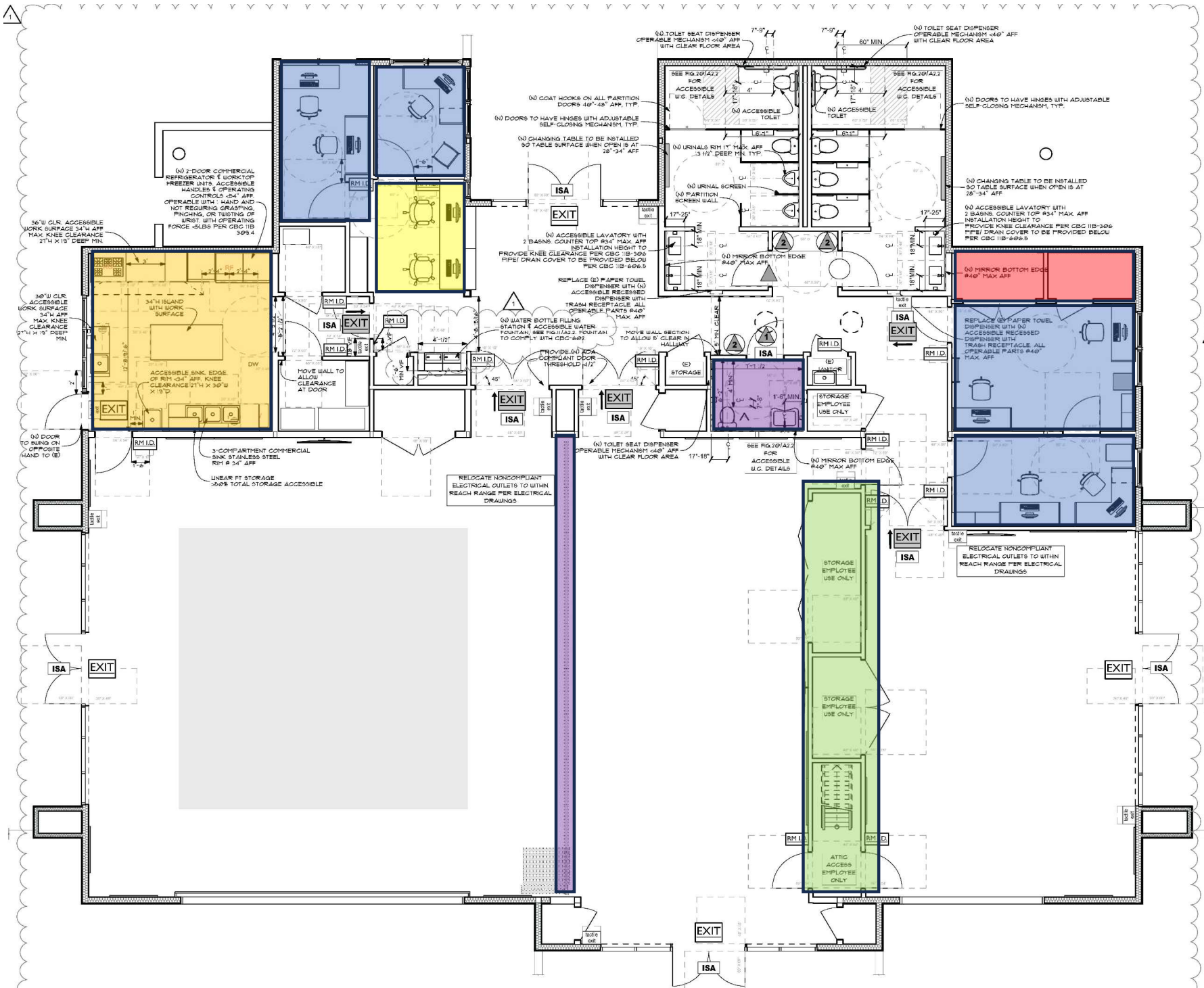
- Landscaping
- Kitchen upgrades
- EV charging stations











(N) 2-DOOR COMMERCIAL REFRIGERATOR & WORKTOP FREEZER UNITS ACCESSIBLE HANDLES & OPERATING CONTROLS 65" AFF. OPERABLE WITH HAND AND NOT REQUIRING GRASPING, PINCHING, OR TWISTING OF WRIST WITH OPERATING FORCE 5 LBS PER CBC 11B-309.4.

36" CLR. ACCESSIBLE WORK SURFACE 34" W AFF. MAX. KNEE CLEARANCE 27" H X 19" DEEP MIN.

ACCESSIBLE SINK EDGE OR 18" 64" AFF. KNEE CLEARANCE 27" H X 30" W X 19" D.

(N) DOOR TO HANG ON OPPOSITE HAND TO (E).

3-COMPARTMENT COMMERCIAL SINK STAINLESS STEEL 18" H 34" AFF. LINEAR FT STORAGE 360# TOTAL STORAGE ACCESSIBLE.

RELOCATE NONCOMPLIANT ELECTRICAL OUTLETS TO WITHIN REACH RANGE PER ELECTRICAL DRAWINGS.

(N) COAT HOOKS ON ALL PARTITION DOORS 48" AFF. TYP. (N) DOORS TO HAVE HINGES WITH ADJUSTABLE SELF-CLOSING MECHANISM, TYP. (N) CHANGING TABLE TO BE INSTALLED 90" TABLE SURFACE WHEN OPEN IS AT 28"-34" AFF.

(N) ACCESSIBLE LAVATORY WITH 2 BASINS. COUNTER TOP 83" MAX. AFF. INSTALLATION HEIGHT TO PROVIDE KNEE CLEARANCE PER CBC 11B-309. PIPE/ DRAIN COVER TO BE PROVIDED BELOW PER CBC 11B-609.6.

REPLACE (E) PAPER TOWEL DISPENSER WITH (N) ACCESSIBLE RECESSED DISPENSER WITH TRASH RECEPTACLE ALL OPERABLE PARTS 84" MAX. AFF. (N) WATER BOTTLE FILLING STATION & ACCESSIBLE WATER FOUNTAIN. SEE FIG. 11A.2.2. FOUNTAIN TO COMPLY WITH CBC-607.

PROVIDE (N) ADA COMPLIANT DOOR THRESHOLD 1/2".

(N) TOILET SEAT DISPENSER OPERABLE MECHANISM 46" AFF WITH CLEAR FLOOR AREA.

(N) TOILET SEAT DISPENSER OPERABLE MECHANISM 46" AFF WITH CLEAR FLOOR AREA. (N) TOILET SEAT DISPENSER OPERABLE MECHANISM 46" AFF WITH CLEAR FLOOR AREA.

SEE FIG. 10(A)2 FOR ACCESSIBLE U.C. DETAILS. (N) ACCESSIBLE TOILET. (N) ACCESSIBLE TOILET.

(N) URINALS 18" 11" MAX. AFF. 13 1/2" DEEP MIN. TYP. (N) URINAL SCREEN. (N) PARTITION SCREEN WALL.

(N) MIRROR BOTTOM EDGE 84" MAX. AFF. (N) MIRROR BOTTOM EDGE 84" MAX. AFF.

(N) DOORS TO HAVE HINGES WITH ADJUSTABLE SELF-CLOSING MECHANISM, TYP. (N) CHANGING TABLE TO BE INSTALLED 90" TABLE SURFACE WHEN OPEN IS AT 28"-34" AFF.

(N) ACCESSIBLE LAVATORY WITH 2 BASINS. COUNTER TOP 83" MAX. AFF. INSTALLATION HEIGHT TO PROVIDE KNEE CLEARANCE PER CBC 11B-309. PIPE/ DRAIN COVER TO BE PROVIDED BELOW PER CBC 11B-609.6.

(N) MIRROR BOTTOM EDGE 84" MAX. AFF.

REPLACE BY PAPER TOWEL DISPENSER WITH (N) ACCESSIBLE RECESSED DISPENSER WITH TRASH RECEPTACLE ALL OPERABLE PARTS 84" MAX. AFF.

RELOCATE NONCOMPLIANT ELECTRICAL OUTLETS TO WITHIN REACH RANGE PER ELECTRICAL DRAWINGS.

SEE FIG. 10(A)2 FOR ACCESSIBLE U.C. DETAILS. (N) MIRROR BOTTOM EDGE 84" MAX. AFF.

STORAGE EMPLOYEE USE ONLY. STORAGE EMPLOYEE USE ONLY.

STORAGE EMPLOYEE USE ONLY. STORAGE EMPLOYEE USE ONLY.

ATTIC ACCESS EMPLOYEE USE ONLY.

EXIT. ISA.

EXIT. ISA.

Community Center Renovation

Bidding



Bid Process

- **October 31, 2024:** Advertisement
- **November 20, 2024:** Mandatory pre-bid job walk
- **January 16, 2025:** Six bids received
 - **Bid range:** \$3.76M – \$4.88M (excluding outlier of \$9.6M)
 - **Average bid:** \$4.23M

Bid Award - SSB Contracting, Inc.

- Lowest responsive and responsible bidder
- **Base bid:** \$3,756,369

Community Center Renovation

Project Funding



Funding Source	Amount
FY 22-23 Budget	\$150,000
FY 24-25 Budget	\$1,650,000
CNRA Grant	\$1,000,000
CDBG Grant	\$3,200,000
CDBG Program Income Funds	\$160,240
Total Project Funding	\$6,160,240

Expense	Amount
Design	\$579,033
Construction Management	\$300,000
Pre-Project Modifications	\$34,000
Total Pre-Construction Costs	\$913,033
Funds Remaining for Construction	\$5,247,207

Item	Bid Price	Staff Recommendation
Base Bid	\$3,756,369	\$3,756,369
A - Landscape	\$959,808	\$0
B1 - Kitchen & Pantry	\$79,858	\$79,858
B2 - Acoustic Improvements	\$126,632	\$126,632
B3 - Generator Upgrades	\$159,741	\$0
B4 - AV Equipment	\$60,548	\$60,548
C1 - Exterior Site Improvements	\$470,406	\$470,406
C2 - EV Charging	\$170,379	\$170,379
C3 - Landscape & Irrigation	\$17,359	\$17,359
C4 - Site Electrical	\$43,516	\$43,516
Total Contract Price	\$5,894,616	\$4,725,067
Contingency (approximately 9.5%)		\$447,140
PG&E Service Upgrade		\$75,000
Total Construction Budget		\$5,247,207

Community Center Renovation

Add Alternate Recommendations

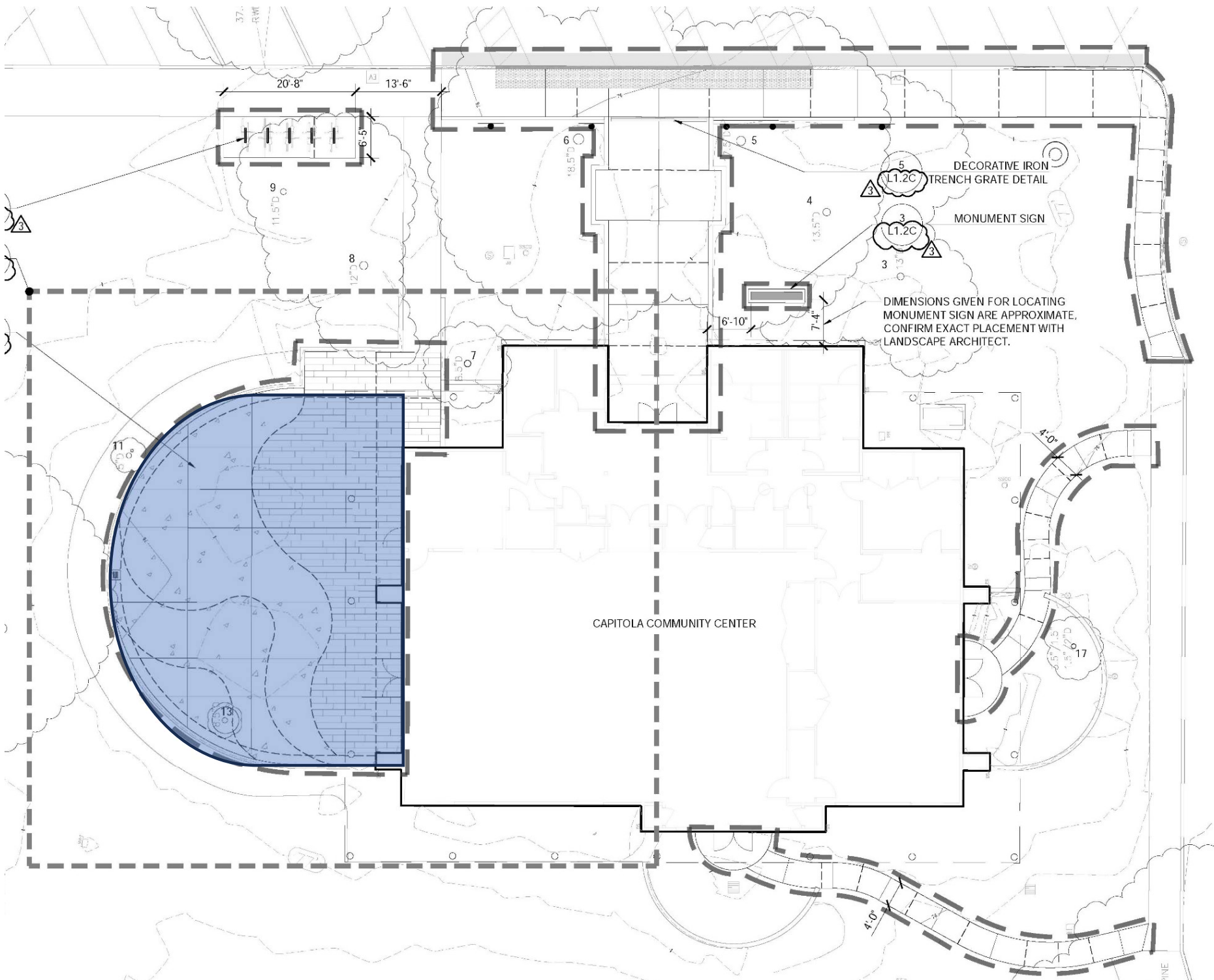


Not Recommended for Current Project – B3: Generator

- Fully functional and relatively new
- Recommendation: Deferral without impacting operations

Potential for Later Integration – A: Landscaping and Patios

- Estimated Cost: \$1M
- Possibility: Pending CDBG funding or integrate later in the project timeline

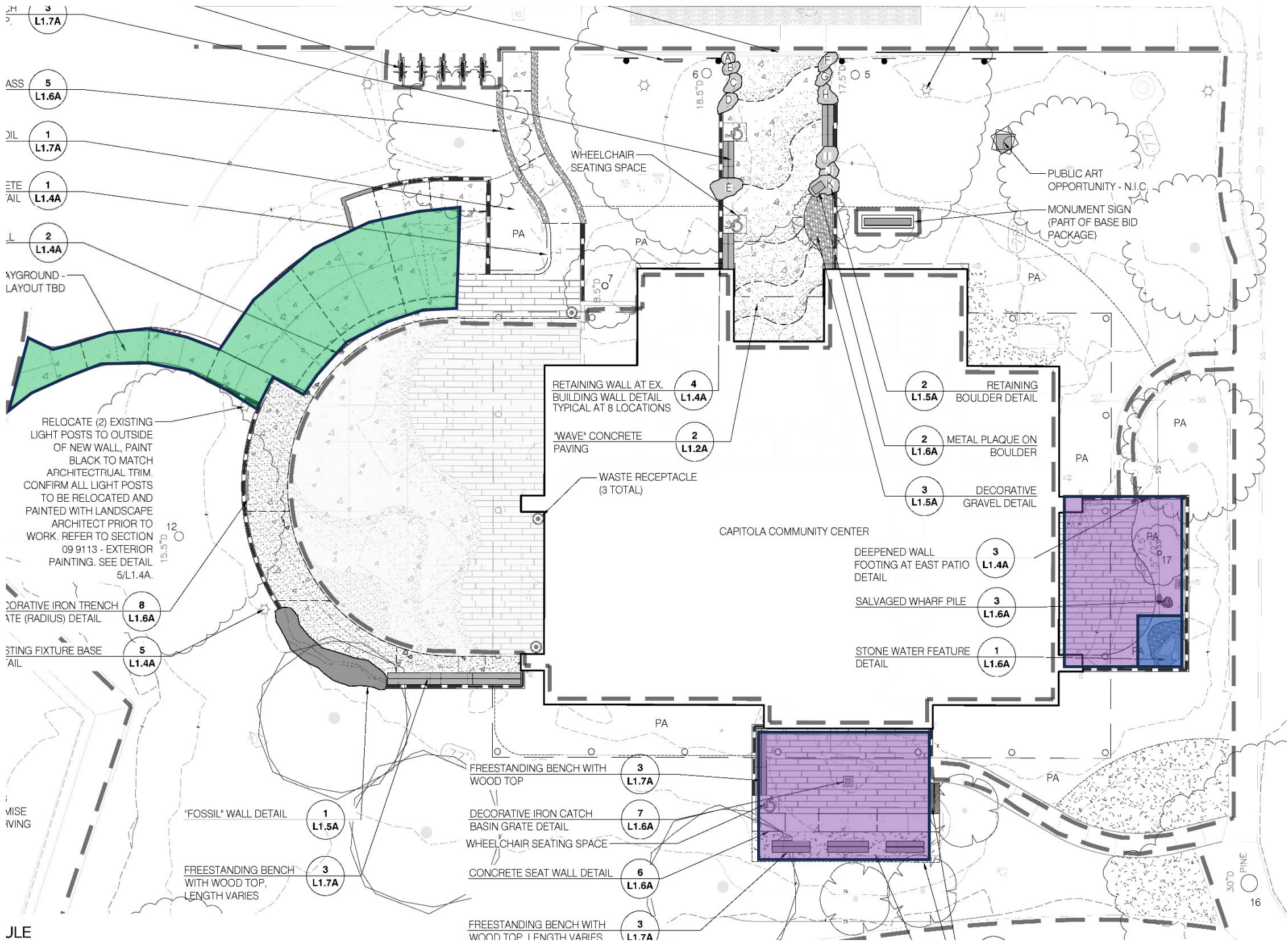


CAPITOLA COMMUNITY CENTER

5
1.2C
DECORATIVE IRON
TRENCH GRATE DETAIL

3
1.2C
MONUMENT SIGN

3
3
DIMENSIONS GIVEN FOR LOCATING
MONUMENT SIGN ARE APPROXIMATE,
CONFIRM EXACT PLACEMENT WITH
LANDSCAPE ARCHITECT.



Community Center Renovation Construction Timeline



Contract Approval: January 30, 2025

- **Construction Start:** February 2025
- **Estimated Completion:** Early 2026

Phases of Construction

- **Preparation & Mobilization:** February – March 2025
- **Exterior Renovations:** Spring – Summer 2025
- **Interior Upgrades:** Summer – Fall 2025
- **Accessibility Improvements:** Late 2025
- **Final Inspections & Opening:** Early 2026

Updates

- Staff to provide quarterly construction and budget progress updates to Council

Community Center Renovation Budget and Design Amendments



Boone Low Ratliff Architects

- Adaptation for Special Funding Sources
- Support for Construction Administration
- Total Contract Value Post-Amendment \$579,033

Resolution to Amend FY 2024-25 Budget

- Incorporate awarded funds for Project
- Reflect total funding secured from grant sources (CDBG, CNRA)

Community Center Renovation Recommended Action



Staff recommends that the City Council:

1. Approve the construction contract for Capitola Community Center Renovation Project with SSB Contracting, Inc. in the amount of \$4,726,000, including selected additive alternates.
2. Authorize Public Works Department to issue a notice to proceed upon final contract execution
3. Approve Amendment 3 to Professional Services Agreement with Boone Low Ratliff Architects for design consultant services for Project in the amount of \$18,320, for a total contract amount of \$579,033
4. Approve resolution amending FY 2024-25 Budget

