

DEC 31 2015

Nat. Register of Historic Places
National Park Service

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: DeWitt General Hospital

Other names/site number: DeWitt State Hospital

Name of related multiple property listing:
Latinos in 20th Century California

2. Location

Street & number: First Street and B Avenue, south of Bell Road and north of Atwood Road

City or town: Auburn State: CA County: Placer

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide x local

Applicable National Register Criteria:

x A x B x C ___ D

State Historic Preservation Officer <u>28 Dec. 2015</u>	
Signature of certifying official/Title:	Date
<u>California Office of Historic Preservation</u>	
State or Federal agency/bureau or Tribal Government	

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____


Signature of the Keeper

2/12/2016
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

DeWitt General Hospital
 Name of Property

Placer County, CA
 County and State

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>49</u>	<u>5</u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>50</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- HEALTH CARE/Hospital
- RECREATION & CULTURE/Theater
- RECREATION & CULTURE/Sports Facility
- RELIGION/Religious facility
- DEFENSE/Military facility

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Current Functions

(Enter categories from instructions.)

GOVERNMENT/Government Office

RECREATION & CULTURE/Theater

RECREATION & CULTURE/Sports Facility

7. Description

Architectural Classification

(Enter categories from instructions.)

Other: Pavilion Plan Hospital

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: CONCRETE

Walls: BRICK

Roof: ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The DeWitt General Hospital was constructed in 1943 as one of the sixteen 'Type A' pavilion plan Army hospitals in the United States designed by architects York and Sawyer. In total, there were sixty-six Army hospitals in the United States that treated American soldiers wounded in World War II. The DeWitt Hospital site contained about 220 acres and was designed to be a self-contained facility originally consisting of approximately 80 buildings, a circulation system of roads, sidewalks, enclosed corridors, a steam power plant, water and sewage treatment plants and incinerator. The district consists of 49 contributing buildings, 1 contributing structure (a pool), and 5 non-contributing buildings.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

The DeWitt Hospital complex is located approximately three miles north of downtown Auburn and a short distance west of State Highway 49 in Placer County California. Originally, the hospital site was rural in character however some of the neighboring vicinity is becoming more suburban in nature. The DeWitt hospital complex has had three uses since its construction, a World War II military hospital from 1943 to 1945, a state mental hospital from 1946 to 1972, and its current use primarily houses county offices with a few buildings being leased to local businesses or services. Nearly all of the hospital buildings were constructed of brick with the most significant buildings being the patient wards - long, narrow, single-story buildings arranged in rows with enclosed connecting corridors and sidewalks. The majority of the hospital buildings were organized in long rectangular pavilions in uniform rows along streets with a grid-like plan. Spaces in between the pavilions generally contain grass, trees and shrubs. Buildings were arranged hierarchically, with the administration building, physician and nurses quarters, and medical clinics at the north end of the complex, industrial buildings at the south end, and patient wards and service buildings in the center. Buildings were designed as modern and functional structures with a straightforward use of materials, namely brick on concrete foundations, and gabled or flat roofs according to use. Windows were double-hung or fixed with wooden muntins dividing them into multiple lights. Doors were wood paneled with upper lights and most interior finishes were smooth gypsum board.

Historic Integrity

In general, the DeWitt Hospital retains much of its historic integrity in terms of internal setting, location, materials, workmanship, and feeling. It no longer has integrity of association due to its change in use. Most of the remaining original hospital buildings have not been significantly altered in their footprints or general exterior appearance. Approximately sixty percent of the original hospital buildings remain standing, nearly all of which are in good condition and currently or recently occupied. The core of the DeWitt Hospital complex retains much of its historic military and institutional feel. Approximately half of the patient wards, all of the enlisted men's barracks (later converted to wards) and nearly all service and utility type buildings remain, as do the theater, chapel, gymnasium and swimming pool. Buildings no longer in existence include the administration building, six officer's quarters, four medical buildings and seventeen patient wards. The northern portion of the DeWitt property contains two noncontributing post World War II modern office buildings located outside of the district boundaries. These offices occupy the periphery of the property thus leaving a sixty-three acre portion of the original hospital complex significantly intact. The one large noncontributing building within the district is a Butler manufactured metal maintenance garage located on the southeast corner of the property. The southern portion of the property also contains small garage structures that are noncontributing. In summary, the integrity of the DeWitt Hospital's World War II era building design, materials, layout and setting contribute to a cohesive sixty-three acre district representing its feeling of historic time and place. The hospital's remaining structures retain their appearance as a World War II military hospital, conveying their sense of history. The property reflects its military complex layout and is distinguished from its surroundings by its architecture, street pattern and building placement.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Narrative Description

Note: A substantial amount of information provided in this nomination application is derived from the following document prepared by William Kostura, architectural historian, URS Corporation: State of California Department of Parks and Recreation Primary Record (DPR 523L) Forms, April 2002. Where applicable, excerpts from this document are used to provide historical information and descriptions of the site and buildings. Any subsequent changes to the buildings and site post-dating this report is noted and described. Historical information not derived from this document will also be noted as such.

General Description of the DeWitt Hospital Complex

DeWitt General Hospital was constructed in 1943 as a permanent World War II Army medical facility designed to treat injured American soldiers. The hospital site consisted of approximately 220 acres and was designed to be a self-contained facility that included over eighty buildings, a circulation system of roads, sidewalks, and enclosed corridors as well as utility infrastructure including a steam power plant, reservoir, incinerator and sewage treatment plant. When constructed, the hospital was located in a rural area approximately three miles north of downtown Auburn, California. At present, this area retains some of its rural character to the north and west of the hospital site but the northeast and southeast portion is becoming more suburban in nature as development continues along State Highway 49. Since its construction and operation as a military hospital and state mental hospital, the DeWitt Hospital site has undergone some significant modifications. Most notably, approximately thirty percent of its original structures have been recently demolished in the northwest and western portion of the site. Noncontributing structures include two large, modern county government buildings that have been constructed on the northwestern periphery of the property. To the west of the hospital site and west of Richardson Drive is a juvenile hall and County jail; both were constructed after World War II. A Home Depot store was constructed on the eastern periphery of the property to the east of First Street. At present, a collection of original buildings remains on sixty-three acres stretching from the southern to the central and northeastern portion of the property.

The DeWitt hospital complex has had three uses since its construction, a World War II military hospital from 1943 to 1945, a state mental hospital from 1946 to 1972, and its current use primarily houses county offices with a few buildings being leased to local businesses or services. All of the hospital buildings were constructed of brick with the most significant buildings being the patient wards - long, narrow, single-story buildings arranged in rows with enclosed connecting corridors and sidewalks. The majority of the hospital buildings were organized in long rectangular pavilions in uniform rows along streets with a grid-like plan. Spaces in between the pavilions generally contain grass, trees and shrubs. Buildings were arranged hierarchically, with the administration building, physician and nurses quarters, and medical clinics at the north end of the complex, industrial buildings at the south end, and patient wards and service buildings in the center. Buildings were designed as modern and functional structures with a

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

straightforward use of materials, namely brick on concrete foundations, and gabled or flat roofs according to use. Windows were double-hung or fixed with wooden muntins dividing them into multiple lights. Doors were wood paneled with upper lights and most interior finishes were smooth gypsum board. Most of the remaining original hospital buildings have not been significantly altered in their footprints or general exterior appearance. Approximately sixty percent of the original hospital buildings remain standing, nearly all of which are in good condition and currently or recently occupied. The core of the DeWitt Hospital property retains much of its historic military and institutional feel. Approximately half of the patient wards, all of the enlisted men's barracks (later converted to wards) and nearly all service and utility type buildings remain, as do the theater, chapel, gymnasium and swimming pool. Buildings no longer in existence include the administration building, six officer's quarters, four medical buildings and seventeen patient wards.

According to architectural historian William Kostura, the DeWitt Hospital complex and its buildings were designed following a traditional model for hospitals known as the pavilion plan that "was developed to apply a scientific understanding of disease to the design of hospitals. Scientific understanding was applied both to the overall plan and to the buildings and other elements of the plan. The basic unit of the pavilion plan was the ward, a narrow, rectangular one or two-story building set in landscaped grounds and oriented so that maximum sunlight entered the building. The interior was an open space with a radiator under each window and a bed between windows. At either end of the ward was a nurses station and a sunroom or porch. Each ward was provided with a passive or mechanical ventilation system intended to keep air moving. Moving air was thought to dissipate germs. Sunlight and views of greenery were considered therapeutic. Details of the interior were designed so that every surface was easily cleaned and so that germs could not accumulate. Typical details included hard plaster walls, cover corners, and the use of minimal trim around windows and doors. In a pavilion plan hospital, as many wards as necessary were built as separate structures, all with the same orientation, so that each ward had the same exposure to light, air, greenery, and the same protection from germs. The pavilion plan was first widely used for military hospitals in Europe and America in the second half of the nineteenth century. They were also used for non-military hospitals, especially from the late nineteenth century to the mid-twentieth century. Pavilion plan hospitals continued to be built until the proliferation of new technologies radically changed hospital design in the 1950s. Thus, World War II military hospitals were among the last pavilion plan hospitals to be built. All branches of the United States military built pavilion plan hospitals during World War II. One type for the U.S. Army, called 'Type A,' was a standard plan for general hospitals. (General hospitals provide facilities for patients with all types of problems and diseases, as opposed to station hospitals for patients with particular types of problems, such as orthopedic hospitals or sanitariums. In the hierarchy of military hospitals, station hospitals are smaller and provide fewer services than general hospitals.) This standard plan was designed by for the U.S. Army by a New York architectural firm, York and Sawyer, and was applied to sixteen hospitals built during the war. DeWitt General Hospital conformed to this standard plan in all but a few details" (2).

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Like the other 'Type A' general hospitals, the DeWitt Hospital plan was organized into zones of similar uses. Mr. Kostura describes the overall DeWitt complex as follows: "The buildings where physicians and nurses lived and performed most of their medical tasks were at the north end of the complex, while the industrial buildings were at the south end. In between were medical buildings, patient wards, and recreational and service buildings. This geographic arrangement of uses served to insulate, first, the officers and nurses, and secondly the patients, from noise that was generated by various activities at the hospital. The largest and most important buildings in the hospital – the wards – were oriented northwest-southeast, providing sun on the long sides of the buildings all day. The other main types of buildings – the administration and staff residences at the north end and the warehouse group at the south corner – were orientated differently, expressing their different functions from those of the patient treatment buildings. The overwhelming majority of the buildings, for all purposes, were located in long rectangular pavilions with spaces in between them for grass, trees and shrubs. Although landscaping was an essential feature of pavilion plan hospitals, no landscaping plan or other evidence has been discovered for DeWitt Hospital. Pavilions of all types were organized in uniform rows along streets in a grid-like plan. In addition, each pavilion was accessible along open sidewalks. The wards and principal medical and service pavilions were also accessible from enclosed corridors. Most of these covered corridors linked the pavilions at the centers of their long sides" (2-3).

Northern portion of DeWitt Hospital complex bounded by Bell Road, First Street, B Avenue and Richardson Drive:

Brick entrance gates and an expanse of lawn once occupied the north end of the complex. The lawn may have originally extended throughout much of the complex. Behind the gates and lawn at the entry stood an administration building and six other buildings that functioned as officers and nurses quarters. An officers club and mess hall for officers and nurses stood just to the south of their quarters. These buildings and entry gates were demolished between 2004 and 2013. Today, the lawn and mature trees still occupy the northeast corner of the property while a large modern brick faced county office building, referred to as the CDRA building, and a parking lot occupying the northwest corner of the property.

Just west of the CDRA building, across Richardson Drive, is a small bungalow that pre-dates World War II. This cottage may have functioned as the commanding officer's residence during World War II. The cottage is a single-story wood-frame residence with side-gabled roof, wood porch and concrete deck.

Four medical buildings were located just to the north of B Avenue and south of the officers club. These buildings housed dental and x-ray clinics, laboratories, surgical rooms, other clinics and medical offices. An expansive lawn also flanked these buildings. These buildings were demolished in 2010. Today the area that the medical buildings once occupied is vacant, with parking areas and a lawn with mature trees to the east and a parking lot to the west. The Larry Oddo Finance and Administration building was constructed around 2002 and now occupies what was originally the lawn area northwest of the medical buildings.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Given that all of the hospital buildings located on this portion of the property have been demolished and the bungalow pre-dates World War II, this area is not included in the district boundaries. The district boundaries encompass sixty-three acres and include the following portions of the hospital property described as follows:

Central portion of DeWitt Hospital complex located between B and D Avenues and Richardson Drive and First Street:

Originally, thirty patient wards were arranged in four blocks between B and D Avenues. Central to these wards were three service buildings that held a canteen, post office, recreation hall for ambulatory patients, and a kitchen and mess hall for patients. A chapel is located at the east end of the wards between B and C Avenues. Lawn and mature trees extend throughout the patient ward areas. Today, seventeen of the patient wards are no longer standing and the area they once occupied is now vacant land. The majority of the wards were demolished between 2008 and 2013. Most of the thirteen remaining patient wards are located on the eastern end of the complex between B and C Avenues.

Southern portion of DeWitt Hospital complex located south of D Avenue and north of Atwood Road:

Barracks for enlisted men (converted to wards in 1945), a theater, mess hall and recreation building occupy the southeast portion of the complex and are bounded by D and F Avenues and First and Second Streets. Some lawn and trees also extend throughout the barracks area. To the south of Avenues E and F is an industrial area containing the following buildings that once served as auto repair, shop, utility, laundry, warehouses, firehouse, and power house. The southeastern area also has a gymnasium and swimming pool that continue to function as such. The remains of a small earthen reservoir that once served as the hospital's fresh water supply is located just to the east of the gymnasium and swimming pool. This reservoir is not included in the district boundaries as it is no longer in use.

Descriptions of Buildings

Nearly all of the World War II-era buildings at the DeWitt General Hospital are similar in plan, structural type and materials. Stylistically, nearly all of the hospital buildings were brick and built in a modern and utilitarian design, without reference to historical styles. Only the chapel (existing) and the administration building (demolished) expressed a restrained colonial revival style. The predominant buildings, the patient wards and enlisted men's barracks (later converted to patient wards) are long, narrow rectangles in plan. They are oriented with their long sides running northwest to southeast in order for the large, regularly spaced windows to allow ample light into the interior. These buildings had gable roofs with eaves flush with the walls, louvered gable vents and roof-ridge monitors providing ventilation. A fall 1945 Auburn Journal article reports that air conditioning in every building except warehouses was to be installed (DeWitt Plans Air Conditioning). All foundations are reinforced concrete, some being a few inches to a

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

few feet in height. Walls are made of brick laid in common bond. Originally the bricks were left unpainted, but an August 1945 Auburn Journal report notes that they were painted with a light cream color waterproof coating (Paint Job Finished). At some point in time most buildings have been painted tan and a few have been sandblasted to expose the original brick. Original windows have wood frames and wood sash, and are divided into lights by wooden muntins. Most of these windows are double hung, with multiple lights in each sash. Some buildings have either replaced windows in their original frames and a few have been boarded up. All other DeWitt General Hospital buildings, with the exception of the gymnasium were similarly constructed of brick on cement foundations. Most service and utility buildings had flat roofs where eaves overhung the walls by several inches to a foot. Windows had wooden frames, some were fixed multiple light and others were double hung multiple light sash windows. Many original doors have been replaced, but some original door frames remain. Wheelchair ramps have been added to most buildings and some buildings have roof mount solar panels. Most interiors have been remodeled. Originally, most interiors were probably finished with smooth gypsum board walls and ceilings and minimal door and ceiling moldings. Smooth surfaces were easy to clean and fostered sanitary conditions.

An inventory of existing contributing buildings that date to World War II is as follows:

Wards for patients: 13

Enlisted men's barracks (converted to wards in 1945): 11

Staff and patient services (mess halls, chapel, post office, theater, recreation buildings, etc): 10

Warehouses, laundry, shop buildings, power plant, etc.: 15

A tally of World War II era DeWitt Hospital buildings no longer in existence include:

Administration: 1

Physicians' and nurses' quarters: 6

Officers' club and mess room: 2

Medical buildings (surgery, laboratory, dental clinic, x-ray clinic): 4

Wards for patients: 17

Water treatment plant, sewage treatment plant, and incinerator: 7

Descriptions of existing buildings in the DeWitt hospital district are as follows, beginning at the north end and continuing south. All buildings are rectangular in plan and of brick construction unless otherwise noted.

Patient Wards (Buildings 107 to 117, 211 and 212)

These thirteen buildings constitute the majority of the patient wards that remain standing from the original thirty patient wards. Each building is thirty feet in width and one story in height, with a high concrete foundation and an end-gabled roof. The foundation is raised to a level about four feet above ground, with brick walls above. The north and south ends of these buildings were devoted to common areas in the form of sun porches, and originally featured continuous bands of six-over-six double-hung wood sash windows that stretched across the facades and continued around to the sides. These windows are held in place by heavy, exposed wood framing which also supports the roof. A course of brick sills broken only by the central

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

entry unites these windows. Centrally placed entry doors are topped by transoms of six lights. The gabled area of the façade is composed of fixed windows of multiple lights and a metal louvered vent.

On the long sides of these buildings are ranges of uniformly spaced windows with six-over-six double-hung wood sash. These windows have brick sills and rise to the eave line.

Inside each building, an interior brick wall separates the sun porch area from the patient ward. Within the patient ward, wall and ceiling surfaces were of smooth manufactured wallboard (probably gypsum board), with minimal door and ceiling moldings. Patient beds were placed against the walls between the window openings. Most of the interior spaces have been altered and do not retain their original finish.

These buildings were connected by brick corridors with flat roofs, brick buttresses, and eight-over-eight double hung wood sash windows. As many as eight ward buildings are connected by these corridors.

These buildings have been altered to varying degrees since they were first constructed. Buildings 111-113 and 115 have intact facades save for the replacement of windows, doors and front steps. The north side of building 114 is relatively intact behind a modern porch addition. The south ends of six buildings (107-110, 116, 117) have been altered with facings of stucco or wood to replace or cover some of the windows. With the exception of building 110, the long façade of each building and their connecting corridors have many or most original windows in place and are otherwise little altered. Building 110 has the most notable alteration in that a portion of its western façade has been removed to create a larger main entry and a small infill addition on its southern side connecting to building 111. Buildings 108 and 117 also have small additions on their southern ends. Nearly all of these buildings have two small wooden additions on the north and south end of their west façade that were delineated on a hospital site map dated 1963.

Chapel (Building 118)

The chapel is located on First Street, between B and C Avenues, at the end of the row of ward buildings 110-117. This building has a front gabled roof the rises to a square steeple with a tall, pyramidal cap. The steeple is made of wood and has louvered vents in each side. Windows divided into lights by wood muntins include the circular windows in the front and rear gable areas that light the interior. All other window have been replaced with metal sash. The central entry features paired wood panel door. The interior has brick wall surfaces and open wood trusses that support the wooden roof. Stylistically, this is a restrained version of an early New England church. An expansive lawn can be found in front of the building. The exterior and interior of the building are little altered.

Service Buildings (Buildings 208, 209 and 210)

This cluster of buildings functioned as a patients' auditorium and library (208); post office, canteen and offices (209); and mess hall and kitchen for patients (210). These buildings were

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

placed close together and were connected by a sidewalk. The most significant changes to these structures consist of three small additions, including the enclosure of the connecting sidewalk which essentially joins these buildings together. Two additions are constructed of brick and were designed to resemble the original construction and one addition is stucco. The three buildings were originally surrounded on three sides by patient wards buildings. Today patient wards exist on the north and east sides. The patient wards to the west were demolished in 2013 and their site is now a vacant lot. Descriptions of the three buildings are as follows:

Auditorium and Library (Building 208) – This building is generally cruciform in plan and has a high, central nave with a gabled roof, and low wings with flat roofs. Buttresses of brick, with sloping tops, add support to the roof. Most windows in the central nave have twelve-over-twelve double hung windows, while those in the wings have replacement metal sash windows. The exterior of this building has been little altered except for a small brick addition to the south wing. The northern wing has been sandblasted exposing the original brick while the nave portion is painted cream.

Post Office, Canteen and Offices (Building 209) – This building is U-shaped in plan, has a flat roof with extended eaves, and has brick-clad columns. The windows have replacement metal sashes. Most of its wall surfaces have been sandblasted. There is a small stucco addition on its south façade and a small brick addition on its northwest corner.

Mess Hall and Kitchen (Building 210) – This building is roughly H-shaped in plan, with a flat roof, brick-clad columns, and original twelve-over-twelve double hung windows. It is little altered.

Enlisted Men's Barracks (Buildings 309-314 and 320-324)

These one-story buildings are similar in size, shape and materials to the patient ward buildings, save that their ends are devoid of windows, and are pierced only by central entries with eight-light transoms. Most of the original wooden doors in these buildings have been replaced with newer metal doors. Windows in the long façades have double-hung wooden sash divided into lights by muntins. Ten of these eleven buildings were converted into patient wards in 1945. Save for the replacement doors, these buildings and their connecting corridors have generally few exterior alterations. Only the south façades of buildings 313 and 314 has been altered with an infill addition between these buildings.

Enlisted Men's Mess Hall and Recreation Building (Buildings 318 and 319)

Both of these are one-story buildings. The mess hall for enlisted men, Building 318, has a flat roof, twelve-over-twelve wood sash windows and a replacement front door with original sidelights. Save for a few bricked-in windows, it is little altered. Building 319, which was probably a recreation building for enlisted men, has a gabled roof, six-over-six wood sash windows, an original door with nine upper lights and two lower panels, and an eight-light transom over the door. It is little altered.

Theater Building (315)

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

This two-story building has an extremely slight-pitched, almost flat roof, two-over-four wood sash windows, paired wood doors with upper lights and lower panels, and a covered front porch, of wood. A lawn can be found in front of this building. The exterior is little altered. The interior contains the original stage and the original seating was recently removed and preserved.

Shops, Storage and Morgue (Buildings 306 and 307-308)

These one-story buildings have flat roofs. Building 306 has replacement windows and doors. Building 307-308 has original six-over-six wood sash windows and replacement doors.

Laundry (Building 301) and Warehouses (Buildings 302-305)

These one-story buildings have flat roofs. Central vehicle entries can be found on the short façades. In the long sides, most of the original paired twelve-over-twelve windows have been replaced by metal sash windows, but some original windows remain. Except for a few small additions these buildings have been little altered.

Gymnasium (Building 410)

This is a wood-framed building that is one of the taller of the World War II-era buildings in the hospital complex. The cladding of cement-asbestos shingles is original. The building is devoid of windows. The small, projecting entrance pavilion on the west side appears to be an addition. The building is still used as a gymnasium, but the interior finished have been completely remodeled.

Swimming Pool and Changing Room (Buildings 411 and 412)

The outdoor swimming pool is rectangular and dates to World War II. Adjacent to it are two one-story brick changing rooms with a gable roof and wood casement windows.

Utility Area (Buildings 413, 416 – 420 and 423)

Located south of F Avenue, this is a somewhat dispersed cluster of shop buildings. The original use of these buildings were: garage (416), firehouse (417), stone mason's storage (418), Engineer's Department (419, 420, 423). Building 413 may have been an auto shop. Building 413 is a small brick building with a flat roof, a vehicle canopy, and wood sash windows divided into multiple lights. Building 416, demolished in 2009, was clad with cement-asbestos shingles and four vehicle bays took up nearly all of the building. Building 417 is brick and has three vehicle bays for fire engines. The wooden hose tower on its west side appears to be an addition. Building 418 is brick and has a gabled roof, while buildings 419, 420 and 423 are also brick but have flat roofs. Save for the replacement of original windows in Buildings 418 and 419 and the hose tower addition at Building 417, these buildings are little altered.

Power Plant (Building 500)

This building on the west side of Richardson Drive is constructed of reinforced concrete and is about forty feet in height. It has a very slightly pitched roof that is almost flat, industrial steel sash windows of many lights, and metal louvered vents near the top of the building. The exterior of the building is little altered.

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

The one large noncontributing building within the district is a Butler manufactured metal maintenance garage located on the southeast corner of the property. The southern portion of the property also contains four smaller noncontributing garage structures.

Numbered List of Contributing and Noncontributing Buildings and Structures (see map in section 9)

Contributing Buildings and Structures

1. Patient Ward Building 107
2. Patient Ward Building 108
3. Patient Ward Building 109
4. Patient Ward Building 110
5. Patient Ward Building 111
6. Patient Ward Building 112
7. Patient Ward Building 113
8. Patient Ward Building 114
9. Patient Ward Building 115
10. Patient Ward Building 116
11. Patient Ward Building 117
12. Chapel, Building 118
13. Auditorium and Library, Building 208
14. Post Office, Canteen, and Offices, Building 209
15. Patient Mess Hall and Kitchen, Building 210
16. Patient Ward Building 211
17. Patient Ward Building 212
18. Laundry, Building 301
19. Warehouse, Building 302
20. Warehouse, Building 303
21. Warehouse, Building 304
22. Warehouse, Building 305
23. Shop, Building 306
24. Morgue, Building 307
25. Storage, Building 308
26. Enlisted Men Barrack Building 309
27. Enlisted Men Barrack Building 310
28. Enlisted Men Barrack Building 311
29. Enlisted Men Barrack Building 312
30. Enlisted Men Barrack Building 313
31. Enlisted Men Barrack Building 314
32. Theater, Building 315
33. Enlisted Men Mess Hall, Building 318
34. Enlisted Men Recreation, Building 319
35. Enlisted Men Barrack Building 320
36. Enlisted Men Barrack Building 321

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

37. Enlisted Men Barrack Building 322
38. Enlisted Men Barrack Building 323
39. Enlisted Men Barrack Building 324
40. Gymnasium, Building 410
41. Swimming Pool
42. Swimming Pool Changing Room, Building 411
43. Swimming Pool Storage, Building 412
44. Auto Shop, Building 413
45. Fire Station, Building 417
46. Mason's Storage, Building 418
47. Engineer's Department and Utility Yard, Building 419
48. Engineer's Department and Utility Yard, Building 420
49. Engineer's Department and Utility Yard, Building 423
50. Powerhouse, Building 500

List of Noncontributing Buildings

51. Maintenance Garage
52. Garage
53. Garage
54. Garage
55. Garage

Historic Integrity Analysis

Location: The property retains integrity of location as all buildings within the district remain in their original locations.

Design: Despite the recent demolition of approximately thirty percent of the hospital's structures that were located on the northern and western portion of the property, the DeWitt General Hospital complex still embodies a majority of the distinctive design characteristics of a U.S. Army World War II 'Type A' permanent hospital. A sixty-three acre collection of original hospital buildings remains stretching from the southern to the central and eastern portion of the property. Approximately half of the patient wards, all of the enlisted men's barracks (later converted to wards) and nearly all service and utility type buildings remain, as do the theater, chapel, gymnasium and swimming pool. Buildings no longer in existence include the administration building, six officer's quarters, four medical buildings and seventeen patient wards. The remaining original hospital buildings have not been significantly altered in their footprints or general exterior appearance. The exterior façades of the chapel, theater, gymnasium and powerhouse have generally high integrity in all respects. The post office, patient's mess hall, auditorium, laundry, warehouses, fire station, buildings in the utility yard, nine of the eleven enlisted men's barracks and five of the thirteen patient wards have generally high integrity save for replacement windows, doors, steps, some awnings and wheelchair ramps. The northern façades of all eleven patient wards are relatively intact while the southern façades have been more heavily altered with replacement windows and coverings of stucco or wood replacing the

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

sunroom glazing. The long façades and the connecting corridors of the patient wards and enlisted men's barracks remain generally intact, often including the retention of the original windows and some original doors. The two small wooden additions on the western façades of the patient wards probably predate 1963 as they are delineated on a hospital site map dated that year. The pattern of streets and the landscaping of the property are generally intact.

Setting: There are two noncontributing large, modern county office buildings located on the periphery of the property and are not included in the district boundaries, thus leaving a significant core of the hospital property intact and resulting in a good to high quality internal setting for these remaining structures. While the area around the DeWitt property has moved from a rural to a more suburban setting along Highway 49, the property is still located at the edge of Auburn's development and retains some rural character. The DeWitt Hospital's appearance and design characteristics are distinctly different from surrounding properties.

Materials: The DeWitt Hospital property retains high integrity of its most identifiable building material, namely brick buildings. Nearly all additions and building modifications are minimal in size. Some additions are constructed of brick, while others are wood or stucco and typically do not detract from the overall feel of the brick structures. Originally the buildings were not painted, but historic newspaper reports provide evidence that all buildings were painted a cream color before the end of World War II. Today, many buildings are painted a tan color and some have been sandblasted. Most buildings have retained some of their original windows along with some replacement windows fitted to the original window frames, while other windows have been boarded up or covered with wood or stucco. While most of the original wooden doors have been replaced with metal doors, some original doorframes remain and a few doors have been bricked in.

Workmanship: With the exception of the chapel and previously existing administration building that displayed restrained Colonial Revival elements, the DeWitt Hospital facilities were constructed with simple and utilitarian design and workmanship. The remaining hospital buildings on the property retain their simple character as the construction of additions, installation of air conditioning, rooftop solar panels and the replacement of doors, windows, and steps over the years are also simple and utilitarian in form and workmanship.

Feeling: The core of the DeWitt Hospital property retains much of its historic military and institutional feel. Approximately sixty percent of the original hospital buildings remain standing, nearly all of which are in good condition. Overall, the majority of building façades remain largely intact contributing to their feeling and appearance as World War II military hospital structures. Thus the property conveys its feeling and sense of history.

Association: The district has lost some integrity of association due to its change in use and demolition of 30% of the buildings, but the majority of the buildings on the site are buildings associated with the district during its period of significance.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

In general, the DeWitt Hospital retains its historic integrity in terms of internal setting, location, materials, workmanship, and feeling. Approximately half of the patient wards, all of the enlisted men's barracks (later converted to wards) and nearly all service and utility type buildings remain, as do the theater, chapel, gymnasium and swimming pool. Buildings no longer in existence include the administration building, six officer's quarters, four medical buildings and seventeen patient wards. In summary, the DeWitt Hospital property building design, materials, layout and setting make the property a cohesive unit contributing to its feeling of historic time and place. The property reflects its military complex layout and is distinguished from its surroundings by its architecture, street pattern and building placement.

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Areas of Significance
(Enter categories from instructions.)

HEALTH/MEDICINE
ARCHITECTURE
ART

Period of Significance
1942-1963

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)
Ramirez, Martin

Cultural Affiliation

Architect/Builder
U.S. Army
York , Edward Palmer
Sawyer, Philip

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

DeWitt General Hospital is significant under National Register Criteria A, B and C at the local level of significance in the areas of health/medicine, art, and architecture with a period of significance from 1942 to 1963. DeWitt Hospital is also nominated under the cover of the Latinos in 20th Century California MPS, under the associated contexts *Latinos in the Arts*, as an example of the *Residences and Studios of Prominent Persons* property type.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Under Criterion A, DeWitt General Hospital is associated with the medical treatment of wounded servicemen during World War II, one of our nation's most significant historic events. DeWitt General Hospital is where highly regarded surgeon Norman Freeman pioneered important vascular surgical techniques. DeWitt General Hospital was one of the three designated Army vascular treatment centers in the United States. The construction and operation of the DeWitt General Hospital near Auburn, California also significantly influenced its local community economically and socially during the period 1943 to 1945. The hospital became one of the areas largest employers as well as supported various community activities including education, social outreach and entertainment. A nurses training program was established at the hospital, local social groups and individuals volunteered to help with patient care and morale as well as fundraising efforts for improving the hospital facilities. Area residents participated in entertainment activities at the hospital including dances held in the hospital auditorium and USO shows held in the hospital theater. The hospital's local economic significance continued after the war as the facility was converted into a state mental institution in 1946 and renamed the DeWitt State Hospital where it remained one of the area's largest economic drivers and employers until its closure in 1972. In addition, the DeWitt State Hospital is locally, regionally and perhaps nationally significant in the areas of medical treatment and art due to its association with artist and psychologist Tarmo Pasto, an early researcher in the area of artistic expression and psychology theory which influenced the development of the field of art therapy as treatment for mental illness.

Related to this significance is DeWitt State Hospital's eligibility under National Register Criterion B due to its association with internationally recognized outsider artist, Martin Ramirez. The period of significance for the DeWitt Hospital's association with Ramirez is 1948 to 1963, the years that he created his most notable artwork while in residence as a patient at the hospital. Tarmo Pasto and the Dewitt Hospital staff and facilities were crucial to the discovery and creation of Ramirez's artwork that has achieved recognition through local and national art exhibits as early as 1951. The importance of Martin Ramirez's work is nationally recognized by the recent issuance of U.S. postage stamps featuring his artwork. Thus, the DeWitt Hospital property is significant in several ways to local and national historic contexts of health/medicine and art. Considering its association with Martin Ramirez, the DeWitt Hospital property is also nominated under the cover of the Latinos in 20th Century California MPS, under the associated contexts *Latinos in the Arts*, as an example of the *Residences and Studios of Prominent Persons* property type.

Furthermore, the DeWitt Hospital property is significant under National Register Criterion C as it is an example of the large-scale planning and construction that was required during World War II to meet national defense needs for the medical treatment of American soldiers wounded in the war. DeWitt Hospital is located approximately three miles north of Auburn, California. Like many of the general hospitals constructed in the United States during the last two years of World War II, the DeWitt site was chosen because of its location in a coastal state with flat terrain, moderate weather, proximity to a civilian work force and access to transportation routes such as a highway and train station. Despite the demolition of approximately thirty percent of the hospital's structures, the DeWitt General Hospital complex still embodies a majority of the

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

distinctive design characteristics of the U.S. Army 'Type A' general hospitals constructed during World War II. The DeWitt hospital is also one of the last two remaining examples of its type. The period of significance for the architectural significance of DeWitt General Hospital is 1942 to 1945, the years that the complex was designed, built and operated as a military hospital.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Health/Medicine

Under National Register Criterion A, the DeWitt Hospital is locally significant in the area of health/medicine during its uses as an Army general hospital and a state mental hospital. The period of significance is from 1943 to 1945 when the facility operated as a World War II Army general hospital and from 1946 to 1963, the years that the facility functioned as a state mental hospital and residence of artist Martin Ramirez.

During World War II, many of the Army general hospitals specialized in one or more types of treatment. Among the 'Type A' pavilion plan general hospitals such as DeWitt, specialties included orthopedic surgery, psychiatry, treatment of syphilis, plastic surgery, ophthalmologic surgery, treatment of rheumatic fever, neurology, neurosurgery and vascular surgery. In addition to performing general medical care, amputations and general surgery, these hospitals may have specialized in as many as four or five areas. The specialties at DeWitt were general medicine, neurology, neurosurgery, vascular surgery and psychiatry (Kostura 17). Doctor Norman Freeman, a recognized expert in vascular surgery, was assigned to DeWitt General Hospital in 1945 as Chief of Surgery. Freeman graduated from the Yale School of Medicine and furthered his training as a National Research Fellow at Harvard under the famous professor of physiology, Walter B. Cannon. After which, Freeman completed his surgical residency at Massachusetts General Hospital under Edward D. Churchill. In 1936, Freeman was appointed the J. William White Assistant Professor of Surgical Research at the University of Pennsylvania and was made the Chief of Vascular Surgery at Pennsylvania Hospital in 1938. From that point forward, Freeman confined himself entirely to vascular surgery, in effect becoming the first physician in this specialty in the United States. During his four years of service in the Army, Freeman is known to have continued his clinical research in vascular surgery where, according to the Journal of Vascular Surgery, he "pioneered many direct reconstructive vascular surgical techniques. As an example, at that time, arteriovenous fistulas were commonly treated by quadruple ligation. Freeman's contribution was to divide the arteriovenous communication and directly reconstruct the vessels with restoration of normal blood flow" (Connolly). In 1946, Freeman reported 18 successful operations utilizing this new surgical technique at DeWitt General Hospital to the American Surgical Association and was awarded the Army Commendation Ribbon for his innovation in arterial repair. Because of Freeman's innovation, DeWitt Hospital was the only Army Vascular Center to carry out routine arteriography at that time. After the war, Freeman joined the Department of Surgery at the University of California in San Francisco where he

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

continued his innovative research and clinical practice in vascular surgery until his retirement (Connolly and Freeman).

The end of World War II led to a significant shift in ownership and medical focus for DeWitt Hospital. Despite that DeWitt was constructed as a permanent military general hospital for the intent of its possible conversion into a Veterans Administration medical center, the Army closed the hospital on December 31, 1945 and sold the facility to the State of California in 1946. At this time, California's mental institutions were overcrowded by 6,300 patients, or about 24 percent, with the expectation that these conditions would continue as new mental health institutions were not scheduled to open until 1951. As a result, DeWitt became California's eighth mental hospital and subsequently its name was changed to DeWitt State Hospital. California had mental hospitals located in Stockton (1853), Napa (1875), Agnews in San Jose (1889), Mendocino (1894), Patton (1894), Metropolitan in Norwalk (1916), and Camarillo (1937). Until 1950, DeWitt only received patients from other, overcrowded state mental hospitals (Kostura 20-21). The transfer of one patient from Stockton, Martin Ramirez in 1948, became of particular significance not only the hospital's history, but also to the history of the region and the practice of psychology. Due to his older age and diagnosis of tuberculosis, Martin Ramirez, a Mexican who immigrated to California in 1925, was transferred to DeWitt State Hospital. Shortly after his transfer, Ramirez came into contact with Tarmo Pasto, a professor of art and psychology at Sacramento State University. Pasto was of Finnish American decent and academically trained in art, humanities and psychology at Cornell University and the University of New York. Pasto's relocation to Sacramento, California was prompted by his fascination with the landscapes and deserts of the American West that he encountered during his military service in California during World War II (Espinosa 27). Pasto is credited with being one of psychology's more notable early pioneers in the study of artistic expression and psychology theory and his research influenced the establishment of the field of art therapy as treatment for mental illness (Junge 5-15). Pasto became familiar with DeWitt State Hospital through Paul Kivisto, a colleague and the senior clinical psychologist at DeWitt. During the years that Pasto was an art and psychology professor at Sacramento State University he received permission from DeWitt administration to visit the hospital with his students for observational learning. On one of his visits, Pasto noticed a drawing that was created by Martin Ramirez that hospital staff had posted on the screen door to the hospital's solarium. Pasto recognized the artistic talent displayed by Ramirez in this drawing and instructed hospital staff to collect and date his drawings for research purposes. In 1952, Pasto was awarded a fellowship from the Ford Foundation Fund for the Advancement of Education enabling him to more closely study Ramirez's case as well as other patients at DeWitt that were also engaged in creating paintings or sculpture. In 1956 Pasto was awarded a Fulbright Scholarship to continue his art and psychology research in Finland (Anderson 179 and Tarmo Pasto). Pasto also received a grant from the National Institute of Mental Health allowing him to continue his study of hospitalized psychiatric patients, California Youth Authority clients and adult prisoners in California in the mid 1960s to evaluate the usefulness of art therapy in California Institutions (Rubin 234-235). During this same time, Pasto was a member and officer of the American Society chapter of the International Society of Psychopathology of Expression, an organization which provided a forum for conferences and publications of early art therapists ultimately leading to the establishment of the

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

profession of art therapy and the American Art Therapy Association. Besides his own research contribution, Pasto influenced the noteworthy careers of two other art therapists, Cay Dracknik and Don Uhlin, both of whom also advanced the profession of art therapy in California (Junge 5-15). Cay Dracknik who was well known for her legislative efforts in advancing the field of art therapy was appointed to the State of California Health Facilities Advisory Board and served as president of the American Art Therapy Association (Art Therapy 17). Dracknik also assisted Don Uhlin, an art professor at Sacramento State University who collaborated with Pasto in art therapy research, in establishing the university's art therapy graduate program (Kramer et al. 93 and Dracknik 18). In summary, the work of Doctor Norman Freeman and Professor Tarmo Pasto at DeWitt Hospital was directly and indirectly critical to the advancement of vascular surgery and art therapy thus supporting the hospital's historic significance in the area of health/medicine.

Additionally, the operation of the DeWitt Hospital was locally significant as its construction and operation as a World War II Army general hospital and later as a state mental hospital constituted the Auburn area's driving economic force and the community's largest employer from the period 1943 to 1972. In 1939, with the anticipation of America's possible entry into World War II, the United States began mobilizing troops and constructing military barracks and other facilities, including the planned expansion of hospital facilities. Policy directing the establishment of hospital facilities changed several times during the war. Initially the military focused on expanding its existing hospital facilities since this approach would be faster than constructing entirely new hospitals. However, by 1940 the addition of beds to existing hospitals proved unsatisfactory and additional hospital facilities were developed in two ways. One approach was to acquire civilian hospitals and other properties such as hotels and schools and convert them into military hospitals. Another method was to construct cantonment type hospitals consisting of rows of one-story wood-framed structures that were considered temporary. Later, in consideration of safety and veteran concerns, hospitals of more permanent materials, namely brick, were constructed. By mid-1942, hospital design refinements led to the development of another hospital plan, known as 'Type A' pavilion plan to be constructed of mostly one-story brick permanent structures (Kostura 13-15). In conjunction with this new hospital design policy were military policies regarding the location of new hospitals that ultimately influenced the selection of Auburn, California as a military general hospital site.

Similar to the military's fluctuating policies on hospital design were their policies on determining locations for general hospitals. Initial policy was to locate hospitals near large Army training camps. However, these camps were rarely near large centers of population and thus lacked access to a civilian work force to staff hospital positions. With the United States full involvement in the war in early 1942, fear of air attack from overseas influenced a decision to place hospitals in interior states of the country, between the Appalachians and Sierras. Unfortunately this policy proved difficult with the transportation of patients from the Pacific and European theaters to hospitals as ports of debarkation were located on the coasts. Consequently this policy was modified later in 1942 and eventually rescinded resulting in more than half of the general hospitals being located in coastal states. Other factors influencing the determination of hospital location were proximity to rail lines, moderate weather, and flat terrain. One last factor,

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

the proximity of wounded soldiers to their hometowns, was not considered until almost all hospital locations had been decided. Being one of the last hospitals to be designated, the construction of DeWitt General Hospital was in accordance with this later policy (Kostura 17).

With economic interests in mind and patriotic support, many communities lobbied to be selected as the sites of hospitals. A September 5, 1942 newspaper editorial written by the Placer Herald editor, W.A. Shepard, is credited as starting the campaign to bring a military hospital to Auburn. The Auburn Chamber of Commerce and Congressman Harry L. Englebright, representative for Placer, Nevada and Yuba Counties spearheaded the campaign by contacting the Army Surgeon General in Washington. The DeWitt site was selected because of its location in a coastal state with flat terrain, moderate weather, proximity to a civilian work force (Auburn's population was approximately 4,000) and access to transportation routes such as a highway and train station. After a site inspection by the District Engineer in Sacramento, Congress gave construction approval and appropriated funds on March 25, 1943 (Kostura 17-18 and Rushton). A major contracting firm from San Francisco, McDonald and Kahn was awarded the construction contract that eventually totaled nearly six million dollars. Construction of the hospital began on April 7, 1943 and its formal opening ceremony was held on February 27, 1944. Local newspapers routinely reported on the hospital's construction progress, civilian employment figures and community involvement activities. For example, the Placer Herald reported on August 7, 1943 that approximately nine hundred construction workers were employed along with a noted shortage of carpenters(The War Hospital). A year after the hospital's official opening, the March 22, 1945 issue of the Auburn Journal reported that DeWitt hospital housed 1,747 patients, 510 enlisted men, 253 commissioned officers, 105 WACs and employed 511 civilians (DeWitt Plans Broadcast). Population totals for DeWitt Hospital near the end of the war were reported in the August 23, 1945 Auburn Journal as 2,221 patients, 130 commissioned officers, 177 commissioned nurses, 617 enlisted men, 171 WACs and 492 civilian employees (Population at DeWitt). Despite that the number of civilian employees at DeWitt was reduced to approximately five hundred staff after construction tapered and hospital operations expanded, the hospital was one of the area's largest employers totaling one million dollars in annual payroll (Placer Herald and Leonard). In addition to staffed positions, many of the Auburn area residents and organizations provided volunteer services, recreational and educational opportunities, and donated goods to assist the recovering patients at the hospital. Various newspaper reports and a local news magazine highlighted the community's generosity that included financial contributions to construct a solarium, donations of books, pianos, radios, recreation equipment, flowers and musical accompaniment at the chapel, Christmas trees, stockings, greeting cards, fruitcake and Christmas gifts. Social engagement included local and USO organized shows at the theater, Red Cross organized dances in the auditorium, parties in private homes, outings to ball games, drives along the American River and visits to Lake Tahoe (Leonard 34-39). In addition, Auburn's educational community provided educational opportunities to the hospital's patients and staff. Private tutoring, high school and Placer college classes were offered and a psychiatric nurses training school was established (Graduate 8; Patients Receive Diplomas and Nursing School).

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

In light of the substantial economic and social impact that DeWitt hospital made on the Auburn community, the end of the war caused considerable public concern over the facility's future use. Some community leaders lobbied for the conversion of DeWitt to a Veteran's Administration hospital, but this use was rejected despite that its permanent brick construction was authorized in part to keep this option available. The Army ceased hospital operations at DeWitt on December 31, 1945 and sold the facility to the State of California in 1946. At this time, California's mental institutions were overcrowded by twenty-four percent, roughly 6,300 patients, with the expectation that these conditions would continue as new mental health institutions were not scheduled to open until 1951. As a result, DeWitt became California's eighth mental hospital and subsequently its name was changed to DeWitt State Hospital. Until 1950, the DeWitt mental hospital was considered temporary and only received patients from other overcrowded state mental hospitals. After 1950, DeWitt was reclassified as a permanent state mental facility and began accepting new patients from Modoc, Lassen, Plumas, Sierra, Nevada, Yuba, Sutter, Placer, El Dorado, counties as well as Yolo, Butte and Sacramento counties in 1952 (Kostura 20-21 and Rushton).

Regardless of the concern expressed in newspaper editorials over the mental hospital's stigma impacts on the Auburn community, DeWitt hospital's local economic significance continued after the war. According to a September 12, 1952 Placer Herald news article, the DeWitt State Hospital employed seven hundred workers to care for three thousand patients, making it the largest economic unit in the Auburn area. This article also notes that five hundred of the hospital employees made a direct contribution to the community as they resided in the community's neighborhoods and half of whom owned their home (22 sec 4). Other news articles and personal accounts further support DeWitt hospital's economic significance to the area. Connie Queen, a psychiatric technician and LVN employed at DeWitt reported to the Auburn Journal, "All our neighbors worked at DeWitt. In those days, it seemed as if 75 percent of Auburn worked there...it was our bread and butter" (Rushton). Indeed, this statement reflects DeWitt hospital's economic importance as it was the area's largest employer and its operation contributed approximately seven million dollars annually into the Auburn-Grass Valley economy (Rushton and Carroll). In 1971, Governor Ronald Reagan mandated the closure of several state mental institutions due to combined circumstances of budget cutbacks, intolerable living conditions at state mental hospitals and changes in modern treatment of mental illness. Thus, the DeWitt State Hospital's local economic and historic significance for the period 1946 to 1972 ended with the transfer and discharge of its last patients scheduled for the spring of 1972 (DeWitt Patient Transfer Starts).

Criterion B: Martin Ramirez

Under National Register Criterion B, the DeWitt Hospital is significant in the area of from the period 1948 to 1963 as it is the facility where nationally recognized outsider artist Martin Ramirez lived and created his artwork. Due to its association with Martin Ramirez, the DeWitt Hospital property is also nominated under the cover of the Latinos in 20th Century California MPS, under the associated contexts *Latinos in the Arts*, as an example of the *Residences and Studios of Prominent Persons* property type.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Martin Ramirez immigrated to California in 1925 in hopes of finding work to help support his wife and children who stayed behind to work the family's small rancho in Mexico. Martin's plan to periodically send money home to his family worked for about five years before it was interrupted by the Great Depression and by the Cristero Rebellion in Mexico. By 1930, the rebellion had recently ended and the United States entered into the Great Depression. Despite that thousands of Mexicans were deported and many voluntarily returned home after losing their jobs during the Great Depression, Ramirez was not deported and chose to remain in California, though he was likely vagrant or unemployed like most Mexican immigrants. On January 9, 1931 Ramirez was apprehended by police in San Joaquin County California and was committed to Stockton State Hospital because he was "confused and unable to care for himself" (Espinosa 24). Ramirez was first diagnosed with manic depression but throughout his institutionalization he was also diagnosed with dementia praecox, catatonic form and incurable schizophrenia. However, the true extent of his mental illness remains unclear due in large part to cultural and language barriers as well as racism against Mexican immigrants. While living conditions at the Stockton hospital were overcrowded and understaffed, it is reported that Martin was quiet, well behaved, well nourished, well rested and was assigned to work on the hospital grounds, dairy farm and gardens. Ramirez stayed at Stockton State Hospital for seventeen years. Due to his age, diagnosis of tuberculosis and overcrowded conditions at Stockton, Martin Ramirez was transferred to DeWitt State Hospital in 1948 and resided there until his death in 1963 (Espinosa 19-29).

The relocation of Ramirez to DeWitt State Hospital was pivotal to his life as an artist. Despite the notably horrid living conditions at state mental hospitals across the nation, Martin's stay at DeWitt was significantly improved compared to Stockton as it was less crowded and opportunities for entertainment, recreation and church services were provided. It is reported that Ramirez had brief conversations with the Irish priest who spoke some Spanish and held Sunday services at the hospital chapel. Martin also had access to magazines and publications from the hospital library and viewed popular movies in the small hospital theater. Arts-and-crafts classes were offered on a weekly basis and some patients had access to the library that held books and magazines donated by residents of the Auburn community. These more favorable conditions influenced his artistic production. Ramirez is considered an untrained, or outsider artist as no evidence exists to show that he had any experience or history with an arts and crafts background. Martin's family reports that he must have first begun to draw in the late 1920s as some drawings appeared in the margins or backsides of letters that he sent them. Ramirez also created some drawings of reasonable artistic merit during his stay at Stockton State Hospital as medical staff there saved some of his artwork and sent it to his family after he was transferred to DeWitt. However, Ramirez's artwork was not evaluated or preserved as art until after his encounter with artist and psychologist Tarmo Pasto (Espinosa 26-30).

Shortly after his transfer to DeWitt State Hospital, Martin Ramirez came into contact with Tarmo Pasto, a professor of art and psychology at Sacramento State University who routinely visited the hospital with his students for observational learning. On one of his visits, Pasto noticed a Ramirez drawing that hospital staff had posted on the screen door to the hospital's solarium.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Pasto, recognizing the artistic talent displayed by Ramirez in this drawing, contacted the hospital staff who informed him that paper and drawing materials were often in short supply to meet the demands of Martin's desire to draw. As a result, Pasto provided Ramirez with art supplies and instructed hospital staff to collect and date Ramirez's drawings for his research in art expression and psychology theory. Due to Pasto's interest, support and encouragement, Ramirez's most productive period of artwork was from 1950 to 1956. During those years it was reported by hospital employees that Martin was engaged in art production full-time (Espinosa 27).

Ramirez's artwork is reflective of and was influenced not only by his memories of his life in Mexico but also by his life of confinement at DeWitt where his only knowledge of the outside world was limited to the images he saw in publications and magazines and in the movies at the DeWitt State Hospital. While at DeWitt, Ramirez had access to ample publications and magazines that were donated by community residents. These publications and other images Martin saw that reflected modern life were crucial to the production of Ramirez's work in their use as pictorial fragments in collages, visual inspiration or even used as material to draw over. According to Brooke Davis Anderson, Director of the U.S. Biennial and former director at the Los Angeles County Art Museum and the American Folk Art Museum, the collection of Ramirez's work "teems with traditionally Mexican motifs but also references popular American culture of the mid-twentieth century, forms an impressive map of a life lived between two worlds-two worlds in a geographical, cultural, as well as social sense" (Anderson). Besides utilizing images from his memory and from his life at DeWitt, Ramirez also utilized other artifacts from the DeWitt Hospital to create his artwork. Davis Anderson also notes that Ramirez, "began to assemble found bits of paper-candy wrappers, greeting cards, flattened paper cups, hospital supply forms, and book pages, for example-using a self made glue to create large surfaces for drawing" (Anderson). This artistic process was recorded by artists from the Sacramento area who accompanied Pasto on his visits to observe Ramirez's daily work routine. For example, painter Wayne Thiebaud would observe Ramirez patiently glue together scraps of paper into one enormous piece of paper using a paste he made from saliva and oatmeal. To work on these large pieces Ramirez crouched over them on the floor as some measured more than forty by one hundred inches. Thiebaud also observed Ramirez's use of media and tools which consisted of pencils, tongue depressors as straightedges, and matchsticks to apply a colored paste that he made from crayons, charcoal, red juice extract from fruits, shoe polish, his own saliva and even sometimes phlegm that he mixed in small pots he made from oatmeal and then dried on a radiator. While at DeWitt, Martin also attended and interacted with other patients engaged in art at weekly ceramics workshops where he was further encouraged to work on his drawings as they were stored in the ceramics workshop area (Espinosa 27-28).

The first formal introduction of Martin Ramirez's work to the art community occurred in November 1951 when Tarmo Pasto organized a solo exhibit of Ramirez's drawings on the University of California Berkeley campus (Espinosa 27). Pasto continued to introduce Ramirez's work to other members of the art community resulting in further exhibits. For instance, Don R. Birrell, director of the E.B. Crocker Art Gallery in Sacramento organized another solo exhibition of Ramirez's work later in 1951. In January 1954, art historian Dr. Alfred Newmeyer, who attended the Crocker exhibit, organized another solo Ramirez exhibit at

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

the Mills College Museum of Art in Oakland, California. Later that year Pasto organized a group exhibit that included Ramirez's work at the M.H. de Young Memorial Museum in San Francisco. Pasto also organized a Ramirez solo art exhibit on the East Coast in the 1950s at the Emily Lowe Art Center at Syracuse University in New York. In 1955, Pasto shipped ten pieces of Ramirez's work to James Johnson Sweeney, director of the Solomon R. Guggenheim Museum in New York, but an exhibition there never materialized (Espinosa 28 and Anderson 179). Despite this early recognition, it was not until the 1970s that Ramirez's work became more widely known to the art world. In the early 1970s, artist Jim Nutt and his dealer Phyllis Kind purchased nearly the entire collection of Ramirez's work from Pasto and subsequently sponsored more group and solo exhibits (Storr 14). In all, Ramirez created more than 450 drawings and collages during his residence at DeWitt State Hospital (USPS). The American Folk Art Museum in New York recognized the significance of Ramirez's work at their 2007 retrospective art exhibit that featured more than 97 of his works (American Folk Art Museum). Today, Ramirez's work is held by private collectors and is on display at the Guggenheim Museum, the American Museum of Modern Art, the Metropolitan Museum of Art and the Crocker Art Museum. The importance of Martin Ramirez's work was also nationally recognized by the 2015 issuance of U.S. postage stamps featuring his artwork, all of which was created at DeWitt State Hospital (USPS). According to the March 25, 2015 press release and USPS CFO and Executive Vice President, the "choice of Martin Ramírez as the subject of a Forever stamp sheet reflects the widespread — and growing — influence he has had on art in the United States, as well as on artists throughout the world, And though his name remained virtually unknown in the decade following his death in 1963, Martin Ramírez's work has become some of the most highly valued examples of art. Today, he joins the ranks of other famous artists, such as Norman Rockwell, Georgia O'Keefe, William H. Johnson and Frida Kahlo, who have been honored on American postage stamps" (USPS). In conclusion, the artwork created by Martin Ramirez is explicitly tied to his life at the DeWitt State Hospital and is recognized as being locally and nationally historically significant in the area of art.

Criterion C: Pavilion Plan Architecture

DeWitt General Hospital is significant in the area of architecture under National Register Criterion C as it is an example of the large-scale planning and construction that was required during World War II to meet national defense needs for the medical treatment of American soldiers wounded in the war. Architectural historian William Kostura states that the DeWitt General Hospital is "an important example of a pavilion plan hospital." (Kostura, 10) The pavilion plan is one of the most important hospital types of the past 130 years in the United States. While many examples of pavilion plan hospitals remain in this country, DeWitt is remarkable because it was a response to the very particular problems posed by World War II. It had to be built on a large scale with both speed and economy, while maintaining high standards regarding patient comfort, fire-resistance, and durability. It perpetuated the values espoused by Florence Nightingale in the 1850s in that its ward buildings were only one story in height and possessed sunrooms. Both of these features gave patients access to fresh air and natural light" (23). In total, sixty-six Army hospitals in the United States treated American soldiers wounded in World War II but not all of these were newly constructed or constructed as permanent pavilion

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

plan hospitals. In addition to utilizing existing military hospitals, civilian hospitals, hotels and similar properties were temporarily acquired by the military for hospital use. New hospital construction consisted of twenty-six temporary cantonment wood structure hospitals and sixteen 'Type A' or similar brick pavilion plan Army hospitals. DeWitt General Hospital was inventoried as a permanent hospital and is one of twelve 'Type A' Army general hospitals designed by the architectural firm York and Sawyer (War Department and Kostura 15-16). The DeWitt hospital is also one of last remaining examples of its type. The period of significance is 1942 to 1945, the years that DeWitt General Hospital was designed, constructed and operated as an Army general hospital.

In 1939, with the anticipation of America's possible entry into World War II, the United States began mobilizing troops and constructing military barracks and other facilities, including the planned expansion of hospital facilities. Policy directing the establishment of hospital facilities changed several times during the war. Initially the military focused on expanding its existing hospital facilities since this approach would be faster than constructing entirely new hospitals. However, by 1940 the addition of beds to existing hospitals proved unsatisfactory and the Army Surgeon General recommended construction of cantonment type hospitals consisting of rows of one-story wood-framed structures that were considered temporary. A total of twenty-six cantonment type general hospitals were constructed in the United States during the war. Another shift in hospital development occurred in 1941 as the Army became dissatisfied with the safety of wood cantonment hospitals resulting in the construction of five "semi-permanent" hospital complexes from 1942-1943 consisting of two-story brick construction providing improved fire safety. This new hospital design was also short lived due to concerns over construction speed and costs as well as materials shortages occurring in early 1942 as the United States was fully engaged in the war (Brosin). As a result, the military returned to constructing wood cantonment hospitals in addition to acquiring and converting civilian hospitals and other properties such as hotels into hospitals from 1942 to 1943. However, at this same time, the Administrator of Veterans Affairs voiced his concern with constructing temporary hospitals citing that a problem from World War I was being repeated in that construction of temporary hospitals would have no use to serving veterans after the war. The Army Surgeon General was also interested in constructing improved hospital facilities, whereas the Army Corps of Engineers was focusing on costs. While these parties met to resolve their differences, wood construction materials were again scarce by mid 1942 and brick was more readily available. The result of these circumstances led to the development of another hospital plan, known as 'Type A' to be constructed of mostly one-story brick structures (Kostura 13-15).

In the fall of 1942, the Army contracted with the architectural firm, York and Sawyer to develop plans for the 'Type A' hospital complex. According to architectural historian, William Kostura, "York and Sawyer was a major architectural firm with a long history of designing large buildings and complexes. One of the founders was Edward Palmer York (1865-1928), who had studied at Cornell and worked as a draftsman with the firm McKim, Mead and White. The other founder, Philip Sawyer (1868-1949) worked as an engineer before turning to architecture. He attended the Ecole des Beaux Arts in Paris and then also went to work for McKim, Mead and White. In 1989 the two men left McKim, Mead and White to form their own firm in New York City. They

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

quickly attracted commissions of major projects specializing in large office buildings, banks, hospitals, and colleges in New York and elsewhere. They admitted a number of partners, most importantly another former employee of McKim, Mead and White, Louis Ayres, in 1910. The firm's work was largely classical in style. Henry Hope Reed wrote that 'The firm had an unusual grasp of the monumental and achieving a striking visual effect that became the firm's trademark.' During 1908-1936 they designed more than a dozen hospitals in several states and in the Philippine Islands. During 1909-1913 they consulted to the Treasury Department, and in the 1910s Ayres served on the board that advised the Secretary of the Treasury in planning the Federal Triangle, the most elaborate complex of Federal buildings in Washington D.C. Their Commerce Building (1913) set the height and roof style for the Triangle. The selection of this firm to design Type A hospitals for the government during World War II was a natural result of their previous experience in designing hospitals and in consulting for the Federal government. No other York and Sawyer designs are known to have been built in California" (15).

The design plans for the 'Type A' hospital were similar to the "semi-permanent" two-story brick hospitals that were already under construction. The main differences in the 'Type A' design were that ward and clinic buildings were one-story in height which eliminated the need for ramps; the ward buildings measured 20 feet longer at 287 feet in total length; patient beds were arranged on both sides of the ward; and clinical facilities were better arranged. In addition, 'Type A' hospitals were more economical to build and the one-story wards provided better safety for patients (Kostura 15).

While the details and refinements of the 'Type A' hospital were designed to fit the needs of World War II America, its general form follows the pavilion plan hospital design that originated in France. The construction of the cantonment and "semi-permanent" Army hospitals also followed the pavilion plan concept. Pavilion plan hospitals, according to Kostura, "originated in France in the late eighteenth century as an antidote to the disease-ridden Hotel-Dieu, adjacent to Notre Dame Cathedral on the Ile de la Cite in Paris. Later, the pavilion type was popularized, and the form greatly refined, by Florence Nightingale as a result of her experiences in the Crimean War (mid-1850s). Believing that disease spread through harmful vapors that were emitted by the body, she pushed, with great success, for hospitals that admitted plenty of fresh air and light to each patient. She felt that large, monolithic, block-shaped hospital buildings were poorly designed for achieving these ends, whereas hospitals that were dispersed in plan could admit the air and light that was necessary for health. Instead of one large building, Nightingale favored numerous buildings that were preferably one or two stories in height. Buildings should not be so close to each other as to cast shadows on each other or interfere with air flow around and through buildings. Buildings could be connected by corridors, but there should be no enclosed courts or high walls. Buildings should be no more than thirty feet in width and arranged on a north-south axis for maximum exposure to natural light. These principles found favor in England almost soon after Nightingale's return from the Crimean War, and in the United States after the Civil War. As the pavilion plan developed in urban areas, where real estate was valuable, hospitals sometimes grew to many stories, but in accordance with pavilion principles, wings were narrow and were widely separated from each other" (16).

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Kostura further states, “The pavilion was developed to apply a scientific understanding of disease to the design of hospitals. Scientific understanding was applied both to the overall plan and to the buildings and other elements of the plan. The basic unit of the pavilion plan was the ward, a narrow, rectangular one or two-story building set in landscaped grounds and oriented so that maximum sunlight entered the building. The interior was an open space with a radiator under each window and a bed between windows. At either end of the ward was a nurses station and a sunroom or porch. Each ward was provided with a passive or mechanical ventilation system intended to keep air moving. Moving air was thought to dissipate germs. Sunlight and views of greenery were considered therapeutic. Details of the interior were designed so that every surface was easily cleaned and so that germs could not accumulate. Typical details included hard plaster walls, cover corners, and the use of minimal trim around windows and doors. In a pavilion plan hospital, as many wards as necessary were built as separate structures, all with the same orientation, so that each ward had the same exposure to light, air, greenery, and the same protection from germs. The pavilion plan was first widely used for military hospitals in Europe and America in the second half of the nineteenth century. They were also used for non-military hospitals, especially from the late nineteenth century to the mid-twentieth century. Pavilion plan hospitals continued to be built until the proliferation of new technologies radically changed hospital design in the 1950s. Thus, World War II military hospitals were among the last pavilion plan hospitals to be built. All branches of the United States military built pavilion plan hospitals during World War II” (2).

For the Army, sixteen of the last general hospitals to be constructed followed, or nearly followed ‘Type A’ plans. DeWitt plus ten other general hospitals and one regional hospital constructed between 1943 and 1944 are identified as ‘Type A’ in plan. Two hospitals constructed in 1944, McGuire and Vaughn General Hospitals, were slightly modified to better meet Veteran’s Administration post war needs with the substitution of five two-story buildings for ordinary patient wards. Another two hospitals constructed in 1943, Ashburn and Foster General Hospitals also resembled the ‘Type A’ plan (Smith 304-313 and Brosin).

Similar to the cantonment and semi-permanent pavilion plan hospitals, the ‘Type A’ plan arranged its buildings in a hierarchy according to use. The administration building, physician’s and nurses quarters and clinic buildings were on one end of the complex; enlisted men’s barracks, warehouses and other industrial buildings were on the other end; while patient wards and service buildings were located in the center. Except for the administration building, physician’s and nurses quarters that were two-story structures, all other buildings were one-story in height. Nearly all buildings were constructed of brick and had connecting brick corridors linking most buildings in the complex. However, two ‘Type A’ general hospitals were finished with stucco rather than brick. The layout of buildings allowed sufficient space between buildings to prevent them from shading each other. Most patient wards had common areas on either end, usually in the form of a glazed sunroom. However for increased safety and security to prevent escape, neuropsychiatric wards for soldiers who were mentally disturbed from combat lacked the sunrooms. Patient capacity at ‘Type A’ general hospitals ranged from 1,777 to 2,131 beds, with the exception of Madigan hospital in Tacoma, Washington that had 4,300 beds.

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

Capacity for the DeWitt General Hospital was typical for a 'Type A' hospital as 1,852 beds were reported in April 1945 (Kostura 17).

In addition to patient capacity, DeWitt General Hospital conformed to the 'Type A' plan in all but a few details. The DeWitt Hospital site contained about 220 acres and in accordance with the 'Type A' plan was designed to be a self-contained facility originally consisting of approximately 80 buildings, a circulation system of roads in a grid-like plan, sidewalks, enclosed corridors linking the pavilions at the centers of their long sides, a steam power plant, water and sewage treatment plants and incinerator. Similar to many of the general hospitals constructed in the United States during the last two years of World War II, the DeWitt site was chosen because of its location in a coastal state with flat terrain, moderate weather, proximity to a civilian work force and access to transportation routes such as a highway and train station.

Like the other 'Type A' general hospitals, the DeWitt Hospital plan consisted mainly of one-story brick buildings that were organized into zones of similar uses. Mr. Kostura describes the overall DeWitt complex as follows: "The buildings where physicians and nurses lived and performed most of their medical tasks were at the north end of the complex, while the industrial buildings were at the south end. In between were medical buildings, patient wards, and recreational and service buildings. This geographic arrangement of uses served to insulate, first, the officers and nurses, and secondly the patients, from noise that was generated by various activities at the hospital. The largest and most important buildings in the hospital – the wards – were oriented northwest-southeast, providing sun on the long sides of the buildings all day. The other main types of buildings – the administration and staff residences at the north end and the warehouse group at the south corner – were orientated differently, expressing their different functions from those of the patient treatment buildings. The overwhelming majority of the buildings, for all purposes, were located in long rectangular pavilions with spaces in between them for grass, trees and shrubs. Although landscaping was an essential feature of pavilion plan hospitals, no landscaping plan or other evidence has been discovered for DeWitt Hospital" (3).

Also similar to other 'Type A' general hospitals, the DeWitt hospital included amenities such as a gymnasium, swimming pool and theater that were added to the design after the original plans were drawn. Most military hospitals, and the original design for the 'Type A' hospital, included a mess hall, post office, post exchange, and chapel. The original 'Type A' hospital design also included a recreation building for patients. The addition of a gymnasium, swimming pool and theater to many 'Type A' hospitals was probably a reflection of patient care ideology being promoted in late 1942. According to Kostura, "a consensus began to form in the government and military circles that more recreational and therapeutic activities ought to be offered at military hospitals, so that injured and mentally disturbed patients might recover more quickly, and be able to return to duty" (19). Various recreational activities, such as USO organized shows in the theater and Red Cross sponsored dances in the auditorium, as well as community engagement through parties hosted in private homes, outings to ball games and drives along the American River further supported patient recovery. During its nearly two years of operation, DeWitt General Hospital treated a total of 9,741 patients and was closed on December 31, 1945 (Kostura 18, 20).

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

The property was sold to the State of California in 1946, whereby the hospital was used as a state mental hospital and renamed DeWitt State Hospital that remained in operation until 1972. While specific alterations to the hospital facilities for mental patients are unknown, changes were likely minimal as few buildings changed in their use for the mental hospital, suggesting that its reuse was practical. However, interior remodeling and equipment upgrades occurred in order to accommodate medical treatment for mental health patients (Kostura 20). In 1972, the DeWitt hospital facility was transferred to Placer County whose ownership and use of the property as office space continues today.

Despite the recent demolition of approximately 30% of the hospital's structures, the DeWitt General Hospital complex still embodies a majority of its distinctive design characteristics as a U.S. Army World War II 'Type A' permanent hospital. In general, the DeWitt Hospital retains its historic integrity in terms of internal setting, location, materials, workmanship, and feeling. It no longer has integrity of association due to its change in use. Most of the remaining original hospital buildings have not been significantly altered in their footprints or general exterior appearance. Approximately 60% of the original hospital buildings remain standing, nearly all of which are in good condition and currently occupied. The core of the DeWitt Hospital property retains much of its historic military and institutional feel. Approximately half of the patient wards, all of the enlisted men's barracks (later converted to wards) and nearly all service and utility type buildings remain, as do the theater, chapel, gymnasium and swimming pool. Buildings no longer in existence include the administration building, six officer's quarters, four medical buildings and seventeen patient wards. All noncontributing buildings are large, modern structures located on the periphery of the property and are not included in the district boundaries, thus leaving a significant core of the hospital property intact. In summary, the DeWitt Hospital property building design, materials, layout and setting make the property a cohesive unit contributing to its feeling of historic time and place. The hospital's remaining structures reflect its appearance as a World War II military hospital, conveying its sense of history. The property reflects its military complex layout and is distinguished from its surroundings by its architecture, street pattern and building placement.

Survival of other 'Type A' Hospitals in the United States

The DeWitt General Hospital was one of sixteen hospitals constructed following the U.S. Army 'Type A' design plan, or a variant of that plan in the United States during World War II. Fourteen of these hospitals have been mostly or completely demolished. Only DeWitt and Mayo General Hospital in Galesburg, Illinois remain approximately 60% intact. The other fourteen 'Type A' or similar hospitals are:

- Ashburn General Hospital, McKinney, Texas: approximately 10% of the buildings remain
- Battey General Hospital, Rome, Georgia: approximately 15% of the buildings remain
- Birmingham General Hospital, Van Nuys, California: approximately three buildings remain
- Crile General Hospital, Cleveland, Ohio: approximately 25% of the buildings remain
- Cushing General Hospital, Framingham, Massachusetts: demolished
- Dibble General Hospital, Menlo Park, California: demolished

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

Foster General Hospital, Jackson, Mississippi: demolished
Glennan General Hospital, Okmulgee, Oklahoma: demolished
Madigan General Hospital, Tacoma, Washington: demolished
McGuire General Hospital, Richmond, Virginia: demolished
Newton D. Baker General Hospital, Martinsburg, West Virginia: approximately 25% remains
Northington General Hospital, Tuscaloosa, Alabama: demolished
Vaughan General Hospital, Hines, Illinois: two buildings remain
Waltham Regional Hospital, Waltham, Massachusetts: demolished

History of the Property

The DeWitt General Hospital was constructed in 1943 as one of the sixteen 'Type A' pavilion plan Army hospitals in the United States designed by architects York and Sawyer. In total, there were sixty-six Army hospitals in the United States that treated American soldiers wounded in World War II. The DeWitt Hospital site contained about 220 acres and was designed to be a self-contained facility originally consisting of approximately 80 buildings, a circulation system of roads, sidewalks, enclosed corridors, a steam power plant, water and sewage treatment plants and incinerator. The DeWitt Hospital complex is located approximately three miles north of downtown Auburn and a short distance west of State Highway 49 in Placer County California.

In 1939, with the anticipation of America's possible entry into World War II, the United States began mobilizing troops and constructing military barracks and other facilities, including the planned expansion of hospital facilities. Policy directing the establishment of hospital facilities changed several times during the war. Initially the military focused on expanding its existing hospital facilities since this approach would be faster than constructing entirely new hospitals. However, by 1940 the addition of beds to existing hospitals proved unsatisfactory and the Army Surgeon General recommended construction of temporary cantonment type hospitals consisting of rows of one-story wood-framed structures (Kostura 13).

Another shift in hospital development occurred in 1941 as the Army became dissatisfied with the safety of wood cantonment hospitals resulting in the construction of a few "semi-permanent" hospital complexes from 1942 to 1943 consisting of two-story brick construction providing improved fire safety. This new hospital design was short lived due to concerns over construction speed and costs as well as materials shortages occurring in early 1942 (Brosin). As a result, the military returned to constructing wood cantonment hospitals in addition to acquiring and converting civilian hospitals and other properties such as hotels into hospitals from 1942 to 1943. At this same time, however, the Administrator of Veterans Affairs was concerned with the development of temporary hospitals since they would have no use to serving veterans after the war. The Army Surgeon General was also interested in constructing more permanent hospital facilities, whereas the Army Corps of Engineers was focusing on costs. While these parties met to resolve their differences, wood construction materials were again scarce by mid 1942 and brick was more readily available. The result of these circumstances led to the development of another hospital plan, known as 'Type A' to be constructed of mostly one-story brick structures (Kostura 13-15). The design plans for the 'Type A' hospital were similar to the "semi-

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

permanent” two-story brick hospitals that were already under construction but, ‘Type A’ hospitals were more economical to build and the one-story wards provided better safety for patients (Kostura 15).

In the fall of 1942, the Army contracted with the architectural firm, York and Sawyer to develop plans for the ‘Type A’ hospital complex. Founded in 1898, York and Sawyer was a well-known architectural firm with an established history of designing large buildings and complexes and that also consulted with the Federal Government in the development of the Federal Triangle in Washington D.C. The firm’s specialization in bank, hospital and college campus design along with their contacts with the Federal government primed them for the commission of designing ‘Type A’ hospitals in World War II (Kostura 15).

While the ‘Type A’ plan design reflects refinements to meet specific needs of World War II construction and patient care, its overarching design is classified as a pavilion plan hospital. Besides the ‘Type A’ plan other Army hospitals, such as cantonment and semi-permanent, constructed in the United States during World War II followed the pavilion plan. The pavilion plan hospital originated in France in the late eighteenth century and was further refined and popularized in the United States by Florence Nightengale as a result of her experience in the Crimean War in the mid 1850s. The design of the pavilion plan is based on the scientific understanding of the spread of disease at that time, namely that disease was spread through harmful vapors that were emitted by the body. With this understanding of disease, Nightengale advocated for hospitals to admit plenty of fresh air and light to each patient, which in her opinion, large multi-story block type hospitals were not able to accomplish. Instead, Nightengale favored a dispersed hospital plan where patient ward buildings were narrow and only one or two stories in height. The wards should also be situated a distance away from each other as not to cast shadows on each other or interfere with air flow around and through the buildings. Due to Nightengale’s influence, the pavilion plan was widely used for military and non-military hospitals in Europe and America during the nineteenth and mid-twentieth centuries. During this time, hospitals developed in urban areas where real estate was valuable, were also influenced by the pavilion plan. Despite that these urban hospitals were several stories high, their wings were narrow and widely separated from each other. California examples of hospitals built along pavilion plan designs in the twentieth century include county hospitals in Alameda, Marin and Santa Clara, state mental hospitals such as Agnews, and private sanitariums especially around the Los Angeles area. However, few of these hospital complexes remain standing. As new technologies developed after the war, hospital design radically changed in the 1950s. Therefore, World War II hospitals such as DeWitt General Hospital were some of the last pavilion plan hospitals to be constructed (Kostura 2,16).

Similar to the military’s fluctuating policies on hospital design were their policies on determining locations for general hospitals. Initial policy was to locate hospitals near large Army training camps. However, these camps were rarely near large centers of population and thus lacked access to a civilian work force to staff hospital positions. With the United States full involvement in the war in early 1942, fear of air attack from overseas influenced a decision to place hospitals in interior states of the country, between the Appalachians and Sierras.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Unfortunately this policy proved difficult with the transportation of patients from the Pacific and European theaters to hospitals as ports of debarkation were located on the coasts. Consequently this policy was modified later in 1942 and eventually rescinded resulting in more than half of the general hospitals being located in coastal states. Other factors influencing the determination of hospital location were proximity to rail lines, moderate weather, and flat terrain. One last factor, the proximity of wounded soldiers to their hometowns, was not considered until almost all hospital locations had been decided. Being one of the last hospitals to be designated, the construction of DeWitt General Hospital was in accordance with this later policy (Kostura 17).

With economic interests in mind and patriotic support, many communities lobbied to be selected as the sites of hospitals. A September 5, 1942 newspaper editorial written by the Placer Herald editor, W.A. Shepard, is credited as starting the campaign to bring a military hospital to Auburn. The Auburn Chamber of Commerce and Congressman Harry L. Englebright, representative for Placer, Nevada and Yuba Counties spearheaded the campaign by contacting the Army Surgeon General in Washington. The DeWitt site was selected because of its location in a coastal state with flat terrain, moderate weather, proximity to a civilian work force (Auburn's population was approximately 4,000) and access to transportation routes such as a highway and train station. After a site inspection by the District Engineer in Sacramento, Congress gave construction approval and appropriated funds on March 25, 1943. A major contracting firm from San Francisco, McDonald and Kahn was awarded the construction contract that eventually totaled nearly six million dollars (Kostura 17-18 and Rushton).

The site selected for the hospital was referred to as the Grange Hall property, in the Rock Creek vicinity, after the old grange hall that still stands nearby. Designs for nearly all of the DeWitt hospital buildings followed the 'Type A' plans drawn by York and Sawyer and construction of the hospital began on April 7, 1943. Construction progressed rapidly as some of the hospital buildings were completed by August 1943. Although the first patients arrived at DeWitt in January 1944, the hospital's formal opening ceremony was held on February 27, 1944. The hospital was named after Brigadier General Calvin DeWitt (1840-1909), a senior medical officer during the Modoc Indian campaign in northern California (Leonard 34-35).

Local newspapers routinely reported on the hospital's construction progress, civilian employment figures and community involvement activities. For example, the Placer Herald reported on August 7, 1943 that approximately nine hundred construction workers were employed along with a noted shortage of carpenters (The War Hospital). A year after the hospital's official opening, the Auburn Journal reported that DeWitt hospital housed 1,747 patients, 510 enlisted men, 253 commissioned officers, 105 WACs and employed 511 civilians (DeWitt Plans Broadcast). Population totals for DeWitt Hospital near the end of the war in August 1945 were reported as 2,221 patients, 130 commissioned officers, 177 commissioned nurses, 617 enlisted men, 171 WACs and 492 civilian employees (Population at DeWitt). Despite that the number of civilian employees at DeWitt was reduced to approximately five hundred staff after construction tapered and hospital operations expanded, the hospital was one of the area's largest employers totaling one million dollars in annual payroll (Placer Herald and Leonard). In an interview with historian William Kostura, June Ferretti, a civilian who worked

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

six days a week in the signal corps operating the telephone switchboard and teletype, stated that DeWitt “was a busy place, and the wards were pretty much filled to capacity” (Kostura 18). Ms. Ferretti also recalls that patients at DeWitt were from both the European and Pacific theaters and that as soldiers recuperated, they would be transferred to hospitals closer to their homes. Likewise, she reports that soldiers from northern California were transferred to DeWitt for further recovery and that some patients were even sent to their homes and family to recuperate. These and other hospital worker accounts do suggest that the Army did make efforts to place wounded soldiers in general hospitals nearby their hometowns (Kostura 19).

A wide variety of medical care was performed at DeWitt including amputations, treatment of severe facial wounds, brain surgery and rehabilitation for missing limbs, missing heels or paralysis. Among the ‘Type A’ general hospitals such as DeWitt, specialties included orthopedic surgery, psychiatry, treatment of syphilis, plastic surgery, ophthalmologic surgery, treatment of rheumatic fever, neurology, neurosurgery and vascular surgery. As well as performing general medical care, amputations and general surgery, these hospitals may have specialized in as many as four or five areas. The specialties at DeWitt were general medicine, neurology, neurosurgery, vascular surgery and psychiatry (Kostura 17). Doctor Norman Freeman, a recognized expert in vascular surgery, was assigned to DeWitt General Hospital in 1945 as Chief of Surgery. During his four years of service in the Army, Freeman is known to have continued his clinical research in vascular surgery where, according to the Journal of Vascular Surgery, he “pioneered many direct reconstructive vascular surgical techniques” one of which he developed while at DeWitt (Connolly). In addition to the twenty-five regular patient wards at DeWitt, five ward buildings were designed as “detention wards” or neuropsychiatric wards for the treatment of patients suffering from “battle fatigue” which is known today as post-traumatic stress disorder. These wards were slightly different in design as they lacked the glazed sunrooms and may have had a fence surrounding them (Kostura 19). Besides treating wounded soldiers, DeWitt hospital staff also responded to a local emergency in November 1944 when a Union Pacific train derailed near Colfax a town 17 miles northeast of Auburn. Medical staff and ambulances from DeWitt were sent to the site and returned with sixty wounded civilians and eighteen soldiers (Leonard 36).

As part of their medical care, recreational activities were provided to the soldiers recovering at DeWitt. Similar to many other military hospitals, DeWitt had a mess hall, post office, post exchange and chapel. However, in late 1942 according to Kostura, “a consensus began to form in the government and military circles that more recreational and therapeutic activities ought to be offered at military hospitals, so that injured and mentally disturbed patients might recover more quickly, and be able to return to duty” (19). As a result, DeWitt like some other ‘Type A’ hospitals included amenities such as a gymnasium, swimming pool and theater that were added to their facilities after the original plans were drawn (Kostura 19-20). Besides the hospital recreational amenities, many of the Auburn area residents and organizations provided volunteer services, recreational and educational opportunities, and donated goods to assist the recovering patients at the hospital. Various newspaper reports and a local news magazine highlighted the community’s generosity that included financial contributions to construct a solarium, donations of books, pianos, radios, recreation equipment, flowers and musical accompaniment at the chapel, Christmas trees, stockings, greeting cards, fruitcake and Christmas gifts. Social

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

engagement included local and USO organized shows at the theater, Red Cross organized dances in the auditorium, parties in private homes, outings to ball games, drives along the American River and visits to Lake Tahoe (Leonard 34-39 and DeWitt Solarium). In addition, Auburn's educational community provided educational opportunities to the hospital's patients and staff. Private tutoring, high school and Placer College classes were offered and a psychiatric nurses training school was established (Graduate 8; Patients Receive Diplomas and Nursing School).

As World War II drew to a close with the defeat of Germany in May 1945 and the defeat of Japan in September 1945, the patients at DeWitt hospital were variously discharged or transferred to other hospitals. After treating a total of 9,741 patients at the end of its nearly two-year operation, DeWitt General Hospital was officially closed on December 31, 1945 (Kostura 18).

Conversion to DeWitt State Hospital

In light of the substantial economic and social impact that DeWitt hospital made on the Auburn community, the end of the war caused considerable public concern over the facility's future use. Some community leaders lobbied for the conversion of DeWitt to a Veteran's Administration hospital, but this use was rejected despite that its permanent brick construction was authorized in part to keep this option available. Similar to other military hospitals constructed during World War II, the Army declared DeWitt surplus and sold the facility to the State in 1946. At this time, California's mental institutions were overcrowded by twenty-four percent, roughly 6,300 patients, with the expectation that these conditions would continue as new mental health institutions were not scheduled to open until 1951. As a result, DeWitt became California's eighth mental hospital and subsequently its name was changed to DeWitt State Hospital. California's first state mental hospital opened in 1853 in Stockton and as the state's population grew, additional state mental hospitals were constructed in Napa (1875), Agnews in San Jose (1889), Mendocino (1894), Patton (1894), Metropolitan in Norwalk (1916), and Camarillo (1937). Besides DeWitt, additional post-war state hospitals were constructed in Modesto (1948) and Atascadero (1954).

The history of attitudes toward and treatment of the mentally ill fluctuated throughout California and the United States. For example, patients at Stockton during the 1850s were treated with kindness and respect and allowed outdoor activities while under the leadership of Doctor Robert Reid. However, after the Civil War and through the end of the century there was an increasing tendency to keep patients locked up or warehoused. Fortunately, after 1907 and under the direction of Doctor Leonard Stocking, a much more enlightened treatment of patients was being formulated with the construction of a new hospital complex at Agnews where the new building designs reflected the varied needs of the patients. With its extensive program of recreational activities that were developed to aid patients in their recovery, Agnews became a model for mental health hospitals into the 1930s. In later years, developments in other treatments such as hydrotherapy, electroshock therapy, drug therapy and lobotomies were used in California and across the United States (Kostura 21).

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

While specific alterations to the DeWitt hospital facilities for mental patients are unknown, changes were likely minimal as few buildings changed in their use for the mental hospital, suggesting that its reuse was practical. The administration building, doctors' and nurses' quarters, clinics, patient wards, mess halls, chapel, post office, warehouses, laundry, morgue, power house, utility yards and other buildings retained their original uses at least into 1949. However, an increase in patient beds and interior remodeling and equipment upgrades occurred in order to accommodate medical treatment for mental health patients (Kostura 20).

Until 1950, the DeWitt mental hospital was considered temporary and only received patients from other overcrowded state mental hospitals. The transfer of one patient from Stockton, Martin Ramirez in 1948, became of particular significance not only the hospital's history, but also to the history of art and the practice of psychology in the United States. Due to his older age and diagnosis of tuberculosis, Martin Ramirez, a Mexican who immigrated to California in 1925, was transferred to DeWitt State Hospital. Shortly after his transfer, Ramirez came into contact with Tarmo Pasto, a professor of art and psychology at Sacramento State University. Pasto is credited with being one of psychology's more notable early pioneers in the study of artistic expression and psychology theory that influenced the establishment of the field of art therapy as treatment for mental illness (Espinosa 27) (Junge 5-15). During the years that Pasto was a professor at Sacramento State University he received permission from DeWitt administration to visit the hospital with his students for observational learning. On one of his visits, Pasto noticed a drawing created by Martin Ramirez that hospital staff had posted on the screen door to the solarium. Pasto, recognizing the artistic talent displayed by Ramirez in this drawing, contacted the hospital staff who informed him that paper and drawing materials were often in short supply to meet the demands of Martin's desire to draw. As a result, Pasto provided Ramirez with art supplies and instructed hospital staff to collect and date Ramirez's drawings for his research in art expression and psychology theory (Espinosa 27). Due to Pasto's interest, support and encouragement, Ramirez's most productive period of artwork was from 1950 to 1956 (Espinosa 27). In all, Ramirez created more than 450 drawings and collages during his residence at DeWitt State Hospital (USPS).

Ramirez's artwork is reflective of and was influenced not only by his memories of his life in Mexico but also by his life of confinement at DeWitt where his only knowledge of the outside world was limited to the images he saw in publications and magazines and in the movies at the DeWitt State Hospital. According to Brooke Davis Anderson, Director of the U.S. Biennial and former director at the Los Angeles County Art Museum and the American Folk Art Museum, the collection of Ramirez's work "teems with traditionally Mexican motifs but also references popular American culture of the mid-twentieth century, forms an impressive map of a life lived between two worlds-two worlds in a geographical, cultural, as well as social sense" (Anderson). Besides utilizing images from his memory and from his life at DeWitt, Ramirez also made use of artifacts from the DeWitt Hospital to create his artwork. Davis Anderson also notes that Ramirez, "began to assemble found bits of paper-candy wrappers, greeting cards, flattened paper cups, hospital supply forms, and book pages, for example-using a self made glue to create large surfaces for drawing" (Anderson). To work on these large pieces Ramirez crouched over them on the floor as some measured more than forty by one hundred inches. While at DeWitt, Martin

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

also attended and interacted with other patients engaged in art at weekly ceramics workshops where he was further encouraged to work on his drawings as they were stored in the ceramics workshop area (Espinosa 27-28).

The first formal introduction of Martin Ramirez's work to the art community occurred in November 1951 when Tarmo Pasto organized a solo exhibit of Ramirez's drawings on the University of California Berkeley campus (Espinosa 27). Pasto organized other exhibits at the E.B. Crocker Art Gallery in Sacramento, the Mills College Museum of Art in Oakland, the M.H. de Young Memorial Museum in San Francisco and the Emily Lowe Art Center at Syracuse University in New York. Despite this early recognition, it was not until after his death in 1963 that Ramirez's work became more widely known to the art world through artist Jim Nutt and his dealer Phyllis Kind who sponsored more group and solo exhibits in the 1970s (Storr 14). More recently, the American Folk Art Museum in New York recognized the significance of Ramirez's work at their 2007 retrospective art exhibit that featured more than 97 of his works (American Folk Art Museum) and the US Post Office issued Martin Ramirez commemorative Forever stamps in 2015.

After 1950, DeWitt was reclassified as a permanent state mental facility and began accepting new patients from Modoc, Lassen, Plumas, Sierra, Nevada, Yuba, Sutter, Placer, El Dorado, counties as well as Yolo, Butte and Sacramento counties in 1952 (Kostura 20-21 and Rushton). Accordingly, the patient capacity at DeWitt steadily increased from 1,900 in 1947 to 2,900 in 1948 and 3,000 patients by 1952 (Kostura 20). While this patient load at DeWitt had significantly increased in comparison to World War II times, conditions were reportedly improved in comparison to the overcrowding at Stockton State Hospital. By 1958 however, DeWitt was also overcrowded resulting in approximately seventy-five men living in each ward. Besides information related to Ramirez's life at DeWitt, other information regarding treatment of mental patients at DeWitt is vague. Ramirez was assigned to a ward occupied by senile and other long-term chronic patients with poor prognoses and behavioral problems including aggression. Staff on the ward consisted of three daytime, two evening and one overnight psychiatric technician. These technicians provided nursing care, dispensed medication and oversaw all activities while being vigilant at all times so that patients could not run away or commit suicide. Meals were served in the ward and patients were responsible for daily chores such as sweeping, making beds and washing plastic dishes in the ward's kitchen. As Ramirez grew older, he was no longer required to do chores enabling him more time to work on his drawings. Other activities on the ward, depending on the patient's abilities, included watching television, playing cards and table games, drawing, pacing and sitting inside in the sunroom or outside in the lawn under the trees in summer. Some patients were granted access to the library, Sunday services at the chapel, weekly movies at the theater and weekly vocational and arts-and-crafts workshops (Espinosa 25-26). While Ramirez and other patients who did not cause any problems were not subject to shock treatment or hydrotherapy, a 1952 news article notes that treatment at DeWitt included group therapy, individual therapy, occupational, recreational, and music therapy, hydrotherapy, shock therapy and brain surgery. This same article notes that eighty percent of patients were discharged as a result of their treatment (Espinosa 26 and Placer Herald).

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

While these accounts report favorable conditions for some patients at DeWitt, employees and news reports state that other patients suffered abuses, mainly due to the lack of qualified staff. For instance, in 1961 several female employees at DeWitt were investigated and two were suspended or dismissed for brutality toward patients that resulted in a death and a psychiatric technician was arrested for a fatal beating in 1964. In addition, DeWitt patients were fed only two meals a day rather than three due to budget cutbacks enacted by Governor Ronald Reagan in 1967. Staff shortages and inadequate patient care were also reported in studies investigating conditions at California mental hospitals under Governor Reagan (Kostura 21).

Regardless of the concerns expressed in news reports about the mental hospital's conditions and stigma impacts on the Auburn community, DeWitt hospital was valuable to the local economy. According to a September 12, 1952 Placer Herald news article, the DeWitt State Hospital employed seven hundred workers making it the largest employer in the Auburn area (22 sec 4). Other news articles and personal accounts further support DeWitt hospital's economic significance to the area. Connie Queen, a psychiatric technician and LVN employed at DeWitt reported to the Auburn Journal, "All our neighbors worked at DeWitt. In those days, it seemed as if 75 percent of Auburn worked there...it was our bread and butter" (Rushton). Indeed, this statement reflects DeWitt hospital's economic importance as its operation contributed approximately seven million dollars annually into the Auburn-Grass Valley economy (Rushton and Carroll).

In 1971, despite strong objection from Auburn community leaders, Governor Ronald Reagan mandated the closure of DeWitt and several state mental institutions due to combined circumstances of budget cutbacks, intolerable living conditions and changes in modern treatment of mental illness. Thus, the DeWitt State Hospital's local economic and historic significance for the period 1946 to 1972 ended with the transfer and discharge of its last patients scheduled for the spring of 1972 (DeWitt Patient Transfer Starts). Later that year the property was transferred to Placer County for use as county offices, a use that continues to the present.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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DeWitt General Hospital

Placer County, CA

Name of Property

County and State

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Martin Ramirez's Work Honored on Forever Stamps: Artwork Created While Ramirez Was Institutionalized. 25 March 2015. 23 July 2015 <https://about.usps.com/news/national-releases/2015/pr15_018.htm>.

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DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

10. Geographical Data

Acreage of Property 63.3

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.93819 Longitude: -121.10718
2. Latitude: 38.94069 Longitude: -121.10318
3. Latitude: 38.93793 Longitude: -121.10062
4. Latitude: 38.93484 Longitude: -121.10019
5. Latitude: 38.93479 Longitude: -121.10557
6. Latitude: 38.93654 Longitude: -121.10572

Verbal Boundary Description (Describe the boundaries of the property.)

The district boundary is that portion of DeWitt hospital located south of B Avenue, west of First Street, east of Richardson Drive and north of Atwood Road.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the district include most of the land area that was developed by the U.S. Army as a hospital in the period 1943 to 1945. The boundaries encompass the area that currently contains the remaining original hospital buildings including patient wards, enlisted men housing, recreation facilities, support facilities, roads and sidewalks.

11. Form Prepared By

name/title: Ramona Brockman, MURP

organization: _____

street & number: 4060 Ridge Drive

city or town: Loomis state: CA zip code: 95650

e-mail: ramona.brockman@gmail.com

telephone: (916) 759-3709

date: August 21, 2015

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Figure Log

Figure 1: Google Maps boundary map

Figure 2: District boundary sketch map

Figure 3: Numbered map of contributors and noncontributors

Figure 4: Standard plan for Type A general hospitals

Figure 5: Photograph Log Map

Figure 6: Dr. Tarmo Pasto and Martin Ramirez at DeWitt Hospital

Figure 7: Martin Ramirez creating art at DeWitt Hospital

**Figure 8: Exhibition "Art of the Schizophrene" at Mills College, Oakland, 1954, featuring
Martin Ramirez artwork**

Figure 9: Martin Ramirez artwork

Figure 10: Martin Ramirez artwork

Figure 11: Martin Ramirez artwork

Figure 12: Martin Ramirez artwork

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

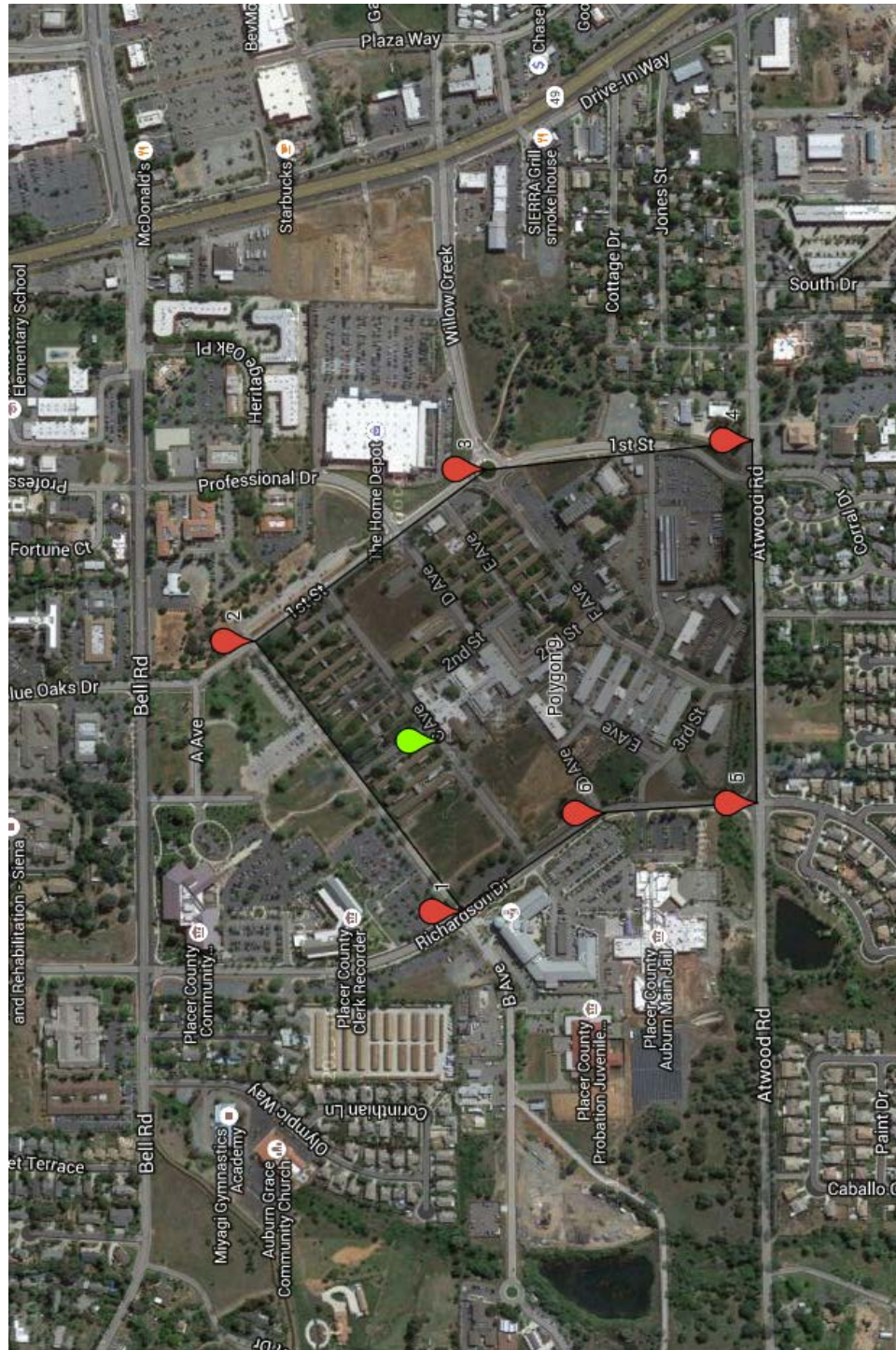
Figure 1: Google Maps boundary map

DeWitt General Hospital Auburn, California

- 4. Latitude: 38.93484
Longitude: -121.10019
- 5. Latitude: 38.93479
Longitude: -121.10557
- 6. Latitude: 38.93654
Longitude: -121.10572

DeWitt General Hospital Auburn, California

- 1. Latitude: 38.93819
Longitude: -121.10718
- 2. Latitude: 38.94069
Longitude: -121.10318
- 3. Latitude: 38.93793
Longitude: -121.10062



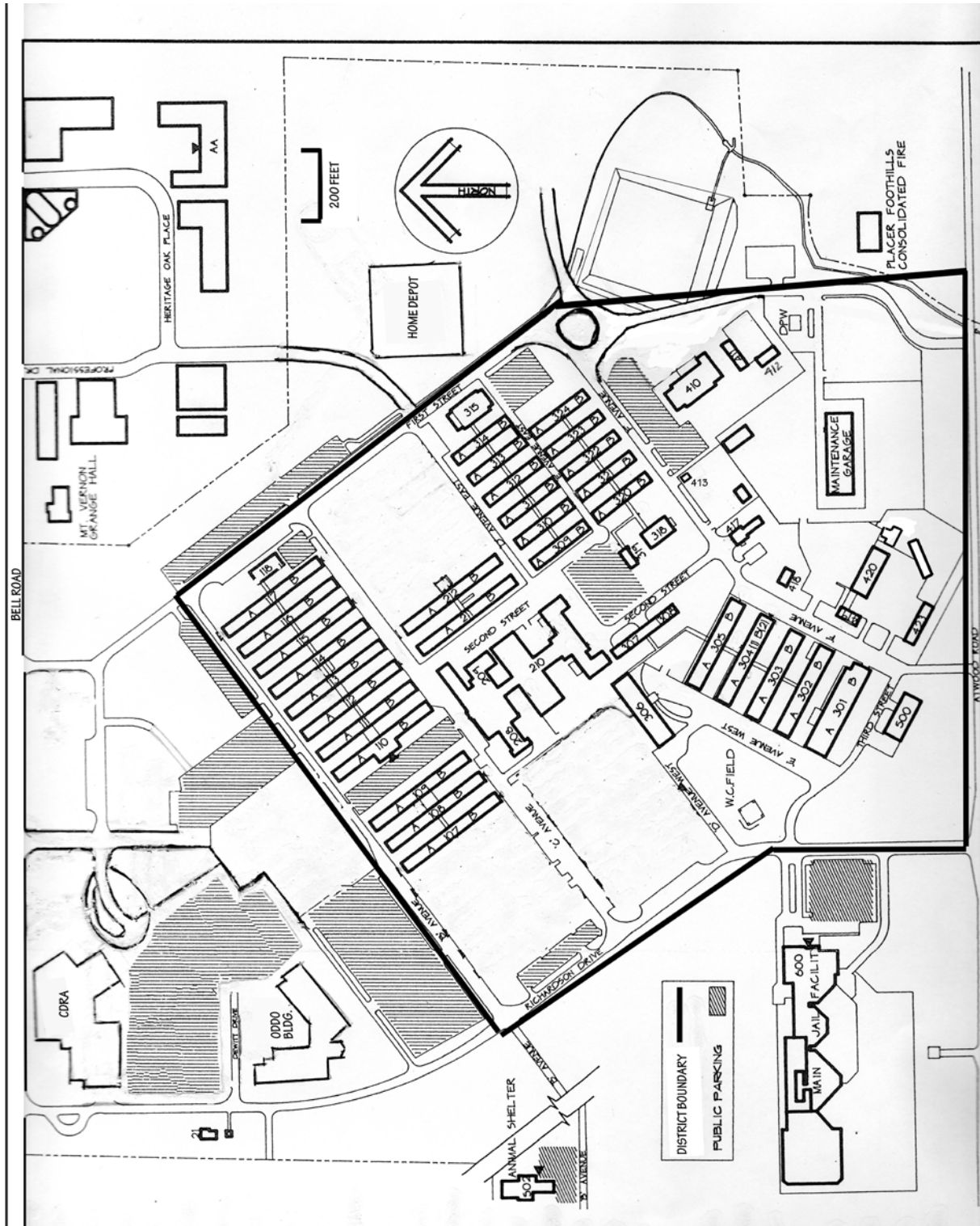
DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Figure 2: District boundary map

Auburn, California

DeWitt General Hospital



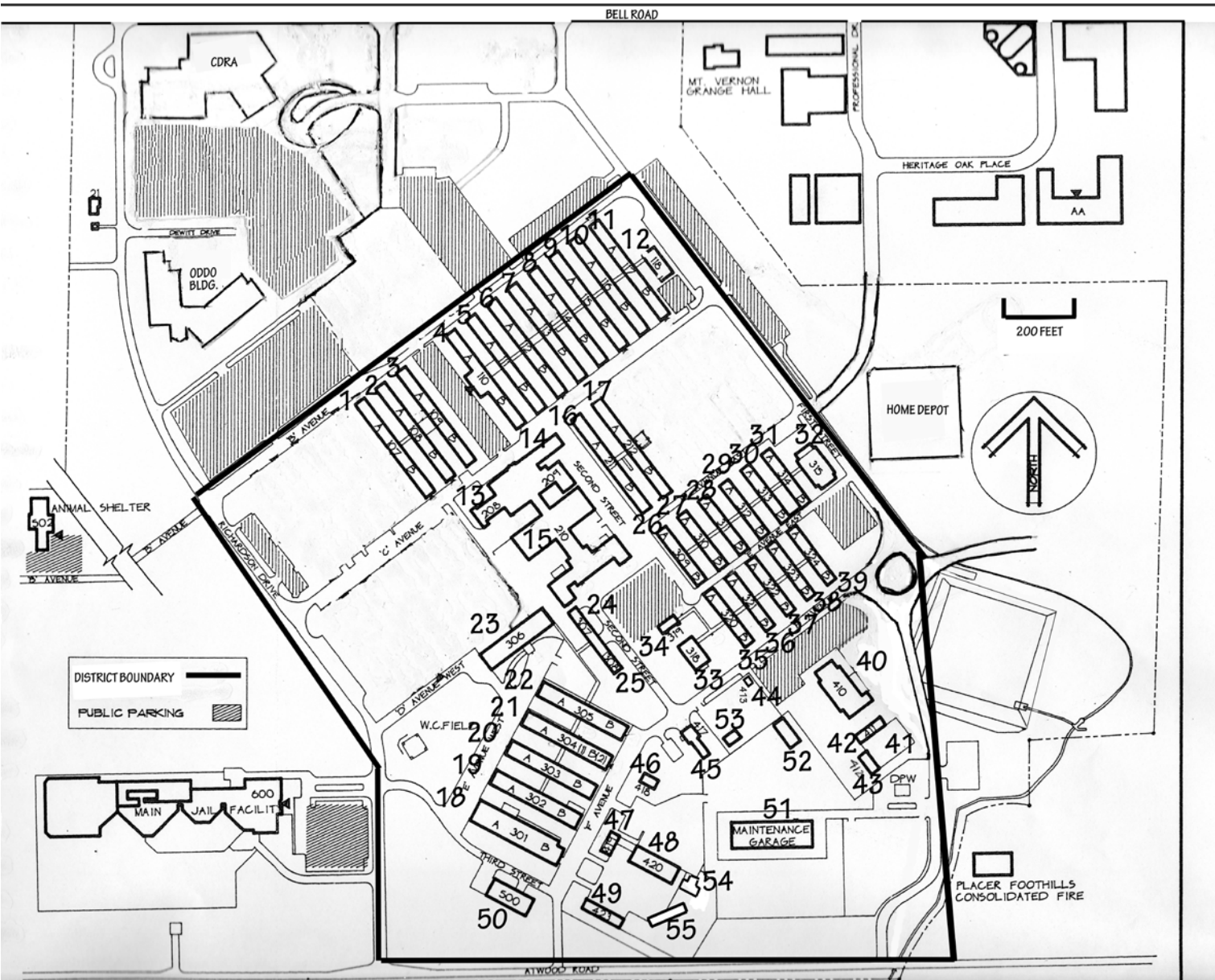
DeWitt General Hospital Auburn, California
 Numbered Contributing/Noncontributing Structure Map

United States Department of the Interior
 National Park Service / National Register of Historic Places Registration Form
 NPS Form 10-900
 OMB No. 1024-0018

DeWitt General Hospital
 Name of Property

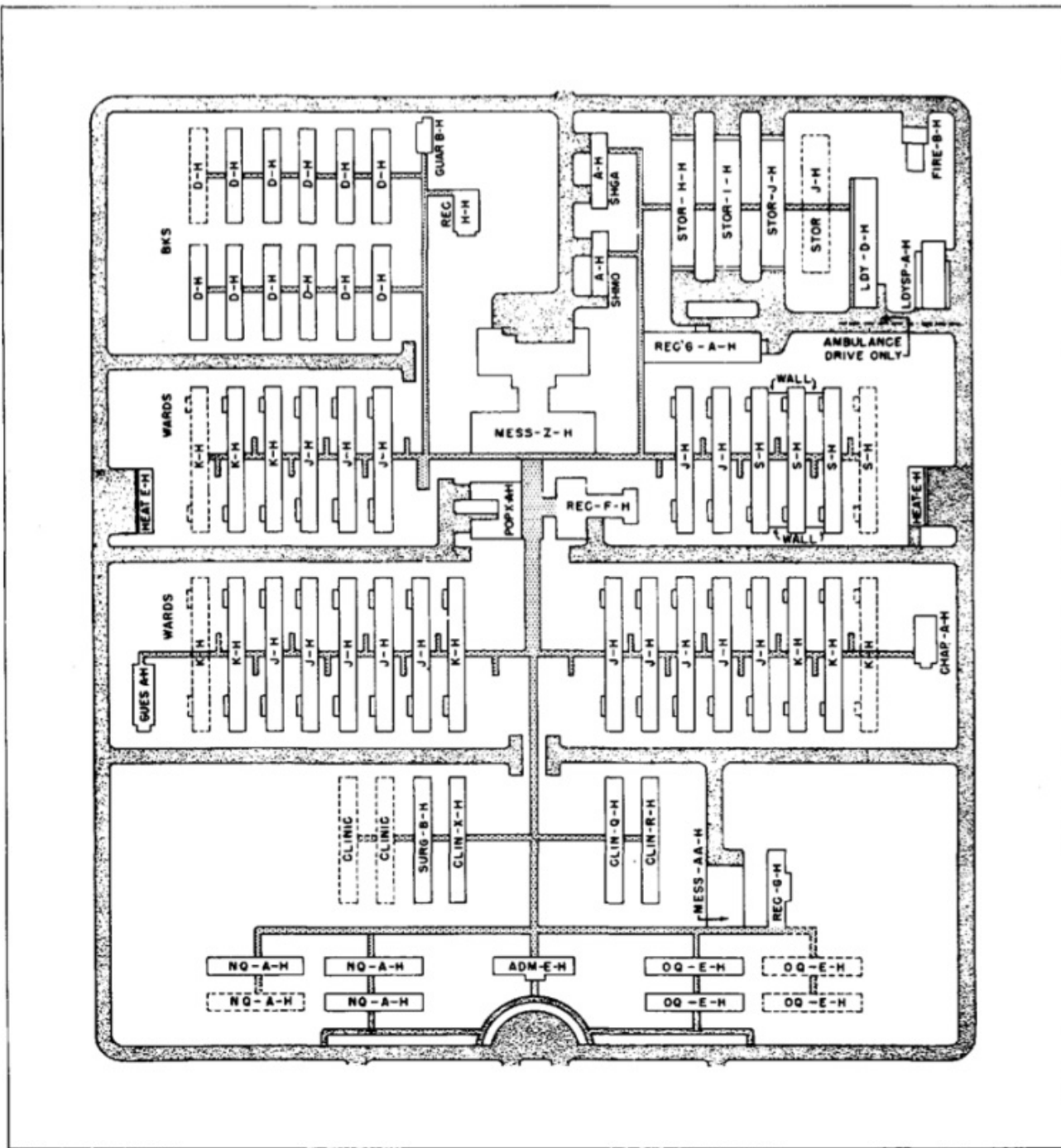
Placer County, CA
 County and State

Figure 3: Numbered map of contributors and noncontributors



DeWitt General Hospital
Name of Property

Placer County, CA
County and State



PLAN FOR TYPE A HOSPITAL

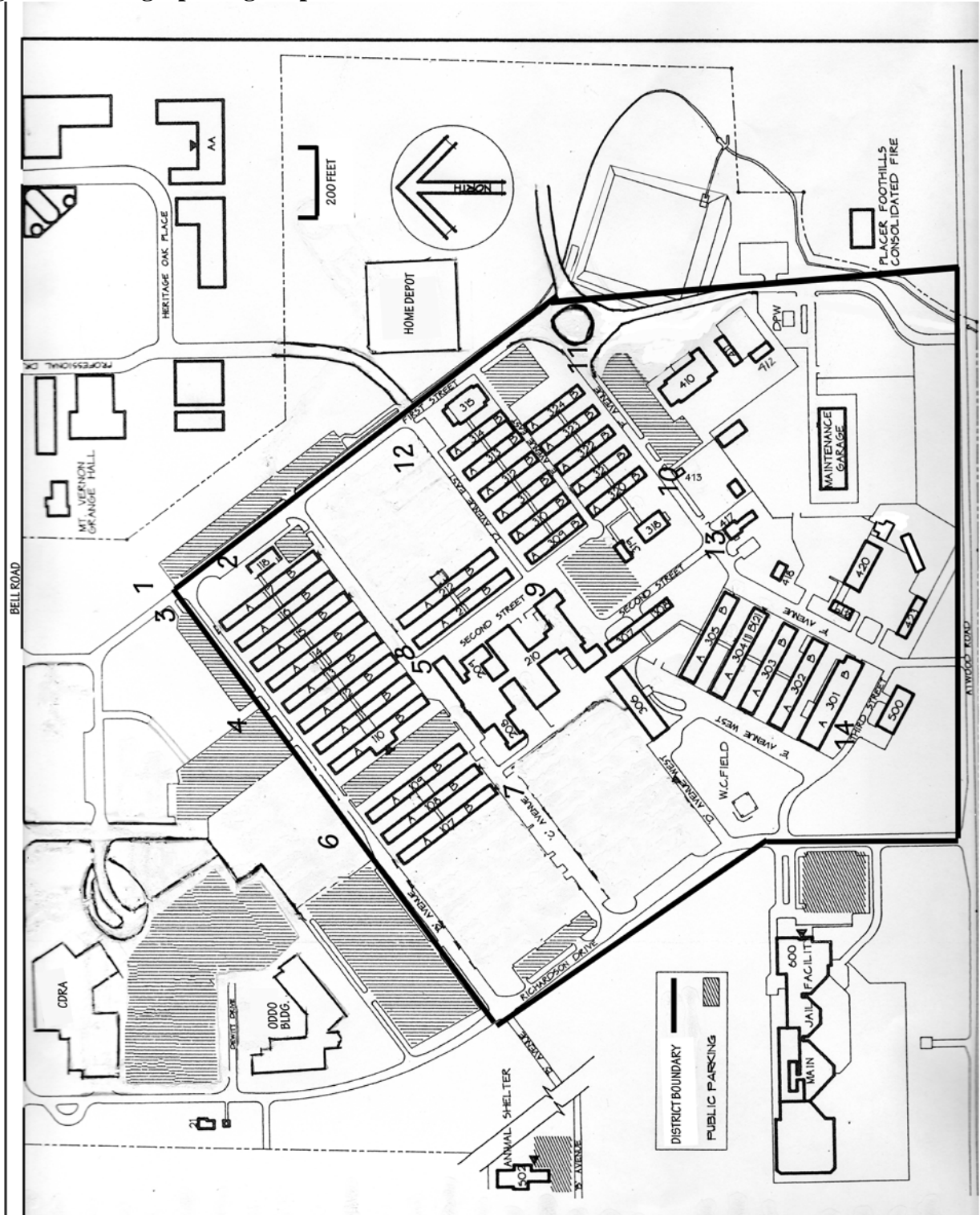
Figure 4: Standard plan for Type A General Hospitals. Published in Clarence Smith, *The Medical Department: Hospitalization and Evacuation, Zone of the Interior*. Washington D.C., Department of the Army, 1956. DeWitt conforms closely to this plan except in that the warehouse and utility buildings were canted relative to each other and that additional recreational facilities were constructed at DeWitt.

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Figure 5: Photograph Log Map

DeWitt General Hospital Auburn, California
Photograph Log Map



DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Figure 6: Martin Ramirez and Dr. Tarmo Pasto at DeWitt Hospital



Figure 7: Martin Ramirez Working at DeWitt Hospital



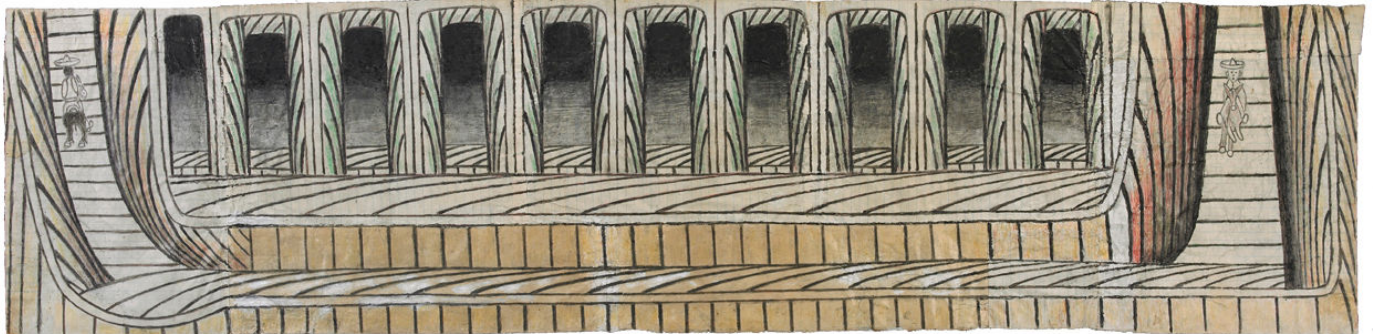
DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Figure 8: Exhibition, “Art of the Schizophrene” at Mills College, 1954, featuring artwork by Martin Ramirez



Figure 9: Artwork by Martin Ramirez



DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Figure 10: Artwork by Martin Ramirez

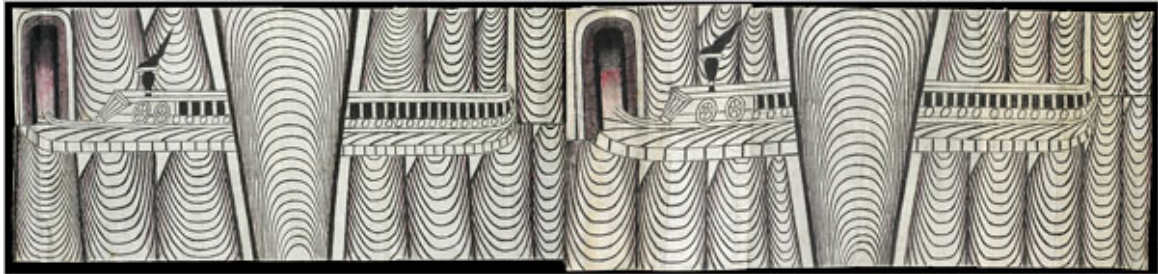


Figure 11: Artwork by Martin Ramirez

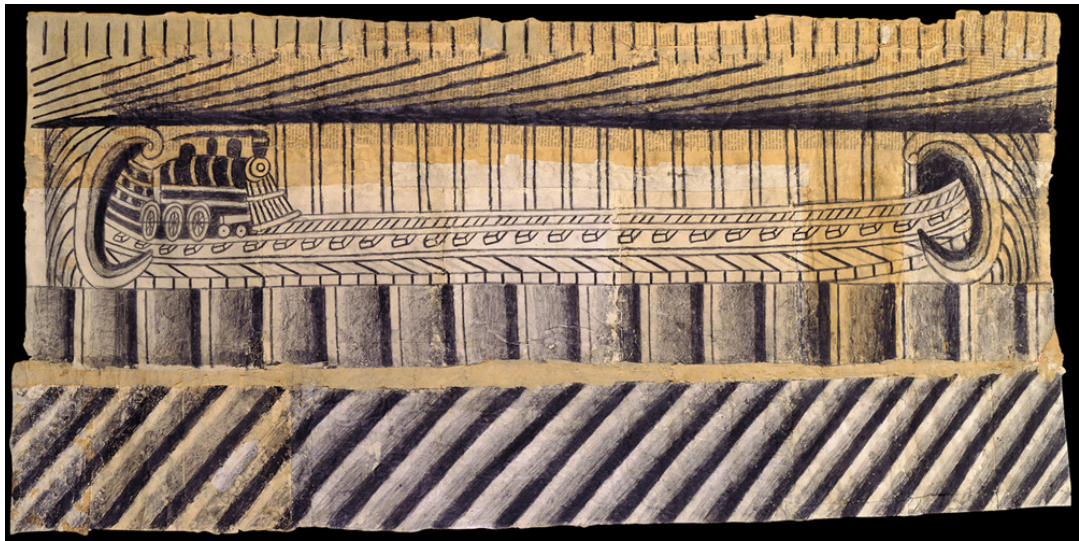


Figure 12: Artwork by Martin Ramirez



DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Ramona Brockman

Date Photographed: July 27, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0001

View of chapel and patient ward building 117 from First Street, camera facing south.

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Sandra Fogler

Date Photographed: May 20, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0002

View of chapel, building 118, north (right) and east (left) facades, camera facing southwest.

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Ramona Brockman

Date Photographed: July 27, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

CA_Placer County_DeWitt General Hospital_0003

Street view of patient ward buildings down B Avenue from First Street, camera facing southwest. Patient ward building 117 in foreground.

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Sandra Fogler

Date Photographed: July 13, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0004

Street view of patient ward buildings down B Avenue, camera facing southwest. Patient ward building 113 in foreground.

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Sandra Fogler

Date Photographed: July 13, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0005

Street view of patient ward buildings down C Avenue, camera facing northeast. Patient ward building 111 in foreground.

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Ramona Brockman

Date Photographed: July 28, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0006

View of patient ward buildings 107-109 on B Avenue, camera facing southwest.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Ramona Brockman
Date Photographed: July 27, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0007

View of auditorium and library building 208 on C Avenue, camera facing east.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Sandra Fogler
Date Photographed: July 13, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0008

View of post office (now museums & archives) building 209 on C Avenue, camera facing southwest.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Sandra Fogler
Date Photographed: July 13, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0009

View of enlisted men barracks (converted to patient wards), west facades, buildings 309 and 320, camera facing southeast.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

Photographer: Sandra Fogler
Date Photographed: July 13, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0010
Street view of enlisted men barracks (converted to patient wards) down F Street, south facades, buildings 320-324, camera facing northeast.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Sandra Fogler
Date Photographed: July 13, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0011
Street view of enlisted men barracks (converted to patient wards) down F Street, south facades, buildings 320-324, camera facing southwest.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Ramona Brockman
Date Photographed: July 27, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0012
View of theater (building 315) and enlisted men barrack building 314 on D Avenue, camera facing southeast.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Ramona Brockman
Date Photographed: July 28, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

CA_Placer County_DeWitt General Hospital_0013

View of warehouses (buildings 301-305) on F Avenue and Second Street, camera facing southwest.

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Sandra Fogler

Date Photographed: July 13, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0014

View of power house, building 500, north (left) and west (right) facades on Richardson Drive, camera facing south.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





11583
PLACER COUNTY
MEDICAL CLINIC
ANNEX

FOOTHILL CENTER
FOR
SPIRITUAL LIVING
CELEBRATION
SERVICE
SUNDAY, 10:00 A.M.
TRAILBLAZERS
SUNSET CHURCH
REV. MICHAEL B. B.A.



PLAZA COUNTY
MEDICAL CLINIC
ANNEX

SPEED
LIMIT
25



HUMAN SERVICES

PLACER COUNTY
GRAND JURY





PUBLIC HEALTH
&
TRAINING RM 1





NO
PARKING
ANYTIME

11526

MUSEUMS
ARCHIVES & COLLECTIONS

209

Handicap Accessible















National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

DEWITT GENERAL HOSPITAL

Place County, CA

National Register of Historic Places Review Comments

The DeWitt General Hospital represents a cohesive complex of World War II-era military (hospital) construction designs encompassing over 50 buildings on 63 acres built between 1943 and 1945. The district meets National Register Criteria A, B & C in the areas of Health/Medicine, Art and Architecture. The Hospital complex represents one of 16 "Type A" Pavilion Plan Army hospitals built in the U.S. by the design firm of York & Sawyer. Although altered by the removal of a significant number of the standardized plan buildings, the site retains strong integrity and is able to convey the characteristic scale, building forms and layout typical of such World War II facilities. As a group, the "Type A" military hospitals are a rapidly disappearing property type that made significant contributions to America's war effort. The complex served as a World War II military hospital from 1942 to 1945, after which it served as a state mental hospital from 1946 to 1972. In that combined period the hospital complex would be associated with a number of influential and innovative physicians, including leading vascular surgeon Norman Freeman and psychologist Tarmo Pasto, an early researcher in the field of art therapy. Pasto's patient Martin Ramirez, a self-taught artist encouraged by Pasto while in residence at the facility, is now widely recognized as a nationally significant artist in the folk art ("outsider art") genre.

Previous assessments of the complex appear to have focused largely on the World War II utilization of the site rather than the additional contexts of national, state and local health care administration and art. Additional comparative analysis of the relative integrity of the remaining "Type A" military hospitals also reinforce the eligibility of this facility, which despite considerable change, alteration, and demolition, still conveys in its regularized rows of standard plan wards and barracks the distinctive characteristics of the property type. While the overall massive sprawl of the original site has been affected, the remaining buildings represent a cohesive core of facilities clearly able to convey the functional and operational design of these World War II sites.

Table of Contents: CA_Placer_DeWitt General Hospital National Register Nomination Correspondence

Table of Contents	1
OHP Staff Report, DeWitt General Hospital 12/28/2015	2
Letters of Support:	
Brian R. Turner, National Trust for Historic Preservation	6
Michael & Kay Coder	11
Michael & Kay Coder (DeWitt Government Center EIR)	20
Judy Smith	40
Dan Sebyy	41
Elinor Petuskey	42
Scott Holbrook	43
Barb Ogden	45
Ray Thompson III, Native Sons of the Golden West	48
Victoria Connolly, California State Military Museum	49
Kathrine Fegette	53
Eric Chun	54
Anita Yoder	56
Antoinette Fabela	57
Mandy Gomes	58
Sandra Fogler	59
Charlene Daniels	60
Charlene Daniels (Office of Historic Preservation letters)	64
Ramona Brockman (PowerPoint presented at SHRC meeting)	74
Letters of Objection	
Ken Grehm, Director, Placer County Dept of Public Works	112

Anna Shimko, of Burke, Williams & Sorensen LLP (with attachments)	125
Robert Sandman, Placer County Deputy County Counsel	240
Supplemental Submittal of Demolition & Construction Activity	242
Anna Shimko, of Burke, Williams & Sorensen LLP (rehearing request)	244
OHP Responses and Letters	
OHP Comments on DeWitt Center Master Plan Update, 7/7/2015	249
Response by SHPO to Burke, Williams & Sorensen LLP, 11/16/15	253
Office of Historic Preservation to Army Corps of Engineers 4/30/2004	255
Army Corps of Engineers to Office of Historic Preservation 10/21/2004	257
Office of Historic Preservation to Army Corps of Engineers 11/4/2004	259

**DeWitt General Hospital
Placer County, California
National Register of Historic Places**

DeWitt General Hospital is a district of 49 contributing buildings, 5 non-contributing buildings and 1 contributing structure, located outside the city of Auburn, California on Highway 49 in Placer County. The property was constructed in 1943 as one of sixteen "Type A" pavilion plan Army hospitals in the United States intended to treat American soldiers wounded in World War II. The complex originally contained 80 buildings on approximately 220 acres, and the resulting district consists of the remaining buildings on approximately 64 acres. The property is nominated under the cover of the Latinos in 20th Century California MPS, under the associated context *Latinos in the Arts* as an example of the *Residences and Studios of Prominent Persons* property type.

The property is eligible for the National Register under Criterion A in the area of health and medicine for the work of Dr. Norman Freeman and art therapist Tarmo Pasto, Criterion B for its association with artist Martin Ramirez, and Criterion C as an example of World War II "Type A" pavilion plan Army hospitals. The period of significance is 1943-1963, from construction until its final year of occupancy by Ramirez.

Criterion A: In the areas of health and medicine, DeWitt is significant in the history of medicine, specifically in the areas of vascular surgery and art therapy. As an Army hospital created during World War II, DeWitt became associated with the work of surgeon Norman Freeman, a pioneering vascular surgeon. DeWitt was one of three designated Army vascular treatment centers in the United States. In 1946, the facility was renamed DeWitt State Hospital, transferred to state ownership and repurposed as a mental health facility. During this period, artist and psychologist Tarmo Pasto worked at DeWitt, where he discovered the artwork of a patient, Martin Ramirez, admitted in 1948, who created art from found and salvaged objects.

Criterion B: Martin Ramirez is an individual significant in the history of art, as identified in the Latinos in 20th Century California MPS, under the associated context *Latinos in the Arts*. Pasto recognized the artistic talent displayed by Ramirez, and obtained a Ford Foundation fellowship to allow him to study Ramirez's case and the artwork of other DeWitt clients. With Pasto's support, Ramirez's most productive period of artwork was 1950 to 1956, but during his time at DeWitt he produced over 450 drawings and collages. This extensive body of work focused primarily of traditional Mexican motifs, intermixed with references to popular American culture. Pasto facilitated public showings of Ramirez's work starting in 1951 at the University of California in Berkeley and the Crocker Art Gallery in Sacramento, influencing the work of local artists and Sacramento State University faculty including Wayne Thiebaud. Subsequent showings included the DeYoung in San Francisco and the Lowe Art Center in New York. Ramirez died in 1963 while institutionalized at DeWitt. Ramirez's work became nationally recognized after his death, and is on display today at the Metropolitan Museum of Art, the Guggenheim, the American Museum of Modern Art, and the Crocker Art Museum. In 2015, Ramirez became one of the first American Latino artists honored with a United States postage stamp.

Criterion C: In the area of architecture, DeWitt Hospital's design is an example of the large-scale planning and construction required during World War II to meet national defense needs rapidly and efficiently. The district has lost approximately thirty percent of its original buildings, but the complex still embodies a majority of the distinctive design characteristic of the Type A general hospital, and is one only of two remaining examples of its type.

The property is owned by Placer County, the nomination was submitted by a third party. Sixteen letters of support have been received, including a letter from the National Trust for Historic Preservation, and a letter that included the original Environmental Impact Report historic assessment from 2002. The property owner, Placer County Public Works and Facilities, has sent a letter stating they do not believe the property is eligible, based on a letter between OHP staff Clarence Caesar and United States Corps of Engineers chief Michael Jewell, dating from March 30, 2004, stating that the property did not appear to be eligible for listing at the national level of significance (not specifying whether it appeared eligible for listing in the National Register at the local or state level of significance) and a response letter from the Corps to OHP dated October 21, 2004 that concurred with OHP's assessment that the property was not eligible. Placer County also noted the loss of historic integrity due to the demolition of twenty-eight buildings on the property since 2004. The March 30, 2004 letter was part of a series of consultation documents resulting in the determination that the property was ineligible for the National Register for purposes of Section 106 review. The final letter of this correspondence, dated November 4, 2004, was not included in the documents provided by Placer County, but is included with this nomination as retrieved from California Office of Historic Preservation records. This letter concurred with the Corps' determination, but also specified that this decision could be reexamined if previously undocumented properties were discovered, or conditions such as delay or phasing of the project justified reconsideration of National Register status of the project. The original survey documentation is now twelve years old, and this nomination provides new historic context and background information that was not considered by reviewers in 2003-2004. Also, this 2004 determination in no way prohibits subsequent nomination and listing of the property.

Placer County's contention that the property is not eligible also contradicts the 2003 Environmental Impact Report (EIR) certified by Placer County that found DeWitt eligible for listing in the National Register and thus a historic resource for purposes of the California Environmental Quality Act (CEQA). In public comment, Placer County claimed they considered the buildings historic only as a preventive measure. A copy of the original assessment of the property, completed in 2002 as part of this environmental review, was submitted as public comment and is included with this nomination. As part of that process, a statement of overriding considerations was adopted by Placer County, because the EIR identified the property as a historic resource. This statement allowed the demolition of 24 buildings, a significant environmental impact. The documents submitted by Placer County accompanying the objection also show that the 2004 statement of overriding considerations was utilized as justification for multiple subsequent demolitions outside the scope of the 2003 project. The March 30, 2004 letter mentioning the Section 106 ineligibility determination was also referenced in conjunction with these subsequent demolitions.

Placer County also provided a letter by Anna Shimko of the law firm of Burke, Williams and Sorenson claiming that the hospital cannot be found eligible for listing in the National Register based on its role as a hospital following World War II or its association with artist Martin Ramirez because the grounds for eligibility must be limited to its association with World War II and its architectural appearance, and it is not known whether the buildings where Martin Ramirez resided are still extant or part of the property that has been demolished. There is no requirement that a National Register nomination be limited in this manner. Previous determinations of ineligibility as the result of the Section 106 consultation process do not prevent nomination of a property, nor do they limit the criteria under which a property can be nominated. Also, because 12 years have passed since the EIR and Section 106 review, the 2003 assessment is out of date and long overdue for revision. Because the association with Martin Ramirez is with the facility in general, and its pioneering programs in art therapy, identification of the specific buildings where Ramirez resided is not necessary to demonstrate association with the property.

The attorney letter also claimed subsequent demolitions were performed with the “blessing” of the State Historic Preservation Office, but In a letter from OHP’s Local Government Unit to Placer County Facility Services dated July 7, 2015, Placer County was informed that the criteria for Section 106 consultation and CEQA are very different, the concurrence process between OHP and the Corps of Engineers is not sufficient to determine whether the property is a historic resource for purposes of CEQA, and the Section 106 assessment from 2004 did not invalidate the county’s certification of the EIR that determined that DeWitt was an eligible historic resource. The letter also informed Placer County that they should have undertaken Subsequent EIR documents regarding the later demolitions, as they were not covered by the first Statement of Overriding Considerations, and thus should not have been granted a Categorical Exemption, as the demolitions affected a previously identified historic resource.

The historic integrity of the property has been altered since 2003, due to demolition of multiple buildings. There is still a sufficiently sized portion remaining of the original DeWitt buildings, roadways and overall layout to demonstrate the property’s historic significance, and the physical relationships of its contributors as a district. The maps provided by Placer County showing the difference between the hospital’s original appearance and the document provided by the applicant show the same remaining buildings, and when compared to the original maps, clearly show an identifiable portion of the original pavilion plan hospital. Integrity of location is unchanged. Setting has changed due to demolition and growth, but the relationships between the district’s surviving components are unchanged. Within the identified district boundaries, integrity of setting, materials, workmanship, feeling and association remain sufficient to convey the sense of a historic environment, as detailed in the nomination document.

Placer County also declared that the percentage of demolished buildings was incorrect (suggesting a lower level of historic integrity) because the district did not include Prisoner of War barracks buildings totaling approximately 59,000 feet. These barracks buildings were constructed separately from the rest of DeWitt, were not used as part of the state hospital, and were demolished prior to 1985. Thus they were not surveyed in the included nomination or environmental review documents, included within the boundary of the historic district, or the total number of properties assessed as part of DeWitt Hospital. The properties demolished since 2004 were taken into account by this nomination and its discussion of historic integrity.

Subsequent to the commission meeting, Placer County sent a letter to the California SHPO asking that the nomination be reheard and the California SHPO refrain from sending the nomination to NPS, based on procedural deficiencies in notification. After review of notification procedures and activities, California SHPO responded with a letter clarifying that all procedural requirements were followed and there was no statutory reason to refrain from sending the nomination to NPS.

Staff supports the nomination as written and recommends that the State Historical Resources Commission determine that DeWitt General Hospital is eligible for listing in the National Register under Criteria A, B and C at the local level of significance, with a period of significance of 1943-1963, meeting the requirements of the Latinos in 20th Century California Multiple Property Submission. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing in the National Register of Historic Places.

William Burg
State Historian II
December 28, 2015



**National Trust for
Historic Preservation**
Save the past. Enrich the future.

October 26, 2015

Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd St., Suite 100
Sacramento, CA 95816-7100

BY EMAIL

Dear Ms. Polanco:

On behalf of the National Trust for Historic Preservation, I am writing to express our enthusiastic support for the nomination of DeWitt General Hospital in Auburn, California to the National Register of Historic Places. The property is also nominated under the cover of the Latinos in Twentieth Century California Multiple Property Submission under the associated context *Latinos in the Arts* as residence and studio of noted artist Martín Ramírez.

DeWitt General was constructed in 1942 to treat wounded servicemen during World War II. It is one of only two remaining examples of a U.S. Army "Type A" general hospital constructed during the War and still incorporates many of its distinctive design characteristics. DeWitt General is also significant for its association with the cutting edge medical treatments of Dr. Norman Freeman who pioneered vascular surgical techniques in the facility.

Perhaps most notably, however, are the associations of DeWitt General with its most famous patient, self-taught artist Martín Ramírez. Ramírez came to the United States from Jalisco, Mexico in 1925 to find work as a laborer. In 1931 he was picked up by police as a vagrant. Unable to speak English Ramírez was committed to Stockton State Hospital. In 1948 he was transferred to DeWitt General where Ramírez spent the last 15 years of his life.

As a diagnosed schizophrenic Ramírez was treated and cared for by psychologist Dr. Tarmo Pasto who is credited with encouraging and saving his art work. Pasto's research focused on the value of artistic expression for patients like Ramírez and ultimately had a strong influence on the development of art therapy as a treatment for illness. Later, as a professor at

Sacramento State College, Pasto made Ramírez's work available for art and art history courses where they were eventually "discovered" by the art world.

While a patient in Ward 106 from 1948-1963 Ramírez created nearly 300 works of art, many by mixing phlegm with crushed crayons, colored pencils, and other mediums and applying his finished material with matches. His association with DeWitt General is particularly notable as nearly all of Ramírez's work prior to his stay there was destroyed.

Ramírez was the focus of a widely celebrated exhibition in the American Folk Art Museum in 2007.¹ In a review of the exhibit by the *New York Times*, Ramírez was described as one of the "greatest artists of the 20th century" (see attached). In early 2015 the U.S. Postal Service unveiled five stamps depicting Ramírez's work.

For the reasons described above we believe that there is a very compelling case to be made that DeWitt General should be listed on the National Register of Historic Places. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian R. Turner", with a long horizontal flourish extending to the right.

Brian R. Turner
Senior Field Officer and Attorney

Encl. Shattuck, Kathryn. "From a Mental Hospital, a Cinematic Mexico." *New York Times*, 21 Jan. 2007

¹ See <http://folkartmuseum.org/exhibitions/martin-ramirez/>

January 26, 2007

ART REVIEW | MARTÍN RAMÍREZ

Outside In

By [ROBERTA SMITH](#)

The American Folk Art Museum's transporting exhibition of the scroll-like drawings of the Mexican artist Martín Ramírez (1895-1963) should render null and void the insider-outsider distinction.

Ramírez, who created the roughly 300 drawings that make up his known work between 1948 and 1963 while confined to a mental hospital in Northern California, is simply one of the greatest artists of the 20th century. He belongs to the group of accessible, irresistible genius draftsmen that includes Paul Klee, Saul Steinberg and Charles Schulz. Well selected and beautifully installed by Brooke Davis Anderson, a curator at the folk art museum, this show of 97 drawings, some mural-size, is the first museum exhibition of Ramírez's work in New York and one of the best shows of the season.

Whatever ideas about art you hold dear, expect them to be healthily destabilized here. If a purely visual, white-cube experience of the autonomous art object is your thing, you may be startled by the illuminating correlations between the artist's newly excavated biography and his pulsating images.

If you think art is anything but autonomous and that, rather than speaking for itself, it mainly says what we want it to say, then you must deal with the way these works made enough noise to survive against almost impossible odds.

If you revere outsider artists as pure, isolated, often insane visionaries who exist outside time and place, make way for a so-called outsider whose work reflected many of the specifics of his cultural and historic moment. In addition, Ramírez's art was in step with the explorations of many "insider" artists of his time, especially in his use of collage and images from popular culture.

Ramírez had an indelible style built on a supreme sense of economy and shot through with a mix of sly humor and sunny optimism that coats deeper, darker feelings. He had his own way with materials and color — buoyed by an unerring sensitivity to the power of blank paper — and a cast of unforgettable characters, including mounted caballeros, levitating Madonnas, and deer and dogs on high alert. But most of all Ramírez had his own brand of pictorial space, which he regulated with rhythmic systems of parallel lines, curved and straight. He played spatial illusion as if it were an accordion, expanding and contracting it in a mesmerizing play of stasis and movement.

He might orchestrate the curved lines into stepped, hivelike hills punctuated by dark tunnels where ornate trains and buglike cars or buses chug in or out along extravagantly banked roadways or railroad beds defined by further lines. The straight lines might form fluted, beautifully shaded proscenium stages that bring to mind old-time movie screens. Here we usually find the caballero aiming his pistol in one direction while pointing his reined-in steed in another, as if ready to wheel and dash to safety. This character is Ramírez's signature motif: the show begins with a posse of 19 caballero drawings, double- and triple-hung on a single wall.

Ramírez changed my art-world view 21 years ago when I was invited to write an essay for the first large, high-profile exhibition of his work, at the Moore College of Art and Design in Philadelphia. At that time the facts about his life were scant. His birth date was calculated as 1885 instead of 1895. He was thought to have migrated from Mexico around 1915, not 1925, to work on the railroads being built in Northern California, where he was hospitalized in the early 1930s and shortly thereafter found to have schizophrenia. He lived out his years in DeWitt State Hospital in Auburn, near Sacramento. (It was later discovered that the initial years of his confinement were at Stockton State Hospital.)

At DeWitt in 1948, a psychologist and artist of Finnish descent named Tarmo Pasto discovered Ramírez and began to save the large drawings he made on available bits of paper glued together with a paste made of bread or potatoes and saliva. In the first gallery at the Folk Art Museum, note the handle of a brown-paper shopping bag at the top edge of a tall, narrow landscape dominated by winding stairs interspersed with white churches and roadside chapels.

Dr. Pasto began bringing Ramírez art materials, and at one point lived on the grounds of DeWitt, a former Army camp, so he could observe Ramírez every day. In the early '50s he helped arrange four solo shows of Ramírez's work, most of them on college campuses, including Syracuse. In 1955 Dr. Pasto sent 10 drawings to the [Solomon R. Guggenheim Museum](#), but never heard back. A museum intern rediscovered them in the mid-1990s, and they were officially accessioned in 1997; all of them have been lent to this exhibition.

In 1968 the Chicago artist Jim Nutt met Dr. Pasto when both men were teaching at Sacramento State, and eventually persuaded him to sell most of his Ramírez drawings to Mr. Nutt and his art dealer, Phyllis Kind. Dr. Pasto wanted to send his son to medical school, and the drawings needed extensive conservation. He could not afford either.

This show is in a sense a tribute to the dedication of Dr. Pasto, who died in 1986, shortly after the opening of the Moore College show, which he was too sick to see. But the Folk Art Museum exhibition and its catalog also benefited from the efforts of Victor M. Espinosa and Kristin E. Espinosa (until recently his wife), sociologists who specialize in the history of immigration.

Mr. Espinosa, who is Mexican, was disturbed by the art world's failure to research Ramírez's roots. He eventually discovered that Ramírez had a wife and four children in Mexico, a stream of descendants there and in California and a painful story of separation and isolation on all sides. The Espinosas' research, which extended over 15 years,

enables this exhibition to align Ramírez's art with his life.

Among the facts the Espinosas unearthed: Ramírez drew in the margins of his letters home before he was incarcerated, which questions his inclusion in the art-of-the-insane category. The churches depicted in his drawings are recognizably those of the region he came from, the west-central province of Jalisco. There, it turns out, Ramírez owned a horse and was a skillful rider, which sharpens appreciation of the deft fusions of his caballeros with their mounts. As for the fluted post-and-lintel proscenium that frames them so glamorously, DeWitt had a movie theater, so the caballero is probably part Hollywood cowboy.

Ramírez's shaded lines segue effortlessly from abstract to descriptive and back again, just as his shapes are constantly being adjusted or assigned new roles. When shaded ellipses crown the prosceniums they suggest stage lights; in landscapes they read as cactuses. In one drawing, they are clustered together to form an enormous mountain, complete with a tunnel, that glows from within like a giant jukebox.

Rhythmic surfaces, plunging spaces and various modes of transportation (boats also shunt out of the tunnels, turning the roadways into canals) make visual the themes of distance and separation, isolation and longing. In one drawing, a tiny woman appears at the bottom of a long corridorlike path, while a small man is far above her, boxed in by lines.

Sometimes the prosceniums are inhabited by a man who has shed his sombrero and ammo belts and sits quietly at a table writing letters or perhaps waiting for inspiration to strike. In one of the show's best drawings, the sides of the stage resemble half-open shutters through which this man is seen against a dense black background. The velvety field is broken by a locomotive trundling over a little hillock, like an ever-present memory — an emblem of the way Ramírez revisited his life through his art.

In still other images, the proscenium becomes a portable altarpiece inhabited by a fabulously garbed Madonna with beaming cabochon eyes, a movie-star smile and a spiked crown reminiscent of the Statue of Liberty's. She is a kind of phantom ur-wife. In three exceptionally large drawings, the Madonna breaks free of Ramírez's repeating lines and looms over us nearly life-size — the only figure to be so honored and the only one to assert a full-fledged personality.

Outsider art is often conveniently artist-free; it has been made by someone who is, as the term implies, on the margins — poor, uneducated, nonwhite, mentally ill, dead or otherwise inaccessible. All this makes for an aura of purity and innocence, but also a blankness. The work becomes a vessel, open to interpretation, in need of protection and available for a reverential possession and habitation that is almost a form of colonialism. This exhibition counters such possession by suggesting that Ramírez's art was, like all great art, typically site-specific, that is, firmly rooted in real experiences and memories that he reshaped and distilled according to his needs and talents. The more we know about this artist, the clearer it becomes that we are just beginning to fathom his extraordinary achievement.

"Martín Ramírez" continues through April 29 at the American Folk Art Museum, 45 West 53rd Street, Manhattan; (212) 265-1040. It will also be seen at the Milwaukee Art Museum, Oct. 6 through Jan. 6, 2008.

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October 29, 2015

Jay Correia
State Historian III
Supervisor, Registration Unit
California Office of Historic Preservation

Dear Mr. Correia,

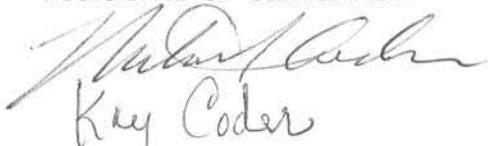
We are part of the coalition, Preserve DeWitt Legacy, who are business professionals, artists, parents, and young people attempting to nominate the historic DeWitt General Hospital in Auburn, California to the National Register of Historic Places. We are concerned in the reports regarding the disposition of the DeWitt General Hospital complex, by the current Placer County Board of Supervisors, there are only token efforts towards preservation of the historical and culture of the vintage buildings. The emphasis seems to be on the importance of making the site a commercial "economic driver" for Placer County.

The Placer County Environmental Impact Report of August 20, 2002 reported that the DeWitt Center property was eligible for the National Register of Historic Places under criteria A and C, at the national and local levels of significance, and the California Register of Historical Resources under criteria 1 and 3. Yet a year later, December, 2003, the board certified the DeWitt Government Center Facility Plan EIR, which led to the construction of the Community Development Resource Building, the Auburn Justice Center, and two shelter facilities. One of the stated objectives of the project was to remove aged, outdated and potentially hazardous building inventory from the complex and provide for the demolition of the original 1943 vintage buildings. The question is, "how did DeWitt Center become un-historical in one year, and why?"

On March 30, 2004, a temporary Acting State Historic Preservation Officer from the Department of Parks & Recreation made a report for the Placer County Board regarding the Modernization and Expansion of the DeWitt Government Center. It was based on his archeological record search conducted at CSUS and a pedestrian survey of the property, where he discovered historical Native American Indian mortar cup artifacts and

recommended further research. He signed off at the end of his report recommending that DeWitt Center lacks sufficient integrity of materials, workmanship, and feeling associated with its historic period of significance to warrant NRHP designation at a national level of significance. This report is touted now by the current Board of Supervisors as evidence that the sites have been altered and are unfit to be recognized as a historical site. Overall, the Environmental Impact Reports over the years are inconsistent in their historical reporting of the DeWitt General Hospital and are being used as the rationale for future commercial expansion purposes.

In summary, we respectfully request that DeWitt General Hospital receive the respect it deserves as a historical artifact by preserving the site for the artistic, and WWII cultural and historical values to Placer County and residents of California.



Michael & Kay Coder
Music & More Performing & Visual Arts Center
10701 Mt. Vernon Rd.
Auburn, CA 95603

Note: Please see attached historical records.

**August 20, 2002 – DeWitt Center Existing Conditions Report –
Administrative Historic Architectural Survey For DeWitt Center
Auburn, Placer County.**

[7.1 findings: Summary of Findings – This study evaluated one property, the former DeWitt General Hospital, now known as DeWitt Center, in Auburn, California (Figure 7-1). **This property appears to be eligible for the National Register of Historic Places under criteria A and C, at the national and local levels of significance. By virtue of this eligibility, the property also appears to be eligible for the California Register of Historical Resources under criteria 1 and 3.] [7.3 Field and Research Methods – William Kostura**, an architectural historian at URS Corporation with sixteen years of experience in the field, performed a survey of DeWitt Center in March and April 2002. In the course of this **survey he made notes regarding the design, structure, and materials of every major building type, noted the integrity of individual buildings, and photographed examples of each building type.** Notes were also made regarding the layout and circulation patterns of the complex as a whole. Mr. Kostura **performed archival research on the history of DeWitt Center at the Placer County Archives**, located in DeWitt Center, and at the Auburn Museum, in the County Courthouse. Mr. Kostura also **conducted telephone interviews with two women who worked or volunteered at DeWitt General Hospital during World War II.** Additional research on the history of the Center was performed by Roxana Khakpour, an architect with URS Corporation. Ms. Khakpour **performed archival research at the National Archives in San Bruno, at the California State Library in Sacramento, and at the San Francisco Public Library.** Mr. Kostura also **performed background research into the history of army hospital construction and pavilion type hospitals.**

In December 2003, Placer County Board of Supervisors certified the DeWitt Government Center Facility Plan Environmental Impact Report (EIR) which led to the construction of the Community Development Resource Building, the Auburn Justice Center, and two shelter facilities. As one of the stated objectives of the project was to remove aged, outdated and potentially hazardous building inventory from the complex, the EIR also provided for the demolition of the original 1943 vintage buildings.

March 30, 2004: Office of Historic Preservation Department of Parks & Recreation: Reply to COE401121A – Regarding the Modernization and Expansion of the DeWitt Government Center Facility, Auburn, Placer County

The center site comprises 180 acres and is situated within a residential and retail area. Implementation of the overall plan for the DeWitt Center would occur over a seven-year period and would include: construction of two new office buildings (Land Development Building Site and Auburn Justice Center Site), construction of a children's and women's health center complex (Children's and Women's Center Site), and demolition of twenty-eight (28) existing buildings. ... **An archeological record search conducted at the North Central Information Center at California State University, Sacramento and a pedestrian survey conducted by qualified archeologists revealed one previously recorded prehistoric archeological site (no trinomial identification) within the project APE. The site, a bedrock milling station with 17 mortar cups and a small milling slick was re-examined and no cultural deposits were noted by any of the archeologists. The site has not been adequately studied to assess its NRHP status.** While it is state that the Corps of Engineers (Corps) does not believe that there are any artifactual materials associated with the milling feature, ground visibility is poor, and no sub-surface testing has been conducted to discount the possibility of a subsurface component. **In addition, the consultant's report points out that: (1) additional cups may be present under soil and duff; (2) it is possible that a subsurface deposits occurs somewhere within the vicinity of the feature; and (3_) and that "the number and depth of the milling surfaces at this particular site suggest a more that ephemeral use of the area. I am recommending that COE conduct a shovel test pit program at the site in order to determine the presence or absence of associate artifactual remains in the soils adjacent to the bedrock milling feature....** A review of the submitted documentation leads me to conclude that the DeWitt Center is not eligible for inclusion on the NRHP at under any of the criteria established by 36 CFR800. The property has associations with the construction and use of large U.S. Army hospitals for the treatment of wounded soldiers in the years spanning 1939 to 1945 but **lacks sufficient integrity of materials, workmanship, and feeling associated with its historic period of**

significance to warrant NRHP designation at a national level of significance. This diminished integrity can be traced to numerous alterations made over the years to the property's character-defining features and the removal of key architectural elements associated with its use as a World War II-era hospital.

Based on the foregoing comments, it appears that the following steps should enable us to move toward concluding the section 106 consultation for the Corp's undertaking:

1. **Determining whether the archaeological property within the APE has a subsurface component and determine, based on the test results whether this property is Nation Register eligible.**
2. Reaching agreement on the National Register status of the DeWitt Center.

If you have any questions, please contact staff historian Clarence Caesar by phone a (916) 653-8902, or by email at ccaes@ohp.parks.ca.gov

Stephen D. Mikesell – **Acting State Historic Preservation Officer**



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

October 21, 2004

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FACILITY SERVICES

Regulatory Branch (200200662)

Milford W. Donaldson
State Historic Preservation Officer
Office of Historic Preservation
California State Department of Parks and
Recreation
P.O. Box 942896
Sacramento, California 94296-0001

Dear Mr. Donaldson:

I am writing in response to your March 30, 2004, letter regarding the proposed modernization and expansion of the DeWitt Government Center, COE401121A.

We have re-examined the available information and concur with your determination that the DeWitt Center is not eligible for inclusion on the National Register of Historic Places under any of the criteria established by 36 CFR 800. Additionally, the applicant's agent has conducted test excavations around archeological site DWC #1 and has determined that there is no deposit of cultural material in association with the bedrock mortar. A letter report and supporting documentation of the archeological investigation are enclosed.

The consultant has determined, and we concur, that this project would not affect resources eligible for listing in the National Register of Historic Places.

Please refer to identification number 200200662 in any correspondence concerning this project. If you have any questions, please contact William Ness at our Sacramento Valley Office, 1325 J Street, Room 1480, Sacramento, California 95814-2922, email William.W.Ness@usace.army.mil, or telephone 916-557-5268. You may also use our website: www.spk.usace.army.mil/regulatory.html.

*Army Corps of
Engineers were not
Archeologists
Did they use bulldozers?*

Sincerely,

ORIGINAL SIGNED

Michael S. Jewell
Chief, Central California/Nevada
Section

Enclosure(s)

Copy furnished without enclosure(s):

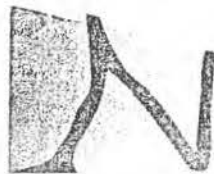
7 Dennis Salter, Placer County Department of Facility Services, 11476 C Avenue, Auburn,
California 95603

Katherine Duncanson, North Fork Associates, 1449 Lincoln Way, Auburn, California
95603

**DeWitt Government Center
Facility Plan
Public Draft
Environmental Impact Report**

**Prepared for:
Placer County Department
of Facility Services**

September 22, 2003



north
associates
fork

CHAPTER 7

2002

**HISTORIC ARCHITECTURAL
SURVEY**

7. HISTORIC ARCHITECTURAL SURVEY

7.1 EXECUTIVE SUMMARY

This study evaluated one property, the former DeWitt General Hospital, now known as DeWitt Center, in Auburn, California (Figure A). This property appears to be eligible for the National Register of Historic Places under criteria A and C, at the national and local levels of significance. By virtue of this eligibility, the property also appears to be eligible for the California Register of Historical Resources under criteria 1 and 3.

7.2 PROJECT DESCRIPTION

DeWitt Center is owned by Placer County and is home to a variety of county offices and services. This Existing Conditions Report is being prepared for the DeWitt Center complex. This report will be used to describe the environmental setting for upcoming projects that involve the DeWitt Center. One of these, the Land Development Building, would replace five World War II-era buildings at the southeast corner of A Avenue and Richardson Drive. Another project, the Auburn Justice Center, would occupy vacant land on the west side of Richardson Drive.

7.3 FIELD AND RESEARCH METHODS

William Kostura, an architectural historian at URS Corporation with sixteen years of experience in the field, performed a survey of DeWitt Center in March and April 2002. In the course of this survey he made notes regarding the design, structure, and materials of every major building type, noted the integrity of individual buildings, and photographed examples of each building type. Notes were also made regarding the layout and circulation patterns of the complex as a whole.

Mr. Kostura performed archival research on the history of DeWitt Center at the Placer County Archives, located in DeWitt Center, and at the Auburn Museum, in the County Courthouse. Mr. Kostura also conducted telephone interviews with two women who worked or volunteered at DeWitt General Hospital during World War II. Roxana Khakpour, an architect with URS CORPORATION, performed additional research on the history of the Center. Ms. Khakpour performed archival research at the National Archives in San Bruno, at the California State Library in Sacramento, and at the San Francisco Public Library.

Mr. Kostura also performed background research into the history of army hospital construction and pavilion type hospitals. One document by Clarence Smith, *The Medical Department: Hospitalization and Evacuation, Zone of the Interior*, published by the U.S. Army in 1956, provided most of the needed background information.

Michael Corbett, a senior architectural historian at URS, reviewed two drafts of this evaluation, made many suggestions toward its improvement, and shared his extensive knowledge regarding pavilion plan hospitals.

7.4 HISTORIC CONTEXT

DeWitt General Hospital was constructed in 1943 as one of sixty-six Army hospitals in the United States which treated American soldiers wounded in World War II. After the war the

hospital was transferred to the State of California and was converted into a state mental hospital. In 1971, when most state mental hospitals were closed, DeWitt was closed and the property was transferred to Placer County. From then until the present the buildings on the DeWitt complex have been occupied as offices and other uses for the county.

7.4.1 World War II

In anticipation of America's possible entry into World War II, the United States began a limited mobilization of troop strength and development of facilities in 1939. Along with the construction of military barracks and other facilities, the U.S. Army commenced planning for the expansion of its hospital facilities on American soil.

Hospital development took several forms during the years 1940-1944. Initially, patient beds were added to existing hospital facilities, as this was the fastest way of increasing patient capacity in the United States. When this method proved inadequate, new hospitals were developed in two ways. One was to acquire existing civilian facilities, such as hotels, hospitals, and schools, and to convert them into army hospitals. Another method was to build large complexes of wooden hospital buildings called Cantonment hospitals. Later, the need for hospitals of more permanent materials was found to be desirable, and so brick was used in hospitals of the Semi-permanent type. The patient wards in these complexes were two stories in height. By the middle of 1942 further refinements were made, and a new hospital type, called Type A, was developed. These hospitals also were made of brick, and employed patient wards of one story. DeWitt General Hospital was one of sixteen army hospitals built to this plan in the United States during 1943-1944.

A New York architectural firm, York and Sawyer, was hired to draw plans for the Type A hospital complex in the fall of 1942. York and Sawyer was a major architectural firm with a long history of designing large buildings and complexes. Founded in 1898, both of the original partners, Edward Palmer York and Philip Sawyer, had worked for the prestigious firm McKim, Mead, and White, and one of them, Sawyer, had worked as an engineer and attended the École des Beaux Arts in Paris. Their work previous to the Depression was characterized by an often monumental classicism. They specialized in large office buildings, banks, hospitals and colleges, and were sometimes consultants to the Federal government, as in the development of the Federal Triangle in Washington D.C. Their work on large complexes, including hospitals, and their contacts with the Federal government prepared them for the task of designing Type A hospitals in World War II.

All of the new hospitals that were built for the Army in World War II - Cantonment, Semi-permanent, and Type A hospitals - conformed to the pavilion plan. The pavilion plan was originally developed in the late eighteenth century. It was popularized, and the form was greatly refined, by Florence Nightingale as a result of her experiences in the Crimean War (mid-1850s). Believing that disease spread through harmful vapors that were emitted by the body, she pushed, with great success, for hospitals that admitted plenty of fresh air and light to each patient. She felt that large, monolithic, block-shaped hospital buildings were poorly designed for achieving these ends, whereas hospitals that were dispersed in plan could admit the air and light that was necessary for health. Instead of one large building, Nightingale favored numerous buildings of one or two stories in height. Buildings should not be so close to each other as to cast shadows on each other or interfere with air flow around and through buildings. Corridors could connect buildings, but there should be no enclosed courts or high walls. Buildings should be no more than thirty feet in width and oriented for maximum exposure to natural light.

The pavilion plan was first widely used for military hospitals in Europe and America in the second half of the nineteenth century. They were also used for non-military hospitals, especially from the late nineteenth century to the mid-twentieth century. Pavilion plan hospitals continued to be built until the proliferation of new technologies radically changed hospital design in the 1950s. Thus, World War II military hospitals were among the last pavilion plan hospitals to be built.

As the pavilion plan developed in urban areas, where real estate was valuable, hospitals sometimes grew to many stories, but in accordance with pavilion principles wings were narrow and were widely separated from each other.

During World War II, the development of Army hospitals saw a return to early pavilion plan design principles in one important respect. Nearly all of the new Army hospitals were built on the outskirts of cities or in the interior of the country, where land was plentiful. Accordingly, these hospitals were dispersed in plan and were composed of buildings that were only one or two stories in height.

Many factors determined the locations chosen for general hospitals. Early policy was to place hospitals near large army training camps. These camps, however, were rarely near large population centers, and hospitals thus lacked access to a civilian work force to staff positions. In early 1942 fear of air attack from overseas led to a decision to place hospitals in the interior of the country, between the Appalachians and Sierras. Unfortunately, the ports of debarkation were located on the coasts, and this policy made it difficult to get patients from the Pacific and European theaters to the hospitals. This policy was modified later in 1942, and later rescinded. In the end, more than half of the general hospitals were located in coastal states. Proximity to rail lines, moderate weather, and flat terrain were other desirable characteristics that helped determine the location of hospitals.

One factor that was not considered until almost all hospital locations had been decided was the proximity of hospitals to the hometowns of the wounded soldiers. At length, the War Department did decide that sending soldiers to hospitals near their homes would be a worthwhile policy. As one of the last hospitals to be designated, DeWitt was built in accordance with this policy. Although Auburn had a population of only 4,013 in 1940, it was close to Sacramento and many small towns in the Sierra foothills. Its other advantages were moderate weather and a flat terrain.

Many communities lobbied to be selected as the sites of hospitals. Stimulation of the local economy, a desire to sell to the government land that had little value, and perhaps a patriotic desire to support the troops led certain communities to make this overture. The campaign to bring a hospital to Auburn commenced with an editorial, in 1942, in the *Placer Journal*. The local Chamber of Commerce joined the effort, as did Congressman Harry L. Englebright, from nearby Nevada City, and representative for Placer, Nevada, and Yuba counties. Upon his death in 1943, while the hospital was under construction, the *Placer Journal* credited his efforts as being decisive.

Auburn was chosen as the location of DeWitt General Hospital on March 25, 1943. The chosen site had been known as the Grange Hall property, in the Rock Creek vicinity, after an old grange hall that still stands very near to DeWitt. The end of April construction signed contracts with MacDonald and Kahn, a major contracting firm from San Francisco, which had been one of the "Six Companies" responsible for building Hoover Dam. Designs for nearly all buildings at

DeWitt were according to the standard plans for Type A hospitals drawn by architects York and Sawyer. Construction was swift, for some of the buildings were completed by the end of August 1943. According to the *Placer Herald* of January 8, 1944 the first two patients arrived on January first, but DeWitt officially received patients in February and was formally opened with a flag rising in early March.

It appears that the 1852 patient beds at DeWitt were generally filled. Harriet Berner, who visited patients on a daily basis as a volunteer during the war, remembers clearly that "every bed was filled," and that the wards were "full to capacity." June Ferretti, a civilian who worked six days a week in the signal corps, operating the telephone switchboard and teletype, also states that DeWitt was a busy place, and the wards were pretty much filled to capacity. The busiest moment in DeWitt's history during the war may have been in November 1944, when a Union Pacific train derailed near Colfax. Ambulances, doctors, and nurses were sent there from DeWitt and returned with the injured, which numbered sixty civilians and eighteen soldiers. According to a 1984 article, DeWitt treated a total of 9,741 patients during its nearly two years of operation. (Leonard, 1984. Berner, 2002. Ferretti, 2002.)

Badly wounded soldiers came to DeWitt regardless of whether it was close to their hometowns. June Ferretti remembers that as soldiers recuperated, they would be transferred to hospitals that were closer to their homes; likewise, soldiers from northern California would arrive at DeWitt once they could be moved. Some patients were even sent to their homes and family to recuperate. Patients came and went with frequency.

Harriet Berner estimates that "at least eighty percent" of the patients at DeWitt were wounded in the European theater. June Ferretti agrees that patients were from both theaters. The hospital, of course, was much closer to the Pacific theater of war. This suggests that the Army did indeed make a special effort to place patients in general hospitals close to their hometowns; otherwise, most patients would have been from the Pacific theater.

A wide variety of surgeries were performed at DeWitt. Patients needed amputations, treatment for severe facial wounds, and brain surgery, among other conditions. Many patients needed extended rehabilitation for missing limbs, missing heels, or paralysis.

7.4.2 Use of DeWitt as a Mental Hospital, 1946-1971

With an eye on the local economy, residents of Auburn lobbied for the hospital site to be re-used in some way upon the end of the war. Many preferred that DeWitt become a Veterans Administration hospital, a use that was rejected. Instead, the federal government sought to divest itself of the property by selling it to the state. Appraisers determined that, because of the moderate weather, the best use of the property might be as a tuberculosis sanitarium. Use as a mental hospital was considered impractical because the dispersed arrangement of the buildings would necessitate a large staff, resulting in high operational costs; and Auburn's small population would make it difficult to assimilate such a staff in the town. Other uses, such as housing or industry, were rejected because DeWitt's location a few miles north of the town proper was then considered to be a substantial distance.

The state's existing mental institutions, however, were overcrowded at the time, by 6,300 patients, or about 24% of the total patient population. Although the state had recently funded building new institutions, the program was not expected to be complete until 1951, by which time the existing institutions were expected to be even more overcrowded. Thus, the decision was made for the state to acquire DeWitt and to devote it to use as a mental hospital. Interior

remodeling of buildings and upgrading of equipment was performed, and the name was changed to DeWitt State Hospital.

Density of patient beds was increased over that of the war years with 1,900 patients in September 1947, a capacity of 2,500 in March 1948, and a capacity of 2,900 in September 1948. In 1952, 700 staff were employed to care for 3,000 patients. At first, patients arrived only from other, overcrowded, state mental hospitals, but in 1950 new patients were admitted from Modoc, Lassen, Plumas, Sierra, Nevada, Yuba, Sutter, Placer and El Dorado counties. It was announced in 1952 that patients would soon be admitted from Yolo, Butte, and Sacramento counties, as well.

DeWitt became the eighth state mental hospital in the history of California. The first, in Stockton, opened in 1853. As the population of the state grew, new mental hospitals were built by the state at Napa (1875), Agnews (1889), Mendocino (1894), Patton (1894), Metropolitan (1916), and Camarillo (1937). Besides DeWitt, the post-war expansion of the mental health system included hospitals at Modesto (1948) and Atascadero (1954).

Treatment of and attitudes toward the mentally ill fluctuated over the years. At Stockton during the 1850s, under the brief administration of Dr. Robert Reid, patients were treated with kindness and respect and allowed outdoor activities. After the Civil War, there was an increasing tendency to keep patients locked up, or warehoused. This trend continued through the end of the century. After 1907, at Agnews, a much more enlightened era dawned under Dr. Leonard Stocking, who directed the construction of a new hospital complex. There, buildings were designed as different types to serve the varied needs of the patients, or inmates, and an extensive program of recreational activities was developed to aid patients in their recovery. Agnews became a model for mental hospitals, which followed over the next decade or two. In still later years, new treatments such as hydrotherapy, electroshock therapy, drug therapy, and lobotomies were developed and used in California as well as across the United States. In 1971, under Gov. Ronald Reagan, major changes occurred in California as many state mental institutions were closed, and patients were transferred to group homes or released.

In 1971 or 1972, DeWitt State Hospital was closed and the property was transferred to Placer County. Since then, the county has placed many of its offices and services at DeWitt Center.

7.5 FINDINGS AND CONCLUSIONS

7.5.1 Integrity

The DeWitt General Hospital historic district retains its integrity. In relation to the seven aspects of integrity, the historic district retains integrity of setting, location, design, materials, workmanship, and feeling. The integrity of association has been lost. A discussion of the seven aspects of integrity for the DeWitt General Hospital historic district is provided below.

Setting.

In a complex as large as DeWitt General Hospital historic district, it is best to discuss integrity of setting in the following sub-sections:

- *External setting.* Since 1945 the area around DeWitt General Hospital historic district has moved from rural toward suburban in character, although in some places a rural feeling persists.

- *Internal setting for the area east of Richardson Drive and west of First Street.* This is the core area where nearly all of the 1943-1945 buildings stand. Most of the buildings from those years still stand and most building facades remain somewhat intact. The layout of streets is essentially the same as it was in 1943-1945. Only one major building, the Larry Oddo Center, has been built in this area since 1945. New signage in this area is restrained, and small in dimensions. More areas are devoted to parking that was the case in 1943-1945. Overall, the setting for this portion of DeWitt General Hospital historic district is little changed since the period of significance.
- *Internal setting for the area west of Richardson Drive.* Due to the loss of a cluster of wood framed buildings that were built in 1945 on the west side of Richardson Drive, and due to the construction of the jail and the detention center, both of which are very large facilities, the setting of this area has changed greatly since the period of significance.
- *Internal setting for the area east of First Street.* No new construction has occurred here. The setting for this area is thus largely unchanged from the period of significance.

Location

No buildings from the period of significance have been moved away from DeWitt General Hospital historic district, nor have buildings been moved to DeWitt from elsewhere.

Design

Because the DeWitt complex is so large, a discussion of this area of integrity needs to be broken down into several sub-sections:

- *The footprint of the complex.* The great majority of the buildings from the World War II era still stand. The largest loss has been a cluster of wood frame buildings on the west side of Richardson Drive that was added to the complex in 1945, shortly before the end of the war. As these were built apart from the original complex of 1943-1944, their loss did not create a gap in the main body of the DeWitt complex. A few other small buildings, e.g. buildings 119, 121, 414, and 415, and the south half of Building 216, have also been demolished. One large building, the new county office building, has been added. Overall, the footprint of the complex is very similar to what it was during the period of significance.
- *Circulation and landscaping.* Enclosed brick connecting corridors between the patient wards and the clinic buildings survive, while those between other buildings in the complex have mostly disappeared. The pattern of streets in the complex remains generally intact. Expansive lawns in front of the administration building, physicians' and nurses' quarters, and the chapel, and in the area bounded by A Avenue, B Avenue, and First Street, survive. In general, the circulation and landscaping have changed little since the period of significance.
- *Building facades.* The great majority of the building facades remain largely intact. The exteriors of the chapel (118), the officers' and nurses' quarters, the theater (315), the recreation building (208), the patients' mess hall (210), the gymnasium (410), and the power house (500) have high integrity in all respects. The administration building (1), the post office (209), the laundry (301), the warehouses (302-305), the clinics (15-18), buildings in the utility yard, and 69% of the main (short) facades of the patient wards and enlisted men's barracks have high integrity save for the replacement of windows, doors, and steps. By contrast, 31% of the main (short) facades of the wards and barracks have suffered alteration

beyond the replacement of windows, doors, and steps. The long facades, and the connecting corridors, of the wards and barracks remain generally intact, often including the retention of the original windows. Broadly speaking, then, the facades, or exterior walls, of the DeWitt complex have changed only moderately since the period of significance.

- *Building interiors.* While the chapel and at least one patient ward and clinic retain their original interior finish, the great majority of building interiors have been altered.
- *Windows, doors, and steps.* Half or more of the original windows, nearly all original doors, and all or nearly all exterior steps have been replaced. Some entrances to patient wards have been relocated from the main facades to the secondary facades, leaving the original doorways bricked in. Many wheelchair ramps of various types and designs have been added to patient wards. In general, then, the windows, doors, and steps of the DeWitt complex have been greatly changed since the period of significance.
- *Coloration.* A brief reference in the *Placer Herald* of December 11, 1943 (“Army’s \$4,000,000 Hospital at Auburn, Placer County, Is Nearing Completion”) states that buildings had unpainted brick walls. Accordingly, the beige paint on nearly all buildings at DeWitt represents an alteration. A few buildings now have red brick exteriors as a result of sandblasting.
- *Overall integrity of design.* Taking all of the above into account, the original design of the DeWitt complex essentially survives.

Materials

Nearly all of the original buildings at DeWitt were constructed out of brick. Although they have been painted, the great majority of the building facades are still expressed as brick masonry structures. This is true of most of the primary (short) facades of the wards and barracks. (31% of these have been covered with stucco or otherwise altered.) The secondary (long) facades of these buildings, and the facades of the medical buildings, chapel, theater, administration, mess halls, officers’ and nurses’ residences, warehouses, shops and other brick buildings are still expressed as brick. The exteriors of the gymnasium, a wood-framed building clad in asbestos shingles, and the powerhouse, a reinforced concrete building, also retain their original materials. The use of wood in the gables of the ward buildings is retained much less strongly, although many of these wooden gables survive. The use of wood in doors and steps has largely vanished. In sum, the use of brick at the DeWitt complex is largely retained, while the use of wood is only partially retained.

Workmanship

The original sense of workmanship at the DeWitt General Hospital historic district, as a collection of simple brick masonry structures, is largely maintained.

Feeling

The original feeling of DeWitt as a complex of numerous one and two-story buildings spread over many blocks is largely retained.

Association

DeWitt was originally a World War II hospital complex operated by the U.S. Army. Its change in use, to that of a county administrative center, means that it no longer retains its associations from the period of significance.

DeWitt General Hospital appears to be eligible for the National Register under criteria A and C. at the local and national levels of significance for the period 1942 to 1945 (see Figure 7-1).

Under criterion A, properties may be eligible for the National Register if they "are associated with events that have made a significant contribution to the broad patterns of our history." Under criterion C, properties "that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction," can also be eligible for the National Register (National Register Bulletin 15, p. 2.).

Under Criterion A, DeWitt General Hospital is the only known survivor with good integrity among the many large hospitals built in the United States to treat wounded soldiers during World War II. Of the sixteen Type A hospitals that were built, the fate of eight is known, and DeWitt has by far the best integrity of the known hospitals. As this war was one of the most significant events in the history of this country, a variety of buildings and complexes that were built to advance its cause are likely to be eligible for the National Register. Major examples of military training camps; munitions factories; aircraft, ship, and tank factories; office complexes; and sites associated with the development of the atomic bomb, for instance, as well as major hospitals, are likely to be eligible for the National Register. All of these examples, and others, are necessary to represent the history of World War II in the United States.

World War II generated many casualties, and the treatment of the wounded was, accordingly, one of the most significant events of the war. DeWitt appears to be one of the most intact examples of a hospital built in the United States for World War II. At the local level, the war generated a spirit of patriotism that led many in Auburn and surrounding communities to volunteer at DeWitt in caring for patients.

Under Criterion A, then, DeWitt General Hospital appears to be eligible for the National Register at both the national and local levels. The Period of Significance is 1944-1945, the years the complex functioned as an army hospital.

Under Criterion C, DeWitt Hospital is a fine example of the large-scale planning and construction that was required during this war. The architectural firm, York and Sawyer, and the general contractor, MacDonald and Kahn, both had extensive experience in the construction of very large projects before the war, in both the public and private sector, and were capable of building a complex of dozens of buildings rapidly. The hospital complex was a large, self-contained community of over 2,000 people. As such, it included, in addition to hospital facilities, employee housing, extensive recreational facilities, and a nearly complete utility infrastructure (only electricity came from outside the property).

The number of recreational facilities that were planned for this hospital is remarkable. An auditorium for dances and library (Building 208), a theater (Building 315), a gymnasium (Building 410), and a swimming pool with changing room (buildings 411 and 412) were provided, in addition to a chapel (Building 118), mess hall (Building 210) and post office and canteen (Building 209) (see Figure 7-2). It appears that these facilities exceeded those provided at other World War II hospitals. In a number of ways, then, the design and planning of this pavilion plan hospital was exceptional. The Period of Significance is 1942-1945, the years the complex was designed and built.

DeWitt General Hospital is also significant as a distinctive example of a pavilion plan hospital. The pavilion plan is one of the most important hospital types of the past 130 years in the United States. While many examples of pavilion plan hospitals remain in this country, DeWitt is remarkable because it was a response to the very particular problems posed by World War II. It had to be built on a large scale with both speed and economy, while maintaining fairly high standards regarding patient comfort, fire-resistance, and durability. It was also a self-contained facility, similar to a small town, complete with staff residences, recreational facilities for staff and patients, shop buildings, and utilities. Finally, it was a return to the values espoused by Florence Nightingale in the 1850s in that its ward buildings were only one story in height and possessed sunrooms. Both of these features gave patients access to fresh air and natural light.

Under Criterion C, then, DeWitt General Hospital appears to be eligible for the National Register at the national level. The design characteristics described above qualify it as an important example of the pavilion plan, one that was employed to meet the nation's needs during World War II. The Period of Significance is 1942-1945, the years the complex was designed and built.

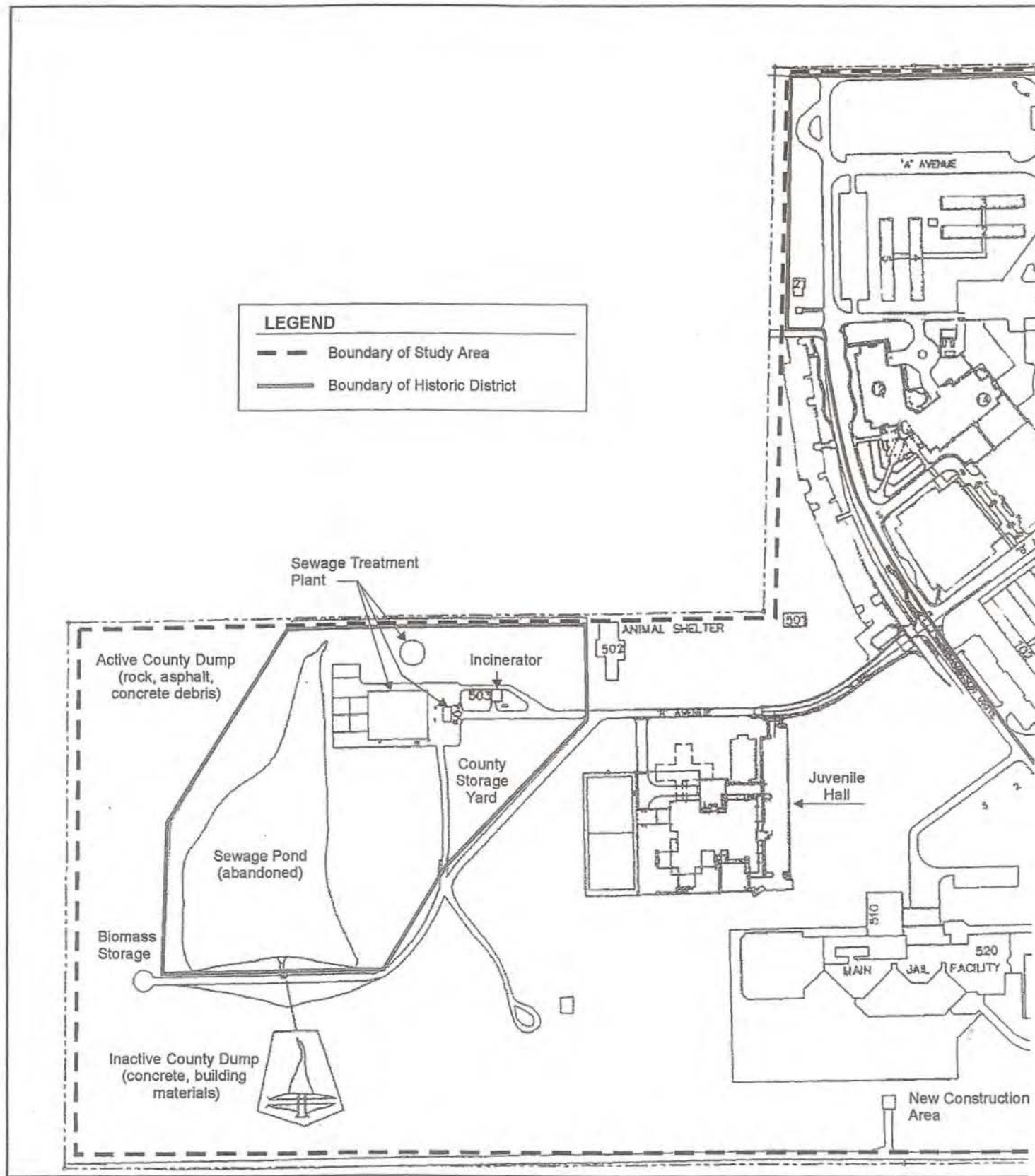
One of the features within the district boundaries is a rebuilt segment of the Ophir Canal, along with a pump house and flume. The canal, pump house and flume may or may not contribute to the DeWitt Hospital district. Further study is needed to determine whether the canal is a contributor.

By virtue of its apparent National Register eligibility, DeWitt General Hospital also appears to be eligible for the California Register of Historical Resources under criteria 1 and 3.

It is also possible that DeWitt is eligible for the National Register (under criterion A) and the California Register (under criterion 1) at the state and local level for its history as a state mental hospital beginning in 1946 (for a definition of criterion A, see the previous page. For the characteristics of DeWitt post-1946 that may qualify it under A, see below). At the state level, it may be eligible as one of five state mental hospitals that still stand, and for its ability to represent trends in mental health and treatment during the 1940s and 1950s. This aspect of DeWitt's history, however, has not been fully researched. It may also be eligible at the local level as a major employer in Placer County during the late 1940s and afterward. Its role in the development of the economy of the county has not been documented, however. Further research is needed to demonstrate its significance in this area. Figure 7-3 shows the integrity of buildings at DeWitt General Hospital.

7.6 BOUNDARY DESCRIPTION

The district boundary is that portion of DeWitt Hospital located south of Bell Road, west of First Street, east of Richardson Drive, and north of F Avenue. In addition, the cottage at 2985 Richardson Drive (Building 21); the Power House (Building 500); the Engineer's Department and Utility Yard; nearby shop buildings (buildings 413, 416, 417, 418, 419, 420, and 423); the Gymnasium, swimming pool, and changing room (buildings 410, 411, and 412); the relocated Ophir Canal, with its pump house and flume; the water treatment plant (buildings 401, 402, and 404); and the earthen reservoir just east of the gymnasium are within the boundaries. The incinerator and sewage treatment plant (buildings 503, 504, 506, and 507) and the sewage pond west of the jail and juvenile hall form a discontinuous addition to the district. The Jail and Juvenile Hall are not within the district boundaries.



Source: URS Corporation

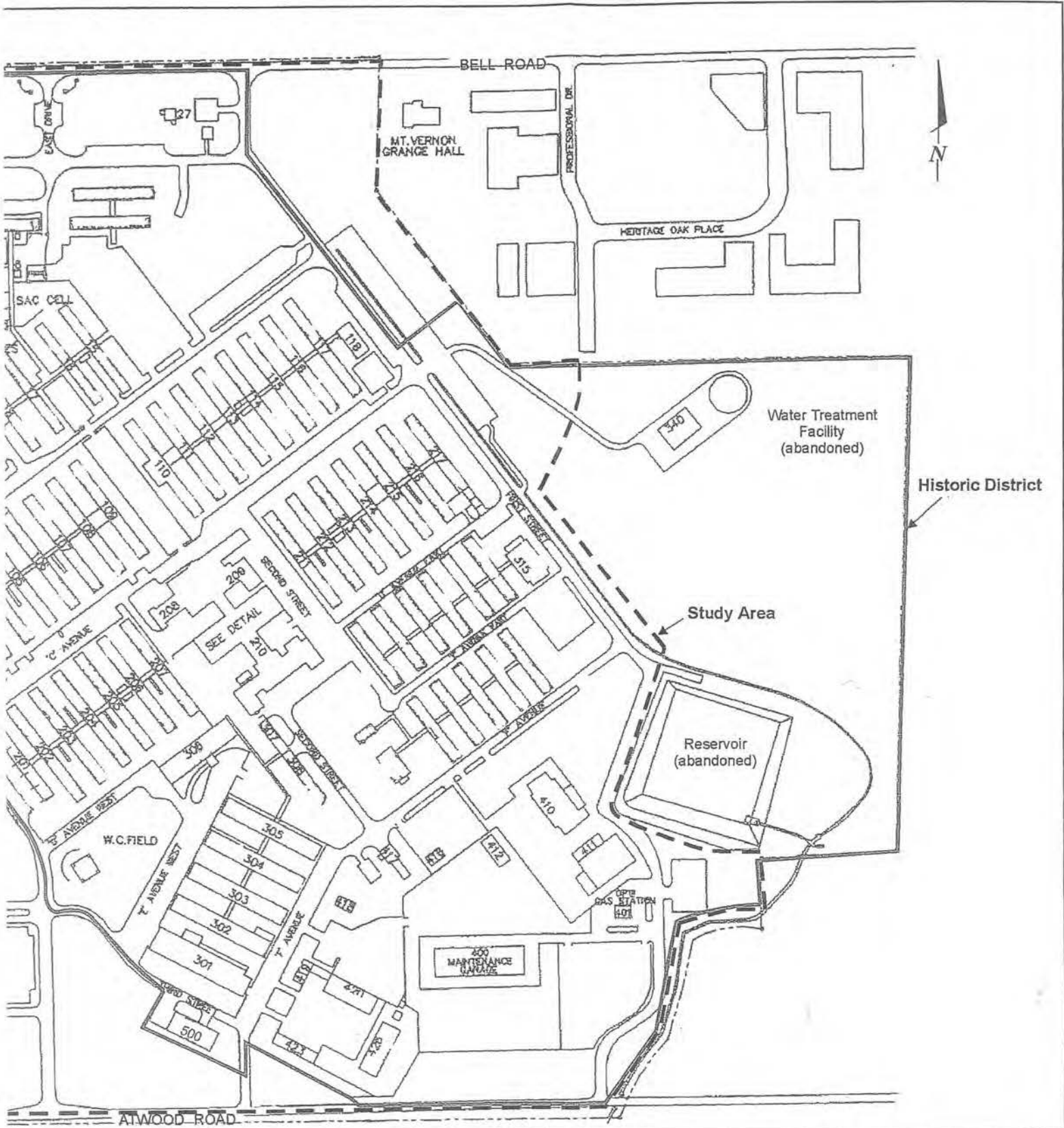


Figure 7-1

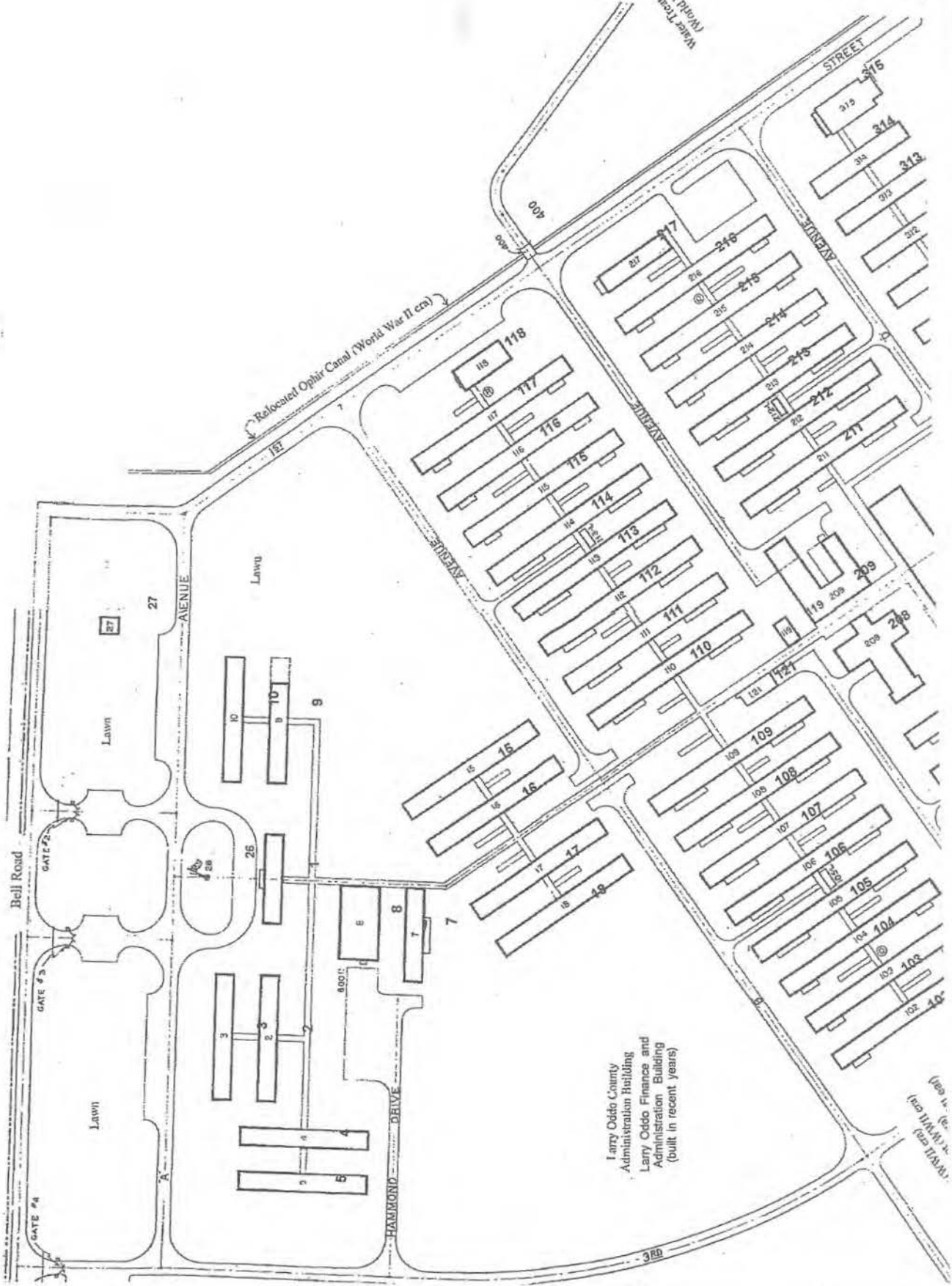
MAP SHOWING BOUNDARIES OF NATIONAL REGISTER-ELIGIBLE HISTORIC DISTRICT
Existing Conditions Report for
The DeWitt Center
 Placer County, California





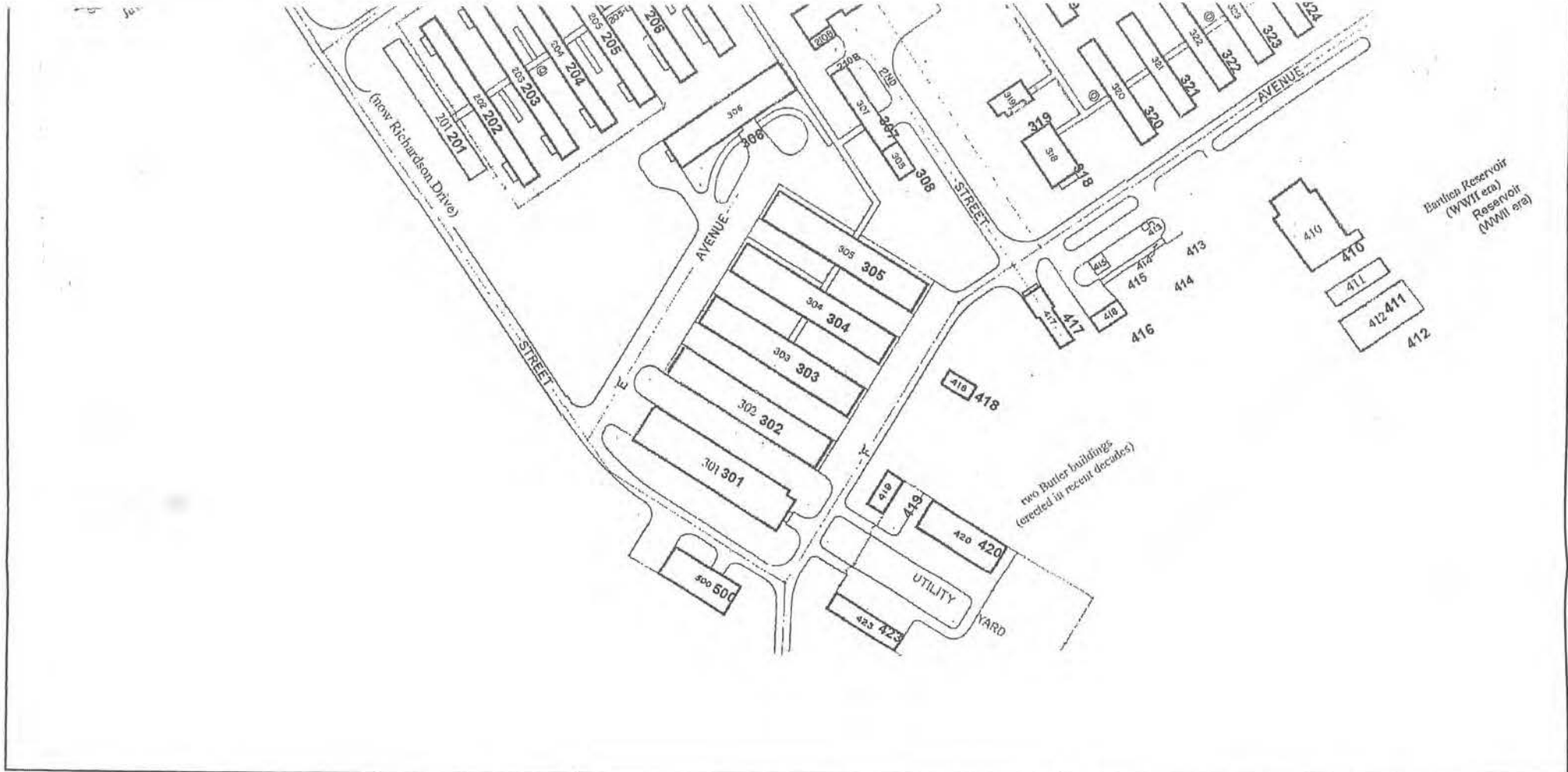
Water Treatment Plant
(World War II era)

Relocated Ophir Canal (World War II era)



Larry Oddo County
Administration Building
Larry Oddo Finance and
Administration Building
(built in recent years)

(see 14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315)



Source: URS Corporation

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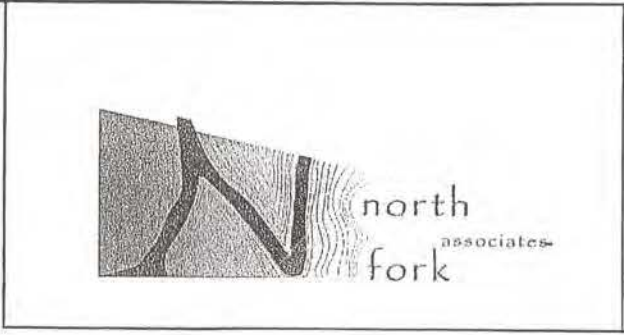




Figure 7-2
KEY MAP TO STRUCTURES AT DEWITT GENERAL HOSPITAL
Existing Conditions Report for
The DeWitt Center
 Placer County, California



Source: URS Corporation



LEGEND

-  Building Facades That Have Been Altered
-  Buildings That Have Been Demolished

Water Treatment Plant
(World War II era)

Reservoir
(WWII era)



north
fork
associates

Figure 7-3

**MAP SHOWING INTEGRITY OF BUILDINGS
AT DEWITT GENERAL HOSPITAL**
*Existing Conditions Report for
The DeWitt Center
Placer County, California*

7.7 BOUNDARY JUSTIFICATION

The boundaries of the district include that area developed by the U.S. Army as a hospital in the period 1943-1945. Built on an isolated site outside of any established community, the hospital was almost like a new town in that it required not only hospital facilities but also a range of support facilities including housing for hospital employees, recreational facilities (for both patients and employees), a network of streets and sidewalks, and utility infrastructure (water, water treatment, sewer, sewage treatment, waste incineration - only electricity came from outside sources). The boundaries encompass facilities for all of these purposes including the concentrated development of the central hospital as well as the water treatment plant separated from the main hospital on the east and the incinerator and sewage plant even farther separated on the west. Within the district boundaries is one principal non-contributor: the Larry Oddo Finance and Administration Building, a recent building unrelated to the hospital.

7.8 LIST OF BUILDINGS AND STRUCTURES AT DEWITT CENTER

Within Historic District Boundaries: Contributors

Building 1: Administration Building
Buildings 2, 3, 4, 5, 9, 10: Officers' and Nurses Residences
Building 7: Officers' Club
Building 8: Mess Room for Officers
Buildings 15, 16, 17, 18: Medical Buildings
Brick corridors connecting buildings 15-18
Buildings 21 and 27: Pre-World War II Cottages
Building 118: Chapel
Buildings 102 to 117, 206, 207, and 211 to 217: Patient Wards
Buildings 201 through 205: Neuropsychiatric Patient Wards
Brick corridors connecting patient wards
Building 208: patients' Auditorium and Library
Building 209: Post Office, Canteen, and Offices
Building 210: Mess Hall and Kitchen for patients
Building 301: Laundry
Buildings 302-305: Warehouses
Buildings 306 and 307-308: Shops, Storage, and Morgue
Buildings 309-314 and 320-324: Enlisted Men's Barracks (converted to wards in 1945)
Brick corridors connecting enlisted men's barracks
Building 315: Theater
Buildings 318: Enlisted Men's Mess Hall
Building 319: Enlisted Men's Recreation Building
Building 410: Gymnasium
Buildings 411 and 412: Change Room and Swimming Pool
Buildings 413 and 416: auto service and garage area
Building 417: Firehouse
Building 418: Stone Mason's Storage
Buildings 419, 420, and 423: Engineer's Department and Utility Yard
Building 500: Power Plant
Water Treatment Plant (located east of the Ophir Canal)

Reservoir (located east of the gymnasium and swimming pool)
Incinerator and Sewage Treatment Plant (located west of the jail and juvenile hall)

Within Historic Building Boundaries: Needs more research to determine if contributing

Relocated Ophir Canal (located along the east side of First Street)
Pump house and flume on the south end of the Ophir Canal

Within Historic Building Boundaries: Non-contributors

Larry Oddo Finance and Administration Building – Placer County Offices
Two sheet metal buildings in the utility yard area

Outside of Historic District Boundaries

County Jail (located west of Richardson Drive)
Juvenile Hall (located west of Richardson Drive)

7.9 REFERENCES

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- "Flag Raising Ceremony Attracts Large Gathering." March 4, 1944, p. 1.
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Tipton, G.D., Superintendent of DeWitt State Hospital. Letter to War Assets Administration, April 5, 1949." At the National Archives, San Bruno.

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Burg, William@Parks

From: Correia, Jay@Parks
Sent: Thursday, September 17, 2015 3:46 PM
To: Burg, William@Parks
Subject: FW: YES on DeWitt General Hospital as Historic Place

For your records...I replied to Ms. Smith to let her know that the email was received.

Jay

Jay Correia
State Historian III
Supervisor, Registration Unit
California Office of Historic Preservation
916-445-7008

From: Smith, Judy Ann (ESB EXL Roseville, CA) [<mailto:judy.smith@hpe.com>]
Sent: Thursday, September 17, 2015 2:59 PM
To: Correia, Jay@Parks
Cc: Smith, Judy Ann (ESB EXL Roseville, CA)
Subject: YES on DeWitt General Hospital as Historic Place

Hi, Jay,

I want you to know that I am in full support of DeWitt General Hospital becoming a Historic Place. The hospital was a military hospital from 1943-45 and was designated a hospital center for the care of neurosurgical, vascular, neuropsychiatry, general and orthopedic surgery, in addition to general medical patients. At its peak, the team there were responsible for over 2300 patients. Any recognition that we can give to this hospital will honor the dedicated medical and auxiliary staff who stepped up to care for our soldiers during a critical time in our history.

My father was a veteran of the Korean war, and my uncle served in the Civil Air Patrol. Anything we can do to conserve and recognize a Historic Place such as DeWitt General Hospital or honor our veterans and those who cared for them should be a very easy decision. Please vote YES for this Historic Place designation for DeWitt General Hospital.

Sincerely,

Judy Smith
7294 Lyne Bay Drive
Roseville, California 95747

Daniel M. Sebby
Military Historian
1128 Second Street, No. 203
Sacramento, CA 95814

The Board of Supervisors
County of Placer

Dear Supervisors:

This purpose of this correspondence is to express my support for the establishment of the Historical District at the former DeWitt General Hospital.

As a former contract historian for the US Army Corps of Engineers Formerly Used Defense Site Program, this site was one of my projects, so I can address this proposal with some degree of authority.

Unlike a majority of World War II construction, DeWitt was built to be a permanent facility, hence the use of brick construction as opposed to the standard Corps of Engineers 800-series wood frame, mobilization construction. This fact alone makes DeWitt architecturally unique to Army facilities in California.

I strongly concur with the opinion of the Nation Trust for Historical Preservation's letter of 26 October 2015. The total removal of all the buildings at DeWitt, without preserving a handful of historical examples of the buildings to memorialize Placer County's role in World War II, would be an irresponsible wasting of a cultural resource.

If you have any further questions please feel free to contact me at daniel.sebby@gmail.com

Regards,



Cc:
Mr. Jay Correia, State Historical Preservation Office

From: [Correia, Jay@Parks](mailto:Correia_Jay@Parks)
To: [Burg, William@Parks](mailto:Burg_William@Parks)
Subject: FW: Auburn California DeWitt Center
Date: Wednesday, October 28, 2015 9:16:05 AM

For your files.

Jay Correia
State Historian III
Supervisor, Registration Unit
California Office of Historic Preservation
916-445-7008

-----Original Message-----

From: OHP, CALSHPO@Parks
Sent: Wednesday, October 28, 2015 8:38 AM
To: Correia, Jay@Parks
Subject: FW: Auburn California DeWitt Center

Iqra Sarwar

From: Elinor [ejp@onemain.com]
Sent: Tuesday, October 27, 2015 5:41 PM
To: OHP, CALSHPO@Parks
Subject: Auburn California DeWitt Center

I am a resident of Placer County and I am writing in support of the preservation of the DeWitt Army Hospital complex, WWII era, which still stands here in Auburn. I believe it is a unique and very historical site. It has extensive barracks where the patients resided, a theater where shows by well known entertainers were held for their enjoyment and a typical army chapel. These buildings are typical WWII type structures and are in surprisingly good shape. My husband served in WWII as did three of my brother-in-laws. My husband and my brother both served in Vietnam. I am a military wife and I understand the life of military families and the heartbreak of Post Traumatic Stress Syndrome. I look at these barracks and imagine young men and women suffering from the nightmares, depression and utter loss in these very buildings. Over the years we have come to understand the significance of PTSD but it was present in WWII and I am sure DeWitt worked with many soldiers with PTSD. I think this site should be saved as a reminder of the mental pain and suffering of our veterans as the result of all wars. This site had a patient named Martin Ramirez who was an artist and produced art works as a patient in this facility. He is now world renown and was recently honored by the United States Post Office with six stamps with six of his famous drawings, many of which were done at DeWitt. I encourage you to declare DeWitt an historical site of major importance. Thank you for your time.

Elinor Petuskey
Newcastle California

From: [Correia, Jay@Parks](mailto:Correia_Jay@Parks)
To: [Burg, William@Parks](mailto:Burg_William@Parks)
Subject: FW: DeWitt Preservation
Date: Wednesday, October 28, 2015 9:15:20 AM

There's more on the way.

Jay Correia
State Historian III
Supervisor, Registration Unit
California Office of Historic Preservation
916-445-7008

From: OHP, CALSHPO@Parks
Sent: Wednesday, October 28, 2015 8:38 AM
To: Correia, Jay@Parks
Subject: FW: DeWitt Preservation

Iqra Sarwar

From: Scott H [auburnscott@netscape.net]
Sent: Tuesday, October 27, 2015 5:36 PM
To: OHP, CALSHPO@Parks
Subject: DeWitt Preservation

To whom it may concern.

First off let me advise I am a long time Board Member of the Auburn Area Recreation and Park District (aka ARD), further I am a North Auburn resident, and live just a short walk away from the DeWitt Government Center.

I am sincerely hoping you will support so many in our community to help preserve as much of this precious facility as possible. This area was given to us for Public Good, not to be turned into mega retail centers.... This property should be preserved and developed in such a way as to allow for generations to come to have the ability to understand the history and importance of the DeWitt complex, as well as a destination to appreciate this. This property truly can be leveraged as an urban oasis, connecting the past with the present. It is located a short walk from 3 Elementary Schools, it is just begging for preservation and utilization for true public purposes

Thanks for your consideration and as always....

Keep Smilin' -

*Scott Holbrook, Chairman of the Auburn Area Recreation and Park District (for id purposes only)
3698 Country Meadow Ct
Auburn, CA 95602*

www.auburnrec.com

Parks & Live Music Make Life Better!

(as does family, friends, pets & good running vehicles!)

From: Correia, Jay@Parks
To: Burg, William@Parks
Subject: FW: DeWitt Center in Auburn
Date: Wednesday, October 28, 2015 9:42:22 AM

For your files.

Jay Correia
State Historian III
Supervisor, Registration Unit
California Office of Historic Preservation
916-445-7008

From: OHP, CALSHPO@Parks
Sent: Wednesday, October 28, 2015 8:38 AM
To: Correia, Jay@Parks
Subject: FW: DeWitt Center in Auburn

Iqra Sarwar

From: Barb Ogden [brogden@yahoo.com]
Sent: Wednesday, October 28, 2015 3:15 AM
To: OHP, CALSHPO@Parks
Subject: DeWitt Center in Auburn

To The State Historical Resource Commission:
2015

October 27,

I hope you will strongly consider not demolishing the De Witt Center in Auburn. You may think it an outdated eyesore, but if you really take a look at it and think about it's significance, it is a bit of history that should be preserved for future generations, for it speaks of bygone times. So much of importance happened on that very property. It's appearance is the memory that preserves all.

The setting of the facility, with its tall trees and parklike setting, is a visual breath of fresh air. Besides, before the rather thoughtless decision to change its intended purpose, it was dedicated to serving community needs, enhanced immeasurably by the lack of land cost for projects opened in the gifted acreage.

To tear down these historic buildings and desecrate the graceful trees, would be so contrary to its historical intended use.

Please put history and community ahead of the kind of "progress" that increasingly erases our area's unique ambiance, reducing it forever to the "plain vanilla" of "everywhere USA" shops and offices.

Our children's children have great need to know our warmer, more personal slice of history,

especially as they become surrounded by big box stores and stark cement shops, soulless and without any sense of what once was. We can't appreciate who we are as a people if we can't see evidence of where we've been.

LET IT BE! DeWitt belongs to our community and it belongs on the National Historical Register. Please don't change its face and lose the proud and storied past.

As for the Lincoln Place Apartments, they are such a fine example of what carefully, thoughtfully designed living space can be. There is nothing cookie cutter about them. They look so inviting that there is no doubt that they would be a pleasure to live in, amongst neighbors would become friends, a real neighborhood existence. Not so with the enormous blocks of cells that are today's apartment complexes, maximum people stuffed into minimal spaces. We can't go back to simpler times, but at least we should let future citizens know what once was.

The Big Basin Administration Building is such a perfect example of same. I remember it well from my youth and always feel nostalgia when it comes into view. Please don't let it be replaced by a modern, efficient, personality free structure. It is exactly what a State Park should feel like. Please save it!

I feel likewise about several of the other structures that are potentially on the chopping block. I ask that you look at them with your heart before voting to make them disappear for all time.

Thank you for your consideration,

Barbara Ogden
130 Flood Lane
Auburn, CA. 95603

Barbara Ogden blrogden@yahoo.com

From: Correia, Jay@Parks
To: Burg, William@Parks
Subject: FW: dewitt historical designation
Date: Wednesday, October 28, 2015 9:01:33 AM

For your records.

Jay Correia
State Historian III
Supervisor, Registration Unit
California Office of Historic Preservation
916-445-7008

From: Ray Thompson [mailto:raeray49@gmail.com]
Sent: Wednesday, October 28, 2015 8:04 AM
To: Correia, Jay@Parks
Subject: dewitt historical designation

The Native Sons Of the Golden West, an historical fraternity founded on preservation and restoration of California history, has determined that giving Dewitt Army Hospital historical designation is the appropriate decision. The Auburn parlor NSGW consists of 150 members and finds that this site should have certain aspects of it preserved for future generations. Giving historical designation the ability to preserve aspects of the site could possibly be accomplished

Thank you

Ray S Thompson III
NSGW

From: [Correia, Jay@Parks](mailto:Correia_Jay@Parks)
To: [Burg, William@Parks](mailto:Burg_William@Parks)
Subject: FW: Dewitt Hospital Campus and National Historic Register
Date: Wednesday, October 07, 2015 1:59:50 PM

For your file...

Jay

Jay Correia
State Historian III
Supervisor, Registration Unit
California Office of Historic Preservation
916-445-7008

From: Victoria Connolly [mailto:vconnol@prodigy.net]
Sent: Wednesday, October 07, 2015 11:15 AM
To: Correia, Jay@Parks
Subject: Dewitt Hospital Campus and National Historic Register

Dear Mr. Correia,

I am writing this letter in support of the Dewitt Hospital Campus being designated as a historic site under the National Register.

Quite hidden from even it's most ardent supporters is the fact that the Dewitt Hospital Campus is already considered part of the California State Military Museum. I've attached a link and the narrative for your edification.

It is important that this site be preserved for reasons of reference for future generations. The history of this site, in addition to its status as a military hospital and a mental hospital should be remembered as significant for architecture and importance by future generations. It is very easy to mow down history, as I know coming from Southern California. Please ensure that this site is preserved so that any growth can procede with the integrity of the campus intact.

<http://californiamilitaryhistory.org/DewittGenHosp.html>

California State Military Department
The California State Military Museum
A United States Army Museum Activity
Preserving California's Military Heritage

Historic California Posts:
DeWitt General Hospital
(Auburn General Hospital)

Prior to acquisition for DeWitt General Hospital, the majority of the Site was used as pasture. The general area was primarily a producer of deciduous shipping fruit until

the 1930s, when prices for shipping fruit decreased and many orchards were abandoned. Within five years preceding the establishment of former DeWitt, a portion of the land was converted to permanent irrigated pasture for livestock. Small farm buildings were present on site when the land was acquired by the War Department in 1943.

The following information was obtained from Hospital Annual Reports on former DeWitt General Hospital for the years 1943 through 1945. Construction of former DeWitt General Hospital was approved on 25 March 1943, with a tentative completion date set for 15 November 1943. The hospital was activated as Auburn General Hospital on 15 August 1943 per Headquarters, Ninth Service Command General Order 96, dated 12 August 1943. It was designated DeWitt General Hospital per War Department General Order 48, dated 24 August 1943 and confirmed by General Order 122, Headquarters, Ninth Service Command, dated 4 October 1943. DeWitt General Hospital officially opened on 27 February 1944. Its function was *"to receive and treat war casualties as well as those from the Zone of Interior posts, camps, and stations"*

The hospital initially furnished general hospital treatment for the Reno Army Air Base, [Chico Army Air Field](#), [Camp Beale](#), [Camp Kohler](#), [McClellan Field](#), and the [Sierra Ordnance Depot](#). With cessation of the war and a large influx of overseas patients, DeWitt General Hospital was relieved of a majority of Zone of Interior patients with the exception of their own duty personnel. DeWitt General Hospital *"was designated a hospital center for the care of neurosurgical, vascular (both medical and surgical), neuropsychiatry (both open and closed ward), general and orthopedic surgery, in addition to general medical type of patients"*.

A Dental Branch was present at the hospital as well. In 1944, DeWitt General Hospital was temporarily selected as an amputation center, but the idea was abandoned due to a lack of space and a shortage of equipment and trained personnel. Hospital occupancy peaked on 30 August 1945 with 2,310 patients.

DeWitt General Hospital was declared surplus on 31 December 1945 and the War Assets Administration (WAA) assumed custody of the Site on 24 June 1946. The Site was conveyed to the State of California by quitclaim deed executed on 15 March 1947. As a part of this conveyance four conditions had to be met. According to the first, for a period of 25 years from the date of this conveyance, the property had to be continuously used as and for a mental institution. The second condition stated the premises could not be resold or leased within the first 25 years without authorization from the WAA. The third condition listed the reporting requirements for the state. Finally, the fourth condition was the procedures to be followed if the first three conditions could not be met. The deed states that all and singular tenements, hereditaments, and appurtenances were transferred to the State of California. According to the State Archive's Online Archive of California, the hospital began receiving patients in early 1947.

Initially, DeWitt State Hospital could only receive patients on transfer due to overcrowding in other state mental hospitals. It was equipped to receive both

mentally ill and mentally deficient patients. DeWitt State Hospital became a permanent hospital in July 1950, when it began receiving first admissions directly from local communities, including the counties of Modoc, Lassen, Sierra, Yuba, Sutter, Placer, and El Dorado. The hospital had exceeded its rated capacity with over 2,800 patients by 1960, but the number of patients subsequently declined until DeWitt State Hospital was closed in 1972. The federal government deed restrictions expired on 15 March 1972. Correspondence from the Office of Surplus Property Utilization, California Department of Health, Education, and Welfare, stated that upon completion of the 25-year use of the property as a mental institution, it was the intention of the Administration to transfer the property to the County of Placer for further public use, effective 1 April 1972.

Assembly Bill No. 1748, dated 12 April 1972, created the DeWitt Hospital Authority Act to be administered by the Placer County Board of Supervisors. The act made the transfer to the County of Placer, at no cost to the county, in a manner agreeable to the county. If the county ceases to use the property for public purposes, the property will revert to the state. This act was an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution, and it went into immediate effect. The act was made necessary because it is imperative in terms of maintenance and operation of expensive machinery and facilities that the machinery and facilities not be allowed to sit idle. During a regular meeting, the Board of Supervisors, County of Placer, State of California, accepted Resolution No: 72-392 on 27 June 1972. By acceptance of this Resolution, the County of Placer consented to the acceptance and recordation of the attached deed, and accepted for public purposes the real property, or interest therein or easements thereon.

Currently, the majority of the Site is known as the DeWitt Government Center. It serves as the primary government center for Placer County. The Placer County Jail and Juvenile Detention Facility are present south of B Avenue and west of Richardson Drive. In addition, several professional services Land surrounding the Site is developed for residential, commercial, and professional use.

Calvin DeWitt

Brigadier General, Medical Corps, United States Army

Born at Harrisburg, Pennsylvania, May 26, 1840, the son of the Reverend William R. and Mary Elizabeth (Wallace) DeWitt. He was educated at Harrisburg Academy: A.B. at Princeton, 1860; AM in 1863 and MD in 1865 from Jefferson Medical College, Philadelphia. Married Josephine Lesesne in 1877.

He served in the Army of the Potomac in the Civil War; Captain, 49th Pennsylvania Volunteer Infantry, October 1861-January 1863; appointed First Lieutenant, Assistant Surgeon, United States Army, May 14, 1867, and advanced through the grades to Colonel, Assistant Surgeon General, United States Army, May 7, 1901; to Brigadier General, August 9, 1903 and retired from active service on August 10, 1903.

He served as a medical officer in several campaigns against Indians and in Cuba. Was an instructor in military hygiene, General Staff College, Fort Leavenworth, Kansas, and professor of military medicine and later president, Army Medical School, Washington, D.C. He died in 1908 and was buried in Section 3 of Arlington National Cemetery. His wife, Josephine Lesesne Dewitt (1856-1952) outlived him by 44 years, never remarried and is buried with him.

It should be noted that DeWitt Army Hospital at present day Fort Belvior is named in honor of his son, Brigadier General Wallace DeWitt,.

Prisoner of War Camp/Prisoner of War Branch Camp

Effective 12 June 1945, Prisoner of War Camp DeWitt General Hospital was established per General Order 45. Army Service Forces, Headquarters, Ninth Service Command.

Effective 1 March 1946, the Prisoner of War Camp is discontinued at DeWitt General Hospital; concurrently with that action all American and prisoner of war personnel were transferred to Service Command Unit 3986, Prisoner of War Camp, Stockton Ordnance Depot with the former base being redesignated. as a branch camp thereof per General Order 40, Headquarters, Ninth Service Command, Fort Douglas, Utah, dated 26 February 1946.

Last Update 11 October 2010

Sincerely, Victoria Connolly
223 Dairy Rd
Auburn CA 95603
vconnol@prodigy.net
530 887 1005

From: Correia, Jay@Parks
To: Burg, William@Parks
Subject: FW: Historic status for DeWitt
Date: Wednesday, October 28, 2015 5:18:48 PM

For your DeWitt file

Jay Correia
State Historian III
Supervisor, Registration Unit
California Office of Historic Preservation
916-445-7008

-----Original Message-----

From: OHP, CALSHPO@Parks
Sent: Wednesday, October 28, 2015 4:21 PM
To: Correia, Jay@Parks
Subject: FW: Historic status for DeWitt

Iqra Sarwar

From: Kay Fegette [kfegette@gmail.com]
Sent: Wednesday, October 28, 2015 10:13 PM
To: OHP, CALSHPO@Parks
Subject: Historic status for DeWitt

I am thrilled that the DeWitt property is being considered for state historic preservation. It is long overdue and has been threatened by the rampant disregard of Placer County for any value other than to support their government needs and now, greed for taxes from private enterprise. It was sold to the county for a token fee with the condition that the land would be used for community services and benefits, which they currently seem to be willing to disregard. Preservation of what remains would certainly be of great benefit to the community at large. Too many historic sites are being lost to future generations.

I have been using facilities at DeWitt (Theater {which carries some historic memories due to the persons who performed there long ago}, Senior Center, ACC gym, animal services, welfare office, occasionally church and some others) for over 30 years. I am dismayed that Placer County constantly, widely and loudly promotes all the historic structures as only temporary, wartime buildings, thus giving them justification to demolish them at will. This is completely untrue. Many that they have not managed to tear down are built of cinder block, concrete and brick and are very permanent.

Though much has been demolished, there is still a strong sense of the historic hospital complex in what is remaining and it definitely deserves to be preserved as a historic site. It is one of only 2 remaining Army Type A hospitals in the country and also carries the worthy distinction of having housed the renowned artist, Martin Ramirez, who produced all his treasured and acclaimed works while housed at the DeWitt Hospital.

Please, please favorably consider awarding this site a designation on the National Register of Historic Places.

Sincerely,

Kathrine (Kay) H. Fegette

From: [Correia, Jay@Parks](mailto:Correia_Jay@Parks)
To: [Burg, William@Parks](mailto:Burg_William@Parks)
Subject: FW: letter of support for Dewitt State Hospital historical landmark from Eric Chun
Date: Thursday, October 29, 2015 10:30:48 AM

For the DeWitt nomination.

Jay Correia
State Historian III
Supervisor, Registration Unit
California Office of Historic Preservation
916-445-7008

-----Original Message-----

From: Eric Chun [<mailto:cms@wizwire.com>]
Sent: Wednesday, October 28, 2015 9:14 PM
To: Correia, Jay@Parks
Cc: Eric Chun
Subject: letter of support for Dewitt State Hospital historical landmark from ERic Chun

Eric Chun
115 Woodcrest Way
Auburn Ca 95603

CC. Dr Stanley and Ruth Chun (oral surgeon and dentist at Dewitt Hospital Placer County 1954- closing of hospital)

TO Jay Correia California State Parks

Jay my name is Eric Chun. My parents are Dr. Stanley and Ruth Chun formerly of Auburn , Ca. My parents were the hospitals only oral surgeon and dentist. There office was down from the old cantina. My dad and mom were the main doctors for dental work for all staff and patients. There was also another doctor who did impressions., I believe his name was Troup. My dad stayed on as dental surgeon until the hospital closed in the late 60s. I was born in 1954 and my folks moved to Auburn and lived in the apartments on site, which are torn down now. The present site was where the homeless camp was. I lived on the grounds in my early years and interfaced with all the patients and staff there. Quite an experience. I probably was taken to every ward , office, the theatre and cantina as a young boy. My parents opened a private practice in the late 60s in the LLivingston Building , then moved to high street for their final office . They were the only oral surgeon and pediodontist in Placer County for many years. I am an Auburnite born in Sacramento but lived my whole life from Dewitt Hospital , up to my present house on Woodcrest Way. Those certainly were the good ol days of 2 lane roads, pump gas stations, and small town America.

Little has changed building wise over the years of the Dewitt facility.. I am a proponent to keep the site as an historical landmark, preserving a piece of history, culture, medical life, and a community landmark in North Auburn, where many Dewitt patients lived and passed away, until the state closed the hospital. My years as a young child are remembered as a one of a kind opportunity to witness life with patients, and staff. I will never forget those years. I hope this letter will add to the support for maintaining a historical landmark in Placer County that has been a trademark of Auburn, and its surrounding communities for years. There is much history above and below ground, from the early 1800s to present life. It would be a real shame for the country to simply bury it and

buldoze the land for a parking lot and a gas station. There is no value or history in that except for political gain.

I support the Dewitt Historical movement.

Regards

Eric Chun
Creative Music Services
Auburn, Ca.

From: Correia, Jay@Parks
To: Burg, William@Parks
Subject: FW: Nomination of DeWitt Center to the National Historic Register
Date: Friday, October 30, 2015 5:16:32 PM

FYI

Jay Correia
State Historian III
Supervisor, Registration Unit
California Office of Historic Preservation
916-445-7008

-----Original Message-----

From: OHP, CALSHPO@Parks
Sent: Friday, October 30, 2015 8:31 AM
To: Correia, Jay@Parks
Subject: FW: Nomination of DeWitt Center to the National Historic Register

Iqra Sarwar

From: Anita Yoder [ayoder@vfr.net]
Sent: Friday, October 30, 2015 12:04 AM
To: OHP, CALSHPO@Parks
Subject: Nomination of DeWitt Center to the National Historic Register

I believe strongly that the DeWitt Center, located on the outskirts of Auburn, California, should indeed be part of the National Historic Register.

This historic site is a reflection of the history of the Auburn, California area.
As a reminder, it dates back to the Gold Rush of the 1860's and has served in many capacities up to the present time.

Preserving even a section of this long-serving facility would be an opportunity to celebrate its existence, to tell its extensive and fascinating story, and to reflect and remind us of the magnificent history of our region.

From: [Correia, Jay@Parks](mailto:Correia_Jay@Parks)
To: [Burg, William@Parks](mailto:Burg_William@Parks)
Subject: FW: Nomination of DeWitt for Historic Recognition
Date: Friday, October 30, 2015 5:14:48 PM

[More....](#)

Jay Correia
State Historian III
Supervisor, Registration Unit
California Office of Historic Preservation
916-445-7008

From: OHP, CALSHPO@Parks
Sent: Friday, October 30, 2015 8:31 AM
To: Correia, Jay@Parks
Subject: FW: Nomination of DeWitt for Historic Recognition

Iqra Sarwar

From: Antoinette Fabela [afabela7@sbcglobal.net]
Sent: Friday, October 30, 2015 2:12 AM
To: OHP, CALSHPO@Parks
Subject: Nomination of DeWitt for Historic Recognition

Dear State Historic Commission;

My name is Antoinette Fabela and I have lived in Auburn California for about twenty-five years. I was very pleased to see the interest in recognizing the DeWitt Center as historical. There is so much history in this area, including that of the DeWitt Center. Prior to retiring in 2011, I worked for fifteen years for Placer County, as a social worker, and I spent many a day in DeWitt where services were provided for my clients. Roaming through the beautiful buildings and imagining what life was like during the military days was very romantic. After I retired, the county started tearing down some of the old barrack buildings and I felt sad to see such drastic change to DeWitt which seemed like no respect for our area's historical past. There is also a wonderful little theater that has been the backbone for many adults and youth who participated at this theater, which also contributed the arts to our little community. Presently, with talks of tearing down these buildings, it seems like we are losing a part of our history.

I pray that the buildings which are still standing, will continue to stand and that they will be refurbished and renewed to remain as original as possible so that DeWitt can become a place where visitors can come to learn and see what was and how this center contributed to Auburn. I am originally, from San Francisco, and a good example of how the City preserved it's history is the Presidio, where all the military buildings and grounds are absolutely gorgeous and maintained as historical. Visitors and even I still enjoy the beauty of the historical Presidio, time and time again, when I drive through to just enjoy it's beauty. I would love to see this happen to DeWitt as being historical and for all to enjoy. How proud we as community members would feel, to have such a historical gem in our home town.

I encourage you to please help our community to save the DeWitt Center, by voting yes on it's nomination to claim it as historical. This would mean so much to so many community members of Auburn.

Thank you for your consideration,
Antoinette Fabela
395 Huntley Ave.
Auburn CA 95603
530-305-6213

From: [Correia, Jay@Parks](mailto:Correia_Jay@Parks)
To: mandykgomes@gmail.com
Cc: [Burg, William@Parks](mailto:Burg_William@Parks)
Subject: RE: DeWitt Center
Date: Monday, October 26, 2015 8:59:56 AM

Dear Mandy,

Thank you for your insightful letter of support for the DeWitt Hospital National Register nomination.

Your letter will be made part of the official record of the nomination.

Sincerely,

Jay

Jay Correia
State Historian III
Supervisor, Registration Unit
California Office of Historic Preservation
916-445-7008

From: OHP, CALSHPO@Parks
Sent: Monday, October 26, 2015 8:53 AM
To: Correia, Jay@Parks
Subject: FW: DeWitt Center

From: Mandy Gomes [mandykgomes@gmail.com]
Sent: Sunday, October 25, 2015 11:20 PM
To: OHP, CALSHPO@Parks
Subject: DeWitt Center

State Historical Resources Commission:

I am writing in support of the DeWitt Center nomination. I have several friends who have lived in the Auburn community for decades and they are very proud of the historic nature of DeWitt. When I recently visited the site, I was surprised how much activity is still occurring at DeWitt and how many of the buildings are still being used by the County. I can not imagine the type of activity that occurred before the County terminated many of the leases at DeWitt. As someone who is familiar with government facilities, this is truly a unique environment and lends itself to some creative opportunities in how the existing buildings can be used in the future. The original buildings are made of brick which gives the impression that they were built with the intention of being permanent buildings.

I respectfully request that you support the historic nomination of DeWitt. The center has a lot of character and an interesting history that should be preserved.

Sincerely,
Mandy Gomes

Sandra Fogler
15430 Pear Valley Ln
Auburn, CA 95603
sandfog1215@gmail.com
530-210-3355

Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

October 29, 2016

RE: Nomination of DeWitt Center

To Whom It May Concern:

This letter is in support of the Nomination of DeWitt Center to the National Registry.

DeWitt Center holds special value for those who have a passion for anthropology, history, and a healthy concern for honoring our nation's service Veterans. When I learned of the potential razing of this historic district, in particular, the DeWitt Post Theatre, I became involved as much as my recovery from cancer would/will allow.

My interest has many dimensions. Having been a regional theatre artist for over thirty years, my initial attraction to this cause was to save the Theatre. As the negotiations with local leaders and corporate interests wore on, my sense of Justice became incensed at the blatant disregard for its historic value. Learning just how many local resources were being displaced, I wondered about the possibility of preserving the majority of the campus, which was up til a few months ago, still in functional condition. It would be such a wonderful thing for our community to retain the architectural and historical treasure of this site, and restore it to serve us once again, for many generations to come.

One of my Uncles called Auburn his home, following over thirty years in the Navy, including service during World War II. This means technically, I'm a second-generation Auburnite, having come full-circle to reside in the town my Uncle Theron loved so much. So my stance in this battle is personal, as well as civic-minded.

My vision for this District is to retain its WWII character, and retain a minimum of resources for the public good, for the community to enjoy: the Chapel, the Theatre, the Gym and Swimming Pool, and the Main Recreation building, formerly a Senior Center. Beyond these, I envision the re-purposing of the remaining barracks into offices for both retail and non-retail, for-profit and non-profit.

It should be noted that my vision and that of my colleague proponents, *doesn't exclude any new developing*; we hope only to *preserve what is already there*, and *work within those boundaries*.

Your assistance and sincere consideration of this Nomination is appreciated.

Sincerely,

Sandra Fogler

Preserve DeWitt Legacy
Save DeWitt Theatre

State Historical Resources Commission:

I am writing in response to the letters submitted by Placer County and also their attorney, Anna Shimko. The information contained in these letters do not depict the full story of what has happened at DeWitt since the 2003 EIR for the DeWitt Government Center Master Plan was certified by the County. My comments primarily focus on Placer County's questionable use of CEQA in regards to the building demolitions.

Background

On January 6, 2004, the Placer County Board of Supervisors approved the 2003 EIR that includes the construction of four new buildings and the demolition of 28 original buildings on the DeWitt site. The Board also made a determination that the impacts to the Historical Resources were Significant and Unavoidable based on the proposed building demolition. One of the supporting documents in the EIR is the 2002 Existing Conditions Report which provides a detailed historic analysis of DeWitt. This report concluded that the Center appeared to be eligible for the National Historic Register.

Segmentation

The County has practiced segmentation in which the County takes small incremental steps to achieve a much larger goal and therefore avoids conducting an environmental assessment of the larger project. In this case, the County has been involved with the removal of tenants and building demolitions over a long time period. The cumulative effect of this practice has been to change the existing conditions of the Dewitt Center in what appears to be a plan to develop big box commercial development on the eastern portion of the complex. These incremental changes allows the County to operate under the public radar as to what the County's ultimate plans are for the DeWitt Center.

The Office of Historic Preservation (OHP) is an advisory agency and cannot actively intervene when they suspect a local jurisdiction may be out of compliance with CEQA. OHP can only comment on Historic Resources when the CEQA process affords them an opportunity to do so. Between 2010 and mid 2015, the County claimed that all building demolitions were consistent with the 2003 EIR. It was not until the County started to update the DeWitt Master Plan and prepared a staff report which clearly stated that they plan to continue with building demolition that the OHP could comment and question the county's CEQA compliance. A copy of this letter is attached.

DeWitt Building Demolitions from 2010 to Present (Note these staff reports are attached to the memos from the County). The August 24, 2010, March 26, 2013, December 10, 2013, and May 6, 2014 Board memos authorized the demolition 22 buildings beyond what was approved for removal by the 2003 EIR. The Environmental Clearance discussion in all these staff reports contain similar wording:

On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfils the requirements of the California Environmental (CEQA). The impacts of this project were considered in that EIR and required mitigations are included in the demolition contract.

The Environmental Clearance section of these memos ignores the fact that the Board approved the demolition of buildings that were **not** included in the 2003 EIR. Since the 2003 EIR is not readily available and the approval of this document was many years ago, the public is in a position to assume the County is complying with CEQA. In total, the County illegally demolished approximately 92,535 square feet of the original buildings at DeWitt. This total does not include building 27, which has been

removed, but is not mentioned in any of the staff reports concerning building demolition. A demolition map of DeWitt is attached)

Facility Services 5/26/10 Memo

Facility Services prepared a memo (A copy of this memo is attached) in which they expanded the number of building demolitions previously permitted under the 2003 EIR to include **all** of the original DeWitt buildings. This memo declares that the County can make this determination because two letters, one from the Office of Historic Preservation (OHP) dated March 30, 2004 and the other from the Army Corps of Engineers (Army Corps) dated October 21, 2004 stated the buildings at the DeWitt Center are not historic. (Please note that the letters reference in the County's memo were written six year earlier) The 5/26/10 memo was subsequently inserted at the front of the 2003 EIR with the apparent intention of dismissing the historical significance of the DeWitt Center that had been extensively analyzed in the 2003 EIR. When the basis of this memo was questioned at the 6/2/15 Board hearing for the Update of the DeWitt Government Center Master Plan, County Counsel stated that Placer County prepared a form of an Addendum EIR to allow for building demolition beyond what was originally approved by the 2003 EIR. It is apparent that, since the 5/26/10 memo is attached to the 2003, this memo serves as an Addendum EIR

- a) At the 6/2/15 Board hearing on the DeWitt Master Plan update, County Counsel claims that the County prepared a form of an Addendum EIR. The use of this memo as an Addendum EIR raises several significant issues as discussed below:
 - 1) When the County approved the various requests for the demolition of the original buildings, the County never took action to approve the Addendum EIR as required by section of 15164 (d) of CEQA. An addendum EIR can only be attached to a certified EIR if the County approved the EIR in conjunction with the building demolitions. Per section 18.20.110 (C) of the Placer County Environmental Review Ordinance, the County also requires a special finding be made for projects with an Addendum EIR and this was never done. Basically, the County attached the 5/26/10 Facility Services memo to the EIR in violation of CEQA requirements.
 - 2) The public and responsible agencies such as OHP never had the opportunity to review the 5/26/10 memo before the County attached the memo to the 2003 EIR. The 5/26/10 memo was addressed to a Community Development Resource Agency (CDRA) Technician and copied to two Community Development Resource Agency (CDRA) management employees. There is no record of the memo being sent to any other departments or agencies for review and comment. It appears the memo was placed directly into a CDRA file. Please note it was this memo that the County used to refute anyone who questioned the historic nature of the DeWitt buildings.

An Addendum EIR, as required by CEQA section 15164(e), needs to include a brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162. The 5/26/10 memo does not have this discussion. In addition, it could be argued that the letters attached to the memo provided new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete. As required by CEQA 15164(e), a subsequent EIR should have been prepared.

- b) Correspondence attached to the 5/26/10 memo is highly questionable:
 - 1) The OHP and the Army Corps were notified of the 2003 DeWitt Government Center Master Plan Update EIR during its preparation. If these agencies did not agree with the historic report or the

conclusions of the 2003 EIR, there was ample opportunity for both agencies to question the historical study prepared for the EIR. Neither agency submitted comments to Placer County on the inadequacy of the EIR.

- 2) These letters were prepared in 2004. If these letters challenged the determinations made in the recently approved EIR, why did the County wait six years to act on this information?
- 3) Requests to obtain supporting documents to the OHP and Army Corps letters to learn more about the project referred to in these letters have been unsuccessful. The Office of Historic Preservation and Placer County have been unable to locate this information and the Army Corps of Engineers has been reluctant to provide the supporting information. At this time, the project description on which these letters are based cannot be verified.

Conclusion – Over the years, the County has slowly and systematically been involved with the removal of tenants and the demolition of the original DeWitt buildings that were not approved for removal by the 2003 EIR. As a result, the existing conditions at the DeWitt site are altered. When buildings are vacated, they are subjected to increased vandalism and overall decay. The County has not only continued to ignore the historic significance of the center, but has continually informed the public that the buildings are not historic. Please **SUPPORT** the nomination of the DeWitt Center in order to recognize the historical significance of the complex, but to also reeducate the public of the center's historical significance.

Sincerely,

Charlene Daniels
Preserve DeWitt Legacy

Attachment – OHP letter
Attachment – Demolition Map
Attachment – Facility Services memo

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



July 7, 2015

Rob Unholz
Placer County Facility Services
11476 C Avenue
Auburn, CA 95603

Dear Mr. Unholz,

RE: DEWITT GOVERNMENT CENTER FACILITY MASTER PLAN UPDATE

Thank you for including the California Office of Historic Preservation (OHP) in the environmental review process for the proposed DeWitt Government Center Facility Master Plan Update. Pursuant to the National Historic Preservation Act and the California Public Resources Code, the State Historic Preservation Officer (SHPO) and the OHP have broad responsibility for the implementation of federal and state historic preservation programs in California. Our comments are offered with the intent of protecting historic and cultural resources, while allowing the County of Placer (Lead Agency) to meet its program needs. The following comments are based on the information included in the memorandum provided by the Department of Facility Services of Placer County (DFS) to the Placer County Board of Supervisors (BOS) between 2009 and 2015. Several concerned residence of Placer County have contacted our office to request the OHP consider commenting on the 2015 DeWitt Government Center Facility Master Plan Update based on concerns that the Lead Agency has not been adequately considering historic resources as part of the planning process.

The 2003-2004 DeWitt Master Plan Draft Environmental Impact Report (DEIR) included a historic and cultural resources survey prepared by the Lead Agency's consultant North Fork Associates. The report determined the former hospital contained a historic district that was eligible for listing on the California Register of Historical Resources (CRHR) and the National Register of Historic Places (NRHR) significant for its military architecture and its association with World War II medical services. The Lead Agency adopted a statement of Overriding Consideration in adopting the findings from the 2003-2004 DEIR, and approved demolition of 24 buildings in the historic district, a significant environmental impact.

After certification of the DEIR, subsequent memorandums by DFS to the Board of Supervisors requested approval of demolition projects beyond that identified in the original 2003-2004 environmental document. These subsequent projects successfully demolished 8 remaining historic resources on the site, each time without additional environmental analysis and determined the action was part of the 2003-2004 DEIR. Additional demolition projects were proposed with similar lack of environmental review,

but never carried to fruition. The OHP has several concerns with this process (each concern is discussed in further detail below):

- 1) It appears that a subsequent EIR is needed pursuant to CEQA Guidelines § 15162 (a)(3)(A-B) for any additional demolition of historic resources not identified in the original EIR.
- 2) The 2009 memorandum implies the additional demolition is Categorical Exempt from CEQA pursuant to Guidelines § 15301.2.3 – Demolition and removal of small structures; however, pursuant to Guidelines § 15300.2(f), Categorical Exemptions shall not be used when the project will result in impacts to historical resources.
- 3) The 2010 DFS memorandum implied the additional demolitions did not require further environmental analysis because the OHP found that the DeWitt Hospital is not eligible for inclusion on the National Register of Historic Places (NRHP) under the criterion established by 36 CFR 800, pursuant to Section 106 of the National Historic Preservation Act.

Subsequent EIR

The Lead Agency adopted a Statement of Overriding Consideration that was specific to the proposed project described in the 2003-2004 DEIR. That project only included demolition of 24 buildings on the site. A Subsequent EIR was not prepared or circulated when DFS requested approval by the BOS to demolish additional historic resources. Pursuant to CEQA Guidelines § 15162 (a)(3)(A-B) a Subsequent EIR is needed when:

The project will have one or more significant effects not discussed in the previous EIR or negative declaration; [or] significant effects previously examined will be substantially more severe than shown in the previous EIR.

Additional demolition of historic resources, beyond the 24 identified in the 2003-2004 DEIR, without additional environmental analysis, appears to constitute, “one or more significant environmental effects not discussed in the previous EIR.” By preparing and recirculating a Subsequent EIR, decision makers and the public have adequate information to make an informed decision whether or not to approve any subsequent demolition projects.

Under CEQA Guidelines § 15378 a “Project” is defined by the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment...” The multiple approvals of additional demolition, with only passing reference to the 2003-2004 DEIR, does not provide decision makers with adequate information to make an informed decision about the severity of environmental impacts.

Use of a Categorical Exemption

The 2009 DFS memorandum notes the demolition of five additional historic resources was Categorical Exempt from CEQA pursuant to Guidelines § 15301.2.3 – Demolition and removal of small structures. These buildings were previously identified as historically significant in the 2003-2004 DEIR, and therefore, a Categorical Exemption is not appropriate when the proposed project involves significant impacts to historical resources (CEQA Guidelines § 15300.2 (f)).

Section 106 of the NHPA

The 2010 DFS memorandum points to consultation between OHP and the Army Corps of Engineers (ACE), which found that the DeWitt Center is not eligible for inclusion on the NRHP pursuant to the Section 106 of the National Historic Preservation Act. The criteria for determining if a property is a historical resource for purposes of CEQA is much broader and very different than the criteria for listing in the National Register. For this reason, the concurrence letter between OHP and ACE is not sufficient to determine if a resource is a historic resource for the purposes of CEQA. In order for a Lead Agency to determine if a resource is historic for the purposes of CEQA, they must determine whether the resource:

- 1) Is listed in, or determined by the State Historical Resources Commission as eligible for listing in, the California Register of Historical Resources (§ 15064.1.a.1);
- 2) Is included in a local register of historical resources or identified as significant in an historical resources survey (§ 15064.1.a.2);
- 3) Meets the criteria for listing in the California Register of Historical Resources (§ 15064.1.a.3); or
- 4) The Lead Agency may exercise its discretion to consider any resource as historic for the purposes of CEQA (§ 15064.1.a.4).

Pursuant to CEQA, these determinations are the responsibility of the Lead Agency, not the OHP or the ACE. The Lead Agency adopted the findings of the 2003 historic resources survey by certifying the 2003-2004 EIR, therefore, reference to Section 106 consultation is not a relevant comparison for a CEQA document.

As the 2015 DeWitt Government Center Facility Master Plan Update moves forward, the OHP encourages the Lead Agency to evaluate the remaining resources on the site, and incorporate the historic resources into a comprehensive vision for the area. The historic resources should not be viewed as an obstacle, but as an opportunity to create a diverse mix of building types that can accommodate the County's needs, while respecting the World War II-era historic resources that may still contain significance and integrity.

Rob Unholz
July 7, 2015
Page 4 of 4

If you have questions, please contact Sean de Courcy of the Local Government and Environmental Compliance Unit, at (916) 445-7042 or at Sean.deCourcy@parks.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jen Saunders', written in a cursive style.

Jenan Saunders
(for) Julianne Polanco
State Historic Preservation Officer



MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER

TO: **Maywan Krach**
CDRA Technician

DATE: **May 26, 2010**

FROM: **Mary Dietrich** *Mary*
Assistant Director, Facility Services

SUBJECT: **Demolition Projects Covered by the DeWitt Government Center Facility Plan Environmental Impact Report**

On January 6, 2004, the Placer County Board of Supervisors certified the Final Environmental Impact Report (EIR) for the DeWitt Government Center Facility Plan and adopted *Findings of Fact and Statement of Overriding Considerations*. The project described in the EIR included four improvement projects and associated building demolition. The development plan included construction of two new office buildings, the future construction of a Children's Emergency Shelter and a Woman's Center, and demolition of 24 existing buildings. Of the demolition projects contemplated in the EIR, most will be completed by the end of this year. The Findings of Facts adopted by the Board of Supervisors for certification of the EIR included Project Objectives to remove the aged, outdated, and potentially hazardous building inventory and the consolidation of County Services at the DeWitt Government Center.

The Department of Facility Services (DFS) now seeks to expand the number of building demolition projects permissible under this EIR. The proposed project would include all of the buildings originally constructed in the DeWitt Center. The California Environmental Quality Act (CEQA) allows for changes in the scope of a project, or the addition of items within the original scope of the EIR. Under certain circumstances, CEQA allows for such changes without additional environmental documentation. CEQA Guidelines Section 15168(c)(2) states that subsequent activities in the program must be examined in light of the Program EIR to determine whether an additional environmental document must be prepared." Subsection 2 states: "If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigations would be required, the agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document would be required."

To determine if additional environmental review would be required, DFS evaluated the impacts associated with the additional demolition proposed in the expanded scope and reviewed the mitigations contained in the Program EIR. In conjunction with the EIR, the Department of the Army Corps of Engineers issued a determination to the California State Historical Preservation Officer regarding the proposed modernization and expansion of the DeWitt Government Center. Both agencies found that the DeWitt Center is not eligible for inclusion on the National Register of Historic Places (NRHP) under any of the criterion established by 36 CFR 800. DFS determined that the impacts of demolition of buildings contemplated in the expanded scope are commensurate with the impacts evaluated in the original scope of the EIR. All of the original buildings in the DeWitt Center are similarly constructed; are located in areas of low environmental sensitivity; and involve only minor

grading and site disturbance. The mitigations contained in the EIR are summarized in its Executive Summary attached hereto. There are eight chapters of the EIR that contain mitigations pertaining to demolition projects. These include:

Chapter 5 Aesthetics
Chapter 7 Air Quality
Chapter 8 Noise
Chapter 9 Biological Resources
Chapter 10 Geology, Soils and Seismicity
Chapter 11 Hydrology and Water Quality
Chapter 12 Cultural Resources
Chapter 14 Hazards and Hazardous Materials

The Cultural Resources Mitigations, Mitigations 12.2a – 12.2c in the EIR have been completed for the entire DeWitt campus. Three separate photographic recordation projects have been performed at the DeWitt Government Center. The first recordation covered all of the buildings in initial demolition plan, and some campus contextural photos. The second recordation, performed as part of the mitigations for the Home Depot Project, covered all buildings on the campus at that time. The third and final recordation covered three "non-typical" DeWitt structures, inside and out including the former Band Leader's residence (used by the County for Veteran's Services), the Chapel and the Theater. All of the photographs were taken and formatted to Historic American Building Survey (HABS) standards. Since the site was not determined to have historical significance by the state and federal governments, these photographs are archived in the Placer County Archive which is maintained by the Placer County Museums Division. The onsite interpretive panel has been installed in the Community Development Resource Center lobby in the form of a pictorial video loop that runs on a designated monitor.

DFS found no new impacts caused by expansion of the demolition projects to include all of the original DeWitt buildings. In addition, DFS determined that mitigations contained in the pertinent chapters of the EIR continue to be relevant and appropriate for demolition projects. Since there is no substantive change in impacts or mitigations associated with the expanded project scope, DFS has determined that, consistent with the CEQA Guidelines Section 15168(c)(2), the additional demolition activity proposed is within the scope of the project covered by the original EIR and no additional environmental review is required.

Attachments: 1) Letter – Department of the Army
2) Letter – Office of Historic Preservation
3) Chapter 3 Executive Summary – DeWitt Government Center
Facility Plan Final Environmental Impact Report, December 2003
4) California Code of Regulations 14 CA CCR § 15168

cc: Loren Clark, Assistant Director, CDRA
Paul Thompson, Deputy Director, CDRA



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

October 21, 2004

RECEIVED
FACILITY SERVICE
2004 OCT 27 PM 2:57

Regulatory Branch (200200662)

Milford W. Donaldson
State Historic Preservation Officer
Office of Historic Preservation
California State Department of Parks and
Recreation
P.O. Box 942896
Sacramento, California 94296-0001

Dear Mr. Donaldson:

I am writing in response to your March 30, 2004, letter regarding the proposed modernization and expansion of the DeWitt Government Center, COE401121A.

We have re-examined the available information and concur with your determination that the DeWitt Center is not eligible for inclusion on the National Register of Historic Places under any of the criteria established by 36 CFR 800. Additionally, the applicant's agent has conducted test excavations around archeological site DWC #1 and has determined that there is no deposit of cultural material in association with the bedrock mortar. A letter report and supporting documentation of the archeological investigation are enclosed.

The consultant has determined, and we concur, that this project would not affect resources eligible for listing in the National Register of Historic Places.

Please refer to identification number 200200662 in any correspondence concerning this project. If you have any questions, please contact William Ness at our Sacramento Valley Office, 1325 J Street, Room 1480, Sacramento, California 95814-2922, email William.W.Ness@usace.army.mil, or telephone 916-557-5268. You may also use our website: www.spk.usace.army.mil/regulatory.html.

Sincerely,

ORIGINAL SIGNED

Michael S. Jewell
Chief, Central California/Nevada
Section

Enclosure(s)

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov



March 30, 2004

REPLY TO: COE401121A

Michael S. Jewell, Chief
Central California/Nevada Section
U.S. Army Engineer District, Sacramento
1325 J Street
SACRAMENTO CA 95814-2922

Re: Modernization and Expansion of the DeWitt Government Center Facility, Auburn, Placer County.

Dear Mr. Jewell:

Thank you for submitting to our office your January 15, 2004 letter and supporting documentation regarding the proposed modernization and expansion of the DeWitt Government Center Facility (DeWitt Center) in Auburn, Placer County. The facility is administered by the County of Placer for use by a number of its government agencies. The facility was constructed in 1943 as a U.S. Army hospital. It was subsequently used as a California state mental hospital from 1946 to 1971, then transferred to Placer County. The existing DeWitt Center site comprises 180 acres and is situated within a residential and retail area. Implementation of the overall plan for the DeWitt Center would occur over a seven-year period and would include:

- Construction of two new office buildings (Land Development Building Site and Auburn Justice Center Site),
- Construction of a children's and women's health center complex (Children's and Women's Center Site), and
- Demolition of twenty-eight (28) existing buildings.

Details of the proposed project activities are outlined on pages 1 and 2 of the Enclosure 1 Project Description document. The project Area of Potential Effects (APE), as depicted on Figure 2-1(Site and Vicinity Map), is adequate and meets the definition set forth in 36 CFR 800.16(d). An archeological record search conducted at the North Central Information Center at California State University, Sacramento and a pedestrian survey conducted by qualified archeologists revealed one previously recorded prehistoric archeological site (no trinomial identification) within the project APE. The site, a bedrock milling station with 17 mortar cups and a small milling slick was re-examined and no cultural deposits were noted by any of the archeologists. The site has not been adequately studied to assess its NRHP status. While it is stated that the Corps of Engineers (Corps) does not believe that there are any artifactual materials associated with the milling feature, ground visibility is poor, and no sub-surface testing

has been conducted to discount the possibility of a subsurface component. In addition, the consultant's report points out that: (1) additional cups may be present under soil and duff; (2) it is "possible that a subsurface deposit occurs somewhere within the vicinity of the feature"; and (3) and that "the number and depth of the milling surfaces at this particular site suggests a more than ephemeral use of the area. I am recommending that COE conduct a shovel test pit program at the site in order to determine the presence or absence of associated artifactual remains in the soils adjacent to the bedrock milling feature.

The Corps is seeking my comments on its determination of the eligibility of the DeWitt Center for inclusion on the National Register of Historic Places (NRHP) in accordance with 36 CFR 800, regulations implementing Section 106 of the National Historic Preservation Act. The Corps is also seeking my comments on its determination of the effects the proposed project will have on historic properties in accordance with 36 CFR 800. A review of the submitted documentation leads me to conclude that the DeWitt Center is not eligible for inclusion on the NRHP at under any of the criteria established by 36 CFR 800. The property has associations with the construction and use of large U.S. Army hospitals for the treatment of wounded soldiers in the years spanning 1939 to 1945 but lacks sufficient integrity of materials, workmanship, and feeling associated with its historic period of significance to warrant NRHP designation at a national level of significance. This diminished integrity can be traced to numerous alterations made over the years to the property's character-defining features and the removal of key architectural elements associated with its use as a World War II-era hospital.

Based on the foregoing comments, it appears that the following steps should enable us to move toward concluding the section 106 consultation for the Corps' undertaking:

1. determining whether the archaeological property within the APE has a subsurface component and determining, based on the test results whether this property is National Register eligible.
2. Reaching agreement on the National Register status of the DeWitt Center.

If you have any questions, please contact staff historian Clarence Caesar by phone at (916) 653-8902, or by e-mail at ccaes@ohp.parks.ca.gov.

Sincerely,



Stephen D. Mikesell
Acting State Historic Preservation Officer

DeWitt General Hospital

National Register of Historic Places Nomination

2015

Presentation Overview

- ▶ Summary of DeWitt Hospital Historic Significance
- ▶ Evaluation of County Objections
- ▶ DeWitt Hospital National Register nomination presents the most current & relevant information



DeWitt Hospital Qualifies for NRHP Listing

▶ Criteria A

- ▶ Associated with highly regarded surgeon Norman Freeman who developed surgical advancements at DeWitt General Hospital
- ▶ Associated with notable psychologist Tarmo Pasto whose research at DeWitt contributed to the development of art therapy
- ▶ Significantly influenced the Auburn community economically as area's largest employer and supported community activities and education



DeWitt Hospital Qualifies for NRHP Listing

▶ Criteria B

- ▶ Associated with outsider artist Martin Ramirez whose work has been nationally recognized by American Folk Art Museum & US Post Office
- ▶ Example of Residence/studio of prominent person under the Latinos in 20th Century California Multiple Property NRHP listing



DeWitt Hospital Qualifies for NRHP Listing

▶ Criteria C

- ▶ Significant architecturally as example of the large-scale planning and construction required to meet WWII national defense needs
- ▶ Retains sufficient design characteristics of the Type A Army General Hospital



Response to Placer County/Land Owner Objections

- ▶ DeWitt was constructed as a permanent Army General Hospital – primary source reference
- ▶ The new construction noted by the County as evidence of significant change is misleading



Response to Placer County/Land Owner Objections

- ▶ Hospital constructed on 90-100 acres
- ▶ Remainder of the 220 acre parcel was essentially undeveloped
- ▶ County Jail, Juvenile Hall, County Sherriff, Women's and Children's Shelters, Animal Shelter, Solar Array and Home Depot are all constructed on the undeveloped and peripheral portion of the property
- ▶ Only hospital waste incinerator, waste water and freshwater facilities were demolished for these buildings



RECENT CONSTRUCTION (1985 & ON) AT DEWITT CENTER



**DEWITT BOUNDARY
OF 220 ACRE PROPERTY**

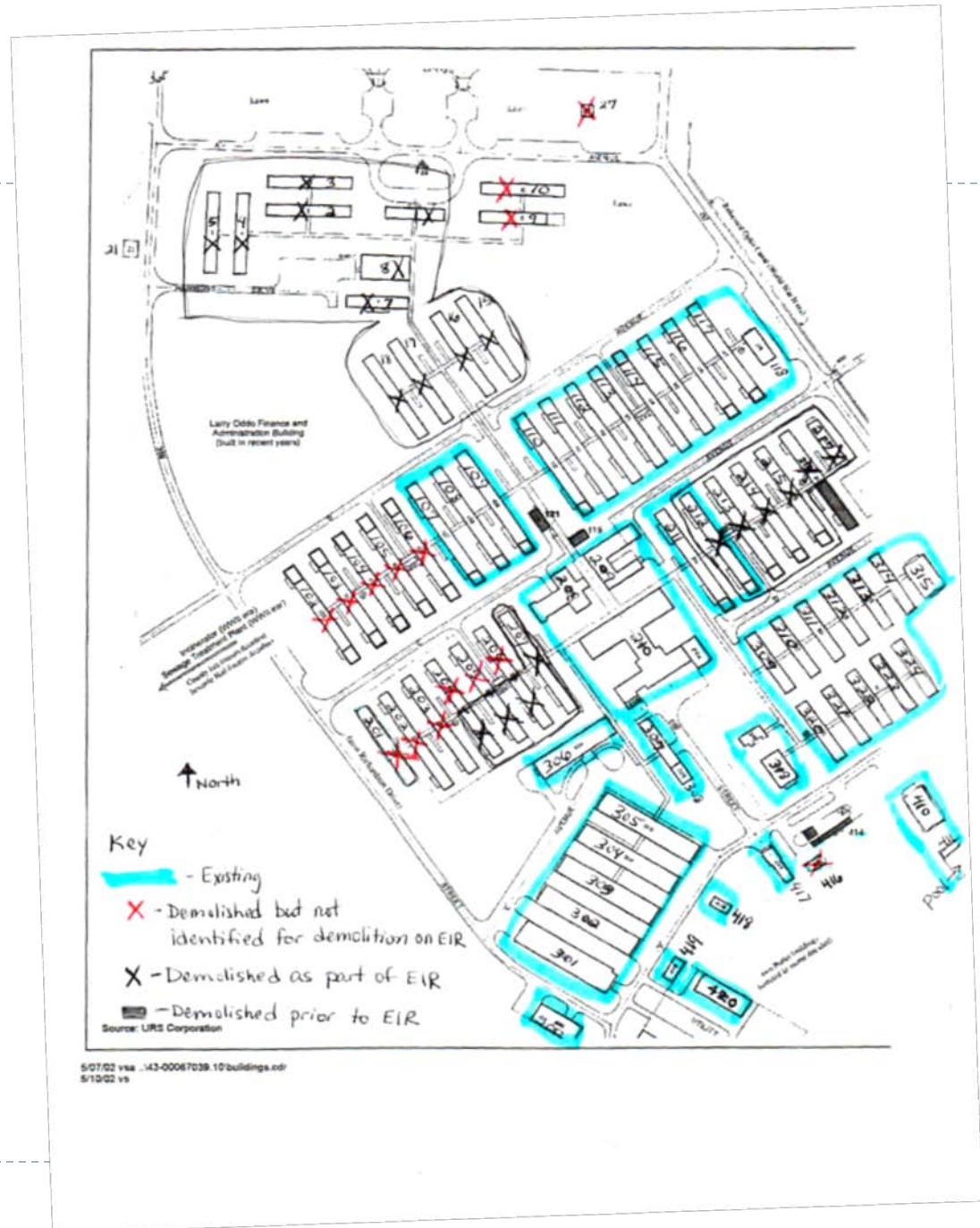


Response to Placer County/Land Owner Objections

- ▶ Only the construction of 2 new county buildings (Finance/Admin & Community Development) impacted several hospital structures
 - ▶ Board of Supervisors issued “statement of overriding consideration” for demolition of:
 - ▶ 11 out of 13 buildings between A & B Ave
 - ▶ 10 additional buildings vacated by county offices
 - ▶ All other demolition violated CEQA guidelines



Existing and Demolished DeWitt Hospital Buildings



Response to Placer County/Land Owner Objections

- ▶ **Current property and building conditions are well documented in NRHP nomination**
 - ▶ 49 original buildings exist in central to SE portion of the site equaling approximately 60% remaining
 - ▶ Approximately 29% of corridors remain
 - ▶ County & Counsel calculations are inaccurate as they referred to an inaccurate map



DeWitt General Hospital - Then

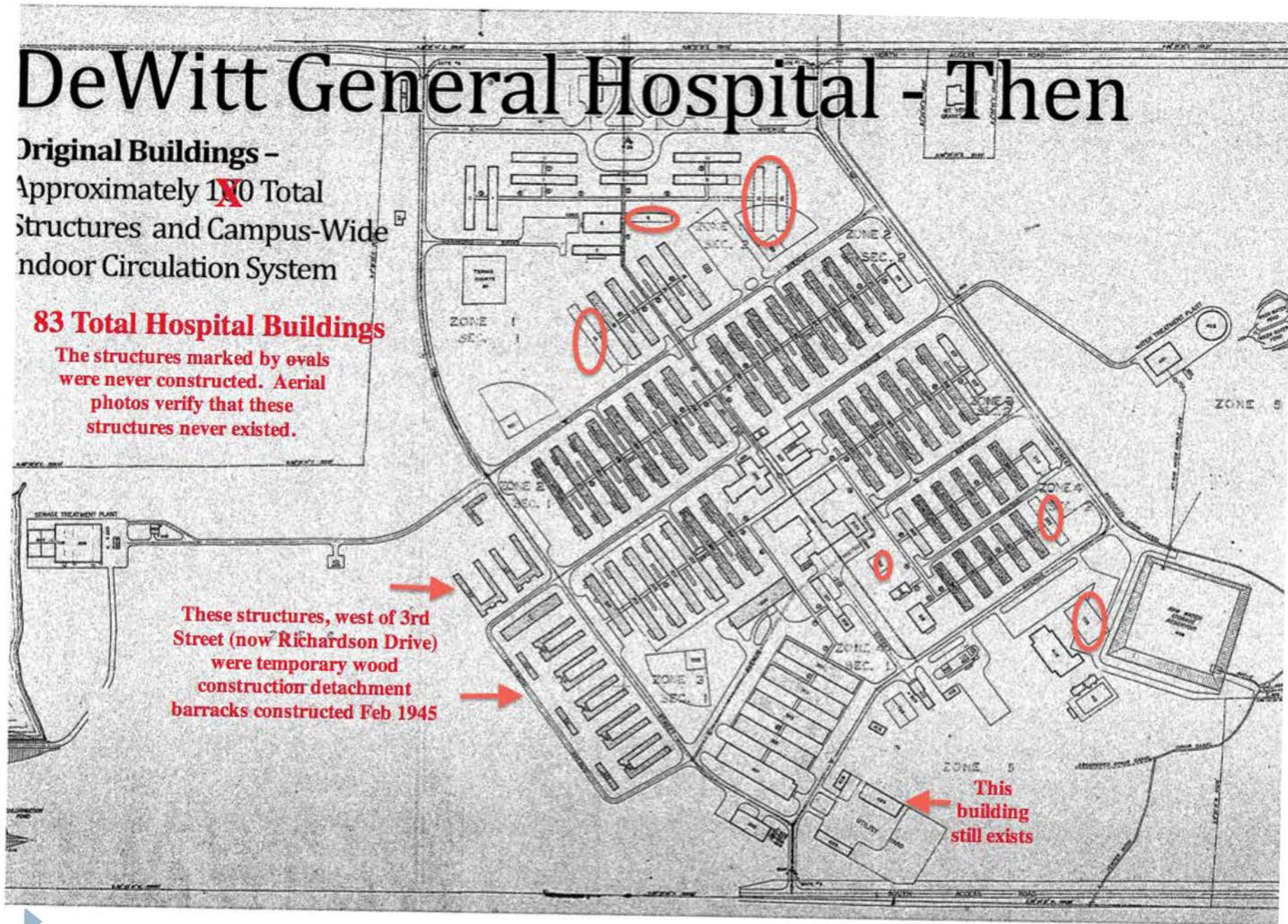
Original Buildings -
Approximately ~~100~~ Total
Structures and Campus-Wide
Indoor Circulation System

83 Total Hospital Buildings

The structures marked by ovals
were never constructed. Aerial
photos verify that these
structures never existed.

These structures, west of 3rd
Street (now Richardson Drive)
were temporary wood
construction detachment
barracks constructed Feb 1945

This
building
still exists



DeWitt General Hospital c. Aug 1945

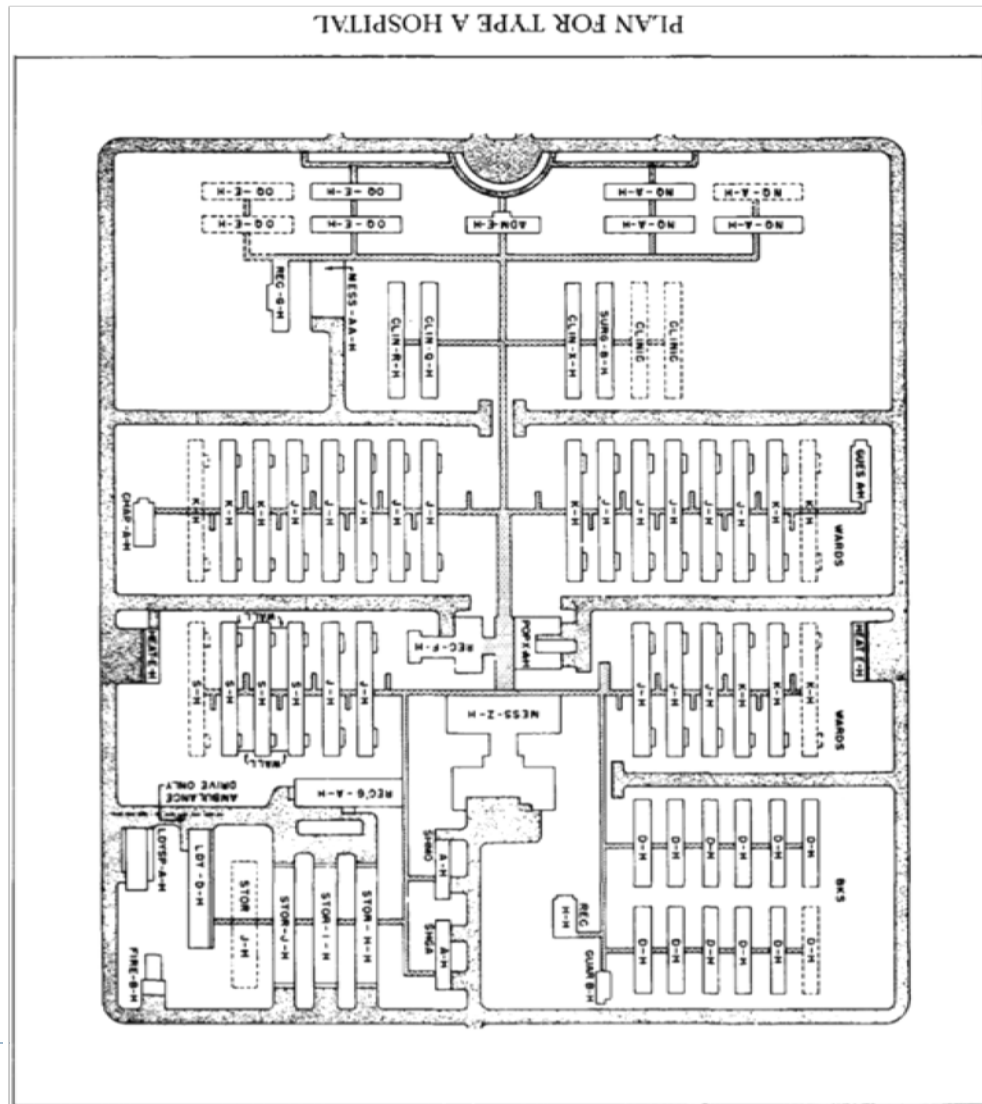


At Asburn, California.

EASTMAN'S STUDIO B-4362

Standard plan for Type A General Hospitals

Published in Clarence Smith, *The Medical Department: Hospitalization and Evacuation, Zone of the Interior*.
Washington D.C., Department of the Army, 1956



Response to County/Land Owner Objections

- ▶ March 30, 2004 SHPO letter is presented out of context and no longer relevant
- ▶ Part of a Sec 106 consultation with Army Corps for County to obtain a Clean Water Act permit
- ▶ Today's nomination presents information supporting historic significance not known in 2004



March 30, 2004 SHPO Letter

- ▶ Quote “lacks sufficient integrity of materials, workmanship, and feeling associated with its historic period of significance [1939-1945] to warrant NRHP designation at a national level [emphasis added] of significance.”
- ▶ Note the dates, current nomination also includes historic significance for 1946-1963
- ▶ Integrity Standards are more stringent for national level of significance compared to those for local and state level significance



March 30, 2004 SHPO Letter

- ▶ Quote “This diminished integrity can be traced to numerous alterations made over the years to the property’s character-defining features and the removal of key architectural elements associated with its use as a World War II-era hospital.”
- ▶ According to NR guidelines, integrity is based on significance which has been demonstrated



DeWitt Hospital Integrity Assessment

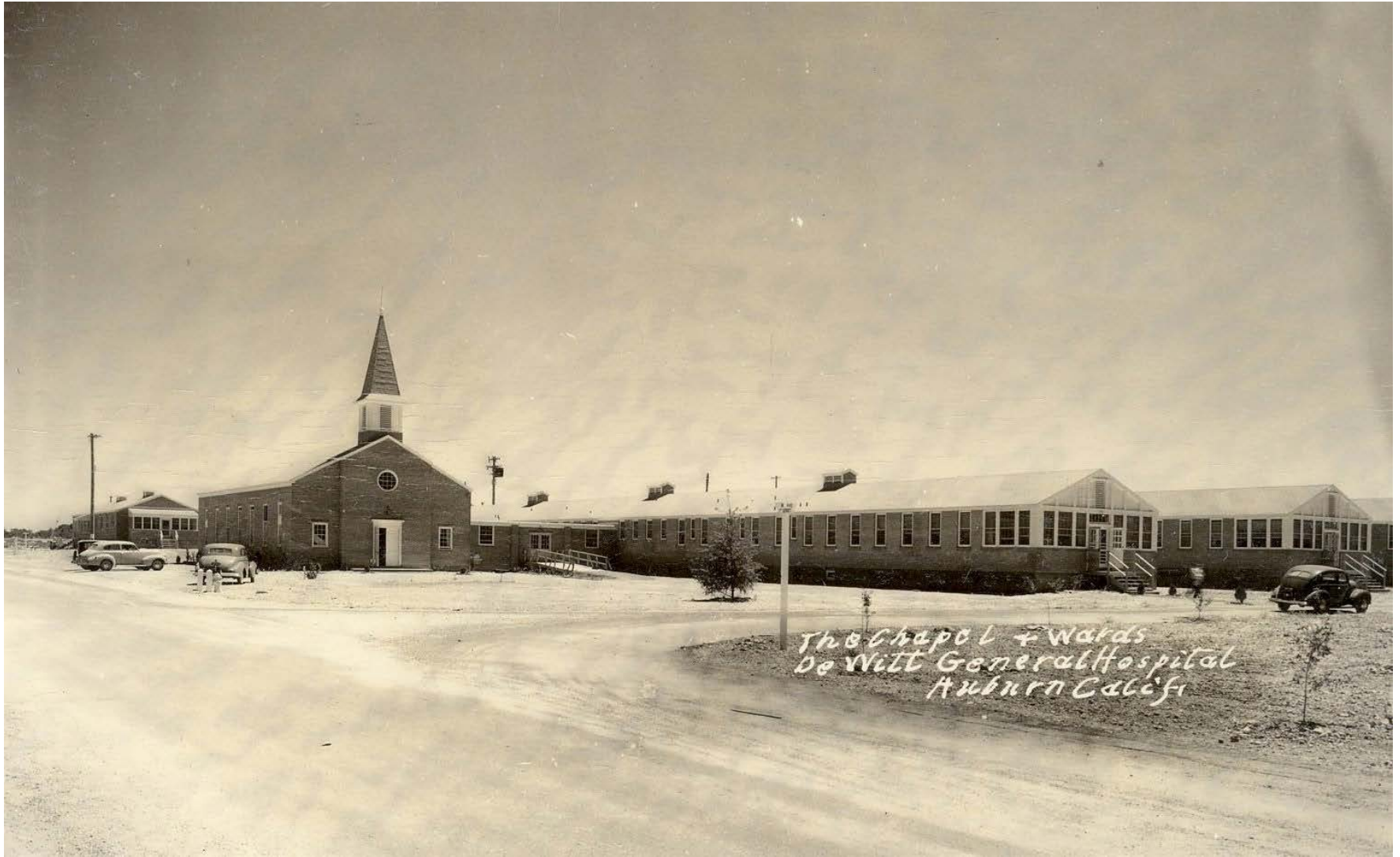
- ▶ Essential physical features are visible enough in remaining buildings to convey significance
 - ▶ Patient wards are most notable feature as most numerous building type
 - ▶ 50% remain + all barracks converted into wards remain
 - ▶ Wards + barracks retain sufficient original appearance as long, rectangular, one-story brick buildings with connecting corridors
 - ▶ Other essential buildings also remain and retain sufficient original appearance: theater, chapel, gym & pool, auditorium, power house



DeWitt Chapel



DeWitt Chapel





Patient Wards by chapel





DeWitt
Hospital
Patient Wards

Patient Wards Farther Down B Ave



Patient Ward



Patient Wards





DeWitt Theater



Post Theatre
De Witt General Hospital - Auburn, Calif.

Theater and Barrack/Ward



Barracks/Wards



Barracks/Wards



Corridor and Recreation Center



DeWitt Gymnasium



DeWitt Auditorium, Library and PX



DeWitt Hospital Integrity Assessment

- ▶ Location- full integrity
- ▶ Design- approximately 60% intact, resembles Type A design, remaining buildings not significantly altered in footprint or general exterior appearance
- ▶ Setting- new construction on periphery, internal setting distinctly different from surrounding area



DeWitt Hospital Integrity Assessment

- ▶ **Materials-** retains brick as the most identifiable material, some original windows, replacement windows fitted to original frames, some windows and doors are different but do not detract, additions are minimal in size and number
- ▶ **Workmanship-** buildings retain their utilitarian design and workmanship
- ▶ **Feeling-** retains military and institutional feel, most buildings in good condition, facades remain largely intact, building layout and street pattern well intact



Conclusion

- ▶ 2004 SHPO and Army Corps letters are based on information in 2002 historic resources survey
 - ▶ No information on Freeman, Pasto or Ramirez
 - ▶ Limited information on hospital's economic and social impact on Auburn area
 - ▶ These letters are inadequate for NRHP determination and for environmental clearance for demolition
- ▶ Today's NRHP nomination & presentation provides the most accurate and up-to-date information demonstrating DeWitt Hospital's historic significance and integrity



Excerpt from US Army General Hospital Inventory Report 1945

NAME OF HOSPITAL AND LOCATION	NORMAL BED CAPACITY			CAPACITY FOR ENLISTED MEN						CAPACITY FOR OFFICERS	ACRE:	
	PERMA- NENT BLDGS.	TEM- PORARY BLDGS.	TOTAL	PERMA- NENT BLDGS.	MOBILI- ZATION BLDGS.	T. OF Q. BLDGS.	HUT- MENTS	TENTS	TOTAL		OWNED	L
Dewitt General Hospital Auburn, Cal.	2,285		2,285	700		246			946	332	227	
Dibble General Hospital Menlo Park, Cal.		2,340	2,340			613			613	333	128	
England General Hospital Atlantic City, N. J. Gen. Hosp-Convalescent Center	3,650		3,650	1,126					1,126	483	1	
Finney General Hospital Thomasville, Ga.		2,278	2,278			1,028			1,028	258	264	
Fitzsimons General Hospital Denver, Colo.	4,067		4,067	190	2,520	560			3,270	661	605	
Fletcher General Hospital Cambridge, Ohio		2,020	2,020			510			510	237	255	
Foster General Hospital Jackson, Miss.		2,883	2,883		650				650	276	136	
Gardiner General Hospital Chicago, Ill.	1,061		1,061			100			100	3	4	
Oleannan General Hospital Okmulgee, Okla.		1,690	1,690		700	306			1,006	280	162	
Halloran General Hospital Willowbrook, Staten Island, N. Y.	4,050	1,300	5,350			750			750	426		



By Hand Delivery, U.S. Mail, and E-Mail (Jay.Correia@parks.ca.gov)

October 15, 2015

Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100

Re: Objection of the County of Placer to DeWitt General Hospital Nomination to the National Register of Historic Places

Dear Ms. Polanco:

This letter serves as the objection of the County of Placer ("County") to the nomination of DeWitt General Hospital ("Hospital") to the National Register of Historic Places. The County believes designation on the National Register is not supported by facts and the current status of the property and is not in the public interest.

As a preliminary matter, the County notes the County now generally refers to the property in question as the Placer County Government Center ("PCGC").

The Hospital site was originally constructed by the federal government in 1943 for temporary use as a United States Army hospital. The complex initially comprised approximately 750,000 square feet of generally temporary buildings on 220 acres in the North Auburn area. The United States War Assets Administration closed the complex in December 1945. The property was used as California State mental hospital from 1946 to 1971, and was then subsequently transferred to the County. In 1978, the California State Legislature adopted and Governor Brown signed AB 1943 (Chappie) to eliminate certain deed restrictions and statutory use limitations on the property in exchange for a quitclaim of approximately 18 acres of adjacent property from the County to the State. The site has remained in County ownership since that time.

During these various transitions in use, the Hospital site has been materially altered from its prior military and State of California uses to a dynamic and increasingly modern government campus serving the needs of the citizens of Placer County. Over 300,000 square feet of originally constructed buildings have been demolished at the site. Over 400,000 square feet of new buildings have been built on the site to serve the needs of the public. These physical and

Public Works and Facilities ▪ 3091 County Center Drive, Suite 220 ▪ Auburn, CA 95603
(530) 745-7500 office ▪ (530) 745-7544 fax ▪ publicworks@placer.ca.gov



usage changes have resulted in a property with vastly different characteristics than those that existed previously.

In its time of ownership, the County has maintained an active leasing and government building development program that has transformed the Hospital site. Development has included construction of new County jail and juvenile detention facilities, a Finance and Administration Building, a Community Development Resource Building, a new operations and office building for the Placer County Sheriff, Children & Family Shelter buildings, a solar array, and other projects at various locations on the Hospital site. A Home Depot home improvement store has also been constructed on PCGC land ground leased from the County by a private entity. In all, more than 325,000 square feet of buildings have been demolished to make way for new construction and other development at the Hospital site. The attached "Then and Now" maps and photograph illustrations prepared by County staff depict the scope of these changes over the years.

All demolition and construction projects have been performed following public review and approval in open and public meetings conducted by the Placer County Board of Supervisors.

All PCGC construction and demolition activities since mid-2004 have also been performed following the State Office of Historic Preservation's March 30, 2004 determination that the Hospital site did not warrant National Register designation. That letter concluded the property "lacks sufficient integrity of material, workmanship and feeling" and the property's "diminished integrity can be traced to numerous alterations made over the years to the property's character defining features and removal of key architectural elements" associated with its World War II-era hospital use. The United States Army Corps of Engineers concurred in October 2004 with the State's determination that the site was not eligible for inclusion on the National Register. Copies of the State and Corps of Engineers letters are attached for reference.

The Hospital site has transformed even further since the State's 2004 determination. Demolition of more than 287,000 square feet of buildings has occurred since April 2004, along with the construction of multiple new buildings as noted above. The County's new Animal Services Center is also now under construction at PCGC.

The current condition of Hospital site buildings also does not support National Register designation. Various remaining buildings are obsolete and have exceeded their useful life. The cost to upgrade obsolete buildings to meet current codes and regulations (including building, plumbing, fire, electrical, lead/asbestos abatement, and Americans with Disabilities Act requirements) is prohibitive and far exceeds the potential return the County may gain from leasing those buildings.

Given these facts, a National Register of Historic Places designation is neither justified nor in the public interest. The County has managed and developed the Hospital site for more than forty years to serve the public interest. The County has also relied for over a decade on the State and Corps of Engineers' determinations that the site did not warrant National Register designation. The County believes the State and Corps each made informed determinations in 2004 and does not see justification for a different determination at this time.

For these reasons, the County of Placer objects to the nomination.

This letter also certifies that the County of Placer is the sole owner of the identified property. I am authorized to submit this objection on the County's behalf pursuant to Sections 2.32.030 and 2.32.040 of the Placer County Code.

Sincerely,

A handwritten signature in black ink that reads "Ken Grehm". The signature is fluid and cursive, with a distinct loop for the letter 'G'.

Ken Grehm, Director
Department of Public Works and Facilities
County of Placer

Attachments:

1. Visual Depictions of Site
2. March 30, 2004 Letter from Office of Historic Preservation
3. October 21, 2004 Letter from United States Army Corps of Engineers
4. October 15, 2015 Letter from Burke, Williams & Sorensen, LLP

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

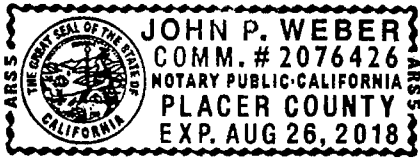
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)
On 10-15-15 before me, John P. Weber, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Ken Grehm
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature John P. Weber
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

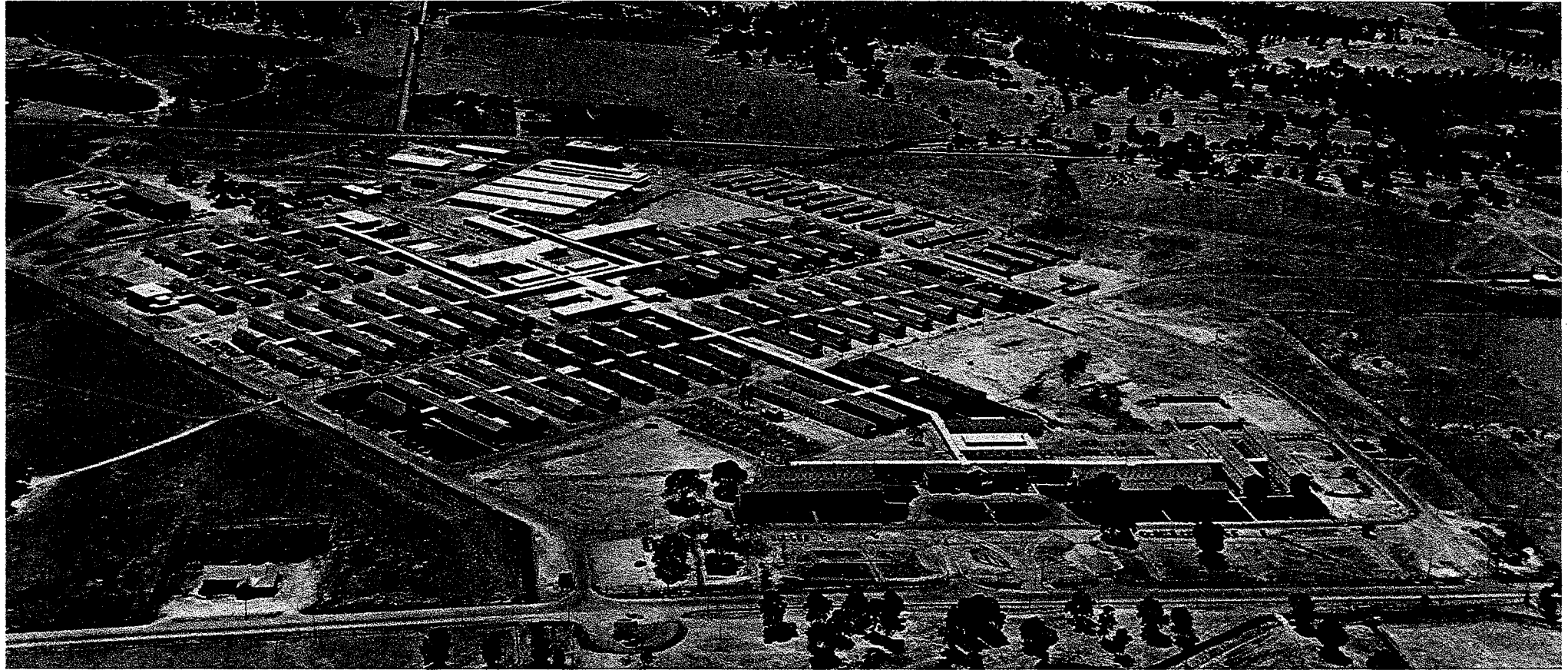
Signer Is Representing: _____

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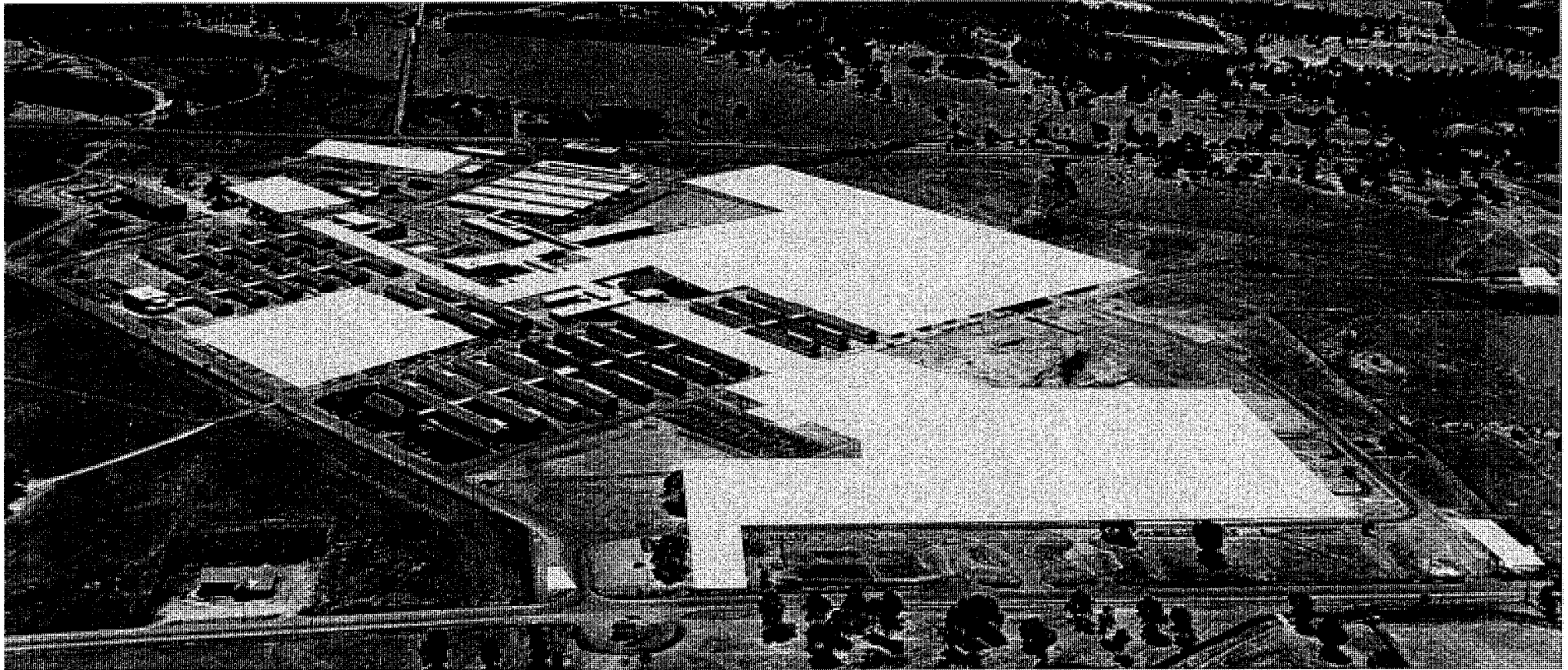
Signer Is Representing: _____

DeWitt General Hospital - Then



Original Buildings – Approximately 100 Total Structures and Campus-Wide Indoor Circulation System

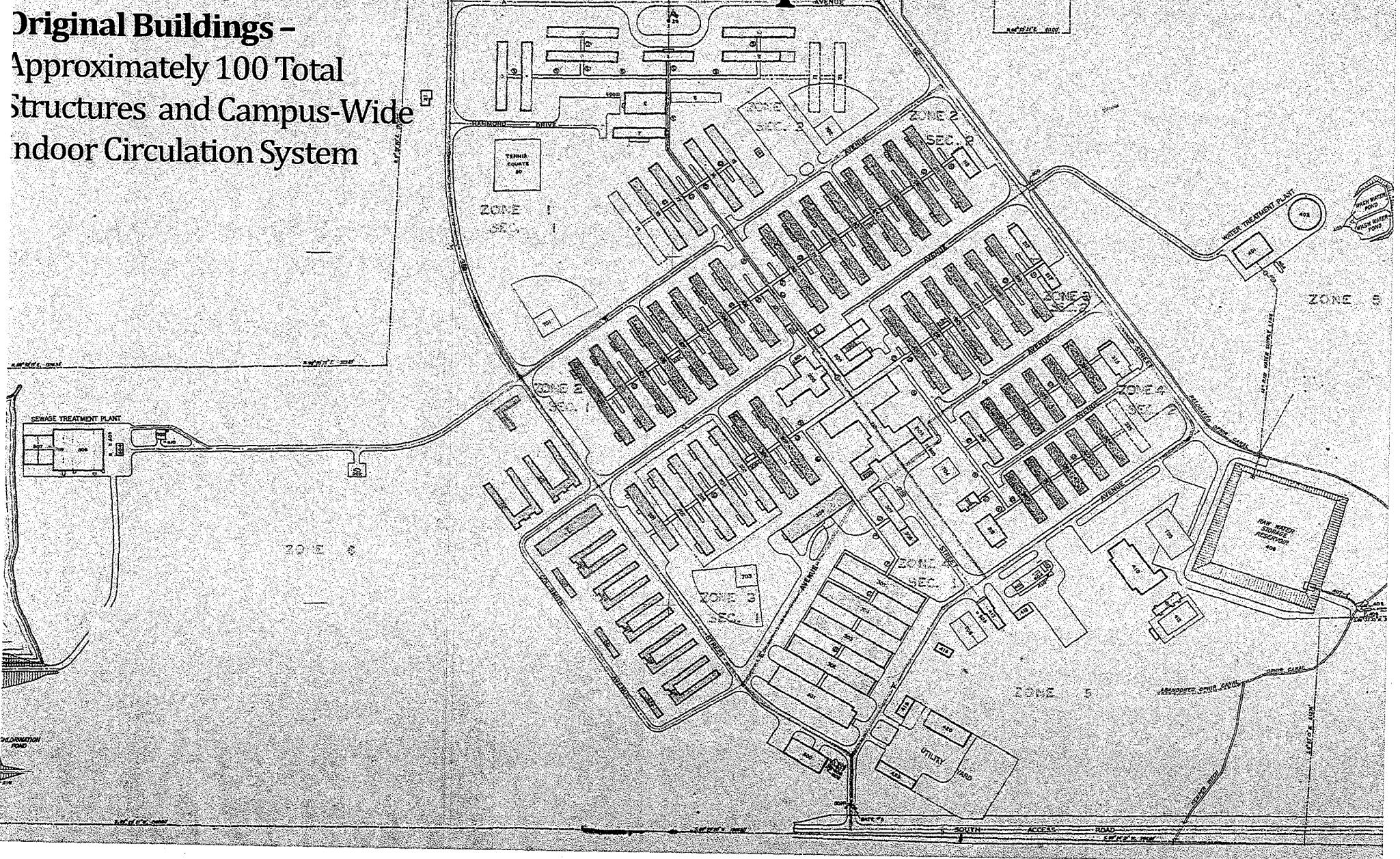
DeWitt General Hospital - Now



Original Buildings Remaining – Approximately 49 Total Structures (50% left standing), Campus-Wide Indoor Circulation System (15% left standing)

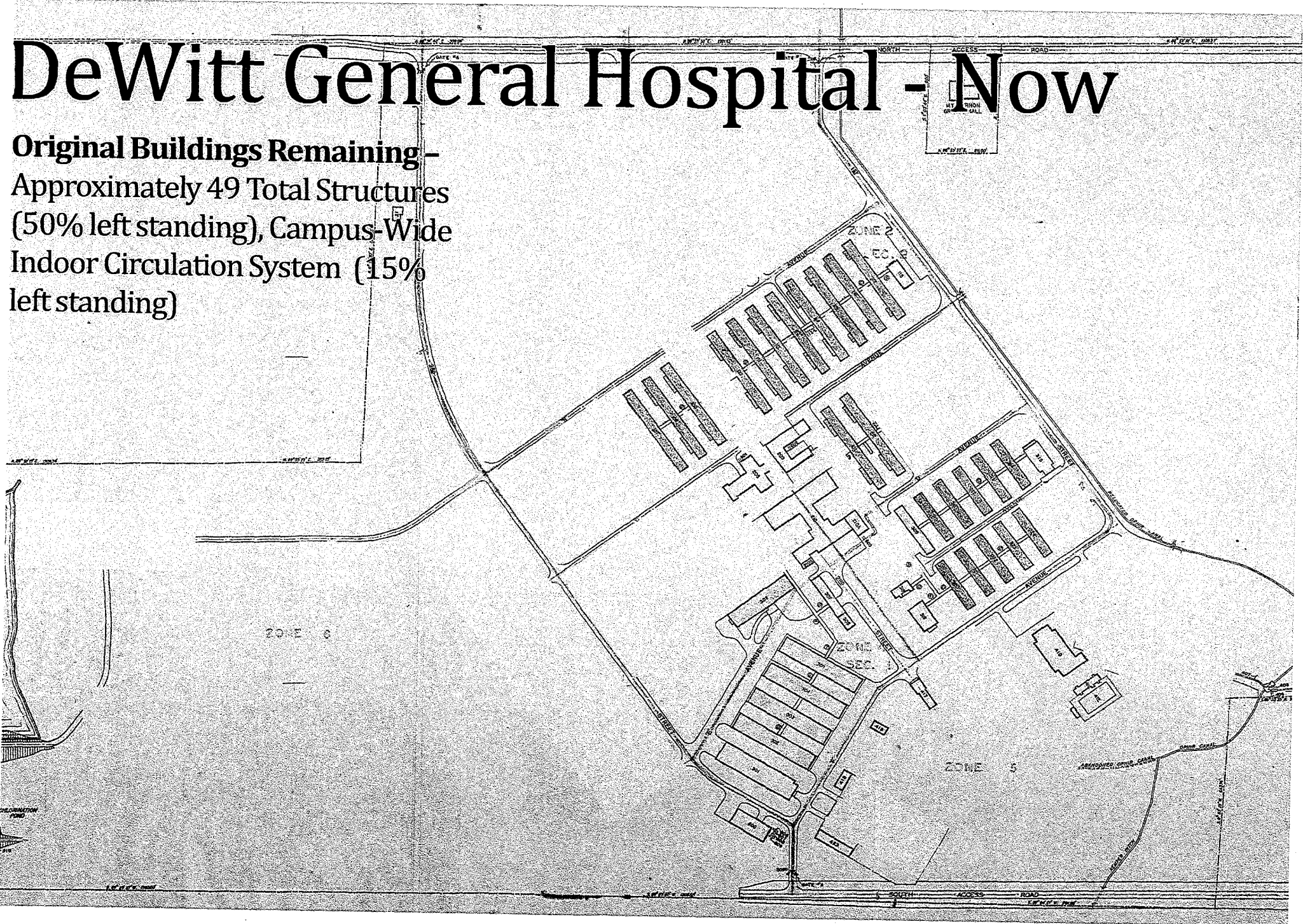
DeWitt General Hospital - Then

Original Buildings -
Approximately 100 Total
Structures and Campus-Wide
Indoor Circulation System



DeWitt General Hospital - Now

Original Buildings Remaining -
Approximately 49 Total Structures
(50% left standing), Campus-Wide
Indoor Circulation System (15%
left standing)



**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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calshpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov



March 30, 2004

REPLY TO: COE401121A

Michael S. Jewell, Chief
Central California/Nevada Section
U.S. Army Engineer District, Sacramento
1325 J Street
SACRAMENTO CA 95814-2922

Re: Modernization and Expansion of the DeWitt Government Center Facility, Auburn, Placer County.

Dear Mr. Jewell:

Thank you for submitting to our office your January 15, 2004 letter and supporting documentation regarding the proposed modernization and expansion of the DeWitt Government Center Facility (DeWitt Center) in Auburn, Place County. The facility is administered by the County of Placer for use by a number of its government agencies. The facility was constructed in 1943 as a U.S. Army hospital. It was subsequently used as a California state mental hospital from 1946 to 1971, then transferred to Placer County. The existing Dewitt Center site comprises 180 acres and is situated within a residential and retail area. Implementation of the overall plan for the DeWitt Center would occur over a seven-year period and would include:

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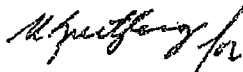
The Corps is seeking my comments on its determination of the eligibility of the DeWitt Center for inclusion on the National Register of Historic Places (NRHP) in accordance with 36 CFR 800, regulations implementing Section 106 of the National Historic Preservation Act. The Corps is also seeking my comments on its determination of the effects the proposed project will have on historic properties in accordance with 36 CFR 800. A review of the submitted documentation leads me to conclude that the DeWitt Center is not eligible for inclusion on the NRHP at under any of the criteria established by 36 CFR 800. The property has associations with the construction and use of large U.S. Army hospitals for the treatment of wounded soldiers in the years spanning 1939 to 1945 but lacks sufficient integrity of materials, workmanship, and feeling associated with its historic period of significance to warrant NRHP designation at a national level of significance. This diminished integrity can be traced to numerous alterations made over the years to the property's character-defining features and the removal of key architectural elements associated with its use as a World War II-era hospital.

Based on the foregoing comments, it appears that the following steps should enable us to move toward concluding the section 106 consultation for the Corps' undertaking:

1. determining whether the archaeological property within the APE has a subsurface component and determining, based on the test results whether this property is National Register eligible.
2. Reaching agreement on the National Register status of the DeWitt Center.

If you have any questions, please contact staff historian Clarence Caesar by phone at (916) 653-8902, or by e-mail at ccaes@ohp.parks.ca.gov.

Sincerely,



Stephen D. Mikesell
Acting State Historic Preservation Officer



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

October 21, 2004

RECEIVED
FACILITY SERVICES
2004 OCT 27 PM 2:57

Regulatory Branch (200200662)

Milford W. Donaldson
State Historic Preservation Officer
Office of Historic Preservation
California State Department of Parks and
Recreation
P.O. Box 942896
Sacramento, California 94296-0001

Dear Mr. Donaldson:

I am writing in response to your March 30, 2004, letter regarding the proposed modernization and expansion of the DeWitt Government Center, COE401121A.

We have re-examined the available information and concur with your determination that the DeWitt Center is not eligible for inclusion on the National Register of Historic Places under any of the criteria established by 36 CFR 800. Additionally, the applicant's agent has conducted test excavations around archeological site DWC #1 and has determined that there is no deposit of cultural material in association with the bedrock mortar. A letter report and supporting documentation of the archeological investigation are enclosed.

The consultant has determined, and we concur, that this project would not affect resources eligible for listing in the National Register of Historic Places.

Please refer to identification number 200200662 in any correspondence concerning this project. If you have any questions, please contact William Ness at our Sacramento Valley Office, 1325 J Street, Room 1480, Sacramento, California 95814-2922, email William.W.Ness@usace.army.mil, or telephone 916-557-5268. You may also use our website: www.spk.usace.army.mil/regulatory.html.

Sincerely,

ORIGINAL SIGNED

Michael S. Jewell
Chief, Central California/Nevada
Section

Enclosure(s)

Copy furnished without enclosure(s):

7 Dennis Salter, Placer County Department of Facility Services, 11476 C Avenue, Auburn,
California 95603

Katherine Duncanson, North Fork Associates, 1449 Lincoln Way, Auburn, California
95603

October 15, 2015

VIA EMAIL AND OVERNIGHT COURIER

Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100

Re: Opposition to Nomination of DeWitt General Hospital to the National Register of Historic Places

Dear Ms. Polanco:

On behalf of my client, Placer County, I am writing to oppose the listing of the DeWitt General Hospital property (the "Hospital") on the National Register of Historic Places ("NRHP") as a Historic District. Contrary to the analysis in the draft NRHP Registration Form for the Hospital, as will be discussed in more detail below, the Hospital is not eligible for inclusion in the NRHP under any of the criteria established by 36 CFR 800. While there may be specific buildings within the Hospital complex that retain a degree of historicity (although we have not seen any such evidence), the complex itself simply does not constitute a historic district. To quote a March 2004 letter (attached) from the then-Acting State Historic Preservation Officer ("SHPO"), although the Hospital may have "associations with the construction and use of large U.S. Army hospitals," it "lacks sufficient integrity of materials, workmanship, and feeling associated with its historic period of significance to warrant NRHP designation at a national level of significance." In light of the prior determination made by the SHPO, and the continued deterioration of the buildings and overall site since that time, **we respectfully request that the State Historical Resources Commission decline to designate the Hospital as a Historic District.**

Background

You are no doubt familiar with the use and evolution of the Hospital property from the time of its construction through the time that the Hospital was decommissioned; however, we wish to make you aware of the events that have taken place since that time. In the early 1970s, after the Hospital was no longer in use, the County took

Julianne Polanco
State Historic Preservation Officer
October 15, 2015
Page 2

possession of the Hospital site with the long-term goal of developing it for public and private uses beneficial to the community. In 2003, the County certified a Final EIR for, and adopted, the DeWitt Government Center Facility Plan, which consisted of ten phases of relocation, demolition, and new construction of public and private uses. In connection with that proposal, the County applied to the U.S. Army Corps of Engineers ("USACE") for a permit authorizing impacts to waters of the United States. The USACE, in turn, submitted to the SHPO in early 2004 a letter requesting the SHPO's comments as to whether the Hospital was eligible for inclusion on the NRHP, in compliance with the USACE's obligations under Section 106 of the National Historic Preservation Act. The letter from USACE included supporting documentation regarding the project, which was described as encompassing 180 acres and including the construction of office buildings, construction of a health center complex, and the demolition of 28 existing buildings. On March 30, 2004, the SHPO wrote a letter to the USACE (attached) stating categorically his conclusion that the Hospital was not eligible for inclusion on the NRHP. In a letter dated October 21, 2004 (also attached), the USACE fulfilled its Section 106 obligations by concurring with this determination.

In other words, the question of the Hospital's eligibility for the NHRP has previously been considered by a previous SHPO, who categorically determined that it was ineligible. Since that time, in reliance on this determination, the County has expended tremendous amounts of time and money (including by demolishing numerous buildings and executing binding contractual agreements) as it transforms the Hospital site into a productive and valuable component of the community. In fact, several times during the last decade, the County has made available for public review memoranda (some of which are attached) regarding the imminent demolition of various Hospital buildings, without any protest from the Office of Historic Preservation. It stands to reason that since the time of the SHPO's determination in 2004, any value that the Hospital site may have had as a potential historic district has only diminished, as buildings have deteriorated and/or been demolished. It would be neither fair nor logical for the Commission to reverse this determination at this late date.

The Condition of the Hospital Property

We object to the characterization of the Hospital Property in the draft NRHP Registration Form as "retaining much of its historic integrity" and being in "good condition." The author of the form analyzed the entire 180-acre Hospital site, but then simply severed from her analysis approximately 90 acres of the site that have been completely redeveloped, and focused on the creation of a historic district that included

Julianne Polanco
State Historic Preservation Officer
October 15, 2015
Page 3

only the other half the original site, maintaining that it was "intact."¹ Rather, the demolition of half the Hospital site (with the blessing of the SHPO!) by definition means that the Hospital site has been substantially and materially altered.

Contrary to the statements made in the draft NRHP Registration Form, substantially fewer than 60% of the "original hospital buildings remain standing"; in fact, by our count, only 40%-45% of the buildings remain standing, and approximately 85% of the campus-wide indoor circulation system has been demolished.² Furthermore, as noted previously, at least half of the original acreage of the Hospital site has been redeveloped. It also is not true that "nearly all of [the existing buildings] are in good condition and currently occupied," as alleged in the draft NRHP Registration Form. Many of the buildings were originally constructed of unreinforced masonry, and/or contain asbestos and lead, and the cost to make them safe (and to install required systems and infrastructure) would be astronomical. Nor are all of the existing buildings architecturally intact; the draft NRHP Registration Form repeatedly refers to facades that have been altered, windows that have been replaced or bricked in, and building additions that have been constructed. And, of course, the system of indoor access corridors that originally connected virtually all of the Hospital buildings has been almost entirely destroyed.

Neither Economics Nor Martin Ramirez Are Relevant To This Analysis

The draft NRHP Registration Form includes pages of analysis regarding both the economic impact of the hospital on the surrounding area and the residency of the noted artist Martin Ramirez at the Hospital. This analysis appears to be an attempt to bolster the Hospital site's alleged eligibility as a historic district with extraneous information that has nothing at all to do with the grounds upon which the Hospital site would or would not be considered to be eligible for the NRHP. According to the draft NRHP Registration Form, the grounds for the eligibility of the Hospital site would be its association with World War II and its architectural appearance, neither of which would in any way be affected by the Hospital's potential contributions to the local economy or the fact that an artist once resided there.³ We urge the Commission to look past these red

¹ Even the district boundary suggested in the draft NRHP Registration Form seems sloppy; the boundary lines cut right across a parcel (now occupied by a Home Depot store) that has no alleged historic significance at all.

² The County will submit a comprehensive list of the status of each original building on the Hospital site prior to the Commission's hearing.

³ It is not even clear from the draft NRHP Registration form whether the building that housed Mr. Ramirez even still exists.

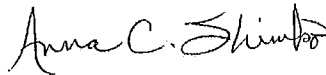
Julianne Polanco
State Historic Preservation Officer
October 15, 2015
Page 4

herrings and focus on the actual criteria for eligibility, which a prior SHPO has already determined are not met by the Hospital site.

Conclusion

We understand that the Commission is scheduled to consider the eligibility of the Hospital site for the NRHP on October 30, 2015. We urge you and the Commission to review the totality of the evidence and conclude – as did the SHPO in 2004 – that the Hospital site is ineligible for the NRHP. I plan to attend the hearing on October 30; in the meantime, please do not hesitate to contact me with any questions.

Very truly yours,



Anna C. Shimko

Attachments

ACS

cc: Ken Grehm, Director of Placer County Department of Public Works and Facilities

SF #4833-3727-4921 v2

Letter from SHPO to USACE, March 30, 2004

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov



March 30, 2004

REPLY TO: COE401121A

Michael S. Jewell, Chief
Central California/Nevada Section
U.S. Army Engineer District, Sacramento
1325 J Street
SACRAMENTO CA 95814-2922

Re: Modernization and Expansion of the DeWitt Government Center Facility, Auburn, Placer County.

Dear Mr. Jewell:

Thank you for submitting to our office your January 15, 2004 letter and supporting documentation regarding the proposed modernization and expansion of the DeWitt Government Center Facility (DeWitt Center) in Auburn, Placer County. The facility is administered by the County of Placer for use by a number of its government agencies. The facility was constructed in 1943 as a U.S. Army hospital. It was subsequently used as a California state mental hospital from 1946 to 1971, then transferred to Placer County. The existing DeWitt Center site comprises 180 acres and is situated within a residential and retail area. Implementation of the overall plan for the DeWitt Center would occur over a seven-year period and would include:

- Construction of two new office buildings (Land Development Building Site and Auburn Justice Center Site),
- Construction of a children's and women's health center complex (Children's and Women's Center Site), and
- Demolition of twenty-eight (28) existing buildings.

Details of the proposed project activities are outlined on pages 1 and 2 of the Enclosure 1 Project Description document. The project Area of Potential Effects (APE), as depicted on Figure 2-1(Site and Vicinity Map), is adequate and meets the definition set forth in 36 CFR 800.16(d). An archeological record search conducted at the North Central Information Center at California State University, Sacramento and a pedestrian survey conducted by qualified archeologists revealed one previously recorded prehistoric archeological site (no trinomial identification) within the project APE. The site, a bedrock milling station with 17 mortar cups and a small milling slick was re-examined and no cultural deposits were noted by any of the archeologists. The site has not been adequately studied to assess its NRHP status. While it is stated that the Corps of Engineers (Corps) does not believe that there are any artifactual materials associated with the milling feature, ground visibility is poor, and no sub-surface testing

has been conducted to discount the possibility of a subsurface component. In addition, the consultant's report points out that: (1) additional cups may be present under soil and duff; (2) it is "possible that a subsurface deposit occurs somewhere within the vicinity of the feature"; and (3) and that "the number and depth of the milling surfaces at this particular site suggests a more than ephemeral use of the area. I am recommending that COE conduct a shovel test pit program at the site in order to determine the presence or absence of associated artifactual remains in the soils adjacent to the bedrock milling feature.


The Corps is seeking my comments on its determination of the eligibility of the DeWitt Center for inclusion on the National Register of Historic Places (NRHP) in accordance with 36 CFR 800, regulations implementing Section 106 of the National Historic Preservation Act. The Corps is also seeking my comments on its determination of the effects the proposed project will have on historic properties in accordance with 36 CFR 800. A review of the submitted documentation leads me to conclude that the DeWitt Center is not eligible for inclusion on the NRHP at under any of the criteria established by 36 CFR 800. The property has associations with the construction and use of large U.S. Army hospitals for the treatment of wounded soldiers in the years spanning 1939 to 1945 but lacks sufficient integrity of materials, workmanship, and feeling associated with its historic period of significance to warrant NRHP designation at a national level of significance. This diminished integrity can be traced to numerous alterations made over the years to the property's character-defining features and the removal of key architectural elements associated with its use as a World War II-era hospital.

Based on the foregoing comments, it appears that the following steps should enable us to move toward concluding the section 106 consultation for the Corps' undertaking:

1. determining whether the archaeological property within the APE has a subsurface component and determining, based on the test results whether this property is National Register eligible.
2. Reaching agreement on the National Register status of the DeWitt Center.

If you have any questions, please contact staff historian Clarence Caesar by phone at (916) 653-8902, or by e-mail at ccaes@ohp.parks.ca.gov.

Sincerely,



Stephen D. Mikesell
Acting State Historic Preservation Officer

Letter from USACE to SHPO, October 21, 2004



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

October 21, 2004

RECEIVED
FACILITY SERVICES
2004 OCT 27 PM 2:57

Regulatory Branch (200200662)

Milford W. Donaldson
State Historic Preservation Officer
Office of Historic Preservation
California State Department of Parks and
Recreation
P.O. Box 942896
Sacramento, California 94296-0001

Dear Mr. Donaldson:

I am writing in response to your March 30, 2004, letter regarding the proposed modernization and expansion of the DeWitt Government Center, COE401121A.

We have re-examined the available information and concur with your determination that the DeWitt Center is not eligible for inclusion on the National Register of Historic Places under any of the criteria established by 36 CFR 800. Additionally, the applicant's agent has conducted test excavations around archeological site DWC #1 and has determined that there is no deposit of cultural material in association with the bedrock mortar. A letter report and supporting documentation of the archeological investigation are enclosed.

The consultant has determined, and we concur, that this project would not affect resources eligible for listing in the National Register of Historic Places.

Please refer to identification number 200200662 in any correspondence concerning this project. If you have any questions, please contact William Ness at our Sacramento Valley Office, 1325 J Street, Room 1480, Sacramento, California 95814-2922, email William.W.Ness@usace.army.mil, or telephone 916-557-5268. You may also use our website: www.spk.usace.army.mil/regulatory.html.

Sincerely,

ORIGINAL SIGNED

Michael S. Jewell
Chief, Central California/Nevada
Section

Enclosure(s)

Copy furnished without enclosure(s):

7 Dennis Salter, Placer County Department of Facility Services, 11476 C Avenue, Auburn,
California 95603

Katherine Duncanson, North Fork Associates, 1449 Lincoln Way, Auburn, California
95603

**Memoranda to Placer County Board of Supervisors
Regarding Proposed Demolition of Buildings within Hospital Site**

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MARCH 24, 2009**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **HAZARDOUS MATERIALS ABATEMENT AND DEMOLITION OF BUILDINGS 213 - 217 AT THE PLACER COUNTY GOVERNMENT CENTER, PROJECT NO. 4810**

ACTION REQUESTED / RECOMMENDATION: Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Building 213 – 217, Project No. 4810, at the Placer County Dewitt Government Center (PCGC) and authorize the Chairman of the Board to execute the attached Agreement in an amount not-to-exceed \$98,000.

BACKGROUND: On January 20, 2004, the Environmental Impact Report (EIR) for the PCGC Facility Plan was certified by your Board. The EIR recommended the location of several new buildings on the PCGC campus, as well as recommendations for the phased demolition of other selected PCGC buildings to create new buildings and open spaces to accommodate the implementation of a Master Plan. Buildings 213 through 217 have recently become vacant and are part of the phased demolition plan. In addition to buildings 213 – 217, Entek will also provide pre-demolition services for buildings 27, 27G and 207A, which are not yet vacant but are within the phased demolition plans at the PCGC.

Entek has provided services for asbestos and lead paint testing, prepared specifications and provided project management services for the Bell Gardens and Sheriff's Demolition projects, and is uniquely qualified to assist staff with the demolition of the 200 ramp. Because of Entek's extensive experience with the unique conditions present at the PCGC, staff recommends a sole source selection of Entek to prepare bid documents for preparation for the demolition project. Entek will also assist staff in providing project management services to ensure proper disposal of any hazardous materials.

In order to proceed with the Hazardous Materials Abatement and Demolition of Building 213 – 217, Project No. 4810, it is requested that your Board approve the attached Agreement with Entek, in an amount not-to-exceed \$98,000.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations for the PCGC Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR.

FISCAL IMPACT: The total contract cost for the consultant's hazardous materials abatement survey and project management services for this project is \$98,000. There are sufficient funds appropriated in the project account in the Capital Projects Fund.

ATTACHMENT: AGREEMENT

JD:JS:RU:HB:SR

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2009\4810\DEMO200.DOC

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage Telephone/Ext: 6829 Fax: 6809

BOARD MEETING DATE OF: March 24, 2009

BOARD ACTION REQUESTED: Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Building 213 – 217, Project No. 4810, at the Placer County Dewitt Government Center (PCGC) and authorize the Chairman of the Board to execute the attached Agreement in an amount not-to-exceed \$98,000.

- Noticed Public Hearing (Need copy of published notice in package and faxed or emailed to COB)
Timed Item: Approx. Time Needed: (in minutes)
Department Item
Consent Agenda
Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (required)
Quick Copy Slip (required)
Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- Resolution - Certified? Y N
Ordinance - Certified? Y N
Signed Agreement(s)/Contract(s)
Other (Explain) Budget Revision

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

RISK MANAGEMENT Date:

- Three empty checkboxes for approval.

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MARCH 23, 2004**

From: **THOMAS MILLER / MARY DIETRICH**

Subject: **AGREEMENT WITH HAZARD MANAGEMENT SERVICES INC, FOR SERVICES ASSOCIATED WITH THE REMOVAL OF HAZARDOUS MATERIALS FROM THE BELL GARDENS APARTMENTS, PROJECT NO. 4606**

ACTION REQUESTED/RECOMMENDATION: Approve the Consultant Services Agreement with Hazard Management Services, Inc. (HMS) in the amount of \$65,516 to perform project management services during the abatement of hazardous materials from the Bell Gardens Apartment Buildings 2, 3, 4, and 5, and authorize the Purchasing Manager to execute this Agreement and any required change orders upon County Counsel's review and approval.

BACKGROUND: In the previous action, your Board awarded a bid to Soil Enterprises Inc., for the demolition of four of the Bell Gardens Apartments buildings. In order to develop appropriate specifications for the demolition contract, the County was required to determine if hazardous materials were present in these buildings. HMS, under separate contract, conducted inspections and surveys that identified considerable amounts of asbestos and lead present in the buildings. Because of these hazardous materials, the demolition project will require professional project management services to ensure that all work complies with CAL/OSHA, CAL/EPA, and US EPA requirements and the provisions contained in the County's specifications. Specifically, these services include: project observation during asbestos and lead removal; review of the contractor's regulatory agency submittals; inspection of work areas, air monitoring, bulk testing; and inspection of hazardous material packaging prior to offsite transportation.

To ensure compliance with regulatory agency requirements associated with the demolition project, it is recommended that your Board approve the attached Agreement with HMS in the amount of \$65,516. Because of the connection to the demolition project, it is requested that your Board authorize the Purchasing Manager to execute this contract following preparation of the Notice to Proceed to Soil Enterprises Inc. This contract is available for review at the Clerk of the Board's Office.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan in compliance with the requirements of the California Environmental Quality Act (CEQA). This EIR contemplated the demolition of the Bell Gardens Apartments and this contract will implement applicable mitigation measures. The Consultant Services Agreement is exempt from CEQA pursuant to section 15306 (information collection).

FISCAL IMPACT: The total cost authorized by this Agreement shall not exceed \$65,516, which includes a contingency to address unforeseen circumstances. Sufficient funding is available in the County Building Fund, Account No. 4606.

TM:MD:MR:GS:gm

cc: COUNTY EXECUTIVE OFFICE
PROCUREMENT DIVISION

T:\FAC\BS2004\4606HMSAGREEMENT.DOC

Administering Agency: Placer County / Capital Improvements Division

Contract No. _____

Contract Description: **Hazardous Materials Abatement Project Oversight - DeWitt Center Bell Garden Apartments (Buildings 2 through 5)**

CONSULTANT SERVICES AGREEMENT

THIS AGREEMENT is made at Auburn, California, as of _____, 2004, by and between Placer County, ("County"), and Hazard Management Services (HMS), Inc. "Consultant"), who agree as follows:

1. **Services.** Subject to the terms and conditions set forth in this Agreement, Consultant shall provide the services as described in Exhibit A in the manner therein specified.
2. **Payment.** County shall pay Consultant for services rendered pursuant to this Agreement at the time and in the amounts set forth in Exhibit B. Consultant shall submit all billings for said services to County in the manner specified in Exhibit B. The total amount payable for all services provided under this Agreement, including additional services, shall not exceed **Sixty Five Thousand, Five Hundred Sixteen Dollars and no/100 (\$65,516.00)** without the prior written approval of County.
3. **Facilities, Equipment and Other Materials, and Obligations of County.** Except as set forth in Exhibit C, Consultant shall, at its sole cost and expense, furnish all facilities, equipment, and other materials which may be required for furnishing services pursuant to this Agreement. County shall furnish Consultant only those facilities, equipment, and other materials, if any, and shall perform those obligations, if any, listed in Exhibit C according to the terms and conditions set forth in Exhibit C.
4. **General Provisions.** The general provisions set forth in Exhibit D are part of this Agreement. Any inconsistency between said general provisions and any other terms or conditions of this Agreement shall be controlled by the other term or condition insofar as it is inconsistent with the general provisions.
5. **Exhibits.** All exhibits referred to herein are attached hereto and by this reference incorporated herein.
6. **Time for Performance.** Time is of the essence, and, subject to County's compliance with Exhibit C and to the provisions of paragraph 3 of Exhibit D, failure of Consultant to perform any services within the time limits set forth in Exhibit A, if any, shall constitute material breach of this contract.

7. **Notices.** Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, confirmed fax or reliable overnight mail to the address of the respective parties set forth below:

COUNTY: Placer County Department of Facility Services
11476 "C" Avenue
Auburn, CA 95603
Phone: (530) 886-4900 Fax: (530) 889-6809

CONSULTANT: Hazard Management Services, Inc. REMIT TO: Same
Attn: Richard A. Beall, CIH,CSP
4200 Rocklin Rd., Suite 11A
Rocklin, CA 95677
Phone: (916) 632-6800 Fax: (916) 632-6841

FEDERAL ID NUMBER: See Exhibit "E"

County or Consultant may from time to time designate any other address for this purpose by written notice to the other party.

Executed as of the day first above stated:

PLACER COUNTY

By: _____ Date _____
David Seward
Purchasing Manager

HAZARD MANAGEMENT SERVICES, Inc. CONSULTANT*

By: _____ By: _____
Douglas Colley, Vice President Tiffany Misaki, Secretary

Approved As to Form

Approved As To Funds

By: _____ By: _____
County Counsel County Auditor's Office

*Agreement must be signed by two corporate officers, if a corporation; one must be the Secretary or Treasurer of the corporation, and the other may be either the President or Vice President, unless an authenticated corporate resolution is attached delegating authority to a single officer to bind the corporation.

EXHIBIT A

SCOPE OF SERVICES

The scope of services consists of the work described in Exhibit A-1. Said Scope of Work may be amended with the prior written approval of the Contractor and the Director of Facility Services for the County; however, in no event shall such amendments create any additional liability to the County.

In addition to the services provided above, County may request additional services on an hourly, as needed, basis in accordance with the hourly rates set forth in Exhibit B. Work on additional services will proceed only upon the County's written authorization to proceed.

Consultant agrees to complete all work within the time limits set forth in Exhibit A-1.

HMS, Inc.
HAZARD MANAGEMENT SERVICES, INC.

February 4, 2004

Mr. Gene Schroeder
Project Manager
Property Management Division
County of Placer
Department of Facilities Services
11476 C Avenue
Auburn, CA 95603

RE: Proposal for Professional Services Related to Hazardous Materials, for the Upcoming Demolition of Bell Gardens Apartments (Building Numbers 2, 3, 4, & 5 and Associated Corridors, Located at DeWitt Center, "A" Avenue & Richardson Dr., Auburn, CA 95603

Dear Mr. Schroeder:

This proposal by Hazard Management Services, Inc. (HMS, Inc.) is for professional services related to hazardous materials which may include asbestos and lead at Bell Gardens Apartments (Building Numbers 2, 3, 4, & 5 and Associated Corridors, at the location referenced above during the upcoming project.

The cost estimate for this work includes:

Project Management Services:

Project Oversight: HMS, Inc. will perform project oversight when asbestos or lead related work is to be performed. This oversight will include review of contractor submittals required prior to performing asbestos or lead related work, pre-start and final visual inspections of containments or work areas, area and clearance air monitoring for work impacting asbestos, bulk testing of building materials suspected of containing asbestos which had not been previously tested, and other duties as required.

Project Close-Out Services:

Prepare Final Project Documentation: HMS, Inc. will compile project documentation related to asbestos, lead, fluorescent light tubes, and PCB's for submittal when the project is completed.

Based on conversations with asbestos abatement contractors relating to the amount of time expected to perform the work as described in the project specifications, and including the amount of time demolition of the buildings is expected to take, the size of the project, etc. HMS, Inc. expects the project to take between 9 and 11 weeks for all related work to be performed under this contract. Therefore, it is estimated the services listed above could be provided for \$59,580.00. This estimated amount will not be exceeded without prior authorization by an authorized representative of the County.

4200 Rocklin Rd., Ste. 11A
Rocklin, CA 95677
(916) 632-6800
(916) 632-6841 Fax

367 Civic Drive, Ste. 7
Pleasant Hill, CA 94523-1936
(925) 363-3442
(925) 363-7897 Fax

P.O. Box 576848
Modesto, CA 95357-6848
(209) 551-2000
(209) 575-5657 Fax

371 E. Bullard Ave., Ste. 109
Fresno, CA 93710-5217
(559) 436-0277
(559) 436-0279 Fax

4949 Buckley Way, #105
Bakersfield, CA 93390-4880
(661) 833-0351
(661) 833-0361 Fax

HMS, Inc.

Mr. Gene Schroeder
Project Manager
February 4, 2004
Page Two

Billings would be based on the actual number of hours spent for each service and the actual number of samples collected during the project, which may result in a lower cost to complete the project than is estimated here. I have also included a current fee schedule for your use and reference.

Thank you for considering HMS, Inc. I look forward to hopefully working with you on this project. Please call me at (916) 632-6800 if you have any questions regarding this proposal.

Sincerely,



Douglas R. Colley
V.P. of Operations
CAC #92-0222



HMS, Inc.

Mr. Gene Schroeder
Project Manager
February 4, 2004
Page Three

PROFESSIONAL SERVICES COST ESTIMATE

CLIENT: County of Placer, Department of Facilities Services

PROJECT: Proposal for Professional Services Related to Hazardous Materials, for the Upcoming Demolition of Bell Gardens Apartments (Building Numbers 2, 3, 4, & 5 and Associated Corridors, Located at DeWitt Center, "A" Avenue & Richardson Dr., Auburn, CA 95603

PREPARED BY: Douglas R. Colley

DATE: February 4, 2004

PREPARED FOR: Mr. Gene Schroeder

	Number of Mandays	Cost per Manday*	# of Samples	Cost per Sample	Totals
PROJECT MANAGEMENT SERVICES**	90.0	\$560.00			50,400.00
PROJECT CLOSE-OUT SERVICES	4.0	\$560.00			2,240.00
CLEARANCE AIR SAMPLES (TEM)			48	\$115.00	5,520.00
DAILY AIR SAMPLES (PCM)			70	\$20.00	1,400.00
				TOTAL COST	59,560.00

* A manday is considered 8 hours.

** It is expected due to the size of this project and the projected speed at which it will be performed HMS, Inc. may need to provide two field technicians for several days of the project instead of just one.

D:\Clients.file\Proposal.file\DeWittCtrPMPProposal020404.wpd

EXHIBIT B

PAYMENT FOR SERVICES RENDERED

Payment to Consultant shall be made by the County based on an hourly basis. All payments shall be made in accordance with the schedule attached hereto as Exhibit B-1.

County shall pay Consultant a fee not to exceed **Fifty Nine Thousand, Five Hundred Sixty and no/100 (\$59,560.00)** as detailed in Exhibit A-1, without the prior written approval of County.

In the event additional Professional Services related to Hazardous Materials are required, this cost shall not exceed **Five Thousand, Nine Hundred Fifty Six Dollars and no/100 (\$5,956.00)**. The costs of any additional required services will be based on an hourly rate as shown on the Fee Schedule attached as Exhibit B-1.

Consultant shall submit invoices monthly for work performed. Such invoices shall describe in detail the task number for the work, the actual work performed, the person(s) performing the work, his/her hourly rate, and the expenses for which reimbursement is claimed. Hourly time shall be stated in increments no greater than one-quarter (1/4) of an hour. Provided the work has been satisfactorily performed, County shall pay invoices within thirty (30) days after approval of the invoice. Consultant shall provide such additional information as the County may request to verify any of the amounts claimed for payment in any invoice.

The total amount payable for each task shall not exceed the amount set forth below/on Exhibit B-1; provided, however, upon written request of the Consultant and with written approval of the Director of Facility Services for the County, the County may adjust the amount to be paid for any task if the County deems it necessary and appropriate. However, in no event shall the total amount payable for all services provided under this Agreement, including additional services, exceed **Sixty Five Thousand, Five Hundred Sixteen Dollars and no/100 (\$65,516.00)**.

The County may, in its sole discretion, withhold up to ten percent (10%) of any payment as security for the completion of the work. Within thirty (30) days after approval of Consultant's final invoice, and provided all services have been satisfactorily completed, County shall release and pay any withheld retention.

HMS, Inc.
HAZARD MANAGEMENT SERVICES, INC.

HMS FEE SCHEDULE

Effective July 6, 2003

Professional Consultation, CIH, CSP	\$ 105.00	per hour
Weekend Rate	\$ 115.00	per hour
Senior Consultant	\$ 95.00	per hour
Weekend Rate	\$ 105.00	per hour
Technical Consultation		
Asbestos, Lead Inspections, & Project Management	\$ 70.00	per hour
Weekend Rate	\$ 95.00	per hour
Project Management	\$ 580.00	per 8 hr. day
Administrative Support	\$ 45.00	per hour
Expert Witness/Deposition	\$ 250.00	per hour
Project Management, Holiday Surcharge	\$ 100.00	per day

LABORATORY FEES

Phase Contrast Microscopy (PCM)	\$ 20.00	per sample
Weekend/Night Rate (\$300.00 minimum)	\$ 45.00	per sample
Polarized Light Microscopy (PLM)	\$ 22.00	per sample
Weekend/Night Rate (\$300.00 minimum)	\$ 45.00	per sample
Polarized Light Microscopy (PLM) With Point Counting		
Point Counting 400 points (2-3 Days)	\$ 55.00	per sample
Carb 435 Method	\$ 175.00	per sample
Atomic Absorption (AA) Analysis for Lead (paint chips, air cassette, soil & wipe)		
Normal (2-3 Days)	\$ 22.00	per sample
RUSH (24 Hour)	\$ 28.00	per sample
RUSH (4 Hour)	\$ 60.00	per sample
STLC (2-3 Days)	\$ 200.00	per sample
Weekend/Night Rate (\$300.00 minimum)	\$ 80.00	per sample
TTLC (2-3 Days)	\$ 50.00	per sample
TTLC (24 Hour)	\$ 60.00	per sample
Transmission Electron Microscopy (TEM) for Asbestos AIR		
AHERA 3 Days	\$ 100.00	per sample
AHERA 24 Hour	\$ 115.00	per sample
AHERA Same Day (8 Hour)	\$ 140.00	per sample
AHERA 4-6 Hour RUSH	\$ 180.00	per sample
AHERA After Hours or Weekend (Weekend—Minimum of \$440.00)	\$ 220.00	per sample

D:\Clients\file\Proposal\file\DeWittCtrPMP\Proposal020404.wpd

4200 Rocklin Rd., Ste. 11A Rocklin, CA 95677 (916) 632-6800 (916) 632-6841 Fax	367 Civic Drive, Ste. 7 Pleasant Hill, CA 94523-1936 (925) 363-3442 (925) 363-7897 Fax	P.O. Box 576848 Modesto, CA 95357-6848 (209) 551-2000 (209) 575-5657 Fax	371 E. Bullard Ave., Ste. 109 Fresno, CA 93710-5217 (559) 436-0277 (559) 436-0279 Fax	4949 Buckley Way, #105 Bakersfield, CA 93390-4880 (661) 833-0351 (661) 833-0361 Fax
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EXHIBIT C

FACILITIES, EQUIPMENT, AND OTHER MATERIALS, AND OBLIGATIONS OF COUNTY

- A. To permit the Consultant to render the services required herein, the County shall, at its expense and in a timely manner:
 - 1. Appoint a staff member to act as Project Manger.
 - 2. Provide the Consultant with all existing relevant information, although it is primarily the Consultant's responsibility to compile all background information.
 - 3. Promptly review any and all documents and materials submitted to the County by the Consultant.
 - 4. Promptly notify the Consultant of any fault or defect relating to the performance of the Consultant's services herein.

- B. The County will provide access to the facilities as necessary with reasonable prenotification

EXHIBIT D

GENERAL PROVISIONS

1. **Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of the County. County shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement.
2. **Licenses, Permits.** Consultant represents and warrants to County that it has all licenses, permits, qualifications, and approvals of whatsoever nature, which are legally required for Consultant to practice its profession and shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, and approvals which are legally required for Consultant to practice its profession at the time the services are performed.
3. **Time.** Consultant shall devote such attention to the performance of services pursuant to this Agreement as may be necessary for the satisfactory and timely performance of Consultant's obligations pursuant to this Agreement. Neither party shall be considered in default of this Agreement to the extent performance is prevented or delayed by any cause, present or future, which is beyond the reasonable control of the party.
4. **Insurance.** Consultant shall file with County a Certificate of Insurance, with companies acceptable to County, with a Best's Rating of no less than A:VII showing the following coverage:
 - A. **Workers' Compensation and Employers' Liability Insurance**
 - 1) Workers' Compensation Insurance shall be provided, as required, by any applicable law or regulation. Employers' liability insurance shall be provided in amounts not less than one million dollars (\$1,000,000) each accident for bodily injury by accident, one million dollars (\$1,000,000) policy limit for bodily injury by disease, one million dollars (\$1,000,000) each employee for bodily injury by disease.
 - 2) If there is an exposure of injury to Consultant's employees under the U.S. Longshoremen and Harbor Workers' Compensation Act, the Jones Act, or under laws, regulations or statutes applicable to maritime employees, coverage shall be included for such injuries or claims.

- 3) Each Workers' Compensation policy shall be endorsed with the following specific language:

Cancellation Notice "This policy shall not be canceled or materially changed without first giving thirty (30) days' prior written notice to the County."

- 4) Consultant shall require all Subconsultants to maintain adequate Workers' Compensation Insurance. Certificates of Workers Compensation shall be filed forthwith with the County upon demand.

B. General Liability Insurance

- 1) Comprehensive General Liability or Commercial General Liability insurance shall be provided covering all operations by, or on behalf of Consultant, covering bodily injury liability and property damage liability for the limits of liability indicated below and including coverage for contractual liability insuring the obligations assumed by Consultant in this Agreement.
- 2) One of the following forms is required:
 - a) Comprehensive General Liability;
 - b) Commercial General Liability (Occurrence); or
 - c) Commercial General Liability (Claims Made).
- 3) If Consultant carries a Comprehensive General Liability policy, the limits of liability shall not be less than a Combined Single Limit for bodily injury, property damage, and Personal Injury Liability of:
 - a) One million dollars (\$1,000,000) each occurrence;
 - b) One million dollars (\$1,000,000) aggregate.
- 4) If Consultant carries a Commercial General Liability (Occurrence) policy:
 - a) The limits of liability shall not be less than:
 - i) One million dollars (\$1,000,000) each occurrence (combined single limit for bodily injury and property damage);
 - ii) One million dollars (\$1,000,000) for Products-Completed Operations;
 - iii) One million dollars (\$1,000,000) General Aggregate.
 - b) If the policy does not have an endorsement providing that the General Aggregate Limit applies separately to this contract, or if defense costs are included in the aggregate limits, then the required aggregate limits shall be two million dollars (\$2,000,000).

5) **Special Claims Made Policy Form Provisions:** Consultant shall not provide a Commercial General Liability (Claims Made) policy without the express prior written consent of County, which consent, if given, shall be subject to the following conditions:

a) The limits of liability shall not be less than:

i) One million dollars (\$1,000,000) each occurrence (combined single limit for bodily injury and property damage);

ii) One million dollars (\$1,000,000) aggregate for Products-Completed Operations;

iii) One million dollars (\$1,000,000) General Aggregate.

b) The insurance coverage provided by Consultant shall contain language providing coverage up to six (6) months following the completion of the contract in order to provide insurance coverage for the hold harmless provisions herein if the policy is a claims made policy.

C. **Endorsements:** Each Comprehensive or Commercial General Liability policy shall be endorsed with the following specific language:

1) "The County, its officers, agents, employees and volunteers, are to be covered as insureds for all liability arising out of operations, or on behalf of, the named insured in the performance of this Agreement."

2) "The insurance provided by the Consultant, including any excess liability or umbrella form coverage, is primary coverage to the County with respect to any insurance or self-insurance programs maintained by County, and no insurance held or owned by County shall be called upon to contribute to a loss."

3) "This policy shall not be canceled or materially changed without first giving thirty (30) days' prior written notice to County."

D. **Automobile Liability Insurance**

1) Automobile Liability insurance shall be provided covering bodily injury and property damage in an amount no less than one million dollars (\$1,000,000) combined single limit for each occurrence.

2) Covered vehicles shall include owned, non-owned, and hired automobiles/trucks.

E. Professional Liability Insurance (Errors & Omissions)

- 1) Professional Liability insurance for Errors and Omissions coverage in the amount of not less than one million dollars (\$1,000,000) in aggregate.

5. **Indemnity.** Consultant hereby agrees to protect, defend, indemnify, and hold the County free and harmless from any and all losses, liabilities or damages, claims and liens, of every kind and character including, but not limited to, the amounts of judgments, penalties, interest, court costs, legal fees, and all other expenses incurred by the County, including claims, liens, debts, personal injuries, death, or damages to property (including employees or property of the County) and without limitation by enumeration, all other claims or demands of every character due to negligent performance, error or omission, or willful misconduct, arising directly or indirectly, out of this contract or agreement. The claims covered by this Paragraph 5 include, without limitation, any claims brought by private person(s) and/or governmental agency(ies) relating in any way to alleged California Labor Code violations or other alleged violation of prevailing wage laws. Consultant's obligation shall include the duty to defend County as set forth in California Civil Code Section 2778 and 2782.5. This provision is not intended to create any cause of action in favor of any third party against Consultant or the County or to enlarge, in any way, the Consultant's liability; but is intended solely to provide for indemnification of the County from liability for damages or injuries to third persons or property arising from Consultant's negligence, error or omission, or willful misconduct pursuant to this contract or agreement. As used above, the term "County" means the Placer County, or its officers, agents, employees and volunteers.

6. **Consultant Not Agent.** Except as County may specify in writing Consultant shall have no authority, express or implied, to act on behalf of County in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind County to any obligation whatsoever.

7. **Assignment/ Subcontracting Prohibited.** Consultant may assign its rights and obligations under this Agreement only upon the prior written approval of County, said approval to be in the sole discretion of County. Consultant shall not subcontract any portion of the work except as approved in advance by County or as set forth in Exhibit A, Scope of Services.

8. **Personnel.**

- A. Consultant warrants that all personnel assigned by Consultant to perform the services are duly trained and qualified to perform the work. Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that County, in its sole discretion, at any time during the term of this Agreement, request the replacement of any person assigned by Consultant to perform services pursuant to this Agreement, Consultant shall remove and replace any such person immediately upon receiving notice from County.

- B. Notwithstanding the foregoing, if specific persons are designated as part of a project team in Exhibit A, Scope of Services, Consultant agrees to perform the work under this agreement with those individuals identified. Reassignment or substitution of individuals or subconsultants named in the project team by Consultant without the prior written consent of County shall be grounds for cancellation of the agreement by County, and payment shall be made pursuant to Paragraph 10 Termination only for that work performed by project team members.

9. **Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged in the geographical area in which Consultant practices its profession. All products of whatsoever nature which Consultant delivers to County pursuant to this Agreement shall be prepared in a workmanlike manner and conform to the standards or quality normally observed by a person practicing in Consultant's profession.

10. **Termination.**

- A. In the event County, in its sole discretion, deems it in the best interests of the public, County shall have the right to terminate this Agreement at any time without cause by giving notice in writing of such termination to Consultant. In the event County shall give notice of termination, Consultant shall immediately cease rendering service upon receipt of such written notice, pursuant to this Agreement. In the event County shall terminate this Agreement:
- 1) Consultant shall deliver copies of all writings prepared by it pursuant to this Agreement. The term "writings" shall be construed to mean and include: handwriting, typewriting, printing, photostating, photographing, and every other means of recording upon any tangible thing any form of communication or representation, including letters, words, pictures, sounds, or symbols, or combinations thereof.
 - 2) County shall have full ownership and control of all such writings delivered by Consultant pursuant to this Agreement.
 - 3) County shall pay Consultant the reasonable value of services rendered by Consultant to the date of termination pursuant to this Agreement not to exceed the amount documented by Consultant and approved by County as work accomplished to date; provided, however, that in no event shall any payment hereunder exceed the amount of the agreement specified in Exhibit B, and further provided, however, County shall not in any manner be liable for lost profits which might have been made by Consultant had Consultant completed the services required by this Agreement. In this regard,

Consultant shall furnish to County such financial information as in the judgment of the County is necessary to determine the reasonable value of the services rendered by Consultant. The foregoing is cumulative and does not affect any right or remedy that County may have in law or equity.

- B. Consultant may terminate its services under this Agreement only upon good cause or upon the mutual agreement of the County, and shall provide thirty (30) working days advance written notice to the County of any such intent to terminate.

11. Non-Discrimination. Consultant shall not discriminate in its employment practices because of race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, or sex in contravention of the California Fair Employment and Housing Act, Government Code §12900 et seq.

12. Records. Consultant shall maintain, at all times, complete detailed records with regard to work performed under this agreement in a form acceptable to County, and County shall have the right to inspect such records at any reasonable time. Notwithstanding any other terms of this agreement, no payments shall be made to Consultant until County is satisfied that work of such value has been rendered pursuant to this agreement. However, County shall not unreasonably withhold payment and, if a dispute exists, the withheld payment shall be proportional only to the item in dispute.

13. Ownership of Information. All professional and technical information developed under this Agreement and all worksheets, reports, and related data shall become the property of County, and Consultant agrees to deliver reproducible copies of such documents to County on completion of the services hereunder. The County agrees to indemnify and hold Consultant harmless from any claim arising out of reuse of the information for other than this project.

14. Waiver. One or more waivers by one party of any major or minor breach or default of any provision, term, condition, or covenant of this Agreement shall not operate as a waiver of any subsequent breach or default by the other party.

15. Conflict of Interest. Consultant certifies that no official or employee of the County, nor any business entity in which an official of the County has, an interest, has been employed or retained to solicit or aid in the procuring of this agreement. In addition, Consultant agrees that no such person will be employed in the performance of this agreement without immediately notifying the County.

16. Entirety of Agreement. This Agreement contains the entire agreement of County and Consultant with respect to the subject matter hereof, and no other agreement, statement, or promise made by any party, or to any employee, officer or agent of any party, which is not contained in this Agreement, shall be binding or valid.

17. Attorney's Fees. If any party to this Agreement commences legal proceedings to enforce any of its terms or for damages for its breach, the prevailing party shall be entitled to recover reasonable attorney's fees, including those incurred on appeal, if any.

18. Governing Law. This Agreement is executed and intended to be performed in the State of California, and the laws of that State shall govern its interpretation and effect. Any legal proceedings on this agreement shall be brought under the jurisdiction of the Superior Court of the County of Placer, State of California, and Consultant: hereby expressly waives those provisions in California Code of Civil Procedure §394 that may have allowed it to transfer venue to another jurisdiction.

19. General Compliance With Laws. The Consultant shall exercise usual and customary care to comply with applicable Federal, State and local laws, statutes, rules and regulations which are in effect as of the date of this Agreement, or which may later be enacted. Consultant shall comply with all laws regarding payment of prevailing wage, including, without limitation, California Labor Code section 1720, as such laws may be amended or modified. Consultant agrees to comply with any directives or regulations issued by the California State Department of Industrial Relations or any other regulatory body of competent jurisdiction.

EXHIBIT E

FEDERAL ID NUMBER

CONFIDENTIAL

**NOT FOR PUBLIC USE
FOR ACCOUNTING PURPOSES ONLY**

CONTRACTOR: HAZARD MANAGEMENT SERVICES, INC.,

By: _____
Douglas Colley
Vice President

By: _____
Tiffany Misaki
Secretary

Federal Tax ID _____

For Contractor Services covering: Project Oversight Abatement and Demolition –
Bell Garden Apartments - Auburn

COUNTY OF PLACER

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: THOMAS MILLER, DEPT. OF FACILITY SERVICES

Contact Person: Deirdre
Telephone/Ext: 6808

BOARD MEETING DATE OF: March 23, 2004

BOARD ACTION REQUESTED: Approve the Consultant Services Agreement with Hazard Management Services, Inc. (HMS) in the amount of \$65,516 to perform project management services during the abatement of hazardous materials from the Bell Gardens Apartment Buildings 2, 3, 4, and 5, and authorize the Purchasing Manager to execute this Agreement and any required change orders upon County Counsel's review and approval.

- Noticed Public Hearing (Need copy of published notice)
Timed Item: Approx. Time Needed: (in minutes)
[X] Department Item
Consent Agenda
Information Only

Person presenting item before the Board: THOMAS MILLER

PAPERWORK INCLUDES:

- [X] Original plus one copy for Clerk of the Board (required)
[X] Quick Copy Slip (required)
Resolution Ordinance [X] Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned: [X]

Paperwork to be returned: []

Table with 4 rows and 3 columns: Resolution - Certified?, Ordinance - Certified?, Signed Agreement(s)/Contract(s), Other (Explain). Columns Y and N have checkboxes.

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

Two empty checkboxes for approval.

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **FEBRUARY 10, 2004**
From: **THOMAS MILLER / MARY DIETRICH**
Subject: **APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE STAFF
TO SOLICIT BIDS FOR THE DEMOLITION OF BELL GARDENS
APARTMENTS, BUILDING NUMBERS 2, 3, 4 & 5, PROJECT NO. 4606**

ACTION REQUESTED/RECOMMENDATION: Approve the plans and specifications and authorize staff to solicit bids for the demolition of Bell Gardens Apartments, Building Numbers 2, 3, 4 and 5, Project No. 4606.

BACKGROUND: On December 4, 2001, your Board approved an Agreement with Williams + Paddon, Architects + Planners, Inc. to provide architectural consulting services for the design of the new Land Development Building (LDB) in a location along Richardson Drive and Bell Road in the DeWitt Government Center. It was recognized that before construction of the LDB and adjacent parking could proceed, the demolition of four two-story unreinforced masonry buildings known as Bell Gardens Apartments would be required. Anticipating this, on March 18, 2003, your Board approved and adopted a Relocation Plan in compliance with California State Relocation law. This Plan was successfully implemented by providing housing assistance to the residents of the apartments and resulted in the complete vacancy of these buildings as of August 2003.

In order to proceed with the demolition and remain on schedule for the construction of the LDB, it is necessary for your Board to approve the plans and specifications, and authorize staff to solicit bids pursuant to the Public Contract Code. The drawings and specifications have been prepared for this phase of the project and the Engineer's estimate of probable construction cost is \$388,400.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this demolition were considered in that EIR and required mitigation will be included in the demolition contract.

FISCAL IMPACT: The total project cost is estimated to be \$473,300, including \$388,400 for hazardous material abatement and building demolition, \$62,360 for project management and \$22,540 in contingency. Currently there are sufficient funds in the County Office Building Fund for this project.

TM:MD:RU:DH:js

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BS2004\4606 P&S DEMOLITION.DOC

COUNTY OF PLACER

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: THOMAS MILLER, DEPT. OF FACILITY SERVICES

Contact Person: Deirdre
Telephone/Ext: 6808

BOARD MEETING DATE OF: FEBRUARY 10, 2004

BOARD ACTION REQUESTED: Approve the plans and specifications and authorize staff to solicit bids for the demolition of Bell Gardens Apartments, Building Numbers 2, 3, 4 and 5, Project No. 4606.

- Noticed Public Hearing (Need copy of published notice)
Timed Item: Approx. Time Needed: (in minutes)
Department Item
Consent Agenda
Information Only

Person presenting item before the Board: Mary Dietrich

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (required)
Quick Copy Slip (required)
Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned: [checked]

Paperwork to be returned: []

- Resolution - Certified? Y [] N []
Ordinance - Certified? Y [] N []
Signed Agreement(s)/Contract(s)
Other (Explain)

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

PERSONNEL Date:

- []
[]
[]

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **MARCH 23, 2004**
From: **THOMAS MILLER / MARY DIETRICH**
Subject: **AWARD OF BID – DEMOLITION OF BELL GARDENS APARTMENTS,
BUILDING NUMBERS 2, 3, 4 AND 5, PROJECT NO. 4606**

ACTION REQUESTED/RECOMMENDATION: Award the bid for the Demolition of Bell Gardens Apartments, Building Numbers 2, 3, 4, and 5, Project No. 4606 to Soil Enterprises Inc, in the amount of \$287,700; authorize the Director of Facility Services to execute a contract and any required change orders, consistent with the Public Contract Code, upon County Counsel's review and approval of required bonds and insurance; and approve a Budget Revision, in the amount of \$375,756.

BACKGROUND: On February 10, 2004, your Board approved plans and specifications and authorized solicitation of bids for this project. The scope of work includes removal of hazardous materials including asbestos and lead; the demolition and disposal of the four (4) apartment structures, attached sheds, stairs and landings; removal of sewer, water, gas, and storm drain lines; and removal of trees, stumps, roots, bushes and ground cover in the vicinity of the apartments. The demolition will enable the new Land Development Building to be constructed on the corner of Richardson Drive and Bell Road in the DeWitt Government Center.

Bid solicitations were advertised in accordance with the Public Contract Code. Bid documents were sent to 24 trade contractors and 7 building exchanges. Bids were opened on March 4, 2004, by Procurement Services, resulting in the 8 bids, listed in the attached Bid Tabulation sheet (Attachment A). The apparent low bidder is Soil Enterprises Inc, with a bid of \$287,700. Staff has reviewed the bid and it is complete and responsive in all aspects. In order to proceed, it is necessary for your Board to award the bid, pursuant to the Purchasing Policy Manual and approve a Budget Revision.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this demolition were considered in that EIR and required mitigations are included in the demolition contract.

FISCAL IMPACT: The total project cost is estimated to be \$375,756, including \$287,700 for hazard materials abatement and building demolition, \$65,516 for contract project management and \$22,540 for contingency. A Budget Revision transferring \$375,756 from the Land Development Building, Project No. 4630 to Dewitt Demolition, Project No. 4606 is required to fully fund this project. There are sufficient funds in the Land Development Building project account for this transfer.

TM:MD:RU:DH:js

ATTACHMENT: BID TABULATION

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2004\4606AWARD.DOC

**BID TABULATION
DEMOLITION OF BELL GARDENS APARTMENTS,
BUILDING NUMBERS 2, 3, 4, & 5
PROJECT NO. 4606**

BID DATE: MARCH 4, 2004

BID NO.: 9101

<u>CONTRACTOR</u>	<u>LOCATION</u>	<u>BID AMOUNT</u>
1. Soil Enterprises, Inc.	Brentwood, CA	\$287,700
2. APC Contractors	Fresno, CA	\$343,000
3. Sterling Holloway	Auburn, CA	\$358,000
4. Delta Oilfield Service	Woodland, CA	\$374,000
5. Diversified Concrete	Sparks, NV	\$439,439
6. West Coast Environmental	Rancho Cordova, CA	\$443,800
7. Kemen & Son Engineering	Paradise, CA	\$505,982
8. Icono Inc.	Oakland, CA	\$522,000

COUNTY OF PLACER

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: THOMAS MILLER, DEPT. OF FACILITY SERVICES

Contact Person: Deirdre
Telephone/Ext: 6808

BOARD MEETING DATE OF: March 23, 2004

BOARD ACTION REQUESTED: Award the bid for the Demolition of Bell Gardens Apartments, Building Numbers 2, 3, 4, and 5, Project No. 4606 to Soil Enterprises Inc, in the amount of \$287,700; authorize the Director of Facility Services to execute a contract and any required change orders, consistent with the Public Contract Code, upon County Counsel's review and approval of required bonds and insurance; and approve a Budget Revision, in the amount of \$375,756.

- Noticed Public Hearing (Need copy of published notice)
Timed Item: Approx. Time Needed: (in minutes)
[X] Department Item
Consent Agenda
Information Only
Person presenting item before the Board: THOMAS MILLER

PAPERWORK INCLUDES:

- [X] Original plus one copy for Clerk of the Board (required)
[X] Quick Copy Slip (required)
Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned: [X]

Paperwork to be returned: []

- Resolution - Certified? Y [] N []
Ordinance - Certified? Y [] N []
Signed Agreement(s)/Contract(s)
Other (Explain)

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

PERSONNEL Date:

- []
[]
[]

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **APRIL 15, 2008**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 01, 06, 07, 08, 8M & 416, PROJECT NO. 4630D**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with the Demolition of Buildings 01, 06, 07, 08, 8M & 416, located in the Placer County Government Center in north Auburn:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Buildings 01, 06, 07, 08, 8M & 416, Project No. 4630D.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$300,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On November 27, 2007, your Board approved a Professional Services Agreement with Williams + Paddon to perform architectural and engineering services for the Community Development Resource Center (CDRC) Phase II Parking Lot design consisting of an additional 120 parking stalls, curbs, gutters, sidewalks, lighting, irrigation and landscaping required to support the final occupancy of the CDRC. Prior to the construction of this parking lot, the old Sheriffs' buildings 01, 06, 07, 08 & 8M will need to be demolished and the site prepared for new construction. Building 416, an old Utilities shed on F Avenue that is in disrepair will also require demolition as part of this project in order to optimize county resources and take advantage of economies of scale.

Facility Services has contracted with Entek Consulting Group, Inc. (Entek) to test for asbestos and lead paint, prepare specifications and to provide project management services for this project. Staff has worked with Entek to prepare bid documents for this project in preparation for the demolition. The estimate of probable abatement and demolition cost is \$300,000, including contingencies.

In order to proceed with the Demolition of Buildings 01, 06, 07, 08, 8M & 416, it is necessary for your Board to authorize staff to solicit bids and authorize the Director of Facility Services to award the bid and execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR and required mitigations are included in the demolition contract.

FISCAL IMPACT: The estimated total project cost is \$400,000, including \$300,000 for the demolition project and contingencies, \$100,000 for asbestos testing and project management. There are sufficient funds appropriated in the project budget, in the Capital Projects Fund.

ATTACHMENTS: RESOLUTION

JD:JS:RU:DH

cc: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2008\4630 DEMO P&S.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION DELEGATING
AUTHORITY TO THE DIRECTOR OF FACILITY
SERVICES TO TAKE VARIOUS ACTIONS
ASSOCIATED WITH THE DEMOLITION OF
BUILDINGS 01, 06, 07, 08, 8M & 416,
PROJECT NO. 4630D.

Resolution _____

The following RESOLUTION was duly passed by the Board of Supervisors of the County
of Placer at a regular meeting held _____, by the following
vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board delegates authority to the Director of Facility Services to award and execute a construction contract in an amount not-to-exceed \$300,000, upon review and approval of County Counsel and Risk Management, and to delegate the authority to the Director to execute required change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors
FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage **Telephone/Ext:** 6829 **Fax:** 6809

BOARD MEETING DATE OF: April 15, 2008

BOARD ACTION REQUESTED: It is recommended that your Board take the following actions associated with the Demolition of Buildings 01, 06, 07, 08, 8M & 416, located in the Placer County Government Center in north Auburn:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Buildings 01, 06, 07, 08, 8M & 416, Project No. 4630D.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$300,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
 Timed Item: **Approx. Time Needed:** (in minutes)
 Department Item
 Consent Agenda
 Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (*required*)
 Quick Copy Slip (*required*)
 Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|---------------------------------|---------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Resolution – Certified? | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other (<i>Explain</i>) | | |

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

N/A

RISK MANAGEMENT Date:

(Need copy of completed R/M Contract Review document in package)

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **JANUARY 27, 2009**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 1, 6, 7, 8, 8M & 416, PROJECT NO. 4630D
NOTICE OF COMPLETION**

ACTION REQUESTED / RECOMMENDATION: Adopt the attached Resolution accepting the Demolition of Buildings 1, 6, 7, 8, 8M & 416, Project No. 4630D, located in the Placer County Government Center in North Auburn, as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

BACKGROUND: On April 15, 2008, your Board approved plans and specifications, authorized staff to solicit bids and authorized the Director of Facility Services to execute the resulting demolition contract for the Demolition of Buildings 1, 6, 7, 8, 8M & 416 project. Five bids were received and a contract was awarded to Performance Abatement Services, Inc., in the amount of \$208,000.

This project consists of the demolition of the old Sheriffs' buildings 1, 6, 7, 8 and 8M to prepare the site for the CDRC Phase II Parking Lot Expansion Project. Building 416, an old Utilities shed on F Avenue, also required demolition as part of this project in order to optimize county resources and take advantage of economies of scale. During the course of construction one Contract Change Order (CCO) totaling \$14,095.98 was approved to complete the project in accordance with the intended scope of the plans and specifications. The total contract cost was \$222,095.98.

Facility Services' staff has inspected the work performed on the project. All punch list items have been addressed and the project has been accepted by staff as complete.

In order to close out the Demolition of Buildings 1, 6, 7, 8, 8M & 416 Contract, it is necessary for your Board to accept the project as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR and required mitigations are included in the demolition contract.

FISCAL IMPACT: The estimated total project cost was \$400,000. The actual total project cost was approximately \$325,000, including \$222,095.98 for the abatement, demolition and contingencies and \$103,000 for asbestos testing and project management. There is sufficient funding appropriated in the Capital Projects Fund project account for this demolition project.

ATTACHMENT: RESOLUTION

JD:JS:RU:DH:SR

CC: COUNTY EXECUTIVE OFFICE

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Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE DIRECTOR OF FACILITY
SERVICES TO EXECUTE AND RECORD THE
NOTICE OF COMPLETION FOR THE DEMOLITION
OF BUILDINGS 1, 6, 7, 8, 8M & 416, PROJECT NO. 4630D

Resol. _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that
the attached Notice of Completion for the Demolition of Buildings 1, 6, 7, 8, 8M & 416,
Project No. 4630D, is hereby approved; and

BE IT FURTHER RESOLVED that the Director of Facility Services is hereby authorized to
execute said Notice of Completion on behalf of the Board of Supervisors and the County of
Placer and cause the same to be recorded.

ATTACHMENTS: NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET

Recording requested by:
FACILITY SERVICES / CAPITAL IMPROVEMENTS

When recorded return to: Shawna Rossoz

Placer County Department of Facility Services
11476 C Ave. Auburn CA 95603

**NOTICE OF COMPLETION
RES. NO.**

Project Name: Demolition of Buildings 1, 6, 7, 8, 8M & 416, Project No. 4630D

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit:

**Performance Abatement Services, Inc.
999 Canal Street, Suite B
Richmond, CA 94804**

performed and completed, for the County of Placer, State of California, the following contract, structure or work of improvement, to wit:

**Demolition of Buildings 1, 6, 7, 8, 8M & 416
Project No. 4630D
Placer County Government Center, Auburn, California 95603**

The property is owned by the County of Placer in fee. Said work was accepted on January 27, 2009.

Executed this _____ day of _____ 2009, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

JAMES DURFEE, DIRECTOR
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER

**STATE OF CALIFORNIA)
COUNTY OF PLACER)** ss

On _____ before me Dianna Baird, Notary Public, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dianna Baird

**NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET**

DATE: JANUARY 27, 2009

PROJECT NO: 4630D

PROJECT NAME: DEMOLITION OF BUILDINGS 1, 6, 7, 8, 8M & 416

FUND/BUDGET UNIT/ACCOUNT NO: 140 / 107840 / 04630

CONTRACTOR: PERFORMANCE ABATEMENT SERVICES, INC.

SUMMARY OF EXPENDITURES

ORIGINAL CONTRACT AMOUNT	\$ 208,000.00
CONTRACT CHANGE ORDERS	<u>\$ 14,095.98</u>
TOTAL CONTRACT EXPENDITURES	\$ 222,095.98

CHANGE ORDER NO.	CONTRACT CHANGE ORDER SUMMARY BRIEF DESCRIPTION	AMOUNT EXPENDED
1	Transite Panels, Gas Trench Backfill, Additional Asbestos Tile and Additional Footing Excavation.	\$14,095.98
	Total Change Orders	\$14,095.98

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage **Telephone/Ext:** 6829 **Fax:** 6809

BOARD MEETING DATE OF: January 27, 2009

BOARD ACTION REQUESTED: Adopt the attached Resolution accepting the Demolition of Buildings 1, 6, 7, 8, 8M & 416, Project No. 4630D, located in the Placer County Government Center in North Auburn, as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

- Noticed Public Hearing *(Need copy of published notice in package and faxed or emailed to COB)*
- Timed Item: **Approx. Time Needed: (in minutes)**
- Department Item
- Consent Agenda
- Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board *(required)*
- Quick Copy Slip *(required)*
- Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- Resolution – Certified? Y N
- Ordinance – Certified? Y N
- Signed Agreement(s)/Contract(s)
- Other *(Explain) Budget Revision*

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

_____ **n/a** _____

RISK MANAGEMENT Date:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **JULY 7, 2009**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 213, 214, 215, 216A, & 217 AT THE DEWITT GOVERNMENT CENTER AND THE PLACER COUNTY FINANCE ANNEX BLDG., 133 FULWEILER AVE. PROJECT NO. 4810**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with the Demolition of Buildings 213, 214, 215, 216A & 217 located in the Dewitt Government Center in north Auburn, and the Placer County Finance Annex Building located at 133 Fulweiler Ave., Auburn Ca.:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Buildings 213, 214, 215, 216A & 217 and the Finance Annex Building, Project No. 4810.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$410,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On March 24, 2009, your Board approved a Professional Services Agreement with Entek Consulting Group, Inc. (Entek) to test for asbestos and lead paint, prepare specifications and to provide project management services for this project. Staff has worked with Entek to prepare bid documents for this project in preparation for the demolition of the DeWitt Buildings. The County will also demolish the Finance Annex Building as a part of this project. The estimate of probable abatement and demolition cost for building's 213-217 and the demolition of the Annex is \$410,000, including contingencies.

In order to proceed with the Demolition of Buildings 213, 214, 215, 216A & 217 located in the Dewitt Government Center and the Placer County Finance Annex Building, it is necessary for your Board to authorize staff to solicit bids and authorize the Director of Facility Services to award the bid and execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations are included in the demolition contract. The Fulweiler Annex portion of the project qualifies for a Categorical Exemption under CEQA guidelines Title 14, 15301.2.3 – Demolition and removal of small structures, including offices if designed for an occupant load of 30 persons or less.

FISCAL IMPACT: The estimated total project cost is \$670,000 including \$410,000 for the demolition project and construction contingencies, \$98,000 for asbestos testing and project management, County Staff, Project Management and project contingency \$162,000. There are sufficient funds appropriated in the project budget, in the Capital Projects Fund.

ATTACHMENTS: RESOLUTION
JD:JS:RU:HB

cc: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

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**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **JULY 7, 2009**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 213, 214, 215, 216A, & 217 AT THE DEWITT GOVERNMENT CENTER AND THE PLACER COUNTY FINANCE ANNEX BLDG., 133 FULWEILER AVE. PROJECT NO. 4810**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with the Demolition of Buildings 213, 214, 215, 216A & 217 located in the Dewitt Government Center in north Auburn, and the Placer County Finance Annex Building located at 133 Fulweiler Ave., Auburn Ca.:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Buildings 213, 214, 215, 216A & 217 and the Finance Annex Building, Project No. 4810.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$410,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On March 24, 2009, your Board approved a Professional Services Agreement with Entek Consulting Group, Inc. (Entek) to test for asbestos and lead paint, prepare specifications and to provide project management services for this project. Staff has worked with Entek to prepare bid documents for this project in preparation for the demolition of the DeWitt Buildings. The County will also demolish the Finance Annex Building as a part of this project. The estimate of probable abatement and demolition cost for building's 213-217 and the demolition of the Annex is \$410,000, including contingencies.

In order to proceed with the Demolition of Buildings 213, 214, 215, 216A & 217 located in the Dewitt Government Center and the Placer County Finance Annex Building, it is necessary for your Board to authorize staff to solicit bids and authorize the Director of Facility Services to award the bid and execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations are included in the demolition contract. The Fulweiler Annex portion of the project qualifies for a Categorical Exemption under CEQA guidelines Title 14, 15301.2.3 – Demolition and removal of small structures, including offices if designed for an occupant load of 30 persons or less.

FISCAL IMPACT: The estimated total project cost is \$670,000 including \$410,000 for the demolition project and construction contingencies, \$98,000 for asbestos testing and project management, County Staff, Project Management and project contingency \$162,000. There are sufficient funds appropriated in the project budget, in the Capital Projects Fund.

ATTACHMENTS: RESOLUTION
JD:JS:RU:HB

cc: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

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**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **AUGUST 24, 2010**
From: **JAMES DURFEE / JOEL SWIFT**
Subject: **DEMOLITION OF BUILDINGS 213 - 217 & THE FULWEILER MODULAR,
PROJECT NO. 4810**

ACTION REQUESTED / RECOMMENDATION: Adopt the attached Resolution accepting the Demolition of Buildings 213-217 & the Fulweiler Modular Building, Project No. 4810, previously located at the Placer County Government Center in North Auburn and 133 Fulweiler Ave. in Auburn, as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

BACKGROUND: On July 7th, 2009, your Board approved plans and specifications, authorized staff to solicit bids and authorized the Director of Facility Services to execute the resulting demolition contract for the Demolition of Buildings 213-217 at the Placer County Government Center in North Auburn and 133 Fulweiler Ave. Seven (7) bids were received and a contract was awarded to American Wrecking, Inc., in the amount of \$356,748.

This project removed six buildings that were aged, outdated and hazardous buildings from the DeWitt and Fulweiler campuses. During the course of the project one Contract Change Orders (CCO) totaling \$19,406.46 were approved to complete the project in accordance with the intended scope of the plans and specifications. The total contract cost was \$376,154.46.

Facility Services' staff has inspected the work performed on the project. All punch list items have been addressed and the project has been accepted by staff as complete.

In order to close out the Demolition of Buildings 213-217 & the Fulweiler Modular Building Contract, it is recommended that your Board accept the project as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations are included in the demolition contract. The Fulweiler Annex portion of the project is exempt from review pursuant to CEQA guidelines Title 14, 15301.2.3 – Demolition and removal of small structures, including offices if designed for an occupant load of 30 persons or less.

FISCAL IMPACT: The estimated total project cost was \$730,000. The actual total project cost is approximately \$545,000, including \$376,154 for demolition and \$168,846 in design, project management and contingencies. There is sufficient funding appropriated in the Capital Projects Fund project account for this project.

ATTACHMENT: RESOLUTION

JD:JS:RU:HB:SH

CC: COUNTY EXECUTIVE OFFICE J:\PROJECT_FILES\DEWITTDemo213_217\BOS\4810_DEMO213_217_NOC.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE DIRECTOR OF FACILITY
SERVICES TO EXECUTE AND RECORD THE
NOTICE OF COMPLETION FOR THE DEMOLITION OF
BUILDINGS 213-217 & THE FULWEILER MODULAR
BUILDING, PROJECT NO. 4810

Resol. _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that the attached Notice of Completion for the Demolition of Buildings 213-217 & the Fulweiler Modular Building, Project No. 4810, is hereby approved; and

BE IT FURTHER RESOLVED that the Director of Facility Services is hereby authorized to execute said Notice of Completion on behalf of the Board of Supervisors and the County of Placer and cause the same to be recorded.

ATTACHMENTS: NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET

Recording requested by:
FACILITY SERVICES / CAPITAL IMPROVEMENTS

When recorded return to: Shawna Howard

Placer County Department of Facility Services
11476 C Ave. Auburn CA 95603

**NOTICE OF COMPLETION
RES. NO.**

**Project Name: THE DEMOLITION OF BUILDINGS 213-217 & THE FULWEILER MODULAR
BUILDING, PROJECT NO. 4830**

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit:

**American Wrecking, Inc.
2459 Lee Avenue
South El Monte, CA 91733**

performed and completed, for the County of Placer, State of California, the following contract, structure or work of improvement, to wit:

**Demolition of Buildings 213-217 & the Fulweiler Modular Building
Project No. 4810
2845 First Street & 133 Fulweiler Ave., Auburn, California 95603**

The property is owned by the County of Placer in fee. Said work was accepted on _____

Executed this _____ day of _____, 2010, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

James Durfee, Director
Department of Facility Services
County of Placer

**STATE OF CALIFORNIA)
COUNTY OF PLACER)** ss

On _____ before me _____, Notary Public, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

**NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET**

DATE: AUGUST 24, 2010

PROJECT NO: 4810

PROJECT NAME: DEMOLITION OF BUILDINGS 213-217 & THE FULWEILER MODULAR BUILDING, PROJECT NO. 4810

FUND/BUDGET UNIT/ACCOUNT NO: 140 / 107840 / 04810

CONTRACTOR: AMERICAN WRECKING, INC.

SUMMARY OF EXPENDITURES

ORIGINAL CONTRACT AMOUNT	\$ 356,748.00
CONTRACT CHANGE ORDERS	<u>\$ 19,406.46</u>
TOTAL CONTRACT EXPENDITURES	\$ 376,154.46

CHANGE ORDER NO.	CONTRACT CHANGE ORDER SUMMARY BRIEF DESCRIPTION	AMOUNT EXPENDED
1	This Change Order includes a Credit to reduce the Demolition area. Cost to load and transport additional dry wall to an appropriate Landfill. Added cost to relocate a DI as needed due to unforeseen site conditions, as well as the disposal of unforeseen Asbestos Concrete Pipe.	\$ 19,406.46
	Total Change Orders	\$ 19,406.46

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **APRIL 5, 2011**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 213 - 217 & THE FULWEILER MODULAR BUILDING, PROJECT NO. 4810, NOTICE OF COMPLETION**

ACTION REQUESTED / RECOMMENDATION: Adopt the attached Resolution accepting the Demolition of Buildings 213-217 & the Fulweiler Modular Building, Project No. 4810, previously located at the Placer County Government Center in North Auburn and 133 Fulweiler Avenue in Auburn, as complete and authorize the Director of Facility Services, or his designee, to execute and record the Notice of Completion.

BACKGROUND: On July 7, 2009, your Board approved Plans and Specifications, authorized staff to solicit bids and authorized the Director of Facility Services to execute the resulting demolition contract for the Demolition of Buildings 213-217 at the Placer County Government Center (PCGC) in North Auburn and the Fulweiler Modular Building at 133 Fulweiler Avenue. Seven (7) bids were received and a contract was awarded to American Wrecking, Inc., in the amount of \$356,748.

This project removed six buildings that were aged, outdated and hazardous from the PCGC and Fulweiler campuses. During the course of the project, one Contract Change Order (CCO) totaling \$19,406.46 was approved to complete the project in accordance with the intended scope of the plans and specifications. The total contract cost was \$376,154.46.

Facility Services' staff has inspected the work performed on the project. All punch list items have been addressed and the project has been accepted by staff as complete.

In order to close out the Demolition of Buildings 213-217 & the Fulweiler Modular Building Contract, it is recommended that your Board accept the project as complete and authorize the Director of Facility Services, or his designee, to execute and record the Notice of Completion.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations are included in the demolition contract. The Fulweiler Annex portion of the project is exempt from review pursuant to CEQA guidelines Title 14, 15301.2.3 – Demolition and removal of small structures, including offices if designed for an occupant load of 30 persons or less.

FISCAL IMPACT: The estimated total project cost was \$730,000. The actual total project cost is approximately \$606,130, including \$376,154 for demolition and \$229,976 in design, project management, Hazardous Materials Consultants, Storm Water Pollution Prevention Management and force account work.

ATTACHMENT: RESOLUTION

JD:JS:RU:HB:SH

CC: COUNTY EXECUTIVE OFFICE

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Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE DIRECTOR OF FACILITY
SERVICES, OR HIS DESIGNEE, TO EXECUTE AND
RECORD THE NOTICE OF COMPLETION FOR THE
DEMOLITION OF BUILDINGS 213-217 & THE FULWEILER
MODULAR BUILDING, PROJECT NO. 4810

Resol. _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that the attached Notice of Completion for the Demolition of Buildings 213-217 & the Fulweiler Modular Building, Project No. 4810, is hereby approved; and

BE IT FURTHER RESOLVED that the Director of Facility Services, or his designee, is hereby authorized to execute said Notice of Completion on behalf of the Board of Supervisors and the County of Placer and cause the same to be recorded.

ATTACHMENTS: NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET

Recording requested by:
FACILITY SERVICES / CAPITAL IMPROVEMENTS

When recorded return to: Shawna Howard

Placer County Department of Facility Services
11476 C Ave. Auburn CA 95603

**NOTICE OF COMPLETION
RES. NO.**

**Project Name: The Demolition of Buildings 213-217 & the Fulweiler Modular Building,
Project No. 4830**

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit:

**American Wrecking, Inc.
2459 Lee Avenue
South El Monte, CA 91733**

performed and completed, for the County of Placer, State of California, the following contract, structure or work of improvement, to wit:

**Demolition of Buildings 213-217 & the Fulweiler Modular Building
Project No. 4810
2845 First Street & 133 Fulweiler Ave., Auburn, California 95603**

The property is owned by the County of Placer in fee. Said work was accepted on _____

Executed this _____ day of _____ 2011, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

James Durfee, Director
Department of Facility Services
County of Placer

**STATE OF CALIFORNIA)
COUNTY OF PLACER)** ss

On _____ before me _____, Notary Public, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

**NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET**

DATE: APRIL 5, 2011

PROJECT NO: 4810

PROJECT NAME: DEMOLITION OF BUILDINGS 213-217 & THE FULWEILER MODULAR BUILDING, PROJECT NO. 4810

FUND/BUDGET UNIT/ACCOUNT NO: 140 / 107840 / 04810

CONTRACTOR: AMERICAN WRECKING, INC.

SUMMARY OF EXPENDITURES

ORIGINAL CONTRACT AMOUNT	\$ 356,748.00
CONTRACT CHANGE ORDERS	\$ <u>19,406.46</u>
TOTAL CONTRACT EXPENDITURES	\$ 376,154.46

CHANGE ORDER NO.	CONTRACT CHANGE ORDER SUMMARY BRIEF DESCRIPTION	AMOUNT EXPENDED
1	This Change Order includes following: <ul style="list-style-type: none"> • Cost to load and transport five additional trucks of drywall to a hazardous materials landfill and pay for disposal. • Cost to relocate and increase depth of new storm drain due to unforeseen site conditions. • Cost to dispose of 22 linear feet of unforeseen Asbestos Concrete Pipe, located in ground. 	\$ 19,406.46
	Total Change Orders	\$ 19,406.46

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MARCH 22, 2011**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 213 - 217 & THE FULWEILER MODULAR,
PROJECT NO. 4810**

ACTION REQUESTED / RECOMMENDATION: Adopt the attached Resolution accepting the Demolition of Buildings 213-217 & the Fulweiler Modular Building, Project No. 4810, previously located at the Placer County Government Center in North Auburn and 133 Fulweiler Ave. in Auburn, as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

BACKGROUND: On July 7th, 2009, your Board approved plans and specifications, authorized staff to solicit bids and authorized the Director of Facility Services to execute the resulting demolition contract for the Demolition of Buildings 213-217 at the Placer County Government Center in North Auburn and 133 Fulweiler Ave. Seven (7) bids were received and a contract was awarded to American Wrecking, Inc., in the amount of \$356,748.

This project removed six buildings that were aged, outdated and hazardous buildings from the DeWitt and Fulweiler campuses. During the course of the project one Contract Change Orders (CCO) totaling \$19,406.46 was approved to complete the project in accordance with the intended scope of the plans and specifications. The total contract cost was \$376,154.46.

Facility Services' staff has inspected the work performed on the project. All punch list items have been addressed and the project has been accepted by staff as complete.

In order to close out the Demolition of Buildings 213-217 & the Fulweiler Modular Building Contract, it is recommended that your Board accept the project as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations are included in the demolition contract. The Fulweiler Annex portion of the project is exempt from review pursuant to CEQA guidelines Title 14, 15301.2.3 – Demolition and removal of small structures, including offices if designed for an occupant load of 30 persons or less.

FISCAL IMPACT: The estimated total project cost was \$730,000. The actual total project cost is approximately \$606,130, including \$376,154 for demolition and \$229,976 in design, project management and contingencies. There is sufficient funding appropriated in the Capital Projects Fund project account for this project.

ATTACHMENT: RESOLUTION

JD:JS:RU:HB:SH

CC: COUNTY EXECUTIVE OFFICE J:\PROJECT_FILES\DEWITTDEMO213_217\BOS\4810_DEMO213_217_NOC.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE DIRECTOR OF FACILITY
SERVICES TO EXECUTE AND RECORD THE
NOTICE OF COMPLETION FOR THE DEMOLITION OF
BUILDINGS 213-217 & THE FULWEILER MODULAR
BUILDING, PROJECT NO. 4810

Resol. _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that the attached Notice of Completion for the Demolition of Buildings 213-217 & the Fulweiler Modular Building, Project No. 4810, is hereby approved; and

BE IT FURTHER RESOLVED that the Director of Facility Services is hereby authorized to execute said Notice of Completion on behalf of the Board of Supervisors and the County of Placer and cause the same to be recorded.

ATTACHMENTS: NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET

Recording requested by:
FACILITY SERVICES / CAPITAL IMPROVEMENTS

When recorded return to: Shawna Howard

Placer County Department of Facility Services
11476 C Ave. Auburn CA 95603

**NOTICE OF COMPLETION
RES. NO.**

**Project Name: THE DEMOLITION OF BUILDINGS 213-217 & THE FULWEILER MODULAR
BUILDING, PROJECT NO. 4830**

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following
Contractor, to wit:

**American Wrecking, Inc.
2459 Lee Avenue
South El Monte, CA 91733**

performed and completed, for the County of Placer, State of California, the following contract,
structure or work of improvement, to wit:

**Demolition of Buildings 213-217 & the Fulweiler Modular Building
Project No. 4810
2845 First Street & 133 Fulweiler Ave., Auburn, California 95603**

The property is owned by the County of Placer in fee. Said work was accepted on
_____.

Executed this _____ day of _____ 2011, at Auburn, California. I declare under penalty
of perjury that the foregoing is true and correct.

James Durfee, Director
Department of Facility Services
County of Placer

**STATE OF CALIFORNIA)
COUNTY OF PLACER)**

On _____ before me _____, Notary Public, personally
appeared _____, proved to me on the basis of satisfactory evidence
to be the person whose name is subscribed to the within instrument and acknowledged to me that
he executed the same in his authorized capacity, and that by his signature on the instrument the
person or the entity upon behalf of which the person acted, executed the instrument. I certify
under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

**NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET**

DATE: MARCH 22, 2011

PROJECT NO: 4810

PROJECT NAME: DEMOLITION OF BUILDINGS 213-217 & THE FULWEILER MODULAR BUILDING, PROJECT NO. 4810

FUND/BUDGET UNIT/ACCOUNT NO: 140 / 107840 / 04810

CONTRACTOR: AMERICAN WRECKING, INC.

SUMMARY OF EXPENDITURES

ORIGINAL CONTRACT AMOUNT	\$ 356,748.00
CONTRACT CHANGE ORDERS	<u>\$ 19,406.46</u>
TOTAL CONTRACT EXPENDITURES	\$ 376,154.46

CHANGE ORDER NO.	CONTRACT CHANGE ORDER SUMMARY BRIEF DESCRIPTION	AMOUNT EXPENDED
1	This Change Order includes a Credit to reduce the Demolition area. Cost to load and transport additional dry wall to an appropriate Landfill. Added cost to relocate a DI as needed due to unforeseen site conditions, as well as the disposal of unforeseen Asbestos Concrete Pipe.	\$ 19,406.46
	Total Change Orders	\$ 19,406.46

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MARCH 24, 2009**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **HAZARDOUS MATERIALS ABATEMENT AND DEMOLITION OF BUILDINGS 213 - 217 AT THE PLACER COUNTY GOVERNMENT CENTER, PROJECT NO. 4810**

ACTION REQUESTED / RECOMMENDATION: Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Building 213 – 217, Project No. 4810, at the Placer County Dewitt Government Center (PCGC) and authorize the Chairman of the Board to execute the attached Agreement in an amount not-to-exceed \$98,000.

BACKGROUND: On January 20, 2004, the Environmental Impact Report (EIR) for the PCGC Facility Plan was certified by your Board. The EIR recommended the location of several new buildings on the PCGC campus, as well as recommendations for the phased demolition of other selected PCGC buildings to create new buildings and open spaces to accommodate the implementation of a Master Plan. Buildings 213 through 217 have recently become vacant and are part of the phased demolition plan. In addition to buildings 213 – 217, Entek will also provide pre-demolition services for buildings 27, 27G and 207A, which are not yet vacant but are within the phased demolition plans at the PCGC.

Entek has provided services for asbestos and lead paint testing, prepared specifications and provided project management services for the Bell Gardens and Sheriff's Demolition projects, and is uniquely qualified to assist staff with the demolition of the 200 ramp. Because of Entek's extensive experience with the unique conditions present at the PCGC, staff recommends a sole source selection of Entek to prepare bid documents for preparation for the demolition project. Entek will also assist staff in providing project management services to ensure proper disposal of any hazardous materials.

In order to proceed with the Hazardous Materials Abatement and Demolition of Building 213 – 217, Project No. 4810, it is requested that your Board approve the attached Agreement with Entek, in an amount not-to-exceed \$98,000.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations for the PCGC Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR.

FISCAL IMPACT: The total contract cost for the consultant's hazardous materials abatement survey and project management services for this project is \$98,000. There are sufficient funds appropriated in the project account in the Capital Projects Fund.

ATTACHMENT: AGREEMENT

JD:JS:RU:HB:SR

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2009\4810\DEMO200.DOC

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage Telephone/Ext: 6829 Fax: 6809

BOARD MEETING DATE OF: March 24, 2009

BOARD ACTION REQUESTED: Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Building 213 – 217, Project No. 4810, at the Placer County Dewitt Government Center (PCGC) and authorize the Chairman of the Board to execute the attached Agreement in an amount not-to-exceed \$98,000.

- Noticed Public Hearing (Need copy of published notice in package and faxed or emailed to COB)
Timed Item: Approx. Time Needed: (in minutes)
Department Item
Consent Agenda
Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (required)
Quick Copy Slip (required)
Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- Resolution – Certified? Y N
Ordinance – Certified? Y N
Signed Agreement(s)/Contract(s)
Other (Explain) Budget Revision

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

RISK MANAGEMENT Date:

- Three empty checkboxes for approval.

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **DECEMBER 10, 2013**

From: **MARY DIETRICH / ROB UNHOLZ**

Subject: **DEMOLITION PROJECT PCGC, FIRST AMENDMENT TO CONTRACT FOR HAZARDOUS MATERIALS SERVICES, PROJECT NO. 4812-B**

ACTION REQUESTED / RECOMMENDATION:

1. Approve and authorize the Chair to execute the attached First Amendment to the Agreement with Entek Consulting Group, Inc. to provide additional consulting services for hazardous materials assessments for Buildings 202 and 203B at the Placer County Government Center, increasing the contract by \$34,500 for a total contract cost not-to-exceed \$129,000, funded by the Capital Projects Fund, Project No. 4812 with no new net county cost.

BACKGROUND: On January 8, 2013, your Board approved an Agreement with Entek Consulting Group, Inc. (Entek) to provide testing for asbestos and lead containing materials, to prepare specifications and to provide project management services for the demolition Project No. 4812-B effecting Buildings 9, 10, 203A, 204, 205 and 206, located at the Placer County Government Center (PCGC).

During the course of the ensuing demolition project, the tenant in Buildings 202 and 203B notified the County of their intention to end their occupancy and to vacate the premises by December 23, 2013. As these facilities are directly adjacent to the Buildings demolished under Project 4812-B, Facility Services requested the project contractor to provide an estimate for demolition of these additional Buildings. On today's agenda is a companion item requesting approval of a Change Order to the demolition contract to affect that work. To demolish these Buildings, professional consulting services are needed to assess potential hazardous materials that may be present in the buildings, to prepare a report on the materials discovered, and to provide on-site project management during any abatement and demolition.

Entek has provided quality consultant services for hazardous material testing, preparation of specifications and project management services for all of demolition projects at the PCGC. Staff recommends amending Entek's Agreement, because of their familiarity with the original demolition scope and their experience working with the contractor. They have proposed to perform the required services for a fee consistent with the original scope. In order to proceed, it is requested that your Board approve the attached First Amendment with Entek, increasing the contract amount by \$34,500, for a total cost not-to-exceed \$129,000.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations for the PCGC Facility Plan which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR.

FISCAL IMPACT: The total contract cost for the hazardous materials abatement survey, document preparation and project management is not-to-exceed \$129,000. There are sufficient funds appropriated in the Capital Projects Fund Project Account with no new net county cost.

ATTACHMENT: ENTEK AMENDMENT

MD:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2013\4812 DEMO BLDGS 9_10_ENTEK CONTRACT_AMEND_01.DOC

**FACILITY SERVICES
AGENDA ITEM TRANSMITTAL SHEET**

Counsel

TO: CLERK OF THE BOARD OF SUPERVISORS
FROM: MARY DIETRICH/DIRECTOR
CONTACT: JUDY SAGE 889-6829
MEETING DATE: December 10, 2013
ACTION REQUESTED: DEMOLITION PROJECT PCGC, FIRST AMENDMENT TO CONTRACT FOR HAZARDOUS MATERIALS SERVICES, PROJECT NO. 4812-B

Approve and authorize the Chair to execute the attached First Amendment to the Agreement with Entek Consulting Group, Inc. to provide additional consulting services for hazardous materials assessments for Buildings 202 and 203B at the Placer County Government Center, increasing the contract by \$34,500 for a total contract cost not-to-exceed \$129,000, funded by the Capital Projects Fund, Project No. 4812 with no new net county cost.

- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
- Timed Item: _____ Approx. Time Needed: (in minutes) _____
- Department Item Approx. Time Needed:(in minutes) _____
- Consent Agenda
- Information Only

Person presenting item before the Board: Rob Unholz

Will there be a PowerPoint presentation? Yes No Number of slides: _____

PAPERWORK INCLUDES:

Required - Original plus one copy for Clerk of the Board Quick Copy Slip
Other - Resolution / Ordinance / Agreement/Contract/MOU / Budget Revision
Contracts – Risk Management Approval Coversheet:

PAPERWORK TO BE RETURNED: No Paperwork to be returned:

Resolution – Certified Y N Ordinance – Certified Y N
 Signed Agreement(s) Contracts(s) MOU Other (Explain)

SPECIAL INSTRUCTIONS FOR CLERK: Please schedule this to be heard after the “Demolition Project PCFC, Contract Change Order No 1, Project Bo 4812-B.

BOS USE ONLY: Revenue Sharing App. Posted Online: _____ Public Comm. Period Ends: _____

REVIEWED BY / APPROVED FOR AGENDA:

COUNTY COUNSEL Date

COUNTY EXECUTIVE Date

CEO

COB

MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER

To: **BOARD OF SUPERVISORS**

From: **JAMES DURFEE / JOEL SWIFT**

Date: **JANUARY 8, 2013**

Subject: **HAZARDOUS MATERIALS ABATEMENT AND DEMOLITION OF BUILDINGS 09, 10, 203A, 204, 205 & 206 AT THE PLACER COUNTY GOVERNMENT CENTER, PROJECT NO. 4812**

ACTION REQUESTED / RECOMMENDATION:

1. Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 09, 10, 203A, 204, 205 & 206 located at the Placer County DeWitt Government Center (PCGC) and authorize the Chairman to execute the attached Agreement in an amount not-to-exceed \$94,500, funded by the Capital Projects Fund project account at an estimated budgeted net County cost of \$94,500.

BACKGROUND: On January 20, 2004, the Environmental Impact Report (EIR) for the PCGC Facility Plan was certified by your Board. The EIR recommended the location of several new buildings on the PCGC campus, as well as recommendations for the phased demolition of other selected PCGC buildings to create new buildings and open spaces to accommodate the implementation of a Master Plan. Buildings 09, 10, 203A, 204 through 206 have recently become vacant and are part of the phased demolition plan.

Entek has provided services for asbestos and lead paint testing, prepared specifications and provided project management services for the Bell Gardens Demolition in 2004, DeWitt Buildings 213-217 in 2009, the Sheriff's Building Demolition in 2008 and the Land Planning Buildings in 2010. Entek is uniquely qualified to assist staff with the demolition of this next round of building demolition. Because of Entek's extensive experience with the unique conditions present at the PCGC, staff recommends a sole source selection of Entek to prepare bid documents for the demolition project. Entek will also assist staff in providing project management services to ensure proper disposal of any hazardous materials.

In order to proceed with the Hazardous Materials Abatement and Demolition of Buildings 09, 10, 203A, 204, 205 & 206, Project No. 4812, it is requested that your Board approve the attached Agreement with Entek, in an amount not-to-exceed \$94,500.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations for the PCGC Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR.

FISCAL IMPACT: The total contract cost for the consultant's hazardous materials abatement survey, bid document preparation and project management services for this project is \$94,500. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

ATTACHMENT: ENTEK AGREEMENT

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2013\4812 DEMO BLDGS 9_10_ENTEK CONTRACT_R2.DOC

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage

Telephone/Ext: 6829

Fax: 6809

Board Date: January 8, 2012

ACTION REQUESTED:

1. Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 09, 10, 203A, 204, 205 & 206 located at the Placer County Dewitt Government Center (PCGC) and authorize the Chairman to execute the attached Agreement in an amount not-to-exceed \$94,500, funded by the Capital Projects Fund project account at an estimated budgeted net County cost of \$94,500.

- Noticed Public Hearing (Need copy of published notice in package and faxed or emailed to COB)
- Timed Item: _____ Approx. Time Needed: (in minutes) _____
- Department Item
- Consent Agenda
- Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (required)
- Quick Copy Slip (required)
- Resolution Ordinance Amendment Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- Resolution – Certified? Y N
- Ordinance – Certified? Y N
- Signed Agreement(s)/Contract(s)
- Other (Explain) Budget Revision

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

RISK MANAGEMENT Date:

-
-
-

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **AUGUST 24, 2010**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 27, 27G, 15-18, 102-106 & 207 AT THE
PLACER COUNTY GOVERNMENT CENTER, PROJECT NO. 4812**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207, Project No. 4812.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$750,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On April 27, 2010, your Board approved a Professional Services Agreement with Entek Consulting Group, Inc. (Entek) to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 at the Placer County Government Center. A subsequent amendment was approved by your Board on June 22, 2010 adding the Sabre City Community Building to the scope of work. Staff directed Entek to include the demolition of the Sabre City Community Building as an alternate in the plans and specifications, and recommends that your Board include this building in your authorization. The proposed project consists of the abatement of lead paint and asbestos materials, demolition of the buildings, final grading and erosion control to stabilize the sites. The estimate of probable contract costs for the needed abatement, demolition and associated work described above, including construction contingency is \$750,000.

In order to proceed with the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 and the Sabre City Community Building, it is requested that your Board authorize staff to solicit bids and authorize the Director of Facility Services to award the bid and execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations are included in the demolition contract. The Sabre City Community Building portion of the project is exempt from review pursuant to CEQA guidelines Section 15301– which exempts activities associated with existing public or private structures, involving negligible or no expansion of use beyond that existing at the time. This project involves no expansion of existing use.

FISCAL IMPACT: The estimated total project cost is \$1,387,335, including \$750,000 for hazardous materials abatement, demolition and construction contingency, \$120,200 for Hazardous Materials Consulting services, and \$517,135 for project management, force account, staff costs and project contingency. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

ATTACHMENTS: RESOLUTION

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

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Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
PLANS AND SPECIFICATIONS; AUTHORIZING
THE DEPARTMENT OF FACILITY SERVICES
TO SOLICIT BIDS FOR THE DEMOLITION OF
BUILDINGS 27, 27G, 15-18, 102-106 & 207,
PROJECT NO. 4812; AND DELEGATING AUTHORITY
TO THE DIRECTOR OF FACILITY SERVICES TO TAKE
VARIOUS ACTIONS ASSOCIATED WITH SAID PROJECT.

Resolution _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board approves the project plans and specifications and authorizes the Facility Services Department to solicit bids for the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn, Project No. 4812

BE IT FURTHER RESOLVED, by the Board to authorize the Director of Facility Services to award and execute the construction contract in an amount not-to-exceed \$750,000 upon review and approval of County Counsel, and grants the authority to execute required change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors
FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage **Telephone/Ext:** 6829 **Fax:** 6809

Board Date: August 24, 2010

ACTION REQUESTED: It is recommended that your Board take the following actions associated with the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207, Project No. 4812.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$750,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

-
- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
 Timed Item: Approx. Time Needed: (in minutes)
 Department Item
 Consent Agenda
 Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (*required*)
 Quick Copy Slip (*required*)
 Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|--|---------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Resolution – Certified? | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other (<i>Explain</i>) Budget Revision | | |

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

N/A

RISK MANAGEMENT Date:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **AUGUST 24, 2010**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 27, 27G, 15-18, 102-106 & 207 AT THE PLACER COUNTY GOVERNMENT CENTER AND DEMOLITION OF SABER CITY COMMUNITY BUILDING, PROJECT NO. 4812**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn and demolition of the Sabre City Community Building:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Placer County Government Center Buildings 27, 27G, 15-18, 102-106 & 207, with an Alternate for demolition of the Sabre City Community Building, Project No. 4812.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$750,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On April 27, 2010, your Board approved a Professional Services Agreement with Entek Consulting Group, Inc. (Entek) to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 at the Placer County Government Center. A subsequent amendment was approved by your Board on June 22, 2010 adding the Sabre City Community Building to the scope of work. Staff directed Entek to include the demolition of the Sabre City Community Building as an Alternate in the plans and specifications, and recommends that your Board include this building in your authorization. The proposed project consists of the abatement of lead paint and asbestos materials, demolition of the buildings, final grading and erosion control to stabilize the sites. The estimate of probable contract costs for the needed abatement, demolition and associated work described above, including construction contingency, is \$750,000.

In order to proceed with the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 and the Sabre City Community Building, it is requested that your Board authorize staff to solicit bids and authorize the Director of Facility Services to award the bid and execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations are included in the demolition contract. The currently unused Sabre City Community Building portion of the project is exempt from CEQA review

pursuant to CEQA Guidelines Section 15301 (no expansion of use) and 15061(b)(3) (no potential for causing a significant effect on the environment.)

FISCAL IMPACT: The estimated total project cost is \$1,387,335, including \$750,000 for hazardous materials abatement, demolition and construction contingency, \$120,200 for Hazardous Materials Consulting services, and \$517,135 for project management, force account, staff costs and project contingency. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

ATTACHMENTS: RESOLUTION

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2010\4812 DEMO P&S.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
PLANS AND SPECIFICATIONS; AUTHORIZING
THE DEPARTMENT OF FACILITY SERVICES
TO SOLICIT BIDS FOR THE DEMOLITION OF
PLACER COUNTY GOVERNMENT CENTER
BUILDINGS 27, 27G, 15-18, 102-106 & 207 AND
DEMOLITION OF THE SABER CITY COMMUNITY
BUILDING, PROJECT NO. 4812; AND DELEGATING AUTHORITY
TO THE DIRECTOR OF FACILITY SERVICES TO TAKE
VARIOUS ACTIONS ASSOCIATED WITH SAID PROJECT.

Resolution _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board approves the project plans and specifications and authorizes the Facility Services Department to solicit bids for the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn, with an Alternate for demolition of the Sabre City Community Building, Project No. 4812

BE IT FURTHER RESOLVED, by the Board to authorize the Director of Facility Services to award and execute the construction contract in an amount not-to-exceed \$750,000 upon review and approval of County Counsel, and grants the authority to execute required change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage **Telephone/Ext:** 6829 **Fax:** 6809

Board Date: August 24, 2010

ACTION REQUESTED: It is recommended that your Board take the following actions associated with the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn and demolition of the Sabre City Community Building:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Placer County Government Center Buildings 27, 27G, 15-18, 102-106 & 207, with an Alternate for demolition of the Sabre City Community Building, Project No. 4812.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$750,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

-
- Noticed Public Hearing *(Need copy of published notice in package and faxed or emailed to COB)*
 Timed Item: Approx. Time Needed: (in minutes)
 Department Item
 Consent Agenda
 Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board *(required)*
 Quick Copy Slip *(required)*
 Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|--|---------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Resolution – Certified? | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other <i>(Explain) Budget Revision</i> | | |

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

N/A

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **APRIL 27, 2010**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **HAZARDOUS MATERIALS ABATEMENT AND DEMOLITION OF BUILDINGS
27, 27G, 15-18, 102-106 & 207 AT THE PLACER COUNTY GOVERNMENT
CENTER, PROJECT NO. 4812**

ACTION REQUESTED / RECOMMENDATION: Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207, located at the Placer County DeWitt Government Center (PCGC) and authorize the Chairman of the Board to execute the attached Agreement in an amount not-to-exceed \$108,000.

BACKGROUND: On January 20, 2004, the Environmental Impact Report (EIR) for the PCGC Facility Plan was certified by your Board. The EIR recommended the location of several new buildings on the PCGC campus, as well as recommendations for the phased demolition of other selected PCGC buildings to create new buildings and open spaces to accommodate the implementation of a Master Plan. Buildings 15 through 18 have recently become vacant and are part of the phased demolition plan. In addition to buildings 15-18, Entek will also provide pre-demolition services for buildings 27, 27G, 102-106 and 207, which are within the phased demolition plans for the PCGC.

Entek has provided services for asbestos and lead paint testing, prepared specifications and provided project management services for the Bell Gardens, DeWitt Buildings 213-217 and Sheriff's Demolition project. Entek is uniquely qualified to assist staff with the demolition of these buildings. Because of Entek's extensive experience with the unique conditions present at the PCGC, staff recommends a sole source selection of Entek to prepare bid documents for preparation for the demolition project. Entek will also assist staff in providing project management services to ensure proper disposal of any hazardous materials.

In order to proceed with the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207, Project No. 4812, it is requested that your Board approve the attached Agreement with Entek, in an amount not-to-exceed \$108,000.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations for the PCGC Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR.

FISCAL IMPACT: The total contract cost for the consultant's hazardous materials abatement survey and project management services for this project is \$108,000. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

ATTACHMENT: AGREEMENT

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO 2010\4812 DEWITT DEMO 15_18 102_106_ENTEK.DOC

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors
FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage **Telephone/Ext:** 6829 **Fax:** 6809

Board Date: April 27, 2010

ACTION REQUESTED: Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207, located at the Placer County Dewitt Government Center (PCGC) and authorize the Chairman of the Board to execute the attached Agreement in an amount not-to-exceed \$108,000.

-
- Noticed Public Hearing *(Need copy of published notice in package and faxed or emailed to COB)*
 Timed Item: Approx. Time Needed: (in minutes)
 Department Item
 Consent Agenda
 Information Only
Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board *(required)*
 Quick Copy Slip *(required)*
 Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|--|----------------------------|----------------------------|
| <input type="checkbox"/> | Resolution – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other <i>(Explain) Budget Revision</i> | | |

REVIEWED BY:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

n/a

RISK MANAGEMENT Date:

APPROVED FOR AGENDA:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **June 22, 2010**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **HAZARDOUS MATERIALS ABATEMENT AND DEMOLITION OF BUILDINGS
27, 27G, 15-18, 102-106 & 207 AT THE PLACER COUNTY GOVERNMENT
CENTER, PROJECT NO. 4812**

ACTION REQUESTED / RECOMMENDATION: Approve Amendment No. 1 to the Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 and authorize the Chairman of the Board to execute the Amendment, increasing the contract by \$12,200 for a total contract cost not-to-exceed \$120,200.

BACKGROUND: On April 27, 2010, your Board approved a Professional Services Agreement with Entek to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 at the Placer County Government Center. Subsequent to that action, the demolition of the Sabre City Community Building was added to the project scope. This additional demolition work is intended to be bid with the base project as an Additive Alternate.

This Amendment provides compensation for professional services related to the development of bidding specifications for abatement contractors for the demolition project, including asbestos pre-demolition inspection, lead paint inspection, development of contract specifications for asbestos, lead in construction, fluorescent light tubes, and PCB ballasts.

The original Agreement did not include the Sabre City Community Building in the project scope. In order to proceed, it is requested that your Board approve Amendment No. 1 to the original Agreement. A copy of the Amendment is available for review at the Clerk of the Board's office.

ENVIRONMENTAL CLEARANCE: This testing, preparation of specifications and assessment project is Categorical Exempt from CEQA, pursuant to Section 15306 which provides for the collection of data and resource evaluation that does not result in major disturbance to an environmental resource.

FISCAL IMPACT: Amendment No. 1 will increase the existing contract by \$12,200, for a total contract not-to-exceed \$120,200. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD'S OFFICE: AMENDMENT NO. 1

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE

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COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage Telephone/Ext: 6829 Fax: 6809

Board Date: June 22, 2010

ACTION REQUESTED: Approve Amendment No. 1 to the Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 and authorize the Chairman of the Board to execute the Amendment, increasing the contract by \$12,200 for a total contract cost not-to-exceed \$120,200.

-
- Noticed Public Hearing *(Need copy of published notice in package and faxed or emailed to COB)*
 Timed Item: Approx. Time Needed: (in minutes)
 Department Item
 Consent Agenda
 Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board *(required)*
 Quick Copy Slip *(required)*
 Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|--|----------------------------|----------------------------|
| <input type="checkbox"/> | Resolution – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other <i>(Explain) Budget Revision</i> | | |

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

5/18/10

RISK MANAGEMENT Date:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **AUGUST 23, 2011**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 27, 27G, 15-18, 102-106 & 207 AT THE PLACER COUNTY GOVERNMENT CENTER AND DEMOLITION OF SABRE CITY COMMUNITY BUILDING, PROJECT NO. 4812, NOTICE OF COMPLETION**

ACTION REQUESTED / RECOMMENDATION: Adopt the attached Resolution accepting the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn and demolition of the Sabre City Community Building, Project No. 4812, as complete and authorize the Director of Facility Services, or his designee, to execute and record the Notice of Completion.

BACKGROUND: On August 24, 2010, your Board authorized staff to solicit bids, award and execute the resulting construction contract for the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn and demolition of the Sabre City Community Building project. Eight (8) bids were received and a contract was awarded to Doug Veerkamp General Engineering Inc., in the amount of \$574,078.

The project consisted of the abatement of lead paint and asbestos materials, demolition of the buildings, final grading and erosion control to stabilize the sites. During the course of the project \$15,693.67 in change orders were approved to complete the project. Of these change orders, \$350.08 was due to unforeseen conditions, \$13,707.59 for owner requested changes and \$1,636.00 was a result of the weather. The total contract cost was \$589,771.67.

Facility Services' staff has inspected the work performed on the project. All punch list items have been addressed and the project has been accepted by staff, as complete.

In order to close out the project, it is recommended that your Board accept the project as complete and authorize the Director of Facility Services, or his designee, to execute and record the Notice of Completion.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations included in the demolition contract. The Sabre City Community Building portion of the project is exempt from CEQA review pursuant to CEQA Guidelines Section 15301 (no expansion of use) and 15061(b)(3) (no potential for causing a significant effect on the environment.)

FISCAL IMPACT: The total project cost is \$1,073,978, including \$589,772 for hazardous materials abatement and demolition, \$75,170 for consulting services, and \$409,036 for project management, force account and permits and hazardous material disposal fees.

ATTACHMENT: RESOLUTION

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE

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Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE DIRECTOR OF FACILITY
SERVICES, OR HIS DESIGNEE, TO EXECUTE AND
RECORD THE NOTICE OF COMPLETION FOR THE
DEMOLITION OF BUILDINGS 27, 27G, 15-18, 102-106
& 207 AT THE PLACER COUNTY GOVERNMENT
CENTER AND DEMOLITION OF SABRE CITY
COMMUNITY BUILDING, PROJECT NO. 4812

Resol. _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that
the attached Notice of Completion for the Demolition of Buildings 27, 27G, 15-18, 102-106 &
207 at the Placer County Government Center and demolition of Sabre City Community
Building, Project No. 4812, is hereby approved; and

BE IT FURTHER RESOLVED that the Director of Facility Services, or his designee, is hereby
authorized to execute said Notice of Completion on behalf of the Board of Supervisors and the
County of Placer and cause the same to be recorded.

ATTACHMENTS: NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET

Recording requested by:
FACILITY SERVICES / CAPITAL IMPROVEMENTS

When recorded return to: Shawna Howard

Placer County Department of Facility Services
11476 C Ave. Auburn CA 95603

**NOTICE OF COMPLETION
RES. NO. 2011-240**

Project Name: Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 at the Placer County Government Center and Demolition of Sabre City Community Building, Project No. 4812

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit:

**Doug Veerkamp General Engineering, Inc.
2585 Cold Springs Road
Placerville, CA 95667**

performed and completed, for the County of Placer, State of California, the following contract, structure or work of improvement, to wit:

DEMOLITION OF BUILDINGS 27, 27G, 15-18, 102-106 & 207 AT THE PLACER COUNTY GOVERNMENT CENTER AND DEMOLITION OF SABRE CITY COMMUNITY BUILDING PROJECT NO. 4812

The property is owned by the County of Placer in fee. Said work was accepted on August 23, 2011.

Executed this _____ day of _____ 2011, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

James Durfee, Director
Department of Facility Services
County of Placer

**STATE OF CALIFORNIA)
COUNTY OF PLACER)**

On _____ before me, Shawna Lee Howard, Notary Public, personally appeared James Durfee, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Shawna Lee Howard

**NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET**

DATE: AUGUST 23, 2011

PROJECT NO: 4812

PROJECT NAME: DEMOLITION OF BUILDINGS 27, 27G, 15-18, 102-106 & 207 AT THE PLACER COUNTY GOVERNMENT CENTER AND DEMOLITION OF SABRE CITY COMMUNITY BUILDING, PROJECT NO. 4812

FUND/BUDGET UNIT/ACCOUNT NO: 140 / 107840 / 04812

CONTRACTOR: DOUG VEERKAMP GENERAL ENGINEERING, INC.

SUMMARY OF EXPENDITURES

ORIGINAL CONTRACT AMOUNT	\$ 574,078.00
CONTRACT CHANGE ORDERS	<u>\$ 15,693.67</u>
TOTAL CONTRACT EXPENDITURES	\$ 589,771.67

CHANGE ORDER NO.	CONTRACT CHANGE ORDER SUMMARY BRIEF DESCRIPTION	AMOUNT EXPENDED
1	Add 3 inch water valve and remove additional parking lot.	\$10,941.17
2	Grind tree stumps, additional fire line part and repair/replace leaking water valve.	\$3,116.50
3	Additional Hydro-seeding.	\$1,636.00
	Total Change Orders	\$15,693.67

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage Telephone/Ext: 6829 Fax: 6809

Board Date: August 23, 2012

ACTION REQUESTED: Adopt the attached Resolution accepting the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn and demolition of the Sabre City Community Building, Project No. 4812, as complete and authorize the Director of Facility Services, or his designee, to execute and record the Notice of Completion.

-
- Noticed Public Hearing *(Need copy of published notice in package and faxed or emailed to COB)*
 - Timed Item: _____ Approx. Time Needed: (in minutes) _____
 - Department Item
 - Consent Agenda
 - Information Only

Person presenting item before the Board: Jim Durfee

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board *(required)*
- Quick Copy Slip *(required)*
- Resolution Ordinance Amendment Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|--|---------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Resolution – Certified? | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other <i>(Explain) Budget Revision</i> | | |

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

n/a

RISK MANAGEMENT Date:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: Honorable Board of Supervisors

Date: January 6, 2015

From: Mary Dietrich, Facility Services Director
By: Rob Unholz, Capital Improvements Manager

Subject: Demolition of Buildings 9, 10, and 201-206, Project No. 4812-B, Notice of Completion

ACTION REQUESTED / RECOMMENDATION:

1. Adopt the attached Resolution accepting the Demolition of Buildings 9, 10, and 201-206 located in the Placer County Government Center in north Auburn, Project No. 4812-B, as complete and authorize the Director of Facility Services, or designee, to execute and record the Notice of Completion.

BACKGROUND: On March 26, 2013, your Board authorized staff to solicit bids, award and execute the resulting construction contract for the Demolition of Buildings 9, 10, 203A, 204-206 located in the Placer County Government Center in north Auburn. Seven (7) bids were received and a contract was awarded to NCM Demolition and Remediation, LP, in the amount of \$477,700.

The project consisted of the abatement of lead paint and asbestos materials, demolition of the buildings, final grading and erosion control to stabilize the sites. During the course of the project \$358,700 in change orders for additional demolition were approved to complete the project. Of these change orders, \$223,000 was for abatement and demolition of Buildings 202 and 203B and \$135,700 was for abatement and demolition of Building 201. The total contract cost was \$836,400.

Facility Services' staff has inspected the work performed on the project. All punch list items have been addressed and the project has been accepted by staff as complete. In order to close out the project, it is recommended that your Board accept the project as complete and authorize the Director of Facility Services, or designee, to execute and record the Notice of Completion.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations included in the demolition contract.

FISCAL IMPACT: The total project cost was \$1,183,425 in budgeted net county cost, including \$836,400 for hazardous materials abatement and demolition, \$156,879 for consulting services, and \$190,146 for project management, force account, permits and hazardous material disposal fees.

ATTACHMENT: RESOLUTION

CC: COUNTY EXECUTIVE OFFICE

MD:CM:RU:DH:SH

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Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE DIRECTOR OF FACILITY
SERVICES, OR DESIGNEE, TO EXECUTE AND
RECORD THE NOTICE OF COMPLETION FOR THE
DEMOLITION OF BUILDINGS 9, 10, AND 201-206
AT THE PLACER COUNTY GOVERNMENT
CENTER, PROJECT NO. 4812-B

Resolution _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that
the attached Notice of Completion for the Demolition of Buildings 9, 10, and 201-206 at the
Placer County Government Center, Project No. 4812-B, is hereby approved; and

BE IT FURTHER RESOLVED that the Director of Facility Services, or designee, is hereby
authorized to execute said Notice of Completion on behalf of the Board of Supervisors and the
County of Placer and cause the same to be recorded.

ATTACHMENTS: NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET

Recording requested by:
FACILITY SERVICES / CAPITAL IMPROVEMENTS

When recorded return to: Shawna Howard
Placer County Department of Facility Services
11476 C Ave. Auburn CA 95603

**NOTICE OF COMPLETION
RESOLUTION NO. 2015-002**

Project Name: Demolition of Buildings 9, 10, and 201-206 at the Placer County Government Center, Project No. 4812-B

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit:

**NCM Demolition and Remediation, LP
6644 Sierra Lane
Dublin, CA 94568**

performed and completed, for the County of Placer, State of California, the following contract, structure or work of improvement, to wit:

**Demolition of Buildings 9, 10, and 201-206
at the Placer County Government Center,
Project No. 4812-B**

The property is owned by the County of Placer in fee. Said work was accepted on
January 6, 2015.

Executed this _____ day of _____ 2015, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

Mary Dietrich, Director
Department of Facility Services
County of Placer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**STATE OF CALIFORNIA)
COUNTY OF PLACER)**

On January 27, 2015 before me, Shawna Howard, Notary Public, personally appeared Mary Dietrich, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Shawna Howard

**NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET**

DATE: JANUARY 6, 2015

PROJECT NO: 4812-B

PROJECT NAME: DEMOLITION OF BUILDINGS 9, 10, AND 201-206 AT THE PLACER
COUNTY GOVERNMENT CENTER, PROJECT NO. 4812-B

FUND/BUDGET UNIT/ACCOUNT NO: 140 / 107840 / 04812

CONTRACTOR: NCM DEMOLITION AND REMEDIATION, LP

SUMMARY OF EXPENDITURES

ORIGINAL CONTRACT AMOUNT	\$ 477,700.00
CONTRACT CHANGE ORDERS	<u>\$ 358,700.00</u>
TOTAL CONTRACT EXPENDITURES	\$ 836,400.00

CHANGE ORDER NO.	CONTRACT CHANGE ORDER SUMMARY BRIEF DESCRIPTION	AMOUNT EXPENDED
1	Abate and Demolish Buildings 202 & 203B	\$223,000.00
2	Abate and Demolish Building 201	\$135,700.00
	Total Change Orders	\$358,700.00

FACILITY SERVICES
AGENDA ITEM TRANSMITTAL SHEET

Counsel

To: Clerk of the Board of Supervisors
From: Mary Dietrich, Director of Facility Services
Contact: Christine Martin Ext. 6829
Meeting Date: January 6, 2015

ACTION REQUESTED:

1. Adopt the attached Resolution accepting the Demolition of Buildings 9, 10, and 201-206 located in the Placer County Government Center in north Auburn, Project No. 4812-B, as complete and authorize the Director of Facility Services, or designee, to execute and record the Notice of Completion.

- Noticed Public Hearing (Need copy of published notice in package and faxed or emailed to COB)
 Timed Item: _____ Approx. Time Needed: (in minutes) _____
 Department Item _____ Approx. Time Needed:(in minutes) _____
 Information Only
 Consent Agenda

Person presenting item before the Board: Rob Unholz

Will there be a PowerPoint presentation? Yes No Number of slides: _____

PAPERWORK INCLUDES:

Required - Original plus one copy for Clerk of the Board Quick Copy Slip
Other - Resolution / Ordinance / Agreement/Contract/MOU / Budget Revision
Contracts – Risk Management Approval Coversheet:

PAPERWORK TO BE RETURNED: No Paperwork to be returned:

Resolution – Certified Y N Ordinance – Certified Y N
 Signed Agreement(s) Contracts(s) MOU Other (Explain)

SPECIAL INSTRUCTIONS FOR CLERK:

BOS USE ONLY: Revenue Sharing App. Posted Online: _____ Public Comm. Period Ends: _____

REVIEWED BY / APPROVED FOR AGENDA:

COUNTY COUNSEL Date

COUNTY EXECUTIVE Date

CEO

COB

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MARCH 26, 2013**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 09, 10, 203A, 204-206, PROJECT NO. 4812-B**

ACTION REQUESTED / RECOMMENDATION:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Placer County Government Center Buildings 09, 10, 203A, 204-206 Project No. 4812-B.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract not-to-exceed \$541,500; funded by the capital project with no additional net county cost, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On January 8, 2013, your Board approved a Professional Services Agreement with Entek Consulting Group, Inc. (Entek) to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 09, 10, 203A, 204-206 at the Placer County Government Center. The proposed project consists of the abatement of lead paint and asbestos materials, demolition of the buildings, final grading and erosion control to stabilize the sites. The estimate of probable contract costs for the contract for abatement, demolition and associated work described above, including construction contingency, is \$541,500.

In order to proceed with the Demolition of Buildings 09, 10, 203A, 204-206, it is requested that your Board authorize staff to solicit bids and authorize the Director of Facility Services to award the bid and execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR and required mitigations are included in the demolition contract.

FISCAL IMPACT: The estimated total project cost is \$1,344,442, including \$760,000 for hazardous materials abatement, demolition, construction and construction contingency, \$155,000 for consulting services, and \$429,442 for project management, force account, staff costs, fees and project contingency. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

ATTACHMENT: PCGC DEMOLITION MAP
RESOLUTION

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2013\4812B DEMO P&S.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION DELEGATING
AUTHORITY TO THE DIRECTOR OF FACILITY
SERVICES, OR HIS DESIGNEE, TO TAKE VARIOUS
ACTIONS ASSOCIATED WITH THE DEMOLITION OF
BUILDINGS 09, 10, 203A, 204-206, PROJECT NO. 4812-B

Resolution _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board authorizes the Director of Facility Services, or his designee, to Award the Bid and execute a contract in an amount not-to-exceed \$541,500, with the successful bidder, upon the review and approval of County Counsel and Risk Management, and delegates authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage **Telephone/Ext:** 6829 **Fax:** 6809

Board Date: March 26, 2013

ACTION REQUESTED: It is recommended that your Board take the following actions associated with the Demolition of Buildings 09, 10, 203A, 204-206 located in the Placer County Government Center in north Auburn:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Placer County Government Center Buildings 09, 10, 203A, 204-206 Project No. 4812-B.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in a budgeted net county cost not-to-exceed \$541,500, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
 Timed Item: _____ Approx. Time Needed: (in minutes) _____
 Department Item
 Consent Agenda
 Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (*required*)
 Quick Copy Slip (*required*)
 Resolution Ordinance Amendment Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|--|---------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Resolution – Certified? | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other (<i>Explain</i>) Budget Revision | | |

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

RISK MANAGEMENT Date:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **DECEMBER 10, 2013**

From: **MARY DIETRICH / ROB UNHOLZ**

Subject: **DEMOLITION PROJECT PCGC, CONTRACT CHANGE ORDER NO. 1,
PROJECT NO. 4812-B**

ACTION REQUESTED / RECOMMENDATION:

1. Approve Contract Change Order (CCO) No. 1 to the contract with NCM Demolition and Remediation, LP., of Dublin, CA in the amount of \$223,000, and by Resolution authorize the Director of Facility Services, or designee, to execute said CCO, funded by the Capital Project with no new net county cost.

BACKGROUND: On March 26, 2013, your Board authorized the solicitation of bids for the demolition of Buildings 9, 10, 203A, 204-206 at the Placer County Government Center. In this action, your Board also delegated authority to the Director of Facility Services to execute a contract in an amount not-to-exceed \$541,500 to the successful bidder. At that time bid solicitations were advertised in accordance with the Public Contract Code, and bid notifications were sent to twenty seven (27) trade contractors and ten (10) building exchanges. Bids were opened by Procurement Services on May 14, 2013, resulting in seven (7) bids in which the responsive and responsible low bidder was NCM Demolition and Remediation, LP (NCM) of Dublin, CA with a bid of \$477,700.

During the course of this demolition project, the tenants occupying Buildings 202 and 203B notified the County of their intention to end their occupancy and vacate the premises by December 23, 2013. These buildings are located between C and D Avenues near Richardson Drive and are directly adjacent to a phase of the demolition project originally awarded to NCM. Since these buildings are similar in size and character to the buildings demolished through the original contract, Facility Services requested a proposal from NCM for demolition of these buildings. Staff has reviewed NCM's Proposed Change Order (PCO) to perform the work contemplated in CCO No. 1. They have proposed to perform the additional demolition at costs consistent with the original contract, allowing the County to benefit from the economy of a larger scale project. The additional bidding costs, as well as the inherent higher costs of a smaller scale project would result in a greater cost to the County to bid the additional work separately.

In order to proceed with the demolition of Buildings 202 and 203B as a contract change order, it is requested that your Board approve CCO No. 1 with NCM and authorize the Director of Facility Services to execute the contract change order.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR and required mitigations are included in the demolition contract and this contract change order.

FISCAL IMPACT: The Capital Project Account 4812 was established to fund on-going demolition projects anticipated at the PCGC. When this project began in 2013, available funding in the Account was \$1,344,442. Approximately \$660,000 is currently available for new demolition projects. Anticipated costs associated with approval of this CCO No. 1 includes \$223,000 in demolition costs, \$22,000 in construction contingency, \$34,500 in professional services related to hazardous materials management, and \$85,000 for project management, force account work and project contingency. Sufficient funds are appropriated in the Project Account. Approval of this CCO will result in no new net county cost.

ATTACHMENT: RESOLUTION

MD:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2013\4812B DEMO_CO_01.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION DELEGATING
AUTHORITY TO THE DIRECTOR OF FACILITY
SERVICES, OR DESIGNEE, TO EXECUTE
CONTRACT CHANGE ORDER NO. 1 FOR THE
DEMOLITION PROJECT PCGC, PROJECT NO. 4812
AT THE PLACER COUNTY GOVERNMENT CENTER

Resol. _____

The following RESOLUTION was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held _____, by the
following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of
California, that this Board authorizes the Director of Facility Services, or designee, to
execute a Contract Change Order No. 1 to the contract with NCM Demolition and
Remediation, LP., of Dublin, CA, in the amount of \$223,000.

**FACILITY SERVICES
AGENDA ITEM TRANSMITTAL SHEET**

Counsel

TO: CLERK OF THE BOARD OF SUPERVISORS
FROM: MARY DIETRICH/DIRECTOR
CONTACT: JUDY SAGE 889-6829
MEETING DATE: December 10, 2013
ACTION REQUESTED: DEMOLITION PROJECT PCGC, CONTRACT CHANGE ORDER NO. 1, PROJECT NO. 4812-B

1. Approve Contract Change Order (CCO) No. 1 to the contract with NCM Demolition and Remediation, LP., of Dublin, CA in the amount of \$223,000, and by Resolution authorize the Director of Facility Services, or designee, to execute said CCO, funded by the Capital Project with no new net county cost.

- Noticed Public Hearing (Need copy of published notice in package and faxed or emailed to COB)
 Timed Item: _____ Approx. Time Needed: (in minutes) _____
 Department Item Approx. Time Needed:(in minutes) _____
 Consent Agenda
 Information Only

Person presenting item before the Board: Rob Unholz

Will there be a PowerPoint presentation? Yes No Number of slides: _____

PAPERWORK INCLUDES:

Required - Original plus one copy for Clerk of the Board Quick Copy Slip
Other - Resolution / Ordinance / Agreement/Contract/MOU / Budget Revision
Contracts – Risk Management Approval Coversheet:

PAPERWORK TO BE RETURNED: No Paperwork to be returned:

Resolution – Certified Y N Ordinance – Certified Y N
 Signed Agreement(s) Contracts(s) MOU Other (Explain)

SPECIAL INSTRUCTIONS FOR CLERK: Please schedule this item to be heard before the "Demolition Project PCGC, First Amendment to Contract For Hazardous Materials Services, Project No 4812-B".

BOS USE ONLY: Revenue Sharing App. Posted Online: _____ Public Comm. Period Ends: _____

REVIEWED BY / APPROVED FOR AGENDA:

COUNTY COUNSEL

Date

CEO

COUNTY EXECUTIVE

Date

COB

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: Honorable Board of Supervisors **Date:** May 6, 2014
From: Mary Dietrich, Facility Services Director
By: Rob Unholz, Capital Improvements Manager
Subject: Demolition Project PCGC, Contract Change Order No. 2, Project No. 4812-B

ACTION REQUESTED / RECOMMENDATION:

1. Approve Contract Change Order (CCO) No. 2 to the contract with NCM Demolition and Remediation, LP., of Dublin, CA in the amount of \$135,700, and by Resolution authorize the Director of Facility Services, or designee, to execute said CCO, funded by the Capital Project with no new net county cost.

BACKGROUND: On March 26, 2013, your Board authorized the solicitation of bids for the demolition of Buildings 9, 10, 203A, 204-206 at the Placer County Government Center. In this action, your Board also delegated authority to the Director of Facility Services to execute a contract in an amount not-to-exceed \$541,500 to the successful bidder. Bids were opened by Procurement Services on May 14, 2013, resulting in seven (7) bids in which the responsive and responsible low bidder was NCM Demolition and Remediation, LP (NCM) of Dublin, CA with a bid of \$477,700. Demolition of those buildings were successfully completed in November 2013. On December 10, 2013 your Board approved CCO No. 1 to demolish the adjacent Buildings 202 and 203B based on the evaluation of staff that the County would benefit from the economy of scale, savings in bidding the work separately and a favorable cost of \$223,000.

During the course of this demolition project, tenants occupying Building 201 were notified by Property Management Division of the County's intention to discontinue leasing the building due to its age and condition which made continued leasing economically infeasible. The last tenant lease ended on February 28, 2014. This building is located between C and D Avenues next to Richardson Drive and is directly adjacent to the buildings demolished under CCO No. 1. Since this building is similar in size and character to the buildings demolished by NCM, Facility Services requested a proposal from NCM for demolition of Building 201. Staff has reviewed NCM's Proposed Change Order (PCO) to perform the work contemplated in CCO No. 2. They have proposed to perform the additional demolition at costs consistent with the original contract and CCO No. 1, allowing the County to benefit from the economy of a larger scale project. Additional bidding costs, as well as the inherent higher costs of a smaller scale project would have resulted in a greater cost to the County to bid the additional work separately.

In order to proceed with the demolition of Building 201 as a contract change order, it is requested that your Board approve CCO No. 2 with NCM and authorize the Director of Facility Services to execute the CCO No. 2.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR and required mitigations are included in the demolition contract and this contract change order.

FISCAL IMPACT: The Capital Project Account 4812 was established to fund on-going demolition projects anticipated at the PCGC. When this project began in 2013, available funding in the Account was \$1,344,442. Approximately \$260,000 is currently available for new demolition projects. Anticipated costs associated with approval of this CCO No. 2 includes \$135,700 in demolition costs, \$12,000 in construction contingency, \$20,500 in professional services related to hazardous materials management and storm water inspections, and \$25,000 for project management, force account work and project contingency. Sufficient funds are appropriated in the Project Account. Approval of this CCO will result in no new net county cost.

ATTACHMENT: RESOLUTION

MD:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2014\4812B DEMO_CO_02.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION DELEGATING
AUTHORITY TO THE DIRECTOR OF FACILITY
SERVICES, OR DESIGNEE, TO EXECUTE
CONTRACT CHANGE ORDER NO. 2 FOR THE
DEMOLITION PROJECT PCGC, PROJECT NO. 4812-B
AT THE PLACER COUNTY GOVERNMENT CENTER

Resolution _____

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board authorizes the Director of Facility Services, or designee, to execute a Contract Change Order No. 2 to the contract with NCM Demolition and Remediation, LP., of Dublin, CA, in the amount of \$135,700.

**FACILITY SERVICES
AGENDA ITEM TRANSMITTAL SHEET**

Counsel

TO: CLERK OF THE BOARD OF SUPERVISORS
FROM: MARY DIETRICH/DIRECTOR
CONTACT: JUDY SAGE 889-6829
MEETING DATE: May 6, 2014

ACTION REQUESTED:

1. Approve Contract Change Order (CCO) No. 2 to the contract with NCM Demolition and Remediation, LP., of Dublin, CA in the amount of \$135,700, and by Resolution authorize the Director of Facility Services, or designee, to execute said CCO, funded by the Capital Project with no new net county cost.

-
- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
 Timed Item: _____ Approx. Time Needed: (in minutes) _____
 Department Item _____ Approx. Time Needed:(in minutes) _____
x Consent Agenda
 Information Only

Person presenting item before the Board: Rob Unholz

Will there be a PowerPoint presentation? Yes No Number of slides: _____

PAPERWORK INCLUDES:

Required - Original plus one copy for Clerk of the Board Quick Copy Slip
Other - Resolution / Ordinance / Agreement/Contract/MOU / Budget Revision
Contracts – Risk Management Approval Coversheet:

PAPERWORK TO BE RETURNED: No Paperwork to be returned:

Resolution – Certified Y N Ordinance – Certified Y N
 Signed Agreement(s) Contracts(s) MOU Other (Explain)

SPECIAL INSTRUCTIONS FOR CLERK:

BOS USE ONLY: Revenue Sharing App. Posted Online: _____ Public Comm. Period _____
Ends: _____

REVIEWED BY / APPROVED FOR AGENDA:

CEO

COUNTY COUNSEL Date

COUNTY EXECUTIVE Date

COB

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **APRIL 6, 2004**
From: **THOMAS MILLER / MARY DIETRICH**
Subject: **APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE STAFF TO
SOLICIT BIDS FOR THE DEWITT WASTEWATER TREATMENT PLANT
DEMOLITION, PROJECT NO. 4938**

ACTION REQUESTED/RECOMMENDATION: Approve the plans and specifications and authorize staff to solicit bids for the DeWitt Wastewater Treatment Plant (DWTP) Demolition, Project No. 4938.

BACKGROUND: On January 20, 2004, your Board certified the Final Environmental Impact Report (EIR) for the DeWitt Government Center Facility Plan and adopted the *Findings of Fact and Statement of Overriding Considerations*. Three of the projects identified in the EIR are the Children's Emergency Shelter (CES), the Women's Shelter and demolition of the DWTP. The CES and the Women's Shelter will be sited in an area northwest of the open water pond at the DeWitt Government Center. The DWTP is located along the proposed route for the road and utility infrastructure improvements required for the CES and the Women's Shelter. Construction of the infrastructure improvements to serve these two facilities is anticipated to commence in late summer 2004. Demolition of the DWTP will need to be completed prior to construction of the infrastructure improvements. The estimate of probable demolition cost for the Wastewater Treatment Plant is \$374,440.

In order to proceed with the demolition and remain on schedule for the construction of the road and utility infrastructure associated with the CES and Women's Shelter, it is necessary for your Board to approve the plans and specifications for the DWTP Demolition, and authorize staff to solicit bids pursuant to the Public Contract Code.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this demolition were considered in that EIR and required mitigation will be included in the demolition contract.

FISCAL IMPACT: The total project cost for the DWTP Demolition, Project No. 4938 is estimated to be \$520,095, including \$374,440 for hazardous material abatement, demolition and earthwork, \$45,990 for project management, \$78,166 for contingency and \$21,499 for geotechnical inspection services and force account. There is currently \$316,409 appropriated in the Capital Improvements Fund. Staff will return to your Board for award of bid and any required budget revisions.

TM:RU:RV:js

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2004\4938 P&S DEMOLITION.DOC

COUNTY OF PLACER

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: THOMAS MILLER, DEPT. OF FACILITY SERVICES

Contact Person: Deirdre

Telephone/Ext: 6808

BOARD MEETING DATE OF: April 6, 2004

BOARD ACTION REQUESTED: Approve the plans and specifications and authorize staff to solicit bids for the Dewitt Wastewater Treatment Plant (DWTP) Demolition, Project No. 4938.

- Noticed Public Hearing *(Need copy of published notice)*
- Timed Item: Approx. Time Needed: (in minutes)
- Department Item
- Consent Agenda
- Information Only

Person presenting item before the Board: THOMAS MILLER

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board *(required)*
- Quick Copy Slip *(required)*
- Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- Resolution – Certified? Y N
- Ordinance – Certified? Y N
- Signed Agreement(s)/Contract(s)
- Other *(Explain)*

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MAY 25, 2004**

From: **THOMAS MILLER / MARY DIETRICH**

Subject: **AWARD OF BID – DEWITT WASTEWATER TREATMENT PLANT
DEMOLITION, PROJECT NO. 4938**

ACTION REQUESTED/RECOMMENDATION: Award the bid for the DeWitt Wastewater Treatment Plant (DWTP) Demolition, Project No. 4938, to Sterling P. Holloway, III, Inc., in the amount of \$183,000 and authorize the Director of Facility Services to execute a contract and any required change orders consistent with the Public Contract Code and within the project budget after review and approval by the County Executive Office and County Counsel.

BACKGROUND: On April 6, 2004, your Board approved plans and specifications and authorized solicitation of bids for this project. The DWTP is located along the proposed route for the road and utility infrastructure improvements required for the Children's Emergency Shelter (CES) and the Women's Shelter west of the DeWitt Pond. Construction of the infrastructure improvements to serve these two facilities is anticipated to commence in late summer 2004. Demolition of the DWTP will need to be completed prior to construction of these infrastructure improvements.

Bid solicitations were advertised in accordance with the Public Contract Code. Bid documents were sent to 16 trade contractors and 8 building exchanges. Procurement Services opened bids on May 12, 2004. Six bids were received and are listed in the attached Bid Tabulation (see Attachment A). The apparent low bidder was Sterling P. Holloway, III, Inc., with a bid of \$183,000. Staff has reviewed the bid and it is complete and responsive in all aspects. In order to proceed, it is necessary for your Board to award the bid, pursuant to the Purchasing Policy Manual.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this demolition were considered in that EIR and required mitigation will be included in the demolition contract.

FISCAL IMPACT: The total project cost for the DWTP Demolition, Project No. 4938, is estimated to be \$316,409, including \$183,000 for construction, \$45,990 for project management, \$13,829 for inspection and \$73,590 for bidding, force account, and contingency. There is \$316,409 currently available in the DWTP Demolition Building Fund project account.

TM:MD:RU:KB:js

ATTACHMENT: BID TABULATION

cc: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2004\4938AWARD.DOC

**BID TABULATION
DEWITT WASTEWATER TREATMENT PLANT DEMOLITION
PROJECT NO. 4938**

BID DATE: May 12, 2004

BID NO.: 9107

<u>CONTRACTOR</u>	<u>LOCATION</u>	<u>BID AMOUNT</u>
1. Sterling P. Holloway, III, Inc	Auburn	\$183,000
2. Pacific States	Dublin	\$194,900
3. Evans Brothers	Livermore	\$306,700
4. Soil Enterprises	Brentwood	\$352,444
5. Owens Construction	Colfax	\$424,000
6. Iconco	Oakland	\$465,000

COUNTY OF PLACER

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: THOMAS MILLER, DEPT. OF FACILITY SERVICES

Contact Person: Deirdre
Telephone/Ext: 6808

BOARD MEETING DATE OF: May 25, 2004

BOARD ACTION REQUESTED: Award the bid for the DeWitt Wastewater Treatment Plant (DWTP) Demolition, Project No. 4938, to Sterling P. Holloway, III, Inc., in the amount of \$183,000 and authorize the Director of Facility Services to execute a contract and any required change orders consistent with the Public Contract Code and within the project budget after review and approval by the County Executive Office and County Counsel.

- Noticed Public Hearing (Need copy of published notice)
Timed Item: Approx. Time Needed: (in minutes)
Department Item
Consent Agenda
Information Only
Person presenting item before the Board: MARY DIETRICH

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (required)
Quick Copy Slip (required)
Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned: [checked]

Paperwork to be returned: []

- Resolution - Certified? Y [] N []
Ordinance - Certified? Y [] N []
Signed Agreement(s)/Contract(s)
Other (Explain)

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

[]

[]

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **OCTOBER 5, 2004**

From: **THOMAS MILLER / MARY DIETRICH**

Subject: **NOTICE OF COMPLETION – DEWITT WASTEWATER TREATMENT
PLANT DEMOLITION, PROJECT NO. 4938**

ACTION REQUESTED/RECOMMENDATION: Approve the attached Resolution accepting the DeWitt Wastewater Treatment Plant Demolition, Project No. 4938, as complete and authorize the Director of Facility Services to execute, and record the Notice of Completion.

BACKGROUND: On May 25, 2004, your Board awarded the bid for the demolition of the DeWitt Wastewater Treatment Plant to Sterling P. Holloway, III, Inc. This facility has been abandoned since the early 1980's when the County constructed the Bell Road sewer system. The remaining structures were located along the proposed route for the road and utility infrastructure improvements required for the Children's Emergency Shelter and the Women's Shelter that will be constructed on the western portion of the Dewitt complex.

Facility Services' and the Building Department staff have inspected the work performed on the project. Minor punch list items were noted and all items have been corrected. The project has been accepted as complete.

In order to close out the project, it is necessary for your Board to accept the DeWitt Wastewater Treatment Plant Demolition project as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act. The impacts of this demolition were considered in that EIR and required mitigation was included in the demolition contract.

FISCAL IMPACT: The contract total for the DeWitt Wastewater Treatment Plant Demolition, Project No. 4938 is \$183,000. No change orders were required to complete the contract work. Sufficient funds are available in the project account to close out this project.

TM:MD:RU:rlv:js

ATTACHMENT: RESOLUTION

cc: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2004\4938NOC.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE DIRECTOR
OF FACILITY SERVICES TO EXECUTE AND
RECORD THE NOTICE OF COMPLETION FOR
PROJECT NO. 4938, DEWITT WASTEWATER
TREATMENT FACILITY DEMOLITION

Resol. _____
Ord. _____
Reading _____

The following RESOLUTION was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held _____, by the
following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that the
attached Notice of Completion for Project No. 4938, Dewitt Wastewater Treatment Facility
Demolition, is hereby approved; and

BE IT FURTHER RESOLVED that the Director of Facility Services is hereby authorized to execute
said Notice of Completion on behalf of the Board of Supervisors and the County of Placer and
cause the same to be recorded.

ATTACHMENTS: NOTICE OF COMPLETION

From: [Correia, Jay@Parks](mailto:Correia.Jay@Parks)
To: [Burg, William@Parks](mailto:Burg.William@Parks)
Subject: FW: Objection to Nomination - DeWitt General Hospital; October 30, 2015 State Historical Resources Committee Meeting/Placer County Supplemental Filing
Date: Friday, October 30, 2015 3:05:43 PM
Attachments: [Placer County Supplemental Submittal 102915.pdf](#)

For your files

Jay Correia
State Historian III
Supervisor, Registration Unit
California Office of Historic Preservation
916-445-7008

From: Robert Sandman [mailto:RSandman@placer.ca.gov]
Sent: Thursday, October 29, 2015 3:52 PM
To: Correia, Jay@Parks
Subject: Objection to Nomination - DeWitt General Hospital; October 30, 2015 State Historical Resources Committee Meeting/Placer County Supplemental Filing

October 29, 2015

To: Jay Correia, Supervisor, Registration Unit, Office of Historic Preservation; Jay.Correia@parks.ca.gov

Dear Mr. Correia,

Attached is a supplemental filing from the County of Placer regarding the nomination of the DeWitt General Hospital to the National Register of Historic Places. This item is scheduled for consideration by the State Historical Resources Committee as Item XII(A)(1) on the Commission's October 30, 2015 meeting agenda. The attached file is a summary of demolition and new construction activity at the site. Please deliver a copy of this submittal to Commission members and staff and include in the record of proceedings for this matter. County representatives will also bring hard copies for distribution tomorrow.

In addition, **the County requests a continuance of the Commission's hearing on the DeWitt Hospital scheduled for tomorrow, October 30, 2015.** The Office of Historic Preservation (OHP) sent the relevant nomination form to the head of Placer County Facility Services on August 13, 2015, in accordance with 36 CFR Part 60, Section 60.6(c); however, the County became aware only a few days ago (quite by chance) from OHP's website that the nomination form had changed substantially since that date, including by means of the inclusion of a new National Register criterion for listing (Criterion B). The County was never provided a copy of the revised nomination form nor advised that a revised form was available for review; thus, the County was not given at least thirty (30) days to submit comments on the revised nomination form, as required by 36 CFR Part 60, Section 60.6(c). Pursuant to 36 CFR Part 60, Section 60.6(f), the required comment period following notifications may be waived only with the agreement of the County, and the County never agreed to such a waiver. OHP also did not notify the County that a staff report on the proposed nomination was available, nor was the staff report published on OHP's website. A representative of the County found out that a staff report was available only yesterday during a call with an OHP representative. The County was not made aware of any of these procedural steps or documents, and thus was deprived of the opportunity to plan a comprehensive response to the proposed nomination. Similar to the situation in Historic Green Springs v. Bergland, 497 F.Supp. 839, 856 (1980), important information relied upon by OHP was "disclosed ... in piecemeal fashion ... after any opportunity for meaningful response had passed." Due process considerations therefore require that the Commission's hearing on the DeWitt Hospital be continued until the next scheduled meeting in order to provide the County with the full 30-day period within which to provide comments on the proposed nomination.

We also note that 36 CFR Part 60, Section 60.6(c) requires that the nomination be sent to the "applicable

chief elected official of the county ... in which the property is located.” The notice was procedurally deficient in that it was sent to the appointed head of Placer County Facility Services, not the Chair of the Placer County Board of Supervisors as the County’s chief elected official.

Thank you. Please feel free to contact me if you have any questions.

Robert K. Sandman
Deputy County Counsel
Placer County Counsel's Office
175 Fulweiler Ave.
Auburn, CA 95603
Ph. (530) 889-4044
Fax (530) 889-4069
rsandman@placer.ca.gov

Demolition and Construction Activity
Placer County Government Center (DeWitt General Hospital site), Auburn, CA
Prepared by Placer County Department of Public Works and Facilities

Pre-1985 Demolition				
Building No.	Side A SqFt	Side B SqFt	Total SqFt	Demolition Date
Barracks	-	-	59,350	Records Not Available
		Total SqFt	59,350	

Post-1985 Demolition				
Building No.	Side A SqFt	Side B SqFt	Total SqFt	Demolition Date
1	4,554	4,554	9,108	November 2008
2	5,700	5,756	11,456	July 2004
3	5,700	5,756	11,456	July 2004
4	5,700	5,756	11,456	July 2004
5	5,700	5,756	11,456	July 2004
6	-	-	567	November 2008
7	-	-	5,242	November 2008
8	-	-	13,163	November 2008
9	4,692	4,853	9,545	July 2014
10	5,953	6,000	11,953	July 2014
15	3,480	3,955	7,435	June 2011
16	3,510	3,358	6,868	June 2011
17	3,579	3,420	6,999	June 2011
18	3,460	4,063	7,523	June 2011
27	-	-	1,390	June 2011
102	5,640	4,441	10,081	June 2011
103	4,445	4,472	8,917	June 2011
104	4,610	4,397	9,007	June 2011
105	4,445	4,804	9,249	June 2011
106	4,840	4,290	9,130	June 2011
201	4,170	2,250	6,420	July 2014
202	4,646	4,404	9,050	July 2014
203	4,170	4,481	8,651	July 2014
204	4,161	4,162	8,323	July 2014
205	4,158	4,198	8,356	July 2014
206	4,858	4,863	9,721	July 2014
207	4,290	4,902	9,192	June 2011
213	4,872	5,308	10,180	April 2010
214	4,969	4,044	9,013	April 2010
215	4,003	5,113	9,116	April 2010
216	4,261	-	4,261	April 2010
217	3,831	2,141	5,972	April 2010
340	-	-	12,570	September 2005
416	-	-	1,500	November 2008
503/504/506	-	-	8,022	September 2004
		Total SqFt	292,348	

New Construction Since 1985				
Building			Total SqFt	Construction Date
Auburn Justice Center			95,000	2007
Animal Shelter (Under Construction)			32,000	2016 est. completion
Community Development			97,400	2006
Children's Shelter			16,300	2008
Finance and Accounting			81,066	1997
Home Depot			125,000	2006
Juvenile Detention			37,404	1998
Main Jail			122,100	1985
Miscellaneous			2,000	Varies
Women's Shelter			13,600	2009
		Total SqFt	621,870	

November 9, 2015

VIA EMAIL AND FEDERAL EXPRESS

Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100
julianne.polanco@parks.ca.gov

Re: Opposition to Submission of Nomination of Placer County Government
Center Site to the Keeper of the National Register of Historic Places

Dear Ms. Polanco:

On behalf of our client, Placer County (the "County"), we are writing to ask that you refrain entirely from (or at least delay) submitting to the Keeper of the National Register of Historic Places (the "Keeper") any nomination of a portion of the Placer County Government Center property (the "PCGC") to the National Register of Historic Places ("NRHP") as a Historic District. The nomination should not be submitted because: (1) per the prior letters on the County's behalf and the oral testimony presented by County representatives (including me) before the State Historical Resources Commission (the "SHRC") on October 30, 2015, the PCGC is not eligible for inclusion in the NRHP under any of the criteria established by 36 CFR Part 60 (the National Register Federal Program Regulations); and (2) the Office of Historic Preservation ("OHP") has not adhered to the procedural requirements of 36 CFR Part 60 in its processing of the nomination. **We respectfully request that you decline to submit the nomination of the PCGC to the Keeper altogether, both because the PCGC fails to meet the National Register criteria for inclusion and because the necessary procedural requirements have not been met; however, even if you believe that the PCGC may meet the National Register criteria for inclusion, you must rectify the grave procedural errors made to date before submitting the nomination to the Keeper.**

We will not reiterate here the reasons why the PCGC is not eligible for inclusion in the NRHP; instead, we incorporate by reference the earlier letters and testimony by County representatives on this subject. This letter will focus on the numerous

Julianne Polanco
State Historic Preservation Officer
November 9, 2015
Page 2

procedural deficiencies in the manner in which the nomination of part of the PCGC was processed, all of which were identified to the SHRC before it held its hearing on the proposed nomination. 36 CFR Part 60, Section 60.6(b) generally requires the State to “consult with local authorities in the nomination process” by “provid[ing] notice of the intent to nominate a property and solicit[ing] written comments especially on the significance of the property and whether or not it meets the National Register criteria for evaluation.” Section 60.6(b) further specifically requires that the notice be carried out “as specified in the subsections below.” This was not done, and was deficient as elaborated here:

1. 36 CFR Part 60, Section 60.6(c) requires that the nomination be sent not only to the property owner, but also to the “applicable chief elected official of the county ... in which the property is located.” To our knowledge, the notice of nomination was never sent to the Chair of the Placer County Board of Supervisors (the County’s chief elected official). Thus, this original notice was procedurally deficient.
2. 36 CFR Part 60, Section 60.6(c) also requires the State to “send the written notification at least 30 but not more than 75 days before the State Review Board meeting.” This time frame “can be waived only when all property owners and the chief elected local official have advised the State in writing that they agree to the waiver.” (36 CFR Part 60, Section 60.6(f)) In the present situation, since the OHP provided the notice to the wrong individual, that time frame was essentially waived without the permission of the County, either in its capacity as the property owner **[Q for Rob – could Ken legally have been deemed the designee of the “property owner”?]** or as the local jurisdiction.
3. Furthermore, the form of notice that was sent by the OHP was subsequently changed substantially, a fact of which the County became aware only a few days prior to the October 30 hearing, quite by chance through its own internet search of the OHP website. (Copies of both the form received by the County and the form subsequently found on the OHP’s website are attached hereto for your reference.) Among the material changes that had been made to the notice was the inclusion of a new National Register criterion for listing (Criterion B). The County was never provided a copy of the revised nomination form nor advised that a revised form was available for review; thus, the County was not given at least thirty (30) days to submit comments on the revised nomination form and the entirely new alleged criterion, as required by 36 CFR Part 60, Section 60.6(c). Because County representatives had no idea that the

Julianne Polanco
State Historic Preservation Officer
November 9, 2015
Page 3

revised form even existed until less than two days prior to the SHRC hearing, they had nowhere near enough time to prepare for or respond to the newly-raised argument that the PCGC was “associated with the lives of persons significant in our past” (i.e., that it somehow met Criterion B).

4. As if these failures were not enough, no one from OHP notified the County that a staff report concerning the proposed nomination was available, nor was the staff report published on OHP’s website. A representative of the County found out that a staff report was available only two days prior to the October 30 during a call with an OHP representative, again very much by chance. The County was not made aware of any of these procedural steps or documents, and thus was deprived of the opportunity to plan a comprehensive response to the proposed nomination.

5. Pursuant to Section 60.6(o), the State Historic Preservation Officer’s signature on the nomination form for a property certifies, among other things, that “[a]ll procedural requirements have been met” with respect to the nomination process. As discussed above, it is the County’s position that unless the identified procedural missteps are cured, this attestation cannot be made.

Conclusion

Similar to the situation in Historic Green Springs v. Bergland, 497 F.Supp. 839, 856 (1980), important information relied upon by the OHP was “disclosed ... in piecemeal fashion ... after any opportunity for meaningful response had passed,” which the applicable court found to be an unacceptable procedural error. In this situation, the OHP’s procedural missteps deprived the County of its right to a full 30-day period within which to provide comments on the complete proposed nomination. We are confident that OHP’s failure to proceed in the manner required by law, and the consequent deprivation of the County’s due process rights, would not be countenanced upon judicial review of these proceedings.

The OHP should either decline to submit the nomination of the PCGC to the Keeper altogether; or, at a minimum, rectify the unacceptable procedural errors made to date (presumably by correcting the defective notices and arranging for the SHRC to hold a new hearing on the nomination) before submitting the nomination to the Keeper. Only then will the OHP have complied with the National Register Federal Program Regulations with respect to the PCGC, and only then will the County be able to make a meaningful response to the proposal,

Julianne Polanco
State Historic Preservation Officer
November 9, 2015
Page 4

Please do not hesitate to contact me or Robert Sandman, Deputy County Counsel ((530) 889-4044), with any questions you may have.

Very truly yours,



Anna C. Shimko

Attachments

cc: Ken Grehm, Director of Placer County Department of Public Works and Facilities
Tara Lynch, California State Parks Chief Counsel

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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July 7, 2015

Rob Unholz
Placer County Facility Services
11476 C Avenue
Auburn, CA 95603

Dear Mr. Unholz,

RE: DEWITT GOVERNMENT CENTER FACILITY MASTER PLAN UPDATE

Thank you for including the California Office of Historic Preservation (OHP) in the environmental review process for the proposed DeWitt Government Center Facility Master Plan Update. Pursuant to the National Historic Preservation Act and the California Public Resources Code, the State Historic Preservation Officer (SHPO) and the OHP have broad responsibility for the implementation of federal and state historic preservation programs in California. Our comments are offered with the intent of protecting historic and cultural resources, while allowing the County of Placer (Lead Agency) to meet its program needs. The following comments are based on the information included in the memorandum provided by the Department of Facility Services of Placer County (DFS) to the Placer County Board of Supervisors (BOS) between 2009 and 2015. Several concerned residence of Placer County have contacted our office to request the OHP consider commenting on the 2015 DeWitt Government Center Facility Master Plan Update based on concerns that the Lead Agency has not been adequately considering historic resources as part of the planning process.

The 2003-2004 DeWitt Master Plan Draft Environmental Impact Report (DEIR) included a historic and cultural resources survey prepared by the Lead Agency's consultant North Fork Associates. The report determined the former hospital contained a historic district that was eligible for listing on the California Register of Historical Resources (CRHR) and the National Register of Historic Places (NRHR) significant for its military architecture and its association with World War II medical services. The Lead Agency adopted a statement of Overriding Consideration in adopting the findings from the 2003-2004 DEIR, and approved demolition of 24 buildings in the historic district, a significant environmental impact.

After certification of the DEIR, subsequent memorandums by DFS to the Board of Supervisors requested approval of demolition projects beyond that identified in the original 2003-2004 environmental document. These subsequent projects successfully demolished 8 remaining historic resources on the site, each time without additional environmental analysis and determined the action was part of the 2003-2004 DEIR. Additional demolition projects were proposed with similar lack of environmental review,

but never carried to fruition. The OHP has several concerns with this process (each concern is discussed in further detail below):

- 1) It appears that a subsequent EIR is needed pursuant to CEQA Guidelines § 15162 (a)(3)(A-B) for any additional demolition of historic resources not identified in the original EIR.
- 2) The 2009 memorandum implies the additional demolition is Categorical Exempt from CEQA pursuant to Guidelines § 15301.2.3 – Demolition and removal of small structures; however, pursuant to Guidelines § 15300.2(f), Categorical Exemptions shall not be used when the project will result in impacts to historical resources.
- 3) The 2010 DFS memorandum implied the additional demolitions did not require further environmental analysis because the OHP found that the DeWitt Hospital is not eligible for inclusion on the National Register of Historic Places (NRHP) under the criterion established by 36 CFR 800, pursuant to Section 106 of the National Historic Preservation Act.

Subsequent EIR

The Lead Agency adopted a Statement of Overriding Consideration that was specific to the proposed project described in the 2003-2004 DEIR. That project only included demolition of 24 buildings on the site. A Subsequent EIR was not prepared or circulated when DFS requested approval by the BOS to demolish additional historic resources. Pursuant to CEQA Guidelines § 15162 (a)(3)(A-B) a Subsequent EIR is needed when:

The project will have one or more significant effects not discussed in the previous EIR or negative declaration; [or] significant effects previously examined will be substantially more severe than shown in the previous EIR.

Additional demolition of historic resources, beyond the 24 identified in the 2003-2004 DEIR, without additional environmental analysis, appears to constitute, “one or more significant environmental effects not discussed in the previous EIR.” By preparing and recirculating a Subsequent EIR, decision makers and the public have adequate information to make an informed decision whether or not to approve any subsequent demolition projects.

Under CEQA Guidelines § 15378 a “Project” is defined by the whole of an action, which has a potential for resulting in either a direct physical change in the environment , or a reasonably foreseeable indirect physical change in the environment...” The multiple approvals of additional demolition, with only passing reference to the 2003-2004 DEIR, does not provide decision makers with adequate information to make an informed decision about the severity of environmental impacts.

Use of a Categorical Exemption

The 2009 DFS memorandum notes the demolition of five additional historic resources was Categorically Exempt from CEQA pursuant to Guidelines § 15301.2.3 – Demolition and removal of small structures. These buildings were previously identified as historically significant in the 2003-2004 DEIR, and therefore, a Categorical Exemption is not appropriate when the proposed project involves significant impacts to historical resources (CEQA Guidelines § 15300.2 (f)).

Section 106 of the NHPA

The 2010 DFS memorandum points to consultation between OHP and the Army Corps of Engineers (ACE), which found that the DeWitt Center is not eligible for inclusion on the NRHP pursuant to the Section 106 of the National Historic Preservation Act. The criteria for determining if a property is a historical resource for purposes of CEQA is much broader and very different than the criteria for listing in the National Register. For this reason, the concurrence letter between OHP and ACE is not sufficient to determine if a resource is a historic resource for the purposes of CEQA. In order for a Lead Agency to determine if a resource is historic for the purposes of CEQA, they must determine whether the resource:

- 1) Is listed in, or determined by the State Historical Resources Commission as eligible for listing in, the California Register of Historical Resources (§ 15064.1.a.1);
- 2) Is included in a local register of historical resources or identified as significant in an historical resources survey (§ 15064.1.a.2);
- 3) Meets the criteria for listing in the California Register of Historical Resources (§ 15064.1.a.3); or
- 4) The Lead Agency may exercise its discretion to consider any resource as historic for the purposes of CEQA (§ 15064.1.a.4).

Pursuant to CEQA, these determinations are the responsibility of the Lead Agency, not the OHP or the ACE. The Lead Agency adopted the findings of the 2003 historic resources survey by certifying the 2003-2004 EIR, therefore, reference to Section 106 consultation is not a relevant comparison for a CEQA document.

As the 2015 DeWitt Government Center Facility Master Plan Update moves forward, the OHP encourages the Lead Agency to evaluate the remaining resources on the site, and incorporate the historic resources into a comprehensive vision for the area. The historic resources should not be viewed as an obstacle, but as an opportunity to create a diverse mix of building types that can accommodate the County's needs, while respecting the World War II-era historic resources that may still contain significance and integrity.

Rob Unholz
July 7, 2015
Page 4 of 4

If you have questions, please contact Sean de Courcy of the Local Government and Environmental Compliance Unit, at (916) 445-7042 or at Sean.deCourcy@parks.ca.gov.

Sincerely,



Jenan Saunders
(for) Julianne Polanco
State Historic Preservation Officer

**OFFICE OF HISTORIC PRESERVATION
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www.ohp.parks.ca.gov



December 14, 2015

Anna C. Shimko
101 Howard Street, Suite 400
San Francisco, CA 94105-6125

Subject: DeWitt Hospital Nomination to the National Register of Historic Places

Dear Ms. Shimko:

In response to your letter of November 9, 2015, the Office of Historic Preservation (OHP) has reviewed the noticing and procedural requirements and the correspondence sent regarding the above-named nomination. Each of your inquires is responded to below, numbered to correspond with your letter.

1. A notification letter was mailed to the Placer County Board of Supervisors on August 27, 2015, the same date that letters were sent to Ken Grehm of Placer County Facility Services and the nomination's preparer, to notify them of the October 30, 2015 meeting. These letters are sent to county supervisors any time a nomination within the county's jurisdiction is scheduled for State Historical Resources Commission (SHRC) review as called for under Title 36, Code of Federal Regulations, Part 60.6(c). Thus, the original notice was procedurally correct.
2. Because properties owned by local governments are administered by local government staff, the property owner is considered the manager of the department that administers the facility in question, who was in this case identified by the nomination's preparer as Ken Grehm, Director of Public Works, Placer County Facility Services. Mr. Grehm received the original letter acknowledging receipt of the nomination, sent on August 13, 2015, and the notification letter sent on August 27, 2015. Thus, the correct individual was notified within the timeframe defined by Title 36, Code of Federal Regulations, Part 60.6(c), and the time frame was not improperly waived.
3. When the nomination was first received by OHP, an unedited draft copy was mailed to Mr. Grehm along with the August 13, 2015 letter mentioned above. Before the nomination was scheduled for review, OHP staff recommended minor edits and clarifications to the nomination, including changing the Criterion A area of significance from Economics to Health/Medicine, relocating text regarding Martin Ramirez to add a Criterion B context, a reorganized list of contributors and non-contributors, and mention of the Latinos in 20th Century California Multiple Property Document. The substantive content of the nomination remained essentially the same, including the narrative historic context information, number of contributors, boundaries, and integrity discussion, but was reorganized for readability and formatting.

This amended nomination was posted to the OHP website 63 days in advance of the meeting. The August 27, 2015 notification letter sent to the County Board of Supervisors and Mr. Grehm included the URL of the Pending Nominations page, and stated that the draft nomination was available for download. The letter opposing the amended nomination sent by Burke, Williams & Sorenson, dated October 15, 2015, mentions Martin Ramirez by name, indicating that the owner's counsel was aware of his mention in the nomination as part of the historic context. The nomination's reviewer at the OHP was also contacted by Placer County Facilities staff Paul Breckenridge on or about September 10-11, 2015, who stated he found the nomination on OHP's website and asked about its status; he was informed that the notification letter was sent to Mr. Grehm and the nomination online was the current nomination draft. Thus, the property owner was provided with notice that included reference to the amended nomination online, and it was available for public review.

4. SHRC staff reports are internal documents, containing a summary of the property's description and criteria for eligibility, and a staff recommendation. The staff reports are subject to frequent editing as public comment is received in order to respond to such public comment and provide an accurate count of letters of support and opposition. There is no requirement in federal or state law or regulations that OHP's staff reports be posted for public review, but the staff reports are provided upon request as public documents. All properties scheduled for review are posted on OHP's Pending Nominations page, including the entire nomination document in PDF format, and are listed in the SHRC meeting agenda, posted at a minimum 10 days prior to each meeting. Because there is no procedural requirement to post staff reports for public review, there is no failure to meet procedural requirements.
5. As required by Title 36, Code of Federal Regulations, Part 60, the property owner was notified when the nomination was received. The property owner and county board of supervisors were notified when the nomination was placed on the October 30, 2015 agenda within the prescribed notification period. The amended draft of the nomination was referenced in the notification letter and posted on OHP's website for public review. Placer County and its representatives thus had the opportunity to plan a comprehensive response to the proposed nomination. For these reasons, there were no procedural missteps and, therefore, no grounds to hold a new hearing of the nomination prior to submitting the nomination to the Keeper of the National Register of Historic Places.

If you have any questions regarding this nomination, please contact William Burg, Historian, of my staff at 916-445-7004.

Sincerely,



Julianne Polanco
State Historic Preservation Officer

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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March 30, 2004

REPLY TO: COE401121A

Michael S. Jewell, Chief
Central California/Nevada Section
U.S. Army Engineer District, Sacramento
1325 J Street
SACRAMENTO CA 95814-2922

Re: Modernization and Expansion of the DeWitt Government Center Facility, Auburn, Placer County.

Dear Mr. Jewell:

Thank you for submitting to our office your January 15, 2004 letter and supporting documentation regarding the proposed modernization and expansion of the DeWitt Government Center Facility (DeWitt Center) in Auburn, Placer County. The facility is administered by the County of Placer for use by a number of its government agencies. The facility was constructed in 1943 as a U.S. Army hospital. It was subsequently used as a California state mental hospital from 1946 to 1971, then transferred to Placer County. The existing DeWitt Center site comprises 180 acres and is situated within a residential and retail area. Implementation of the overall plan for the DeWitt Center would occur over a seven-year period and would include:

- o Construction of two new office buildings (Land Development Building Site and Auburn Justice Center Site),
- o Construction of a children's and women's health center complex (Children's and Women's Center Site), and
- o Demolition of twenty-eight (28) existing buildings.

Details of the proposed project activities are outlined on pages 1 and 2 of the Enclosure 1 Project Description document. The project Area of Potential Effects (APE), as depicted on Figure 2-1(Site and Vicinity Map), is adequate and meets the definition set forth in 36 CFR 800.16(d). An archeological record search conducted at the North Central Information Center at California State University, Sacramento and a pedestrian survey conducted by qualified archeologists revealed one previously recorded prehistoric archeological site (no trinomial identification) within the project APE. The site, a bedrock milling station with 17 mortar cups and a small milling slick was re-examined and no cultural deposits were noted by any of the archeologists. The site has not been adequately studied to assess its NRHP status. While it is stated that the Corps of Engineers (Corps) does not believe that there are any artifactual materials associated with the milling feature, ground visibility is poor, and no sub-surface testing

has been conducted to discount the possibility of a subsurface component. In addition, the consultant's report points out that: (1) additional cups may be present under soil and duff; (2) it is "possible that a subsurface deposit occurs somewhere within the vicinity of the feature"; and (3) and that "the number and depth of the milling surfaces at this particular site suggests a more than ephemeral use of the area. I am recommending that COE conduct a shovel test pit program at the site in order to determine the presence or absence of associated artifactual remains in the soils adjacent to the bedrock milling feature.

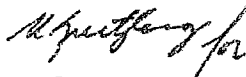
The Corps is seeking my comments on its determination of the eligibility of the DeWitt Center for inclusion on the National Register of Historic Places (NRHP) in accordance with 36 CFR 800, regulations implementing Section 106 of the National Historic Preservation Act. The Corps is also seeking my comments on its determination of the effects the proposed project will have on historic properties in accordance with 36 CFR 800. A review of the submitted documentation leads me to conclude that the DeWitt Center is not eligible for inclusion on the NRHP at under any of the criteria established by 36 CFR 800. The property has associations with the construction and use of large U.S. Army hospitals for the treatment of wounded soldiers in the years spanning 1939 to 1945 but lacks sufficient integrity of materials, workmanship, and feeling associated with its historic period of significance to warrant NRHP designation at a national level of significance. This diminished integrity can be traced to numerous alterations made over the years to the property's character-defining features and the removal of key architectural elements associated with its use as a World War II-era hospital.

Based on the foregoing comments, it appears that the following steps should enable us to move toward concluding the section 106 consultation for the Corps' undertaking:

1. determining whether the archaeological property within the APE has a subsurface component and determining, based on the test results whether this property is National Register eligible.
2. Reaching agreement on the National Register status of the DeWitt Center.

If you have any questions, please contact staff historian Clarence Caesar by phone at (916) 653-8902, or by e-mail at ccaes@ohp.parks.ca.gov.

Sincerely,



Stephen D. Mikesell
Acting State Historic Preservation Officer



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

REPLY TO
ATTENTION OF

October 21, 2004

RECEIVED
FACILITY SERVICES
2004 OCT 27 PM 2:57

Regulatory Branch (200200662)

Milford W. Donaldson
State Historic Preservation Officer
Office of Historic Preservation
California State Department of Parks and
Recreation
P.O. Box 942896
Sacramento, California 94296-0001

Dear Mr. Donaldson:

I am writing in response to your March 30, 2004, letter regarding the proposed modernization and expansion of the DeWitt Government Center, COE401121A.

We have re-examined the available information and concur with your determination that the DeWitt Center is not eligible for inclusion on the National Register of Historic Places under any of the criteria established by 36 CFR 800. Additionally, the applicant's agent has conducted test excavations around archeological site DWC #1 and has determined that there is no deposit of cultural material in association with the bedrock mortar. A letter report and supporting documentation of the archeological investigation are enclosed.

The consultant has determined, and we concur, that this project would not affect resources eligible for listing in the National Register of Historic Places.

Please refer to identification number 200200662 in any correspondence concerning this project. If you have any questions, please contact William Ness at our Sacramento Valley Office, 1325 J Street, Room 1480, Sacramento, California 95814-2922, email *William.W.Ness@usace.army.mil*, or telephone 916-557-5268. You may also use our website: *www.spk.usace.army.mil/regulatory.html*.

Sincerely,

ORIGINAL SIGNED

Michael S. Jewell
Chief, Central California/Nevada
Section

Enclosure(s)

Copy furnished without enclosure(s):

7 Dennis Salter, Placer County Department of Facility Services, 11476 C Avenue, Auburn,
California 95603
Katherine Duncanson, North Fork Associates, 1449 Lincoln Way, Auburn, California
95603

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
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(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov



November 4, 2004

REPLY TO: COE040121A

Michael S. Jewell, Chief, Central California/Nevada Section
U.S. Army Engineer District, Sacramento
1325 J Street
SACRAMENTO CA 95814-2922

Re: Modernization and Expansion of the DeWitt Government Center, Auburn, Placer County.

Dear Mr. Jewell:

Thank you for submitting to our office, on behalf of the U.S. Army Corps of Engineers (Corps) your October 21, 2004 letter and archeological investigation report (AIR) regarding the proposed modernization and expansion of the DeWitt Government Center, a facility located in the City of Auburn in Placer County. The DeWitt Government Center was determined, by consensus, to be ineligible for inclusion on the National Register of Historic Places (NRHP). The AIR is being submitted for my review per my request in my letter of March 30, 2004. Implementation of the overall plan for the DeWitt Center would occur over a seven-year period and would include:

- Construction of two new office buildings (Land Development Building Site and Auburn Justice Center Site),
- Construction of a children's and women's health center complex (Children's and Women's Center Site), and
- Demolition of twenty-eight (28) existing buildings.

The AIR identified one archeological site (DWC #1) in the proposed project area. DWC #1 consists of a large bedrock outcropping that contains 17 mortar cups and one grinding slick. A series of 16 shovel test pits (STPs) were dug around the feature to discern the presence of artifacts. No evidence of prehistoric cultural material was observed in any of the 16 excavate STPs. On the basis of the findings contained in the AIR, the Corps has determined that site DWC #1 is ineligible for inclusion on the NRHP under any of the criteria established by 36 CFR 60.4. I do not object to this finding.

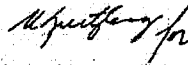
Pursuant to 36 CFR 800, regulations implementing Section 106 of the National Historic Preservation Act, the Corps is seeking my comments on its determination of the effects the proposed project will have on historic properties. My review of the submitted documentation leads me to concur with the Corps' determination that the proposed project, as described, will not involve historic properties. Accordingly, the Corps has fulfilled its responsibilities pursuant to 36 CFR 800. Please note, however, that the

Corps may have additional responsibilities pursuant to 36 CFR 800 under any of the following circumstances:

1. If any consulting party requests the Advisory Council on Historic Preservation to review your findings in accordance with 36 CFR 800.5 (c) (3);
2. If the undertaking changes in ways that could affect historic properties (36 CFR 800.5 [d] [1]);
3. If previously undocumented properties are discovered during implementation of the undertaking or if known historic property will be affected in an unanticipated manner (36 CFR 800.13);
4. If a property that was to be avoided has been inadvertently or otherwise affected (36 CFR 800.13);
5. If any condition of the undertaking, such as a delay in implementation or implementation in phases over time, may justify reconsideration of the current National Register status of properties within the undertaking's Area of Potential Effects (36 CFR 800.4[c] [1]).

Thank you again for seeking our comments on your project. If you have any questions, please contact staff historian Clarence Caesar at (916) 653-8902.

Sincerely,



Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov

RECEIVED 2280



DEC 31 2015

Nat. Register of Historic Places
National Park Service

December 29, 2015

J. Paul Loether
Deputy Keeper and Chief, National Register and National Historic Landmark Program
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW, 8th Floor
Washington, DC 20005

Subject: **DeWitt General Hospital
Placer County, California
National Register of Historic Places**

Dear Mr. Loether:

Enclosed please find the **DeWitt General Hospital** nomination to the National Register of Historic Places. The enclosed disk contains the true and correct copy of the nomination for **DeWitt Hospital** to the National Register of Historic Places. This property is located in Placer County, California. On October 30, 2015, the State Historical Resources Commission unanimously found the property eligible for the National Register under Criteria A, B and C at the local level of significance.

The property is nominated by a third party. The owner has submitted a notarized formal letter of objection, but because the owner is a public agency, not a private property owner, this letter is a request for listing in the National Register rather than a request for determination of eligibility. Sixteen letters of support and four letters of opposition were received, in addition to communication from the property owner and their representatives. Copies of all correspondence and public comment are enclosed, including documents, reports and studies submitted as public comment by the property owner and members of the public, and internal documents generated by the Office of Historic Preservation regarding this property.

If you have any questions regarding this nomination, please contact William Burg of my staff at 916-445-7004.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julianne Polanco".

Julianne Polanco
State Historic Preservation Officer

Enclosures

February 5, 2016

VIA EMAIL AND OVERNIGHT COURIER

J. Paul Loether
Deputy Keeper and Chief, National Register and National Historic Landmark Program
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW, 8th Floor
Washington, DC 20005

Re: Objection to Nomination of DeWitt General Hospital in Placer County,
California, to the National Register of Historic Places

Dear Mr. Loether:

On behalf of our client, Placer County, California (the "County"), we are writing to oppose the nomination of the DeWitt General Hospital property (the "Hospital") to the National Register of Historic Places ("NRHP") as a Historic District, which nomination was submitted to you by the California State Historic Preservation Officer on December 29, 2015. Contrary to the analysis in the NRHP registration form for the Hospital, as will be discussed in more detail below, the Hospital should not be deemed eligible for inclusion in the NRHP under any of the criteria established by 36 CFR 800. While there could be specific buildings within the Hospital complex that retain a degree of historicity (although we have not seen any such evidence), the complex itself simply does not constitute a historic district. To quote a March 2004 letter (attached) from the then-Acting State Historic Preservation Officer ("SHPO"), although the Hospital may have "associations with the construction and use of large U.S. Army hospitals," it "lacks sufficient integrity of materials, workmanship, and feeling associated with its historic period of significance to warrant NRHP designation at a national level of significance." In light of the prior determination made by the SHPO, the continued deterioration of the buildings and overall site since that time, and the additional arguments below, **we respectfully request that you reject the proposed nomination of the Hospital site to the NRHP.**

J. Paul Loether
National Register of Historic Places
February 5, 2016
Page 2

Background

As stated in the registration form, the Hospital was constructed to provide rehabilitation for World War II soldiers. It was used for this purpose from 1943 to 1945, after which it was used as a state mental hospital until 1972. In 1972, the County took possession of the Hospital site with the long-term goal of developing it for public and private uses beneficial to the community. In fact, as will be discussed later in this letter, it was never intended that the Hospital site would be treated as a standard public property; rather, it was anticipated that the site would be used – and leased out to third parties – as private property, free and clear of the constraints that otherwise would be placed upon its management.

In 2003, the County certified a Final EIR for its DeWitt Government Center Facility Plan, which consisted of ten phases of relocation, demolition, and new construction of public and private uses. In connection with that proposal, the County applied to the U.S. Army Corps of Engineers (“USACE”) for a permit authorizing impacts to waters of the United States. The USACE, in turn, submitted to the SHPO in early 2004 a letter requesting the SHPO’s comments as to whether the Hospital was eligible for inclusion on the NRHP, in compliance with the USACE’s obligations under Section 106 of the National Historic Preservation Act. The letter from USACE included supporting documentation regarding the project, which was described as encompassing 180 acres and including the construction of office buildings, construction of a health center complex, and the demolition of 28 existing buildings. On March 30, 2004, the SHPO wrote a letter to the USACE (attached) stating categorically his conclusion that the Hospital was not eligible for inclusion on the NRHP. In a letter dated October 21, 2004 (attached), the USACE fulfilled its Section 106 obligations by concurring with this determination.

Since that time, in reliance on this determination, the County has expended tremendous amounts of time and money (including by demolishing numerous buildings and executing binding contractual agreements) as it transforms the Hospital site into a productive and valuable component of the community. In fact, several times during the last decade, the County has made available for public review memoranda (some of which are attached) regarding the imminent demolition of various Hospital buildings, without any protest from the Office of Historic Preservation (the “OHP”). In addition, the County received federal funding to develop the Children’s Shelter at the Hospital site, meaning that Congress itself has earmarked money to change the character of the overall complex. In light of the multiple, unambiguous prior federal and State actions in support of the County’s efforts to transform the Hospital property, it came as a surprise

J. Paul Loether
National Register of Historic Places
February 5, 2016
Page 3

to County representatives when informed that the SHPO was again considering a proposed nomination of the Hospital site to the NRHP.

Unusual Ownership Circumstances Should Preclude the Listing

We are attaching for your reference copies of prior letters to the California State Historic Preservation Officer (the "SHPO") objecting to the proposed nomination of the Hospital site to the National Register of Historic Places. Prior to outlining those arguments for you in this letter, however, we would like to highlight for your consideration the unusual ownership circumstances with respect to the Hospital site, which make clear that **the Hospital site should be treated as akin to private property for the purposes of the nomination**. Thus, pursuant to 36 CFR Part 60, Section 60.6(s), although the Hospital site may be determined to be eligible for the NRHP, **it cannot and should not be listed in the NRHP**.

Although the County itself is a public agency, the State of California has expressly adopted legislation to authorize the County to use and manage the Hospital property effectively as private property. Specifically, Chapter 95 of California Assembly Bill No. 1943 (1977-1978) (attached) authorized the County to lease County-owned portions of the Hospital property *without being subject to* the State code competitive bidding process to which it otherwise would be subject. (AB 1943, Section 8) That same bill authorized the State of California to sell the remaining areas of the Hospital property (which were quitclaimed to the State) for *current market value* and without restriction as to terms and conditions. (AB 1943, Section 7) These provisions make it clear that the State did not and does not intend for the Hospital site to be treated as a standard public property; rather, the State anticipated that the site would be used – and leased out to third parties – as private property, free and clear of the constraints that otherwise would be placed upon its management.

Indeed, the County has used and managed the Hospital site in exactly such a way. It has leased the Hospital property for a variety of public and private uses (in many instances at market-rate rent). As noted earlier, in 2003, the County certified a Final Environmental Impact Report for its DeWitt Government Center Facility Plan, pursuant to which several phases of demolition and construction have already occurred on the overall Hospital site, with the result that only 40% to 45% of the original buildings remain standing, and approximately 85% of the campus-wide indoor circulation system has been demolished. These efforts have ensured that the modified portions of the Hospital property are able to generate significant income on which the County relies, including the market rate ground lease and construction of a Home Depot store. Listing

J. Paul Loether
National Register of Historic Places
February 5, 2016
Page 4

the Hospital site in the NRHP would make it significantly more difficult for the County to continue its efforts to ensure that the Hospital site may continue to be adapted to meet the demands of changing market conditions, which was surely the intention of AB 1943.

The County has continued to comport itself as a private property owner throughout the listing process to date. It formally objected to the proposed nomination of the Hospital property by means of (among other things) submitting a notarized statement to the SHPO in accordance with the requirements of 36 CFR Part 60, Section 60.6(g) (see attached). The County's wishes therefore should be given the same degree of deference as those of a private property owner for the purposes of this nomination, and any attempt to impair the County's efforts freely to manage the Hospital site should be considered to be contrary to the spirit of AB 1943 and thus unlawful. We ask that you decline to list the Hospital site in the National Register due to its underlying nature and use effectively as "private property"; alternatively, we ask that you determine that it is ineligible for listing on the National Register due to the factors identified in our prior letters.

The Hospital Property Does Not Retain Sufficient Historic Integrity for Listing

As noted in our original letters to the SHPO objecting to the proposed nomination, the County objects to the characterization of the Hospital property in the draft NRHP registration form as "retaining much of its historic integrity" and being in "good condition." The author of the form analyzed the entire 180-acre Hospital site, but then simply severed from her analysis approximately 90 acres of the site that have been completely redeveloped, and focused on the creation of a historic district that included only the other half the original site, maintaining that it was "intact." Rather, the demolition of half the Hospital site (with the prior blessing of the SHPO!) by definition means that the Hospital site has been substantially and materially altered.

Contrary to the statements made in the NRHP registration form, substantially fewer than 60% of the "original hospital buildings remain standing"; in fact, as noted earlier only 40%-45% of the buildings remain standing, and approximately 85% of the campus-wide indoor circulation system has been demolished.¹ Furthermore, as noted previously, at least half of the original acreage of the Hospital site has been redeveloped. It also is not true that "nearly all of [the existing buildings] are in good condition and currently or recently occupied," as alleged in the NRHP registration form.

¹ The County submitted a comprehensive list of the status of each original building on the Hospital site prior to the Commission's hearing, which is also attached to this letter.

J. Paul Loether
National Register of Historic Places
February 5, 2016
Page 5

Many of the buildings were originally constructed of unreinforced masonry, and/or contain asbestos and lead, and the cost to make them safe (and to install required systems and infrastructure) would be astronomical. Nor are all of the existing buildings architecturally intact; the NRHP registration form repeatedly refers to facades that have been altered, windows that have been replaced or bricked in, and building additions that have been constructed. And, of course, the system of indoor access corridors that originally connected virtually all of the Hospital buildings has been almost entirely destroyed.

The Nomination Should Not Be Based on Economics or Martin Ramirez

We continue to believe that the NRHP nomination should not be based in any part upon the economic impact of the hospital on the surrounding area or the residency of artist Martin Ramirez at the Hospital. This analysis appears to be an attempt to bolster the Hospital site's alleged eligibility as a historic district with information that is extraneous to the potential historicity of the site. The revised NRHP registration form does allege that the grounds for the eligibility of the Hospital site would include the fact that an artist once resided there, but it is not even clear from the draft NRHP registration form whether the building that housed Mr. Ramirez even still exists. We urge you, as Deputy Keeper of the NRHP, to focus on the fundamental criteria for eligibility, which the California SHPO in 2004 determined were not met by the Hospital site.

Procedural Irregularities Demand a Rehearing At The State Level

Finally, we would like to note that the California OHP's nomination process itself has been highly irregular. After the initial notice and draft registration form were provided to County representatives, the contents of the registration form were subsequently substantially changed without any notice to the County (County representatives found out about the change only a few days prior to the October 30 hearing). After the hearing, the OHP attempted to characterize these changes as "minor edits and clarifications,"² but they were far more significant: the editors of the form not only changed the "area of significance" in Criterion A from Economics to Health/Medicine, but also and added an entirely new Criterion B context (relating to the artist Martin Ramirez, previously only mentioned in the context of other criteria). These changes were characterized as "[reorganization] for readability and formatting,"³ but in

² These comments were made in a letter dated December 14, 2015, from the California SHPO to Anna C. Shimko.

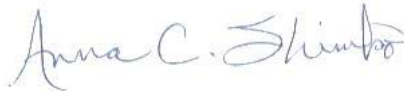
³ *Id.*

J. Paul Loether
National Register of Historic Places
February 5, 2016
Page 6

fact they are central to the entire effort to nominate the property to the NRHP. In her December 14, 2015, letter to me, the SHPO stated that the revised registration form had been on the OHP's website 63 days in advance of the October 30 hearing (presumably then it was posted on August 18, 2015); if that was the case, we strongly question the OHP's decision to send to the County the nomination in its unedited form only five days prior to that (or not to re-send the revised nomination when it was received), and its decision not to advise the County that an updated form was available in its notification letter dated August 27, 2015. For these reasons, the County was never given a meaningful 30-day period to submit comments on the revised registration form, as required by 36 CFR Part 60, Section 60.6(c).

Thank you for your consideration of this letter. **We hope that you will decline to determine it to be eligible for the NRHP; however, even if you ultimately determine that it is eligible, we ask that you decline to list it on the NRHP.** Please do not hesitate to contact me at (415) 655-8115 with any questions you may have.

Very truly yours,



Anna C. Shimko

ACS

cc: Stephanie Toothman, Keeper of the National Register of Historic Places
Ken Grehm, Director of Placer County Department of Public Works and Facilities

Letter From Anna C. Shimko to J. Paul Loether dated February 5, 2016

Index of Attachments

Attachment	Location
Letter from SHPO to USACE dated March 30, 2004	Tab A
Letter from USACE to SHPO dated October 21, 2004	Tab B
County Memoranda re Demolition Plans	<i>See attachments to Letter at Tab C</i>
Letter from Anna C. Shimko to SHPO dated October 15, 2015	Tab C
Letter from Ken Grehm to SHPO dated October 15, 2015	Tab D
Letter from Anna C. Shimko to SHPO dated November 9, 2015	Tab E
Letter from Anna C. Shimko to SHPO dated December 23, 2015	Tab F
Chapter 95 of California Assembly Bill No. 1943 (1977-1978)	Tab G
Status List of DeWitt Buildings	Tab H

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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calshpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov



March 30, 2004

REPLY TO: COE401121A

Michael S. Jewell, Chief
Central California/Nevada Section
U.S. Army Engineer District, Sacramento
1325 J Street
SACRAMENTO CA 95814-2922

Re: Modernization and Expansion of the DeWitt Government Center Facility, Auburn, Placer County.

Dear Mr. Jewell:

Thank you for submitting to our office your January 15, 2004 letter and supporting documentation regarding the proposed modernization and expansion of the DeWitt Government Center Facility (DeWitt Center) in Auburn, Placer County. The facility is administered by the County of Placer for use by a number of its government agencies. The facility was constructed in 1943 as a U.S. Army hospital. It was subsequently used as a California state mental hospital from 1946 to 1971, then transferred to Placer County. The existing DeWitt Center site comprises 180 acres and is situated within a residential and retail area. Implementation of the overall plan for the DeWitt Center would occur over a seven-year period and would include:

- Construction of two new office buildings (Land Development Building Site and Auburn Justice Center Site),
- Construction of a children's and women's health center complex (Children's and Women's Center Site), and
- Demolition of twenty-eight (28) existing buildings.

Details of the proposed project activities are outlined on pages 1 and 2 of the Enclosure 1 Project Description document. The project Area of Potential Effects (APE), as depicted on Figure 2-1(Site and Vicinity Map), is adequate and meets the definition set forth in 36 CFR 800.16(d). An archeological record search conducted at the North Central Information Center at California State University, Sacramento and a pedestrian survey conducted by qualified archeologists revealed one previously recorded prehistoric archeological site (no trinomial identification) within the project APE. The site, a bedrock milling station with 17 mortar cups and a small milling slick was re-examined and no cultural deposits were noted by any of the archeologists. The site has not been adequately studied to assess its NRHP status. While it is stated that the Corps of Engineers (Corps) does not believe that there are any artifactual materials associated with the milling feature, ground visibility is poor, and no sub-surface testing

has been conducted to discount the possibility of a subsurface component. In addition, the consultant's report points out that: (1) additional cups may be present under soil and duff; (2) it is "possible that a subsurface deposit occurs somewhere within the vicinity of the feature"; and (3) and that "the number and depth of the milling surfaces at this particular site suggests a more than ephemeral use of the area. I am recommending that COE conduct a shovel test pit program at the site in order to determine the presence or absence of associated artifactual remains in the soils adjacent to the bedrock milling feature.

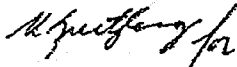
The Corps is seeking my comments on its determination of the eligibility of the DeWitt Center for inclusion on the National Register of Historic Places (NRHP) in accordance with 36 CFR 800, regulations implementing Section 106 of the National Historic Preservation Act. The Corps is also seeking my comments on its determination of the effects the proposed project will have on historic properties in accordance with 36 CFR 800. A review of the submitted documentation leads me to conclude that the DeWitt Center is not eligible for inclusion on the NRHP at under any of the criteria established by 36 CFR 800. The property has associations with the construction and use of large U.S. Army hospitals for the treatment of wounded soldiers in the years spanning 1939 to 1945 but lacks sufficient integrity of materials, workmanship, and feeling associated with its historic period of significance to warrant NRHP designation at a national level of significance. This diminished integrity can be traced to numerous alterations made over the years to the property's character-defining features and the removal of key architectural elements associated with its use as a World War II-era hospital.

Based on the foregoing comments, it appears that the following steps should enable us to move toward concluding the section 106 consultation for the Corps' undertaking:

1. determining whether the archaeological property within the APE has a subsurface component and determining, based on the test results whether this property is National Register eligible.
2. Reaching agreement on the National Register status of the DeWitt Center.

If you have any questions, please contact staff historian Clarence Caesar by phone at (916) 653-8902, or by e-mail at ccaes@ohp.parks.ca.gov.

Sincerely,



Stephen D. Mikesell
Acting State Historic Preservation Officer



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

REPLY TO
ATTENTION OF

October 21, 2004

RECEIVED
FACILITY SERVICES
2004 OCT 27 PM 2:57

Regulatory Branch (200200662)

Milford W. Donaldson
State Historic Preservation Officer
Office of Historic Preservation
California State Department of Parks and
Recreation
P.O. Box 942896
Sacramento, California 94296-0001

Dear Mr. Donaldson:

I am writing in response to your March 30, 2004, letter regarding the proposed modernization and expansion of the DeWitt Government Center, COE401121A.

We have re-examined the available information and concur with your determination that the DeWitt Center is not eligible for inclusion on the National Register of Historic Places under any of the criteria established by 36 CFR 800. Additionally, the applicant's agent has conducted test excavations around archeological site DWC #1 and has determined that there is no deposit of cultural material in association with the bedrock mortar. A letter report and supporting documentation of the archeological investigation are enclosed.

The consultant has determined, and we concur, that this project would not affect resources eligible for listing in the National Register of Historic Places.

Please refer to identification number 200200662 in any correspondence concerning this project. If you have any questions, please contact William Ness at our Sacramento Valley Office, 1325 J Street, Room 1480, Sacramento, California 95814-2922, email William.W.Ness@usace.army.mil, or telephone 916-557-5268. You may also use our website: www.spk.usace.army.mil/regulatory.html.

Sincerely,

ORIGINAL SIGNED

Michael S. Jewell
Chief, Central California/Nevada
Section

Enclosure(s)

Copy furnished without enclosure(s):

7 Dennis Salter, Placer County Department of Facility Services, 11476 C Avenue, Auburn,
California 95603
Katherine Duncanson, North Fork Associates, 1449 Lincoln Way, Auburn, California
95603

October 15, 2015

VIA EMAIL AND OVERNIGHT COURIER

Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100

Re: Opposition to Nomination of DeWitt General Hospital to the National Register of Historic Places

Dear Ms. Polanco:

On behalf of my client, Placer County, I am writing to oppose the listing of the DeWitt General Hospital property (the "Hospital") on the National Register of Historic Places ("NRHP") as a Historic District. Contrary to the analysis in the draft NRHP Registration Form for the Hospital, as will be discussed in more detail below, the Hospital is not eligible for inclusion in the NRHP under any of the criteria established by 36 CFR 800. While there may be specific buildings within the Hospital complex that retain a degree of historicity (although we have not seen any such evidence), the complex itself simply does not constitute a historic district. To quote a March 2004 letter (attached) from the then-Acting State Historic Preservation Officer ("SHPO"), although the Hospital may have "associations with the construction and use of large U.S. Army hospitals," it "lacks sufficient integrity of materials, workmanship, and feeling associated with its historic period of significance to warrant NRHP designation at a national level of significance." In light of the prior determination made by the SHPO, and the continued deterioration of the buildings and overall site since that time, **we respectfully request that the State Historical Resources Commission decline to designate the Hospital as a Historic District.**

Background

You are no doubt familiar with the use and evolution of the Hospital property from the time of its construction through the time that the Hospital was decommissioned; however, we wish to make you aware of the events that have taken place since that time. In the early 1970s, after the Hospital was no longer in use, the County took

Julianne Polanco
State Historic Preservation Officer
October 15, 2015
Page 2

possession of the Hospital site with the long-term goal of developing it for public and private uses beneficial to the community. In 2003, the County certified a Final EIR for, and adopted, the DeWitt Government Center Facility Plan, which consisted of ten phases of relocation, demolition, and new construction of public and private uses. In connection with that proposal, the County applied to the U.S. Army Corps of Engineers (“USACE”) for a permit authorizing impacts to waters of the United States. The USACE, in turn, submitted to the SHPO in early 2004 a letter requesting the SHPO’s comments as to whether the Hospital was eligible for inclusion on the NRHP, in compliance with the USACE’s obligations under Section 106 of the National Historic Preservation Act. The letter from USACE included supporting documentation regarding the project, which was described as encompassing 180 acres and including the construction of office buildings, construction of a health center complex, and the demolition of 28 existing buildings. On March 30, 2004, the SHPO wrote a letter to the USACE (attached) stating categorically his conclusion that the Hospital was not eligible for inclusion on the NRHP. In a letter dated October 21, 2004 (also attached), the USACE fulfilled its Section 106 obligations by concurring with this determination.

In other words, the question of the Hospital’s eligibility for the NHRP has previously been considered by a previous SHPO, who categorically determined that it was ineligible. Since that time, in reliance on this determination, the County has expended tremendous amounts of time and money (including by demolishing numerous buildings and executing binding contractual agreements) as it transforms the Hospital site into a productive and valuable component of the community. In fact, several times during the last decade, the County has made available for public review memoranda (some of which are attached) regarding the imminent demolition of various Hospital buildings, without any protest from the Office of Historic Preservation. It stands to reason that since the time of the SHPO’s determination in 2004, any value that the Hospital site may have had as a potential historic district has only diminished, as buildings have deteriorated and/or been demolished. It would be neither fair nor logical for the Commission to reverse this determination at this late date.

The Condition of the Hospital Property

We object to the characterization of the Hospital Property in the draft NRHP Registration Form as “retaining much of its historic integrity” and being in “good condition.” The author of the form analyzed the entire 180-acre Hospital site, but then simply severed from her analysis approximately 90 acres of the site that have been completely redeveloped, and focused on the creation of a historic district that included

Julianne Polanco
State Historic Preservation Officer
October 15, 2015
Page 3

only the other half the original site, maintaining that it was “intact.”¹ Rather, the demolition of half the Hospital site (with the blessing of the SHPO!) by definition means that the Hospital site has been substantially and materially altered.

Contrary to the statements made in the draft NRHP Registration Form, substantially fewer than 60% of the “original hospital buildings remain standing”; in fact, by our count, only 40%-45% of the buildings remain standing, and approximately 85% of the campus-wide indoor circulation system has been demolished.² Furthermore, as noted previously, at least half of the original acreage of the Hospital site has been redeveloped. It also is not true that “nearly all of [the existing buildings] are in good condition and currently occupied,” as alleged in the draft NRHP Registration Form. Many of the buildings were originally constructed of unreinforced masonry, and/or contain asbestos and lead, and the cost to make them safe (and to install required systems and infrastructure) would be astronomical. Nor are all of the existing buildings architecturally intact; the draft NRHP Registration Form repeatedly refers to facades that have been altered, windows that have been replaced or bricked in, and building additions that have been constructed. And, of course, the system of indoor access corridors that originally connected virtually all of the Hospital buildings has been almost entirely destroyed.

Neither Economics Nor Martin Ramirez Are Relevant To This Analysis

The draft NRHP Registration Form includes pages of analysis regarding both the economic impact of the hospital on the surrounding area and the residency of the noted artist Martin Ramirez at the Hospital. This analysis appears to be an attempt to bolster the Hospital site’s alleged eligibility as a historic district with extraneous information that has nothing at all to do with the grounds upon which the Hospital site would or would not be considered to be eligible for the NRHP. According to the draft NRHP Registration Form, the grounds for the eligibility of the Hospital site would be its association with World War II and its architectural appearance, neither of which would in any way be affected by the Hospital’s potential contributions to the local economy or the fact that an artist once resided there.³ We urge the Commission to look past these red

¹ Even the district boundary suggested in the draft NRHP Registration Form seems sloppy; the boundary lines cut right across a parcel (now occupied by a Home Depot store) that has no alleged historic significance at all.

² The County will submit a comprehensive list of the status of each original building on the Hospital site prior to the Commission’s hearing.

³ It is not even clear from the draft NRHP Registration form whether the building that housed Mr. Ramirez even still exists.

Julianne Polanco
State Historic Preservation Officer
October 15, 2015
Page 4

herrings and focus on the actual criteria for eligibility, which a prior SHPO has already determined are not met by the Hospital site.

Conclusion

We understand that the Commission is scheduled to consider the eligibility of the Hospital site for the NRHP on October 30, 2015. We urge you and the Commission to review the totality of the evidence and conclude – as did the SHPO in 2004 – that the Hospital site is ineligible for the NRHP. I plan to attend the hearing on October 30; in the meantime, please do not hesitate to contact me with any questions.

Very truly yours,



Anna C. Shimko

Attachments

ACS

cc: Ken Grehm, Director of Placer County Department of Public Works and Facilities

Letter from SHPO to USACE, March 30, 2004

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov



March 30, 2004

REPLY TO: COE401121A

Michael S. Jewell, Chief
Central California/Nevada Section
U.S. Army Engineer District, Sacramento
1325 J Street
SACRAMENTO CA 95814-2922

Re: Modernization and Expansion of the DeWitt Government Center Facility, Auburn, Placer County.

Dear Mr. Jewell:

Thank you for submitting to our office your January 15, 2004 letter and supporting documentation regarding the proposed modernization and expansion of the DeWitt Government Center Facility (DeWitt Center) in Auburn, Placer County. The facility is administered by the County of Placer for use by a number of its government agencies. The facility was constructed in 1943 as a U.S. Army hospital. It was subsequently used as a California state mental hospital from 1946 to 1971, then transferred to Placer County. The existing DeWitt Center site comprises 180 acres and is situated within a residential and retail area. Implementation of the overall plan for the DeWitt Center would occur over a seven-year period and would include:

- o Construction of two new office buildings (Land Development Building Site and Auburn Justice Center Site),
- o Construction of a children's and women's health center complex (Children's and Women's Center Site), and
- o Demolition of twenty-eight (28) existing buildings.

Details of the proposed project activities are outlined on pages 1 and 2 of the Enclosure 1 Project Description document. The project Area of Potential Effects (APE), as depicted on Figure 2-1(Site and Vicinity Map), is adequate and meets the definition set forth in 36 CFR 800.16(d). An archeological record search conducted at the North Central Information Center at California State University, Sacramento and a pedestrian survey conducted by qualified archeologists revealed one previously recorded prehistoric archeological site (no trinomial identification) within the project APE. The site, a bedrock milling station with 17 mortar cups and a small milling slick was re-examined and no cultural deposits were noted by any of the archeologists. The site has not been adequately studied to assess its NRHP status. While it is stated that the Corps of Engineers (Corps) does not believe that there are any artifactual materials associated with the milling feature, ground visibility is poor, and no sub-surface testing

has been conducted to discount the possibility of a subsurface component. In addition, the consultant's report points out that: (1) additional cups may be present under soil and duff; (2) it is "possible that a subsurface deposit occurs somewhere within the vicinity of the feature"; and (3) and that "the number and depth of the milling surfaces at this particular site suggests a more than ephemeral use of the area. I am recommending that COE conduct a shovel test pit program at the site in order to determine the presence or absence of associated artifactual remains in the soils adjacent to the bedrock milling feature.

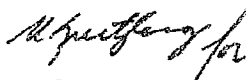
The Corps is seeking my comments on its determination of the eligibility of the DeWitt Center for inclusion on the National Register of Historic Places (NRHP) in accordance with 36 CFR 800, regulations implementing Section 106 of the National Historic Preservation Act. The Corps is also seeking my comments on its determination of the effects the proposed project will have on historic properties in accordance with 36 CFR 800. A review of the submitted documentation leads me to conclude that the DeWitt Center is not eligible for inclusion on the NRHP at under any of the criteria established by 36 CFR 800. The property has associations with the construction and use of large U.S. Army hospitals for the treatment of wounded soldiers in the years spanning 1939 to 1945 but lacks sufficient integrity of materials, workmanship, and feeling associated with its historic period of significance to warrant NRHP designation at a national level of significance. This diminished integrity can be traced to numerous alterations made over the years to the property's character-defining features and the removal of key architectural elements associated with its use as a World War II-era hospital.

Based on the foregoing comments, it appears that the following steps should enable us to move toward concluding the section 106 consultation for the Corps' undertaking:

1. determining whether the archaeological property within the APE has a subsurface component and determining, based on the test results whether this property is National Register eligible.
2. Reaching agreement on the National Register status of the DeWitt Center.

If you have any questions, please contact staff historian Clarence Caesar by phone at (916) 653-8902, or by e-mail at ccaes@ohp.parks.ca.gov.

Sincerely,



Stephen D. Mikesell
Acting State Historic Preservation Officer

Letter from USACE to SHPO, October 21, 2004



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

REPLY TO
ATTENTION OF

October 21, 2004

RECEIVED
FACILITY SERVICES
2004 OCT 27 PM 2:57

Regulatory Branch (200200662)

Milford W. Donaldson
State Historic Preservation Officer
Office of Historic Preservation
California State Department of Parks and
Recreation
P.O. Box 942896
Sacramento, California 94296-0001

Dear Mr. Donaldson:

I am writing in response to your March 30, 2004, letter regarding the proposed modernization and expansion of the DeWitt Government Center, COE401121A.

We have re-examined the available information and concur with your determination that the DeWitt Center is not eligible for inclusion on the National Register of Historic Places under any of the criteria established by 36 CFR 800. Additionally, the applicant's agent has conducted test excavations around archeological site DWC #1 and has determined that there is no deposit of cultural material in association with the bedrock mortar. A letter report and supporting documentation of the archeological investigation are enclosed.

The consultant has determined, and we concur, that this project would not affect resources eligible for listing in the National Register of Historic Places.

Please refer to identification number 200200662 in any correspondence concerning this project. If you have any questions, please contact William Ness at our Sacramento Valley Office, 1325 J Street, Room 1480, Sacramento, California 95814-2922, email *William.W.Ness@usace.army.mil*, or telephone 916-557-5268. You may also use our website: *www.spk.usace.army.mil/regulatory.html*.

Sincerely,

ORIGINAL SIGNED

Michael S. Jewell
Chief, Central California/Nevada
Section

Enclosure(s)

Copy furnished without enclosure(s):

7 Dennis Salter, Placer County Department of Facility Services, 11476 C Avenue, Auburn,
California 95603
Katherine Duncanson, North Fork Associates, 1449 Lincoln Way, Auburn, California
95603

**Memoranda to Placer County Board of Supervisors
Regarding Proposed Demolition of Buildings within Hospital Site**

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MARCH 24, 2009**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **HAZARDOUS MATERIALS ABATEMENT AND DEMOLITION OF BUILDINGS 213 - 217 AT THE PLACER COUNTY GOVERNMENT CENTER, PROJECT NO. 4810**

ACTION REQUESTED / RECOMMENDATION: Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Building 213 – 217, Project No. 4810, at the Placer County Dewitt Government Center (PCGC) and authorize the Chairman of the Board to execute the attached Agreement in an amount not-to-exceed \$98,000.

BACKGROUND: On January 20, 2004, the Environmental Impact Report (EIR) for the PCGC Facility Plan was certified by your Board. The EIR recommended the location of several new buildings on the PCGC campus, as well as recommendations for the phased demolition of other selected PCGC buildings to create new buildings and open spaces to accommodate the implementation of a Master Plan. Buildings 213 through 217 have recently become vacant and are part of the phased demolition plan. In addition to buildings 213 – 217, Entek will also provide pre-demolition services for buildings 27, 27G and 207A, which are not yet vacant but are within the phased demolition plans at the PCGC.

Entek has provided services for asbestos and lead paint testing, prepared specifications and provided project management services for the Bell Gardens and Sheriff's Demolition projects, and is uniquely qualified to assist staff with the demolition of the 200 ramp. Because of Entek's extensive experience with the unique conditions present at the PCGC, staff recommends a sole source selection of Entek to prepare bid documents for preparation for the demolition project. Entek will also assist staff in providing project management services to ensure proper disposal of any hazardous materials.

In order to proceed with the Hazardous Materials Abatement and Demolition of Building 213 – 217, Project No. 4810, it is requested that your Board approve the attached Agreement with Entek, in an amount not-to-exceed \$98,000.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations for the PCGC Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR.

FISCAL IMPACT: The total contract cost for the consultant's hazardous materials abatement survey and project management services for this project is \$98,000. There are sufficient funds appropriated in the project account in the Capital Projects Fund.

ATTACHMENT: AGREEMENT

JD:JS:RU:HB:SR

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2009\4810DDEMO200.DOC

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage **Telephone/Ext:** 6829 **Fax:** 6809

BOARD MEETING DATE OF: **March 24, 2009**

BOARD ACTION REQUESTED: Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Building 213 – 217, Project No. 4810, at the Placer County Dewitt Government Center (PCGC) and authorize the Chairman of the Board to execute the attached Agreement in an amount not-to-exceed \$98,000.

- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
- Timed Item: Approx. Time Needed: (in minutes)
- Department Item
- Consent Agenda
- Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (**required**)
- Quick Copy Slip (**required**)
- Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|--|----------------------------|----------------------------|
| <input type="checkbox"/> | Resolution – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other (<i>Explain</i>) Budget Revision | | |

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

RISK MANAGEMENT Date:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MARCH 23, 2004**

From: **THOMAS MILLER / MARY DIETRICH**

Subject: **AGREEMENT WITH HAZARD MANAGEMENT SERVICES INC, FOR SERVICES ASSOCIATED WITH THE REMOVAL OF HAZARDOUS MATERIALS FROM THE BELL GARDENS APARTMENTS, PROJECT NO. 4606**

ACTION REQUESTED/RECOMMENDATION: Approve the Consultant Services Agreement with Hazard Management Services, Inc. (HMS) in the amount of \$65,516 to perform project management services during the abatement of hazardous materials from the Bell Gardens Apartment Buildings 2, 3, 4, and 5, and authorize the Purchasing Manager to execute this Agreement and any required change orders upon County Counsel's review and approval.

BACKGROUND: In the previous action, your Board awarded a bid to Soil Enterprises Inc., for the demolition of four of the Bell Gardens Apartments buildings. In order to develop appropriate specifications for the demolition contract, the County was required to determine if hazardous materials were present in these buildings. HMS, under separate contract, conducted inspections and surveys that identified considerable amounts of asbestos and lead present in the buildings. Because of these hazardous materials, the demolition project will require professional project management services to ensure that all work complies with CAL/OSHA, CAL/EPA, and US EPA requirements and the provisions contained in the County's specifications. Specifically, these services include: project observation during asbestos and lead removal; review of the contractor's regulatory agency submittals; inspection of work areas, air monitoring, bulk testing; and inspection of hazardous material packaging prior to offsite transportation.

To ensure compliance with regulatory agency requirements associated with the demolition project, it is recommended that your Board approve the attached Agreement with HMS in the amount of \$65,516. Because of the connection to the demolition project, it is requested that your Board authorize the Purchasing Manager to execute this contract following preparation of the Notice to Proceed to Soil Enterprises Inc. This contract is available for review at the Clerk of the Board's Office.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan in compliance with the requirements of the California Environmental Quality Act (CEQA). This EIR contemplated the demolition of the Bell Gardens Apartments and this contract will implement applicable mitigation measures. The Consultant Services Agreement is exempt from CEQA pursuant to section 15306 (information collection).

FISCAL IMPACT: The total cost authorized by this Agreement shall not exceed \$65,516, which includes a contingency to address unforeseen circumstances. Sufficient funding is available in the County Building Fund, Account No. 4606.

TM:MD:MR:GS:gm

cc: COUNTY EXECUTIVE OFFICE
PROCUREMENT DIVISION

T:\FAC\BS2004\4606HMSAGREEMENT.DOC

Administering Agency: Placer County / Capital Improvements Division

Contract No. _____

Contract Description: Hazardous Materials Abatement Project Oversight - DeWitt Center Bell Garden Apartments (Buildings 2 through 5)

CONSULTANT SERVICES AGREEMENT

THIS AGREEMENT is made at Auburn, California, as of _____, 2004, by and between Placer County, ("County"), and Hazard Management Services (HMS), Inc. "Consultant", who agree as follows:

1. **Services.** Subject to the terms and conditions set forth in this Agreement, Consultant shall provide the services as described in Exhibit A in the manner therein specified.
2. **Payment.** County shall pay Consultant for services rendered pursuant to this Agreement at the time and in the amounts set forth in Exhibit B. Consultant shall submit all billings for said services to County in the manner specified in Exhibit B. The total amount payable for all services provided under this Agreement, including additional services, shall not exceed **Sixty Five Thousand, Five Hundred Sixteen Dollars and no/100 (\$65,516.00)** without the prior written approval of County.
3. **Facilities, Equipment and Other Materials, and Obligations of County.** Except as set forth in Exhibit C, Consultant shall, at its sole cost and expense, furnish all facilities, equipment, and other materials which may be required for furnishing services pursuant to this Agreement. County shall furnish Consultant only those facilities, equipment, and other materials, if any, and shall perform those obligations, if any, listed in Exhibit C according to the terms and conditions set forth in Exhibit C.
4. **General Provisions.** The general provisions set forth in Exhibit D are part of this Agreement. Any inconsistency between said general provisions and any other terms or conditions of this Agreement shall be controlled by the other term or condition insofar as it is inconsistent with the general provisions.
5. **Exhibits.** All exhibits referred to herein are attached hereto and by this reference incorporated herein.
6. **Time for Performance.** Time is of the essence, and, subject to County's compliance with Exhibit C and to the provisions of paragraph 3 of Exhibit D, failure of Consultant to perform any services within the time limits set forth in Exhibit A, if any, shall constitute material breach of this contract.

7. **Notices.** Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, confirmed fax or reliable overnight mail to the address of the respective parties set forth below:

COUNTY: Placer County Department of Facility Services
11476 "C" Avenue
Auburn, CA 95603
Phone: (530) 886-4900 Fax: (530) 889-6809

CONSULTANT: Hazard Management Services, Inc. REMIT TO: Same
Attn: Richard A. Beall, CIH,CSP
4200 Rocklin Rd., Suite 11A
Rocklin, CA 95677
Phone: (916) 632-6800 Fax: (916) 632-6841

FEDERAL ID NUMBER: See Exhibit "E"

County or Consultant may from time to time designate any other address for this purpose by written notice to the other party.

Executed as of the day first above stated:

PLACER COUNTY

By: _____ Date _____
David Seward
Purchasing Manager

HAZARD MANAGEMENT SERVICES, Inc. CONSULTANT*

By: _____ By: _____
Douglas Colley, Vice President Tiffany Misaki, Secretary

Approved As to Form

Approved As To Funds

By: _____ By: _____
County Counsel County Auditor's Office

*Agreement must be signed by two corporate officers, if a corporation; one must be the Secretary or Treasurer of the corporation, and the other may be either the President or Vice President, unless an authenticated corporate resolution is attached delegating authority to a single officer to bind the corporation.

EXHIBIT A

SCOPE OF SERVICES

The scope of services consists of the work described in Exhibit A-1. Said Scope of Work may be amended with the prior written approval of the Contractor and the Director of Facility Services for the County; however, in no event shall such amendments create any additional liability to the County.

In addition to the services provided above, County may request additional services on an hourly, as needed, basis in accordance with the hourly rates set forth in Exhibit B. Work on additional services will proceed only upon the County's written authorization to proceed.

Consultant agrees to complete all work within the time limits set forth in Exhibit A-1.

HMS, Inc.
HAZARD MANAGEMENT SERVICES, INC.

February 4, 2004

Mr. Gene Schroeder
Project Manager
Property Management Division
County of Placer
Department of Facilities Services
11476 C Avenue
Auburn, CA 95603

RE: Proposal for Professional Services Related to Hazardous Materials, for the Upcoming Demolition of Bell Gardens Apartments (Building Numbers 2, 3, 4, & 5 and Associated Corridors, Located at DeWitt Center, "A" Avenue & Richardson Dr., Auburn, CA 95603

Dear Mr. Schroeder:

This proposal by Hazard Management Services, Inc. (HMS, Inc.) is for professional services related to hazardous materials which may include asbestos and lead at Bell Gardens Apartments (Building Numbers 2, 3, 4, & 5 and Associated Corridors, at the location referenced above during the upcoming project.

The cost estimate for this work includes:

Project Management Services:

Project Oversight: HMS, Inc. will perform project oversight when asbestos or lead related work is to be performed. This oversight will include review of contractor submittals required prior to performing asbestos or lead related work, pre-start and final visual inspections of containments or work areas, area and clearance air monitoring for work impacting asbestos, bulk testing of building materials suspected of containing asbestos which had not been previously tested, and other duties as required.

Project Close-Out Services:

Prepare Final Project Documentation: HMS, Inc. will compile project documentation related to asbestos, lead, fluorescent light tubes, and PCB's for submittal when the project is completed.

Based on conversations with asbestos abatement contractors relating to the amount of time expected to perform the work as described in the project specifications, and including the amount of time demolition of the buildings is expected to take, the size of the project, etc. HMS, Inc. expects the project to take between 9 and 11 weeks for all related work to be performed under this contract. Therefore, it is estimated the services listed above could be provided for \$59,560.00. This estimated amount will not be exceeded without prior authorization by an authorized representative of the County.

4200 Rocklin Rd., Ste. 11A
Rocklin, CA 95677
(916) 632-6800
(916) 632-6841 Fax

367 Civic Drive, Ste. 7
Pleasant Hill, CA 94523-1936
(925) 363-3442
(925) 363-7897 Fax

P.O. Box 576848
Modesto, CA 95357-6848
(209) 551-2000
(209) 575-5657 Fax

371 E. Bullard Ave., Ste. 109
Fresno, CA 93710-5217
(559) 436-0277
(559) 436-0279 Fax

4949 Buckley Way, #105
Bakersfield, CA 93390-4880
(661) 833-0351
(661) 833-0361 Fax

HMS, Inc.

Mr. Gene Schroeder
Project Manager
February 4, 2004
Page Two

Billings would be based on the actual number of hours spent for each service and the actual number of samples collected during the project, which may result in a lower cost to complete the project than is estimated here. I have also included a current fee schedule for your use and reference.

Thank you for considering HMS, Inc. I look forward to hopefully working with you on this project. Please call me at (916) 632-6800 if you have any questions regarding this proposal.

Sincerely,



Douglas R. Colley
V.P. of Operations
CAC #92-0222

HMS, Inc.

Mr. Gene Schroeder
Project Manager
February 4, 2004
Page Three

PROFESSIONAL SERVICES COST ESTIMATE

CLIENT: County of Placer, Department of Facilities Services

PROJECT: Proposal for Professional Services Related to Hazardous Materials, for the Upcoming Demolition of Bell Gardens Apartments (Building Numbers 2, 3, 4, & 5 and Associated Corridors, Located at DeWitt Center, "A" Avenue & Richardson Dr., Auburn, CA 95603

PREPARED BY: Douglas R. Colley

DATE: February 4, 2004

PREPARED FOR: Mr. Gene Schroeder

	Number of Mandays	Cost per Manday*	# of Samples	Cost per Sample	Totals
PROJECT MANAGEMENT SERVICES**	90.0	\$560.00			50,400.00
PROJECT CLOSE-OUT SERVICES	4.0	\$560.00			2,240.00
CLEARANCE AIR SAMPLES (TEM)			48	\$115.00	5,520.00
DAILY AIR SAMPLES (PCM)			70	\$20.00	1,400.00
				TOTAL COST	59,560.00

* A manday is considered 8 hours.

** It is expected due to the size of this project and the projected speed at which it will be performed HMS, Inc. may need to provide two field technicians for several days of the project instead of just one.

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EXHIBIT B

PAYMENT FOR SERVICES RENDERED

Payment to Consultant shall be made by the County based on an hourly basis. All payments shall be made in accordance with the schedule attached hereto as Exhibit B-1.

County shall pay Consultant a fee not to exceed **Fifty Nine Thousand, Five Hundred Sixty and no/100 (\$59,560.00)** as detailed in Exhibit A-1, without the prior written approval of County.

In the event additional Professional Services related to Hazardous Materials are required, this cost shall not exceed **Five Thousand, Nine Hundred Fifty Six Dollars and no/100 (\$5,956.00)**. The costs of any additional required services will be based on an hourly rate as shown on the Fee Schedule attached as Exhibit B-1.

Consultant shall submit invoices monthly for work performed. Such invoices shall describe in detail the task number for the work, the actual work performed, the person(s) performing the work, his/her hourly rate, and the expenses for which reimbursement is claimed. Hourly time shall be stated in increments no greater than one-quarter (1/4) of an hour. Provided the work has been satisfactorily performed, County shall pay invoices within thirty (30) days after approval of the invoice. Consultant shall provide such additional information as the County may request to verify any of the amounts claimed for payment in any invoice.

The total amount payable for each task shall not exceed the amount set forth below/on Exhibit B-1; provided, however, upon written request of the Consultant and with written approval of the Director of Facility Services for the County, the County may adjust the amount to be paid for any task if the County deems it necessary and appropriate. However, in no event shall the total amount payable for all services provided under this Agreement, including additional services, exceed **Sixty Five Thousand, Five Hundred Sixteen Dollars and no/100 (\$65,516.00)**.

The County may, in its sole discretion, withhold up to ten percent (10%) of any payment as security for the completion of the work. Within thirty (30) days after approval of Consultant's final invoice, and provided all services have been satisfactorily completed, County shall release and pay any withheld retention.

HMS, Inc.
HAZARD MANAGEMENT SERVICES, INC.

HMS FEE SCHEDULE

Effective July 6, 2003

Professional Consultation, CIH, CSP	\$ 105.00	per hour
Weekend Rate	\$ 115.00	per hour
Senior Consultant	\$ 95.00	per hour
Weekend Rate	\$ 105.00	per hour
Technical Consultation		
Asbestos, Lead Inspections, & Project Management	\$ 70.00	per hour
Weekend Rate	\$ 95.00	per hour
Project Management	\$ 560.00	per 8 hr. day
Administrative Support	\$ 45.00	per hour
Expert Witness/Deposition	\$ 250.00	per hour
Project Management, Holiday Surcharge	\$ 100.00	per day

LABORATORY FEES

Phase Contrast Microscopy (PCM)	\$ 20.00	per sample
Weekend/Night Rate (\$300.00 minimum)	\$ 45.00	per sample
Polarized Light Microscopy (PLM)	\$ 22.00	per sample
Weekend/Night Rate (\$300.00 minimum)	\$ 45.00	per sample
Polarized Light Microscopy (PLM) With Point Counting		
Point Counting 400 points (2-3 Days)	\$ 55.00	per sample
Carb 435 Method	\$ 175.00	per sample
Atomic Absorption (AA) Analysis for Lead (paint chips, air cassette, soil & wipe)		
Normal (2-3 Days)	\$ 22.00	per sample
RUSH (24 Hour)	\$ 28.00	per sample
RUSH (4 Hour)	\$ 60.00	per sample
STLC (2-3 Days)	\$ 200.00	per sample
Weekend/Night Rate (\$300.00 minimum)	\$ 80.00	per sample
TTLC (2-3 Days)	\$ 50.00	per sample
TTLC (24 Hour)	\$ 60.00	per sample
Transmission Electron Microscopy (TEM) for Asbestos <u>AIR</u>		
AHERA 3 Days	\$ 100.00	per sample
AHERA 24 Hour	\$ 115.00	per sample
AHERA Same Day (8 Hour)	\$ 140.00	per sample
AHERA 4-6 Hour RUSH	\$ 180.00	per sample
AHERA After Hours or Weekend (Weekend--Minimum of \$440.00)	\$ 220.00	per sample

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4200 Rocklin Rd., Ste. 11A Rocklin, CA 95677 (916) 632-6800 (916) 632-6841 Fax	367 Civic Drive, Ste. 7 Pleasant Hill, CA 94523-1936 (925) 363-3442 (925) 363-7897 Fax	P.O. Box 576848 Modesto, CA 95357-6848 (209) 551-2000 (209) 575-5657 Fax	371 E. Bullard Ave., Ste. 109 Fresno, CA 93710-5217 (559) 436-0277 (559) 436-0279 Fax	4949 Buckley Way, #105 Bakersfield, CA 93390-4880 (661) 833-0351 (661) 833-0361 Fax
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EXHIBIT C

FACILITIES, EQUIPMENT, AND OTHER MATERIALS, AND OBLIGATIONS OF COUNTY

- A. To permit the Consultant to render the services required herein, the County shall, at its expense and in a timely manner:
 - 1. Appoint a staff member to act as Project Manger.
 - 2. Provide the Consultant with all existing relevant information, although it is primarily the Consultant's responsibility to compile all background information.
 - 3. Promptly review any and all documents and materials submitted to the County by the Consultant.
 - 4. Promptly notify the Consultant of any fault or defect relating to the performance of the Consultant's services herein.

- B. The County will provide access to the facilities as necessary with reasonable prenotification

EXHIBIT D

GENERAL PROVISIONS

1. **Independent Contractor**. At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of the County. County shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement.
2. **Licenses, Permits**. Consultant represents and warrants to County that it has all licenses, permits, qualifications, and approvals of whatsoever nature, which are legally required for Consultant to practice its profession and shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, and approvals which are legally required for Consultant to practice its profession at the time the services are performed.
3. **Time**. Consultant shall devote such attention to the performance of services pursuant to this Agreement as may be necessary for the satisfactory and timely performance of Consultant's obligations pursuant to this Agreement. Neither party shall be considered in default of this Agreement to the extent performance is prevented or delayed by any cause, present or future, which is beyond the reasonable control of the party.
4. **Insurance**. Consultant shall file with County a Certificate of Insurance, with companies acceptable to County, with a Best's Rating of no less than A:VII showing the following coverage:
 - A. **Workers' Compensation and Employers' Liability Insurance**
 - 1) Workers' Compensation Insurance shall be provided, as required, by any applicable law or regulation. Employers' liability insurance shall be provided in amounts not less than one million dollars (\$1,000,000) each accident for bodily injury by accident, one million dollars (\$1,000,000) policy limit for bodily injury by disease, one million dollars (\$1,000,000) each employee for bodily injury by disease.
 - 2) If there is an exposure of injury to Consultant's employees under the U.S. Longshoremen and Harbor Workers' Compensation Act, the Jones Act, or under laws, regulations or statutes applicable to maritime employees, coverage shall be included for such injuries or claims.

- 3) Each Workers' Compensation policy shall be endorsed with the following specific language:

Cancellation Notice "This policy shall not be canceled or materially changed without first giving thirty (30) days' prior written notice to the County."

- 4) Consultant shall require all Subconsultants to maintain adequate Workers' Compensation Insurance. Certificates of Workers Compensation shall be filed forthwith with the County upon demand.

B. General Liability Insurance

- 1) Comprehensive General Liability or Commercial General Liability insurance shall be provided covering all operations by, or on behalf of Consultant, covering bodily injury liability and property damage liability for the limits of liability indicated below and including coverage for contractual liability insuring the obligations assumed by Consultant in this Agreement.
- 2) One of the following forms is required:
 - a) Comprehensive General Liability;
 - b) Commercial General Liability (Occurrence); or
 - c) Commercial General Liability (Claims Made).
- 3) If Consultant carries a Comprehensive General Liability policy, the limits of liability shall not be less than a Combined Single Limit for bodily injury, property damage, and Personal Injury Liability of:
 - a) One million dollars (\$1,000,000) each occurrence;
 - b) One million dollars (\$1,000,000) aggregate.
- 4) If Consultant carries a Commercial General Liability (Occurrence) policy:
 - a) The limits of liability shall not be less than:
 - i) One million dollars (\$1,000,000) each occurrence (combined single limit for bodily injury and property damage);
 - ii) One million dollars (\$1,000,000) for Products-Completed Operations;
 - iii) One million dollars (\$1,000,000) General Aggregate.
 - b) If the policy does not have an endorsement providing that the General Aggregate Limit applies separately to this contract, or if defense costs are included in the aggregate limits, then the required aggregate limits shall be two million dollars (\$2,000,000).

5) Special Claims Made Policy Form Provisions: Consultant shall not provide a Commercial General Liability (Claims Made) policy without the express prior written consent of County, which consent, if given, shall be subject to the following conditions:

a) The limits of liability shall not be less than:

i) One million dollars (\$1,000,000) each occurrence (combined single limit for bodily injury and property damage);

ii) One million dollars (\$1,000,000) aggregate for Products-Completed Operations;

iii) One million dollars (\$1,000,000) General Aggregate.

b) The insurance coverage provided by Consultant shall contain language providing coverage up to six (6) months following the completion of the contract in order to provide insurance coverage for the hold harmless provisions herein if the policy is a claims made policy.

C. Endorsements: Each Comprehensive or Commercial General Liability policy shall be endorsed with the following specific language:

1) "The County, its officers, agents, employees and volunteers, are to be covered as insureds for all liability arising out of operations, or on behalf of, the named insured in the performance of this Agreement."

2) "The insurance provided by the Consultant, including any excess liability or umbrella form coverage, is primary coverage to the County with respect to any insurance or self-insurance programs maintained by County, and no insurance held or owned by County shall be called upon to contribute to a loss."

3) "This policy shall not be canceled or materially changed without first giving thirty (30) days' prior written notice to County."

D. Automobile Liability Insurance

1) Automobile Liability insurance shall be provided covering bodily injury and property damage in an amount no less than one million dollars (\$1,000,000) combined single limit for each occurrence.

2) Covered vehicles shall include owned, non-owned, and hired automobiles/trucks.

E. Professional Liability Insurance (Errors & Omissions)

- 1) Professional Liability insurance for Errors and Omissions coverage in the amount of not less than one million dollars (\$1,000,000) in aggregate.

5. Indemnity. Consultant hereby agrees to protect, defend, indemnify, and hold the County free and harmless from any and all losses, liabilities or damages, claims and liens, of every kind and character including, but not limited to, the amounts of judgments, penalties, interest, court costs, legal fees, and all other expenses incurred by the County, including claims, liens, debts, personal injuries, death, or damages to property (including employees or property of the County) and without limitation by enumeration, all other claims or demands of every character due to negligent performance, error or omission, or willful misconduct, arising directly or indirectly, out of this contract or agreement. The claims covered by this Paragraph 5 include, without limitation, any claims brought by private person(s) and/or governmental agency(ies) relating in any way to alleged California Labor Code violations or other alleged violation of prevailing wage laws. Consultant's obligation shall include the duty to defend County as set forth in California Civil Code Section 2778 and 2782.5. This provision is not intended to create any cause of action in favor of any third party against Consultant or the County or to enlarge, in any way, the Consultant's liability; but is intended solely to provide for indemnification of the County from liability for damages or injuries to third persons or property arising from Consultant's negligence, error or omission, or willful misconduct pursuant to this contract or agreement. As used above, the term "County" means the Placer County, or its officers, agents, employees and volunteers.

6. Consultant Not Agent. Except as County may specify in writing Consultant shall have no authority, express or implied, to act on behalf of County in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind County to any obligation whatsoever.

7. Assignment/ Subcontracting Prohibited. Consultant may assign its rights and obligations under this Agreement only upon the prior written approval of County, said approval to be in the sole discretion of County. Consultant shall not subcontract any portion of the work except as approved in advance by County or as set forth in Exhibit A, Scope of Services.

8. Personnel.

- A. Consultant warrants that all personnel assigned by Consultant to perform the services are duly trained and qualified to perform the work. Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that County, in its sole discretion, at any time during the term of this Agreement, request the replacement of any person assigned by Consultant to perform services pursuant to this Agreement, Consultant shall remove and replace any such person immediately upon receiving notice from County.

- B. Notwithstanding the foregoing, if specific persons are designated as part of a project team in Exhibit A, Scope of Services, Consultant agrees to perform the work under this agreement with those individuals identified. Reassignment or substitution of individuals or subconsultants named in the project team by Consultant without the prior written consent of County shall be grounds for cancellation of the agreement by County, and payment shall be made pursuant to Paragraph 10 Termination only for that work performed by project team members.

9. Standard of Performance. Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged in the geographical area in which Consultant practices its profession. All products of whatsoever nature which Consultant delivers to County pursuant to this Agreement shall be prepared in a workmanlike manner and conform to the standards or quality normally observed by a person practicing in Consultant's profession.

10. Termination.

- A. In the event County, in its sole discretion, deems it in the best interests of the public, County shall have the right to terminate this Agreement at any time without cause by giving notice in writing of such termination to Consultant. In the event County shall give notice of termination, Consultant shall immediately cease rendering service upon receipt of such written notice, pursuant to this Agreement. In the event County shall terminate this Agreement:
- 1) Consultant shall deliver copies of all writings prepared by it pursuant to this Agreement. The term "writings" shall be construed to mean and include: handwriting, typewriting, printing, photostating, photographing, and every other means of recording upon any tangible thing any form of communication or representation, including letters, words, pictures, sounds, or symbols, or combinations thereof.
 - 2) County shall have full ownership and control of all such writings delivered by Consultant pursuant to this Agreement.
 - 3) County shall pay Consultant the reasonable value of services rendered by Consultant to the date of termination pursuant to this Agreement not to exceed the amount documented by Consultant and approved by County as work accomplished to date; provided, however, that in no event shall any payment hereunder exceed the amount of the agreement specified in Exhibit B, and further provided, however, County shall not in any manner be liable for lost profits which might have been made by Consultant had Consultant completed the services required by this Agreement. In this regard,

Consultant shall furnish to County such financial information as in the judgment of the County is necessary to determine the reasonable value of the services rendered by Consultant. The foregoing is cumulative and does not affect any right or remedy that County may have in law or equity.

- B. Consultant may terminate its services under this Agreement only upon good cause or upon the mutual agreement of the County, and shall provide thirty (30) working days advance written notice to the County of any such intent to terminate.

11. Non-Discrimination. Consultant shall not discriminate in its employment practices because of race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, or sex in contravention of the California Fair Employment and Housing Act, Government Code §12900 et seq.

12. Records. Consultant shall maintain, at all times, complete detailed records with regard to work performed under this agreement in a form acceptable to County, and County shall have the right to inspect such records at any reasonable time. Notwithstanding any other terms of this agreement, no payments shall be made to Consultant until County is satisfied that work of such value has been rendered pursuant to this agreement. However, County shall not unreasonably withhold payment and, if a dispute exists, the withheld payment shall be proportional only to the item in dispute.

13. Ownership of Information. All professional and technical information developed under this Agreement and all worksheets, reports, and related data shall become the property of County, and Consultant agrees to deliver reproducible copies of such documents to County on completion of the services hereunder. The County agrees to indemnify and hold Consultant harmless from any claim arising out of reuse of the information for other than this project.

14. Waiver. One or more waivers by one party of any major or minor breach or default of any provision, term, condition, or covenant of this Agreement shall not operate as a waiver of any subsequent breach or default by the other party.

15. Conflict of Interest. Consultant certifies that no official or employee of the County, nor any business entity in which an official of the County has, an interest, has been employed or retained to solicit or aid in the procuring of this agreement. In addition, Consultant agrees that no such person will be employed in the performance of this agreement without immediately notifying the County.

16. Entirety of Agreement. This Agreement contains the entire agreement of County and Consultant with respect to the subject matter hereof, and no other agreement, statement, or promise made by any party, or to any employee, officer or agent of any party, which is not contained in this Agreement, shall be binding or valid.

17. Attorney's Fees. If any party to this Agreement commences legal proceedings to enforce any of its terms or for damages for its breach, the prevailing party shall be entitled to recover reasonable attorney's fees, including those incurred on appeal, if any.

18. Governing Law. This Agreement is executed and intended to be performed in the State of California, and the laws of that State shall govern its interpretation and effect. Any legal proceedings on this agreement shall be brought under the jurisdiction of the Superior Court of the County of Placer, State of California, and Consultant: hereby expressly waives those provisions in California Code of Civil Procedure §394 that may have allowed it to transfer venue to another jurisdiction.

19. General Compliance With Laws. The Consultant shall exercise usual and customary care to comply with applicable Federal, State and local laws, statutes, rules and regulations which are in effect as of the date of this Agreement, or which may later be enacted. Consultant shall comply with all laws regarding payment of prevailing wage, including, without limitation, California Labor Code section 1720, as such laws may be amended or modified. Consultant agrees to comply with any directives or regulations issued by the California State Department of Industrial Relations or any other regulatory body of competent jurisdiction.

EXHIBIT E

FEDERAL ID NUMBER

CONFIDENTIAL

NOT FOR PUBLIC USE

FOR ACCOUNTING PURPOSES ONLY

CONTRACTOR: HAZARD MANAGEMENT SERVICES, INC.,

By: _____
Douglas Colley
Vice President

By: _____
Tiffany Misaki
Secretary

Federal Tax ID _____

For Contractor Services covering: Project Oversight Abatement and Demolition –
Bell Garden Apartments - Auburn

COUNTY OF PLACER

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: THOMAS MILLER, DEPT. OF FACILITY SERVICES

Contact Person: Deirdre
Telephone/Ext: 6808

BOARD MEETING DATE OF: March 23, 2004

BOARD ACTION REQUESTED: Approve the Consultant Services Agreement with Hazard Management Services, Inc. (HMS) in the amount of \$65,516 to perform project management services during the abatement of hazardous materials from the Bell Gardens Apartment Buildings 2, 3, 4, and 5, and authorize the Purchasing Manager to execute this Agreement and any required change orders upon County Counsel's review and approval.

- Noticed Public Hearing (Need copy of published notice)
Timed Item: Approx. Time Needed: (in minutes)
Department Item
Consent Agenda
Information Only
Person presenting item before the Board: THOMAS MILLER

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (required)
Quick Copy Slip (required)
Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

Table with 4 rows: Resolution - Certified?, Ordinance - Certified?, Signed Agreement(s)/Contract(s), Other (Explain). Columns for Y and N.

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **FEBRUARY 10, 2004**
From: **THOMAS MILLER / MARY DIETRICH**
Subject: **APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE STAFF
TO SOLICIT BIDS FOR THE DEMOLITION OF BELL GARDENS
APARTMENTS, BUILDING NUMBERS 2, 3, 4 & 5, PROJECT NO. 4606**

ACTION REQUESTED/RECOMMENDATION: Approve the plans and specifications and authorize staff to solicit bids for the demolition of Bell Gardens Apartments, Building Numbers 2, 3, 4 and 5, Project No. 4606.

BACKGROUND: On December 4, 2001, your Board approved an Agreement with Williams + Paddon, Architects + Planners, Inc. to provide architectural consulting services for the design of the new Land Development Building (LDB) in a location along Richardson Drive and Bell Road in the DeWitt Government Center. It was recognized that before construction of the LDB and adjacent parking could proceed, the demolition of four two-story unreinforced masonry buildings known as Bell Gardens Apartments would be required. Anticipating this, on March 18, 2003, your Board approved and adopted a Relocation Plan in compliance with California State Relocation law. This Plan was successfully implemented by providing housing assistance to the residents of the apartments and resulted in the complete vacancy of these buildings as of August 2003.

In order to proceed with the demolition and remain on schedule for the construction of the LDB, it is necessary for your Board to approve the plans and specifications, and authorize staff to solicit bids pursuant to the Public Contract Code. The drawings and specifications have been prepared for this phase of the project and the Engineer's estimate of probable construction cost is \$388,400.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this demolition were considered in that EIR and required mitigation will be included in the demolition contract.

FISCAL IMPACT: The total project cost is estimated to be \$473,300, including \$388,400 for hazardous material abatement and building demolition, \$62,360 for project management and \$22,540 in contingency. Currently there are sufficient funds in the County Office Building Fund for this project.

TM:MD:RU:DH:js

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BS2004\4606 P&S DEMOLITION.DOC

COUNTY OF PLACER

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: THOMAS MILLER, DEPT. OF FACILITY SERVICES

Contact Person: Deirdre
Telephone/Ext: 6808

BOARD MEETING DATE OF: FEBRUARY 10, 2004

BOARD ACTION REQUESTED: Approve the plans and specifications and authorize staff to solicit bids for the demolition of Bell Gardens Apartments, Building Numbers 2, 3, 4 and 5, Project No. 4606.

- Noticed Public Hearing (Need copy of published notice)
Timed Item: Approx. Time Needed: (in minutes)
Department Item
Consent Agenda
Information Only
Person presenting item before the Board: Mary Dietrich

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (required)
Quick Copy Slip (required)
Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned: [checked]

Paperwork to be returned: []

Table with 4 rows: Resolution - Certified?, Ordinance - Certified?, Signed Agreement(s)/Contract(s), Other (Explain). Columns for Y and N.

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

PERSONNEL Date:

- Three empty checkboxes for approval.

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **MARCH 23, 2004**
From: **THOMAS MILLER / MARY DIETRICH**
Subject: **AWARD OF BID – DEMOLITION OF BELL GARDENS APARTMENTS,
BUILDING NUMBERS 2, 3, 4 AND 5, PROJECT NO. 4606**

ACTION REQUESTED/RECOMMENDATION: Award the bid for the Demolition of Bell Gardens Apartments, Building Numbers 2, 3, 4, and 5, Project No. 4606 to Soil Enterprises Inc, in the amount of \$287,700; authorize the Director of Facility Services to execute a contract and any required change orders, consistent with the Public Contract Code, upon County Counsel's review and approval of required bonds and insurance; and approve a Budget Revision, in the amount of \$375,756.

BACKGROUND: On February 10, 2004, your Board approved plans and specifications and authorized solicitation of bids for this project. The scope of work includes removal of hazardous materials including asbestos and lead; the demolition and disposal of the four (4) apartment structures, attached sheds, stairs and landings; removal of sewer, water, gas, and storm drain lines; and removal of trees, stumps, roots, bushes and ground cover in the vicinity of the apartments. The demolition will enable the new Land Development Building to be constructed on the corner of Richardson Drive and Bell Road in the DeWitt Government Center.

Bid solicitations were advertised in accordance with the Public Contract Code. Bid documents were sent to 24 trade contractors and 7 building exchanges. Bids were opened on March 4, 2004, by Procurement Services, resulting in the 8 bids, listed in the attached Bid Tabulation sheet (Attachment A). The apparent low bidder is Soil Enterprises Inc, with a bid of \$287,700. Staff has reviewed the bid and it is complete and responsive in all aspects. In order to proceed, it is necessary for your Board to award the bid, pursuant to the Purchasing Policy Manual and approve a Budget Revision.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this demolition were considered in that EIR and required mitigations are included in the demolition contract.

FISCAL IMPACT: The total project cost is estimated to be \$375,756, including \$287,700 for hazard materials abatement and building demolition, \$65,516 for contract project management and \$22,540 for contingency. A Budget Revision transferring \$375,756 from the Land Development Building, Project No. 4630 to Dewitt Demolition, Project No. 4606 is required to fully fund this project. There are sufficient funds in the Land Development Building project account for this transfer.

TM:MD:RU:DH:js

ATTACHMENT: BID TABULATION

CC: COUNTY EXECUTIVE OFFICE

T:\FACBSMEMO2004\4606AWARD.DOC

**BID TABULATION
DEMOLITION OF BELL GARDENS APARTMENTS,
BUILDING NUMBERS 2, 3, 4, & 5
PROJECT NO. 4606**

BID DATE: MARCH 4, 2004

BID NO.: 9101

<u>CONTRACTOR</u>	<u>LOCATION</u>	<u>BID AMOUNT</u>
1.Soil Enterprises, Inc.	Brentwood, CA	\$287,700
2.APC Contractors	Fresno, CA	\$343,000
3.Sterling Holloway	Auburn, CA	\$358,000
4.Delta Oilfield Service	Woodland, CA	\$374,000
5.Diversified Concrete	Sparks, NV	\$439,439
6.West Coast Environmental	Rancho Cordova, CA	\$443,800
7.Kemen & Son Engineering	Paradise, CA	\$505,982
8.Icono Inc.	Oakland, CA	\$522,000

COUNTY OF PLACER

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: THOMAS MILLER, DEPT. OF FACILITY SERVICES

Contact Person: Deirdre
Telephone/Ext: 6808

BOARD MEETING DATE OF: March 23, 2004

BOARD ACTION REQUESTED: Award the bid for the Demolition of Bell Gardens Apartments, Building Numbers 2, 3, 4, and 5, Project No. 4606 to Soil Enterprises Inc, in the amount of \$287,700; authorize the Director of Facility Services to execute a contract and any required change orders, consistent with the Public Contract Code, upon County Counsel's review and approval of required bonds and insurance; and approve a Budget Revision, in the amount of \$375,756.

- Noticed Public Hearing (Need copy of published notice)
Timed Item: Approx. Time Needed: (in minutes)
Department Item
Consent Agenda
Information Only
Person presenting item before the Board: THOMAS MILLER

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (required)
Quick Copy Slip (required)
Resolution
Ordinance
Contract
Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned: [checked]

Paperwork to be returned: []

- Resolution - Certified? Y [] N []
Ordinance - Certified? Y [] N []
Signed Agreement(s)/Contract(s)
Other (Explain)

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

PERSONNEL Date:

[]

[]

[]

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **APRIL 15, 2008**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 01, 06, 07, 08, 8M & 416, PROJECT NO. 4630D**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with the Demolition of Buildings 01, 06, 07, 08, 8M & 416, located in the Placer County Government Center in north Auburn:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Buildings 01, 06, 07, 08, 8M & 416, Project No. 4630D.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$300,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On November 27, 2007, your Board approved a Professional Services Agreement with Williams + Paddon to perform architectural and engineering services for the Community Development Resource Center (CDRC) Phase II Parking Lot design consisting of an additional 120 parking stalls, curbs, gutters, sidewalks, lighting, irrigation and landscaping required to support the final occupancy of the CDRC. Prior to the construction of this parking lot, the old Sheriffs' buildings 01, 06, 07, 08 & 8M will need to be demolished and the site prepared for new construction. Building 416, an old Utilities shed on F Avenue that is in disrepair will also require demolition as part of this project in order to optimize county resources and take advantage of economies of scale.

Facility Services has contracted with Entek Consulting Group, Inc. (Entek) to test for asbestos and lead paint, prepare specifications and to provide project management services for this project. Staff has worked with Entek to prepare bid documents for this project in preparation for the demolition. The estimate of probable abatement and demolition cost is \$300,000, including contingencies.

In order to proceed with the Demolition of Buildings 01, 06, 07, 08, 8M & 416, it is necessary for your Board to authorize staff to solicit bids and authorize the Director of Facility Services to award the bid and execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR and required mitigations are included in the demolition contract.

FISCAL IMPACT: The estimated total project cost is \$400,000, including \$300,000 for the demolition project and contingencies, \$100,000 for asbestos testing and project management. There are sufficient funds appropriated in the project budget, in the Capital Projects Fund.

ATTACHMENTS: RESOLUTION

JD:JS:RU:DH

cc: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2008\4630 DEMO P&S.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION DELEGATING
AUTHORITY TO THE DIRECTOR OF FACILITY
SERVICES TO TAKE VARIOUS ACTIONS
ASSOCIATED WITH THE DEMOLITION OF
BUILDINGS 01, 06, 07, 08, 8M & 416,
PROJECT NO. 4630D.

Resolution _____

The following RESOLUTION was duly passed by the Board of Supervisors of the County
of Placer at a regular meeting held _____, by the following

vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board delegates authority to the Director of Facility Services to award and execute a construction contract in an amount not-to-exceed \$300,000, upon review and approval of County Counsel and Risk Management, and to delegate the authority to the Director to execute required change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage **Telephone/Ext:** 6829 **Fax:** 6809

BOARD MEETING DATE OF: April 15, 2008

BOARD ACTION REQUESTED: It is recommended that your Board take the following actions associated with the Demolition of Buildings 01, 06, 07, 08, 8M & 416, located in the Placer County Government Center in north Auburn:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Buildings 01, 06, 07, 08, 8M & 416, Project No. 4630D.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$300,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
 Timed Item: Approx. Time Needed: (in minutes)
 Department Item
 Consent Agenda
 Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (*required*)
 Quick Copy Slip (*required*)
 Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|---------------------------------|---------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Resolution – Certified? | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other (<i>Explain</i>) | | |

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

N/A

RISK MANAGEMENT Date:

(Need copy of completed R/M Contract Review document in package)

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **JANUARY 27, 2009**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 1, 6, 7, 8, 8M & 416, PROJECT NO. 4630D
NOTICE OF COMPLETION**

ACTION REQUESTED / RECOMMENDATION: Adopt the attached Resolution accepting the Demolition of Buildings 1, 6, 7, 8, 8M & 416, Project No. 4630D, located in the Placer County Government Center in North Auburn, as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

BACKGROUND: On April 15, 2008, your Board approved plans and specifications, authorized staff to solicit bids and authorized the Director of Facility Services to execute the resulting demolition contract for the Demolition of Buildings 1, 6, 7, 8, 8M & 416 project. Five bids were received and a contract was awarded to Performance Abatement Services, Inc., in the amount of \$208,000.

This project consists of the demolition of the old Sheriffs' buildings 1, 6, 7, 8 and 8M to prepare the site for the CDRC Phase II Parking Lot Expansion Project. Building 416, an old Utilities shed on F Avenue, also required demolition as part of this project in order to optimize county resources and take advantage of economies of scale. During the course of construction one Contract Change Order (CCO) totaling \$14,095.98 was approved to complete the project in accordance with the intended scope of the plans and specifications. The total contract cost was \$222,095.98.

Facility Services' staff has inspected the work performed on the project. All punch list items have been addressed and the project has been accepted by staff as complete.

In order to close out the Demolition of Buildings 1, 6, 7, 8, 8M & 416 Contract, it is necessary for your Board to accept the project as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR and required mitigations are included in the demolition contract.

FISCAL IMPACT: The estimated total project cost was \$400,000. The actual total project cost was approximately \$325,000, including \$222,095.98 for the abatement, demolition and contingencies and \$103,000 for asbestos testing and project management. There is sufficient funding appropriated in the Capital Projects Fund project account for this demolition project.

ATTACHMENT: RESOLUTION

JD:JS:RU:DH:SR

CC: COUNTY EXECUTIVE OFFICE

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Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE DIRECTOR OF FACILITY
SERVICES TO EXECUTE AND RECORD THE
NOTICE OF COMPLETION FOR THE DEMOLITION
OF BUILDINGS 1, 6, 7, 8, 8M & 416, PROJECT NO. 4630D

Resol. _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that the attached Notice of Completion for the Demolition of Buildings 1, 6, 7, 8, 8M & 416, Project No. 4630D, is hereby approved; and

BE IT FURTHER RESOLVED that the Director of Facility Services is hereby authorized to execute said Notice of Completion on behalf of the Board of Supervisors and the County of Placer and cause the same to be recorded.

ATTACHMENTS: NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET

Recording requested by:
FACILITY SERVICES / CAPITAL IMPROVEMENTS

When recorded return to: Shawna Rossoz

Placer County Department of Facility Services
11476 C Ave. Auburn CA 95603

**NOTICE OF COMPLETION
RES. NO.**

Project Name: Demolition of Buildings 1, 6, 7, 8, 8M & 416, Project No. 4630D

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit:

**Performance Abatement Services, Inc.
999 Canal Street, Suite B
Richmond, CA 94804**

performed and completed, for the County of Placer, State of California, the following contract, structure or work of improvement, to wit:

**Demolition of Buildings 1, 6, 7, 8, 8M & 416
Project No. 4630D
Placer County Government Center, Auburn, California 95603**

The property is owned by the County of Placer in fee. Said work was accepted on January 27, 2009.

Executed this _____ day of _____ 2009, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

JAMES DURFEE, DIRECTOR
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER

**STATE OF CALIFORNIA)_{ss}
COUNTY OF PLACER)**

On _____ before me Dianna Baird, Notary Public, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dianna Baird

**NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET**

DATE: JANUARY 27, 2009

PROJECT NO: 4630D

PROJECT NAME: DEMOLITION OF BUILDINGS 1, 6, 7, 8, 8M & 416

FUND/BUDGET UNIT/ACCOUNT NO: 140 / 107840 / 04630

CONTRACTOR: PERFORMANCE ABATEMENT SERVICES, INC.

SUMMARY OF EXPENDITURES

ORIGINAL CONTRACT AMOUNT	\$ 208,000.00
CONTRACT CHANGE ORDERS	<u>\$ 14,095.98</u>
TOTAL CONTRACT EXPENDITURES	\$ 222,095.98

CHANGE ORDER NO.	CONTRACT CHANGE ORDER SUMMARY BRIEF DESCRIPTION	AMOUNT EXPENDED
1	Transite Panels, Gas Trench Backfill, Additional Asbestos Tile and Additional Footing Excavation.	\$14,095.98
	Total Change Orders	\$14,095.98

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage Telephone/Ext: 6829 Fax: 6809

BOARD MEETING DATE OF: January 27, 2009

BOARD ACTION REQUESTED: Adopt the attached Resolution accepting the Demolition of Buildings 1, 6, 7, 8, 8M & 416, Project No. 4630D, located in the Placer County Government Center in North Auburn, as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

- Noticed Public Hearing *(Need copy of published notice in package and faxed or emailed to COB)*
- Timed Item: Approx. Time Needed: (in minutes)
- Department Item
- Consent Agenda
- Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board *(required)*
- Quick Copy Slip *(required)*
- Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|--|---------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Resolution – Certified? | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other <i>(Explain) Budget Revision</i> | | |

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

n/a

RISK MANAGEMENT Date:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **JULY 7, 2009**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 213, 214, 215, 216A, & 217 AT THE DEWITT GOVERNMENT CENTER AND THE PLACER COUNTY FINANCE ANNEX BLDG., 133 FULWEILER AVE. PROJECT NO. 4810**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with the Demolition of Buildings 213, 214, 215, 216A & 217 located in the Dewitt Government Center in north Auburn, and the Placer County Finance Annex Building located at 133 Fulweiler Ave., Auburn Ca.:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Buildings 213, 214, 215, 216A & 217 and the Finance Annex Building, Project No. 4810.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$410,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On March 24, 2009, your Board approved a Professional Services Agreement with Entek Consulting Group, Inc. (Entek) to test for asbestos and lead paint, prepare specifications and to provide project management services for this project. Staff has worked with Entek to prepare bid documents for this project in preparation for the demolition of the DeWitt Buildings. The County will also demolish the Finance Annex Building as a part of this project. The estimate of probable abatement and demolition cost for building's 213-217 and the demolition of the Annex is \$410,000, including contingencies.

In order to proceed with the Demolition of Buildings 213, 214, 215, 216A & 217 located in the Dewitt Government Center and the Placer County Finance Annex Building, it is necessary for your Board to authorize staff to solicit bids and authorize the Director of Facility Services to award the bid and execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations are included in the demolition contract. The Fulweiler Annex portion of the project qualifies for a Categorical Exemption under CEQA guidelines Title 14, 15301.2.3 – Demolition and removal of small structures, including offices if designed for an occupant load of 30 persons or less.

FISCAL IMPACT: The estimated total project cost is \$670,000 including \$410,000 for the demolition project and construction contingencies, \$98,000 for asbestos testing and project management, County Staff, Project Management and project contingency \$162,000. There are sufficient funds appropriated in the project budget, in the Capital Projects Fund.

ATTACHMENTS: RESOLUTION
JD:JS:RU:HB

cc: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

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**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **JULY 7, 2009**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 213, 214, 215, 216A, & 217 AT THE DEWITT GOVERNMENT CENTER AND THE PLACER COUNTY FINANCE ANNEX BLDG., 133 FULWEILER AVE. PROJECT NO. 4810**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with the Demolition of Buildings 213, 214, 215, 216A & 217 located in the Dewitt Government Center in north Auburn, and the Placer County Finance Annex Building located at 133 Fulweiler Ave., Auburn Ca.:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Buildings 213, 214, 215, 216A & 217 and the Finance Annex Building, Project No. 4810.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$410,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On March 24, 2009, your Board approved a Professional Services Agreement with Entek Consulting Group, Inc. (Entek) to test for asbestos and lead paint, prepare specifications and to provide project management services for this project. Staff has worked with Entek to prepare bid documents for this project in preparation for the demolition of the DeWitt Buildings. The County will also demolish the Finance Annex Building as a part of this project. The estimate of probable abatement and demolition cost for building's 213-217 and the demolition of the Annex is \$410,000, including contingencies.

In order to proceed with the Demolition of Buildings 213, 214, 215, 216A & 217 located in the Dewitt Government Center and the Placer County Finance Annex Building, it is necessary for your Board to authorize staff to solicit bids and authorize the Director of Facility Services to award the bid and execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations are included in the demolition contract. The Fulweiler Annex portion of the project qualifies for a Categorical Exemption under CEQA guidelines Title 14, 15301.2.3 – Demolition and removal of small structures, including offices if designed for an occupant load of 30 persons or less.

FISCAL IMPACT: The estimated total project cost is \$670,000 including \$410,000 for the demolition project and construction contingencies, \$98,000 for asbestos testing and project management, County Staff, Project Management and project contingency \$162,000. There are sufficient funds appropriated in the project budget, in the Capital Projects Fund.

ATTACHMENTS: RESOLUTION
JD:JS:RU:HB

cc: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2009\4810 DEMO P&S.DOC

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **AUGUST 24, 2010**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 213 - 217 & THE FULWEILER MODULAR,
PROJECT NO. 4810**

ACTION REQUESTED / RECOMMENDATION: Adopt the attached Resolution accepting the Demolition of Buildings 213-217 & the Fulweiler Modular Building, Project No. 4810, previously located at the Placer County Government Center in North Auburn and 133 Fulweiler Ave. in Auburn, as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

BACKGROUND: On July 7th, 2009, your Board approved plans and specifications, authorized staff to solicit bids and authorized the Director of Facility Services to execute the resulting demolition contract for the Demolition of Buildings 213-217 at the Placer County Government Center in North Auburn and 133 Fulweiler Ave. Seven (7) bids were received and a contract was awarded to American Wrecking, Inc., in the amount of \$356,748.

This project removed six buildings that were aged, outdated and hazardous buildings from the DeWitt and Fulweiler campuses. During the course of the project one Contract Change Orders (CCO) totaling \$19,406.46 were approved to complete the project in accordance with the intended scope of the plans and specifications. The total contract cost was \$376,154.46.

Facility Services' staff has inspected the work performed on the project. All punch list items have been addressed and the project has been accepted by staff as complete.

In order to close out the Demolition of Buildings 213-217 & the Fulweiler Modular Building Contract, it is recommended that your Board accept the project as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations are included in the demolition contract. The Fulweiler Annex portion of the project is exempt from review pursuant to CEQA guidelines Title 14, 15301.2.3 – Demolition and removal of small structures, including offices if designed for an occupant load of 30 persons or less.

FISCAL IMPACT: The estimated total project cost was \$730,000. The actual total project cost is approximately **\$545,000**, including \$376,154 for demolition and **\$168,846** in design, project management and contingencies. There is sufficient funding appropriated in the Capital Projects Fund project account for this project.

ATTACHMENT: RESOLUTION

JD:JS:RU:HB:SH

CC: COUNTY EXECUTIVE OFFICE J:\PROJECT_FILES\DEWITTDемо213_217\BOS\4810_DEMO213_217_NOC.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE DIRECTOR OF FACILITY
SERVICES TO EXECUTE AND RECORD THE
NOTICE OF COMPLETION FOR THE DEMOLITION OF
BUILDINGS 213-217 & THE FULWEILER MODULAR
BUILDING, PROJECT NO. 4810

Resol. _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that the attached Notice of Completion for the Demolition of Buildings 213-217 & the Fulweiler Modular Building, Project No. 4810, is hereby approved; and

BE IT FURTHER RESOLVED that the Director of Facility Services is hereby authorized to execute said Notice of Completion on behalf of the Board of Supervisors and the County of Placer and cause the same to be recorded.

ATTACHMENTS: NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET

Recording requested by:
FACILITY SERVICES / CAPITAL IMPROVEMENTS

When recorded return to: Shawna Howard

Placer County Department of Facility Services
11476 C Ave. Auburn CA 95603

**NOTICE OF COMPLETION
RES. NO.**

**Project Name: THE DEMOLITION OF BUILDINGS 213-217 & THE FULWEILER MODULAR
BUILDING, PROJECT NO. 4830**

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit:

**American Wrecking, Inc.
2459 Lee Avenue
South El Monte, CA 91733**

performed and completed, for the County of Placer, State of California, the following contract, structure or work of improvement, to wit:

**Demolition of Buildings 213-217 & the Fulweiler Modular Building
Project No. 4810
2845 First Street & 133 Fulweiler Ave., Auburn, California 95603**

The property is owned by the County of Placer in fee. Said work was accepted on _____.

Executed this _____ day of _____ 2010, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

James Durfee, Director
Department of Facility Services
County of Placer

**STATE OF CALIFORNIA)
COUNTY OF PLACER)** ss

On _____ before me _____, Notary Public, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

**NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET**

DATE: AUGUST 24, 2010

PROJECT NO: 4810

PROJECT NAME: DEMOLITION OF BUILDINGS 213-217 & THE FULWEILER MODULAR BUILDING, PROJECT NO. 4810

FUND/BUDGET UNIT/ACCOUNT NO: 140 / 107840 / 04810

CONTRACTOR: AMERICAN WRECKING, INC.

SUMMARY OF EXPENDITURES

ORIGINAL CONTRACT AMOUNT	\$ 356,748.00
CONTRACT CHANGE ORDERS	<u>\$ 19,406.46</u>
TOTAL CONTRACT EXPENDITURES	\$ 376,154.46

CHANGE ORDER NO.	CONTRACT CHANGE ORDER SUMMARY BRIEF DESCRIPTION	AMOUNT EXPENDED
1	This Change Order includes a Credit to reduce the Demolition area. Cost to load and transport additional dry wall to an appropriate Landfill. Added cost to relocate a DI as needed due to unforeseen site conditions, as well as the disposal of unforeseen Asbestos Concrete Pipe.	\$ 19,406.46
	Total Change Orders	\$ 19,406.46

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **APRIL 5, 2011**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 213 - 217 & THE FULWEILER MODULAR BUILDING, PROJECT NO. 4810, NOTICE OF COMPLETION**

ACTION REQUESTED / RECOMMENDATION: Adopt the attached Resolution accepting the Demolition of Buildings 213-217 & the Fulweiler Modular Building, Project No. 4810, previously located at the Placer County Government Center in North Auburn and 133 Fulweiler Avenue in Auburn, as complete and authorize the Director of Facility Services, or his designee, to execute and record the Notice of Completion.

BACKGROUND: On July 7, 2009, your Board approved Plans and Specifications, authorized staff to solicit bids and authorized the Director of Facility Services to execute the resulting demolition contract for the Demolition of Buildings 213-217 at the Placer County Government Center (PCGC) in North Auburn and the Fulweiler Modular Building at 133 Fulweiler Avenue. Seven (7) bids were received and a contract was awarded to American Wrecking, Inc., in the amount of \$356,748.

This project removed six buildings that were aged, outdated and hazardous from the PCGC and Fulweiler campuses. During the course of the project, one Contract Change Order (CCO) totaling \$19,406.46 was approved to complete the project in accordance with the intended scope of the plans and specifications. The total contract cost was \$376,154.46.

Facility Services' staff has inspected the work performed on the project. All punch list items have been addressed and the project has been accepted by staff as complete.

In order to close out the Demolition of Buildings 213-217 & the Fulweiler Modular Building Contract, it is recommended that your Board accept the project as complete and authorize the Director of Facility Services, or his designee, to execute and record the Notice of Completion.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations are included in the demolition contract. The Fulweiler Annex portion of the project is exempt from review pursuant to CEQA guidelines Title 14, 15301.2.3 – Demolition and removal of small structures, including offices if designed for an occupant load of 30 persons or less.

FISCAL IMPACT: The estimated total project cost was \$730,000. The actual total project cost is approximately \$606,130, including \$376,154 for demolition and \$229,976 in design, project management, Hazardous Materials Consultants, Storm Water Pollution Prevention Management and force account work.

ATTACHMENT: RESOLUTION

JD:JS:RU:HB:SH

CC: COUNTY EXECUTIVE OFFICE

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Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE DIRECTOR OF FACILITY
SERVICES, OR HIS DESIGNEE, TO EXECUTE AND
RECORD THE NOTICE OF COMPLETION FOR THE
DEMOLITION OF BUILDINGS 213-217 & THE FULWEILER
MODULAR BUILDING, PROJECT NO. 4810

Resol. _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that the attached Notice of Completion for the Demolition of Buildings 213-217 & the Fulweiler Modular Building, Project No. 4810, is hereby approved; and

BE IT FURTHER RESOLVED that the Director of Facility Services, or his designee, is hereby authorized to execute said Notice of Completion on behalf of the Board of Supervisors and the County of Placer and cause the same to be recorded.

ATTACHMENTS: NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET

Recording requested by:
FACILITY SERVICES / CAPITAL IMPROVEMENTS

When recorded return to: Shawna Howard

Placer County Department of Facility Services
11476 C Ave. Auburn CA 95603

**NOTICE OF COMPLETION
RES. NO.**

**Project Name: The Demolition of Buildings 213-217 & the Fulweiler Modular Building,
Project No. 4830**

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit:

**American Wrecking, Inc.
2459 Lee Avenue
South El Monte, CA 91733**

performed and completed, for the County of Placer, State of California, the following contract, structure or work of improvement, to wit:

**Demolition of Buildings 213-217 & the Fulweiler Modular Building
Project No. 4810
2845 First Street & 133 Fulweiler Ave., Auburn, California 95603**

The property is owned by the County of Placer in fee. Said work was accepted on _____.

Executed this _____ day of _____ 2011, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

James Durfee, Director
Department of Facility Services
County of Placer

**STATE OF CALIFORNIA)
COUNTY OF PLACER)** _{ss}

On _____ before me _____, Notary Public, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

**NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET**

DATE: APRIL 5, 2011

PROJECT NO: 4810

PROJECT NAME: DEMOLITION OF BUILDINGS 213-217 & THE FULWEILER MODULAR BUILDING, PROJECT NO. 4810

FUND/BUDGET UNIT/ACCOUNT NO: 140 / 107840 / 04810

CONTRACTOR: AMERICAN WRECKING, INC.

SUMMARY OF EXPENDITURES

ORIGINAL CONTRACT AMOUNT	\$ 356,748.00
CONTRACT CHANGE ORDERS	<u>\$ 19,406.46</u>
TOTAL CONTRACT EXPENDITURES	\$ 376,154.46

CHANGE ORDER NO.	CONTRACT CHANGE ORDER SUMMARY BRIEF DESCRIPTION	AMOUNT EXPENDED
1	This Change Order includes following: <ul style="list-style-type: none"> • Cost to load and transport five additional trucks of drywall to a hazardous materials landfill and pay for disposal. • Cost to relocate and increase depth of new storm drain due to unforeseen site conditions. • Cost to dispose of 22 linear feet of unforeseen Asbestos Concrete Pipe, located in ground. 	\$ 19,406.46
	Total Change Orders	\$ 19,406.46

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MARCH 22, 2011**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 213 - 217 & THE FULWEILER MODULAR,
PROJECT NO. 4810**

ACTION REQUESTED / RECOMMENDATION: Adopt the attached Resolution accepting the Demolition of Buildings 213-217 & the Fulweiler Modular Building, Project No. 4810, previously located at the Placer County Government Center in North Auburn and 133 Fulweiler Ave. in Auburn, as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

BACKGROUND: On July 7th, 2009, your Board approved plans and specifications, authorized staff to solicit bids and authorized the Director of Facility Services to execute the resulting demolition contract for the Demolition of Buildings 213-217 at the Placer County Government Center in North Auburn and 133 Fulweiler Ave. Seven (7) bids were received and a contract was awarded to American Wrecking, Inc., in the amount of \$356,748.

This project removed six buildings that were aged, outdated and hazardous buildings from the DeWitt and Fulweiler campuses. During the course of the project one Contract Change Orders (CCO) totaling \$19,406.46 was approved to complete the project in accordance with the intended scope of the plans and specifications. The total contract cost was \$376,154.46.

Facility Services' staff has inspected the work performed on the project. All punch list items have been addressed and the project has been accepted by staff as complete.

In order to close out the Demolition of Buildings 213-217 & the Fulweiler Modular Building Contract, it is recommended that your Board accept the project as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations are included in the demolition contract. The Fulweiler Annex portion of the project is exempt from review pursuant to CEQA guidelines Title 14, 15301.2.3 – Demolition and removal of small structures, including offices if designed for an occupant load of 30 persons or less.

FISCAL IMPACT: The estimated total project cost was \$730,000. The actual total project cost is approximately **\$606,130**, including \$376,154 for demolition and **\$229,976** in design, project management and contingencies. There is sufficient funding appropriated in the Capital Projects Fund project account for this project.

ATTACHMENT: RESOLUTION

JD:JS:RU:HB:SH

CC: COUNTY EXECUTIVE OFFICE J:\PROJECT_FILES\DEWITTDемо213_217\BOS\4810_DEMO213 217_NOC.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE DIRECTOR OF FACILITY
SERVICES TO EXECUTE AND RECORD THE
NOTICE OF COMPLETION FOR THE DEMOLITION OF
BUILDINGS 213-217 & THE FULWEILER MODULAR
BUILDING, PROJECT NO. 4810

Resol. _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that the attached Notice of Completion for the Demolition of Buildings 213-217 & the Fulweiler Modular Building, Project No. 4810, is hereby approved; and

BE IT FURTHER RESOLVED that the Director of Facility Services is hereby authorized to execute said Notice of Completion on behalf of the Board of Supervisors and the County of Placer and cause the same to be recorded.

ATTACHMENTS: NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET

Recording requested by:
FACILITY SERVICES / CAPITAL IMPROVEMENTS

When recorded return to: Shawna Howard

Placer County Department of Facility Services
11476 C Ave. Auburn CA 95603

**NOTICE OF COMPLETION
RES. NO.**

Project Name: THE DEMOLITION OF BUILDINGS 213-217 & THE FULWEILER MODULAR BUILDING, PROJECT NO. 4830

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit:

**American Wrecking, Inc.
2459 Lee Avenue
South El Monte, CA 91733**

performed and completed, for the County of Placer, State of California, the following contract, structure or work of improvement, to wit:

**Demolition of Buildings 213-217 & the Fulweiler Modular Building
Project No. 4810
2845 First Street & 133 Fulweiler Ave., Auburn, California 95603**

The property is owned by the County of Placer in fee. Said work was accepted on _____.

Executed this _____ day of _____ 2011, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

James Durfee, Director
Department of Facility Services
County of Placer

**STATE OF CALIFORNIA)
COUNTY OF PLACER)** _{ss}

On _____ before me _____, Notary Public, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

**NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET**

DATE: MARCH 22, 2011

PROJECT NO: 4810

PROJECT NAME: DEMOLITION OF BUILDINGS 213-217 & THE FULWEILER MODULAR BUILDING, PROJECT NO. 4810

FUND/BUDGET UNIT/ACCOUNT NO: 140 / 107840 / 04810

CONTRACTOR: AMERICAN WRECKING, INC.

SUMMARY OF EXPENDITURES

ORIGINAL CONTRACT AMOUNT	\$ 356,748.00
CONTRACT CHANGE ORDERS	<u>\$ 19,406.46</u>
TOTAL CONTRACT EXPENDITURES	\$ 376,154.46

CHANGE ORDER NO.	CONTRACT CHANGE ORDER SUMMARY BRIEF DESCRIPTION	AMOUNT EXPENDED
1	This Change Order includes a Credit to reduce the Demolition area. Cost to load and transport additional dry wall to an appropriate Landfill. Added cost to relocate a DI as needed due to unforeseen site conditions, as well as the disposal of unforeseen Asbestos Concrete Pipe.	\$ 19,406.46
	Total Change Orders	\$ 19,406.46

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MARCH 24, 2009**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **HAZARDOUS MATERIALS ABATEMENT AND DEMOLITION OF BUILDINGS 213 - 217 AT THE PLACER COUNTY GOVERNMENT CENTER, PROJECT NO. 4810**

ACTION REQUESTED / RECOMMENDATION: Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Building 213 – 217, Project No. 4810, at the Placer County Dewitt Government Center (PCGC) and authorize the Chairman of the Board to execute the attached Agreement in an amount not-to-exceed \$98,000.

BACKGROUND: On January 20, 2004, the Environmental Impact Report (EIR) for the PCGC Facility Plan was certified by your Board. The EIR recommended the location of several new buildings on the PCGC campus, as well as recommendations for the phased demolition of other selected PCGC buildings to create new buildings and open spaces to accommodate the implementation of a Master Plan. Buildings 213 through 217 have recently become vacant and are part of the phased demolition plan. In addition to buildings 213 – 217, Entek will also provide pre-demolition services for buildings 27, 27G and 207A, which are not yet vacant but are within the phased demolition plans at the PCGC.

Entek has provided services for asbestos and lead paint testing, prepared specifications and provided project management services for the Bell Gardens and Sheriff's Demolition projects, and is uniquely qualified to assist staff with the demolition of the 200 ramp. Because of Entek's extensive experience with the unique conditions present at the PCGC, staff recommends a sole source selection of Entek to prepare bid documents for preparation for the demolition project. Entek will also assist staff in providing project management services to ensure proper disposal of any hazardous materials.

In order to proceed with the Hazardous Materials Abatement and Demolition of Building 213 – 217, Project No. 4810, it is requested that your Board approve the attached Agreement with Entek, in an amount not-to-exceed \$98,000.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations for the PCGC Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR.

FISCAL IMPACT: The total contract cost for the consultant's hazardous materials abatement survey and project management services for this project is \$98,000. There are sufficient funds appropriated in the project account in the Capital Projects Fund.

ATTACHMENT: AGREEMENT

JD:JS:RU:HB:SR

CC: COUNTY EXECUTIVE OFFICE

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COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage Telephone/Ext: 6829 Fax: 6809

BOARD MEETING DATE OF: March 24, 2009

BOARD ACTION REQUESTED: Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Building 213 – 217, Project No. 4810, at the Placer County Dewitt Government Center (PCGC) and authorize the Chairman of the Board to execute the attached Agreement in an amount not-to-exceed \$98,000.

- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
- Timed Item: Approx. Time Needed: (in minutes)
- Department Item
- Consent Agenda
- Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (**required**)
- Quick Copy Slip (**required**)
- Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|--|----------------------------|----------------------------|
| <input type="checkbox"/> | Resolution – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other (<i>Explain</i>) Budget Revision | | |

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

RISK MANAGEMENT Date:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **DECEMBER 10, 2013**

From: **MARY DIETRICH / ROB UNHOLZ**

Subject: **DEMOLITION PROJECT PCGC, FIRST AMENDMENT TO CONTRACT FOR HAZARDOUS MATERIALS SERVICES, PROJECT NO. 4812-B**

ACTION REQUESTED / RECOMMENDATION:

1. Approve and authorize the Chair to execute the attached First Amendment to the Agreement with Entek Consulting Group, Inc. to provide additional consulting services for hazardous materials assessments for Buildings 202 and 203B at the Placer County Government Center, increasing the contract by \$34,500 for a total contract cost not-to-exceed \$129,000, funded by the Capital Projects Fund, Project No. 4812 with no new net county cost.

BACKGROUND: On January 8, 2013, your Board approved an Agreement with Entek Consulting Group, Inc. (Entek) to provide testing for asbestos and lead containing materials, to prepare specifications and to provide project management services for the demolition Project No. 4812-B effecting Buildings 9, 10, 203A, 204, 205 and 206, located at the Placer County Government Center (PCGC).

During the course of the ensuing demolition project, the tenant in Buildings 202 and 203B notified the County of their intention to end their occupancy and to vacate the premises by December 23, 2013. As these facilities are directly adjacent to the Buildings demolished under Project 4812-B, Facility Services requested the project contractor to provide an estimate for demolition of these additional Buildings. On today's agenda is a companion item requesting approval of a Change Order to the demolition contract to affect that work. To demolish these Buildings, professional consulting services are needed to assess potential hazardous materials that may be present in the buildings, to prepare a report on the materials discovered, and to provide on-site project management during any abatement and demolition.

Entek has provided quality consultant services for hazardous material testing, preparation of specifications and project management services for all of demolition projects at the PCGC. Staff recommends amending Entek's Agreement, because of their familiarity with the original demolition scope and their experience working with the contractor. They have proposed to perform the required services for a fee consistent with the original scope. In order to proceed, it is requested that your Board approve the attached First Amendment with Entek, increasing the contract amount by \$34,500, for a total cost not-to-exceed \$129,000.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations for the PCGC Facility Plan which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR.

FISCAL IMPACT: The total contract cost for the hazardous materials abatement survey, document preparation and project management is not-to-exceed \$129,000. There are sufficient funds appropriated in the Capital Projects Fund Project Account with no new net county cost.

ATTACHMENT: ENTEK AMENDMENT

MD:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

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Counsel

FACILITY SERVICES AGENDA ITEM TRANSMITTAL SHEET

TO: CLERK OF THE BOARD OF SUPERVISORS
FROM: MARY DIETRICH/DIRECTOR
CONTACT: JUDY SAGE 889-6829
MEETING DATE: December 10, 2013
ACTION REQUESTED: DEMOLITION PROJECT PCGC, FIRST AMENDMENT TO CONTRACT FOR HAZARDOUS MATERIALS SERVICES, PROJECT NO. 4812-B

Approve and authorize the Chair to execute the attached First Amendment to the Agreement with Entek Consulting Group, Inc. to provide additional consulting services for hazardous materials assessments for Buildings 202 and 203B at the Placer County Government Center, increasing the contract by \$34,500 for a total contract cost not-to-exceed \$129,000, funded by the Capital Projects Fund, Project No. 4812 with no new net county cost.

- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
- Timed Item: _____ Approx. Time Needed: (in minutes) _____
- Department Item Approx. Time Needed:(in minutes) _____
- Consent Agenda
- Information Only

Person presenting item before the Board: Rob Unholz

Will there be a PowerPoint presentation? Yes No Number of slides: _____

PAPERWORK INCLUDES:

Required - Original plus one copy for Clerk of the Board Quick Copy Slip
Other - Resolution / Ordinance / Agreement/Contract/MOU / Budget Revision
Contracts – Risk Management Approval Coversheet:

PAPERWORK TO BE RETURNED: No Paperwork to be returned:

Resolution – Certified Y N Ordinance – Certified Y N
 Signed Agreement(s) Contracts(s) MOU Other (Explain)

SPECIAL INSTRUCTIONS FOR CLERK: Please schedule this to be heard after the “Demolition Project PCFC, Contract Change Order No 1, Project Bo 4812-B.

BOS USE ONLY: Revenue Sharing App. Posted Online: _____ Public Comm. Period Ends: _____

REVIEWED BY / APPROVED FOR AGENDA:

COUNTY COUNSEL Date

COUNTY EXECUTIVE Date

CEO

COB

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **JANUARY 8, 2013**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **HAZARDOUS MATERIALS ABATEMENT AND DEMOLITION OF BUILDINGS
09, 10, 203A, 204, 205 & 206 AT THE PLACER COUNTY GOVERNMENT CENTER,
PROJECT NO. 4812**

ACTION REQUESTED / RECOMMENDATION:

1. Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 09, 10, 203A, 204, 205 & 206 located at the Placer County Dewitt Government Center (PCGC) and authorize the Chairman to execute the attached Agreement in an amount not-to-exceed \$94,500, funded by the Capital Projects Fund project account at an estimated budgeted net County cost of \$94,500.

BACKGROUND: On January 20, 2004, the Environmental Impact Report (EIR) for the PCGC Facility Plan was certified by your Board. The EIR recommended the location of several new buildings on the PCGC campus, as well as recommendations for the phased demolition of other selected PCGC buildings to create new buildings and open spaces to accommodate the implementation of a Master Plan. Buildings 09, 10, 203A, 204 through 206 have recently become vacant and are part of the phased demolition plan.

Entek has provided services for asbestos and lead paint testing, prepared specifications and provided project management services for the Bell Gardens Demolition in 2004, DeWitt Buildings 213-217 in 2009, the Sheriff's Building Demolition in 2008 and the Land Planning Buildings in 2010. Entek is uniquely qualified to assist staff with the demolition of this next round of building demolition. Because of Entek's extensive experience with the unique conditions present at the PCGC, staff recommends a sole source selection of Entek to prepare bid documents for the demolition project. Entek will also assist staff in providing project management services to ensure proper disposal of any hazardous materials.

In order to proceed with the Hazardous Materials Abatement and Demolition of Buildings 09, 10, 203A, 204, 205 & 206, Project No. 4812, it is requested that your Board approve the attached Agreement with Entek, in an amount not-to-exceed \$94,500.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations for the PCGC Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR.

FISCAL IMPACT: The total contract cost for the consultant's hazardous materials abatement survey, bid document preparation and project management services for this project is \$94,500. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

ATTACHMENT: ENTEK AGREEMENT

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2013\4812 DEMO BLDGS 9_10_ENTEK CONTRACT_R2.DOC

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage

Telephone/Ext: 6829

Fax: 6809

Board Date: January 8, 2012

ACTION REQUESTED:

1. Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 09, 10, 203A, 204, 205 & 206 located at the Placer County Dewitt Government Center (PCGC) and authorize the Chairman to execute the attached Agreement in an amount not-to-exceed \$94,500, funded by the Capital Projects Fund project account at an estimated budgeted net County cost of \$94,500.

- Noticed Public Hearing *(Need copy of published notice in package and faxed or emailed to COB)*
- Timed Item: _____ Approx. Time Needed: (in minutes) _____
- Department Item
- Consent Agenda
- Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board **(required)**
- Quick Copy Slip **(required)**
- Resolution Ordinance Amendment Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- Resolution – Certified? Y N
- Ordinance – Certified? Y N
- Signed Agreement(s)/Contract(s)
- Other *(Explain) Budget Revision*

REVIEWED BY:

COUNTY EXECUTIVE

Date:

COUNTY COUNSEL

Date:

RISK MANAGEMENT

Date:

APPROVED FOR AGENDA:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **AUGUST 24, 2010**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 27, 27G, 15-18, 102-106 & 207 AT THE
PLACER COUNTY GOVERNMENT CENTER, PROJECT NO. 4812**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207, Project No. 4812.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$750,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On April 27, 2010, your Board approved a Professional Services Agreement with Entek Consulting Group, Inc. (Entek) to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 at the Placer County Government Center. A subsequent amendment was approved by your Board on June 22, 2010 adding the Sabre City Community Building to the scope of work. Staff directed Entek to include the demolition of the Sabre City Community Building as an alternate in the plans and specifications, and recommends that your Board include this building in your authorization. The proposed project consists of the abatement of lead paint and asbestos materials, demolition of the buildings, final grading and erosion control to stabilize the sites. The estimate of probable contract costs for the needed abatement, demolition and associated work described above, including construction contingency is \$750,000.

In order to proceed with the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 and the Sabre City Community Building, it is requested that your Board authorize staff to solicit bids and authorize the Director of Facility Services to award the bid and execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations are included in the demolition contract. The Sabre City Community Building portion of the project is exempt from review pursuant to CEQA guidelines Section 15301– which exempts activities associated with existing public or private structures, involving negligible or no expansion of use beyond that existing at the time. This project involves no expansion of existing use.

BOARD OF SUPERVISORS
DEMOLITION OF BUILDINGS 27, 27G, 15-18, 102-106 & 207
AUGUST 24, 2010
PAGE 2 of 2

FISCAL IMPACT: The estimated total project cost is \$1,387,335, including \$750,000 for hazardous materials abatement, demolition and construction contingency, \$120,200 for Hazardous Materials Consulting services, and \$517,135 for project management, force account, staff costs and project contingency. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

ATTACHMENTS: RESOLUTION

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2010\4812 DEMO P&S.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
PLANS AND SPECIFICATIONS; AUTHORIZING
THE DEPARTMENT OF FACILITY SERVICES
TO SOLICIT BIDS FOR THE DEMOLITION OF
BUILDINGS 27, 27G, 15-18, 102-106 & 207,
PROJECT NO. 4812; AND DELEGATING AUTHORITY
TO THE DIRECTOR OF FACILITY SERVICES TO TAKE
VARIOUS ACTIONS ASSOCIATED WITH SAID PROJECT.

Resolution _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board approves the project plans and specifications and authorizes the Facility Services Department to solicit bids for the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn, Project No. 4812

BE IT FURTHER RESOLVED, by the Board to authorize the Director of Facility Services to award and execute the construction contract in an amount not-to-exceed \$750,000 upon review and approval of County Counsel, and grants the authority to execute required change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage **Telephone/Ext:** 6829 **Fax:** 6809

Board Date: August 24, 2010

ACTION REQUESTED: It is recommended that your Board take the following actions associated with the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207, Project No. 4812.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$750,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

-
-
- Noticed Public Hearing *(Need copy of published notice in package and faxed or emailed to COB)*
 Timed Item: Approx. Time Needed: (in minutes)
 Department Item
 Consent Agenda
 Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board *(required)*
 Quick Copy Slip *(required)*
 Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|--|---------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Resolution – Certified? | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other <i>(Explain) Budget Revision</i> | | |

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

N/A

RISK MANAGEMENT Date:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **AUGUST 24, 2010**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 27, 27G, 15-18, 102-106 & 207 AT THE PLACER COUNTY GOVERNMENT CENTER AND DEMOLITION OF SABER CITY COMMUNITY BUILDING, PROJECT NO. 4812**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn and demolition of the Sabre City Community Building:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Placer County Government Center Buildings 27, 27G, 15-18, 102-106 & 207, with an Alternate for demolition of the Sabre City Community Building, Project No. 4812.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$750,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On April 27, 2010, your Board approved a Professional Services Agreement with Entek Consulting Group, Inc. (Entek) to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 at the Placer County Government Center. A subsequent amendment was approved by your Board on June 22, 2010 adding the Sabre City Community Building to the scope of work. Staff directed Entek to include the demolition of the Sabre City Community Building as an Alternate in the plans and specifications, and recommends that your Board include this building in your authorization. The proposed project consists of the abatement of lead paint and asbestos materials, demolition of the buildings, final grading and erosion control to stabilize the sites. The estimate of probable contract costs for the needed abatement, demolition and associated work described above, including construction contingency, is \$750,000.

In order to proceed with the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 and the Sabre City Community Building, it is requested that your Board authorize staff to solicit bids and authorize the Director of Facility Services to award the bid and execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations are included in the demolition contract. The currently unused Sabre City Community Building portion of the project is exempt from CEQA review

BOARD OF SUPERVISORS
DEMOLITION OF BUILDINGS 27, 27G, 15-18, 102-106 & 207
AND SABRE CITY COMMUNITY BUILDING
AUGUST 24, 2010
PAGE 2 of 2

pursuant to CEQA Guidelines Section 15301 (no expansion of use) and 15061(b)(3) (no potential for causing a significant effect on the environment.)

FISCAL IMPACT: The estimated total project cost is \$1,387,335, including \$750,000 for hazardous materials abatement, demolition and construction contingency, \$120,200 for Hazardous Materials Consulting services, and \$517,135 for project management, force account, staff costs and project contingency. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

ATTACHMENTS: RESOLUTION

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2010\4812 DEMO P&S.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
PLANS AND SPECIFICATIONS; AUTHORIZING
THE DEPARTMENT OF FACILITY SERVICES
TO SOLICIT BIDS FOR THE DEMOLITION OF
PLACER COUNTY GOVERNMENT CENTER
BUILDINGS 27, 27G, 15-18, 102-106 & 207 AND
DEMOLITION OF THE SABER CITY COMMUNITY
BUILDING, PROJECT NO. 4812; AND DELEGATING AUTHORITY
TO THE DIRECTOR OF FACILITY SERVICES TO TAKE
VARIOUS ACTIONS ASSOCIATED WITH SAID PROJECT.

Resolution _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board approves the project plans and specifications and authorizes the Facility Services Department to solicit bids for the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn, with an Alternate for demolition of the Sabre City Community Building, Project No. 4812

BE IT FURTHER RESOLVED, by the Board to authorize the Director of Facility Services to award and execute the construction contract in an amount not-to-exceed \$750,000 upon review and approval of County Counsel, and grants the authority to execute required change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage Telephone/Ext: 6829 Fax: 6809

Board Date: August 24, 2010

ACTION REQUESTED: It is recommended that your Board take the following actions associated with the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn and demolition of the Sabre City Community Building:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Placer County Government Center Buildings 27, 27G, 15-18, 102-106 & 207, with an Alternate for demolition of the Sabre City Community Building, Project No. 4812.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in an amount not-to-exceed \$750,000, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

-
-
- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
 Timed Item: Approx. Time Needed: (in minutes)
 Department Item
 Consent Agenda
 Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (*required*)
 Quick Copy Slip (*required*)
 Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|--|---------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Resolution – Certified? | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other (<i>Explain</i>) Budget Revision | | |

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

N/A

RISK MANAGEMENT

Date:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **APRIL 27, 2010**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **HAZARDOUS MATERIALS ABATEMENT AND DEMOLITION OF BUILDINGS
27, 27G, 15-18, 102-106 & 207 AT THE PLACER COUNTY GOVERNMENT
CENTER, PROJECT NO. 4812**

ACTION REQUESTED / RECOMMENDATION: Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207, located at the Placer County Dewitt Government Center (PCGC) and authorize the Chairman of the Board to execute the attached Agreement in an amount not-to-exceed \$108,000.

BACKGROUND: On January 20, 2004, the Environmental Impact Report (EIR) for the PCGC Facility Plan was certified by your Board. The EIR recommended the location of several new buildings on the PCGC campus, as well as recommendations for the phased demolition of other selected PCGC buildings to create new buildings and open spaces to accommodate the implementation of a Master Plan. Buildings 15 through 18 have recently become vacant and are part of the phased demolition plan. In addition to buildings 15-18, Entek will also provide pre-demolition services for buildings 27, 27G, 102-106 and 207, which are within the phased demolition plans for the PCGC.

Entek has provided services for asbestos and lead paint testing, prepared specifications and provided project management services for the Bell Gardens, DeWitt Buildings 213-217 and Sheriff's Demolition project. Entek is uniquely qualified to assist staff with the demolition of these buildings. Because of Entek's extensive experience with the unique conditions present at the PCGC, staff recommends a sole source selection of Entek to prepare bid documents for preparation for the demolition project. Entek will also assist staff in providing project management services to ensure proper disposal of any hazardous materials.

In order to proceed with the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207, Project No. 4812, it is requested that your Board approve the attached Agreement with Entek, in an amount not-to-exceed \$108,000.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations for the PCGC Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR.

FISCAL IMPACT: The total contract cost for the consultant's hazardous materials abatement survey and project management services for this project is \$108,000. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

ATTACHMENT: AGREEMENT

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO 2010\4812 DEWITT DEMO 15_18 102_106_ENTEK.DOC

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage **Telephone/Ext:** 6829 **Fax:** 6809

Board Date: April 27, 2010

ACTION REQUESTED: Approve the attached sole source Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207, located at the Placer County Dewitt Government Center (PCGC) and authorize the Chairman of the Board to execute the attached Agreement in an amount not-to-exceed \$108,000.

Noticed Public Hearing *(Need copy of published notice in package and faxed or emailed to COB)*

Timed Item: Approx. Time Needed: (in minutes)

Department Item

Consent Agenda

Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

Original plus one copy for Clerk of the Board **(required)**

Quick Copy Slip **(required)**

Resolution

Ordinance

Contract

Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

<input type="checkbox"/>	Resolution – Certified?	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input type="checkbox"/>	Ordinance – Certified?	Y <input type="checkbox"/>	N <input type="checkbox"/>
<input checked="" type="checkbox"/>	Signed Agreement(s)/Contract(s)		
<input type="checkbox"/>	Other <i>(Explain) Budget Revision</i>		

REVIEWED BY:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

 n/a

RISK MANAGEMENT Date:

APPROVED FOR AGENDA:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **June 22, 2010**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **HAZARDOUS MATERIALS ABATEMENT AND DEMOLITION OF BUILDINGS
27, 27G, 15-18, 102-106 & 207 AT THE PLACER COUNTY GOVERNMENT
CENTER, PROJECT NO. 4812**

ACTION REQUESTED / RECOMMENDATION: Approve Amendment No. 1 to the Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 and authorize the Chairman of the Board to execute the Amendment, increasing the contract by \$12,200 for a total contract cost not-to-exceed \$120,200.

BACKGROUND: On April 27, 2010, your Board approved a Professional Services Agreement with Entek to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 at the Placer County Government Center. Subsequent to that action, the demolition of the Sabre City Community Building was added to the project scope. This additional demolition work is intended to be bid with the base project as an Additive Alternate.

This Amendment provides compensation for professional services related to the development of bidding specifications for abatement contractors for the demolition project, including asbestos pre-demolition inspection, lead paint inspection, development of contract specifications for asbestos, lead in construction, fluorescent light tubes, and PCB ballasts.

The original Agreement did not include the Sabre City Community Building in the project scope. In order to proceed, it is requested that your Board approve Amendment No. 1 to the original Agreement. A copy of the Amendment is available for review at the Clerk of the Board's office.

ENVIRONMENTAL CLEARANCE: This testing, preparation of specifications and assessment project is Categorical Exempt from CEQA, pursuant to Section 15306 which provides for the collection of data and resource evaluation that does not result in major disturbance to an environmental resource.

FISCAL IMPACT: Amendment No. 1 will increase the existing contract by \$12,200, for a total contract not-to-exceed \$120,200. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD'S OFFICE: AMENDMENT NO. 1

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO 2010\4812 ENTEK AMENDMENT.DOC

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage **Telephone/Ext:** 6829 **Fax:** 6809

Board Date: June 22, 2010

ACTION REQUESTED: Approve Amendment No. 1 to the Agreement with Entek Consulting Group, Inc. (Entek), to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 and authorize the Chairman of the Board to execute the Amendment, increasing the contract by \$12,200 for a total contract cost not-to-exceed \$120,200.

-
-
- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
 Timed Item: Approx. Time Needed: (in minutes)
 Department Item
 Consent Agenda
 Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (*required*)
 Quick Copy Slip (*required*)
 Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|--|----------------------------|----------------------------|
| <input type="checkbox"/> | Resolution – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other (<i>Explain</i>) Budget Revision | | |

REVIEWED BY:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

5/18/10

RISK MANAGEMENT Date:

APPROVED FOR AGENDA:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **AUGUST 23, 2011**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 27, 27G, 15-18, 102-106 & 207 AT THE PLACER COUNTY GOVERNMENT CENTER AND DEMOLITION OF SABRE CITY COMMUNITY BUILDING, PROJECT NO. 4812, NOTICE OF COMPLETION**

ACTION REQUESTED / RECOMMENDATION: Adopt the attached Resolution accepting the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn and demolition of the Sabre City Community Building, Project No. 4812, as complete and authorize the Director of Facility Services, or his designee, to execute and record the Notice of Completion.

BACKGROUND: On August 24, 2010, your Board authorized staff to solicit bids, award and execute the resulting construction contract for the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn and demolition of the Sabre City Community Building project. Eight (8) bids were received and a contract was awarded to Doug Veerkamp General Engineering Inc., in the amount of \$574,078.

The project consisted of the abatement of lead paint and asbestos materials, demolition of the buildings, final grading and erosion control to stabilize the sites. During the course of the project \$15,693.67 in change orders were approved to complete the project. Of these change orders, \$350.08 was due to unforeseen conditions, \$13,707.59 for owner requested changes and \$1,636.00 was a result of the weather. The total contract cost was \$589,771.67.

Facility Services' staff has inspected the work performed on the project. All punch list items have been addressed and the project has been accepted by staff, as complete.

In order to close out the project, it is recommended that your Board accept the project as complete and authorize the Director of Facility Services, or his designee, to execute and record the Notice of Completion.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations included in the demolition contract. The Sabre City Community Building portion of the project is exempt from CEQA review pursuant to CEQA Guidelines Section 15301 (no expansion of use) and 15061(b)(3) (no potential for causing a significant effect on the environment.)

FISCAL IMPACT: The total project cost is \$1,073,978, including \$589,772 for hazardous materials abatement and demolition, \$75,170 for consulting services, and \$409,036 for project management, force account and permits and hazardous material disposal fees.

ATTACHMENT: RESOLUTION

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2011\4812_DEWITT DEMO_NOC.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE DIRECTOR OF FACILITY
SERVICES, OR HIS DESIGNEE, TO EXECUTE AND
RECORD THE NOTICE OF COMPLETION FOR THE
DEMOLITION OF BUILDINGS 27, 27G, 15-18, 102-106
& 207 AT THE PLACER COUNTY GOVERNMENT
CENTER AND DEMOLITION OF SABRE CITY
COMMUNITY BUILDING, PROJECT NO. 4812

Resol. _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that
the attached Notice of Completion for the Demolition of Buildings 27, 27G, 15-18, 102-106 &
207 at the Placer County Government Center and demolition of Sabre City Community
Building, Project No. 4812, is hereby approved; and

BE IT FURTHER RESOLVED that the Director of Facility Services, or his designee, is hereby
authorized to execute said Notice of Completion on behalf of the Board of Supervisors and the
County of Placer and cause the same to be recorded.

ATTACHMENTS: NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET

Recording requested by:
FACILITY SERVICES / CAPITAL IMPROVEMENTS

When recorded return to: Shawna Howard

Placer County Department of Facility Services
11476 C Ave. Auburn CA 95603

**NOTICE OF COMPLETION
RES. NO. 2011-240**

Project Name: Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 at the Placer County Government Center and Demolition of Sabre City Community Building, Project No. 4812

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit:

**Doug Veerkamp General Engineering, Inc.
2585 Cold Springs Road
Placerville, CA 95667**

performed and completed, for the County of Placer, State of California, the following contract, structure or work of improvement, to wit:

DEMOLITION OF BUILDINGS 27, 27G, 15-18, 102-106 & 207 AT THE PLACER COUNTY GOVERNMENT CENTER AND DEMOLITION OF SABRE CITY COMMUNITY BUILDING PROJECT NO. 4812

The property is owned by the County of Placer in fee. Said work was accepted on August 23, 2011.

Executed this _____ day of _____ 2011, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

James Durfee, Director
Department of Facility Services
County of Placer

**STATE OF CALIFORNIA)
COUNTY OF PLACER)** _{ss}

On _____ before me, Shawna Lee Howard, Notary Public, personally appeared James Durfee, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Shawna Lee Howard

**NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET**

DATE: AUGUST 23, 2011

PROJECT NO: 4812

PROJECT NAME: DEMOLITION OF BUILDINGS 27, 27G, 15-18, 102-106 & 207 AT THE PLACER COUNTY GOVERNMENT CENTER AND DEMOLITION OF SABRE CITY COMMUNITY BUILDING, PROJECT NO. 4812

FUND/BUDGET UNIT/ACCOUNT NO: 140 / 107840 / 04812

CONTRACTOR: DOUG VEERKAMP GENERAL ENGINEERING, INC.

SUMMARY OF EXPENDITURES

ORIGINAL CONTRACT AMOUNT	\$ 574,078.00
CONTRACT CHANGE ORDERS	<u>\$ 15,693.67</u>
TOTAL CONTRACT EXPENDITURES	\$ 589,771.67

CHANGE ORDER NO.	CONTRACT CHANGE ORDER SUMMARY BRIEF DESCRIPTION	AMOUNT EXPENDED
1	Add 3 inch water valve and remove additional parking lot.	\$10,941.17
2	Grind tree stumps, additional fire line part and repair/replace leaking water valve.	\$3,116.50
3	Additional Hydro-seeding.	\$1,636.00
	Total Change Orders	\$15,693.67

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage **Telephone/Ext:** 6829 **Fax:** 6809

Board Date: August 23, 2012

ACTION REQUESTED: Adopt the attached Resolution accepting the Demolition of Buildings 27, 27G, 15-18, 102-106 & 207 located in the Placer County Government Center in north Auburn and demolition of the Sabre City Community Building, Project No. 4812, as complete and authorize the Director of Facility Services, or his designee, to execute and record the Notice of Completion.

-
- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
 - Timed Item: _____ Approx. Time Needed: (in minutes) _____
 - Department Item
 - Consent Agenda
 - Information Only
- Person presenting item before the Board: Jim Durfee

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (*required*)
- Quick Copy Slip (*required*)
- Resolution Ordinance Amendment Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|--|---------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Resolution – Certified? | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other (<i>Explain</i>) Budget Revision | | |

REVIEWED BY:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

 n/a

RISK MANAGEMENT Date:

APPROVED FOR AGENDA:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: Honorable Board of Supervisors Date: January 6, 2015

From: Mary Dietrich, Facility Services Director
By: Rob Unholz, Capital Improvements Manager

Subject: Demolition of Buildings 9, 10, and 201-206, Project No. 4812-B, Notice of Completion

ACTION REQUESTED / RECOMMENDATION:

1. Adopt the attached Resolution accepting the Demolition of Buildings 9, 10, and 201-206 located in the Placer County Government Center in north Auburn, Project No. 4812-B, as complete and authorize the Director of Facility Services, or designee, to execute and record the Notice of Completion.

BACKGROUND: On March 26, 2013, your Board authorized staff to solicit bids, award and execute the resulting construction contract for the Demolition of Buildings 9, 10, 203A, 204-206 located in the Placer County Government Center in north Auburn. Seven (7) bids were received and a contract was awarded to NCM Demolition and Remediation, LP, in the amount of \$477,700.

The project consisted of the abatement of lead paint and asbestos materials, demolition of the buildings, final grading and erosion control to stabilize the sites. During the course of the project \$358,700 in change orders for additional demolition were approved to complete the project. Of these change orders, \$223,000 was for abatement and demolition of Buildings 202 and 203B and \$135,700 was for abatement and demolition of Building 201. The total contract cost was \$836,400.

Facility Services' staff has inspected the work performed on the project. All punch list items have been addressed and the project has been accepted by staff as complete. In order to close out the project, it is recommended that your Board accept the project as complete and authorize the Director of Facility Services, or designee, to execute and record the Notice of Completion.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of the DeWitt portion of this project were considered in that EIR and required mitigations included in the demolition contract.

FISCAL IMPACT: The total project cost was \$1,183,425 in budgeted net county cost, including \$836,400 for hazardous materials abatement and demolition, \$156,879 for consulting services, and \$190,146 for project management, force account, permits and hazardous material disposal fees.

ATTACHMENT: RESOLUTION

CC: COUNTY EXECUTIVE OFFICE

MD:CM:RU:DH:SH

T:\FAC\BSMEMO2014\4812_DEWITT DEMO 9,10,201-206_NOC.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE DIRECTOR OF FACILITY
SERVICES, OR DESIGNEE, TO EXECUTE AND
RECORD THE NOTICE OF COMPLETION FOR THE
DEMOLITION OF BUILDINGS 9, 10, AND 201-206
AT THE PLACER COUNTY GOVERNMENT
CENTER, PROJECT NO. 4812-B

Resolution _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that the attached Notice of Completion for the Demolition of Buildings 9, 10, and 201-206 at the Placer County Government Center, Project No. 4812-B, is hereby approved; and

BE IT FURTHER RESOLVED that the Director of Facility Services, or designee, is hereby authorized to execute said Notice of Completion on behalf of the Board of Supervisors and the County of Placer and cause the same to be recorded.

ATTACHMENTS: NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET

Recording requested by:
FACILITY SERVICES / CAPITAL IMPROVEMENTS

When recorded return to: Shawna Howard
Placer County Department of Facility Services
11476 C Ave. Auburn CA 95603

**NOTICE OF COMPLETION
RESOLUTION NO. 2015-002**

Project Name: Demolition of Buildings 9, 10, and 201-206 at the Placer County Government Center, Project No. 4812-B

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit:

**NCM Demolition and Remediation, LP
6644 Sierra Lane
Dublin, CA 94568**

performed and completed, for the County of Placer, State of California, the following contract, structure or work of improvement, to wit:

**Demolition of Buildings 9, 10, and 201-206
at the Placer County Government Center,
Project No. 4812-B**

The property is owned by the County of Placer in fee. Said work was accepted on January 6, 2015.

Executed this _____ day of _____, 2015, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

Mary Dietrich, Director
Department of Facility Services
County of Placer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)ss
COUNTY OF PLACER)

On January 27, 2015 before me, Shawna Howard, Notary Public, personally appeared Mary Dietrich, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Shawna Howard

**NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET**

DATE: JANUARY 6, 2015

PROJECT NO: 4812-B

PROJECT NAME: DEMOLITION OF BUILDINGS 9, 10, AND 201-206 AT THE PLACER COUNTY GOVERNMENT CENTER, PROJECT NO. 4812-B

FUND/BUDGET UNIT/ACCOUNT NO: 140 / 107840 / 04812

CONTRACTOR: NCM DEMOLITION AND REMEDIATION, LP

SUMMARY OF EXPENDITURES

ORIGINAL CONTRACT AMOUNT	\$ 477,700.00
CONTRACT CHANGE ORDERS	<u>\$ 358,700.00</u>
TOTAL CONTRACT EXPENDITURES	\$ 836,400.00

CHANGE ORDER NO.	CONTRACT CHANGE ORDER SUMMARY BRIEF DESCRIPTION	AMOUNT EXPENDED
1	Abate and Demolish Buildings 202 & 203B	\$223,000.00
2	Abate and Demolish Building 201	\$135,700.00
	Total Change Orders	\$358,700.00

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MARCH 26, 2013**

From: **JAMES DURFEE / JOEL SWIFT**

Subject: **DEMOLITION OF BUILDINGS 09, 10, 203A, 204-206, PROJECT NO. 4812-B**

ACTION REQUESTED / RECOMMENDATION:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Placer County Government Center Buildings 09, 10, 203A, 204-206 Project No. 4812-B.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract not-to-exceed \$541,500, funded by the capital project with no additional net county cost, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On January 8, 2013, your Board approved a Professional Services Agreement with Entek Consulting Group, Inc. (Entek) to provide testing for asbestos and lead, prepare specifications and provide project management services for the Hazardous Materials Abatement and Demolition of Buildings 09, 10, 203A, 204-206 at the Placer County Government Center. The proposed project consists of the abatement of lead paint and asbestos materials, demolition of the buildings, final grading and erosion control to stabilize the sites. The estimate of probable contract costs for the contract for abatement, demolition and associated work described above, including construction contingency, is \$541,500.

In order to proceed with the Demolition of Buildings 09, 10, 203A, 204-206, it is requested that your Board authorize staff to solicit bids and authorize the Director of Facility Services to award the bid and execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR and required mitigations are included in the demolition contract.

FISCAL IMPACT: The estimated total project cost is \$1,344,442, including \$760,000 for hazardous materials abatement, demolition, construction and construction contingency, \$155,000 for consulting services, and \$429,442 for project management, force account, staff costs, fees and project contingency. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

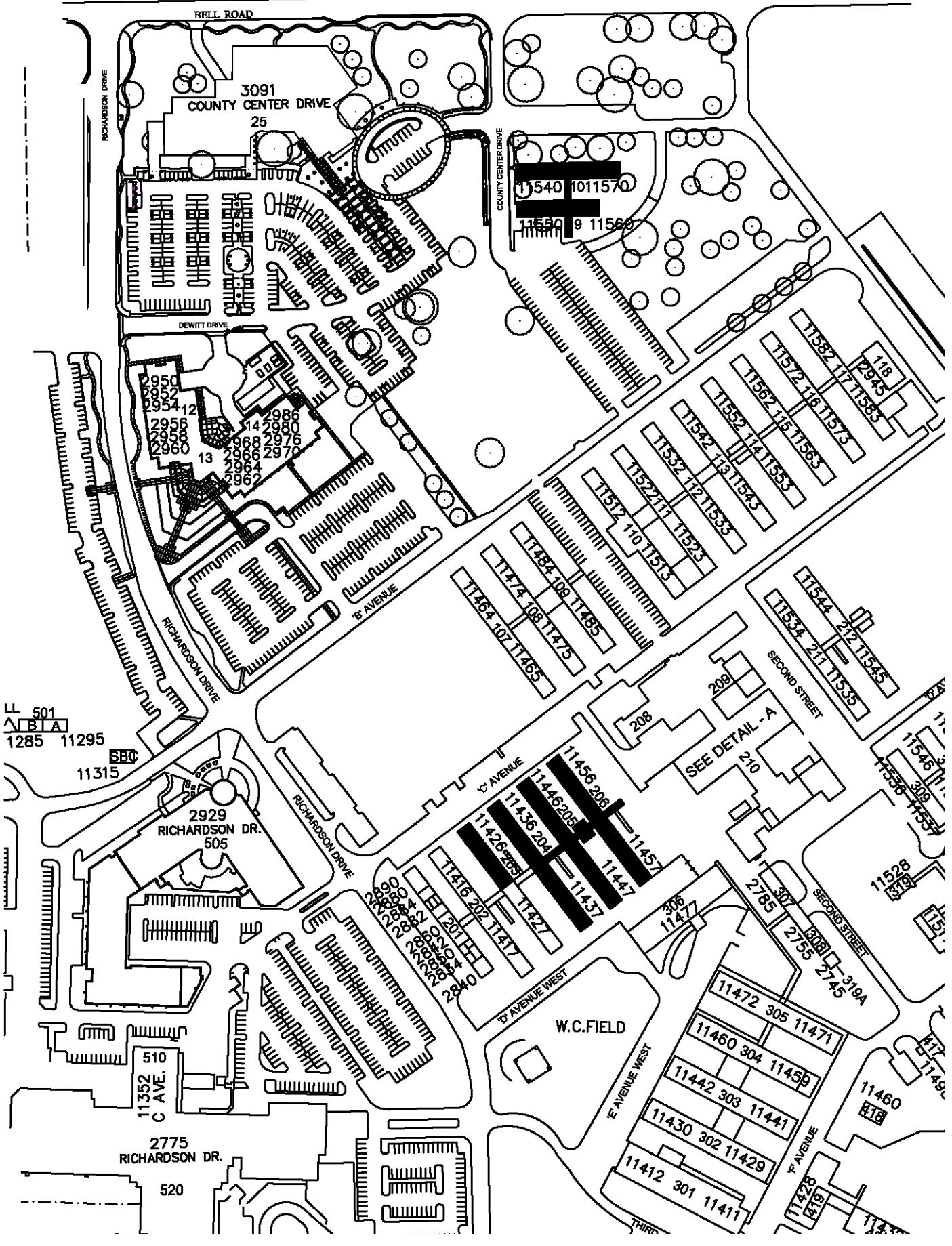
ATTACHMENT: PCGC DEMOLITION MAP
RESOLUTION

JD:JS:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2013\4812B DEMO P&S.DOC

PCGC DEMOLITION MAP



Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION DELEGATING
AUTHORITY TO THE DIRECTOR OF FACILITY
SERVICES, OR HIS DESIGNEE, TO TAKE VARIOUS
ACTIONS ASSOCIATED WITH THE DEMOLITION OF
BUILDINGS 09, 10, 203A, 204-206, PROJECT NO. 4812-B

Resolution_____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held_____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board authorizes the Director of Facility Services, or his designee, to Award the Bid and execute a contract in an amount not-to-exceed \$541,500, with the successful bidder, upon the review and approval of County Counsel and Risk Management, and delegates authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

COUNTY OF PLACER
AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors
FROM: JAMES DURFEE, DEPARTMENT OF FACILITY SERVICES

Contact Person: Judy Sage **Telephone/Ext:** 6829 **Fax:** 6809

Board Date: March 26, 2013

ACTION REQUESTED: It is recommended that your Board take the following actions associated with the Demolition of Buildings 09, 10, 203A, 204-206 located in the Placer County Government Center in north Auburn:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Demolition of Placer County Government Center Buildings 09, 10, 203A, 204-206 Project No. 4812-B.
2. Approve a Resolution authorizing the Director of Facility Services to award and execute a demolition contract in a budgeted net county cost not-to-exceed \$541,500, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
 Timed Item: _ _ _ _ Approx. Time Needed: (in minutes) _____
 Department Item
 Consent Agenda
 Information Only

Person presenting item before the Board: Joel Swift

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (*required*)
 Quick Copy Slip (*required*)
 Resolution Ordinance Amendment Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- | | | | |
|-------------------------------------|--|---------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Resolution – Certified? | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Ordinance – Certified? | Y <input type="checkbox"/> | N <input type="checkbox"/> |
| <input type="checkbox"/> | Signed Agreement(s)/Contract(s) | | |
| <input type="checkbox"/> | Other (<i>Explain</i>) Budget Revision | | |

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

RISK MANAGEMENT Date:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **DECEMBER 10, 2013**
From: **MARY DIETRICH / ROB UNHOLZ**
Subject: **DEMOLITION PROJECT PCGC, CONTRACT CHANGE ORDER NO. 1,
PROJECT NO. 4812-B**

ACTION REQUESTED / RECOMMENDATION:

1. Approve Contract Change Order (CCO) No. 1 to the contract with NCM Demolition and Remediation, LP., of Dublin, CA in the amount of \$223,000, and by Resolution authorize the Director of Facility Services, or designee, to execute said CCO, funded by the Capital Project with no new net county cost.

BACKGROUND: On March 26, 2013, your Board authorized the solicitation of bids for the demolition of Buildings 9, 10, 203A, 204-206 at the Placer County Government Center. In this action, your Board also delegated authority to the Director of Facility Services to execute a contract in an amount not-to-exceed \$541,500 to the successful bidder. At that time bid solicitations were advertised in accordance with the Public Contract Code, and bid notifications were sent to twenty seven (27) trade contractors and ten (10) building exchanges. Bids were opened by Procurement Services on May 14, 2013, resulting in seven (7) bids in which the responsive and responsible low bidder was NCM Demolition and Remediation, LP (NCM) of Dublin, CA with a bid of \$477,700.

During the course of this demolition project, the tenants occupying Buildings 202 and 203B notified the County of their intention to end their occupancy and vacate the premises by December 23, 2013. These buildings are located between C and D Avenues near Richardson Drive and are directly adjacent to a phase of the demolition project originally awarded to NCM. Since these buildings are similar in size and character to the buildings demolished through the original contract, Facility Services requested a proposal from NCM for demolition of these buildings. Staff has reviewed NCM's Proposed Change Order (PCO) to perform the work contemplated in CCO No. 1. They have proposed to perform the additional demolition at costs consistent with the original contract, allowing the County to benefit from the economy of a larger scale project. The additional bidding costs, as well as the inherent higher costs of a smaller scale project would result in a greater cost to the County to bid the additional work separately.

In order to proceed with the demolition of Buildings 202 and 203B as a contract change order, it is requested that your Board approve CCO No. 1 with NCM and authorize the Director of Facility Services to execute the contract change order.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR and required mitigations are included in the demolition contract and this contract change order.

FISCAL IMPACT: The Capital Project Account 4812 was established to fund on-going demolition projects anticipated at the PCGC. When this project began in 2013, available funding in the Account was \$1,344,442. Approximately \$660,000 is currently available for new demolition projects. Anticipated costs associated with approval of this CCO No. 1 includes \$223,000 in demolition costs, \$22,000 in construction contingency, \$34,500 in professional services related to hazardous materials management, and \$85,000 for project management, force account work and project contingency. Sufficient funds are appropriated in the Project Account. Approval of this CCO will result in no new net county cost.

ATTACHMENT: RESOLUTION

MD:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2013\4812B DEMO_CO_01.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION DELEGATING
AUTHORITY TO THE DIRECTOR OF FACILITY
SERVICES, OR DESIGNEE, TO EXECUTE
CONTRACT CHANGE ORDER NO. 1 FOR THE
DEMOLITION PROJECT PCGC, PROJECT NO. 4812
AT THE PLACER COUNTY GOVERNMENT CENTER

Resol. _____

The following RESOLUTION was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held _____, by the
following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board authorizes the Director of Facility Services, or designee, to execute a Contract Change Order No. 1 to the contract with NCM Demolition and Remediation, LP., of Dublin, CA, in the amount of \$223,000.

**FACILITY SERVICES
AGENDA ITEM TRANSMITTAL SHEET**

Counsel

TO: CLERK OF THE BOARD OF SUPERVISORS
FROM: MARY DIETRICH/DIRECTOR
CONTACT: JUDY SAGE 889-6829
MEETING DATE: December 10, 2013
ACTION REQUESTED: DEMOLITION PROJECT PCGC, CONTRACT CHANGE ORDER NO. 1, PROJECT NO. 4812-B

1. Approve Contract Change Order (CCO) No. 1 to the contract with NCM Demolition and Remediation, LP., of Dublin, CA in the amount of \$223,000, and by Resolution authorize the Director of Facility Services, or designee, to execute said CCO, funded by the Capital Project with no new net county cost.

- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
 Timed Item: _____ Approx. Time Needed: (in minutes) _____
 Department Item Approx. Time Needed:(in minutes) _____
 Consent Agenda
 Information Only

Person presenting item before the Board: Rob Unholz

Will there be a PowerPoint presentation? Yes No Number of slides: _____

PAPERWORK INCLUDES:

Required - Original plus one copy for Clerk of the Board Quick Copy Slip
Other - Resolution / Ordinance / Agreement/Contract/MOU / Budget Revision
Contracts – Risk Management Approval Coversheet:

PAPERWORK TO BE RETURNED: No Paperwork to be returned:

Resolution – Certified Y N Ordinance – Certified Y N
 Signed Agreement(s) Contracts(s) MOU Other (Explain)

SPECIAL INSTRUCTIONS FOR CLERK: Please schedule this item to be heard before the “Demolition Project PCGC, First Amendment to Contract For Hazardous Materials Services, Project No 4812-B”.

BOS USE ONLY: Revenue Sharing App. Posted Online: _____ Public Comm. Period Ends: _____

REVIEWED BY / APPROVED FOR AGENDA:

CEO

COUNTY COUNSEL Date

COUNTY EXECUTIVE

Date

COB

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: Honorable Board of Supervisors **Date:** May 6, 2014
From: Mary Dietrich, Facility Services Director
By: Rob Unholz, Capital Improvements Manager
Subject: Demolition Project PCGC, Contract Change Order No. 2, Project No. 4812-B

ACTION REQUESTED / RECOMMENDATION:

1. Approve Contract Change Order (CCO) No. 2 to the contract with NCM Demolition and Remediation, LP., of Dublin, CA in the amount of \$135,700, and by Resolution authorize the Director of Facility Services, or designee, to execute said CCO, funded by the Capital Project with no new net county cost.

BACKGROUND: On March 26, 2013, your Board authorized the solicitation of bids for the demolition of Buildings 9, 10, 203A, 204-206 at the Placer County Government Center. In this action, your Board also delegated authority to the Director of Facility Services to execute a contract in an amount not-to-exceed \$541,500 to the successful bidder. Bids were opened by Procurement Services on May 14, 2013, resulting in seven (7) bids in which the responsive and responsible low bidder was NCM Demolition and Remediation, LP (NCM) of Dublin, CA with a bid of \$477,700. Demolition of those buildings were successfully completed in November 2013. On December 10, 2013 your Board approved CCO No. 1 to demolish the adjacent Buildings 202 and 203B based on the evaluation of staff that the County would benefit from the economy of scale, savings in bidding the work separately and a favorable cost of \$223,000.

During the course of this demolition project, tenants occupying Building 201 were notified by Property Management Division of the County's intention to discontinue leasing the building due to its age and condition which made continued leasing economically infeasible. The last tenant lease ended on February 28, 2014. This building is located between C and D Avenues next to Richardson Drive and is directly adjacent to the buildings demolished under CCO No. 1. Since this building is similar in size and character to the buildings demolished by NCM, Facility Services requested a proposal from NCM for demolition of Building 201. Staff has reviewed NCM's Proposed Change Order (PCO) to perform the work contemplated in CCO No. 2. They have proposed to perform the additional demolition at costs consistent with the original contract and CCO No. 1, allowing the County to benefit from the economy of a larger scale project. Additional bidding costs, as well as the inherent higher costs of a smaller scale project would have resulted in a greater cost to the County to bid the additional work separately.

In order to proceed with the demolition of Building 201 as a contract change order, it is requested that your Board approve CCO No. 2 with NCM and authorize the Director of Facility Services to execute the CCO No. 2.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR and required mitigations are included in the demolition contract and this contract change order.

FISCAL IMPACT: The Capital Project Account 4812 was established to fund on-going demolition projects anticipated at the PCGC. When this project began in 2013, available funding in the Account was \$1,344,442. Approximately \$260,000 is currently available for new demolition projects. Anticipated costs associated with approval of this CCO No. 2 includes \$135,700 in demolition costs, \$12,000 in construction contingency, \$20,500 in professional services related to hazardous materials management and storm water inspections, and \$25,000 for project management, force account work and project contingency. Sufficient funds are appropriated in the Project Account. Approval of this CCO will result in no new net county cost.

ATTACHMENT: RESOLUTION

MD:RU:DH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

T:\FAC\BSMEMO2014\4812B DEMO_CO_02.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION DELEGATING
AUTHORITY TO THE DIRECTOR OF FACILITY
SERVICES, OR DESIGNEE, TO EXECUTE
CONTRACT CHANGE ORDER NO. 2 FOR THE
DEMOLITION PROJECT PCGC, PROJECT NO. 4812-B
AT THE PLACER COUNTY GOVERNMENT CENTER

Resolution _____

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board authorizes the Director of Facility Services, or designee, to execute a Contract Change Order No. 2 to the contract with NCM Demolition and Remediation, LP., of Dublin, CA, in the amount of \$135,700.

**FACILITY SERVICES
AGENDA ITEM TRANSMITTAL SHEET**

Counsel

TO: CLERK OF THE BOARD OF SUPERVISORS
FROM: MARY DIETRICH/DIRECTOR
CONTACT: JUDY SAGE 889-6829
MEETING DATE: May 6, 2014

ACTION REQUESTED:

1. Approve Contract Change Order (CCO) No. 2 to the contract with NCM Demolition and Remediation, LP., of Dublin, CA in the amount of \$135,700, and by Resolution authorize the Director of Facility Services, or designee, to execute said CCO, funded by the Capital Project with no new net county cost.

-
- Noticed Public Hearing (*Need copy of published notice in package and faxed or emailed to COB*)
 Timed Item: _____ Approx. Time Needed: (in minutes) _____
 Department Item _____ Approx. Time Needed:(in minutes) _____
x Consent Agenda
 Information Only

Person presenting item before the Board: Rob Unholz

Will there be a PowerPoint presentation? Yes No Number of slides: _____

PAPERWORK INCLUDES:

Required - Original plus one copy for Clerk of the Board Quick Copy Slip
Other - Resolution / Ordinance / Agreement/Contract/MOU / Budget Revision
Contracts – Risk Management Approval Coversheet:

PAPERWORK TO BE RETURNED: No Paperwork to be returned:

Resolution – Certified Y N Ordinance – Certified Y N
 Signed Agreement(s) Contracts(s) MOU Other (Explain)

SPECIAL INSTRUCTIONS FOR CLERK:

BOS USE ONLY: Revenue Sharing App. Posted Online: _____ Public Comm. Period _____
Ends: _____

REVIEWED BY / APPROVED FOR AGENDA:

COUNTY COUNSEL Date

CEO

COUNTY EXECUTIVE Date

COB

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **APRIL 6, 2004**

From: **THOMAS MILLER / MARY DIETRICH**

Subject: **APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE STAFF TO SOLICIT BIDS FOR THE DEWITT WASTEWATER TREATMENT PLANT DEMOLITION, PROJECT NO. 4938**

ACTION REQUESTED/RECOMMENDATION: Approve the plans and specifications and authorize staff to solicit bids for the DeWitt Wastewater Treatment Plant (DWTP) Demolition, Project No. 4938.

BACKGROUND: On January 20, 2004, your Board certified the Final Environmental Impact Report (EIR) for the DeWitt Government Center Facility Plan and adopted the *Findings of Fact and Statement of Overriding Considerations*. Three of the projects identified in the EIR are the Children's Emergency Shelter (CES), the Women's Shelter and demolition of the DWTP. The CES and the Women's Shelter will be sited in an area northwest of the open water pond at the DeWitt Government Center. The DWTP is located along the proposed route for the road and utility infrastructure improvements required for the CES and the Women's Shelter. Construction of the infrastructure improvements to serve these two facilities is anticipated to commence in late summer 2004. Demolition of the DWTP will need to be completed prior to construction of the infrastructure improvements. The estimate of probable demolition cost for the Wastewater Treatment Plant is \$374,440.

In order to proceed with the demolition and remain on schedule for the construction of the road and utility infrastructure associated with the CES and Women's Shelter, it is necessary for your Board to approve the plans and specifications for the DWTP Demolition, and authorize staff to solicit bids pursuant to the Public Contact Code.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this demolition were considered in that EIR and required mitigation will be included in the demolition contract.

FISCAL IMPACT: The total project cost for the DWTP Demolition, Project No. 4938 is estimated to be \$520,095, including \$374,440 for hazardous material abatement, demolition and earthwork, \$45,990 for project management, \$78,166 for contingency and \$21,499 for geotechnical inspection services and force account. There is currently \$316,409 appropriated in the Capital Improvements Fund. Staff will return to your Board for award of bid and any required budget revisions.

TM:RU:RV:js

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2004\4938 P&S DEMOLITION.DOC

COUNTY OF PLACER

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: THOMAS MILLER, DEPT. OF FACILITY SERVICES

Contact Person: Deirdre
Telephone/Ext: 6808

BOARD MEETING DATE OF: April 6, 2004

BOARD ACTION REQUESTED: Approve the plans and specifications and authorize staff to solicit bids for the Dewitt Wastewater Treatment Plant (DWTP) Demolition, Project No. 4938.

- Noticed Public Hearing (Need copy of published notice)
Timed Item: Approx. Time Needed: (in minutes)
Department Item
Consent Agenda
Information Only
Person presenting item before the Board: THOMAS MILLER

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (required)
Quick Copy Slip (required)
Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned: [checked]

Paperwork to be returned: []

- Resolution - Certified? Y [] N []
Ordinance - Certified? Y [] N []
Signed Agreement(s)/Contract(s)
Other (Explain)

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

[]

[]

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MAY 25, 2004**

From: **THOMAS MILLER / MARY DIETRICH**

Subject: **AWARD OF BID – DEWITT WASTEWATER TREATMENT PLANT
DEMOLITION, PROJECT NO. 4938**

ACTION REQUESTED/RECOMMENDATION: Award the bid for the DeWitt Wastewater Treatment Plant (DWTP) Demolition, Project No. 4938, to Sterling P. Holloway, III, Inc., in the amount of \$183,000 and authorize the Director of Facility Services to execute a contract and any required change orders consistent with the Public Contract Code and within the project budget after review and approval by the County Executive Office and County Counsel.

BACKGROUND: On April 6, 2004, your Board approved plans and specifications and authorized solicitation of bids for this project. The DWTP is located along the proposed route for the road and utility infrastructure improvements required for the Children's Emergency Shelter (CES) and the Women's Shelter west of the DeWitt Pond. Construction of the infrastructure improvements to serve these two facilities is anticipated to commence in late summer 2004. Demolition of the DWTP will need to be completed prior to construction of these infrastructure improvements.

Bid solicitations were advertised in accordance with the Public Contract Code. Bid documents were sent to 16 trade contractors and 8 building exchanges. Procurement Services opened bids on May 12, 2004. Six bids were received and are listed in the attached Bid Tabulation (see Attachment A). The apparent low bidder was Sterling P. Holloway, III, Inc., with a bid of \$183,000. Staff has reviewed the bid and it is complete and responsive in all aspects. In order to proceed, it is necessary for your Board to award the bid, pursuant to the Purchasing Policy Manual.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this demolition were considered in that EIR and required mitigation will be included in the demolition contract.

FISCAL IMPACT: The total project cost for the DWTP Demolition, Project No. 4938, is estimated to be \$316,409, including \$183,000 for construction, \$45,990 for project management, \$13,829 for inspection and \$73,590 for bidding, force account, and contingency. There is \$316,409 currently available in the DWTP Demolition Building Fund project account.

TM:MD:RU:KB:js

ATTACHMENT: BID TABULATION

cc: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2004\4938AWARD.DOC

**BID TABULATION
DEWITT WASTEWATER TREATMENT PLANT DEMOLITION
PROJECT NO. 4938**

BID DATE: May 12, 2004

BID NO.: 9107

<u>CONTRACTOR</u>	<u>LOCATION</u>	<u>BID AMOUNT</u>
1. Sterling P. Holloway, III, Inc	Auburn	\$183,000
2. Pacific States	Dublin	\$194,900
3. Evans Brothers	Livermore	\$306,700
4. Soil Enterprises	Brentwood	\$352,444
5. Owens Construction	Colfax	\$424,000
6. Iconco	Oakland	\$465,000

COUNTY OF PLACER

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: THOMAS MILLER, DEPT. OF FACILITY SERVICES

Contact Person: Deirdre
Telephone/Ext: 6808

BOARD MEETING DATE OF: May 25, 2004

BOARD ACTION REQUESTED: Award the bid for the DeWitt Wastewater Treatment Plant (DWTP) Demolition, Project No. 4938, to Sterling P. Holloway, III, Inc., in the amount of \$183,000 and authorize the Director of Facility Services to execute a contract and any required change orders consistent with the Public Contract Code and within the project budget after review and approval by the County Executive Office and County Counsel.

- Noticed Public Hearing (Need copy of published notice)
Timed Item: Approx. Time Needed: (in minutes)
Department Item
Consent Agenda
Information Only
Person presenting item before the Board: MARY DIETRICH

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (required)
Quick Copy Slip (required)
Resolution
Ordinance
Contract
Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned: [checked]

Paperwork to be returned: []

Table with 3 columns: Item, Y, N. Rows include Resolution - Certified?, Ordinance - Certified?, Signed Agreement(s)/Contract(s), and Other (Explain).

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **OCTOBER 5, 2004**

From: **THOMAS MILLER / MARY DIETRICH**

Subject: **NOTICE OF COMPLETION – DEWITT WASTEWATER TREATMENT
PLANT DEMOLITION, PROJECT NO. 4938**

ACTION REQUESTED/RECOMMENDATION: Approve the attached Resolution accepting the DeWitt Wastewater Treatment Plant Demolition, Project No. 4938, as complete and authorize the Director of Facility Services to execute, and record the Notice of Completion.

BACKGROUND: On May 25, 2004, your Board awarded the bid for the demolition of the DeWitt Wastewater Treatment Plant to Sterling P. Holloway, III, Inc. This facility has been abandoned since the early 1980's when the County constructed the Bell Road sewer system. The remaining structures were located along the proposed route for the road and utility infrastructure improvements required for the Children's Emergency Shelter and the Women's Shelter that will be constructed on the western portion of the Dewitt complex.

Facility Services' and the Building Department staff have inspected the work performed on the project. Minor punch list items were noted and all items have been corrected. The project has been accepted as complete.

In order to close out the project, it is necessary for your Board to accept the DeWitt Wastewater Treatment Plant Demolition project as complete and authorize the Director of Facility Services to execute and record the Notice of Completion.

ENVIRONMENTAL CLEARANCE: On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act. The impacts of this demolition were considered in that EIR and required mitigation was included in the demolition contract.

FISCAL IMPACT: The contract total for the DeWitt Wastewater Treatment Plant Demolition, Project No. 4938 is \$183,000. No change orders were required to complete the contract work. Sufficient funds are available in the project account to close out this project.

TM:MD:RU:rlv:js

ATTACHMENT: RESOLUTION

cc: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2004\4938NOC.DOC

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE DIRECTOR
OF FACILITY SERVICES TO EXECUTE AND
RECORD THE NOTICE OF COMPLETION FOR
PROJECT NO. 4938, DEWITT WASTEWATER
TREATMENT FACILITY DEMOLITION

Resol. _____
Ord. _____
Reading _____

The following RESOLUTION was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held _____, by the
following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that the
attached Notice of Completion for Project No. 4938, Dewitt Wastewater Treatment Facility
Demolition, is hereby approved; and

BE IT FURTHER RESOLVED that the Director of Facility Services is hereby authorized to execute
said Notice of Completion on behalf of the Board of Supervisors and the County of Placer and
cause the same to be recorded.

ATTACHMENTS: NOTICE OF COMPLETION

Recording requested by:
Placer County
Department of Facility Services

When recorded return to:
Department of Facility Services
Capital Improvements Division

Title: **NOTICE OF COMPLETION**
(RES. NO. _____)

PROJECT NAME: Dewitt Wastewater Treatment Facility Demolition

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit:

STERLING P. HOLLOWAY III, INC.
13245 BILL FRANCIS DRIVE
AUBURN, CA 95603

performed and completed, for the County of Placer, State of California, the following contract, structure or work of improvement, to wit:

DEWITT WASTEWATER TREATMENT FACILITY DEMOLITION
PROJECT NO. 4938
DEWITT CENTER, AUBURN, CA 95603

The County of Placer owns the property in fee. Said work was accepted on October 5, 2004.

Executed this _____ day of _____ 2004 , at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

THOMAS MILLER, DIRECTOR
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER

STATE OF CALIFORNIA)_{ss}
COUNTY OF PLACER)

On _____ before me Deirdre Belding, Notary Public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Deirdre Belding

COUNTY OF PLACER

AGENDA ITEM TRANSMITTAL SHEET

TO: Clerk of the Board of Supervisors

FROM: THOMAS MILLER, DEPT. OF FACILITY SERVICES

Contact Person: Deirdre
Telephone/Ext: 6808

BOARD MEETING DATE OF: October 5, 2004

BOARD ACTION REQUESTED: Approve the attached Resolution accepting the DeWitt Wastewater Treatment Plant (DWTP) Demolition, Project No. 4938, as complete and authorize the Director of Facility Services to execute, and record the Notice of Completion.

- Noticed Public Hearing (Need copy of published notice)
Timed Item: Approx. Time Needed: (in minutes)
Department Item
Consent Agenda
Information Only
Person presenting item before the Board: MARY DIETRICH

PAPERWORK INCLUDES:

- Original plus one copy for Clerk of the Board (required)
Quick Copy Slip (required)
Resolution Ordinance Contract Budget Revision

SPECIAL INSTRUCTIONS FOR CLERK:

No Paperwork to be returned:

Paperwork to be returned:

- Resolution - Certified? Y N
Ordinance - Certified? Y N
Signed Agreement(s)/Contract(s)
Other (Explain)

REVIEWED BY:

APPROVED FOR AGENDA:

COUNTY EXECUTIVE Date:

COUNTY COUNSEL Date:



By Hand Delivery, U.S. Mail, and E-Mail (Jay.Correia@parks.ca.gov)

October 15, 2015

Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100

Re: Objection of the County of Placer to DeWitt General Hospital Nomination to the National Register of Historic Places

Dear Ms. Polanco:

This letter serves as the objection of the County of Placer ("County") to the nomination of DeWitt General Hospital ("Hospital") to the National Register of Historic Places. The County believes designation on the National Register is not supported by facts and the current status of the property and is not in the public interest.

As a preliminary matter, the County notes the County now generally refers to the property in question as the Placer County Government Center ("PCGC").

The Hospital site was originally constructed by the federal government in 1943 for temporary use as a United States Army hospital. The complex initially comprised approximately 750,000 square feet of generally temporary buildings on 220 acres in the North Auburn area. The United States War Assets Administration closed the complex in December 1945. The property was used as California State mental hospital from 1946 to 1971, and was then subsequently transferred to the County. In 1978, the California State Legislature adopted and Governor Brown signed AB 1943 (Chappie) to eliminate certain deed restrictions and statutory use limitations on the property in exchange for a quitclaim of approximately 18 acres of adjacent property from the County to the State. The site has remained in County ownership since that time.

During these various transitions in use, the Hospital site has been materially altered from its prior military and State of California uses to a dynamic and increasingly modern government campus serving the needs of the citizens of Placer County. Over 300,000 square feet of originally constructed buildings have been demolished at the site. Over 400,000 square feet of new buildings have been built on the site to serve the needs of the public. These physical and

Public Works and Facilities ▪ 3091 County Center Drive, Suite 220 ▪ Auburn, CA 95603
(530) 745-7500 office ▪ (530) 745-7544 fax ▪ publicworks@placer.ca.gov



usage changes have resulted in a property with vastly different characteristics than those that existed previously.

In its time of ownership, the County has maintained an active leasing and government building development program that has transformed the Hospital site. Development has included construction of new County jail and juvenile detention facilities, a Finance and Administration Building, a Community Development Resource Building, a new operations and office building for the Placer County Sheriff, Children & Family Shelter buildings, a solar array, and other projects at various locations on the Hospital site. A Home Depot home improvement store has also been constructed on PCGC land ground leased from the County by a private entity. In all, more than 325,000 square feet of buildings have been demolished to make way for new construction and other development at the Hospital site. The attached "Then and Now" maps and photograph illustrations prepared by County staff depict the scope of these changes over the years.

All demolition and construction projects have been performed following public review and approval in open and public meetings conducted by the Placer County Board of Supervisors.

All PCGC construction and demolition activities since mid-2004 have also been performed following the State Office of Historic Preservation's March 30, 2004 determination that the Hospital site did not warrant National Register designation. That letter concluded the property "lacks sufficient integrity of material, workmanship and feeling" and the property's "diminished integrity can be traced to numerous alterations made over the years to the property's character defining features and removal of key architectural elements" associated with its World War II-era hospital use. The United States Army Corps of Engineers concurred in October 2004 with the State's determination that the site was not eligible for inclusion on the National Register. Copies of the State and Corps of Engineers letters are attached for reference.

The Hospital site has transformed even further since the State's 2004 determination. Demolition of more than 287,000 square feet of buildings has occurred since April 2004, along with the construction of multiple new buildings as noted above. The County's new Animal Services Center is also now under construction at PCGC.

The current condition of Hospital site buildings also does not support National Register designation. Various remaining buildings are obsolete and have exceeded their useful life. The cost to upgrade obsolete buildings to meet current codes and regulations (including building, plumbing, fire, electrical, lead/asbestos abatement, and Americans with Disabilities Act requirements) is prohibitive and far exceeds the potential return the County may gain from leasing those buildings.

Given these facts, a National Register of Historic Places designation is neither justified nor in the public interest. The County has managed and developed the Hospital site for more than forty years to serve the public interest. The County has also relied for over a decade on the State and Corps of Engineers' determinations that the site did not warrant National Register designation. The County believes the State and Corps each made informed determinations in 2004 and does not see justification for a different determination at this time.

For these reasons, the County of Placer objects to the nomination.

This letter also certifies that the County of Placer is the sole owner of the identified property. I am authorized to submit this objection on the County's behalf pursuant to Sections 2.32.030 and 2.32.040 of the Placer County Code.

Sincerely,

A handwritten signature in black ink that reads "Ken Grehm". The signature is fluid and cursive, with a distinct loop for the letter 'G'.

Ken Grehm, Director
Department of Public Works and Facilities
County of Placer

Attachments:

1. Visual Depictions of Site
2. March 30, 2004 Letter from Office of Historic Preservation
3. October 21, 2004 Letter from United States Army Corps of Engineers
4. October 15, 2015 Letter from Burke, Williams & Sorensen, LLP

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

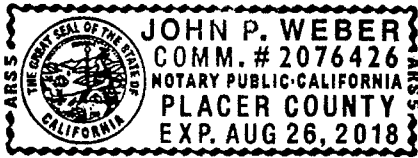
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)
On 10-15-15 before me, John P. Weber, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Ken Grehm
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature John P. Weber
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

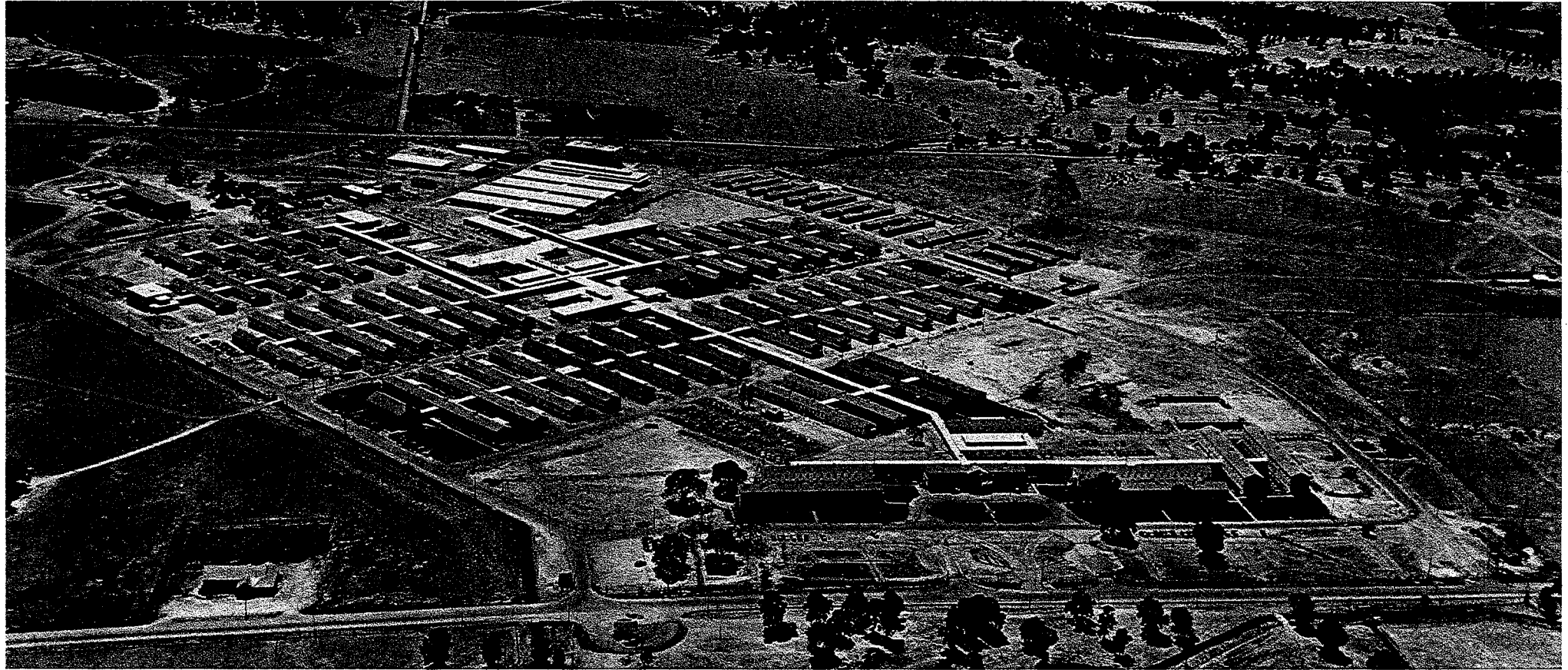
Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

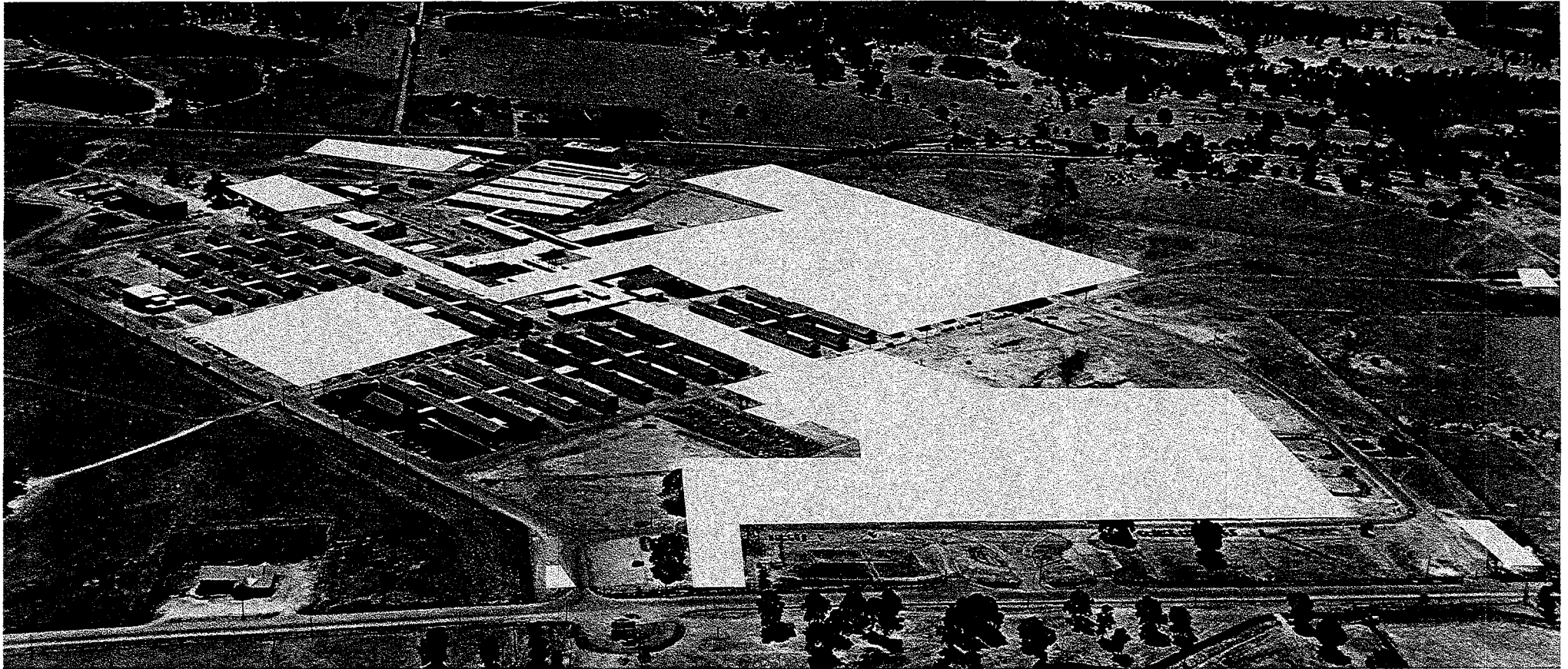
Signer Is Representing: _____

DeWitt General Hospital - Then



Original Buildings – Approximately 100 Total Structures and Campus-Wide Indoor Circulation System

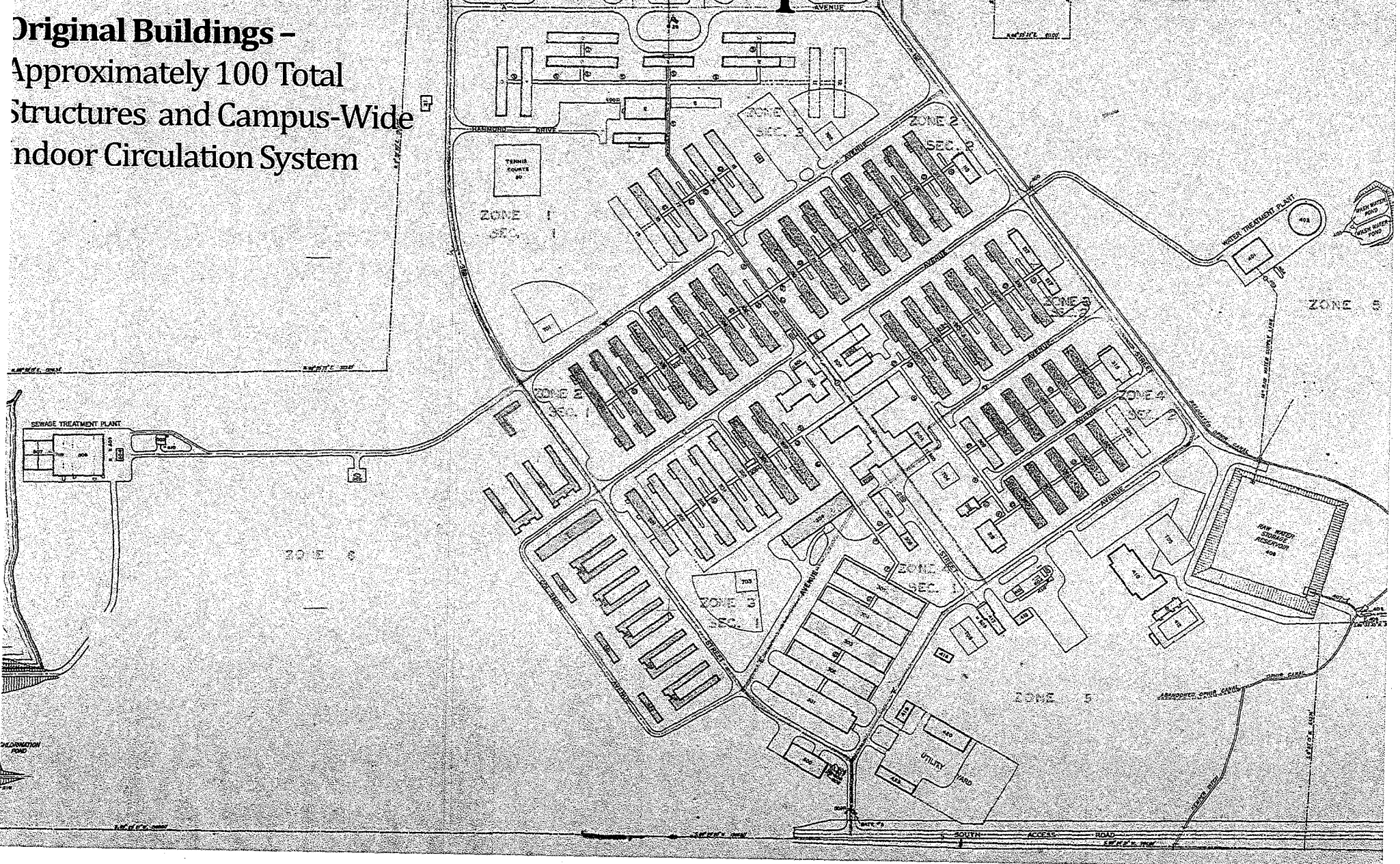
DeWitt General Hospital - Now



Original Buildings Remaining – Approximately 49 Total Structures (50% left standing), Campus-Wide Indoor Circulation System (15% left standing)

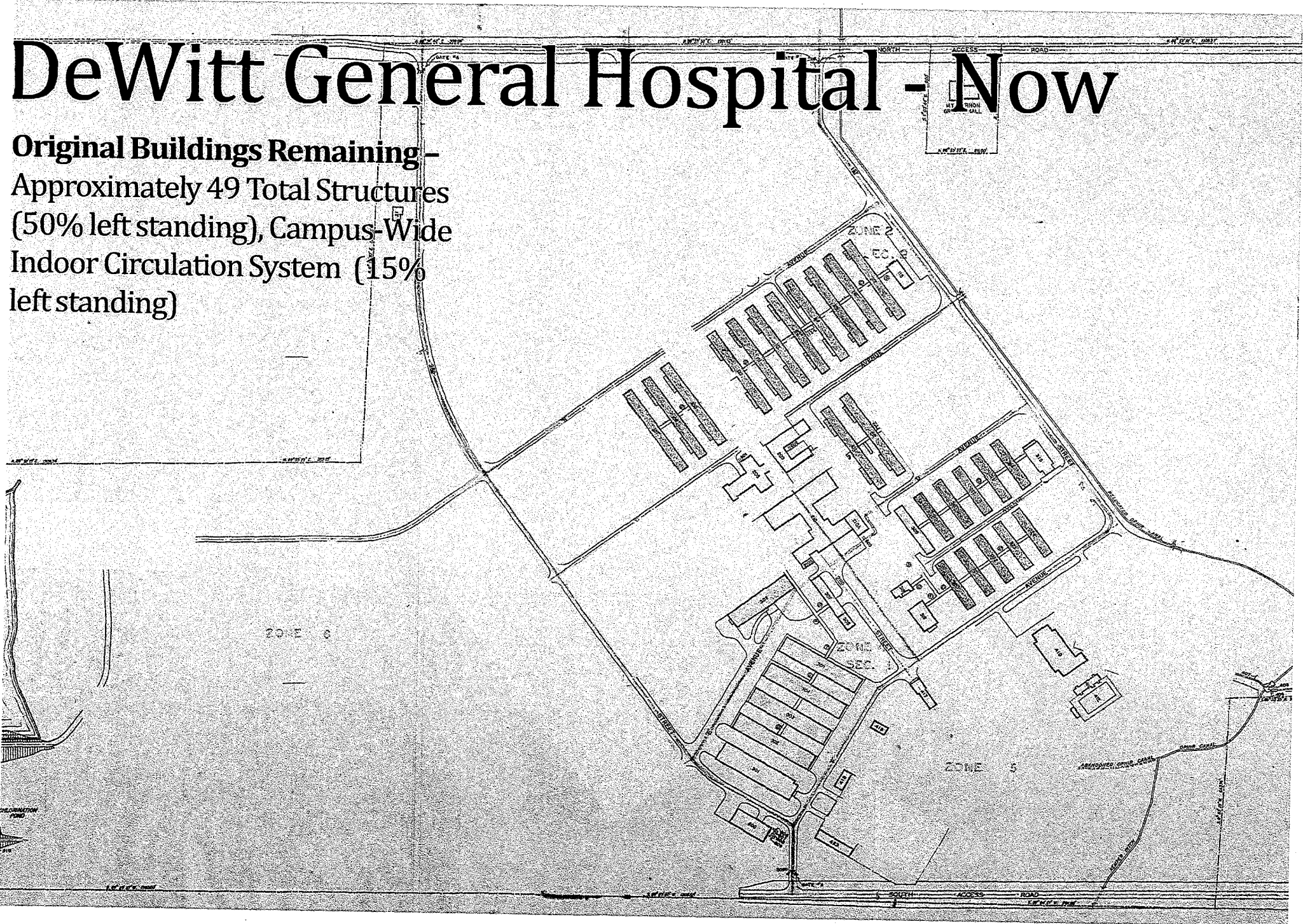
DeWitt General Hospital - Then

Original Buildings -
Approximately 100 Total
Structures and Campus-Wide
Indoor Circulation System



DeWitt General Hospital - Now

Original Buildings Remaining -
Approximately 49 Total Structures
(50% left standing), Campus-Wide
Indoor Circulation System (15%
left standing)



**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov



March 30, 2004

REPLY TO: COE401121A

Michael S. Jewell, Chief
Central California/Nevada Section
U.S. Army Engineer District, Sacramento
1325 J Street
SACRAMENTO CA 95814-2922

Re: Modernization and Expansion of the DeWitt Government Center Facility, Auburn, Placer County.

Dear Mr. Jewell:

Thank you for submitting to our office your January 15, 2004 letter and supporting documentation regarding the proposed modernization and expansion of the DeWitt Government Center Facility (DeWitt Center) in Auburn, Place County. The facility is administered by the County of Placer for use by a number of its government agencies. The facility was constructed in 1943 as a U.S. Army hospital. It was subsequently used as a California state mental hospital from 1946 to 1971, then transferred to Placer County. The existing Dewitt Center site comprises 180 acres and is situated within a residential and retail area. Implementation of the overall plan for the DeWitt Center would occur over a seven-year period and would include:

- Construction of two new office buildings (Land Development Building Site and Auburn Justice Center Site),
- Construction of a children's and women's health center complex (Children's and Women's Center Site), and
- Demolition of twenty-eight (28) existing buildings.

Details of the proposed project activities are outlined on pages 1 and 2 of the Enclosure 1 Project Description document. The project Area of Potential Effects (APE), as depicted on Figure 2-1(Site and Vicinity Map), is adequate and meets the definition set forth in 36 CFR 800.16(d). An archeological record search conducted at the North Central Information Center at California State University, Sacramento and a pedestrian survey conducted by qualified archeologists revealed one previously recorded prehistoric archeological site (no trinomial identification) within the project APE. The site, a bedrock milling station with 17 mortar cups and a small milling slick was re-examined and no cultural deposits were noted by any of the archeologists. The site has not been adequately studied to assess its NRHP status. While it is stated that the Corps of Engineers (Corps) does not believe that there are any artifactual materials associated with the milling feature, ground visibility is poor, and no sub-surface testing

has been conducted to discount the possibility of a subsurface component. In addition, the consultant's report points out that: (1) additional cups may be present under soil and duff; (2) it is "possible that a subsurface deposit occurs somewhere within the vicinity of the feature"; and (3) and that "the number and depth of the milling surfaces at this particular site suggests a more than ephemeral use of the area. I am recommending that COE conduct a shovel test pit program at the site in order to determine the presence or absence of associated artifactual remains in the soils adjacent to the bedrock milling feature.

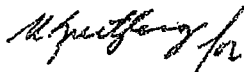
The Corps is seeking my comments on its determination of the eligibility of the DeWitt Center for inclusion on the National Register of Historic Places (NRHP) in accordance with 36 CFR 800, regulations implementing Section 106 of the National Historic Preservation Act. The Corps is also seeking my comments on its determination of the effects the proposed project will have on historic properties in accordance with 36 CFR 800. A review of the submitted documentation leads me to conclude that the DeWitt Center is not eligible for inclusion on the NRHP at under any of the criteria established by 36 CFR 800. The property has associations with the construction and use of large U.S. Army hospitals for the treatment of wounded soldiers in the years spanning 1939 to 1945 but lacks sufficient integrity of materials, workmanship, and feeling associated with its historic period of significance to warrant NRHP designation at a national level of significance. This diminished integrity can be traced to numerous alterations made over the years to the property's character-defining features and the removal of key architectural elements associated with its use as a World War II-era hospital.

Based on the foregoing comments, it appears that the following steps should enable us to move toward concluding the section 106 consultation for the Corps' undertaking:

1. determining whether the archaeological property within the APE has a subsurface component and determining, based on the test results whether this property is National Register eligible.
2. Reaching agreement on the National Register status of the DeWitt Center.

If you have any questions, please contact staff historian Clarence Caesar by phone at (916) 653-8902, or by e-mail at ccaes@ohp.parks.ca.gov.

Sincerely,



Stephen D. Mikesell
Acting State Historic Preservation Officer



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

October 21, 2004

RECEIVED
FACILITY SERVICES
2004 OCT 27 PM 2:57

Regulatory Branch (200200662)

Milford W. Donaldson
State Historic Preservation Officer
Office of Historic Preservation
California State Department of Parks and
Recreation
P.O. Box 942896
Sacramento, California 94296-0001

Dear Mr. Donaldson:

I am writing in response to your March 30, 2004, letter regarding the proposed modernization and expansion of the DeWitt Government Center, COE401121A.

We have re-examined the available information and concur with your determination that the DeWitt Center is not eligible for inclusion on the National Register of Historic Places under any of the criteria established by 36 CFR 800. Additionally, the applicant's agent has conducted test excavations around archeological site DWC #1 and has determined that there is no deposit of cultural material in association with the bedrock mortar. A letter report and supporting documentation of the archeological investigation are enclosed.

The consultant has determined, and we concur, that this project would not affect resources eligible for listing in the National Register of Historic Places.

Please refer to identification number 200200662 in any correspondence concerning this project. If you have any questions, please contact William Ness at our Sacramento Valley Office, 1325 J Street, Room 1480, Sacramento, California 95814-2922, email William.W.Ness@usace.army.mil, or telephone 916-557-5268. You may also use our website: www.spk.usace.army.mil/regulatory.html.

Sincerely,

ORIGINAL SIGNED

Michael S. Jewell
Chief, Central California/Nevada
Section

Enclosure(s)

Copy furnished without enclosure(s):

7 Dennis Salter, Placer County Department of Facility Services, 11476 C Avenue, Auburn,
California 95603

Katherine Duncanson, North Fork Associates, 1449 Lincoln Way, Auburn, California
95603

Attachment 4

**Please see Attachment C to Letter to J. Paul Loether
Dated February 5, 2016**

December 23, 2015

VIA EMAIL AND FEDERAL EXPRESS

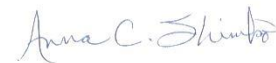
Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100
julianne.polanco@parks.ca.gov

Re: Request for Reconsideration of Submission of Nomination of a Portion of the Placer County Government Center Site to the Keeper of the National Register of Historic Places

Dear Ms. Polanco:

We are in receipt of your letter dated December 14, 2015, responding the noticing and procedural requirements related to the nomination of the above-referenced nomination. On behalf of our client, Placer County (the "County"), we are writing to ask whether there exists a method to appeal, or request reconsideration of, the findings underlying your determination that the noticing and procedural requirements were legally met in the context of this nomination. We continue to believe that there were numerous procedural deficiencies in the manner in which the nomination of part of the Placer County Government Center site was processed, all of which were identified to the SHRC before it held its hearing on the proposed nomination.

Very truly yours,



Anna C. Shimko

cc: Ken Grehm, Director of Placer County Department of Public Works and Facilities
Tara Lynch, California State Parks Chief Counsel



101 Howard Street - Suite 400
San Francisco, California 94105-6125
voice 415.655.8100 - fax 415.655.8099
www.bwslaw.com

Direct No.: 415.655.8115
Our File No.: 06126.0001
ashimko@bwslaw.com

November 9, 2015

VIA EMAIL AND FEDERAL EXPRESS

Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100
julianne.polanco@parks.ca.gov

Re: Opposition to Submission of Nomination of Placer County Government
Center Site to the Keeper of the National Register of Historic Places

Dear Ms. Polanco:

On behalf of our client, Placer County (the "County"), we are writing to ask that you refrain entirely from (or at least delay) submitting to the Keeper of the National Register of Historic Places (the "Keeper") any nomination of a portion of the Placer County Government Center property (the "PCGC") to the National Register of Historic Places ("NRHP") as a Historic District. The nomination should not be submitted because: (1) per the prior letters on the County's behalf and the oral testimony presented by County representatives (including me) before the State Historical Resources Commission (the "SHRC") on October 30, 2015, the PCGC is not eligible for inclusion in the NRHP under any of the criteria established by 36 CFR Part 60 (the National Register Federal Program Regulations); and (2) the Office of Historic Preservation ("OHP") has not adhered to the procedural requirements of 36 CFR Part 60 in its processing of the nomination. **We respectfully request that you decline to submit the nomination of the PCGC to the Keeper altogether, both because the PCGC fails to meet the National Register criteria for inclusion and because the necessary procedural requirements have not been met; however, even if you believe that the PCGC may meet the National Register criteria for inclusion, you must rectify the grave procedural errors made to date before submitting the nomination to the Keeper.**

We will not reiterate here the reasons why the PCGC is not eligible for inclusion in the NRHP; instead, we incorporate by reference the earlier letters and testimony by County representatives on this subject. This letter will focus on the numerous

SF #4832-7084-1386 v2

Julianne Polanco
State Historic Preservation Officer
November 9, 2015
Page 2

procedural deficiencies in the manner in which the nomination of part of the PCGC was processed, all of which were identified to the SHRC before it held its hearing on the proposed nomination. 36 CFR Part 60, Section 60.6(b) generally requires the State to “consult with local authorities in the nomination process” by “provid[ing] notice of the intent to nominate a property and solicit[ing] written comments especially on the significance of the property and whether or not it meets the National Register criteria for evaluation.” Section 60.6(b) further specifically requires that the notice be carried out “as specified in the subsections below.” This was not done, and was deficient as elaborated here:

1. 36 CFR Part 60, Section 60.6(c) requires that the nomination be sent not only to the property owner, but also to the “applicable chief elected official of the county ... in which the property is located.” To our knowledge, the notice of nomination was never sent to the Chair of the Placer County Board of Supervisors (the County’s chief elected official). Thus, this original notice was procedurally deficient.
2. 36 CFR Part 60, Section 60.6(c) also requires the State to “send the written notification at least 30 but not more than 75 days before the State Review Board meeting.” This time frame “can be waived only when all property owners and the chief elected local official have advised the State in writing that they agree to the waiver.” (36 CFR Part 60, Section 60.6(f)) In the present situation, since the OHP provided the notice to the wrong individual, that time frame was essentially waived without the permission of the County, either in its capacity as the property owner **[Q for Rob – could Ken legally have been deemed the designee of the “property owner”?] or as the local jurisdiction.**
3. Furthermore, the form of notice that was sent by the OHP was subsequently changed substantially, a fact of which the County became aware only a few days prior to the October 30 hearing, quite by chance through its own internet search of the OHP website. (Copies of both the form received by the County and the form subsequently found on the OHP’s website are attached hereto for your reference.) Among the material changes that had been made to the notice was the inclusion of a new National Register criterion for listing (Criterion B). The County was never provided a copy of the revised nomination form nor advised that a revised form was available for review; thus, the County was not given at least thirty (30) days to submit comments on the revised nomination form and the entirely new alleged criterion, as required by 36 CFR Part 60, Section 60.6(c). Because County representatives had no idea that the

Julianne Polanco
State Historic Preservation Officer
November 9, 2015
Page 3

revised form even existed until less than two days prior to the SHRC hearing, they had nowhere near enough time to prepare for or respond to the newly-raised argument that the PCGC was “associated with the lives of persons significant in our past” (i.e., that it somehow met Criterion B).

4. As if these failures were not enough, no one from OHP notified the County that a staff report concerning the proposed nomination was available, nor was the staff report published on OHP’s website. A representative of the County found out that a staff report was available only two days prior to the October 30 during a call with an OHP representative, again very much by chance. The County was not made aware of any of these procedural steps or documents, and thus was deprived of the opportunity to plan a comprehensive response to the proposed nomination.

5. Pursuant to Section 60.6(o), the State Historic Preservation Officer’s signature on the nomination form for a property certifies, among other things, that “[a]ll procedural requirements have been met” with respect to the nomination process. As discussed above, it is the County’s position that unless the identified procedural missteps are cured, this attestation cannot be made.

Conclusion

Similar to the situation in Historic Green Springs v. Bergland, 497 F.Supp. 839, 856 (1980), important information relied upon by the OHP was “disclosed ... in piecemeal fashion ... after any opportunity for meaningful response had passed,” which the applicable court found to be an unacceptable procedural error. In this situation, the OHP’s procedural missteps deprived the County of its right to a full 30-day period within which to provide comments on the complete proposed nomination. We are confident that OHP’s failure to proceed in the manner required by law, and the consequent deprivation of the County’s due process rights, would not be countenanced upon judicial review of these proceedings.

The OHP should either decline to submit the nomination of the PCGC to the Keeper altogether; or, at a minimum, rectify the unacceptable procedural errors made to date (presumably by correcting the defective notices and arranging for the SHRC to hold a new hearing on the nomination) before submitting the nomination to the Keeper. Only then will the OHP have complied with the National Register Federal Program Regulations with respect to the PCGC, and only then will the County be able to make a meaningful response to the proposal,

Julianne Polanco
State Historic Preservation Officer
November 9, 2015
Page 4

Please do not hesitate to contact me or Robert Sandman, Deputy County Counsel ((530) 889-4044), with any questions you may have.

Very truly yours,



Anna C. Shimko

Attachments

cc: Ken Grehm, Director of Placer County Department of Public Works and Facilities
Tara Lynch, California State Parks Chief Counsel

Nomination Form Received by County of Placer

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



August 13, 2015

Ken Grehm
Placer County Facility Services
11476 C Avenue
Auburn, California 95603

**RE: DeWitt General Hospital Nomination to the
National Register of Historic Places**

RECEIVED
FACILITY SERVICES
2015 AUG 17 AM 8:01

Dear Mr. Grehm:

The Office of Historic Preservation (OHP) has received a nomination package to consider the above referenced property for the National Register of Historic Places (National Register). The National Register is the official list of the Nation's cultural resources worthy of recognition and preservation. The nomination identifies you as the property's owner of record.

A copy of the nomination is enclosed for your information. OHP will review the nomination for accuracy and completeness. The current nomination is a preliminary draft subject to change upon completion of the OHP review. The property will be reviewed in accordance with the eligibility criteria for the National Register program. If the nomination is complete and the property meets the National Register criteria, OHP will schedule the nomination for hearing by the State Historical Resources Commission (Commission). The Commission is a nine member body appointed by the Governor to evaluate the eligibility of properties for listing on registration programs. The Commission meets four times a year.

Please review the draft nomination. If you are opposed to the nomination, you are requested to submit a notarized letter of objection to the above address. Please see the enclosed instructions on how to support or oppose designation. If the nomination is presented to the Commission for hearing, this office will notify you of the date and location of the meeting. The meetings are open to the public and you may attend to present comments. Or, you may wish to submit written comments directly to OHP fifteen days before the Commission meeting.

Time, date, and location of scheduled Commission meetings are also posted on the OHP website at www.ohp.parks.ca.gov. Information on the National Register program is also posted on the website.

Please do not hesitate to contact the Registration Unit at (916) 445-7008 should you have further questions on the nomination or the National Register program.

Sincerely,

A handwritten signature in black ink, appearing to read "Julianne Polanco".

Julianne Polanco
State Historic Preservation Officer

Enclosures: Nomination and How to Object/Support



 **DRAFT**

**United States Department of the Interior
National Park Service**

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: DeWitt General Hospital

Other names/site number: DeWitt State Hospital

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: First Street and B Avenue, south of Bell Road and north of Atwood Road

City or town: Auburn State: CA County: Placer

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

<p>In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official: 1</p>	<p>_____ Date</p>

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>47</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>48</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- HEALTH CARE/Hospital
- RECREATION & CULTURE/Theater
- RECREATION & CULTURE/Sports Facility
- RELIGION/Religious facility
- DEFENSE/Military facility

Current Functions

(Enter categories from instructions.)

- GOVERNMENT/Government Office
- RECREATION & CULTURE/Theater
- RECREATION & CULTURE/Sports Facility

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT
Other: Pavilion Plan Hospital

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: CONCRETE
Walls: BRICK
Roof: ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The DeWitt General Hospital was constructed in 1943 as one of the sixteen 'Type A' pavilion plan Army hospitals in the United States designed by architects York and Sawyer. In total, there were sixty-six Army hospitals in the United States that treated American soldiers wounded in World War II. The DeWitt Hospital site contained about 220 acres and was designed to be a self-contained facility originally consisting of approximately 80 buildings, a circulation system of roads, sidewalks, enclosed corridors, a steam power plant, water and sewage treatment plants and incinerator. The DeWitt Hospital complex is located approximately three miles north of downtown Auburn and a short distance west of State Highway 49 in Placer County California. Originally, the hospital site was rural in character however some of the neighboring vicinity is becoming more suburban in nature. The DeWitt hospital complex has had three uses since its construction, a World War II military hospital from 1943 to 1946, a state mental hospital from 1946 to 1972, and its current use primarily houses county offices with a few buildings being

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

leased to local businesses or services. Nearly all of the hospital buildings were constructed of brick with the most significant buildings being the patient wards - long, narrow, single-story buildings arranged in rows with enclosed connecting corridors and sidewalks. The majority of the hospital buildings were organized in long rectangular pavilions in uniform rows along streets with a grid-like plan. Spaces in between the pavilions generally contain grass, trees and shrubs. Buildings were arranged hierarchically, with the administration building, physician and nurses quarters, and medical clinics at the north end of the complex, industrial buildings at the south end, and patient wards and service buildings in the center. Buildings were designed as modern and functional structures with a straightforward use of materials, namely brick on concrete foundations, and gabled or flat roofs according to use. Windows were double-hung or fixed with wooden muntins dividing them into multiple lights. Doors were wood paneled with upper lights and most interior finishes were smooth gypsum board. In general, the DeWitt Hospital retains much of its historic integrity in terms of internal setting, location, materials, workmanship, and feeling. It no longer has integrity of association due to its change in use. Most of the remaining original hospital buildings have not been significantly altered in their footprints or general exterior appearance. Approximately 60% of the original hospital buildings remain standing, nearly all of which are in good condition and currently occupied. The core of the DeWitt Hospital property retains much of its historic military and institutional feel. Approximately half of the patient wards, all of the enlisted men's barracks (later converted to wards) and nearly all service and utility type buildings remain, as do the theater, chapel, gymnasium and swimming pool. Buildings no longer in existence include the administration building, six officer's quarters, four medical buildings and seventeen patient wards. All noncontributing post World War II buildings are large, modern structures located on the periphery of the property thus leaving a ninety acre core of the hospital property significantly intact. In summary, DeWitt's World War II era building design, materials, layout and setting make the ninety acre core of the property a cohesive unit contributing to its feeling of historic time and place. The hospital's remaining structures reflect its appearance as a World War II military hospital, conveying its sense of history. The property reflects its military complex layout and is distinguished from its surroundings by its architecture, street pattern and building placement.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Narrative Description

Note: A substantial amount of information provided in this nomination application is derived from the following document prepared by William Kostura, architectural historian, URS Corporation: State of California Department of Parks and Recreation Primary Record (DPR 523L) Forms, April 2002. Where applicable, excerpts from this document are used to provide historical information and descriptions of the site and buildings. Any subsequent changes to the buildings and site post-dating this report is noted and described. Historical information not derived from this document will also be noted as such.

General Description of the DeWitt Hospital Complex

DeWitt General Hospital was constructed in 1943 as a permanent World War II Army medical facility designed to treat injured American soldiers. The hospital site consisted of approximately 220 acres and was designed to be a self-contained facility that included over eighty buildings, a circulation system of roads, sidewalks, and enclosed corridors as well as utility infrastructure including a steam power plant, reservoir, incinerator and sewage treatment plant. When constructed, the hospital was located in a rural area approximately three miles north of downtown Auburn, California. At present, this area retains some of its rural character to the north and west of the hospital site but the northeast and southeast portion is becoming more suburban in nature as development continues along State Highway 49. Since its construction and operation as a military hospital until 1946, the DeWitt Hospital site has undergone some significant modifications. Most notably, approximately thirty percent of its original structures have been recently demolished in the northwest and western portion of the site. Noncontributing structures include two large, modern county government buildings that have been constructed on the northwestern periphery of the property. To the west of the hospital site and west of Richardson Drive is a juvenile hall and County jail; both were constructed after World War II. A Home Depot store was constructed on the eastern periphery of the property to the east of First Street. At present, a collection of original buildings remains on ninety acres stretching from the southern to the central and northeastern portion of the property.

The DeWitt hospital complex has had three uses since its construction, a World War II military hospital from 1943 to 1946, a state mental hospital from 1946 to 1972, and its current use primarily houses county offices with a few buildings being leased to local businesses or services. All of the hospital buildings were constructed of brick with the most significant buildings being the patient wards - long, narrow, single-story buildings arranged in rows with enclosed connecting corridors and sidewalks. The majority of the hospital buildings were organized in long rectangular pavilions in uniform rows along streets with a grid-like plan. Spaces in between the pavilions generally contain grass, trees and shrubs. Buildings were arranged hierarchically, with the administration building, physician and nurses quarters, and medical clinics at the north end of the complex, industrial buildings at the south end, and patient wards and service buildings

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

in the center. Buildings were designed as modern and functional structures with a straightforward use of materials, namely brick on concrete foundations, and gabled or flat roofs according to use. Windows were double-hung or fixed with wooden muntins dividing them into multiple lights. Doors were wood paneled with upper lights and most interior finishes were smooth gypsum board. Most of the remaining original hospital buildings have not been significantly altered in their footprints or general exterior appearance. Approximately 60% of the original hospital buildings remain standing, nearly all of which are in good condition and currently occupied. The core of the DeWitt Hospital property retains much of its historic military and institutional feel. Approximately half of the patient wards, all of the enlisted men's barracks (later converted to wards) and nearly all service and utility type buildings remain, as do the theater, chapel, gymnasium and swimming pool. Buildings no longer in existence include the administration building, six officer's quarters, four medical buildings and seventeen patient wards.

According to architectural historian William Kostura, the DeWitt Hospital complex and its buildings were designed following a traditional model for hospitals known as the pavilion plan that "was developed to apply a scientific understanding of disease to the design of hospitals. Scientific understanding was applied both to the overall plan and to the buildings and other elements of the plan. The basic unit of the pavilion plan was the ward, a narrow, rectangular one or two-story building set in landscaped grounds and oriented so that maximum sunlight entered the building. The interior was an open space with a radiator under each window and a bed between windows. At either end of the ward was a nurses station and a sunroom or porch. Each ward was provided with a passive or mechanical ventilation system intended to keep air moving. Moving air was thought to dissipate germs. Sunlight and views of greenery were considered therapeutic. Details of the interior were designed so that every surface was easily cleaned and so that germs could not accumulate. Typical details included hard plaster walls, cover corners, and the use of minimal trim around windows and doors. In a pavilion plan hospital, as many wards as necessary were built as separate structures, all with the same orientation, so that each ward had the same exposure to light, air, greenery, and the same protection from germs. The pavilion plan was first widely used for military hospitals in Europe and America in the second half of the nineteenth century. They were also used for non-military hospitals, especially from the late nineteenth century to the mid-twentieth century. Pavilion plan hospitals continued to be built until the proliferation of new technologies radically changed hospital design in the 1950s. Thus, World War II military hospitals were among the last pavilion plan hospitals to be built. All branches of the United States military built pavilion plan hospitals during World War II. One type for the U.S. Army, called 'Type A,' was a standard plan for general hospitals. (General hospitals provide facilities for patients with all types of problems and diseases, as opposed to station hospitals for patients with particular types of problems, such as orthopedic hospitals or sanitariums. In the hierarchy of military hospitals, station hospitals are smaller and provide fewer services than general hospitals.) This standard plan was designed by for the U.S. Army by a New York architectural firm, York and Sawyer, and was applied to sixteen hospitals built during the war. DeWitt General Hospital conformed to this standard plan in all but a few details" (2).

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

Like the other 'Type A' general hospitals, the DeWitt Hospital plan was organized into zones of similar uses. Mr. Kostura describes the overall DeWitt complex as follows: "The buildings where physicians and nurses lived and performed most of their medical tasks were at the north end of the complex, while the industrial buildings were at the south end. In between were medical buildings, patient wards, and recreational and service buildings. This geographic arrangement of uses served to insulate, first, the officers and nurses, and secondly the patients, from noise that was generated by various activities at the hospital. The largest and most important buildings in the hospital – the wards – were oriented northwest-southeast, providing sun on the long sides of the buildings all day. The other main types of buildings – the administration and staff residences at the north end and the warehouse group at the south corner – were orientated differently, expressing their different functions from those of the patient treatment buildings. The overwhelming majority of the buildings, for all purposes, were located in long rectangular pavilions with spaces in between them for grass, trees and shrubs. Although landscaping was an essential feature of pavilion plan hospitals, no landscaping plan or other evidence has been discovered for DeWitt Hospital. Pavilions of all types were organized in uniform rows along streets in a grid-like plan. In addition, each pavilion was accessible along open sidewalks. The wards and principal medical and service pavilions were also accessible from enclosed corridors. Most of these covered corridors linked the pavilions at the centers of their long sides" (2-3).

Northern portion of DeWitt Hospital complex bounded by Bell Road, First Street, B Avenue and Richardson Drive:

Brick entrance gates and an expanse of lawn once occupied the north end of the complex. The lawn may have originally extended throughout much of the complex. Behind the gates and lawn at the entry stood an administration building and six other buildings that functioned as officers and nurses quarters. An officers club and mess hall for officers and nurses stood just to the south of their quarters. These buildings and entry gates were demolished between 2004 and 2013. Today, the lawn and mature trees still occupy the northeast corner of the property while a large modern brick faced county office building, referred to as the CDRA building, and a parking lot occupying the northwest corner of the property.

Just west of the CDRA building, across Richardson Drive, is a small bungalow that pre-dates World War II. This cottage may have functioned as the commanding officer's residence during World War II. The cottage is a single-story wood-frame residence with side-gabled roof, wood porch and concrete deck.

Four medical buildings were located just to the north of B Avenue and south of the officers club. These buildings housed dental and x-ray clinics, laboratories, surgical rooms, other clinics and medical offices. An expansive lawn also flanked these buildings. These buildings were demolished in 2010. Today the area that the medical buildings once occupied is vacant, with parking areas and a lawn with mature trees to the east and a parking lot to the west. The Larry Oddo Finance and Administration building was constructed around 2002 and now occupies what was originally the lawn area northwest of the medical buildings.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Given that all of the hospital buildings located on this portion of the property have been demolished and the bungalow pre-dates World War II, this area is not included in the district boundaries. The district boundaries encompass ninety acres and include the following portions of the hospital property described as follows:

Central portion of DeWitt Hospital complex located between B and D Avenues and Richardson Drive and First Street:

Originally, thirty patient wards were arranged in four blocks between B and D Avenues. Central to these wards were three service buildings that held a canteen, post office, recreation hall for ambulatory patients, and a kitchen and mess hall for patients. A chapel is located at the east end of the wards between B and C Avenues. Lawn and mature trees extend throughout the patient ward areas. Today, seventeen of the patient wards are no longer standing and the area they once occupied is now vacant land. The majority of the wards were demolished between 2008 and 2013. Most of the thirteen remaining patient wards are located on the eastern end of the complex between B and C Avenues.

Southern portion of DeWitt Hospital complex located south of D Avenue and north of Atwood Road:

Barracks for enlisted men (converted to wards in 1945), a theater, mess hall and recreation building occupy the southeast portion of the complex and are bounded by D and F Avenues and First and Second Streets. Some lawn and trees also extend throughout the barracks area. To the south of Avenues E and F is an industrial area containing the following buildings that once served as auto repair, shop, utility, laundry, warehouses, firehouse, and power house. The southeastern area also has a gymnasium and swimming pool that continue to function as such. A small earthen reservoir (now abandoned) occupies the southeastern most portion of the site, located just to the east of the gymnasium and swimming pool.

Descriptions of Buildings

Nearly all of the World War II-era buildings at the DeWitt General Hospital are similar in plan, structural type and materials. Stylistically, nearly all of the hospital buildings were brick and built in a modern and utilitarian design, without reference to historical styles. Only the chapel (existing) and the administration building (demolished) expressed a restrained colonial revival style. The predominant buildings, the patient wards and enlisted men's barracks (later converted to patient wards) are long, narrow rectangles in plan. They are oriented with their long sides running northwest to southeast in order for the large, regularly spaced windows to allow ample light into the interior. These buildings had gable roofs with eaves flush with the walls, louvered gable vents and roof-ridge monitors providing ventilation. A fall 1945 Auburn Journal article reports that air conditioning in every building except warehouses was to be installed by March 1946 (DeWitt Plans Air Conditioning). All foundations are reinforced concrete, some being a few inches to a few feet in height. Walls are made of brick laid in common bond. Originally the

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

bricks were left unpainted, but an August 1945 Auburn Journal report notes that they were painted with a light cream color waterproof coating (Paint Job Finished). At some point in time most buildings have been painted tan and a few have been sandblasted to expose the original brick. Original windows have wood frames and wood sash, and are divided into lights by wooden muntins. Most of these windows are double hung, with multiple lights in each sash. Some buildings have either replaced windows in their original frames and a few have been boarded up. All other DeWitt General Hospital buildings, with the exception of the gymnasium were similarly constructed of brick on cement foundations. Most service and utility buildings had flat roofs where eaves overhung the walls by several inches to a foot. Windows had wooden frames, some were fixed multiple light and others were double hung multiple light sash windows. Many original doors have been replaced, but door frames are original. Wheelchair ramps have been added to most buildings and some buildings have roof mount solar panels. Most interiors have been remodeled. Originally, most interiors were probably finished with smooth gypsum board walls and ceilings and minimal door and ceiling moldings. Smooth surfaces were easy to clean and fostered sanitary conditions.

A tally of existing contributing buildings that date to World War II is as follows:

Wards for patients: 13

Enlisted men's barracks (converted to wards in 1945): 11

Staff and patient services (mess halls, chapel, post office, theater, recreation buildings, etc): 10

Warehouses, laundry, shop buildings, power plant, etc.: 13

A tally of World War II era DeWitt Hospital buildings no longer in existence include:

Administration: 1

Physicians' and nurses' quarters: 6

Officers' club and mess room: 2

Medical buildings (surgery, laboratory, dental clinic, x-ray clinic): 4

Wards for patients: 17

Water treatment plant, sewage treatment plant, and incinerator: 7

Descriptions of existing buildings in the DeWitt hospital district are as follows, beginning at the north end and continuing south. All buildings are rectangular in plan and of brick construction unless otherwise noted.

Patient Wards (Buildings 107 to 117, 211 and 212)

These thirteen buildings constitute the majority of the patient wards that remain standing from the original thirty patient wards. Each building is thirty feet in width and one story in height, with a high concrete foundation and an end-gabled roof. The foundation is raised to a level about four feet above ground, with brick walls above. The north and south ends of these buildings were devoted to common areas in the form of sun porches, and originally featured continuous bands of six-over-six double-hung wood sash windows that stretched across the facades and continued around to the sides. These windows are held in place by heavy, exposed wood framing which also supports the roof. A course of brick sills broken only by the central entry unites these windows. Centrally placed entry doors are topped by transoms of six lights.

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

The gabled area of the façade is composed of fixed windows of multiple lights and a metal louvered vent.

On the long sides of these buildings are ranges of uniformly spaced windows with six-over-six double-hung wood sash. These windows have brick sills and rise to the eave line.

Inside each building, an interior brick wall separates the sun porch area from the patient ward. Within the patient ward, wall and ceiling surfaces were of smooth manufactured wallboard (probably gypsum board), with minimal door and ceiling moldings. Patient beds were placed against the walls between the window openings. Most of the interior spaces have been altered and do not retain their original finish.

These buildings were connected by brick corridors with flat roofs, brick buttresses, and eight-over-eight double hung wood sash windows. As many as eight ward buildings are connected by these corridors.

These buildings have been altered to varying degrees since they were first constructed. Buildings 111-113 and 115 have intact facades save for the replacement of windows, doors and front steps. The north side of building 114 is relatively intact behind a modern porch addition. The south ends of six buildings (107-110, 116, 117) have been altered with facings of stucco or wood to replace or cover some of the windows. With the exception of building 110, the long façade of each building and their connecting corridors have many or most original windows in place and are otherwise little altered. Building 110 has the most notable alteration in that a portion of its western façade has been removed to create a larger main entry and a small infill addition on its southern side connecting to building 111. Buildings 108 and 117 also have small additions on their southern ends.

Chapel (Building 118)

The chapel is located on First Street, between B and C Avenues, at the end of the row of ward buildings 110-117. This building has a front gabled roof that rises to a square steeple with a tall, pyramidal cap. The steeple is made of wood and has louvered vents in each side. Windows divided into lights by wood muntins include the circular windows in the front and rear gable areas that light the interior. All other windows have been replaced with metal sash. The central entry features a paired wood panel door. The interior has brick wall surfaces and open wood trusses that support the wooden roof. Stylistically, this is a restrained version of an early New England church. An expansive lawn can be found in front of the building. The exterior and interior of the building are little altered.

Service Buildings (Buildings 208, 209 and 210)

This cluster of buildings functioned as a patients' auditorium and library (208); post office, canteen and offices (209); and mess hall and kitchen for patients (210). These buildings were placed close together and were connected by a sidewalk. The most significant changes to these structures consist of three small additions, including the enclosure of the connecting sidewalk which essentially joins these buildings together. Two additions are constructed of brick and

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

were designed to resemble the original construction and one addition is stucco. The three buildings were originally surrounded on three sides by patient wards buildings. Today patient wards exist on the north and east sides. The patient wards to the west were demolished in 2013 and their site is now a vacant lot. Descriptions of the three buildings are as follows:

Auditorium and Library (Building 208) – This building is generally cruciform in plan and has a high, central nave with a gabled roof, and low wings with flat roofs. Buttresses of brick, with sloping tops, add support to the roof. Most windows in the central nave have twelve-over-twelve double hung windows, while those in the wings have replacement metal sash windows. The exterior of this building has been little altered except for a small brick addition to the south wing. The northern wing has been sandblasted exposing the original brick while the nave portion is painted cream.

Post Office, Canteen and Offices (Building 209) – This building is U-shaped in plan, has a flat roof with extended eaves, and has brick-clad columns. The windows have replacement metal sashes. Most of its wall surfaces have been sandblasted. There is a small stucco addition on its south façade and a small brick addition on its northwest corner.

Mess Hall and Kitchen (Building 210) – This building is roughly H-shaped in plan, with a flat roof, brick-clad columns, and original twelve-over-twelve double hung windows. It is little altered.

Enlisted Men's Barracks (Buildings 309-314 and 320-324)

These one-story buildings are similar in size, shape and materials to the patient ward buildings, save that their ends are devoid of windows, and are pierced only by central entries with eight-light transoms. Most of the original wooden doors in these buildings have been replaced with newer metal doors. Windows in the long façades have double-hung wooden sash divided into lights by muntins. Ten of these eleven buildings were converted into patient wards in 1945. Save for the replacement doors, these buildings and their connecting corridors have generally few exterior alterations. Only the south façades of buildings 313 and 314 has been altered with an infill addition between these buildings.

Enlisted Men's Mess Hall and Recreation Building (Buildings 318 and 319)

Both of these are one-story buildings. The mess hall for enlisted men, Building 318, has a flat roof, twelve-over-twelve wood sash windows and a replacement front door with original sidelights. Save for a few bricked-in windows, it is little altered. Building 319, which was probably a recreation building for enlisted men, has a gabled roof, six-over-six wood sash windows, an original door with nine upper lights and two lower panels, and an eight-light transom over the door. It is little altered.

Theater Building (315)

This two-story building has an extremely slight-pitched, almost flat roof, two-over-four wood sash windows, paired wood doors with upper lights and lower panels, and a covered front porch,

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

of wood. A lawn can be found in front of this building. The exterior is little altered. The interior contains the original stage and seating.

Shops, Storage and Morgue (Buildings 306 and 307-308)

These one-story buildings have flat roofs. Building 306 has replacement windows and doors. Building 307-308 has original six-over-six wood sash windows and replacement doors.

Laundry (Building 301) and Warehouses (Buildings 302-305)

These one-story buildings have flat roofs. Central vehicle entries can be found on the short façades. In the long sides, most of the original paired twelve-over-twelve windows have been replaced by metal sash windows, but some original windows remain. Except for a few small additions these buildings have been little altered.

Gymnasium (Building 410)

This is a wood-framed building that is one of the taller of the World War II-era buildings in the hospital complex. The cladding of cement-asbestos shingles is original. The building is devoid of windows. The small, projecting entrance pavilion on the west side appears to be an addition. The building is still used as a gymnasium, but the interior finished have been completely remodeled.

Swimming Pool and Changing Room (Buildings 411 and 412)

The outdoor swimming pool is rectangular and dates to World War II. Adjacent to it are two one-story brick changing rooms with a gable roof and wood casement windows.

Utility Area (Buildings 413, 416 – 420 and 423)

Located south of F Avenue, this is a somewhat dispersed cluster of shop buildings. The original use of these buildings were: garage (416), firehouse (417), stone mason's storage (418), Engineer's Department (419, 420, 423). Building 413 may have been an auto shop. Building 413 is a small brick building with a flat roof, a vehicle canopy, and wood sash windows divided into multiple lights. Building 416, demolished in 2009 was clad with cement-asbestos shingles and four vehicle bays took up nearly all of the building. Building 417 is brick and has three vehicle bays for fire engines. The wooden hose tower on its west side appears to be an addition. Building 418 is brick and has a gabled roof, while buildings 419, 420 and 423 are also brick but have flat roofs. Save for the replacement of original windows in Buildings 418 and 419 and the hose tower addition at Building 417, these buildings are little altered.

Power Plant (Building 500)

This building on the west side of Richardson Drive is constructed of reinforced concrete and is about forty feet in height. It has a very slightly pitched roof that is almost flat, industrial steel sash windows of many lights, and metal louvered vents near the top of the building. The exterior of the building is little altered.

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Reservoir

The reservoir is located in the southeast corner of the hospital complex. It is a rectangular depression in the earth and is no longer in use.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
-

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)

HEALTH/MEDICINE
ARCHITECTURE
ART
ECONOMICS

Period of Significance
1942-1972

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

DeWitt General Hospital

Name of Property

U.S. Army

York and Sawyer

Placer County, CA

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

DeWitt General Hospital is significant under National Register Criteria A and C at the local and national levels in the areas of health/medicine, art and architecture, and locally significant in the area of economics for the period 1942 to 1972. Under criterion A, DeWitt General Hospital is associated with the medical treatment of wounded servicemen during World War II, one of our nation's most significant historic events. DeWitt General Hospital is nationally significant as it is where highly regarded surgeon, Norman Freeman, pioneered important vascular surgical techniques. DeWitt General Hospital was one of the three designated Army vascular treatment centers in the United States. The construction and operation of the DeWitt General Hospital near Auburn, California also significantly influenced its local community economically and socially during the period 1943 to 1945. The hospital became one of the areas largest employers as well as supported various community activities including education, social outreach and entertainment. A nurses training program was established at the hospital, local social groups and individuals volunteered to help with patient care and morale as well as fundraising efforts for improving the hospital facilities. Area residents participated in entertainment activities at the hospital including dances held in the hospital auditorium and USO shows held in the hospital theater. The hospital's local economic significance continued after the war as the facility was converted into a state mental institution and renamed the DeWitt State Hospital. Thus, the local significance of the hospital continued from 1946 to 1972 as this facility remained one of the area's largest economic drivers and employers. In addition, the DeWitt State Hospital is locally, regionally and perhaps nationally significant in the areas of medical treatment and art due to its association with artist and psychologist Tarmo Pasto, an early researcher in the area of artistic expression and psychology theory which influenced the development of the field of art therapy as treatment for mental illness. Related to this significance is DeWitt State Hospital's association with internationally recognized outsider artist, Martin Ramirez, who created his most notable artwork while in residence as a patient at the hospital until his death in 1963. Tarmo Pasto and the Dewitt Hospital staff and facilities were crucial to the discovery and creation of Ramirez's artwork that has achieved recognition through local and national art exhibits as early as 1951. The importance of Martin Ramirez's work is nationally recognized by the recent issuance of U.S. postage stamps featuring his artwork. Thus, the DeWitt Hospital property is significant in several ways to local and national historic contexts of health/medicine, economics and art. In addition, the DeWitt Hospital property is significant in the area of architecture in a national historic context under National Register criterion C as it is an example of the large-scale planning and construction that was required during World War II to meet national defense needs for the medical treatment of American soldiers wounded in the war. DeWitt Hospital is located approximately three miles north of Auburn, California. Like many of the general hospitals

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

constructed in the United States during the last two years of World War II, the DeWitt site was chosen because of its location in a coastal state with flat terrain, moderate weather, proximity to a civilian work force and access to transportation routes such as a highway and train station. Despite the demolition of approximately 30% of the hospital's structures, the DeWitt General Hospital complex still embodies a majority of the distinctive design characteristics of the U.S. Army 'Type A' general hospitals constructed during World War II. The DeWitt hospital is also one of the last two remaining examples of its type. The period of significance for the operation of the DeWitt General Hospital is 1942 to 1945, the years that the complex was designed, built and operated as a military hospital.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Health/medicine

The DeWitt Hospital is nationally and locally significant in the area of health/medicine during its uses as an Army general hospital and a state mental hospital from 1943 to 1945 and 1946 to 1972 respectively. During World War II, many of the Army general hospitals specialized in one or more types of treatment. Among the 'Type A' pavilion plan general hospitals such as DeWitt, specialties included orthopedic surgery, psychiatry, treatment of syphilis, plastic surgery, ophthalmologic surgery, treatment of rheumatic fever, neurology, neurosurgery and vascular surgery. In addition to performing general medical care, amputations and general surgery, these hospitals may have specialized in as many as four or five areas. The specialties at DeWitt were general medicine, neurology, neurosurgery, vascular surgery and psychiatry (Kostura 17). Doctor Norman Freeman, a recognized expert in vascular surgery, was assigned to DeWitt General Hospital in 1945 as Chief of Surgery. Freeman graduated from the Yale School of Medicine and furthered his training as a National Research Fellow at Harvard under the famous professor of physiology, Walter B. Cannon. After which, Freeman completed his surgical residency at Massachusetts General Hospital under Edward D. Churchill. In 1936, Freeman was appointed the J. William White Assistant Professor of Surgical Research at the University of Pennsylvania and was made the Chief of Vascular Surgery at Pennsylvania Hospital in 1938. From that point forward, Freeman confined himself entirely to vascular surgery, in effect becoming the first physician in this specialty in the United States. During his four years of service in the Army, Freeman is known to have continued his clinical research in vascular surgery where, according to the Journal of Vascular Surgery, he "pioneered many direct reconstructive vascular surgical techniques. As an example, at that time, arteriovenous fistulas were commonly treated by quadruple ligation. Freeman's contribution was to divide the arteriovenous communication and directly reconstruct the vessels with restoration of normal blood flow" (Connolly). In 1946, Freeman reported 18 successful operations utilizing this new surgical technique at DeWitt General Hospital to the American Surgical Association and was awarded the Army Commendation Ribbon for his innovation in arterial repair. Because of Freeman's

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

innovation, DeWitt Hospital was the only Army Vascular Center to carry out routine arteriography at that time. After the war, Freeman joined the Department of Surgery at the University of California in San Francisco where he continued his innovative research and clinical practice in vascular surgery until his retirement (Connolly and Freeman).

The end of World War II led to a significant shift in ownership and medical focus for DeWitt Hospital. Despite that DeWitt was constructed as a permanent military general hospital for the intent of its possible conversion into a Veterans Administration medical center, the Army closed the hospital on December 31, 1945 and sold the facility to the State of California in 1946. At this time, California's mental institutions were overcrowded by 6,300 patients, or about 24 percent, with the expectation that these conditions would continue as new mental health institutions were not scheduled to open until 1951. As a result, DeWitt became California's eighth mental hospital and subsequently its name was changed to DeWitt State Hospital. California had mental hospitals located in Stockton (1853), Napa (1875), Agnews in San Jose (1889), Mendocino (1894), Patton (1894), Metropolitan in Norwalk (1916), and Camarillo (1937). Until 1950, DeWitt only received patients from other, overcrowded state mental hospitals (Kostura 20-21). The transfer of one patient from Stockton, Martin Ramirez in 1948, became of particular significance not only the hospital's history, but also to the history of the region and the practice of psychology. Due to his older age and diagnosis of tuberculosis, Martin Ramirez, a Mexican who immigrated to California in 1925, was transferred to DeWitt State Hospital. Shortly after his transfer, Ramirez came into contact with Tarmo Pasto, a professor of art and psychology at Sacramento State University. Pasto was of Finnish American decent and academically trained in art, humanities and psychology at Cornell University and the University of New York. Pasto's relocation to Sacramento, California was prompted by his fascination with the landscapes and deserts of the American West that he encountered during his military service in California during World War II (Espinosa 27). Pasto is credited with being one of psychology's more notable early pioneers in the study of artistic expression and psychology theory and his research influenced the establishment of the field of art therapy as treatment for mental illness (Junge 5-15). Pasto became familiar with DeWitt State Hospital through Paul Kivisto, a colleague and the senior clinical psychologist at DeWitt. During the years that Pasto was an art and psychology professor at Sacramento State University he received permission from DeWitt administration to visit the hospital with his students for observational learning. On one of his visits, Pasto noticed a drawing that was created by Martin Ramirez that hospital staff had posted on the screen door to the hospital's solarium. Pasto recognized the artistic talent displayed by Ramirez in this drawing and instructed hospital staff to collect and date his drawings for research purposes. In 1952, Pasto was awarded a fellowship from the Ford Foundation Fund for the Advancement of Education enabling him to more closely study Ramirez's case as well as other patients at DeWitt that were also engaged in creating paintings or sculpture. In 1956 Pasto was awarded a Fulbright Scholarship to continue his art and psychology research in Finland (Anderson 179 and Tarmo Pasto). Pasto also received a grant from the National Institute of Mental Health allowing him to continue his study of hospitalized psychiatric patients, California Youth Authority clients and adult prisoners in California in the mid 1960s to evaluate the usefulness of art therapy in California Institutions (Rubin 234-235). During this same time, Pasto was a member and officer of the American Society chapter of the International

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Society of Psychopathology of Expression, an organization which provided a forum for conferences and publications of early art therapists ultimately leading to the establishment of the profession of art therapy and the American Art Therapy Association. Besides his own research contribution, Pasto influenced the noteworthy careers of two other art therapists, Cay Dracknik and Don Uhlin, both of whom also advanced the profession of art therapy in California (Junge 5-15). Cay Dracknik who was well known for her legislative efforts in advancing the field of art therapy was appointed to the State of California Health Facilities Advisory Board and served as president of the American Art Therapy Association (Art Therapy 17). Dracknik also assisted Don Uhlin, an art professor at Sacramento State University who collaborated with Pasto in art therapy research, in establishing the university's art therapy graduate program (Kramer et al. 93 and Dracknik 18). In conclusion, the work of Doctor Norman Freeman and Professor Tarmo Pasto at DeWitt Hospital was directly and indirectly critical to the advancement of vascular surgery and art therapy thus supporting the hospital's historic significance in the area of health/medicine.

Art

DeWitt Hospital is nationally and locally significant in the area of art as it is the facility where nationally recognized outsider artist Martin Ramirez lived and created his artwork. Martin Ramirez immigrated to California in 1925 in hopes of finding work to help support his wife and children who stayed behind to work the family's small rancho in Mexico. Martin's plan to periodically send money home to his family worked for about five years before it was interrupted by the Great Depression and by the Cristero Rebellion in Mexico. By 1930, the rebellion had recently ended and the United States entered into the Great Depression. Despite that thousands of Mexicans were deported and many voluntarily returned home after losing their jobs during the Great Depression, Ramirez was not deported and chose to remain in California, though he was likely vagrant or unemployed like most Mexican immigrants. On January 9, 1931 Ramirez was apprehended by police in San Joaquin County California and was committed to Stockton State Hospital because he was "confused and unable to care for himself" (Espinosa 24). Ramirez was first diagnosed with manic depression but throughout his institutionalization he was also diagnosed with dementia praecox, catatonic form and incurable schizophrenia. However, the true extent of his mental illness remains unclear due in large part to cultural and language barriers as well as racism against Mexican immigrants. While living conditions at the Stockton hospital were overcrowded and understaffed, it is reported that Martin was quiet, well behaved, well nourished, well rested and was assigned to work on the hospital grounds, dairy farm and gardens. Ramirez stayed at Stockton State Hospital for seventeen years. Due to his age, diagnosis of tuberculosis and overcrowded conditions at Stockton, Martin Ramirez was transferred to DeWitt State Hospital in 1948 and resided there until his death in 1963 (Espinosa 19-29).

The relocation of Ramirez to DeWitt State Hospital was pivotal to his life as an artist. Despite the notably horrid living conditions at state mental hospitals across the nation, Martin's stay at DeWitt was significantly improved compared to Stockton as it was less crowded and opportunities for entertainment, recreation and church services were provided. It is reported that

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

Ramirez had brief conversations with the Irish priest who spoke some Spanish and held Sunday services at the hospital chapel. Martin also had access to magazines and publications from the hospital library and viewed popular movies in the small hospital theater. Arts-and-crafts classes were offered on a weekly basis and some patients had access to the library that held books and magazines donated by residents of the Auburn community. These more favorable conditions influenced his artistic production. Ramirez is considered an untrained, or outsider artist as no evidence exists to show that he had any experience or history with an arts and crafts background. Martin's family reports that he must have first begun to draw in the late 1920s as some drawings appeared in the margins or backsides of letters that he sent them. Ramirez also created some drawings of reasonable artistic merit during his stay at Stockton State Hospital as medical staff there saved some of his artwork and sent it to his family after he was transferred to DeWitt. However, Ramirez's artwork was not evaluated or preserved as art until after his encounter with artist and psychologist Tarmo Pasto (Espinosa 26-30).

Shortly after his transfer to DeWitt State Hospital, Martin Ramirez came into contact with Tarmo Pasto, a professor of art and psychology at Sacramento State University who routinely visited the hospital with his students for observational learning. On one of his visits, Pasto noticed a Ramirez drawing that hospital staff had posted on the screen door to the hospital's solarium. Pasto, recognizing the artistic talent displayed by Ramirez in this drawing, contacted the hospital staff who informed him that paper and drawing materials were often in short supply to meet the demands of Martin's desire to draw. As a result, Pasto provided Ramirez with art supplies and instructed hospital staff to collect and date Ramirez's drawings for his research in art expression and psychology theory. Due to Pasto's interest, support and encouragement, Ramirez's most productive period of artwork was from 1950 to 1956. During those years it was reported by hospital employees that Martin was engaged in art production full-time (Espinosa 27).

Ramirez's artwork is reflective of and was influenced not only by his memories of his life in Mexico but also by his life of confinement at DeWitt where his only knowledge of the outside world was limited to the images he saw in publications and magazines and in the movies at the DeWitt State Hospital. While at DeWitt, Ramirez had access to ample publications and magazines that were donated by community residents. These publications and other images Martin saw that reflected modern life were crucial to the production of Ramirez's work in their use as pictorial fragments in collages, visual inspiration or even used as material to draw over. According to Brooke Davis Anderson, Director of the U.S. Biennial and former director at the Los Angeles County Art Museum and the American Folk Art Museum, the collection of Ramirez's work "teems with traditionally Mexican motifs but also references popular American culture of the mid-twentieth century, forms an impressive map of a life lived between two worlds-two worlds in a geographical, cultural, as well as social sense" (Anderson). Besides utilizing images from his memory and from his life at DeWitt, Ramirez also utilized other artifacts from the DeWitt Hospital to create his artwork. Davis Anderson also notes that Ramirez, "began to assemble found bits of paper-candy wrappers, greeting cards, flattened paper cups, hospital supply forms, and book pages, for example-using a self made glue to create large surfaces for drawing" (Anderson). This artistic process was recorded by artists from the Sacramento area who accompanied Pasto on his visits to observe Ramirez's daily work routine.

DeWitt General Hospital

Placer County, CA
County and State

Name of Property

For example, painter Wayne Thiebaud would observe Ramirez patiently glue together scraps of paper into one enormous piece of paper using a paste he made from saliva and oatmeal. To work on these large pieces Ramirez crouched over them on the floor as some measured more than forty by one hundred inches. Thiebaud also observed Ramirez's use of media and tools which consisted of pencils, tongue depressors as straightedges, and matchsticks to apply a colored paste that he made from crayons, charcoal, red juice extract from fruits, shoe polish, his own saliva and even sometimes phlegm that he mixed in small pots he made from oatmeal and then dried on a radiator. While at DeWitt, Martin also attended and interacted with other patients engaged in art at weekly ceramics workshops where he was further encouraged to work on his drawings as they were stored in the ceramics workshop area (Espinosa 27-28).

The first formal introduction of Martin Ramirez's work to the art community occurred in November 1951 when Tarmo Pasto organized a solo exhibit of Ramirez's drawings on the University of California Berkeley campus (Espinosa 27). Pasto continued to introduce Ramirez's work to other members of the art community resulting in further exhibits. For instance, Don R. Birrell, director of the E.B. Crocker Art Gallery in Sacramento organized another solo exhibition of Ramirez's work later in 1951. In January 1954, art historian Dr. Alfred Newmeyer, who attended the Crocker exhibit, organized another solo Ramirez exhibit at the Mills College Museum of Art in Oakland, California. Later that year Pasto organized a group exhibit that included Ramirez's work at the M.H. de Young Memorial Museum in San Francisco. Pasto also organized a Ramirez solo art exhibit on the East Coast in the 1950s at the Emily Lowe Art Center at Syracuse University in New York. In 1955, Pasto shipped ten pieces of Ramirez's work to James Johnson Sweeney, director of the Solomon R. Guggenheim Museum in New York, but an exhibition there never materialized (Espinosa 28 and Anderson 179). Despite this early recognition, it was not until the 1970s that Ramirez's work became more widely known to the art world. In the early 1970s, artist Jim Nutt and his dealer Phyllis Kind purchased nearly the entire collection of Ramirez's work from Pasto and subsequently sponsored more group and solo exhibits (Storr 14). In all, Ramirez created more than 450 drawings and collages during his residence at DeWitt State Hospital (USPS). The American Folk Art Museum in New York recognized the significance of Ramirez's work at their 2007 retrospective art exhibit that featured more than 97 of his works (American Folk Art Museum). Today, Ramirez's work is held by private collectors and is on display at the Guggenheim Museum, the American Museum of Modern Art, the Metropolitan Museum of Art and the Crocker Art Museum. The importance of Martin Ramirez's work was also nationally recognized by the 2015 issuance of U.S. postage stamps featuring his artwork, all of which was created at DeWitt State Hospital (USPS). According to the March 25, 2015 press release and USPS CFO and Executive Vice President, the "choice of Martin Ramirez as the subject of a Forever stamp sheet reflects the widespread — and growing — influence he has had on art in the United States, as well as on artists throughout the world, And though his name remained virtually unknown in the decade following his death in 1963, Martin Ramirez's work has become some of the most highly valued examples of art. Today, he joins the ranks of other famous artists, such as Norman Rockwell, Georgia O'Keefe, William H. Johnson and Frida Kahlo, who have been honored on American postage stamps" (USPS). In conclusion, the artwork created by Martin Ramirez is explicitly tied

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

to his life at the DeWitt State Hospital and is recognized as being locally and nationally historically significant in the area of art.

Economics

Why Economics And Not Medicine/Health?

DeWitt Hospital is locally significant in the area of economics as its construction and operation as a World War II Army general hospital and later as a state mental hospital constituted the Auburn area's driving economic force and the community's largest employer from the period 1943 to 1972. In 1939, with the anticipation of America's possible entry into World War II, the United States began mobilizing troops and constructing military barracks and other facilities, including the planned expansion of hospital facilities. Policy directing the establishment of hospital facilities changed several times during the war. Initially the military focused on expanding its existing hospital facilities since this approach would be faster than constructing entirely new hospitals. However, by 1940 the addition of beds to existing hospitals proved unsatisfactory and the Army Surgeon General recommended construction of cantonment type hospitals consisting of rows of one-story wood-framed structures that were considered temporary. A total of twenty-six cantonment type general hospitals were constructed in the United States during the war. The year 1941 brought about another shift in hospital development as the Army became dissatisfied with the safety of wood cantonment hospitals resulting in the construction of five hospital complexes from 1942-1943 consisting of two-story brick construction providing improved fire safety. This new hospital design was also short lived due to concerns over construction speed and costs as well as materials shortages occurring in early 1942 as the United States was fully engaged in the war (Brosin). As a result, the military returned to constructing wood cantonment hospitals in addition to acquiring and converting civilian hospitals and other properties such as hotels into hospitals from 1942 to 1943. However, at this same time, the Administrator of Veterans Affairs voiced his concern with constructing temporary hospitals citing that a problem from World War I was being repeated in that construction of temporary hospitals would have no use to serving veterans after the war. The Army Surgeon General was also interested in constructing improved hospital facilities, whereas the Army Corps of Engineers was focusing on costs. While these parties met to resolve their differences, wood construction materials were again scarce by mid 1942 and brick was more readily available. The result of these circumstances led to the development of another hospital plan, known as 'Type A' pavilion plan to be constructed of mostly one-story brick permanent structures (Kostura 13-15). In conjunction with this new hospital design policy were military policies regarding the location of new hospitals that ultimately influenced the selection of Auburn, California as a military general hospital site.

Similar to the military's fluctuating policies on hospital design were their policies on determining locations for general hospitals. Initial policy was to locate hospitals near large Army training camps. However, these camps were rarely near large centers of population and thus lacked access to a civilian work force to staff hospital positions. With the United States full involvement in the war in early 1942, fear of air attack from overseas influenced a decision to place hospitals in interior states of the country, between the Appalachians and Sierras. Unfortunately this policy proved difficult with the transportation of patients from the Pacific and

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

European theaters to hospitals as ports of debarkation were located on the coasts. Consequently this policy was modified later in 1942 and eventually rescinded resulting in more than half of the general hospitals being located in coastal states. Other factors influencing the determination of hospital location were proximity to rail lines, moderate weather, and flat terrain. One last factor, the proximity of wounded soldiers to their hometowns, was not considered until almost all hospital locations had been decided. Being one of the last hospitals to be designated, the construction of DeWitt General Hospital was in accordance with this later policy (Kostura 17).

With economic interests in mind and patriotic support, many communities lobbied to be selected as the sites of hospitals. A September 5, 1942 newspaper editorial written by the Placer Herald editor, W.A. Shepard, is credited as starting the campaign to bring a military hospital to Auburn. The Auburn Chamber of Commerce and Congressman Harry L. Englebright, representative for Placer, Nevada and Yuba Counties spearheaded the campaign by contacting the Army Surgeon General in Washington. The DeWitt site was selected because of its location in a coastal state with flat terrain, moderate weather, proximity to a civilian work force (Auburn's population was approximately 4,000) and access to transportation routes such as a highway and train station. After a site inspection by the District Engineer in Sacramento, Congress gave construction approval and appropriated funds on March 25, 1943 (Kostura 17-18 and Rushton). A major contracting firm from San Francisco, McDonald and Kahn was awarded the construction contract that eventually totaled nearly six million dollars. Construction of the hospital began on April 7, 1943 and its formal opening ceremony was held on February 27, 1944. Local newspapers routinely reported on the hospital's construction progress, civilian employment figures and community involvement activities. For example, the Placer Herald reported on August 7, 1943 that approximately nine hundred construction workers were employed along with a noted shortage of carpenters (The War Hospital). A year after the hospital's official opening, the March 22, 1945 issue of the Auburn Journal reported that DeWitt hospital housed 1,747 patients, 510 enlisted men, 253 commissioned officers, 105 WACs and employed 511 civilians (DeWitt Plans Broadcast). Population totals for DeWitt Hospital near the end of the war were reported in the August 23, 1945 Auburn Journal as 2,221 patients, 130 commissioned officers, 177 commissioned nurses, 617 enlisted men, 171 WACs and 492 civilian employees (Population at DeWitt). Despite that the number of civilian employees at DeWitt was reduced to approximately five hundred staff after construction tapered and hospital operations expanded, the hospital was one of the area's largest employers totaling one million dollars in annual payroll (Placer Herald and Leonard). In addition to staffed positions, many of the Auburn area residents and organizations provided volunteer services, recreational and educational opportunities, and donated goods to assist the recovering patients at the hospital. Various newspaper reports and a local news magazine highlighted the community's generosity that included financial contributions to construct a solarium, donations of books, pianos, radios, recreation equipment, flowers and musical accompaniment at the chapel, Christmas trees, stockings, greeting cards, fruitcake and Christmas gifts. Social engagement included local and USO organized shows at the theater, Red Cross organized dances in the auditorium, parties in private homes, outings to ball games, drives along the American River and visits to Lake Tahoe (Leonard 34-39). In addition, Auburn's educational community provided educational opportunities to the hospital's patients and staff. Private tutoring, high school and Placer college classes were offered and a

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

psychiatric nurses training school was established (Graduate 8; Patients Receive Diplomas and Nursing School).

In light of the substantial economic and social impact that DeWitt hospital made on the Auburn community, the end of the war caused considerable public concern over the facility's future use. Some community leaders lobbied for the conversion of DeWitt to a Veteran's Administration hospital, but this use was rejected despite that its permanent brick construction was authorized in part to keep this option available. The Army ceased hospital operations at DeWitt on December 31, 1945 and sold the facility to the State of California in 1946. At this time, California's mental institutions were overcrowded by twenty-four percent, roughly 6,300 patients, with the expectation that these conditions would continue as new mental health institutions were not scheduled to open until 1951. As a result, DeWitt became California's eighth mental hospital and subsequently its name was changed to DeWitt State Hospital. Until 1950, the DeWitt mental hospital was considered temporary and only received patients from other overcrowded state mental hospitals. After 1950, DeWitt was reclassified as a permanent state mental facility and began accepting new patients from Modoc, Lassen, Plumas, Sierra, Nevada, Yuba, Sutter, Placer, El Dorado, counties as well as Yolo, Butte and Sacramento counties in 1952 (Kostura 20-21 and Rushton).

Regardless of the concern expressed in newspaper editorials over the mental hospital's stigma impacts on the Auburn community, DeWitt hospital's local economic significance continued after the war. According to a September 12, 1952 Placer Herald news article, the DeWitt State Hospital employed seven hundred workers to care for three thousand patients, making it the largest economic unit in the Auburn area. This article also notes that five hundred of the hospital employees made a direct contribution to the community as they resided in the community's neighborhoods and half of whom owned their home (22 sec 4). Other news articles and personal accounts further support DeWitt hospital's economic significance to the area. Connie Queen, a psychiatric technician and LVN employed at DeWitt reported to the Auburn Journal, "All our neighbors worked at DeWitt. In those days, it seemed as if 75 percent of Auburn worked there...it was our bread and butter" (Rushton). Indeed, this statement reflects DeWitt hospital's economic importance as it was the area's largest employer and its operation contributed approximately seven million dollars annually into the Auburn-Grass Valley economy (Rushton and Carroll). In 1971, Governor Ronald Reagan mandated the closure of several state mental institutions due to combined circumstances of budget cutbacks, intolerable living conditions at state mental hospitals and changes in modern treatment of mental illness. Thus, the DeWitt State Hospital's local economic and historic significance for the period 1946 to 1972 ended with the transfer and discharge of its last patients scheduled for the spring of 1972 (DeWitt Patient Transfer Starts).

Architecture

DeWitt General Hospital is significant in the area of architecture in a national historic context under National Register criterion C as it is an example of the large-scale planning and construction that was required during World War II to meet national defense needs for the

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

medical treatment of American soldiers wounded in the war. Architectural historian William Kostura states that the DeWitt General Hospital is "a distinctive example of a pavilion plan hospital. The pavilion plan is one of the most important hospital types of the past 130 years in the United States. While many examples of pavilion plan hospitals remain in this country, DeWitt is remarkable because it was a response to the very particular problems posed by World War II. It had to be built on a large scale with both speed and economy, while maintaining high standards regarding patient comfort, fire-resistance, and durability. It perpetuated the values espoused by Florence Nightingale in the 1850s in that its ward buildings were only one story in height and possessed sunrooms. Both of these features gave patients access to fresh air and natural light" (23). In total, sixty-six Army hospitals in the United States treated American soldiers wounded in World War II but not all of these were newly constructed or constructed as permanent pavilion plan hospitals. In addition to utilizing existing military hospitals, civilian hospitals, hotels and similar properties were temporarily acquired by the military for hospital use. New hospital construction consisted of twenty-six temporary cantonment wood structure hospitals and sixteen 'Type A' or similar brick pavilion plan Army hospitals. DeWitt General Hospital was inventoried as a permanent hospital and is one of twelve 'Type A' Army general hospitals designed by the architectural firm York and Sawyer (War Department and Kostura 15-16). The DeWitt hospital is also one of last remaining examples of its type. The period of significance is 1943-1945, the years that DeWitt General Hospital was constructed and operated as an Army general hospital.

Source
ref.

In 1939, with the anticipation of America's possible entry into World War II, the United States began mobilizing troops and constructing military barracks and other facilities, including the planned expansion of hospital facilities. Policy directing the establishment of hospital facilities changed several times during the war. Initially the military focused on expanding its existing hospital facilities since this approach would be faster than constructing entirely new hospitals. However, by 1940 the addition of beds to existing hospitals proved unsatisfactory and the Army Surgeon General recommended construction of cantonment type hospitals consisting of rows of one-story wood-framed structures that were considered temporary. A total of twenty-six cantonment type general hospitals were constructed in the United States during the war. Another shift in hospital development occurred in 1941 as the Army became dissatisfied with the safety of wood cantonment hospitals resulting in the construction of five "semi-permanent" hospital complexes from 1942-1943 consisting of two-story brick construction providing improved fire safety. This new hospital design was also short lived due to concerns over construction speed and costs as well as materials shortages occurring in early 1942 as the United States was fully engaged in the war (Brosin). As a result, the military returned to constructing wood cantonment hospitals in addition to acquiring and converting civilian hospitals and other properties such as hotels into hospitals from 1942 to 1943. However, at this same time, the Administrator of Veterans Affairs voiced his concern with constructing temporary hospitals citing that a problem from World War I was being repeated in that construction of temporary hospitals would have no use to serving veterans after the war. The Army Surgeon General was also interested in constructing improved hospital facilities, whereas the Army Corps of Engineers was focusing on costs. While these parties met to resolve their differences, wood construction materials were again scarce by mid 1942 and brick was more readily available. The result of these

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

circumstances led to the development of another hospital plan, known as 'Type A' to be constructed of mostly one-story brick structures (Kostura 13-15).

In the fall of 1942, the Army contracted with the architectural firm, York and Sawyer to develop plans for the 'Type A' hospital complex. According to architectural historian, William Kostura, "York and Sawyer was a major architectural firm with a long history of designing large buildings and complexes. One of the founders was Edward Palmer York (1865-1928), who had studied at Cornell and worked as a draftsman with the firm McKim, Mead and White. The other founder, Philip Sawyer (1868-1949) worked as an engineer before turning to architecture. He attended the Ecole des Beaux Arts in Paris and then also went to work for McKim, Mead and White. In 1889 the two men left McKim, Mead and White to form their own firm in New York City. They quickly attracted commissions of major projects specializing in large office buildings, banks, hospitals, and colleges in New York and elsewhere. They admitted a number of partners, most importantly another former employee of McKim, Mead and White, Louis Ayres, in 1910. The firm's work was largely classical in style. Henry Hope Reed wrote that 'The firm had an unusual grasp of the monumental and achieving a striking visual effect that became the firm's trademark.' During 1908-1936 they designed more than a dozen hospitals in several states and in the Philippine Islands. During 1909-1913 they consulted to the Treasury Department, and in the 1910s Ayres served on the board that advised the Secretary of the Treasury in planning the Federal Triangle, the most elaborate complex of Federal buildings in Washington D.C. Their Commerce Building (1913) set the height and roof style for the Triangle. The selection of this firm to design Type A hospitals for the government during World War II was a natural result of their previous experience in designing hospitals and in consulting for the Federal government. No other York and Sawyer designs are known to have been built in California" (15).

The design plans for the 'Type A' hospital were similar to the "semi-permanent" two-story brick hospitals that were already under construction. The main differences in the 'Type A' design were that ward and clinic buildings were one-story in height which eliminated the need for ramps; the ward buildings measured 20 feet longer at 287 feet in total length; patient beds were arranged on both sides of the ward; and clinical facilities were better arranged. In addition, 'Type A' hospitals were more economical to build and the one-story wards provided better safety for patients (Kostura 15).

While the details and refinements of the 'Type A' hospital were designed to fit the needs of World War II America, its general form follows the pavilion plan hospital design that originated in France. The construction of the cantonment and "semi-permanent" Army hospitals also followed the pavilion plan concept. Pavilion plan hospitals, according to Kostura, "originated in France in the late eighteenth century as an antidote to the disease-ridden Hotel-Dieu, adjacent to Notre Dame Cathedral on the Ile de la Cite in Paris. Later, the pavilion type was popularized, and the form greatly refined, by Florence Nightingale as a result of her experiences in the Crimean War (mid-1850s). Believing that disease spread through harmful vapors that were emitted by the body, she pushed, with great success, for hospitals that admitted plenty of fresh air and light to each patient. She felt that large, monolithic, block-shaped hospital buildings were poorly designed for achieving these ends, whereas hospitals that were dispersed in plan could

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

admit the air and light that was necessary for health. Instead of one large building, Nightingale favored numerous buildings that were preferably one or two stories in height. Buildings should not be so close to each other as to cast shadows on each other or interfere with air flow around and through buildings. Buildings could be connected by corridors, but there should be no enclosed courts or high walls. Buildings should be no more than thirty feet in width and arranged on a north-south axis for maximum exposure to natural light. These principles found favor in England almost soon after Nightingale's return from the Crimean War, and in the United States after the Civil War. As the pavilion plan developed in urban areas, where real estate was valuable, hospitals sometimes grew to many stories, but in accordance with pavilion principles, wings were narrow and were widely separated from each other" (16).

Kostura further states, "The pavilion was developed to apply a scientific understanding of disease to the design of hospitals. Scientific understanding was applied both to the overall plan and to the buildings and other elements of the plan. The basic unit of the pavilion plan was the ward, a narrow, rectangular one or two-story building set in landscaped grounds and oriented so that maximum sunlight entered the building. The interior was an open space with a radiator under each window and a bed between windows. At either end of the ward was a nurses station and a sunroom or porch. Each ward was provided with a passive or mechanical ventilation system intended to keep air moving. Moving air was thought to dissipate germs. Sunlight and views of greenery were considered therapeutic. Details of the interior were designed so that every surface was easily cleaned and so that germs could not accumulate. Typical details included hard plaster walls, cover corners, and the use of minimal trim around windows and doors. In a pavilion plan hospital, as many wards as necessary were built as separate structures, all with the same orientation, so that each ward had the same exposure to light, air, greenery, and the same protection from germs. The pavilion plan was first widely used for military hospitals in Europe and America in the second half of the nineteenth century. They were also used for non-military hospitals, especially from the late nineteenth century to the mid-twentieth century. Pavilion plan hospitals continued to be built until the proliferation of new technologies radically changed hospital design in the 1950s. Thus, World War II military hospitals were among the last pavilion plan hospitals to be built. All branches of the United States military built pavilion plan hospitals during World War II" (2).

For the Army, sixteen of the last general hospitals to be constructed followed, or nearly followed 'Type A' plans. DeWitt plus ten other general hospitals and one regional hospital constructed between 1943 and 1944 are identified as 'Type A' in plan. Two hospitals constructed in 1944, McGuire and Vaughn General Hospitals, were slightly modified to better meet Veteran's Administration post war needs with the substitution of five two-story buildings for ordinary patient wards. Another two hospitals constructed in 1943, Ashburn and Foster General Hospitals also resembled the 'Type A' plan (Smith 304-313 and Brosin).

Similar to the cantonment and semi-permanent pavilion plan hospitals, the 'Type A' plan arranged its buildings in a hierarchy according to use. The administration building, physician's and nurses quarters and clinic buildings were on one end of the complex; enlisted men's barracks, warehouses and other industrial buildings were on the other end; while patient wards

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

and service buildings were located in the center. Except for the administration building, physician's and nurses quarters that were two-story structures, all other buildings were one-story in height. Nearly all buildings were constructed of brick and had connecting brick corridors linking most buildings in the complex. However, two 'Type A' general hospitals were finished with stucco rather than brick. The layout of buildings allowed sufficient space between buildings to prevent them from shading each other. Most patient wards had common areas on either end, usually in the form of a glazed sunroom. However for increased safety and security to prevent escape, neuropsychiatric wards for soldiers who were mentally disturbed from combat lacked the sunrooms. Patient capacity at 'Type A' general hospitals ranged from 1,777 to 2,131 beds, with the exception of Madigan hospital in Tacoma, Washington that had 4,300 beds. Capacity for the DeWitt General Hospital was typical for a 'Type A' hospital as 1,852 beds were reported in April 1945 (Kostura 17).

In addition to patient capacity, DeWitt General Hospital conformed to the 'Type A' plan in all but a few details. The DeWitt Hospital site contained about 220 acres and in accordance with the 'Type A' plan was designed to be a self-contained facility originally consisting of approximately 80 buildings, a circulation system of roads in a grid-like plan, sidewalks, enclosed corridors linking the pavilions at the centers of their long sides, a steam power plant, water and sewage treatment plants and incinerator. Similar to many of the general hospitals constructed in the United States during the last two years of World War II, the DeWitt site was chosen because of its location in a coastal state with flat terrain, moderate weather, proximity to a civilian work force and access to transportation routes such as a highway and train station.

Like the other 'Type A' general hospitals, the DeWitt Hospital plan consisted mainly of one-story brick buildings that were organized into zones of similar uses. Mr. Kostura describes the overall DeWitt complex as follows: "The buildings where physicians and nurses lived and performed most of their medical tasks were at the north end of the complex, while the industrial buildings were at the south end. In between were medical buildings, patient wards, and recreational and service buildings. This geographic arrangement of uses served to insulate, first, the officers and nurses, and secondly the patients, from noise that was generated by various activities at the hospital. The largest and most important buildings in the hospital – the wards – were oriented northwest-southeast, providing sun on the long sides of the buildings all day. The other main types of buildings – the administration and staff residences at the north end and the warehouse group at the south corner – were orientated differently, expressing their different functions from those of the patient treatment buildings. The overwhelming majority of the buildings, for all purposes, were located in long rectangular pavilions with spaces in between them for grass, trees and shrubs. Although landscaping was an essential feature of pavilion plan hospitals, no landscaping plan or other evidence has been discovered for DeWitt Hospital" (3).

Also similar to other 'Type A' general hospitals, the DeWitt hospital included amenities such as a gymnasium, swimming pool and theater that were added to the design after the original plans were drawn. Most military hospitals, and the original design for the 'Type A' hospital, included a mess hall, post office, post exchange, and chapel. The original 'Type A' hospital design also included a recreation building for patients. The addition of a gymnasium, swimming pool and

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

theater to many 'Type A' hospitals was probably a reflection of patient care ideology being promoted in late 1942. According to Kostura, "a consensus began to form in the government and military circles that more recreational and therapeutic activities ought to be offered at military hospitals, so that injured and mentally disturbed patients might recover more quickly, and be able to return to duty" (19). Various recreational activities, such as USO organized shows in the theater and Red Cross sponsored dances in the auditorium, as well as community engagement through parties hosted in private homes, outings to ball games and drives along the American River further supported patient recovery. During its nearly two years of operation, DeWitt General Hospital treated a total of 9,741 patients and was closed on December 31, 1945 (Kostura 18, 20).

The property was sold to the State of California in 1946, whereby the hospital was used as a state mental hospital and renamed DeWitt State Hospital that remained in operation until 1972. While specific alterations to the hospital facilities for mental patients are unknown, changes were likely minimal as few buildings changed in their use for the mental hospital, suggesting that its reuse was practical. However, interior remodeling and equipment upgrades occurred in order to accommodate medical treatment for mental health patients (Kostura 20). In 1972, the DeWitt hospital facility was transferred to Placer County whose ownership and use of the property as office space continues today.

Despite the recent demolition of approximately 30% of the hospital's structures, the DeWitt General Hospital complex still embodies a majority of its distinctive design characteristics as a U.S. Army World War II 'Type A' permanent hospital. In general, the DeWitt Hospital retains its historic integrity in terms of internal setting, location, materials, workmanship, and feeling. It no longer has integrity of association due to its change in use. Most of the remaining original hospital buildings have not been significantly altered in their footprints or general exterior appearance. Approximately 60% of the original hospital buildings remain standing, nearly all of which are in good condition and currently occupied. The core of the DeWitt Hospital property retains much of its historic military and institutional feel. Approximately half of the patient wards, all of the enlisted men's barracks (later converted to wards) and nearly all service and utility type buildings remain, as do the theater, chapel, gymnasium and swimming pool. Buildings no longer in existence include the administration building, six officer's quarters, four medical buildings and seventeen patient wards. All noncontributing buildings are large, modern structures located on the periphery of the property thus leaving a significant core of the hospital property intact. In summary, the DeWitt Hospital property building design, materials, layout and setting make the property a cohesive unit contributing to its feeling of historic time and place. The hospital's remaining structures reflect its appearance as a World War II military hospital, conveying its sense of history. The property reflects its military complex layout and is distinguished from its surroundings by its architecture, street pattern and building placement.

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Survival of other 'Type A' Hospitals in the United States

The DeWitt General Hospital was one of sixteen hospitals constructed following the U.S. Army 'Type A' design plan, or a variant of that plan in the United States during World War II.

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

Fourteen of these hospitals have been mostly or completely demolished. Only DeWitt and Mayo General Hospital in Galesburg, Illinois remain approximately 60% intact. The other fourteen 'Type A' or similar hospitals are:

- Ashburn General Hospital, McKinney, Texas: approximately 10% of the buildings remain
- Batley General Hospital, Rome, Georgia: approximately 15% of the buildings remain
- Birmingham General Hospital, Van Nuys, California: approximately three buildings remain
- Crile General Hospital, Cleveland, Ohio: approximately 25% of the buildings remain
- Cushing General Hospital, Framingham, Massachusetts: demolished
- Dibble General Hospital, Menlo Park, California: demolished
- Foster General Hospital, Jackson, Mississippi: demolished
- Glennan General Hospital, Okmulgee, Oklahoma: demolished
- Madigan General Hospital, Tacoma, Washington: demolished
- McGuire General Hospital, Richmond, Virginia: demolished
- Newton D. Baker General Hospital, Martinsburg, West Virginia: approximately 25% remains
- Northington General Hospital, Tuscaloosa, Alabama: demolished
- Vaughan General Hospital, Hines, Illinois: two buildings remain
- Waltham Regional Hospital, Waltham, Massachusetts: demolished

History of the Property

The DeWitt General Hospital was constructed in 1943 as one of the sixteen 'Type A' pavilion plan Army hospitals in the United States designed by architects York and Sawyer. In total, there were sixty-six Army hospitals in the United States that treated American soldiers wounded in World War II. The DeWitt Hospital site contained about 220 acres and was designed to be a self-contained facility originally consisting of approximately 80 buildings, a circulation system of roads, sidewalks, enclosed corridors, a steam power plant, water and sewage treatment plants and incinerator. The DeWitt Hospital complex is located approximately three miles north of downtown Auburn and a short distance west of State Highway 49 in Placer County California.

In 1939, with the anticipation of America's possible entry into World War II, the United States began mobilizing troops and constructing military barracks and other facilities, including the planned expansion of hospital facilities. Policy directing the establishment of hospital facilities changed several times during the war. Initially the military focused on expanding its existing hospital facilities since this approach would be faster than constructing entirely new hospitals. However, by 1940 the addition of beds to existing hospitals proved unsatisfactory and the Army Surgeon General recommended construction of temporary cantonment type hospitals consisting of rows of one-story wood-framed structures (Kostura 13).

Another shift in hospital development occurred in 1941 as the Army became dissatisfied with the safety of wood cantonment hospitals resulting in the construction of a few "semi-permanent" hospital complexes from 1942 to 1943 consisting of two-story brick construction providing improved fire safety. This new hospital design was short lived due to concerns over construction speed and costs as well as materials shortages occurring in early 1942 (Brosin). As a result, the military returned to constructing wood cantonment hospitals in addition to acquiring and

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

converting civilian hospitals and other properties such as hotels into hospitals from 1942 to 1943. At this same time, however, the Administrator of Veterans Affairs was concerned with the development of temporary hospitals since they would have no use to serving veterans after the war. The Army Surgeon General was also interested in constructing more permanent hospital facilities, whereas the Army Corps of Engineers was focusing on costs. While these parties met to resolve their differences, wood construction materials were again scarce by mid 1942 and brick was more readily available. The result of these circumstances led to the development of another hospital plan, known as 'Type A' to be constructed of mostly one-story brick structures (Kostura 13-15). The design plans for the 'Type A' hospital were similar to the "semi-permanent" two-story brick hospitals that were already under construction but, 'Type A' hospitals were more economical to build and the one-story wards provided better safety for patients (Kostura 15).

In the fall of 1942, the Army contracted with the architectural firm, York and Sawyer to develop plans for the 'Type A' hospital complex. Founded in 1898, York and Sawyer was a well-known architectural firm with an established history of designing large buildings and complexes and that also consulted with the Federal Government in the development of the Federal Triangle in Washington D.C. The firm's specialization in bank, hospital and college campus design along with their contacts with the Federal government primed them for the commission of designing 'Type A' hospitals in World War II (Kostura 15).

While the 'Type A' plan design reflects refinements to meet specific needs of World War II construction and patient care, its overarching design is classified as a pavilion plan hospital. Besides the 'Type A' plan other Army hospitals, such as cantonment and semi-permanent, constructed in the United States during World War II followed the pavilion plan. The pavilion plan hospital originated in France in the late eighteenth century and was further refined and popularized in the United States by Florence Nightengale as a result of her experience in the Crimean War in the mid 1850s. The design of the pavilion plan is based on the scientific understanding of the spread of disease at that time, namely that disease was spread through harmful vapors that were emitted by the body. With this understanding of disease, Nightengale advocated for hospitals to admit plenty of fresh air and light to each patient, which in her opinion, large multi-story block type hospitals were not able to accomplish. Instead, Nightengale favored a dispersed hospital plan where patient ward buildings were narrow and only one or two stories in height. The wards should also be situated a distance away from each other as not to cast shadows on each other or interfere with air flow around and through the buildings. Due to Nightengale's influence, the pavilion plan was widely used for military and non-military hospitals in Europe and America during the nineteenth and mid-twentieth centuries. During this time, hospitals developed in urban areas where real estate was valuable, were also influenced by the pavilion plan. Despite that these urban hospitals were several stories high, their wings were narrow and widely separated from each other. California examples of hospitals built along pavilion plan designs in the twentieth century include county hospitals in Alameda, Marin and Santa Clara, state mental hospitals such as Agnews, and private sanitariums especially around the Los Angeles area. However, few of these hospital complexes remain standing. As new technologies developed after the war, hospital design radically changed in the 1950s. Therefore,

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

World War II hospitals such as DeWitt General Hospital were some of the last pavilion plan hospitals to be constructed (Kostura 2,16).

Similar to the military's fluctuating policies on hospital design were their policies on determining locations for general hospitals. Initial policy was to locate hospitals near large Army training camps. However, these camps were rarely near large centers of population and thus lacked access to a civilian work force to staff hospital positions. With the United States full involvement in the war in early 1942, fear of air attack from overseas influenced a decision to place hospitals in interior states of the country, between the Appalachians and Sierras. Unfortunately this policy proved difficult with the transportation of patients from the Pacific and European theaters to hospitals as ports of debarkation were located on the coasts. Consequently this policy was modified later in 1942 and eventually rescinded resulting in more than half of the general hospitals being located in coastal states. Other factors influencing the determination of hospital location were proximity to rail lines, moderate weather, and flat terrain. One last factor, the proximity of wounded soldiers to their hometowns, was not considered until almost all hospital locations had been decided. Being one of the last hospitals to be designated, the construction of DeWitt General Hospital was in accordance with this later policy (Kostura 17).

With economic interests in mind and patriotic support, many communities lobbied to be selected as the sites of hospitals. A September 5, 1942 newspaper editorial written by the Placer Herald editor, W.A. Shepard, is credited as starting the campaign to bring a military hospital to Auburn. The Auburn Chamber of Commerce and Congressman Harry L. Englebright, representative for Placer, Nevada and Yuba Counties spearheaded the campaign by contacting the Army Surgeon General in Washington. The DeWitt site was selected because of its location in a coastal state with flat terrain, moderate weather, proximity to a civilian work force (Auburn's population was approximately 4,000) and access to transportation routes such as a highway and train station. After a site inspection by the District Engineer in Sacramento, Congress gave construction approval and appropriated funds on March 25, 1943. A major contracting firm from San Francisco, McDonald and Kahn was awarded the construction contract that eventually totaled nearly six million dollars (Kostura 17-18 and Rushton).

The site selected for the hospital was referred to as the Grange Hall property, in the Rock Creek vicinity, after the old grange hall that still stands nearby. Designs for nearly all of the DeWitt hospital buildings followed the 'Type A' plans drawn by York and Sawyer and construction of the hospital began on April 7, 1943. Construction progressed rapidly as some of the hospital buildings were completed by August 1943. Although the first patients arrived at DeWitt in January 1944, the hospital's formal opening ceremony was held on February 27, 1944. The hospital was named after Brigadier General Calvin DeWitt (1840-1909), a senior medical officer during the Modoc Indian campaign in northern California (Leonard 34-35).

Local newspapers routinely reported on the hospital's construction progress, civilian employment figures and community involvement activities. For example, the Placer Herald reported on August 7, 1943 that approximately nine hundred construction workers were employed along with a noted shortage of carpenters (The War Hospital). A year after the

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

hospital's official opening, the Auburn Journal reported that DeWitt hospital housed 1,747 patients, 510 enlisted men, 253 commissioned officers, 105 WACs and employed 511 civilians (DeWitt Plans Broadcast). Population totals for DeWitt Hospital near the end of the war in August 1945 were reported as 2,221 patients, 130 commissioned officers, 177 commissioned nurses, 617 enlisted men, 171 WACs and 492 civilian employees (Population at DeWitt). Despite that the number of civilian employees at DeWitt was reduced to approximately five hundred staff after construction tapered and hospital operations expanded, the hospital was one of the area's largest employers totaling one million dollars in annual payroll (Placer Herald and Leonard). In an interview with historian William Kostura, June Ferretti, a civilian who worked six days a week in the signal corps operating the telephone switchboard and teletype, stated that DeWitt "was a busy place, and the wards were pretty much filled to capacity" (Kostura 18). Ms. Ferretti also recalls that patients at DeWitt were from both the European and Pacific theaters and that as soldiers recuperated, they would be transferred to hospitals closer to their homes. Likewise, she reports that soldiers from northern California were transferred to DeWitt for further recovery and that some patients were even sent to their homes and family to recuperate. These and other hospital worker accounts do suggest that the Army did make efforts to place wounded soldiers in general hospitals nearby their hometowns (Kostura 19).

A wide variety of medical care was performed at DeWitt including amputations, treatment of severe facial wounds, brain surgery and rehabilitation for missing limbs, missing heels or paralysis. Among the 'Type A' general hospitals such as DeWitt, specialties included orthopedic surgery, psychiatry, treatment of syphilis, plastic surgery, ophthalmologic surgery, treatment of rheumatic fever, neurology, neurosurgery and vascular surgery. As well as performing general medical care, amputations and general surgery, these hospitals may have specialized in as many as four or five areas. The specialties at DeWitt were general medicine, neurology, neurosurgery, vascular surgery and psychiatry (Kostura 17). Doctor Norman Freeman, a recognized expert in vascular surgery, was assigned to DeWitt General Hospital in 1945 as Chief of Surgery. During his four years of service in the Army, Freeman is known to have continued his clinical research in vascular surgery where, according to the Journal of Vascular Surgery, he "pioneered many direct reconstructive vascular surgical techniques" one of which he developed while at DeWitt (Connolly). In addition to the twenty-five regular patient wards at DeWitt, five ward buildings were designed as "detention wards" or neuropsychiatric wards for the treatment of patients suffering from "battle fatigue" which is known today as post-traumatic stress disorder. These wards were slightly different in design as they lacked the glazed sunrooms and may have had a fence surrounding them (Kostura 19). Besides treating wounded soldiers, DeWitt hospital staff also responded to a local emergency in November 1944 when a Union Pacific train derailed near Colfax a town 17 miles northeast of Auburn. Medical staff and ambulances from DeWitt were sent to the site and returned with sixty wounded civilians and eighteen soldiers (Leonard 36).

As part of their medical care, recreational activities were provided to the soldiers recovering at DeWitt. Similar to many other military hospitals, DeWitt had a mess hall, post office, post exchange and chapel. However, in late 1942 according to Kostura, "a consensus began to form in the government and military circles that more recreational and therapeutic activities ought to be offered at military hospitals, so that injured and mentally disturbed patients might recover

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

more quickly, and be able to return to duty" (19). As a result, DeWitt like some other 'Type A' hospitals included amenities such as a gymnasium, swimming pool and theater that were added to their facilities after the original plans were drawn (Kostura 19-20). Besides the hospital recreational amenities, many of the Auburn area residents and organizations provided volunteer services, recreational and educational opportunities, and donated goods to assist the recovering patients at the hospital. Various newspaper reports and a local news magazine highlighted the community's generosity that included financial contributions to construct a solarium, donations of books, pianos, radios, recreation equipment, flowers and musical accompaniment at the chapel, Christmas trees, stockings, greeting cards, fruitcake and Christmas gifts. Social engagement included local and USO organized shows at the theater, Red Cross organized dances in the auditorium, parties in private homes, outings to ball games, drives along the American River and visits to Lake Tahoe (Leonard 34-39 and DeWitt Solarium). In addition, Auburn's educational community provided educational opportunities to the hospital's patients and staff. Private tutoring, high school and Placer College classes were offered and a psychiatric nurses training school was established (Graduate 8; Patients Receive Diplomas and Nursing School).

As World War II drew to a close with the defeat of Germany in May 1945 and the defeat of Japan in September 1945, the patients at DeWitt hospital were variously discharged or transferred to other hospitals. After treating a total of 9,741 patients at the end of its nearly two-year operation, DeWitt General Hospital was officially closed on December 31, 1945 (Kostura 18).

In light of the substantial economic and social impact that DeWitt hospital made on the Auburn community, the end of the war caused considerable public concern over the facility's future use. Some community leaders lobbied for the conversion of DeWitt to a Veteran's Administration hospital, but this use was rejected despite that its permanent brick construction was authorized in part to keep this option available. Similar to other military hospitals constructed during World War II, the Army declared DeWitt surplus and sold the facility to the State in 1946. At this time, California's mental institutions were overcrowded by twenty-four percent, roughly 6,300 patients, with the expectation that these conditions would continue as new mental health institutions were not scheduled to open until 1951. As a result, DeWitt became California's eighth mental hospital and subsequently its name was changed to DeWitt State Hospital. California's first state mental hospital opened in Stockton and as the state's population grew, additional state mental hospitals were constructed in Napa (1875), Agnews in San Jose (1889), Mendocino (1894), Patton (1894), Metropolitan in Norwalk (1916), and Camarillo (1937). Besides DeWitt, additional post-war state hospitals were constructed in Modesto (1948) and Atascadero (1954).

The history of attitudes toward and treatment of the mentally ill fluctuated throughout California and the United States. For example, patients at Stockton during the 1850s were treated with kindness and respect and allowed outdoor activities while under the leadership of Doctor Robert Reid. However, after the Civil War and through the end of the century there was an increasing tendency to keep patients locked up or warehoused. Fortunately, after 1907 and under the direction of Doctor Leonard Stocking, a much more enlightened treatment of patients was being

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

formulated with the construction of a new hospital complex at Agnews where the new building designs reflected the varied needs of the patients. With its extensive program of recreational activities that were developed to aid patients in their recovery, Agnews became a model for mental health hospitals into the 1930s. In later years, developments in other treatments such as hydrotherapy, electroshock therapy, drug therapy and lobotomies were used in California and across the United States (Kostura 21).

While specific alterations to the DeWitt hospital facilities for mental patients are unknown, changes were likely minimal as few buildings changed in their use for the mental hospital, suggesting that its reuse was practical. The administration building, doctors' and nurses' quarters, clinics, patient wards, mess halls, chapel, post office, warehouses, laundry, morgue, power house, utility yards and other buildings retained their original uses at least into 1949. However, an increase in patient beds and interior remodeling and equipment upgrades occurred in order to accommodate medical treatment for mental health patients (Kostura 20).

Until 1950, the DeWitt mental hospital was considered temporary and only received patients from other overcrowded state mental hospitals. The transfer of one patient from Stockton, Martin Ramirez in 1948, became of particular significance not only the hospital's history, but also to the history of art and the practice of psychology in the United States. Due to his older age and diagnosis of tuberculosis, Martin Ramirez, a Mexican who immigrated to California in 1925, was transferred to DeWitt State Hospital. Shortly after his transfer, Ramirez came into contact with Tarmo Pasto, a professor of art and psychology at Sacramento State University. Pasto is credited with being one of psychology's more notable early pioneers in the study of artistic expression and psychology theory that influenced the establishment of the field of art therapy as treatment for mental illness (Espinosa 27) (Junge 5-15). During the years that Pasto was a professor at Sacramento State University he received permission from DeWitt administration to visit the hospital with his students for observational learning. On one of his visits, Pasto noticed a drawing created by Martin Ramirez that hospital staff had posted on the screen door to the solarium. Pasto, recognizing the artistic talent displayed by Ramirez in this drawing, contacted the hospital staff who informed him that paper and drawing materials were often in short supply to meet the demands of Martin's desire to draw. As a result, Pasto provided Ramirez with art supplies and instructed hospital staff to collect and date Ramirez's drawings for his research in art expression and psychology theory (Espinosa 27). Due to Pasto's interest, support and encouragement, Ramirez's most productive period of artwork was from 1950 to 1956 (Espinosa 27). In all, Ramirez created more than 450 drawings and collages during his residence at DeWitt State Hospital (USPS).

Ramirez's artwork is reflective of and was influenced not only by his memories of his life in Mexico but also by his life of confinement at DeWitt where his only knowledge of the outside world was limited to the images he saw in publications and magazines and in the movies at the DeWitt State Hospital. According to Brooke Davis Anderson, Director of the U.S. Biennial and former director at the Los Angeles County Art Museum and the American Folk Art Museum, the collection of Ramirez's work "teems with traditionally Mexican motifs but also references popular American culture of the mid-twentieth century, forms an impressive map of a life lived

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

between two worlds-two worlds in a geographical, cultural, as well as social sense" (Anderson). Besides utilizing images from his memory and from his life at DeWitt, Ramirez also made use of artifacts from the DeWitt Hospital to create his artwork. Davis Anderson also notes that Ramirez, "began to assemble found bits of paper-candy wrappers, greeting cards, flattened paper cups, hospital supply forms, and book pages, for example-using a self made glue to create large surfaces for drawing" (Anderson). To work on these large pieces Ramirez crouched over them on the floor as some measured more than forty by one hundred inches. While at DeWitt, Martin also attended and interacted with other patients engaged in art at weekly ceramics workshops where he was further encouraged to work on his drawings as they were stored in the ceramics workshop area (Espinosa 27-28).

The first formal introduction of Martin Ramirez's work to the art community occurred in November 1951 when Tarmo Pasto organized a solo exhibit of Ramirez's drawings on the University of California Berkeley campus (Espinosa 27). Pasto organized other exhibits at the E.B. Crocker Art Gallery in Sacramento, the Mills College Museum of Art in Oakland, the M.H. de Young Memorial Museum in San Francisco and the Emily Lowe Art Center at Syracuse University in New York. Despite this early recognition, it was not until after his death in 1963 that Ramirez's work became more widely known to the art world through artist Jim Nutt and his dealer Phyllis Kind who sponsored more group and solo exhibits in the 1970s (Storr 14). More recently, the American Folk Art Museum in New York recognized the significance of Ramirez's work at their 2007 retrospective art exhibit that featured more than 97 of his works (American Folk Art Museum) and the US Post Office issued Martin Ramirez commemorative Forever stamps in 2015.

After 1950, DeWitt was reclassified as a permanent state mental facility and began accepting new patients from Modoc, Lassen, Plumas, Sierra, Nevada, Yuba, Sutter, Placer, El Dorado, counties as well as Yolo, Butte and Sacramento counties in 1952 (Kostura 20-21 and Rushton). Accordingly, the patient capacity at DeWitt steadily increased from 1,900 in 1947 to 2,900 in 1948 and 3,000 patients by 1952 (Kostura 20). While this patient load at DeWitt had significantly increased in comparison to World War II times, conditions were reportedly improved in comparison to the overcrowding at Stockton State Hospital. By 1958 however, DeWitt was also overcrowded resulting in approximately seventy-five men living in each ward. Besides information related to Ramirez's life at DeWitt, other information regarding treatment of mental patients at DeWitt is vague. Ramirez was assigned to a ward occupied by senile and other long-term chronic patients with poor prognoses and behavioral problems including aggression. Staff on the ward consisted of three daytime, two evening and one overnight psychiatric technician. These technicians provided nursing care, dispensed medication and oversaw all activities while being vigilant at all times so that patients could not run away or commit suicide. Meals were served in the ward and patients were responsible for daily chores such as sweeping, making beds and washing plastic dishes in the ward's kitchen. As Ramirez grew older, he was no longer required to do chores enabling him more time to work on his drawings. Other activities on the ward, depending on the patient's abilities, included watching television, playing cards and table games, drawing, pacing and sitting inside in the sunroom or outside in the lawn under the trees in summer. Some patients were granted access to the library,

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

Sunday services at the chapel, weekly movies at the theater and weekly vocational and arts-and-crafts workshops (Espinosa 25-26). While Ramirez and other patients who did not cause any problems were not subject to shock treatment or hydrotherapy, a 1952 news article notes that treatment at DeWitt included group therapy, individual therapy, occupational, recreational, and music therapy, hydrotherapy, shock therapy and brain surgery. This same article notes that eighty percent of patients were discharged as a result of their treatment (Espinosa 26 and Placer Herald).

While these accounts report favorable conditions for some patients at DeWitt, employees and news reports state that other patients suffered abuses, mainly due to the lack of qualified staff. For instance, in 1961 several female employees at DeWitt were investigated and two were suspended or dismissed for brutality toward patients that resulted in a death and a psychiatric technician was arrested for a fatal beating in 1964. In addition, DeWitt patients were fed only two meals a day rather than three due to budget cutbacks enacted by Governor Ronald Reagan in 1967. Staff shortages and inadequate patient care were also reported in studies investigating conditions at California mental hospitals under Governor Reagan (Kostura 21).

Regardless of the concerns expressed in news reports about the mental hospital's conditions and stigma impacts on the Auburn community, DeWitt hospital was valuable to the local economy. According to a September 12, 1952 Placer Herald news article, the DeWitt State Hospital employed seven hundred workers making it the largest employer in the Auburn area (22 sec 4). Other news articles and personal accounts further support DeWitt hospital's economic significance to the area. Connie Queen, a psychiatric technician and LVN employed at DeWitt reported to the Auburn Journal, "All our neighbors worked at DeWitt. In those days, it seemed as if 75 percent of Auburn worked there...it was our bread and butter" (Rushton). Indeed, this statement reflects DeWitt hospital's economic importance as its operation contributed approximately seven million dollars annually into the Auburn-Grass Valley economy (Rushton and Carroll).

In 1971, despite strong objection from Auburn community leaders, Governor Ronald Reagan mandated the closure of DeWitt and several state mental institutions due to combined circumstances of budget cutbacks, intolerable living conditions and changes in modern treatment of mental illness. Thus, the DeWitt State Hospital's local economic and historic significance for the period 1946 to 1972 ended with the transfer and discharge of its last patients scheduled for the spring of 1972 (DeWitt Patient Transfer Starts). Later that year the property was transferred to Placer County for use as county offices, a use that continues to the present.

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

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Placer County, CA

Name of Property

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Smith, Clarence McKittrick. The Medical Department: Hospitalization and Evacuation, Zone of Interior. Ed. Kent Roberts Greenfield. Washington, D.C.: Center of Military History, United States Army, 1989.

Storr, Robert. "Mindscapes, Landscapes, and Labyrinths." Anderson, Brooke Davis. Martin Ramirez. New York: American Folk Art Museum, 2007.

Tarmo Pasto. 22 7 2015 <midjo-pasto-gallery.com>.

"The War Hospital." Placer Herald 7 August 1943.

War Department. "Inventory of Owned, Sponsored and Leased Facilities." 31 December 1945.

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 90

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

- | | |
|--------------------------------|------------------------------|
| 1. Latitude: N38° 56' 17.4549" | Longitude: W121° 6' 26.2604" |
| 2. Latitude: N38° 56' 26.167" | Longitude: W121° 6' 11.5834" |
| 3. Latitude: N38° 56' 15.5922" | Longitude: W121° 5' 57.2926" |
| 4. Latitude: N38° 56' 5.4376" | Longitude: W121° 6' 1.2322" |
| 5. Latitude: N38° 56' 5.077" | Longitude: W121° 6' 20.0806" |
| 6. Latitude: N38° 56' 11.8068" | Longitude: W121° 6' 20.5441" |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The district boundary is that portion of DeWitt hospital located south of B Avenue, west of First Street, east of Richardson Drive and north of Atwood Road. In addition, the abandoned reservoir just east of the gymnasium and First Street are within the district boundary.

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the district include most of the land area that was developed by the U.S. Army as a hospital in the period 1943 to 1945. The boundaries encompass the area that currently contains the remaining hospital wards, enlisted men housing, recreation facilities, support facilities, roads and sidewalks as well as the now abandoned earthen reservoir that supplied water to the hospital.

11. Form Prepared By

name/title: Ramona Brockman, MURP
organization: _____
street & number: 4060 Ridge Drive
city or town: Loomis state: CA zip code: 95650
e-mail ramona.brockman@gmail.com
telephone: (916) 759-3709
date: July 24, 2015

Additional Documentation

Submit the following items with the completed form:

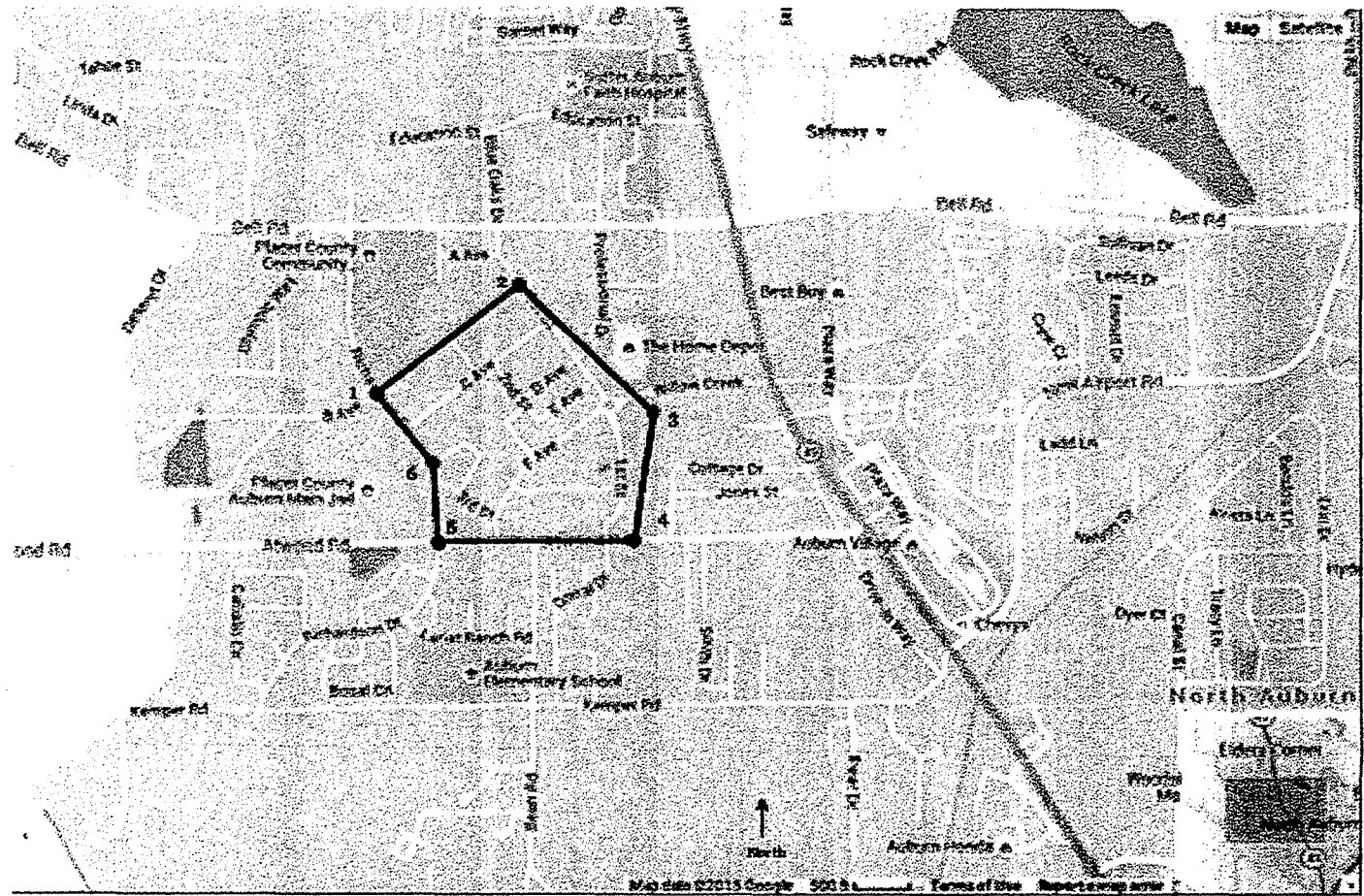
- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

DeWitt General Hospital Auburn, California

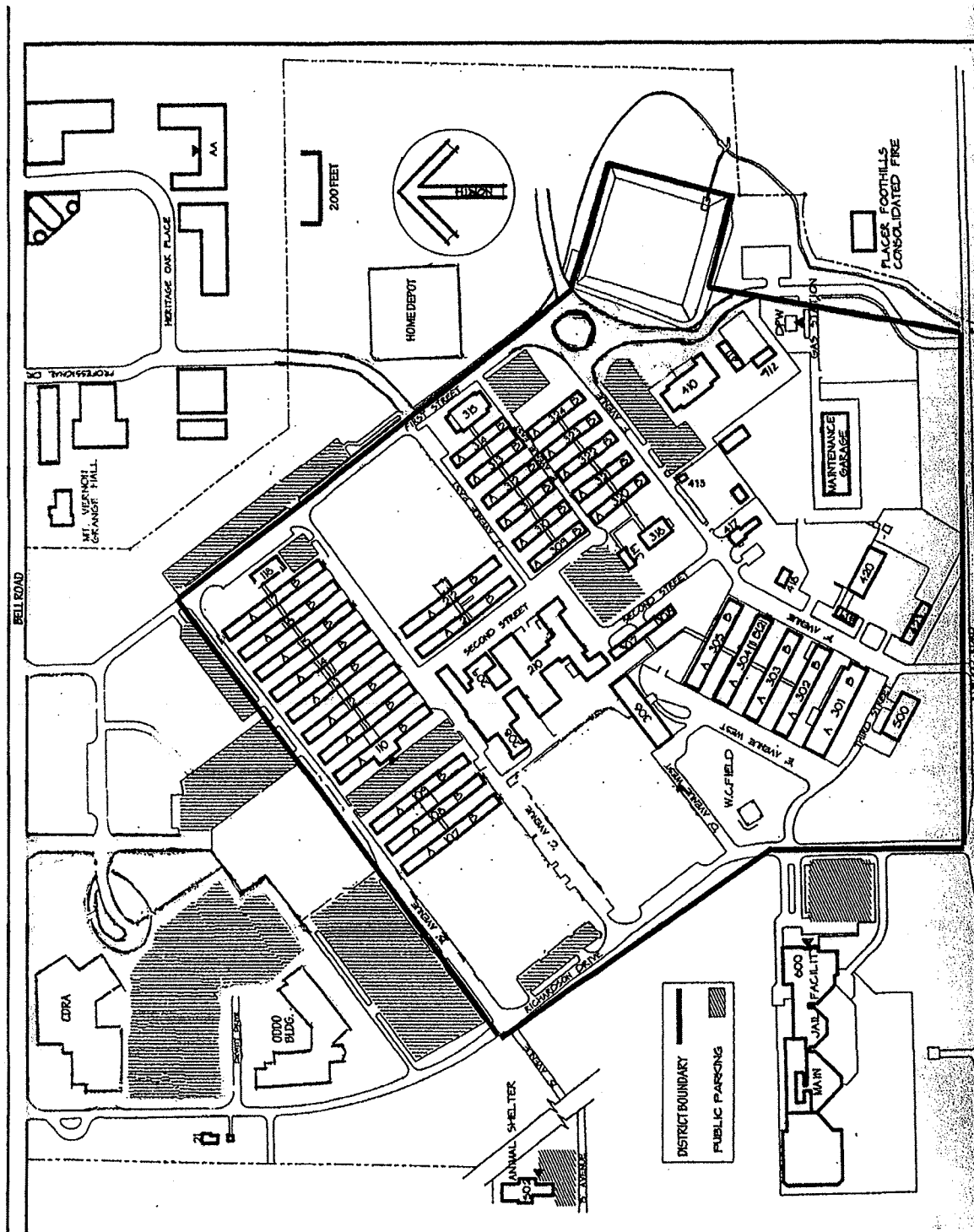
- | | |
|--------------------------------|--------------------------------|
| 1. Latitude: N38° 56' 17.4549" | 4. Latitude: N38° 56' 5.4376" |
| Longitude: W121° 6' 26.2604" | Longitude: W121° 6' 1.2322" |
| 2. Latitude: N38° 56' 26.167" | 5. Latitude: N38° 56' 5.077" |
| Longitude: W121° 6' 11.5834" | Longitude: W121° 6' 20.0806" |
| 3. Latitude: N38° 56' 15.5922" | 6. Latitude: N38° 56' 11.8068" |
| Longitude: W121° 5' 57.2926" | Longitude: W121° 6' 20.5441" |



DeWitt General Hospital
Name of Property

Placer County, CA
County and State

DeWitt General Hospital Auburn, California



DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Ramona Brockman

Date Photographed: July 27, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0001

View of chapel and patient ward building 117 from First Street, camera facing south.

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Sandra Fogler

Date Photographed: May 20, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0002

View of chapel, building 118, north (right) and east (left) facades, camera facing southwest.

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Ramona Brockman
Date Photographed: July 27, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0003
Street view of patient ward buildings down B Avenue from First Street, camera facing southwest. Patient ward building 117 in foreground.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Sandra Fogler
Date Photographed: July 13, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0004
Street view of patient ward buildings down B Avenue, camera facing southwest. Patient ward building 113 in foreground.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Sandra Fogler
Date Photographed: July 13, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0005
Street view of patient ward buildings down C Avenue, camera facing northeast. Patient ward building 111 in foreground.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Ramona Brockman

Date Photographed: July 28, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0006

View of patient ward buildings 107-109 on B Avenue, camera facing southwest.

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Ramona Brockman

Date Photographed: July 27, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0007

View of auditorium and library building 208 on C Avenue, camera facing east.

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Sandra Fogler

Date Photographed: July 13, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0008

View of post office (now museums & archives) building 209 on C Avenue, camera facing southwest.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Sandra Fogler

Date Photographed: July 13, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0009

View of enlisted men barracks (converted to patient wards), west facades, buildings 309 and 320, camera facing southeast.

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Sandra Fogler

Date Photographed: July 13, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0010

Street view of enlisted men barracks (converted to patient wards) down F Street, south facades, buildings 320-324, camera facing northeast.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Sandra Fogler

Date Photographed: July 13, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0011

Street view of enlisted men barracks (converted to patient wards) down F Street, south facades, buildings 320-324, camera facing southwest.

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Ramona Brockman

Date Photographed: July 27, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0012

View of theater (building 315) and enlisted men barrack building 314 on D Avenue, camera facing southeast.

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Ramona Brockman

Date Photographed: July 28, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0013

View of warehouses (buildings 301-305) on F Avenue and Second Street, camera facing southwest.

DeWitt General Hospital

Placer County, CA
County and State

Name of Property

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Sandra Fogler

Date Photographed: July 13, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

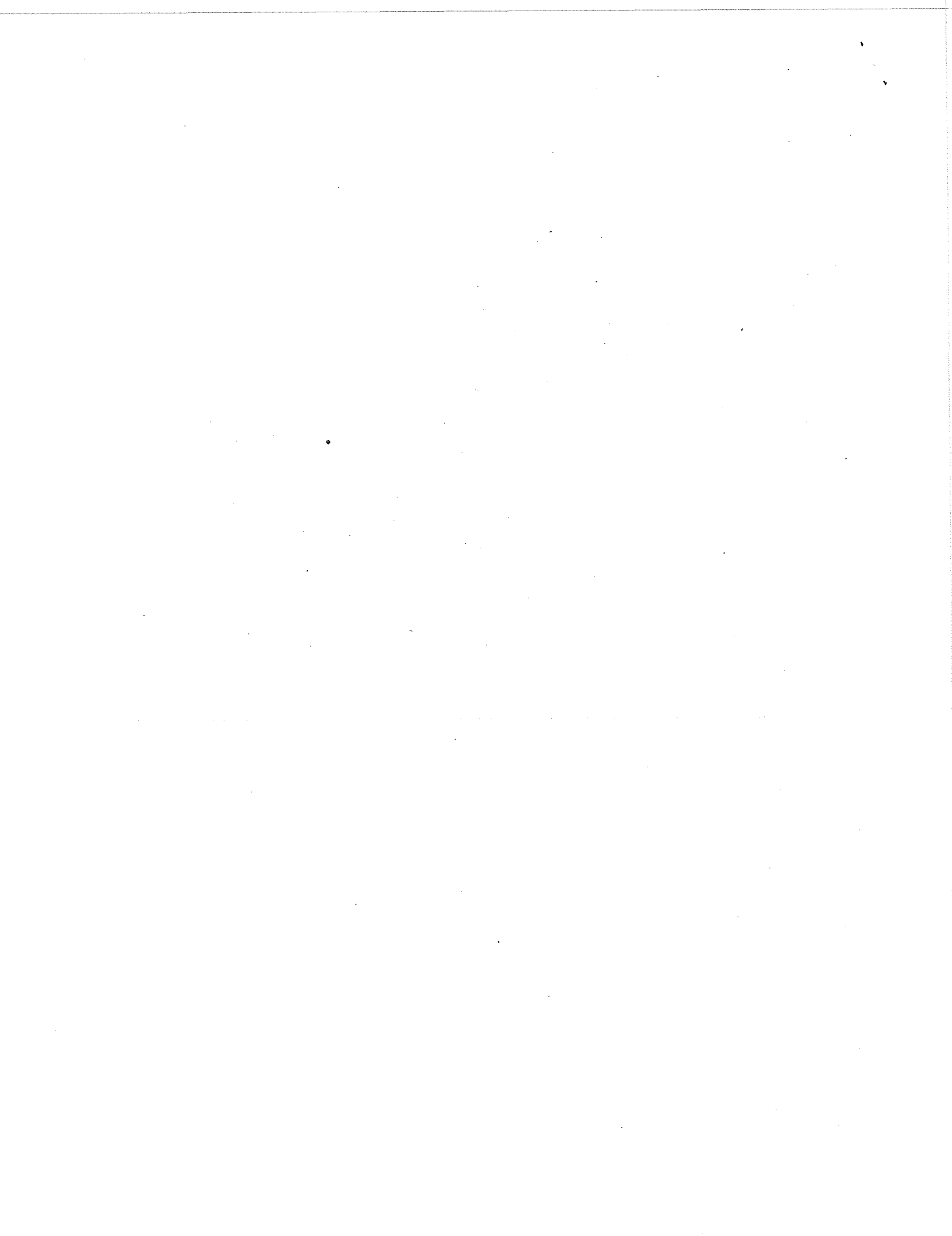
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0014

View of power house, building 500, north (left) and west (right) facades on Richardson Drive, camera facing south.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov



NATIONAL REGISTER OF HISTORIC PLACES HOW TO SUPPORT OR OBJECT TO LISTING

Under federal law, a privately owned property may not be listed in the National Register over the objection of its owner or, in the case of a property with multiple owners, over the objection of a majority of owners. A district may not be listed in the National Register over the objection of a majority of owners of private property within the proposed district. Each owner or partial owner of private property has one vote regardless of what part of the property that person owns. Within a district, each owner has one vote regardless of how many buildings/parcels he or she owns.

If a private property owner, or a majority of private property owners, should object, the property or district will not be listed. In such cases, the State Historic Preservation Officer will not submit the nomination to the Keeper of the National Register for *listing* in the National Register and may submit the nomination for a *determination of eligibility* for the National Register. If the property or district is *determined eligible* for listing, although not formally listed, it will be given the same protection as a listed property in the federal environmental review process. A property determined eligible for listing is not eligible for federal tax benefits until the objections are withdrawn and the property is actually listed. The laws and regulations regarding this process are covered in the National Historic Preservation Act Amendments of 1980 and in 36 CFR (Code of Federal Regulations), Part 60.

Supporting a National Register Nomination:

Private owners who seek National Register listing for their properties are not required to submit statements of concurrence. However, letters of support, from owners or any others, are welcomed and become a permanent part of the nomination file.

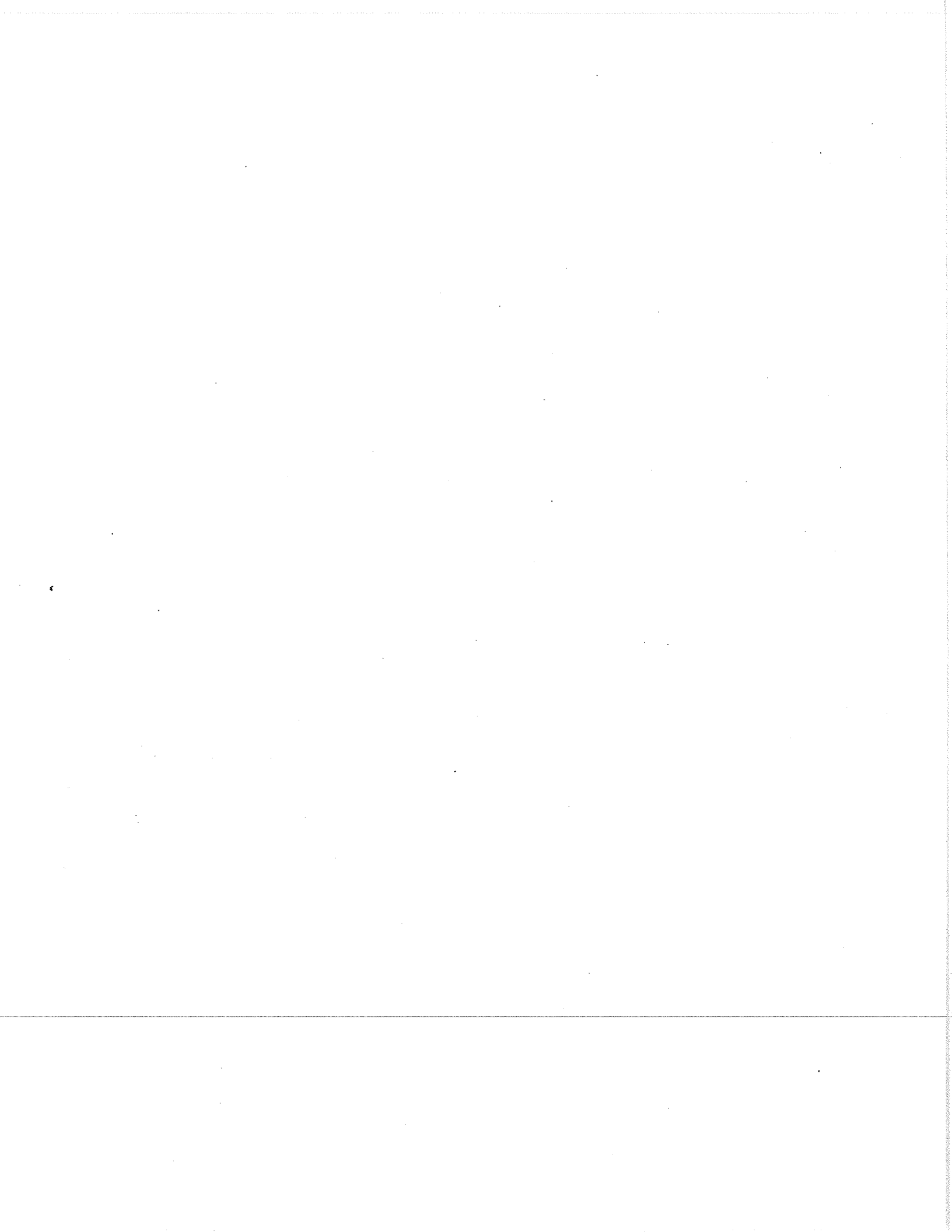
Objecting to a National Register Nomination:

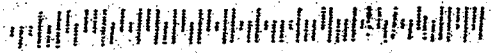
If you object to the listing of your property, you will need to submit a notarized statement certifying that you are the sole or partial owner of the property, as appropriate, and that you object to the listing. Owners who wish to object are encouraged to submit statements of objection prior to the meeting of the State Historical Resources Commission at which the nomination is being considered. However, statements of objection may be submitted and will be counted up until the actual date of listing. Listing usually takes place 45 days after the nomination is mailed to the Keeper of the National Register following the State Historical Resources Commission meeting.


Send letters of support or objection to:

State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100

Letters are added to the nomination file and become part of the public record.





 State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
P.O. Box 94289 • Sacramento, CA 94296-1004

Ken Grehm
Placer County Facility Services
11476 C Avenue
Auburn, California 95603

Revised Nomination Form Not Provided to
County of Placer

**United States Department of the Interior
 National Park Service
 National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: DeWitt General Hospital
 Other names/site number: DeWitt State Hospital
 Name of related multiple property listing:
Latinos in 20th Century California



2. Location

Street & number: First Street and B Avenue, south of Bell Road and north of Atwood Road
 City or town: Auburn State: CA County: Placer
 Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

<p>_____ Signature of certifying official/Title:</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
---	-------------------------------

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Site
Structure
Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>49</u>	<u>5</u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>50</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

HEALTH CARE/Hospital
RECREATION & CULTURE/Theater
RECREATION & CULTURE/Sports Facility
RELIGION/Religious facility
DEFENSE/Military facility

Current Functions

(Enter categories from instructions.)

GOVERNMENT/Government Office
RECREATION & CULTURE/Theater
RECREATION & CULTURE/Sports Facility

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT
Other: Pavilion Plan Hospital

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: CONCRETE
Walls: BRICK
Roof: ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The DeWitt General Hospital was constructed in 1943 as one of the sixteen 'Type A' pavilion plan Army hospitals in the United States designed by architects York and Sawyer. In total, there were sixty-six Army hospitals in the United States that treated American soldiers wounded in World War II. The DeWitt Hospital site contained about 220 acres and was designed to be a self-contained facility originally consisting of approximately 80 buildings, a circulation system of roads, sidewalks, enclosed corridors, a steam power plant, water and sewage treatment plants and incinerator. The DeWitt Hospital complex is located approximately three miles north of downtown Auburn and a short distance west of State Highway 49 in Placer County California. Originally, the hospital site was rural in character however some of the neighboring vicinity is becoming more suburban in nature. The DeWitt hospital complex has had three uses since its construction, a World War II military hospital from 1943 to 1945, a state mental hospital from 1946 to 1972, and its current use primarily houses county offices with a few buildings being

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

leased to local businesses or services. Nearly all of the hospital buildings were constructed of brick with the most significant buildings being the patient wards - long, narrow, single-story buildings arranged in rows with enclosed connecting corridors and sidewalks. The majority of the hospital buildings were organized in long rectangular pavilions in uniform rows along streets with a grid-like plan. Spaces in between the pavilions generally contain grass, trees and shrubs. Buildings were arranged hierarchically, with the administration building, physician and nurses quarters, and medical clinics at the north end of the complex, industrial buildings at the south end, and patient wards and service buildings in the center. Buildings were designed as modern and functional structures with a straightforward use of materials, namely brick on concrete foundations, and gabled or flat roofs according to use. Windows were double-hung or fixed with wooden muntins dividing them into multiple lights. Doors were wood paneled with upper lights and most interior finishes were smooth gypsum board. In general, the DeWitt Hospital retains much of its historic integrity in terms of internal setting, location, materials, workmanship, and feeling. It no longer has integrity of association due to its change in use. Most of the remaining original hospital buildings have not been significantly altered in their footprints or general exterior appearance. Approximately sixty percent of the original hospital buildings remain standing, nearly all of which are in good condition and currently or recently occupied. The core of the DeWitt Hospital complex retains much of its historic military and institutional feel. Approximately half of the patient wards, all of the enlisted men's barracks (later converted to wards) and nearly all service and utility type buildings remain, as do the theater, chapel, gymnasium and swimming pool. Buildings no longer in existence include the administration building, six officer's quarters, four medical buildings and seventeen patient wards. The northern portion of the DeWitt property contains two noncontributing post World War II modern office buildings located outside of the district boundaries. These offices occupy the periphery of the property thus leaving a sixty-three acre portion of the original hospital complex significantly intact. The one large noncontributing building within the district is a Butler manufactured metal maintenance garage located on the southeast corner of the property. The southern portion of the property also contains small garage structures that are noncontributing. In summary, the integrity of the DeWitt Hospital's World War II era building design, materials, layout and setting contribute to a cohesive sixty-three acre district representing its feeling of historic time and place. The hospital's remaining structures retain their appearance as a World War II military hospital, conveying their sense of history. The property reflects its military complex layout and is distinguished from its surroundings by its architecture, street pattern and building placement.

Narrative Description

Note: A substantial amount of information provided in this nomination application is derived from the following document prepared by William Kostura, architectural historian, URS Corporation: State of California Department of Parks and Recreation Primary Record (DPR 523L) Forms, April 2002. Where applicable, excerpts from this document are used to provide historical information and descriptions of the site and buildings. Any subsequent changes to the buildings and site post-dating this report is noted and described. Historical information not derived from this document will also be noted as such.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

General Description of the DeWitt Hospital Complex

DeWitt General Hospital was constructed in 1943 as a permanent World War II Army medical facility designed to treat injured American soldiers. The hospital site consisted of approximately 220 acres and was designed to be a self-contained facility that included over eighty buildings, a circulation system of roads, sidewalks, and enclosed corridors as well as utility infrastructure including a steam power plant, reservoir, incinerator and sewage treatment plant. When constructed, the hospital was located in a rural area approximately three miles north of downtown Auburn, California. At present, this area retains some of its rural character to the north and west of the hospital site but the northeast and southeast portion is becoming more suburban in nature as development continues along State Highway 49. Since its construction and operation as a military hospital and state mental hospital, the DeWitt Hospital site has undergone some significant modifications. Most notably, approximately thirty percent of its original structures have been recently demolished in the northwest and western portion of the site. Noncontributing structures include two large, modern county government buildings that have been constructed on the northwestern periphery of the property. To the west of the hospital site and west of Richardson Drive is a juvenile hall and County jail; both were constructed after World War II. A Home Depot store was constructed on the eastern periphery of the property to the east of First Street. At present, a collection of original buildings remains on sixty-three acres stretching from the southern to the central and northeastern portion of the property.

The DeWitt hospital complex has had three uses since its construction, a World War II military hospital from 1943 to 1945, a state mental hospital from 1946 to 1972, and its current use primarily houses county offices with a few buildings being leased to local businesses or services. All of the hospital buildings were constructed of brick with the most significant buildings being the patient wards - long, narrow, single-story buildings arranged in rows with enclosed connecting corridors and sidewalks. The majority of the hospital buildings were organized in long rectangular pavilions in uniform rows along streets with a grid-like plan. Spaces in between the pavilions generally contain grass, trees and shrubs. Buildings were arranged hierarchically, with the administration building, physician and nurses quarters, and medical clinics at the north end of the complex, industrial buildings at the south end, and patient wards and service buildings in the center. Buildings were designed as modern and functional structures with a straightforward use of materials, namely brick on concrete foundations, and gabled or flat roofs according to use. Windows were double-hung or fixed with wooden muntins dividing them into multiple lights. Doors were wood paneled with upper lights and most interior finishes were smooth gypsum board. Most of the remaining original hospital buildings have not been significantly altered in their footprints or general exterior appearance. Approximately sixty percent of the original hospital buildings remain standing, nearly all of which are in good condition and currently or recently occupied. The core of the DeWitt Hospital property retains much of its historic military and institutional feel. Approximately half of the patient wards, all of the enlisted men's barracks (later converted to wards) and nearly all service and utility type buildings remain, as do the theater, chapel, gymnasium and swimming pool. Buildings no longer

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

in existence include the administration building, six officer's quarters, four medical buildings and seventeen patient wards.

According to architectural historian William Kostura, the DeWitt Hospital complex and its buildings were designed following a traditional model for hospitals known as the pavilion plan that "was developed to apply a scientific understanding of disease to the design of hospitals. Scientific understanding was applied both to the overall plan and to the buildings and other elements of the plan. The basic unit of the pavilion plan was the ward, a narrow, rectangular one or two-story building set in landscaped grounds and oriented so that maximum sunlight entered the building. The interior was an open space with a radiator under each window and a bed between windows. At either end of the ward was a nurses station and a sunroom or porch. Each ward was provided with a passive or mechanical ventilation system intended to keep air moving. Moving air was thought to dissipate germs. Sunlight and views of greenery were considered therapeutic. Details of the interior were designed so that every surface was easily cleaned and so that germs could not accumulate. Typical details included hard plaster walls, cover corners, and the use of minimal trim around windows and doors. In a pavilion plan hospital, as many wards as necessary were built as separate structures, all with the same orientation, so that each ward had the same exposure to light, air, greenery, and the same protection from germs. The pavilion plan was first widely used for military hospitals in Europe and America in the second half of the nineteenth century. They were also used for non-military hospitals, especially from the late nineteenth century to the mid-twentieth century. Pavilion plan hospitals continued to be built until the proliferation of new technologies radically changed hospital design in the 1950s. Thus, World War II military hospitals were among the last pavilion plan hospitals to be built. All branches of the United States military built pavilion plan hospitals during World War II. One type for the U.S. Army, called 'Type A,' was a standard plan for general hospitals. (General hospitals provide facilities for patients with all types of problems and diseases, as opposed to station hospitals for patients with particular types of problems, such as orthopedic hospitals or sanitariums. In the hierarchy of military hospitals, station hospitals are smaller and provide fewer services than general hospitals.) This standard plan was designed by for the U.S. Army by a New York architectural firm, York and Sawyer, and was applied to sixteen hospitals built during the war. DeWitt General Hospital conformed to this standard plan in all but a few details" (2).

Like the other 'Type A' general hospitals, the DeWitt Hospital plan was organized into zones of similar uses. Mr. Kostura describes the overall DeWitt complex as follows: "The buildings where physicians and nurses lived and performed most of their medical tasks were at the north end of the complex, while the industrial buildings were at the south end. In between were medical buildings, patient wards, and recreational and service buildings. This geographic arrangement of uses served to insulate, first, the officers and nurses, and secondly the patients, from noise that was generated by various activities at the hospital. The largest and most important buildings in the hospital – the wards – were oriented northwest-southeast, providing sun on the long sides of the buildings all day. The other main types of buildings – the administration and staff residences at the north end and the warehouse group at the south corner – were orientated differently, expressing their different functions from those of the patient

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

treatment buildings. The overwhelming majority of the buildings, for all purposes, were located in long rectangular pavilions with spaces in between them for grass, trees and shrubs. Although landscaping was an essential feature of pavilion plan hospitals, no landscaping plan or other evidence has been discovered for DeWitt Hospital. Pavilions of all types were organized in uniform rows along streets in a grid-like plan. In addition, each pavilion was accessible along open sidewalks. The wards and principal medical and service pavilions were also accessible from enclosed corridors. Most of these covered corridors linked the pavilions at the centers of their long sides” (2-3).

Northern portion of DeWitt Hospital complex bounded by Bell Road, First Street, B Avenue and Richardson Drive:

Brick entrance gates and an expanse of lawn once occupied the north end of the complex. The lawn may have originally extended throughout much of the complex. Behind the gates and lawn at the entry stood an administration building and six other buildings that functioned as officers and nurses quarters. An officers club and mess hall for officers and nurses stood just to the south of their quarters. These buildings and entry gates were demolished between 2004 and 2013. Today, the lawn and mature trees still occupy the northeast corner of the property while a large modern brick faced county office building, referred to as the CDRA building, and a parking lot occupying the northwest corner of the property.

Just west of the CDRA building, across Richardson Drive, is a small bungalow that pre-dates World War II. This cottage may have functioned as the commanding officer’s residence during World War II. The cottage is a single-story wood-frame residence with side-gabled roof, wood porch and concrete deck.

Four medical buildings were located just to the north of B Avenue and south of the officers club. These buildings housed dental and x-ray clinics, laboratories, surgical rooms, other clinics and medical offices. An expansive lawn also flanked these buildings. These buildings were demolished in 2010. Today the area that the medical buildings once occupied is vacant, with parking areas and a lawn with mature trees to the east and a parking lot to the west. The Larry Oddo Finance and Administration building was constructed around 2002 and now occupies what was originally the lawn area northwest of the medical buildings.

Given that all of the hospital buildings located on this portion of the property have been demolished and the bungalow pre-dates World War II, this area is not included in the district boundaries. The district boundaries encompass sixty-three acres and include the following portions of the hospital property described as follows:

Central portion of DeWitt Hospital complex located between B and D Avenues and Richardson Drive and First Street:

Originally, thirty patient wards were arranged in four blocks between B and D Avenues. Central to these wards were three service buildings that held a canteen, post office, recreation hall for

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

ambulatory patients, and a kitchen and mess hall for patients. A chapel is located at the east end of the wards between B and C Avenues. Lawn and mature trees extend throughout the patient ward areas. Today, seventeen of the patient wards are no longer standing and the area they once occupied is now vacant land. The majority of the wards were demolished between 2008 and 2013. Most of the thirteen remaining patient wards are located on the eastern end of the complex between B and C Avenues.

Southern portion of DeWitt Hospital complex located south of D Avenue and north of Atwood Road:

Barracks for enlisted men (converted to wards in 1945), a theater, mess hall and recreation building occupy the southeast portion of the complex and are bounded by D and F Avenues and First and Second Streets. Some lawn and trees also extend throughout the barracks area. To the south of Avenues E and F is an industrial area containing the following buildings that once served as auto repair, shop, utility, laundry, warehouses, firehouse, and power house. The southeastern area also has a gymnasium and swimming pool that continue to function as such. The remains of a small earthen reservoir that once served as the hospital's fresh water supply is located just to the east of the gymnasium and swimming pool. This reservoir is not included in the district boundaries as it is no longer in use.

Descriptions of Buildings

Nearly all of the World War II-era buildings at the DeWitt General Hospital are similar in plan, structural type and materials. Stylistically, nearly all of the hospital buildings were brick and built in a modern and utilitarian design, without reference to historical styles. Only the chapel (existing) and the administration building (demolished) expressed a restrained colonial revival style. The predominant buildings, the patient wards and enlisted men's barracks (later converted to patient wards) are long, narrow rectangles in plan. They are oriented with their long sides running northwest to southeast in order for the large, regularly spaced windows to allow ample light into the interior. These buildings had gable roofs with eaves flush with the walls, louvered gable vents and roof-ridge monitors providing ventilation. A fall 1945 Auburn Journal article reports that air conditioning in every building except warehouses was to be installed (DeWitt Plans Air Conditioning). All foundations are reinforced concrete, some being a few inches to a few feet in height. Walls are made of brick laid in common bond. Originally the bricks were left unpainted, but an August 1945 Auburn Journal report notes that they were painted with a light cream color waterproof coating (Paint Job Finished). At some point in time most buildings have been painted tan and a few have been sandblasted to expose the original brick. Original windows have wood frames and wood sash, and are divided into lights by wooden muntins. Most of these windows are double hung, with multiple lights in each sash. Some buildings have either replaced windows in their original frames and a few have been boarded up. All other DeWitt General Hospital buildings, with the exception of the gymnasium were similarly constructed of brick on cement foundations. Most service and utility buildings had flat roofs where eaves overhung the walls by several inches to a foot. Windows had wooden frames, some were fixed multiple light and others were double hung multiple light sash windows. Many

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

original doors have been replaced, but some original door frames remain. Wheelchair ramps have been added to most buildings and some buildings have roof mount solar panels. Most interiors have been remodeled. Originally, most interiors were probably finished with smooth gypsum board walls and ceilings and minimal door and ceiling moldings. Smooth surfaces were easy to clean and fostered sanitary conditions.

A tally of existing contributing buildings that date to World War II is as follows:

Wards for patients: 13

Enlisted men's barracks (converted to wards in 1945): 11

Staff and patient services (mess halls, chapel, post office, theater, recreation buildings, etc): 10

Warehouses, laundry, shop buildings, power plant, etc.: 15

A tally of World War II era DeWitt Hospital buildings no longer in existence include:

Administration: 1

Physicians' and nurses' quarters: 6

Officers' club and mess room: 2

Medical buildings (surgery, laboratory, dental clinic, x-ray clinic): 4

Wards for patients: 17

Water treatment plant, sewage treatment plant, and incinerator: 7

Descriptions of existing buildings in the DeWitt hospital district are as follows, beginning at the north end and continuing south. All buildings are rectangular in plan and of brick construction unless otherwise noted.

Patient Wards (Buildings 107 to 117, 211 and 212)

These thirteen buildings constitute the majority of the patient wards that remain standing from the original thirty patient wards. Each building is thirty feet in width and one story in height, with a high concrete foundation and an end-gabled roof. The foundation is raised to a level about four feet above ground, with brick walls above. The north and south ends of these buildings were devoted to common areas in the form of sun porches, and originally featured continuous bands of six-over-six double-hung wood sash windows that stretched across the facades and continued around to the sides. These windows are held in place by heavy, exposed wood framing which also supports the roof. A course of brick sills broken only by the central entry unites these windows. Centrally placed entry doors are topped by transoms of six lights. The gabled area of the façade is composed of fixed windows of multiple lights and a metal louvered vent.

On the long sides of these buildings are ranges of uniformly spaced windows with six-over-six double-hung wood sash. These windows have brick sills and rise to the eave line.

Inside each building, an interior brick wall separates the sun porch area from the patient ward. Within the patient ward, wall and ceiling surfaces were of smooth manufactured wallboard (probably gypsum board), with minimal door and ceiling moldings. Patient beds were placed

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

against the walls between the window openings. Most of the interior spaces have been altered and do not retain their original finish.

These buildings were connected by brick corridors with flat roofs, brick buttresses, and eight-over-eight double hung wood sash windows. As many as eight ward buildings are connected by these corridors.

These buildings have been altered to varying degrees since they were first constructed. Buildings 111-113 and 115 have intact facades save for the replacement of windows, doors and front steps. The north side of building 114 is relatively intact behind a modern porch addition. The south ends of six buildings (107-110, 116, 117) have been altered with facings of stucco or wood to replace or cover some of the windows. With the exception of building 110, the long façade of each building and their connecting corridors have many or most original windows in place and are otherwise little altered. Building 110 has the most notable alteration in that a portion of its western façade has been removed to create a larger main entry and a small infill addition on its southern side connecting to building 111. Buildings 108 and 117 also have small additions on their southern ends. Nearly all of these buildings have two small wooden additions on the north and south end of their west façade that were delineated on a hospital site map dated 1963.

Chapel (Building 118)

The chapel is located on First Street, between B and C Avenues, at the end of the row of ward buildings 110-117. This building has a front gabled roof that rises to a square steeple with a tall, pyramidal cap. The steeple is made of wood and has louvered vents in each side. Windows divided into lights by wood muntins include the circular windows in the front and rear gable areas that light the interior. All other windows have been replaced with metal sash. The central entry features a paired wood panel door. The interior has brick wall surfaces and open wood trusses that support the wooden roof. Stylistically, this is a restrained version of an early New England church. An expansive lawn can be found in front of the building. The exterior and interior of the building are little altered.

Service Buildings (Buildings 208, 209 and 210)

This cluster of buildings functioned as a patients' auditorium and library (208); post office, canteen and offices (209); and mess hall and kitchen for patients (210). These buildings were placed close together and were connected by a sidewalk. The most significant changes to these structures consist of three small additions, including the enclosure of the connecting sidewalk which essentially joins these buildings together. Two additions are constructed of brick and were designed to resemble the original construction and one addition is stucco. The three buildings were originally surrounded on three sides by patient ward buildings. Today patient wards exist on the north and east sides. The patient wards to the west were demolished in 2013 and their site is now a vacant lot. Descriptions of the three buildings are as follows:

Auditorium and Library (Building 208) – This building is generally cruciform in plan and has a high, central nave with a gabled roof, and low wings with flat roofs. Buttresses of brick, with

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

sloping tops, add support to the roof. Most windows in the central nave have twelve-over-twelve double hung windows, while those in the wings have replacement metal sash windows. The exterior of this building has been little altered except for a small brick addition to the south wing. The northern wing has been sandblasted exposing the original brick while the nave portion is painted cream.

Post Office, Canteen and Offices (Building 209) – This building is U-shaped in plan, has a flat roof with extended eaves, and has brick-clad columns. The windows have replacement metal sashes. Most of its wall surfaces have been sandblasted. There is a small stucco addition on its south façade and a small brick addition on its northwest corner.

Mess Hall and Kitchen (Building 210) – This building is roughly H-shaped in plan, with a flat roof, brick-clad columns, and original twelve-over-twelve double hung windows. It is little altered.

Enlisted Men's Barracks (Buildings 309-314 and 320-324)

These one-story buildings are similar in size, shape and materials to the patient ward buildings, save that their ends are devoid of windows, and are pierced only by central entries with eight-light transoms. Most of the original wooden doors in these buildings have been replaced with newer metal doors. Windows in the long façades have double-hung wooden sash divided into lights by muntins. Ten of these eleven buildings were converted into patient wards in 1945. Save for the replacement doors, these buildings and their connecting corridors have generally few exterior alterations. Only the south façades of buildings 313 and 314 has been altered with an infill addition between these buildings.

Enlisted Men's Mess Hall and Recreation Building (Buildings 318 and 319)

Both of these are one-story buildings. The mess hall for enlisted men, Building 318, has a flat roof, twelve-over-twelve wood sash windows and a replacement front door with original sidelights. Save for a few bricked-in windows, it is little altered. Building 319, which was probably a recreation building for enlisted men, has a gabled roof, six-over-six wood sash windows, an original door with nine upper lights and two lower panels, and an eight-light transom over the door. It is little altered.

Theater Building (315)

This two-story building has an extremely slight-pitched, almost flat roof, two-over-four wood sash windows, paired wood doors with upper lights and lower panels, and a covered front porch, of wood. A lawn can be found in front of this building. The exterior is little altered. The interior contains the original stage and the original seating was recently removed and preserved.

Shops, Storage and Morgue (Buildings 306 and 307-308)

These one-story buildings have flat roofs. Building 306 has replacement windows and doors. Building 307-308 has original six-over-six wood sash windows and replacement doors.

Laundry (Building 301) and Warehouses (Buildings 302-305)

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

These one-story buildings have flat roofs. Central vehicle entries can be found on the short façades. In the long sides, most of the original paired twelve-over-twelve windows have been replaced by metal sash windows, but some original windows remain. Except for a few small additions these buildings have been little altered.

Gymnasium (Building 410)

This is a wood-framed building that is one of the taller of the World War II-era buildings in the hospital complex. The cladding of cement-asbestos shingles is original. The building is devoid of windows. The small, projecting entrance pavilion on the west side appears to be an addition. The building is still used as a gymnasium, but the interior finished have been completely remodeled.

Swimming Pool and Changing Room (Buildings 411 and 412)

The outdoor swimming pool is rectangular and dates to World War II. Adjacent to it are two one-story brick changing rooms with a gable roof and wood casement windows.

Utility Area (Buildings 413, 416 – 420 and 423)

Located south of F Avenue, this is a somewhat dispersed cluster of shop buildings. The original use of these buildings were: garage (416), firehouse (417), stone mason's storage (418), Engineer's Department (419, 420, 423). Building 413 may have been an auto shop. Building 413 is a small brick building with a flat roof, a vehicle canopy, and wood sash windows divided into multiple lights. Building 416, demolished in 2009, was clad with cement-asbestos shingles and four vehicle bays took up nearly all of the building. Building 417 is brick and has three vehicle bays for fire engines. The wooden hose tower on its west side appears to be an addition. Building 418 is brick and has a gabled roof, while buildings 419, 420 and 423 are also brick but have flat roofs. Save for the replacement of original windows in Buildings 418 and 419 and the hose tower addition at Building 417, these buildings are little altered.

Power Plant (Building 500)

This building on the west side of Richardson Drive is constructed of reinforced concrete and is about forty feet in height. It has a very slightly pitched roof that is almost flat, industrial steel sash windows of many lights, and metal louvered vents near the top of the building. The exterior of the building is little altered.

The one large noncontributing building within the district is a Butler manufactured metal maintenance garage located on the southeast corner of the property. The southern portion of the property also contains four smaller noncontributing garage structures.

Numbered List of Contributing and Noncontributing Structures (see map in section 9)

Contributing Structures

1. Patient Ward Building 107
2. Patient Ward Building 108
3. Patient Ward Building 109

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

4. Patient Ward Building 110
5. Patient Ward Building 111
6. Patient Ward Building 112
7. Patient Ward Building 113
8. Patient Ward Building 114
9. Patient Ward Building 115
10. Patient Ward Building 116
11. Patient Ward Building 117
12. Chapel, Building 118
13. Auditorium and Library, Building 208
14. Post Office, Canteen, and Offices, Building 209
15. Patient Mess Hall and Kitchen, Building 210
16. Patient Ward Building 211
17. Patient Ward Building 212
18. Laundry, Building 301
19. Warehouse, Building 302
20. Warehouse, Building 303
21. Warehouse, Building 304
22. Warehouse, Building 305
23. Shop, Building 306
24. Morgue, Building 307
25. Storage, Building 308
26. Enlisted Men Barrack Building 309
27. Enlisted Men Barrack Building 310
28. Enlisted Men Barrack Building 311
29. Enlisted Men Barrack Building 312
30. Enlisted Men Barrack Building 313
31. Enlisted Men Barrack Building 314
32. Theater, Building 315
33. Enlisted Men Mess Hall, Building 318
34. Enlisted Men Recreation, Building 319
35. Enlisted Men Barrack Building 320
36. Enlisted Men Barrack Building 321
37. Enlisted Men Barrack Building 322
38. Enlisted Men Barrack Building 323
39. Enlisted Men Barrack Building 324
40. Gymnasium, Building 410
41. Swimming Pool
42. Swimming Pool Changing Room, Building 411
43. Swimming Pool Storage, Building 412
44. Auto Shop, Building 413
45. Fire Station, Building 417
46. Mason's Storage, Building 418
47. Engineer's Department and Utility Yard, Building 419

DeWitt General Hospital

Placer County, CA
County and State

Name of Property

- 48. Engineer's Department and Utility Yard, Building 420
- 49. Engineer's Department and Utility Yard, Building 423
- 50. Powerhouse, Building 500

List of Noncontributing Structures

- 51. Maintenance Garage
- 52. Garage
- 53. Garage
- 54. Garage
- 55. Garage

Historic Integrity

Location: The property retains full integrity as all buildings within the district remain in their original locations.

Design: Despite the recent demolition of approximately thirty percent of the hospital's structures that were located on the northern and western portion of the property, the DeWitt General Hospital complex still embodies a majority of the distinctive design characteristics of a U.S. Army World War II 'Type A' permanent hospital. A sixty-three acre collection of original hospital buildings remains stretching from the southern to the central and eastern portion of the property. Approximately half of the patient wards, all of the enlisted men's barracks (later converted to wards) and nearly all service and utility type buildings remain, as do the theater, chapel, gymnasium and swimming pool. Buildings no longer in existence include the administration building, six officer's quarters, four medical buildings and seventeen patient wards. The remaining original hospital buildings have not been significantly altered in their footprints or general exterior appearance. The exterior façades of the chapel, theater, gymnasium and powerhouse have generally high integrity in all respects. The post office, patient's mess hall, auditorium, laundry, warehouses, fire station, buildings in the utility yard, nine of the eleven enlisted men's barracks and five of the thirteen patient wards have generally high integrity save for replacement windows, doors, steps, some awnings and wheelchair ramps. The northern façades of all eleven patient wards are relatively intact while the southern façades have been more heavily altered with replacement windows and coverings of stucco or wood replacing the sunroom glazing. The long façades and the connecting corridors of the patient wards and enlisted men's barracks remain generally intact, often including the retention of the original windows and some original doors. The two small wooden additions on the western façades of the patient wards probably predate 1963 as they are delineated on a hospital site map dated that year. The pattern of streets and the landscaping of the property are generally intact.

Setting: There are two noncontributing large, modern county office buildings located on the periphery of the property and are not included in the district boundaries, thus leaving a significant core of the hospital property intact and resulting in a good to high quality internal setting for these remaining structures. While the area around the DeWitt property has moved from a rural to a more suburban setting along Highway 49, the property is still located at the

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

edge of Auburn's development and retains some rural character. The DeWitt Hospital's appearance and design characteristics are distinctly different from surrounding properties.

Materials: The DeWitt Hospital property retains high integrity of its most identifiable building material, namely brick buildings. Nearly all additions and building modifications are minimal in size. Some additions are constructed of brick, while others are wood or stucco and typically do not detract from the overall feel of the brick structures. Originally the buildings were not painted, but historic newspaper reports provide evidence that all buildings were painted a cream color before the end of World War II. Today, many buildings are painted a tan color and some have been sandblasted. Most buildings have retained some of their original windows along with some replacement windows fitted to the original window frames, while other windows have been boarded up or covered with wood or stucco. While most of the original wooden doors have been replaced with metal doors, some original doorframes remain and a few doors have been bricked in.

Workmanship: With the exception of the chapel and previously existing administration building that displayed a restrained colonial revival design, the DeWitt Hospital facilities were constructed with simple and utilitarian design and workmanship. The remaining hospital buildings on the property retain their simple character as the construction of additions, installation of air conditioning, rooftop solar panels and the replacement of doors, windows, and steps over the years are also simple and utilitarian in form and workmanship.

Feeling: The core of the DeWitt Hospital property retains much of its historic military and institutional feel. Approximately sixty percent of the original hospital buildings remain standing, nearly all of which are in good condition. Overall, the majority of building façades remain largely intact contributing to their feeling and appearance as World War II military hospital structures. Thus the property conveys its feeling and sense of history.

Association: It no longer has integrity of association due to its change in use.

In general, the DeWitt Hospital retains its historic integrity in terms of internal setting, location, materials, workmanship, and feeling. Approximately half of the patient wards, all of the enlisted men's barracks (later converted to wards) and nearly all service and utility type buildings remain, as do the theater, chapel, gymnasium and swimming pool. Buildings no longer in existence include the administration building, six officer's quarters, four medical buildings and seventeen patient wards. In summary, the DeWitt Hospital property building design, materials, layout and setting make the property a cohesive unit contributing to its feeling of historic time and place. The property reflects its military complex layout and is distinguished from its surroundings by its architecture, street pattern and building placement.

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Period of Significance
1942-1963

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)

Martin Ramirez

Cultural Affiliation

Architect/Builder

U.S. Army
York and Sawyer

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

DeWitt General Hospital is significant under National Register Criteria A, B and C at the local and national levels in the areas of health/medicine, art and architecture for the period 1942 to 1963. Under criterion A, DeWitt General Hospital is associated with the medical treatment of wounded servicemen during World War II, one of our nation's most significant historic events. DeWitt General Hospital is nationally significant as it is where highly regarded surgeon, Norman Freeman, pioneered important vascular surgical techniques. DeWitt General Hospital was one of the three designated Army vascular treatment centers in the United States. The construction and operation of the DeWitt General Hospital near Auburn, California also significantly influenced

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

its local community economically and socially during the period 1943 to 1945. The hospital became one of the areas largest employers as well as supported various community activities including education, social outreach and entertainment. A nurses training program was established at the hospital, local social groups and individuals volunteered to help with patient care and morale as well as fundraising efforts for improving the hospital facilities. Area residents participated in entertainment activities at the hospital including dances held in the hospital auditorium and USO shows held in the hospital theater. The hospital's local economic significance continued after the war as the facility was converted into a state mental institution in 1946 and renamed the DeWitt State Hospital where it remained one of the area's largest economic drivers and employers until its closure in 1972. In addition, the DeWitt State Hospital is locally, regionally and perhaps nationally significant in the areas of medical treatment and art due to its association with artist and psychologist Tarmo Pasto, an early researcher in the area of artistic expression and psychology theory which influenced the development of the field of art therapy as treatment for mental illness. Related to this significance is DeWitt State Hospital's eligibility under National Register criterion B due to its association with internationally recognized outsider artist, Martin Ramirez. The period of significance for the DeWitt Hospital's association with Ramirez is 1948 to 1963, the years that he created his most notable artwork while in residence as a patient at the hospital. Tarmo Pasto and the Dewitt Hospital staff and facilities were crucial to the discovery and creation of Ramirez's artwork that has achieved recognition through local and national art exhibits as early as 1951. The importance of Martin Ramirez's work is nationally recognized by the recent issuance of U.S. postage stamps featuring his artwork. Thus, the DeWitt Hospital property is significant in several ways to local and national historic contexts of health/medicine and art. Considering its association with Martin Ramirez, the DeWitt Hospital property is also nominated under the cover of the Latinos in 20th Century California MPS, under the associated contexts *Latinos in the Arts*, as an example of the *Residences and Studios of Prominent Persons* property type. Furthermore, the DeWitt Hospital property is significant in the area of architecture in a national historic context under National Register criterion C as it is an example of the large-scale planning and construction that was required during World War II to meet national defense needs for the medical treatment of American soldiers wounded in the war. DeWitt Hospital is located approximately three miles north of Auburn, California. Like many of the general hospitals constructed in the United States during the last two years of World War II, the DeWitt site was chosen because of its location in a coastal state with flat terrain, moderate weather, proximity to a civilian work force and access to transportation routes such as a highway and train station. Despite the demolition of approximately thirty percent of the hospital's structures, the DeWitt General Hospital complex still embodies a majority of the distinctive design characteristics of the U.S. Army 'Type A' general hospitals constructed during World War II. The DeWitt hospital is also one of the last two remaining examples of its type. The period of significance for the operation of the DeWitt General Hospital is 1942 to 1945, the years that the complex was designed, built and operated as a military hospital.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Health/medicine

Under National Register Criterion A, the DeWitt Hospital is nationally and locally significant in the area of health/medicine during its uses as an Army general hospital and a state mental hospital. The period of significance is from 1943 to 1945 when the facility operated as a World War II Army general hospital and from 1946 to 1963, the years that the facility functioned as a state mental hospital and residence of artist Martin Ramirez.

During World War II, many of the Army general hospitals specialized in one or more types of treatment. Among the 'Type A' pavilion plan general hospitals such as DeWitt, specialties included orthopedic surgery, psychiatry, treatment of syphilis, plastic surgery, ophthalmologic surgery, treatment of rheumatic fever, neurology, neurosurgery and vascular surgery. In addition to performing general medical care, amputations and general surgery, these hospitals may have specialized in as many as four or five areas. The specialties at DeWitt were general medicine, neurology, neurosurgery, vascular surgery and psychiatry (Kostura 17). Doctor Norman Freeman, a recognized expert in vascular surgery, was assigned to DeWitt General Hospital in 1945 as Chief of Surgery. Freeman graduated from the Yale School of Medicine and furthered his training as a National Research Fellow at Harvard under the famous professor of physiology, Walter B. Cannon. After which, Freeman completed his surgical residency at Massachusetts General Hospital under Edward D. Churchill. In 1936, Freeman was appointed the J. William White Assistant Professor of Surgical Research at the University of Pennsylvania and was made the Chief of Vascular Surgery at Pennsylvania Hospital in 1938. From that point forward, Freeman confined himself entirely to vascular surgery, in effect becoming the first physician in this specialty in the United States. During his four years of service in the Army, Freeman is known to have continued his clinical research in vascular surgery where, according to the Journal of Vascular Surgery, he "pioneered many direct reconstructive vascular surgical techniques. As an example, at that time, arteriovenous fistulas were commonly treated by quadruple ligation. Freeman's contribution was to divide the arteriovenous communication and directly reconstruct the vessels with restoration of normal blood flow" (Connolly). In 1946, Freeman reported 18 successful operations utilizing this new surgical technique at DeWitt General Hospital to the American Surgical Association and was awarded the Army Commendation Ribbon for his innovation in arterial repair. Because of Freeman's innovation, DeWitt Hospital was the only Army Vascular Center to carry out routine arteriography at that time. After the war, Freeman joined the Department of Surgery at the University of California in San Francisco where he continued his innovative research and clinical practice in vascular surgery until his retirement (Connolly and Freeman).

The end of World War II led to a significant shift in ownership and medical focus for DeWitt Hospital. Despite that DeWitt was constructed as a permanent military general hospital for the intent of its possible conversion into a Veterans Administration medical center, the Army closed the hospital on December 31, 1945 and sold the facility to the State of California in 1946. At

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

this time, California's mental institutions were overcrowded by 6,300 patients, or about 24 percent, with the expectation that these conditions would continue as new mental health institutions were not scheduled to open until 1951. As a result, DeWitt became California's eighth mental hospital and subsequently its name was changed to DeWitt State Hospital. California had mental hospitals located in Stockton (1853), Napa (1875), Agnews in San Jose (1889), Mendocino (1894), Patton (1894), Metropolitan in Norwalk (1916), and Camarillo (1937). Until 1950, DeWitt only received patients from other, overcrowded state mental hospitals (Kostura 20-21). The transfer of one patient from Stockton, Martin Ramirez in 1948, became of particular significance not only the hospital's history, but also to the history of the region and the practice of psychology. Due to his older age and diagnosis of tuberculosis, Martin Ramirez, a Mexican who immigrated to California in 1925, was transferred to DeWitt State Hospital. Shortly after his transfer, Ramirez came into contact with Tarmo Pasto, a professor of art and psychology at Sacramento State University. Pasto was of Finnish American decent and academically trained in art, humanities and psychology at Cornell University and the University of New York. Pasto's relocation to Sacramento, California was prompted by his fascination with the landscapes and deserts of the American West that he encountered during his military service in California during World War II (Espinosa 27). Pasto is credited with being one of psychology's more notable early pioneers in the study of artistic expression and psychology theory and his research influenced the establishment of the field of art therapy as treatment for mental illness (Junge 5-15). Pasto became familiar with DeWitt State Hospital through Paul Kivisto, a colleague and the senior clinical psychologist at DeWitt. During the years that Pasto was an art and psychology professor at Sacramento State University he received permission from DeWitt administration to visit the hospital with his students for observational learning. On one of his visits, Pasto noticed a drawing that was created by Martin Ramirez that hospital staff had posted on the screen door to the hospital's solarium. Pasto recognized the artistic talent displayed by Ramirez in this drawing and instructed hospital staff to collect and date his drawings for research purposes. In 1952, Pasto was awarded a fellowship from the Ford Foundation Fund for the Advancement of Education enabling him to more closely study Ramirez's case as well as other patients at DeWitt that were also engaged in creating paintings or sculpture. In 1956 Pasto was awarded a Fulbright Scholarship to continue his art and psychology research in Finland (Anderson 179 and Tarmo Pasto). Pasto also received a grant from the National Institute of Mental Health allowing him to continue his study of hospitalized psychiatric patients, California Youth Authority clients and adult prisoners in California in the mid 1960s to evaluate the usefulness of art therapy in California Institutions (Rubin 234-235). During this same time, Pasto was a member and officer of the American Society chapter of the International Society of Psychopathology of Expression, an organization which provided a forum for conferences and publications of early art therapists ultimately leading to the establishment of the profession of art therapy and the American Art Therapy Association. Besides his own research contribution, Pasto influenced the noteworthy careers of two other art therapists, Cay Dracknik and Don Uhlin, both of whom also advanced the profession of art therapy in California (Junge 5-15). Cay Dracknik who was well known for her legislative efforts in advancing the field of art therapy was appointed to the State of California Health Facilities Advisory Board and served as president of the American Art Therapy Association (Art Therapy 17). Dracknik also assisted Don Uhlin, an art professor at Sacramento State University who collaborated with Pasto in art

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

therapy research, in establishing the university's art therapy graduate program (Kramer et al. 93 and Drachnik 18). In summary, the work of Doctor Norman Freeman and Professor Tarmo Pasto at DeWitt Hospital was directly and indirectly critical to the advancement of vascular surgery and art therapy thus supporting the hospital's historic significance in the area of health/medicine.

Additionally, the operation of the DeWitt Hospital was locally significant as its construction and operation as a World War II Army general hospital and later as a state mental hospital constituted the Auburn area's driving economic force and the community's largest employer from the period 1943 to 1972. In 1939, with the anticipation of America's possible entry into World War II, the United States began mobilizing troops and constructing military barracks and other facilities, including the planned expansion of hospital facilities. Policy directing the establishment of hospital facilities changed several times during the war. Initially the military focused on expanding its existing hospital facilities since this approach would be faster than constructing entirely new hospitals. However, by 1940 the addition of beds to existing hospitals proved unsatisfactory and additional hospital facilities were developed in two ways. One approach was to acquire civilian hospitals and other properties such as hotels and schools and convert them into military hospitals. Another method was to construct cantonment type hospitals consisting of rows of one-story wood-framed structures that were considered temporary. Later, in consideration of safety and veteran concerns, hospitals of more permanent materials, namely brick, were constructed. By mid-1942, hospital design refinements led to the development of another hospital plan, known as 'Type A' pavilion plan to be constructed of mostly one-story brick permanent structures (Kostura 13-15). In conjunction with this new hospital design policy were military policies regarding the location of new hospitals that ultimately influenced the selection of Auburn, California as a military general hospital site.

Similar to the military's fluctuating policies on hospital design were their policies on determining locations for general hospitals. Initial policy was to locate hospitals near large Army training camps. However, these camps were rarely near large centers of population and thus lacked access to a civilian work force to staff hospital positions. With the United States full involvement in the war in early 1942, fear of air attack from overseas influenced a decision to place hospitals in interior states of the country, between the Appalachians and Sierras. Unfortunately this policy proved difficult with the transportation of patients from the Pacific and European theaters to hospitals as ports of debarkation were located on the coasts. Consequently this policy was modified later in 1942 and eventually rescinded resulting in more than half of the general hospitals being located in coastal states. Other factors influencing the determination of hospital location were proximity to rail lines, moderate weather, and flat terrain. One last factor, the proximity of wounded soldiers to their hometowns, was not considered until almost all hospital locations had been decided. Being one of the last hospitals to be designated, the construction of DeWitt General Hospital was in accordance with this later policy (Kostura 17).

With economic interests in mind and patriotic support, many communities lobbied to be selected as the sites of hospitals. A September 5, 1942 newspaper editorial written by the Placer Herald editor, W.A. Shepard, is credited as starting the campaign to bring a military hospital to Auburn.

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

The Auburn Chamber of Commerce and Congressman Harry L. Englebright, representative for Placer, Nevada and Yuba Counties spearheaded the campaign by contacting the Army Surgeon General in Washington. The DeWitt site was selected because of its location in a coastal state with flat terrain, moderate weather, proximity to a civilian work force (Auburn's population was approximately 4,000) and access to transportation routes such as a highway and train station. After a site inspection by the District Engineer in Sacramento, Congress gave construction approval and appropriated funds on March 25, 1943 (Kostura 17-18 and Rushton). A major contracting firm from San Francisco, McDonald and Kahn was awarded the construction contract that eventually totaled nearly six million dollars. Construction of the hospital began on April 7, 1943 and its formal opening ceremony was held on February 27, 1944. Local newspapers routinely reported on the hospital's construction progress, civilian employment figures and community involvement activities. For example, the Placer Herald reported on August 7, 1943 that approximately nine hundred construction workers were employed along with a noted shortage of carpenters(The War Hospital). A year after the hospital's official opening, the March 22, 1945 issue of the Auburn Journal reported that DeWitt hospital housed 1,747 patients, 510 enlisted men, 253 commissioned officers, 105 WACs and employed 511 civilians (DeWitt Plans Broadcast). Population totals for DeWitt Hospital near the end of the war were reported in the August 23, 1945 Auburn Journal as 2,221 patients, 130 commissioned officers, 177 commissioned nurses, 617 enlisted men, 171 WACs and 492 civilian employees (Population at DeWitt). Despite that the number of civilian employees at DeWitt was reduced to approximately five hundred staff after construction tapered and hospital operations expanded, the hospital was one of the area's largest employers totaling one million dollars in annual payroll (Placer Herald and Leonard). In addition to staffed positions, many of the Auburn area residents and organizations provided volunteer services, recreational and educational opportunities, and donated goods to assist the recovering patients at the hospital. Various newspaper reports and a local news magazine highlighted the community's generosity that included financial contributions to construct a solarium, donations of books, pianos, radios, recreation equipment, flowers and musical accompaniment at the chapel, Christmas trees, stockings, greeting cards, fruitcake and Christmas gifts. Social engagement included local and USO organized shows at the theater, Red Cross organized dances in the auditorium, parties in private homes, outings to ball games, drives along the American River and visits to Lake Tahoe (Leonard 34-39). In addition, Auburn's educational community provided educational opportunities to the hospital's patients and staff. Private tutoring, high school and Placer college classes were offered and a psychiatric nurses training school was established (Graduate 8; Patients Receive Diplomas and Nursing School).

In light of the substantial economic and social impact that DeWitt hospital made on the Auburn community, the end of the war caused considerable public concern over the facility's future use. Some community leaders lobbied for the conversion of DeWitt to a Veteran's Administration hospital, but this use was rejected despite that its permanent brick construction was authorized in part to keep this option available. The Army ceased hospital operations at DeWitt on December 31, 1945 and sold the facility to the State of California in 1946. At this time, California's mental institutions were overcrowded by twenty-four percent, roughly 6,300 patients, with the expectation that these conditions would continue as new mental health institutions were not

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

scheduled to open until 1951. As a result, DeWitt became California's eighth mental hospital and subsequently its name was changed to DeWitt State Hospital. Until 1950, the DeWitt mental hospital was considered temporary and only received patients from other overcrowded state mental hospitals. After 1950, DeWitt was reclassified as a permanent state mental facility and began accepting new patients from Modoc, Lassen, Plumas, Sierra, Nevada, Yuba, Sutter, Placer, El Dorado, counties as well as Yolo, Butte and Sacramento counties in 1952 (Kostura 20-21 and Rushton).

Regardless of the concern expressed in newspaper editorials over the mental hospital's stigma impacts on the Auburn community, DeWitt hospital's local economic significance continued after the war. According to a September 12, 1952 Placer Herald news article, the DeWitt State Hospital employed seven hundred workers to care for three thousand patients, making it the largest economic unit in the Auburn area. This article also notes that five hundred of the hospital employees made a direct contribution to the community as they resided in the community's neighborhoods and half of whom owned their home (22 sec 4). Other news articles and personal accounts further support DeWitt hospital's economic significance to the area. Connie Queen, a psychiatric technician and LVN employed at DeWitt reported to the Auburn Journal, "All our neighbors worked at DeWitt. In those days, it seemed as if 75 percent of Auburn worked there...it was our bread and butter" (Rushton). Indeed, this statement reflects DeWitt hospital's economic importance as it was the area's largest employer and its operation contributed approximately seven million dollars annually into the Auburn-Grass Valley economy (Rushton and Carroll). In 1971, Governor Ronald Reagan mandated the closure of several state mental institutions due to combined circumstances of budget cutbacks, intolerable living conditions at state mental hospitals and changes in modern treatment of mental illness. Thus, the DeWitt State Hospital's local economic and historic significance for the period 1946 to 1972 ended with the transfer and discharge of its last patients scheduled for the spring of 1972 (DeWitt Patient Transfer Starts).

Art

Under National Register Criterion B, the DeWitt Hospital is significant in the area of art in national and local historic contexts from the period 1948 to 1963 as it is the facility where nationally recognized outsider artist Martin Ramirez lived and created his artwork. Due to its association with Martin Ramirez, the DeWitt Hospital property is also nominated under the cover of the Latinos in 20th Century California MPS, under the associated contexts *Latinos in the Arts*, as an example of the *Residences and Studios of Prominent Persons* property type.

Martin Ramirez immigrated to California in 1925 in hopes of finding work to help support his wife and children who stayed behind to work the family's small rancho in Mexico. Martin's plan to periodically send money home to his family worked for about five years before it was interrupted by the Great Depression and by the Cristero Rebellion in Mexico. By 1930, the rebellion had recently ended and the United States entered into the Great Depression. Despite that thousands of Mexicans were deported and many voluntarily returned home after losing their jobs during the Great Depression, Ramirez was not deported and chose to remain in California,

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

though he was likely vagrant or unemployed like most Mexican immigrants. On January 9, 1931 Ramirez was apprehended by police in San Joaquin County California and was committed to Stockton State Hospital because he was "confused and unable to care for himself" (Espinosa 24). Ramirez was first diagnosed with manic depression but throughout his institutionalization he was also diagnosed with dementia praecox, catatonic form and incurable schizophrenia. However, the true extent of his mental illness remains unclear due in large part to cultural and language barriers as well as racism against Mexican immigrants. While living conditions at the Stockton hospital were overcrowded and understaffed, it is reported that Martin was quiet, well behaved, well nourished, well rested and was assigned to work on the hospital grounds, dairy farm and gardens. Ramirez stayed at Stockton State Hospital for seventeen years. Due to his age, diagnosis of tuberculosis and overcrowded conditions at Stockton, Martin Ramirez was transferred to DeWitt State Hospital in 1948 and resided there until his death in 1963 (Espinosa 19-29).

The relocation of Ramirez to DeWitt State Hospital was pivotal to his life as an artist. Despite the notably horrid living conditions at state mental hospitals across the nation, Martin's stay at DeWitt was significantly improved compared to Stockton as it was less crowded and opportunities for entertainment, recreation and church services were provided. It is reported that Ramirez had brief conversations with the Irish priest who spoke some Spanish and held Sunday services at the hospital chapel. Martin also had access to magazines and publications from the hospital library and viewed popular movies in the small hospital theater. Arts-and-crafts classes were offered on a weekly basis and some patients had access to the library that held books and magazines donated by residents of the Auburn community. These more favorable conditions influenced his artistic production. Ramirez is considered an untrained, or outsider artist as no evidence exists to show that he had any experience or history with an arts and crafts background. Martin's family reports that he must have first begun to draw in the late 1920s as some drawings appeared in the margins or backsides of letters that he sent them. Ramirez also created some drawings of reasonable artistic merit during his stay at Stockton State Hospital as medical staff there saved some of his artwork and sent it to his family after he was transferred to DeWitt. However, Ramirez's artwork was not evaluated or preserved as art until after his encounter with artist and psychologist Tarmo Pasto (Espinosa 26-30).

Shortly after his transfer to DeWitt State Hospital, Martin Ramirez came into contact with Tarmo Pasto, a professor of art and psychology at Sacramento State University who routinely visited the hospital with his students for observational learning. On one of his visits, Pasto noticed a Ramirez drawing that hospital staff had posted on the screen door to the hospital's solarium. Pasto, recognizing the artistic talent displayed by Ramirez in this drawing, contacted the hospital staff who informed him that paper and drawing materials were often in short supply to meet the demands of Martin's desire to draw. As a result, Pasto provided Ramirez with art supplies and instructed hospital staff to collect and date Ramirez's drawings for his research in art expression and psychology theory. Due to Pasto's interest, support and encouragement, Ramirez's most productive period of artwork was from 1950 to 1956. During those years it was reported by hospital employees that Martin was engaged in art production full-time (Espinosa 27).

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

Ramirez's artwork is reflective of and was influenced not only by his memories of his life in Mexico but also by his life of confinement at DeWitt where his only knowledge of the outside world was limited to the images he saw in publications and magazines and in the movies at the DeWitt State Hospital. While at DeWitt, Ramirez had access to ample publications and magazines that were donated by community residents. These publications and other images Martin saw that reflected modern life were crucial to the production of Ramirez's work in their use as pictorial fragments in collages, visual inspiration or even used as material to draw over. According to Brooke Davis Anderson, Director of the U.S. Biennial and former director at the Los Angeles County Art Museum and the American Folk Art Museum, the collection of Ramirez's work "teems with traditionally Mexican motifs but also references popular American culture of the mid-twentieth century, forms an impressive map of a life lived between two worlds-two worlds in a geographical, cultural, as well as social sense" (Anderson). Besides utilizing images from his memory and from his life at DeWitt, Ramirez also utilized other artifacts from the DeWitt Hospital to create his artwork. Davis Anderson also notes that Ramirez, "began to assemble found bits of paper-candy wrappers, greeting cards, flattened paper cups, hospital supply forms, and book pages, for example-using a self made glue to create large surfaces for drawing" (Anderson). This artistic process was recorded by artists from the Sacramento area who accompanied Pasto on his visits to observe Ramirez's daily work routine. For example, painter Wayne Thiebaud would observe Ramirez patiently glue together scraps of paper into one enormous piece of paper using a paste he made from saliva and oatmeal. To work on these large pieces Ramirez crouched over them on the floor as some measured more than forty by one hundred inches. Thiebaud also observed Ramirez's use of media and tools which consisted of pencils, tongue depressors as straightedges, and matchsticks to apply a colored paste that he made from crayons, charcoal, red juice extract from fruits, shoe polish, his own saliva and even sometimes phlegm that he mixed in small pots he made from oatmeal and then dried on a radiator. While at DeWitt, Martin also attended and interacted with other patients engaged in art at weekly ceramics workshops where he was further encouraged to work on his drawings as they were stored in the ceramics workshop area (Espinosa 27-28).

The first formal introduction of Martin Ramirez's work to the art community occurred in November 1951 when Tarmo Pasto organized a solo exhibit of Ramirez's drawings on the University of California Berkeley campus (Espinosa 27). Pasto continued to introduce Ramirez's work to other members of the art community resulting in further exhibits. For instance, Don R. Birrell, director of the E.B. Crocker Art Gallery in Sacramento organized another solo exhibition of Ramirez's work later in 1951. In January 1954, art historian Dr. Alfred Newmeyer, who attended the Crocker exhibit, organized another solo Ramirez exhibit at the Mills College Museum of Art in Oakland, California. Later that year Pasto organized a group exhibit that included Ramirez's work at the M.H. de Young Memorial Museum in San Francisco. Pasto also organized a Ramirez solo art exhibit on the East Coast in the 1950s at the Emily Lowe Art Center at Syracuse University in New York. In 1955, Pasto shipped ten pieces of Ramirez's work to James Johnson Sweeney, director of the Solomon R. Guggenheim Museum in New York, but an exhibition there never materialized (Espinosa 28 and Anderson 179). Despite this early recognition, it was not until the 1970s that Ramirez's work became more widely known to the art world. In the early 1970s, artist Jim Nutt and his dealer Phyllis Kind

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

purchased nearly the entire collection of Ramirez's work from Pasto and subsequently sponsored more group and solo exhibits (Storr 14). In all, Ramirez created more than 450 drawings and collages during his residence at DeWitt State Hospital (USPS). The American Folk Art Museum in New York recognized the significance of Ramirez's work at their 2007 retrospective art exhibit that featured more than 97 of his works (American Folk Art Museum). Today, Ramirez's work is held by private collectors and is on display at the Guggenheim Museum, the American Museum of Modern Art, the Metropolitan Museum of Art and the Crocker Art Museum. The importance of Martin Ramirez's work was also nationally recognized by the 2015 issuance of U.S. postage stamps featuring his artwork, all of which was created at DeWitt State Hospital (USPS). According to the March 25, 2015 press release and USPS CFO and Executive Vice President, the "choice of Martin Ramírez as the subject of a Forever stamp sheet reflects the widespread — and growing — influence he has had on art in the United States, as well as on artists throughout the world, And though his name remained virtually unknown in the decade following his death in 1963, Martin Ramírez's work has become some of the most highly valued examples of art. Today, he joins the ranks of other famous artists, such as Norman Rockwell, Georgia O'Keefe, William H. Johnson and Frida Kahlo, who have been honored on American postage stamps" (USPS). In conclusion, the artwork created by Martin Ramirez is explicitly tied to his life at the DeWitt State Hospital and is recognized as being locally and nationally historically significant in the area of art.

Architecture

DeWitt General Hospital is significant in the area of architecture in a national historic context under National Register criterion C as it is an example of the large-scale planning and construction that was required during World War II to meet national defense needs for the medical treatment of American soldiers wounded in the war. Architectural historian William Kostura states that the DeWitt General Hospital is "a distinctive example of a pavilion plan hospital. The pavilion plan is one of the most important hospital types of the past 130 years in the United States. While many examples of pavilion plan hospitals remain in this country, DeWitt is remarkable because it was a response to the very particular problems posed by World War II. It had to be built on a large scale with both speed and economy, while maintaining high standards regarding patient comfort, fire-resistance, and durability. It perpetuated the values espoused by Florence Nightingale in the 1850s in that its ward buildings were only one story in height and possessed sunrooms. Both of these features gave patients access to fresh air and natural light" (23). In total, sixty-six Army hospitals in the United States treated American soldiers wounded in World War II but not all of these were newly constructed or constructed as permanent pavilion plan hospitals. In addition to utilizing existing military hospitals, civilian hospitals, hotels and similar properties were temporarily acquired by the military for hospital use. New hospital construction consisted of twenty-six temporary cantonment wood structure hospitals and sixteen 'Type A' or similar brick pavilion plan Army hospitals. DeWitt General Hospital was inventoried as a permanent hospital and is one of twelve 'Type A' Army general hospitals designed by the architectural firm York and Sawyer (War Department and Kostura 15-16). The DeWitt hospital is also one of last remaining examples of its type. The period of

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

significance is 1942 to 1945, the years that DeWitt General Hospital was designed, constructed and operated as an Army general hospital.

In 1939, with the anticipation of America's possible entry into World War II, the United States began mobilizing troops and constructing military barracks and other facilities, including the planned expansion of hospital facilities. Policy directing the establishment of hospital facilities changed several times during the war. Initially the military focused on expanding its existing hospital facilities since this approach would be faster than constructing entirely new hospitals. However, by 1940 the addition of beds to existing hospitals proved unsatisfactory and the Army Surgeon General recommended construction of cantonment type hospitals consisting of rows of one-story wood-framed structures that were considered temporary. A total of twenty-six cantonment type general hospitals were constructed in the United States during the war. Another shift in hospital development occurred in 1941 as the Army became dissatisfied with the safety of wood cantonment hospitals resulting in the construction of five "semi-permanent" hospital complexes from 1942-1943 consisting of two-story brick construction providing improved fire safety. This new hospital design was also short lived due to concerns over construction speed and costs as well as materials shortages occurring in early 1942 as the United States was fully engaged in the war (Brosin). As a result, the military returned to constructing wood cantonment hospitals in addition to acquiring and converting civilian hospitals and other properties such as hotels into hospitals from 1942 to 1943. However, at this same time, the Administrator of Veterans Affairs voiced his concern with constructing temporary hospitals citing that a problem from World War I was being repeated in that construction of temporary hospitals would have no use to serving veterans after the war. The Army Surgeon General was also interested in constructing improved hospital facilities, whereas the Army Corps of Engineers was focusing on costs. While these parties met to resolve their differences, wood construction materials were again scarce by mid 1942 and brick was more readily available. The result of these circumstances led to the development of another hospital plan, known as 'Type A' to be constructed of mostly one-story brick structures (Kostura 13-15).

In the fall of 1942, the Army contracted with the architectural firm, York and Sawyer to develop plans for the 'Type A' hospital complex. According to architectural historian, William Kostura, "York and Sawyer was a major architectural firm with a long history of designing large buildings and complexes. One of the founders was Edward Palmer York (1865-1928), who had studied at Cornell and worked as a draftsman with the firm McKim, Mead and White. The other founder, Philip Sawyer (1868-1949) worked as an engineer before turning to architecture. He attended the Ecole des Beaux Arts in Paris and then also went to work for McKim, Mead and White. In 1889 the two men left McKim, Mead and White to form their own firm in New York City. They quickly attracted commissions of major projects specializing in large office buildings, banks, hospitals, and colleges in New York and elsewhere. They admitted a number of partners, most importantly another former employee of McKim, Mead and White, Louis Ayres, in 1910. The firm's work was largely classical in style. Henry Hope Reed wrote that 'The firm had an unusual grasp of the monumental and achieving a striking visual effect that became the firm's trademark.' During 1908-1936 they designed more than a dozen hospitals in several states and in the Philippine Islands. During 1909-1913 they consulted to the Treasury Department, and in the

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

1910s Ayres served on the board that advised the Secretary of the Treasury in planning the Federal Triangle, the most elaborate complex of Federal buildings in Washington D.C. Their Commerce Building (1913) set the height and roof style for the Triangle. The selection of this firm to design Type A hospitals for the government during World War II was a natural result of their previous experience in designing hospitals and in consulting for the Federal government. No other York and Sawyer designs are known to have been built in California" (15).

The design plans for the 'Type A' hospital were similar to the "semi-permanent" two-story brick hospitals that were already under construction. The main differences in the 'Type A' design were that ward and clinic buildings were one-story in height which eliminated the need for ramps; the ward buildings measured 20 feet longer at 287 feet in total length; patient beds were arranged on both sides of the ward; and clinical facilities were better arranged. In addition, 'Type A' hospitals were more economical to build and the one-story wards provided better safety for patients (Kostura 15).

While the details and refinements of the 'Type A' hospital were designed to fit the needs of World War II America, its general form follows the pavilion plan hospital design that originated in France. The construction of the cantonment and "semi-permanent" Army hospitals also followed the pavilion plan concept. Pavilion plan hospitals, according to Kostura, "originated in France in the late eighteenth century as an antidote to the disease-ridden Hotel-Dieu, adjacent to Notre Dame Cathedral on the Ile de la Cite in Paris. Later, the pavilion type was popularized, and the form greatly refined, by Florence Nightingale as a result of her experiences in the Crimean War (mid-1850s). Believing that disease spread through harmful vapors that were emitted by the body, she pushed, with great success, for hospitals that admitted plenty of fresh air and light to each patient. She felt that large, monolithic, block-shaped hospital buildings were poorly designed for achieving these ends, whereas hospitals that were dispersed in plan could admit the air and light that was necessary for health. Instead of one large building, Nightingale favored numerous buildings that were preferably one or two stories in height. Buildings should not be so close to each other as to cast shadows on each other or interfere with air flow around and through buildings. Buildings could be connected by corridors, but there should be no enclosed courts or high walls. Buildings should be no more than thirty feet in width and arranged on a north-south axis for maximum exposure to natural light. These principles found favor in England almost soon after Nightingale's return from the Crimean War, and in the United States after the Civil War. As the pavilion plan developed in urban areas, where real estate was valuable, hospitals sometimes grew to many stories, but in accordance with pavilion principles, wings were narrow and were widely separated from each other" (16).

Kostura further states, "The pavilion was developed to apply a scientific understanding of disease to the design of hospitals. Scientific understanding was applied both to the overall plan and to the buildings and other elements of the plan. The basic unit of the pavilion plan was the ward, a narrow, rectangular one or two-story building set in landscaped grounds and oriented so that maximum sunlight entered the building. The interior was an open space with a radiator under each window and a bed between windows. At either end of the ward was a nurses station and a sunroom or porch. Each ward was provided with a passive or mechanical ventilation

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

system intended to keep air moving. Moving air was thought to dissipate germs. Sunlight and views of greenery were considered therapeutic. Details of the interior were designed so that every surface was easily cleaned and so that germs could not accumulate. Typical details included hard plaster walls, cover corners, and the use of minimal trim around windows and doors. In a pavilion plan hospital, as many wards as necessary were built as separate structures, all with the same orientation, so that each ward had the same exposure to light, air, greenery, and the same protection from germs. The pavilion plan was first widely used for military hospitals in Europe and America in the second half of the nineteenth century. They were also used for non-military hospitals, especially from the late nineteenth century to the mid-twentieth century. Pavilion plan hospitals continued to be built until the proliferation of new technologies radically changed hospital design in the 1950s. Thus, World War II military hospitals were among the last pavilion plan hospitals to be built. All branches of the United States military built pavilion plan hospitals during World War II" (2).

For the Army, sixteen of the last general hospitals to be constructed followed, or nearly followed 'Type A' plans. DeWitt plus ten other general hospitals and one regional hospital constructed between 1943 and 1944 are identified as 'Type A' in plan. Two hospitals constructed in 1944, McGuire and Vaughn General Hospitals, were slightly modified to better meet Veteran's Administration post war needs with the substitution of five two-story buildings for ordinary patient wards. Another two hospitals constructed in 1943, Ashburn and Foster General Hospitals also resembled the 'Type A' plan (Smith 304-313 and Brosin).

Similar to the cantonment and semi-permanent pavilion plan hospitals, the 'Type A' plan arranged its buildings in a hierarchy according to use. The administration building, physician's and nurses quarters and clinic buildings were on one end of the complex; enlisted men's barracks, warehouses and other industrial buildings were on the other end; while patient wards and service buildings were located in the center. Except for the administration building, physician's and nurses quarters that were two-story structures, all other buildings were one-story in height. Nearly all buildings were constructed of brick and had connecting brick corridors linking most buildings in the complex. However, two 'Type A' general hospitals were finished with stucco rather than brick. The layout of buildings allowed sufficient space between buildings to prevent them from shading each other. Most patient wards had common areas on either end, usually in the form of a glazed sunroom. However for increased safety and security to prevent escape, neuropsychiatric wards for soldiers who were mentally disturbed from combat lacked the sunrooms. Patient capacity at 'Type A' general hospitals ranged from 1,777 to 2,131 beds, with the exception of Madigan hospital in Tacoma, Washington that had 4,300 beds. Capacity for the DeWitt General Hospital was typical for a 'Type A' hospital as 1,852 beds were reported in April 1945 (Kostura 17).

In addition to patient capacity, DeWitt General Hospital conformed to the 'Type A' plan in all but a few details. The DeWitt Hospital site contained about 220 acres and in accordance with the 'Type A' plan was designed to be a self-contained facility originally consisting of approximately 80 buildings, a circulation system of roads in a grid-like plan, sidewalks, enclosed corridors linking the pavilions at the centers of their long sides, a steam power plant, water and sewage

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

treatment plants and incinerator. Similar to many of the general hospitals constructed in the United States during the last two years of World War II, the DeWitt site was chosen because of its location in a coastal state with flat terrain, moderate weather, proximity to a civilian work force and access to transportation routes such as a highway and train station.

Like the other 'Type A' general hospitals, the DeWitt Hospital plan consisted mainly of one-story brick buildings that were organized into zones of similar uses. Mr. Kostura describes the overall DeWitt complex as follows: "The buildings where physicians and nurses lived and performed most of their medical tasks were at the north end of the complex, while the industrial buildings were at the south end. In between were medical buildings, patient wards, and recreational and service buildings. This geographic arrangement of uses served to insulate, first, the officers and nurses, and secondly the patients, from noise that was generated by various activities at the hospital. The largest and most important buildings in the hospital – the wards – were oriented northwest-southeast, providing sun on the long sides of the buildings all day. The other main types of buildings – the administration and staff residences at the north end and the warehouse group at the south corner – were orientated differently, expressing their different functions from those of the patient treatment buildings. The overwhelming majority of the buildings, for all purposes, were located in long rectangular pavilions with spaces in between them for grass, trees and shrubs. Although landscaping was an essential feature of pavilion plan hospitals, no landscaping plan or other evidence has been discovered for DeWitt Hospital" (3).

Also similar to other 'Type A' general hospitals, the DeWitt hospital included amenities such as a gymnasium, swimming pool and theater that were added to the design after the original plans were drawn. Most military hospitals, and the original design for the 'Type A' hospital, included a mess hall, post office, post exchange, and chapel. The original 'Type A' hospital design also included a recreation building for patients. The addition of a gymnasium, swimming pool and theater to many 'Type A' hospitals was probably a reflection of patient care ideology being promoted in late 1942. According to Kostura, "a consensus began to form in the government and military circles that more recreational and therapeutic activities ought to be offered at military hospitals, so that injured and mentally disturbed patients might recover more quickly, and be able to return to duty" (19). Various recreational activities, such as USO organized shows in the theater and Red Cross sponsored dances in the auditorium, as well as community engagement through parties hosted in private homes, outings to ball games and drives along the American River further supported patient recovery. During its nearly two years of operation, DeWitt General Hospital treated a total of 9,741 patients and was closed on December 31, 1945 (Kostura 18, 20).

The property was sold to the State of California in 1946, whereby the hospital was used as a state mental hospital and renamed DeWitt State Hospital that remained in operation until 1972. While specific alterations to the hospital facilities for mental patients are unknown, changes were likely minimal as few buildings changed in their use for the mental hospital, suggesting that its reuse was practical. However, interior remodeling and equipment upgrades occurred in order to accommodate medical treatment for mental health patients (Kostura 20). In 1972, the DeWitt

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

hospital facility was transferred to Placer County whose ownership and use of the property as office space continues today.

Despite the recent demolition of approximately 30% of the hospital's structures, the DeWitt General Hospital complex still embodies a majority of its distinctive design characteristics as a U.S. Army World War II 'Type A' permanent hospital. In general, the DeWitt Hospital retains its historic integrity in terms of internal setting, location, materials, workmanship, and feeling. It no longer has integrity of association due to its change in use. Most of the remaining original hospital buildings have not been significantly altered in their footprints or general exterior appearance. Approximately 60% of the original hospital buildings remain standing, nearly all of which are in good condition and currently occupied. The core of the DeWitt Hospital property retains much of its historic military and institutional feel. Approximately half of the patient wards, all of the enlisted men's barracks (later converted to wards) and nearly all service and utility type buildings remain, as do the theater, chapel, gymnasium and swimming pool. Buildings no longer in existence include the administration building, six officer's quarters, four medical buildings and seventeen patient wards. All noncontributing buildings are large, modern structures located on the periphery of the property and are not included in the district boundaries, thus leaving a significant core of the hospital property intact. In summary, the DeWitt Hospital property building design, materials, layout and setting make the property a cohesive unit contributing to its feeling of historic time and place. The hospital's remaining structures reflect its appearance as a World War II military hospital, conveying its sense of history. The property reflects its military complex layout and is distinguished from its surroundings by its architecture, street pattern and building placement.

Survival of other 'Type A' Hospitals in the United States

The DeWitt General Hospital was one of sixteen hospitals constructed following the U.S. Army 'Type A' design plan, or a variant of that plan in the United States during World War II. Fourteen of these hospitals have been mostly or completely demolished. Only DeWitt and Mayo General Hospital in Galesburg, Illinois remain approximately 60% intact. The other fourteen 'Type A' or similar hospitals are:

- Ashburn General Hospital, McKinney, Texas: approximately 10% of the buildings remain
- Batley General Hospital, Rome, Georgia: approximately 15% of the buildings remain
- Birmingham General Hospital, Van Nuys, California: approximately three buildings remain
- Crile General Hospital, Cleveland, Ohio: approximately 25% of the buildings remain
- Cushing General Hospital, Framingham, Massachusetts: demolished
- Dibble General Hospital, Menlo Park, California: demolished
- Foster General Hospital, Jackson, Mississippi: demolished
- Glennan General Hospital, Okmulgee, Oklahoma: demolished
- Madigan General Hospital, Tacoma, Washington: demolished
- McGuire General Hospital, Richmond, Virginia: demolished
- Newton D. Baker General Hospital, Martinsburg, West Virginia: approximately 25% remains
- Northington General Hospital, Tuscaloosa, Alabama: demolished
- Vaughan General Hospital, Hines, Illinois: two buildings remain

DeWitt General Hospital

Name of Property

Waltham Regional Hospital, Waltham, Massachusetts: demolished

Placer County, CA

County and State

History of the Property

The DeWitt General Hospital was constructed in 1943 as one of the sixteen 'Type A' pavilion plan Army hospitals in the United States designed by architects York and Sawyer. In total, there were sixty-six Army hospitals in the United States that treated American soldiers wounded in World War II. The DeWitt Hospital site contained about 220 acres and was designed to be a self-contained facility originally consisting of approximately 80 buildings, a circulation system of roads, sidewalks, enclosed corridors, a steam power plant, water and sewage treatment plants and incinerator. The DeWitt Hospital complex is located approximately three miles north of downtown Auburn and a short distance west of State Highway 49 in Placer County California.

In 1939, with the anticipation of America's possible entry into World War II, the United States began mobilizing troops and constructing military barracks and other facilities, including the planned expansion of hospital facilities. Policy directing the establishment of hospital facilities changed several times during the war. Initially the military focused on expanding its existing hospital facilities since this approach would be faster than constructing entirely new hospitals. However, by 1940 the addition of beds to existing hospitals proved unsatisfactory and the Army Surgeon General recommended construction of temporary cantonment type hospitals consisting of rows of one-story wood-framed structures (Kostura 13).

Another shift in hospital development occurred in 1941 as the Army became dissatisfied with the safety of wood cantonment hospitals resulting in the construction of a few "semi-permanent" hospital complexes from 1942 to 1943 consisting of two-story brick construction providing improved fire safety. This new hospital design was short lived due to concerns over construction speed and costs as well as materials shortages occurring in early 1942 (Brosin). As a result, the military returned to constructing wood cantonment hospitals in addition to acquiring and converting civilian hospitals and other properties such as hotels into hospitals from 1942 to 1943. At this same time, however, the Administrator of Veterans Affairs was concerned with the development of temporary hospitals since they would have no use to serving veterans after the war. The Army Surgeon General was also interested in constructing more permanent hospital facilities, whereas the Army Corps of Engineers was focusing on costs. While these parties met to resolve their differences, wood construction materials were again scarce by mid 1942 and brick was more readily available. The result of these circumstances led to the development of another hospital plan, known as 'Type A' to be constructed of mostly one-story brick structures (Kostura 13-15). The design plans for the 'Type A' hospital were similar to the "semi-permanent" two-story brick hospitals that were already under construction but, 'Type A' hospitals were more economical to build and the one-story wards provided better safety for patients (Kostura 15).

In the fall of 1942, the Army contracted with the architectural firm, York and Sawyer to develop plans for the 'Type A' hospital complex. Founded in 1898, York and Sawyer was a well-known architectural firm with an established history of designing large buildings and complexes and

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

that also consulted with the Federal Government in the development of the Federal Triangle in Washington D.C. The firm's specialization in bank, hospital and college campus design along with their contacts with the Federal government primed them for the commission of designing 'Type A' hospitals in World War II (Kostura 15).

While the 'Type A' plan design reflects refinements to meet specific needs of World War II construction and patient care, its overarching design is classified as a pavilion plan hospital. Besides the 'Type A' plan other Army hospitals, such as cantonment and semi-permanent, constructed in the United States during World War II followed the pavilion plan. The pavilion plan hospital originated in France in the late eighteenth century and was further refined and popularized in the United States by Florence Nightengale as a result of her experience in the Crimean War in the mid 1850s. The design of the pavilion plan is based on the scientific understanding of the spread of disease at that time, namely that disease was spread through harmful vapors that were emitted by the body. With this understanding of disease, Nightengale advocated for hospitals to admit plenty of fresh air and light to each patient, which in her opinion, large multi-story block type hospitals were not able to accomplish. Instead, Nightengale favored a dispersed hospital plan where patient ward buildings were narrow and only one or two stories in height. The wards should also be situated a distance away from each other as not to cast shadows on each other or interfere with air flow around and through the buildings. Due to Nightengale's influence, the pavilion plan was widely used for military and non-military hospitals in Europe and America during the nineteenth and mid-twentieth centuries. During this time, hospitals developed in urban areas where real estate was valuable, were also influenced by the pavilion plan. Despite that these urban hospitals were several stories high, their wings were narrow and widely separated from each other. California examples of hospitals built along pavilion plan designs in the twentieth century include county hospitals in Alameda, Marin and Santa Clara, state mental hospitals such as Agnews, and private sanitariums especially around the Los Angeles area. However, few of these hospital complexes remain standing. As new technologies developed after the war, hospital design radically changed in the 1950s. Therefore, World War II hospitals such as DeWitt General Hospital were some of the last pavilion plan hospitals to be constructed (Kostura 2,16).

Similar to the military's fluctuating policies on hospital design were their policies on determining locations for general hospitals. Initial policy was to locate hospitals near large Army training camps. However, these camps were rarely near large centers of population and thus lacked access to a civilian work force to staff hospital positions. With the United States full involvement in the war in early 1942, fear of air attack from overseas influenced a decision to place hospitals in interior states of the country, between the Appalachians and Sierras. Unfortunately this policy proved difficult with the transportation of patients from the Pacific and European theaters to hospitals as ports of debarkation were located on the coasts. Consequently this policy was modified later in 1942 and eventually rescinded resulting in more than half of the general hospitals being located in coastal states. Other factors influencing the determination of hospital location were proximity to rail lines, moderate weather, and flat terrain. One last factor, the proximity of wounded soldiers to their hometowns, was not considered until almost all

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

hospital locations had been decided. Being one of the last hospitals to be designated, the construction of DeWitt General Hospital was in accordance with this later policy (Kostura 17).

With economic interests in mind and patriotic support, many communities lobbied to be selected as the sites of hospitals. A September 5, 1942 newspaper editorial written by the Placer Herald editor, W.A. Shepard, is credited as starting the campaign to bring a military hospital to Auburn. The Auburn Chamber of Commerce and Congressman Harry L. Englebright, representative for Placer, Nevada and Yuba Counties spearheaded the campaign by contacting the Army Surgeon General in Washington. The DeWitt site was selected because of its location in a coastal state with flat terrain, moderate weather, proximity to a civilian work force (Auburn's population was approximately 4,000) and access to transportation routes such as a highway and train station. After a site inspection by the District Engineer in Sacramento, Congress gave construction approval and appropriated funds on March 25, 1943. A major contracting firm from San Francisco, McDonald and Kahn was awarded the construction contract that eventually totaled nearly six million dollars (Kostura 17-18 and Rushton).

The site selected for the hospital was referred to as the Grange Hall property, in the Rock Creek vicinity, after the old grange hall that still stands nearby. Designs for nearly all of the DeWitt hospital buildings followed the 'Type A' plans drawn by York and Sawyer and construction of the hospital began on April 7, 1943. Construction progressed rapidly as some of the hospital buildings were completed by August 1943. Although the first patients arrived at DeWitt in January 1944, the hospital's formal opening ceremony was held on February 27, 1944. The hospital was named after Brigadier General Calvin DeWitt (1840-1909), a senior medical officer during the Modoc Indian campaign in northern California (Leonard 34-35).

Local newspapers routinely reported on the hospital's construction progress, civilian employment figures and community involvement activities. For example, the Placer Herald reported on August 7, 1943 that approximately nine hundred construction workers were employed along with a noted shortage of carpenters (The War Hospital). A year after the hospital's official opening, the Auburn Journal reported that DeWitt hospital housed 1,747 patients, 510 enlisted men, 253 commissioned officers, 105 WACs and employed 511 civilians (DeWitt Plans Broadcast). Population totals for DeWitt Hospital near the end of the war in August 1945 were reported as 2,221 patients, 130 commissioned officers, 177 commissioned nurses, 617 enlisted men, 171 WACs and 492 civilian employees (Population at DeWitt). Despite that the number of civilian employees at DeWitt was reduced to approximately five hundred staff after construction tapered and hospital operations expanded, the hospital was one of the area's largest employers totaling one million dollars in annual payroll (Placer Herald and Leonard). In an interview with historian William Kostura, June Ferretti, a civilian who worked six days a week in the signal corps operating the telephone switchboard and teletype, stated that DeWitt "was a busy place, and the wards were pretty much filled to capacity" (Kostura 18). Ms. Ferretti also recalls that patients at DeWitt were from both the European and Pacific theaters and that as soldiers recuperated, they would be transferred to hospitals closer to their homes. Likewise, she reports that soldiers from northern California were transferred to DeWitt for further recovery and that some patients were even sent to their homes and family to recuperate.

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

These and other hospital worker accounts do suggest that the Army did make efforts to place wounded soldiers in general hospitals nearby their hometowns (Kostura 19).

A wide variety of medical care was performed at DeWitt including amputations, treatment of severe facial wounds, brain surgery and rehabilitation for missing limbs, missing heels or paralysis. Among the 'Type A' general hospitals such as DeWitt, specialties included orthopedic surgery, psychiatry, treatment of syphilis, plastic surgery, ophthalmologic surgery, treatment of rheumatic fever, neurology, neurosurgery and vascular surgery. As well as performing general medical care, amputations and general surgery, these hospitals may have specialized in as many as four or five areas. The specialties at DeWitt were general medicine, neurology, neurosurgery, vascular surgery and psychiatry (Kostura 17). Doctor Norman Freeman, a recognized expert in vascular surgery, was assigned to DeWitt General Hospital in 1945 as Chief of Surgery. During his four years of service in the Army, Freeman is known to have continued his clinical research in vascular surgery where, according to the Journal of Vascular Surgery, he "pioneered many direct reconstructive vascular surgical techniques" one of which he developed while at DeWitt (Connolly). In addition to the twenty-five regular patient wards at DeWitt, five ward buildings were designed as "detention wards" or neuropsychiatric wards for the treatment of patients suffering from "battle fatigue" which is known today as post-traumatic stress disorder. These wards were slightly different in design as they lacked the glazed sunrooms and may have had a fence surrounding them (Kostura 19). Besides treating wounded soldiers, DeWitt hospital staff also responded to a local emergency in November 1944 when a Union Pacific train derailed near Colfax a town 17 miles northeast of Auburn. Medical staff and ambulances from DeWitt were sent to the site and returned with sixty wounded civilians and eighteen soldiers (Leonard 36).

As part of their medical care, recreational activities were provided to the soldiers recovering at DeWitt. Similar to many other military hospitals, DeWitt had a mess hall, post office, post exchange and chapel. However, in late 1942 according to Kostura, "a consensus began to form in the government and military circles that more recreational and therapeutic activities ought to be offered at military hospitals, so that injured and mentally disturbed patients might recover more quickly, and be able to return to duty" (19). As a result, DeWitt like some other 'Type A' hospitals included amenities such as a gymnasium, swimming pool and theater that were added to their facilities after the original plans were drawn (Kostura 19-20). Besides the hospital recreational amenities, many of the Auburn area residents and organizations provided volunteer services, recreational and educational opportunities, and donated goods to assist the recovering patients at the hospital. Various newspaper reports and a local news magazine highlighted the community's generosity that included financial contributions to construct a solarium, donations of books, pianos, radios, recreation equipment, flowers and musical accompaniment at the chapel, Christmas trees, stockings, greeting cards, fruitcake and Christmas gifts. Social engagement included local and USO organized shows at the theater, Red Cross organized dances in the auditorium, parties in private homes, outings to ball games, drives along the American River and visits to Lake Tahoe (Leonard 34-39 and DeWitt Solarium). In addition, Auburn's educational community provided educational opportunities to the hospital's patients and staff. Private tutoring, high school and Placer College classes were offered and a psychiatric nurses training school was established (Graduate 8; Patients Receive Diplomas and Nursing School).

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

As World War II drew to a close with the defeat of Germany in May 1945 and the defeat of Japan in September 1945, the patients at DeWitt hospital were variously discharged or transferred to other hospitals. After treating a total of 9,741 patients at the end of its nearly two-year operation, DeWitt General Hospital was officially closed on December 31, 1945 (Kostura 18).

In light of the substantial economic and social impact that DeWitt hospital made on the Auburn community, the end of the war caused considerable public concern over the facility's future use. Some community leaders lobbied for the conversion of DeWitt to a Veteran's Administration hospital, but this use was rejected despite that its permanent brick construction was authorized in part to keep this option available. Similar to other military hospitals constructed during World War II, the Army declared DeWitt surplus and sold the facility to the State in 1946. At this time, California's mental institutions were overcrowded by twenty-four percent, roughly 6,300 patients, with the expectation that these conditions would continue as new mental health institutions were not scheduled to open until 1951. As a result, DeWitt became California's eighth mental hospital and subsequently its name was changed to DeWitt State Hospital. California's first state mental hospital opened in 1853 in Stockton and as the state's population grew, additional state mental hospitals were constructed in Napa (1875), Agnews in San Jose (1889), Mendocino (1894), Patton (1894), Metropolitan in Norwalk (1916), and Camarillo (1937). Besides DeWitt, additional post-war state hospitals were constructed in Modesto (1948) and Atascadero (1954).

The history of attitudes toward and treatment of the mentally ill fluctuated throughout California and the United States. For example, patients at Stockton during the 1850s were treated with kindness and respect and allowed outdoor activities while under the leadership of Doctor Robert Reid. However, after the Civil War and through the end of the century there was an increasing tendency to keep patients locked up or warehoused. Fortunately, after 1907 and under the direction of Doctor Leonard Stocking, a much more enlightened treatment of patients was being formulated with the construction of a new hospital complex at Agnews where the new building designs reflected the varied needs of the patients. With its extensive program of recreational activities that were developed to aid patients in their recovery, Agnews became a model for mental health hospitals into the 1930s. In later years, developments in other treatments such as hydrotherapy, electroshock therapy, drug therapy and lobotomies were used in California and across the United States (Kostura 21).

While specific alterations to the DeWitt hospital facilities for mental patients are unknown, changes were likely minimal as few buildings changed in their use for the mental hospital, suggesting that its reuse was practical. The administration building, doctors' and nurses' quarters, clinics, patient wards, mess halls, chapel, post office, warehouses, laundry, morgue, power house, utility yards and other buildings retained their original uses at least into 1949. However, an increase in patient beds and interior remodeling and equipment upgrades occurred in order to accommodate medical treatment for mental health patients (Kostura 20).

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

Until 1950, the DeWitt mental hospital was considered temporary and only received patients from other overcrowded state mental hospitals. The transfer of one patient from Stockton, Martin Ramirez in 1948, became of particular significance not only the hospital's history, but also to the history of art and the practice of psychology in the United States. Due to his older age and diagnosis of tuberculosis, Martin Ramirez, a Mexican who immigrated to California in 1925, was transferred to DeWitt State Hospital. Shortly after his transfer, Ramirez came into contact with Tarmo Pasto, a professor of art and psychology at Sacramento State University. Pasto is credited with being one of psychology's more notable early pioneers in the study of artistic expression and psychology theory that influenced the establishment of the field of art therapy as treatment for mental illness (Espinosa 27) (Junge 5-15). During the years that Pasto was a professor at Sacramento State University he received permission from DeWitt administration to visit the hospital with his students for observational learning. On one of his visits, Pasto noticed a drawing created by Martin Ramirez that hospital staff had posted on the screen door to the solarium. Pasto, recognizing the artistic talent displayed by Ramirez in this drawing, contacted the hospital staff who informed him that paper and drawing materials were often in short supply to meet the demands of Martin's desire to draw. As a result, Pasto provided Ramirez with art supplies and instructed hospital staff to collect and date Ramirez's drawings for his research in art expression and psychology theory (Espinosa 27). Due to Pasto's interest, support and encouragement, Ramirez's most productive period of artwork was from 1950 to 1956 (Espinosa 27). In all, Ramirez created more than 450 drawings and collages during his residence at DeWitt State Hospital (USPS).

Ramirez's artwork is reflective of and was influenced not only by his memories of his life in Mexico but also by his life of confinement at DeWitt where his only knowledge of the outside world was limited to the images he saw in publications and magazines and in the movies at the DeWitt State Hospital. According to Brooke Davis Anderson, Director of the U.S. Biennial and former director at the Los Angeles County Art Museum and the American Folk Art Museum, the collection of Ramirez's work "teems with traditionally Mexican motifs but also references popular American culture of the mid-twentieth century, forms an impressive map of a life lived between two worlds-two worlds in a geographical, cultural, as well as social sense" (Anderson). Besides utilizing images from his memory and from his life at DeWitt, Ramirez also made use of artifacts from the DeWitt Hospital to create his artwork. Davis Anderson also notes that Ramirez, "began to assemble found bits of paper-candy wrappers, greeting cards, flattened paper cups, hospital supply forms, and book pages, for example-using a self made glue to create large surfaces for drawing" (Anderson). To work on these large pieces Ramirez crouched over them on the floor as some measured more than forty by one hundred inches. While at DeWitt, Martin also attended and interacted with other patients engaged in art at weekly ceramics workshops where he was further encouraged to work on his drawings as they were stored in the ceramics workshop area (Espinosa 27-28).

The first formal introduction of Martin Ramirez's work to the art community occurred in November 1951 when Tarmo Pasto organized a solo exhibit of Ramirez's drawings on the University of California Berkeley campus (Espinosa 27). Pasto organized other exhibits at the E.B. Crocker Art Gallery in Sacramento, the Mills College Museum of Art in Oakland, the M.H.

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

de Young Memorial Museum in San Francisco and the Emily Lowe Art Center at Syracuse University in New York. Despite this early recognition, it was not until after his death in 1963 that Ramirez's work became more widely known to the art world through artist Jim Nutt and his dealer Phyllis Kind who sponsored more group and solo exhibits in the 1970s (Storr 14). More recently, the American Folk Art Museum in New York recognized the significance of Ramirez's work at their 2007 retrospective art exhibit that featured more than 97 of his works (American Folk Art Museum) and the US Post Office issued Martin Ramirez commemorative Forever stamps in 2015.

After 1950, DeWitt was reclassified as a permanent state mental facility and began accepting new patients from Modoc, Lassen, Plumas, Sierra, Nevada, Yuba, Sutter, Placer, El Dorado, counties as well as Yolo, Butte and Sacramento counties in 1952 (Kostura 20-21 and Rushton). Accordingly, the patient capacity at DeWitt steadily increased from 1,900 in 1947 to 2,900 in 1948 and 3,000 patients by 1952 (Kostura 20). While this patient load at DeWitt had significantly increased in comparison to World War II times, conditions were reportedly improved in comparison to the overcrowding at Stockton State Hospital. By 1958 however, DeWitt was also overcrowded resulting in approximately seventy-five men living in each ward. Besides information related to Ramirez's life at DeWitt, other information regarding treatment of mental patients at DeWitt is vague. Ramirez was assigned to a ward occupied by senile and other long-term chronic patients with poor prognoses and behavioral problems including aggression. Staff on the ward consisted of three daytime, two evening and one overnight psychiatric technician. These technicians provided nursing care, dispensed medication and oversaw all activities while being vigilant at all times so that patients could not run away or commit suicide. Meals were served in the ward and patients were responsible for daily chores such as sweeping, making beds and washing plastic dishes in the ward's kitchen. As Ramirez grew older, he was no longer required to do chores enabling him more time to work on his drawings. Other activities on the ward, depending on the patient's abilities, included watching television, playing cards and table games, drawing, pacing and sitting inside in the sunroom or outside in the lawn under the trees in summer. Some patients were granted access to the library, Sunday services at the chapel, weekly movies at the theater and weekly vocational and arts-and-crafts workshops (Espinosa 25-26). While Ramirez and other patients who did not cause any problems were not subject to shock treatment or hydrotherapy, a 1952 news article notes that treatment at DeWitt included group therapy, individual therapy, occupational, recreational, and music therapy, hydrotherapy, shock therapy and brain surgery. This same article notes that eighty percent of patients were discharged as a result of their treatment (Espinosa 26 and Placer Herald).

While these accounts report favorable conditions for some patients at DeWitt, employees and news reports state that other patients suffered abuses, mainly due to the lack of qualified staff. For instance, in 1961 several female employees at DeWitt were investigated and two were suspended or dismissed for brutality toward patients that resulted in a death and a psychiatric technician was arrested for a fatal beating in 1964. In addition, DeWitt patients were fed only two meals a day rather than three due to budget cutbacks enacted by Governor Ronald Reagan in

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

1967. Staff shortages and inadequate patient care were also reported in studies investigating conditions at California mental hospitals under Governor Reagan (Kostura 21).

Regardless of the concerns expressed in news reports about the mental hospital's conditions and stigma impacts on the Auburn community, DeWitt hospital was valuable to the local economy. According to a September 12, 1952 Placer Herald news article, the DeWitt State Hospital employed seven hundred workers making it the largest employer in the Auburn area (22 sec 4). Other news articles and personal accounts further support DeWitt hospital's economic significance to the area. Connie Queen, a psychiatric technician and LVN employed at DeWitt reported to the Auburn Journal, "All our neighbors worked at DeWitt. In those days, it seemed as if 75 percent of Auburn worked there...it was our bread and butter" (Rushton). Indeed, this statement reflects DeWitt hospital's economic importance as its operation contributed approximately seven million dollars annually into the Auburn-Grass Valley economy (Rushton and Carroll).

In 1971, despite strong objection from Auburn community leaders, Governor Ronald Reagan mandated the closure of DeWitt and several state mental institutions due to combined circumstances of budget cutbacks, intolerable living conditions and changes in modern treatment of mental illness. Thus, the DeWitt State Hospital's local economic and historic significance for the period 1946 to 1972 ended with the transfer and discharge of its last patients scheduled for the spring of 1972 (DeWitt Patient Transfer Starts). Later that year the property was transferred to Placer County for use as county offices, a use that continues to the present.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

9. Major Bibliographical References

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Placer County, CA

Name of Property

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DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 63.3

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

DeWitt General Hospital

Placer County, CA
County and State

Name of Property

- | | |
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| 2. Latitude: 38.94069 | Longitude: -121.10318 |
| 3. Latitude: 38.93793 | Longitude: -121.10062 |
| 4. Latitude: 38.93484 | Longitude: -121.10019 |
| 5. Latitude: 38.93479 | Longitude: -121.10557 |
| 6. Latitude: 38.93654 | Longitude: -121.10572 |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The district boundary is that portion of DeWitt hospital located south of B Avenue, west of First Street, east of Richardson Drive and north of Atwood Road.

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the district include most of the land area that was developed by the U.S. Army as a hospital in the period 1943 to 1945. The boundaries encompass the area that currently contains the remaining original hospital buildings including patient wards, enlisted men housing, recreation facilities, support facilities, roads and sidewalks.

11. Form Prepared By

name/title: Ramona Brockman, MURP
organization: _____
street & number: 4060 Ridge Drive
city or town: Loomis state: CA zip code: 95650
e-mail ramona.brockman@gmail.com
telephone: (916) 759-3709
date: August 21, 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

DeWitt General Hospital Auburn, California

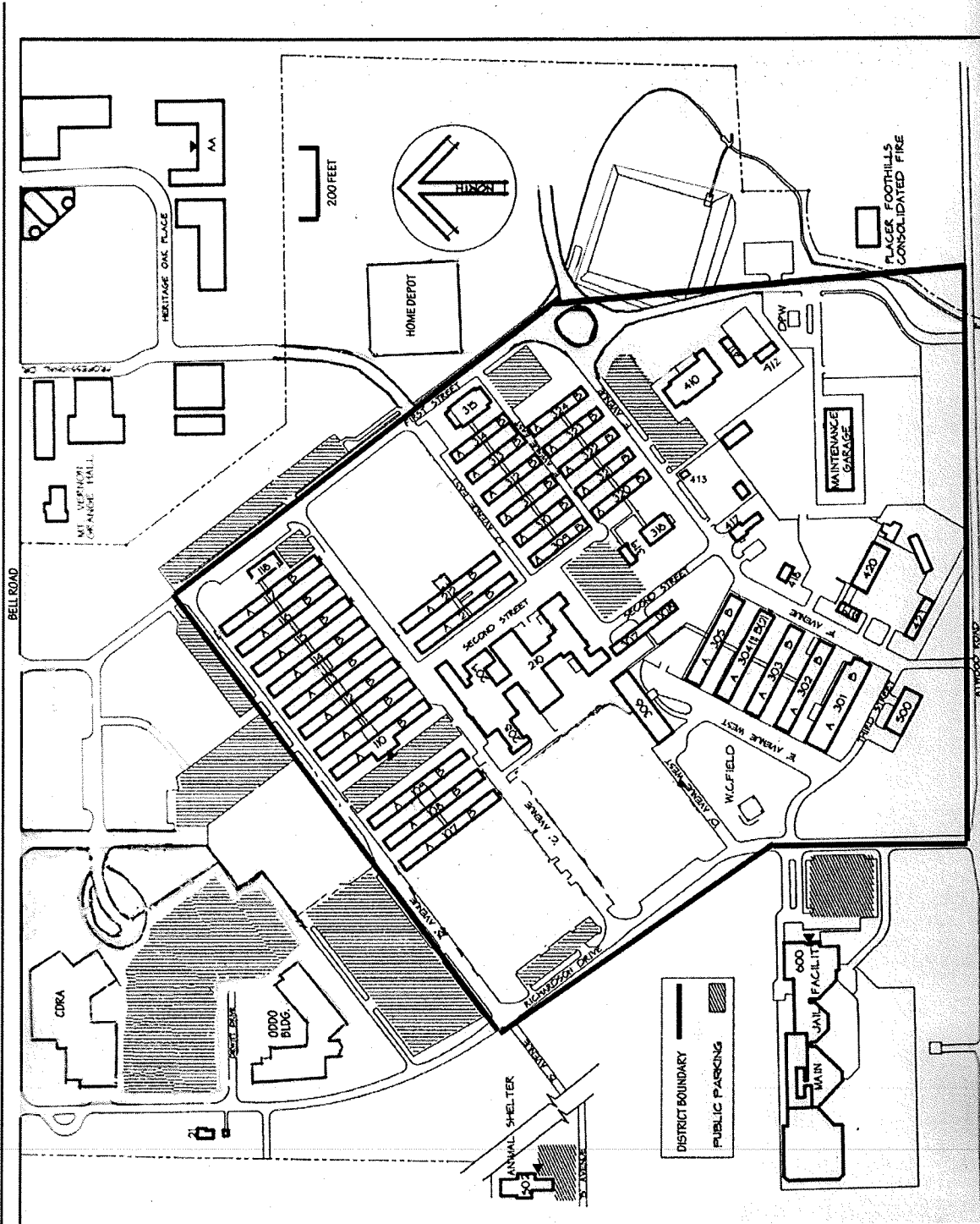
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Longitude: -121.10557 |
| 3. Latitude: 38.93793
Longitude: -121.10062 | 6. Latitude: 38.93654
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DeWitt General Hospital
Name of Property

Placer County, CA
County and State

DeWitt General Hospital Auburn, California

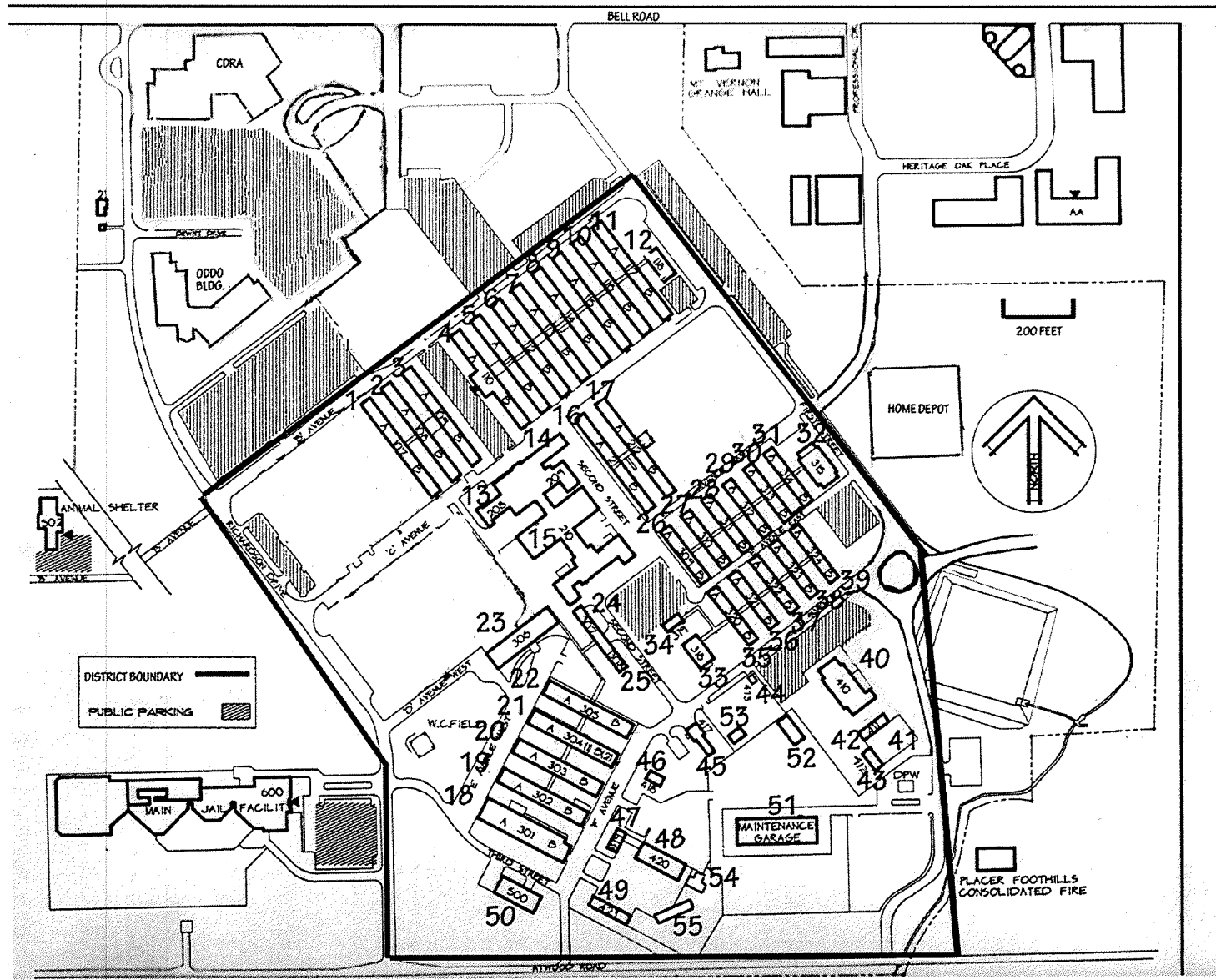


DeWitt General Hospital Auburn, California
 Numbered Contributing/Noncontributing Structure Map

United States Department of the Interior
 National Park Service / National Register of Historic Places Registration Form
 NPS Form 10-900
 OMB No. 1024-0018

DeWitt General Hospital
 Name of Property

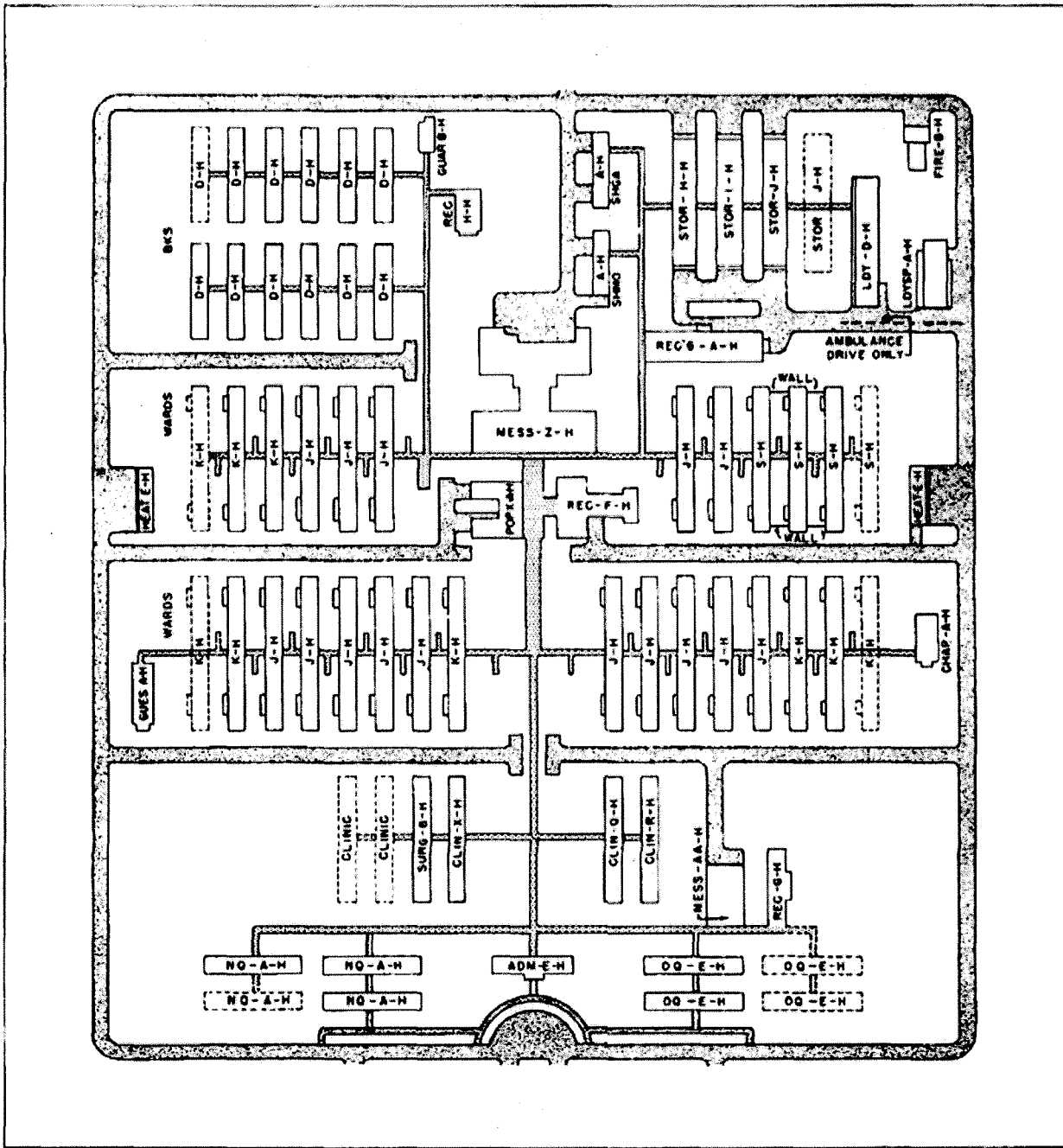
Placer County, CA
 County and State



Sections 9-end page 49

DeWitt General Hospital
Name of Property

Placer County, CA
County and State



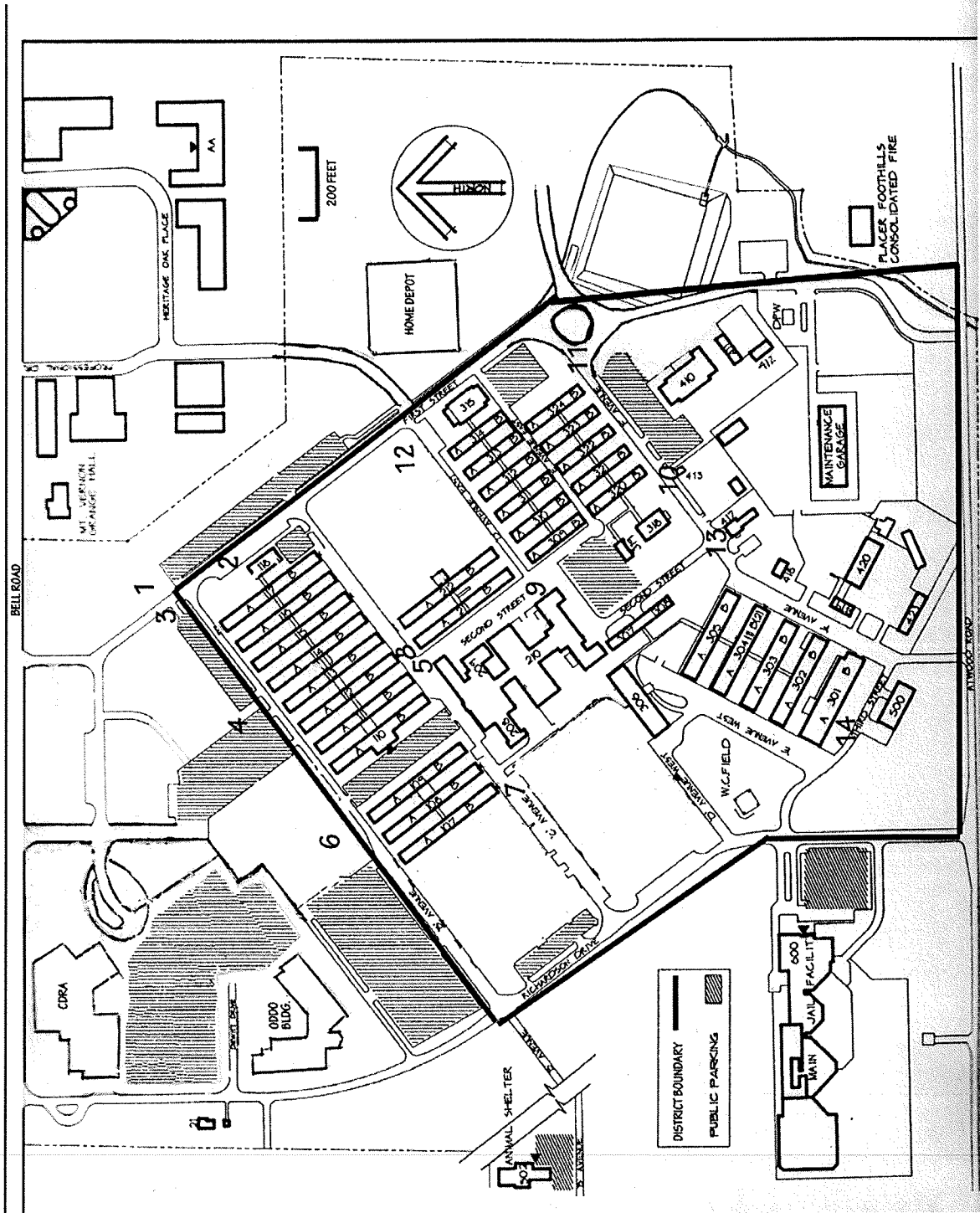
PLAN FOR TYPE A HOSPITAL

Standard plan for Type A General Hospitals. Published in Clarence Smith, *The Medical Department: Hospitalization and Evacuation, Zone of the Interior*. Washington D.C., Department of the Army, 1956. DeWitt conforms closely to this plan except in that the warehouse and utility buildings were canted relative to each other and that additional recreational facilities were constructed at DeWitt.

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

DeWitt General Hospital Auburn, California
Photograph Log Map



DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Ramona Brockman
Date Photographed: July 27, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0001
View of chapel and patient ward building 117 from First Street, camera facing south.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Sandra Fogler
Date Photographed: May 20, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0002
View of chapel, building 118, north (right) and east (left) facades, camera facing southwest.

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Ramona Brockman
Date Photographed: July 27, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0003
Street view of patient ward buildings down B Avenue from First Street, camera facing southwest. Patient ward building 117 in foreground.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Sandra Fogler
Date Photographed: July 13, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0004
Street view of patient ward buildings down B Avenue, camera facing southwest. Patient ward building 113 in foreground.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Sandra Fogler
Date Photographed: July 13, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0005
Street view of patient ward buildings down C Avenue, camera facing northeast. Patient ward building 111 in foreground.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Ramona Brockman
Date Photographed: July 28, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0006
View of patient ward buildings 107-109 on B Avenue, camera facing southwest.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Ramona Brockman
Date Photographed: July 27, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0007
View of auditorium and library building 208 on C Avenue, camera facing east.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Sandra Fogler
Date Photographed: July 13, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0008
View of post office (now museums & archives) building 209 on C Avenue, camera facing southwest.

DeWitt General Hospital

Name of Property

Placer County, CA

County and State

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Sandra Fogler
Date Photographed: July 13, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0009
View of enlisted men barracks (converted to patient wards), west facades, buildings 309 and 320, camera facing southeast.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Sandra Fogler
Date Photographed: July 13, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0010
Street view of enlisted men barracks (converted to patient wards) down F Street, south facades, buildings 320-324, camera facing northeast.

DeWitt General Hospital
Name of Property

Placer County, CA
County and State

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Sandra Fogler
Date Photographed: July 13, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0011
Street view of enlisted men barracks (converted to patient wards) down F Street, south facades, buildings 320-324, camera facing southwest.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Ramona Brockman
Date Photographed: July 27, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0012
View of theater (building 315) and enlisted men barrack building 314 on D Avenue, camera facing southeast.

Name of Property: DeWitt General Hospital
City or Vicinity: Auburn
County: Placer
State: CA
Photographer: Ramona Brockman
Date Photographed: July 28, 2015
Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA
Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0013
View of warehouses (buildings 301-305) on F Avenue and Second Street, camera facing southwest.

DeWitt General Hospital

Placer County, CA

Name of Property

County and State

Name of Property: DeWitt General Hospital

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Sandra Fogler

Date Photographed: July 13, 2015

Location of Original Digital Files: 4060 Ridge Drive, Loomis, CA

Number of Photographs: 14

CA_Placer County_DeWitt General Hospital_0014

View of power house, building 500, north (left) and west (right) facades on Richardson Drive, camera facing south.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

556222

Assembly Bill No. 1943

Current

CHAPTER 95

An act to repeal Chapter 491 of the Statutes of 1971, Chapter 1435 of the Statutes of 1972, and Chapter 1021 of the Statutes of 1974, relating to the transfer of the real property of the DeWitt State Hospital facility.

[Approved by Governor April 14, 1978. Filed with Secretary of State April 14, 1978.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1943, Chappie. DeWitt State Hospital: transfer of property. This bill would require the County of Placer to quitclaim to the state all the property of the DeWitt State Hospital facility, and would require the Director of General Services to quitclaim to the County of Placer specified property, all without charge. It would declare provisions respecting competitive bidding inapplicable to any lease of any portion of such property conveyed to the County of Placer, unless the lease given by the county includes an option to purchase. The bill would repeal certain provisions of existing law directing a transfer of the property in question.

The people of the State of California do enact as follows:

SECTION 1. To accomplish a public purpose, the County of Placer shall quitclaim to the state all interests of the county in the real property and appurtenances thereto, of the DeWitt State Hospital facility, described as follows:

All that certain real property situate in the Northeast one-quarter (NE ¼) of the Northeast one-quarter (NE ¼) of Section 32, Township 13 North, Range 8 East, M.D.M., Placer County, California, described as follows:

Beginning at a point on the East line of said Section 32, from which point the Northeast corner thereof bears North 01° 33' 20" East 60.06 feet; thence from said POINT OF BEGINNING along said East line South 01° 33' 20" West 563.45 feet; thence leaving said East line and running parallel to the North line of said Northeast one-quarter (NE ¼) South 88° 59' 25" West 355.00 feet; thence leaving said line South 53° 10' 00" West 585.18 feet to a point which lies 197.65 feet Northeasterly at right angles from the fence on the Westerly side of the Nevada Irrigation District ditch; thence along a line 197.69 feet distant from and parallel to said fence North 37° 06' 02" West 807.59 feet to the Southwest corner of that certain parcel of land conveyed to Mount Vernon Grange No. 453 by deed recorded in Volume 371 at Page 481 Placer County Official Records which corner lies on the West line of the East Half of said Northeast one-quarter; thence along

the South and East lines of said Grange Parcel the following two (2) courses and distances (1) North 88° 59' 25" East 208.70 feet and (2) North 01° 04' 08" East 252.96 feet to a point 60.00 feet Southerly at right angles from the North line of said Northeast one-quarter (NE ¼); thence along a line 60.00 feet distant from and parallel to said North line North 88° 59' 25" East 1112.55 feet to the point of beginning, and containing 17.83 Acres more or less.

SEC. 2. To accomplish a public purpose of broad public benefit the Director of General Services shall quitclaim to the County of Placer all of the state's right, title and interests in and to the real property and appurtenances thereto, located in the County of Placer, described in deed dated June 22, 1972, recorded in Book 1429, Page 92, excepting therefrom the portion of the property described in deed dated May 29, 1970, recorded in Book 1293, Page 680, also excepting therefrom the property described in Section 1 hereof.

SEC. 3. The transfer authorized by Sections 1 and 2 shall be made without charge.

SEC. 4. Chapter 491 of the Statutes of 1971 is repealed.

SEC. 5. Chapter 1435 of the Statutes of 1972 is repealed.

SEC. 6. Chapter 1021 of the Statutes of 1974 is repealed.

SEC. 7. The Director of General Services, with approval of the State Public Works Board, is hereby authorized to sell all or any part of the real property described in Section 1, for current market value and upon such terms and conditions and with such reservations and exceptions as in his opinion may be for the best interest of the state.

SEC. 8. The provisions of Article 8 (commencing with Section 25520) of Chapter 5, Part 2, Division 2, Title 3 of the Government Code requiring competitive bidding shall not be applicable to any lease of a portion of the real property conveyed to the County of Placer pursuant to Section 2 of this act, unless the lease includes a provision whereby the lessee may purchase the leased premises.

SEC. 9. As to any property sold, transferred, or exchanged pursuant to Section 1 and 2 of this act and containing 10 acres or less, the Director of General Services shall except and reserve to the state all mineral deposits, as defined in Section 6407 of the Public Resources Code, below a depth of 500 feet, without surface rights of entry. As to any such property sold, transferred, or exchanged containing more than 10 acres, the Director of General Services shall except and reserve in the state all mineral deposits, as defined in Section 6407 of the Public Resources Code, together with the right to prospect for, mine and remove such deposits. Such rights to prospect for, mine and remove shall be limited to those areas of the property conveyed which the director determines to be reasonably necessary for the removal of such resources and deposits.

*No restriction on
lessee unless they
include a right
to purchase.*

Demolition and Construction Activity
Placer County Government Center (DeWitt General Hospital site), Auburn, CA
Prepared by Placer County Department of Public Works and Facilities

Pre-1985 Demolition				
Building No.	Side A SqFt	Side B SqFt	Total SqFt	Demolition Date
Barracks	-	-	59,350	Records Not Available
		Total SqFt	59,350	

Post-1985 Demolition				
Building No.	Side A SqFt	Side B SqFt	Total SqFt	Demolition Date
1	4,554	4,554	9,108	November 2008
2	5,700	5,756	11,456	July 2004
3	5,700	5,756	11,456	July 2004
4	5,700	5,756	11,456	July 2004
5	5,700	5,756	11,456	July 2004
6	-	-	567	November 2008
7	-	-	5,242	November 2008
8	-	-	13,163	November 2008
9	4,692	4,853	9,545	July 2014
10	5,953	6,000	11,953	July 2014
15	3,480	3,955	7,435	June 2011
16	3,510	3,358	6,868	June 2011
17	3,579	3,420	6,999	June 2011
18	3,460	4,063	7,523	June 2011
27	-	-	1,390	June 2011
102	5,640	4,441	10,081	June 2011
103	4,445	4,472	8,917	June 2011
104	4,610	4,397	9,007	June 2011
105	4,445	4,804	9,249	June 2011
106	4,840	4,290	9,130	June 2011
201	4,170	2,250	6,420	July 2014
202	4,646	4,404	9,050	July 2014
203	4,170	4,481	8,651	July 2014
204	4,161	4,162	8,323	July 2014
205	4,158	4,198	8,356	July 2014
206	4,858	4,863	9,721	July 2014
207	4,290	4,902	9,192	June 2011
213	4,872	5,308	10,180	April 2010
214	4,969	4,044	9,013	April 2010
215	4,003	5,113	9,116	April 2010
216	4,261	-	4,261	April 2010
217	3,831	2,141	5,972	April 2010
340	-	-	12,570	September 2005
416	-	-	1,500	November 2008
503/504/506	-	-	8,022	September 2004
		Total SqFt	292,348	

New Construction Since 1985				
Building			Total SqFt	Construction Date
Auburn Justice Center			95,000	2007
Animal Shelter (Under Construction)			32,000	2016 est. completion
Community Development			97,400	2006
Children's Shelter			16,300	2008
Finance and Accounting			81,066	1997
Home Depot			125,000	2006
Juvenile Detention			37,404	1998
Main Jail			122,100	1985
Miscellaneous			2,000	Varies
Women's Shelter			13,600	2009
		Total SqFt	621,870	

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY DeWitt General Hospital
NAME:

MULTIPLE Latinos in 20th Century California MPS
NAME:

STATE & COUNTY: CALIFORNIA, Placer

DATE RECEIVED: 12/31/15 DATE OF PENDING LIST: 1/21/16
DATE OF 16TH DAY: 2/05/16 DATE OF 45TH DAY: 2/15/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000003

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

SEE ATTACHED COMMENTS

The district meets National Register Criteria A, B & C in the areas of Health/Medicine, Art, and Architecture.

RECOM./CRITERIA Accept Criteria A+C

REVIEWER Paul R Lusignea DISCIPLINE HISTORIAN

TELEPHONE 202-354-2229 DATE 2/12/16

DOCUMENTATION see attached comments Y/N see attached SLR Y (N)

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.