



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: OCTOBER 14, 2025

DEPARTMENT: PUBLIC WORKS

FROM: DAVID JACOBS, P.E., L.S., PUBLIC WORKS DIRECTOR

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TITLE: ACCEPTANCE OF THE CITY HALL BUILD BACK PROJECT, CIP NO. 8170

RECOMMENDED MOTION:

A motion to approve a resolution accepting the City Hall Build Back Project, CIP No. 8170, for maintenance and responsibility.

EXECUTIVE SUMMARY:

On December 5, 2023, City Council approved Resolution No 22860 awarding a contract for the City Hall First Floor Build Back Project, CIP No. 8170 to Premier Builders, Inc. in the amount of \$1,859,128. Construction began on January 8, 2024. Premier Builders completed the project for a total amount, including 28 change orders of \$3,570,948. As of August 4, 2025, the project has been completed as described within the scope of work and change orders.

BACKGROUND:

On April 4, 2023, City Council approved Resolution No. 22672 awarding a contract to FC & Sons Roofing, Inc. for the City Hall Emergency Roof Repair Project, CIP 8170 in the amount of \$646,271 and Contract Change Order No. 1 for abatement of first floor of City Hall in the amount of \$412,031.

The scope of work for Contract Change Order No. 1 included abatement of asbestos containing fireproofing, demolition of T-bar ceiling, ceiling tiles, lighting, HVAC, flooring, and mastic within the first floor of City Hall. Prior to the commencement of the project, City staff and furniture were moved out of the space in July 2023.

In July 2023, TEF Architects was hired to prepare plans and specifications for the build back of the first floor of City Hall. The scope of work included replacement of the previously demolished nonstructural elements including new T-bar ceiling grid and ceiling tiles, carpet and floor tiles, baseboards, lighting and electrical including Delta controls, HVAC, deck fireproofing and fire walls.

The City Engineer approved the project plans and specifications and authorized the call to bids for the project on August 22, 2023. Bid closing was October 3, 2023.

On October 3, 2023, no bid proposals were received. Thus, staff contacted several contractors individually to request proposals informally, including Swinerton Builders, Avila Construction, Dilbeck and Sons, Thayer Construction, and Premier Builders. Premier Builders, Inc. was the only responsive bidder to submit a bid following informal solicitation of bids.

On October 10, 2023, City Council approved a change order with FC and Sons to replace the entire first floor roof metal deck due to its deterioration.

On December 5, 2023, City Council approved Resolution No. 22860 awarding a construction contract to Premier Builders, Inc. for the City Hall 1st Floor Build Back No. 8170 in the amount of \$1,859,138. The scope of work included rebuilding of all building elements that were removed during the abatement including HVAC, lighting, ceiling, flooring, etc.

The removal and replacement of the metal deck led to the instability and collapse of most of the interior office walls in the first floor. Given the expansion of work, rebuilding the office spaces required compliance with ADA requirements. The construction plans were revised to include the installation of new office walls, revised lighting and flooring, installation of new doors and storefronts, and installation of new ADA restrooms. Electrical and mechanical plans were revised to include the reconfigured office spaces.

During the permit review process, additional changes were made to the construction plans. The plans were revised to include additional electrical design requirements, mechanical and plumbing changes, fountain changes, changes to door hardware and keying, paint finish changes, sound insulation and additional demolition and reconstruction. A total of 28 change orders were issued for the project with a grant total of \$3,570,948. Table 1 provides a breakdown of all the project change orders.

Table 1. Contract Change Orders

| CCO No. | Amount | New Contract Amount (w/CCOs) | CCO Description |
|----------------|---------------|-------------------------------------|---|
| 1 | \$0 | \$1,859,138 | Updated Davis Bacon Wage Determination (no cost) |
| 2 | \$47,741 | \$1,906,87 | Selective demolition of unstable walls |
| 3 | \$1,259,693 | \$3,166,572 | City Hall Revisions (Resolution No. 22950) |
| 4 | \$5,677 | \$3,172,249 | Gas design for future relocation of gas service |
| 5 | \$50,909 | \$3,223,158 | Bathroom wall revisions and bracing details |
| 6 | \$151,140 | \$3,374,298 | Permit Revisions and Requested Changes (Resolution No. 23092) |
| 7 | \$34,502 | \$3,408,800 | Re-piping of the existing restrooms |
| 8 | \$28,066 | \$3,436,866 | Carpet and wall base change |
| 9 | \$14,343 | \$3,451,209 | Office 165B wall change and kitchenette flooring |
| 10 | \$16,475 | \$3,467,684 | New IT closet |
| 11 | \$8,838 | \$3,476,522 | Replacement of corroded bathroom vent |

| CCO No. | Amount | New Contract Amount (w/CCOs) | CCO Description |
|---------|------------|------------------------------|---|
| 12 | \$13,777 | \$3,490,299 | Reconnection of basement bathroom exhaust ducts |
| 13 | \$17,076 | \$3,507,375 | Repair of (e) mechanical/plumbing, additional abatement, transfer grilles |
| 14 | \$22,664 | \$3,530,039 | Demo/replacement/bracing of existing walls not previously demolished |
| 15 | \$0 | \$3,530,039 | Additional working days (no cost) |
| 16 | \$2,199 | \$3,532,238 | Fire extinguishers and cabinets |
| 17 | \$1,791 | \$3,534,029 | Tile at drinking fountain |
| 18 | \$4,015 | \$3,538,044 | New door 148 (originally marked to remain) |
| 19 | \$5,834 | \$3,543,878 | Additional electrical changes |
| 20 | \$12,270 | \$3,556,148 | Additional work at stairwell and door 162 |
| 21 | \$6,469 | \$3,562,617 | Storefront 175A change to double doors |
| 22 | (\$10,804) | \$3,551,813 | Credit for deletion of storefront 144A |
| 23 | \$3,647 | \$3,555,460 | Ceiling soffit at Main Lobby |
| 24 | \$13,467 | \$3,568,927 | Bypass duct installation |
| 25 | \$4,131 | \$3,573,058 | D1 light fixtures installation |
| 26 | \$5,575 | \$3,578,633 | Additional floor prep |
| 27 | \$5,070 | \$3,583,703 | OVT tile installation |
| 28 | (\$12,755) | \$3,570,948 | Credit for fire detection system |

The project was substantially completed on March 26, 2025, and staff moved back into the space in April 1, 2025. The building was officially opened to the public on August 18, 2025. As of August 4, 2025, the project has been completed as described within the scope of work and change orders.

Reconstruction of the 1st floor of City Hall has allowed the City to move closer towards ADA compliance correcting issues identified in the ADA Transition Plan. Additional improvements are required in order to provide a more compliant facility. Those improvements include reconstruction of the entry ramp and staircase at Lincoln Avenue.

Attachment 1 provides before and after photos of the Project.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a

significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

This project addresses the City Council's Goals of "Infrastructure" and "Service" by investing in the safety and overall improvement of City Hall.

DEPARTMENTAL COORDINATION:

Coordination was required with many of the city's departments. A committee was formed to implement and monitor the execution of the project. The committee included Finance (to assist and aide in the funding of the project), IT (to coordinate low voltage installation in the new building area), Administration (to coordinate design and relocation of furniture and staff), HR (to coordinate design of their space), and Maintenance (to guide the needs for the overall building). Additional assistance was provided by the Legal department with review and approval of contracts and agreements. The Building Department provided plan review and inspection of building systems. The Public Works Department managed the project, conducted labor compliance monitoring and inspection.

FISCAL AND SUSTAINABILITY IMPACT:

There is no fiscal impact with this action. The contract for the City Hall 1st Floor Build Back Project No. 8170, was \$1,859,138 with a total of 28 change orders that summed to \$1,711,810 for a total project cost of \$3,570,948.

| Fund | General Ledger Number (Operating/CIP) | General Ledger Account Name | Remaining Budget Appropriation | Amount Requested |
|------|--|--------------------------------|-----------------------------------|------------------|
| n/a | n/a | n/a | n/a | n/a |

ATTACHMENTS:

Resolution

Attachment 1: Before/After Photos