

Board of Supervisors
April 15, 2025

Pajaro Porter Vallejo Mansion Library Projects Status & Funding Request

Public Works Facilities and Parks

Florence Kabwasa-Green, Chief of Facilities



Pajaro Porter Vallejo Mansion and Library

- Board of Supervisors Recommendations
- CIP Project Descriptions and Status
 - Project #: 723218
Pajaro Mansion Campus Post Storm & Flood Restoration
 - Project #: 4072
Pajaro Library Branch Rehabilitation
- Funding Request

Budget Committee Recommendations:

- a) Receive Status Report on the 29 Bishop Pajaro Mansion Emergency Repair Project (Project 723218) and 29 Bishop Pajaro Mansion Upgrade Project (Project 4072);
- b) Reallocate California Assembly Bill 102 (AB-102) funding in the amount of \$3,155,412 from Project 4072 to Project 723218;

Budget Committee Recommendations:

- c) Authorize and direct the Auditor-Controller to amend the FY 2024-25 Adopted Budget and process related fund transfers to support Projects 723218 and 4072:
 - 1. Increasing appropriations by \$3,155,412 for General Fund, Fund 001, Facility Services Appropriation Unit PFP054, financed by the recognition of AB-102 grant revenues (BSA001-2720-WSFR) of \$3,155,412;
 - 2. Increasing appropriations and revenues for Department of Emergency Management, Fund001, Appropriation Unit DEM001 by \$344,588, financed by the recognition of AB-102 grant revenues (BSA 001-2720-WSFR) to reimburse Project 4072 for eligible expenditures;
 - 3. Transferring \$344,588 from Department of Emergency Management, Fund 001, Appropriation Unit DEM001, to Capital Projects, Fund 404, Appropriation Unit PFP057;
- d) Direct the County Budget Director to identify funding options as part of FY2025-26 Capital Improvement Plan for the remaining balance of \$791,238 for Project 723218 and \$3,155,412 for Project 4072.



Pajaro Porter Vallejo Mansion Storm Restoration

Programming

Schematic
Design

Design
Development/
Environmental

Construction
Documents

Permitting

Bid

Construction

Closeout

- **Facility Description:**

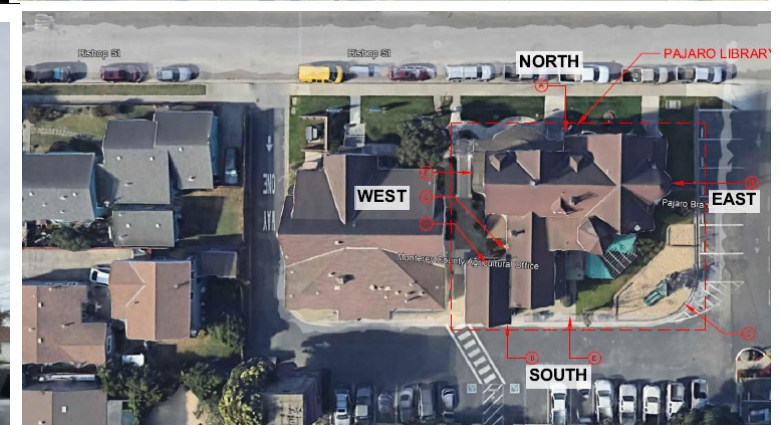
- 29 Bishop, Pajaro, CA
- 3 story, 8300 sq ft
- Built in 1850s
- National Registry of Historical Places on January 4, 1990 (NRHP Reference #89002273)
- Storm and Flood damage in March 2023

- **Occupancy:**

- Vacant, pending repairs
- Prior occupancy by Monterey County Free Library on 1st Floor
- 2nd and 3rd Floor unoccupied due to ADA access



AERIAL VIEW





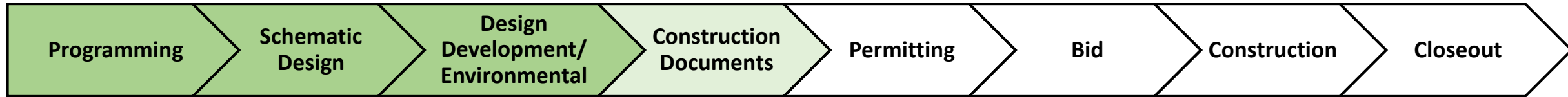
Pajaro Porter Vallejo Mansion

Storm Restoration

- **Project Description:**
 - Flood debris clean-up and remediation
 - Replacement of HVAC system & fire panel
 - Repair of Interior finishes (floors, walls, ceilings)
 - Repair/replacement of roofing, windows & siding
 - Repairs to porch
 - Mothballing of adjacent historic water tower
- **Status:**
 - Completed Flood Debris clean-up & Remediation
 - JOC Contractor procurement in process
 - Construction to start Spring 2025
 - Estimated Construction completion December 2025.
- **Budget:** \$ 7,146,650
- **Funded:** \$3,200,000 (Strategic Reserves)
- **Unfunded:** \$3,946,650:
- **Proposed Funding:** \$3,155,412 (AB-102)
\$791, 238 (other TBD)



Pajaro Porter Vallejo Mansion Rehabilitation



- **Project Description:**

- Interior renovations to all 3 floors of Pajaro Porter Vallejo Mansion and Library
- Added Interior lift and stairs for 2nd and 3rd Floor ADA access
- Improved library, Community program space and office space
- New finishes, fixtures, and equipment
- Exterior site improvements with gathering area, EV charging stations

- **Status:**

- Design completed
- Permitting in process
- Construction start pending Post Storm Repairs

- **Budget:** \$3,950,000 (AB 102 and Library Fund)

- **Encumbered to Date:** \$794,583

- **Remaining Un-encumbered AB-102:** \$3,155,412

- **Unfunded:** \$0



**ATTACHMENT A
COUNTY OF MONTEREY
DEPARTMENT OF PUBLIC WORKS, FACILITIES, & PARKS (PWFP)
29 BISHOP PAJARO MANSION
PROJECT BUDGETS**

	PROJECT 723218	PROJECT 4072
<u>ARCHITECTURAL/ENGINEERING</u>		
Design/Engineering/Environmental	\$505,492	\$717,643
Staff	\$123,405	\$84,027
Permitting	\$5,522	\$8,000
<u>CONSTRUCTION MANAGEMENT</u>	\$768,865	\$427,227
<u>CONSTRUCTION</u>		
Construction – Emergency Remediation	\$971,842	\$0
Construction	\$4,339,355	\$2,284,639
Construction Contingency	\$376,484	\$228,464
<u>FURNITURE, FIXTURES & EQUIPMENT</u>	\$55,685	\$200,000
Total Project Budget	\$7,146,650	\$3,950,000
<u>FUNDING</u>		
General Fund Strategic Reserves	\$3,200,000	
Fund 478 Building Improvement Replacement		\$350,000
AB 102	\$0	\$3,500,000
AB 102 (Proposed transfer between projects)	\$3,155,412	(\$3,155,412)
Library Fund	\$0	\$100,000
Unfunded (Other Source TBD)	\$791,238	\$3,155,412
Total Funding	\$7,146,650	\$3,950,000

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Questions or comments?