



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

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**DATE:** JUNE 17, 2025

**DEPARTMENT:** PUBLIC WORKS

**FROM:** DAVID JACOBS, PE, LS, DIRECTOR

**BY:** JOSIE LANTACA, ASSISTANT ENGINEER

**TITLE:** CESAR CHAVEZ PARK SOCCER FIELD; CIP NO. 9005

**RECOMMENDED MOTION:**

A motion to:

- 1) Approve the reallocation of budget from CIP No. 9361 (1200 fund) to CIP No. 9005 in the amount of \$43,100; and
- 2) Approve the contract change order (CCO #4) in the amount of \$72,898.50; and
- 3) Accept the Cesar Chavez Park Soccer Field; CIP No. 9005 for maintenance and responsibility.

**EXECUTIVE SUMMARY:**

On May 16, 2023, the City Council awarded a contract to Norcal Contractor in the amount of \$1,456,684.92 for the construction of the Cesar Chavez Park Soccer Field Project (CIP No. 9005) by Resolution No. 22663. Work began on August 28, 2023, and the contractor had 80 working days to complete the project. During construction, unforeseen conditions and unanticipated events occurred which changed the scope of work for a total of four contract change orders (CCOs) being issued for the project resulting in an increase of the total cost to \$1,674,837.43. The project was substantially completed on April 8, 2024, and the plant establishment period ended on August 11, 2024. Final punch list work was completed on August 19, 2024.

**BACKGROUND:**

In 2002, State voters passed Proposition 40 that provides funding for local assistance grants, including development of neighborhood, community and regional parks. Cesar Chavez has been categorized through the Parks Master Plan process as a regional park. Soccer and youth sports rate as the Master Plan's highest priorities. The Park assessment agrees as well and recommends adding storage for youth sports and shaded picnic areas.

In early 2017, the City submitted a Proposition 40 grant application to the California Department of Parks and Recreation Office of Grants and Local Services (OGALS) for the construction of one full synthetic turf soccer field, two youth soccer fields, and a half-court basketball court at Cesar

Chavez Park. OGALS approved the grant application, and on August 15, 2017, City Council accepted the Grant Award in the amount of \$998,264 (Resolution No. 21241). The grant may only be utilized toward the project's construction cost.

Through a formal Request for Qualification process, the City contracted with BFS Landscape Architects for the preliminary and final design of the project. During the project's design development process, the preliminary estimates determined there would be insufficient funds to cover the construction costs for the project's original scope of work. Thus, the City submitted a request for a change in scope from OGALS, maintaining the value of the original grant amount. The revised scope of work read: "Construct a full-sized artificial turf soccer field and minor improvements at Cesar Chavez Park in the City of Salinas". In a letter dated March 26, 2021, OGALS approved the requested change in the project's scope of work.

The revised scope of work included the construction of a full-size synthetic turf soccer field, upgrades and adjustments to the existing irrigation system to accommodate the new layout, construction of a bioretention area, and new landscaping.

The project was advertised for construction bid on March 7, 2023, and bids were opened on April 7, 2023. On May 16, 2023, City Council awarded the Cesar Chavez Park Soccer Field; CIP No. 9005 to Norcal Contractor in the amount of \$1,456,684.92. The contract established that the contractor should complete the work within 80 working days. Construction began on August 28, 2023 and was substantially completed on April 8, 2024. The plant establishment period started on April 9, 2024 and ended on August 11, 2024. Final punch list work was completed on August 19, 2024.

Three contract change orders (CCOs) were approved for this project. Table 1 below provides a summary of these CCOs.

Table 1: Contract Change Orders

Change Order No.	Description	Item Amount	Total Change Order Amount
1	Removal/replacement existing 24" metal pipe within the new storm drain manhole		\$15,006.28
2	A. Removal and replacement of existing DG Pathway (T&M)	\$10,846.50	\$67,892.13
	B. Difference in materials for electrical wires	\$11,554.06	
	C. Change Schedule 40 pipe to C900 water main pipe	\$26,963.48	
	D. Slurry encasement of the storm drain system	\$5,310.38	
	E. Replace broken sprinklers	\$3,167.19	
	F. Installation of 2 quick couplers	\$6,299.54	
	G. Equipment downtime due to mainline hit	\$3,750.98	
3	Excavation/off hauling & replacement of unsuitable soils		\$62,355.60
	<b>TOTAL CCOs (1-3):</b>		<b>\$145,254.01</b>

A Balancing Contract Change Order (CCO #4) still needs to be paid for this project to adjust the contract amount to reflect the final quantity of work performed for some of the bid items. Table 2 below is a list of the bid items with the percentage of actual quantities installed.

Table 2: Balancing Change Order #4

Bid Item	Description	Percent Increased	Amount
8	Off Haul/Excavation Trench	5%	\$353.93
13	Turf Field Base Rock Class 2	12%	\$8,805.35
14	Trench Rock	5%	\$1,983.63
31	Off Haul/Excavation-bioretenention area	14%	\$6,326.26
32	Bioretention Soil Mix	47%	\$15,066.70
33	Class 2 Permeable Material	1%	\$341.82
3	SWPPP Implementation – more rain events when the project was extended		\$40,020.81
	<b>TOTAL CCO #4:</b>		<b>\$72,898.50</b>

On October 1, 2024, a “Notice of Cessation” was filed at the Monterey County Recorder’s Office for this project. The project has been deemed complete and the construction methods and materials met the project plans and specifications requirements.

CEQA CONSIDERATION:

This project has been reviewed per the California Environmental Quality Act (CEQA) Guidelines and has been determined to be Categorically Exempt in accordance with Section 15303 (Class 3) and Section 15304 (Class 4) because the project involved no projected significant effects to an existing park and recreational facilities use.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No. Government Code §84308/Levine Act doesn’t apply to this item because the construction contract for this project was done through competitive bidding process.

STRATEGIC PLAN INITIATIVE:

The project addressed the City Council Goals of Infrastructure and Environmental Sustainability, Public Safety, and Youth and Seniors by providing safe recreational facilities for Salinas residents.

DEPARTMENTAL COORDINATION:

The process of administering this project involved Public Works, Library and Community Services, Finance, and Legal Departments.

Public Works Department coordinated and oversaw the preparation of the project plans, specifications, and estimates, administered the bidding/advertisement process, and managed the construction contract administration, and field inspections. The project is a CIP for the Library and

Community Services Department, CIP No. 9005. Finance Department managed the proper disbursement of funds, and Legal Department reviewed pertinent documents/contracts to ensure compliance with applicable laws and regulations. Thus, staff from these Departments were involved with the development and execution of this project.

#### FISCAL AND SUSTAINABILITY IMPACT:

Table 3: Project Funding

<b>Description</b>	<b>Amount</b>
Grant from State Dept of Parks and Recreation	\$998,264
Measure G (2/7/2018 – Council Action Date)	\$150,000
Transfer from CIP 9840 to CIP 9005 (12/18/2018 – Council Action Date)	\$20,000
Measure G (FY 19/20)	\$200,000
Measure G (FY 20-21)	\$50,000
Measure G (FY 21/22)	\$80,000
Measure G (FY 22/23)	\$25,000
Measure G (5/16/2023 – Council Action Date)	\$200,000
Measure G (FY 23-24)	\$250,000
<b>Total Funding</b>	<b>\$1,973,264</b>

Project construction cost was \$1,601,938.93 including the three contract change orders. Balancing contract change order (CCO #4) is \$72,898.50 (as summarized on Table 2) which adds up the total construction cost to \$1,674,837.43.

Other expenditures (encumbered and expended) for this project included engineering/design costs, administrative overhead, public art fees, and soils testing for a total cost of \$268,597. As of June 3, 2025, there is only an unencumbered balance of \$29,829 for the project. Thus, \$43,100 is needed to fully pay CCO #4.

<b>Fund</b>	<b>CIP Project (5800)</b>	<b>Appropriation</b>	<b>Appropriation Name</b>	<b>Total Appropriation</b>	<b>Amount for recommendation</b>	<b>FY 24-25 Operating Budget Page</b>	<b>Last Budget Action (Date, Resolution)</b>
1200	9361	55.9361-66.400	Capital Outlays Improvements	\$55,612	\$43,100	n/a	06/13/2023 22693
1200	9005	55.9005-66.400	Capital Outlays Improvements	\$69,752	\$43,100	n/a	5/16/223, 22663

#### ATTACHMENTS:

Resolution

Attachment 1: Resolution No. 21241

Attachment 2: Resolution No. 22663

Attachment 3: Resolution No. 22693

Before and After Photos