

County of Monterey

Monterey County Government Center
168 W. Alisal St., 2nd Fl., Monterey Room
Salinas, CA 93901



Meeting Agenda - Final

Join via Zoom at <https://montereycty.zoom.us/j/92102320965> or

Wednesday, November 5, 2025

1:00 PM

**In-person at: 168 W. Alisal St, 2nd Floor, Salinas CA–Monterey Room; or, 1200
Aguajito Rd, Ste. #1, Monterey, CA–District 5 Office**

SPECIAL MEETING

Capital Improvement Committee

Supervisor Kate Daniels will appear by video conference on this date at: 1200 Aguajito Road, Suite #1, Monterey, CA 93940 – District 5 Office. Consistent with Government Code Section 54953, an agenda will be posted at this location, and it will be accessible by the public.

Participation in meetings

Members of the public may participate in Committee meetings in two (2) ways:

1. You may attend the meeting in-person at 168 W. Alisal Street, 2nd Floor, Salinas CA – Monterey Room, or 1200 Aguajito Road, Suite #1, Monterey, CA–District 5 Office
2. You may participate via Zoom at: <https://montereycty.zoom.us/j/92102320965>

If you do not have access to a computer, you may call into the meeting and participate by calling the following number: 1-669-900-6833 and entering the following meeting ID: 921 0232 0965

You will be placed in the meeting as an attendee; when you are ready to make a public comment if joined by computer audio please Raise your Hand; and by phone please push *9 on your keypad.

If you choose not to attend the Capital Improvement Committee meeting but wish to make a public comment on a specific agenda item, please submit your comment via email by 5:00 p.m. on Tuesday, November 4, 2025. Please submit your comment to Rocio Quezada at quezadar1@countyofmonterey.gov and your comment will be placed into the record at the meeting.

Participación en reuniones

Los miembros del público pueden participar en las reuniones del Comité de dos (2) maneras:

1. Puede asistir a la reunión en persona en 168 W. Alisal Street, 2nd Floor, Salinas CA – Monterey Room; o, 1200 Aguajito Road, Suite #1, Monterey CA – Oficina del Distrito 5; o
2. Puede participar através de Zoom Webinar en: <https://montereycty.zoom.us/j/92102320965>

Si no tiene acceso a una computadora, puede llamar a la reunión y participar llamando al siguiente número: 1-669-900-6833 e ingresando el siguiente identificación de la reunión: 921 0232 0965

Se le colocará en la reunión como asistente; cuando esté listo para hacer un comentario público, si se une al audio de la computadora, levante la mano; Y por teléfono, presione *9 en su teclado.

Si decide no asistir a la reunión del Comité pero desea hacer un comentario público sobre un tema específico de la agenda, envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes 4 de noviembre de 2025. Por favor envíe su comentario a Rocío Quezada en quezadar1@countyofmonterey.gov y su comentario se incluirán en el registro de la reunión.

PLEASE NOTE: IF ALL BOARD MEMBERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.

TENGA EN CUENTA: SI TODOS LOS MIEMBROS DE LA JUNTA ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA POR ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE DETENERSE MIENTRAS SE INTENTA UNA CORRECCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Committee Report.

PUBLIC COMMENT: Members of the public may address comments to the Committee concerning each agenda item. Timing of the public comment shall be at the discretion of the Chair.

Call to Order

Additions and Corrections

Public Comment Period

This portion of the meeting is reserved for persons to address the Committee on any matter not on this agenda but under the jurisdiction of the Committee.

Approval of Action Minutes

1. Approve the Capital Improvement Committee Action Minutes of October 17, 2025. [MIN 25-077](#)

Attachments: [10-17-25 CIC Meeting Minutes](#)

Consent Agenda

2. Receive the List of Standing and Follow-up Reports for the Capital Improvement Committee. [25-808](#)

Attachments: [CIC Follow-up Reports - November 2025](#)

3. Receive a report on Key Capital Improvement Projects managed by the Public Works, Facilities and Parks Department (PWFP) for the period of January 1, 2025 through June 30, 2025 (Fiscal Year 2024-25, Quarters Three and Four). [25-740](#)

Attachments: [CIC Report](#)
[Attachment A - PWFP CIP Status FY24-25 Q3 & Q4](#)
[Attachment B - Public Works Projects](#)
[Attachment C - Facilities Projects](#)

4. Receive a report for the quarter ending September 30, 2025, on the status of the transfer of ownership of the Boronda County Sanitation District (BCSD) - Zone 2 San Jerardo Water System. [25-809](#)

Attachments: [CIC Report](#)

Regular Agenda

5. a. Support a finding that the proposed action is not a project as defined by the California Code of Regulations (CCR) California Environmental Quality Act (CEQA) Guidelines Section 15378 because it consists of an organizational or administrative activity that will not result in direct or indirect physical changes in the environment and said action does not have a direct physical change on the environment nor a reasonably foreseeable indirect physical change on the environment;
- b. Support the creation of a Construction Manager At-Risk (CMAR) Project Delivery Program for the County of Monterey (County) allowed pursuant to California Public Contract Code (PCC) Section 20146;
- c. Support the CMAR Project Delivery Program Policy Guidelines developed in accordance with Section 20146 of the Public Contract Code;
- d. Support utilization of CMAR Contracts for the erection, construction, alteration, repair, or improvement of any infrastructure, excluding roads, and including, but not limited to, buildings, utility improvements associated with buildings, flood control and underground utility improvements, and bridges, owned or leased by the County;
- e. Support utilization of CMAR Contracts for projects in the County in excess of one million dollars (\$1,000,000);
- f. Support the award of CMAR Contracts using the best value method to a construction manager at-risk entity that possesses or that obtains sufficient bonding to cover the contract amount for construction services and risk and liability insurance as may be required by the County of Monterey.
- g. Support authorizing the Director of Public Works Facilities and Parks (PWFP) or Director's designee to administer and utilize the CMAR Project Delivery Program for Capital Improvement Projects in accordance with Section 20146 of the Public Contract Code;

[25-794](#)**Attachments:**[CIC Report](#)[Attachment A - Public Contract Code - PCC 20146](#)[Attachment B - Construction Manager At-Risk - Structure](#)[Attachment C - Construction Manager At-Risk - Flow Chart](#)[Attachment D – Advantages - Disadvantages of JOC, DBB, & CMAR Programs](#)[Attachment E - CMAR Project Delivery Program Policy Guidelines](#)

6. a. Receive a presentation on departmental space need projections for the next 20 years, and development options in the draft 2025 Facilities Master Plan for County facilities;
- b. Provide recommendations to the Board of Supervisors on final space development options to incorporate into the Final 2025 Facilities Master Plan.

[25-723](#)**Attachments:**[CIC Report](#)[Attachment A – Draft Facilities Master Plan Key Findings & Options](#)

Adjournment

The next meeting is scheduled on Monday, December 8, 2025 at 3:30 p.m.

Committee Members: Supervisor Kate Daniels, Chair; and Supervisor Luis Alejo, Vice-Chair.

Committee Staff: Michael Beaton, Assistant County Administrative Officer; Mary Perry, Deputy County Counsel; and Rocio Quezada, Committee Secretary.

- Copies of staff reports or other written documentation relating to items referenced on this agenda and/or submitted after distribution of the agenda packet are on file and available for public inspection at the County Administrative Office, Monterey County Government Center, 168 West Alisal Street, 3rd Floor, Salinas.
- Meetings of the Capital Improvement Committee are accessible to individuals with disabilities. The Administration Building and Monterey Conference Room are wheelchair accessible. Please contact the Monterey County Civil Rights Office at 831-755-5117 if you need assistance or accommodations in order to participate in a public meeting or if you need the agenda and public documents modified as required by Section 202 of the Americans with Disabilities Act.
- The following services are available when requests are made by 5:00 p.m. of the Friday before this noted meeting: American Sign Language interpreters during a meeting, large print agenda or minutes in alternative format.
- If you require the assistance of an interpreter, please contact Rocio Quezada in the County Administrative Office at 831-755-5115. Every effort will be made to accommodate requests for translation assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.
- Si usted requiere la asistencia de un interprete, por favor comuniquese con las oficina de Administracion localizada en el Centro de Gobierno del Condado de Monterey, (Monterey County Government Center), 168 W. Alisal, Tercer Piso, Salinas - o por telefono llamar a Rocio Quezada al 831-755-5115. La asistente hara el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberan hacer lo mas pronto posible, y a lo minimo 24 horas de anticipo de cualquier junta.