



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: 23-186, Version: 1

Receive a report on Key Capital Projects managed by the Public Works, Facilities and Parks Department (PWFP) for the period from July 1, 2022 through December 31, 2022 (Fiscal Year 2022-23, Quarters One and Two).

RECOMMENDATION:

It is recommended that the Capital Improvement Committee:

Receive a report on Key Capital Projects managed by the Public Works, Facilities and Parks Department (PWFP) for the period from July 1, 2022 through December 31, 2022 (Fiscal Year 2022-23, Quarters One and Two).

SUMMARY

This report provides a status update on key capital improvement projects managed by PWFP for the first and second quarters of Fiscal Year (FY) 2022-23. During this period, there were 49 active capital projects totaling \$135.8 million in costs-to-date: 24 Public Works (Road and Bridge) projects at \$57.0 million and 25 Facilities projects at \$78.8 million. This report includes project estimates, costs to date, and status. Five Facilities and six Public Works projects were completed during this reporting period. Three Public Works projects were substantially completed, where construction was completed, and project closeout activities were underway (e.g., submitting documentation to regulatory agencies to close out permits).

DISCUSSION:

Capital projects are non-recurring, exceed \$100,000 cost, and have an estimated useful life of at least five years to provide long-term assets to the County. All the active capital improvement projects being managed by PWFP are summarized in Attachment A. Additional detail is provided below for selected completed projects and those with significant activity during the first quarter (Q1) and second quarter (Q2) of FY 2022-23.

Completed Projects - Facilities

1590 Moffett St-ITD Facility-HVAC Upgrade

The project involved installing HVAC units in a large imaging room and in a telecom room. Neither space had dedicated cooling for the sensitive equipment. The project budget was \$200,000. The project general contractor was Jacob Construction and Design. The project was completed in September 2022 via the Job Order Contracting (JOC) program, under budget at a cost of \$126,758.

168 W. Alisal-Install Emergency Generator

In November 2020, the Monterey County Office of Emergency Services (OES) accepted a grant award from the State of California's CalOES, for Public Safety Power Shutoff (PSPS)/Community Power Resiliency Program funding. PWFP immediately commenced a project to upgrade the emergency power system at the Government Center, 168 W. Alisal, Salinas (MCGC), including a new larger capacity emergency generator, a new automatic transfer switch and supporting equipment. This new equipment would allow the continuation of government services in the event of a power outage/emergency. The original budget of \$438,012 was completely funded

from the awarded grant.

Upon the completion of construction drawings in March 2022, PWFP sought JOC pricing for the installation of the specified equipment and the supporting infrastructure. However, the contractor's proposal cost was \$1,510,280, well beyond the established budget. Value engineering efforts did not sufficiently reduce the scope and pricing to make the project work within the project budget and in July 2022, OES, CAO and PWFP determined that the project would not advance into construction, essentially canceling further work. To draw down the grant funds by the grant deadline, OES executed purchase agreements with a local vendor for the purchase and delivery of trailer-mounted generators, to be used at sites around the County. Delivery of that equipment is expected in Winter 2023. The final project cost was \$352,899.

168 West Alisal Street, Salinas - Treasurer & Tax Collector (T&TC): Install New Level 2 Ballistic Glaze

This project included removing the existing glaze and installing a new Level 2 ballistic glaze at the T&TC Public Counter. The project was \$339,433, funded with Fund 478 building improvement and replacement funds. The project contractor is Newton Construction & Management Company Inc., performed through JOC. The final project cost was \$267,369. Construction is complete, and close out and warranty phase is in process.

2620 1st Street-Military and Veterans Affairs Office (MVAO) Costal Offices Tenant Improvements.

This project consisted of new flooring and paint in select areas, reconfiguration of some office spaces, lobby/reception area, and conference room, as well as furnishings and finishes. Construction began in July 2022 and was completed in December 2022. The MVAO has now moved into the facility. The Contractor was Newton Construction, performed via JOC. The total project budget was \$502,359 and the final cost was \$452,734.

Completed Projects - Public Works

Hartnell Road Bridge Replacement

This project replaced the existing two-lane Hartnell Road Bridge over Alisal Creek with a wider bridge that meets current standards. The project also included widened roadway approaches on both sides of the bridge to conform to the replacement bridge width and profile. After construction, both the bridge and roadway approaches will have two 12-foot vehicle lanes (one in each direction) and two 8-foot shoulders. The project budget was \$4,701,586. The Contractor was Anderson Pacific and the contract was awarded via public bid. The project was completed in December 2022 at a final estimated cost of \$3,957,028.

Cooper Road Reconstruction

This project involved the reconstruction of Cooper Road from Blanco Road to State Route 183 (2.6 miles). As part of the reconstruction, a recycling technique was used to pulverize the existing pavement and serve as a base for the new asphalt surface. Granite Construction was the Contractor, awarded via public bid. The project was completed in November 2022 at the budgeted cost of \$4,618,750.

Murphy Road Reconstruction

This project involved the reconstruction of Murphy Road from San Juan Road to the Santa Cruz County Line (0.8 miles). As part of the reconstruction, a recycling technique was used to pulverize the existing pavement and serve as a base for the new asphalt surface. Granite Rock was the Contractor, awarded via public bid. The project budget was \$1,750,000. The project was completed in November 2022 at a cost of \$1,295,431.

San Lucas Street and Sidewalk Improvements

This project consisted of constructing sidewalks, ADA access ramps, driveway approaches, drainage swales and

pavement rehabilitation in this community. The purpose of the project was to provide a pedestrian concrete path and perform preventive maintenance to extend the life of the existing roadway. The project budget was \$2,042,889. The Contractor was Granite Construction via JOC. The project was completed in November 2022 at a cost of \$1,963,594.

Measure X Community Street Repairs - Castroville Phase 2

The project is part of the program identified as a top priority under the Measure X program. This phase consisted of resurfacing portions of seven streets in the Community of Castroville, including portions of McDougall, Pomber, Geil, Seymour, Speegle, Preston and Crane Streets. The project also included reconstructing existing and adding missing sidewalk segments and curb ramps that were funded by Community Development Block Grant (CDBG) funds. The Contractor was Teichert Construction, performed via JOC. The project was closely coordinated with water line repairs conducted by the Castroville CSD, so that those improvements would be completed before the streets were resurfaced. The project was completed in November 2022 at the budgeted amount of \$1,400,173.

County Service Area CSA 66 Road Repaving

This project consisted of repaving the roads in the CSA 66 community. The project budget was \$535,890. The Contractor was Granite Constructed, performed via JOC. The project was completed in November 2022 at a cost of \$374,007.

Projects with Significant Activity - Facilities

331 Sanborn Road, Salinas, Alisal Integrated Health Center (AIHC)

This project involved the construction of a new, 18,000-square-foot, two-story Integrated Health Center with associated infrastructure and parking. The project budget is \$23,700,000 and is fully funded by Health Department grants and Fund 478 building improvement and replacement funds. Bidding was completed in December 2021 and a Notice to Proceed was issued to the contractor (DMC Commercial, Inc.) on January 12, 2022. Construction began in March 2022 after the contractor ordered materials and supplies. Underground utility work and concrete foundation are completed. Installation of structural steel framing is complete. Current project expenditures are \$8,951,770. The project is 50% complete and expected to be completed in Fall 2023. However, the Project team is tracking two issues including the expected time frame for relocation of an adjacent power pole by PG&E (scheduled in late February 2023) as well as the delivery of switch gear equipment (final delivery date has yet to be confirmed by manufacturer) that have the potential to delay the construction completion by two to three months.

South County Ag Commissioner Facility Development

This project involved pre-construction due diligence activities, including Environmental Site Assessment and Real Estate Market Analysis, which concluded that the existing King City Ag Commissioner (AC) facility was no longer suitable in the long term. Assessments led to the Board-approved purchase of the 1011 Broadway Street location in November 2021 for \$1.8 million. In August 2022, a site master concept plan was completed establishing two separate projects to include: 1) an immediate renovation to a portion of the “main building’s” office / meeting space to accommodate AC’s operational needs supporting their occupancy and 2) a future tenant improvement to the storage facility. The project budget to renovate a portion of the existing “main building” and relocate the AC’s operations is \$4.2 million, of which \$1.1 million remains unfunded. Current expenditures to date are \$2.1 million which include the property procurement. The PWFP team is developing a separate project and budget for the future improvements to the storage facility. PWFP will manage both projects via reimbursable services agreements with AC. Design services have commenced for the main building renovation and are anticipated to be completed by March 2023. A more intrusive onsite structural assessment

and hazardous materials investigation was completed in November 2022 causing delay to the commencement of the design. Tenant improvements for the main building renovation, which will accommodate AC occupancy / move-in, will be completed using JOC and are anticipated for completion in the Fall of 2023.

1270 Natividad Road, Salinas - Health Department: Water Intrusion

During rain events there is water intrusion through the exterior stucco walls, accessory joints, windows, and light fixtures of this building. The project includes the demolition of sheathing on all four building elevations, including soffits, recesses, etc., and replacing flashing at wall penetrations, cement plaster accessories and control joints. The total estimated project cost is \$3,151,000, funded with General and with Fund 478 building improvement and replacement funds. The project is currently 95% designed and is in permit review so the final estimated cost may change once the design is 100% complete.

1270 Natividad Road, Salinas - Health Department: Replace HVAC Units 2, 3 & 5

The project scope includes replacing three HVAC units and connecting to the Building Management System. The project cost estimate is \$326,727, funded with Fund 478 building improvement and replacement and Health Department funds. The project contractor is Newton Construction & Management Company Inc., performed through JOC. Current project expenditures are \$276,125, with planned construction completion by March 2023.

1270 Natividad Road, Salinas - Health Department: Replace Lab HVAC Unit 1

The project scope includes replacing one HVAC unit that serves the laboratory. The project cost estimate is \$319,883, funded with Fund 478 building improvement and replacement and Health Department funds. The project contractor is Newton Construction & Management Company Inc., performed through JOC. Current project expenditures are \$101,359, with planned construction pending lead time on the equipment now anticipated to be received in February 2023.

1410 Natividad Road, Salinas Sheriff: Replace Kitchen Refrigeration Compressors & Repair Refrigerator Doors

The project includes replacing 30-year-old kitchen refrigeration compressors and repairing various refrigerator doors that do not close properly. The project cost estimate is \$420,411, funded with Fund 478 building improvement and replacement funds. The project contractor is Jacob Construction and Design Inc., performed through JOC. The construction schedule is dependent on receiving equipment. Construction is estimated to commence in March 2023.

1410 Natividad Road, Salinas - Sheriff: Replace & Install Automatic Transfer Switch (ATS)

The project includes the installation of a new generator ATS that serves the kitchen, receiving, and dorms. The project cost estimate is \$529,800, funded with Fund 478 building improvement and replacement funds. Design has been completed. The project contractor is Newton Construction & Management Company Inc., performed through JOC. Construction schedule is dependent on receiving equipment which has a 20-week lead time. Construction is estimated to commence in June 2023.

1410 Natividad Road, Salinas - Sheriff: Sewer Lift Station Improvements

The project scope includes improvements to the existing sewer system by installing a bypass lift station creating redundancy and additional resilience. The total estimated project cost is \$800,000. The work is approximately 35% complete with design / permitting in progress scheduled for completion in March 2023.

The project will be delivered via JOC and will depend on delivery of equipment currently estimated for completion in Fall 2023. The project was delayed in commencing due to additional assessments and alternatives analysis required.

1590 Moffett Street, Salinas-ITD Facility-Parking Lot and Sidewalk Paving

The project scope includes rehab and repair to the entire parking area and selected sections of concrete sidewalk and path of travel. Also included is infrastructure for eight new EV charging stations. The total estimated project cost is \$546,000. The work is approximately 95% complete. The project is delivered via JOC and is substantially complete. The EV charging stations are operational, punch list items are pending completion.

Government Center, Salinas - Development of County Property at SW Corner of Church & W Gabilan-Pre-Design Parking Structure

City of Salinas and the County of Monterey Government Centers and Salinas Commercial District are impacted by a shortage of employee and customer off-street parking. The City and County have identified space at the corner of Church and W Gabilan for a future parking structure. To that end, City and County have met frequently in a collaborative effort, sharing costs and staff time. The division of responsibilities is outlined in the City-County Downtown MOU, updated and signed in May 2022. In August and September 2022, City and County facilitated public outreach for community input. The pre-design activities, including continued development of financing strategies and public outreach, will continue into FY 2023-24.

Projects with Significant Activity - Public Works

River Road at Fairview Road Reconstruction

This consisted of installing twin 48-inch culverts to replace the existing single 60-inch culvert that failed due to the immense amount of sediment and runoff that washed down the hillside due to the 2021 Winter Storms. This section of River Road is directly downhill of the 2020 River Fire burn scar. The project budget was \$2,501,604. The Contractor was Whitaker Construction Group (awarded via public bid). The project was substantially completed by December 2022

with some project closeout activity continuing. The estimated final cost is \$2,328,221, and PWFP staff expects to receive about 89% reimbursement through the Federal Highway Administration for this storm damage repair project.

Road Reconstruction: Harkins Road, Hunter Lane, Foster Road and Hitchcock Road

This project involved reconstruction all of Harkins Road from Fifth Street in Spreckels to the Salinas city limit (1.4 miles), Hunter Lane (1.5 miles), Foster Road (2 miles), and Hitchcock Road from State Route 68 to Davis Road (1.8 miles). The design budget is \$750,000 and design is 30% complete. The preliminary estimated construction cost is \$11.0 million. Reconstruction of Harkins Road and Hunter Lane are planned for late Summer 2023, with Foster Road and Hitchcock Road planned for 2024.

Old Stage Road

In 2022, a segment of Old Stage Road from MilePost 1.27 (Granite Construction Entrance, north of the City of Gonzales) to Milepost 2.92 (Iverson Road) was reconstructed. The segment of Old Stage Road from Iverson Road to Chualar Canyon Road is also planned for reconstruction, as is Alisal Road from the intersection with Old Stage Road to the Salinas city limits. The design for these segments is underway and about 65% complete. The design budget is \$150,000. Construction is planned for later this year.

Las Lomas Drainage Improvements

This project will improve road drainage in the community of Las Lomas and includes installation of new underground storm drain infrastructure (large diameter storm drain pipes and various drainage inlets) along Las Lomas Drive from Thomas Road to Hall Road, approximately 0.25 miles. The estimated project cost is \$5.1 million and \$1.8 million has been expended to date. The contractor is Granite Rock (awarded via public bid). Construction was substantially completed by the end of December 2022 although punchlist and closeout items remain.

Nacimiento Lake Drive Bridge Replacement

This project will replace the existing single-lane steel truss Nacimiento Lake Drive Bridge with a new two-lane concrete bridge. The existing bridge was determined to be seismically deficient, and this project will replace it under the State Seismic Retrofit program. The total estimated project cost is \$11.0 million and \$8.7 million has been expended to date. The environmental permits restrict the construction time window for the Project during the year (June-October), resulting in a three-year Project duration. The bridge foundation was completed in 2021, the bridge superstructure was completed in 2022, and the roadway approaches and guardrails will be completed this spring. Functional completion (i.e., open to vehicles) is planned for later this spring. Removal of the existing steel truss bridge will be completed by the end of the 2023 construction season. Papich Construction Company is the Contractor (awarded via public bid).

Countywide Roadway Safety Signing and Striping Audit (RSSA)

This project is a roadway safety project that covers key corridors throughout the County. This project consists of the replacement of existing warning and advisory safety signs, installation of new warning and advisory safety signs, and centerline striping in existing passing zones for enhanced safety and visibility, based on the recommendations of a traffic engineering study. The project was approximately 90% complete as of the end of December 2022, with remaining work to be completed by the end of February 2023.

Other Key Projects

In addition to the key capital projects discussed above, PWFP is also implementing many water and sewer infrastructure projects using American Rescue Plan Act (ARPA) funds. Updates on the status of these projects are provided via a separate report. Another significant project that is underway is the Laguna Seca Start/Finish Bridge and Track Resurfacing project and updates for that project are also provided via a separate report. Finally, PWFP is managing construction of the first phase of the Carmel River Floodplain Restoration And Environmental Enhancement Project (CRFREE), but the Housing and Community Development Department (HCD) manages the overall project and provides updates via a separate report.

FINANCING:

The attached FY 2022-23 Capital Improvement Projects Status Report lists key capital improvement projects managed by PWFP and presents summary information, including project costs, development phase, and status.

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Attachment:

Attachment A - PWFP Capital Improvement Projects Status FY 2022-23 Quarters One and Two