



**CITY OF SALINAS  
COUNCIL STAFF REPORT**

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**DATE:** APRIL 9, 2024

**DEPARTMENT:** LIBRARY AND COMMUNITY SERVICES (LCS)  
COMMUNITY DEVELOPMENT (CD)

**FROM:** KRISTAN LUNDQUIST, LCS DIRECTOR  
LISA BRINTON, CD DIRECTOR

**BY:** ANA AMBRIZ, REC-PARK SUPERINTENDENT  
OSCAR RESENDIZ, ASSOCIATE PLANNER

**TITLE:** AMENDMENT NO 1 TO THE AGREEMENT FOR  
PROFESSIONAL SERVICES BETWEEN THE CITY OF SALINAS  
AND BFS LANDSCAPE ARCHITECTS (BFS)

RECOMMENDED MOTION:

A motion to approve a Resolution:

1. Approving Amendment No. 1 to the Agreement for Professional Services between the City of Salinas and BFS Landscape Architects for additional design, program, and construction management for El Gabilan Tot Lot to increase the total amount of compensation by \$73,200 for a total not to exceed \$1,828,589 to cover the additional cost associated with the design, program, and construction management for El Gabilan Tot-Lot of Alisal Vibrancy Plan (AVP) Implementation Funds (CIP 9246); and
2. Authorizing the Interim City Manager to enter into the Amendment on behalf of the City; and
3. Authorizing up to \$3,856.06 of AVP Implementation Funds (CIP 9246) to cover Site Plan Review Fees for El Gabilan Tot-Lot and \$2,943.94 Closter Park Revitalization Project.

EXECUTIVE SUMMARY:

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). The scope of work under this Agreement for El Gabilan Tot-Lot is to resurface existing asphalt and incorporation of a new half basketball court and/or other playground games (i.e., hopscotch, four-square, etc.). Staff reassessed the proposed improvements and conducted a neighborhood survey to gauge residents' preference on a traditional half basketball court or multi-use sport court. Residents' preference for a multi-use court and site improvements

like lighting and paths of travel resulted in the need for an amendment to modify BFS' scope of work.

The City is also currently working with BFS Landscape Architects on the design, program, and construction management for Closter Park. Steep increases in construction and amenities costs over the last few years have made initial cost estimates too low. While the project team has worked together to find creative ways to minimize the cost through a process of value engineering and leveraging of funding sources. The alignment of this project with the AVP Implementation Plan, developed in collaboration with the AVP Implementation Committee allows for the appropriation of AVP funds (CIP 9426) to cover Site Plan Review fees (\$2,943.94) for Closter Park.

### BACKGROUND:

In 2019, the City of Salinas completed the Parks, Recreation, and Library Services Master Plan (PRLMP). The development of this PRLMP 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 park and recreation system as "fair" or "poor." City parks and open spaces were the foci 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 PRLMP process considered upgrading existing parks a high or top priority. As one respondent said, "Before expanding, please start by improving what we already have. Our parks are a treasure, but they need A LOT of love and improvements."

One outcome of the PRLMP was the development of a 20-year Capital Improvements Plan for Park and Facility Projects, and Closter Park was ranked #1 in terms of needing improvement. The park received the highest rankings in all six criteria – significance, funding leverage, community need, safety/security, usage/benefit, and location/demographics. The main improvements outlined were renovations of a restroom and concession stand; installation of a new restroom; installation of skate elements; repairs to chain link fences and baseball backstops; regarding the ball fields; adding plantings, dugouts, batting cages, and several ADA and safety elements; and numerous repairs and refurbishings.

Following the recommendations of the PRLMP 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 early 2021, LCS submitted a Prop 68 application to The California Department of Parks and Recreation Office of Grants and Local Services (OGALS) for the Closter Park Revitalization Project. In early 2022, OGALS notified LCS of its Closter Park Revitalization Project selection and awarded \$6.8 Million Dollars for a comprehensive renovation of the park.

### **El Gabilan Tot-Lot**

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. In October 2021, staff presented the AVP Implementation Plan and Budget for the approximately \$3 million dollars the City Council appropriated in the FY 2021-2022 Capital Improvement Project (CIP) Budget for

immediate and short-term implementation activities. The AVP Implementation Plan, developed in collaboration with the AVP Implementation Committee, prioritizes short-term activities to improve the cleanliness, appearance, infrastructure, and parks and open space in the Alisal, and to promote economic development of the Alisal.

One of the projects under the parks and open space bucket is the resurface existing asphalt and incorporation of a new half basketball court and/or other playground games (i.e., hopscotch, four-square, etc.). Staff reassessed the proposed improvements by distributing 500 door hangers with a link/QR code for the neighborhood to participate in a survey and gauge their preference on a traditional half basketball court or multi-use sport court. In addition, staff conducted 4 pop-up activities as a mean to engage residents on a personal level and eliminate a possible technology barrier. Pop-Ups were conducted at La Plaza Bakery (Bardin location), Firehouse Rec (twice) and at the Cesar Chavez library. Based on the survey and pop-up results, staff determined the need to shift and amend BFS contract to accommodate residents' preference for a multi-use court and site improvements to include better lighting, fencing and paths of travel (*See attachments with survey and pop-up results*).

#### CEQA CONSIDERATION:

The approval of Amendment No. 1 to the Agreement for Professional Services is not considered a project per the California Environmental Quality Act (CEQA) Guidelines, however the projects under this agreement amendment are considered Projects.

**Cluster Park Revitalization** – The Cluster Park Revitalization project, includes demolishing and replacing existing structures of substantially the same size, purpose, and capacity, qualifies as a Class 2 Categorical Exemption (Section 15302 Replacement or Reconstruction) under the California Environmental Quality Act (CEQA).

**El Gabilan Play Lot** – The El Gabilan Project qualifies for a Categorical Exemption because it involves infill development within an urbanized area as identified in Categorical Exemption Class 32; Section 15332 (b).

#### STRATEGIC PLAN INITIATIVE:

These Projects further the City Council's Strategic Plan vision and goals of Infrastructure and Environmental Sustainability, Youth and Seniors and are identified as priorities in the PRLMP and AVP.

#### DEPARTMENTAL COORDINATION:

LCS, CD and PW Departments worked to develop the initial RFQ, rate and rank the SOQs, interview the top firms, and negotiate a final scope of work and budget proposal. LCS and CD worked on the strategy and implementation of the community engagement and identified additional AVP funds for these projects.

FISCAL AND SUSTAINABILITY IMPACT:

**Cluster Park Revitalization:** Funding for the site plan review fees associated with the AVP Implementation is available and appropriated in 5800.30.9246.

**El Gabilan Tot-Lot:** Funding for the AVP Implementation is available and appropriated in 5800.30.9246.

ATTACHMENTS:

Resolution

Amendment No.1

Scope of Services

El Gabilan Tot-Lot Neighborhood Engagement Results