



## **CITY OF SALINAS COUNCIL STAFF REPORT**

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**DATE:** MARCH 5, 2024

**DEPARTMENT:** PUBLIC WORKS (PW)  
LIBRARY AND COMMUNITY SERVICES (LCS)

**FROM:** DAVID JACOBS, PW DIRECTOR  
KRISTAN LUNDQUIST, LCS DIRECTOR

**TITLE:** DESIGN BUILD OF HEBBRON FAMILY CENTER

### RECOMMENDED MOTION:

A motion to approve a resolution to:

1. Award a contract for the Design Build of Hebbron Family Center to Diede Construction, Inc for the base bid in the amount not to exceed \$10,579,600;
2. Approve the City's reallocation of American Rescue Plan Act funds (ARPA), in the amount of \$2,000,000 from Park Irrigation Upgrades (3911.55.8191) to the Hebbron Family Center project (3911.55.9165) should additional funding be required to complete the project; and
3. Authorize the Mayor of Salinas to enter into the Design Build Agreement on behalf of the City.

### EXECUTIVE SUMMARY:

A twostep process was used for the selection of a design build entity for the Hebbron Family Center. The first step was a Request for Qualifications ("RFQ"), which was used to qualify contractors to submit a proposal. The second step was the Request for Proposal (RFP) process where the qualified contractors submit a proposal for the design build project.

On August 8, 2023, a RFQ for the Hebbron Family Center design build project was published via PlanetBids, an online bidding tool. On September 9, 2023, seven (7) contractors submitted proposals for evaluation. An evaluation committee was formed to review the proposals. The selection Committee qualified four (4) contractors to move on to the proposal process. The qualified contractors were Diede Constructions, Bogard Construction, Dilbeck Construction, and F&H Construction. Inc.

On December 22, 2023, an RFP was issued to the four qualified contractors. On January 26, 2024, one proposal was received from Diede Construction.

### BACKGROUND:

In July of 2019, the Salinas City Council adopted the Parks, Recreation and Libraries Master Plan. The Master Plan represents a community engagement effort that connected with thousands of residents and community leaders over eighteen (18) months. The plan assessed the state of our current park, recreation, and library facilities and engaged resident to prioritize the need for maintenance. The Hebronn Family Center is not only identified in the Master Plan to have “no architectural value” but scored and ranked the highest in priorities due to its current structural conditions as well as community feedback. In addition, the Alisal Vibrancy Plan (AVP) also adopted by the City Council in 2019, is an action-oriented, comprehensive strategy for the City of Salinas’ (City’s) East Salinas (Alisal) neighborhoods. Created with equity at its core, the AVP is a community-driven plan to alleviate and reverse decades of neglect and underinvestment in the 95% Hispanic/Latino Alisal neighborhoods of the City and to improve the quality of life for residents by building upon the social and cultural wealth of the Alisal. Rebuilding the Hebronn Family Center was identified by the community as a top priority in the AVP as a vital community resource that is in serious disrepair.

The Hebronn Family Center has served residents since the 1960s, the Center was once a community church and then repurposed as a community center in the 1970s. The center has provided many critical programs and services for the community, including after-school recreation and homework assistance programs, a teen lounge, martial arts training, food bank distribution, citizenship classes, a pre-kinder program, and much more. Unfortunately, the Hebronn Community Center closed in 2020 due to the ongoing pandemic and critical safety issues such as roof leaks, potential mold, and significant foundation problems.

Following the recommendations of the Master Plan, staff has worked diligently to secure funding sources to rebuild the Hebronn Family Center. In 2019 and 2020, LCS submitted a Prop 68 application to the Office of Grants and Local Services (OGALS) but was unsuccessful in securing funds for the renovation of the Hebronn Family Center. In addition to seeking grant funding, the City submitted a direct request for funds from the State of California through Assemblymember Rivas’ office. The City was notified in September 2021 that the Hebronn Family Center Revitalization Project would receive \$8.1 Million from the State.

In April 2022, the LCS and PW Departments made an inquiry to the CDD about the availability of HUD CDBG Entitlement Funds to support the project’s pre-development costs. CDD staff reviewed the request in consultation with HUD staff and have deemed the project as an eligible activity to receive CDBG Entitlement Funds as the project satisfies the National Objective of

benefiting a Low Mod Area where 51% of the residents fall within the low- and moderate-income categories. Therefore, CDBG funds to support the Hebrnon Family Center have been allocated.

On May 24, 2022, a Professional Service Agreement was entered into with Griffin Structures for Project Management services for the Hebrnon Family Center. Along with Griffin, the City and community have been working on the development of a final design for this facility.

On April 4, 2023, a contract for the demolition of the old Hebrnon Family Center was awarded to Randazzo Enterprises, Inc.

On August 8, 2023, the demolition project was accepted by City Council.

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On August 8, 2023, a RFQ for the Hebrnon Family Center design build project was published via PlanetBids, an online bidding tool. On September 9, 2023, seven (7) contractors submitted proposals for evaluation. An evaluation committee was formed to review the proposals. The selection Committee qualified four (4) contractors to move on to the proposal process. The qualified contractors were Diede Constructions, Bogard Construction, Dilbeck Construction, and F&H Construction. Inc. In order

On December 22, 2023, an RFP was issued to the four qualified contractors. On January 26, 2024, one proposal was received from Diede Construction. The total bid received was \$11,335,200 which included two add alternatives. The add alternatives were for a carport structure (\$112,000) and a photovoltaic system (\$643,600). To stay within the available budget the add alternatives are being removed which brings the total bid to \$10,579,600.

The proposal has been reviewed by a selection committee. An interview was held with Diede Construction on February 1, 2024. After the interview it was determined that Diede Construction meets all the requirements. The reallocation of ARPA funds in the amount of \$2 million from Park Irrigation Upgrades to the Hebrnon Family Center project will allow the City to bridge the construction cost gap, award a contract to Diede and meet the State required timeline for the \$8.1 million grant. A new Hebrnon Family Center needs to be open in December of 2025.

CEQA CONSIDERATION:

**Categorical Exemption.** The City of Salinas has determined that the project is exempt from the California Environmental Quality Act (CEQA) Guideline (Section 15300, Class 2) because it involves replacement and reconstruction of an existing structure.

**No Significant Impact.** The City of Salinas has determined that the project is of no significant impact under 24 CFR 58.32 – National Environmental Policy Act. No factors were found to be significant on a stand-alone basis.

STRATEGIC PLAN INITIATIVE:

This item relates to the City Council’s Strategic Plan of Infrastructure and Environmental Sustainability as well as Youth and Seniors.

DEPARTMENTAL COORDINATION:

The Public Works Department, Library & Community Services and Community Development Departments worked together to develop the RFQ, the RFP, rate and rank the statements of qualifications, and review and interview the proposals.

FISCAL AND SUSTAINABILITY IMPACT:

Sufficient funds are available and appropriated in 3911.55.9165, 5800.55.9165, 5800.55.9336, and through the reallocation of 3911.55.8191.

ATTACHMENTS:

Resolution  
Draft Agreement for Services  
Diede Construction, Inc. proposal