



Monterey County

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Report

Legistar File Number: 16-298

March 22, 2016

Introduced: 3/1/2016

Version: 1

Current Status: Agenda Ready

Matter Type: General Agenda Item

Approve the Final Facility Assessment Report for County Buildings, Project 8526, RFP 10492, completed by Kitchell/CEM, Inc.

RECOMMENDATION:

It is recommended that the Board of Supervisors approve the Final Facility Assessment Report for County Buildings, Project 8526, RFP 10492, completed by Kitchell/CEM, Inc.

SUMMARY/DISCUSSION:

The Resource Management Agency-Public Works (RMA-PW) engaged the consulting firm of Kitchell/CEM, Inc. (Kitchell) to complete a Facility Assessment Report for County Buildings. The facility assessment process included a comprehensive inspection and evaluation of buildings, systems, and facility conditions and development of value estimates and prioritization for identified repairs or replacement. Kitchell evaluated 73 County facilities and complexes located throughout the County, comprising approximately 1.8 million square feet, and identified those items in need of repair and/or retrofit in order to preserve the existing facilities and enhance safety and longevity of the facilities for at least the next 20 years. The Final Report identifies almost 2000 repair and replacement projects with estimated total costs exceeding \$135 Million. There are over 1300 Priority 1 and 2 projects, at an estimated cost exceeding \$105 Million.

Attachment 1 includes the Executive Summary from Volumes 1 and 2. Attachment 2 is the final report for Monterey County Facility Assessment Report and Attachment 3 is the Natividad Medical Center (NMC) Facility Assessment Report, accounting for one-third of the total assessed building area. Both of these reports are available on the Resource Management Agency website.

The Final Report is a tool to better assist County departments in both short-term and long-term capital planning and maintenance of facilities.

OTHER AGENCY INVOLVEMENT:

RMA-PW coordinated with representatives of all County departments throughout the project term for the completion of the facilities assessments. Staff presented draft assessments to all departmental representatives in August 2015 to facilitate the development of their respective Fiscal Year 2017 Five-Year Capital Improvement Program (CIP). The Final Facility Assessment Report for County Buildings was presented to the Capital Improvement Committee at their regular meeting in March, 2016.

FINANCING:

Preparation of the Final Report was funded out of Facilities Maintenance Projects Fund 401. The total project cost to deliver the report was \$196,000. RMA is the lead agency to work with individual departments for determining and recommending priorities to the Board of Supervisors through the annual CIP process, as funding is available.

Prepared by: Dave Pratt, Project Manager II, (831)796-6091

Approved by: Benny J. Young, Interim Director of Public Works & Facilities

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

Dated: March 14, 2015

Attachments: Attachment 1 Executive Summary Final Report; Attachment 2 County of Monterey Facility Assessment Report; Attachment 3 Natividad Medical Center Facility Assessment Report (Attachments are on file with the Clerk of the Board)