



County of Monterey

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

Board Report

File #: 12-617, **Version:** 1

- a. Find that the 142 W. Alisal St, Salinas, CA-Old Jail-Roof Replacement and Limited Weatherization, Project No. 8820, Bid Package No. 10362 is Categorical Exemption under California Environmental Quality Act Guidelines, Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation);
- b. Adopt Plans and Special Provisions for the 142 W. Alisal St, Salinas, CA-Old Jail-Roof Replacement and Limited Weatherization, Project No. 8820, Bid Package No. 10362; and
- c. Authorize the Director of Public Works to advertise the "Notice to Contractors" in *The Californian*; and
- d. Direct the Director of Public Works to file a Notice of Exemption under California Environmental Quality Act with the County Clerk.

RECOMMENDATIONS:

It is recommended that the Board of Supervisors:

- a. Find that the 142 W. Alisal St, Salinas, CA-Old Jail-Roof Replacement and Limited Weatherization, Project No. 8820, Bid Package No. 10362 is Categorical Exemption under California Environmental Quality Act Guidelines, Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation);
- b. Adopt Plans and Special Provisions for the 142 W. Alisal St, Salinas, CA-Old Jail-Roof Replacement and Limited Weatherization, Project No. 8820, Bid Package No. 10362; and
- c. Authorize the Director of Public Works to advertise the "Notice to Contractors" in *The Californian*; and
- d. Direct the Director of Public Works to file a Notice of Exemption under California Environmental Quality Act with the County Clerk.

SUMMARY:

Staff is seeking adoption of Plans and Special Provisions and authorization to proceed with the advertising for the 142 W. Alisal St, Salinas, CA-Old Jail-Roof Replacement and Limited Weatherization, Project No. 8820, Bid Package No. 10362 (Project). The bid opening is set for August 9, 2012, at 2:00 p.m., in the Board of Supervisors' Conference Room 1032, Monterey County Government Center, 168 West Alisal Street 1st Floor, Salinas, California 93901.

The proposed work has been divided into the following two components for bidding purposes: Base Bid Elements consist of the installation of a new roof system, recaulking of four distinctive, arched windows, and repair of front concrete steps, all at the Administrative Wing, and removal of the exercise yard enclosure on the facility's west side; Additive Alternate Bids consist of reroofing of decks immediately adjacent to the Administrative Wing and placement of a temporary roofing system over the surface comprising the deck of the former exercise yard. The Engineer's Estimate for construction of base bid elements and all additive alternates is \$157,000. Work is scheduled to begin in November 2012 with completion anticipated by December 2012.

On June 25, 2012, the Capital Improvement Committee supported the approval of the plans and specifications with the additional scope of removing the chain link fence and removal or stabilization of two scuppers and spalled concrete to safely allow access to the area in front of the site. The plans and special provisions have been modified with these additions to the base bid elements. Replacement of the scuppers will be addressed in future phases.

DISCUSSION:

Staff presented the Project to the Monterey County Historic Resources Review Board (HRRB) on May 10, 2012, and requested that they evaluate each component of the structure. A summary of current perspectives are contained in an *Old Monterey County Jail Decision Matrix* (Exhibit A). This matrix is intended to provide a basis to help develop alternatives for the future disposition of the facility (Old Jail) and phasing of rehabilitation/demolition of various components to avoid programming money to rehabilitate a section that may be demolished later.

Activities conducted in FY's 2010-11 and 2011-12 included design and engineering for the completion of roof replacement, repairs, and limited weatherization primarily focusing on the original structures. Future activities beginning in FY 2012-13 include refinement of alternatives for the final disposition of the Old Jail, award of an Environmental Impact Report (EIR) contract and the potential implementation of additional preservation actions. The alternatives under consideration include additional weatherization repairs, rehabilitation of selected features, restoration of the Administration Wing, demolition of selected elements, and several adaptive reuse options including both Rehabilitation and Reconstruction.

Staff finds that the Project meets the criteria for Categorical Exemption to California Environmental Quality Act (CEQA) under CEQA Guidelines, Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation). The proposed repairs stabilize the Old Jail without adversely affecting the site's historic features or significance. Repairs are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. Other alternatives and final staff recommendations must be deferred until completion of the EIR required by the *AHA! v. Monterey County* settlement. Further substantiated evidence for the categorical exemption is found in the attached minutes of the HRRB meetings of November 3, 2011 and May 10, 2012.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel, Auditor-Controller, and Risk Management have reviewed and approved the Special Provisions as to form and legality, fiscal terms, and insurance provisions, respectively. The Capital Improvement Committee and Budget Committee gave their support for the Limited Weatherization scope of work on September 13 and 29, 2010, respectively. On November 3, 2011, the Project was presented to the HRRB and they voted 5-0 to unanimously support approval of the Base Bid and Additive Alternative improvements.

AHA! has filed their 501(c)(3) application with the Internal Revenue Service, but has not received a response. They have formed a coalition with Alliance of Monterey Area Preservationists (AMAP) to facilitate fundraising efforts and would like a Memorandum of Understanding with the County to formalize their role in this effort.

FINANCING:

In October 2011, the Board of Supervisors approved a budget modification for FY 2011-12 for \$756,935, to be used toward the Old Jail Weatherization Project, Number 8820. Total costs for the Limited Weatherization scope of work, including the design, engineering and repairs, are estimated at \$335,913, leaving a balance of \$421,022. At present, the remaining balance is intended to fund an EIR to refine alternatives for the final disposition of the site and facility.

Prepared by: David Pratt, Management Analyst III, (831) 755-4982

Approved by:

Benny J. Young, RMA Director

Dated: June 29, 2012

Attachments: Project Budget; Notice to Contractors; Plans and Special Provisions (on File with the Clerk of the Board); Exhibit A: Old Monterey County Jail Decision Matrix; Monterey County Historic Resources Review Board Minutes dated November 3, 2011; Monterey County Historic Resources Review Board Minutes dated May 10, 2012; Notice of Exemption; Location Map