

# William J Carroll Government Center Vacaville, California



- **Receive a presentation and project status report** for the William J. Carroll Government Center Project in Vacaville
  - Funding Sources are Restricted to H&SS Capital Projects & cannot be Redirected to Other Projects/Uses
- **Conduct a public hearing** to consider adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program
- **Adopt a resolution** adopting the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program
  - Direct Staff to issue the Request for Qualifications to shortlist Design/Build Entities & Construct a 35,000 sf Building on County Owned Property

- Approved North County Facilities Master Plan – 5/27/03
- Approved Purchase of 2 Parcels in Vacaville - 9/5/06 & 2/13/07
- Authorized Procurement of Services & Use of Design/Build Project Delivery Method – 2/26/08
- Received the Land Planning Report – 8/25/09
- Accepted ARRA Grant for Dental Clinic – 2/9/10

- **Completed Milestones:**

- Completed Master Plan / Concept Design
- Completed Architectural Program
- Received Schematic Design Report
- IS/MND Submitted and Circulated for Public Review
- IS/MND Public Presentation held in Vacaville
- Environmental Assessment reviewed and deemed in Compliance with Requirements of NEPA

- **Today's Action:**

- Public Hearing & Adoption of Mitigated Negative Declaration

- **Next Steps:**

- Issue Request for Qualifications to select Design/Build Entity
- Publish Notice of Findings of No Significant Impact (FONSI) as required by NEPA to meet requirements of ARRA Grant

- Centralized Service Delivery for North County Residents
- Conforms with Board's Directive to Move Employees from Leased Space into County–Owned Space
- Cost Avoidance through Lease Terminations
  - 28,000 sf Option will Reduce Existing Lease Costs
  - 35,000 sf Option will Eliminate Existing Lease Costs
- Continues Public Partnership with City of Vacaville
- Catalyzes Local Redevelopment per City's Redevelopment Goals
- Building will Meet LEED Silver Certification Requirements or Equivalent per County General Plan
- Dental Clinic Uses Economic Stimulus Money to Leverage County Dollars
- Creates Local Construction Jobs through Project Labor Agreement

## Benefits of 35,000 sf Facility:

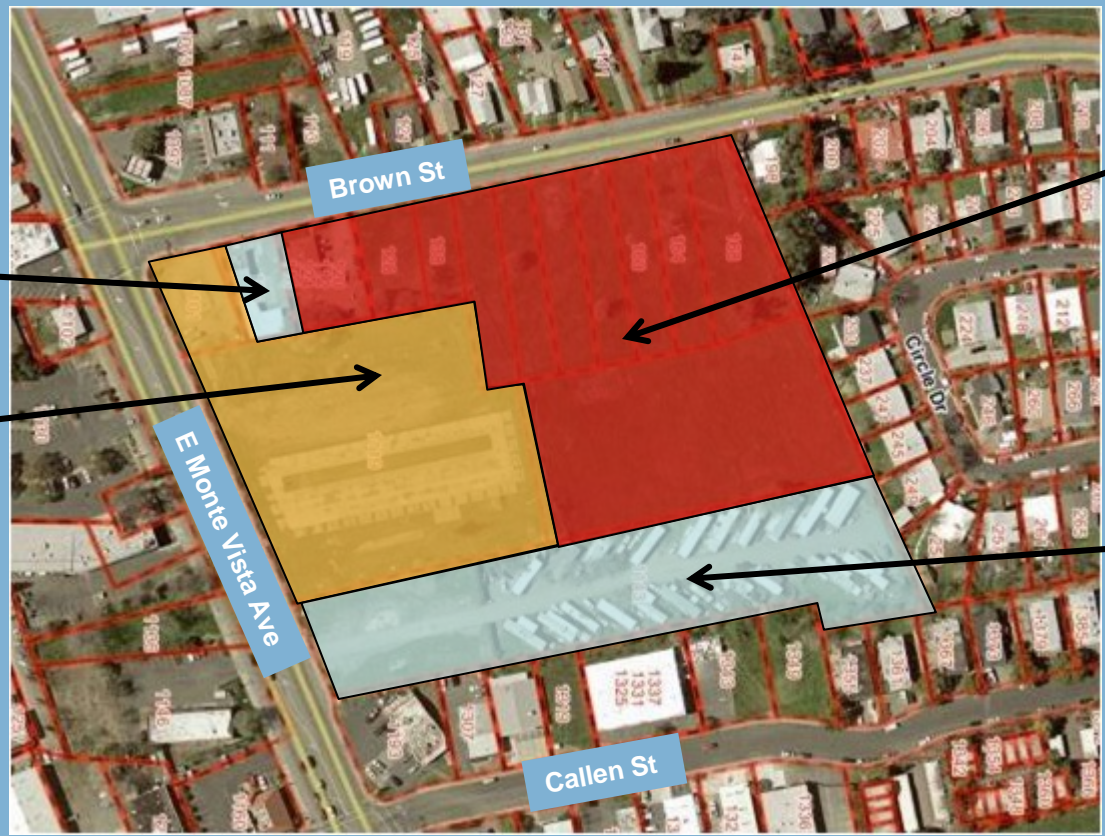
- Appropriation for Recommended 35,000 sf Option was approved in Board Adopted FY 2010/11 Budget
- Elimination of Lease Costs Projected to Save \$100,000 per year over life of WJCGC
- Lease Savings will Offset Additional Construction Costs
- Fully Utilizes the Maximum Site Potential of County-Owned Property
- Entire Building will be Fully Occupied & Utilized on Opening Day
- Avoids Economic Premium and Operational Disruption to Construct a Future Addition/TI Shell Space

## H&SS Benefits of 35,000 sf Facility:

- Demand for H&SS Services is at Record Levels during Economic Downturn
- Creates “One Stop Shop” Campus in North County - Similar to Fairfield & Vallejo
- Over 800 Vacaville Clients Access County Primary Care & Dental Services in Fairfield. Consolidating Services Significantly Reduces Transportation Need/Gas Consumption/Resultant Pollutants
- Increases Healthcare Access for North County Residents
- No New Staff Except in FQHC Primary Care, FQHC Dental and Substance Abuse Certified Medi-Cal services - All 3 Programs are Fully Revenue Offset with No County General Fund Impact
- All H&SS Programs Moving into the Building have a Dedicated Funding Stream - Continued Funding is Based upon State Budget

# Project Status Presentation

## William J. Carroll Government Center Vacaville, California



Private Property

Solano County Property

Vacaville  
Redevelopment  
Agency Property

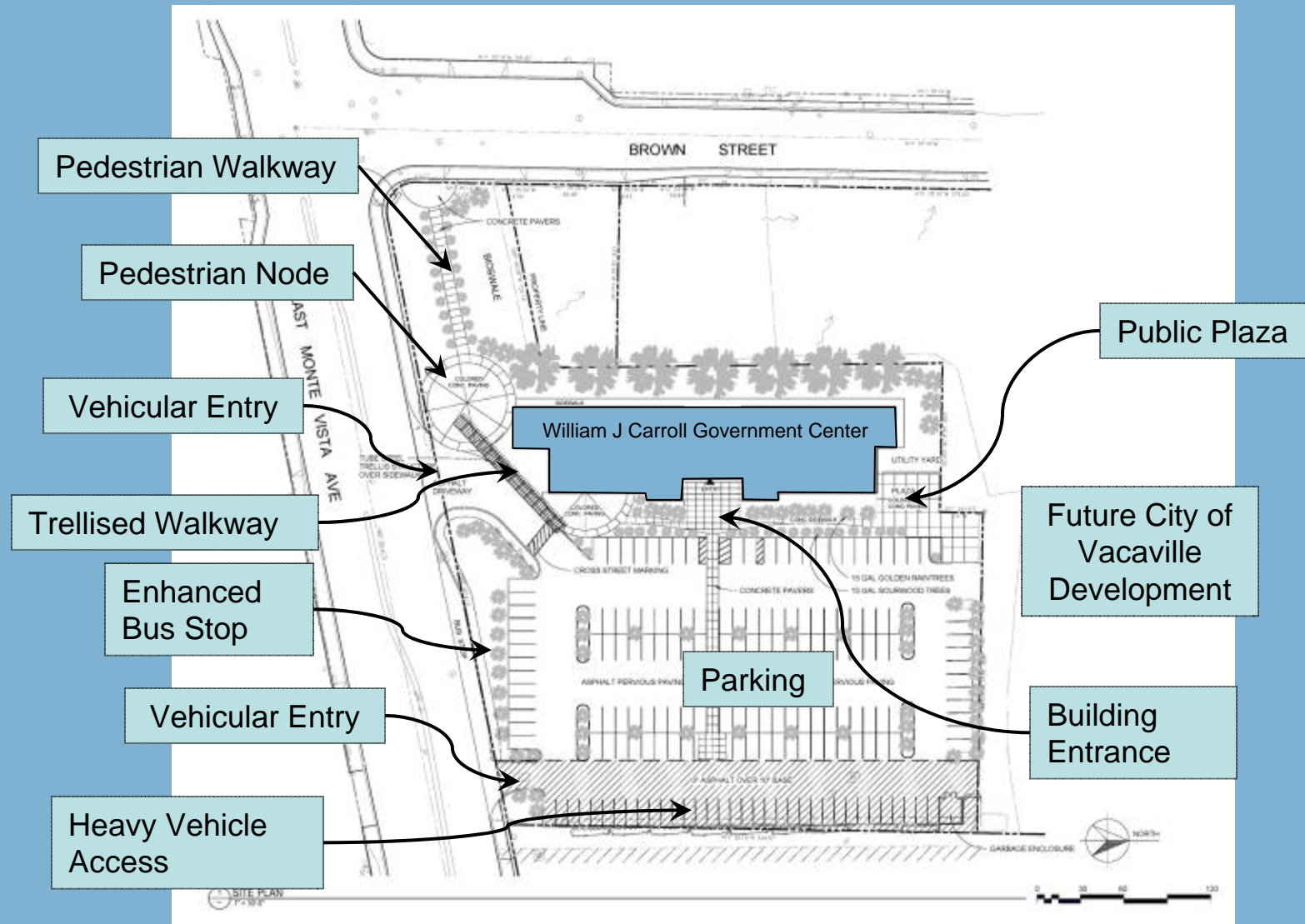
Private Property



Corner of E. Monte Vista Ave and Brown St



E. Monte Vista Ave

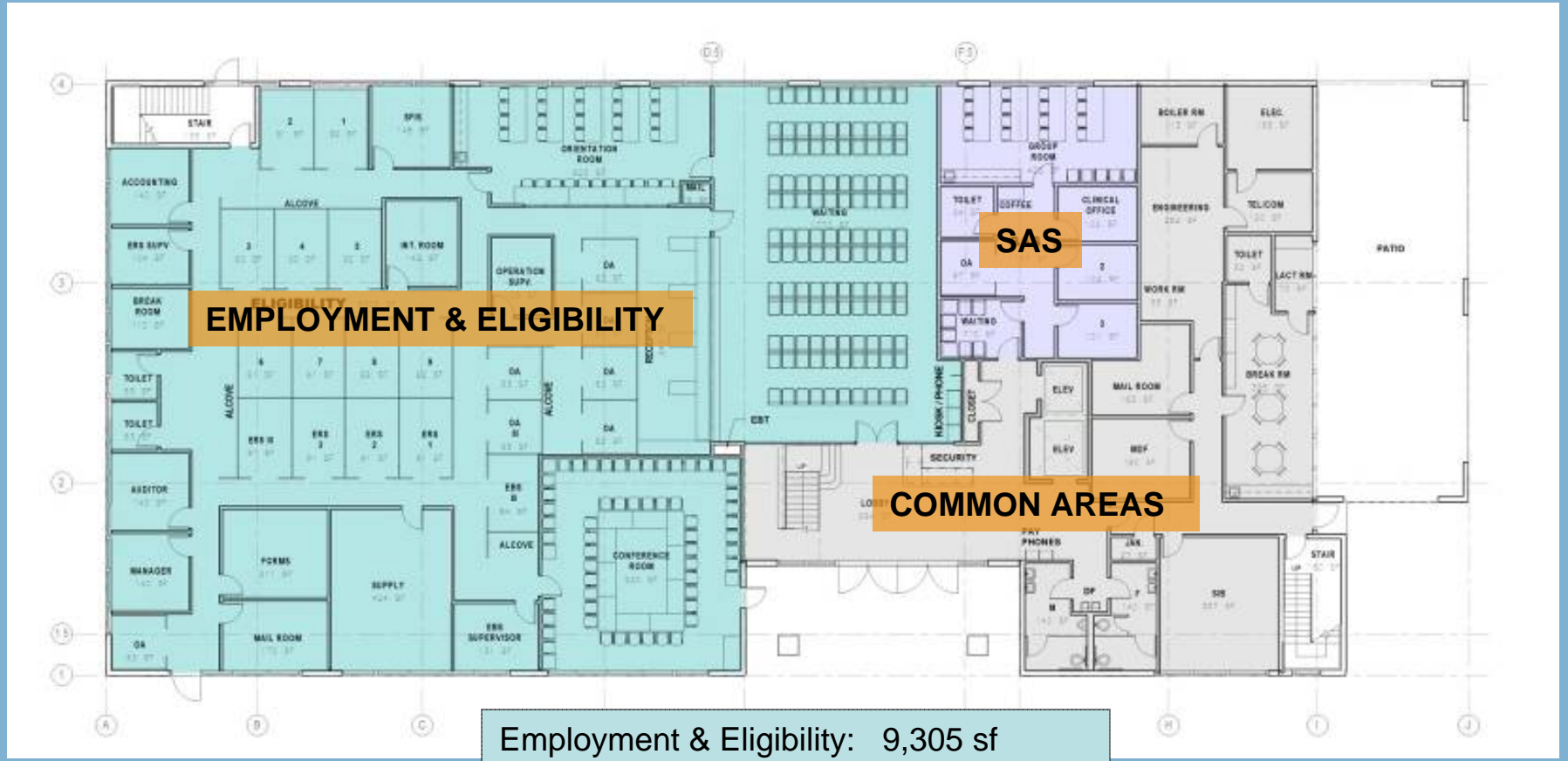


### WJCGC Program Spaces:

- Employment & Eligibility (EE)
- Primary Care Clinic (PHC)
- Mental Health (MH)
- Women Infants & Children (WIC)
- Dental Clinic (DC)
- Substance Abuse Services (SAS)
- Special Investigations Bureau (SIB)
- Child Welfare Services/Older & Disabled Adult Services (CWS/ODAS)
- Public Health Nurse (PHN)

	<b>2010</b>	<b>2015</b>	<b>2020</b>
2008 - Space Needs Survey	34,671 sf	40,024 sf	43,430 sf
2010 - Dental Clinic Added (ARRA grant)	3,000 sf	3,000 sf	3,000 sf
<b>Total Defined Programmatic Need</b>	<b>37,671 sf</b>	<b>43,024 sf</b>	<b>46,430 sf</b>

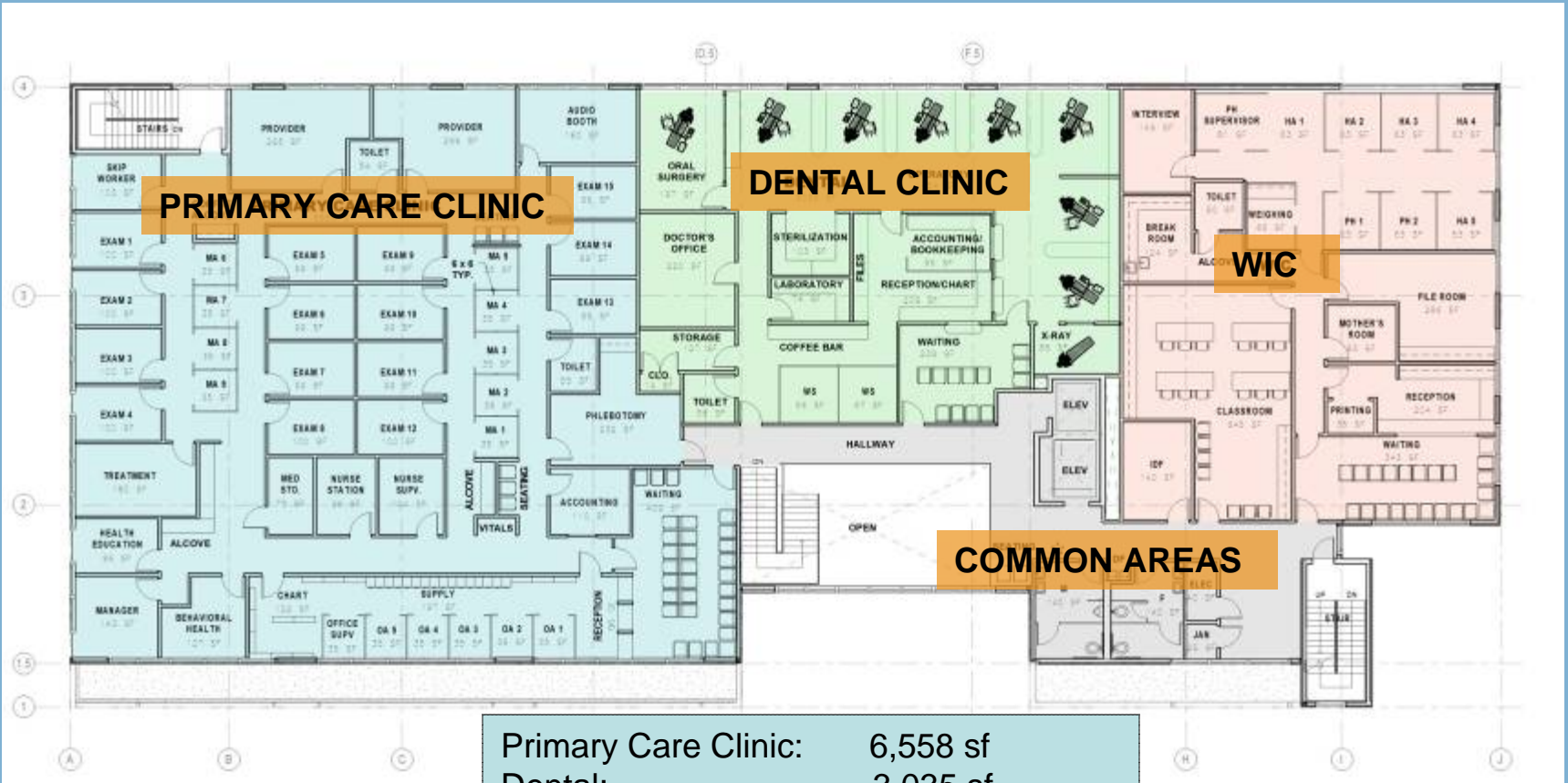
### 28,000 sf Building – First Floor



Employment & Eligibility:	9,305 sf
SAS:	1,167 sf
Common Areas:	4,059 sf
<b>Total 1<sup>st</sup> floor sf:</b>	<b>14,531 sf</b>

Illustrative Diagram

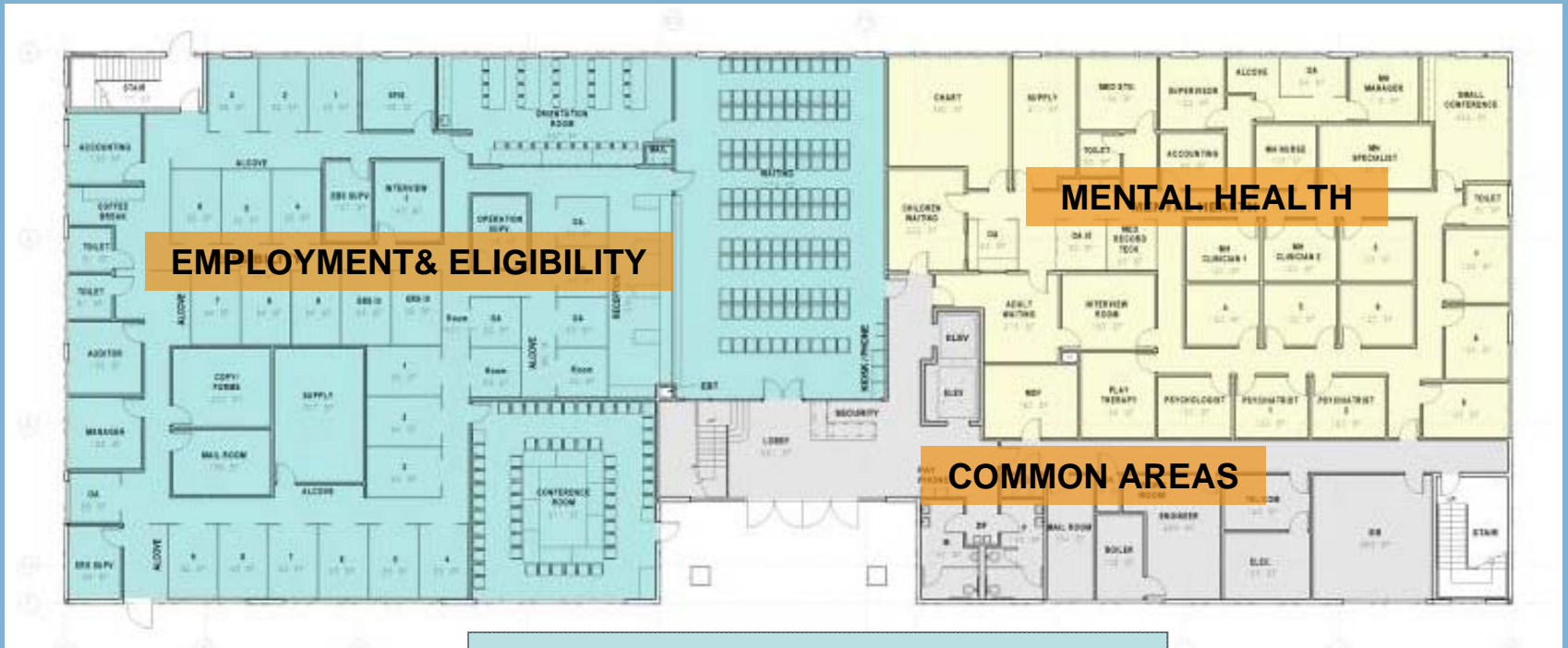
### 28,000 sf Building – Second Floor



Primary Care Clinic:	6,558 sf
Dental:	3,035 sf
W.I.C.:	3,060 sf
Common Areas:	1,508 sf
<b>Total 2<sup>nd</sup> floor sf:</b>	<b>14,161 sf</b>

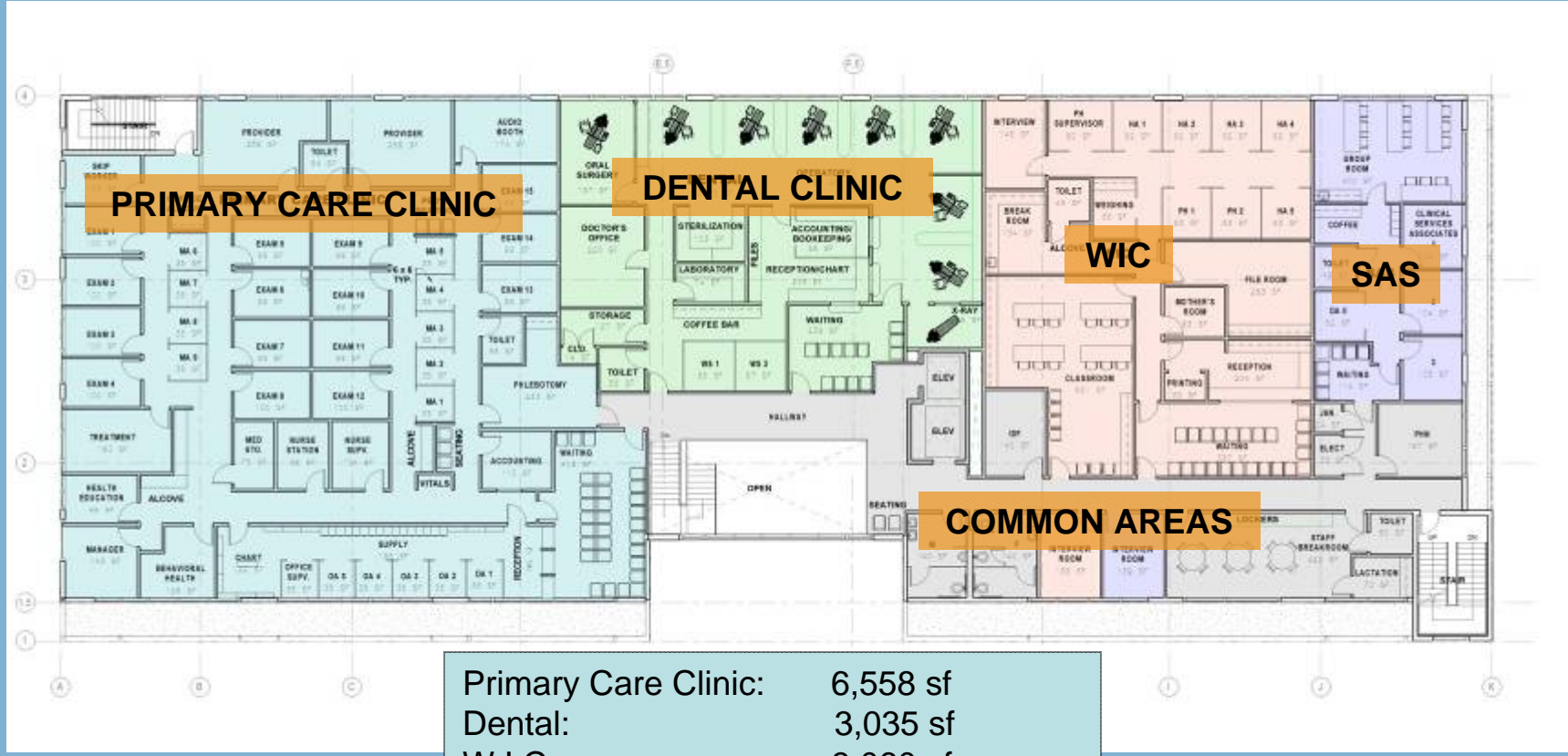
Illustrative Diagram

### 35,000 sf Building – First Floor



Employment & Eligibility:	9,689 sf
Mental Health:	5,296 sf
Common Areas:	3,813 sf
<b>Total 1<sup>st</sup> floor sf:</b>	<b>18,798 sf</b>

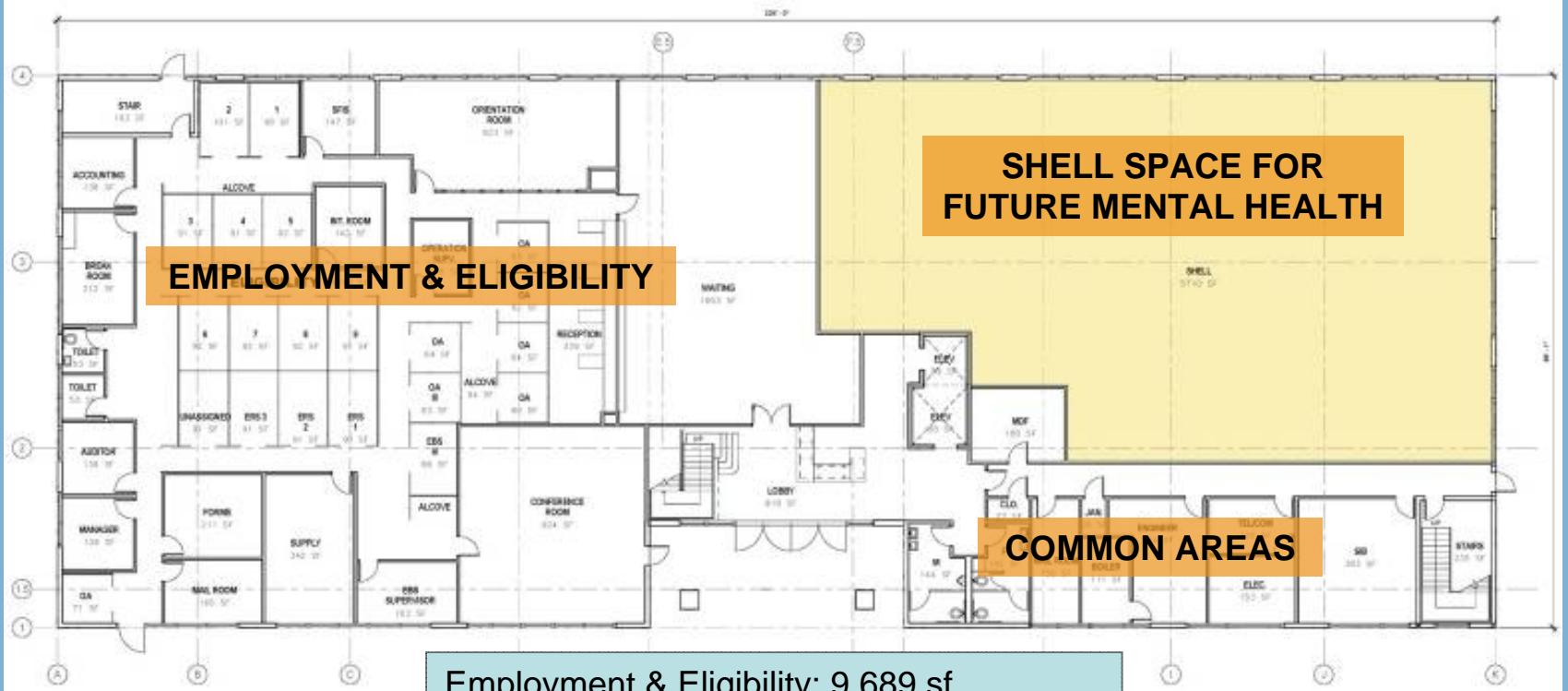
### 35,000 sf Building – Second Floor



Primary Care Clinic:	6,558 sf
Dental:	3,035 sf
W.I.C.:	3,060 sf
SAS:	1,175 sf
Common Areas:	2,531 sf
<b>Total 2<sup>nd</sup> floor sf:</b>	<b>16,359 sf</b>

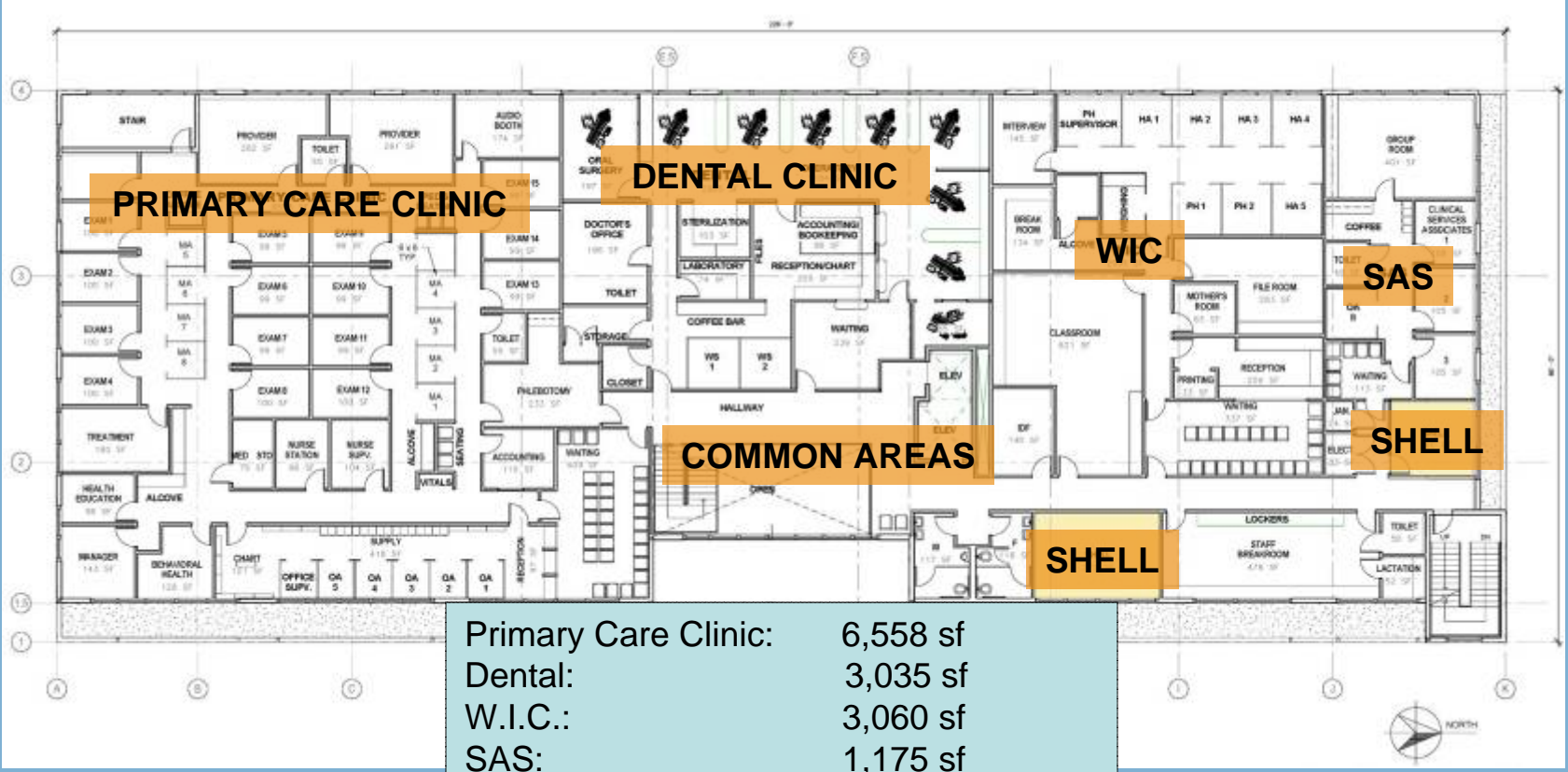
Illustrative Diagram

28,000 sf Build Out + 7,000 sf Shell  
 35,000 sf Total – First Floor



Employment & Eligibility:	9,689 sf
Shell:	5,710 sf
Common Areas:	3,813 sf
<b>Total 1<sup>st</sup> floor sf:</b>	<b>18,798 sf</b>

28,000 sf Build Out + 7,000 sf Shell  
 35,000 sf Total – Second Floor



Primary Care Clinic:	6,558 sf
Dental:	3,035 sf
W.I.C.:	3,060 sf
SAS:	1,175 sf
Common Areas:	2,087 sf
Shell:	444 sf

**Total 2<sup>nd</sup> floor sf: 16,359 sf**

Illustrative Diagram

### Conceptual Views



Illustrative Diagram

- LEED Silver Certified or Equivalent
- Community Connectivity Through Enhanced Bus Stop
- Bio-Swale Drainage area Creates Park-Like Setting at Corner of Brown Street/East Monte Vista Avenue
- Water Efficiency Through Drought Resistant Landscape Elements

## **William J. Carroll Government Center**

<b>Bridging Design</b>	Through Sept, 2010
<b>Design/Build Procurement</b>	Sept, 2010 through Dec, 2010
<b>Design/Contract Documents</b>	Jan, 2011 Through June 2011
<b>Construction</b>	July, 2011 Through June 2012

Description	Option 1	Option 2	Option 3
	28,000 sf build out	35,000 sf build out	35,000 sf w/shell
Construction Cost	\$10,747,106	\$11,714,696	\$11,230,901
Land Acquisition	1,200,000	1,200,000	1,200,000
Design/Consultant/Expenses	3,330,797	3,330,797	3,330,797
Equipment/Fees	1,866,079	1,866,079	1,866,079
Contingency	860,654	960,063	925,358
<b>Sub-Total</b>	<b>\$18,034,635</b>	<b>\$19,071,635</b>	<b>\$18,553,135</b>
Future 7,000 sf TI – in 2011 dollars	\$0	\$0	\$1,750,000
<b>Estimated Total Project Costs</b>	<b>\$18,034,635</b>	<b>\$19,071,635</b>	<b>\$20,303,135</b>

<b>Funding Source <sup>(1)</sup></b>	<b>Total</b>	<b>BU</b>
Master Settlement Agreement Funds	\$15,877,439	2491
Public Facilities Fees	\$1,000,000	2491
ARRA Grant Funds	\$2,194,196	2494
<b>Project Totals *</b>	<b>\$19,071,635</b>	

\* Due to fluctuations in interest earnings associated with MSA funds, additional funding may be required to deliver 35,000 sf building

1. Dedicated Funding Sources, can only be used for H&SS Capital Improvements

# Resource Areas Evaluated in the Mitigated Negative Declaration

CEQA requires the preparation of an Initial Study (IS) in support of a Mitigated Negative Declaration (MND) to document reasons why the project will or will not result in significant environmental effects. The Initial Study covers the following resource headings:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources
- Land Use Planning
- Noise
- Population and Housing
- Traffic and Transportation
- Recreation
- Public Services and Utilities
- Mandatory Findings of Significance

# Mitigated Negative Declaration Process

- IS/MND 30-Day Review – April 19-May 18, 2010
- Public Input/Presentation – April 29, 2010
- Comments Received from 2 Entities
- Response to Comments Issued – June 14, 2010
  - Not Required by CEQA
- Mitigation Monitoring & Reporting Program Received – June 14, 2010
  - Mitigation Measures (see Attachment J)
    - 4.01 – Aesthetics
    - 4.03 – Air Quality
    - 4.04 – Biological Resources
    - 4.05 – Cultural Resources
    - 4.06 – Geology and Soils
    - 4.07 – Greenhouse Gas Emissions (Climate Change)
    - 4.08 – Hazards and Hazardous Materials
    - 4.12 – Noise
    - 4.16 – Transportation/Traffic

- Questions & Answers



Illustrative Diagram