



# County of Monterey

Item No.73

## Board Report

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

Legistar File Number: A 26-311

July 07, 2026

**Introduced:** 6/25/2026

**Current Status:** Public Works, Facilities &  
Parks - Consent

**Version:** 1

**Matter Type:** BoS Agreement

- a. Award a contract to Avila Brothers Inc., doing business as Avila Construction Company lowest responsible and responsive bidder, for the 65650 Bradley St-New Bradley Library and Resiliency Center Project No. 8821, Bid Package No. 10966, in the total amount of \$3,474,386;
- b. Approve the Performance and Payment Bonds executed and provided by Avila Construction Company;
- c. Authorize a contingency, not to exceed "10% (\$347,439)" to provide funding for approved contract change orders for 65650 Bradley St-New Bradley Library and Resiliency Center Project No. 8821, Bid Package No. 10966;
- d. Authorize the Director of Public Works, Facilities and Parks (PWFP) to execute the contract and subject to the terms of the Public Contract Code, approve change orders to the contract that do not exceed "10% (\$347,439)" of the original contract amount and do not significantly change the scope of work;
- e. Authorize the Director of Public Works, Facilities and Parks (PWFP) to execute a Certificate of Completion and record a Notice of Completion with the County Recorder when the Director determines that the contract is complete in all respects in accordance with the Plans and Specifications for the construction of 65650 Bradley St-New Bradley Library and Resiliency Center Project No. 8821, Bid Package No. 10966; and
- f. 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. Award a contract to Avila Brothers Inc, doing business as Avila Construction Company lowest responsible and responsive bidder, for the 65650 Bradley St-New Bradley Library and Resiliency Center Project No. 8821, Bid Package No. 10966, in the total amount of \$3,474,386;
- b. Approve the Performance and Payment Bonds executed and provided by Avila Construction Company;
- c. Authorize a contingency, not to exceed "10% (\$347,439)", to provide funding for approved contract change orders for 65650 Bradley St-New Bradley Library and Resiliency Center Project No. 8821, Bid Package No. 10966;
- d. Authorize the Director of Public Works, Facilities and Parks (PWFP) to execute the contract and subject to the terms of the Public Contract Code, approve change orders to the contract that do not exceed "10% (\$347,439)" of the original contract amount and do not significantly change the scope of work;

e. Authorize the Director of Public Works, Facilities and Parks (PWFP) to execute a Certificate of Completion and record a Notice of Completion with the County Recorder when the Director determines that the contract is complete in all respects in accordance with the Plans and Specifications for the construction of 65650 Bradley St-New Bradley Library and Resiliency Center Project No. 8821, Bid Package No. 10966; and

f. 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.

SUMMARY:

Staff recommend awarding a construction contract to Avila Construction Company as the lowest responsible, responsive bidder for the 65650 Bradley Street New Bradley Library and Resiliency Center Project No. 8821, Bid Package No. 10966 (Project).

DISCUSSION:

The Project is located at 65650 Bradley Street in Bradley, California. 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. Additive Alternate bids include:

Alternate Bid 1 includes cost for providing well improvements to add skid-mounted reverse osmosis system to supply 1,000 gallons per day of drinking water for the county library.

Alternate Bid 2, to provide pricing for solar panels, and Alternate Bid 3, to provide pricing for a new battery backup system, were removed from the project scope. The base bid design already incorporated the Title 24 requirements necessary to make the building "solar-ready," and due to the size of the building, no additional solar or battery backup provisions were required.

Alternate Bid 4 includes cost for removing petromat/water proofing membrane if found under existing asphalt.

Weston Miles Architects led the team of professionals in preparation of the Project Plans and Technical Specifications and will continue to provide construction support services.

On April 14, 2026, the Board of Supervisors approved the Plans and Specifications for the Project. A "Notice to Bidders" was duly advertised in a newspaper of general circulation per Public Contract Code Section 20150.8. On May 21, 2026, bids were received and opened for the Project. Bid packages were received from two (2) local contractors from SSB Contracting, Inc. and Avila Brothers Inc., doing business as (dba) Avila Construction Company (Attachment A-Bid Summary).

Avila Construction Company was determined to be the lowest responsible and responsive bidder for the total amount of \$3,474,386 including the Base Bid (\$3,295,512) and Alternate Bid No. 1 (\$140,410) and No. 4. (\$38,464). Avila Construction Company is a locally owned and operated company based in Monterey, California.

Work is scheduled to begin in October 2026 with completion anticipated in July 2027.

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 \$6,032,073 from Fund 1930 and \$1,280,000 from the Library Fund Balance. Total expenditures to date covering design, permitting and bidding phases are \$584,302.

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 Monterey County Free Libraries (MCFL) to develop Project Plans and Specifications. Additionally, PWFP has maintained communication with the Bradley Unified School District (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 Project received support and funding for implementation in the Capital Improvement Program FY 2025-26.

FINANCING:

The estimated total cost of the Project is \$7,312,073. Funding sources include \$6,032,073 from Capital Improvement Fund 1930 and \$1,280,000 from the Library Fund Balance. Capital Project Fund 1930, Appropriation Unit PFP106, has sufficient appropriations in the FY 2025-26 Adopted Budget to support the Project. The Project is anticipated to span fiscal years and is 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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Florence Kabwasa-Green, Chief of Facilities

Lindsay Lerable, Assistant Director of Public Works, Facilities and Parks

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

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

Attachment A - Bid Summary

Attachment B - Avila Construction Company Agreement

Attachment C - Project Budget

Attachment D - Location Map