

*Building communities from the ground up. Striving to protect the health, safety and welfare of the public by providing essential services for daily life.*

## WESTRIDGE DRIVE PURCHASE

Nicole Steel, Project Manager

On June 7<sup>th</sup> the Board of Supervisors unanimously approved the Purchase and Sale Agreement for 500 and 355 Westridge Drive, Watsonville. This is an exciting opportunity for the County to create a South County Service Center by providing additional public services to South County and consolidating existing services into one location. You may know this building as “the West Marine” building, visible from Highway One and close to downtown Watsonville. West Marine is leaving the area and with the building for sale, Real Property identified this as a great opportunity to eliminate lease costs while meeting goals outlined in the Long Range Facilities Plan and County Strategic Goals at a much lower price point than would be possible with new construction. The 500 Westridge site is 7.77 acres and improved with a 121,491 square foot building comprised of approximately 94,806 square feet of office space and 26,685 square feet of warehouse space. It includes approximately 461 parking spaces. The adjacent 355 Westridge site is approximately 1.1 acres and includes an additional 79 parking spaces to support the 500 Westridge facility. The negotiated purchase price is \$15,615,000 for the 500 Westridge property which equates to \$128.53 per square foot of gross building area and \$810,000 for the 355 Westridge parcel, for a total purchase price of \$16,425,000. The County intends to consolidate into the 500 Westridge building: three (3) leases currently held by the Human Services Department; one (1) lease currently held by the Department of Child Support Services; and one (1) lease held by the Agricultural Commissioner. Additionally, the Adult and Juvenile Probation Department currently located at the County-owned Freedom Boulevard campus in Watsonville has been identified for consolidation into the building. The Real Property/Capital Projects team has been engaged in due diligence efforts including having a facility assessment completed, financial analysis of lease versus own costs, CEQA determination, and City of Watsonville General Plan consistency determination. In addition, we have been working with four County departments (Human Services, Child Support Services, the Agricultural Commissioner, and Probation) to facilitate a mobile work study conducted by Gensler that is aiding the departments in defining their space needs and informs a conceptual space plan for 500 Westridge. If all goes well, the County will own the building in early October and we’ll be on our way to improving equitable access to service while reducing traffic.



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# PANDEMIC, FIRES, AND...PAVING?

Casey Carlson, Senior Civil Engineer



With over 30 miles of road resurfaced, 2020 was our biggest year for pavement in over a decade! The pandemic didn't stop us (actually it sped things up), we pushed to get 2020's two pavement projects started earlier to take advantage of low traffic levels while everyone was stuck at home (though the fire did slow us down a bit). Read on to hear more about our projects.

## **Nature of the Work:**

We start with asphalt patching & leveling to treat the worst spots on a road. Our primary pavement resurfacing technique in these projects is a rubberized cape seal, which consists of a rubberized chip seal, followed by a slurry seal which fills the space between the chip rock and provides a smooth finished surface. The rubberized chip seal is enhanced with recycled rubber tire material, not only does it utilize recycled materials, it is also the best thing we've found to resist alligator cracking.

## **Measure D Resurfacing Projects:**

The Measure D local sales tax is a landmark voter initiative passed in November 2016 which provides a 30-year revenue stream for various transportation priorities county-wide, this has been our first regular funding source for pavement work. 2020 and 2021 are our 3<sup>rd</sup> and 4<sup>th</sup> projects using this funding. The 2020 project is complete and the 2021 project is moving fast with seal work already completed at the time of this article.

## **RSTP/STIP Resurfacing Project:**

The RSTP/STIP was a large project combining several different funding sources, primarily State RSTP & STIP grant funds, supplemented by Refuse Impact Fees and SB-1 funds. We had been piecing together grant funding on various roads for several years, and a formula distribution of RSTP funding in 2019 allowed us to fill funding gaps and bring several grant projects to fruition in 2020, we packaged all this work as one large project. We were particularly pleased to get both Zayante and Pioneer-Varni resurfaced, both had been high on our wish list for some time. The CZU fire delayed completion of our work on Zayante and Graham Hill which are being completed now in 2021, unfortunately Empire Grade was damaged by CZU Fire debris cleanup work and we were unable to complete our work there, we plan to reprogram that section into a future project. The grant funding is a chore to obtain and manage, but we have a huge need and few other funding sources for resurfacing so we are glad to do grant paperwork if it means we can get more road work done, and a project like this shows what we can do with it.

### 2020 RSTP/STIP Resurfacing Project (24.5 miles):

Glen Arbor Rd  
Hihn Rd  
Upper East Zayante Rd  
Vine Hill Rd  
West Vine Hill Rd  
Mountain View Rd  
Laurel Glen Rd  
Lockwood Lane  
Pioneer Rd  
Varni Rd  
East Zayante Rd (Portion)  
Mt Hermon Rd (Portion)  
Graham Hill Rd (Portion)  
Empire Grade (Patching Only)

### 2020 Measure D Project (6.3 miles):

Thurber Rd neighborhood  
Seacliff  
Felton  
Lakeview Road (south half).

### 2021 Measure D Project (6.4 miles):

Soquel  
Corralitos  
Boulder Creek



## Chip vs Cape

# FREEDOM SEWER REHABILITATION PROJECT

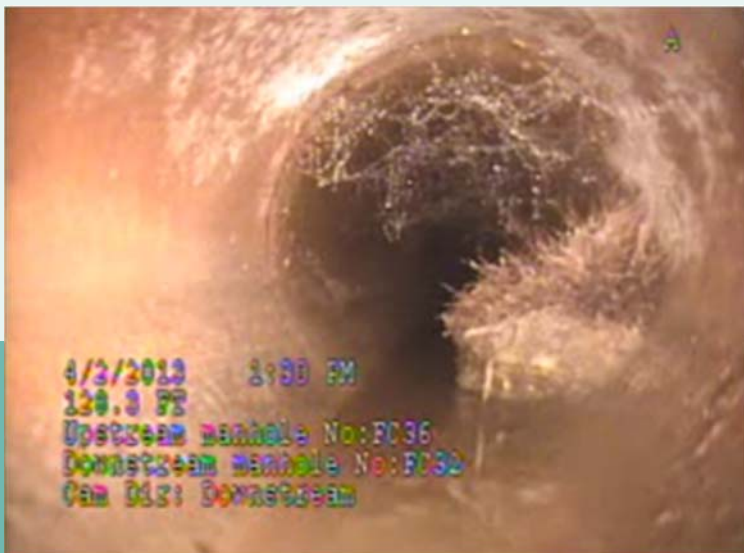
Ashleigh Trujillo, Civil Engineer

If you've been around the Freedom area over the past several months, you've probably seen the large sewer project underway. This Freedom County Sanitation District project is a \$8.99 million sewer rehabilitation project funded by a United States Department of Agriculture (USDA) Rural Development loan (\$4.5M) and grant (\$4.5M). Ranger Pipelines, Inc. is completing the work which includes replacement of over 16,000 linear feet of deteriorated sewer main, 48 new manholes, and protective lining of 25 existing manholes in the neighborhood north of the Watsonville Municipal Airport, on Green Valley Road, and in the neighborhood north of Arroyo Drive. This project is the first phase of the District's effort to overhaul a sewer system operating beyond its design life.

Much of the sewer system was installed in the early 1960's and 1970's and the sewer main materials were asbestos cement and vitrified clay. Sanitation Operations routinely uses closed circuit television cameras to video the condition of sewers. The videos in these areas revealed that the asbestos pipes were deteriorated with the walls becoming thin and broken and the clay pipes were cracked in multiple locations, with pipe walls even broken and missing in some locations. These conditions can cause sewer flows to back up and potentially lead to sanitary sewer overflows out of manholes and private sewer cleanouts. Sanitation Engineering and Operations staff used these videos to develop the scope of the project and worked together to identify other improvements to the sewer system.

Although the project is on track to finish three months ahead of schedule, construction was not without its challenges. The project required road detours and closures, the most significant of which was the closure of Green Valley Road. The closure, however, was ended one month ahead of the initial schedule. Another challenge was working on the sewer where it was near the City of Watsonville's fragile cast iron water line. In one location a segment of sewer had to be lined with a structural cast-in-place liner rather than replacing the pipe to protect the water system. Public Works' Construction Management section in conjunction with consultants from Harris & Associates quickly addressed issues as they arose and kept construction moving smoothly forward.

The newly installed polyvinyl chloride (PVC) sewer pipes have an industry-accepted design life of 50 to 100 years. The reduction of groundwater infiltration will not only reduce the potential for sewer overflows but will reduce sewer pumping and treatment costs for the District's rate payers. Maintenance costs will also be reduced as Sanitation Operations will no longer be required to perform routine root control on these main lines. Overall annual maintenance cost savings is estimated at \$30,000, plus potential savings from reducing overflow cleanup and violation fines. The District is now seeking additional grant funding for the second phase of sewer rehabilitation work from the State Water Resources Control Board.







# DPW UPDATES



*Mile marker installation on the Salsipuedes levee.*



*The County of Santa Cruz is taking new steps to reduce litter and pollution along the County's north coast beaches. New signs encourage all visitors to protect our beaches and coastal environment by packing out their trash and recyclables. The new signs are a joint project of Santa Cruz County's Parks and Public Works Departments, along with local creative consultants Colton Chorpensing and Ryan Lynch.*

## NEW EMPLOYEES

**Aaron Marquez**

Electrical Instrumentation Tech I

## PROMOTIONS

**Jeff De los Santos**

Civil Engineer

**Hermenegildo Avalos Lazaro**

Solid Waste Inspector II

**Mirna Guerrero**

Departmental Administrative Analyst

**Robert Leporini**

Assistant Public Works

Superintendent

**Peder Viehmann**

Heavy Equipment Mechanic I

**Gavino Mosqueda**

Public Works Supervisor

## RETIREES

**Michael Anderson**

## QUOTE OF THE MONTH

“Nothing in the world can take the place of persistence.”

Calvin Coolidge

[DPW.CO.SANTA-CRUZ.CA.US](http://DPW.CO.SANTA-CRUZ.CA.US)

