



Monterey County

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Capital Improvement Committee

Legistar File Number: 18-993

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Matter Type: General Agenda Item

- a. Accept the final report: *Seismic Evaluation-Monterey County Courthouse, Annex & Parking Garage* at 1200 Aguajito Road (dated June 30, 2018), Project No. 8584; and
- b. Provide direction to staff.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Accept the final report: *Seismic Evaluation-Monterey County Courthouse, Annex & Parking Garage* at 1200 Aguajito Road (dated June 30, 2018), Project No. 8584.; and
- b. Provide direction to staff.

SUMMARY:

In March 2017, the State released a report rating seismic risk of Superior Court Buildings in California (Attachment A). Although 1200 Aguajito Road was reported as being very high risk, an initial assessment of the available building data by RMA staff determined that there was no eminent risk to occupants (Memo dated August 23, 2017, Attachment B). To be certain, Monterey County engaged RIM Architects and ZFA Structural Engineers to do a more in depth assessment, including physical site inspections that were not done as part of the State's report. This report was completed on June 30, 2018 (Attachment C). The report concludes that there are no structural issues at 1200 Aguajito Road. What is driving the State's high hazard assessment is that the building codes have changed and the buildings have not. As such, the buildings do not meet current seismic regulations. However, the buildings have withstood significant seismic events like Loma Prieta earthquake. Based on the information available, the County's Building Official found "no indication of an immediate threat" to the structural integrity of the building. (Memo dated August 28, 2018, Attachment D).

DISCUSSION:

A comprehensive study of court facilities commissioned by the Judicial Council of California (JCC), entitled *Seismic Risk Rating of California Superior Court Buildings*, dated March 1, 2017, rated all of its sites. A finding in that study categorizes the four-story Monterey Courthouse structure as Very High Risk (VHR). A rating of VHR prioritizes these facilities among all others for mitigation and contingency planning.

On October 17, 2017, the Board of Supervisors approved funding for a more detailed assessment of the Monterey Courthouse campus at 1200 Aguajito Road, Monterey. In late October 2017, the Resource Management Agency (RMA) commissioned a comprehensive assessment with cost estimating and prioritization of retrofits. The assessment evaluated all the major structures at the Monterey Courthouse facility, identified as Monterey Courthouse, Monterey Courthouse Annex and the detached Parking Structure, totaling approximately 116,000 square feet. In general the report

recommends the addition of new concrete shear walls on all levels, the reinforcement of existing columns and improving the connections of existing pre-cast panels to the structures.

The final report describes Total Construction Costs of \$11,271,608, including construction contingencies. If construction were initiated, other associated project costs will be significant, including costs to lease and make improvements to offsite space for the relocation of Courts and County functions for 18 months at County expense, costs for asbestos abatement, fees for professional design services and construction management, and building permits/fees, etc. Those associated costs are presently unknown.

Based on current building data, including the recently completed Seismic Evaluation-Monterey County Courthouse, Annex & Parking Garage, the RMA believes the facility at 1200 Aguajito Road is safe to occupy. The facility 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 trigger a retrofit.

OTHER AGENCY INVOLVEMENT:

None.

FINANCING:

On October 17, 2017, the Board of Supervisors approved adding the 1200 Aguajito Road Seismic Assessment, Project No. 8584, to the approved FY 2017-18 Fund 401 - Facilities Maintenance Project list in the amount of \$125,000 and reducing the Project Improvements TBD line item that was included in the FY 2017-18 Adopted Budget under Fund 401 by \$125,000. Final project costs were \$124,829, of which the County's share is \$62,240. At this time, no additional funds are requested and no funding sources are identified for a future renovation project. If and when a scope and preliminary costs are developed, the County will seek commitment from the JCC for cost sharing pursuant to the provisions of the Joint Occupancy Agreement, dated March 30, 2009, for the Monterey Courthouse Facility at 1200 Aguajito Road, Monterey, California. The JCC has financial responsibility for 50.14 percent of total project costs, which is proportional to the Court's occupancy of said Facility. RMA has submitted an invoice to reimburse Fund 401 for the JCC's proportion of total project expenditures associated with commissioning and delivering the Seismic Evaluation.

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Approved by: Carl P. Holm, AICP, RMA Director

Attachments:

Attachment A - Seismic Risk Rating Report - Final

Attachment B - Memo Dated 082317 to Tenants

Attachment C - Seismic Evaluation Report

Attachment D - Memo Dated 082818 to Tenants

Attachment E - Project Budget

Attachment F - Monterey Courthouse-Plan View of Major Structures

Attachment G - Location Map