



Butte County

CALIFORNIA



PROPOSAL

Site Evaluation Services

November 16, 2006





VANIR CONSTRUCTION MANAGEMENT, INC.

980 Ninth Street, Suite 900
Sacramento, CA 95814
TEL 916.444.9700
FAX 916.448.6548

November 17, 2006

Federal ID: #95-3614238

Mr. Paul McIntosh, Chief Administrative Officer
County of Butte
25 County Center Drive
Oroville, CA 95965-3380

**RE: County of Butte Administration Department
Request for Proposal - Site Evaluation Services**

Dear Mr. McIntosh:

Public sector clients throughout California have relied on Vanir Construction Management, Inc. to provide a variety of services to assist them in facilities programs. These services include: site evaluation, facilities assessment, long range master planning, cash flow analysis, funding strategy, and program/construction/project management. Our 25 year tradition of success included more than \$10 billion in California projects.

Key Personnel: All of our systems and services are important, but it is our people who ultimately deliver the projects. The personnel proposed for this project were chosen for their previous experience on similar projects. Our proposed team just completed the site evaluation for San Luis Obispo County's New Women's Jail Facility and is in the process of finalizing the alternate site evaluation studies for the Tulare County New Civic Center.

As the proposed Project Director, I will have overall responsibility and accountability to the County for Vanir's performance and have the authority to commit the resources of the firm to support this project's activities.

Commitment: Vanir's success has been based on our corporate philosophy of dealing fairly and realistically with clients in establishing contractual obligations and levels of services to be provided and in keeping these commitments. Our growth and list of repeat clients attests to the integrity of our firm's commitment to satisfying client's needs for quality services. Since we are not designers nor contractors, your interests and your goals are our interests and goals. I personally assure you that we will continue this same commitment to the County of Butte.

Thank you for providing us the opportunity to present our qualifications. This proposal is valid for 60 days after receipt and our Federal Tax ID number is 95-3614238. Our proposed staff will be made available to work on your project according to your needs. We are looking forward to being of service to the County. If you have any further questions, please feel free to contact me at (805) 541-1425

Very truly yours,

Mohamed Habbal
Vice President

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SECTION 3: CONTRACTOR CAPABILITIES

A. Background and Experience

Vanir Construction Management, Inc. (Vanir) is one of the nation's leading program/project/construction management firms. Vanir has grown continually since its founding in 1980 and is currently ranked 33rd in *Engineering News Record's* Top 100 CM list.

Since 1980, we have provided project/construction management services for more than \$10 billion in construction, including justice, education and healthcare facilities, public works projects and water/wastewater treatment facilities.

Vanir's capabilities carry a program or project from inception to completion. Through site selection, planning, design, construction and move-in, we focus on achieving the owner's goals for cost, schedule and quality. Combining seasoned personnel, specialized expertise and state-of-the-art management information systems, we have established a track record for successful project delivery. Vanir finishes on schedule and within budget, whether it's a \$1 million project or a \$300 million program.

A thorough knowledge of public agencies and their processes is essential to the timely completion of projects. However, more important than knowing the process is knowing and understanding the people who create and administer this process. It is also wise to know the pitfalls that can overwhelm a project. Vanir is the most experienced management firm in California when it comes to facilitating and coordinating with the many agencies. Our managers pro-actively solicit feedback from agencies such as the State Fire Marshal (SFM), DSA-Structural Safety and Access Compliance, SDOE, local EPA enforcement agencies, Air Pollution Control District, Army Corps of Engineers, and State Department of Fish and Game. Understanding the agency processes allows Vanir to anticipate and eliminate bureaucratic problems before they arise. Our clients are assured that we know who, where and how to ask for help. We improve the chances for success with projects like yours because we foresee problems early, and have the capability to navigate through the approvals maze as a result of the relationships established over the years. Consequently, problems are solved with a minimum of disruption to the project.

The State of California in the year 2000 retained Vanir to develop the Cost Containment guidelines for the \$12 billion school bond. Our proposed Project Architect, Mr. Hallenbeck, was responsible for the development of the study. One of the key elements of the study was site selection. The following criteria and considerations guide our site evaluation process.

When considering site relates issues, there are two basic cost elements: 1) the acquisition costs, and 2) the improvement costs. The acquisition costs, while not a construction cost per se, can hve direct impact on the improvement construction cost. The County may be able to acquire a property that meets demographic and future expansion criteria, but negatively

impacts, or even fails, good construction cost criteria. Thus, the two are interrelated.

In considering the potential cost impacts relative to Site Issues, it is important to keep in mind:

1. The cost of site acquisition will impact the cost of improvements; i.e. size, shape, slope, availability of infrastructure, and environmental issues all impact the value of the site and subsequently the construction costs.
2. There is no perfect site; often it is best to select an alternate site in consideration of subsequent construction costs.
3. Mitigating site problems that are either unknown or unconsidered at the time of acquisition can be very costly even to the point of prohibitive.
4. Thorough investigation and advance planning can help reduce the unknown and unconsidered problems.

The approach to reducing the costs relative to Site Issues, is rooted in the following precepts:

1. Select the site carefully, considering both the functional criteria and the design and construction impact.
2. Plan ahead: undertake and update long range Facilities Master Plan.

Considerations

Consider initial cost versus improvement costs.

Why: There can be a significant increase in the cost of the project due to the County buying a site that is overly costly to develop. This can occur when a site is purchased, or has been donated to the County, without proper investigation as to its potential development costs. While the cost to purchase property is not directly related to reducing construction cost, the potential cost impact to the County has a compounding effect on subsequent construction decisions and costs.

How: 1) Consider the potential development costs when acquiring a site, and 2) avoid acquiring those sites that will require excessive site development costs.

Investigate site development options.

Why: There can be added costs to the County due to the lack of careful investigation of the site's physical characteristics. Such things as size, shape and slope are the obvious characteristics that must be considered. Others include the timing and nature of surrounding developments, environmental considerations or restraints, and local permitting processes. Each

of these may make construction more difficult and expensive. There is a need for early and careful site investigation.

How: Thoroughly investigate the development pros and cons as part of the site selection criteria.

Review criteria changes from prior due-diligence.

Why: There can be added costs due to starting a project prior to having all required approvals. The situation occurs when the County has purchased a site several years prior, and fails to reconsider the development criteria currently applicable at the time of development. The timing of a project is critical for a number of reasons, and often there is pressure to start a project prior to receiving all approvals. This can result in significant and costly changes when required by the approving authority.

How: 1) Do proper investigation at the time of acquisition, and 2) verify the validity and/or redo that investigation at the time of development.

Evaluate the environmental considerations carefully.

Why: There can be significant additional costs to the County for mitigation, replanning and/or relocating of facilities due to not fully investigating the environmental issues prior to purchase. Environmental considerations include such things as: 1) seismicity of the area, 2) proximity to freeways and airports (including small rural airports), 3) exposure to airborne contaminants (such as fallout from nearby agricultural spraying), and 4) onsite hazardous waste. CDE has published criteria for site selection, and the Department of Toxic Substance Control (DTSC) has published procedures for investigation and mitigation of potentially hazardous sites. Unfortunately, the issues effecting a site continue to evolve, and it is difficult to keep up with the most current requirements.

How: 1) Keep current with or learn of the most current environmental criteria, 2) utilize a qualified consultant to investigate the site, and 3) avoid sites with high mitigation costs.

Get seller's approval for geological investigation.

Why: The County can protect against significant costs of development if it properly investigates the site prior to purchase. This will require the seller's permission to allow (typically) minor destructive testing such as geological soil sampling and/or boring. Unfortunately, some sellers are unwilling to allow destructive testing. The County should not buy a site that has not been thoroughly investigated, and should not do any destructive testing without the seller's permission.

How: 1) Get seller's voluntary approval for all testing required, 2) use all legal avenues to acquire access or 3) don't purchase the site.

Complete CEQA process completely.

Why: The California Environmental Quality Act documentaiton is extensive. All too often, the approach is to “get by with the minimum.” This usually means an incomplete document, and is subject to subsequent challenge and significant additional costs and time delays. Additionally, the County should carefully review the original CEQA documents (“base document”) that may have been prepared by the previous site owners. This is part of the County’s due-diligence and can safeguard against unanticipated costs subsequent to purchase.

How: Don’t skimp on the CEQA process.

Consider acquiring an alternate site.

Why: There is a potential to reduct costs by acquiring an altenate site when the “preferred” site is excessively expensive to develop. Often, the County focuses on only one site which, after full due-diligence, proves to be very costly to mitigate negative site conditions. While cost is not the only consideration, the County should consider alternate sites if they can be acquired and improved at less costs and still meet the funcitonal criteria.

How: Do full and proper investigation of the “best” site, including analysis of environmental mitigation and development cost, and 2) consider the second best site if it meets the functional criteria and can be acquired and improved at less cost.

Unknown Problems

Conduct exploratory soils boring and investigation.

Why: There can be added costs due to the lack of complete geological investigation. This is the old “a penny saved is a dollar lost” problem. All too often, a County will buy a new site or develop an existing site, based on preliminary studies without having completely investigated the soil conditions. Generally this is a matter of not wanting to spend the money on the necessary geological investigation. Once construction starts, and unanticipated conditions are encountered, the costs skyrocket.

How: Do thorough geological investigation prior to design.

B. Key Personnel

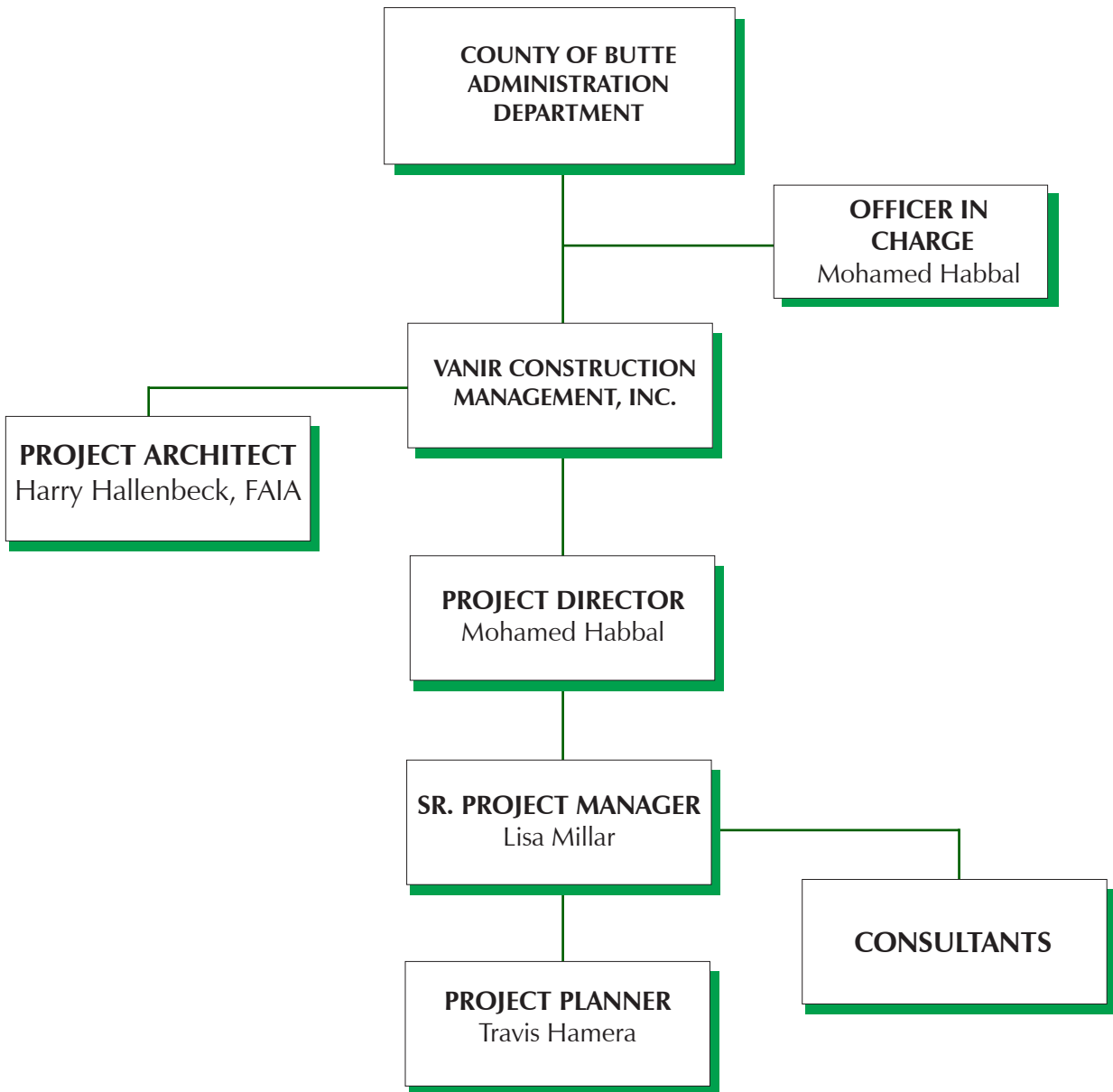
Officer in Charge/Project Director, **Mohamed Habbal**, has over 29 years of management experience and holds a Bachelor of Science degree in Civil Engineering. His background spans the entire range of planning, design and construction management and includes site selection for major public projects. Mr. Habbal's role on this project is to oversee the project completion and deliver it to the satisfaction of the County.

Project Architect, **Harry Hallenbeck**, will be responsible for overseeing the site evaluation process. Mr. Hallenbeck served as the California State Architect from 1991 through 1995. In that time, he reorganized and streamlined the division's operation and initiated the project management methodology to project delivery. Mr. Hallenbeck joined Vanir in 1997 as Director of Planning and Design overseeing the management of program and pre-construction services. Mr. Hallenbeck's role is to oversee the site evaluation and ensure that the Quality Control of the finished product meets industry standard and the County's expectations.

Sr. Project Manager, **Lisa Millar**, has accumulated over 23 years of experience in project planning and management as a Sr. Project Manager. Lisa just completed the site evaluation for the Women's Jail Facility for San Luis Obispo County and is in the process of finalizing the Tulare County Alternate Site Evaluation for the New Civic Center. Lisa has extensive site evaluation experience - she completed five alternative site evaluations for Buellton Unified School District and was also responsible for the evaluation of seven new sites for San Luis Coastal Unified School District. Ms. Millar's role on this project is to coordinate with the County, consultants, local and State agencies and ensure that the project is progressing on schedule.

Please refer to the organizational chart and resumes on the following pages.

ORGANIZATIONAL CHART



Mohamed Habbal

Officer in Charge/Project Director

Summary of Qualifications

Mr. Habbal has over 29 years experience in the construction field and holds a Bachelor of Science degree in Civil Engineering. His background spans the entire range of the construction process, including civil, mechanical, HVAC and electrical. He has served in a variety of positions involving project planning, feasibility studies, pre-design, design, estimating, scheduling, quality control, contract administration and construction management.

Professional Experience

Over the past 29 years, Mr. Habbal has developed a broad background in the construction industry that includes the full range of program, project and construction management services. Areas of expertise include program management, design phase management, contract negotiations and administration, quality control, budget control and client/government liaison.

Project Experience

Project Director, California Polytechnic State University, San Luis Obispo, CA. Retainer Contract to provide Program/Project & Construction Management services for the Student Housing I, & II, Telecommunications Upgrade, Technology Park and JCA II Projects. Approximately \$180 million.

Project Director, University of California, Santa Barbara, CA. Recreation Center Expansion and Student Resource Building Constructibility Review. \$14 million.

Project Director, William S. Hart Union High School District, Santa Clarita, CA. Program Management services for a \$220 million modernization and new construction program.

Project Director, San Luis Coastal Unified School District, San Luis Obispo, CA. Construction Management including a site evaluation services for a \$130 million renovation and new construction program.

Project Director, Atascadero State Hospital, CA. Program/Project/Construction Management for eleven renovation projects. \$120 million.

Project Director, San Luis Obispo County Projects. Program/Project/Construction Management for: General Hospital, Dairy Creek Golf Course, County Jail, Paso Robles Court House, Library, County Government Center and Airport. \$130 million.

Project Director, California Department of Corrections, San Luis Obispo, CA. Program/Construction Management services for a new Wastewater Treatment Facility at the Men's Colony in San Luis Obispo. \$30 million.

Education

Bachelor of Science, Civil Engineering. Texas A&M University

Harry Hallenbeck, FAIA

Project Architect

Summary of Qualifications

Mr. Hallenbeck is a Fellow of the American Institute of Architects and a nationally recognized architect with 30 years experience as manager and design principal of Hallenbeck, Chamorro & Associates. His project experience includes numerous institutional facilities and corporate and governmental office buildings and related facilities. As a practicing architect, Mr. Hallenbeck is the recipient of over 30 design awards including the prestigious, national Honor Award for Historic Preservation and Restoration in 1994 from the General Service Administration for the seismic upgrade and restoration of the historic (circa 1913) U.S. Courthouse in San Diego. As California State Architect, Mr. Hallenbeck reorganized and streamlined the division's operation and initiated a project management methodology for project delivery. He provided owner-agency representation on a wide range of state projects, facilitating the successful accomplishment of complex, and often politically controversial, state building projects. He also led the design and construction management of the award winning California Science Museum in Los Angeles.

Professional Experience

Mr. Hallenbeck has been involved in the development of a number of governmental policy and procedure documents. Mr. Hallenbeck also facilitated and authored guidelines on reducing school construction costs as a Vanir consultant to the State Allocation Board. One of the main aspects of these guidelines are "Site Selection and Evaluation." Each of these responsibilities required facilitation of stakeholder workshops, interface with governing bodies and formal authority approval. He developed the reorganization of and procedures for the Division of the State Architect. He developed and wrote the policy and methodology for seismic upgrading state-owned buildings. Mr. Hallenbeck facilitated and wrote the current strategic plan, and its update, for earthquake preparedness as a consultant to the Seismic Safety Commission. He was the principle author of a handbook on project delivery as a volunteer member of the American Institute of Architects, California Council.

Education

Santa Clara University, Engineering

University of California, Berkeley, Architecture

Professional Certifications and Registrations

California Architectural Board, Registered Architect

National Council of Architectural Registration Boards, Certified Architect

Fellow of the American Institute of Architects (1986)

Publications

Report and Recommendations for the Reorganization of OSA, State Architect, 1992
Improving the School Plan-Check Process, Division of the State Architect, 1993
Report and Recommendations for the Seismic Retrofit of State-Owned Buildings,
Division of the State Architect, 1994
Handbook on Project Delivery, AIA California Council, 1996
California Earthquake Loss Reduction Plan, California Seismic Safety Commission, 1997
Public School Construction Cost Reduction Guidelines, State Allocation Board, 2000
Handbook on Design and Construction, Diocese of Sacramento, draft in progress, 2002
California Earthquake Loss Reduction Plan, California Seismic Safety Commission, update
2001
Handbook on Project Delivery Update, AIA California Council, 2004

Lisa Millar

Sr. Project Manager

Summary of Qualifications

Ms. Millar has accumulated over 23 years of experience in the construction industry as a field engineer, construction manager and project planner and manager on mainly public projects.

Professional Experience

Ms. Millar has extensive experience in project management, site analysis/evaluation, construction management and project coordination. She is currently assigned to the County of San Luis Obispo Women's Jail Expansion project and is responsible for the site analysis and pre-design/design activities. She has served as Project Manager on the San Luis Coastal Unified School District Measure A projects which included the evaluation and analysis of 7 potential school sites as well as the Buellton Union School District where she was responsible for the evaluation of five sites for review and acceptance by the School Board. Ms. Millar is also responsible for the Cal Poly State University, San Luis Obispo Major Capital Outlay projects responsible for overall project management, feasibility and site evaluation studies, project Master Schedules, project Cost Estimates, etc.

Project Experience

Sr. Project Manager, San Luis Obispo County Women's Jail Expansion. Site analysis, pre-design and design phase - \$20 million total project cost

Project Manager, San Luis Coastal Unified School District – Measure A Modernization and Expansion, San Luis Obispo, CA. \$111 million total project cost

Project Manager, Buellton Union Middle School, Buellton, CA. \$4 million

Project Manager, California Polytechnic State University, San Luis Obispo. Retainer Contract to provide Program/Project & Construction Management services for Major Capital Outlay Projects, Student Housing I & II, Technology Park, JCA II Projects, Center for Science and Mathematics, and Bonderson Project-Estimated project costs \$180 million.

Project Manager, California Polytechnic University, San Luis Obispo – Telecommunications Infrastructure Upgrade-\$8.9 million total project cost

Construction Manager, Coalinga State Hospital-1500 Bed Facility - \$300 million total project cost

Construction Manager, Atascadero State Hospital-250 Bed Patient Housing Project-\$33 million total project cost

Project Manager, City of San Luis Obispo Main Fire Station, San Luis Obispo, CA. \$3.3 million

Assistant Construction Manager, Atascadero State Hospital, \$60 million

Education

California Polytechnic State University, San Luis Obispo
Cuesta College, Construction Technology

Certifications

LEED Accredited Professional

Travis Hamera

Project Planner

Summary of Qualifications

Mr. Hamera is experienced in various design/drafting disciplines with emphasis on architecture, and feasibility assessment. His experiences include in many phases of the architectural process: pre-design, design, construction documentation, bidding and construction administration.

Professional Experience

Mr. Hamera has experience in Naval Quality Assurance and safety for personnel and equipment. He also wrote and illustrated multimedia technical training manuals for the US Navy. Mr. Hamera has been in the architectural profession for 7 years and is expecting licensure as a California Architect in the Spring of 2007.

Project Experience

Project Planner, Tulare County, Site Evaluation, Needs Assessment and Facilities Master Plan, Tulare, CA. Travis is responsible for all data collection, graphics, architectural drawings and information databases and is involved in all meetings with clients and consultants. Travis also participates in all strategy sessions for delivering the master plan. Travis generated a web based facility condition survey which consisted of 170 questionnaires covering 100 buildings. The data from the survey is linked to a database which generates various reports.

Assistant Construction Manager, California Men's Colony, San Luis Obispo, CA, Construction management for a new wastewater treatment facility for the Department of Corrections. \$30 million

Education

Bachelors of Architecture, California Polytechnic State University, San Luis Obispo, CA

C. Scheduling

Vanir is currently providing scheduling and review services for more than 100 of California's projects throughout the state. These services include: review of contract specification language related to schedule; delay and time extension analysis; review of contractor's baseline schedule and updates; review of project data related to weather impact and contractor's request for time extensions; assisting in negotiations with the contractor; reviewing potential impact of change orders; and working with the contractor in identifying means of meeting critical milestones, including developing a recovery schedule. Our proposed construction manager is well versed in the use of current electronic scheduling tools and Critical Path Method (CPM) scheduling, including programs such as Sure Track, Primavera and Microsoft Project.

Examples:

1) San Luis Coastal Unified School District - \$130 million bond

Vanir managed the entire program from inception to completion in six years. The initial phases of the project included the evaluation of 13 existing sites and 7 new sites. The project finished on time and without delay.

2) New Women's Jail Facility, County of San Luis Obispo

Vanir was responsible for the site evaluation. The project was six weeks behind schedule due to unforeseen road easement which was unearthed during the site evaluation process.

3) Coalinga State Hospital - \$350 million construction - Completed 2003

Vanir assisted the State in all aspects of delivery of this project, including site evaluation (evaluated five different sites throughout the State.) The project was completed on time and within budget.

4) Tulare County Civic Center Complex

Vanir is currently finalizing two alternate site evaluations for the Civic Center. The project is 90% complete pending title and easement searches.

SECTION 4: FIRM'S EXPERIENCE SUMMARY

County of Tulare Master Planning Tulare, California

Vanir is currently providing needs assessment and master plan services to the County of Tulare. Vanir is responsible for evaluating two different potential sites for the new civic center building as well as analysis of existing building conditions, staffing projections, and creations of cost models and timelines. Vanir created a web based facility survey for use by County staff which consists of 170 questionnaires covering 100 buildings. The data from this survey is linked to a database that generates various reports that will show the

concerns/ideas of County staff which will then be incorporated into the design of the project.



Government Plaza



Civic Center

County of San Luis Obispo Women's Jail Expansion

San Luis Obispo, California

Vanir just completed site analysis/evaluation, pre-design and design services to the County of San Luis Obispo for their Women's Jail Expansion project. Vanir is responsible for managing the environmental review/CEQA requirements, title/boundary easements research, utility locating, Phase I environmental review and soils report prior to the schematic/design phase. Along

with the site analysis activities, Vanir is responsible for the finalization of the Architectural Program, cost modeling and



San Luis Coastal Unified School District

San Luis Obispo, California

Vanir was selected in 1994 for complete program management of the San Luis Coastal Unified School District's \$111 million four-phase renovation, expansion and modernization program. The first three phases encompassed 13 schools to be modernized, renovated and expanded in four years.

Vanir's scope of services to San Luis Coastal Unified School District included **site evaluation for 13 existing sites and 7 new sites**, completion and documentation of a District-wide condition assessment, expansion feasibility study, and implementation plan, Design Management, Bid and Award Services and on-site Construction Management utilizing the trade contracting methodology of project delivery.



PROFESSIONAL REFERENCES

County of Tulare Master Planning

Tulare, California

Brian Haddix, County Administrative Officer
Brian Summers, Capital Projects Coordinator
559.733.6531

County of San Luis Obispo Women's Jail Expansion

San Luis Obispo, California

Robert Botta, Building Facilities Manager
805.781.5200

San Luis Coastal Unified School District

San Luis Obispo, California

Brad Parker, Director of Building Grounds and Transportation
805.546.4105

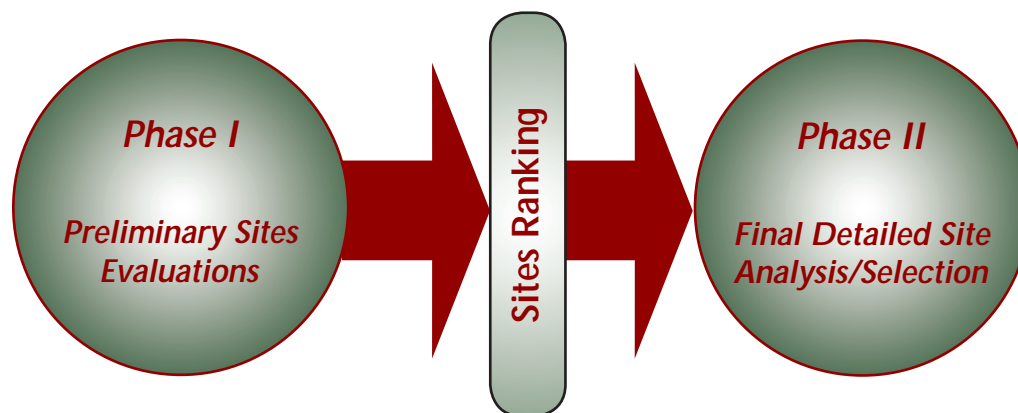
SECTION 5: WORK PLAN

5.1 Approach

Vanir's philosophy is simple – we practice and provide program and construction management services in order to provide functional and cost efficient facilities which will meaningfully contribute to the services Butte County provides to its population. The following is an outline of our approach toward implementing this philosophy - our approach to your project.

Our approach to this project would involve a two step process. Through our experience, we have found that effective evaluation of sites for the viability of new construction should begin with a preliminary evaluation process. This initial process includes a side-by-side comparison of all possible sites following a predetermined criteria of information. These comparisons are then ranked & scored objectively by a select county committee, narrowing the site selection to one or two ideal sites that best meet the criteria. The selected site(s) will then be re-evaluated with a more comprehensive and detailed analysis to determine how to best utilize the final selected site, leading to a comprehensive implementation plan & architectural master planning process.

The advantage of breaking the project into two phases is that in the preliminary phase, the county will be able to identify some issues that may deem a site unacceptable (i.e. serious easement issues, seismic faults, flood plains, etc...). These sites can then be eliminated from the more costly detailed evaluation phase II. Therefore, the county does not have to incur the added cost of evaluations on sites that are not necessary.



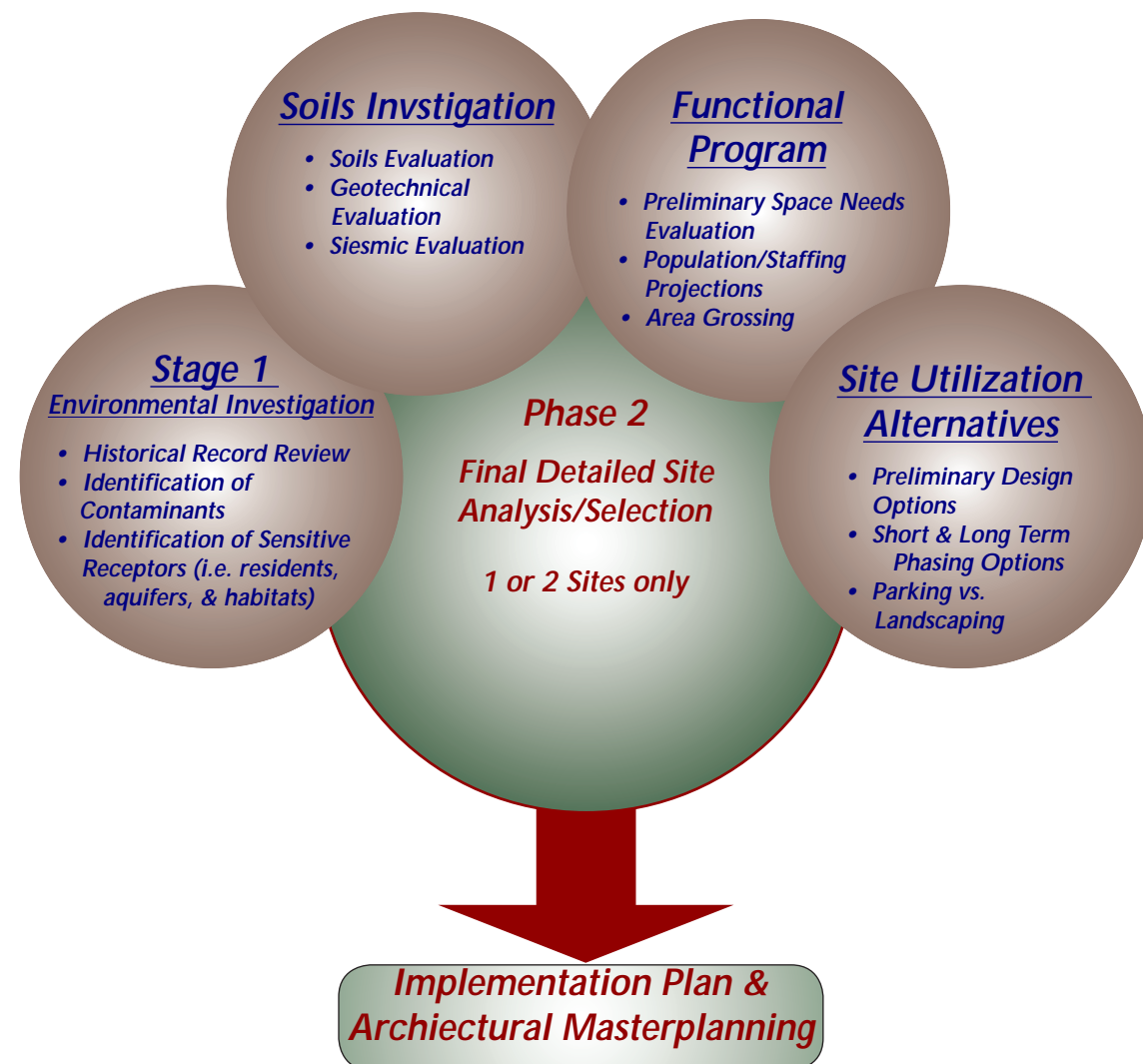
5.2 Phase I - Preliminary Sites Evaluations

The preliminary phase of the work plan involves evaluating sites based upon known existing conditions, in a format that can be used to compare each site to the others. The evaluations will be conducted within the following primary criteria: Legal, Location, Accessibility, Utilities, Costs, Size & Shape, & Environment. The evaluations will then be analyzed and formulated into an objective ranking system. The site scoring committee, selected by the county administration, would then be tasked with scoring the sites using the objective criteria. The scoring process is tabulated to graphically illustrate which site most objectively meet the needs and requirements of Butte County.



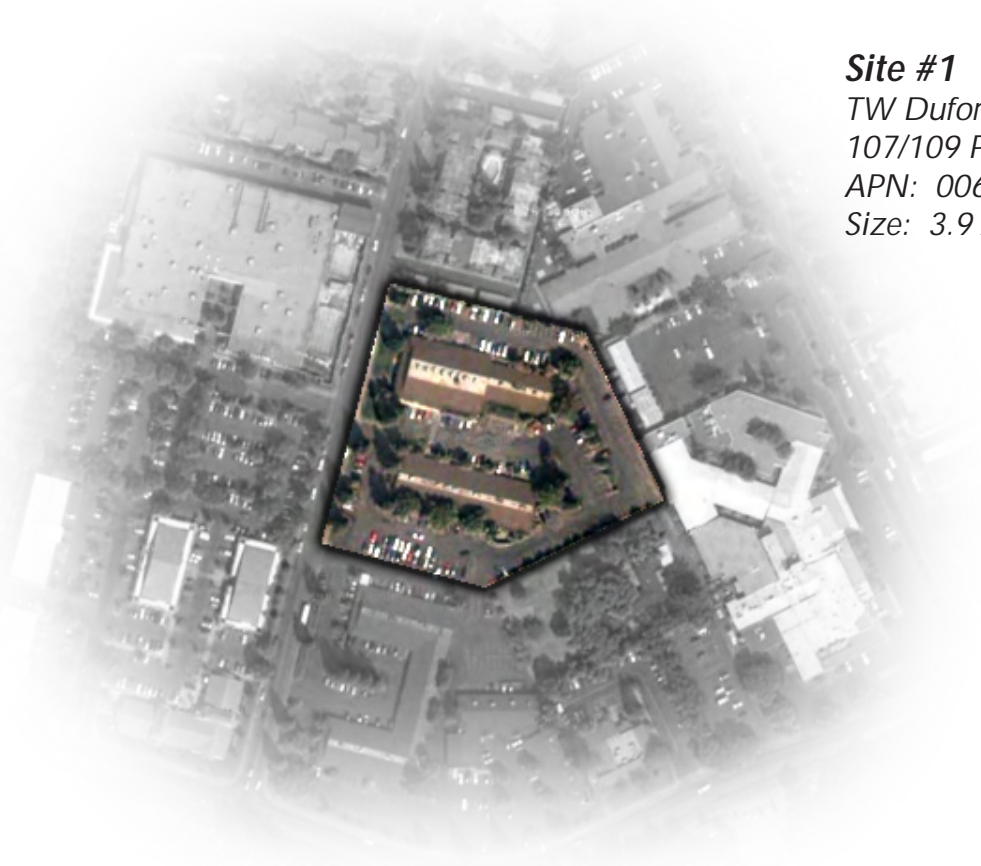
5.3 Phase II - Final Detailed Site Analysis/Selection

This phase is an advanced stage of the site evaluation process. A more detailed and costly investigation is conducted on the remaining 1 or 2 sites. The intent of this phase is to evaluate both the soil and environmental conditions of the selected site(s). Following this evaluation, the final, most useable site will be confirmed. The remaining efforts are directed to generating a functional program for the selected site and alternatives for site utilization by the newly proposed facility(s).



BUTTE COUNTY, CALIFORNIA
Site Evaluation for Proposed Superior Court /
North County Government Center





Site #1
TW Dufor & Associates
107/109 Parmac Road
APN: 006-240-028
Size: 3.9 Acres



Site #2
Enloe Medical Center
E 20th Street & Bruce Street
APN: 002-180-112 & 002-180-113
Size: 83.01 Acres



Site #3
US Plant Introduction Gardens
3935 Morrow Lane
APN: 040-030-073
Size: 149.35 Acres



Site #4
Chico Research Park
Nance Canyon Drive
APN: 040-600-049, 040-600-050,
040-600-057, & 040-600-060
Size: 939.33 Acres

5.4 Information Required From The County

The following is a list of information that the county would need to provide, categorized by task to ensure the timely completion of this study:

Task 1. Site Criteria Evaluations

- A) New or recent title reports (drawn within the last 6 months) from current owner of each site (this item is critical to the success of the project)
- B) Boundary & easement plotting based upon the obtained title reports
- C) Existing site plans – if available
- D) Population & staffing projections
- E) Existing planning documents/reports as they relate to this project

Task 2. Develop Initial Report

No information required from the county

Task 3. Site Scoring

- A) Creation of a site scoring committee to be selected by county administration

Task 4. Final Detailed Site Analysis / Selection

- A) County to contract with consultants to generate: Stage 1 Environmental Investigations & Soils Investigation Reports. Vanir will manage consultants on behalf of the county.
- B) Plans, staffing counts, & departmental area assignment (in square feet) of existing facilities/spaces to be combined within the new facility

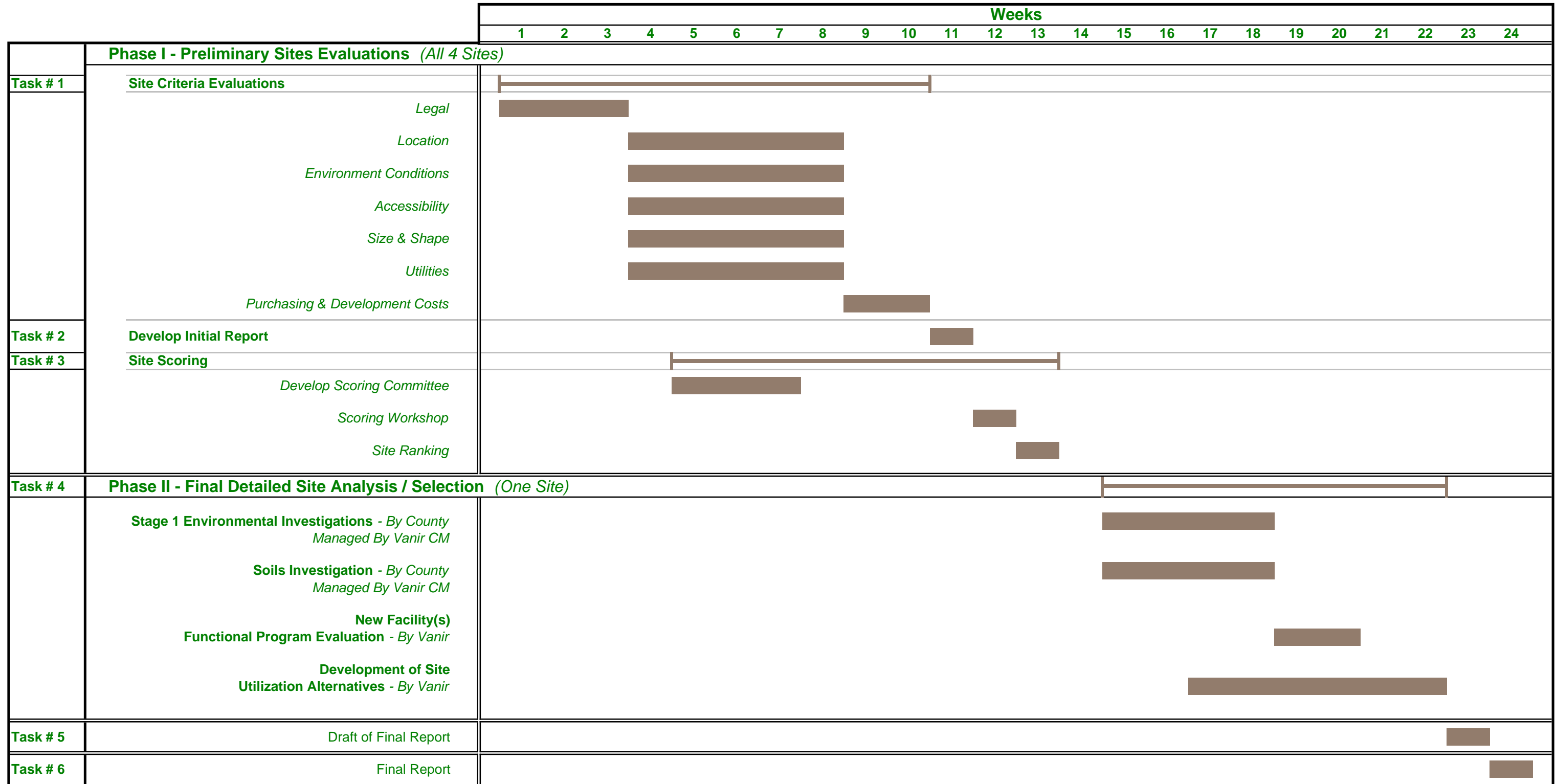
Task 5. Draft Of Final Report

No information required from the county

Task 6. Final Report

No information required from the county

5.5 Workplan Schedule



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CONFIDENTIAL INFORMATION

SECTION 7: DRAFT SCOPE OF WORK

Site Evaluation Services

Vanir CM will provide all services necessary to complete the following:

1. Phase 1 – Preliminary Sites Evaluations
 - 1.1. Site Criteria Evaluations
 - 1.1.1. Develop site evaluation data for each of the four sites, using the following criteria:
 - A) Legal – Including Title Reports, Easements, and Boundaries Survey
 - B) Location – Including proximities to services, population, etc., demographics and Safety considerations including Fire/Police Protection and Emergency Services.
 - C) Environmental Conditions – Preliminary Reviews of Noise, Pollution, Habitat and Views.
 - D) Accessibility – Including reviews of access roads and arterials, traffic flows, parking needs and adjacencies, Pedestrian access and overall safety.
 - E) Size & Shape – Assessing the buildable area as defined by geological and regulatory conditions and assessing the potential for future expansion
 - F) Utilities – Evaluation of utility service availability, including gas, electric, sewer, water, technology, etc.
 - 1.2. Initial Evaluations Report
 - 1.2.1. Prepare an initial report for each of the four sites illustrating the findings of the Site Criteria Evaluations and how each site relates to the others.
 - 1.3. Site Scoring
 - 1.3.1. Prepare site ranking workshop to be conducted by Vanir CM and a County Site Ranking Committee pre-selected by the Butte County Administration Department.
 - 1.3.2. Conduct site scoring analysis based upon the results of the site ranking workshop.
 - 1.3.3. Present the one or two sites identified as most viable for the project to be evaluated in the next phase.
 2. Phase II – Final Detailed Site Analysis / Selection
 - 2.1. Vanir CM will conduct a detailed site analysis on the remaining site(s), focusing upon the following two areas:
 - 2.1.1. Stage 1 Environmental Investigation
 - A) This investigation includes conducting an environmental site evaluation, historical records review, Identification of Contaminates, and Identification of Sensitive Receptors (i.e. local residents, aquifers, habitats, etc...).
 - 2.2. Conduct a preliminary functional program review including:
 - 2.2.1. A preliminary space needs evaluation.
 - 2.2.2. Population / Staffing projections as they pertain to this specific project.
 - 2.2.3. Determination of gross area requirements by county departments.
 - 2.3. Present Alternatives for Site Utilization
 3. Presentation of Draft & Final Report Document.