

Attachment C

Attachment C: Facilities Projects

COMPLETED PROJECTS

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

Following routine inspections in June 2023, the emergency generators at 1441 and 1488 Schilling Place were found to be non-compliant with current operational and emissions codes. Temporary generators were installed to maintain service while permanent replacements were designed and permitted. Design for in-kind, code-compliant diesel generators were completed in June 2023, and permits were issued in November 2023. The County completed procurement of the new generators in June 2024 and issued a Notice to Proceed to the JOC contractor Quincon in August 2024. The generators were delivered in April 2025, and construction of the base scope was completed in October 2025.

The total project budget \$5,033,183, with total expenditures to date at \$4,269,154. Construction is approximately 95% completed. Additional work is required to secure the generators at both sites. Design for this scope was completed in February 2026.

160 Hitchcock Rd – Salinas Health Animal Services HVAC Replacement

Emergency replacement of AC-5 was completed in March 2024 using a JOC contractor. The JOC procurement process for the larger HVAC Replacement Project was completed in February 2024. Due to long equipment lead times, construction began in August 2024 and was substantially completed in June 2025. The second phase, replacing the radiant heat HVAC equipment, was executed with JOC contractor Staples Construction Company in August 2025.

The total project budget is \$2,102,359 million, with expenditures to date of \$937,141. Construction is approximately 98% complete, with training and the final punch walk anticipated to be completed by February 2026.

1412 Natividad Salinas – Sheriff's Re-Entry Resource Modular Project

Funded by the CalAIM PATH Grant, the Re-Entry Resource Modular Project establishes a one-stop resource hub to support individuals preparing for release from incarceration and those recently reentered into the community. Located adjacent to the former County Sheriff's Adult Rehabilitation Facility, the project includes installation of a County-furnished modular building and related site improvements, including security fence realignment for public access, utility connections, and ADA upgrades.

Design and permitting were completed in March 2025. Construction, performed by JOC contractor Staples, began in April 2025 and was completed in August 2025. The total project budget is \$1.8 million, with \$1,093,434 expended to date and approximately \$30,000 in pending invoices, resulting in an estimated surplus of \$666,604.

315 El Camino Real – Greenfield Library Roof

The Greenfield Branch Library was experiencing roof leaks. It was determined that the existing Spanish-style roof tiles were generally in good condition, and as a cost saving measure they were reused. In September 2025, work began to repair the roof deck and install new underlayment. The existing roof tiles were reinstalled to maintain the Library's aesthetic and curb appeal.

Construction, performed by JOC contractor Newton, began in August 2025 and was completed in November 2025, with a total project cost of \$429,496. This project was funded with Library Fund Balance.

1441 Schilling Elections Office – Ballistic Glazing

The addition of Ballistic Glazing at the guest counter to enhance safety within the Elections Departments at 1441 Schilling. In July 2025, construction started on the upgrades using JOC contractor, Staples with a project cost of \$81,130. Construction was completed in December 2025, with a total project cost of \$136,698. This project was funded from Fund 478 and an Elections Office obtained Secretary of State Security Grant Allocation.

168 W. Alisal Public Defender Office – Ballistic Glazing

The project included the removal and upgrade of security glazing at the guest counter within the Public Defenders office at 168 W. Alisal. In June 2025, construction started on the upgrades using JOC contractor, Staples with a project cost of \$95,132. Construction was completed in July 2025, with a total project cost of \$132,784. This project was funded from Fund 478.

PROJECTS WITH SIGNIFICANT ACTIVITY

Constitution Parcel, Salinas - Health Department: Mental Health Rehabilitation Center

(MHRC) The MHRC project, originally planned for 1412 Natividad, was relocated to the Constitution Parcel at Constitution Boulevard and Medical Center Drive. In November 2024, the Board of Supervisors (BOS) approved acceptance of a \$20.17 million Department of Health Care Services (DHCS) grant to support development and authorized pursuit of \$54.91 million in Certificates of Participation (COP) funding.

Programming and space planning were completed in April 2025, resulting in a campus master plan with three potential phases. A June 2025 engineering estimate indicated \$408 million in hard construction costs for full build-out. Phase I, including six MHRC buildings, a support building, landscaping, and infrastructure, was budgeted at \$172.95 million, leaving a \$152.79 million funding gap after the DHCS grant.

Following community outreach in late 2025, and further financial analysis, the BOS reviewed project updates in January 2026 and directed staff to place the project on indefinite hold.

29 Bishop- Porter-Vallejo Mansion and Library Renovations

Design and permitting are complete for accessibility improvements, including an elevator/lift and interior tenant upgrades for the 2nd and 3rd floors. Initial funding of \$350,000 was allocated by the Board, with an additional \$3.5 million from the Department of Emergency Management.

Work will proceed after building envelope and HVAC repairs under a separate CIP project. Funding adjustments included a \$3.2 million transfer to the Emergency Flood Remediation/Restoration project in April 2025, with replenishment in June 2025 via Fund 478 as part of the FY 2025-26 CIP adoption.

Construction is underway with JOC contractor, R.F. Koerber, including dormer work, with full 2nd and 3rd floor improvements projected for completion by December 2026.

1281 Broadway, Seaside-Community Benefits Office Replacement

CIP funding from FY 2022–2025 supported design and permitting of a new multi-department facility, including Department of Social Services (DSS), Monterey County Free Libraries (MCFL), District Attorney (DA), community meeting space, and Casa de Noche Buena relocation. Construction Documents were completed 75% by November 2024.

After reviewing a preliminary \$112 million estimate, the Board directed evaluation of lower-cost alternatives. Seven options were analyzed and presented to the CIC in August 2025. Staff presented recommendations to the Board in January 2026, which directed further development of Option 4 with close review of funding strategies to complete the project within 10 years.

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

The March 2023 storm caused significant flooding at the Pajaro campus, impacting 29 Bishop (Pajaro Mansion and Library), 29A Bishop (Clinica de Salud), and 29B Bishop (Agricultural Commissioner's Office). Debris removal and remediation costs are estimated at \$1.3 million, with restoration costs of \$6.0 million, for a total project estimate of \$7.3 million.

HVAC remediation at 29A and 29B is complete and services have resumed. Remediation, design, and permitting for 29 Bishop are also complete. The Board approved \$3.2 million in Spring 2023 in Strategic Reserve to facilitate remediation and storm damage repairs. The Board approved an additional \$3.2 million in AB 102 funding in April 2025. The project also received \$900K in additional funds from Fund 478, AB 102, Library Fund and Agricultural Commissioner Funding. Construction under the JOC contract began in June 2025, is 75% complete, and is expected to finish by June 2026.

Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE)

The CRFREE Project aims to improve flood control and restore native riparian and floodplain habitat along the lower Carmel River. Key components include levee notches on the south bank, restoration of the south lower floodplain, and construction of a Highway 1 causeway to reconnect the Carmel Lagoon. The project is expected to be fully funded by FEMA Hazard Mitigation Grant Program funds of approximately \$27 million. FEMA completed its Environmental Assessment and issued a Finding of No Significant Impact (FONSI) in September 2025. CalOES will administer the grant.

Pending FEMA approval, bidding is anticipated in Fall/Winter 2026, with construction projected to begin Spring 2027. Total project cost, including design, environmental studies, utility relocations, right-of-way acquisitions, construction, and post-construction monitoring is estimated at \$56.5 million.

13933 Sherman Blvd. – East Garrison Library

This project involves planning, design, and construction of a new 4,000-sf library with a community room and Sheriff's office to serve East Garrison. Initial phases, including site analysis, programming, pre-design, schematic design, and design development are complete, with planning approvals obtained on schedule and under budget.

Funded by the Ford Ord Successor Agency and developer contributions, total funding secured to date is \$8.92 million, including a \$130,105 rollover from FY 2023-24. Building permitting, bidding, and contract processing are expected April–June 2026, with construction projected July–September 2026 through December 2027, pending State funding approval.

65607 Dixie Street, Bradley – New Bradley Library and Resiliency Center Project

This project establishes a new library and resiliency center in Bradley, which has lacked direct County services since FY 2016-17. Following a \$200,000 feasibility study, the Board approved \$586,042 in FY 2023-24 for design development and property acquisition. The site, adjacent to Bradley Elementary School, requires utility and infrastructure improvements.

Design development was completed in May 2025, construction documents in December 2025, with permit issuance anticipated February–March 2026 and Board approval of plans in March–April 2026. Total project cost is estimated at \$7.3 million, with \$530,601 expended to date. The facility is being designed as a resiliency center with green redundant power, flexible spaces, and robust connectivity. Bidding and construction funding were approved in the FY 2025-26 CIP.

COVID-19 Memorial Project

Initiated in March 2021 via Board Referral 2021.05, this project honors lives lost to COVID-19 in Monterey County. The permanent memorial will be located at 168 W. Alisal Government Center Campus.

Design and budget approvals were completed by December 2024, with fundraising efforts raising \$278,860 to date, with \$270,532 expended. Fabrication of glass panels and site preparation began in May 2025, with remaining funding approved through FY 2025-26 CIP. Construction was completed by March 2026.

Women's Shelter Building Repairs and Kitchen Remodel

This 5,500-sf facility provides critical housing for residents impacted by domestic violence and homelessness. The renovation restores and upgrades infrastructure to ensure safe, sustainable living conditions, including exterior wall repairs, bathroom and kitchen renovations, plumbing and HVAC upgrades, electrical and lighting improvements, roofing repairs, and landscaping enhancements.

The total project budget is \$3.28 million (Fund 478). Phase I, focused on bathroom and kitchen renovations and was completed April–November 2025 at \$1.02 million using Job Order Contracting (JOC). Phase II, including exterior painting, second restroom improvements, and landscaping, is estimated at \$2.26 million and is expected to begin early 2026 with completion by June 2026.

1441 and 1488 Schilling-HVAC Project

The HVAC system at 1441 and 1488 Schilling Place has experienced reliability issues, including multiple OSHA complaints. A June 2023 assessment identified critical components needing replacement, including aging Variable Air Volume (VAV) boxes, some up to 36 years old (typical lifespan ~25 years).

Initial emergency repairs were funded in the FY 2024-25 CIP (\$684,256), and design to retrofit VAV boxes was completed in January 2025. Implementation and broader HVAC upgrades (\$1.595 million) were included in the FY 2025-26 CIP but not prioritized. Staff plans to recommend the project for prioritization in the FY 2026-27 CIP cycle.

1410 Natividad Road, Jail ADA Improvements Project

This project addresses accessibility deficiencies at the jail to ensure compliance with the Americans with Disabilities Act (ADA) and Board of State and Community Corrections (BSCC), following findings from the Hernandez litigation.

Planning and design commenced in August 2025 with an initial allocation of \$500,000 and an additional \$853,452 from Fund 478 to complete design development, cost validation, and construction documents. The FY 2025-26 total estimated project budget is \$1,353,452, with construction documents anticipated by April 2026, pending BSCC and State Fire Marshal approvals.

Future construction phases are estimated at \$5.95 million (FY 2025-26) and \$2.99 million (FY 2026-27), for a total project cost of \$10.29 million. Staff will return to the Board for authorization of necessary appropriations to complete these phases.