



# County of Monterey

Item No.

## Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: A 25-161

May 20, 2025

Introduced: 5/8/2025

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

- a. Approve and authorize the Contracts/Purchasing Officer or their designee to execute Amendment No. 1 to the Standard Agreement between the County of Monterey and M. Arthur Gensler Jr. & Associates, Inc., to provide additional Facilities Master Plan services for the County of Monterey with an increase in the not to exceed amount of \$105,545, for a total not to exceed amount of \$630,571, and no change to the term of September 17, 2024 through September 16, 2027.
- b. Authorize the Contracts/Purchasing Officer or their designee to execute, subject to prior review and approval as to form by the Office of the County Counsel-Risk Management, up to two (2) additional amendments to this Agreement to extend the term and/or add Facilities Master Plan services with no change to the Not to Exceed amount of \$630,571.

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Contracts/Purchasing Officer or their designee to execute Amendment No. 1 to the Standard Agreement between the County of Monterey and M. Arthur Gensler Jr. & Associates, Inc., to provide additional Facilities Master Plan services for the County of Monterey with an increase in the not to exceed amount of \$105,545, for a total not to exceed amount of \$630,571, and no change to the term of September 17, 2024 through September 16, 2027.
- b. Authorize the Contracts/Purchasing Officer or their designee to execute, subject to prior review and approval as to form by the Office of the County Counsel-Risk Management, up to two (2) additional amendments to this Agreement to extend the term and/or add Facilities Master Plan services with no change to the Not to Exceed amount of \$630,571.

### SUMMARY/ DISCUSSION

On September 27, 2024 Public Works, Facilities and Parks (PWFP) engaged M. Arthur Gensler Jr. & Associates (Gensler) to develop an initial Facilities Master Plan (FMP) covering 168 W. Alisal Street, Salinas (Alisal Government Center), 855 E Laurel Drive (Laurel Yard), 1441/1488 Schilling Place (Schilling Campus), 1200 Aguajito Rd., Monterey (Monterey Courthouse), and 1000 South Main St., Salinas. This Amendment No. 1 expands services to prepare master plan recommendations for additional locations throughout the County, including:

- Department needs in South County
- Department needs in North County above Salinas
- Library admin and archive space needs in Marina
- Expanded review of space needs in the Peninsula, including additional review of 1200 Aguajito and adjacencies to new courthouse.
- Contingency funds to cover additional analysis needs that may develop from interviews.

It is critical that the County identify facility priorities for investment and development over the next 20+ years. Many of the County's existing facilities require significant investment to address deferred maintenance and end of life systems replacement. In addition, County population growth and a trend of increased government staffing and services require a review of current space allocations and locations to align County facilities with resident needs. The resulting FMP will provide the County with guidance on future capital infrastructure investments and development priorities. The FMP is identified in the County's Strategic Plan as a key part of future planning decisions. A final report on the Phase I and Phase II scope is expected to be complete by September 2025.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel-Risk Management has reviewed and approved the Agreement as to form. The Auditor-Controller's Office has reviewed the proposed Agreement as to fiscal provisions.

FINANCING:

This agreement is funded as part of the Countywide Facilities Master Plan project adopted in the Fiscal Year 2024/25 Capital Improvement Plan. This project is budgeted in the Capital Projects, Fund 404 and expenditures are reimbursed from Fund 478, Building Improvement and Replacement as they are incurred.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Developing a Facilities Master Plan will enable the County to more efficiently utilize its property resources and better allocate maintenance and capital project dollars towards long-term investments.

- ☐ Economic Development
- ☒ Administration
- ☐ Health & Human Services
- ☒ Infrastructure
- ☐ Public Safety

Prepared by: John Snively, Administrative Operations Manager, 831-759-6617

Reviewed by: Florence Kabwasa-Green, Chief of Facilities  
Lindsay Lerable, Assistant Director of Public Works, Facilities and Parks

Approved by: Randell Ishii, MS, PE, TE, PTOE  
Director of Public Works, Facilities and Parks

The following attachments are on file with the Clerk of the Board:

- Attachment A - Amendment No. 1
- Attachment B - Standard Agreement
- Attachment C - Summary of Annual Expenditures