



**CITY OF SALINAS
COUNCIL STAFF REPORT**

DATE: NOVEMBER 19, 2024

DEPARTMENT: PUBLIC WORKS DEPARTMENT
LIBRARY AND COMMUNITY SERVICES

FROM: DAVID JACOBS, PUBLIC WORKS DIRECTOR
KRISTAN LUNDQUIST, LCS DIRECTOR

TITLE: AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF SALINAS AND GRIFFIN STRUCTURES

RECOMMENDED MOTION:

A motion to approve a Resolution authorizing the City Manager to enter into Amendment no. 2 to the Professional Services Agreement between the City of Salinas and Griffin Structures for the Hebbron Family Center Revitalization Project to increase the compensation by \$201,014 for a maximum compensation not to exceed \$1,535,098.

EXECUTIVE SUMMARY:

On December 8, 2021, the City issued a Request for Qualifications (RFQ) for Project and Construction management and Community Engagement assistance for the Hebbron Family Center Revitalization Project. Griffin Structures was selected as the most qualified for the Hebbron Project. On May 24, 2022, through Resolution No. 22361, the City Council approved a professional services agreement with Griffin Structures which includes a scope of work, budget and schedule for:

1. Project management
2. Demolition plans and specifications
3. Community outreach
4. Design development
5. Management of the selection of a Design Build Entity
6. Construction oversight

The final scope, budget and schedule did not include special inspection and testing. Currently the City does not have the resources or expertise to cover special inspection and testing for this

project. Griffin has submitted a proposal to cover special inspection and testing for the Hebbron Family Center Project in the amount of \$201,014.

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 Hebbron 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 Hebbron 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 Hebbron 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 Hebbron 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 Hebbron 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 Hebron 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 Hebbron 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 Hebrbron Family Center have been allocated.

On May 24, 2022 with resolution 22361 the City Council approved a professional services agreement with Griffin Structures which includes a scope of work, budget and schedule for:

1. Project management
2. Demolition plans and specifications
3. Community outreach
4. Design development
5. Management of the selection of a Design Build Entity
6. Construction oversight

On October 22, 2024, through Resolution No. 23139, the City Council approved amendment no.1 to the professional services agreement to include labor compliance for the project.

The final scope, budget and schedule did not include special inspection and testing. Currently the City does not have the resources or expertise to cover special inspection and testing for this project. Griffin has submitted a proposal to cover special inspections and testing for the Hebrbron Family Center Project in the amount of \$201,014.

The total contract will have a not to exceed amount of \$1,535,098.

Given that Griffin is already providing oversight of this project, City staff recommends amending the existing agreement with Griffin Structures so they may perform these additional services without delay to the project.

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

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

On March 5, 2024, a design build contract was awarded to Diede Construction.

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.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

This action supports the Council’s initiative of “Youth and Seniors” and “Economic Development” and implements a top priority of the PRLMP and AVP.

DEPARTMENTAL COORDINATION:

The Public Works Department worked with Library & Community Services Department and Community Development Departments to develop the RFQ, rate and rank the SOQs, interview the top firms and negotiate a final scope of work and budget proposal.

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	55.9165	Outside services- Otherprofessional	\$160,096	\$160,096	N/A	N/A
5800	55.9336	Outside services- other and professional	\$496,555	\$40,918	N/A	N/A

ATTACHMENTS:

Resolution
Amendment #2
Griffin Structures Fee Proposal