



County of Monterey

Item No.

Board Report

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

Legistar File Number: RES 25-048

April 15, 2025

Introduced: 3/26/2025

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Resolution

Adopt a Resolution to:

- a. Authorize and direct the Auditor-Controller to amend the Fiscal Year (FY) 2024-25 Adopted Budget for the General Fund Contingencies 001, Appropriation Unit CAO020, to increase appropriations and operating transfer out by \$966,434 for the 1200 Aguajito Monterey HVAC Repairs and Replacement Project (4/5ths vote required);
- b. Authorize and direct the Auditor-Controller to amend the FY 2024-25 Adopted Budget for the Capital Project Fund 404, Appropriation Unit PFP057, to increase appropriations and operating transfer in by \$966,434, for the 1200 Aguajito Road, Monterey, HVAC Repair and Replacement Project (4/5ths vote required); and
- c. Authorize and direct the Auditor-Controller to transfer \$966,434 for the FY 2024-25 from the General Fund Contingencies 001, Appropriation Unit CAO020, 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 amend the Fiscal Year (FY) 2024-25 Adopted Budget for the General Fund Contingencies 001, Appropriation Unit CAO020, to increase appropriations and operating transfer out by \$966,434 for the 1200 Aguajito Monterey HVAC Repairs and Replacement Project (4/5ths vote required);
- b. Authorize and direct the Auditor-Controller to amend the FY 2024-25 Adopted Budget for the Capital Project Fund 404, Appropriation Unit PFP057, to increase appropriations and operating transfer in by \$966,434, for the 1200 Aguajito Road, Monterey, HVAC Repair and Replacement Project (4/5ths vote required); and
- c. Authorize and direct the Auditor-Controller to transfer \$966,434 for the FY 2024-25 from the General Fund Contingencies 001, Appropriation Unit CAO020, to Capital Project Fund 404, Appropriation Unit PFP057 (4/5ths vote required).

SUMMARY/DISCUSSION:

Public Works, Facilities and Parks (PWFP) engaged The Paul Davis Partnership, LLC (Consultant) from it's Architectural & Engineering Services On-Call list to perform a Heating, Ventilation, and Air Conditioning (HVAC) Assessment for 1200 Aguajito Road, Monterey ("Monterey Courthouse" or "building"). The building was built in 1967, which includes typical construction practices of the time. These practices consist of minimal insulation in walls, floors and roof, extensive single-pane glass, and minimal overhang to shade the glass. This results in an inefficient cooling system and the need for large heating and cooling plants.

The general configuration of the air handling system is very inefficient and is no longer a system that would be used in a building. The majority of the system (constant volume double duct mixing boxes) is original and approximately 30 years past its useful life. Parts and controls are no longer available for repairs. The anticipated failures of these boxes result in the conditioned spaces being either over heated or over cooled, this can also impact other zones near the failed box. Depending on the space served, courtrooms, offices, and support spaces may not be usable for extended periods of time. Although the failure of these boxes is incremental, more equipment breakdowns will occur over time, with no ability to repair the boxes.

In the HVAC Assessment, the Consultant recommends transitioning from the current constant volume double duct mixing boxes to Variable Air Volume (VAV) systems. The preferred approach for this upgrade is to replace the current supply air fan with a fan array. A fan array consists of multiple unhooded plenum fans drawing in air from the mixing plenum and across the coil. Each deck will be equipped with a dedicated fan array, ensuring proper duct pressurization at varying airflow rates. Additionally, the fans will need to be integrated with the Building Management System (BMS) for optimal control and efficiency. This solution is expected to provide the necessary temperature control, which is currently inadequate in the Monterey Courthouse. This approach is the most cost-effective way to implement a functioning HVAC system while accounting for the building's unknown future use. Given that the County is responsible for maintaining Occupational Safety and Health Administration (OSHA) compliance to maintain safe temperatures, while the building is occupied, this solution offers a flexible, efficient, and compliant way to meet the building's HVAC needs as they evolve.

The Capital Improvement Project (CIP) funding approved by the Board of Supervisors for Fiscal Year (FY) 2024-25, allowed PWF to commence design on the recommended repairs and replacements identified in the HVAC Assessment. The budget presented initially was based on estimates without design. Design is now complete, and the scope has been refined to address the critical needs and provide an efficiently functioning HVAC system.

Due to the spaces being occupied in the Monterey Courthouse, the budget contingencies were also increased to address the phased work without having to vacate the entire facility.

The original CIP approved funding totaled \$759,827, which was only based on one priority and not encompassing the additional scope required to ensure the system's functionality. The new total project budget is \$1,726,261. It should be noted that the Judicial Council of California (JCC) will share 50.14% of the cost, or \$865,547, which they will reimburse to the County as costs are incurred, on a monthly or quarterly basis.

Thus, PWF is requesting this mid-year augmentation to support funding for the 1200 Aguajito Road, Monterey, HVAC Repair and Replacement Project which addresses critical repairs to an aged and failing HVAC system.

OTHER AGENCY INVOLVEMENT:

The Board of Supervisors Capital Improvement Committee supported the Project in June 2024 in the 5-year Capital Improvement Program Plan. The Judicial Council of California (JCC) - California

Courts - Judicial Branch of California concurs with this recommendation. The Budget Committee supported the Project augmentation request on March 17, 2025

FINANCING:

The FY 2024-25 Fund 404 Capital Project Adopted Budget includes \$759,827 for the 1200 Aguajito Monterey HVAC Repairs and Replacement Project. An additional \$966,434 is requested to fund the revised project scope with completed design. Staff has notified JCC of their 50.13% (or \$865,547) shared cost, which will be reimbursed as costs are incurred, on a monthly or quarterly basis. The reimbursement from JCC will be deposited into the General Fund Contingencies (Fund 001, Appropriation Unit CAO020) to replenish funds used to cash flow their share of the project. The County's share is \$860,714 after reimbursement from JCC.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The recommended action supports the Board of Supervisors' Administration, Infrastructure, Health & Human Services, and Public Safety Strategic Initiatives. Prompt action by PWFP 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

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Reviewed by: Florence Kabwasa-Green, 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

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

Attachment A - Project Budget

Attachment B - Proposed Resolution