



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: JUNE 18, 2019

DEPARTMENT: PUBLIC WORKS DEPARTMENT

FROM: DAVID JACOBS, P.E. L.S., PUBLIC WORKS DIRECTOR

BY: JAMIE TUGEL, CONSTRUCTION INSPECTOR SUPERVISOR

TITLE: FREIGHT BUILDING IMPROVEMENTS AT 1A STATION PLACE,
FOR THE CALIFORNIA WELCOME CENTER, CIP PROJECT NO.
9265

RECOMMENDED MOTION:

A motion to approve a resolution that accepts Freight Building Improvements at 1A Station Place, for the California Welcome Center, CIP Project No. 9265, for maintenance and responsibility.

RECOMMENDATION:

Staff recommends that the City Council approve a resolution accepting Freight Building Improvements at 1A Station Place, for the California Welcome Center, CIP Project No. 9265, for maintenance and responsibility.

BACKGROUND:

The Freight Building is a fundamental component of the Salinas Intermodal Transportation Center (ITC), and is located within the ITC next to the Salinas Train Station Building. This phase, which was the tenant improvements for the Freight Building, has made the building fully functional and ready to be occupied by the California Welcome Center.

On September 4, 2018, City Council awarded the Freight Building Improvements at 1A Station Place, for the California Welcome Center, CIP Project No. 9265, to Jacob Construction & Design (contractor) in the amount of \$525,543. The project was subsequently increased through four contract change orders in the amount of \$47,638 for a total contract cost of \$573,181. The project included: improvements to the building interior walls, windows and new doors, new lighting, and improvements to utilities (electrical, water, and sewer); construction of ADA-compliant restrooms and other improvements to make the building fully functional and ready to be occupied.

Jacob Construction has completed the building improvements per plans and specifications and all permits have been signed off by the Permit Center. Therefore, the project is ready to be accepted for maintenance and responsibility.

CEQA CONSIDERATION:

Categorically Exempt: The City of Salinas has determined that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines. (Section 15301 (a)(d)(f), Class 1) because the project proposes the rehabilitation of an existing public facility that will not expand beyond the existing limits.

STRATEGIC PLAN INITIATIVE:

The project complements the City Council's Goals for Economic Diversity and Prosperity, and Quality of Life.

DEPARTMENTAL COORDINATION:

The Public Works Department coordinated with the Permit Center in plan review and Building and Fire inspection services. The divisions within the Public Works Department also managed the procurement and contract execution for the design and construction phases.

FISCAL AND SUSTAINABILITY IMPACT:

Funding for this project included \$171,400 from General Fund funds, \$66,450.94 from Measure G funds, and \$474,961.10 from Special Construction Assistance funds for a total project funding of \$712,812.04.

To date, \$658,549.40 has been spent on design, inspection, construction and administration, with \$54,262.57 unencumbered as of 5/13/19.

This project's contract included provisions requiring contractors to make a good faith effort to hire local workers in sufficient numbers so that no less than 50% of the total workforce, measured in labor work hours, was comprised of local hires. Overall, Jacob Construction & Design, Inc. and its subcontractors exceeded this requirement and attained 67% local workforce participation.

ATTACHMENTS:

Location Map
Resolution