

Attachment C: Facilities Projects

COMPLETED PROJECTS

250 Franciscan Way - King City Courthouse Parking Lot Repaving

The parking lot serving the King City Courthouse—currently occupied by the Sheriff’s Office, District Attorney, and Courts—had significantly deteriorated and required reconstruction, restriping, and ADA-compliant upgrades. In response, a comprehensive modernization project was launched to improve functionality, safety, and sustainability.

The project proposed to rehabilitate and modernize the parking lot by creating a designated vehicle parking area for Courthouse staff, incorporate EV charging stations, enhanced vehicular circulation, safe and efficient drainage and storm water control and provide energy efficient lighting and landscape improvements.

The project allocated budget was \$1.93 million funded by Fund 478. Following required geotechnical and percolation investigations and a comprehensive design and engineering phase, the total JOC construction cost was estimated at \$2.21 million. The BOS has approved the additional funding of \$1.42 million through Res 24-198 on December 3, 2024. The total secured funding for the project was \$3.3 million with a completed project cost of \$2.7 million. The project was completed in July 2025 and was delivered via JOC.

168 West Alisal Street – County Administrative Office Security Glazing

The project scope consisted of design, fabrication and installation of new security glazing and ADA transaction windows at the third-floor existing reception counters. The project allocated budget was \$267,000 funded by Building Improvement and Replacement (BIR) Fund 478 with a completed project cost of \$121,384. The project was completed in June 2025 and was delivered via JOC.

168 West Alisal Street - Public Defender's Office ballistic glazing upgrade

The project scope consisted of design, fabrication and installation of new ballistic level 2 glazing and ADA transaction window at the second-floor existing reception counter. The project allocated budget is \$201,292 and is funded by Building Improvement and Replacement (BIR) Fund 478. The project was completed in June 2025, for a total project cost of \$138,914.

1441 Schilling Place – Child Support Service office space remodel

This project involved the planning, design, and interior remodel of the vacated former Economic Development suite at 1441 Schilling Place – North, to facilitate the relocation of the Child Support Services (CSS) office from its leased facility on Kern Street in Salinas.

Key improvements included the installation of interior partition walls, painting, and targeted upgrades to existing electrical, data/networking, lighting, and HVAC systems and ADA pathway improvements to support the operational needs of the CSS office in its new location.

The project budget of \$1.1 million was funded with \$761K through the State of California DCSS reallocation program, \$37,679 CSS RSA and \$330k from Fund 478. Construction commenced on March

10, 2025, and concluded on June 25, 2025, with a total project cost of \$1.1 million. The CSS team successfully transitioned to the new location between June 26 and June 28, 2025.

1011 Broadway King City - Ag Commissioner office remodel

The remodel project at 1011 Broadway in King City involved a minor interior renovation within the existing Agricultural Commissioner's building to accommodate the relocation of the District 3 Supervisor's office.

The scope included constructing new interior partition walls, installing carpet tile flooring, repainting existing wall surfaces, and performing minor upgrades to the electrical and networking systems. The project was funded through the Agricultural Commissioner's Capital Projects Fund, with an allocated budget of \$782k. Construction began in January 2025 and was completed in June 2025.

The Supervisor's team successfully relocated to the new office on June 13, 2025.

1410 Natividad Road, Salinas - Sheriff: Jail Sewer Lift Station Improvements

The project scope included improvements to the existing sewer system by installing a bypass lift station creating redundancy and additional resilience. Project had been delayed due to longer than anticipated design and permitting process to conduct additional campus utility surveys and lead time for materials and supplies. Onsite work began in September 2024 and project was completed on June 1, 2025. The project was completed within budget for \$800,000.

1322 Natividad Rd, Salinas - 911 Center ECD/OES Pavement & Fencing Improvement

The project involved parking lot resurfacing and restriping the parking lot and installation of a perimeter fence equipped with security card access at the vehicular and man gates. Initial funding of \$756K via a reimbursable services agreement (RSA), supported the design and permitting for the base scope. Due to design changes to fencing impacting neighboring facility, Staff submitted an augmentation request to BOS and received approval for the estimated increase of \$187K on April 16, 2024. The additional scope addresses two County facilities' needs, by providing the required high security for Emergency Communications Department (ECD) and Department of Emergency Management (DEM) and replacing an aged wood fence in need of major repairs for Department of Social Services (DSS), financed by Fund 478. Construction commenced March 2024 for the base scope and the additional scope procurement was completed July 2024. Construction was completed June 2025.

PROJECTS WITH SIGNIFICANT ACTIVITY

Constitution Parcel, Salinas - Health Department: Mental Health Rehabilitation Center (MHRC)

The MHRC project initially planned for 1412 Natividad has since been relocated to the Constitution Parcel at Constitution Boulevard and Medical Center Drive. On November 12, 2024, the Board of Supervisors (BOS) approved the Health Department (HD)'s acceptance of a \$20,166,779 grant from the Department of Health and Community Services (DHCS) to support MHRC development at this new site. On the same date, the BOS also authorized the County Administrative Office's Budget Office to pursue future Certificates of Participation (COP) funding totaling \$54,910,935.

HD engaged PWF staff to complete a master plan of the Constitution site to include three phases of development. Phase I will be broken down in Part 1 and Part 2. Phase 1, Part 1 will include the development of the major infrastructure for the project, landscaping, and parking requirements for Phase I along with three of the MHRC buildings and the MHRC Support Building. Phase 1, Part 2 will include the remaining 3 MHRC buildings. Phase II of this master plan will include the future development of a five-story parking garage structure and a two/three story Behavioral Health Building. Phase III will include the future demolition of the corral parking and the development two story Clinic Services Building. The architectural consultant has completed the programming and space planning for this master plan, which will be executed in three phases and is required in order to complete the California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration (IS/MND). A required Traffic Analysis for all phases is currently underway.

A preliminary cost estimate for the entire Master Plan Project indicates a total estimated cost of \$408 million if all phases are constructed. A detailed budget has been developed for Phase I, Part 1/Part II including soft costs, with a projected budget of \$172,454,829. At present, for Phase I of the project, there remains a funding gap of \$ \$152,288,050

PWF staff and consultants have commenced the Design Development, Construction Document, and Permitting phases for Phase I. The architectural team plans to submit the building permit application by the end of December 2025.

1281 Broadway, Seaside-Community Benefits Office Replacement

CIP funding was assigned in FY 2022, 2023, 2024 and 2025 to complete design and permitting of new multi-department facility including DSS, MCFL, DA, community meeting space and Casa de Noche Buena relocation. Design was 75% complete in November 2024.

A status report was presented to the BOS in November 2024 including the preliminary cost of \$112 million to construct the multi-level facility and parking structure. The BOS directed staff to review alternate lower cost options including remodel of existing facility or development of smaller facility on the same site.

Staff have collaborated with the architect to compile these options along with associated cost estimates. The alternatives will be presented to the Capital Improvement Committee and the BOS in the Fall 2025 for further review.

Bishop-29A-29B Bishop Campus Emergency Flood Remediation and Restoration

The March 2023 storm and flood event in Pajaro caused an unprecedented level of flood water, mud and silt around the campus, including basement flooding at buildings 29 Bishop (Pajaro Mansion and Library), 29A Bishop (Clinica de Salud) and 29B Bishop (Agricultural Commissioner's Office). The total estimated cost for the debris removal and remediation activity at the Pajaro campus is estimated at \$1.3 million. Restoration activity is estimated to cost \$5.8 million for a total estimated project cost of \$7.1 million.

On April 15, 2025, BOS approved the transfer \$3.2 million of AB-102 funding from the Porter-Vallejo Mansion and Library Renovations project which will be expended by the December 31, 2025, deadline. This transfer increased the total project funding to \$7.1 million.

Remediation and restoration of HVAC systems at 29 A Bishop (Clinica) and 29B Bishop (Ag Commissioner) have been completed, and services have resumed at these facilities. Remediation, design, and permitting for restoration activities at 29 Bishop (Pajaro Mansion and Library) are also complete.

The Job Order Contracting (JOC) procurement process for the base restoration work has been finalized, and the Notice to Proceed (NTP) was issued, and the JOC contractor started work on June 24, 2025.

29 Bishop- Porter-Vallejo Mansion and Library Renovations

Design and permitting is complete for renovations including improving accessibility to 2nd and 3rd floors with added elevator/lift and interior tenant improvements. The total project budget is \$3,950,000 and includes an initial \$350K funding allocated by the Board of Supervisors (BOS) and an additional \$3.5 million allocated by the Department of Emergency Management.

Implementation of work will need to take place after repairs to building envelope and HVAC system are completed under separate a CIP project. On April 15, 2025, BOS approved the transfer \$3.2 million from this renovation project to the Emergency Flood Remediation/Restoration project to ensure that AB-102 funds would be expended by December 31, 2025. Funding for the Renovations was subsequently replenished in June 2025 through the allocation of Funds 478 in June 2025 as part of the FY 2026 CIP annual adoption.

At the beginning of FY 2025-26, PWFP staff will request a proposal for this project under the JOC Program and the project will be under construction by the end of the calendar year.

Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE) Project

The CRFREE Project is a comprehensive effort to improve flood control and restore native riparian habitat, floodplain habitat, and hydrologic function to a portion of the lower floodplain along the Carmel River. Key components of the project include: 1) Create notches in the levees along the south bank of the lower Carmel River, 2) Restore the south lower Carmel River floodplain, and 3) Build a causeway along Highway 1, restoring connectivity between the lower Carmel River Floodplain and the south arm of Carmel Lagoon.

The project is expected to be fully funded upon the award of FEMA funds, estimated at approximately \$27 million. FEMA has published its Environmental Assessment and is currently working on issuing a Finding of No Significant Impact (FONSI) as part of the federal NEPA review process. The California Office of Emergency Services (CalOES) will administer the FEMA grant.

The County anticipates that the project will be ready for bid in Spring 2026, with construction scheduled to begin in Fall 2026. The total estimated project cost—including design, environmental studies, utility

relocations, right-of-way acquisitions, construction, and post-construction monitoring—is approximately \$56.5 million.

13933 Sherman Blvd. – East Garrison Library

This project involves the planning, design, and construction of a new 4,000 sf library facility with a community room and Sheriff's office to serve the East Garrison community. The first phase included site analysis, scoping, programming, pre-design, schematic design, and design development.

The project is funded by the Ft. Ord Successor Agency and developer contributions, with an allocated budget of \$250k for initial phases. Currently, site analysis, programming, pre-design, schematic design, and design development are complete. The design review board and planning approvals have been successfully obtained, and construction documents are underway. The schematic, design development, and construction document phases were completed on schedule and under budget.

A continuation and appropriations balance rollover of \$130,105 from FY 2024 has been executed. The total secured funding to date is \$3.83 million. This multi-year project is expected to proceed through building permitting, bidding, and contract processing by December 2025. Construction is anticipated to begin in February 2026 pending State funds approval and conclude by June 2027.

65607 Dixie Street, Bradley – New Bradley Library and Resiliency Center Project

This project aims to establish a new library in the remote community of Bradley, which currently lacks direct County services. The Bradley Library lost its rented facility during FY 2017, and since then, bookmobile services have provided limited weekly access to the local school and community as a temporary solution. However, given Bradley's proximity to larger libraries, serving the community solely through bookmobile services has proven highly inefficient.

Bradley Elementary School has expressed strong support for the creation of a replacement facility that will better serve both residents and students. To explore this opportunity, the BOS appropriated \$200K to conduct a feasibility study on acquiring a new site owned by the Bradley School District, adjacent to Bradley Elementary School and conveniently located off the community's main road. The feasibility study was completed in FY 2023.

The site requires significant infrastructure improvements, including utility connections such as potable water (linked to the school's water system), electricity, and a septic system, along with other preparations to make the parcel construction ready. Based on the feasibility findings, the Board approved an additional \$586,042 for FY24 to proceed with design development and real property acquisition.

The initial design was submitted for Planning review on October 24, 2024, and resubmitted on July 24, 2025, after addressing all Planning comments. Planning review is expected to be completed by October 2025. The Parcel Purchase Agreement received Board approval in April 2025, and the property acquisition was finalized in June 2025.

Design development is scheduled for completion by December 2025, with construction documents expected by January 2026. Based on design development and engineering estimates, the current total project cost is approximately \$7.35 million.

This new library is being intentionally designed as a resiliency center, featuring green redundant power, flexible indoor/outdoor operations, robust connectivity, and multi-purpose spaces. Bidding and construction funding were approved through the Capital Improvement process for FY 2026.

CAO-Various Sites-Install EV Infrastructure

In coordination with the Sustainability Unit and Monterey County Free Libraries, PWFP commissioned the design of Electric Vehicle Charging Stations (EVCS) at San Lucas, Greenfield and Castroville Branch Libraries. Infrastructure improvements include designating and reconfiguring parking spaces for EVCS, placing in-ground circuits from existing panels out to the designated parking, signage and striping. Total estimated project cost is approximately \$871,000.

Initial JOC proposals exceeded cost estimates; however, the Greenfield Library was selected as the priority site for implementation using the current budgeted funds, primarily from Fund 478. The Greenfield location currently faces a \$205k budget shortfall for equipment.

The San Lucas and Castroville locations are on hold pending the outcome of a grant application submitted by Sustainability to secure future funding.

COVID-19 Memorial Project

Initiated through Board Referral 2021.05 (Alejo) in March 2021, this project honors the lives lost to COVID-19 in Monterey County. The permanent memorial will be located at the 168 W. Alisal Government Center Campus, Salinas.

At the Board of Supervisors meeting on March 22, 2022, staff presented a preliminary response to the referral, including proposed locations and initial design concepts. In June 2022, revised designs and budget recommendations were submitted and approved by the Board, which also authorized the transfer of \$32,681 in unspent FY 2021–22 District 1 general funds to support the project.

Fundraising efforts began in partnership with the Community Foundation for Monterey County, successfully raising \$258,550 to advance the design phase. Final design completion was achieved in December 2024.

The total project cost is estimated at \$341,541, with current expenditures totaling \$100,288. Fabrication of the memorial's glass panels began in May 2025. That same month, the County issued a Notice to Proceed to the contractor for site preparation and installation. Funding to cover the remaining budget shortfall was approved through the FY 2026 Capital Improvement process. Construction is expected to be completed by January 2026.

1412 Natividad Salinas – Sheriff’s Re-Entry Resource Modular Project

Funded by the CalAIM PATH Grant, the Re-Entry Resource Modular Project supports the development and enhancement of facilities that serve individuals preparing for release from incarceration. This initiative will establish a modular facility designed as a comprehensive, one-stop resource hub for individuals nearing release and those who have already reentered the community.

The facility will offer a range of essential services, including transitional support, healing resources, and reintegration assistance—aimed at fostering long-term success and stability. Located adjacent to the former County Sheriff’s Adult Rehabilitation Facility, the project includes critical site improvements to accommodate the County-furnished modular building. These enhancements include: 1) Re-aligning security fencing to ensure public access, 2) Connecting utilities to support full functionality, and 3) Implementing ADA-compliant upgrades for accessibility.

Design and permitting were finalized in March 2025. Construction commenced in April 2025 and is on track for completion by July 2025. The total project cost is estimated at \$1.7 million.

Women’s Shelter Building Repairs and Kitchen Remodel

This approximately 5,500-square-foot facility provides critical housing for Monterey County residents impacted by domestic violence and homelessness. The renovation project aims to restore and enhance the shelter’s infrastructure to ensure safe, clean, and sustainable living conditions for its residents.

The first phase of the project’s scope of work consists of interior wall repairs and painting, renovation of existing bathroom, new shower stalls, plumbing fixtures and finishes, kitchen and food storage area remodel and installation of new energy efficient plumbing fixtures and appliances, electric service panel and lighting fixture upgrade, HVAC and water heaters upgrade, roofing underlayment, waterproofing and flashing replacement and new gutters and downspouts. The second phase of the project will focus on additional upgrades and replacement of residents’ s bedrooms flooring, exterior painting, landscape and circulation safety improvements.

The project budget is \$3.28 million and is funded from Fund 478. Architects and environmental consultants have completed design solutions and construction documents for the bathroom and kitchen renovations. PWFP team collaborated with the Department of Social Services (DSS), shelter staff, architects, and engineers to assess damage and implement practical, cost-effective solutions.

The project’s construction cost is estimated at \$2.7 million, and it shall be performed using Job Order Contracting (JOC). Work began on April 4, 2025 and the first phase of improvements will be completed by the Fall of 2025. The remaining second phase of work is scheduled for completion by June 30, 2026. The project is expected to be completed within budget.

1441 and 1488 Schilling-HVAC Project

The HVAC system at 1441 and 1488 Schilling Place, Salinas (Schilling Campus) has been the source of ongoing concern, particularly with respect to multiple Occupational Safety and Health Administration (OSHA) complaints regarding system reliability and its heating and/or cooling functionality.

In June 2023, a comprehensive HVAC assessment was completed for the Schilling Campus. The report identifies the critical components of the system that need replacement. The Board of Supervisors allocated funding in the CIP FY25 work plan, total estimated budget of \$684,256. This allowed staff to address emergency repairs and commence design work for replacing the Variable Air Volume (VAV) boxes serving the 1441 Schilling North and South buildings, as recommended by Consultant. These boxes regulate the amount of airflow supplied to a room, maintaining a more precise room temperature. The VAV boxes serving the 1441 Schilling North Building are a mixture of boxes installed between 1987 and 2017, most being up to 36 years old. The typical lifespan for these systems is approximately 25 years. Design to retrofit the VAV boxes was completed January 2025 and budget to implement design and address other critical failing equipment of \$1.595 was included in the Capital Improvement process for FY 2026 priority funding, however, this phase of the project was not prioritized for funding.

Staff intends to go to the Board for funding augmentation after FY 2025 is closed and the Budget End of Year Report is presented to the Board of Supervisors.

1441 and 1488 Schilling-Emergency Generator Rental, Repairs and Replacement Project

Following routine inspections in June 2023, the emergency generators at 1441 and 1488 Schilling Place were found to be non-compliant with current operational and emissions codes. In response, temporary emergency generators were installed to maintain functionality while permanent solutions were developed.

Engineers were engaged to design in-kind replacements that meet updated code requirements. Design work was initiated and completed in June 2023. Permits were issued November 2023 for in-kind diesel generators. Staff submitted a mid-year augmentation for this CIP project to cover purchasing the portable generators onsite (rentals), to avoid additional rental fees that would be incurred during procurement and construction of the permanent replacements.

Based on the rough order of magnitude (ROM) for in-kind replacements of both generators including temporary rental costs incurred, purchasing temporary portable generators, and contingencies, is \$5.033 million. Total expenditures to date are \$4.153 million, this includes \$460,199 of rental fees incurred, \$702,499 purchase of temporary portable generators, design and staff cost. Rental and design fees that have been incurred have been paid by the Unscheduled Project funding source.

Staff also worked with the Sustainability to analyze alternate generator designs and pricing, including alternate energy options (i.e. renewal, ethanol, biodiesel, and battery). As a result, project costs were revised to align with a broader sustainability strategy, including integration with solar panels and backup battery systems planned for installation at 1441 Schilling.

County procurement of the permanent replacement generators was completed in June 2024 and notice to proceed to JOC Contractor was issued August 2024. County purchased generators were delivered to site for installation April 2025. Construction is anticipated for completion October 2025.