



**CITY OF SALINAS
COUNCIL STAFF REPORT**

DATE: FEBRUARY 25, 2025

DEPARTMENT: PUBLIC WORKS DEPARTMENT

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TITLE: AWARD OF THE ACCESSIBILITY IMPROVEMENTS FOR THE
CLOSTER PARK RECREATION CENTER CIP NO. 9451

RECOMMENDED MOTION:

It is recommended that the City Council approve a Resolution:

1. Approving the Plans and Specifications for the Accessibility Improvements for the Closter Park Recreation Center CIP No. 9451;
2. Awarding the Accessibility Improvements for Closter Park Recreation Center CIP No. 9451 contract to Tombleson, Incorporated in the amount not to exceed \$320,225;
3. Authorizing the Mayor to execute the contract on behalf of the City;
4. Authorizing the City Engineer to approve contract change orders up to an additional 15% in an amount not to exceed \$48,034 for construction contingencies; and
5. Approving the reallocation of \$67,940 from CIP 9022 and \$240,000 from CIP 9048 to CIP 9451.

EXECUTIVE SUMMARY:

In September 2021, City Council adopted the ADA Transition Plan to address accessibility deficiencies at City facilities. In April 2023, Library and Community Services staff prepared a scope for accessibility improvements at the Closter Park Recreation Center (Boxing Club) and the Firehouse Recreation Center. Concerns with the design have delayed the improvements for the Firehouse Recreation Center. This award will allow the improvements at the Closter Park Recreation Center to move forward.

On January 7, 2025, three bids were electronically received and publicly opened for the Accessibility Improvements at the Closter Park Recreation Center, CIP No. 9451. Premier Builders Inc. was the apparent low bidder, but Tombleson, Incorporated, a local contractor, received a five percent local business preference, in accordance with Section 12-28.050 of the Salinas Municipal Code, making them the lowest responsible and responsive bidder. City staff recommends awarding the contract for the Accessibility Improvements at the Closter Park Recreation Center, CIP No. 9451 to Tombleson, Incorporated in an amount not to exceed \$320,225.

BACKGROUND:

The Americans with Disabilities Act (ADA) of 1990 is meant to ensure that people with disabilities can fully participate in all aspects of civic life. Under Title II, a public entity may not deny the benefits of its programs, services, and/or activities to individuals with disabilities by maintaining inaccessible facilities, which house these programs, services and activities.

In 2016, physical accessibility barriers were surveyed at various City facilities. The survey served as part of the City’s ADA Transition which was adopted by City Council on September 21, 2021 (Resolution No. 22199). On April 7, 2023, a request for proposal was issued to improve accessibility for the Closter Park Recreation Center and Firehouse Recreation Center restrooms. Wald, Ruhnke & Dost Architects (WRD) was selected as the project designer to develop the construction plans and specifications to address restroom accessibility for Closter Park Recreation Center and to address accessible parking, path of travel, and first floor accessibility at the Firehouse Recreation Center. The proposed improvements address accessibility barriers identified in the ADA Transition Plan.

On November 6, 2024, the City Engineer approved the project plans and specifications and authorized the call for bids for the Accessibility Improvements for Firehouse & Closter Park Buildings CIP No. 9311 & 9451. During the bidding process, conflicts with the project scope and design were identified at the Firehouse Recreation Center. In order for improvements to move forward at the Closter Park Recreation Center, the City issued bid Addendum No. 3 removing the Firehouse Recreation Center from the scope of work.

On January 7, 2025, three bids were electronically received and publicly opened via Zoom for the Accessibility Improvements at the Closter Park Recreation Center, CIP No. 9451. At the bid opening Premier Builders Inc. was the apparent low bidder. Premier Builders is not a local contractor as defined by Section 12-28.050 of the Salinas Municipal Code. The second low bidder, Tombleson, Inc. is a local business and as such, received the 5% local business preference, making them the lowest responsive and responsible bidder. Table 1 provides the bid results.

Table 1. Bid Results

Contractor	Base Bid	Local Preference Adjustment	Total Bid + Award Criteria
Tombleson, Incorporated	\$320,225	\$16,011	\$304,214
Premier Builders Inc	\$306,769		\$306,769
101 Builders, Inc.	\$454,101		\$454,101
Engineer’s Estimate	\$495,000		

The Engineer's Estimate for the project was \$495,000 and the three bids received were below the Engineer’s Estimate. See Exhibit B – Bid Tabulation sheet for bid details.

Construction is anticipated to begin in May 2025 and completed in the fall of 2025. A total of 90 working days were assigned for construction of the project. In December 2024, City Council approved the Closter Park Revitalization Project. The revitalization project will encompass the entire park and coordination to ensure access to the facility will be required. Public Works and Library and Community Services staff are working closely to coordinate both projects.

Staff recommends award of the Accessibility Improvements for the Closter Park Recreation Center to Tombleson Inc for a not to exceed contract cost of \$320,225. A breakdown of the anticipated project costs is provided in Table 2.

Table 2. Anticipated Project Costs

ANTICIPATED COSTS	
Description	Anticipated Expenditure
Tomblason Inc - Base Bid	\$320,225
Construction Contingency (15%)	\$48,034
Subtotal Direct Project Costs:	\$368,259
Administrative Overhead	\$50,000
Art Charge (1%)	\$3,202
Project Management, Permit Fees, Inspection & Labor Compliance	\$50,023
Abatement Oversight, Separate Contract	\$16,011
Subtotal Soft Costs:	\$119,236
TOTAL PROJECT COSTS:	\$ 487,495

CEQA CONSIDERATION:

Categorically exempt: The City of Salinas has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(a) (Class 1), because the project proposes to make interior alterations to an existing structure.

CALIFORNIA GOVERNMENT CODE §84308:

No, Government Code §84308 (Levine Act) does not apply to this project since this was a competitively bid project.

STRATEGIC PLAN INITIATIVE:

The award and implementation of this project supports the Council’s goals of “Infrastructure and Environmental Sustainability” and “Youth and Seniors”, along with furthering the state and federal requirement to provide accessible facilities as identified by the City’s ADA Transition Plan.

DEPARTMENTAL COORDINATION:

Public Works, Library and Community Services, and Community Development staff have worked together to develop the project scope of work, review design documents and will continue to work together through construction of the project.

FISCAL AND SUSTAINABILITY IMPACT:

Sufficient funds are available to proceed with the construction for this project with the allocations from other CIP projects as identified within this report and summarized below.

Fund	Appropriation	Appropriation Name	Total Appropriation	Amount for recommendation	FY 24-25 CIP Budget Page	Last Budget Action (Resolution, Date)
9451	55.9451-66.4000	Capital Outlay Improvements	\$195,852	\$179,555	n/a	22507
9048	55.9048-66.4000	Capital Outlay Improvements	\$280,000	\$240,000	n/a	22380, 2023, pg. 96

Fund	Appropriation	Appropriation Name	Total Appropriation	Amount for recommendation	FY 24-25 CIP Budget Page	Last Budget Action (Resolution, Date)
9022	55.9022-66.4000	Capital Outlay Improvements	\$350,678	\$67,940	n/a	22380, 2023, pg. 95

ATTACHMENTS:

- Resolution
- Exhibit A – Project Location Map
- Exhibit B – Bid Tabulation Sheet