



County of Monterey

Item No.6

Board Report

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

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It is recommended that the Capital Improvement Committee receive a report on Natividad Medical Center's key capital projects from January 1, 2025, through June 30, 2025.

RECOMMENDATION:

It is recommended that the Capital Improvement Committee receive a report on Natividad Medical Center's key capital projects from January 1, 2025, through June 30, 2025.

SUMMARY/DISCUSSION:

Natividad Medical Center (NMC) is responsible for managing, operating, and maintaining facilities and roads within the NMC campus. The Facilities and Construction Department staff administers capital projects focused on strategically upgrading the hospital by reconfiguring and remodeling the campus to better accommodate healthcare services.

Active Projects

Parking Lots and Roadwork:

The NMC campus requires significant improvements to its roadways, including restriping and resurfacing of parking lots, adding additional parking spaces, and resurfacing the main roadway. The main roadway has developed fatigue cracking in several areas, which will need to be addressed by removing and replacing the damaged asphalt to prevent further deterioration. To ensure a thorough approach, the Natividad project team has worked closely with a civil engineer to develop a detailed scope of work and set of specifications. The plans were received by Natividad on October 31, 2024, and the project will now be issued to a JOC contractor for a price proposal. Additionally, there is \$900,000 in additional funding allocated for the project, bringing the remaining budget balance to \$1,040,994.

ICU Refresh:

This tenant improvement project for the Intensive Care Unit includes the refurbishment of corridors, cabinetry, sinks, and a nurse station. The work will also involve painting and replacing the flooring. The Natividad project team has been working with Cedarblade Consulting to create the construction documents, which were reviewed and approved by the Office of Statewide Health Planning and Development, OSHPD, on June 20, 2023. A price proposal was submitted to the Gordian Group and vetted, resulting in a final cost of \$468,618. Staff has issued a notice to proceed and started construction on September 23, 2024. Construction was completed on April 18, 2025. The project currently has a balance of \$161,746. This project will be removed from the capital projects list.

Med Surg 3 Refresh:

This project represents an important opportunity to modernize and renovate the third floor of the Medical/Surgical Unit, which has not undergone significant updates since its original construction in 1999. The comprehensive remodel will transform all patient rooms, corridors, and nurse stations, creating a more comfortable, efficient, and healing environment.

Patient rooms will be upgraded with computerized charting capabilities, new casework, and updated tile finishes in patient bathrooms and shower areas, enhancing both functionality and aesthetics. Collectively, these improvements will elevate the overall quality of the facility and support the delivery of safe, high-quality patient care in a modernized setting.

The Natividad project team has partnered with HGA Architects, and the construction documents have been completed.

The Med/Surg 3 project was presented to the Board of Supervisors on October 21, 2025, for approval of the plans and specifications. Following approval, the project was publicly advertised in the Monterey County Weekly on October 23, 2025 and October 30, 2025. Bid openings were held in Conference Room 1032 at the Monterey County Government Center, 168 West Alisal Street, Salinas, California, where submissions were publicly opened and read aloud by the Contracts/Purchasing Agent.

Natividad staff are currently evaluating the apparent low bidder. Project completion date has been revised from June 2026 to June 2027. An additional \$7,100,000 in funding has been secured to support the project, resulting in a revised remaining project balance of \$7,654,222.

ER Modular Building:

The Emergency Department (ED), located on the first floor of Building 500, provides critical care to patients with urgent and emergent medical needs. To enhance timely access to appropriate emergency services, a planned ER Modular Building was proposed in alignment with Natividad’s mission, vision, and values.

Addressing ED overcrowding remains a top priority, as it directly affects the delivery of safe, high-quality care. Research demonstrates that delays in treatment can lead to prolonged wait times, higher rates of patients leaving without being seen, increased elopement, and overall decreased patient satisfaction.

The modular building plans received approval from the California Department of Housing and Community Development (HCD), and the site work plans were approved by the Monterey County Building Department. Administrative leadership conducted a comprehensive evaluation of the feasibility, costs, and operational benefits of utilizing modular construction to expand or enhance the existing ED. Considerations included patient capacity, patient flow optimization, and whether the solution would best serve as a temporary or long-term strategy.

Following this assessment, Natividad’s leadership determined that capital resources would be more

effectively invested in a permanent, single-story expansion of the Emergency Department to ensure sustainable growth and long-term operational efficiency. The project has incurred expenditures totaling \$392,474 with a remaining balance of \$3,904,075.

OTHER AGENCY INVOLVEMENT:

This report will be scheduled to be presented to the Capital Improvement Committee.

FINANCING:

Capital projects are funded from NMC's approved capital funding. Where capital projects exceed \$100,000, funds are transferred from NMC Enterprise Fund 451 to NMC Capital Strategic Fund 404 to ensure funding is available for approved projects. Funds are transferred from the Capital Strategic Fund to the NMC Enterprise Fund as expenditures are paid to vendors.

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Attachments: Project Matrix