



County of Monterey

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

Board Report

File #: 17-1235, **Version:** 1

- a. Approve adding four unfunded projects to the approved FY 2017-18 Fund 401 - Facilities Maintenance Project list: Emergency Mold Remediation at Emergency Operations Center (#8510), Carmel River Floodplain Restoration (#1605), Parkfield Library (#61114) and Bradley Library (#L-1603); and
- b. Amend the approved FY 2017-18 Fund 401 - Facilities Maintenance Project list in the amount of \$471,117 reducing the Project Improvements To Be Determined (TBD) line item by \$471,117. (4/5th vote required)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve adding four unfunded projects to the approved FY 2017-18 Fund 401 - Facilities Maintenance Project list: Emergency Mold Remediation at Emergency Operations Center (#8510), Carmel River Floodplain Restoration (#1605), Parkfield Library (#61114) and Bradley Library (#L-1603); and
- b. Amend the approved FY 2017-18 Fund 401 - Facilities Maintenance Project list in the amount of \$471,117 reducing the Project Improvements To Be Determined (TBD) line item by \$471,117. (4/5th vote required)

SUMMARY:

The Capital Improvement Program (CIP) Five Year Plan FY 2017-18 through FY 2021-22 is a strategic planning tool, which focuses on County-owned infrastructure under the control of the Board of Supervisors and, as such, summarizes the County's overall capital projects needs and prioritizes the allocation of available capital funds. The CIP is funded with a wide variety of funding sources including local, state, and federal grants, Gas Taxes, Certificates of Participation, Bonds, Fees and Capital Funds. Each year the CIP is updated to reflect progress on current capital projects, and revise priorities for projects seeking funding.

On April 28, 2017, the Budget Committee (BC) received a report recommending support of the Draft CIP for consideration in the Annual Budget. The BC supported the list of fully and partially funded projects, but requested that RMA return to further consider unfunded project priorities.

On September 27, 2017, the Budget Committee (BC) supported RMA's recommendation to allocate anticipated Building Use Allowance (BUA) funds for FY 17/18 for the following projects: Seismic Study for Monterey Courthouse (Previously Approved) for \$125,000, Emergency Mold Remediation at Emergency Operations Center, Carmel River Floodplain Restoration (CRFREE), Parkfield Branch Library project and Bradley Branch Library.

DISCUSSION:

Project 8510 - Emergency Mold Remediation at Emergency Operations Center replaces a window at the County EOC which was leaking and allowed water to intrude into the structure, causing mold. The mold will be removed and the window replaced to prevent future damage. The total project cost is \$71,031 and is expected to be complete this fiscal year.

Project 1605 - Carmel River Floodplain Restoration (CRFREE) includes \$50,086 of funding for staff to continue work on this critical County project. This additional funding meets all project funding needs for FY 17/18. The other funding comes from grants. The project has a total project cost of \$25,894,076, and is

expected to be completed in FY 19/20.

Project 61114 - Parkfield Library requests \$150,000 to continue development of a facility for the Parkfield community. Funds will be used to purchase furniture, shelves, a reference desk as part of the finish work. Total cost is estimated at \$1,050,000 with most funds coming from community stakeholders. The project is expected to be completed in mid-2018.

Project L-1603 Bradley Brand Library requests \$200,000 to begin pre-construction planning of a facility for the Bradley community. Funds will be used to develop the project plan, scope and estimate. Based on similar projects, the total cost is estimated at \$1,175,000. The project is still in early development, and a completion date is unknown.

Staff is requesting to utilize \$471,117 out of Projects TBD for these four recommended projects. The adopted FY 17/18 Fund 401 - Facilities Maintenance Project list includes a line for Project Improvements To Be Determined (TBD) with a balance of \$1,575,096. On October 17, 2017, the Board of Supervisors approved adding the 1200 Aguajito Road Seismic Assessment Project No. 8584 to the approved project list with a cost of \$125,0000, funding it out of the Projects TBD line item. This reduced Projects TBD funding to \$1,450,096. If the four additional projects are approved, the remaining balance of Projects TBD would be \$978,979.

OTHER AGENCY INVOLVEMENT:

RMA worked with County departments to identify capital needs, related costs, and funding sources in the CIP. Each year the CIP is presented to the Budget Committee (BC) for fiscal matters and the Capital Improvement Committee (CIC) for priority determination. The Planning Commission (PC) determines if the CIP conforms to and is consistent with the Monterey County General Plan. Upon final recommendation and support by the CIC, the BC and PC, the CIP is submitted to the Board of Supervisors for approval and direction. The FY 17/18 CIP was adopted by the Board of Supervisors on June 27, 2017.

FINANCING:

The FY 2017-18 adopted budget Facilities Maintenance Projects Fund 401, Appropriation Unit RMA004 includes a line item for "Projects to be determined (TBD)" in the amount of \$1,450,096. The four proposed projects would reduce the Projects TBD line item by \$471,117, leaving a remaining balance of \$978,979.

Each year the RMA receives Building Use Allowance (BUA) funds that are generated via the County Wide Cost Allocation Plan (COWCAP) charged to Departments by the Auditor Controller's office. These funds are earmarked in Fund 401 for facility maintenance and repairs that are planned and unplanned, ADA projects, Energy Efficiency projects, Property Management, and department requested projects based priority ranking and available funds. As part of the COWCAP submission in FY17/18 the State Controller's Office required that Counties begin calculating Building Use Allowance (BUA) based on depreciation methodology. The Auditor-Controller's office has submitted the FY17-18 COWCAP to the State Controller's Office and is awaiting the State's review and approval which is anticipated at any time now. RMA has included in its FY17/18 Adopted Budget \$1.5 million to fund priority projects with estimated BUA. This estimate is based on prior year allocations which were calculated based on the square footage used by departments. These priority projects include emergency repair that affect health and safety, projects approved by the Board after the FY17/18 CIP was adopted, and projects selected from the unfunded priority list as approved by the Capital Improvement Committee (CIC).

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The Capital Improvement Program is a critical part of County infrastructure planning and administration. The updated review and prioritization process allows critical county needs to be identified in a standardized, efficient way. A well-planned CIP is a key part of developing and maintaining County infrastructure. This CIP includes projects that support health, county roads, technological infrastructure, libraries and public safety operations.

Check the related Board of Supervisors Strategic Initiatives:

- Economic Development
- Administration
- Health & Human Services

Infrastructure

Public Safety

Prepared by: John Snively, MA I, (831) 759-6617

Reviewed by: Shawne E. Ellerbee, Deputy Director of Administrative Services

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

Attachments:

Attachment A - Priority Unfunded Projects

(Attachment on file with the Clerk of the Board)