



**CITY OF SALINAS
CITY COUNCIL REPORT**

DATE: **SEPTEMBER 26, 2023**

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

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

TITLE: **HEBBRON FAMILY CENTER SCHEMATIC DESIGN AND COST
ANALYSIS**

RECOMMENDED MOTION:

A motion to receive and accept the completion of the schematic design phase and cost analysis for the new Hebronn Family Center and authorize the team to proceed to Design Development/Bridging Document Phase.

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 residents 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.

The LCS and PW Departments made an inquiry to the Community Development Department (CDD) about the availability of HUD CDBG Entitlement Funds to support the project's pre-development costs and portion of the construction cost. 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.

On March 11, 2021, President Biden signed the American Rescue Plan Act (ARPA), which provided the City of Salinas with \$51,567,313 in relief funds. In September 2021, the City Council allocated ARPA funds for several government service projects, including \$1.5 million dollars for the Hebronn Family Center.

DISCUSSION:

On May 24, 2022, the Council approved a Resolution authorizing the City Manager to enter into a Professional Services Agreement (PSA) between the City of Salinas and Griffin Structures (ABA, MIG and Others) in an amount not to exceed \$1,293,710 for Program and Construction Management for the Hebronn Family Center Revitalization Project. The PSA includes a scope of work, budget, and schedule for:

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

Community Engagement: Building upon outreach that was done in conjunction with the PRLMP, and Prop 68 applications, the City of Salinas and project team launched community engagement efforts to gather community feedback for the revitalization of the Hebbron Family Center (HFC or the Center) in 2022. The project team consisted of a multidisciplinary group of consultants with backgrounds in architecture, civil engineering, construction, and community engagement as well as city staff to ensure that the center was designed to meet the standards and needs of the community. In collaboration with the City, MIG led the community engagement strategy for the project team. The key goals for the Center and engagement approach were to:

- Bolster the neighborhood’s needs by directly collaborating with the community on the design and programs of the new HFC
- Develop a building and site design that fulfills the neighborhood vision
- Create landscaping and physical spaces that encourage community and cultural events
- Enhance the project edges as it relates to the street to assist in increasing access for all users of the corridor, including bicyclists, pedestrians, and people with disabilities.

The team coordinated a community-centered approach to creating a design for the new Center. This approach started with a Visioning Phase; this Phase included the evaluation of initial engagement conducted in 2019 as part of a Proposition 68 application to rebuild the Center. In addition, a total of fourteen (14) engagement activities took place from the summer of 2022 through the fall of 2022. These activities (pop-ups, community meetings, focus groups) were designed to be interactive and provide various ways for the community to share input and learn more about the design process. All materials and events were bilingual in English and Spanish.

Using the information gained from the Visioning Phase, the City launched the Conceptual Design Phase to gather additional input from community. In total, nine (9) engagement activities took place in the spring of 2023. During this phase, community was presented with potential building layouts, character, and exterior spaces. The information gathered from this phase was meshed with feedback from site programmers and department management. Please see Attachment A for a detailed summary of engagement activities in the Visioning and Concept Development Phases. Fortunately, community and staff’s vision for center aligned. Below you will find community and staff’s preferred building layout, character, and exterior spaces.

Preferred building layout



Preferred character – Mexican Revival



Preferred exterior spaces



Given the level of engagement and community's feedback staff instructed ABA to further the Conceptual Design into Schematic Design.

Costing: Based on the Schematic Design, the project team has identified an estimated total cost of \$14,086,008 for the new Hebron Family Center. Currently, the project has a total budget allocation of \$11,147,115. LCS staff have been in communication with the Community Development Department regarding future allocations of CDBG funding to assist in closing the gap of \$2.89 million. The project team continues to work on finding creative ways to leverage funding and minimize the cost. Some strategies include criteria-based documents allowing the Design Build Entity (DBE) to develop creative solutions, establishing Additive/Bid Alternatives and seeking additional funding sources.

On September 13, 2023, the Library and Community Services Commission received a report and presentation on the schematic design phase and cost analysis for the new Hebbron Family Center. A robust discussion was held by the Commission, including some the following key take aways:

- Design reflects and embodies the community input
- Maintain operational hours and budget to support community use of the building with broad hours of usage
- Consider criteria for the DBE team to encourage additional green/sustainable design measures (such as a green roof), beyond the already designed code required sustainable elements
- Seek local upcoming artists through robust public art outreach when it is time
- Gap between estimated costs and budget needs to be tracked carefully
- Sustainable, native, and low water use planting should be implemented
- Parking is a key programmatic element and no reduction in parking through the improvements proposed should occur
- Make sure there is adequate lighting on the site to support safety and security

The Commission voted unanimously to approve a motion recommending that the City Council receive and accept the completion of the schematic design phase and cost analysis for the new Hebbron Family Center.

ABA’s presentation will review the work done to–date and illustrate selected features and cost analysis for the new Hebbron Family Center, focusing on the fulfillment of community needs through this new public facility.

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 Library & Community Services, Public Works Department, and Community Development Departments have worked together to implement all phases leading to Schematic Design and leverage funding for the Project.

FISCAL AND SUSTAINABILITY IMPACT:

Designing, building and delivering the new Hebronn Family Center is currently estimated to cost \$14,493,213. The project has a total budget allocation of \$11,147,115. The project team continues to find ways to leverage funds and find creative ways to bridge the gap between the secured allocation and estimated cost. The team is optimistic on bridging the gap with the additional allocation of CDBG funding.

ATTACHMENTS:

Resolution
ABA's SD Presentation