



County of Monterey

Item No.

Board Report

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

Legistar File Number: RES 24-061

April 16, 2024

Introduced: 3/29/2024

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Resolution

Adopt a Resolution

- a. Authorize and direct the Auditor-Controller to reallocate \$103,976 from the remaining balance of completed Emergency Services Center HVAC Replacement Project to the Perimeter Fencing Upgrade and Paving Project, where budget appropriations are already available in the Capital Project Fund 404, financed with a transfer in from Building Improvement and Replacement Fund 478 (4/5ths vote required);
- b. Authorize and direct the Auditor-Controller to amend the FY 2023-24 Adopted Budget for the Building Improvement and Replacement Fund 478, Appropriation Unit CAO047, to increase appropriations and operating transfer out by \$83,339 for the Emergency Services Center Perimeter Fencing Upgrade and Paving Project (4/5ths vote required);
- c. Authorize and direct the Auditor-Controller to amend the FY 2023-24 Adopted Budget for the Capital Project Fund 404, Appropriation Unit PFP057, to increase appropriations and operating transfer in by \$83,339 for the Emergency Services Center Perimeter Fencing Upgrade and Paving Project (4/5ths vote required); and
- d. Authorize and direct the Auditor-Controller to transfer \$83,339 for the FY 2023-24 from the Building Improvement and Replacement Fund 478, Appropriation Unit CAO047, to Capital Project Fund 404, Appropriation Unit PFP057 (4/5ths vote required).

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution to:

- a. Authorize and direct the Auditor-Controller to reallocate \$103,976 from the remaining balance of completed Emergency Services Center HVAC Replacement Project to the Perimeter Fencing Upgrade and Paving Project, where budget appropriations are already available in the Capital Project Fund 404, financed with a transfer in from Building Improvement and Replacement Fund 478 (4/5ths vote required);
- b. Authorize and direct the Auditor-Controller to amend the FY 2023-24 Adopted Budget for the Building Improvement and Replacement Fund 478, Appropriation Unit CAO047, to increase appropriations and operating transfer out by \$83,339 for the Emergency Services Center Perimeter Fencing Upgrade and Paving Project (4/5ths vote required);
- c. Authorize and direct the Auditor-Controller to amend the FY 2023-24 Adopted Budget for the Capital Project Fund 404, Appropriation Unit PFP057, to increase appropriations and operating transfer in by \$83,339 for the Emergency Services Center Perimeter Fencing Upgrade and Paving Project (4/5ths vote required); and
- d. Authorize and direct the Auditor-Controller to transfer \$83,339 for the FY 2023-24 from the Building Improvement and Replacement Fund 478, Appropriation Unit CAO047, to Capital Project Fund 404, Appropriation Unit PFP057 (4/5ths vote required).

SUMMARY/DISCUSSION:

Due to the activities conducted onsite, access to the building perimeter at 1322 Natividad Road, Salinas, Emergency Services Center (Project Site), should be limited. A Vulnerability Assessment, prepared by the Northern California Regional Intelligence Center identified exterior security concerns of the facility, and recommended upgrades including increasing the height of the fence and other measures to increase difficulty in scaling the fence. In addition, a portion of the parking lot has not been repaved or resurfaced since its original construction in 2004. It has exceeded its useful life.

In June 2022, the Board of Supervisors approved the Capital Improvement Program 5-Year Plan proposed by Public Works, Facility, and Parks (PWFP), including the Emergency Services Center Fencing and Paving Project (Project) with a Total Project Budget of \$756,120. The Project is funded by the Emergency Communications Department (ECD) and Department of Emergency Management (DEM). ECD occupies 45% of the building and DEM occupies 55% of the building. Costs for the project will be split at this occupancy percentage. Most recently, the Board of Supervisors Budget Committee supported the Project augmentation request on March 28, 2024.

Upon project initiation, PWFP engaged Wald, Ruhnke, & Dost Architects LLP (Consultant) to provide design services for the Project. The original design concept provided fencing all around the facility, however, ECD wanted to remove the desolate area between the Project Site and neighboring Department of Social Services (DSS) facility existing aged wood fence.

To date, the Project scope has evolved to address and design for the high priority security concerns, including upgrading the fence type and increasing the lineal footage of the Project Site perimeter. The revised total Project budget is \$943,436 (Attachment A), requiring a mid-year augmentation, as there are insufficient funds within the FY 2023-24 adopted Project budget. Staff recommends that the Project cost increase estimated at \$187,316, to address the additional scope, be financed by the Building Improvement and Replacement (BIR) Fund 478, Appropriation Unit CAO017, where the Countywide Cost Allocation for Building Depreciation is budgeted. This additional scope addresses two County facilities' needs, by providing the required high security for ECD and DEM and replacing an aged wood fence in need of repairs for DSS.

The Project design and permitting is complete. JOC procurement is complete for the base scope and quotes have been received to complete the amended scope of work to address the high security concerns. Construction is expected to be completed by October 2024.

The Emergency Services Center HVAC Replacement Project at 1322 Natividad Road, Salinas, had funds previously appropriated, \$453,792 in FY 2023-24 from the BIR Fund 478. Work was completed December 2023 and Notice of Completion was recorded on January 18, 2024. The Project costs totaled \$349,816, with a balance of \$103,976 that we are requesting to release and reallocate to Emergency Services Center Fence and Pavement Improvement Project. An additional \$83,339 is requested to help fund the total \$187,316 needed to complete the Fence and Pavement Improvement Project

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OTHER AGENCY INVOLVEMENT:

The Board of Supervisors Capital Improvement Committee supported the Project in June 2022 in the 5-year Capital Improvement Program Plan. The Department of Emergency Management and Emergency Communications Department are in concurrence and the Board of Supervisors Budget Committee supported the Project augmentation request on March 28, 2024.

FINANCING:

The FY 2023-24 Fund 404 Capital Project Adopted Budget includes \$756,120 for the Perimeter Fencing Upgrade and Paving Project. An additional \$187,316 is requested to fund the revised project scope. Staff has identified project savings of \$103,976 from the HVAC Replacement Project as a potential source of funding. The remaining \$83,339 is being requested from the Building Improvement and Replacement Fund.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The recommended action supports the Board of Supervisors' Administration, Infrastructure, and Public Safety Strategic Initiatives. Prompt action by PWFPP to effect timely repairs protects the County facility and appurtenances, promotes safety for the building occupants and public, and ensures continuity of County operations.

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: Nancy P. Ayala, Project Manager II (831) 755-4848

Reviewed by: Florence Kabwasa-Green, Interim Chief of Facilities

Lindsay Lerable, Assistant Director of Public Works, Facilities and Parks

Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities and Parks

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The following attachments are on file with the Clerk of the Board:

Attachment A - Project Budget

Attachment B - Proposed Resolution