



County of Monterey

Item No.

Board Report

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

Legistar File Number: 26-307

April 14, 2026

Introduced: 3/30/2026

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Adopt the Plans and Specifications for the New East Garrison Library, Project No. 4112, Bid Package No. 10978; and
- b. Authorize the Director of Public Works, Facilities and Parks or his/her Designee to advertise for bids in the Monterey County Weekly for the New East Garrison Library, Project No. 4112, Bid Package No. 10978.
- c. Find that the Final Subsequent Environmental Impact Report for the East Garrison Specific Plan, including this project (SCH#2003081086) pursuant to CEQA Guidelines Section 15164 was certified by the Board of Supervisors of the County of Monterey on October 4, 2005. A Notice of Determination was filed with the County Clerk on October 5, 2005.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Adopt the Plans and Specifications for the New East Garrison Library, Project No. 4112, Bid Package No. 10978; and
- b. Authorize the Director of Public Works, Facilities and Parks or his/her Designee to advertise for bids in the Monterey County Weekly for the New East Garrison Library, Project No. 4112, Bid Package No. 10978.
- c. Find that the Final Subsequent Environmental Impact Report for the East Garrison Specific Plan, including this project (SCH#2003081086) pursuant to CEQA Guidelines Section 15164 was certified by the Board of Supervisors of the County of Monterey on October 4, 2005. A Notice of Determination was filed with the County Clerk on October 5, 2005.

SUMMARY:

The recommended action is for the Director of Public Works, Facilities and Parks (PWFP) or his/her Designee to proceed with the advertisement and bid selection for the construction phase of the New East Garrison Library, Project No. 4112, Bid Package No. 10978 (Project). The bid opening is scheduled for Friday, May 29, 2026, at 10:00 a.m., in the Board of Supervisors' Chambers, County Administration Building, County of Monterey Government Center, 168 West Alisal Street, 1st Floor, Salinas, California, 93901.

DISCUSSION:

On August 12, 2025 the Redevelopment Agency of the County of Monterey, by and through the statutory successor in interest, the Successor Agency to the Redevelopment Agency of the County of Monterey ("Successor Agency"), granted to the County of Monterey all its rights, title, and interest to the real property located in the County of Monterey at 13993 Sherman Boulevard, Marina, California 93933 and finalizing the transfer of the parcel for the use of Monterey County Free Libraries (MCFL)

to develop and construct the East Garrison Library Project.

The Project is located at 13993 Sherman Boulevard, Marina, California 93933. The Project consists of the construction of a new 4,200 square foot single-story library building with a flexible community room, a sheriff field office, covered entry, outdoor activity area with seating and tables, bike rack, hardscape, landscape, and parking improvements with electric vehicle charging stations, backup generator and water, sewer and electrical connections to existing infrastructure adjacent to the Project site. Wald Ruhnke & Dost Architects LLP led the team of professionals as the architect of record in the preparation of the Project Plans and Technical Specifications.

A "Notice to Bidders" will be published in a newspaper of general circulation in accordance with Public Contract Code Section 20150.8. Following evaluation of the bids received, PWFP will return to the Board of Supervisors with a recommendation for award of the construction contract. Construction is anticipated to begin by August/September 2026, with anticipated completion in December 2027.

A Final Environmental Impact Report (FEIR) was certified and the Project was approved by the Board of Supervisors of the County of Monterey on October 4, 2005, pursuant to Board of Supervisors' Resolution No. 05-264. A Notice of Determination (NOD) was filed with the County Clerk on October 5, 2005. An NOD was filed with the State Clearinghouse, a Division of the Governor's Office of Planning and Research (now the Governor's Office of Land Use and Climate Innovation) which coordinates State level review of environmental documents on October 7, 2005. No changes to the Project have been made since the Board certified the FEIR and approved the Project on October 4, 2005.

OTHER AGENCY INVOLVEMENT:

PWFP coordinated with the Housing and Community Development Department (HCD) and the Monterey County Free Libraries (MCFL) Department to develop the Project Plans and Specifications. Additionally, PWFP has maintained communication with the East Garrison community and Homeowners Association to provide project updates and coordinate on key design decisions. This collaboration included public meetings and presentations during the initial programming phase and continued through the schematic and design development phase.

FINANCING:

The estimated Project cost is \$9,660,433. The project is funded through the East Garrison Developer Funding of \$2,301,583 and the tax increment for the Successor Agency of \$7,358,850. To date, \$636,067 has been expended, from which \$94,150 in FY 2023-24 for programming and environmental design, \$187,729 in FY 2024-25 for schematic design and design development, and \$354,188 in FY 2025-26 for construction documents, building permit and bidding. An additional \$800,000 from the Library Fund Balance will be allocated in FY 2026-27 for the procurement of furniture, fixtures and equipment.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

The recommended actions support the Board of Supervisors' Strategic Plan Goals for Well-Being, Quality of Life, Sustainable Infrastructure for the Present and Future, and Safe and Resiliency

Communities through the construction of a new branch library which will serve residents and students of the East Garrison community as not just a library, but also a resilient community center.

- Well-Being and Quality of Life
- Sustainable Infrastructure for the Present and Future
- Safe and Resilient Communities
- Diverse and Thriving Economy
- Administrative

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Attachments:

- Attachment A - Plans and Specifications
- Attachment B - Notice to Bidders
- Attachment C - Location Map
- Attachment D - Board Resolution for Certification of FEIR and Project Approval
- Attachment E - Notice of Determination - Certification of FEIR
- Attachment F - VOL 1 Bid Documents and General Conditions
- Attachment G - VOL 2 General Requirements and Specifications
(On File with the Clerk of the Board)