



# County of Monterey

Item No.

## Board Report

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

Legistar File Number: 26-273

April 14, 2026

**Introduced:** 3/18/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** General Agenda Item

- a. Adopt the Plans and Specifications for the New Bradley Library and Resiliency Center, Project No. 8821, Bid Package No. 10966; 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 Bradley Library and Resiliency Center, Project No. 8821, Bid Package No. 10966.

**California Environmental Quality Act (CEQA) Action:** A Notice of Exemption was filed on October 14, 2025, pursuant to CEQA Guidelines, California Code of Regulations (CCR) Section 15303 Class III development of a maximum 2,500-square-foot facility.

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Adopt the Plans and Specifications for the New Bradley Library and Resiliency Center, Project No. 8821, Bid Package No. 10966; 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 Bradley Library and Resiliency Center, Project No. 8821, Bid Package No. 10966.

### SUMMARY:

Adopting the Plans and Special Provisions and authorizing solicitation of construction bids for the New Bradley Library and Resiliency Center, Project No. 8821, Bid Package No. 10966 (Project) will allow the Department of Public Works Facilities and Parks (PWFP) to proceed into the construction phase of the Project. After opening bids and determining the lowest responsible and responsive bidder, staff will return to the Board with a recommendation to award the construction contract for the Project.

### DISCUSSION:

On April 22, 2025, the Board of Supervisors authorized the purchase of the 27,374 square foot parcel, now identified as Assessor's Parcel Number (APN) 424-351-069, from the Bradley Union School District (BUSD). In July 2025, the Grant Deed and Purchase Agreement were executed, finalizing the transfer of the parcel for the use of PWFP and Monterey County Free Libraries (MCFL) for the Project.

Feasibility analysis of the Project site was completed in Fiscal Year (FY) 2022-23 with initial funding of \$200,000. Additional funding of \$586,042 was approved in FY 2023-24 to support design development and planning. Funding for the construction phase was prioritized and approved in the FY 2025-26 Capital Improvement Program (CIP) work plan process. The Project is budgeted at

\$7,312,073, consisting of \$5,246,031 from Fund 478 and \$1,280,000 from the Library Fund Balance.

The Project consists of the construction of new 2,500 square feet metal building; extension of utilities to new site and a new septic system; site work including parking, utilities and utility yard; new wharf hydrant and fire tanks; and a new generator. Alternate bids include providing a skid-mounted reverse osmosis system to supply 1,000 gallons per day of drinking water for the county library, and providing a net zero battery backup including integration with solar panel system as described and noted in drawings.

A “Notice to Bidders” will be published in newspapers of general circulation, including the Monterey County Weekly, South Monterey County and San Luis Obispo County newspapers 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 October 2026, with anticipated completion in August 2027.

CEQA:

On October 14, 2025, in accordance with CEQA, PWFP filed a Notice of Exemption for the Project with the County Clerk and the State Clearinghouse (SCH), a division of the Governor’s Office of Land Use and Climate Innovation (LCI) which coordinates State-level review of environmental documents prepared pursuant to CEQA. The Project has been determined to be categorically exempt (Class III) because the Project includes the development of a maximum 2,500-square-foot facility (See CEQA Guidelines, CCR Section 15303 Existing Facilities).

OTHER AGENCY INVOLVEMENT/COMMITTEE ACTIONS:

PWFP coordinated with MCFL to develop Project Plans and Specifications. Additionally, PWFP has maintained communication with the BUSD Board to provide project updates, coordinate on key decisions, and secure approval for the parcel purchase from the County. This collaboration included participation during initial feasibility studies and continued through programming and design planning. The Office of the County Counsel-Risk Management, and the Auditor-Controller’s Office have reviewed and approved the Plans and Special Provisions as to form, insurance and indemnification provisions, and fiscal terms, respectively.

FINANCING:

The estimated total cost of the Project is \$7,312,073. Funding sources include \$6,032,073 from Building and Improvement Replacement Fund 478 and \$1,280,000 from the Library Fund Balance. Capital Project Fund 404, Appropriation Unit PFP057, has sufficient appropriations in the FY 2025-26 Adopted Budget to support the Project. The Project is anticipated to span fiscal years and will be included in the FY 2026-27 Recommended Budget as necessary to complete construction.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

The recommended actions support the Board of Supervisors’ Well-Being, Quality of Life, Sustainable Infrastructure for the Present and Future, and Safe and Resiliency Communities through the construction of a new Library Branch that will serve residents and students of Bradley 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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Lindsay Lerable, Assistant Director of Public Works, Facilities and Parks

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The following attachments are on file with the Clerk of the Board:

Attachment A - Plans and Specifications Book 1

Attachment B - Plans and Specifications Book 2

Attachment C - Notice to Bidders

Attachment D - Location Map