

*County of Monterey*  
*Jail Housing Addition*

**Establish Project Scope, Cost and  
Schedule**



Project Number: 8819

**June 2013**

*County of Monterey*  
*Jail Housing Addition*

**Establish Project Scope, Cost and  
Schedule**

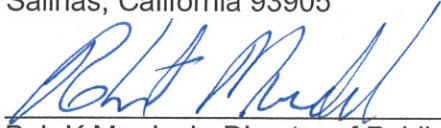


Project Number: 8819

**June 2013**

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Fernando Armenta, Chair  
County of Monterey Board of Supervisors

Approved By:  Date: 6-11-13  
Scott K. Miller, Sheriff  
(831) 755-5111  
County of Monterey Office of the Sheriff  
1414 Natividad Road  
Salinas, California 93905

Approved By:  Date: 6/11/13  
Bob K Murdoch, Director of Public Works  
(831) 755-4800  
County of Monterey Resource Management Agency  
Department of Public Works  
168 West Alisal Street, 2<sup>nd</sup> Floor  
Salinas, California 93901

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Benny J. Young, Director



---

Michael A. Rodriguez, C.B.O., Chief Building Official  
Michael Novo, AICP, Director of Planning  
Robert K. Murdoch, P.E., Director of Public Works

168 W. Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
<http://www.co.monterey.ca.us/rma>

## TABLE OF CONTENTS

### **SPWB Project Scope**

#### **Project Introduction**

#### **Architectural Space Program**

Space Program

#### **Site Concepts**

Site Concept Drawings

Utility Routing Drawing

#### **Housing Unit Concepts**

First Floor Concept Plan

Mezzanine Floor Concept Plan

Concept Perspective Plan

### **Project Schedule**

### **Project Cost**

Project Cost Summary

### **CEQA**

Status Update

### **Real Estate Due Diligence**

Status Update

### **State/County Agreements**

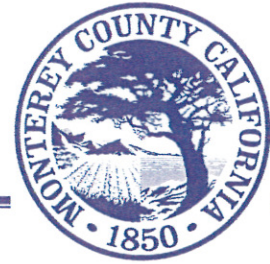
Status Update



# MONTEREY COUNTY

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### PROJECT SUMMARY

The County of Monterey has received a conditional award of \$36,295,000 in state funds and is providing \$4,032,778 in matching funds to construct a Title 24 compliant, 288-bed Jail Housing Addition on the existing jail site for a total cost of \$40,327,778. The construction of the Project will significantly improve officer, staff, public and inmate safety. Present overcrowding will be relieved and separation by classification finally will become possible. Officer recruiting and retention will improve. The expanded jail will assist the Sheriff in being able to accommodate the inmates that will be held at the county level as a result of AB 109 Realignment. Public safety will be enhanced.

The Monterey County Jail Housing Addition and support space expansion will be a Type II Facility (i.e. a local detention facility used for the detention of persons pending arraignment, during trial and upon sentence of commitment as defined in Title 24 of the California Code of Regulations).

Over the last seven months the County departments have worked closely to define the Jail Housing Unit Addition Project through multiple schemes including the size of the housing unit and its spaces, site location and orientation, impact on existing utilities and estimated construction cost. This submittal gives an overview of the project for delivering 288 beds in two pods at an estimated construction cost of \$29,614,000. See Pre-Design Space Program Attachment.

**Housing:** 288 new beds will be constructed to meet immediate needs. Housing areas will be designed to maximize staffing efficiency. The allocation of new beds is six single bunked cells for maximum security, disciplinary segregation and protective custody inmates. And one hundred forty-one double bunked cells for medium security inmates. See Floor Plan Attachments.

**Dayrooms:** Dayrooms will be provided at the rate of a minimum of thirty-five square feet per inmate and will contain anchored tables and seating to accommodate the number of inmates in the housing unit. Access will be provided to toilets, washbasins, drinking fountains and showers from the dayroom. Dining will occur in the dayroom of each housing unit.

**Visiting:** Contact, non-contact and video visiting spaces will be accommodated in the existing jail visiting area. Video visiting will be the primary means of visitation.

**Program Space:** Program rooms will be provided at each housing unit. Activities that may occur in these spaces include adult education, religious services and counseling, substance abuse classes, group counseling, mental health evaluations and classes along with other programs to reduce recidivism.

**Outdoor Exercise:** An enclosed, secure outdoor exercise area will be attached to each housing unit. This area will be observable from within the housing unit and from central control. The area will be a secure area that is partially covered for use in inclement weather and have a clear height of at least fifteen feet.

**Central Control:** A new central control room will monitor and operate all security perimeter penetrations. CCTV will be used to provide visual control and to assist in the control of the perimeter penetrations. Central control will function as the Sheriff's command post during natural disasters or inmate disturbances.





Beverly Prior Architects

### MONTEREY COUNTY JAIL ADDITION

Pre-Design Space Program

June 7, 2013

SPACE NEEDS SUMMARY		Area
	SITE	
	Site Subtotal	64,400
	EXTERIOR AREAS TOTAL GSF	64,400
	BUILDING	
	1. HOUSING UNITS	43,628
	2. CENTRAL CONTROL	408
	3. ADMIN. AND STAFF SUPPORT	864
	BUILDING AREA SUBTOTAL GSF	44,900
	+15% Building Grossing Factor	6,735
	BUILDING GRAND TOTAL	51,635
	BASE BUILDING TOTAL	

**MONTEREY COUNTY JAIL ADDITION**  
 Pre-Design Space Program  
 June 7, 2013

SITE					
No.	Space	Qty.	Sq. Ft.	Total GSF	Space Attributes
1	Staff and Visitor Parking	184	350	64,400	120 existing staff + 14 additional staff + 50 visitors (incl. overlap in shifts)
2	Exterior Program Components				Area of refuge and pathways, recreation, utility zones, buffer zones between buildings
		Site Subtotal GSF		64,400	

MONTEREY COUNTY JAIL ADDITION  
Pre-Design Space Program  
June 7, 2013

1. HOUSING UNITS (SPACE NEEDS FOR 1 SECTOR OF 72 BEDS)					
No.	Space	Qty.	Sq. Ft.	Total GSF	Space Attributes
<b>1</b>	<b>Unit A: 72-bed Medium Security</b>				35 double cells, 2 single cells
1.1	Double Cell	34	70	2380	Title 24 70 s.f. min.; with 35 sq. ft. of open area; comby unit, 2 desks, 2 beds; high visibility at cell front
1.2	Single Cell – Max. Security/ Isolation/Ad Seg Cells and ADA	2	70	140	Title 24 70 s.f. min.; with 35 sq. ft. of open area; comby unit, desk, bed; ADA cell has ADA comby unit, ADA desk & bed; high visibility at cell front
1.3	Double Cell/Special Needs/Triage	1	70	70	Multipurpose Special Needs/Triage cell; comby unit; collapsible desk, removable bed; high visibility at cell front
<b>2</b>	<b>Dayroom/Dining/Video Visitation</b>	<b>72</b>	<b>35</b>	<b>2520</b>	Title 24 35 sq. ft. per inmate, exclusive of 5' walkway in front of cell; Drinking fountains 1:100 ratio; lounge furniture for two separate TV areas; fixed tables w/ stools for 72 inmates; (6) video visitation carrels along wall
<b>3</b>	<b>Showers</b>	<b>3</b>	<b>20</b>	<b>60</b>	Title 24-2902: 1:20 ratio, locate on main floor
3.1	Shower-ADA	1	30	30	(1) per sector, incl. in 1:20 ratio, locate on main floor
4	Safety Cell/ Observation	1	48	48	Locate near housing control, padded walls and door, curb seat; not a rated cell
5	Staff Station on Floor			0	Included in dayroom area; open, lockable cabinetry
6	Small Program Room	1	200	200	AA, NA, Bible study, education, group sessions. Max 8 inmates. Lockable storage for A/V cart
7	Janitor/Cleaning Supply Closet	1	80	80	(1) per tier, mop sink, cleaning supplies
8	Clean and Soiled Linen Storage	2	70	140	(2) storage rooms per sector: one for soiled clothing/linen/mattress storage; one for clean clothing/linen/mattress storage; locked and controlled by staff.
9	Recreation Yard (a half basket ball court from a 3 point line)	1	900	900	Per 470 A.2.10 Exercise Area, Minimum 50 s.f. per inmate x 80% of rated capacity divided by number of 1-hour exercise periods.
10	Recreation Yard Inmate Toilet and Drinking Fountain	1	0	0	470 A.2.10 Exercise Area requires free access to a toilet, wash basin, and drinking fountain (included in rec yard square footage)
11	Pedestrian Sallyport	1	100	100	One sallyport provides controlled entry for each 72-bed sector within a housing unit.
12	Tier-level Pedestrian Sallyport				Pass-through between housing pods from the mechanical chase for "crash" access - included in circulation factor
<b>Housing Sector Subtotal NSF</b>				<b>6,668</b>	
<b>Subtotal for 2 Sectors (1 Unit) NSF</b>				<b>13,336</b>	



MONTEREY COUNTY JAIL ADDITION  
 Pre-Design Space Program  
 June 7, 2013

1.1 SHARED SPACES BETWEEN 2 SECTORS					
13	Staff Toilet	1	60	60	Key access. Inside control
14	Attorney Visiting Room / Interview Room	1	100	100	Multipurpose contact attorney visiting/psych interview/small group program space, ADA compliant
15	Housing Sector Control	1	200	200	Shared between 2 sectors, 1 Workstation + backup, raised 2 feet above finished floor, staff toilet
16	Housing Control Security Equipment Room	1	48	48	Co-locate, shared between 2 sectors
17	Large Program/Multi Purpose Room	1	850	850	Max. 15 inmates and 2 staff shared between two sectors, lockable storage for A/V cart
18	Interview Room	1	100	100	Acoustic and visual privacy. 9' x 12' Will have 2 doors: One from sector, one from middle of unit sallyport.
19	Medical Exam	1	150	150	Cabinetry, fixed exam table
20	Medical Procedure Room	1	200	200	Open toilet, cabinetry, fixed exam table, dentist chair TBD
<b>Shared Spaces Subtotal NSF</b>				<b>1,708</b>	
<b>Subtotal for 2 Sectors (1 Unit)</b>				<b>15,044</b>	
<b>+45% Division Grossing Factor</b>				<b>6,770</b>	
<b>Housing Unit A Total GSF</b>				<b>21,814</b>	
<b>Housing Unit B Total GSF</b>				<b>21,814</b>	
<b>Housing Unit Total GSF</b>				<b>43,628</b>	

**MONTEREY COUNTY JAIL ADDITION**  
 Pre-Design Space Program  
 June 7, 2013

2. CENTRAL CONTROL

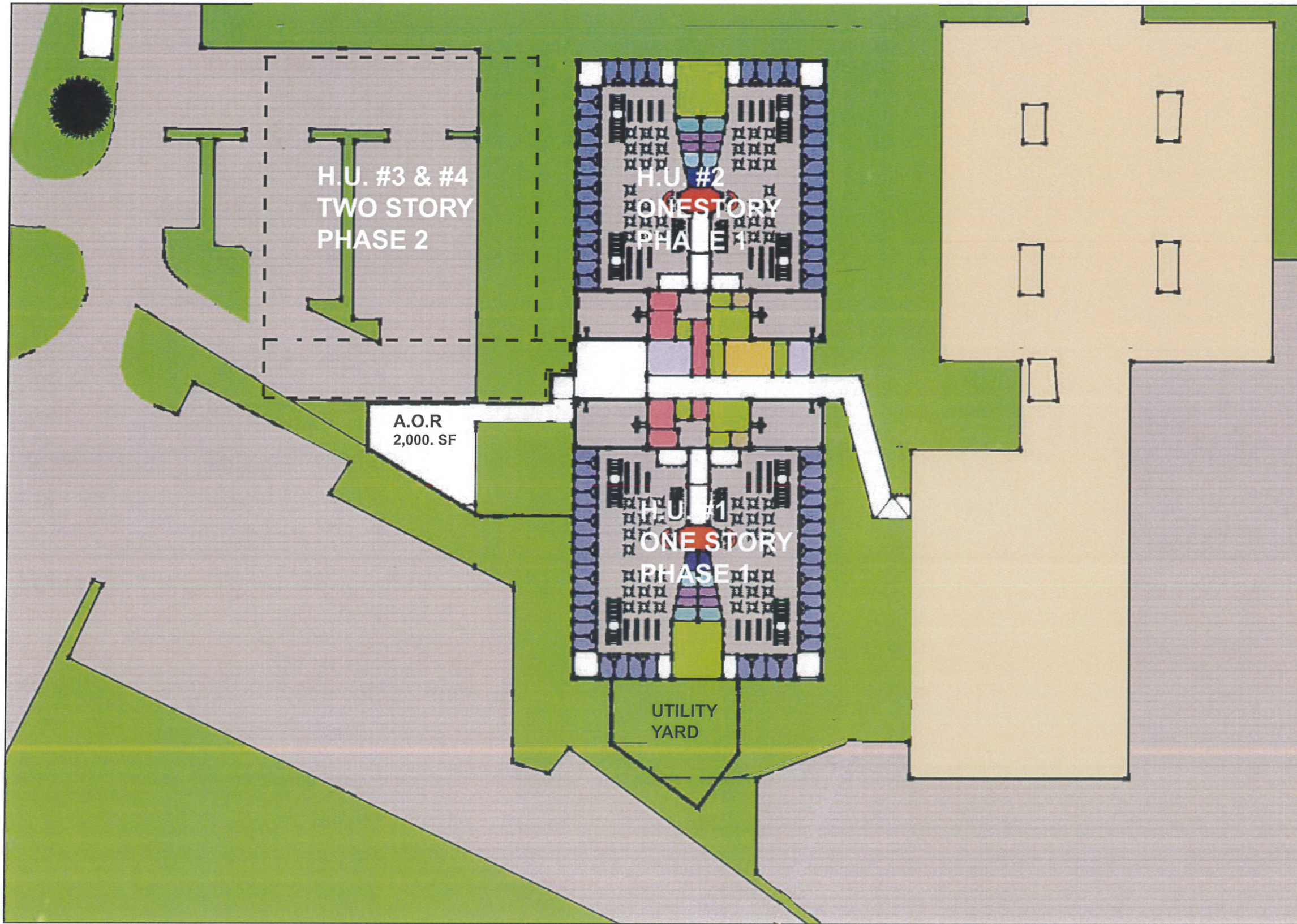
No.	Space	Qty.	Sq. Ft.	Total GSF	Space Attributes
1	Central Control	1	200	200	(2) Control Consoles, (1 extra for backup, training, and expansion), Equipment Cabinet
2	Security Equipment Room	1	80	80	Need space for a minimum of two full size racks, plus about 8' of wall space
3	Central Control Staff Toilet	1	60	60	
Central Control Total NSF				340	
+20% Division Grossing Factor				68	
Central Control Total GSF				408	

MONTEREY COUNTY JAIL ADDITION  
 Pre-Design Space Program  
 June 7, 2013

3. ADMIN. AND STAFF SUPPORT

No.	Space	Qty.	Sq. Ft.	Total GSF	Space Attributes
1	Jail Commander/Lieutenant	1	220	220	(1) room for 3 officer workstations
2	Restrooms	2	60	120	(1) unisex toilet located near each housing unit
3	CRT Storage Locker	1	140	140	Crisis Response Team Weapons Locker for riots, shields, helmets
4	Janitor Support	1	160	160	Mop sink, shelf, waxing/mopping machine, Airtron-type equipment; rotorooter drain snakes, buffing machine, floor cleaning equipment
Staff Support Subtotal NSF				640	
+35% Division Grossing Factor				224	
Staff Support Total GSF				864	





**72-BED CONCEPT  
Site Plan**



May 10, 2013



265 SHORELINE DR  
SUITE 200  
REDWOOD CITY, CA 94065  
650-482-6300  
650-482-6399 (FAX)



CALIFORNIA

MONTEREY COUNTY

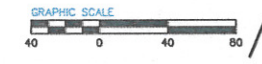
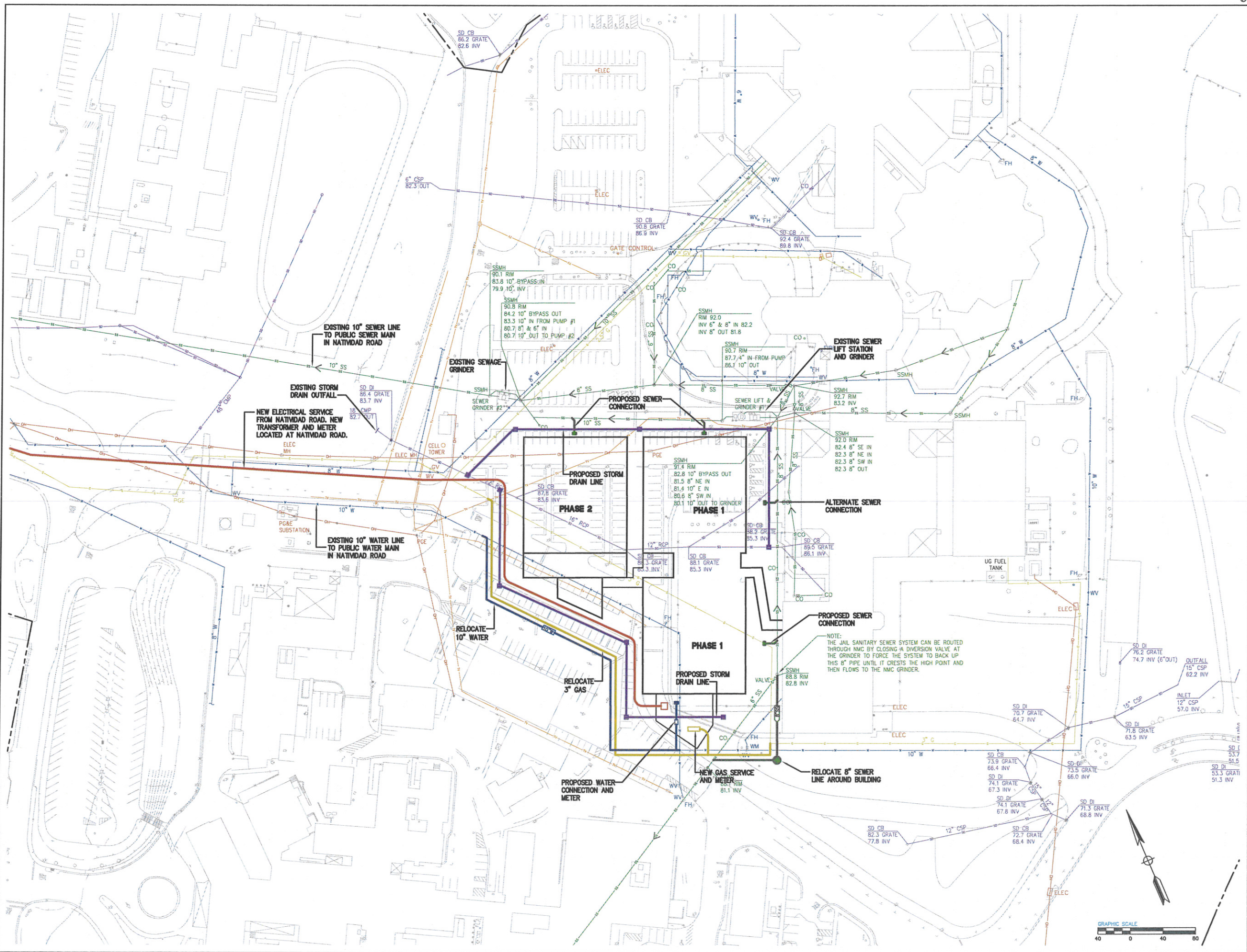
SALINAS

MONTEREY COUNTY JAIL EXPANSION - SCHEME 4  
CONCEPTUAL UTILITY PLAN

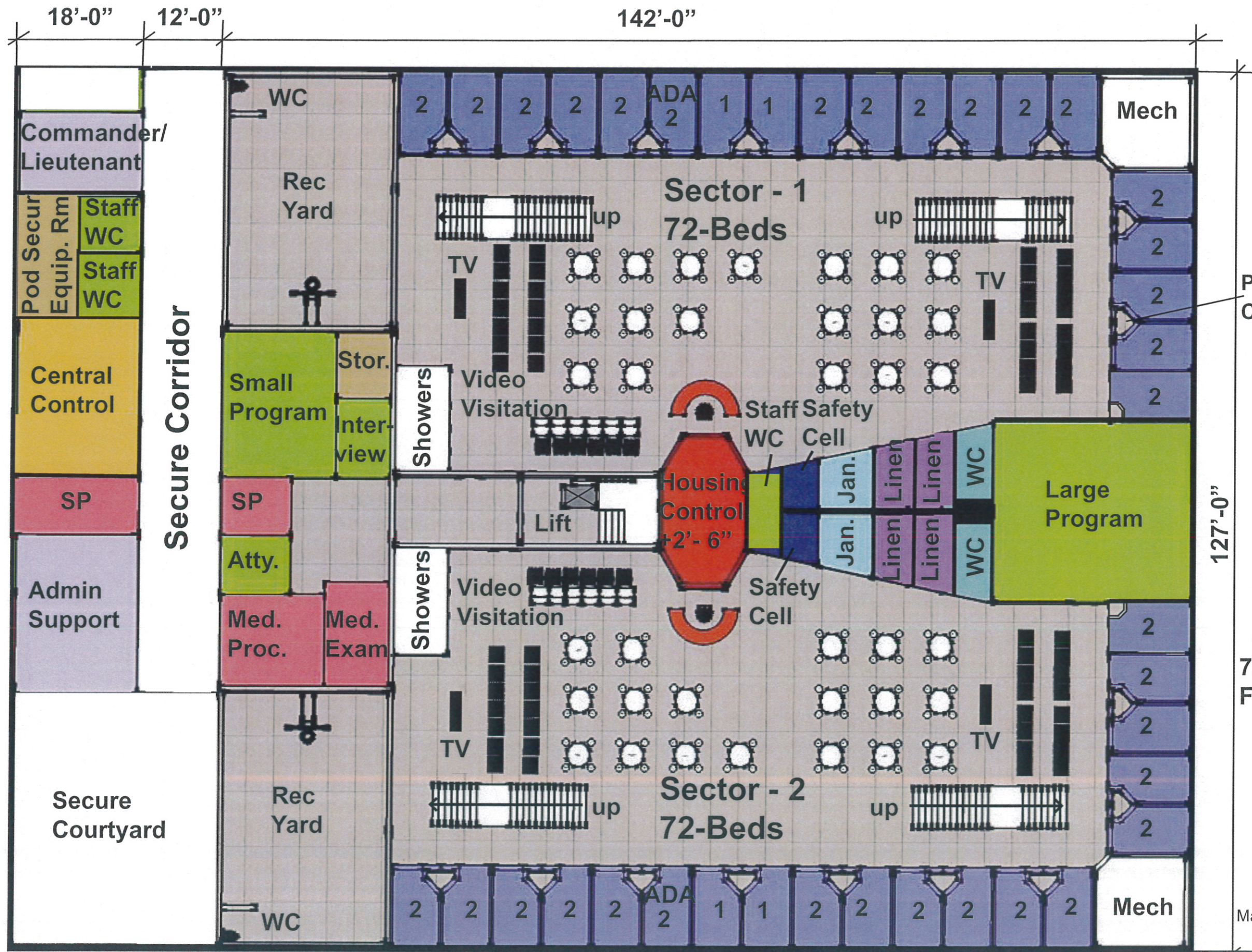
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	2	3/1/13	MM	MM	MM
	3	3/1/13	MM	MM	MM
	4	3/1/13	MM	MM	MM
	5	3/1/13	MM	MM	MM
	6	3/1/13	MM	MM	MM
	7	3/1/13	MM	MM	MM
	8	3/1/13	MM	MM	MM
	9	3/1/13	MM	MM	MM
	10	3/1/13	MM	MM	MM

Drawing Number: **C3**

Job No: 00000129







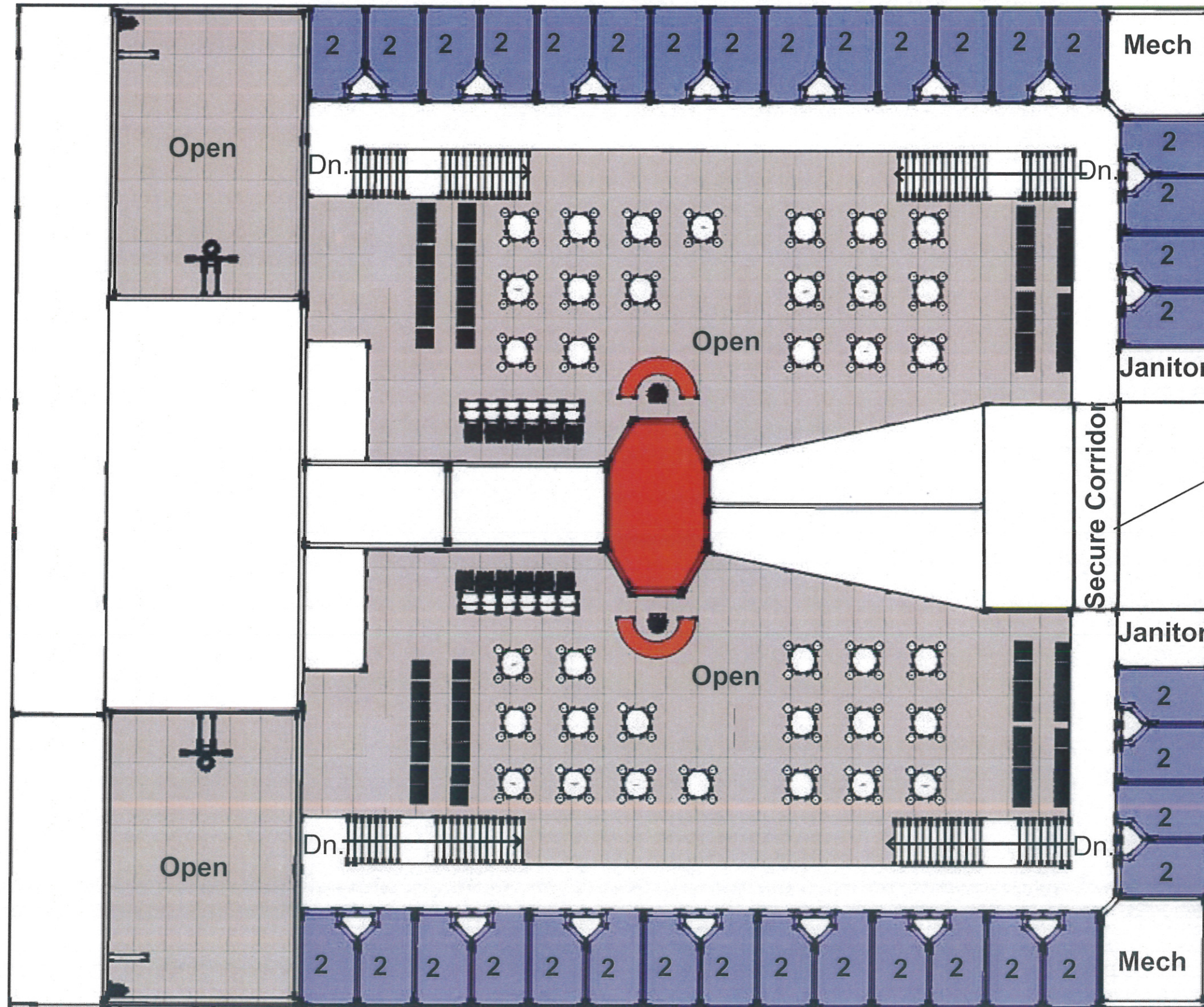
Plumbing Chase-typ.

127'-0"

**72-BED CONCEPT**  
First Floor Plan

May 10, 2013



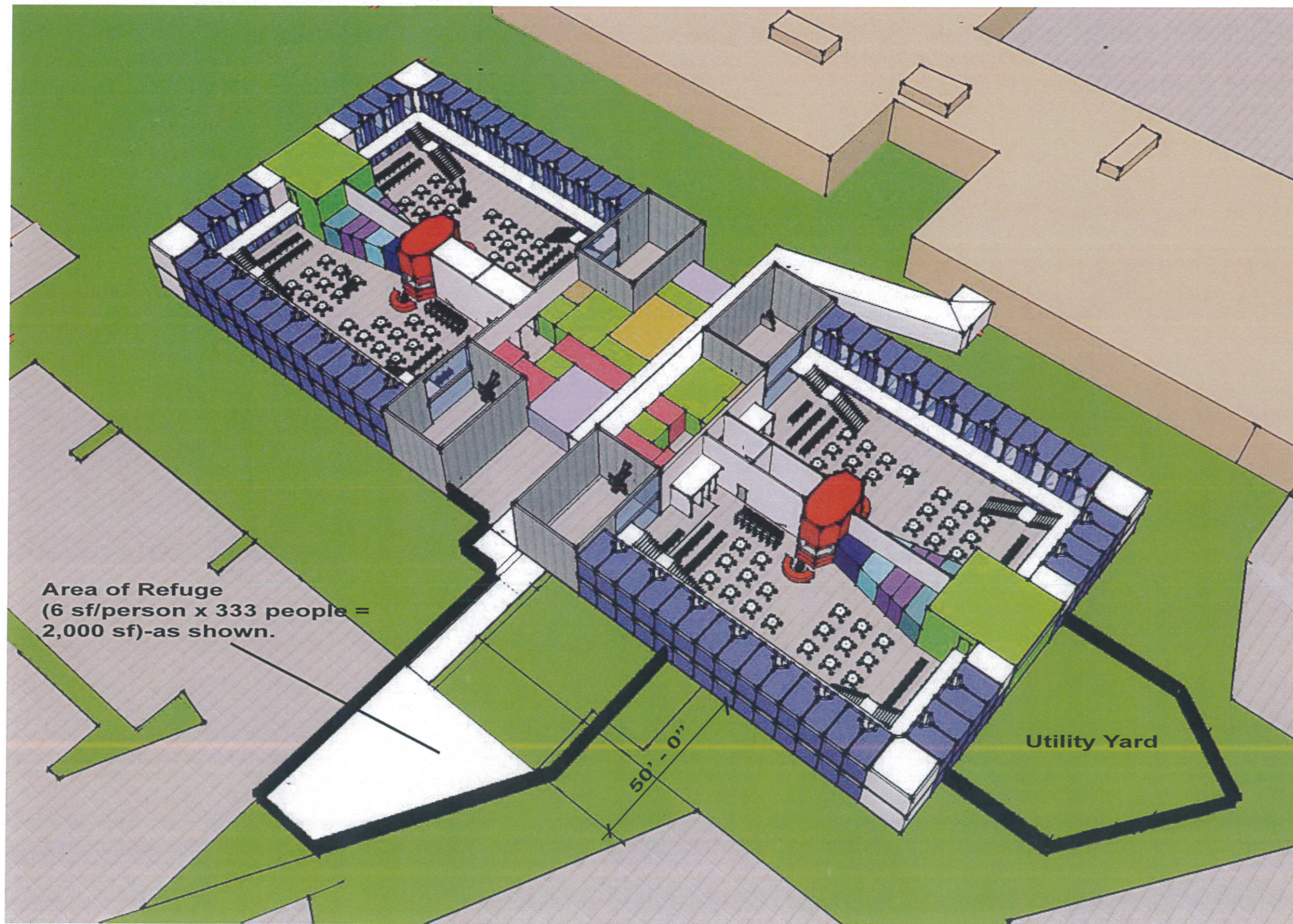


Emergency Egress Pass-through

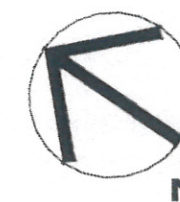
72-BED CONCEPT Tier Plan

May 10, 2013





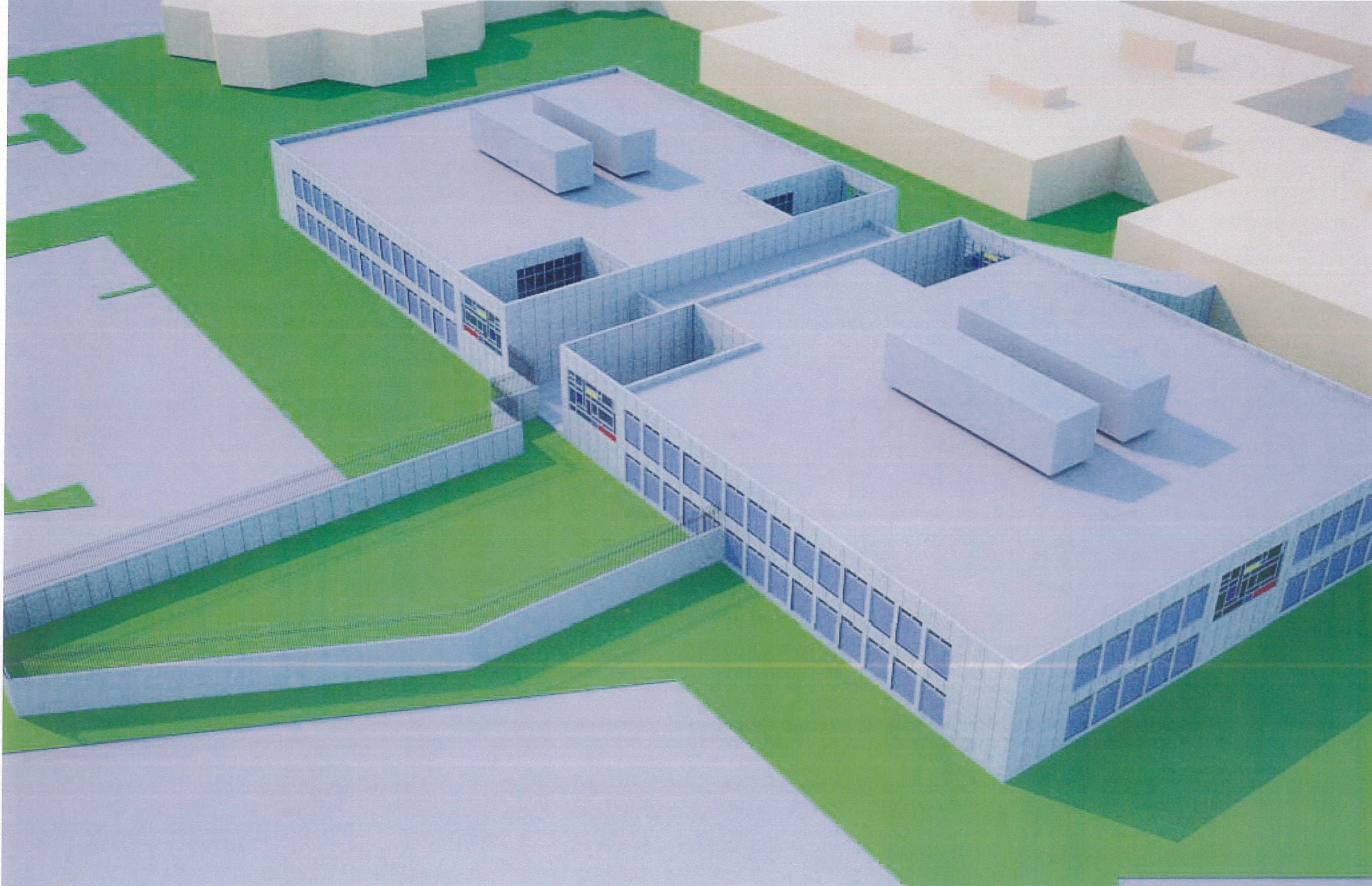
## 72-BED CONCEPT Perspective



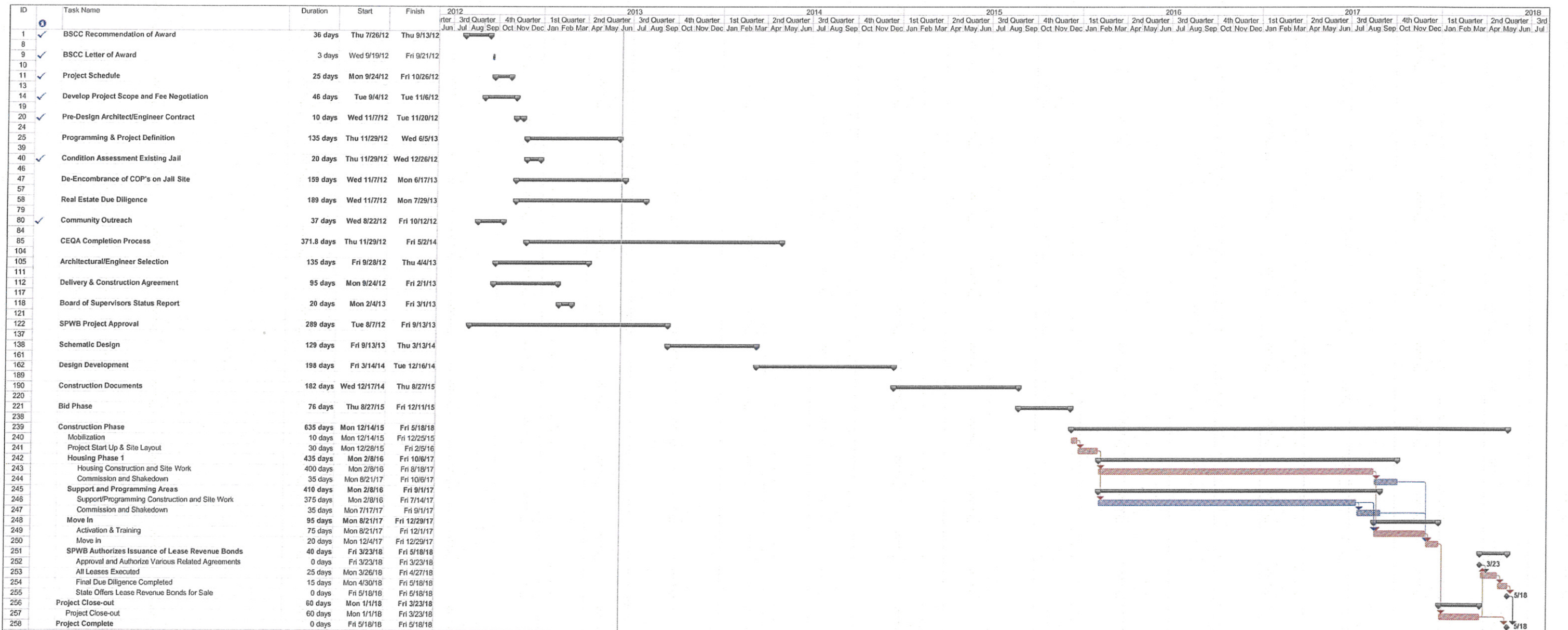
May 10, 2013

COUNTY OF MONTEREY  
**Adult Jail Housing Addition**  
Pre-Design

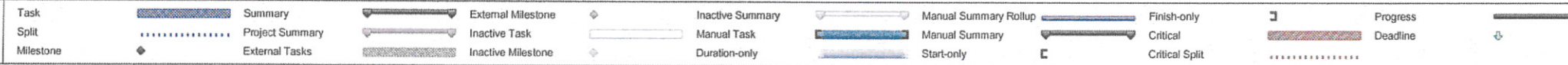








Project: Jail Expansion Schedule  
Date: Mon 6/10/13



## PROJECT COST SUMMARY

PROJECT: Jail Housing Addition & Admin  
 LOCATION: 1410 Natividad Road, Salinas, CA  
 CLIENT: County of Monterey  
 DESIGN BY: HMC Beverly Prior  
 PROJECT MGR:  
 PLAN DATE: TBD

CONCEPT ESTIMATE: 3/1/2013  
 EST./ PROJ. CCCI: 5777/5777  
 DATE ESTIMATED: 4/2/2013  
 DATE UPDATED:  
 ABMS NO:  
 PREPARED BY: AHL  
 DOF PROJ. I.D. NO.:

### DESCRIPTION

**This project provides:** The Monterey County Adult Detention Facility (MCADF) housing and support space expansion will be a Type II Facility (i.e. a local detention facility used for the detention of persons pending arraignment, during trial and upon sentence of commitment as defined in Title 24 of the California Code of Regulations).

**Housing:** 288 new beds will be constructed to meet immediate needs. Housing areas will be designed to maximize staffing efficiency.

**Single Occupancy Cells:** A total of 6 new beds in single occupancy cells for maximum-security, disciplinary segregation, administrative segregation and protective custody inmates will be added to the system. Stainless steel combination fixtures will be used. All cell doors will be hung doors constructed of steel. One bed and a desk will be wall mounted.

**Double Occupancy Cells:** A total of 282 new beds in 141 double occupancy cells will be added for medium-security inmates. Adequate ADA cells will be provided. Stainless steel combination fixtures will be used. All cell doors will be hung doors constructed of steel. Two beds and two desks will be wall mounted.

**Dayrooms:** Dayrooms will be provided at the rate of a minimum of thirty-five square feet per inmate and will contain anchored tables and seating to accommodate the maximum number of inmates allowed access to the dayroom at any given time in each housing unit. Access will be provided to toilets, washbasins, drinking fountains and showers from the dayroom. Dining will occur in the dayroom of each housing unit.

### ESTIMATE SUMMARY

Item	Cost
BP 1 Jail Housing Addition.	\$26,966,762
Subtotal	\$26,966,762
<b>ESTIMATED TOTAL CURRENT COSTS:</b>	\$26,967,000
Adjust CCCI from 5777 to 5777	\$0
<b>ESTIMATED TOTAL CURRENT COSTS ON MARCH 2013:</b>	\$26,967,000
Escalation to Start of Construction 20 Months @ 0.3%/Mo.:	\$1,618,000
Escalation to Mid Point of Construction 12 Months @ 0.3%/Mo.:	\$1,029,000
<b>ESTIMATED TOTAL CONTRACTS:</b>	\$29,614,000
Contingency At: 10%	\$2,961,000
<b>ESTIMATED TOTAL CONSTRUCTION COST</b>	\$32,575,000

**SUMMARY OF COSTS BY PHASE**

PROJECT: Jail Housing Addition & Admin  
 LOCATION: 1410 Natividad Road, Salinas, CA  
 CLIENT: County of Monterey

CONCEPT ESTIMATE: 41334  
 5777/5777 3/1/2013  
 1/0/1900  
 PREPARED BY: AHL

Footnotes

CONSTRUCTION DURATION: 24 Months  
 ESTIMATED CONTRACT COST: \$29,614,000 \$29,614,000  
 CONSTRUCTION CONTINGENCY: \$2,961,000 \$2,961,000  
 TOTAL \$32,575,000 \$32,575,000 80.7%

CATEGORY	STUDY 00	PRELIMINARY PLANS 01	WORKING DRAWINGS 02	CONSTRUCTION 03	TOTAL	Percent	
<b>ARCHITECTURAL AND ENGINEERING SERVICES</b>							
A&E Design	\$528,945	\$912,093	\$1,172,692	\$521,196	\$3,134,926	9.6%	c
Construction Inspection		\$0	\$0	\$110,000	\$110,000	0.3%	d
Plan Check & Permits		\$0	\$115,000	\$0	\$115,000	0.4%	e
Coordination & Contract Management	\$157,000	\$78,171	\$150,000	\$195,990	\$581,161	1.8%	f
Advertising, Printing and Mailing	\$2,000	\$0	\$20,000	\$0	\$22,000	0.1%	g
Construction Guarantee Inspection		\$0	\$0	\$0	\$0	0.0%	h
<b>SUBTOTAL A&amp;E SERVICES</b>	<b>\$687,945</b>	<b>\$990,264</b>	<b>\$1,457,692</b>	<b>\$827,186</b>	<b>\$3,963,087</b>		
<b>OTHER PROJECT COSTS</b>							
Special Consultants	\$0	\$0	\$0	\$95,000	\$95,000	0.3%	i
Materials Testing	\$0	\$0	\$0	\$100,000	\$100,000	0.3%	j
Project Management Assistance	\$204,650	\$0	\$0	\$0	\$204,650	0.6%	k
On Site Construction Management	\$0	\$200,000	\$439,586	\$1,314,900	\$1,954,486	6.0%	l
Site Acquisition Cost & Fees	\$60,927	\$0	\$0	\$0	\$60,927	0.2%	m
Agency Retained Items	\$0	\$0	\$0	\$1,055,638	\$1,055,638	3.2%	n
DVBE Assessment - Const.	\$0	\$0	\$0	\$0	\$0	0.0%	o
Structural Peer Review	\$0	\$0	\$0	\$0	\$0	0.0%	o
Essential Services	\$0	\$0	\$0	\$0	\$0	0.0%	o
Hospital Checking - Health Care Review	\$0	\$0	\$0	\$0	\$0	0.0%	o
City Fire Marshal	\$0	\$15,000	\$25,000	\$20,000	\$60,000	0.2%	p
Access Compliance Checking	\$0	\$0	\$0	\$0	\$0	0.0%	o
Other - Local Mitigation	\$0	\$0	\$0	\$0	\$0	0.0%	o
Other - Due Diligence	\$18,000	\$0	\$10,000	\$0	\$28,000	0.1%	q
Other - Equipment	\$0	\$0	\$0	\$0	\$0	0.0%	o
Other - Program Management	\$0	\$0	\$0	\$0	\$0	0.0%	o
Other - Transition Planning	\$0	\$0	\$0	\$195,990	\$195,990	0.6%	r
Other - Audit	\$0	\$0	\$0	\$35,000	\$35,000	0.1%	s
EIR (Included In Arch. Study Phase)	\$0	\$0	\$0	\$0	\$0	0.0%	v
<b>SUBTOTAL OTHER PROJECT COSTS</b>	<b>\$283,577</b>	<b>\$215,000</b>	<b>\$474,586</b>	<b>\$2,816,528</b>	<b>\$3,789,691</b>		
<b>SUBTOTAL OF A&amp;E AND OTHER COSTS</b>	<b>\$971,522</b>	<b>\$1,205,264</b>	<b>\$1,932,278</b>	<b>\$36,218,714</b>	<b>\$40,327,778</b>		
LESS FUNDS TRANSFERRED	\$0	\$0	\$0	\$0	\$0		
LESS FUNDS AVAILABLE NOT TRANSFERRED	\$0	\$0	\$0	\$0	\$0		
CARRY OVER	\$0	\$0	\$0	\$0	\$0		
<b>BALANCE OF FUNDS REQUIRED</b>	<b>\$971,522</b>	<b>\$1,205,264</b>	<b>\$1,932,278</b>	<b>\$36,218,714</b>	<b>\$40,327,778</b>		

**FUNDING DATA & ESTIMATE NOTES**

PROJECT: Jail Housing Addition & Admin  
 LOCATION: 1410 Natividad Road, Salinas, CA 5777/5777  
 CLIENT: County of Monterey

BUDGET ESTIMATE: 3/1/2013  
 DATE ESTIMATED: 4/2/2013  
 DATE UPDATED:  
 PREPARED BY: AHL

**FUNDING DATE**

<u>Charter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>Totals</u>
<b>Fund Transfers</b>	S	<u>\$0</u>	\$0
<b>Total Funds Transferred</b>			\$0
<b>Funds Available Not Transferred</b>			
<b>Total Funds Available not Transferred</b>			<u>\$0</u>
<b>Total Funds Transferred and Available</b>			<u><u>\$0</u></u>

**ESTIMATE NOTES**

1. The construction costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation. The project estimate is then escalated to the scheduled start of construction and then to an assumed construction midpoint in accordance with Budget Letter BL 10-15.

2. Estimated costs for the following Agency Retained Items that will be incurred during the construction phase of the project.

Guarding Costs	\$0
Telecommunications	\$0
Landscaping	\$0

**Total:** \$0

3. This project will be providing a full Environmental Impact Report.

4. The schedule assumes funding for Preliminary Plans in FY 13/14, Working Drawings in FY 14/15 & Construction in FY 15/16 & 16/17.



## FOOTNOTES - SUMMARY OF COSTS BY PHASE

- General:** Costs escalated to reflect the project's planned schedule which includes Award/NTP on October 27, 2015.
- a Estimate of construction costs escalated to anticipated midpoint of construction in mid-October 2016.
  - b 10% for new construction
  - c A/E Design fees include preparation of Preliminary Plans, Working Drawings and providing Construction Support Services. Fees based on approximately 8% of construction costs + an additional 1.8% for consultant to perform pre-design services.
  - d Construction Inspections are assumed to be performed by the County. Estimate is based on 62,000 square foot addition and assumes construction duration of 24 months.
  - e Plan Check and Permits will be through the County based on 62,000 square foot addition. Includes permits, plan check and formal document review.
  - f County costs for project management.
  - g Estimate of Advertising, Printing and Mailing costs are limited, use of electronic posting and distribution of bid documents.
  - h The costs for a final A/E inspection, punchlists, etc. should be included in the A&E design line item.
  - i Additional surveying, specialized testing or investigations, supplemental borings, etc.
  - j Construction materials sampling and testing services (concrete, soil compaction, welding, etc)
  - k Project Management fees includes pre-design phase services, & SPWB.
  - l Onsite Construction Management. Includes management services during preparation of Preliminary Plans, Working Drawings and providing Construction Management Services. Fees based on approximately 6% of construction costs.
  - m Additional services related to selected site and improvement alterations.
  - n Furniture, Fixtures & Equipment including County IT costs for document reviews and installation.
  - o Not applicable.
  - p City of Salinas Fire Marshal document review and inspections
  - q Department of General Services Due Diligence review and review for bond sale.
  - r Transition Team five sworn officers at 25% time.
  - s State review of project expenditures.
  - t
  - u
  - v Environmental Impact Report part of study phase A/E services.

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Benny J. Young, Director



---

Michael A. Rodriguez, C.B.O., Chief Building Official  
Michael Novo, AICP, Director of Planning  
Robert K. Murdoch, P.E., Director of Public Works

168 W. Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
<http://www.co.monterey.ca.us/rma>

## CEQA STATUS UPDATE

As of June 10<sup>th</sup>, 2013 the County of Monterey consultant is in the process of completing the Administrative Draft Environmental Impact Report for the Jail Housing Addition Project by June 28<sup>th</sup>, 2013.

Future Milestones to complete the CEQA process are as follows:

- Complete the Environmental Impact Report in mid February 2014.
- Complete the Final CEQA findings the end of February 2014.
- Complete Public Hearings by the end of March 2014.
- Approval by the Board of Supervisors April 2014

Presently there is no litigation issues regarding CEQA

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Benny J. Young, Director



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Michael A. Rodriguez, C.B.O., Chief Building Official  
Michael Novo, AICP, Director of Planning  
Robert K. Murdoch, P.E., Director of Public Works

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## REAL ESTATE DUE DILIGENCE STATUS UPDATE

On January 10<sup>th</sup>, 2013 the County of Monterey filed their Due Diligence Report with the Department of General Services in accordance with the requirements of our Amended Grant Application Project Timeline.

The status update as of June 10<sup>th</sup>, 2013 for completing Due Diligence is as follows:

- The project site is currently encumbered with 2007 Certificates of Participation.
- On June 11, 2013 the Board of Supervisors voted to approve the exchange of securities to remove the debt from the project site.
- End of June 2013 the final executed documents for the exchange of securities should be filed.
- End of July 2013 the County will order a new Title Report and Land Appraisal.

We believe this should complete our Due Diligence Report and show an unencumbered site for the Jail Housing Addition.

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## **COUNTY AGREEMENTS WITH THE STATE STATUS UPDATE**

The County is scheduled to approve the agreements with the State at the July 9<sup>th</sup>, 2013 Board of Supervisors meeting. The Board Resolution will authorize the Chairperson to sign and execute Certificate of Matching Funds, Project Delivery and Construction Agreement and BSCC Construction Agreement.

The County has been in discussions with the State over the interpretation one of the clauses in the agreements regarding the State's failure to secure funding (i.e., failure to issue lease revenue bonds) through no fault of the County will not trigger a County obligation to reimburse any funds that may have been advanced by the State. Upon resolution of this item the County Counsel will be ready to make a recommendation to sign the agreements.

The County has submitted their documentation for the County's minimum 10% funding for the Jail Housing Addition Project and Project Cost Summary for verification of "Cash and In-kind Match" and are awaiting comments or approval from the State.