

Attachment C: Facilities Projects

COMPLETED PROJECTS

62544 Main Street, San Ardo-Public Works Yard Facility Improvements

The project consists of interior improvements to the maintenance bay and restroom, exterior improvements to building finishes replacement of entry doors and maintenance rollup door. Scope also includes new overhead cover for vehicles and equipment. Project is fully funded at \$542,000 and is being delivered via JOC. Contractor mobilized in December of 2023. The project had suffered delays due to contractor performance and coordination issues with its subcontractors. Original completion was projected for February 2024. Construction is now substantially complete at approximately 98% as of the close of the reporting period. Project is within budget.

1270 Natividad Road, Salinas - Health Department: Water Intrusion

Rain events in recent years have resulted in water intrusion through the exterior stucco walls, accessory joints, windows, and light fixtures of this building. Interim repairs and remediation were performed in 2020-2023. In October 2023, County's JOC contractor placed scaffolding and covering over most of the suspect windows to winterize the facility for the previous rainy season. Contractor commenced procurement tasks in May 2024 and extensive shop fabrication of windows and pre-mobilization tasks are underway. Permanent repair includes the demolition of stucco on all four building elevations, including soffits, recesses, etc., and replacing flashing at wall penetrations, replacing numerous storefront windows, cement plaster accessories and control joints. The total estimated project cost for interim and permanent repairs is \$5,101,773, funded with General and Fund 478 Building Improvement and Replacement Sub-Fund funds. The project is approximately 99% complete at the close of this reporting period, pending completion of punch items including repairs to roof and landscaping affected by project.

PROJECTS WITH SIGNIFICANT ACTIVITY

Constitution Parcel, Salinas - Health Department: Mental Health Rehabilitation Center (MHRC)-Design and Permitting

Project evolved from the 1412 Natividad -Mental Health Rehabilitation Center (MHRC) project to the current site at Constitution Blvd at Medical Center Drive. On November 12, 2024, the BOS approved the Health Department's acceptance of a Department of Health and Community Services (DHCS) grant in the amount of \$20,166,779 towards the MHRC development on the Constitutional Parcel. On November 12, 2024, the BOS also authorized the CAO's budget Office to pursue future Certificates of Participation (COP) funding in the amount of \$54,910,935. Staff is now proceeding with programming and environmental CEQA process. Preliminary cost estimates for the MHRC campus will be revised once design is complete and associated cost estimates are received.

1281 Broadway, Seaside-Community Benefits Office Replacement

CIP funding was assigned in FY25 to complete design and permitting of new multi-department facility including DSS, Library, DA, community meeting space and Casa de Noche Buena relocation. MNR is architect of record. Design was 75% complete in November 2024. A status report was presented to the Board of Supervisors (BOS) in November 2024 including the preliminary cost of \$112,000,000 to construct a multi-level facility and parking. The BOS directed staff to review alternate lower cost options

including remodel of existing facility or development of smaller facility on that site. Staff is currently working with Architect to compile options and associated costs to be presented to the BOS in Spring 2025.

13933 Sherman Blvd. – East Garrison Library

This project scope consists of planning, design and construction of a new 4,000 square feet library facility with a community room and Sheriff office for the East Garrison community. The first phase of the project included site analysis, scoping, programming, pre-design, schematic design and design development. The allocated budget is \$250,000 and the project is funded by the Ft. Ord Successor Agency and Developer Funding. Currently the site analysis, programming & pre-design, schematic and design development phases are complete, design review board and planning approval completed successfully, and the construction documents phase is under way. The first phase of the project as described, has been completed under budget and on schedule. A project continuation & appropriations balance rollover from FY24 for the amount of \$130,105 has been executed. The current secured funding is \$3.83 million. This is a multi-year project expected to continue with construction documents, pre-bid services, building permitting, bidding and contract processing throughout the December 2025, with construction to follow and currently anticipated to complete in June 2027. In the current phase and throughout the entire length of the project, the PWWP team is working in close collaboration with the Monterey County Library Department, HCD and the project architects.

29 Bishop- Porter-Vallejo Mansion and Library Renovations

Design is complete and permitting in process for renovations including improving accessibility to 2nd and 3rd Floors with added elevator/lift and interior tenant improvements. Budget includes initial \$350,000 funding allocated by BOS and additional \$3,500,000 allocated by the Department of Emergency Management. Final scope of work will be determined by cost estimates and available funding. Implementation of work will need to take place after repairs to building envelope and HVAC system are completed under separate CIP project #723218. If work cannot be completed by December 31, 2025, staff recommends that up to \$3,155,412 from this upgrade project #4072 be transferred to the emergency repair project #723218.

65607 Dixie Street, Bradley – New Bradley Library and Resiliency Center Project

This project is to bring a new library to the remote community of Bradley far from County services. Bradley Library lost its rented facility during FY 16-17, since then the bookmobile has been used to provide services once a week to local school and community as a temporary solution. Due to Bradley's proximity to the larger libraries, it is highly inefficient to serve this community through bookmobile services. The Bradley Elementary School expressed great interest and support in the creation of a replacement facility which will serve the residents and students of Bradley. The County Board of Supervisors allocated \$200,000 to investigate the feasibility of acquiring a new site for a replacement Library on a parcel owned by the Bradley School District and is adjacent to the Bradley Elementary School, right off the main road through the community. Feasibility Study was completed FY 22-23. The site requires improvements including bringing all utilities. This includes connecting with the school's water system for portable water, electricity, building a septic system, and otherwise preparing the parcel for construction. Based on the feasibility, the Board approved additional funding \$586,042 for FY 23-24 to proceed with design development and real estate acquisition. Design is currently in Planning review is substantially complete. Total expenditures to date are \$266,968. Design Development to be completed March 2025 and Property acquisition by April 2025. Construction documents should be completed June 2025. Based on design development and engineer estimates, the current Project Total Estimate is \$6.526

million. This library is being purposefully designed to serve as a resiliency center, with green redundant power, flexible inside/outside operations, strong connectivity, and multi-purpose uses. Future phases (bidding and construction) are pending funding through the Capital Improvement process.

250 Franciscan Way - King City Courthouse Parking Lot Repaving

The parking lot servicing the King City Courthouse (currently occupied by the Sheriff's Office, District Attorney, and Courts), has completely deteriorated and requires reconstruction, striping and ADA improvements. The project proposes to rehabilitate and modernize the parking lot by creating a separated vehicle parking area for Courthouse staff, incorporate EV charging stations, enhanced vehicular circulation, safe and efficient drainage and storm water control and provide energy efficient lighting and landscape improvements. The project allocated budget is \$1.93 million funded by Building Improvement and Replacement (BIR) Fund 478, the design and permitting phase is complete and current expenditures are \$177,180. Following required geotechnical and percolation investigations and a comprehensive design and engineering phase, the total JOC construction cost is estimated at \$2.21 million. The project is in the final JOC administration phase. The BOS has approved the additional funding of \$1.42 million through Res 24-198 on December 3, 2024. Construction is anticipated to start in March 2025. The projected completion will depend on the equipment delivery lead time and is currently anticipated to complete in August 2025.

Women's Shelter Building Repairs and Kitchen Remodel

This approximately 5,500 s.f. facility provides housing for Monterey County residents involved in domestic violence and homeless situations. This project's scope of work consists of exterior wall repairs and partial re-construction due to extensive water damage, renovation of existing bathroom, new shower stalls, plumbing fixtures and finishes, new waterproofing at exterior wall, new exhaust fans at all existing bathrooms, kitchen and food storage area remodel and installation of new energy efficient plumbing fixtures and appliances, electric service panel and lighting fixture upgrade, HVAC and water heaters upgrade, roofing underlayment, waterproofing and flashing replacement and new gutters and downspouts. The project budget is \$3.28 million and is funded by the Building Improvement and Replacement (BIR) Fund 478. Architects and environmental consultants have developed designs solutions and construction documents for the renovation of the existing bathroom and remodel of the existing kitchen. The PWFP team has worked with the Department of Social Services, the shelter personnel, architects and engineers to assess the extent of damage and to provide efficient and feasible solutions to create a safe, clean, ergonomically enhanced, energy efficient and sustainable living conditions for the families staying in the shelter. The project's construction cost is estimated at \$1 million, and it shall be performed using Job Order Contracting (JOC). Current costs are \$ 81,070 and estimates indicate the project will be completed within budget by second week of June 2025.

South County Ag Commissioner Facility Development

This project involves tenant improvements at the Agricultural Commissioner's (AC) South County Facility located at 1011 Broadway Street in King City. In August 2022, a site master concept plan was completed, which outlined renovation to a portion of the "main building's" office/meeting space to accommodate AC's operational needs and support their occupancy. Total project cost estimate is \$7.69 million, current expenditures to date are \$2.23 million, which include property procurement. Current funding to date is approximately \$5.11 million. Following an in-depth project review meeting and considering a \$2.70 million shortfall, the Ag Commissioner office decided to terminate the project due to cost considerations. The project is currently 50% completed.

1441 Schilling Place – Child Support Service office space remodel

This project scope consists of planning, design and interior remodel and construction of new interior partition walls, new painting at wall surfaces and minor upgrades to existing electrical, data/networking lighting and HVAC systems as required to accommodate new functions of existing office space at 1441 Schilling Place North, Monterey County Government Center, to accommodate the Child Support Services office relocation before the deadline date of June 30, 2025. The current secured funding is \$899,530 and the project is funded by the State of California DCSS reallocation funding. The current cost is \$31,995 and the construction cost is \$590,579. The construction is anticipated to start on February 24, 2025 and complete on May 23, 2025. In the current phase and throughout the entire length of the project, the PWFP team is working in close collaboration with the Monterey County CSS Department, IT and the project architects.

COVID-19 Memorial Project

This project was initiated by Board Referral 2021.05 in March 2021 and involves the design development and implementation of a permanent memorial honoring the COVID-19 victims of Monterey County at the Monterey County Government Center Campus located at 168 West Alisal Street, Salinas. At the March 22, 2022, Board of Supervisors meeting, staff presented the preliminary referral response, including proposed locations and design concepts for consideration. Staff presented the recommended revisions to design and budget to the Board of Supervisors June 2022; the Board approved the revisions and authorized the transfer of District 1 unspent FY 21- 22 general funds of \$32,681. Staff began fundraising efforts in partnership with the Community Foundation for Monterey County and raised enough funds to proceed with design development. Total fundraising to date is \$258,550. Design was completed December 2024. The project cost estimate is \$341,551 and current expenditures total \$80,489. Fabrication of the glass panels is anticipated for March 2025, construction phase is pending funding.

1322 Natividad Rd, Salinas - 911 Center ECD/OES Pavement & Fencing Improvement

The project scope includes parking lot resurfacing/restriping and installing a full perimeter fence equipped with security card access at the proposed vehicular and man gates. The project cost estimate is \$756,120 funded via a reimbursable services agreement (RSA). Design for base scope is 100% completed and permit was issued November 2023. JOC procurement was completed November 2023 for base scope, due to design changes to fencing impacting neighboring facility, Staff submitted a Project augmentation request to Board of Supervisors and received approval for the estimated increase of \$187,316 on April 16, 2024. The additional scope addresses two County facilities' needs, by providing the required high security for Emergency Communications Department (ECD) and Department of Emergency Management (DEM) and replacing an aged wood fence in need of major repairs for Department of Social Services (DSS), financed by the Building Improvement and Replacement (BIR) Fund, Construction commenced March 2024 for the base scope and the additional scope procurement was completed July 2024. The anticipated project completion is April 2024. The updated project budget is \$992,326, with current expenditures to date of \$655,084.

Bishop-29A-29B Bishop Campus Emergency Flood Remediation and Restoration

The March 2023 storm and flood event in Pajaro caused an unprecedented level of flood water, mud and silt around the campus and to enter the basement of buildings 29 Bishop (Pajaro Mansion and Library), 29A Bishop (Clinica de Salud) & 29B Bishop (Agricultural Commissioner's Office). The total estimated cost for the debris removal and remediation activity at the Pajaro campus is estimated at \$1.3 million. Restoration activity is estimated to cost \$1.9 million for a total estimated project cost of \$3.2 million. Remediation and Restoration of HVAC system at 29 A Bishop (Clinica) and 29B Bishop (Ag Commissioner) is complete and services have resumed at the facility. Remediation, design and permitting for restoration activity at 29 bishop (Pajaro Mansion and Library) is complete and JOC procurement is in

process. Restoration work (Cat E) at Porter Valejo Mansion/Library (29 Bishop) is in process. Design and permitting is complete. Based on JOC proposal received, the project requires additional funding in the amount of \$3,946,650 in order to complete all recommended repairs. Staff is working with the CAO to identify funding sources to cover the funding gap. Staff will present options to the Budget Committee and Board of Supervisors for direction. Negotiations with Insurance company regarding coverage for current code required upgrades is in process.

1441 and 1488 Schilling-Emergency Generator Rental, Repairs and Replacement Project

Temporary emergency generators were installed at 1441 Schilling and 1488 Schilling in June 2023 after routine inspections revealed that the building's generators did not meet current code requirements. Staff engaged engineers to design the replacement of generators to meet current code requirements for operation and emissions. Design for in-kind replacement initiated and completed in June 2023. Permits were issued November 2023 for in-kind diesel generator. Staff submitted a mid-year augmentation for this CIP project to cover purchasing the portable generators onsite (rentals), to avoid additional rental fees that would be incurred during procurement and construction of the permanent replacements. Based on the rough order of magnitude (ROM) for in-kind replacements of both generators including temporary rental costs incurred, purchasing temporary portable generators, and contingencies, is \$5.033 million. Total expenditures to date are \$1.40 million, this includes \$460,199 of rental fees incurred, \$702,499 purchase of temporary portable generators, design and staff cost. Rental and design fees that have been incurred have been paid by the Unscheduled Project funding source. Staff is also worked with the Sustainability unit to analyze alternate generator designs and pricing, including alternate energy options (i.e. renewal, ethanol, biodiesel, and battery). Project costs have been revised as a result of Staff's collaboration with Sustainability and the Alternative Energy & the Environment Committee (A&E) for generators to parallel with solar panels and back up battery to be installed at 1441 Schilling. County procurement of the permanent replacement generators was completed in June 2024 and anticipated delivery of units is February 2025 and installation to be complete by June 2025.

160 Hitchcock Road, Salinas – Animal Services HVAC Replacement Project

This project scope includes replacing aged HVAC units that run on propane, which is the main power source for Animal Services. An HVAC/Plumbing assessment report was completed May 2023, highlighting the need to replace all HVAC equipment that was install in 2002, as equipment is at the end of its 20+ year life cycle. Based on the State of California's goals to reduce our dependence on natural gas, all equipment that is natural gas-fired could be replaced with electric heat pump units. In the process of designing this large HVAC replacement scope, one of the air conditioning (AC) units failed. Requiring a separate immediate design to replace AC-5, this design was completed September 2023. JOC was engaged to complete the emergency replacement of AC-5 October 2023, due to the long lead times work did not commence until the new unit was delivered. Emergency replacement of AC-5 was completed March 2024. Design for the larger HVAC project was completed December 2023, this scope includes replacing additional aged AC units, upgrade controls, and making electrical upgrades required to switch from propane powered equipment with electric heat pump units. The JOC procurement process for the larger HVAC Replacement Project was completed February 2024, with equipment long lead times, construction commenced August 2024 and anticipated for completion by May 2025. Total Project Budget \$2.25 million, with total expenditures to date at \$610,784 financed mainly by the Building Improvement and Replacement (BIR) Fund (\$84,580 funding from fee services).

1410 Natividad Road, Salinas - Sheriff: Jail Sewer Lift Station Improvements

The project scope includes improvements to the existing sewer system by installing a bypass lift station creating redundancy and additional resilience. Project has been delayed due to longer than anticipated design and permitting process to conduct additional utility surveys and investigation. Design and permitting and JOC procurement is now complete. JOC contractor was issued Notice to Proceed in May 2024. Procurement of materials and supplies in process. Onsite work is scheduled to begin in September 2024 and expected completion June 30, 2025. The total estimated project cost is \$800,000 and is fully funded. Current expenditures are within budget totaling \$499,412.

CAO-Various Sites-Install EV Infrastructure

PWFP, in coordination with CAO Sustainability Unit and Monterey County Free Libraries, commissioned design of Electric Vehicle Charging Stations (EVCS) at San Lucas, Greenfield and Castroville Branch Libraries. Infrastructure improvements include designating and reconfiguring parking spaces for EVCS, placing in-ground circuits from existing panels out to the designated parking, placing signage and striping. The infrastructure will be delivered via JOC. CAO's contracted EVCS provider will place connect and commission charging stations curbside. The estimated project cost for the infrastructure is \$385,000 and funded out of Fund 478. The placement, commissioning, applicable contingencies, and long-term maintenance, monitoring and servicing of the chargers is primarily funded by a Grant secured by CAO Sustainability and an appropriation from the Cannabis Tax Assignment, totaling approximately \$638,000. Total estimated project cost is approximately \$1.023 million. Previous JOC proposals came in higher than estimates, but Greenfield Library was selected to proceed with EVCS improvements using the current budgeted funds. Construction is now projected for Fall of 2025 for Greenfield Library, with the remaining library sites pending future secured funding.

1441 and 1488 Schilling-HVAC Project

The HVAC system at 1441 and 1488 Schilling Place, Salinas (Schilling Campus) has been the source of ongoing concern, particularly with respect to multiple Occupational Safety and Health Administration (OSHA) complaints regarding system reliability and its heating and/or cooling functionality. As a result, HVAC Assessment on the Schilling Campus was completed June 2023. The report identifies the critical components of the system that need replacement. The Board of Supervisors allocated funding in the CIP FY 2024-25 work plan, total estimated budget of \$684,256. This allowed staff to address emergency repairs and commence design work for replacing the Variable Air Volume (VAV) boxes serving the 1441 Schilling North and South buildings, as recommended by Consultant. These boxes regulate the amount of airflow supplied to a room, maintaining a more precise room temperature. The VAV boxes serving the 1441 Schilling North Building are a mixture of boxes installed between 1987 and 2017, most being up to 36 years old. The typical lifespan for these systems is approximately 25 years. Design to retrofit the VAV boxes will be completed January 2025 and anticipated to start construction April 2025. Staff intends to go to the Board for funding augmentation for the designed scope.

1200 Aguajito Road Monterey – HVAC Repairs and Replacement Project

This project involves updating the general configuration of the air handling system, which is outdated as recommended by the Engineer's HVAC Assessment completed December 2023. Majority of the system is constant volume double duct mixing boxes and is at the end of their useful life. Parts and controls are no longer available for repairs. The anticipated failures of these boxes result in the conditioned spaces being either over heated or over cooled, this can also impact other zones near the failed box. Depending on the space served, courtrooms, offices, and support spaces may not be usable for extended periods of time.

Design for this HVAC retrofit was completed December 2024. The completed design takes into consideration all the categories prioritized in the Assessment and provides a cost-effective solution to retrofit the system from original design to a more efficient system (variable air volume boxes, new fan motors, digital controls, and related electrical components). The Board approved this project in the CIP FY 2024-25 and allocated funding of \$759,827, financed by the Building Improvement and Replacement (BIR) Fund. JOC procurement is anticipated for March 2025 and commencing construction by May 2025. The Judicial Council of California Courts (JCC) has a shared cost to be reimbursed at or by the completion of the project, their shared cost is 50.13%.