



# County of Monterey

**Item No.**

## Capital Improvement Committee Report

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

**Legistar File Number: 23-709**

**September 11, 2023**

**Introduced:** 8/28/2023

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** General Agenda Item

Receive a report on Key Capital Projects managed by the Public Works, Facilities and Parks Department (PWFP) for the period from January 1, 2023 through June 30, 2023 (Fiscal Year 2022-23, Quarters Three and Four).

### RECOMMENDATION:

It is recommended 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 January 1, 2023 through June 30, 2023 (Fiscal Year 2022-23, Quarters Three and Four).

### SUMMARY

This report provides a status update of key capital improvement projects managed by PWFP for the third and fourth quarters of Fiscal Year (FY) 2022-23. During this period, there were 49 active capital projects totaling \$325.7 million: 22 Public Works (Road and Bridge) projects at \$172.3 million and 27 Facilities projects at \$153.4 million. This report provides an update on key Facilities and Public Works projects that were completed and those with significant activity during the second half of FY 2022-23.

### 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 third quarter (Q3) and fourth quarter (Q4) of FY 2022-23.

### **Completed Projects - Facilities**

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

The project scope included 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 Electric Vehicle (EV) charging stations. The total estimated project cost was \$546,000. The project general contractor was Jacob Construction and Design, Inc. The project was completed in June 2023 via the Job Order Contracting (JOC) program and delivered under budget at a cost of \$377,409.

#### Pajaro Community-Wide Emergency Debris Removal

This project called upon multiple County departments as well as State and Federal sponsor agencies to facilitate a community-wide clean up and removal of flood debris under Emergency Order. PWFP

engaged a JOC general contractor, whose tasks were to mobilize personnel and equipment within days to Pajaro, establish a centralized operations center, develop daily workplan to remove flood debris from the public right-of-way. Residents were advised to place flood debris from their property onto the right-of-way so that it could be safely loaded up and hauled away with heavy equipment. R. F. Koerber, Inc. mobilized on March 25, 2023 and demobilized on May 16, 2023. The project budget was \$2,200,000 and the final project cost was \$1,192,152.

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

The project scope included replacing three HVAC units and connecting them to the Building Management System. The project budget was \$326,727, funded with Fund 478 Building Improvement and Replacement Sub-Fund and Health Department funds. The final project cost was \$315,428. The project contractor was Newton Construction & Management Company Inc., performed through JOC.

1441 and 1488 Schilling-Emergency Generator Repairs and Replacement Design

Temporary emergency generators were installed at 1441 Schilling and 1488 Schilling in June 2023 after routine inspections revealed that the building's generators did not meet current code requirements. Staff engaged engineers to design the replacement of generators to meet current code requirements for operation and emissions. The design has been completed and permitting is in the process. Staff will return to Board to seek funding for the continued rental of temporary generators and for the purchase and installation of permanent generators. The cost for temporary rental equipment and design fees was \$141,518.

## **Completed Projects - Public Works**

Boronda Road Reconstruction

The project consisted of reconstructing Boronda Road from Calle de Adobe to Madison Lane. The roadway was reconstructed by recycling the existing pavement as a base material for the new asphalt pavement layer. The project also involved placing 315 linear feet of new sidewalk. The work was performed by Teichert Construction. The project was completed in May 2023 at a cost of \$1,377,823.

River Road at Fairview Road Reconstruction

The project 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 from the 2020 River Fire burn scar. The project budget was \$2,501,604. The Contractor was Whitaker Construction Group (awarded via a public bid). The estimated final cost is \$2,328,221, and PWWP staff expects to receive about 89% reimbursement through the Federal Highway Administration for this storm damage repair project.

Countywide Roadway Safety Signing and Striping Audit (RSSA)

This project is a roadway safety project that covers key corridors throughout the County. This project consisted of replacing 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 completed in June

2023, and installed 3,104 square feet of pavement markings and 64 miles of centerline. The project was completed at a cost of \$3,222,200.

#### CSA 25 Curb and Gutter Repairs

Under a \$438,000 Job Order Contract with Granite Construction Company, repairs to significantly damaged curb, gutter and/or driveway aprons at 32 locations within CSA 25 - Quail Lodge were completed in May 2023. This project is part of pilot 10-year Local Road Repair Program.

### **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 fully funded by Health Department grants and Fund 478 Building Improvement and Replacement Sub-Fund funds. Construction began in March 2022. Underground utility work and concrete foundation are completed. Installation of structural steel framing is complete. Roofing installation is completed. Exterior siding and cement plaster installation is underway and expected to be completed by July 2023. Electrical, plumbing, and mechanical rough-ins are completed. The elevator has been installed. Installation of interior insulation and walls are completed, and the first coats of interior painting are underway. Current project expenditures are \$14,018,851. The project is 70% complete and expected to be completed in December 2023. The planned Fall 2023 completion date has been changed to December 2023 based on the actual date of relocation of an adjacent power pole by PG&E (scheduled in late February 2023), which occurred in April 2023 and the actual delivery date of switch gear equipment (scheduled in April 2023) which was delivered in June 2023. PG&E scheduling of permanent power connections as well as industry wide delays of HVAC equipment may further impact the project timeline. The project is tracking delivery of HVAC equipment scheduled to arrive in August 2023.

#### South County Ag Commissioner Facility Development

This project involves tenant improvements at the Agricultural Commissioner's (AC) South County Facility located at 1011 Broadway Street in King City. In August 2022, a site master concept plan was completed, which outlined renovation to a portion of the "main building's" office/meeting space to accommodate AC's operational needs and support their occupancy. Construction estimates based on the master concept plan confirmed the already established \$4.2 million project budget. A pre-construction structural assessment has been completed. Design is in progress to account for structural findings. Construction estimates will be developed based on the final design to determine if the funding available is adequate or if implementation must be completed in phases. Current expenditures to date are \$2.13 million, which include property procurement. Current funding to date is approximately \$3.2 million, not including FY 2023-24 allocations. AC anticipates receiving \$500k for FY 23-24 Annual Hold-Over Revenue from the CAO. Additionally, AC is pending confirmation on FY23-24 CIP Allocation; they anticipated around \$450k. Construction can commence in Fall 2023 after permits are received and be completed this fiscal June 2024. The project is currently 50% completed.

1270 Natividad Road, Salinas - Health Department: Water Intrusion

Rain events in recent years have resulted in water intrusion through the exterior stucco walls, accessory joints, windows, and light fixtures of this building. Interim repairs and remediation were performed in 2020-2023. Permanent repair includes the demolition of stucco 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 for interim and permanent repairs is \$3,221,000, funded with General and Fund 478 Building Improvement and Replacement Sub-Fund funds. The project is currently 95% designed and is in the proposal phase, with the JOC proposal pending in late July.

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 Sub-Fund and Health Department funds. The project contractor is Newton Construction & Management Company Inc., performed through JOC. Current project expenditures are \$111,760, with planned construction pending lead time on the equipment now anticipated to be received in November 2023 (previously estimated by the vendor to be February 2023). The project has been impacted by industry wide delays and long lead time for manufacturing, shipping and delivery of HVAC equipment. The Health Department has also requested supplemental design and procurement of two additional HVAC unit replacements, not included in the original project cost estimate. Health will identify a funding source for the requested supplemental.

1322 Natividad Road - 911 Center ECD / OES: Parking Lot Pavement & Fencing Improvement

The project scope includes parking lot resurfacing/restripping and installing a full perimeter fence equipped with security card access at the proposed vehicular and man gates. The project cost estimate is \$756,120 funded via a reimbursable services agreement (RSA). Current expenditures are \$32,111. Design is 100% completed. Permitting and JOC procurement are in process concurrently, with construction anticipated to be complete by December 2023.

1322 Natividad Road - 911 Center ECD / OES: HVAC Replacement

The project scope includes the replacement of two large data center HVAC units. Emergency repairs and temporary measures were completed to stabilize the environment in September 2022, when the units completely failed. Long term replacement installation was granted. Notice to Proceed via JOC occurred in October 2022 but remains delayed due to manufacturer lead time. Parts are scheduled to arrive in August 2023 with work completed by October 2023. The project cost estimate is \$453,792, funded with Fund 478 Building Improvement and Replacement Sub-Fund with current expenditures at \$20,916.

1410 Natividad Road - 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 by Fund 478 Capital Building Improvement and Replacement Sub-Fund. The project contractor is Jacob Construction and Design Inc., performed through JOC. Construction was delayed from March to

June 2023 due to a long material lead time. Current expenditures are \$278,305. Forecast estimates indicate the project will be completed within budget in August 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 Sub-Fund funds. The design has been completed. The project contractor is Newton Construction & Management Company Inc., performed through JOC. The construction schedule depends on receiving equipment; delivery has slipped from June to December 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. Design and permits are 100% complete as of July 2023, including receipt of the City of Salinas Sewer Division's "Will Serve Letter." JOC procurement is in process. Projection completion will depend on the delivery of equipment currently anticipated for Winter 2023. The total estimated project cost is \$800,000 and is fully funded. Current expenditures are within budget totaling \$100,348.

Government Center, Salinas-SW Corner of Church & W Gabilan-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, to plan for and program the much-needed improvements. 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. On May 8, the Joint City-County Ad-hoc Committee met and received options for project delivery and financing. Ad-hoc Committee directed staff to proceed with the development of more defined financing and cost recovery scenarios for consideration by City Council and Board in Fall 2023. The estimated project cost is approximately \$34.4 million and involves cost-sharing between the City and County. The pre-design activities, including continued development of financing strategies and public outreach, will continue through FY 2023-24.

1281 Broadway, Seaside-Community Benefits Office Replacement

The project involves programming and scoping space needs for multiple County departments. Full design and environmental review of a new office building and parking structure in place of the existing structures at 1281 Broadway are projected for FY 2023-24. The FY 2023-24 Adopted Budget includes \$3.0 million in funding for design, engineering, and environmental costs funded by the Fund 478 Building Improvement and Replacement Sub-Fund. Pending approval of additional funding and financing for FY 2024-25, permitting and bidding will be completed. Project elements include constructing 3-4 office levels and 2-3 parking levels at an adjacent structure. At this time, space programming has occurred or is ongoing for programs within the Department of Social Services, Office of the District Attorney, the Monterey County Free Library (Seaside Branch), WIC Program. Select non-profit partner programs are also being considered for space in the planned facility. The estimated project cost is approximately \$69 million. Construction is projected to commence in FY 2025-26.

65607 Dixie Street, New Bradley Branch Library Feasibility Study

The project involves conducting a feasibility study and initial programming for constructing a library on a site owned by the Bradley School District. Environmental and geotechnical consultants were engaged to review existing site conditions to determine the viability of transferring the property to the County for the purposes of constructing a new library. Architects were engaged to complete space programming and schematic site plan for a new facility. Over several months the team met with school staff and library staff to develop a program that would provide a fully multi-functional space meeting the needs of the local and regional community. The intent of the project is to provide a location that will be a resilient community center as well as a library. The project will include solar panels, battery backup, and an emergency generator, enabling the library to be a hub in an emergency. The preliminary site investigations and space programming revealed that the site is well suited for the planned development of a 2,500-square-foot library, including a community room and covered outdoor activity area. During the Capital Improvement planning process, the Board of Supervisors allocated \$586,042 for staff to continue with the full design of the facility, financed by the Fund 478 Building Improvement and Replacement Sub-Fund.

71 Railroad Pajaro - Kents Court - Modernization Renovation Project

The project scope includes the modernization renovation of nineteen (19) public housing modular units. Tenant improvements include new interior/exterior paint, flooring, kitchen cabinets, and bathroom remodels. Construction start was delayed due to the March 2023 storms. Work commenced in late June 2023, concurrently with the emergency remediation and restoration work. Removal of damaged insulation/vapor barriers, as part of the disaster work, revealed extensive pre-existing water damage requiring plumbing repairs. The project budget was increased to cover these conditions, along with several other deferred maintenance items, elaborated during the 6/27/24 Board of Supervisor's presentation by HCD. The project budget was increased from \$1.25 million to \$1.48 million, funded via a reimbursable services agreement (RSA). Current expenditures are \$141,059. Design and permitting are 100% completed. This project is being implemented via JOC and is anticipated to be substantially completed by late August 2023. This will enable tenants to move back in if flood remediation and restoration activities are completed concurrently.

71 Railroad Pajaro - Kents Court - Emergency Flood Remediation and Restoration (Project 723208)

The recent March 2023 storms and flood event in Pajaro caused an unprecedented level of flood water, mud and silt around and under all nineteen (19) modular units within the Kents Court community. Water levels reached the bottom of each unit, damaging HVAC ductwork, insulation, vapor barriers, and unit skirting. Water did not enter the interior of the units. PWFP team collaborated with the insurance agency to hire environmental consultants, architects, and mechanical, electrical, and structural engineers to assess the damage and develop plans for debris cleanup, remediation, and restoration. Debris removal, including removal of mud and silt as well as HVAC ducts, mechanical, plumbing, and electrical equipment that were in the crawl space of the units have been completed. Remediation activity involving sanitizing and drying out impacted spaces has been completed. Debris clean-up and remediation activities began in March of 2023 immediately after the lifting of evacuation orders and were completed in June 2023. A restoration work plan has been developed by engineers and is under review by the insurance agency and FEMA to seek all available. Design services for restoration are in process. Code upgrades are being reviewed concurrently. Design will be

substantially completed by early August and be completed within one (1) week of insurance agency approval of the final work plan. HVAC ductwork restoration is in process, while other restoration tasks are under review by insurance. Due to materials' availability, it is likely that the August 2023 target date for completion will slide into September 2023. Kent's Modernization Renovation work, described in the project above, is occurring concurrently with this work, while occupancy of units is not allowed. Funding appropriations are currently set at \$4,350,000. Currently, expenditures total \$788,534. Project estimates based on the final restoration work plan are still in process.

#### 29 Bishop-29A-29B Bishop Campus Emergency Flood Remediation and Restoration

The recent storms and flood event in Pajaro caused an unprecedented level of flood water, mud and silt around the campus and to enter the basement of buildings 29 Bishop (Pajaro Mansion and Library), 29A Bishop (Clinica de Salud) & 29B Bishop (Agricultural Commissioner's Office). The PWFPP team worked in collaboration with Insurance agency to hire environmental consultants, architects, mechanical, electrical and plumbing engineers to assess the damage and develop a plan for debris cleanup, remediation, and restoration. Debris removal, including removal of mud and silt as well as HVAC ducts and mechanical, plumbing, and electrical equipment located in the crawl space of buildings, has been completed. Remediation activity involving sanitizing and drying out impacted spaces has been completed. Debris clean-up and remediation activities began in March of 2023 immediately after the lifting of evacuation orders and were completed in June 2023. The total estimated cost for the debris removal and remediation activity at the Pajaro campus is estimated at \$1.3 million. Restoration activity is estimated to cost \$1.9 million for a total estimated project cost of \$3.2 million. Staff is working closely with the insurance agency and FEMA to seek all available cost reimbursements. Design of restoration repairs is underway. Design of repairs for 29A & 29B Bishop (non-historical) is expected to be completed by August 2023 and construction activity completed by November 2023 provided HVAC equipment can be easily procured. Temporary HVAC equipment has been installed at the Clinica de Salud and AG Commissioner to permit the use of the space pending final repairs. Design of restoration repairs for the 29 Bishop Historical Pajaro Mansion is more complex and extensive and expected to be completed by April 2024. All restoration activity within the Pajaro Mansion facility will require review by the Historical Review Board.

#### 1441 and 1488 Schilling Place-HVAC System Assessment

PWFPP has initiated and completed an assessment of HVAC systems at 1441 and 1488 Schilling place. The assessment identified recommended repairs and replacement of system components as well as improvements to the control system. Design and permitting of recommended improvements will occur in FY 2023-24 and staff will return to the Board to seek further funding for the implementation phase.

### **Projects with Significant Activity - Public Works**

#### CSA 25 Pavement Improvements

This project, consisting of a 2.5-inch grind and hot mix asphalt overlay of selected streets within County Service Area No. 25, is currently out to bid. The bid opening is set for August 28, 2023. We anticipate issuing a notice to proceed on or about October 1, 2023. The \$3.0 million project is being funded via Measure X funds. This project is part of pilot 10-year Local Road Repair Program.

### Kirby Road Embankment Repair

This project consists of repairing an approximately 30-foot-high embankment to restore two-lane access to Kirby Park. Work to be performed by JOC contractor Granite Construction. Repair will consist of either a rip-rap buttress or mechanically stabilized earth wall. Work is anticipated to commence in mid-August 2023.

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

This project involves reconstructing all of Harkins Road from Fifth Street in Spreckels to the Salinas city limit (1.4 miles), Hunter Lane from Harkins Road to State Route 68 (1.5 miles), Foster Road from State Route 68 to Davis Road (2 miles), and Hitchcock Road from State Route 68 to Davis Road (1.8 miles). The design budget is \$750,000. Design is 95% complete for Hitchcock Road and Foster Road. Design for Harkins Road and Hunter Lane is complete and is planned to be advertised in August 2023 with construction beginning in October, weather pending. The estimated construction cost for Harkins Road and Hunter Lane is \$6.9 million. Construction for Foster Road and Hitchcock Road is 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 95% complete. The design budget is approximately \$375,000. Construction is planned for Spring 2024.

### 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 \$11.3 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. The bridge is now functionally complete and open to traffic. Contractor is now removing the existing steel truss bridge and work is scheduled to be completed by the end of the 2023 construction season. Papich Construction Company is the Contractor (awarded via a public bid).

### **Other Key Projects**

In addition to the key capital projects discussed above, PWFP is 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. Also, 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.



Legistar File Number: 23-709

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FINANCING:

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

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

Facilities and Parks

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Randell Ishii  
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Attachment:

Attachment A - PWFPP Capital Improvement Projects Status FY 2022-23 Q3 & Q4