Attachment C – Facilities Projects

COMPLETED PROJECTS

1420 Natividad Rd-Juvenile Hall-Concrete Exterior Fence Pathway
This project involved installing a concrete walkway for patrolling the perimeter fence at Juvenile Hall, in place of the decomposed granite walkway. The total estimated project cost was $219,018 and the work was performed via JOC contractor Newton Construction. The total project cost was $168,038, completed on schedule and under budget.

20 E. Alisal Street, Salinas, Probation Carpet Repair & Replacement Project
The project scope of work consists of removal and disposal of existing carpet and base throughout the first floor of the Probation building, replacing with carpet tile and rubber base, and repairing rippled carpet on the second floor in various walkways of open workspace. Construction started in April 2024 and completed in June 2024. This project was implemented via JOC contractor Newton Construction. The total cost of the project was $253,607 funded by Probation's discretionary funds, completed on schedule and on budget.

1420 Natividad Rd-Juvenile Hall-Additional Gutters
The project scope called for installing gutters and downspouts in several locations at the Juvenile Hall to mitigate water intrusion and improve drainage away from structures. The project cost was estimated at $451,066, completed via JOC contractor Newton Construction. The total project cost was $115,320 and was completed on schedule and under budget.

1270 Natividad Rd, Salinas – Replace LAB HVAC Unit 1
The project scope for the replacement of air conditioning (AC) unit 1 that services the Health Laboratory (Lab), including one new additional variable air volume, new direct drive exhaust fans and increased airflow capacity (from 10 to 17 tons). These updates were required as a result of the Lab adding several COVID-19 testing devices that have increased the need for more AC capacity. Design and permitting were completed January 2022 and JOC procurement was completed September 2022. Due to the long lead times for equipment, work commenced October 2023 and completed May 2024. During construction two (2) supplementals were issued to address electrical panel updates and replace coils, extending the project schedule. Total project budget including supplementals was $447,599 and expenditures to date totaled $443,013. Project was funded by 2022 CIP Allocation and Health discretionary funds.

331 N. Sanborn Road, Salinas, Alisal Integrated Health Center (AIHC)
This project is 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 funds. Construction began in March 2022 and was completed in April 2024. A ribbon cutting ceremony occurred on April 29, 2024 and Health Department staff have moved into the facility. The project is 100% complete and came in under budget. Total project expenditures are $20,645,340. Staff will remain engaged with Contractor during close-out and 1 year warranty phase.

142 W. Alisal – DA Security Improvements
This project involved the implementation of various security upgrades at the District Attorney's Office (DA). The project was fully funded at $189,262. Upgrades included added elevator access controls to various floors and added security and door partitions in public lobby areas and DA Offices. The project

was completed in March 2024 on schedule and under budget via JOC Contractors. Total project cost was $174,065.

1410 Natividad - Install New Automatic Transfer Switch (ATS)
The project involved replacing the ATS that connects to the existing emergency generator that serves the Jail kitchen, dorms and receiving. Project was fully funded at $529,800 and was delivered via JOC. Construction and installation of ATS equipment was delayed over one year due to equipment manufacturing delays. ATS was received in January 2024, contractor mobilized and executed the scope of work, with completion in April 2024, under budget and ahead of schedule. Total project cost was under $340,000.

PROJECTS WITH SIGNIFICANT ACTIVITY

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 West Gabilan for a future parking structure. The project is still in feasibility and pre-design phase, while City and County jointly determine the prioritization for this large capital project. The pre-design activities, including continued development of financing strategies and public outreach, are funded into FY 2024-25.

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 Social Services facility at 1281 Broadway were projected for FY 2023-24 and will continue to FY 2024-25. Funding, including the recently added funds as part of the FY 2024-25 Capital Improvement Plan, stands at $5,152,500 funded by the Fund 478 Building Improvement and Replacement. In FY 2024-25, construction drawings will be finalized, and financial strategies will be initiated. Project elements include constructing 3-4 office levels and 2-3 parking levels at an adjacent structure. At this time, the design team is almost complete with design development drawings for the proposed facility. Select non-profit partner programs are also being considered for space in the planned facility. The estimated project cost for the build out of the full program is approximately $112 million. Construction is projected to commence in FY 2025-26.

1412 Natividad, Salinas - Health Department: Mental Health Rehabilitation Center (MHRC)-Design and Permitting
The project scope includes conducting space programming, site due diligence, design and permitting for the re-use of the existing County Jail Behavioral Health Facility as a Mental Health Rehabilitation Center (MHRC). Health Department Behavioral Health Bureau has received a California Department of Health Care Services (DHCS) Behavioral Health Continuum Infrastructure Program grant to establish the Monterey County Regional Mental Health Rehabilitation Center. The Project was to consist of repurposing a 36,800 SF existing building, which was originally constructed for jail use, into an in-patient mental healthcare facility. The facility would utilize the exiting building footprint and include up to 100 in-patient beds and associated institutional programming space. PWFP staff, through a reimbursable service agreement with the Health Department, engaged architects to develop plans and specifications and additional consultants to complete pre-construction site due diligence activities including utility and environmental surveys. The total reimbursable service agreement to complete design and permitting activities is $2,936,550. While this project saw significant activity during the reporting period, the project

site has been changed because the need emerged for the Sheriff's Office to retain 1412 Natividad for its own use. The new project site is Constitution Blvd at Medical Center Drive, Salinas. PWFP, Health Department and Natividad Medical center staff are coordinating for the programming of a MHRC and other health services on the new site. That effort will continue into FY 2024-25. The cost of the new project is still being refined.

1410 Natividad Road, Salinas - Sheriff: Jail 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. Project was delayed due to longer than anticipated design and permitting process to conduct additional utility surveys and investigation. Design and permitting and JOC procurement is now complete. JOC contactor was issued Notice to Proceed in May 2024. Procurement of materials and supplies is in process. Onsite work is scheduled to begin in September 2024 and expected completion by June 30, 2025. The total estimated project cost is $800,000 and is fully funded. Current expenditures are within budget totaling $113,720.

CAO-Various Sites-Install EV Infrastructure

PWFP, in coordination with CAO Sustainability Unit and Monterey County Free Libraries, commissioned design of Electric Vehicle Charging Stations (EVCS) at San Lucas, Greenfield and Castroville Branch Libraries. Infrastructure improvements include designating and reconfiguring parking spaces for EVCS, placing in-ground circuits from existing panels out to the designated parking, and placing signage and striping. The infrastructure will be delivered via JOC. CAO's contracted EVCS provider will place connect and commission charging stations curbside. The estimated project cost for the infrastructure is $385,000 and funded out of Fund 478. The placement, commissioning, applicable contingencies, and+ long-term maintenance, monitoring and servicing of the chargers is primarily funded by a Grant secured by CAO Sustainability and an appropriation from the Cannabis Tax Assignment, totaling approximately $638,000. Total estimated project cost is approximately $1.023 million. JOC proposals came in higher than estimates and the execution of those proposals is on hold until the project is either rescoped or additional General Funds orgrant funds are identified to cover the costs of infrastructure. Construction was projected for completion June 2024. Construction is now projected for Spring of 2025 for some or all of the intended library sites, pending additional funding.

29 Bishop- Porter-Vallejo Mansion and Library Renovations

The project includes the design, permitting and construction of renovations to the Pajaro Porter-Vallejo Mansion and Library including improving accessibility to 2nd and 3rd floors with added exterior stairs, interior elevator/lift and interior tenant improvements. The reuse of the 2nd and 3rd floors will provide additional office space for County staff and organizations serving Pajaro residents as well as additional meeting and program spaces for use by community residents. The total estimated project cost is $3,850,000 which is funded with $350,000 allocated by Board of Supervisors in Fiscal Year 2023-24 CIP and an additional $3,500,000 allocated by the Department of Emergency Management (DEM). Design and permitting including referral to the local Historical Resources Review Board (HRRB) and the State Historic Preservation Office (SHPO) are in process and expected to be completed in December 2024. Construction cost estimating based on 50% construction documents are also in process. The outcome of the cost estimates will determine the final scope of work to be implemented with available funding. Construction must be completed by December 2025 to meet DEM grant guidelines.

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. In October 2023, County's JOC contractor placed scaffolding and covering over most of the suspect windows to winterize the facility for the previous rainy season. Contractor commenced

procurement tasks in May 2024 and extensive shop fabrication of windows and pre-mobilization tasks are underway. Permanent repair includes the demolition of stucco on all four building elevations, including soffits, recesses, etc., and replacing flashing at wall penetrations, replacing numerous storefront windows, cement plaster accessories and control joints. The total estimated project cost for interim and permanent repairs is $5,101,773, funded with General and Fund 478 Building Improvement and Replacement funds. The project is approximately 25% complete at the close of this reporting period.

13933 Sherman Blvd. – East Garrison Library

This project scope consists of planning, design and construction of a new 4,000 square feet library facility with a community room and Sheriff office for the East Garrison community. The first phase of the project included site analysis, scoping, programming, pre-design, schematic design and design development. The allocated budget is $250,000 and the project is funded by the Fort Ord Successor Agency and Developer Funding. Currently the site analysis, programming & pre-design, schematic and design development phases are complete, and the construction documents phase is under way. The first phase of the project as described, was completed under budget and on schedule. A project continuation & appropriations balance rollover from FY 2023-24 for the amount of $130,105 has been executed. This is a multi-year project expected to continue with construction documents, pre-bid services, building permitting, bidding and contract processing throughout the 2024-25 fiscal year, with construction to follow and currently anticipated to complete in early 2027. In the current phase and throughout the entire length of the project, the PWFP team is working in close collaboration with the Monterey County Library Department, HCD and the project architects.

65607 Dixie Street, Bradley – New Bradley Library and Resiliency Center Project

This project is to bring a new library to the remote community of Bradley far from County services. Bradley Library lost its rented facility during FY 2016-17, since then the bookmobile has been used to provide services once a week to local school and community as a temporary solution. Due to Bradley's proximity to the larger libraries, it is highly inefficient to serve this community through bookmobile services. The Bradley Elementary School expressed great interest and support in the creation of a replacement facility which will serve the residents and students of Bradley. The County Board of Supervisors allocated $200,000 to investigate the feasibility of acquiring a new site for a replacement Library on a parcel owned by the Bradley School District and is adjacent to the Bradley Elementary School, right off the main road through the community. Feasibility Study was completed FY 2022-23. The site requires improvements including connecting with the school's water system for portable water, electricity, building a septic system, and otherwise preparing the parcel for construction. Based on the feasibility, the Board approved additional funding of $586,042 for FY 2023-24 to proceed with design development and real estate acquisition. Design is currently in Planning review and is substantially complete. Total expenditures to date are $197,486. Property acquisition and construction documents should be completed June 2025. This library is being purposefully designed to serve as a resiliency center, with green redundant power, flexible inside/outside operations, strong connectivity, and multi-purpose uses. Future phases (bidding and construction) are pending funding through the Capital Improvement process.

250 Franciscan Way - King City Courthouse Parking Lot Repaving

The parking lot servicing the King City Courthouse (currently occupied by the Sheriff's Office, District Attorney, and Courts), has completely deteriorated and requires reconstruction, striping and ADA improvements. The project proposes to rehabilitate and modernize the parking lot by creating a separated vehicle parking area for Courthouse staff, incorporate EV charging stations, enhanced vehicular circulation, safe and efficient drainage and storm water control and provide energy efficient lighting and landscape improvements. The project allocated budget is $1.93 million funded by Building Improvement and

Replacement Fund 478. The design and permitting phases are complete and current expenditures are $167,654. Following required geotechnical and percolation investigations and a comprehensive design and engineering phase, the total JOC construction cost is estimated at $2.21 million. The project is in the final JOC bidding phase. Construction is anticipated to start immediately following the approval of additional $1.42 million funding and financing. The projected completion will depend on the equipment delivery lead time and is currently anticipated to last approximately 15 weeks.

Women's Shelter Building Repairs and Kitchen Remodel

This approximately 5,500 square feet facility provides housing for Monterey County residents involved in domestic violence and homeless situations. This project's scope of work consists of exterior wall repairs and partial re-construction due to extensive water damage, renovation of existing bathroom, new shower stalls, plumbing fixtures and finishes, new waterproofing at exterior wall, new exhaust fans at all existing bathrooms, kitchen and food storage area remodel and installation of new energy efficient plumbing fixtures and appliances, electric service panel and lighting fixture upgrade, HVAC and water heaters upgrade, roofing underlayment, waterproofing and flashing replacement and new gutters and downspouts. The project budget is $3.27 million and is funded by the Building Improvement and Replacement Fund 478. Architects and environmental consultants have developed designs solutions and construction documents for the renovation of the existing bathroom and remodel of the existing kitchen. The PWFP team has worked with the Department of Social Services, the shelter personnel, architects and engineers to assess the extent of damage and to provide efficient and feasible solutions to create a safe, clean, ergonomically enhanced, energy efficient and sustainable living conditions for the families staying in the shelter. The project's construction cost is estimated at $1.35 million, and it shall be performed using JOC. Current costs are $68,631 and estimates indicate the project will be completed within budget in early 2025.

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. Total project cost estimate is $7.69 million, current expenditures to date are $2.23 million, which include property procurement. Current funding to date is approximately $5.11 million. Following an in-depth project review meeting and considering a $2.70 million shortfall, the Ag Commissioner office decided to terminate the project due to cost considerations. The project is currently 50% completed.

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

The March 2023 storm and flood event in Pajaro caused an unprecedented level of flood water, mud and silt around the campus which entered the basement of buildings 29 Bishop (Pajaro Mansion and Library), 29A Bishop (Clinica de Salud) & 29B Bishop (Agricultural Commissioner's Office). 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. Remediation and Restoration of HVAC system at 29 A Bishop (Clinica) and 29B Bishop (Ag Commissioner) is complete and services have resumed at the facility. Remediation, design and permitting for restoration activity at 29 bishop (Pajaro Mansion and Library) is complete and JOC procurement is in process. JOC bids are to be received by September 2024. Restoration work includes replacement of impacted heating ventilation and air conditioning (HVAC) systems, Fire Panel, windows, siding, roofing, and interior finish repairs. Construction activity at the Pajaro Mansion will be implemented via JOC contractors and expected to start in September/October 2024 and estimated to be completed by June 2025 depending on material and equipment procurement time frames and weather. Staff is working with Insurance company and FEMA to obtain allowable reimbursements.

1441 and 1488 Schilling-Emergency Generator Rental, Repairs and Replacement Project

Temporary emergency generators were installed at 1441 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. Design for in-kind replacement initiated and completed in June 2023. Permits were issued November 2023 for in-kind diesel generator. Staff submitted a mid-year augmentation for this CIP project to cover purchasing the portable generators onsite (rentals), to avoid additional rental fees that would be incurred during procurement and construction of the permanent replacements. Based on the rough order of magnitude (ROM) for in-kind replacements of both generators including temporary rental costs incurred, purchasing temporary portable generators, and contingencies, is $5.033 million. Total expenditures to date are $1.16 million, this includes $460,199 of rental fees incurred, $702,499 purchase of temporary portable generators, design and staff cost. Rental and design fees incurred were paid by the Unscheduled Project funding source. Staff is also worked with the Sustainability unit to analyze alternate generator designs and pricing, including alternate energy options (i.e. renewal, ethanol, biodiesel, and battery). Project costs have been revised as a result of Staff's collaboration with Sustainability and the Alternative Energy & the Environment Committee (A&E) for generators to parallel with solar panels and back up battery to be installed at 1441 Schilling. County procurement of the permanent replacement generators is in progress and anticipated delivery of units is January 2025 and installation to be complete by June 2025.

COVID-19 Memorial Project

This project was initiated by Board Referral 2021.05 in March 2021 and involves the design development and implementation of a permanent memorial honoring the COVID-19 victims of Monterey County at the Monterey County Government Center Campus located at 168 West Alisal Street, Salinas. At the March 22, 2022, Board of Supervisors meeting, staff presented the preliminary referral response, including proposed locations and design concepts for consideration. Staff presented the recommended revisions to design and budget to the Board of Supervisors June 2022; the Board approved the revisions and authorized the transfer of District 1 unspent FY 2021- 22 General Funds of $32,681. Staff began fundraising efforts in partnership with the Community Foundation for Monterey County and raised enough funds to proceed with design development. Total fundraising to date is $158,300. Design is in progress with anticipated design completion by December 2024. The project cost estimate is $311,577 and current expenditures total $46,687. Construction phase is pending funding.

1322 Natividad Rd, Salinas - 911 Center ECD/OES Pavement & Fencing Improvement

The project scope includes parking lot resurfacing/restriping 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). Design for base scope is 100% completed and permit was issued November 2023. JOC procurement was completed November 2023 for base scope. Due to design changes to fencing impacting neighboring facility, Staff submitted a Project augmentation request to Board of Supervisors and received approval for the estimated increase of $187,316 on April 16, 2024. The additional scope addresses two County facilities' needs, by providing the required high security for Emergency Communications Department (ECD) and Department of Emergency Management (DEM) and replacing an aged wood fence in need of major repairs for Department of Social Services (DSS), financed by the Building Improvement and Replacement Fund. Construction commenced March 2024 for the base scope and the additional scope procurement was completed July 2024. The anticipated project completion is November 2024. The updated project budget is $943,436, with current expenditures to date of $378,845.

160 Hitchcock Road, Salinas – Animal Services HVAC Replacement Project

This project scope includes replacing aged HVAC units that run on propane, which is the main power source for Animal Services. An HVAC/Plumbing assessment report was completed May 2023, highlighting the need to replace all HVAC equipment that was installed in 2002, as equipment is at the end of its 20+ year life cycle. Based on the State of California's goals to reduce dependence on natural gas, all equipment that is natural gas-fired could be replaced with electric heat pump units. In the process of designing this large HVAC replacement scope, one of the air conditioning (AC) units failed. Requiring a separate immediate design to replace AC-5, this design was completed September 2023. JOC was engaged to complete the emergency replacement of AC-5 October 2023, but due to the long lead times, work did not commence until the new unit was delivered. Emergency replacement of AC-5 was completed March 2024. Design for the larger HVAC project was completed December 2023, this scope includes replacing additional aged AC units, upgrade controls, and making electrical upgrades required to switch from propane powered equipment with electric heat pump units. The JOC procurement process for the larger HVAC Replacement Project was completed February 2024. With equipment long lead times, anticipated construction started in July 2024 with anticipated completion September 2024. Total Project Budget is $2.25 million, with total expenditures to date at $141,691, and financed mainly by the Building Improvement and Replacement Fund ($84,580 funding from fee services).

62544 Main Street, San Ardo-Public Works Yard Facility Improvements

The project consists of interior improvements to the maintenance bay and restroom, exterior improvements to building finishes, replacement of entry doors and maintenance rollup door. Scope also includes new overhead cover for vehicles and equipment. Project is fully funded at $540,000 and is being delivered via JOC. Contractor mobilized in December of 2023. The project has suffered delays due to contractor performance and coordination issues with its subcontractors. Original completion was projected for February 2024. Construction is still in progress and is approximately 80% complete as of the close of the reporting period and new projected project completion is late September 2024. Project is still within budget with expenditures of $336,000.