

# SAN BENITO COUNTY

## County Facilities Committee

*Committee:*

*Chair of the Board of Supervisor Bea Gonzales, District 5 and  
Vice Chair of the Board of Supervisor Bob Tiffany, District 4*

## AGENDA

**Wednesday, February 16, 2022**

**2:00 P.M.**

San Benito County Administration Building  
Board of Supervisors Chambers  
481 Fourth Street, Hollister, California

Webinar ID: 878 8046 5127

Webinar Password: **326361**

### **MEETING CLOSED TO THE PUBLIC UNTIL FURTHER ACTION OF THE COMMITTEE**

Pursuant to AB 361, and the resolution adopted thereunder, relating to the convening of public meetings in response to the COVID-19 pandemic, and pursuant to the recommendation from Dr. Gellert dated January 5, 2022, members of the Committee are allowed to attend the meeting via teleconference and to participate in the meeting to the same extent as if they were present.

The meeting is closed to the public. The meeting will be available through Zoom those who wish to join or require accommodations with the instructions below:

This meeting can be accessed in the following methods:

Through Zoom (<https://zoom.us/join>) per the instruction stated below

#### **Participating by Zoom:**

Three ways to attend Zoom meetings: on a web browser, through the Zoom App, or over the phone. Each webinar will have a webinar ID and password, which is a unique number associated with an instant or scheduled meeting (found at the top of this text). The chat feature is disabled for all participants. Additionally, the video function is not available to the public. Zoom regularly provides new versions of the Zoom desktop client and Zoom mobile app to release new security features and fix bugs. To ensure you can join the meeting and participate through public comment, please launch the web address to download the Zoom application: <https://zoom.us/support/download>. Furthermore, we recommend upgrading to the latest version of Zoom once it is available. Please visit <https://support.zoom.us/hc/en->

[us/articles/201362233-Upgrade-update-to-the-latest-version](https://www.cosb.us/articles/201362233-Upgrade-update-to-the-latest-version) to ensure you have the newest Zoom update.

**A. Zoom on Web-browser:**

a. If joining through web-browser, launch the address <https://zoom.us/join> or open the direct link listed below: <https://zoom.us>

**B. Or launch the Zoom app on your Tablet or Smartphone:**

b. Select "**JOIN A MEETING**"

c. The participant will be prompted to enter **Webinar ID and Password listed above** and name to join the meeting. The meeting agenda can be found at <https://www.cosb.us/>

d. The participant can launch audio through their computer or set it up through the phone.

e. **Public Comment:** Select the "**Participants Tab**" and click "**Raise hand**" icon, and the Zoom facilitator will unmute you when your turn arrives.

**C. Zoom Audio Only (phone):**

a. If you are **calling in as audio-only**, please dial **US: +1 669 900 6833 or +1 408 638 0968**

b. It will ask you to enter the **Webinar ID listed above**, followed by the "**#**" key (pound key), then enter **Webinar Password listed above** at the top page of the agenda. The meeting agenda can be found at <https://www.cosb.us/>

c. It will then ask for a **Participant ID**, press the "**#**" key (pound key) to continue.

d. Once you enter the Zoom meeting, you will automatically be placed on mute.

e. **Public Comment:** If you are using a phone, please press "\*9" (star-nine) to raise your hand, and the Zoom facilitator will unmute you when your turn arrives.

**Written Comments & Email Public Comment**

Members of the public may submit comments via email by 5:00 PM on the Monday prior to the meeting to the Senior Administrative Analyst at [dalonso@cosb.us](mailto:dalonso@cosb.us)

**Public Comment Guidelines**

**A.** The Committee welcomes your comments.

**B.** If participating on Zoom, once you are selected you will hear that you have been unmuted: At this time, please state your first name, last name, and county you reside in for the record.

**C.** Each individual speaker will be limited to a presentation total of three (3) minutes, or such other time as may be designed by the Chair.

**D.** Please keep your comments, brief, to the point, and do not repeat prior testimony, so that as many people as possible can be heard. Your cooperation is appreciated.

If you have any questions, please contact Dulce Alonso, at (831) 636-4000, or email [dalonso@cosb.us](mailto:dalonso@cosb.us)

***The San Benito County Economic Development Committee welcomes you to this meeting and encourages your participation.***

- *If you wish to speak on a matter that does not appear on the agenda, you may do so during the Public Comment period at the beginning of the meeting. Except as otherwise provided by law, no action shall be taken on any item not appearing on the agenda. When addressing the Committee, please state your name for the record. Please address the Committee as a whole through the Chair.*

- *If you wish to speak on an item contained in the agenda please seek recognition from the Chairman prior to consideration of the item.*

## 2:00 P.M. CALL TO ORDER

1. ROLL CALL.
2. ACKNOWLEDGE CERTIFICATE OF POSTING
3. PUBLIC COMMENT: *Opportunity to address the Committee on items of interest not appearing on the agenda. No action may be taken unless provided by Govt. Code Section 54954.2.*

## REGULAR AGENDA

4. PROPOSED RESOLUTION PURSUANT TO AB 361- Adopt proposed resolution authorizing teleconferencing options for meetings of the Committee for the period of February 16, 2022, through March 16, 2022, pursuant to AB 361.
5. APPOINT COMMITTEE CHAIR.
6. SET REGULAR STANDING MEETINGS date and time.
7. DISCUSS Resource Recovery Park & Adjacent County Land update and proposed fencing and potential lease.
8. Discuss Rosa Morada status report as well as recommendations for property usage.
9. Provide an overview of the current Facilities conditions/ Review Master Plan/ ADA.
10. Discuss the move of Child Support Services Department to new location.
11. Discuss Library expansion, grant opportunity and facility need.
12. Discuss Traffic Calming measures to include but not limited to transfer rumble strips.
13. FUTURE AGENDA ITEMS., No discussion of these items shall occur, but the Committee may direct any of the reports to be agendized for a future meeting.

### **ADJOURNMENT:**

*As required by Gov. Code Section 54957.5 any public record distributed to the San Benito Economic Development Committee less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the office of the Clerk of the Board, San Benito County Administration Building, 481 Fourth Street, Hollister, CA 95023. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the office of the Clerk of the Board.*

***In compliance with the Americans with Disabilities Act (ADA) the Board of Supervisors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Board's office at (831) 636-4000 at least 48-hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.***



# San Benito County

## County Facilities Meeting

### Resource Recovery Park and Adjacent County Land

Wednesday, February 16, 2022

## Resource Recovery Park and Adjacent County Land

### ▶ Brief Summary

- Update from CAO, Ray Espinosa
  
- Address neighbor concerns regarding lack of fence maintenance
  
- **Current Status:**
  - County RMA is currently working toward defining the property boundaries with a goal to replace approximately 6,800 feet of fencing along both the north and south side of the roadway. An additional 7,100 feet of fencing spot repairs around the overall property boundary is also anticipated.
  
  - Fence replacement materials (posts and fabric) will be more robust than currently exists



# Resource Recovery Park and Adjacent County Land





# San Benito County

## County Facilities Meeting Regular Agenda–Project Overview

Karen Gumin, Capital Project Manager  
Resource Management Agency  
Monday, February 14, 2022

## Overview of Facilities

### ▶ Brief Summary

- Facility Inventory– 25 County services buildings in use.
  - Facilities Condition Assessment (FCA)/Master Plan & ADA Accessibility Report
- Facilities Master Plan presented to the Board of Supervisors at February 16, 2021– Special Meeting Board Retreat.
- Extensive review conducted by Vanir Construction Management provided an executive summary to the functional needs, facility conditions and long–range plan recommendations.
- Provides data, building deficiencies and stewardship costs for leadership decision analysis.
- Outlines conceptual plan options: Repair/Renovate or Demo/Rebuilt ie; Downtown Government Campus
- **Key findings:**
  - An inventory of county buildings/systems were scored beyond their aged useful life
  - Deficiency costs to bring buildings to modern standards are competitive to the replacement costs
  - Deferred maintenance (MEP, external and internal finishes) projected at \$63,763,000.00 over a ten–year period





## Overview of Facilities

### ▶ Key findings continued

- Facility Condition Assessment provided overview of space list inventory.
- Recommendations provided to group public services as ‘campus’ or functional needs. Behavioral Health Campus, Public Safety, Government Services. New downtown Government Services building replacement costs \$163M.
- RMA/Capital Projects consistently reviewing FCA/deferred maintenance list addressing deficiencies, such as HVAC system replacements and ADA accessibility improvements.



# Overview of Facilities

## ▶ Americans with Disabilities Act– ADA Facilities Improvements

- Disability Access Consultants, LLC conducted a county building inventory and ADA improvement recommendations, January 7, 2019.
- The FY 2021–22 adopted budget/infrastructure and capital improvements recommended schedule highlighted a \$1M health and safety fund to address key findings
- Priority focus on public service areas
- Current construction includes ADA Door System to Administration Building, BOS Chambers, San Benito County Free Library.
- Accessibility Report conducted by Disability Access Consultant did not provide cost schedules to address recommendations, large (construction) or small (signage). Cost estimates captured in Capital Project planning.
- Sample report and inventory list provided today in an electronic format.

Exterior	Ramp to the Main Entrance	Run 1 Left Handrail	Is Handrail Extension Parallel	The handrail extension is not parallel to the floor or ground surface.	Not Parallel
Exterior	Ramp to the Main Entrance	Run 1 Left Handrail	Handrail Height	The height of the handrails on the ramp is not within the required range above the surface of the ramp.	32.25 inches
Exterior	Ramp to the Main Entrance	Run 1 Left Handrail	Handrail Extension Length	There is not enough extension beyond the top or bottom of the rail.	2.50 inches



## Child Support Services–Tenant Improvements

- ▶ **Background:** Child Support Services Team (est. 14 FTE) were relocated to 1131 San Felipe Road, site of former Behavioral Health Building. The office suite has two distinct sections totaling 12,000 GSF.
- ▶ Work completed in a staging area of services included State IT server room, HVAC system cleaning, CSS signage, door control system upgrade, moving and custodial services and fire safety inspection.
- ▶ This is a leased location with collaborative support from Community Development Solutions. Minor capital construction tenant improvements are needed to accommodate the services of the county Child Support Department and reorient the best use of space to 5,000 GSF facing the courtyard entry.
- ▶ Construction in progress. –
  - CSS staff providing full public services in office staging area section, will remain open to public during construction.
  - CIP team, Architect has conducted site visits and worked with CSS on scope of work, department and public access needs.
  - Anticipated construction schedule: Plans/Specifications completed by Architect by mid February, Board item to approve in March, Competitive public bid PWB-2203 release in March/construction April-July. Dept. funded State of CA-LCSA est. cost \$250,000.00
  - ***Use, plans and specifications for remaining 7,000 GSF suite to be included in FY 22-23 budget recommendation.***

## SBC Free Library

- ▶ **Background:** The library houses all operations and was noted by the FCA in fair condition, below modern standards. The library is located at 460/470 Fifth Street and shares 15,570 GSF with the adjacent Department of Education.
  
- ▶ **Construction in Progress:**
  - ADA Library Entrance– Door System (General Fund CIP)
  - Library Kiosk– Pre–construction meeting February 23, 2022 (CARES Act Grant for Museums and Libraries)

### Expansion Planning: In Progress

- Grant Opportunity in pipeline:
  - Spring 2022 (Application) Library Infrastructure Grant: 10M Grant, Dollar to dollar county match requirement
    - Targeted for building deferred maintenance, mechanical systems and safety improvements. New construction is defined as non–critical to the grant consideration.



# San Benito County

County Facilities Meeting

Traffic Calming Measures

Steve Loupe, Assistant Director of Public Works  
Resource Management Agency  
Wednesday, February 16, 2022

## Traffic Calming Measures

### ▶ Brief Summary

- Traffic Calming: Measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users
  
- Implementation
  - Speed Radar Signs
  - Speed Study
    - Speed cushions (similar to speed hump, but have wheel-cut openings to allow large vehicle passage)
    - Rumble Strips



# Traffic Calming Measures

## ▶ Speed Radar Signs

### ○ Current Status:

- Recently installed at Spring Grove School and San Benito High School (River Parkway)
- Proposed installation locations include:
  - Lover's Lane (near 7332 Lover's Lane)
  - Hillcrest Road/Los Altos Drive
  - Southside Road (near 7420 Southside Road )



# Traffic Calming Measures

## ▶ Speed Study

### ○ **Current Status:**

- Speed studies to be scheduled for Cienega Road and River Parkway
- Potential traffic calming measures include:
  - Speed Cushion
  - Rumble strips
  - Speed Limit Reduction/ Speed Limit Sign Replacement (Cienega Road)

