



County of Monterey

Budget Committee

Legistar File Number: BC 25-024

Item No.

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

February 26, 2025

Introduced: 2/12/2025

Version: 1

Current Status: Agenda Ready

Matter Type: Budget Committee

- a. Receive Status Report on the 29 Bishop Pajaro Mansion Emergency Repair Project (Project 723218) and 29 Bishop Pajaro Mansion Upgrade Project (Project 4072);
- b. Support Staff recommendation to reallocate California Assembly Bill 102 (AB-102) funding in the amount of \$3,155,412 from Project 4072 to Project 723218;
- c. Support authorizing and directing the Auditor-Controller to amend the FY 2024-25 Adopted Budget and process related fund transfers to support Projects 723218 and 4072:
 1. Increasing appropriations by \$3,155,412 for General Fund, Fund 001, Facility Services Appropriation Unit PFP054, financed by the recognition of AB-102 grant revenues (BSA 001-2720-WSFR) of \$3,155,412;
 2. Increasing appropriations and revenues for Department of Emergency Management, Fund 001, Appropriation Unit DEM001 by \$344,588, financed by the recognition of AB-102 grant revenues (BSA 001-2720-WSFR) to reimburse Project 4072 for eligible expenditures;
 3. Transferring \$344,588 from Department of Emergency Management, Fund 001, Appropriation Unit DEM001, to Capital Projects, Fund 404, Appropriation Unit PFP057;
- d. Support directing the County Budget Director identify funding options for the remaining balance of \$791,238 for Project 723218 and \$3,155,412 for Project 4072.

RECOMMENDATION:

It is recommended that the Budget Committee:

- a. Receive Status Report on the 29 Bishop Pajaro Mansion Emergency Repair Project (Project 723218) and 29 Bishop Pajaro Mansion Upgrade Project (Project 4072);
- b. Support Staff recommendation to reallocate California Assembly Bill 102 (AB-102) funding in the amount of \$3,155,412 from Project 4072 to Project 723218;
- c. Support authorizing and directing the Auditor-Controller to amend the FY 2024-25 Adopted Budget and process related fund transfers to support Projects 723218 and 4072:
 1. Increasing appropriations by \$3,155,412 for General Fund, Fund 001, Facility Services Appropriation Unit PFP054, financed by the recognition of AB-102 grant revenues (BSA 001-2720-WSFR) of \$3,155,412;
 2. Increasing appropriations and revenues for Department of Emergency Management, Fund 001, Appropriation Unit DEM001 by \$344,588, financed by the recognition of AB-102 grant revenues (BSA 001-2720-WSFR) to reimburse Project 4072 for eligible expenditures;

3. Transferring \$344,588 from Department of Emergency Management, Fund 001, Appropriation Unit DEM001, to Capital Projects, Fund 404, Appropriation Unit PFP057;
- d. Support directing the County Budget Director identify funding options for the remaining balance of \$791,238 for Project 723218 and \$3,155,412 for Project 4072.

SUMMARY/DISCUSSION:

The Porter Vallejo Mansion (Pajaro Mansion) and Water Tower are located at 29 Bishop Street in Pajaro California. It is a three story, 8300 square foot wood structure, built in the 1850s, and renovated in the 1920s and 1980s. The Porter Vallejo Mansion was listed in the National Register on January 4, 1990 (NRHP Reference #89002273). The Water Tower is a non-functional historical element. The first floor was formerly occupied by the Monterey County Free Libraries (MCFL). Bookmobile service is currently provided temporarily. The second and third floors are unoccupied due to lack of ADA access and egress. The Facility was red-tagged after the flood in March 2023 and cannot be occupied until damaged Heating Ventilation Air Conditioning (HVAC) and fire systems are restored and water intrusion damage to roof, windows, exterior envelop wood panels and porch is addressed.

On October 8, 2024, Public Works, Facilities and Parks (PWFP) Staff provided a presentation to the Board of Supervisors regarding the status and funding needs for priority Capital Improvement Projects including two projects at the 29 Bishop Pajaro Mansion site. On November 12, 2024, the County Administrative Office (CAO) presented a report regarding financing options for priority capital projects identified by the Board of Supervisors. The Pajaro Repair project was not prioritized for funding during this meeting. Staff were directed to work with the CAO Budget and Analysis Division to identify alternative funding sources for the project.

The Emergency Repair Project 723218 is to repair damage resulting from the Pajaro Flood of March 2023. The project scope of work includes emergency debris removal, remediation, design, permitting and implementation of repairs including replacement of damaged roofing, siding, and windows; repair and relocation of mechanical equipment and fire panel; repair and replacement of front porch decking and railing; mothballing of detached water tower; and removal of damaged trellis and play equipment.

Project 723218 was initially allocated \$3,200,000 in strategic reserves. After a full review of storm damage and completing design, permitting and recent construction bidding, the total project cost is \$7,146,650, leaving an unfunded amount of \$3,946,650 to complete all recommended repairs. To date \$1,644,037 has been expended. Debris removal, remediation, design and permitting and bidding is complete. HVAC equipment has been ordered in anticipation of long lead times for receiving equipment. A Contractor has been selected, and a construction proposal has been received and vetted through the Job Order Contract program. Implementation of the remaining repair work is pending allocation of additional project funding.

The Upgrade Project 4072 is a project to upgrade the Pajaro Mansion by providing expanded use of second and third floors with added stairs, lift, exterior play area and improvements to interior spaces. PWFP worked in consultation with design professionals and the Historical Resources Review Board to finalize design of alterations to these historic resources (the Porter Vallejo Mansion and the Water

Tower), including a new stairway egress with new fire exits on the second and third floors; new outdoor space with new shade structures and picnic tables; and new sustainable landscaping.

The Upgrade Project 4072 estimated cost is \$3,950,000 and is fully funded with \$3,500,000 from AB-102 grant allocation, \$350,000 from Fund 478-Building Improvement and Replacement (BIR) and \$100,000 from the MCFL Library fund. The AB-102 funding must be expended by December 31, 2025. Design is complete and plans have been submitted to the Building Services Department for permit review. A permit is expected to be issued by February 2025. However, renovation implementation must be coordinated at the same time as the storm repair project in order to ensure completion by December 2025. Currently, \$794,583 has been encumbered to date, leaving \$3,155,412 in AB-102 funding to be expended by December 2025.

Due to the incomplete funding of Emergency Repair Project 723218, and the necessity of ensuring the facility's exterior, including roofing, windows, and siding, is intact before proceeding with interior upgrades, staff recommends reallocating \$3,155,412 of AB-102 funding from Upgrade Project 4072 to the Emergency Repair Project 723218. This reallocation will also help ensure the AB-102 funds are fully expended within the grant deadline.

However, approval of this reallocation will still leave a funding shortfall of \$791,238 for the Emergency Repair Project 723218. Staff worked with the CAO and there is no funding source being recommended at this time. The shortfall amount includes a budgeted amount for design consultant services during construction, construction contingency as well as repairs for the tank house. Staff can proceed with work on the Mansion without the additional shortfall and defer repairs to the Tank house until additional funding is secured. However, if unknown conditions emerge during construction that require additional design services and repairs, staff will need to return to the Budget committee and Board for additional funding which will delay project completion on the Mansion.

Staff recommends that the Budget Committee direct the County Budget Director to identify funding options for the remaining balance of \$791,238 for Project 723218 and \$3,155,412 for Project 4072.

OTHER AGENCY INVOLVEMENT:

Staff conferred with the Department of Emergency Services and the CAO Budget and Analysis Division regarding funding options for this project. The Historical Resources Review Board has reviewed projects scopes of work and determined the projects to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

FINANCING:

The Emergency Repair Project 723218 has a budget shortfall of \$3,946,650. To close a large portion of the gap, Staff recommends the Board of Supervisors reallocate AB-102 funds in the amount of \$3,155,412 from the Upgrade Project 4072 to the Emergency Repair Project 723218. This leaves an unmet need of \$791,238 for Project 723218 and \$3,155,412 for Project 4072. Staff will continue to seek alternative funding working with the Budget Director.

It is noteworthy that the Upgrade Project has already received \$917,702 from insurance proceeds, which were immediately used to reimburse the General Fund, Strategic Reserve. And any additional

insurance proceeds or reimbursements from FEMA would be used to reimburse the General Fund.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action supports the Board of Supervisors' Strategic Initiative of Infrastructure with improved satisfaction and access to county services.

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

Prepared by: Florence Kabwasa-Green, Chief of Facilities

Reviewed by: Lindsay Lerable, Assistant Director of Public Works, Facilities and Parks

Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities and Parks

Attachments:

Attachment A - Project Budget

Attachment B - Project Site Plan