



**CITY OF SALINAS
COUNCIL STAFF REPORT**

DATE: MAY 5, 2026

DEPARTMENT: LIBRARY AND COMMUNITY SERVICES (LCS)
COMMUNITY DEVELOPMENT (CD)

FROM: KRISTAN LUNDQUIST, LCS DIRECTOR
LISA BRINTON, CD DIRECTOR

TITLE: AMENDMENT NO. 3 TO THE AGREEMENT FOR
PROFESSIONAL SERVICES BWITH BFS LANDSCAPE
ARCHITECTS (BFS)

RECOMMENDED MOTION:

It is recommended that the City Council approve a Resolution:

1. Authorizing the City Manager to execute Amendment No. 3 with BFS Landscape Architects for additional design, program and construction management for Closter Park and El Gabilan Tot Lot to increase the total compensation amount by \$110,900 for a maximum compensation amount not to exceed \$1,939,489; and
2. Authorizing the reappropriation of up to \$71,000 from Playground Improvements at Parks CIP 9060 to CIP 9350 to cover the additional costs associated with Closter Park.

EXECUTIVE SUMMARY:

On December 13, 2022, the Council authorized the City Manager to enter into an Agreement for Professional Services (Agreement) between the City of Salinas and BFS Landscape Architects in an amount not to exceed \$1,755,389 for the design, program and construction management for Closter Park, El Gabilan Play Lot, and two universal playgrounds (one at Northgate Park and one at Williams Ranch Park). On April 9, 2024, the City Council authorized Amendment No. 1 with BFS to reflect a change in scope to the El Gabilan Tot Lot based on community feedback increasing total compensation to \$1,828,589. On February 25, 2025, the City entered into Amendment No. 2 with BFS to reflect a new termination date of June 30, 2027. Amendment No. 3 will increase the value of the Agreement between the City of Salinas and BFS Landscape Architects to a not to exceed amount of \$1,939,489.

BACKGROUND:

In 2019, the City of Salinas completed the Parks, Recreation, and Library Services Master Plan (PRLMP). The development of this PRLMP was led by a Steering Committee of stakeholders,

residents, and organizational leaders and involved extensive public engagement in the planning process. 98% of City residents answering a survey felt that public parks, recreational opportunities, and library services are important or essential to the quality of life in Salinas; more than half (57%) rated the park and recreation system as “fair” or “poor.” City parks and open spaces were the foci of one of the four Open House sessions, with participants placing high priorities on safety and maintenance, trails for walking and biking, water play, dog parks, and family/social gatherings.

More than 80% of community survey respondents during the PRLMP process considered upgrading existing parks a high or top priority. As one respondent said, “Before expanding, please start by improving what we already have. Our parks are a treasure, but they need A LOT of love and improvements.”

One outcome of the PRLMP was the development of a 20-year Capital Improvements Plan for Park and Facility Projects, and Closter Park was ranked #1 in terms of needing improvement. The park received the highest rankings in all six criteria – significance, funding leverage, community need, safety/security, usage/benefit, and location/demographics. The main improvements outlined were renovations of a restroom and concession stand; installation of a new restroom; installation of skate elements; repairs to chain link fences and baseball backstops; regarding the ball fields; adding plantings, dugouts, batting cages, and several ADA and safety elements; and numerous repairs and site furnishes.

Following the recommendations of the PRLMP and development of the Capital Improvement Plan for Park and Facility Projects, staff has worked diligently to secure funding sources to improve the condition of existing parks. In early 2021, LCS submitted a Prop 68 application to The California Department of Parks and Recreation Office of Grants and Local Services (OGALS) for the Closter Park Revitalization Project. In early 2022, OGALS notified LCS of its Closter Park Revitalization Project selection and awarded \$6.8 million for a comprehensive renovation of the park.

In November 2019, the City Council unanimously accepted the Alisal Vibrancy Plan (AVP) as a strategic planning document. The AVP is an action-oriented, comprehensive strategy for Salinas’ Alisal (East Salinas) neighborhoods. The Plan’s purpose is to communicate the collective vision, goals, and desires of those who live, work, worship, and shop in the Alisal. In October 2021, staff presented the AVP Implementation Plan and Budget for the approximately \$3 million that the City Council appropriated in the FY 2021-2022 Capital Improvement Project (CIP) Budget for immediate and short-term implementation activities. The AVP Implementation Plan, developed in collaboration with the AVP Implementation Committee, prioritizes short-term activities to improve the cleanliness, appearance, infrastructure, and parks and open space in the Alisal, and to promote economic development of the Alisal.

One of the AVP projects under the parks and open space priorities is to resurface existing asphalt and incorporation of a new half basketball court and/or other playground games (i.e., hopscotch, four-square, etc.) at El Gabilan Park, located between Toro Ave. and Cross Ave. Staff reassessed the proposed improvements by distributing 500 door hangers with a link/QR code for the neighborhood to participate in a survey and gauge their preference on a traditional half basketball court or multi-use sport court. In addition, staff conducted 4 pop-up activities as a means to engage residents on a personal level and eliminate a possible technology barrier. Pop-Ups were conducted at La Plaza Bakery (Bardin location), Firehouse Rec (twice) and at the Cesar Chavez library. Based on the survey and pop-up results, staff determined the need to shift and amend the BFS contract to accommodate residents’ preference for a multi-use court and site improvements to include better lighting, fencing and paths of travel. The new project scope includes adding a multi-use sports court which increased the total construction value by nearly \$300,000. As a result, there has been

a substantial expansion in the level of effort required for construction administration services requiring an additional \$39,900 from AVP Implementation Funds (CIP 9246) to support BFS and additional Geotechnical work.

In addition, there have been some unforeseen challenges during the construction of Closter Park, which created some delays in the project, and the extended construction duration has required an increase in the level of effort required for Construction Management and Labor Compliance. As a result, we are requesting to reappropriate \$71,000 from CIP 9060 to cover the increased costs.

CEQA CONSIDERATION:

The approval of Amendment No. 3 to the Agreement for Professional Services is not considered a project per the California Environmental Quality Act (CEQA) Guidelines; however, the projects under this agreement amendment are considered Projects.

Closter Park Revitalization – The Closter Park Revitalization project, includes demolishing and replacing existing structures of substantially the same size, purpose, and capacity, qualifies as a Class 2 Categorical Exemption (Section 15302 Replacement or Reconstruction) under the California Environmental Quality Act (CEQA).

El Gabilan Play Lot – The El Gabilan Project qualifies for a Categorical Exemption because it involves infill development within an urbanized area as identified in Categorical Exemption Class 32; Section 15332 (b).

STRATEGIC PLAN INITIATIVE:

These Projects further the City Council’s Strategic Plan vision and goals of Infrastructure and Environmental Sustainability, Youth and Seniors and are identified as priorities in the PRLMP and AVP.

DEPARTMENTAL COORDINATION:

LCS, CD and PW Departments worked to develop the initial RFQ, rate and rank the SOQs, interview the top firms, and negotiate a final scope of work and budget proposal. LCS and CD worked on the strategy and implementation of the community engagement and identified additional AVP funds for these projects.

FISCAL AND SUSTAINABILITY IMPACT:

Closter Park Revitalization: The increased Construction Management and Labor Compliance costs will be covered by reappropriating \$71,000 from CIP 9060 to CIP 9350.

El Gabilan Tot-Lot: AVP Implementation Funds (CIP 9246) will cover all costs associated with this project.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
1200	30.9246-63.5010	Outside Services - Professional Services	\$88,770	\$39,900
1000	55.9060-61.1100	Salaries & Benefits - Regular Pay	\$74,150	-\$71,000
1000	55.9350-66.4000	Capital Outlays – Improvements Other than Bldg.	\$0	\$71,000

ATTACHMENTS:

Resolution

Amendment No. 3

Exhibit “B” Scope of Work

Amendment 2

Amendment 1