

## **WILLIAM J. CARROLL GOVERNMENT CENTER PROJECT DESCRIPTION**

The Project consists of the construction of an approximately 35,000 square foot, 2 story Health & Social Services (H&SS) Office Building consisting of tilt-up panels, aluminum storefront and metal panel system on a concrete frame to contain the services and functional programs of H&SS to serve the residents of North County. The site is bounded on the north by Vacaville Redevelopment Agency property, on the east by a mobile home park, to the south by East Monte Vista Avenue (EMVA) and to the west a portion of the property extends to Brown Street with the remaining portion backing up to residential/commercial properties. There are several easements within the property per the ALTA/ACSM Title Survey done by the County in June 2006. The current project illustrates two site access easements located off EMVA within zones as coordinated with the City of Vacaville. Access to the site will be provided by two curb cuts onto EMVA.

The Project will be designed in accordance with all applicable codes and regulations, including the California Code of Regulations, Title 24, California Building Standards Code, the Americans with Disabilities Act and the Solano County General Plan.

The authorized Project delivery method for this project is a modified or "bridged" design-build process. The Bridging Documents will establish the scope, design intent, minimum level of performance and quality as well as the functional and aesthetic aspects of the Project. The Design Builder shall be responsible for completing the construction documents and building the Project in conformance with the Bridging Documents. The criteria that are graphically shown on all the RFP drawings would establish the basis of design and the requirements to be provided by the Design Builder.

This project is required to achieve a minimum LEED Silver certification and shall consider all aspects of sustainable design.

The overall goal of the exterior design of the facility is to provide a governmental office building appearance with form/shape of the building to follow the functional concept. The primary entrance shall be the most prominent element of the facility facing the parking lot. The entry shall be oriented such that cold winter winds cannot blow into the entry. Functions such as "front-of-house", i.e. lobby, security, and eligibility department shall be located at the front of the facility and easily identifiable and accessible. Adequate way finding signage shall be visible from the lobby to direct people to the different departments.

Site grading will require the building finish floor to be constructed above the estimated 100-year flood elevation. The parking lot grading will have a gentle slope to allow the runoff release prior to draining into the City of Vacaville (City) storm drain system.

The parking shall meet local planning and zoning requirements for size and configuration. A total of 150 parking spaces shall be provided. Parking will be provided for staff, public and other visitors. Site access will be provided for the disabled in accordance with accessibility code and will include directional finding signage leading to the main entry door.

A new enhanced bus stop will be constructed along EMVA. Existing underground utilities shall be relocated to provide room for the new bus stop. Utility vaults will be relocated behind the new sidewalk in a new utility easement matching the new sidewalk route. The existing storm drain catch basin will be replaced with a traffic rated grated drop inlet structure. Both existing driveway entrances will be replaced to allow for the transition lane of the bus stop. Design-builder will coordinate the relocation project with the utility companies.

Trees will be planted to line-up along the frontage of the building, and parking lot. Large bush type plants will be planted along the pathway from Brown Street to the south concrete circle gathering area. The remaining areas will have a combination of native plantings, small bushes and drought resistive ground cover. There is an existing utility easement along the west boundary of the site which will not allow trees in this area. Bio-swales will be integrated into the design of the building and parking lot to collect water runoff associated with the project.