



# County of Monterey

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

## Board Report

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Receive a semi-annual report on Resource Management Agency (RMA) Key Capital Improvement Projects for the period July 1, 2018 through December 31, 2018.

### RECOMMENDATION:

It is recommended the Capital Improvement Committee receive the semi-annual report on Resource Management Agency (RMA) Capital Improvement Projects for the period July 1, 2018 through December 31, 2018.

### SUMMARY:

A Status Report of Capital Improvement Projects for FY 2018-19 provides a summary for 74 capital projects with a cost estimate of \$392.4 million: 27 Road and Bridge (\$158.4 million), and 47 Facilities (\$234 million). The report includes project costs, development phase, and status. During this period, 24 projects were completed. Of the remaining 50 projects in progress: 22 are in the Construction Phase and 28 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 projects (roads, bridges, sewer, etc.) for Monterey County. The following project narrative provides an update on certain completed projects and projects with significant activity during the reporting period of July 1, 2018 through December 31, 2018.

### COMPLETED PROJECTS

#### Blanco Road Overlay

Road treatment of hot mix asphalt overlay over approximately 4.5 miles of County road, from Davis Road to Reservation Road. The overall project cost was approximately \$3.5 million funded by Measure X. The project was completed on November 20, 2019 on time and under budget.

#### Bridge Deck Preventative Maintenance Project

Methacrylate/Polyester overlay treatment of 16 bridge decks throughout the County. The overall project cost estimate was approximately \$3.1 million and was funded through a combination of Federal Highway Administration (FHWA) bridge grant funding and Measure X (\$362,629) funding. The project was completed on June 13, 2018 on time and under budget.

#### Castroville Bicycle/Pedestrian Path and Railroad Overcrossing

Construction of a bicycle/pedestrian facility to connect the community of Castroville to Castroville Boulevard. The project includes a bicycle/pedestrian path along Salinas Road from McDougall to Axtell, including a bicycle/pedestrian bridge over the Union Pacific Railroad track and a path from the end of the bridge to Castroville Boulevard. The overall project cost was approximately \$10.8 million and was funded through a combination of State and federal grants (Active Transportation Program [ATP], Regional Surface

Transportation Program [RSTP], Transportation Enhancement [TE], Federal Earmark Grade Crossing, and Transportation Development Act [TDA]). The project was completed in May 2018 on time and within budget.

#### East/West Wing Renovation

Renovation to the historic East/West Wing of the former Monterey Courthouse in Salinas. Construction was complete in August 2018, and the Office of the District attorney, the primary tenant, moved to East/West Wing in September 2018. The total project cost estimate was \$40,078,655 and was funded through Certificates of Participation (COPs) issued in 2016. This funding source included milestones requiring completing within three years of COP issuance.

#### 1590 Moffett ITD Restroom Renovation

Replace existing restrooms with fully accessible men's, women's and single occupant toilet rooms. The project was completed in October 2018, utilizing Job Order Contracting (JOC). This project cost \$362,952 and was funded by ITD.

#### Laguna Seca Raceway-Newman Building Restrooms

Renovate and expand existing restrooms under-utilized space within the existing footprint of the Newman Building. The project was completed in October 2018, performed under JOC. The project cost of \$728,634 was funded from Laguna Seca Track Fund.

#### 1410 Natividad - Detention Facility: Replace Water Softeners

Replace two existing water softeners and associated plumbing and electrical connections in the Detention Facility. The project was completed in December 2018. The project cost was \$181,000 and was funded out of Fund 401. The project was performed under JOC.

### PROJECTS WITH SIGNIFICANT ACTIVITY

#### Highway 1 Climbing Lane, Carmel Valley Road to Rio Road

Improvement to traffic operations by constructing a climbing lane on northbound Highway 1 from Rio Road to Carmel Valley Road. County assumed lead for a State road, and the project was generally completed in October 2018. However, some changes are being required by Caltrans before accepting the facility. The project budget was \$7.1 M and has cost \$8.1 M to date, including adding work on Carmel Valley Road that was scheduled as a separate project (resulted in significant cost savings having contractor on site). This work was funded by various State and local funds (State Transportation Improvement Program [STIP], Regional Surface Transportation Program [RSTP], SB 1, Caltrans Minor A Funds, and Development Impact Fees). Changes required by Caltrans are estimated to add \$500,000, to the project to be funded by SB-1. Staff is currently still negotiating with Caltrans on this work. This will require Board approval prior to commencing. Without performing this work, the project will generally be complete in April 2019.

#### Laguna Seca Raceway-Track Safety Fence Upgrades

County and SCRAMP initiated work in December 2018 to make safety upgrades to the track safety fence to IndyCar standards, in anticipation the return of Indy Racing to Laguna Seca in the 2019 racing season. This project is budgeted at \$652,125 and is funded from Laguna Seca Track Fund. As of December 31, 2018, the project was 5% complete. The project will be complete by the end of April 2019.

#### 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.

Agricultural Commissioner North County Facility Development Project-Pajaro Office

Renovation of existing County Owned facility at 29-B Bishop Street in Pajaro as well as parking lot improvements to serve as the Agricultural Commissioner's North County Office. The renovated Office Space will allow Agricultural Commissioner services to relocate from currently leased Office space. Construction is underway and will be completed by June 30, 2019. The total project cost is \$1,486,278 and is funded by the Agricultural Commissioner. This project is being implemented through the JOC program.

ADA Improvements Phase IV-V County District Office in Marina

Improvements to the ADA Parking Lot, path of travel, ramp and stairwell at the County of Monterey Marina Coastal Office at 2621 1<sup>st</sup> Street in Marina. This project was completed in February 2019 and will be documented in the next semi-annual report. The total Project Cost is \$353,881 and is funded through Fund 401. The project is being implemented through the JOC program.

855 East Laurel Drive - Remove & Replace Gutters & Downspouts & apply Acrylic Roof Overlay

Remove and replace gutters and downspouts and apply an Acrylastic waterproof membrane on the roofs of buildings: D (Radio) E (Road & Bridges), F (Surveys), and the Fueling Garage and Island. As of December 2018, the project was 95% complete. The estimated project cost is \$584,900 and is funded out of Fund 401. The project is being performed under JOC.

855 East Laurel Drive - Remove and Replace Gutters and Downspouts and Minor Roof Patching

Remove and replace gutters and downspouts and minor roof patching on buildings: A (Fleet), B (Road Maintenance), C (Facilities) and H (Vacant). As of December 2018, the project was 95% complete. The estimated project cost is \$167,300 and is funded out of Fund 401. The project is being performed under JOC.

1322 Natividad Road - 911/Office of Emergency Services: Replace 9 Air Conditioning and Heating Units (HVAC)

Remove and replace nine (9) roof top HVAC units and thermostats. As of December 2018, the project was 95% complete. The estimated project cost is \$239,500 and is funded out of Fund 401. The project is being performed under JOC.

1422 Natividad Road - Probation: Install New Boiler

Remove and replace a boiler, bladder expansion tank, circulating pump and connect the controls to the Building Energy Management System. As of December 2018, the project was 95% complete. The estimated project cost is \$102,600 and is funded out of Fund 401. The project is being performed under JOC.

168 West Alisal Street - Remove and Replace HVAC Unit in Room 1023

Remove and replace an HVAC unit in the Server room on the 1<sup>st</sup> Floor, run condensing lines from the 1st floor to the roof and install a condensing unit on the roof. The project was 50% complete as of December 2018 and completed at the end of February 2019, which will be documented in the next semi-annual report. The estimated project cost is \$131,000 and is funded out of Fund 401. The project is being performed under JOC.

Energy Efficiency Measures Phase 5 - Indoor Lighting: Adult Detention/Rehabilitation (Jail) and Public Safety Building (PSB) and Outdoor Lighting: Jail, PSB, Probation and Youth Center

Remove and replace approximately 2,124 indoor and outdoor lighting fixtures with energy efficient fixtures. Approximately 1,875 indoor lighting fixtures will be installed at the Jail and five (5) at PSB and an additional 168 outdoor lighting fixtures will be installed at the Jail, Twenty-One (21) at PSB, Ten (10) at Probation and

forty-five (45) at the Youth Center. The project is 50% complete and is scheduled for completion in June 2019. The estimated project cost is \$917,200 and is funded out of Capital Funds. The project is being performed under JOC.

**OTHER AGENCY INVOLVEMENT:**

This report was presented to the Budget Committee on April 22, 2019.

**FINANCING:**

The attached FY 2018-19 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 \$158.4 million with a \$10.9 million funding gap (i.e., unsecured funding) and the aggregate value of the Facilities Capital projects is \$234 million with a \$1.4 million in unsecured funding.

To date, \$11.3 million has been funded and \$21.8 million allocated to projects in process or pending using Measure X funding. Also, \$7.2 million has been funded and \$31.4 million allocated to projects in process or pending using SB-1 funding.

Prepared by: Randell Ishii, RMA Chief of Public Works

Reviewed by: Neville Pereira, Interim RMA Deputy Director of Public Works and Facilities

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

**Attachment:**

Attachment A - FY18-19 Capital Improvement Projects Status Report July 1, 2018 - December 31, 2018