

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors

AGENDA NO. **6.A**

FROM: Matthew McElhenie, General Manager

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Meeting Date: July 9, 2026

Subject: Discussion and Consideration of Cambria  
Skatepark Project Bids, Funding, and Possible  
Award of Contract

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**FISCAL IMPACT:**

The lowest responsive bid for the Cambria Skatepark Project is \$1,344,000.00. Based on currently available project funding of \$1,168,904.59, the project is underfunded by \$175,095.41 before adding a construction contingency.

**DISCUSSION:**

**INTRODUCTION:**

This staff report is being presented to review and summarize the bids and funding shortfall related to the Cambria Skatepark Project. As will be discussed in detail below, based upon that funding shortfall, the options are limited and include the District requesting a bid extension or rebidding the project, both of which would allow more time for Skate Cambria to raise additional funds for the Project.

**BACKGROUND:**

On April 24, 2025, staff recommended that the Board of Directors establish a required funding target for the Cambria Skatepark Project ranging from \$1,252,568.96 to \$1,540,659.82, inclusive of a contingency, to cover construction, operation, and maintenance costs. Staff also recommended that the Board establish a deadline by which Skate Cambria must demonstrate that sufficient funds have been secured in order for the District to proceed with issuing a Notice Inviting Bids (NIB).

Following the discussion, the Board directed CCSD staff to calculate a 12.5% contingency. General Manager McElhenie stated this amount as \$1,343,018.94. Director Dean then made a motion based on the average of three cost estimates, excluding the Cannon Engineering estimate of \$1,913,475, and including a 12.5% contingency, resulting in a total project cost of \$1,343,328.95. The motion further identified an approximate funding gap of \$329,000 and included a six-month deadline for Skate Cambria to demonstrate that the necessary funds had been secured. Vice President Thomas seconded the motion. The motion passed with four ayes (Dean, Thomas, Farmer, and Scott) and one nay (Gray).

On April 23, 2026, the Cambria Community Services District issued a Notice Inviting Bids, Proposal, Contract, and Special Provisions for the Cambria Skatepark Project. The District conducted a mandatory pre-bid meeting at the project site. A list of the companies that attended the meeting is provided below.

<b>Name</b>	<b>Company</b>
Conair	Blitzkrieg Construction
Ruperto Sanchez	Eclipse Construction
Aaron Spohn	Spohn Ranch Skateparks
Brean Carlson	Williams Engineering
Charles Hartzell	Hartzell Construction
J. Carlson	MD Construction
Cisco Greco	Coastline Grading
Mark Williams	Williams Concrete - FE Engineering
Clay Braun	Edwards Construction
Lacee Nowak	Newton Construction & Management, Inc.
Garrett Loughran	JJ Fisher Construction, Inc.

Bidders were required to enter pricing for each line item in the Schedule of Work and upload all required bid proposal documents through the DemandStar system (<https://network.demandstar.com/>). Late bids were not accepted. Bids were received and opened on June 25, 2026, at 11:00 a.m.

The District received two complete and substantially responsive bids from JJ Fisher Construction, Inc. and Newton Construction & Management, Inc., as summarized below. The District also received submissions from Coastline Grading, Inc. and MD Construction Co., Inc.; however, these firms did not upload the required bid documents to the DemandStar system, and therefore their submissions were deemed incomplete.

<b>Company</b>	<b>Bid Amount</b>
Newton Construction & Management, Inc.	\$1,344,000.00
JJ Fisher Construction, Inc.	\$1,457,969.00

#### **ANALYSIS:**

The District has been approved for a \$600,000 Land and Water Conservation Fund Grant (LWCF Grant), which requires a 50/50 match. The Board has previously established its total share of direct Project costs at \$178,000, pursuant to Resolution 49-2021. Skate Cambria and the Cambria Community Council (CCC) have raised \$638,012.91 cash on hand for the construction of this project. The purchase and installation of the required public restroom will cost \$152,305.00. That brings the total amount of funds currently available for the Project to:

LWCF Grant	\$600,000.00
CBID Grant	\$47,500
Mechanics Bank (CCC cash on hand 5/29/2026)	\$14,274.42
Edward Jones (CCC cash on hand 6/26/2026)	\$623,738.49
CCSD Balance (Including CCC Deferred Revenue & Cultural Monitoring)	\$35,696.68
<b>Total</b>	<b>\$1,321,209.59</b>
Less the amount committed to the restroom purchase and installation	\$152,305.00
<b>Total Available Funds</b>	<b>\$1,168,904.59</b>

<b>Construction Contract</b>	<b>Available Funding</b>	<b>Base Funding Gap</b>
<b>\$1,344,000.00</b>	<b>\$1,168,904.59</b>	<b>\$175,095.41</b>

<b>Contingency</b>	<b>Construction Contract</b>	<b>Available Funding</b>	<b>Contingency Amount</b>	<b>Total Project Budget</b>	<b>Funding Gap</b>
<b>10%</b>	\$1,344,000.00	\$1,168,904.59	\$134,400.00	<b>\$1,478,400.00</b>	<b>\$309,495.41</b>
<b>15%</b>	\$1,344,000.00	\$1,168,904.59	\$201,600.00	<b>\$1,545,600.00</b>	<b>\$376,695.41</b>
<b>20%</b>	\$1,344,000.00	\$1,168,904.59	\$268,800.00	<b>\$1,612,800.00</b>	<b>\$443,895.41</b>

At the request of Vice President Dean, staff has identified the following options, along with summaries of the potential advantages and disadvantages associated with each, for the Cambria Skatepark project.

**Option 1 – Award the Construction Contract Covering the Funding Shortfall with District Funds**

**Pros:**

- Advances the construction of a long-planned community recreational facility.
- Utilizes the \$600,000 Land and Water Conservation Fund Grant and other grant funding secured for the project.
- Demonstrates the District's commitment to a project identified in the Strategic Plan.
- Avoids delaying construction and the potential for future cost escalation.
- Provides a recreational amenity for Cambria residents and visitors.

**Cons:**

- The District's unrestricted General Fund reserves are approximately \$2.4 million, an amount that provides limited financial flexibility when considering the District's ongoing operational obligations, emergency response responsibilities, and future capital needs.
- The District is facing several significant public safety investments, including Fire Department capital improvements, wildfire preparedness initiatives, evacuation planning studies, community evacuation exercises, and continued implementation of the SAFER Firefighter Grant program, all of which will require financial resources and long-term planning.
- The Board has recently adopted a policy direction to limit discretionary expenditures and preserve General Fund reserves in light of current fiscal conditions and competing priorities.
- Based upon the current low bid and the funding assumptions discussed above, the District's additional contribution would likely range from approximately \$304,495 to \$438,895 depending upon the contingency amount selected by the Board.
- Enterprise Funds are also experiencing declining reserve balances due to multiple aging infrastructure projects and limited available funding sources. As a result, the District may be required to consider future interfund borrowing to address critical utility infrastructure needs, further emphasizing the importance of preserving available General Fund reserves.
- Approval of the project commits the District to ongoing operations and maintenance costs, as well as future replacement costs associated with the skatepark.
- Proceeding at this time may reduce the District's financial flexibility to respond to unforeseen emergencies, infrastructure failures, or other Board priorities.

## **Option 2 – Reject All Bids, Restart Fundraising and Evaluating Grant Opportunities, and Rebid at a Future Date**

### **Pros:**

- Preserves the District's approximately \$2.4 million in General Fund reserves and remains consistent with the Board's recently adopted fiscal policy, which emphasizes prudent stewardship of discretionary funds.
- Allows Skate Cambria additional time to secure the remaining project funding necessary to fully fund construction without exposing the District to additional financial risk. The Board should establish a realistic funding target based on the prior funding discussions presented in April 2025, including a contingency amount to be determined by the Board using the standard contingency range in the table above.
- Although multiple contractors attended the mandatory pre-bid meeting, only two complete bids were ultimately received. A future solicitation will provide an opportunity for additional interested contractors to submit responsive bids, potentially increasing competition and improving the District's ability to evaluate available options.
- Reduces the likelihood that the District would need to contribute additional discretionary funds to complete the project should fundraising or grant revenues prove insufficient.
- Positions the project to proceed only after all necessary funding has been secured, reducing the District's exposure to cost overruns and future budget impacts.
- Preserves financial flexibility for critical District priorities, including Fire Department capital improvements, wildfire preparedness initiatives, evacuation planning studies, community evacuation drills, emergency response capabilities, and continued support of the SAFER Firefighter Grant program.
- Allows the District to prioritize limited financial resources toward aging utility infrastructure and other essential public services while evaluating long-term financing strategies for enterprise capital projects, including the potential need for future interfund loans.

### **Cons:**

- Delays the construction of the skatepark and the associated community benefits.
- Construction costs may increase due to inflation and changing market conditions.
- Additional administrative effort and procurement costs will be incurred through a future bidding process.
- Community members and project supporters will be disappointed by the delay.
- Grant timelines and funding requirements must be carefully monitored to ensure continued eligibility and compliance.

## **Option 3 - Request Bid Extension**

### **Pros:**

- Allows the District to preserve the low bid while providing a defined additional period for Skate Cambria and its funding partners to close the remaining funding gap, along with establishing a contingency fund to be determined by the Board using the standard contingency range in the table above.
- Provides a middle-ground alternative between immediately awarding the construction contract and rejecting all bids. Unlike an immediate award, this option would allow the Board to defer

final commitment until the remaining funding issues are resolved; unlike rejecting all bids, it will avoid losing the benefit of the current competitive bid pricing if the low bidder agrees to hold its bid open.

- Gives Skate Cambria a clear opportunity to provide the remaining balance of required project funding before the District proceeds with contract award.
- Reduces the immediate pressure on the District's unrestricted General Fund reserves by postponing a final award decision until the Board can determine whether the project can proceed without additional discretionary District contributions.
- Allows the District to continue monitoring project funding, grant requirements, and bid validity before making an irreversible construction commitment.
- Maintains momentum for a long-planned community project while still recognizing the District's current fiscal constraints.
- Provides a more structured decision point for the Board. If the low bidder agrees to an extension, the Board can condition any future award on Skate Cambria providing the full balance of required funds, confirmation that grant requirements remain satisfied, and staff's determination that the bid remains valid and awardable.

### **Cons:**

- The low bidder is not obligated to extend its bid. If the bidder declines the extension request, the District may be left in substantially the same position as Option 2, with the need to reject all bids and rebid later.
- The extension period could postpone, but not eliminate, the need for a difficult Board decision. If Skate Cambria does not provide the full remaining funding balance within the extension period, the Board would still need to decide whether to reject the bids, rebid later, modify the project approach, or consider additional District funding.
- Extending the bid may create the expectation that the District will award the project if full funding is raised, which could increase community disappointment if full funding is not secured or if the Board later determines that the award is not fiscally prudent.
- The District may still face cost exposure if construction contingencies, change orders, restroom costs, or other expenses exceed available funds.
- The extension will require continued staff time, legal review, grant monitoring, and coordination with Skate Cambria, the low bidder, and funding partners, while the District is also facing other operational, public safety, and infrastructure priorities.
- If the bid is extended but market conditions change, the bidder may have less incentive to perform at the original price, potentially increasing the likelihood of later disputes, requests for substitutions, or pressure for change orders.

If the bidder agrees to an extension, the bid price, bid bond, and bid validity would remain in effect during the extension period. If the Board elects this option staff recommends that any direction be limited to requesting a bid extension via a Bid Validity Extension Request and Consent from the low bidder for up to 180 days, with no contract award unless and until Skate Cambria has provided the District with the full remaining balance of required project funding and staff has confirmed that the bid remains valid, grant requirements remain satisfied, and no additional discretionary District contribution is required.

While the District remains very supportive of the Cambria Skatepark Project and recognizes the significant efforts of Skate Cambria, grant partners, and donors over many years, staff believes the District's current fiscal condition and public safety priorities warrant a conservative financial approach. Given the District's limited unrestricted General Fund reserves, increasing public safety obligations,

aging infrastructure, declining enterprise fund reserves, and significant unfunded capital needs, it is recommended that the Board of Directors consider option 2 or 3 at this time, allowing additional time for the project to become fully funded before construction proceeds. This approach is consistent with the Board's recently adopted fiscal direction to preserve discretionary reserves while maintaining the District's ability to respond to critical operational, infrastructure, and emergency service priorities.

**ATTACHMENTS:**

1. CCSD Skatepark Project Tracking Balance Sheet
2. Cambria Community Council's Mechanics Bank - Bank Statement
3. Cambria Community Council's Edward Jones - Bank Statement
4. Public Restroom Company Price Proposal
5. JJ Fisher Construction, Inc. Bid Package
6. JJ Fisher Construction, Inc. Bid Bond
7. Newton Construction & Management Inc. Bid Package
8. Newton Construction & Management Inc. Bid Bond
9. Newton Construction & Management Inc. Statement of Qualifications
10. Exhibit B - Public Right-of-Way Improvements
11. Exhibit C - Grading and Detailed Skatepark Plans
12. Exhibit D - Grading Plans
13. Exhibit E - Stormwater Control Plan
14. Exhibit F - Geology Report
15. Exhibit G - Soils Report
16. Construction Contract
17. Exhibit A - Notice to Bidders