

County of Monterey

Monterey County Government Center
168 W. Alisal St., 2nd Fl., Monterey Room
Salinas, CA 93901



Meeting Minutes - Draft

Wednesday, November 5, 2025

1:00 PM

Capital Improvement Committee

**Committee Members: Supervisor Kate Daniels, Chair; and Supervisor Luis Alejo, Vice-Chair.
Committee Staff: Michael Beaton, Assistant County Administrative Officer; Mary Perry, Deputy
County Counsel; and Rocio Quezada, Committee Secretary.**

Call to Order

The meeting was called to order at 1:04 p.m.

Additions and Corrections

Correction: Item No. 6 was presented before Item No. 5

Public Comment Period

There was no public comment received.

Approval of Action Minutes

1. Approve the Capital Improvement Committee Action Minutes of October 17, 2025.

**ACTION: The Minutes for the Capital Improvement Committee meeting on
October 17, 2025 were approved by consensus.**

Consent Agenda

Consent Items No. 2 through 4

ACTION: Consent Items No. 2 through 4 were approved by consensus.

2. Receive the List of Standing and Follow-up Reports for the Capital Improvement Committee.
3. Receive a report on Key Capital Improvement Projects managed by the Public Works, Facilities and Parks Department (PWFP) for the period of January 1, 2025 through June 30, 2025 (Fiscal Year 2024-25, Quarters Three and Four).
4. Receive a report for the quarter ending September 30, 2025, on the status of the transfer of ownership of the Boronda County Sanitation District (BCSD) - Zone 2 San Jerardo Water System.

Regular Agenda

5.
 - a. Support a finding that the proposed action is not a project as defined by the California Code of Regulations (CCR) California Environmental Quality Act (CEQA) Guidelines Section 15378 because it consists of an organizational or administrative activity that will not result in direct or indirect physical changes in the environment and said action does not have a direct physical change on the environment nor a reasonably foreseeable indirect physical change on the environment;
 - b. Support the creation of a Construction Manager At-Risk (CMAR) Project Delivery Program for the County of Monterey (County) allowed pursuant to California Public Contract Code (PCC) Section 20146;
 - c. Support the CMAR Project Delivery Program Policy Guidelines developed in accordance with Section 20146 of the Public Contract Code;
 - d. Support utilization of CMAR Contracts for the erection, construction, alteration, repair, or improvement of any infrastructure, excluding roads, and including, but not limited to, buildings, utility improvements associated with buildings, flood control and underground utility improvements, and

bridges, owned or leased by the County;

e. Support utilization of CMAR Contracts for projects in the County in excess of one million dollars (\$1,000,000);

f. Support the award of CMAR Contracts using the best value method to a construction manager at-risk entity that possesses or that obtains sufficient bonding to cover the contract amount for construction services and risk and liability insurance as may be required by the County of Monterey.

g. Support authorizing the Director of Public Works Facilities and Parks (PWFP) or Director's designee to administer and utilize the CMAR Project Delivery Program for Capital Improvement Projects in accordance with Section 20146 of the Public Contract Code;

ACTION: The Committee supported the establishment of the CMAR Project Delivery Program and recommended that the report be presented to the Board of Supervisors.

6. a. Receive a presentation on departmental space need projections for the next 20 years, and development options in the draft 2025 Facilities Master Plan for County facilities;
- b. Provide recommendations to the Board of Supervisors on final space development options to incorporate into the Final 2025 Facilities Master Plan.

ACTION: The Committee received a presentation on the 2025 Countywide Facilities Master Plan, and 20-year departmental space need projections and development options. The Committee provided feedback and comments, and supported presenting this item to the Board of Supervisors in January 2026.

Adjournment

The meeting adjourned at 2:35 p.m.