



**CITY OF SALINAS
COUNCIL STAFF REPORT**

DATE: APRIL 7, 2026

DEPARTMENT: PUBLIC WORKS DEPARTMENT

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TITLE: AWARD OF THE EL GABILAN PARK IMPROVEMENTS
PROJECT, NO. 9246

RECOMMENDED MOTION:

It is recommended that the City Council approve a resolution:

1. Approving the Plans and Specifications for the El Gabilan Park Improvements Project (CIP 9246); and
2. Awarding a contract to Stockbridge General Contracting Inc. for the El Gabilan Park Improvements Project (CIP 9246), in an amount not to exceed \$773,740; and
3. Approving a construction contingency of \$116,061 for a total contract not to exceed total of \$889,801.

EXECUTIVE SUMMARY:

On March 6, 2026, six bid proposals were received from Stockbridge General Contracting Inc., Granite Rock Company, Don Chapin Co., Inc., JPB Designs Inc., Azul Works, Inc., and Premier Builders Inc. for the El Gabilan Park Improvements. The apparently lowest responsive and responsible bidder, Stockbridge General Contracting Inc., submitted a bid in the amount of \$773,740. City staff recommend awarding the project to Stockbridge General Contracting Inc. in the bid amount of \$773,740 and approving an allowance of 15% construction contingencies in an amount of \$116,061.

BACKGROUND:

In 2019, the City of Salinas completed the Parks, Recreation, and Library Services Master Plan ("Master Plan). The development of this Master Plan was led by a steering committee of stakeholders, residents, and organizational leaders and involved extensive public engagement in the planning process. 98% of City residents answering a survey felt that public parks, recreational

opportunities, and library services are important or essential to the quality of life in Salinas; more than half (57%) rated the parks and recreation system as “fair” or “poor.” City parks and open spaces were the focus of one of the four Open House sessions, with participants placing high priorities on safety and maintenance, trails for walking and biking, water play, dog parks, and family/social gatherings.

More than 80% of community survey respondents during the Master Plan process considered upgrading existing parks a high or top priority. One respondent responded, “Before expanding, please start by improving what we already have. Our parks are a treasure, but they need A LOT of love and improvements.”

Following the recommendations of the Master Plan and development of the Capital Improvement Plan for Park and Facility Projects, staff has worked diligently to secure funding sources to improve the condition of existing parks.

In November 2019, the City Council unanimously accepted the Alisal Vibrancy Plan (AVP) as a strategic planning document. The AVP is an action-oriented, comprehensive strategy for Salinas’ Alisal (East Salinas) neighborhoods. The Plan’s purpose is to communicate the collective vision, goals, and desires of those who live, work, worship, and shop in the Alisal area. The AVP Implementation Plan, developed in collaboration with the AVP Implementation Committee, prioritizes short-term activities to improve the cleanliness, appearance, infrastructure, parks and open space, and to promote economic development of the Alisal area. One of the projects under the parks and open space bucket is to resurface existing asphalt pavement and incorporation of a new half basketball court and/or other playground games (i.e., hopscotch, four-square, etc.) at El Gabilan Tot-Lot; AVP Implementation Funds (CIP 9246) will cover all the cost associated with the El Gabilan Tot-Lot project.

On December 13, 2022, the Council authorized the City Manager to enter into an Agreement for Professional Services (Agreement) between the City of Salinas and BFS Landscape Architects in an amount not to exceed \$1,755,389 for the design, program and construction management for Closter Park, El Gabilan Play Lot, and two universal playgrounds (one at Northgate Park and one at Williams Ranch Park). Since 2022, staff have worked with BFS and the community to develop the final design for El Gabilan Park. Community Development staff conducted a survey for outreach and input for the final design from the residents within the El Gabilan Park vicinity and created 500 door hangers with QR code for more direct input from the El Gabilan Park neighborhood. Library and Community Service completed Site Plan Review and permitting process with Current Planning and Permit services divisions.

City Engineer approved the project plans and specifications and authorized the call to bids for this project with bid submittal date of March 6, 2026.

On March 6, 2026, bid proposals were received by the City, publicly opened and read via a Zoom meeting with the results shown on Table 1.

Table 1. El Gabilan Park Improvements Bid Results

CONTRACTOR	BASE BID
Stockbridge General Contracting Inc.	\$773,740.00
Granite Rock Company	\$869,375.00
Don Chapin Co., Inc.	\$933,685.00
JPB Designs Inc.	\$950,000.00
Azul Works, Inc.	\$1,024,000.00
Premier Builders Inc	\$1,227,235.00
ENGINEER'S ESTIMATE	\$755,427.00

Stockbridge General Contracting Inc., the apparent low bidder with a bid approximately 2%, above the engineer's estimate.

Anticipated costs are detailed in Table 2 below.

Table 2. Anticipated Costs

Description	Anticipated Expenditure
Base Bid	\$773,740
Contingency (15%)	\$116,061
Direct Project Cost Subtotal	\$889,801
Administrative Overhead	\$50,000
City Staff Project Management and Admin.(8.5%)	\$65,768
Art Charge (1%)	\$7,737
QA/Specialty Testing	\$20,000
Sof Project Costs Subtotal	\$143,505
TOTAL PROJECT COSTS	\$1,033,306

Based on the proposals received, staff recommend awarding the project to the apparent lowest responsive, and responsible bidder, Stockbridge General Contracting Inc., in an amount not to exceed \$773,740. Staff recommends allocating a 15% construction contingency in the amount of \$116,061. Direct total project costs are estimated at \$889,801.

Construction is anticipated to begin in the summer of 2026.

CEQA CONSIDERATION:

The El Gabilan Park Improvements project which includes demolishing and replacing existing structures of substantially the same size, purpose, and capacity, qualifies as a Class 1 Categorical Exemption (Section 15332(b) improvements) under the California Environmental Quality Act (CEQA).

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No, because this project was subject to competitive bidding.

STRATEGIC PLAN INITIATIVE:

This project addresses the current City Council’s Goals of Youth and Seniors, Infrastructure and Environmental Sustainability, Economic Development and Public Safety.

DEPARTMENTAL COORDINATION:

The Public Works Department is collaborating with Library Community Services Department and Community Development Department for the construction of this project and with Legal and Finance Department during the purchasing process.

FISCAL AND SUSTAINABILITY IMPACT:

Based on the table, sufficient funds are available to proceed with the construction for this project.

Fund	Appropriation	Appropriation Name	Total Appropriation	Amount for recommendation	FY 25-26 Operating Budget Page	Last Budget Action (Date, Resolution)*
1200	30.9246-66.4000	Capital Outlays Improvements	\$1,506,563.92	\$889,801	CIP; Community Development	Resolution No. 22685, June 13, 2023
1200	30.9246-61.1100	Salaries & Benefits Regular Pay		\$65,768	CIP; Community Development	Resolution No. 22685, June 13, 2023
1200	30.9246-63.5010	Outside Services Professional Services	\$88,770.50	\$20,000	CIP; Community Development	Resolution No. 22685, June 13, 2023
1200	30.9246-64.1005	Other Charges Public Art Charge	\$16,271.18	\$7,737	CIP; Community Development	Resolution No. 22685, June 13, 2023
1200	30.9246-64.1000	Other Charges Administrative Overhead	\$66,204.65	\$50,000	CIP; Community Development	Resolution No. 22685, June 13, 2023

ATTACHMENTS:

Resolution
Bid Tab