



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: NOVEMBER 18, 2025

DEPARTMENT: PUBLIC WORKS

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TITLE: ACCEPTANCE OF THE ACCESSIBILITY IMPROVEMENTS FOR
THE CLOSTER PARK RECREATION CENTER, CIP NO. 9451
FOR MAINTENANCE AND RESPONSIBILITY

RECOMMENDED MOTION:

A motion to approve a resolution accepting the Accessibility Improvements for the Closter Park Recreation Center, CIP No. 9451, for maintenance and responsibility.

EXECUTIVE SUMMARY:

On February 25, 2025, the City Council awarded the contract for Accessibility Improvements for the Closter Park Recreation Center, CIP No. 9451 to Tombleson Inc., via Resolution No 23201, in the amount of \$320,225 and \$48,034 for construction contingencies. Construction began on May 27, 2025, with an allowance of 90 working days for project completion. Tombleson Inc. has completed the restroom accessibility improvements under this contract, including eight (8) contract change orders and 13 additional working days. The project was completed on September 16, 2025, with Notice of Occupancy issued on September 22, 2025. The construction grand total for this project was \$355,418.92 with 103 working days.

BACKGROUND:

On April 7, 2023, a request for proposal was issued to develop construction plans and specifications for the restroom accessibility improvements at Closter Park and Firehouse Recreation Center. Wald, Ruhnke & Dost Architects (WRD) was selected as the project designer to develop the construction plans and specifications for these projects.

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, CIP No. 9311 & 9451. On December 16, 2024, City staff issued Addendum No. 3 removing the Firehouse Recreation Center improvements from project bid due changed site conditions.

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., a local business, received the 5% local business preference, making them the lowest responsive and responsible bidder.

On February 25, 2025, City Council approved Resolution No. 23201 awarding a contract to Tombleson Inc. for the Accessibility Improvements for the Closter Park Recreation Center, CIP No. 9451 in the amount of \$320,225.25 and authorized the City Engineer to approve contract change orders up to an additional 15% in an amount not to exceed \$48,034 for construction contingencies. During the construction, changes were made to the construction plans and additional work was identified. A total of eight (8) change orders were issued for the project for a total of \$35,193.56 and 13 additional working. Table 1, below, provides a breakdown of the project change orders.

Table 1. Contract Change Orders

CCO No.	Amount	Contract Amount (w/CCOs)	CCO Description
1	\$2,497.00	\$322,722.00	Relocate return air intake and ducting
2	8,763.00	\$331,485.00	Pony wall-finishes & storage closet modification
3	\$2,405.00	\$333,890.00	Gas line relocation & drainpipe repair
4	\$2,855	\$336,745.00	Cut and cap existing exhaust flue
5	\$8,784	\$345,529.00	Infill office door
6	\$1,531.56	\$347,060.56	Install new ceiling access panel and modify sheer wall
7	\$2,444.00	\$349,504.56	Install light for janitor's closet
8	\$5,914.36	\$355,418.92	Furnish & install pressure regulator valve

As of September 16, 2025, the project has been completed as described within the scope of work and change orders. The final inspection and Notice of Occupancy was issued on September 22, 2025. The facility was officially open to the Salinas Boxing Club on October 16, 2025.

The accessibility improvements at the Closter Park Recreation Center have allowed the City to move closer towards ADA compliance of its facilities by correcting issues identified in the ADA Transition Plan. Additional improvements are required in order to provide a more compliant facility.

Attachment 1 provides before and after photos of the Project.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a

significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to have any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

This project addresses the City Council’s Goals of “Infrastructure” and “Youth and Seniors” by investing in the safety and overall improvement of Closter Park Recreation Center.

DEPARTMENTAL COORDINATION:

Coordination was required with several of the city’s departments. The Library and Community Services Department (LCS) to determine project scope. The Building Department provided plan review and inspection of building systems. Public Works managed the project, conducting labor compliance monitoring and inspection. Finance, Legal and Administrative assisted with contract execution and payment of work.

FISCAL AND SUSTAINABILITY IMPACT:

Accepting the Closter Park Recreation Center Project No. 9451 for maintenance and responsibility has no fiscal impact. The project was constructed within its allocated budget and contingencies.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
n/a	n/a	n/a	n/a	n/a

ATTACHMENTS:

Resolution

Attachment 1: Location Map & Before/After Photos