



Monterey County

Capital Improvement Committee

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Board of Supervisors
Chambers
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Receive a report on Capital Improvement Plan and Key Capital Projects managed by the Resource Management Agency (RMA) through March 2020.

RECOMMENDATION:

It is recommended the Capital Improvement Committee receive a report on Resource Management Agency (RMA) Key Capital Improvement Projects for the period July 1, 2019 through March 31, 2020

SUMMARY:

A status Report of Capital Improvement Projects for fiscal year (FY) 2019-20 provides a summary for 69 capital projects with a cost estimate of \$363.6 million: 37 Road and Bridge (\$194.6 million), and 32 Facilities (\$169.0 million). This report is limited to projects that RMA is managing. The report includes projects cost, development phase, and status. During this reporting period, nine (9) projects were completed. Of the remaining 60 projects in progress: 24 are in the Construction Phase and 36 are in the Design/Environmental Phase.

DISCUSSION:

Capital Improvement Projects are projects that have a project cost estimate over \$100,000. RMA manages most of the facility capital projects and all infrastructure (roads, bridges, sewer, etc.) for Monterey County. The following provides an update on certain completed projects and projects with significant activity through March 2020.

COMPLETED PROJECTS

PUBLIC WORKS:

River Road Overlay (Chualar River Road to Limekiln Road)

This project was identified as a top priority project under the Measure X program and is part of the Agricultural and Winery Corridor. Scope was to reconstruct approximately 3.2 miles of River Road, from Chualar River Road to Limekiln Road. Project involves recycling the existing pavement surface in-place and placing a hot mix asphalt overlay. The overall project cost was approximately \$4.1 million funded by Measure X, SB 1, and Transient Occupancy Tax (TOT). Project was advertised and awarded to Papich Construction Company, the lowest responsible responsive bidder. This project was completed in January 2020, on time and within budget.

Arroyo Seco Road Overlay (from US 101 to Paraiso Springs Road)

This project was identified as a top priority project under the Measure X program and is part of the Agricultural and Winery Corridor. Scope was to reconstruct approximately 1.5 miles of Arroyo Seco

Road, from US Highway 101 to Paraiso Springs Road. Project involved recycling the existing pavement surface in-place and placing a hot mix asphalt overlay. The overall project cost was approximately \$2.1 million funded by Measure X, SB 1, and TOT. Project was advertised and awarded to Papich Construction Company, the lowest responsible responsive bidder. This project was completed in December 2019, on time and within budget.

San Benancio Road Emergency Repair

The project consisted of repair to a culvert and section of pavement that was damaged by storm water run-off. During the 2018 winter storms a culvert clogged and undermined the road pavement. As a result, a section of the road had to be closed off until the repairs were completed. The project cost \$202,474 and was funded by SB1. Project was completed by contractor Granite Construction via the Job Order Contract (JOC). It was completed in September 2019, on time and within budget.

Robinson Canyon Road Emergency Repair (MP 5.0)

The project consisted of repairing a section of roadway that eroded and was damaged by storm water run-off. During the 2018 winter storms a section of road shoulder eroded away and undermined the road pavement. As a result, a section of the road had to be closed off until the repairs were completed. The project cost \$525,769 and was funded by SB1. Project was completed by contractor Teichert Construction via JOC . It was completed in March 2020, on time and on budget.

FACILITIES:

1441 Schilling Place-Elections Tenant Improvement

In 2018, RMA designed tenant improvements for the Elections Department. The project was bid via JOC in Spring 2019, and due to elevated pricing, the JOC contract award was deferred until the Board of Supervisors authorized additional funding in May 2019. Construction began in July 2019. Appropriations for the project total \$470,639 and reside in Facilities Capital Projects Fund, Fund 402, financed by Designated Elections Project Fund Balance. Project was completed in February 2020 within budget. Project was not completed on schedule due to delays in receiving and fabricating long lead-time equipment and contractor coordination. These delays resulted in the assessment of Liquidated damages against the general contractor.

Salinas Warming Shelter-Purchase and Install Portable Shower/Toilet Rooms

In October 2019, Board of Supervisors added this capital project and approved funding to purchase and install a self-contained trailer with combination shower and toilet rooms to be co-located with the Warming Shelter at 111 West Alisal. Funding in the amount of \$173,431 was appropriated. Health Department facilitated the purchase of the trailer with Whole Person Care Program funds. The installation and connection of the trailer was facilitated via JOC. The Project was completed in February 2020, on schedule and within budget. Repairs to the trailer were required subsequent to completion, prior to operation, due to vehicular damage. Repairs have been addressed as a separate activity, and the trailer is operational.

168 West Alisal Street - Adm Bldg: Replace Compressor and Condenser Fans

Remove and replace compressor #2 for Air Conditioning (AC) unit 1, replace seven (7) condenser fans and clean condenser coils and lubricate and repair all dampers in AC units 1 and 2. The project

was completed on budget and on time in March 2020, utilizing JOC. The project cost of \$128,522 was funded out of General Fund, Fund 001, Facilities Unit 8176 unscheduled maintenance.

168 West Alisal Street - Adm Bldg: Patch & Repair Rooftop Ductwork & Install Custom Fabricated Galvanized Sheet Cover

Patch, repair and reseal horizontal ductwork surfaces and joints showing signs of deterioration. Remove surface rust on ductwork and air conditioning package unit surfaces and reseal joints and penetrations. Fabricate new galvanized steel panels and install over ductwork to prevent water from sitting on top of ductwork.

The project was complete in April 2020, utilizing JOC. The project was completed on budget but not on schedule. Construction was temporary postponed due to concerns of odors entering the building during normal working hours. Construction commenced over weekends and when the building was partially occupied. The project cost of \$105,312 was funded out of General Fund, Fund 001, Facilities Unit 8176 unscheduled maintenance.

1200 Aguajito - Monterey Courthouse - IT Readiness Site Grounding Improvements

This is one of eleven sites that has transitioned from the assessment to the design, permit, and construction phase via the Information Technology Site Readiness Project in FY 2019-20. The scope for this site includes improvement to the public safety radio communications electrical grounding systems and corrosion abatement on structural antenna system mounts. The project was funded through General Fund, Fund 001, Facilities Unit 8176 unscheduled maintenance and costs for this site were \$37,694. The project was completed on budget and on time using JOC in March 2020. A high level summary of the overall Information Technology Site Readiness Project is provided in the significant activity section of this report.

PROJECTS WITH SIGNIFICANT ACTIVITY

PUBLIC WORKS:

Slope Repairs at Various Locations

RMA staff completed the Project Plans, Specifications, and Estimates for the slope repairs at Hall Road/Pini Road, Hall Road/Sill Road, Hall Road/Las Lomas, Aromas Road, and San Juan Road. Given that these slope repairs are in relatively close proximity to each other and the proposed repair methods similar, staff decided to combine the five (5) repair projects and prepare one (1) bid package for all five (5) locations. Staff coordinated with Caltrans Local Assistance staff to get the Projects eligible for federal funding assistance from the Federal Highway Administration (FHWA) since the slope failures were as a result of the 2017 winter storms. Total estimated costs of the five (5) repairs, including environmental, engineering, right of way, and construction, is \$2.4 million. The Caltrans administered FHWA Program has funded 88.53% of the Project costs for slope repairs at the five (5) locations and the remaining 11.47% of the Project costs will be funded through local Measure X funds. Construction is complete and Project is in the Closeout Phase.

2017 Winter Storm FEMA Repair - Pescadero Road and Cathedral Oak Road

RMA staff completed the Project plans, specifications, and estimates for the road repairs on sections of Pescadero Road and Cathedral Oak Drive. Given that these repairs had similar repair methods,

staff decided to combine the two (2) repair projects and prepare one (1) bid package for both locations. Staff coordinated with Cal OES staff to get the projects eligible for federal funding assistance from the Federal Emergency Management Agency (FEMA) since the road failures were as a result of the 2017 winter storms. Total estimated costs of the both repairs, including environmental, engineering, right of way, and construction, is \$343,943. FEMA and Cal OES funded 93.75% of the Project costs for the repairs and the remaining 6.25% of the Project costs were funded through local Measure X funds. Construction is complete and Projects are in the Closeout Phase

Gloria Road, Iverson Road, & Johnson Canyon Road Reconstruction

This project was identified as a top priority project under the Measure X program. Scope is to reconstruct Gloria Road (from US Highway 101 to Iverson Road), Iverson Road (from Gloria Road to Johnson Canyon Road), and Johnson Canyon Road (from Iverson Road to the Salinas Valley Solid Waste Authority landfill entrance), for a total of approximately 5 miles. Project involves recycling the existing pavement surface in-place, placing a hot mix asphalt overlay, and drainage work. The overall project cost is approximately \$9.9 million funded by Measure X, SB 1, TOT, Highway Users Tax Account (HUTA), Traffic Impact Fees, City of Gonzales, and Salinas Valley Solid Waste Authority. Staff will be soliciting construction contract bids in May 2020. Project is currently on time and within budget.

River Road Rehabilitation (SR 68 to Las Palmas Parkway)

This project was identified as a top priority project under the Measure X program and is part of the Agricultural and Winery Corridor. Scope is to rehabilitate approximately 2.7 miles of River Road, from State Route 68 to Las Palmas Parkway. Project involves recycling the existing pavement surface in-place, placing a hot mix asphalt overlay, drainage work and placing an asphalt seal. The overall project cost is approximately \$5.2 million funded by Measure X, SB 1, and TOT. Staff will be soliciting construction contract bids in May 2020. Project is currently on time and within budget.

River Road Reconstruction (Limekiln Road to Gonzales River Road Bridge)

This project was identified as a top priority project under the Measure X program, and is part of the Agricultural and Winery Corridor. Scope is to reconstruct approximately 4.6 miles of River Road, from Limekiln Road to Gonzales River Road Bridge. Project involves recycling the existing pavement surface in-place, placing a hot mix asphalt overlay, and drainage work. The overall project cost is approximately \$7.7 million funded by Measure X, SB 1, and TOT. Staff will be soliciting construction contract bids in May 2020. Project is currently on time and within budget.

Elkhorn Tide Gates - Phase III

Phase of III of this project proposes to replace the other five tide gates that were not replaced in the previous phases of the Project. Replacement of the failed tide gates will stop Seawater Intrusion into Carneros Creek/Porter Marsh. Inspections of the remaining five gates indicate that the risk of losing an additional tide gate is high based on the level corrosion, and close to failing. Should a tide gate fail, sea water could intrude into the Blohm-Porter Marsh, threatening pickleweed and contaminating water wells in the area. The estimated cost of the gates is \$300,000 and funded with Capital Projects Fund, Fund 402 Unassigned Fund Balance. The tide gates repairs will be completed via the Job Order Contract (JOC) process later this spring.

Monterey Dunes Way Culvert Repair

In December 2019, a large sinkhole was identified underneath Monterey Dunes Way due to failure and collapse of the 48-inch diameter culvert. The 48-inch culvert and an adjacent 66-inch culvert carry the flow of the Old Salinas River underneath Monterey Dunes Way. To maintain public safety and road access, the County filled the void in the roadway with rip rap and gravel and covered the area with steel plates. The intent was to divert flow to the adjacent 66-inch diameter culvert. The intent of the project to construct permanent repairs that consist of replacing the 48-inch culvert and sleeving the 66-inch culvert. The repairs are estimated to cost \$1.9 million. The project is proposed to be funded by TOT funds. The repairs will be completed via the Job Order Contract (JOC) process later this summer once project permits are secured.

Las Lomas Drainage Project

This project is included in the FY2018-19 CIP priority list. Project is to address the road drainage needs of the community of Las Lomas. Scope is to construct new underground storm drain infrastructure along Las Lomas Drive from Thomas Road to Hall Road, approximately 0.25 miles. Project involves installing 48-inch diameter pipes and various drainage inlets for storm water runoff conveyance. The overall project is approximately \$5.1 million funded by Measure X and SB1. The project was advertised and awarded to Granite Rock Company, the lowest responsible responsive bidder in July 2019. The project has since been suspended to address utility conflicts. Project is scheduled to resume in July 2020. Project is currently within budget.

Carmel Valley Road MP 13.6 Emergency Repair Project

The project consists of repair to a culvert and section of road embankment that was damaged by storm water run-off. During the 2019 winter storms a culvert clogged and undermined the roadway embankment. As a result, a section of the road had to be closed off until temporary measures were installed to permit the flow of traffic through effected area. Following the disaster proclamation by the Governor, the Project became eligible for cost reimbursement by the California Office of Emergency Services (Cal OES). The project estimate is \$1.8 million and is budgeted to be funded by State Cal OES funds (75%) and local TOT matching funds (25%). Project is programmed to be completed by Granite Construction via the Job Order Contract (JOC) program.

Nacimiento Lake Drive Bridge Project

The project proposes to replace the existing single-lane Nacimiento Lake Drive Bridge with a new two-lane bridge. The project is located southwest of the community of Bradley, in southern Monterey County. The existing bridge was determined to be seismically deficient and this project will replace it under the State Seismic Retrofit program. The total estimated project cost, including engineering, environmental, right-of-way and construction is \$9.8 million. The project is largely funded by the Federal Highway Administration (FHWA) Highway Bridge Program (HBP) in the amount of \$7.7 million. The project is also funded by State Seismic Funds, HUTA and Measure X. The additional right-of-way need to construct the project has now been acquired. Staff is working on finalizing the bid documents and procure a construction manager/resident engineer to manage the construction phase.

FACILITIES:

Jail Housing Addition

This project status is provided in a separate quarterly report.

New Juvenile Hall

This project status is provided in a separate quarterly report.

1410 Natividad Rd-Jail based Competency Treatment Program-C pod

In September 2019, the Board of Supervisors authorized the Office of the Sheriff to administer the Jail based Competency Treatment Program in the County Detention Facility. RMA, in coordination with the Office of the Sheriff, developed the work scope to convert an existing housing unit into treatment housing. As part of the overall appropriation, \$360,883 is allocated to the capital cost to convert the housing. The capital project will be completed in May 2020, utilizing JOC. Project is on schedule and within budget.

Development of County-owned Property SW corner of W Gabilan @ Church Streets

Based on direction from the Board of Supervisors, RMA obtained outside professional services to prepare a set of schematics and a preliminary cost estimate for temporary parking lot and green space at the former site of the District Attorney's modulars. The schematics and estimate are complete, and the project budget is estimated at \$1.8 million. Working with the City of Salinas and the courts, RMA developed alternative strategies including use of City parking lots/streets and a more temporary type of parking design on County lands (included as an unfunded project in the FY 2020-21 CIP).

855 East Laurel Dr-Emergency Shelter

County Administrative Office, Department of Social Services and RMA coordinated to successfully secure Homeless Emergency Aid Program (HEAP) Funds. RMA staff opened responsive bids for the project in October 2019, and in November 2019, the Board of Supervisors awarded the construction contract to Avila Construction. Construction began on site in December 2019 and was temporarily on hold to revise the design (relocate the building) due to gas lines found while grading. Project is still on schedule, which is estimated for completion by December of 2020. The totally project cost is estimated at \$7.2 million. HEAP grant will fund \$6.0 million, HHAP funding to cover \$290,634, the City of Salinas will fund \$200,000 and the County will bear the remaining estimated project costs of \$1.2 million. A balance of \$27,520 is the remaining unsecured funding balance needed for contingency. Project is presently on schedule and within budget.

1270 Natividad Road - Health: HVAC & Bio Safety Systems

Remove and replace rooftop AC unit 4, replace Local Operating Network (LON) controls and Building Automation System (BAS) software and hardware and install Building Automation and Control Network systems (BACnet) and install new BAS software and hardware. The project was bid through JOC and is 90% complete. The project cost of \$205,121 was funded out of Capital Project Fund, Fund 402, financed with an Operating Transfer from Facilities Project Fund, Fund 401.

1200 Aguajito Road - Monterey Courthouse: Boiler Replacement Project

Install two new boilers, circulating pumps, flues, expansion bladders, isolation valves, temperature gauges, 3-way mixing valves, and copper pipe insulation. The project was bid through JOC and is

98% complete. The project cost of \$353,000 was funded out of Capital Project Fund, Fund 402, using Building Depreciation funds.

1441 Schilling Place - Upgrade & Replace HVAC Direct Digital Control (DDC) System

Install DDC System for control and monitoring of HVAC equipment. Project includes; workstation tower & monitor, programming graphics for mechanical equipment, software, wiring, conduits and various control devices. The project was bid through JOC and is 10% complete. The project cost of \$183,200 was funded out of Facilities Project Fund, Fund 402 using Building Depreciation funds.

Information Technology Site Readiness Project (11 sites)

In the first quarter of FY 2019-20, RMA initiated reimbursable services agreements (RSA) with the Information Technology Department to complete the design, permitting, and construction of improvements at critical public safety communication sites. This phase of the project will be completed over a three-year period FY 2019-20 thru FY 2021-22. The scope includes seismic retrofits and remediation of various site deficiencies previously identified by the County's engineering consultant Black & Veatch. Design and permitting has been completed for ten (10) of the eleven (11) sites. Construction is underway for five (5) sites via JOC with completion planned in the last quarter of FY 2019-20. Three (3) sites are currently in bidding via JOC with construction planned for next fiscal year. This CIP project is funded out of General Fund, Fund 001 and has approved FY 2019-20 appropriations totaling \$1.1 million. \$955,855 has been budgeted via discovery and estimation, with \$355,538 in total project expenditures to date. The estimated year end expenditure projections are \$925,139.

OTHER AGENCY INVOLVEMENT:

This report will be presented to the Budget Committee on June 24, 2020.

FINANCING:

The attached FY 2019-20 Capital Improvement Projects Status Report provides a summary list of capital projects including project costs, development phase, and status. The aggregate value of the Road and Bridge projects is \$194.6 million with a \$32.4 million funding gap (i.e., unsecured funding) and the aggregate value of the Facilities Capital projects is \$169.0 million with \$3.2 million in unsecured funding.

Prepared by: Lindsay Lerable, RMA Chief of Facilities

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Approved by: Carl P. Holm, AICP, RMA Director

Attachment:

Attachment A - FY 19/2020 Capital Improvement Projects Status Report July 2019 - March 2020