



County of Monterey

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

Board Report

File #: 22-419, Version: 1

- a. Adopt Plans and Special Provisions for the WeatherTech Raceway at Laguna Seca (WRLS) Start/Finish Bridge and Racetrack Resurfacing Projects; and
- b. Authorize the Director of Public Works, Facilities and Parks to advertise the “Notice to Bidders” in the Monterey County Weekly; and
- c. Proposed CEQA Action: Categorically exempt (Class 1) repair and maintenance of existing streets and similar facilities which involve no expansion of an existing use.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Adopt Plans and Special Provisions for the WeatherTech Raceway at Laguna Seca (WRLS) Start/Finish Bridge and Racetrack Resurfacing Projects; and
- b. Authorize the Director of Public Works, Facilities and Parks to advertise the “Notice to Bidders” in the Monterey County Weekly; and
- c. Find that the proposed project is exempt from CEQA pursuant to CEQA Guidelines, California Code of Regulations (CCR) Section 15301 Existing Facilities.

SUMMARY/DISCUSSION:

At the October 19, 2021, Board of Supervisors meeting, the Board considered the request to approve adding multiple WRLS projects: 1) Start/Finish Bridge; 2) Racetrack resurfacing; and 3) Turn 3 Structure as near-term capital needs to the FY 2021-22, 5-Year CIP and PWF-P-Facilities Work Program. The Board of Supervisors approved \$750,000 in Cannabis Tax Assignment funding for the design work for the Start/Finish Bridge (\$300,000) and the Racetrack resurfacing (\$150,000), as well as the upgrades to the Turn 3 Structure (\$300,000). The County’s contracted design consultant has completed the bid package and it is ready for public dissemination and completion of contractor bidding.

At the April 26, 2022, Board of Supervisors meeting, the Board adopted RES 22-086 approving funding for the Start/Finish Bridge and Racetrack Resurfacing Projects totaling \$9,725,000, including Laguna Seca Recreational Area (LSRA) Unrestricted Net Position \$1,283,905, Cannabis Tax Assignment \$4,406,095 of which \$3,000,000 is to be released as a temporary zero-interest (0%) loan to be repaid by Transient Occupancy Tax (TOT) revenue beginning in FY 2023-24, Unassigned Fund Balance \$3,000,000, and 20% sponsorship match for the Bridge Project \$1,035,000.

There has been an unforeseen development related to the Start/Finish Bridge project, which is expected to cause a potential change in overall project costs. In the course of the wooden bridge design, it was discovered that the soils near the middle bridge pier, near the track and paddock entrance, are not suitable for supporting the load of a bridge pier, much less vehicle traffic. The soils are weak, do not have cohesion, and are slide-prone. Moreover, the desires and intent of the IndyCar representatives was unknown for the upcoming season - IndyCar has requested modifications to the bridge. These changed conditions would have been encountered whether the original steel design was pursued, or this current wooden bridge alternative. Given this critical discovery by the consultants and engineers, the plan set was completed to accommodate for a steel span with no island, and staff is seeking qualified and experienced companies to submit bids for this necessary and important structure.

The bid opening for the Start/Finish Bridge and Racetrack resurfacing project is set for June 17, 2022 at 3:00 p.m. in the Board of Supervisors' Conference Room 1032, 168 West Alisal Street, Salinas, CA 93901. Construction is scheduled to begin in August 2022.

The projects have been determined to be categorically exempt (Class 1) from the California Environmental Quality Act (CEQA) because the projects are to perform repair and maintenance of existing streets and similar facilities which involve no expansion of an existing use (See CEQA Guidelines, California Code of Regulations (CCR) Section 15301 Existing Facilities).

Adopting the Plans and Special Provisions and authorizing the Department of Public Works, Facilities and Parks (PWFP) to advertise the Project, will allow PWFP to proceed with the construction phase of the Project and solicit construction bids. PWFP will return to the Board after opening bids and determining the lowest responsible and responsive bidder to award the Project

OTHER AGENCY INVOLVEMENT:

The Office of County Counsel, Auditor-Controller's Office, and Risk Management have reviewed and approved the Special Provisions as to form and legality, fiscal terms, and insurance provisions respectively.

FINANCING:

The Board has approved a total of \$10.175 million for the design, bid, and construction phases for these two projects; \$5.175 million for the Start/Finish Bridge and \$5.0 million for the Racetrack Resurfacing project. Due to the new discovery and current national economic instability, there could be a potential change in overall project costs; however, further analysis is needed to determine the exact amount. Staff will return to the Board of Supervisors, through the Budget Committee, when that amount is determined.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

These near-term capital improvements to the Laguna Seca Recreational Area provide for adequate County facilities and infrastructure, supporting the Board of Supervisors Economic Development, Administration, Infrastructure, and Public Safety Strategic Initiatives by enhancing the safety of County staff, facility occupants, and the public. Recreational activities and events support economic development and promote an experience that would encourage repeat customers. The recommended action supports the following Board of Supervisors' Strategic Initiatives:

Economic Development

Administration

Health and Human Services

Infrastructure

Public Safety

Prepared by: Ryan Bell, Administrative Operations Manager, LSRA (831) 755-8912

Reviewed by: Bryan Flores, Chief of Parks

Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities, & Parks

Attachment:

Attachment A - Project Budget

Attachment B - Location Map

Attachment C - Book 1 & Book 2

(Attachments are on file with the Clerk of the Board)