

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

(831)755-4800

www.co.monterey.ca.us/rma



MEMORANDUM

Date: August 23, 2017

To: All Tenants of 1200 Aguajito Road, Monterey, CA

From: Donald D. Searle, RMA-Acting Chief of Public of Facilities

Subject: Seismic Safety of 1200 Aguajito Road, Monterey, CA

cc: Lew Bauman, Board of Supervisors, Carl Holm, Steve Mauck, Les Girard

This memo is issued in advance of an August 30, 2017 Budget Committee report regarding a Seismic Assessment Project proposed for 1200 Aguajito Road, Monterey. The proposal is in response to a Superior Court of California release of information through the Judicial Council of California (JCC)/Operations and Programs Division-Capital Programs on May 17, 2017 regarding *Seismic Risk Rating of California Superior Court Buildings Summary of Findings* that included the Monterey County Courthouse at 1200 Aguajito Road. The information disseminated by the JCC indicated that the 1200 Aguajito Road facility is one of approximately 145 court buildings at seismic risk and ranks seventh out of the top twelve courthouses in the State that are at “very high risk” of collapse in the event of a large seismic event. Further, the findings attributed a cost of \$26 million to remediate 1200 Aguajito Road.

The findings presented on May 17, 2017 are not new. The State has been conducting and assessing seismic risk at public facilities since 1990 following the Loma Prieta Earthquake. In 2002 the passage of the *Trial Court Facilities Act* (SB 1732) transferred responsibility for trial court facilities from Counties to the Administrative Office of the Courts at which time seismic evaluations were established attributing a Risk Level to the 1200 Aguajito Road facility as a V (Substantial damages).

The Judicial Council Capital Program Office updated its court building database in 2015, recognizing that the hazard posed by Risk Level V categorization (principally risk of collapse or major risks to life) needed further classification. This new process created a Seismic Risk Rating (SRR) of Very High Risk (VHR) for twelve of one-hundred sixteen buildings previously evaluated. The 1200 Aguajito Road facility is one of the twelve Very High Risk (VHR) category facilities and is part of the highest priority for mitigation of risk. The JCC will be conducting more thorough structural analysis in the next year restricted to State-owned Court facilities that will not

include 1200 Aguajito Road. Therefore, RMA staff recommends that an independent seismic study be funded and conducted by the County to coincide with the State's planned investigation into similar Court facilities. The State's previous assessments are conjectural based simply on the age of the building and type of construction; they are not a holistic or exhaustive assessment based on engineering analysis of actual conditions. The forthcoming proposed County seismic assessment will look at the factual accuracy of the structural conditions from existing documents and non-destructive field inspection in a comprehensive manner by independent, qualified and experienced structural consultants to ascertain actual building seismic conditions and investigate potential mitigation/remedial options with associated project costs.

Based on current building data, the County believes the facility is safe to occupy. The building at 1200 Aguajito Road was constructed under the building code in effect at that time and was permitted as compliant. The RMA is not aware of any structural defects indicating an immediate threat, nor does the current building code require any seismic retrofits to the building unless necessitated by renovations impacting structural conditions. No such renovation plans are currently proposed that would instigate such a retrofit.

The Budget Committee report identified above will be an opportunity for the County to investigate the need for gathering more information to ascertain the full extent of seismic risk to the facility and plan accordingly.