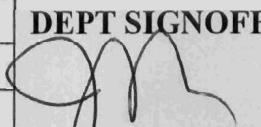


EL DORADO COUNTY BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL
Meeting of October 31, 2006

AGENDA TITLE: Status Report Concerning Progress of Certain Capital Projects

DEPARTMENT: General Services	DEPT SIGNOFF: 	CAO USE ONLY:  10/26/06
CONTACT: Joanne Narloch 		
DATE: 9/21/2006	PHONE: 5458	

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:

General Services Department recommending that the Board of Supervisors receive and file this status report concerning the progress of the Veterans Memorial Monument, the El Dorado Hills Senior Center, the Animal Control Facility for the West Slope, the Animal Control Facility for the Tahoe Basin, the expansions to the Placerville Jail, the Sheriff Administration Center, together with the Sheriff Substation at El Dorado Hills. The next update will be presented at the Board's December 5 meeting.

CAO RECOMMENDATIONS: Receive & file. Laura A. Grie 10/26/06

Financial impact? () Yes (x) No

BUDGET SUMMARY:

Total Est. Cost

Funding

Budgeted

New Funding

Savings

Other

Total Funding

Change in Net County Cost

Funding Source: () Gen Fund () Other

Other:

CAO Office Use Only:

4/5's Vote Required () Yes (x) No

Change in Policy () Yes (x) No

New Personnel () Yes (x) No

CONCURRENCES:

Risk Management _____

County Counsel _____

Other _____

*Explain

BOARD ACTIONS:

Vote: Unanimous _____ Or

Ayes:

Noes:

Abstentions:

Absent:

Rev. 04/05

I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors

Date: _____

Attest: Cindy Keck, Board of Supervisors Clerk

By: _____

EL DORADO COUNTY CALIFORNIA
Department of General Services

October 31, 2006

Memo To: Board of Supervisors
From: Joanne Narloch, Director of General Services
Subject: Status Report Concerning Progress of Certain Capital Projects

I recommend that the Board of Supervisors receive and file this status report concerning the progress of the Veterans Memorial Monument, the El Dorado Hills Senior Center, the Animal Control Facility for the West Slope, the Animal Control Facility for the Tahoe Basin, the expansion of the Placerville Jail, the new Administration Center for the Sheriff's Department and the new Substation for the Sheriff's Department at El Dorado Hills. The General Services Department will present its next update at the Board's December 5, 2006 meeting.

Background

At its February 28 meeting, the Board of Supervisors directed the General Services Department to present monthly updates concerning the progress of the Veterans Memorial Monument (Item 23) and the El Dorado Hills Senior Center project (Item 62). The first consolidated update was presented as agenda item 26 at the Board's March 28 meeting. The last consolidated update was presented as agenda item 39 at the Board's September 26 meeting.

Issues/Analysis

Veterans Memorial Monument The General Services Department reports the following on the Veterans Memorial Monument :

Task	Status
Project- Construction Phase	<ul style="list-style-type: none">▪ Award of Contract at regular Board meeting of June 27 with Notice to Proceed issued on July 18.▪ Concrete and stone facing materials complete. Sandblasting of all exterior finishes on wall. Current work activities consist of exterior lighting, landscaping with placement of owner provided materials. <p>Project work activities extended through November 3, 2006 to allow for placement of remaining owner provided materials.</p>

El Dorado Hills Senior Center

The General Services Department reports the following progress on the El Dorado Hills Senior Center project:

Task	Status
Facility Acquisition	<p>Staff in receipt of draft Purchase and Sale Agreement from District. Cooperative effort between General Services, County Counsel and Michael Cook, Counsel for District.</p> <ul style="list-style-type: none">▪ Anticipate return to Board in early November for acceptance of terms identified within Agreement.▪ Anticipate open escrow mid November.▪ Anticipate completion of sale early December.
Phase II – Senior Day Care Component - Site Improvements	<ul style="list-style-type: none">▪ Continue to coordinate efforts with DOT in design of road frontage and signal improvements.▪ Staff within General Services, Human Services and the Senior Community have completed the development of the Conceptual Design. Information gained in the Conceptual Design is now incorporated in the Preliminary Design. Staff is currently working on the final design.▪ Anticipate final design complete by early December with bidding and construction to follow.
Cingular Wireless – Lease Agreement	<ul style="list-style-type: none">▪ General Services in receipt of draft lease agreement between District and Cingular Wireless. General Services will continue to work with Cingular in an effort to finalize agreement. Anticipated revenue of \$1,500 per month.

West Slope Animal Control Facility The Director of Public Health has convened a “Shepherding Team,” comprised of staff from Public Health, General Services, Development Services and County Counsel, for the purpose of coordinating activities for the construction of the West Slope Animal Control facility. The table below outlines the status of the various tasks being coordinated by the Shepherding Team:

Task	Status
Purchase and Sale Agreement Status	<ul style="list-style-type: none">▪ This element of the project complete. Fully executed document on file with Clerk of Board.▪ Board action of October 17, 2006, ratification of Amendment to Agreement extending close of escrow to on or before November 10, 2006.
CEQA Review	<p>Board action of October 17, 2006, adoption of CEQA Document, Mitigated Negative Declaration.</p> <ul style="list-style-type: none">▪ File Notice of Determination with Recorder-Clerk.

Architect Proposals	<ul style="list-style-type: none"> Contract Agreement with George Miers and Associates authorized by Board on September 26, 2006. Conceptual Design complete. Staff currently working with consultant in Preliminary Design.
Temporary Facility Planning	<ul style="list-style-type: none"> Staff concentrating efforts in development of conceptual plans and permitting, with City of Placerville, on facility located on Placerville Drive. Staff preparing preliminary cost estimates to retrofit facility. Initial assessment of Fair Property appears unfeasible due to costs and time required to develop site. Anticipate Lease Agreement to Board in mid November.
Project Budget	<ul style="list-style-type: none"> Additional funding identified within 06/07 budget.

South Lake Tahoe Animal Control Facility The Shepherding Team is also coordinating activities for the expansion of the South Lake Tahoe Animal Control Facility. The table below outlines the status of the various tasks being coordinated by the team:

Task	Status
Land Purchase/Purchase and Sale Agreement	<ul style="list-style-type: none"> Purchase complete. Title to property transferred to County on September 26, 2006.
Tahoe Regional Planning Agency Review	<ul style="list-style-type: none"> Conditional Approval received from agency. Compliance issues identified within Permit.
Architectural and Civil Plans	<ul style="list-style-type: none"> Plans approved by Building Services Division of Development Services subject to approval by Fire Marshal and Agencies. Plans currently under review by Fire Marshal. Anticipate Board approval of plans with authorization to advertise November 2006. Anticipate award of contract February 2007. Anticipate construction of Facility May-October 2007.
Temporary Facility Planning	<ul style="list-style-type: none"> Utilization of portion of existing site together with building and parking resources provided by the Department of Transportation.
Project Budget	<ul style="list-style-type: none"> Additional funding identified within 06/07 budget.

Jail Expansion, Placerville Facility The General Services Department reports the following on the Expansion of the Placerville Jail.

Task	Status
Needs Assessment	<ul style="list-style-type: none"> This process completed by Sheriff's Department. Assessment made findings of need to make a variety of improvements to existing jail together with an Administration Center.
Architectural Consultant	<ul style="list-style-type: none"> Request for Proposals (RFQ) process complete. Interview process complete. Nacht & Lewis identified as best qualified to provide Architectural services. Recommendations to Board, to negotiate contract early November.

Sheriff's Administration Center The General Services Department reports the following progress relating to the construction of a new Administration Center for the Sheriff's Department.

Task	Status
Needs Assessment	<ul style="list-style-type: none"> This process completed by the Sheriff's Department. Assessment identified the need for construction of new facility.
Site Selection and Conceptual Design	<p>General Services, in conjunction with the CAO and Sheriff's Department, have reviewed two different sites located adjacent to the Government Center. The preferred site would consist of approximately 7 acres in area, located on the North side of Ray Lawyer Drive. Under this option, facility development would include private funding with a lease/purchase option. Anticipate staff recommendations to Board late November.</p> <ul style="list-style-type: none"> Review of Napa Facility complete. Current plans to review Davis Facility early November.

Sheriff Sub-Station (El Dorado Hills)

Task	Status
Site Selection	<ul style="list-style-type: none"> General Services, in conjunction with CAO and Sheriff, are currently reviewing two sites within the area of El Dorado Hills. The sites, currently under review, consist of approximately 11 acres at the Northwest corner of

	<p>Highway 50 and a 2 acre area at the existing El Dorado Hills Fire Station on Bass Lake Road. Anticipate returning to Board with recommendations in late November.</p>
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Staff and I remain available to answer any questions you may have concerning this update.