

NOTICE OF ADMINISTRATION COMMITTEE MEETING

Covering Policy, Administration and Community
Relations/Communications

NOTICE IS HEREBY GIVEN that the San Lorenzo Valley Water District has called a meeting of the Administration Committee to be held Wednesday, April 3, 2019 at 9:00 am at the Johnson Building, 12788 #4, Highway 9, Boulder Creek, California.

AGENDA

1. Convene Meeting/Roll Call
2. Oral Communications
This portion of the agenda is reserved for Oral Communications by the public for items which are not on the Agenda. Please understand that California law (The Brown Act) limits what the Board can do regarding issues raised during Oral Communication. No action or discussion may occur on issues outside of those already listed on today's agenda. Any person may address the Committee at this time, on any subject that lies within the jurisdiction of the District. Normally, presentations must not exceed five (5) minutes in length, and individuals may only speak once during Oral Communications. Any Director may request that the matter be placed on a future agenda or staff may be directed to provide a brief response.
3. Old Business:
Members of the public will be given the opportunity to address each scheduled item prior to Committee action. The Chairperson of the Committee may establish a time limit for members of the public to address the Committee on agenda items.
 - A. DISTRICT WEBSITE UPDATE
Discussion and possible action by the Committee regarding an update for the District website.
4. New Business:
Members of the public will be given the opportunity to address each scheduled item prior to Committee action. The Chairperson of the Committee may establish a time limit for members of the public to address the Committee on agenda items.
 - A. ADMINISTRATION/OPERATIONS FACILITY
Discussion by the Committee regarding the Administration/Operations facility status.
 - B. CIVIC ENGAGEMENT STRATEGIES
Discussion by the Committee regarding efforts for civic engagement.
 - C. STRATEGIC PLAN UPDATE
Discussion by the Committee regarding an update on the Strategic Plan facilitation.
5. Informational Material: None.
6. Adjournment

In compliance with the requirements of Title II of the American Disabilities Act of 1990, the San Lorenzo Valley Water District requires that any person in need of any type of special equipment, assistance or accommodation(s) in order to communicate at the District's Public Meeting can contact the District Office at (831) 338-2153 a minimum of 72 hours prior to the scheduled meeting.

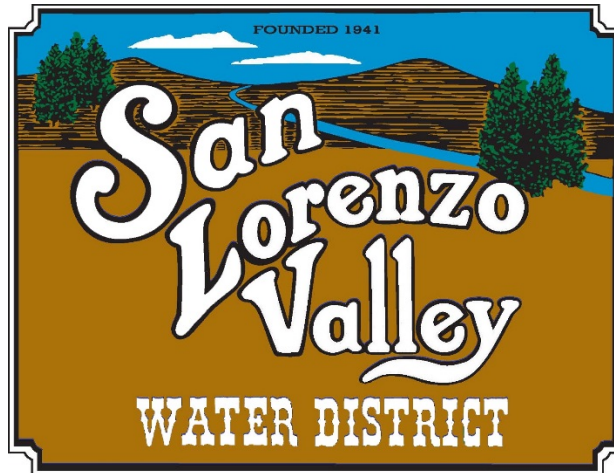
Agenda documents, including materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet, are available for public inspection and may be reviewed at the office of the District Secretary, 13060 Highway 9, Boulder Creek, CA 95006 during normal business hours. Such documents may also be available on the District website at www.slvwd.com subject to staff's ability to post the documents before the meeting.

Certification of Posting

I hereby certify that on March 29, 2019, I posted a copy of the foregoing agenda in the outside display case at the District Office, 13060 Highway 9, Boulder Creek, California, said time being at least 72 hours in advance of the Special meeting of the Administration Committee of the San Lorenzo Valley Water District in compliance with California Government Code Section 54956.

Executed at Boulder Creek, California, on March 29, 2019.

Holly B. Hossack, District Secretary
San Lorenzo Valley Water District



Request for Proposals

Web site Redesign, Development and Maintenance Services

Proposals Due: Monday, April 22, 2019

I. Request for Proposals

The San Lorenzo Valley Water District (District) is requesting proposals from qualified professionals to provide web site redesign, development and maintenance services as outlined in this Request for Proposals (RFP). Interested parties should submit a proposal and separate, sealed cost proposal as described in this document.

II. Background

The District is a nonprofit, local government agency providing water to meet the needs of approximately 7,900 connections within its service area including residents of Boulder Creek, Brookdale, Ben Lomond, Lompico, Zayante, Scotts Valley, Manana Woods and Felton. All of the District's water comes from runoff and groundwater sources.

The District has maintained a web site at www.slvwd.com for approximately 20 years. The first site was developed using FrontPage. It was redesigned using Dreamweaver several years ago.

III. Purpose

The District is looking for a consultant to work with staff on building a new web site that is fresh, dynamic and engaging and will serve as the central tool of communication and source of information for its customers and the community.

IV. Scope of Services

The consultant will enter into a professional services contract with the District (see attached sample contract), and work under the general supervision of the District's public outreach team to fulfill the following services:

1. Plan and Redesign

Work with staff to identify goals and objectives of the new web site and create a redesign plan or "blue print" to meet them, including identifying and recommending any software and licenses needed to implement the plan. The District would prefer to use software that allows staff to easily perform basic web site updates and maintenance.

While specific web site features will be determined as part of this project, it is likely that the following items will be incorporated into the new web site:

- A visually-pleasing, unifying graphic theme
- Most or all of existing topics on current web site (i.e. job postings, Board agendas/minutes, database of reports/studies, water quality information, and other public information.)
- Easy access to online bill pay
- Interactive forms and applications
- Events calendar
- Photo and map galleries
- Social media integration (Facebook, YouTube, etc.)
- Viewable on computers and mobile devices
- Analytics reporting tool
- Search/navigation capabilities
- Meet any State or Local code requirements for local government agencies

2. Develop and Build

Rebuild the web site as planned. Work with staff to test the new web site and provide for a seamless transition to a live version of the newly redesigned web site.

3. Support and Maintain

Create an instruction manual for District staff on how to edit web site content and include training. Provide on-going web site maintenance to support staff with web site changes beyond basic content editing and help troubleshoot issues, as needed.

V. Proposal Format

The proposal should be organized as follows:

1. Cover Letter:

A cover letter should provide the name, address, email, telephone and fax numbers of the proposed project manager, and should be signed by an individual authorized to execute binding legal documents for the company.

2. Relevant Experience

Include at least three (3) examples of previous work, such as web site links, that demonstrate the experience, expertise and ability to successfully design and build a web site.

3. Client References

Provide at least (3) references, including contact person and current telephone number, of clients whose web sites were created by the proposer and are currently in use.

4. Detailed Scope of Work and Schedule

Provide a detailed work plan for completion of the project scope, including on-going yearly maintenance and an estimated timeline.

5. Cost Proposal

The cost proposal should be submitted in a separate, sealed envelope clearly marked “COST PROPOSAL”. List estimated project costs broken down by individual tasks. Indicate the hourly rate of the individual (or sub consultant) performing the work, as well as the anticipated number of hours per task. Include any other direct costs associated with each task and indicate the total, not to exceed, cost for the project.

VI. Submission Instructions

Five (5) hard copies of the proposal plus one (1) copy of the cost proposal shall be submitted. Proposals should be no longer than 20 pages in length. Double-sided printing and use of recycled paper are encouraged.

To be considered, proposals must be received **by 4:00 p.m., Monday, April 22, 2019**

San Lorenzo Valley Water District
13060 Highway 9
Boulder Creek, CA 95006
Attention: Holly Hossack

All questions should be submitted via email to Holly Hossack at hhossack@slvwd.com.

VII. Selection Process and Timeline

Criteria used to select the consultant shall include, but not be limited to, the following:

- 1. Understanding of the project requirements
- 2. Experience with similar projects
- 3. Proposed project approach
- 4. Technical qualifications
- 5. Ability to provide the required services in a timely matter
- 6. Reputation for integrity and competence

The cost proposals will be opened after the selection committee has decided on the top candidates to interview. Upon completion of the interviews, a selection will be made and the staff will begin negotiations and prepare a contract with the selected consultant. If an agreement on cost is not reached within fourteen (14) calendar days, negotiations with the next highest ranked candidate will begin. This process will continue until an agreement is reached or it is decided to re-advertise.

The tentative timeline for the selection process is as follows.

March 22, 2019 -----Issue RFP
 April 22, 2019 -----Proposals Due
 May 1, 2019 -----Evaluation of Proposals Complete
 May 16, 2019-----Interview top candidates
 May 16, 2019 or June 6, 2019-----Approval and Award of Contract

VII. Public Information and Confidentiality

Proposals are a matter of public record and are open to inspection under the California Public Records Act (Gov. Code 6250 et seq). If any proposal contains confidential information, please clearly label the specific portions that are to be kept confidential.

VIII. District Rights and Options

The District, at its sole discretion, reserves the following rights:

- 1. To determine which respondents, if any, shall be included on a short list of finalists based on the criteria set forth in the RFP;
- 2. To reject any or all proposals or information received pursuant to this RFP;
- 3. To supplement, amend, substitute or otherwise modify this RFP at any time by means of written addendum;
- 4. To cancel this RFP with or without the substitution of another RFP or prequalification process;

5. To request additional information;
6. To verify the qualifications and experience of each respondent;
7. To require one or more respondents to supplement, clarify or provide additional information in order for the District to evaluate proposal submitted;
8. To waive any minor defect or technicality in any proposal received.

Attachment A: Sample Professional Services Agreement

MEMO

TO: Administration Committee Members
FROM: District Manager
Subject: District Facilities Consolidation Project
DATE: April 3, 2019

RECOMMENDATION:

It is recommended that the Administration Committee Members review this memo and restart the discussion regarding the District Facility Consolidation Project.

BACKGROUND:

After a long procurement process in August 2004 the District acquired APN 081-204-07 and 081-204-06 referred to as the Prosser site, and in December 2005 the District acquired APN 081-204-03 and 081-204-07 referred to as the Johnson Building located immediately south of the Prosser Site. The fifth and final parcel APN 081-204-01 contiguous with and north of the Prosser Site was acquired in March, 2007. These parcels were purchased to consolidate/upgrade the District's Administration and Operations functions.

In December 2007, an Architect prepared an Architectural Master Plan (see attached) that outlines several existing conditions and identified future needs of a consolidation project. Plans and specifications were completed with an estimated construction cost of \$6,000,000 dollars.

With a cost estimate of 6 million dollars this project became very controversial. In January 2014 the Board passed the following motion;

“Staff is directed to cease from further new spending on the Administrative Campus Project without prior approval of the Board of Directors, with the exception of ongoing maintenance of the existing facilities”.

Moving forward it is strongly recommended that we start the process over. The District has grown, Board Members and staff have changed and given the amount of controversy raised with the project, a Citizens Advisory Committee is warranted.

The Citizens Advisory Committee would be a committee comprised of members of the public, appointed by the directors of the San Lorenzo Valley Water District for the purpose of developing District Facilities Consolidation Plan/Project, making recommendations to the District regarding the needs of the District's Administration and Operations facilities.

The Citizens Advisory Committee would be a comprehensive review and make recommendations on the following as a minimum;

- How we got to where we are today
- Public impute through a series of meetings
- The goals of the project;
- Todays and future needs
- Opportunities and constraints;
- Key issues influencing the design;
- The sizes and design criteria for rooms in the buildings
- Remodel existing Administration & Operations Facilities or relocation
- Board of Directors meeting room
- Fuel storage
- Environmental concerns
- Estimated construction costs
- Appropriate location for the District's Headquarters and Operations Facility
- Consolidating repair materials & equipment to one location
- Bulk water sales
- 24 hour emergency response

A considerable amount of research has been completed and will be used in this study to save on time. As part of the process depending on public interest a facilitator could be utilized for key workshops with Board and public review of findings.

It is recommended that the Committee review this memo and provide a recommendation regarding Districts Facility Consolidation Project.

-Timeline-
SLVWD
Facilities Consolidation Project

- 1964** SLVWD purchases the existing Administration Building in Boulder Creek and moves its staff into the building. The back room is used for parts storage.
- mid-1990s** SLVWD begins exploring options to acquire additional office, operations & storage space.
- 1992** SLVWD purchases & remodels the existing Operations Building, across the street from the Administration Building in Boulder Creek
- 2001** District Board deliberates about the costs and benefits of rebuilding the Administration Building, built in the 1880s vs. purchasing new property to allow consolidation of facilities in one central location.
- District Board identifies properties in Boulder Creek suitable for a facilities consolidation and approves a list of properties in Boulder to investigate purchasing.
- 2003** An architectural feasibility report estimates the cost of rebuilding the Administration Building at \$1,003,000 vs. the cost of remodeling at \$905K.
- Administration Building found to be structurally deficient, seismically unsound and in non-compliance with federal ADA regulations & fire safety requirements.
- 2004** The Prosser property, one of the suitable properties identified by the Board, goes on the market.
- The District Board authorizes the purchase; District Manager negotiates the purchase for \$720K.
- 2005** The Johnson property, adjacent to the Prosser property, goes on the market.
- The District Board authorizes staff to purchase the Johnson property; District Manager negotiates the purchase for \$1.5 million.
- 2006** Existing Administration Building and Operations Building are appraised at \$1.1 million for both.
- 2007** District Board approves architectural master plan for facilities consolidation project and directs staff to proceed with final design and permitting.
- District staff begins the discretionary permit process with the County.
- 2009** District submits project plans to the county planning department for a Discretionary Use Permit (expected to take 4 -6 months).
- 2010** Board approves the 2010 Capital Improvement Plan, which includes the project on the highest priority A-list.

District submits Notice of Intent to Adopt a Mitigated Negative Declaration for the project. Public comment period extends through December 22, 2010.

The District receives 6 letters from the public regarding the Mitigated Negative Declaration.

The county planning department requests the District to submit a mitigation plan for designated wetlands on the property.

- 2011** The District addresses the concerns expressed in all six of the letters in the final initial study for the Mitigated Negative Declaration, including a Wetland Mitigation and Monitoring Plan for the property.

New wetlands will be constructed at the Olympia Watershed property to compensate for degradation of wetlands at the project site.

District holds a special meeting on Saturday, October 8 to discuss the Strategic Plan, which includes a discussion of the facilities consolidation project.

- 2012** After a public hearing on February 2, the County Zoning Administration approves the Discretionary Development Permit Application and the Mitigated Negative Declaration for the project.

At the October 18 Board meeting, the Board directed staff to proceed with detailed structural, engineering, and architectural plans needed to obtain a County of Santa Cruz Building Permit.

- 2013** The project is included in the 2013 rate study.

- 2014** Board of Directors voted to put a moratorium on spending for the Administrative Consolidation Project.

FILE COPY

#665

ARCHITECTURAL MASTER PLAN

**San Lorenzo Valley Water District
Campus Development Project**

12788-12804 Highway 9
Boulder Creek, California

PREPARED BY:

Daniel Matthew Silvernail Architect
2571 Main Street Suite C
Soquel, California 95073
(831) 462.9138

December 2007

DMSA #0540

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SECTION ONE : EXECUTIVE SUMMARY

The San Lorenzo Valley Water District management has identified the potential to consolidate its operations into a common facility at a recently acquired location at 12788-12804 Highway 9, Boulder Creek.

On this basis they retained the architectural firm of Daniel Matthew Silvernail Architect to prepare the present Report, commissioned at the request of James Mueller, District Manager.

The Site acquired represents a remarkable opportunity for the District to consolidate, and if deemed appropriate, optimize its future operations, should the District's Board elect to do so.

Intent

This Report identifies that the District, having acquired a site to consolidate its operations, will best benefit its long-term interests by having a considered and informed program of intentional development for the acquired Site. It is to this result that the present Report is directed.

To this end this Report is submitted to the Board of Directors with the intention of presenting:

- the conditions and opportunities at the subject Site,
- the present circumstances and program within which the District currently operates,
- the future programmatic needs as presented to us by the District, and,
- present the Board with informed options as to how to achieve the most responsible, highest and best use of the subject Site.

Phases

In the course of investigating design options at the subject Site preparatory to this Report, three (3) overarching design scenarios presented themselves as answering to the expressed programmatic needs. After consideration, it was elected to consider and then present these as design prospects available to the District as a prospective continuum for development, over time.

Phase 1: The first of these three (3) development phases is presented as a relatively modest program of improvements, designated as Phase 1 Improvements. These are intended to install existing District operations, with the exception of its extant Quail Hollow Storage Facility, at the subject Site.

Phase 2: The second development phase proposes to relocate the Operations Division from the consolidated District Office Building (Phase 1) into a new facility located in close proximity on the Site. This Phase anticipates incorporating the District's extant Zayante facilities, scheduled for abandonment, onto the Campus Site.

Phase 3: The third phase of development envisions the District Board's investiture into an addition to the proposed District Office Building. Beyond providing a focal point and public "face" to the District's Board, this Phase will open space within the District Office Building proper to accommodate those programmatic needs previously identified by District staff (see Appendix).

Options

Two (2) Options are presented as available prospective approvals for Board consideration. These are:

1. Approve any or all proposed Phases of this Master Plan for implementation, or,
2. Approve the entire Master Plan for implementation in a single phase.

OPTION 1: PHASED DEVELOPMENT:

Option 1A: Approve Master Plan Phase 1.

- Estimated Project Cost, Phase 1: \$2.68M
- Estimated Cumulative Project Cost: \$2.68M.
- Projected Completion Date: Fall, 2009.

Option 1B: Approve Master Plan Phases 1-2.

- Estimated Project Cost, Phase 2: \$1.70M
- Estimated Cumulative Project Cost: \$4.38M
- Projected Completion Date: Summer, 2012.

Option 1C: Approve Master Plan Phases 1-3.

- Estimated Project Cost, Phase 3: \$0.72M
- Estimated Cumulative Project Cost: \$5.16M
- Projected Completion Date: Summer, 2014.

OPTION 2: NON-PHASED DEVELOPMENT:

Option 2: Approve Master Plan (without phased development).

- Estimated Project Cost: \$4.83M
- Projected Completion Date: Summer, 2011.

These options for improvements and attending design considerations, the benefits to District operations which accrue to each option, and finally the cost projections for each of the three are presented in detail to the Board's consideration in the body of this Report.

SECTION TWO: PROGRAM DESCRIPTION

Organizational Description

Organizationally, SLVWD is comprised of five departments (Operations, Finance, Engineering, Administration, and Watershed Management) organized into two major Divisions, Administration and Operations, overseen by its Board of Directors. These two Divisions currently reside at two separate facilities - at 13060 Hwy 9 and 13057 Hwy 9, respectively – located in relatively close proximity to one another, but separated by Highway 9.

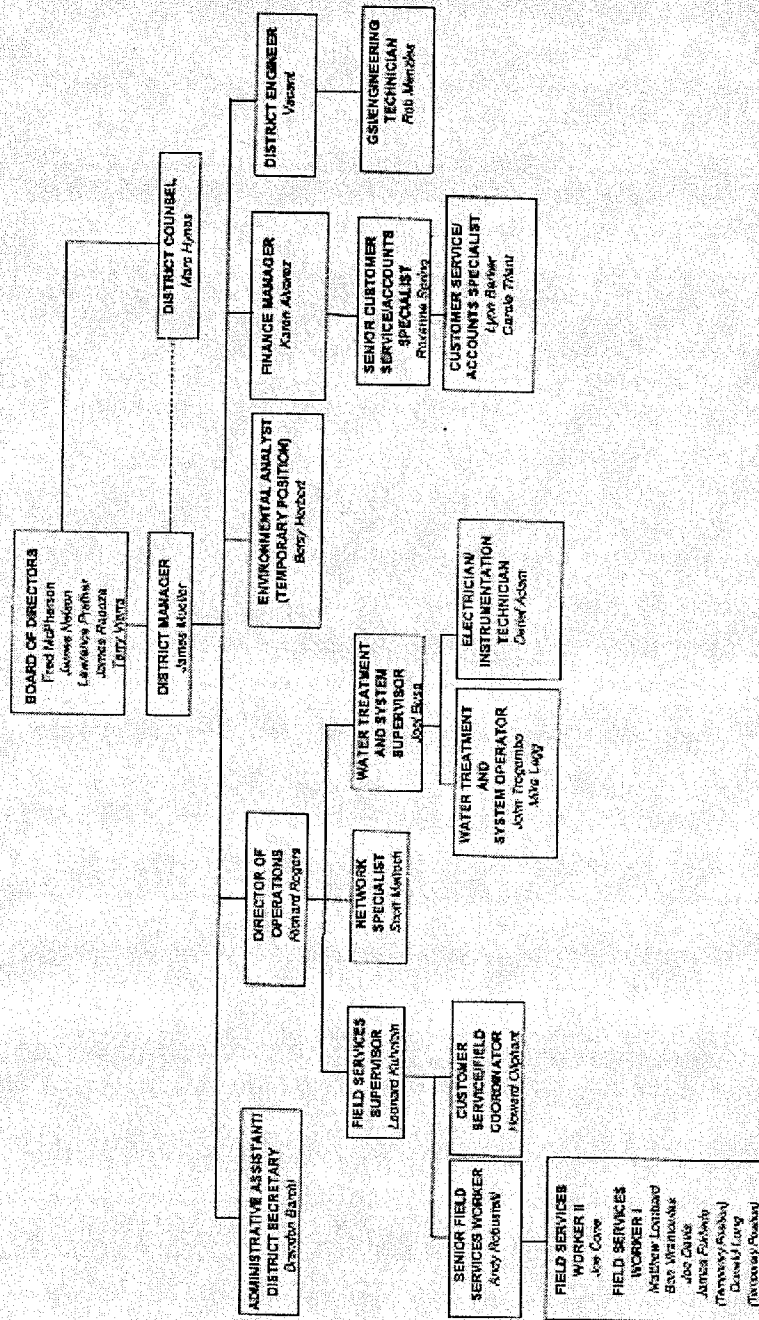
Administrative Division positions include the District Manager, Environmental Analyst, Finance Manager, District Engineer, plus supporting staff. At present, fully staffed, this Division comprises nine (9) positions.

Operations Division positions include the Director of Operations, Field Service Supervisor, Network Specialist, Water Treatment and System Supervisor, plus supporting staff. At present, fully staffed, this Division comprises fifteen (15) positions.

Taken in the aggregate (both Administrative and Operations programs) the District therefore currently comprises twenty-four (24) full- and part-time positions.

The District's Board comprises five (5) members. The Board does not occupy permanent, dedicated space. Instead, when it meets informally, it co-shares the conference room at the 13057 Highway 9 facilities. When meeting formally in public forum it does so generally in the evening hours, adopting the (daytime) lunchroom of the 13057 Highway 9 facilities for this purpose.

**SAN LORENZO VALLEY WATER DISTRICT
CURRENT ORGANIZATION CHART
July 6, 2007**



Organization Chart July 2007
P.11/2007

Existing Facilities

The District's Administrative program currently occupies approximately 4,700 gross square feet of building area over two floors, plus yards, at 13060 Hwy 9. The structure housing these facilities is outmoded, non-compliant with respect to current life-safety and regulatory standards and requirements, and has been deemed functionally inefficient¹.

The building apparently dates to around the turn of the past century, and ranks among the older generations of building stock in Boulder Creek. Verbal information provided by District staff and architect's field observations indicate it is likely the primary structure was constructed in either two or three phases over time. As one would expect from a building of this vintage and built informally over succeeding generations, the building has definite shortcomings as compared against more modern facilities. These include inefficiencies in the interior layout of rooms and circulation pathways, poor adjacencies between assigned uses, inadequate building systems such as mechanical ventilation resulting in user discomfort, shortfalls in conformance to current Fire and Building Codes, and insufficient facilitation in providing accessibility to the disabled.

The District's Operation's program currently resides at a relatively contemporary facility at 13057 Hwy 9. It is housed in a building of approximately 2,260 gross square feet, plus adjoining yards.

The Operations Division also maintains an approximately 1,500sf storage building at the Quail Hollow Storage Facility, 101 Quail Hollow Road, Zayante. The District's anticipation is that circumstances will apparently require the District to abandon this ancillary facility within the next 5-7 years².

In addition to these building stocks and holdings the District maintains a fleet of approximately ten (10) light service vehicles. Parking facilitation for these vehicles is currently provided almost entirely at the 13057 Hwy 9 location.

Finally, the District has historically maintained a bulk water service and a fueling station serving both its uses and the public, and has identified the need for future accommodation of this existing program.

FIGURE 1 SLVWD FACILITIES: PROGRAMMATIC CHART					
	Department	Existing assigned area (sf)	TOTAL		
ADMIN BUILDING, EXISTING PROGRAM					
	Finance Department	612			
	Engineering	355			
	District Engineer	100			
	Watershed Analyst	124			
	Break Room	127			
	Restrooms	87			
	District Manager	177			
	District Secretary	172			
	Conference Rm	219			
	Copy Rm	55			
	File Storage Areas	446			
	Equipment Storage	220			
	Parts Storage, Main Floor	433			
	Circulation	648			
	Parts Storage, Basement	968			
	TOTAL	4,743	4,743		
OPERATIONS BUILDING, EXISTING PROGRAM					
	Operations Manager	175			
	Operations Asst Manager	165			
	Workstations	240			
	Scada Room	131			
	Conference Room	203			
	Kitchenette	108			
	Restrooms	117			
	Mech	36			
	Locker Room	138			
	Lunch Room/ Boardroom	485			
	Circulation	462			
	TOTAL	2,260	7,003		

Acquired Campus Site

SLVWD has acquired five (5) contiguous parcels on the east side of Hwy 9 between Mountain St. and Flat St. The northernmost pair of parcels (APN 081-204-04 and 081-204-06) is referred to as the "Prosser Site" after the former Owner. These holdings were acquired in August, 2004.

The District subsequently acquired the "Johnson Site" (APN 081-204-03 and 081-204-07) located immediate south of the Prosser Site. Again, the reference is to the former owner of the property. This acquisition was made in December, 2005.

Finally a fifth parcel (APN 081-204-01), contiguous with and north of the Prosser Site was acquired in March, 2007.

All five (5) parcels in the aggregate entail a holding of approximately 75,600 square feet (approximately 1.73 acres) deployed in a relatively rational configuration, with four (4) of the five parcels forming an almost square arrangement, with the fifth (APN 081-204-01) attached as a salient to this centralized core of land.

With respect to features on the land, it has been identified that the (former) Johnson Building, as a structural acquisition, fits the District's most immediate, short-term programmatic needs.

Other structures on the composite Site include two (2) existing buildings at the (former) Prosser Site. These buildings are regarded as not of sound building stock, and can be considered as largely discarded for purposes of this Report.

An alleyway and at least one other known entitlement currently encumber the Site – both entitlements are regarded as encumbrances to any ideal development of the Site to the District's needs for purposes of this Report.

Anticipating that the District will be relieved of these encumbrances as a condition of this Report, and excepting the deployment of existing structures, the acquired Site is otherwise physically open with respect to rational, integrated development by the District.

Current and Projected Priorities/ Needs

Interviews conducted with District Management and Board members at intervals during the preparation of this Report have been helpful in identifying many of the significant factors informing any projection of future requirements for the District. Our discussion is also informed by our previous report on existing facilities, prepared and presented to the Board in 2005³.

In the short term, having acquired the subject Site, the need to vacate the structure at 13060 Hwy 9 arises as an essential imperative informing any option for development of the subject Site.

Following this, the need to consolidate its operations in close proximity on the subject Site will afford the District higher efficiencies in terms of human resources - this imperative must necessarily figure highly in any design options suggested for the Site.

In February 2007 the District filed an action of eminent domain to acquire the Cal-American Company Felton Water District. Although the outcome of this action is speculative, the acquisition would add 3-5 positions to the District's staffing program.

This prospective increase notwithstanding, District Management does not at this juncture anticipate any significant increase in staff positions over the term of the proposed development regime⁴. Management has however, aside from the needs identified in prior paragraphs, identified a real need to obtain larger physical spaces generally among almost all staffing segments.

Moreover, both management and staff have identified a need for environmental controls, electrical, and communications technologies, particularly at the 13060 Hwy 9 facility, to be extremely high priorities informing any design.

Over the course of several occasional interviews conducted preparatory to this Report the District's Operations Director has identified the need for substantial and separate facilitation of that Division at the Proposed Campus. District Management and informal Board interactions coincide to support this as Phase 2 within the proposed Development Plan.

In terms of less imperative, longer-range goals, in our interactions with District staff they have over time identified the need for certain amenities, some relatively minor – such as the need for bicycle parking - and others more substantive, such as the desire to have a

workout gym. Provision for implementation of perceived staff wants/ desires should be recognized as conducive to the development and morale of District staff.

The longer-term interests of the District, including the interests perceived of its Board as well as long-term needs identified by staff are delineated in Phase 3 of this Report. The Board may consider that the District's larger interests may be in support of the Board's expanded activities, and Phase 3 is proposed in support of this opportunity. The Board's own interests notwithstanding, various correspondences from staff relating these requests can be found in the appendix to this Report.

Finally, District management has identified and prioritized advantageous solar design e.g. appropriate daylighting strategies and photovoltaic electricity generation as programmatic goals in any event.

¹ Architectural Feasibility Report, Daniel Matthew Silvernail Architect, 30 April, 2003.

² personal communication, James Mueller, District Manager.

³ Architectural Feasibility Report, Daniel Matthew Silvernail Architect, 30 April, 2003.

⁴ personal communication, James Mueller, District Manager, 25 October, 2007.

SECTION THREE: INFRASTRUCTURE, UTILITIES, DRAINAGE

Site Description

The acquired Site can be described as a gently sloping landform draining from west to east, with Highway 9 at the upper end and East Street below. Existing structures plus legal encumbrances have been previously described.

A stand of second-growth redwoods occurs to the north edge of the parcel. Similarly, a small cluster of redwoods occurs at mid-section at the south edge of the Site. It is proposed as part of this Report that the northerly grove of redwoods largely remain but that the southerly redwoods be removed.

Competence of existing soils conditions at the site have not been professionally assessed as of the writing of this Report but, given the relative soundness of the (former) Johnson Building's foundation system as identified by the inspection report, and extrapolating, it can be reasonably assumed that soils competence throughout the Site will not proscribe the District from development at the Site. As a reasonable precaution, however, the District is in the process of obtaining opinion and recommendations of a professional geotechnical engineer in this regard.

Site drainage issues and recommendations are described elsewhere within this Report.

The "Johnson Site"

The Johnson property features a three story commercial building at the corner of Hwy 9 and Flat Street (12788 Hwy 9) of approximately 7,980sf gross. Of this are at present only 6,280sf is permitted to be occupied under the conditions of the current Use Permit – see Section 4: Regulatory Context, for further discussion.

According to the best information available¹ the Main (street elevation) floor level is approximately 3,200sf gross, the Attic level approx. 2,700sf, and the Basement is approx. 2,080sf in area. This information has been relied upon as suitably accurate for purposes of the present Report i.e. conceptual space planning: this office did not conduct an independent confirmation of this data as furnished.

The structure dates from the 1970's and, with minor exceptions, is deemed to be of relatively sound construction and maintenance, according to the Inspection Report² prepared in association with the transfer of ownership. Minor items identified by the Report as needing attention include recommendations that the building receive a seismic upgrade, repair/ replacement of the exterior stairways and railings, and remediation of the interior retaining wall at the basement to limit water infiltration – these items have been factored into the budget estimate attached to this Report.

The building is of post and beam construction. This is a building system that, because it does not rely on interior load-bearing or shear walls, admits of relative flexibility in the layout and reconfiguration of interior spaces.

The building is served by an existing septic system located west of the structure, under the parking lot. The system has been deemed viable for continued use through the life of the Proposed Campus Development³. It is important to note the presence of the system's septic expeller in the building's basement since this has some bearing on any detailed design solutions proposed for the Basement level.

It should be noted that intermittent spring activity has been observed at least one location on this site. Although allowance for mitigation of the condition has been budgeted into the present Report, the value assigned should be regarded as provisional only, pending recommendations by the District's consulting geotechnical engineer⁴

The "Prosser Site" and Parcel 081-204-01

The Prosser Site features two (2) existing structures. The southerly building is not deemed viable for continued use⁵ and is proposed to be demolished in the current Project. The northern building, while usable, is not regarded as worthy of significant capital investment and so does not feature in the present Project – no modifications or capital outlays are proposed to be allocated to this building as part of the present Campus Development Plan. Further, the septic system present at the Site is not deemed viable or serviceable for continued use for purposes of the present Campus Plan⁶.

The fifth parcel #081-204-01 does not feature any structures. This parcel was heavily overgrown at the time of its acquisition; it has subsequently been partially cleared and grubbed.

Site access and circulation

The five contiguous parcels taken as a whole can be regarded as a holding served by public roadways on three sides, Highway 9 to the west, Flat Street to the south, and Mountain Street to the north. A fourth boundary roadway, East Street, east of the combined situs, is not maintained and not regarded as viable.

Internally, the site is bisected north-south by an existing alleyway running from Flat Street to Mountain Street. Additionally, a parking easement is known to exist at the parcel APN 081-204-07. Although the alleyway is regarded as a site constraint needful of attention for purposes of this Report (see Section 4: Regulatory Context), its presence has served to preserve from development a useful north-south conduit traversing the Campus Site, a circulation element which has been exploited in the present Campus Plan.

¹ Documentation (4pp: A-00 thru A-03) prepared by Inspections Solutions/Williams Associates their job#9907.11 and dated 2/28/01 et al.

² Eagle Inspection Group Report #251115 dated 15 November, 2005.

³ based on best information available. Evaluation pending: consulting Septic Engineering Specialist Andrew Brownstone, personal communication, 10/30/07.

⁴ personal communication, Frank Narciso, Project Estimator, 10/30/07.

⁵ evaluation by the author in consultation with Frank Narciso, Project Estimator.

⁶ based on best information available. Evaluation pending: consulting Septic Engineering Specialist Andrew Brownstone, personal communication, 10/30/07.

SECTION FOUR: REGULATORY CONTEXT

Zoning Description

The five (5) parcels comprising the proposed Campus Development site reside within the jurisdiction of the County of Santa Cruz. From a planning standpoint the primary regulatory authority is the County Planning Department; other authorities of varying significance to regulatory permit processing include the County Fire Department, Environmental Health Department, Public Works Department, and Caltrans. The five contiguous parcels comprising the Campus are all zoned C-2 Commercial.

Within the context of County Planning requirements the Site is located within the authority of the Boulder Creek Specific Plan. Accordingly, any proposed development at the Site will need to conform to the requirements of both the applicable District Standards and those codified in the Specific Plan, whichever is more stringent.

Current Regulatory Conditions

Existing development occurs at the "Prosser" Site and the "Johnson" Site, and both sites therefore have pre-existing permit histories. More specifically, each a priori development carries with it attendant and enforceable Conditions of Approval.

With respect to the "Prosser" property the existing Conditions of Approval do not appear to pose any particular regulatory review challenges to development of Phases 1-2 of the proposed Campus Plan. Phase 3 for the Site, since it entails construction of a new structure (the B.O.D. Annex) will likely trigger discretionary permit processing, most likely Level 5 review, with public hearing before the Zoning Administrator.

With respect to the "Johnson" Property the existing Conditions limit the habitable area of the 8,000sf building to approximately 6,300sf. The remainder (approx. 1,700 sf) is currently required to be relegated to storage use only.

These Conditions were imposed at a Level 5 Hearing and revising them to allow the District full and unrestricted use of the building will apparently require Level 5 permit processing¹.

Moreover, the useable area limitation was a function of the limited availability of parking facilitation at the subject property. Therefore in order to allow full and unrestricted occupancy of the building additional parking facilitation is needed. This facilitation is delineated in Phase 1 of the present Campus Development Plan, shown to occur at parcel APN 081-204-07. Put in other terms, the parking facilitation designed into Phase 1 is a pre-requisite to the District's full use of the building.

The parking provided must be legally assigned to the District Office Building's parcel in order to satisfy the parking requirement. One mechanism to affect this is by recordation of a parking easement to that effect, followed by submittal of proof of recordation to the Planning Department.

A second option available to the District is to combine the separate parcels into a single entity –this is the option represented in Phase 1 of the present Development Plan.

The District has opened a consultation account with the County Planning Department. The assigned Project Planner is Samantha Haschert. In her review letter dated 20 July 2007 she rendered an opinion that the subject parcels are located with the South Village Area of the Boulder Creek Specific Plan. This interpretation is at variance with the determination obtained under the current Conditions of Approval, which states

categorically that “the subject office building is located within the outer core of Boulder Creek⁴” and assigns the parking load to be applied on that basis.

This report relies upon and delineates - in all three Phases - a parking load consistent with the assignment made in the approved Conditions of Approval, which is fundamentally assigned at a rate of 2.5 parking spaces per 1,000sf of building area (2.5/1,000sf).

Planner Haschert's opinion, if upheld, may imply a more stringent application, up to 5.0 parking spaces per 1,000 sf (5.0/1,000sf) were the parking load be assigned as per the County's District Standard for office buildings. Conversely, were Planner Haschert upheld and parking assigned on the basis that the District meets the definition of “public utility”, the parking load would assign at a rate of “0.5 spaces per employee plus additional spaces as prescribed by the Zoning Administrator”, a potentially less stringent requirement than exists in the present design.

Because assignment of parking facilitation is key to the prudent implementation of the Campus Development Plan, it is recommended that a formal and enforceable determination be obtained defining the applicable parking load (see Section: Planning Recommendations) located at the conclusion of this Report.

Alleyway and Parking-Easement Entitlements

As indicated previously, the five contiguous parcels are bisected north-south by an existing alleyway. Additionally, a parking easement is known to exist at the southern quadrant of the proposed Site.

These existing entitlements impose limitations on the District's full and unrestricted use of the Site, proscribing for example, placement of structures within the entitlements, and, in the case of the alleyway, impose zoning setbacks restricting the proximity of proposed structures with respect to the alleyway.

The present Campus Development Plan succeeds in deploying the District's anticipated build-out, as anticipated at this time, despite these existing entitlements.

However, because the District's programmatic needs, priorities, and deployment requirements at the Site might change over time, it is recommended that the District begin the legal process of having these entitlements (alleyway and easement) vacated.

County Environmental Health Department: Imposed Constraints

In recent years County ordinances have imposed what amounts to a moratorium on development of lots less than one acre in size within the San Lorenzo Valley watershed. This could have had a major impact on the approach used to develop the Campus Site.

Fortunately, the subject parcels apparently meet certain specific criteria allowing their liberation from this moratorium², so long as the sewage disposal system proposed to be associated with any build-out conforms to the Environmental Health Department's exacting standards, including implementing so-called “enhanced treatment” technology.

The current septic system serving the Johnson Building has a capacity of serving 14 occupants, according to Environmental Health methodology³. Full occupancy by the District, including both Operations and Administrative Divisions as depicted in the Phase 1 design appears to impose an occupant load of 24 persons – taken superficially this would appear to exceed the capacity of the existing septic system. That said, it would seem reasonable that field staff can be discounted from an assessment of the occupant load, thus resulting in a count of only 9-11 persons. It is therefore a reasonable assumption for purposes of this Report that the existing septic system will not require an upgrade.

The impact to the system imposed by Board of Director's activities in the Building, since these entail relatively large public meeting functions, was investigated. Although obtaining a definitive determination will require analysis by a septic consultant, Board meetings apparently can be regarded as a temporary peak demand case, one which would not trigger a septic upgrade, according to the author's interactions with Environmental Health Department staff⁴.

Combining Parcels

The five contiguous parcels currently exist as individual lots of record, imposing a grid of property lines over the proposed Campus Site. These interior property lines impose restrictions on the District's ability obtain unimpeded development of the site. For example, the north-south running property lines impose zoning setback restrictions on where buildings may be placed. Moreover, the Uniform Building Code specifies very exacting and restrictive standards for placing a building structure on or in the proximity of a property line.

Additionally, relieving the Campus Site from interior property lines will accrue to the District the benefit of much simplified, streamlined, and manageable range of options for assignment of it's assigned parking facilitation.

These are among the many compelling reasons for combining the five (5) contiguous parcels into a single parcel, and accordingly this is a formal recommendation of the present Report.

However, there are cost/benefits that attend any decision, and this Report would be incomplete were the potential detriments to combining the parcels not at least partially elucidated.

One potential detriment is a diminished property value for the holdings in the aggregate. Put another way, five individual parcels are likely to be of higher cash value than one single parcel.

Another potential detriment is that the combination will result in the District being rendered unable to partially divest of it's property assets should the need arise.

Finally, should in future the District reconsider having combined the lots it will find that it will be extremely difficult and time-consuming to obtain a lot split in future.

Weighing these costs against the benefit accruing to the decision to combine the lots, District management has indicated that for it's part it is strongly inclined to obtain the combination, and moreover it is the recommendation of this Report that same activity go forward.

¹ pn cn Samantha Haschert, County Planning Department, 9/17/07.

² fax received Brian Blease, Environmental Health Department, 9/18/07.

³ personal communication Jim Safranek, Environmental Health Department, 2/22/05.

⁴ *ibid.*

SECTION FIVE: MASTER PLAN CONCEPT

Discussion

District management has identified that it is in the District's long-term interests to consolidate its activities and functions at a common site and has, as previously described, acquired the subject contiguous parcels to facilitate this consolidation. The consolidated facility for purposes of this Report is referred to as the proposed Campus Development Project.

Additionally, District management has identified and quantified its needs in terms future expansion, based on long-term goals.

The present Report is intended to provide a "road map" by which long term development of the subject site can proceed prudently and rationally. This goal is served by:

- making allowance for the full range of long-term possibilities and opportunities for growth and development the District may enjoy, while,
- avoiding haphazard or imprudent design choices which, if implemented, might preclude the highest, best use of the site.

To accomplish these ends, the Campus Development Project is proposed to proceed in three discrete phases over time.

Master Plan: Phase 1

The Phase 1 Project anticipates relocating the majority of existing District facilities – Administration Division, Operations Division staff, and the Board of Directors program - to the subject site. An exception pertains to the Quail Hollow Storage Facility, which is proposed to be relocated to the Campus Site in a subsequent phase (see Master Plan: Phase 2, below).

According to the Plan, the three programs will be installed within the building at 12788 Hwy 9 (former Johnson building), provisionally designated in this Report as the District Office Building. A cycle of building improvements including but not limited to interior alterations, façade improvements, and addition of effective vertical circulation elements (stair core and elevator) will accompany this occupation.

As part of Phase 1 the District's acquisition at 12804 Highway 9 (former Prosser site) will be assigned in support of the Operations Division – this Site is provisionally designated in this Report as the Operations Site. Because of the poor condition of the structures now extant at the site, only minimal investment of resources is envisioned to be invested in them – one structure will be razed and the other only maintained at a minimum level of serviceability, and consigned to only dry storage of operations equipment. A small yard is proposed at the Site to accommodate the yard storage currently residing at the District's 13060 Hwy 9 facility.

In broad terms, the District's most public functions – the Finance Department and Board of Directors functions – are to be located on the main floor level of the building, at the Highway 9 street level, so as to best facilitate the public's accessibility to these functions. With respect to the Finance Department, this access will serve customers visiting the facility to for purposes of transacting business. With respect to the Board, this relationship to Highway 9 most effectively serves the need for direct public access to the Board meeting room. Consistent with existing usage and in the interest of economies of use, the Board Room will double as staff lunch room during normal business hours.

The Operations Program is to be largely situated in the building's Lower Level, providing immediate access to the rear alleyway and associated parking facilitation. This configuration is supportive of Operation Division's functional relationship to its vehicular fleet and the mobile nature of its field staff, who can be expected to arrive and depart from the facility at various intervals during the course of a normal day. Moreover, given its adjacency to the alleyway, this level within the District Office Building best supports Operation's need for adjacency to this Division's proposed support facilities at the Operations (former Prosser) Site.

With the exception of the Finance Department, the remainder of the District's Administrative Division – Engineering, Watershed Analyst, and Management staff, together with associated functions - are proposed to be located in the building's Upper (attic) Floor Level.

FIGURE 2 SLVWD FACILITIES: PROGRAMMATIC CHART PHASE 1

	Department	Phase 1	Totals	Totals Gross A
DISTRICT OFFICE BUILDING				
MAIN FLOOR LEVEL	Waiting Area	142		
	Lobby	279		
	Circulation (includes stair & elevator)	360		
	Restrooms	122		
	Operations Manager	262		
	Operations Conference Room	206		
	Scada Room	248		
	Finance Department	695		
	Finance Manager	129		
	Finance Storage	114		
	Board/ Lunch Room	536		
	BoardRoom Storage	139	3232	TOTAL
ATTIC LEVEL	Lobby	346		
	Circulation (includes stair & elevator)	485		
	Restrooms	100		
	Engineering	328		
	District Engineer	182		
	Watershed Analyst	166		
	Copy Room	306		
	Copy Room Storage	76		
	District Secretary	201		
	District Manager	201		
	Elec/Mech	227		
	Conference Room	256	2874	TOTAL
BASEMENT LEVEL	Circulation (includes stair & elevator)	418		
	Operations Supervisor Office #1	245		
	Operations Supervisor Office #1	245		
	Operations Workstation Area	582		
	Operations Kitchenette/Breakroom	228		
	Operations Locker Room	189		
	Restrooms	174		
	Storage	90	2171	TOTAL
TOTAL GROSS AREA				8277

Master Plan: Phase 2

Phase 2 of the Campus Development Plan features improvements in the northeasterly quadrant of the proposed Campus in support of needs projected for the District's Operations Division. These proposed improvements include a one-story Operations Building of 8,000sf, plus associated improvements including a septic system, storage yards, roadways, and landscaping.

The Operations Building shell will be of pre-engineered metal building system (e.g. Butler-type building) construction featuring a roof mounted photovoltaic array. An approximately 2,430sf wood-framed structure housed within this exterior shell will accommodate the Division's projected staffing requirements. The remainder of the proposed structure will accommodate approximately 5,570 square feet of warehouse space in support of the Division's projected equipment dry-storage requirements.

In terms of current California Building Code (CBC 2001) designation of the proposed building is anticipated to be of Type-V/ sprinklered construction, Occupancy Group B. District management has identified the potential for light duty repairs including welding to occur within the building – this function will require a one-hour separation wall between this occupancy (H-4 Occupancy Group). While worthy of note, this function is not of significance for purposes of this Report.

The septic improvements (anticipated to be an enhanced capacity system) associated with the Building are proposed to be oversized in order to accommodate the District's projected (Phase 3) development program.

FIGURE 3

SLVWD FACILITIES:PROGRAMMATIC CHART PHASE 2

	Department	Phase 1	Total	Total Gross A
DISTRICT ADMINISTRATIVE BUILDING				
MAIN FLOOR LEVEL	Waiting Area	142		
	Lobby	279		
	Circulation (includes stair & elevator)	452		
	Restrooms	122		
	District Board office	376		
	Computer Room	248		
	Finance Department	695		
	Finance Manager	129		
	Finance Storage	114		
	Board/ Lunch Room	536		
	BoardRoom Storage	139	3232	TOTAL
ATTIC LEVEL	Lobby	346		
	Circulation (includes stair & elevator)	485		
	Restrooms	100		
	Engineering	328		
	District Engineer	182		
	Watershed Analyst	166		
	Copy Room	306		
	Copy Room Storage	76		
	District Secretary	201		
	District Manager	201		
	Elec/Mech	227		
	Conference Room	256	2874	TOTAL
BASEMENT LEVEL	Circulation (includes stair & elevator)	418		
	Restrooms	174		
	Storage	1579	2171	TOTAL
	(*includes elevator, three floors)			
OPERATIONS BUILDING				
	Lobby	165		
	Operations Manager	179		
	Network Specialist	187		
	Field Supervisors	518		
	Skada Room	120		
	Conference Room	197		
	Lunch Room	496		
	Locker Room	136		
	Restrooms	112		
	Kitchenette	200		
	Office Circulation	175		
	Storage	4020		
	Vehicle Circulation	1495	80000	Total
	TOTAL CUMULATIVE GROSS AREA			16,277

Master Plan: Phase 3

Phase 3 of the Campus Plan envisions the prospect of the addition of a Board of Director's Annex to the north of the District Office Building. The proposed addition will be approximately 1,660sf in area and one-story in height, and will relocate the Board's meeting room, kitchenette, the Board Office, and expanded public restroom facilities.

The addition is anticipated to be of wood-frame construction and, described in terms of the current California Building Code (CBC 2001) is projected to be of Type-V/ sprinklered construction, Occupancy Group B.

Relocating the Board of Directors activities into a new wing will allow for the conversion of the spaces vacated in the District Office Building into a district library and a staff exercise room, both identified on staff "wish lists" as desirable commodities, and regarded as supportive respectively of staff productivity and their well-being.

Beyond enhancing the public's direct physical access to the Board, situating the Board functions in a palpable, physical location on Highway 9 can be expected to facilitate and enhance the public's perception of the Board as a tangible, service-oriented, public agency.

In association with this benefit which accruing to the District, determination can be made by the Board as to whether the Board's meeting room should be made available as a community facility.

FIGURE 4 SLVWD FACILITIES: PROGRAMMATIC CHART PHASE 3

	Department	Phase 1	Total	Total Gross Area
DISTRICT ADMINISTRATIVE BUILDING				
MAIN FLOOR LEVEL	Waiting Area	142		
	Lobby	279		
	Circulation (includes stair & elevator)	452		
	Restrooms	122		
	Library	376		
	Computer Room	248		
	Finance Department	695		
	Finance Manager	129		
	Finance Storage	114		
	Board/ Lunch Room	536		
	BoardRoom Storage	139	3,232	Total
ATTIC LEVEL	Lobby	346		
	Circulation (includes stair & elevator)	485		
	Restrooms	100		
	Engineering	328		
	District Engineer	182		
	Watershed Analyst	166		
	Copy Room	306		
	Copy Room Storage	76		
	District Secretary	201		
	District Manager	201		
	Elec/Mech	227		
	Conference Room	256	2,874	Total
BASEMENT LEVEL	Circulation (includes stair & elevator)	418		
	Restrooms	174		
	Storage	1579	2,171	Total
OPERATIONS BUILDING				
	Lobby	165		
	Operations Manager	179		
	Network Specialist	187		
	Field Supervisors	518		
	Skada Room	120		
	Conference Room	197		
	Lunch Room	496		
	Locker Room	136		
	Restrooms	112		
	Kitchenette	200		
	Office Circulation	175		
	Storage	4020		
	Vehicle Circulation	1495	8,000	Total
BB OF DIRECTORS ANNEX				
	Board/ Lunch Room	770		
	District Board Office	275		
	Kitchenette	60		
	Restrooms	145		
	Storage	81		
	Circulation	320	1,651	Total
TOTAL CUMULATIVE GROSS AREA				17,928

Master Plan: Circulation

The Campus site enjoys direct access to public ways (Mountain Street, Highway 9, and Flat Street) on three sides. Further, it is currently bisected by an existing alleyway, proposed to be vacated, which traverses the Site on a north-south axis.

These existing circulation patterns – direct access on three sides and a pre-existing north-south throughway - have been exploited and enhanced in the Campus Plan so as to optimize functional and efficient traffic patterns, both in terms of access to the Site and with respect to circulation within the Site.

Phasing Plan

The three development Phases outlined herein are anticipated to occur in discrete building campaigns staged over a long-term (6-8) year timeframe.

Assuming Board approval of same, the Phase 1 improvements are anticipated to be initiated as soon as practicable, and to require a span of time (duration) of 16-34 months to implement – this represents the duration necessary to design, obtain regulatory approvals, and construct the proposed improvements. Phase 2 improvements, from initiation through construction completion, are projected at 21-36 month’s duration.

Finally, the Phase 3 development program is projected to require a 17-31 month timeframe. The projected schedule is summarized in Figure 5:

FIGURE 5		PROJECTED TIMELINE		
			Projected Minimum (months)	Projected Maximum (months)
PHASE 1	1	Design Drawing Preparation	0	4
	2	Discretionary Approval	2	6
	3	Working Drawing Preparation	3	5
	4	Ministerial Permit Processing	3	5
	5	Construction	10	14
			18	34
PHASE 2	1	Design Drawing Preparation	3	6
	2	Discretionary Approval	4	8
	3	Working Drawing Preparation	4	6
	4	Ministerial Permit Processing	4	6
	5	Construction	6	10
			21	36
PHASE 3	1	Design Drawing Preparation	0	4
	2	Discretionary Approval	4	8
	3	Working Drawing Preparation	3	5
	4	Ministerial Permit Processing		
	5	Construction	10	14
			17	31
Total Duration for all Phases (months)			56	101
Total Duration for all Phases (years)			4.7	8.4

SECTION SIX: PROJECT COST

In order to investigate possible construction costs associated with the proposed Campus Development the District retained the services of Barry Swenson Builders of Soquel in their capacity as professional estimators. Their assigned project estimator is Project Estimator Frank Narciso. His resulting estimates are based on the conceptual architectural drawings SK1-3, to be found in the Appendix to this Report.

The resulting estimates of hard costs are similarly attached as appendices to this Report. Three separate estimates occur, one for each prospective Phase of the project. During the course of the design process leading up to this Report, a follow up analysis assessing the unit costs per square foot (construction costs-only) for each Phase was prepared by this office. The final version, re-formatted for consistency with the current Phasing Plan proposed, is indicated in Figure 6, below:

FIGURE 6	CONSTRUCTION COST ANALYSIS			
	program element	building program (sf)	projected construction cost (in today's dollars)	cost per square foot*
PHASE 1	remodel Johnson Building	7,980	\$ 2,259,000	\$283
PHASE 2	Operations Building	8,000	\$ 1,435,900	\$179
PHASE 3	B.O.D. Annex	1,660	\$ 657,900	\$396

*cost per square foot represents total construction cost, including proposed building structure, plus associated site improvements.

The estimator was both verbally and through Email advised of many of the design considerations not explicit to the design drawings but inherent in them and having associated cost implications. Of these, among the larger design assumptions is that a program of street improvements along the Highway 9 frontage will not be required. This is

an important design assumption since significant costs would be associated with same, but it is an assumption consistent with the Project Planner's interpretation and thus seems reasonably reliable for purposes of this Report.

Central heating and cooling are scheduled for inclusion in the design, not only for the Phase 1 improvements to the former Johnson Building, but for the habitable portions of Phase 2 and 3 improvements as well.

Fire sprinklering - included in the Phases 2 and 3 structures - were not a design assumption for the Phase 1 Project. Since Phase 1 fundamentally entails a remodel of an existing structure, the design assumption was made that retrofitting of fire sprinklers will not be a code requirement, based on valuation. That said, the final estimated budget may invite reconsideration of this assumption, and in any event the District may find it advantageous from an insurance and hazard-assessment perspective to go forward with sprinklering, even if regulatory requirements do not trigger their installation.

The estimates obtained are based on conceptual designs, not fully developed construction drawings. The implication of this is that the amount of "hard" information available to the estimator is relatively less and the margin of error in the resulting hard costs proportionately larger than an estimate prepared for fully developed construction documents.

The estimates therefore, despite their apparent accuracy, in fact utilize broad stroke unit cost assessments. It is reasonable to assume a 15-20% margin of error in the tabulations presented by the estimator.

FIGURE 7		PROJECTED COSTS		
		PHASE 1	PHASE 2	PHASE 3
Anticipated Completion Date		Fall, 2009	Summer, 2012	Summer, 2014
Estimated Hard Cost (today's dollars)		\$ 2,259,000	\$ 1,435,900	\$ 657,900
Hard Costs, Projected Forward		\$ 2,326,800	\$ 1,479,000	\$ 677,600
Soft Costs Projected @15%		\$ 349,020	\$ 221,850	\$ 101,640
TOTAL ESTIMATED CONSTRUCTION COST		\$ 2,675,820	\$ 1,700,850	\$ 779,240
Expressed as range (15% deviation):				
Low total estimated construction cost		\$ 2,490,000	\$ 1,580,000	\$ 720,000
High total estimated construction cost		\$ 2,860,000	\$ 1,820,000	\$ 830,000
TOTAL CUMULATIVE COST		\$ 2,675,820	\$ 4,376,670	\$ 5,155,910

FIGURE 8		PROJECTED COSTS	
		NON-PHASED	
Anticipated Completion Date			Summer, 2011
Estimated Hard Cost (today's dollars)		\$	4,073,800
Hard Costs, Projected Forward		\$	4,198,100
Soft Costs Projected @15%		\$	629,415
TOTAL ESTIMATED CONSTRUCTION COST			4,825,515.0
Expressed as range (15% deviation):			
Total estimated construction cost, low		\$	4,490,000
Total estimated construction cost, high		\$	5,160,000

SECTION SEVEN: CONCLUSIONS AND RECOMMENDATIONS

This Report presents observations of existing conditions and offers various alternatives in support of the resolution of the shortcomings observed in the District's current facilitation. It should be noted that each of the three programs for Campus Development presented in this Report will ultimately:

- a. Improve the comfort of the users,
- b. Enhance the safety of the users, and,
- c. Improve the efficiency of staff activities and therefore District operations.

Options

Two (2) Options are presented as available prospective approvals for Board consideration. These are:

3. Approve any or all proposed Phases of this Master Plan for implementation, or,
4. Approve the entire Master Plan for implementation in a single phase.

OPTION 1: PHASED DEVELOPMENT:

Option 1A: Approve Master Plan Phase 1.

- Estimated Project Cost, Phase 1: \$2.68M
- Estimated Cumulative Project Cost: \$2.68M.
- Projected Completion Date: Fall, 2009.

Option 1B: Approve Master Plan Phases 1-2.

- Estimated Project Cost, Phase 2: \$1.70M
- Estimated Cumulative Project Cost: \$4.38M
- Projected Completion Date: Summer, 2012.

Option 1C: Approve Master Plan Phases 1-3.

- Estimated Project Cost, Phase 3: \$0.72M
- Estimated Cumulative Project Cost: \$5.16M
- Projected Completion Date: Summer, 2014.

OPTION 2: NON-PHASED DEVELOPMENT:

Option 2: Approve Master Plan (without phased development).

- Estimated Project Cost: \$4.83M
- Projected Completion Date: Summer, 2011.

These options for improvements and attending design considerations, the benefits to District operations which accrue to each option, and finally the cost projections for each of the three are presented in detail to the Board's consideration in the body of this Report.

Should the District Board and its decision-makers elect to proceed with any or all of the Conceptual Design options outlined in the present Report, it is recommended that the following activities be assigned priority in any building improvement program which may be prosecuted:

A. Prior to implementation of Phase 1:

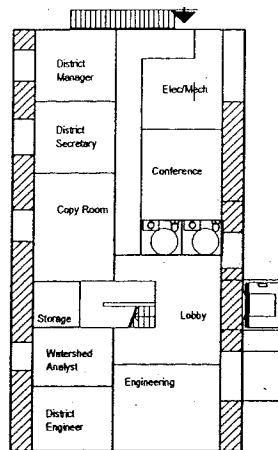
1. obtain accurate and reliable measured drawings of existing conditions for the Johnson Building.
2. obtain evaluation and recommendations by the consulting Geotechnical Engineer.
3. obtain formal evaluation and recommendation to mitigate observed drainage issues (intermittent spring activity) by the responsible professional engineering consultant.
4. obtain abandonment of the bisecting alleyway AND obtain abandonment of existing parking easement at Johnson Property OR obtain parking easement between parcels 081-204-03 & 081-204-07.
5. investigate any other prospective right-of-ways or easements (if any) which may occur on the five contiguous parcels.
6. retain services of a qualified land planner.
7. obtain formal and enforceable determination defining the applicable parking load to be assigned to phases 2-3 of the present Campus Development Plan.

This Report does not attempt to advise or influence the District decision-makers as to which, if any, of the three Conceptual solutions presented best fits the District's needs. Assessment of the District's priorities in this regard can only be the result of a weighing of complex tangible and intangible factors, including current and projected District priorities, intrinsic value of the building and property, existing and projected budgetary resources, and competing priorities and demands on District resources.

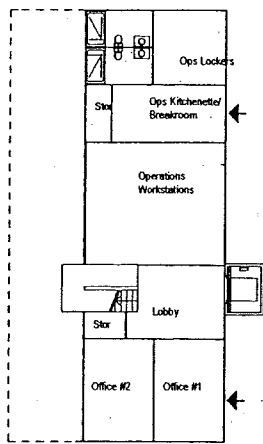
This office thanks the Board for the opportunity to participate in the present feasibility assessment, and in particular thanks District Manager James Mueller and the facility's Staff for their good-natured patience during our several site-observation forays, helpful feedback, insights, and their positive assistance in the successful compilation of this Report.

APPENDIX

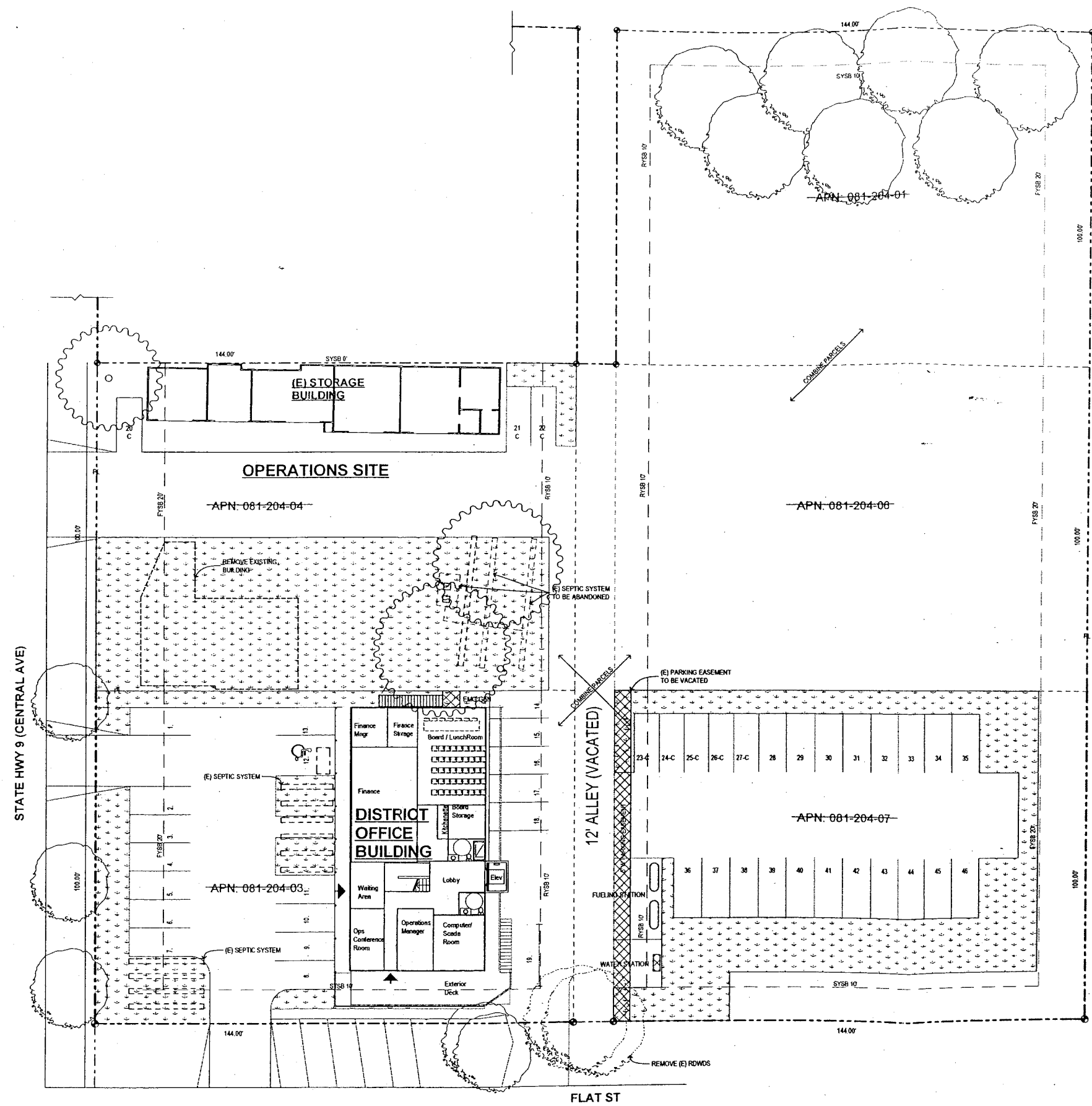
Conceptual Design Drawings



B District Bldg: Phase 1/ Upper Floor
 SK-1 Scale 1/16" = 1' - 0"



C District Bldg: Phase 1/ Lower Floor
 SK-1 Scale 1/16" = 1' - 0"



A Master Plan: Phase 1/ Main Floor
 SK-1 Scale 1/16" = 1' - 0" THIS IS NOT A SURVEY



NO.	DATE	REVISIONS
1		
2		
3		
4		
5		

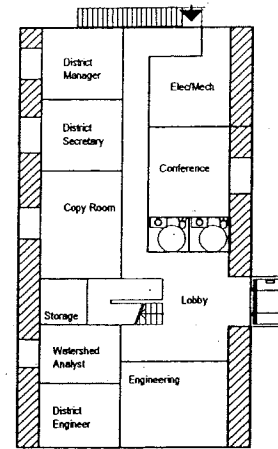
10/31/07 8:28 AM

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 Boulder Creek, CA 95006
 (831) 338-2153

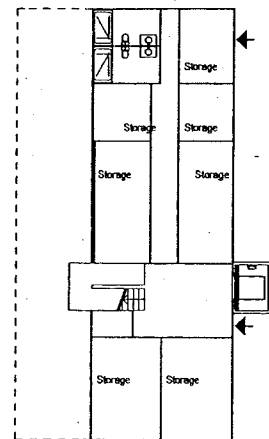
Prepared by:
 Daniel Matthew Silverman
 2571-G Main St. Soquel CA 95076
 Architect
 831-462-9198

SITE PLAN: PHASE 1
 Conceptual Drawings
SLVWD Consolidation Project
 12780 Highway 9 & 12804 Highway 9
 Boulder Creek, CA 95006

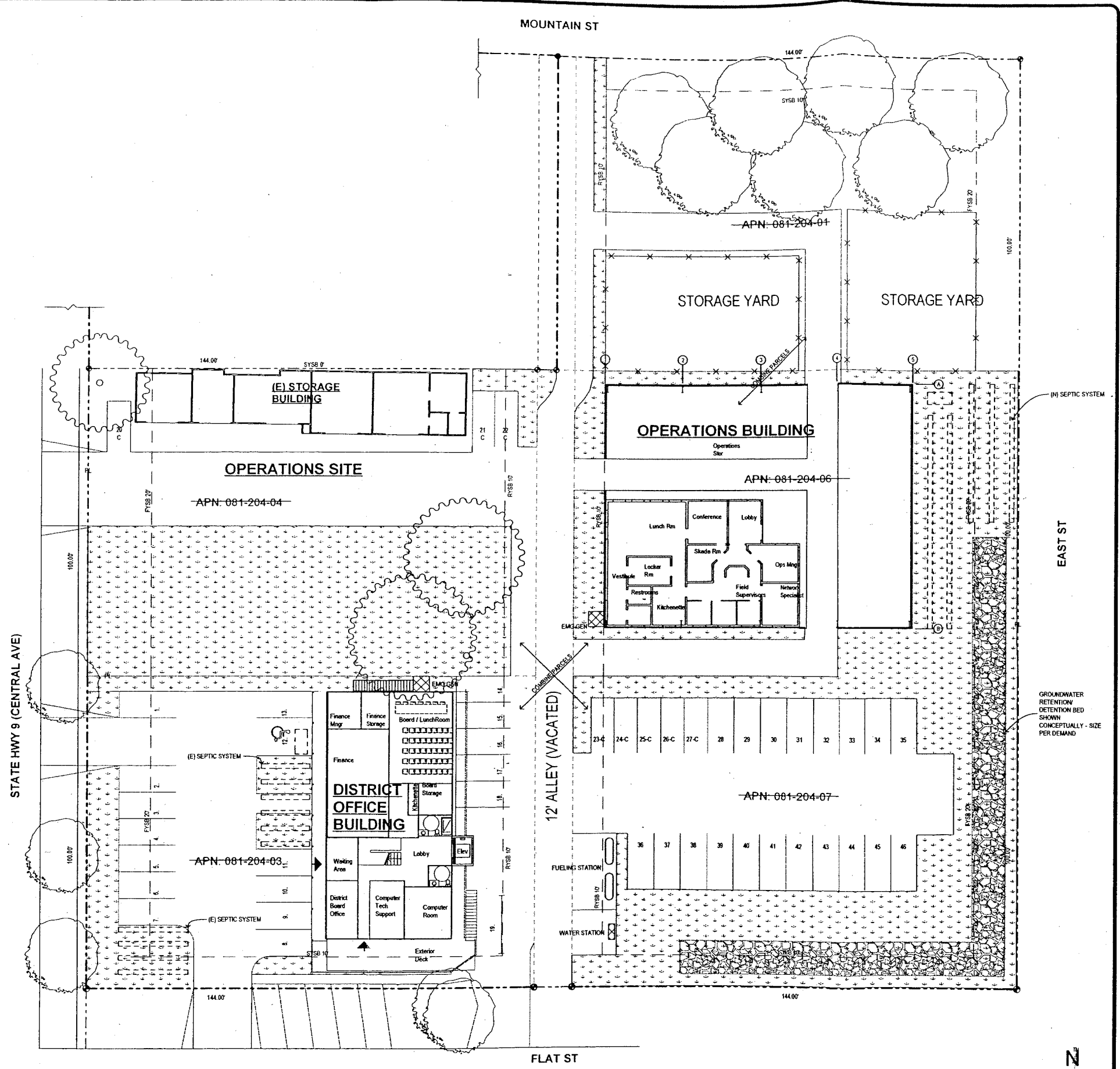
DATE: 10/31/07
 JOB: 0540
 DRAWN BY: CC
 SHEET: SK-1
 OF 5 SHEETS



B
SK-2
District Bldg: Phase 2/ Upper Floor
Scale 1/16" = 1'-0"



C
SK-2
District Bldg: Phase 2/ Lower Floor
Scale 1/16" = 1'-0"



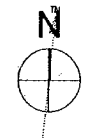
A
SK-2
Master Plan: Phase 2/ Main Floor
Scale 1/16" = 1'-0"
THIS IS NOT A SURVEY

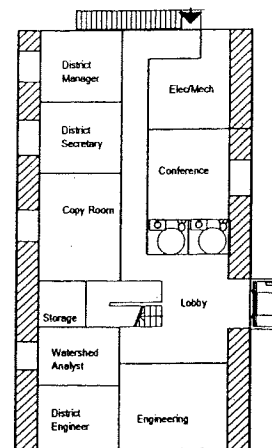
REVISIONS	DATE	#

10/31/07 8:28 AM
 PREPARED FOR:
 San Lorenzo Valley Water Dist
 13060 Highway 9
 Boulder Creek, CA 95006
 (831) 338-2153
 Daniel M. Silverman
 Architect & Planner

Architect
 Matthew Silverman
 257 E. Main St., Suite 101
 Boulder, CO 80501
 (303) 442-9156

SITE PLAN: PHASE 2
 Conceptual Drawings
SLVWD Consolidation Project
 12788 Highway 9 & 12804 Highway 9
 Boulder Creek, CA 95006
 DATE: _____
 JOB: 0540
 MODEL NO: CC
 SHEET: SK-2
 OF 5 SHEETS

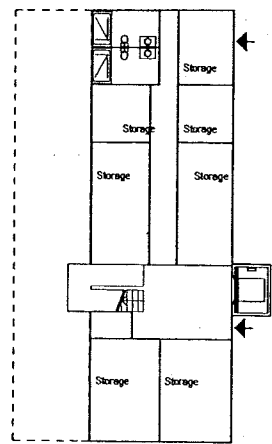




B District Bldg: Phase 3/ Upper Floor

Scale 1/16" = 1'-0"

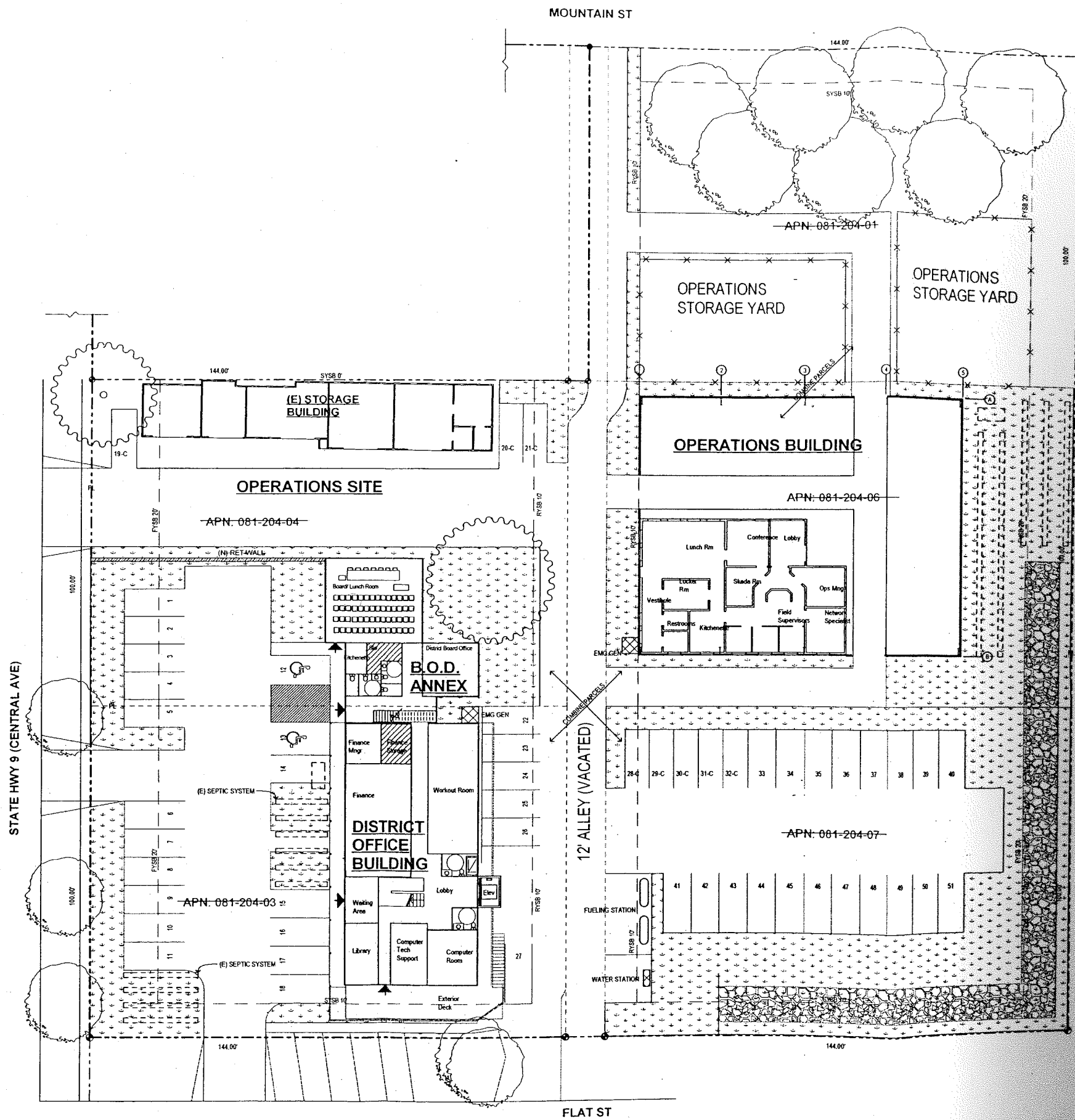
SK-3



C District Bldg: Phase 3/ Lower Floor

Scale 1/16" = 1'-0"

SK-3



A Master Plan: Phase 3/ Main Floor

Scale 1/16" = 1'-0"

THIS IS NOT A SURVEY

SK-3



REVISIONS	DATE	BY

10/31/07 8:28 AM

Dennis M. Sherrill
ARCHITECT © 2007

PREPARED FOR:
San Lorenzo Valley Water Dist
13060 Highway 9
Boulder Creek, CA 95006
(931) 338-2153

PROJECT ARCHITECT
Daniel M. Sherrill
2571 G Main St., Boulder, CA 95073
881-482-9198

SITE PLAN: PHASE 3
Conceptual Drawings
SLWWD Consolidation Project
17728 Highway 9 & 17200 Highway 9
Boulder Creek, CA 95006

DATE	0540
BY	CC
SCALE	SK-3

APPENDIX

Estimators Reports

BARRY SWENSON BUILDER
 5300 Soquel Ave., Suite 103
 Santa Cruz, CA 95062

PROJECT: SLVWD buildings
 12788 HWY 9
 San Lorenzo Valley

BY: Frank Narciso
 DATE: October 15, 2007

Phase I SF 9,300

Project Profile: Interior soft demo for District office building. Installation of a three (3) stop elevator. Reframe interior walls for new District office building. Complete building Demolition of Storage Building #2. No work to be performed for storage building #1. New paint for storage building #2. New fueling station, water station and parking lot for area behind storage building #1 on APN: 081-204-06. Alley way through properties. No work on APN: 081-204-07.

Code	GENERAL CONDITIONS	QTY	UNITS	COSTS/UNIT	Preliminary Budget	NOTES
01-009	Sr. Project Manager	11.0	months	\$2,000.00	\$22,000.00	
01-009	Superintendent	11.0	months	\$6,800.00	\$74,800.00	
01-009	Administrative assistant	11.0	months	\$4,000.00	\$44,000.00	
00-010	Estimating	1.0	LS	\$5,000.00	\$5,000.00	
01-010	Laborer	48	weeks	\$1,100.00	\$52,393.00	
01-013	Job Trailer	11.0	months	\$250.00	\$2,750.00	
01-014	Sanitary Facilities	11.0	months	\$330.00	\$3,630.00	
01-015	Telephone	11.0	months	\$130.00	\$1,430.00	
01-016	Temp Electricity/Power	11.0	months	\$100.00	\$1,100.00	
01-017	Drinking water	11.0	months	\$40.00	\$440.00	
01-018	Barricade - Temp Fencing	1	LS	\$3,500.00	\$3,500.00	
01-021	Safety	11	months	\$65.00	\$715.00	
01-022	Equipment Rentals	1	LS	\$5,500.00	\$5,500.00	
01-024	Misc. Items	11	months	\$550.00	\$6,050.00	
01-025	Temp. power hook-up & E-mail services	1	LS	\$500.00	\$500.00	
01-029	Misc. Tools	11	months	\$500.00	\$5,500.00	
01-032	Fed Express	1	LS	\$850.00	\$850.00	
01-021	Trash Bins	13	EA	\$650.00	\$8,450.00	
01-035	Mobile phone	11.0	months	\$75.00	\$825.00	
01-039	Blue printing & plotting	1	LS	\$5,000.00	\$5,000.00	
	SUBTOTAL				\$244,433.00	
	SITE AND OFF SITE					
02-004	Construction Staking	1.00	LS	\$7,500.00	\$7,500.00	
02-033	Cutting and patching on HWY 9 water, etc.	1.00	LS	\$0.00	\$0.00	
02-034	Asbestos removal	1.00	LS	\$0.00	\$0.00	None at this time
02-035	Saw cutting	1.00	LS	\$5,500.00	\$5,500.00	
02-036	Demo Inter - Johnson Building	9,300	SF	\$2.50	\$23,250.00	
02-036	Demo for elevator pit	1	LS	\$6,500.00	\$6,500.00	
02-036	Remove (e) roof of DOB	3,600	SF	\$2.50	\$9,000.00	Remove (e) roof for additional pop outs and Change site lines
02-036	Demo Complete Storage Bldg 2	2,000	SF	\$7.00	\$14,000.00	
02-036	Clear and grub additional land APN 081-204-01	7,300	SF	\$1.50	\$10,950.00	Redwood trees to remain, site cleared of vegetation, no other work
02-037	Grading	30,000	SF	\$2.75	\$82,500.00	
02-038	Striping, bumpers, H.C. Signage	56	Ea	\$55.00	\$3,080.00	
02-039	Septic System	1	LS	\$15,000.00	\$15,000.00	
02-039	Storm System	1	LS	\$35,000.00	\$35,000.00	
02-040	Gas underground	1	LS	\$12,000.00	\$12,000.00	
02-041	Water	1	LS	\$10,000.00	\$10,000.00	
02-043	Fire Hydrant	1	LS	\$7,500.00	\$7,500.00	
02-044	Drive way approaches	3	LS	\$5,500.00	\$16,500.00	
02-056	Erosion Control	1	LS	\$5,500.00	\$5,500.00	
02-072	Street work	1	LS	\$0.00	\$0.00	
02-047	Landscaping - around District office	1,800	SF	\$4.25	\$7,650.00	
02-047	Landscaping - Storage 1 2	3,100	SF	\$4.00	\$12,400.00	
02-047	Landscaping - Parking area	7,000	SF	\$4.00	\$28,000.00	
10-249	Bike Racks	1	LS	\$2,500.00	\$2,500.00	None shown
02-047	Allowance for drainage for Admin bldg	1	LS	\$5,500.00	\$5,500.00	Per Eagle Inspection report
02-048	Fueling station	1	LS	\$75,000.00	\$75,000.00	
02-049	Water Station	1	LS	\$15,000.00	\$15,000.00	
02-050	Slurry seal (e) parking lot	5,500	SF	\$1.50	\$8,250.00	
02-051	AC for new parking lot & lot for storage bldg	24,200	SF	\$2.00	\$48,400.00	
02-052	Termite control for Admin bldg & storage	11,600	SF	\$1.00	\$11,600.00	
	SUBTOTAL				\$478,080.00	
	CONCRETE 03					
03-001	Concrete flatwork to buildings	1,000	CY	\$8.00	\$8,000.00	
03-001	Concrete Elevator pit for Elevator	15	CY	\$300.00	\$4,500.00	
03-001	Curb and gutter for (n) parking lot and alley	1,000	LF	\$12.00	\$12,000.00	
03-003	Formwork for concrete	2,400	SF	\$5.00	\$12,000.00	
03-003	Sand rock Visqueen - Elevator, flatwork, St. #1	5,000	SF	\$2.00	\$10,000.00	
03-002	Concrete for Fueling station	15	CY	\$200.00	\$3,000.00	
03-084	Rebar	2,400	SF	\$2.25	\$5,400.00	
03-090	Concrete Sealer	2,400	SF	\$1.00	\$2,400.00	
	SUBTOTAL				\$57,300.00	
	MASONRY 04					
04-106	CMU wall around fueling station 3'	225	SSF	\$25.00	\$5,625.00	
04-110	CMU trash enclosure	1	LS	\$7,500.00	\$7,500.00	This could be made of wood

	METALS 05										SUBTOTAL			\$13,125.00
05-120	Structural steel for elevator - Admin Bldg		1	LS					\$15,000.00				\$15,000.00	
15-100	Bollards		6	EA					\$350.00				\$2,100.00	
									SUBTOTAL					\$17,100.00
	CARPENTRY 06													
06-001	BSB carpentry		7,563	SF					\$0.75			\$4,500.00		
06-001	Allowance for deck damage		1	LS					\$10,000.00			\$10,000.00		Per Eagle Inspection report
06-140	Interior framing and Seismic- District office blg		7,000	SF					\$15.00			\$105,000.00		Could be as easy as new ext. sheathing or very difficult.
06-140	Upgrade outside stairs		1	LS					\$8,500.00			\$8,500.00		
06-140	Framing for elevator		300	SF					\$40.00			\$12,000.00		
06-140	New framing for stairs		400	SF					\$40.00			\$16,000.00		Interior stairs
06-140	New roof for Elevator - DOB		250	SF					\$5.00			\$1,250.00		
06-140	New roof line and additional pop outs at roof		1	LS					\$12,000.00			\$12,000.00		New site line and new Dormers (larger dormers)
06-148	New fence back of property		344	LF					\$28.00			\$9,632.00		
06-148	Additional fencing for APN 081-204-01		470	LF					\$28.00			\$13,160.00		Fencing on Foster Freeze side may need to be reworked and raised
06-148	Finish Carpentry		9,200	SF					\$3.00			\$27,600.00		Window, door trim, wood handrails at stairs
06-151	Cabinetry upper & lowers		200	LF					\$225.00			\$45,000.00		Basement breakroom, upper floor breakroom, conference, bathrooms
06-152	Crown Molding in rooms - District office blg		700	LF					\$6.00			\$4,200.00		
									SUBTOTAL					\$268,842.00
	THERMAL/MOISTURE 07													
07-161	Insulation - District office blg		9,200	SF					\$0.95			\$8,740.00		
07-160	Below Grade Waterproofing @ elevator		300	SF					\$4.00			\$1,200.00		
07-162	Built up roof patch for elevator - DOB		3,300	SF					\$3.50			\$11,550.00		
07-170	Flashing sheet metal, downspouts - DOB		1	LS					\$2,100.00			\$2,100.00		
07-171	Caulking and Sealants - Buildings		1	LS					\$4,500.00			\$4,500.00		
07-171	Caulking and Sealants - Flatwork		1	LS					\$3,500.00			\$3,500.00		
									SUBTOTAL					\$31,590.00
	DOORS/WINDOWS 08													
08-191	D/F/Hardware - Steel doors ext. - DOB		4	EA					\$850.00			\$3,400.00		
08-191	D/F/Hardware - Wood doors int. - DOB		35	EA					\$550.00			\$19,250.00		
08-192	Installation		43	EA					\$150.00			\$6,450.00		
18-193	Keying		43	EA					\$25.00			\$1,075.00		
08-193	Storefront doors DOB		1	LS					\$10,000.00			\$10,000.00		
08-194	New Windows - DOB		30	EA					\$550.00			\$16,500.00		
08-201	Roof Access/ Ladders		1	LS					\$4,500.00			\$4,500.00		
									SUBTOTAL					\$63,175.00
	FINISHES 09													
09-205	T1-11 siding patching - DOB		1	LS					\$4,000.00			\$4,000.00		
09-206	Scaffolding		550	LF					\$29.00			\$15,950.00		
09-207	Painting - District office blg ext		7,000	SufSF					\$2.10			\$14,700.00		
09-207	Painting - Storage Blg #1 - ext		3,300	SufSF					\$2.10			\$6,930.00		
09-207	Painting - District office blg int		25,000	SufSF					\$2.20			\$55,000.00		
09-211	T - Bar - District office blg		4,150	SF					\$2.75			\$11,412.50		
09-214	Window Coverings - District office blg		0	\$0.00					\$0.00			\$0.00		FFE, not in contract.
09-208	Gypsum Board - DOB		19,700	SufSF					\$3.00			\$59,100.00		This number was incorrect math error had \$49,000
09-212	Carpet - District office building		4,000	SF					\$4.50			\$18,000.00		
09-222	Vinyl - Operations Building		5,100	SF					\$3.75			\$19,125.00		
									SUBTOTAL					\$204,217.50
	SPECIALTIES 10													
10-001	Knox Box - District Office Blg		1	EA					\$350.00			\$350.00		
10-001	Knox Box - Storage Blg #1		1	EA					\$350.00			\$350.00		
10-020	FRP - District office blg		1	LS					\$3,500.00			\$3,500.00		Janitors room walls
10-020	FRP - Storage Blg #1		1	LS					\$1,000.00			\$1,000.00		
10-230	Fire Extinguishers (6)		6	EA					\$200.00			\$1,200.00		
10-230	(Installation)		6	EA					\$150.00			\$900.00		
10-231	Toilet and bath accessories		35	EA					\$75.00			\$2,625.00		
10-240	Signage - Room signage		1	LS					\$6,500.00			\$6,500.00		
10-240	Monument Sign		1	LS					\$5,500.00			\$5,500.00		
10-238	Kitchen equipment		12	EA					\$850.00			\$10,200.00		Refer, Microwave, dishwasher, small stove
10-246	Lockers & benches		12	EA					\$750.00			\$9,000.00		Ops lockers
									SUBTOTAL					\$41,125.00
	SPECIAL CONSTRUCTION 13													
13-319	Final clean-up - District office Blg		9,300	SF					\$0.75			\$6,975.00		
									SUBTOTAL					\$6,975.00
	CONVEYING SYSTEM 14													
14-001	Elevator for Admin blg		1	LS					\$110,000.00			\$110,000.00		
									SUBTOTAL					\$110,000.00

MECHANICAL 15						
15-360	Plumbing - District Office Bldg	9,200	SF	\$12.00	\$110,400.00	
15-362	HVAC Systems - District Office Bldg	9,200	SF	\$7.85	\$72,220.00	
15-364	Fire Sprinklers - District office building	9,300	SF	\$3.50	\$0.00	
				SUBTOTAL	\$182,620.00	
ELECTRICAL 16						
16-001	General Electrical - District office building	9,300	SF	\$18.00	\$167,400.00	
16-002	Audio visual equipment for District office room	1	LS	\$15,000.00	\$15,000.00	
16-003	Converter for 3 phase power	1	LS	\$15,000.00	\$15,000.00	
16-003	Solar panels on BOD building	1	LS	\$20,000.00	\$20,000.00	This would be a smaller residential type system used for house electrical. Will not supply all of the building needs
16-003	Temp Electricity/Power	9,300	SF	\$0.43	\$4,000.00	
16-004	Emergency Generator	1	LS	\$12,000.00	\$12,000.00	
				SUBTOTAL	\$233,400.00	
				SUBTOTAL	\$1,951,983	
OVER HEAD AND PROFIT						
	Overhead	4	%	TOTAL	\$78,079	
	Profit	4	%	TOTAL	\$81,202	
				TOTAL	\$2,111,264	

JOB SUMMARY						
11,600 S.F. TOTAL AVERAGE					\$227.02	
PROJECT ESTIMATE TOTAL					\$2,111,264	
CONTINGENCY COST						
		7	%	TOTAL	\$147,788.50	Money set a side for unknowns, changes or fees.
PROJECT ESTIMATE PLUS CONTINGENCY					\$2,259,053	
Cost escalations from 1 year from now						
		3	%	Total	\$2,326,824	

BARRY SWENSON BUILDER5300 Soquel Ave., Suite 103
Santa Cruz, CA 95062**PROJECT:SLVWD buildings**12788 HWY 9
San Lorenzo ValleyBY: Frank Narciso
DATE: October 15, 2007**Phase II**

SF 8,000

Project Profile: Phase I completed. Phase I - include TI of DOB, removal of existing building, (e) storage building to remain as is, parking lot installed on APN #081-204-07.

New Operation built on APN #081-204-06 and new Storage yard areas built on APN #081-204-01

Code	GENERAL CONDITIONS	QTY	UNITS	COSTS/UNIT	Preliminary Budget	NOTES
01-009	Sr. Project Manager	7.0	months	\$2,000.00	\$14,000.00	
01-009	Superintendent	7.0	months	\$6,800.00	\$47,600.00	
01-009	Administrative assistant	7.0	months	\$4,000.00	\$28,000.00	
00-010	Estimating	1.0	LS	\$5,000.00	\$5,000.00	
01-010	Laborer	30	weeks	\$11,100.00	\$333,341.00	
01-013	Job Trailer	7.0	months	\$250.00	\$1,750.00	
01-014	Sanitary Facilities	7.0	months	\$330.00	\$2,310.00	
01-015	Telephone	7.0	months	\$130.00	\$910.00	
01-016	Temp Electricity/Power	7.0	months	\$100.00	\$700.00	
01-017	Drinking water	7.0	months	\$40.00	\$280.00	
01-018	Barricade - Temp Fencing	1	LS	\$3,500.00	\$3,500.00	
01-021	Safety	7	months	\$65.00	\$455.00	
01-022	Equipment Rentals	1	LS	\$5,500.00	\$5,500.00	
01-024	Misc. Items	7	months	\$550.00	\$3,850.00	
01-025	Temp. power hook-up & E-mail services	1	LS	\$500.00	\$500.00	
01-029	Misc. Tools	7	months	\$500.00	\$3,500.00	
01-032	Fed Express	1	LS	\$850.00	\$850.00	
01-021	Trash Bins	5	EA	\$650.00	\$3,250.00	
01-035	Mobile phone	7.0	months	\$75.00	\$525.00	
01-039	Blue printing & plotting	1	LS	\$5,000.00	\$5,000.00	
				SUBTOTAL	\$160,821.00	
	SITE AND OFF SITE					
02-004	Construction Staking	1.00	LS	\$7,500.00	\$7,500.00	
02-035	Saw cutting	1.00	LS	\$8,500.00	\$8,500.00	Misc tie ins to connect to stub outs from phase I
02-037	Grading for Operations blg	15,233	SF	\$3.00	\$45,699.00	Site has already been graded in Phase 1, but will need additional work
02-039	Septic System - Operations blg	1	LS	\$20,000.00	\$20,000.00	New System-5k added to system for possible enlargement of system
02-039	Bio Swale area behind Ops building	6,000	SF	\$3.50	\$21,000.00	This would take the place of storm drainage
02-040	Gas - Operations Blg	1	LS	\$12,000.00	\$12,000.00	
02-041	Water - Operations Blg	1	LS	\$10,000.00	\$10,000.00	
02-056	Erosion Control	1	LS	\$2,500.00	\$2,500.00	During Construction
02-043	Fire connection and riser underground	1	LS	\$10,000.00	\$10,000.00	
02-047	Landscape - Operations Blg	3,600	SF	\$3.50	\$12,600.00	
02-051	AC for drive ways leading to op building	1,200	SF	\$3.00	\$3,600.00	
02-055	Chain link fence for Storage yards	300	LF	\$30.00	\$9,000.00	Steel fencing in two separate areas.
				SUBTOTAL	\$162,399.00	
	CONCRETE 03					
03-001	Concrete SOG - Operations blg	120	CY	\$200.00	\$24,000.00	
03-001	Curb and gutter for Storage yard area	250	LF	\$12.00	\$3,000.00	
03-003	Formwork - Operations blg	8,000	SF	\$4.00	\$32,000.00	
03-003	Sand rock Visqueen - Elevator, flatwork, Op blg	8,000	SF	\$2.00	\$16,000.00	
03-084	Rebar - for Operations blg	8,000	SF	\$2.25	\$18,000.00	Metal blg and framed blg
03-084	Rebar	2,400	SF	\$2.25	\$5,400.00	
03-090	Concrete Sealer - Operations blg	8,000	SF	\$1.00	\$8,000.00	
				SUBTOTAL	\$106,400.00	
	MASONRY 04					
04-110	CMU trash enclosure	1	LS	\$7,500.00	\$7,500.00	Could be wood or this could be done in Phase 1 and not needed
				SUBTOTAL	\$7,500.00	
	METALS 05					
05-120	Structural steel - operations blg	1	LS	\$6,500.00	\$6,500.00	
05-125	Steel blg	8,000	SF	\$40.00	\$320,000.00	
05-100	Bollards	6	EA	\$350.00	\$2,100.00	
				SUBTOTAL	\$328,600.00	
	CARPENTRY 06					
06-001	BSB carpentry	8,200	SF	\$0.75	\$6,150.00	
06-140	Framing - Operations Blg	2,650	SF	\$29.00	\$76,850.00	
06-151	Cabinetry upper & Lovers - operation Blg	45	LF	\$225.00	\$10,125.00	
06-152	Crown Molding in rooms - Operation blg	700	LF	\$6.00	\$4,200.00	
				SUBTOTAL	\$97,325.00	
	THERMAL/MOISTURE 07					
07-161	Insulation - Operation blg	2,650	SF	\$0.95	\$2,517.50	
07-163	Built up roof - Operation blg	2,650	SF	\$4.50	\$11,925.00	
07-170	Flashing sheet metal, down - Operation	1	LS	\$1,200.00	\$1,200.00	

07-171	Caulking and Sealants - Operations blg	1	LS	\$3,800.00	\$3,800.00		
07-171	Caulking and Sealants - Flatwork	1	LS	\$1,500.00	\$1,500.00		
				SUBTOTAL			\$20,942.50
	DOORS/WINDOWS 08						
08-191	D/F/Hardware - Steel doors ext. - DOB	4	EA	\$850.00	\$3,400.00		
08-191	D/F/Hardware - Steel doors ext - Op Blg	4	EA	\$850.00	\$3,400.00		
08-191	D/F/Hardware - Wood doors ext. - Op Blg	12	EA	\$550.00	\$6,600.00		
08-192	Installation	16	EA	\$150.00	\$2,400.00		
08-193	Keying	16	EA	\$25.00	\$400.00		
08-194	New Windows - Operations	18	EA	\$550.00	\$9,900.00		
08-201	Roof Access/ Ladders	1	LS	\$4,500.00	\$4,500.00		
08-250	Sliding doors for Metal blg	2	EA	\$1,200.00	\$2,400.00		
				SUBTOTAL			\$33,000.00
	FINISHES 09						
09-206	Scaffolding - Operations blg	175	LF	\$29.00	\$5,075.00		
09-207	Painting - Operations Blg - ext	2,650	SufSF	\$2.10	\$5,565.00		
09-207	Painting - Operations Blg - int	10,330	SufSF	\$2.20	\$22,726.00		
09-211	T-Bar - Operations blg	1,500	SF	\$2.75	\$4,125.00		
09-209	Gypsum Board - Operations Blg	10,330	SufSF	\$3.00	\$30,990.00		
09-212	Carpet - Operations blg	1,500	SF	\$5.50	\$8,250.00		
09-222	Vinyl - Operations Building	1,150	SF	\$3.75	\$4,312.50		
				SUBTOTAL			\$81,043.50
	SPECIALTIES 10						
10-001	Knox Box - Operations Building	1	EA	\$350.00	\$350.00		
10-020	FRP - Operation building for Janitors closet	1	LS	\$550.00	\$550.00		
10-230	Fire Extinguishers (6)	3	EA	\$200.00	\$600.00		
10-230	(Installation)	3	EA	\$150.00	\$450.00		
10-231	Toilet and bath accessories	10	EA	\$75.00	\$750.00		
10-240	Signage - Room signage	1	LS	\$3,500.00	\$3,500.00		
10-238	Kitchen equipment	4	EA	\$850.00	\$3,400.00		Refer, Microwave, dishwasher, small stove
10-246	Lockers & benches	12	EA	\$750.00	\$9,000.00		Ops lockers
				SUBTOTAL			\$18,600.00
	SPECIAL CONSTRUCTION 13						
13-319	Final clean-up - Operations blg	8,000	SF	\$0.65	\$5,200.00		
				SUBTOTAL			\$5,200.00
	CONVEYING SYSTEM 14						
14-001	None		LS				\$0.00
				SUBTOTAL			\$0.00
	MECHANICAL 15						
15-360	Plumbing - Operations Blg	2,650	SF	\$12.00	\$31,800.00		
15-362	HVAC - Operations Blg	2,650	SF	\$14.00	\$37,100.00		
15-364	Fire Sprinklers - Operations Blg	8,000	SF	\$3.50	\$28,000.00		
				SUBTOTAL			\$96,900.00
	ELECTRICAL 16						
16-001	General Electrical Steel blg	8,000	SF	\$7.00	\$56,000.00		
16-002	Site lighting for Storage Yard	1	LS	\$15,000.00	\$15,000.00		
16-003	Solar panels allowance	1	LS	\$35,000.00	\$35,000.00		Allowance
16-003	Temp Electricity/Power	1	LS	\$4,000.00	\$4,000.00		
16-004	Emergency Generator	1	LS	\$12,000.00	\$12,000.00		
				SUBTOTAL			\$122,000.00
				SUBTOTAL			\$1,240,731
	OVER HEAD AND PROFIT						
	Overhead	4	%	TOTAL	\$49,629		
	Profit	4	%	TOTAL	\$51,614		
				TOTAL			\$1,341,975

JOB SUMMARY

21,550 S.F. TOTAL AVERAGE

\$167.75

PROJECT ESTIMATE TOTAL

\$1,341,975

CONTINGENCY COST

7

%

TOTAL

\$93,938.23

Money set a side for unknowns, changes or fees.

PROJECT ESTIMATE PLUS CONTINGENCY

\$1,435,913

Cost escalations from 1 year from now

3

%

Total

\$1,478,990

BARRY SWENSON BUILDER5300 Soquel Ave., Suite 103
Santa Cruz, CA 95062**PROJECT: SLVWD buildings**12788 HWY 9
San Lorenzo ValleyBY: Frank Narciso
DATE: October 15, 2007**Phase III**

SF 1,500

Project Profile: Phase I and Phase II completed. Phase III includes a 3' high retaining wall and a 1,500 sf addition that will be attached to the (e) district office building.

Code	GENERAL CONDITIONS	QTY	UNITS	COSTS/UNIT	Preliminary Budget	NOTES
01-009	Sr. Project Manager	6.0	months	\$2,000.00	\$12,000.00	
01-009	Superintendent	6.0	months	\$6,800.00	\$40,800.00	
01-009	Administrative assistant	6.0	months	\$4,000.00	\$24,000.00	
00-010	Estimating	1.0	LS	\$5,000.00	\$5,000.00	
01-010	Laborer	30	weeks	\$1,100.00	\$33,341.00	
01-013	Job Trailer	6.0	months	\$250.00	\$1,500.00	
01-014	Sanitary Facilities	6.0	months	\$330.00	\$1,980.00	
01-015	Telephone	6.0	months	\$130.00	\$780.00	
01-016	Temp Electricity/Power	6.0	months	\$100.00	\$600.00	
01-017	Drinking water	6.0	months	\$40.00	\$240.00	
01-018	Barricade - Temp Fencing	1	LS	\$1,500.00	\$1,500.00	
01-021	Safety	6	months	\$65.00	\$390.00	
01-022	Equipment Rentals	1	LS	\$6,500.00	\$6,500.00	
01-024	Misc. Items	6	months	\$550.00	\$3,300.00	
01-025	Temp. power hook-up & E-mail services	1	LS	\$500.00	\$500.00	
01-029	Misc. Tools	6	months	\$500.00	\$3,000.00	
01-032	Fed Express	1	LS	\$850.00	\$850.00	
01-021	Trash Bins	3	EA	\$650.00	\$1,950.00	
01-035	Mobile phone	6.0	months	\$75.00	\$450.00	
01-039	Blue printing & plotting	1	LS	\$5,000.00	\$5,000.00	
	SUBTOTAL				\$143,681.00	
	SITE AND OFF SITE					
02-004	Construction Staking	1.00	LS	\$3,500.00	\$3,500.00	
02-035	Saw cutting	1.00	LS	\$5,500.00	\$5,500.00	
02-037	Grading, earth work,	2,000	SF	\$3.00	\$6,000.00	
02-039	Septic System	1	LS	\$15,000.00	\$15,000.00	May be able to attach to (e) septic for DOB.
02-039	Additional work for underground spring	1	LS	\$8,500.00	\$8,500.00	
02-039	Storm System - tie in	1	LS	\$5,500.00	\$5,500.00	
02-040	Gas - Bd of directors	1	LS	\$8,500.00	\$8,500.00	
02-041	Water - Bd of directors	1	LS	\$7,500.00	\$7,500.00	
02-056	Erosion Control	1	LS	\$1,500.00	\$1,500.00	
02-047	Landscaping - Parking area	500	SF	\$3.00	\$1,500.00	Tie in
	SUBTOTAL				\$63,000.00	
	CONCRETE 03					
03-001	Concrete flatwork to building	1,200	SF	\$8.00	\$9,600.00	
03-003	Formwork for concrete	3,700	SF	\$5.00	\$18,500.00	
03-002	Concrete footing for (n) CMU wall	10	CY	\$200.00	\$2,000.00	
03-003	Sand rock Visqueen - Bd of directors	1,800	SF	\$2.00	\$3,600.00	
03-084	Rebar - Bd of Directors	1,300	SF	\$2.25	\$2,925.00	
03-090	Concrete Sealer - Bd of directors	1,300	SF	\$1.00	\$1,300.00	
	SUBTOTAL				\$37,925.00	
	MASONRY 04					
04-106	CMU for 3' high retaining wall to Board of directors	1,000	SSF	\$25.00	\$25,000.00	
	SUBTOTAL				\$25,000.00	
	METALS 05					
05-120	Structural steel for Bd of directors	1	LS	\$8,500.00	\$8,500.00	
15-100	Bollards	0	EA	\$350.00	\$0.00	
	SUBTOTAL				\$8,500.00	
	CARPENTRY 06					
06-001	BSB carpentry	1,500	SF	\$1.25	\$1,875.00	
06-140	Framing Tie into Board of Directors	1	LS	\$5,000.00	\$5,000.00	
06-140	New framing - Board of Directors	1,500	SF	\$30.00	\$45,000.00	
06-149	Finish Carpentry - Bd of Directors	1,700	SF	\$5.00	\$8,500.00	
06-151	Cabinetry upper & Lowers - Bd of Directors	100	LF	\$225.00	\$22,500.00	
06-152	Crown Molding in rooms - Bd of Directors	400	LF	\$6.00	\$2,400.00	
	SUBTOTAL				\$85,275.00	
	THERMAL/MOISTURE 07					
07-161	Insulation - Board of Dir.	1,500	SF	\$0.95	\$1,425.00	
07-161	Below grade waterproof - Bd. Of Directors	1,200	SF	\$4.00	\$4,800.00	
07-163	Built up roof Bd. Of directors	1,800	SF	\$4.50	\$8,100.00	
07-171	Flashing sheet metal, downspouts - Bd of Directors	1	LS	\$1,200.00	\$1,200.00	
07-171	Caulking and Sealants - Bd of D	1	LS	\$1,500.00	\$1,500.00	
07-171	Caulking and Sealants - Flatwork	1	LS	\$850.00	\$850.00	
	SUBTOTAL				\$17,875.00	

DOORS/WINDOWS 08						
08-191	D/F/Hardware - Steel doors. Ext - Bd of Directors	3	EA	\$850.00	\$2,550.00	
08-191	D/F/Hardware - Wood doors int. - Bd of Directors	10	EA	\$550.00	\$5,500.00	
08-192	Installation- Bd of Directors	14	EA	\$150.00	\$2,100.00	
08-193	Keying- Bd of Directors	14	EA	\$25.00	\$350.00	
08-193	Storefront - Bd of Directors	1	LS	\$10,000.00	\$10,000.00	
08-194	Windows- Bd of Directors	12	EA	\$550.00	\$6,600.00	
				SUBTOTAL		\$27,100.00
FINISHES 09						
09-206	Scaffolding - Board of Directors	300	LF	\$20.00	\$6,000.00	
09-207	Painting - Bd of Directors ext	2,500	SufSF	\$2.10	\$5,250.00	
09-207	Painting - Bd of Directors -int	3,500	SufSF	\$2.20	\$7,700.00	
09-211	T-Bar - Bd of Directors	1,500	SF	\$2.75	\$4,125.00	
09-209	Gypsum Board - Bd of Directors	4,300	SufSF	\$3.50	\$15,050.00	
09-212	Carpet - Bd of Directors	1,100	SF	\$5.50	\$6,050.00	
09-222	Vinyl - Bd of Directors	620	SF	\$4.75	\$2,945.00	
				SUBTOTAL		\$47,120.00
SPECIALTIES 10						
10-002	FRP - Bd of directors	1	LS	\$850.00	\$850.00	
10-230	Fire Extinguishers (6)	1	EA	\$200.00	\$200.00	
10-230	(Installation)	1	EA	\$150.00	\$150.00	
10-231	Toilet and bath accessories	10	EA	\$75.00	\$750.00	
10-240	Signage - Room signage	1	LS	\$2,000.00	\$2,000.00	
10-238	Kitchen equipment	4	EA	\$850.00	\$3,400.00	Refer, Microwave, dishwasher, small stove
				SUBTOTAL		\$7,350.00
SPECIAL CONSTRUCTION 13						
13-319	Final clean-up - Bd of directors	1,500	SF	\$0.75	\$1,125.00	
				SUBTOTAL		\$1,125.00
MECHANICAL 15						
15-360	Plumbing - Bd of directors	1,500	SF	\$13.00	\$19,500.00	
15-362	HVAC - Bd of directors	1,500	SF	\$14.00	\$21,000.00	
15-364	Fire Sprinklers - Bd of directors	1,500	SF	\$3.00	\$4,500.00	
				SUBTOTAL		\$45,000.00
ELECTRICAL 16						
16-001	General Electrical for Bd. Of Directors	1,500	SF	\$15.00	\$22,500.00	
16-003	Audio visual equipment for Bd of directors room	1	LS	\$15,000.00	\$15,000.00	
02000	Solar panels allowance	1	LS	\$20,000.00	\$20,000.00	Allowance
16-005	Temp Electricity/Power	1	LS	\$2,000.00	\$2,000.00	
16-006	Emergency Generator	+	LS	\$12,000.00	\$0.00	Removed and will share with District office building
				SUBTOTAL		\$59,500.00
				SUBTOTAL	\$568,451	\$568,451
OVER HEAD AND PROFIT						
	Overhead	4	%	TOTAL	\$22,738	
	Profit	4	%	TOTAL	\$23,648	
				TOTAL	\$614,837	

JOB SUMMARY						
1500 S.F. TOTAL AVERAGE					\$409.89	
PROJECT ESTIMATE TOTAL					\$614,837	
CONTINGENCY COST						
		7	%	TOTAL	\$43,038.56	Money set a side for unknowns, changes or fees.
PROJECT ESTIMATE PLUS CONTINGENCY						
					\$657,875	
Cost escalations from 1 year from now						
		3	%	Total	\$677,611	

BARRY SWENSON BUILDER
 5300 Soquel Ave., Suite 103
 Santa Cruz, CA 95062

PROJECT: SLVWD buildings
 12788 HWY 9
 San Lorenzo Valley

BY: Frank Narciso
 DATE: December 12, 2007

ALL Phases at one time

Project Profile: Interior soft demo for District office building. Installation of a three (3) stop elevator. Reframe interior walls for new District office building. Complete building Demolition of Storage Building #2. No work to be performed for storage building #1. New paint for storage building #2. New fueling station, water station and parking lot for area behind storage building #1 on APN: 081-204-06. Alley way through properties. Work on APN: 081-204-07 is a parking lot. Combine APN: 081-204-01 and APN: 081-204-06 and building a Steel building called the Operations building with a storage area.

Code	GENERAL CONDITIONS	QTY	UNITS	COSTS/UNIT	Preliminary Budget	NOTES
01-009	Sr. Project Manager	18.0	months	\$2,000.00	\$36,000.00	
01-009	Superintendent	18.0	months	\$6,800.00	\$122,400.00	
01-009	Administrative assistant	18.0	months	\$4,000.00	\$72,000.00	
00-010	Estimating	1.0	LS	\$5,000.00	\$5,000.00	
01-010	Laborer	78	weeks	\$1,100.00	\$85,734.00	
01-013	Job Trailer	18.0	months	\$250.00	\$4,500.00	
01-014	Sanitary Facilities	18.0	months	\$330.00	\$5,940.00	
01-015	Telephone	18.0	months	\$130.00	\$2,340.00	
01-016	Temp Electricity/Power	18.0	months	\$100.00	\$1,800.00	
01-017	Drinking water	18.0	months	\$40.00	\$720.00	
01-018	Barricade - Temp Fencing	1	LS	\$6,500.00	\$6,500.00	
01-021	Safety	18	months	\$65.00	\$1,170.00	
01-022	Equipment Rentals	1	LS	\$5,500.00	\$5,500.00	
01-024	Misc. Items	18	months	\$550.00	\$9,900.00	
01-025	Temp. power hook-up & E-mail services	1	LS	\$500.00	\$500.00	
01-029	Misc. Tools	18	months	\$500.00	\$9,000.00	
01-032	Fed Express	1	LS	\$2,500.00	\$2,500.00	
01-021	Trash Bins	15	EA	\$750.00	\$11,250.00	
01-035	Mobile phone	18.0	months	\$225.00	\$4,050.00	
01-039	Blue printing & plotting	1	LS	\$6,500.00	\$6,500.00	
	SUBTOTAL				\$393,304.00	

SITE AND OFF SITE

02-004	Construction Staking - all in one	1.00	LS	\$15,000.00	\$15,000.00	
02-033	Cutting and patching on HWY 9 water, etc.DOB	1.00	LS	\$0.00	\$0.00	
02-034	Asbestos removal DOB	1.00	LS	\$0.00	\$0.00	None at this time
02-035	Saw cutting - all in one	1.00	LS	\$10,000.00	\$10,000.00	
02-036	Demo Inter - Johnson Building DOB	9,300	SF	\$2.50	\$23,250.00	
02-036	Demo for elevator pit DOB	1	LS	\$6,500.00	\$6,500.00	
02-036	Remove (e) roof of DOB	3,600	SF	\$2.50	\$9,000.00	Remove (e) roof for additional pop outs and Change site lines
02-036	Demo Complete Storage Big 2 DOB	2,000	SF	\$7.00	\$14,000.00	
02-036	Clear and grub additional land APN 081-204-01 DOB	7,300	SF	\$1.50	\$10,950.00	Redwood trees to remain, site cleared of vegetation, no other work
02-037	Grading - all in one	47,233	SF	\$2.50	\$118,082.50	
02-038	Striping, bumpers, H.C. Signage DOB	56	Ea	\$55.00	\$3,080.00	
02-039	Septic System DOB	1	LS	\$15,000.00	\$15,000.00	
02-039	Storm System DOB	1	LS	\$35,000.00	\$35,000.00	

02-039	Septic System - Ops Bld	1	LS	\$20,000.00	\$20,000.00	New System-5k added to system for possible enlargement of system
02-039	Bio Swale area behind Ops Bld	6,000	SF	\$3.50	\$21,000.00	This would take the place of storm drainage
02-039	Septic System - Bd of directors	1	LS	\$15,000.00	\$15,000.00	May be able to attach to (e) septic for DOB.
02-039	Additional work for underground spring - Bd of directors	1	LS	\$8,500.00	\$8,500.00	
02-039	Storm System - tie in - Bd of directors	1	LS	\$5,500.00	\$5,500.00	
02-040	Gas underground DOB	1	LS	\$12,000.00	\$12,000.00	
02-040	Gas - Ops Bld	1	LS	\$8,500.00	\$8,500.00	
02-040	Gas - Bd of directors	1	LS	\$10,000.00	\$10,000.00	
02-041	Water DOB	1	LS	\$10,000.00	\$10,000.00	
02-041	Water - Ops Bld	1	LS	\$7,500.00	\$7,500.00	
02-041	Water - Bd of directors	1	LS	\$7,500.00	\$7,500.00	
02-043	Fire Hydrant DOB	1	LS	\$10,000.00	\$10,000.00	
02-043	Fire connection and riser underground Ops Bld	1	LS	\$5,500.00	\$5,500.00	
02-044	Drive way approaches DOB	3	LS	\$4.00	\$12,000.00	
02-047	Landscaping - all in one	11,900	SF	\$4.00	\$47,600.00	
02-047	Allowance for drainage for Admin big DOB	1	LS	\$5,500.00	\$5,500.00	Per Eagle Inspection report
02-047	Landscape - Ops Bld	3,600	SF	\$3.50	\$12,600.00	Allowacne
02-048	Fueling station DOB	1	LS	\$15,000.00	\$15,000.00	Allowacne
02-049	Water Station DOB	1	LS	\$1.50	\$8,250.00	
02-050	Slurry seal (e) parking lot DOB	5,500	SF	\$2.00	\$48,400.00	
02-051	AC for new parking lot & lot for storage big DOB	24,200	SF	\$3.00	\$3,600.00	
02-051	AC for drive ways leading to op building Ops Bld	1,200	SF	\$1.00	\$1,600.00	Steel fencing in two separate areas.
02-052	Termite control for Admin big & storage DOB	11,600	SF	\$30.00	\$91,600.00	
02-055	Chain link fence for Storage yards Ops Bld	300	LF	\$30.00	\$7,500.00	
02-056	Erosion Control - all in one	1	LS	\$7,500.00	\$7,500.00	
10-249	Bike Racks DOB	1	LS	\$2,500.00	\$2,500.00	None shown, allowance
	SUBTOTAL				\$670,412.50	

CONCRETE 03

03-001	Concrete flatwork to buildings DOB	1,000	CY	\$8.00	\$8,000.00	
03-001	Concrete Elevator pit for Elevator DOB	15	CY	\$300.00	\$4,500.00	
03-001	Curb and gutter for (n) parking lot and alley DOB	1,000	LF	\$12.00	\$12,000.00	
03-001	Concrete SOG - Ops Bld	120	CY	\$200.00	\$24,000.00	
03-001	Curb and gutter for Storage yard area Ops Bld	250	LF	\$12.00	\$3,000.00	
03-001	Concrete flatwork to building	1,200	SF	\$8.00	\$9,600.00	
03-002	Concrete for Fueling station DOB	15	CY	\$200.00	\$3,000.00	
03-002	Concrete footing for (n) CMU wall	10	CY	\$200.00	\$2,000.00	
03-003	Formwork for concrete DOB	2,400	SF	\$5.00	\$12,000.00	
03-003	Sand rock Visqueen - Elevator, flatwork, St. #1 DOB	5,000	SF	\$2.00	\$10,000.00	
03-003	Formwork - Ops Bld	8,000	SF	\$4.00	\$32,000.00	
03-003	Sand rock Visqueen - Elevator, flatwork, Ops Bld	8,000	SF	\$2.00	\$16,000.00	
03-003	Formwork for concrete	3,700	SF	\$5.00	\$18,500.00	
03-003	Sand rock Visqueen - Bd of directors	1,800	SF	\$2.00	\$3,600.00	
03-084	Rebar DOB	2,400	SF	\$2.25	\$5,400.00	Metal big and framed big
03-084	Rebar - Ops Bld	8,000	SF	\$2.25	\$18,000.00	
03-084	Rebar Ops Bld	2,400	SF	\$2.25	\$5,400.00	
03-084	Rebar - Bd of Directors	1,300	SF	\$2.25	\$2,925.00	
03-090	Concrete Sealer DOB	2,400	SF	\$1.00	\$2,400.00	
03-090	Concrete Sealer - Ops Bld	8,000	SF	\$1.00	\$8,000.00	
03-090	Concrete Sealer - Bd of directors	1,300	SF	\$1.00	\$1,300.00	

MASONRY 04

04-106	CMU wall around fueling station 3' DOB	225	SSF	\$25.00	\$5,625.00	
04-106	CMU for 3' high retaining wall - Bd of directors	1,000	SSF	\$25.00	\$25,000.00	
04-110	CMU trash enclosure DOB	1	LS	\$7,500.00	\$7,500.00	This could be made of wood
04-110	CMU trash enclosure Ops Bld	1	LS	\$7,500.00	\$7,500.00	Could be wood or this could be done in Phase 1 and not needed

\$201,625.00

SUBTOTAL

Code	Description	QTY	Unit	Rate	Amount
05-100	METALS 05				
05-100	Bollards Ops Bld	6	EA	\$350.00	\$2,100.00
05-120	Structural steel for elevator - Admin Bldg DOB	1	LS	\$15,000.00	\$15,000.00
05-120	Structural steel - Ops Bld	1	LS	\$6,500.00	\$6,500.00
05-120	Structural steel for - Bd of directors	1	LS	\$8,500.00	\$8,500.00
05-125	Steel big Ops Bld	8,000	SF	\$35.00	\$280,000.00
15-100	Bollards DOB	6	EA	\$350.00	\$2,100.00

\$314,200.00

SUBTOTAL

Code	Description	QTY	Unit	Rate	Amount
06-001	CARPENTRY 06				
06-001	BSB carpentry DOB	7,563	SF	\$0.75	\$4,500.00
06-001	Allowance for deck damage DOB	1	LS	\$10,000.00	\$10,000.00
06-001	BSB carpentry Ops Bld	8,200	SF	\$0.75	\$6,150.00
06-001	BSB carpentry - Bd of directors	1,500	SF	\$1.25	\$1,875.00
06-140	Interior framing and Seismic- District office big DOB	7,000	SF	\$15.00	\$105,000.00
06-140	Upgrade outside stairs DOB	1	LS	\$8,500.00	\$8,500.00
06-140	Framing for elevator DOB	300	SF	\$40.00	\$12,000.00
06-140	New framing for stairs DOB	400	SF	\$40.00	\$16,000.00
06-140	New roof for Elevator - DOB	250	SF	\$5.00	\$1,250.00
06-140	New roof line and additional pop outs at roof DOB	1	LS	\$12,000.00	\$12,000.00
06-140	Framing - Ops Bld	2,650	SF	\$29.00	\$76,850.00
06-140	Framing Tie into - Bd of directors	1	LS	\$5,000.00	\$5,000.00
06-140	New framing - - Bd of directors	1,500	SF	\$30.00	\$45,000.00
06-148	New fence back of property DOB	344	LF	\$28.00	\$9,632.00
06-148	Additional fencing for APN 081-204-01 DOB	470	LF	\$28.00	\$13,160.00
06-148	Finish Carpentry DOB	9,200	SF	\$3.00	\$27,600.00
06-149	Finish Carpentry - Bd of Directors	1,700	SF	\$5.00	\$8,500.00
06-151	Cabinetry upper & Lovers DOB	200	LF	\$225.00	\$45,000.00
06-151	Cabinetry upper & Lovers - Ops Bld	45	LF	\$225.00	\$10,125.00
06-151	Cabinetry upper & Lovers - Bd of Directors	100	LF	\$225.00	\$22,500.00
06-152	Crown Molding in rooms - DOB	700	LF	\$6.00	\$4,200.00
06-152	Crown Molding in rooms -Ops Bld	700	LF	\$6.00	\$4,200.00
06-152	Crown Molding in rooms - Bd of Directors	400	LF	\$6.00	\$2,400.00

\$451,442.00

SUBTOTAL

Code	Description	QTY	Unit	Rate	Amount
07-160	THERMAL/MOISTURE 07				
07-161	Below Grade Waterproofing @ elevator DOB	300	SF	\$4.00	\$1,200.00
07-161	Insulation - DOB	9,200	SF	\$0.95	\$8,740.00
07-161	Insulation - Ops Bld	2,650	SF	\$0.95	\$2,517.50
07-161	Insulation - Board of Dir.	1,500	SF	\$0.95	\$1,425.00
07-161	Below grade waterproof - Bd. Of Directors	1,200	SF	\$4.00	\$4,800.00
07-162	Built up roof patch for elevator - DOB	3,300	SF	\$4.00	\$13,200.00
07-163	Built up roof - Ops Bld	2,650	SF	\$4.00	\$10,600.00
07-163	Built up roof Bd. Of directors	1,800	SF	\$4.00	\$7,200.00
07-170	Flashing sheet metal, downspouts - DOB	1	LS	\$2,100.00	\$2,100.00
07-170	Flashing sheet metal, down - Ops Bld	1	LS	\$1,200.00	\$1,200.00
07-171	Caulking and Sealants - DOB	1	LS	\$4,500.00	\$4,500.00
07-171	Caulking and Sealants - Flatwork DOB	1	LS	\$3,500.00	\$3,500.00
07-171	Caulking and Sealants - Ops Bld	1	LS	\$3,800.00	\$3,800.00
07-171	Caulking and Sealants - Flatwork Ops Bld	1	LS	\$1,500.00	\$1,500.00
07-171	Flashing sheet metal, downspouts - Bd of Directors	1	LS	\$1,200.00	\$1,200.00
07-171	Caulking and Sealants - Bd of D	1	LS	\$1,500.00	\$1,500.00
07-171	Caulking and Sealants - Flatwork	1	LS	\$850.00	\$850.00

\$69,832.50

SUBTOTAL

Code	Description	QTY	Unit	Rate	Amount
08-191	DOORS/WINDOWS 08				
08-191	D/F/Hardware - Steel doors ext. - DOB	4	EA	\$850.00	\$3,400.00
08-191	D/F/Hardware - Wood doors int. - DOB	35	EA	\$550.00	\$19,250.00
08-191	D/F/Hardware - Steel doors ext. - Ops Bld	4	EA	\$850.00	\$3,400.00
08-191	D/F/Hardware - Steel doors ext - Ops Bld	4	EA	\$850.00	\$3,400.00
08-191	D/F/Hardware - Wood doors ext. - Ops Bld	12	EA	\$550.00	\$6,600.00
08-191	D/F/Hardware - Steel doors. Ext - Bd of Directors	3	EA	\$850.00	\$2,550.00
08-191	D/F/Hardware - Wood doors int. - Bd of Directors	10	EA	\$550.00	\$5,500.00
08-192	Installation DOB	43	EA	\$150.00	\$6,450.00
08-192	Installation Ops Bld	16	EA	\$150.00	\$2,400.00
08-192	Installation- Bd of Directors	14	EA	\$150.00	\$2,100.00
08-193	Storefront doors DOB	1	LS	\$10,000.00	\$10,000.00
08-193	Keying Ops Bld	16	EA	\$25.00	\$400.00
08-193	Keying- Bd of Directors	14	EA	\$25.00	\$350.00
08-193	Storefront - Bd of Directors	1	LS	\$10,000.00	\$10,000.00
08-194	New Windows - DOB	30	EA	\$550.00	\$16,500.00
08-194	New Windows - Ops Bld	18	EA	\$550.00	\$9,900.00
08-194	Windows- Bd of Directors	12	EA	\$550.00	\$6,600.00
08-201	Roof Access/ Ladders DOB	1	LS	\$4,500.00	\$4,500.00
08-201	Roof Access/ Ladders Ops Bld	1	LS	\$4,500.00	\$4,500.00
08-250	Sliding doors for Metal Ops Bld	2	EA	\$1,200.00	\$2,400.00
18-193	Keying all in one	78	EA	\$25.00	\$1,950.00

\$124,150.00

SUBTOTAL

Code	Description	QTY	Unit	Rate	Amount
09-205	FINISHES 09				
09-205	T1-11 siding patching - DOB	1	LS	\$4,000.00	\$4,000.00
09-206	Scaffolding DOB	550	LF	\$25.00	\$13,750.00
09-206	Scaffolding - Ops Bld	175	LF	\$25.00	\$4,375.00
09-206	Scaffolding - Board of Directors	300	LF	\$25.00	\$7,500.00
09-207	Painting - District office big ext DOB	7,000	SufSF	\$2.10	\$14,700.00
09-207	Painting - Storage Bld #1 - ext DOB	3,300	SufSF	\$2.10	\$6,930.00
09-207	Painting - District office big int DOB	25,000	SufSF	\$2.20	\$55,000.00
09-207	Painting - Ops Bld - ext	2,650	SufSF	\$2.10	\$5,565.00
09-207	Painting - Ops Bld - int	10,330	SufSF	\$2.20	\$22,726.00
09-207	Painting - Bd of Directors ext	2,500	SufSF	\$2.10	\$5,250.00
09-207	Painting - Bd of Directors -int	3,500	SufSF	\$2.20	\$7,700.00
09-208	Gypsum Board - DOB	19,700	SufSF	\$3.00	\$59,100.00
09-209	Gypsum Board - Ops Bld	10,330	SufSF	\$3.00	\$30,990.00
09-209	Gypsum Board - Bd of Directors	4,300	SufSF	\$3.00	\$12,900.00
09-211	T - Bar - District office big DOB	4,150	SF	\$2.75	\$11,412.50
09-211	T-Bar - Ops Bld	1,500	SF	\$2.75	\$4,125.00
09-211	T-Bar - Bd of Directors	1,500	SF	\$2.75	\$4,125.00
09-212	Carpet - DOB	4,000	SF	\$5.00	\$20,000.00
09-212	Carpet - Ops Bld	1,500	SF	\$5.00	\$7,500.00
09-212	Carpet - Bd of Directors	1,100	SF	\$5.00	\$5,500.00
09-214	Window Coverings - District office big DOB	0	\$0.00	\$0.00	\$0.00
09-222	Vinyl - DOB	5,100	SF	\$3.75	\$19,125.00
09-222	Vinyl - Ops Bld	1,150	SF	\$3.75	\$4,312.50
09-222	Vinyl - Bd of Directors	620	SF	\$3.75	\$2,325.00

\$328,911.00

SUBTOTAL

Code	Description	QTY	Unit	Rate	Amount
10-001	SPECIALTIES 10				
10-001	Knox Box - DOB	1	EA	\$350.00	\$350.00
10-001	Knox Box - Storage Bld #1	1	EA	\$350.00	\$350.00
10-001	Knox Box - Ops Bld	1	EA	\$350.00	\$350.00
10-002	FRP - Bd of directors	1	LS	\$850.00	\$850.00

Per Eagle Inspection report

Could be as easy as new ext. sheating or very difficult.

Interior stairs

New site line and new Domers (larger dormers)

Fencing on Foster Freeze side may need to be reworked and raised Window, door trim, wood handrails at stairs

Basement breakroom, upper floor breakroom, conference, bathrooms

\$0.00 FFE, not in contract.

10-020	FRP - DOB	1	LS	\$3,500.00	Janitors room walls	\$3,500.00
10-020	FRP - Storage Big #1	1	LS	\$1,000.00		\$1,000.00
10-020	FRP - Ops Bld	1	LS	\$550.00		\$550.00
10-230	Fire Extinguishers (6) DOB	6	EA	\$200.00		\$1,200.00
10-230	(Installation) DOB	6	EA	\$150.00		\$900.00
10-230	Fire Extinguishers (6) Ops Bld	3	EA	\$200.00		\$600.00
10-230	(Installation) Ops Bld	3	EA	\$150.00		\$450.00
10-230	Fire Extinguishers (6) - Bd of Directors	1	EA	\$200.00		\$200.00
10-230	(Installation) - Bd of Directors	1	EA	\$150.00		\$150.00
10-231	Toilet and bath accessories Ops Bld	35	EA	\$75.00		\$2,625.00
10-231	Toilet and bath accessories - Bd of Directors	10	EA	\$75.00		\$750.00
10-231	Toilet and bath accessories - Bd of Directors	10	EA	\$75.00		\$750.00
10-238	Kitchen equipment DOB	12	EA	\$850.00	Refer, Microwave, dishwasher, small stove	\$10,200.00
10-238	Kitchen equipment Ops Bld	4	EA	\$850.00	Refer, Microwave, dishwasher, small stove	\$3,400.00
10-238	Kitchen equipment - Bd of Directors	4	EA	\$850.00	Refer, Microwave, dishwasher, small stove	\$3,400.00
10-240	Signage - Room signage DOB	1	LS	\$6,500.00		\$6,500.00
10-240	Monument Sign DOB	1	LS	\$5,500.00		\$5,500.00
10-240	Signage - Room signage Ops Bld	1	LS	\$3,500.00		\$3,500.00
10-240	Signage - Room signage - Bd of Directors	1	LS	\$2,000.00		\$2,000.00
10-246	Lockers & benches DOB	12	EA	\$750.00	Ops lockers	\$9,000.00
10-246	Lockers & benches Ops Bld	12	EA	\$750.00	Ops lockers	\$9,000.00
	SUBTOTAL					\$67,075.00

13-319	SPECIAL CONSTRUCTION 13					
	Final clean-up - DOB	9,300	SF	\$0.75		\$6,975.00
13-319	Final clean-up - Ops Bld	8,000	SF	\$0.75		\$6,000.00
13-319	Final clean-up - Bd of directors	1,500	SF	\$0.75		\$1,125.00
	SUBTOTAL					\$14,100.00

14-001	CONVEYING SYSTEM 14					
	Elevator for Admin big DOB	1	LS	\$110,000.00		\$110,000.00
	SUBTOTAL					\$110,000.00

15-360	MECHANICAL 15					
	Plumbing - DOB	9,200	SF	\$12.00		\$110,400.00
15-360	Plumbing - Ops Bld	2,650	SF	\$12.00		\$31,800.00
15-360	Plumbing - Bd of directors	1,500	SF	\$12.00		\$18,000.00
15-362	HVAC Systems - DOB	9,200	SF	\$7.85		\$72,220.00
15-362	HVAC - Ops Bld	2,650	SF	\$14.00		\$37,100.00
15-362	HVAC - Bd of directors	1,500	SF	\$14.00		\$21,000.00
15-364	Fire Sprinklers - DOB	9,300	SF	\$3.00		\$24,000.00
15-364	Fire Sprinklers - Ops Bld	8,000	SF	\$3.00		\$24,000.00
15-364	Fire Sprinklers - Bd of directors	1,500	SF	\$3.00		\$4,500.00
	SUBTOTAL					\$319,020.00

16-001	ELECTRICAL 16					
	General Electrical - DOB	9,300	SF	\$18.00		\$167,400.00
16-001	General Electrical Steel big Ops Bld	8,000	SF	\$7.00		\$56,000.00
16-001	General Electrical for Bd. Of Directors	1,500	SF	\$15.00		\$22,500.00
16-002	Audio visual equipment for DOB	1	LS	\$15,000.00		\$15,000.00
16-002	Site lighting for Storage Yard Ops Bld	1	LS	\$15,000.00		\$15,000.00
16-003	Solar panels allowance Bd of Directors	1	LS	\$20,000.00	Allowance	\$20,000.00
16-003	Converter for 3 phase power DOB	1	LS	\$15,000.00	This may not be required. This would be a smaller residential type system used for house electrical. Will not supply all of the building needs	\$15,000.00
16-003	Solar panels on BOD building	1	LS	\$20,000.00		\$20,000.00
16-003	Solar panels allowance Ops Bld	1	LS	\$35,000.00	Allowance	\$35,000.00
16-003	Audio visual equipment for Bd of directors room	1	LS	\$15,000.00		\$15,000.00
16-004	Emergency Generator DOB	1	LS	\$12,000.00		\$12,000.00
16-004	Emergency Generator Ops Bld	1	LS	\$12,000.00		\$12,000.00
16-005	Temp Electricity/Power - All in one	1	LS	\$2,000.00	This is for the electrician to provide a panel for construction electricity	\$5,500.00
	SUBTOTAL					\$410,400.00
	SUBTOTAL					\$3,520,097

	OVER HEAD AND PROFIT					
	Overhead	4	%	\$140,804		\$140,804
	Profit	4	%	\$146,436		\$146,436
	TOTAL					\$3,807,337

	JOB SUMMARY					
	18,800 S.F. TOTAL AVERAGE			\$202.52		\$202.52
	PROJECT ESTIMATE TOTAL					\$3,807,337

CONTINGENCY COST 7 % **TOTAL** \$266,513.58 Money set a side for unknowns, changes or fees.

PROJECT ESTIMATE PLUS CONTINGENCY \$4,073,850

Cost escalations from 1 year from now 3 % Total \$4,196,066

This may not be required. The market is in a slight down turn and Contractors are hungry for work

APPENDIX

SLVWD Staff's Written Design Input

Needed Items

- 1 Engineering Department to located on 3rd floor with northern light
- 2 Bathrooms on each floor
- 3 Showers and locker rooms to be on 1st and 3rd floors
- 4 Need 400 square foot library
- 5 Need emergency lunch room for long term disasters in the Operations Department
- 6 Need regular lunch room with an outside deck
- 7 Bicycle Parking
- 8 Vehicle Parking
- 9 Covered Parts Delivery Area
- 10 Interior warehouse "barnstyle" parts storage (2 storv center for truck access)
- 11 Scada Room (Next to UPS room)
- 12 UPS Room
- 13 Interior Recycle Storage Area
- 14 Exterior Recycle Bin Collection Area Accessable by garbage truck
- 15 Exterior Above Ground Fuel Storage (Gas & Diesel)
- 16 Exterior Covered Hazardous Waste Storage for Explosives, Poisons, Flammables
- 17 Exterior demonstration garden for drought tolerant plants
- 18 Exterior demonstation area for septic tank technology
- 19 Exterior backup generator (propane/gas/diesel)
- 20 Workout Gym

MEMO

TO: DISTRICT MANAGER

FROM: FINANCE MANAGER

DATE: JUNE 26, 2002

SUBJECT: ADMINISTRATION BUILDING REMODEL

Thank you for the opportunity to submit the finance department's input for the upcoming remodel project. After reviewing the subject with staff, we have developed the following "wish-list":

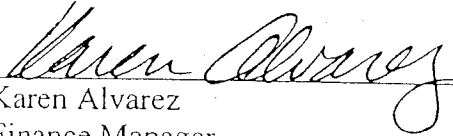
- Private office for Finance Manager (preferably with door that closes and with exterior window). There should be enough room to have a small conference table & chairs or at least a couple of guest chairs. There are many occasions when a private office is desirable: reviewing performance appraisals with staff; discussing situations with upset customers; brainstorming with staff members; discussing financial information with investment brokers; completing complicated accounting transactions which require intense concentration.
- More working space between each work area (Note: staff likes open area and does not want cubicles).
- A separate equipment room for printers, copiers, new billing equipment, etc. This equipment is often noisy and can be a detriment to customer service. This room could also house unsightly reference books, telephone books, etc.
- A larger reception area to accommodate more customers than one at a time. It should have seating area with a couple of nice chairs or a small sofa. We are also thinking that it could be nice to have two terminals at the front counter since we often have more than one customer at a time. It would also be better if visitors did not need to walk through the front office to get to other staff member's offices.
- Will need a separate room or centralized area for current customer files.

- Would like to have a separate file room for storage of previous 3 years worth of working files (paid invoices, closed project files, prior accounting records, etc.)
- Will need area to house fireproof cabinets (or existing safe?) for storage of blank check stock, cash drawers, petty cash, easements, etc.
- Will need centralized area for normal office supplies used by all staff members: letterhead, envelopes, forms, pens, pencils, etc.
- A lunchroom that contains a sink, disposal, small stove & oven, refrigerator, microwave, table & chairs, small sofa, TV and radio/CD player.
- An outside patio area off the lunchroom that could be used for lunches & breaks. Should have a small table with chairs and be partially covered.
- Different type of lighting in the office area to be more people friendly (fluorescent lighting is very harsh & ugly).
- X • The front door area needs to be addressed. The handle gets extremely hot for customers and the step is a potential hazard.
- Larger windows on the south wall of the office. They should be able to open and will probably need awnings of some type to block the sun.
- Definitely need awnings of some type on the front windows. These workspaces get extremely hot in the summer.
- Basketball hoop outside and small workout area with two treadmills inside.
- Nicer men's bathroom.
- X • Larger women's bathroom to accommodate space for changing clothes, including a shower, electrical outlets, heater, coat area & small lockers.
- ✓ • Central heat & air.
- New carpet & floor coverings throughout.
- Paint inside & out.

west → X

- Larger secured area for inventory items (could be nice to have the more valuable items in a separate locked area?). PARTS / BACK ROOM
- Increased parking spaces.
- No more sewer smell!

Thanks again for your consideration. We realize that we may not be able to get all of our wish list items but are excited to think that the remodel may actually become a reality!


Karen Alvarez
Finance Manager

M E M O

TO: DISTRICT MANAGER

FROM: FINANCE MANAGER

DATE: October 22, 2002

SUBJECT: ADMINISTRATION BUILDING REMODEL

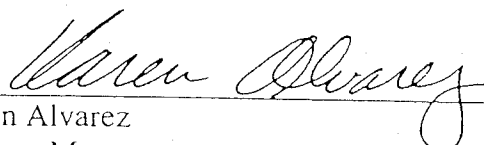
Thank you for the opportunity to submit the finance department's input for the upcoming remodel project. After reviewing the subject with the finance department staff, we have developed the following comments to Mr. Silvernail's two proposed drawings that were submitted for staff review on October 16, 2002:

- Private office for Finance Manager is extremely desirable. There are many occasions when a private office is necessary: reviewing performance appraisals with staff; discussing situations with upset customers; brainstorming with staff members; discussing financial information with auditors; completing complicated accounting transactions which require intense concentration.
- More working space is needed between each work area (Note: staff likes open area and does not want cubicles). It is important that we allow enough room to accommodate four desks in the open work area in case the fourth staff position needs to be refilled.
- We like the idea of a separate equipment room for printers and the new billing equipment. This equipment is often noisy and can be a detriment to customer service.
- We also like the larger waiting area to accommodate more customers and the fact that visitors will not need to walk through the front office to get to other staff member's offices.
- The downstairs storage/inventory area should be the maximum size possible.
- It would be great if there could be an outside area to sit during lunch breaks.

RECEIVED
NOV 20 2002
D. Silvernail, Architect

We are submitting a revised drawing, "not to scale", which we feel successfully combines the best features of both of Mr. Silvernail's drawings.

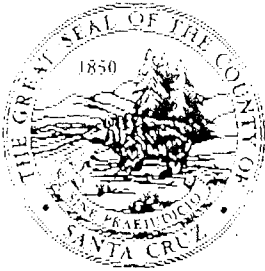
Thank you again for consideration of our ideas.



Karen Alvarez
Finance Manager

APPENDIX

Regulatory Correspondence



County of Santa Cruz

HEALTH SERVICES AGENCY

701 OCEAN STREET, ROOM 312, SANTA CRUZ, CA 95060-4073

(831) 454-2022 FAX: (831) 454-3128 TDD: (831) 454-2123

www.co.santa-cruz.ca.us/eh/ehhome.htm

ENVIRONMENTAL HEALTH

Facsimile Transmittal Form

Date: 9-18-07

To: DANIEL

From: BRIAN

Our Voice Phone # 454-2022 Receiver's FAX # _____

Subject: BUILDABLE COMMERCIAL PARCELS, BC

Notes / Instructions: _____

PLEASE CONFIRM THAT EACH OF THE STATED
CRITERIA ARE MET FOR THE SUBJECT PARCELS.
IF SO, THE LOTS YOU'VE INQUIRED ABOUT
WOULD BE "LIBERATED" FROM THE ONE-ACRE
MINIMUM AND EHS WOULD REVIEW PROPOSALS
FOR SEWAGE DISPOSAL AND WATER SUPPLY.

Transmittal Form and 2 Pages of Text.

Should you have any technical problems relative to this facsimile transmission, please call our transmission point at (831) 454-2022 (voice).

WARNING! This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us by mail at our expense. Thank you.

Brian Blease

From: Daniel Silvernail [dan@silvernailarch.com]
Sent: Tuesday, September 11, 2007 9:50 AM
To: Brian Blease
Subject: are these lots of record buildable?

Hi Brian, the lot numbers we discussed are:

-081-204-01
-081-204-06
-081-204-07

Have they been "liberated" from the 1-acre limitation? Thanks Brian!

Cordially,
D.M. Silvernail

Daniel M. Silvernail, M.Arch. A.I.A.
2571 Main Street Suite C
Soquel CA 95073
voice: 831.462.9138
web: www.silvernailarch.com

fax 462-9134

NOTES FOR TABLE 7.38.045

1. Lots of less than 6,000 square feet may be used for individual sewage disposal systems only if it has not, at any time since December 17, 1970, been held by the same owner of any contiguous undeveloped property which could have been combined with the lot to increase its area to at least 6,000 square feet.

2. Lots of less than one acre but more than 15,000 square feet may use both an individual sewage disposal system and on-site water supply if the applicant demonstrates that a public water supply cannot be obtained and that contiguous land cannot be acquired to enlarge the lot to at least one acre.

3. For lots of less than 2 1/2 acres in the Kristen Park Subdivision, the applicant for an individual sewage disposal permit must submit documentary evidence that he or she has encumbered from future development, and prohibited and restricted, as evidenced by a document on file with the Recorder, all rights to construct any improvements which would be located upon at least one other separate lot of record, whether contiguous or noncontiguous, within the Kristen Park Subdivision.

4. Exceptions to the 2 1/2 acre minimum lot size for parcels within Water Quality Constraint Areas other than the Kristen Park area may be made where one of the following conditions is met:

(i) The lot is combined with a contiguous undeveloped property to form one parcel of at least 2 1/2 acres.

(ii) The applicant submits documentary evidence that he or she has legally encumbered from future development, and prohibited and restricted, as evidenced by a document on file with the Recorder, all rights to construct any improvements which would be located on an existing contiguous or noncontiguous parcel, or part of a parcel, located within the same watershed, so that the total acreage of the parcel intended for development and the parcel or part of parcel which shall be legally encumbered from development, shall equal or exceed 2 1/2 acres.

(iii) The Regional Water Quality Control Board grants a waiver pursuant to Section 7.38.050 (B).

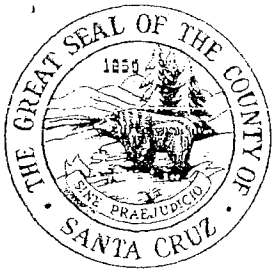
5. Where parcels located in a designated septic constraint area are also in the Coastal Zone, specific Coastal Zone minimum parcel size constraints shall prevail.

6. Within water supply watersheds, existing parcels of record less than one acre in size may be approved for development utilizing a sewage disposal system for commercial use if the parcel meets all of the following criteria:

- the parcel has a designation of Community Commercial, Neighborhood Commercial, Office, or Service Commercial, in the General Plan that was adopted on May 24, 1994,
- it is to be developed for commercial use,
- it is within the Rural Services Line,
- the sewage disposal system will meet all of the standards contained in Sections 7.38.120 through 7.38.186 and the sewage disposal system utilizes the enhanced treatment provided for in Section 7.38.152.

E. Parcels less than one acre in size may be approved for development if they are created through subdivision after the effective date of this ordinance and meet all of the following requirements:

1. The average parcel size of the subdivision, excluding roadways, is greater than one acre.
2. The parcel is not located in a water supply watershed.
3. The proposed subdivision utilizes clustering of development, with reservation of common open space.
4. The Health Officer determines that the property to be used for sewage disposal meets all standards contained in Chapter 7.38 and can provide satisfactory sewage disposal without creating pollution, a health hazard, or a nuisance condition.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

RECEIVED

JUL 24 2007

July 20, 2007

Dan Silvermail
2571-C Main Street
Soquel, CA 95073

D Silvermail, Architect

Subject: Application # 07-0326; Assessor's Parcel #: 081-204-01, -03, -04, -06, -07
Owner: San Lorenzo Valley Water District

Dear Mr. Silvermail:

This letter is provided to summarize the conclusions resulting from our most recent Project Consultation meeting regarding a tentative plan to combine the above five parcels and create a "campus" for the San Lorenzo Valley Water District. These parcels are zoned C-2 and are located with the South Village Area of the Boulder Creek Specific Plan.

The consultation meeting took place Tuesday July 10, 2007 and those present at the meeting were: Dan Silvermail (Architect), Ron Powers (Planning Consultant), Jim Mueller (District Manager) and Samantha Haschert (Project Planner). At that time, I was provided with a set of plans for a tentative master plan that could possibly occur over the next several years. Several issues were discussed during this meeting. I have listed those issues below and included additional information that has arisen from my research since the meeting. Please keep in mind that these are general, non-binding guidelines based on the tentative plans reviewed and conversation at the meeting. Requirements may be different at application submittal.

1. Change of Use

There was some discussion at the meeting regarding the applicability of a "change of use" to change the existing office use to office use for the public utilities structure. There is not enough information to make this determination at this time. Staff would need a program statement or other operations description that would outline the uses to take place within the building such as customer contact and number of employees.

For example, if no customers will be visiting the site to open accounts, make inquiries, pay bills, etc., and the structure will be used strictly for administrative offices and there were no tenant improvements or increase in intensity of use proposed, there would be no discretionary permit required.

2. Levels of Approval Required (County Code Section 13.10.332)

- a. A permitted change of use in the existing building with no exterior improvements or an intensification of use would require a Level 1 change of use permit. (**Please refer to number 4 below)
- b. A change of use in the existing building and/or exterior modifications ("facelift"), a new elevator, and extended parking areas is an intensification of use that would require a Level 4 Commercial Development Permit (at this level, we would likely not require Highway 9 road improvements or site design requirements associated with the Boulder Creek Specific Plan).

**Intensification of Use is defined in the County Code under Section 13.10.700-I

- c. A Master Plan for a future District campus that includes the phased construction of new buildings would require a Level 5 or Level 6 Commercial Development Permit depending on the size of the buildings proposed (over 20,000 square feet bumps up application from level 5 to level 6). This option would also require a Master Occupancy Permit and compliance with all applicable Boulder Creek Specific Plan requirements.

3. Abandoning the Alley (Policy Interpretation Attached)

The policy interpretation you submitted at the meeting is applicable to this project for abandoning the alley. It was mentioned that parcel 081-204-05 may not be agreeable to abandoning the alley as the portion adjacent to the parcel may currently be used for access. Please keep in mind that you may request to abandon only the portion of the alley that is adjacent to the subject parcels; the entire alleyway does not need to be abandoned at once.

If the alley is not abandoned, the proposed parcel, bisected by the alley, would require 10-foot front yard setbacks from the edge of each right of way.

4. Boulder Creek Specific Plan

There was some discussion at our meeting regarding the applicability of the Boulder Creek Specific Plan. The subject parcels are located within the South Village Area rather than the Village Core, therefore, the applicable sections of the Specific Plan are: Rural Boulevard Improvements, and Development Standards and Design Guidelines for Commercial Development Outside of the Village Core (attached). Specific off-street parking area requirements beyond that specified in the Specific Plan are as required by the County Code for the use of a public utility structure (or as determined by an operations statement).

A previous Commercial Development Permit approved in October 2002 (99-0819) included a condition of approval that required the subject parcels to comply with all parking requirements established in the Boulder Creek Specific Plan should any Level 1 Change of Use occur in the future. Based on the materials included in the file, staff has interpreted that this condition referenced parking requirements that are not truly applicable to this parcel as it is located outside of the Village Core. The parking and design requirements that are applicable to commercial development outside of the village core (attached) would require the applicant to redesign the site to move the existing parking lot that fronts on Highway 9 to the rear of the parcel. To enforce this condition on a Level 1 Change of Use seems overly burdensome for the applicant. Should you apply for a Level 1 Change of Use, we will process it as a Level 3 Minor Variation in order to amend this previous condition. The requirement to comply with all site design requirements of the Boulder Creek Specific Plan will not be required unless a Level 5 or 6 application is submitted.

The fees for your consultation have been exhausted at this point. At your request, I can close the project consultation and at cost account. Should you decide to keep the consultation account open for further questions/clarification, you will need to deposit additional funds in the existing at-cost account.

Should you have further questions concerning the above information, please contact me at: (831) 454-3214 or e-mail: samantha.haschert@co.santa-cruz.ca.us

Sincerely,



Samantha Haschert
Project Planner
Development Review

CC. Ron Powers, Planning Consultant
James Mueller, District Manager

COMMERCIAL USES CHART

KEY:

- A = Use must be ancillary and incidental to a principal permitted use on the site
- P = Principal permitted use (see Section 13.10.332(a)); no use approval necessary if "P" appears alone
- 1 = Approval Level I (administrative, no plans required)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)
- = Use not allowed in this zone district
- * = Level IV for projects of less than 2,000 square feet
 Level V for projects of 2,000 to 20,000 square feet
 Level VI for projects of 20,000 square feet and larger

USE	PA	VA	CT	C-1	C-2	C-4
Accessory Structures and uses (not principal permitted uses unless associated with a principal permitted use), including:						
Accessory structures, non-habitable, not including warehouses (subject to Section 13.10.611)						
Less than 500 sq. ft.	3	3	3	3	3	3
500—2,000 sq. ft.	4	4	4	4	4	4
Greater than 2,000 sq. ft.	5	5	5	5	5	5
Outdoor storage, incidental to an allowed use, and screened from public streets and adjacent property						
Less than 500 sq. ft.	3A	3A	3A	3A	3A	3A
500—2,000 sq. ft.	4A	4A	4A	4A	4A	4A
Parking, on-site, in accordance with Section 13.10.500, et seq.						
	4	4	4	4	4	4
Parking facilities for off-site, uses when developed according to Section 13.10.550, et seq.						
	4	4	4	4	4	4
Recycling collection facilities in accordance with Section 13.10.658:						
Reverse vending machines	1	1	1	1	1	1
Small collection facilities	4	4	4	4	4	4
Signs in accordance with Section 13.10.581						
	4	4	4	4	4	4