



County of Monterey

Item No.70

Board Report

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

Legistar File Number: A 26-316

August 11, 2026

Introduced: 6/29/2026

Current Status: Public Works, Facilities &
Parks - Consent

Version: 1

Matter Type: BoS Agreement

- a. Approve and authorize the Director of Public Works, Facilities and Parks or their designee to execute Amendment No. 2 to the Standard Agreement between the County of Monterey and M. Arthur Gensler Jr. & Associates, Inc., to provide additional Facilities Master Plan services for the County of Monterey with an increase in the not to exceed amount of \$10,000 for a total not to exceed amount of \$640,571 and no change to the term of September 17, 2024 through September 16, 2027.
- b. Authorize the Director of Public Works, Facilities and Parks or their designee to execute, subject to prior review and approval as to form by the Office of the County Counsel-Risk Management, one additional amendment to this Agreement to extend the term and/or add Facilities Master Plan services where the additional cost of the Amendment does not exceed 5% (\$26,251) of the original contract amount of \$525,026 bringing the total maximum additional cost increase (including Amendment No. 1 in the amount of \$105,545 and Amendment No. 2 in the amount of \$10,000) to \$141,796 and potential overall Agreement aggregate Not to Exceed amount, including previous amendment not to exceed increases, to \$666,822 even if no additional Agreements are entered into.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Director of Public Works, Facilities and Parks or their designee to execute Amendment No. 2 to the Standard Agreement between the County of Monterey and M. Arthur Gensler Jr. & Associates, Inc., to provide additional Facilities Master Plan services for the County of Monterey with an increase in the not to exceed amount of \$10,000 for a total not to exceed amount of \$640,571 and no change to the term of September 17, 2024 through September 16, 2027.
- b. Authorize the Director of Public Works, Facilities and Parks or their designee to execute, subject to prior review and approval as to form by the Office of the County Counsel-Risk Management, one additional amendment to this Agreement to extend the term and/or add Facilities Master Plan services where the additional cost of the Amendment does not exceed 5% (\$26,251) of the original contract amount of \$525,026 bringing the total maximum additional cost increase (including Amendment No. 1 in the amount of \$105,545 and Amendment No. 2 in the amount of \$10,000) to \$141,796 and potential overall Agreement aggregate Not to Exceed amount, including previous amendment not to exceed increases, to \$666,822 even if no additional Agreements are entered into.

SUMMARY

The proposed Amendment No. 2 to the Facilities Master Plan contract with M. Arthur Gensler Jr. & Associates (Gensler) provides additional site analysis and workshops to incorporate data and department needs identified after the initial draft Facilities Master Plan was developed.

DISCUSSION

On September 27, 2024 Public Works, Facilities and Parks (PWFP) engaged M. Arthur Gensler Jr. & Associates (Gensler) to develop an initial Facilities Master Plan (FMP) covering 168 W. Alisal Street, Salinas (Alisal Government Center), 855 E Laurel Drive (Laurel Yard), 1441/1488 Schilling Place (Schilling Campus), 1200 Aguajito Rd., Monterey (Monterey Courthouse), and 1000 South Main St., Salinas. Amendment No. 1 expanded services to prepare master plan recommendations for additional locations throughout the County, including:

- Department needs in South County
- Department needs in North County above Salinas
- Library admin and archive space needs in Marina
- Expanded review of space needs in the Peninsula, including additional review of 1200 Aguajito and adjacencies to new courthouse.

A draft Facilities Master Plan was presented to the Capital Improvement Committee in October 2025 and the Board of Supervisors in January 2026. The Board requested staff work with Gensler to further evaluate space needs and property best uses. This Amendment No. 2 covers the additional time and resources needed to conduct this evaluation and assess several facility opportunities which presented themselves after the Board meeting, including:

- Additional site research for Department of Emergency Management
- Reworking Schilling and Laurel Yard concepts to include Board of Supervisor comments and updated department needs
- Additional Board workshops and staff meetings
- Further development of North and South County options including “campus” concepts

It is critical that the County identify facility priorities for investment and development over the next 20+ years. Many of the County’s existing facilities require significant investment to address deferred maintenance and end-of-life systems replacement. In addition, County population growth and a trend of increased government staffing and services require a review of current space allocations and locations to align County facilities with resident needs. The resulting FMP will provide the County with guidance on future capital infrastructure investments and development priorities. The FMP is identified in the County’s Strategic Plan as a key part of future planning decisions.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel-Risk Management has reviewed and approved the Agreement as to form. The Auditor-Controller’s Office has reviewed the proposed Agreement as to fiscal provisions.

FINANCING:

This agreement is funded as part of the Countywide Facilities Master Plan project adopted in the Fiscal Year 2026-27 Capital Improvement Plan. This project is budgeted in the Capital Projects, Fund 1930 and expenditures are reimbursed from Fund 2205, Building Improvement and Replacement as they are incurred.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

Developing a Facilities Master Plan will enable the County to more efficiently utilize its property resources and better allocate maintenance and capital project dollars towards long-term investments in the community.

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

Prepared by: John Snively, Administrative Operations Manager, 831-759-6617

Reviewed by: Florence Kabwasa-Green, Chief of Facilities
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

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

Attachment A - Amendment No. 2

Attachment B - Amendment No. 1

Attachment C - Agreement