

## **COMPLETED PROJECTS FACILITIES:**

### 1322 Natividad Road - 911 Center ECD / OES: HVAC Replacement

The project scope includes the replacement of two large data center HVAC units. Emergency repairs and temporary measures were completed to stabilize the environment in September 2022, when the units completely failed. Long term replacement installation was granted. Notice to Proceed via JOC occurred in October 2022 but was delayed due to manufacturer lead time. Parts were received August 2023 with work substantially completed as of December 2023, pending sensors to be installed and removal of temporary units to be completed January 2024. The project cost estimate is \$453,792, funded with Fund 478 Building Improvement and Replacement Sub-Fund with current expenditures at \$236,031.

### 1410 Natividad Road - Replace Kitchen Refrigeration Compressors & Repair Refrigerator Doors

This project replaced the Kitchen refrigeration compressors and repaired the existing refrigerator doors at the County Jail kitchen. Project began in May of 2022 and was delayed over a year due long lead time of 13 months for compressor parts. The total estimated project cost was \$420,000. The Project was implemented by Job Order Contract (JOC) general Contractor Newton Construction Inc. The project was completed under budget for a total cost of \$396,063 in December 2023.

### 71 Railroad Pajaro - Kents Court - Modernization Renovation Project

The project scope includes the modernization renovation of nineteen (19) public housing modular units. Tenant improvements include new interior/exterior paint, flooring, kitchen cabinets, and bathroom remodels. Construction start was delayed due to the March 2023 storms. Work commenced in late June 2023, concurrently with the emergency remediation and restoration work. Renovations and repairs were completed in October 2023 allowing tenants to move back to their units on October 13, 2023. The modernization project budget was \$1.49 million, funded via a reimbursable services agreement (RSA) and completed within budget. This project was implemented via JOC contractors J. F. Koerber. This project was completed under budget for a total cost of \$1.43 million.

### 71 Railroad Pajaro - Kents Court - Emergency Flood Remediation and

The recent March 2023 storms and flood event in Pajaro caused an unprecedented level of flood water, mud and silt around and under all nineteen (19) modular units within the Kents Court community. Water levels reached the bottom of each unit, damaging HVAC ductwork, insulation, vapor barriers, and unit skirting. Water did not enter the interior of the units. PWFP team collaborated with the insurance agency to hire environmental consultants, architects, and mechanical, electrical, and structural engineers to assess the damage and develop plans for debris cleanup, remediation, and restoration. Debris Clean-up, remediation and site restoration was completed in October 2023 concurrently with interior modernization of individual units. Funding appropriations for the clean-up, remediation, and restoration were set at \$4.35 million. Currently, expenditures total \$4.17 million. This project was implemented via JOC contractors J. F. Koerber and Angeles Construction. Staff is working with Insurance company and FEMA to obtain allowable reimbursements.

## **PROJECTS WITH SIGNIFICANT ACTIVITY FACILITIES:**

### 331 N. Sanborn Road, Salinas, Alisal Integrated Health Center (AIHC)

This project is the construction of a new, 18,000-square-foot, two-story Integrated Health Center with associated infrastructure and parking. The project budget is \$23,700,000 and fully funded by Health Department grants and Fund 478 Building Improvement and Replacement Sub-Fund funds. Construction began in March 2022 and is expected to be completed in February 2024. Current project expenditures are \$18,343,887. The project is 95% complete. Remaining work includes exterior site work and commissioning and training for mechanical, electrical and plumbing systems. The planned Fall 2023 completion date has been changed to February 2024 based on the actual date of relocation of an adjacent power pole by PG&E (scheduled in late February 2023) which occurred in April 2023, the actual delivery date of switch gear equipment (scheduled in April 2023) which was delivered in June 2023, delayed delivery of HVAC equipment as well as recent weather delays that have impacted remaining site work.

### South County Ag Commissioner Facility Development

This project involves tenant improvements at the Agricultural Commissioner's (AC) South County Facility located at 1011 Broadway Street in King City. In August 2022, a site master concept plan was completed, which outlined renovation to a portion of the "main building's" office/meeting space to accommodate AC's operational needs and support their occupancy. Total project cost estimate is \$6.27 million, current expenditures to date are \$2.16 million, which include property procurement. Current funding to date is approximately \$4.89 million. Construction can commence once the Ag Commissioner can secure the \$1.38 million dollar shortfall. The project is currently 50% completed.

### 1270 Natividad Road, Salinas - Health Department: Water Intrusion

Rain events in recent years have resulted in water intrusion through the exterior stucco walls, accessory joints, windows, and light fixtures of this building. Interim repairs and remediation were performed in 2020-2023. In October 2023, County's JOC contractor placed scaffolding and covering over most of the suspect windows to winterize the facility for this rainy season. Permanent repair includes the demolition of stucco on all four building elevations, including soffits, recesses, etc., and replacing flashing at wall penetrations, replacing numerous storefront windows, cement plaster accessories and control joints. The total estimated project cost for interim and permanent repairs stands at \$3,221,000, funded with General and Fund 478 Building Improvement and Replacement Sub-Fund funds. Design is complete and the project is in the proposal phase. The scope of work for this project was expanded to include the replacement of selected windows on levels one and two of the facility. The full budget and schedule impact of the additional scope of work has not been determined yet and is under refinement. Construction is currently projected to be complete this fiscal year.

### 1322 Natividad Rd - 911 Center ECD/OES Parking Lot Pavement & Fencing Improvement

The project scope includes parking lot resurfacing/restriping and installing a full perimeter fence equipped with security card access at the proposed vehicular and man gates. The project cost estimate is \$756,120 funded via a reimbursable services agreement (RSA).

Current expenditures are \$44,126. Design for base scope is 100% completed and permit was issued November 2023. JOC procurement is also complete for base scope, additional pricing is pending for design changes to fencing impacting neighboring facility, with construction anticipated to commence March 2024.

#### 1410 Natividad Road, Salinas - Sheriff: Sewer Lift Station Improvements

The project scope includes improvements to the existing sewer system by installing a bypass lift station creating redundancy and additional resilience. Project has been delayed due to longer than anticipated design and permitting process to conduct additional utility surveys and investigation. Design and permitting is now complete. JOC procurement is in process and contractor proposal is expected to be received by the end of January 2024. Projection project completion will depend on the delivery of equipment to be procured by contractor. The total estimated project cost is \$800,000 and is fully funded. Current expenditures are within budget totaling \$105,609.

#### 1412 Natividad, Salinas - Health Department: Mental Health Rehabilitation Center (MHRC)- Design and Permitting

The project scope includes conducting space programming, site due diligence, design and permitting for the re-use of the existing County Jail Behavioral Health Facility as a Mental Health Rehabilitation Center (MHRC). Health Department Behavioral Health Bureau has received a California Department of Health Care Services (“DHCS”) Behavioral Health Continuum Infrastructure Program grant to establish the Monterey County Regional Mental Health Rehabilitation Center. The Project will consist of the repurposing of a 36,800 SF existing building, which was originally constructed for jail use, into an in-patient mental healthcare facility. The facility will utilize the exiting building footprint and include up to 100 in-patient beds and associated institutional programming space. PWWP staff, through a reimbursable service agreement with the Health Department, have engaged architects to develop plans and specifications and additional consultants to complete pre-construction site due diligence activities including utility and environmental surveys. The total reimbursable service agreement to complete design and permitting activities is \$2,936,550. Expenditures to date are \$244,931. Utility surveys and environmental surveys have been completed. Space programming is in process in collaboration with Health Department staff. Estimated construction costs will be determined after design documents are completed. Construction is planned to be completed in two phases starting with interior demolition by JOC contractors followed by advertising for bidding for remaining interior renovations.

#### Government Center, Salinas-SW Corner of Church & W Gabilan-Parking Structure

City of Salinas and the County of Monterey Government Centers and Salinas Commercial District are impacted by a shortage of employee and customer off-street parking. The City and County have identified space at the corner of Church and W Gabilan for a future parking structure. To that end, City and County have met frequently in a collaborative effort, sharing costs and staff time, to plan for and program the much-needed improvements. The division of responsibilities is outlined in the City-County Downtown MOU, updated and signed in May 2022. On May 8, 2023, the Joint City-County Ad-hoc Committee met and received options for project delivery and financing. Ad-hoc Committee directed staff to proceed with the development of more defined financing and cost recovery scenarios for consideration by City

Council and Board in calendar year 2024. The estimated project cost is approximately \$34.4 million and involves cost-sharing between the City and County. The pre-design activities, including continued development of financing strategies and public outreach, will continue through FY 2023-24 and into FY 2024-25.

#### 1281 Broadway, Seaside-Community Benefits Office Replacement

The project involves programming and scoping space needs for multiple County departments. Full design and environmental review of a new office building and parking structure in place of the existing Social Services facility at 1281 Broadway are projected for FY 2023-24 and continuing to FY 2024-25. The FY 2023-24 Adopted Budget includes \$3.0 million in funding for design, engineering, and environmental costs funded by the Fund 478 Building Improvement and Replacement Sub-Fund. Pending approval of additional funding and financing for FY 2024-25, construction drawings will be finalized, and financial strategies will be initiated. Project elements include constructing 3-4 office levels and 2-3 parking levels at an adjacent structure. At this time, space programming is substantially complete for space programs within the Department of Social Services, Office of the District Attorney, the Monterey County Free Library (Seaside Branch), WIC Program. Select non-profit partner programs are also being considered for space in the planned facility. The estimated project cost for the build out of the full program is approximately \$112 million. Construction is projected to commence in FY 2025-26.

#### 29 Bishop-29A-29B Bishop Campus Emergency Flood Remediation and Restoration

The recent storms and flood event in Pajaro caused an unprecedented level of flood water, mud and silt around the campus and to enter the basement of buildings 29 Bishop (Pajaro Mansion and Library), 29A Bishop (Clinica de Salud) & 29B Bishop (Agricultural Commissioner's Office). The PWWP team worked in collaboration with Insurance agency to hire environmental consultants, architects, mechanical, electrical, and plumbing engineers to assess the damage and develop a plan for debris cleanup, remediation, and restoration. Debris removal, including removal of mud and silt as well as HVAC ducts and mechanical, plumbing, and electrical equipment located in the crawl space of buildings, has been completed. Remediation activity involving sanitizing and drying out impacted spaces has been completed. Debris clean-up and remediation activities began in March of 2023 immediately after the lifting of evacuation orders and were completed in June 2023. The total estimated cost for the debris removal and remediation activity at the Pajaro campus is estimated at \$1.3 million. Restoration activity is estimated to cost \$1.9 million for a total estimated project cost of \$3.2 million. Expenditures to date are \$1,263,675. Restoration of HVAC system at 29 A Bishop (Clinica) and 29B Bishop (Ag Commissioner) is in process and expected to be completed by the end of February 2024. Design and permitting of restoration activity at 29 bishop (Pajaro Mansion and Library) is in process. Restoration work includes replacement of impacted heating ventilation and air conditioning (HVAC) systems, Fire Panel, windows, siding, roofing, and interior finish repairs. Construction activity at the Pajaro Mansion will be implemented via JOC contractors and expected to start in April 2024 and estimated completed between September and December 2024 depending on material and equipment procurement time frames and weather. Staff is working with Insurance company and FEMA to obtain allowable reimbursements.

### 29 Bishop- Porter-Vallejo Mansion and Library Renovations

The project includes the design, permitting and construction of renovations to the Pajaro Porter-Vallejo Mansion and Library including improving accessibility to 2nd and 3rd floors with added elevator/lift and interior tenant improvements. The reuse of the 2nd and 3rd floors will provide additional office space for County staff and organizations serving Pajaro residents as well as additional meeting and program spaces for use by community residents. The total estimated project cost is \$3,850,000 which is funded with \$350,000 allocated by Board of Supervisors in Fiscal Year 2024 CIP and additional \$3,500,000 allocated by the Department of Emergency Management (DEM). Design is in process and expected to be completed in April 2024. Construction must be completed by December 2026 to meet DEM grant guidelines.

### 1441 and 1488 Schilling-Emergency Generator Rental, Repairs and Replacement Project

Temporary emergency generators were installed at 1441 Schilling and 1488 Schilling in June 2023 after routine inspections revealed that the building's generators did not meet current code requirements. Staff engaged engineers to design the replacement of generators to meet current code requirements for operation and emissions. Design for in-kind replacement initiated and completed in June 2023. Permits were issued November 2023 for in-kind diesel generator and JOC pricing in process. The current rough order of magnitude (ROM) for in-kind replacements of both generators including temporary rental costs and contingencies is \$4.3 million. Staff will be submitting mid-year CIP project reimbursement requests to cover anticipated immediate costs of \$524,526 for rental and design fees that have been paid by the Unscheduled Project funding source.

Staff is also working with Sustainability to analyze alternate generator designs and pricing, including alternate energy options (i.e. renewal, ethanol, biodiesel, and battery). Project cost to be revised pending decisions by Alternative Energy & the Environment Committee (A&E) and Capital Improvement Committee (CIC).

### CAO-Various Sites-Install EV Infrastructure

PWFP, in coordination with CAO Sustainability Unit and Monterey County Free Libraries, has commissioned design of Electric Vehicle Charging Stations (EVCS) at San Lucas, Greenfield and Castroville Branch Libraries. Infrastructure improvements include designating and reconfiguring parking spaces for EVCS, placing in-ground circuits from existing panels out to the designated parking, placing signage and striping. The infrastructure will be delivered via JOC. CAO's contracted EVCS provider will place connect and commission charging stations curbside. The estimated project cost for the infrastructure is \$385,000 and funded out of Fund 478. The placement, commissioning, applicable contingencies, and long-term maintenance, monitoring and servicing of the chargers is primarily funded by a Grant secured by CAO-Sustainability and an appropriation from the Cannabis Tax Assignment, totaling approximately \$638,000. Total estimated project cost is approximately \$1.023 million. Construction is projected for completion June 2024.

### Women's Shelter Building Repairs and Kitchen Remodel.

This approximately 5,520 sq.ft. facility provides housing for Monterey County residents involved in domestic violence and homeless situations. This project's scope of work consists of interior tenant improvements including restroom, kitchen, HVAC and exterior roof repairs. The

project cost estimate is \$3.27 million and is funded by Fund 478 Capital Building Improvement. Architects and environmental consultants were engaged to develop designs solutions and construction documents for the renovation of the existing bathroom and remodel of the existing kitchen. The PWFP team is working with the Department of Social Services, the shelter personnel, architects, and engineers to assess the extent of damage and to provide efficient and feasible solutions to create a safe, clean, ergonomically enhanced, energy efficient and sustainable living conditions for the families staying in the shelter. The project is in the permitting phase, and it shall be constructed using Job Order Contracting (JOC). Current costs are \$60,975 and estimates indicate the project will be completed within budget in August 2024.

#### 250 Franciscan Way - King City Courthouse Parking Lot Repaving

The parking lot servicing the King City Courthouse at 250 Franciscan Way in King City (currently occupied by the Sheriff's Office, District Attorney, and Courts), has completely deteriorated and requires reconstruction, striping and ADA improvements. The project proposes to rehabilitate and modernize the parking lot, to create a separated vehicle parking area for Courthouse staff, to incorporate EV charging stations for both the front and separated back parking lot for staff and public use, to provide an enhanced access to the parking and an improved vehicular circulation within the front side and to provide safe and efficient drainage and storm water control for the entire site. The project cost estimate is \$1.93 million funded with Fund 478 Building Improvement and current expenditures are \$28,588. The project is in the final design phase, and it shall be constructed using Job Order Contracting (JOC). While construction is anticipated to start in April 2024, the projected completion will depend on the equipment delivery lead time and is currently anticipated for December 2024.

#### 13933 Sherman Blvd. – East Garrison Library

This project scope consists of planning, design and construction of a new 4,000 square feet library facility with a community room and Sheriff office for the East Garrison community. This first phase of the project includes site analysis, scoping, programming, pre-design, schematic design and design development. The cost estimate is \$250,000 and the project is funded by the Ft. Ord Successor Agency and Developer Funding. Currently the site analysis, programming and pre-design phases are complete, and the architectural schematic design and design development are under way. The first phase of the project as described, shall be completed within budget and on schedule. This is a multi-year project expected to continue with construction documents, pre-bid services, building permitting, bidding and contract processing throughout the 2024-25 fiscal year, with construction to follow and currently anticipated to complete in early 2027. In the current phase and throughout the entire length of the project, the PWFP team is working in close collaboration with the Monterey County Library Department, HCD and the architects from Wald, Ruhnke & Dost.

#### COVID-19 Memorial Project

This project was initiated by Board Referral in March 2023 and involves the design development and implementation of a permanent memorial honoring the COVID-19 victims of Monterey County at the Monterey County Government Center Campus located at 168 West Alisal Street, Salinas. At the March 22, 2022, Board of Supervisors meeting, staff presented the preliminary referral response, including proposed locations and design concepts for consideration. Staff presented the recommended revisions to design and budget to the Board of Supervisors June



2022; the Board approved the revisions and authorized the transfer of District 1 unspent FY 21-22 general funds of \$32,681. Staff began fundraising efforts in partnership with the Community Foundation for Monterey County and raised enough funds to proceed with design development for construction June 2023. Design is in progress with anticipated design completion by end of FY24. The project cost estimate is \$311,577 and current expenditures are \$20,469.