



OLD MONTEREY COUNTY JAIL 158 W. ALISAL STREET SALINAS





- A. Administrative Building
- B. Old County Jail
- C. Old Courthouse (aka East/West Wing)
- D. Courthouse (aka North Wing)
- E. Former Modular Complex



MONTEREY COUNTY GOVERNMENT CENTER CAMPUS

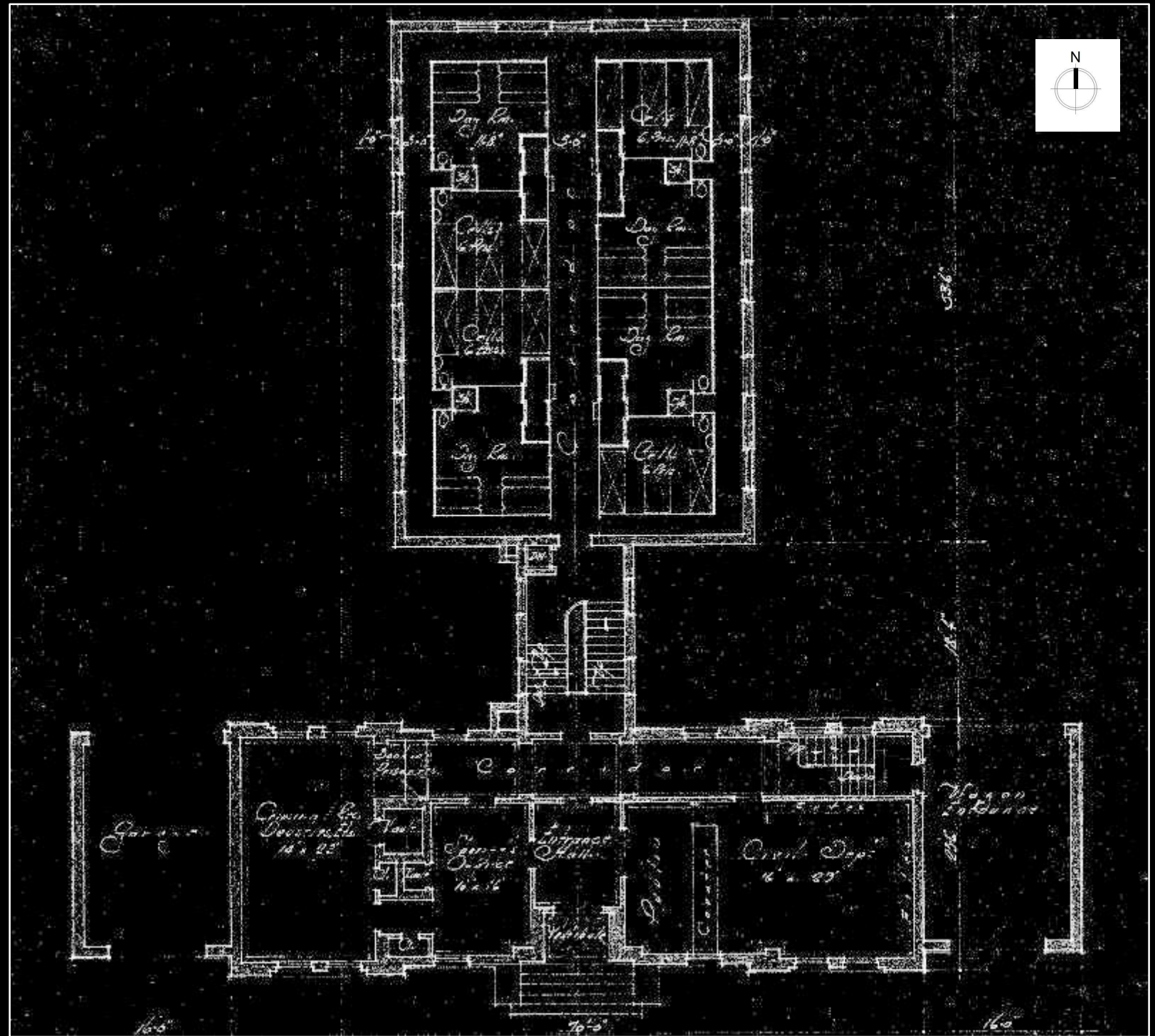


Original Building
(c. 1930)

Reed & Corlett,
Architects and
Engineers
Oakland, CA

Additions
(c. 1950)

Belli, Fox &
Kuska Architects
Salinas, CA



County Jail c. 1930

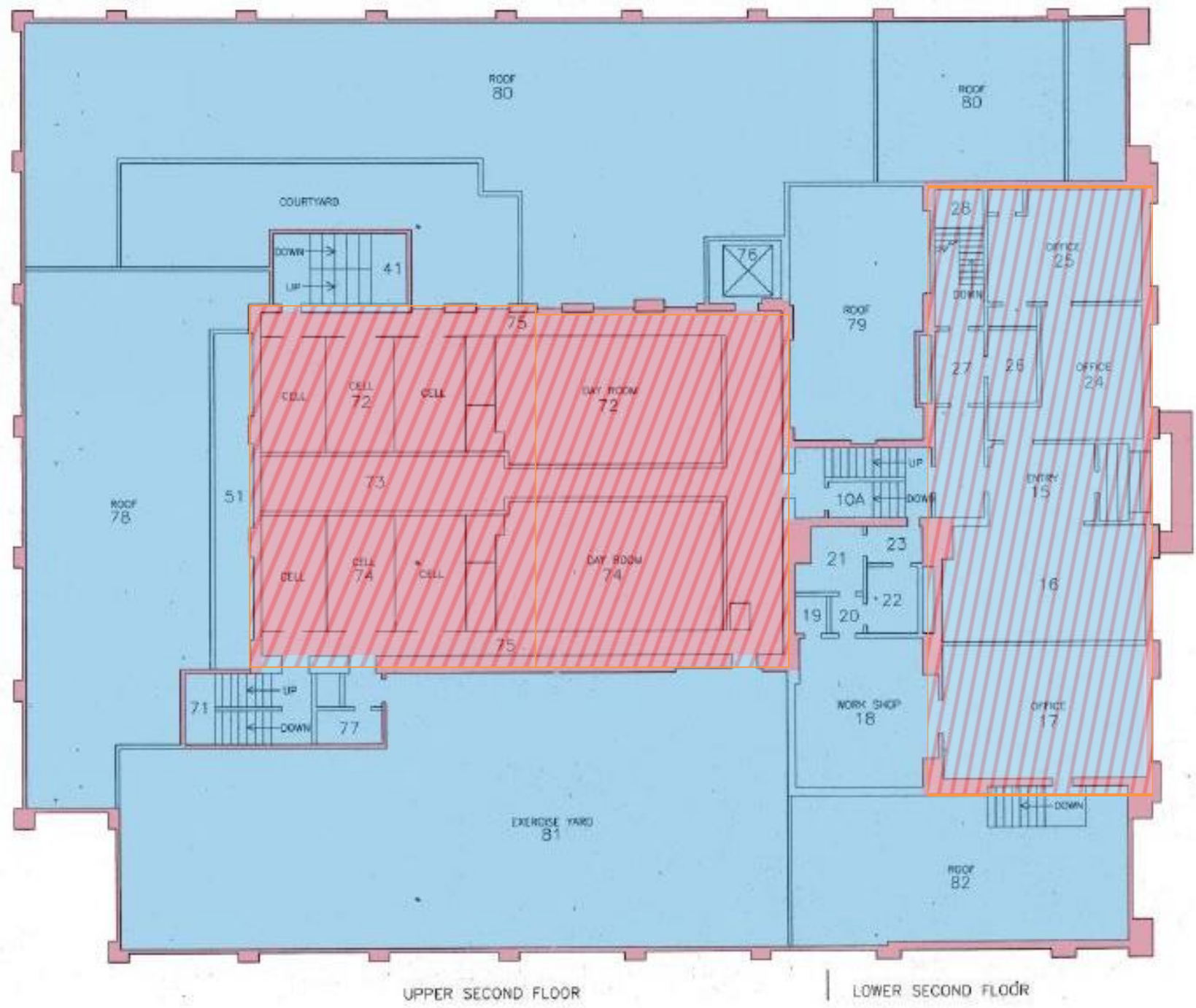
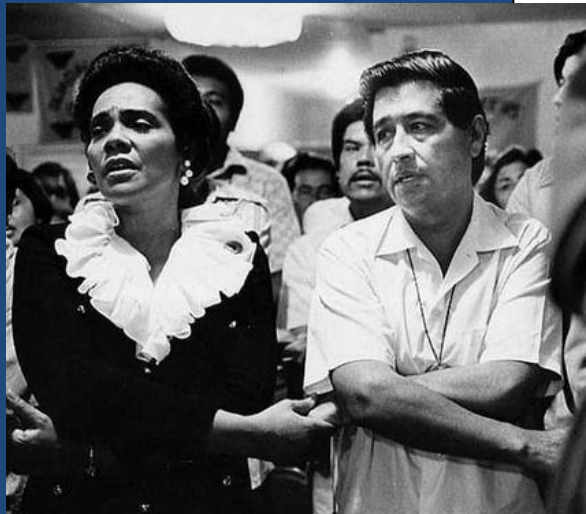
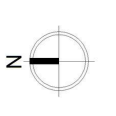


LEGEND

- Contributing
- Non-Contributing
- 1930's Footprint

DRAWING NOT TO SCALE

County Jail c. 1970 – Ground and Sub-Level



County Jail c. 1970 – Upper Floor



PRESERVATION BRIEF 31; SEPTEMBER 1993
U.S. DEPARTMENT OF THE INTERIOR
NATIONAL PARKS SERVICE (NPS)

- **Documentation Phase**

- September 1998 - March 2014
 - Hazardous Materials Inspection Reports issued
 - Dept. of Parks and Rec. Historic Inventory conducted
 - Condition Reports Issued
 - Microbial Evaluation Reports Issued
 - Historical Monograph Published
 - Historic Resources Evaluation Supplement conducted
 - Historic Analysis and Reuse Studies conducted

- **Stabilization Phase**

- September 2002- January 2013
 - Hazardous Materials Abatement conducted
 - Weatherization, Cleanup and Encapsulation conducted

- **Mothballing Phase**

- Pre-2007 – April 2014
 - Utility services terminated
 - Closure of all openings/penetrations
 - Intermittent surveillance monitoring

Historic Building Preservation Actions

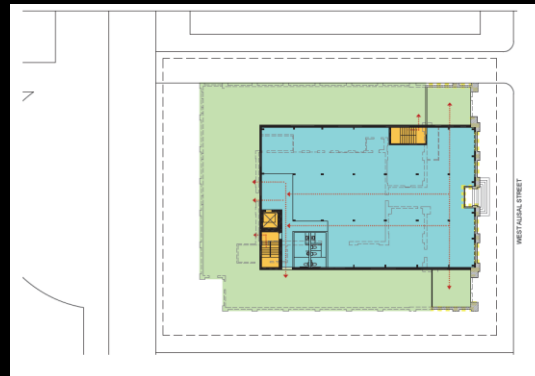


OPTIONS	APPROX. AREA	EST PROJECT COST	EST COST/SF
Scheme 1 -Demolish Jail, Replace with parking/landscape	17,700 GSF	\$4,258,000	\$241
Scheme 2 -Retain Alisal Façade, Add New Building behind	20,550 GSF	\$35,776,000	\$1,741
Scheme 3 -Retain Admin Wing, Add New Building behind	20,550 GSF	\$24,186,000	\$1,177
Scheme 4 -Rehabilitate Original Jail (c. 1930), New 1 st Floor	22,650 GSF	\$22,632,000	\$999
Scheme 5 -Rehabilitate Entire Jail (c. 1970)	23,325 GSF	\$16,424,000	\$704
Scheme 6 -Preserve (Mothball) Facility	30,095 GSF	\$2,569,000	\$86
Scheme 7 -Alisal Façade Preservation with New Park	N/A	\$11,000,000	N/A
Scheme 8 -Restore Original Jail (c. 1930)	20,000 GSF	\$34,000,000	\$1,700
Scheme 9 -Demolish Jail, Replace with New Commemorative Park	TBD	\$5,000,000	N/A

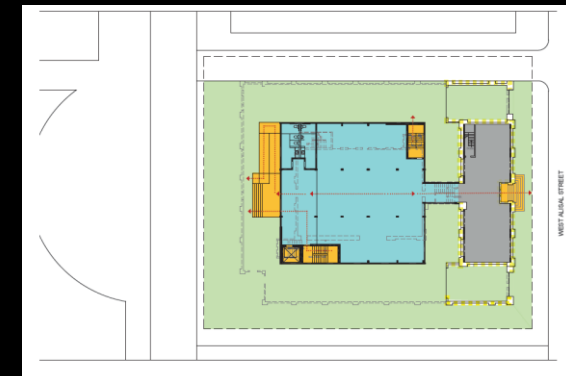
* Estimates adjusted to 2019 dollars



Scheme 1



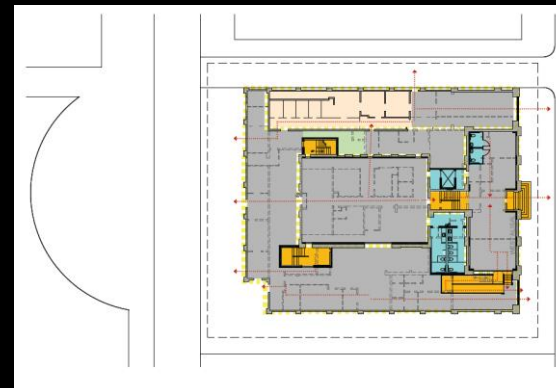
Scheme 2



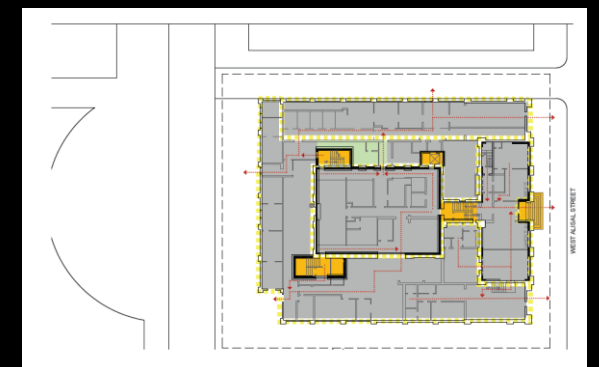
Scheme 3



Scheme 4



Scheme 5



Scheme 6





Community Stakeholders included:

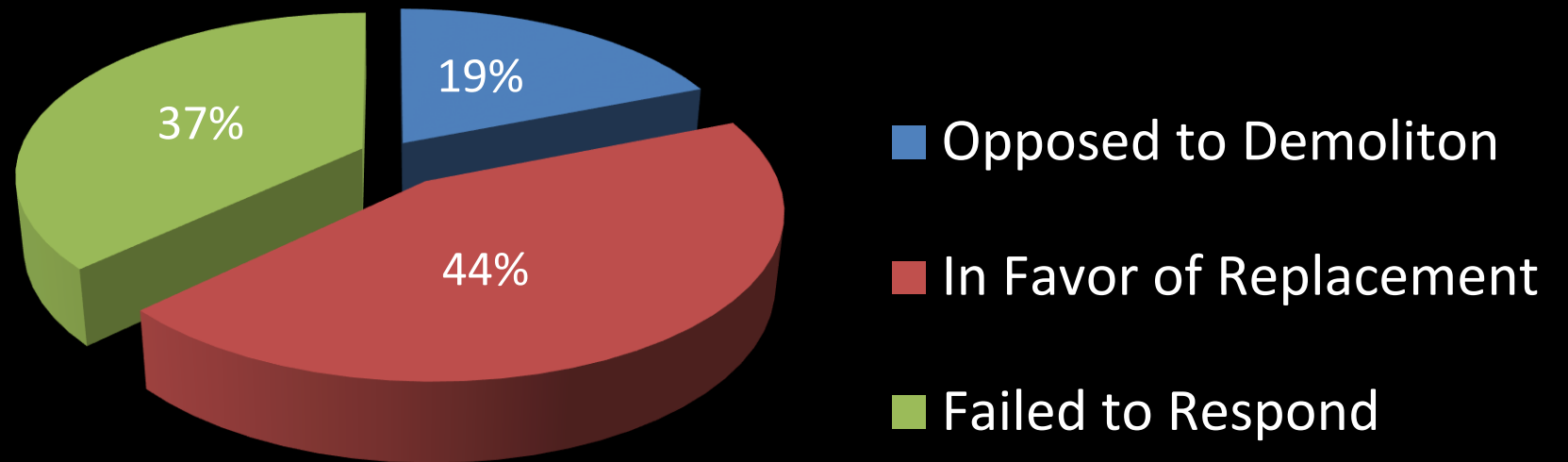
Preservationists, Historians, Neighbors, Salinas Residents, Educators, Municipal Officials, Business Groups, and State Politicians.

Survey by RMA-Architectural Services

Stakeholder

Outreach

SUMMER 2015-
SPRING 2016



Community Outreach



Preferred Option

Board of Supervisors
September 13, 2016

The Board of Supervisors selected a Preferred Option for a project at the Old Jail Site to establish a Project Description needed as part of the California Environmental Quality Act (CEQA) review process.

- Demolish the Old Jail;
- Remove the existing Alisal/Capital Street Parking Lot;
- Create a new urban space for civic engagement while commemorating the historicity of the site;
- Relocate and/or expand parking



Requests for
Proposal-
Adaptive Reuse
Board of Supervisors

October 10, 2017

Staff directed to issue Request for Proposal (RFP):

- Adaptive Reuse of the building
- Public/Private Partnership
- Financial Capability

December 2018

RMA issued RFP for adaptive reuse

- No response received

May 2019

RMA (re)issued RFP for adaptive reuse

- No response received



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Actions

- Review Options, previously developed
- Provide direction on a preferred option for the Old Jail





Scheme 1

Demolish Old Jail, Replace with parking/landscape

Scheme 2

Retain Alisal Façade, Add New Building behind

Scheme 3

Retain Admin Wing, Add New Building

Scheme 4

Rehabilitate Original Jail (c. 1930), New 1st Floor

Scheme 5

Rehabilitate Entire Jail (c. 1970)

Scheme 6

Preserve (Mothball) Facility

Scheme 7

Alisal Façade Preservation with New Park

Scheme 8

Restore Original Jail (c. 1930)

Scheme 9

Demolish Old Jail, Replace with New Commemorative Park

Options

Summary



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Actions

- Per Board of Supervisors Referral 2019.08, direct staff to seek State funding and to explore other funding mechanisms to fund a capital project to repurpose the Historic Old Jail

