



**AGENDA SUBMITTAL TO SOLANO COUNTY BOARD OF SUPERVISORS**

<b>ITEM TITLE</b> Receive a status report and approve the final design of the William J. Carroll Government Center Project in Vacaville, which includes a project description, site/landscape plan and exterior building renderings; and Authorize staff to continue the Project Development process based on Board direction		<b>BOARD MEETING DATE</b>  June 14, 2011	<b>AGENDA NUMBER</b>  <b>23</b>
<b>Dept:</b>	General Services	<b>Supervisorial District Number</b>  All	
<b>Contact:</b>	Kanon R. Artiche, County Architect		
<b>Extension:</b>	784-7908		
<b>Published Notice Required?</b>		Yes _____	No <u> X </u>
<b>Public Hearing Required?</b>		Yes _____	No <u> X </u>

**DEPARTMENTAL RECOMMENDATION**

The Department of General Services recommends that the Board of Supervisors:

1. Receive a status report and approve the final design of the William J. Carroll Government Center Project (the Project) in Vacaville, which includes a project description, site/landscape plan and exterior building renderings,
2. Authorize staff to continue to develop the project.

**SUMMARY**

On February 22, 2011, your Board authorized issuance of the Notice to Proceed to Turner Construction Company for Design/Build services for the William J. Carroll Government Center (WJCGC) Project in Vacaville. During this meeting, the Board requested staff to return to the Board at a later date to present the final design of the WJCGC Project in Vacaville. On April 26, 2011, your Board received a presentation on the status of the WJCGC Project as an interim step preceding the final design approval. During this meeting, the Board provided input and comments regarding the exterior design of the building and site design. Comments received from the presentation included: investigating use of a warmer color palette, use of trim and construction details to help mitigate the look of a tilt-up building, placing the exterior Public Art to Monte Vista Street Plaza, and ensure that landscaping is provided in front of the building.

This report focuses on the coordination between County staff and the Design/Build team to integrate the Board's comments from April 26, 2011 into the final design and provides an update with a focus on the refinements to the project's site and exterior design for the construction associated with the WJCGC Project. The project remains a two-story, approximately 35,000 square foot Clinic/Office Building including development of the County owned site at East Monte Vista Avenue and Brown Street in Vacaville, which will be delivered using the design/build method. A more detailed Project Description is included in Attachment A. Staff is seeking approval from the Board regarding the final design of the project, specifically the Landscape Plan and exterior building renderings (Attachment B).

The design information presented is based on the latest drawings prepared as Preliminary Construction Documents and were submitted to the County by the project Design/Builder, Turner Construction Company in association with KMD Architects, on May 27, 2011.

## **FINANCING**

The project budget and funding sources for the project, as approved through past Board actions that culminated on April 26, 2011, are as follows:

<b>Project Cost Description</b>	<b>Approved Project Budget</b>
Design Build Stipulated Sum	\$12,500,000
Land Acquisition	1,276,050
Consultant/Project Management Costs/ Other Costs	2,442,072
Equipment/Fees/Permits/Contingency	2,853,513
<b>Estimated Total Project Cost</b>	<b>\$19,071,635</b>

<b>Funding Source</b>	<b>Total</b>	<b>Budget Unit</b>
Master Settlement Agreement Funds	\$15,870,439	2491
Public Facilities Fees	\$1,000,000	2491
Construction Fund Interest (FY 10/11)*	\$7,000	2491
ARRA Grant Funds	\$2,194,196	2494
<b>Total</b>	<b>\$19,071,635</b>	

\*\$7,000 in interest earnings have been realized as of December 2010

There are no additional costs associated with approval of the recommended actions contained in this Board Agenda Submittal.

## **DISCUSSION**

On April 26, 2011, the Board of Supervisors received a presentation regarding the status of the WJCGC, which included site plan, floor plans, building elevations and renderings.

### **Major Design Refinements since April 26, 2011 Board meeting:**

1. Exterior building renderings (Attachment B).
  - a. Updated exterior building color scheme:
    - i. The color palette for the building provides a range of complementary colors to provide visual interest as well as to break up the volumes. The color scheme will be a warm, earthtoned palette that will help to set the design standard for the area. Variations in color help ameliorate the look of a standard tilt-up building while still conforming to the project budget. The design has darker tones at the base which gives the building visual stability and relates to the human scale of visitors.
  - b. Building trim and exterior details:
    - i. County Staff has worked with Design/Builder to define a unified architectural language that is expressed through linear recessed trim (reveals) in the tilt-up concrete and metal panels as well as color and changes in texture to provide a dignified design. The use of trim and reveals as well as recessing the

window frames breaks up the mass of the building and separates this building from the traditional look of tilt-up construction.

- c. East Monte Vista Avenue Façade as signature Façade:
  - i. The façade steps back from East Monte Vista Avenue which breaks up the massing of the building and allows for the development of the large public plaza. The stair tower uses materials, reveals and colors similar to the building entrance that brings a uniform design approach to the entire project. The use of color, texture and materials help bring pedestrians around the building to the main entrance.
2. Proposed exterior public art location (Attachment B).
  - a. The Landscape Plan shows the proposed location of the exterior Public Art in the large plaza that will provide street visibility as well as act as a point of interest for the bus stop and public plaza. This location was presented to the Solano County Public Art Committee and approved at their May 17, 2011 meeting.
3. Updated site/landscape plans (Attachment B).
  - a. The Landscape Plan shows the extent and range of the landscaping for the project. The design concept is to provide a layering of landscaping elements starting with trees in the parking lot and along the pathways to native flowering plants and shrubs near the building and the use of a water collection bio-swale planter along the eastern building side. The landscaping will bring life to the building and will give the site a different look from season to season. Pathways and directional signage within the plaza and in the parking lot provide inherent wayfinding clues to direct the public to the entrance of the building. Utilities will be focused at the northwest corner of the project within screening and separation from the public access to the site. The Design/Builder is investigating providing reveals, scoring patterns and integral color to the poured concrete seatwalls to provide visual interest.

Significant project advancements since the April 26, 2011 Board meeting include: realignment of the easements which were approved by both the Solano County Board of Supervisors and the Vacaville City Council on May 24, 2011; Solano Transit Authority appropriated \$100,000 for the development of bus turnout and pedestrian plaza for the project at their May 11, 2011 Board meeting; submittal of the first design package for Encroachment and Grading Permits on May 12, 2011, which is part of a phased permitting strategy; program validation session held on June 3, 2011 to verify conformance with the Request for Proposal; and a Groundbreaking Ceremony for the project scheduled for June 16, 2011.

This Final Design has attempted to address many of the comments brought forward in the April 26, 2011 Board meeting and indicates the proposed design direction for the project. As the project progresses through permitting and into construction, subtle design changes may occur to respond to project requirements and budgetary conformance.

## **ALTERNATIVES**

The Board could elect to:

1. Not receive the presentation and not approve the Final Design. This action is not recommended since the Board would lose an opportunity to understand the current status of

the project and provide definitive direction to staff. Without the approval of the requested action, the project would be delayed, thereby increasing the costs to the County.

2. Direct staff to modify some and/or all of the project description, site/landscape plans and exterior building renderings and/or associated elements. Depending on the modification requested, this action may result in additional cost to the project and extension of the schedule.
3. Cancel the project. This action is not recommended since approximately \$2.2 million in ARRA grant funds would be lost, programmatic needs in North Solano County would remain unmet, and the County would lose the value of its investment in the project to date.

### **OTHER AGENCY INVOLVEMENT**

Representatives from the City of Vacaville, County Administrator's Office, County Counsel, Risk Management, H&SS, Information Technology, Auditor-Controller, Resource Management, and General Services are working to develop the project. The WJCGC Project is overseen by a cross-disciplinary Steering Committee composed of County personnel from primary stakeholder departments including the representatives from the City of Vacaville, County Administrator's Office, County Counsel, H&SS, Resource Management, and General Services. Staff also coordinates project progress with the City of Vacaville's cross disciplinary Project Review Committee, which allows project coordination issues to be addressed in a timely manner.

The Project is supported by County consultant Kitchell CEM of Sacramento who prepared the Bridging Documents for the design/build project. The consultant firm of Michael Brandman Associates of San Ramon completed the environmental documents previously certified by the Board. The project's Design/Builder is Turner Construction of Oakland in association with KMD Architects of San Francisco.

### **CAO RECOMMENDATION**

APPROVE DEPARTMENT  
RECOMMENDATION

### **DEPARTMENT HEAD SIGNATURE**



Michael J. Lango, Director of General Services

Attachment A – Project Description

Attachment B – Site/Landscape Plans, Exterior Building Renderings