



County of Monterey

Item No.32

Board Report

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

Legistar File Number: A 24-445

September 24, 2024

Introduced: 9/9/2024

Current Status: Public Works, Facilities & Parks - Consent

Version: 1

Matter Type: BoS Agreement

- a. Approve and authorize the Contracts/Purchasing Officer or their designee to execute a Standard Agreement between the County of Monterey and M. Arthur Gensler Jr. & Associates, Inc., to provide a Facilities Master Plan for the County of Monterey in an amount not to exceed amount of \$525,026 for a 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, where the additional costs of the Amendments in aggregate do not exceed (10% or \$52,503) of the original contract amount of \$525,026 bringing the total potential overall Agreement aggregate Not to Exceed amount to \$577,529.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Contracts/Purchasing Officer or their designee to execute a Standard Agreement between the County of Monterey and M. Arthur Gensler Jr. & Associates, Inc., to provide a Facilities Master Plan for the County of Monterey in an amount not to exceed amount of \$525,026 for a 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, where the additional costs of the Amendments in aggregate do not exceed (10% or \$52,503) of the original contract amount of \$525,026 bringing the total potential overall Agreement aggregate Not to Exceed amount to \$577,529.

SUMMARY/DISCUSSION:

Public Works, Facilities and Parks (PWFP) have engaged M. Arthur Gensler Jr. & Associates to develop an initial Facilities Master Plan 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 (Life Foundation Building). The master plan will help guide the effective use of the current real estate portfolio as well as plan for the development of future facilities and identify potential surplus land no longer needed by the County. This contract will also address Board Referral No. 2023-13: Laurel Yard Master Plan to determine the most effective use of the Laurel Yard site.

The County procured services with Gensler by leveraging an Indefinite Delivery Indefinite Quantity (IDIQ) Contract 47PF0023D0003 to piggyback award and negotiate County standard terms and conditions. The original IDIQ contract covering workplace strategy, building studies and feasibility analysis was one of fourteen competitively awarded contracts after a full and open competitive

solicitation process. The County’s three-year contract term is standard for many County contracts and allows PWFP to continue work on additional master planning efforts should funding become available.

OTHER AGENCY INVOLVEMENT:

Public Works, Facilities and Parks (PWFP) have engaged M. Arthur Gensler Jr. & Associates to develop an initial Facilities Master Plan 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 (Life Foundation Building). The master plan will help guide the effective use of the current real estate portfolio as well as plan for the development of future facilities and identify potential surplus land no longer needed by the County. This contract will also address Board Referral No. 2023-13: Laurel Yard Master Plan to determine the most effective use of the Laurel Yard site.

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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 FY 2024/25 Capital Improvement Plan. Expenditures will be reimbursed from Fund 478 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: Dave Pratt, Capital Projects Manager

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

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RI

The following attachment is on file with the Clerk of the Board:

Attachment A - Standard Agreement

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