



**CITY OF SALINAS
COUNCIL STAFF REPORT**

DATE: MARCH 25, 2025

DEPARTMENT: PUBLIC WORKS
COMMUNITY DEVELOPMENT

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TITLE: ACCEPTANCE OF THE ALISAL GREENING AND BEAUTIFICATION
INFRASTRUCTURE IMPROVEMENTS; CAPITAL IMPROVEMENT
PROJECT (CIP) 9345

RECOMMENDED MOTION:

A motion to approve a Resolution accepting completed Alisal Greening and Beautification Infrastructure Improvements, Capital Improvement Project (CIP) No. 9345, for maintenance and responsibility.

EXECUTIVE SUMMARY:

On January 23, 2024, the City of Salinas entered into an agreement for services with Coastal Paving and Excavating, Inc., for construction of the Alisal Greening and Beautification Improvements in the amount of \$888,958 (Project). The scope of work included infrastructure improvements, installation of pedestrian amenities and street trees and shrubs along East Alisal Street and Bread Box Recreation Center frontage improvements. Construction began on April 3, 2024, and allowed 75 working days to complete the Project. Wallace Group provided Project construction management and inspection services. During construction, unforeseen conditions and unanticipated material delays resulted in a total of six contract change orders, a compensation increase for a total contract amount of \$934,597, and 13 additional working days. Plant establishment ended on November 19, 2024. All punch list items were addressed, and the Project was completed on December 11, 2024.

BACKGROUND:

In November 2019, the City Council adopted the Alisal Vibrancy Plan (AVP) as a key strategic planning document through Resolution No. 21731. The AVP is an action-oriented, comprehensive strategy for Salinas' Alisal (East Salinas) neighborhoods. The AVP's purpose is to communicate the collective vision, goals and desires of those who live, work, worship, and shop in the Alisal. In October 2021, staff presented the AVP Implementation Plan and Budget for immediate and short-

term implementation activities. The AVP Implementation Plan prioritizes short-term activities to improve the cleanliness, appearance, safety, and parks and open space in the Alisal, and to promote economic development in the Alisal.

In the fall of 2021, the California Department of Transportation (Caltrans) developed the Clean California Local Grant Program (CCLGP) to beautify and improve local streets and roads, tribal lands, parks, pathways, and transit centers to clean and enhance public spaces. The combination of adding beautification measures and art in public spaces along with the removal of litter and debris, will enhance communities and improve spaces for walking and recreation. The goals identified in the CCLGP were to:

- Reduce the amount of waste and debris within public rights-of-way, pathways, parks, transit centers, and other public spaces.
- Enhance, rehabilitate, restore, or install measures to beautify and improve public spaces and mitigate the urban heat island effect.
- Enhance public health, cultural connection, and community placemaking by improving public spaces for walking and recreation.
- Advance equity for underserved communities.

The goals of the CCLGP align with the immediate and short-term implementation activities of the AVP Implementation Plan and City staff partnered with the Transportation Agency for Monterey County (TAMC) and Ecology Action to apply for the CCLGP for the Alisal Greening, Beautification, and Safety Project. And, in August 2022, the City of Salinas accepted the CCLGP grant funding in the amount of \$2,147,958 with a \$306,851 local match, of which TAMC pledged a contribution of \$149,955 for the local match (Resolution No. 22441, Attachment 1).

The Alisal Greening, Beautification and Safety Project included the following infrastructure and non-infrastructure improvements which are identified in Exhibit 1.

1. Alisal Street (between Kings St and Skyway Blvd): minor sidewalk repair, street tree installation, drought tolerant shrub planting, mulch installation, banner installation, wayfinding signage installation, trash and recycling receptacle installation (including artwork), restoration of existing benches, and a gateway monument at the Skyway Blvd roundabout.
2. Bread Box Recreation Center: Frontage hardscape and landscape improvements; art sculpture; and shelter facility at existing bus stop.
3. Closter Park Community Center: Installation of new mural.
4. Safe Routes to School (SRTS) and Senior/Community Walking Group Programming, led by TAMC and Ecology Action: Walk Smart education to second grade students together with Walking School Bus Programming at four elementary schools, installation of sidewalk art along the 4 routes (SRTS) used with the Walking School Bus Program, including La Paz Park, Closter Park, the Bread Box Recreation Center, and the Cesar Chavez Library.

The public art opportunities, including installation of the Alisal Street corridor banners, and TAMC's installation of the SRTS sidewalk art, are being completed under separate contracts.

Project scope of work, included removal of existing concrete, street tree stumps, shrubs, and sidewalk; installation of permeable pavers, street trees and shrubs, a solar-powered LED lighted bus shelter equipped with a trash receptacle and a bench at an existing bus stop, and an irrigation system at the Bread Box Recreation Center (745 N. Sanborn Road.); installation of trash and recycling receptacles along E. Alisal Street; refurbishing and painting existing City benches on E. Alisal Street; installation of trees, shrubs and ground cover along E. Alisal Street and a portion of N. Sanborn Road and installation of wayfinding signs. A compilation of Before and After photos are provided in Exhibit 2.

The Project plans and specifications were approved by the City Engineer and advertised for construction on September 22, 2023. Bids were scheduled to be opened on November 7, 2023. However, no bids were received for construction of the Project. Due to the grant’s requirement to complete the improvements by June 30, 2024, and lack of response to the call for bids, Staff contacted the on-call Class A contractors requesting a proposal based on the Project plans and specifications. Coastal Paving and Excavating, Inc., was the only contractor who responded to the request. On January 23, 2024, the City of Salinas entered into an agreement with Coastal Paving and Excavating, Inc., for construction of the Alisal Greening and Beautification Improvements Project, CIP No. 9345, in the amount of \$888,958 (Resolution No. 22883, Attachment 2).

Construction of the Project began on April 3, 2024, with 75 working days for construction. Wallace Group provided construction management and inspection services totaling \$113,000.00 as part of their on-call professional service agreement (Resolution No. 22562, Attachment 3). During construction, unforeseen conditions (i.e. unsuitable soils at the Bread Box Recreation Center) and unanticipated material delays resulted in a total of six (6) contract change orders totaling \$45,639, and thirteen (13) additional working days. A summary of the contract change orders is provided in Table 1.

Staff worked with Caltrans, the grant administrating agency, on an extension for completion of the overall project (the Alisal Greening, Beautification and Safety Project) until December 31, 2025.

Table 1. Change Order Summary

CCO No.	Description	Working Days	Amount
	Original Contract Amount	75	\$888,958
1	Increase in Bid Item 3 and Bid Item 8 (Mobilization + Additional Trees)	0	\$5,120
2	Unsuitable Material (Bread Box Recreation Center)	5	\$10,980
3	Anti-Graffiti Coating for Existing Concrete & Metal Bench Refurbishment	3	\$2,300
4	Additional Road Signs	5	\$2,918
5	Bid Item Balance	0	\$12,811

6	Additional Bid Item Balance (Bid Item 8 for Tot. of 34 Street Trees Installed)	0	\$910
Change Order (CCO) Subtotal		13	\$45,639
Final Contract Totals		88	\$934,597

The construction methods and materials met the Project specifications as set forth in the contract documents. Final punch list items were completed, and the project was completed on December 11, 2024. Table 2 provides a summary of the Project’s measurable outcomes.

Table 2. Project Outcomes Summary

Construction Activity Description	Quantity	Unit
Plant 5-gal shrubs	476	Each
Install permeable pavers (enhanced paving / decreased impervious area)	2,435	SF
Install bus stop shelter equipped with a trash receptacle and a bench at the existing MST bus stop	1	Each
Plant 15-gal street trees	34	Each
Install new irrigation system (at the Bread Box Rec Center)	1	LS
Refurbish and paint existing City benches	11	Each
Install trash/recycling receptacles	38	Each
Install/reconstruct concrete sidewalk	654	SF
Install wayfinding signs	25	Each
Install anti-litter signs	12	Each

Exhibit 2 provides a compilation of Before and After Photos of the Project.

CEQA CONSIDERATION:

The City of Salinas has determined that the Project is exempt from the California Environmental Quality Act (CEQA) Guidelines (Section 15301-Existing Facilities, Class 1, and Section 15304 Minor Alterations to Land, Class 4) because the Project proposed improvements which took place on public sidewalks and on public facilities (parks and recreation centers).

Furthermore, the Project did not qualify for any of the exceptions to the categorical exemptions found at CEQA Guidelines Section 15300.2 as the improvements were intended to reduce the amount of waste and debris within public spaces; mitigate urban heat island effect in the public right of way while beautifying and improving these spaces; enhancing public health, cultural connection, and community placemaking; advancing equity for underserved communities; and, engaging and investing in communities to educate, expand litter pick up, and enhancing infrastructure. Thus, there were no significant adverse effects on the environment from this Project.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

The Project supports City Council’s 2022-2025 Goals and Strategic Initiatives of Implementing the Alisal Vibrancy Plan (Economic Development), Infrastructure and Environmental Sustainability, and Youth and Seniors. Completion of the Project improvements address some of the short-term goals of the AVP Implementation Plan as well as demonstrating the City’s commitment to the Alisal community. The complete improvements will increase the urban canopy of East Alisal Street, reduce the amount of waste and debris through the installation of trash and recycling receptacles, and enhance the frontage of the Bread Box Recreation Center, making the area attractive and usable for the community.

DEPARTMENTAL COORDINATION:

Development of the Alisal Greening, Beautification and Safety Project has been an ongoing effort by both the Community Development and Public Works Departments, with coordination with the Library and Community Services Department. Maintenance responsibilities for these improvements have been discussed and coordinated between these departments and the improvements are to be included in either existing and/or future ongoing operations.

FISCAL AND SUSTAINABILITY IMPACT:

Fund	Appropriation	Appropriation Name	Total Appropriation	Amount for recommendation	FY 24-25 Operating Budget Page	Last Budget Action (Date, Resolution)
5800	30.9345-66.4000	Capital Outlays. Improvements	\$934,597.00	\$0	N/A	8/9/22, 22441
5800	30.9345-63.5000	Outside Services. Professional Services	\$113,000.00	\$0	N/A	8/9/22, 22441

Funding for the construction of the Project improvements was appropriated by City Council in 2022 (Resolution 22441, Attachment 1). As part of the CCLGP grant’s required maintenance plan for the Project improvements, \$300,000 was committed from CIP 9246, EDE Alisal Vibrancy Plan for the ongoing landscape and sidewalk cleanliness maintenance of the Project’s Alisal Street trees, shrubs, and trash and recycling receptacles. Hence, the EDE Alisal Vibrancy Plan, CIP 9246, will fund the ongoing landscape and sidewalk cleanliness maintenance of the Project’s Alisal Street trees, shrubs, and trash and recycling receptacles until funds are exhausted. Correspondingly, the Public Works department will monitor the use of said committed funds to allow budgeting of continued maintenance expenses into the department’s operating maintenance budget. Similarly, the Library and Community Services department will budget ongoing maintenance of the improvements at the Bread Box Recreation into the facility’s operating maintenance budget.

ATTACHMENTS:

Resolution

Exhibit 1 – Alisal Greening, Beautification and Safety Project Map

Exhibit 2 – Alisal Greening and Beautification Project Before and After Photos

Attachment 1: Resolution No. 22441

Attachment 2: Resolution No. 22883

Attachment 3: Resolution No. 22562