



Monterey County

Item No.

Board Report

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

Legistar File Number: A 22-069

March 15, 2022

Introduced: 2/15/2022

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

- a. Approve Amendment No. 2 to the Agreement for Purchase of Real Property between County of Monterey and Thomas A. Cooper and Randy R. Cooper, husband and wife as joint tenants (APN 424-091-017), to amend the Temporary Construction Easement to begin on May 1, 2020, and end on May 1, 2024 for a period of four years for the construction of Nacimiento Lake Drive Bridge Project, Project No. 2202; and
- b. Authorize the Director of Public Works, Facilities & Parks to execute the Amendments to the Agreements for Purchase of Real Property on behalf of the County.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve Amendment No. 2 to the Agreement for Purchase of Real Property between County of Monterey and Thomas A. Cooper and Randy R. Cooper, husband and wife as joint tenants (APN 424-091-017), to amend the Temporary Construction Easement to begin on May 1, 2020, and end on May 1, 2024 for a period of four years for the construction of Nacimiento Lake Drive Bridge Project, Project No. 2202; and
- b. Authorize the Director of Public Works, Facilities & Parks to execute the Amendments to the Agreements for Purchase of Real Property on behalf of the County.

SUMMARY/DISCUSSION:

The County of Monterey Department of Public Works, Facilities and Parks (PWFP) has a project that proposes to replace the existing single-lane Nacimiento Lake Drive Bridge with a new two (2) lane bridge. The project is located southwest of the community of Bradley, in southern Monterey County. The existing bridge was determined to be seismically deficient. This project will replace it under the State Seismic Retrofit program.

The Temporary Construction Easement (TCE) is needed for the purpose of providing access, staging, and use of equipment for the construction of the Nacimiento Lake Drive Bridge Replacement Project. The Agreement for Purchase of Real Property with Thomas A. Cooper and Randy R. Cooper was approved by the Board of Supervisors on December 5, 2017. Amendment No. 1 was approved by the Board of Supervisors on April 28, 2020. Under Amendment No. 1 the TCE began on May 1, 2020, and will end on May 1, 2022 for a period of two years. Amendment No. 2 will revise the ending date of the TCE to May 1, 2024, which will add an additional two years to the TCE.

The County started the construction of the Nacimiento Lake Drive Bridge Replacement project in May 2021 and has completed the construction of the bridge substructure. Construction of the project has been suspended during the winter months due to restrictions listed in the regulatory permits. The

Legistar File Number: A 22-069

scheduled date of the beginning of the second season of the project is presently set for April 1, 2022, and the additional time for the TCE will be necessary to finish the project.

Bender Rosenthal Inc. under contract with the County conducted a waiver appraisal to determine the appraisal value of \$3,600 of the additional two years of TCE. Approval of Amendment No. 2 to the Agreement for Purchase of Real Property with Thomas A. Cooper and Randy R. Cooper (Amendment No. 2) will include the compensation of \$3,600 for the additional two years for the TCE.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel-Risk Management, and the Auditor-Controller’s Office have reviewed and approved Amendment No. 2 as to form and fiscal provisions respectively.

FINANCING:

The total estimated project cost, including engineering, environmental, right-of-way and construction is \$11,281,277. The estimated cost to purchase the necessary right-of-way is \$467,789. The project is largely funded by the Federal Highway Administration (FHWA) Highway Bridge Program (HBP) in the amount of \$8,938,325. The project is also funded by State Seismic Funds, and by the Road Fund. There are sufficient appropriations adopted in the FY 2021-22 Road Fund 002, Appropriation Unit PFP004 budget to finance the construction and right-of-way phase of the Project.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The project is to replace the existing seismically deficient Nacimiento Lake Drive Bridge with a new two (2) lane bridge that meets State standards. The recommended action supports the following board of Supervisors’ Strategic Initiative:

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

Prepared by: Douglas Poochigian, P.E., Civil Engineer, (831) 755-4888

Reviewed by: Tom Bonigut, P.E., Assistant Director of Public Works, Facilities and Parks

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

DS
RI

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

- Attachment A - Location Map
- Attachment B - Project Budget
- Attachment C - Purchase Agreement with Thomas and Randy
- Attachment D - A1 Thomas & Randy Cooper
- Attachment E - A2 Thomas & Randy Cooper
- Attachment F - TCE 2 - Thomas & Randy Cooper