



County of Monterey

Item No.

Board Report

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

Legistar File Number: 25-872

December 09, 2025

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Authorize the County Administrative Officer, or designee, to execute all documents necessary to approve Change Order #2 with Opterra Energy Services in the amount of \$790,026 that includes 6 items necessary to the ongoing solar projects at 168 W. Alisal Street, Salinas and 1590 Moffett Street, Salinas, and to repave the parking lot at 168 W. Alisal Street, Salinas.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

Authorize the County Administrative Officer, or designee, to execute all necessary documents to approve Change Order No. 2 with Opterra Energy Services in the amount of \$790,026. This change order includes six items essential to the ongoing solar energy projects at 168 W. Alisal Street and 1590 Moffett Street in Salinas, including the repaving of the parking lot at 168 W. Alisal Street.

SUMMARY:

On December 3, 2024, the Board of Supervisors approved agreements with ENGIE Services U.S. Inc. (now operating as Opterra Energy Services) to implement solar energy projects at the following County facilities:

Natividad Medical Center (NMC) - 1441 Constitution Blvd., Salinas
Information Technology Department (ITD) - 1590 Moffett Street, Salinas
County Administration Building - 168 W. Alisal Street, Salinas

On June 17, 2025, the Board authorized the use of \$995,000 from Fund 478 to repave the south parking lot at 168 W. Alisal Street. This amount included:

\$750,000 for construction
\$225,000 in contingency
\$20,000 for County staff time

Following project refinements, the construction cost has been reduced to \$494,989. In addition to the parking lot repaving, Change Order No. 2 includes five other critical items necessary to complete the solar projects. The total value of this change order is \$1,110,732. With Opterra's contingency guarantee of \$320,706 applied, the County's net responsibility is \$790,026, leaving approximately \$1,175,276 in remaining contingency funds.

DISCUSSION:

During the May 28, 2025 Budget Hearings, staff identified the deteriorated condition of the staff parking lot at 168 W. Alisal Street. Replacing the lot during the solar canopy construction ensures alignment of useful life cycles and prevents damage during construction. The Board unanimously approved the use of Fund 478 for this purpose on June 17, 2025.

Change Order No. 2 includes the following six items:

Removal of Spare Conduits - Deducts \$50,000 from the project scope, resulting in cost savings.

Increased Pier Depths - Adds \$522,660 to address poor soil conditions at 168 W. Alisal by increasing pier depth from 15 to 40 feet.

ADA Upgrades at 168 W. Alisal - Adds \$91,577, exceeding the original \$50,000 estimate, to meet accessibility requirements.

ADA Upgrades at 1590 Moffett Street - Adds \$46,506, exceeding the original \$30,000 estimate, also to meet code compliance.

Parking Lot Repaving - Adds \$494,989 for the full replacement of the south parking lot.

Infrared Roof Testing - Adds \$5,000 to assess moisture intrusion before roof overlay work at 168 W. Alisal.

OTHER AGENCY INVOLVEMENT:

County Administration Office - Sustainability Program Staff coordinated with PWFP-Facilities to develop the Capital Improvement Project Sheet (CIP Sheet CAO-25-05). On December 3, 2024, the Board of Supervisors approved entering into an Agreement between the County and ENGIE Services U.S. Inc, now known as Opterra (County Agreement), to implement the solar project at the County Administration Building, located at the downtown Government Center, 168 W. Alisal Street, Salinas. The County Agreement was approved as to form by the Office of the County Counsel.

FINANCING:

Opterra provided a contingency guarantee of \$320,706 to the County that will be exhausted by this change order of \$1,110,732. The County's responsibility for Change Order 2 is therefore \$790,026 and would leave approximately \$1,175,276 of contingency funds in the project budget. The breakdown of these costs can be seen in the attached Change Order Request documents and is summarized in the discussion section above. The parking lot repaving project costs have been built into CIP Sheet CAO-25-05 in collaboration with PWFP - Facilities for a total project cost of \$995,000. This CIP Sheet is attached to this report as CIP Sheet CAO-25-05.

This total cost includes the cost of design and construction, contractor overhead, constructability, bonds and insurance, warranty, staff time, and a contingency budget to cover unknown conditions discovered during construction work. On June 17, 2025, the Board of Supervisors voted to use Fund 478 -to implement the parking lot repaving project in the amount of \$995,000.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

This item supports the County's municipal climate action goals.

Mark a check to the related Board of Supervisors Strategic Plan goals

- ☒ Economic Development
- ☐ Administration
- ☒ Health & Human Services
- ☒ Infrastructure
- ☒ Public Safety

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Approved by: Deborah Paolinelli, Assistant County Administrative Officer x5309

Attachments:

- CO #02 Monterey County Government Center & ITD
- CO2 Item 2 - CC Structure Foundation Change 2025 08 22
- CO2 Item 3 - ADA Upgrades at Civic Center 2025 08 22
- CO2 Item 4 - ADA Upgrades at ITD 2025 08 22
- CO2 Item 5 - Parking lot resurfacing with lime treatment
- CIP Sheet CAO-25-05
- December 3, 2024 - County Agreement