



Project Status & Final Design Approval – June 14, 2011



William J. Carroll Government Center Vacaville, California



Requested Actions

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- **Receive a status report and approve the final design** of the William J. Carroll Government Center Project (the Project) in Vacaville, and
- **Authorize** staff to continue the development the project



Past Board Actions

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- 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
- Adopted a Mitigation Monitoring and Reporting Program and Directed Staff to develop a 35,000 square foot H&SS Facility – 8/10/10



Past Board Actions

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- Approved the Project Labor Agreement – 9/28/10
- Awarded the Design/Build Agreement to Turner Construction Company – 2/8/11
- Authorized CAO to sign the Notice to Proceed – 2/22/11
- Received Project Update – 4/26/11
- Approved Reorientation of Easements for the Project – 5/24/11



Past Board Design Feedback

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- Constructive Feedback from Past Board Meetings:
 - Color Palette is critical to the design success of the Project
 - Minimize the look of Tilt-up Construction
 - Focus on Details and Trim
 - Make E. Monte Vista Ave. Façade the Signature Façade of the Building
 - Further Define the Plaza Seat Walls
 - Landscaping is a key Component, especially at the Building Entrance
 - Evaluate Use of Operable Windows
 - User Friendly Features (e.g. Shelves, Trash Dispenser near door in Toilet Rooms, Light Switches)
 - Consider Use of Renewable Solar Energy
 - Consider Use of Instant Hot Water Devices



Recent Project Progress

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- Solano Transit Authority Approved & Obligated \$100,000 for the development of the Enhanced Bus Stop & Pedestrian Plaza
- Staff and Design/Builder met with Vacaville Transit Authority and City Staff to coordinate City's development of an Enhanced Bus Shelter at the proposed bus stop – 28'x6' area dedicated for an Enhanced Bus Shelter
- Selected Short-list of Artists to provide proposals for Public Art Opportunities for the project
- Refined Exterior Design to address Board comments from 4/26/11 Board Meeting
- Design/Builder submitted Permit Package 1 (Site Demolition, Grading and Encroachment Designs) for Permit to the City and County



Project Schedule

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Design/Contract Documents	January 2011 Through July 2011
Ground Breaking Ceremony	June 16, 2011 at 9:00 am
Construction	August 2011 Through August 2012
Beneficial Occupancy	August 15, 2012 – Contract Milestone
Move-in & Project Close-out	August 2012 Through February 2013



Project Budget/Funding

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Project Cost Description	Total
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
Project Totals	\$19,071,635

Funding Sources	Total	BU
Master Settlement Agreement Funds ⁽¹⁾	\$15,870,439	2491
Public Facilities Fees ⁽¹⁾	\$1,000,000	2491
Construction Fund Interest (FY 10/11)	\$7000	2491
ARRA Grant Funds ⁽²⁾	\$2,194,196	2494
Project Totals	\$19,071,635	

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

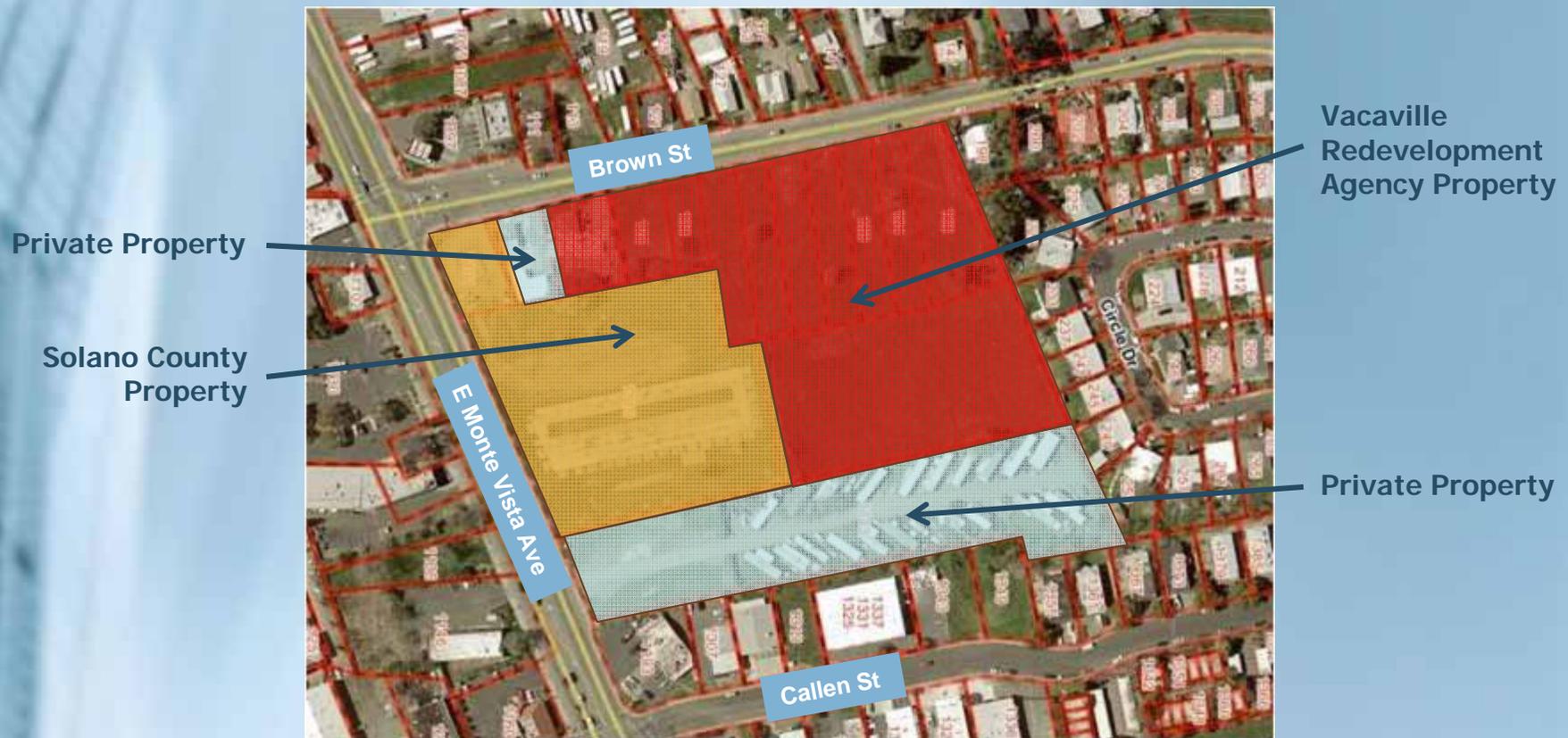


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Site Aerial

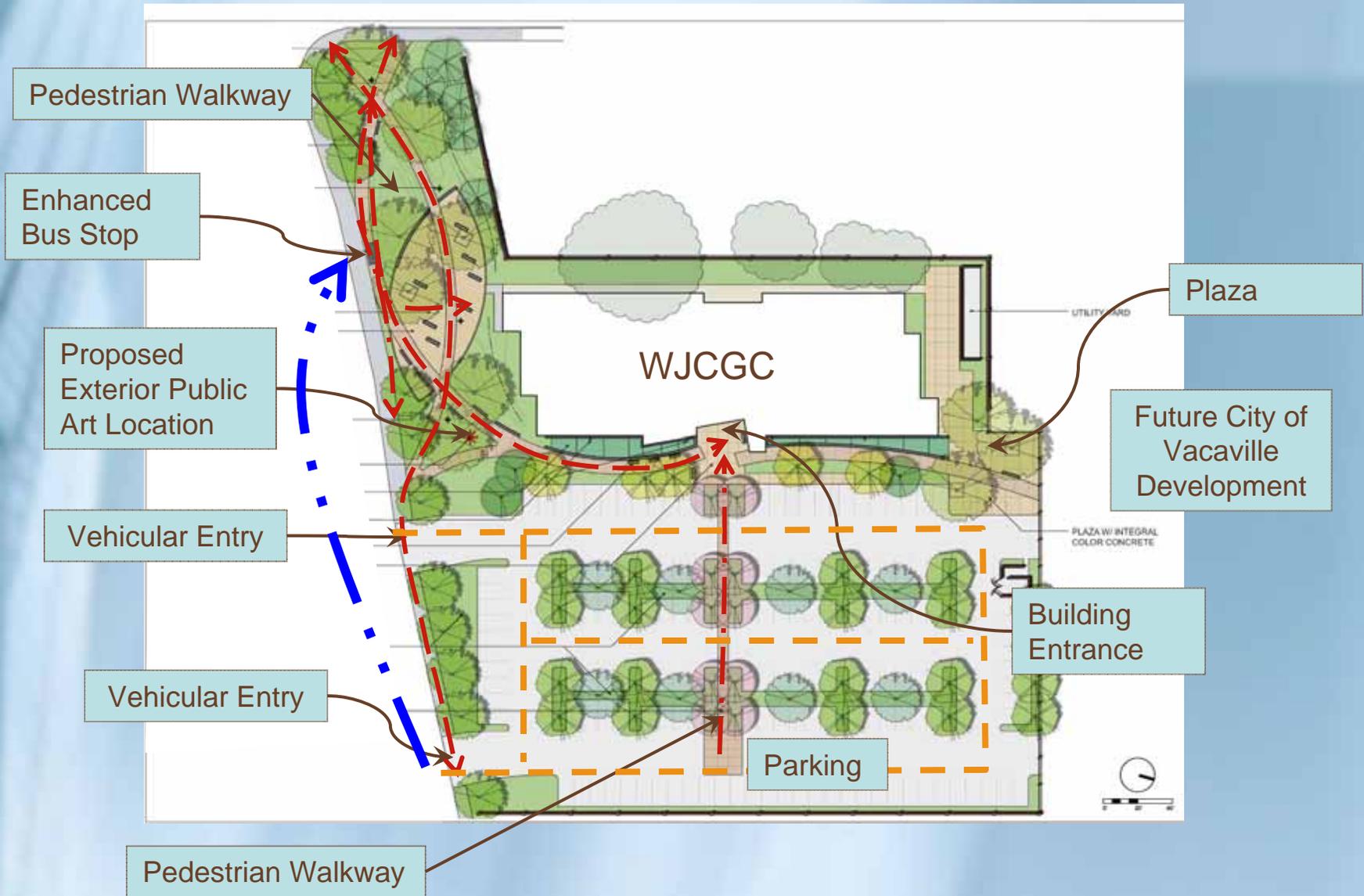
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Updated Site Plan

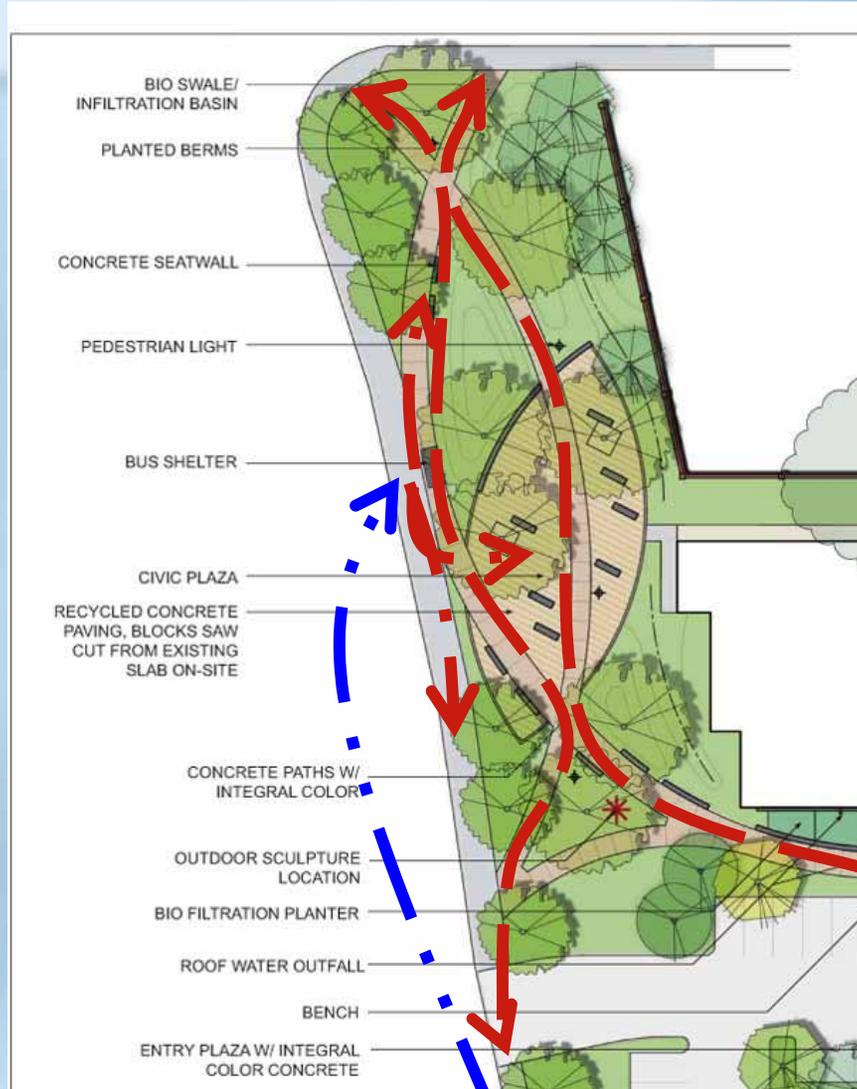
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Plaza Development

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Sustainability Features

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- LEED (Leadership in Energy and Environmental Design) Silver Certified
- Community Connectivity Through Enhanced Bus Stop
- Preferred Parking for Carpools and Low Emission Vehicles
- Bio-Swale Drainage areas incorporated into building and parking design
- Water Efficiency Through Drought Resistant Landscape Elements
- Sustainable use of Recycled Materials
- Diversion of Waste from Landfills
- Energy Efficient Building Systems that Outperform California Code Requirements



Interior Building Layout

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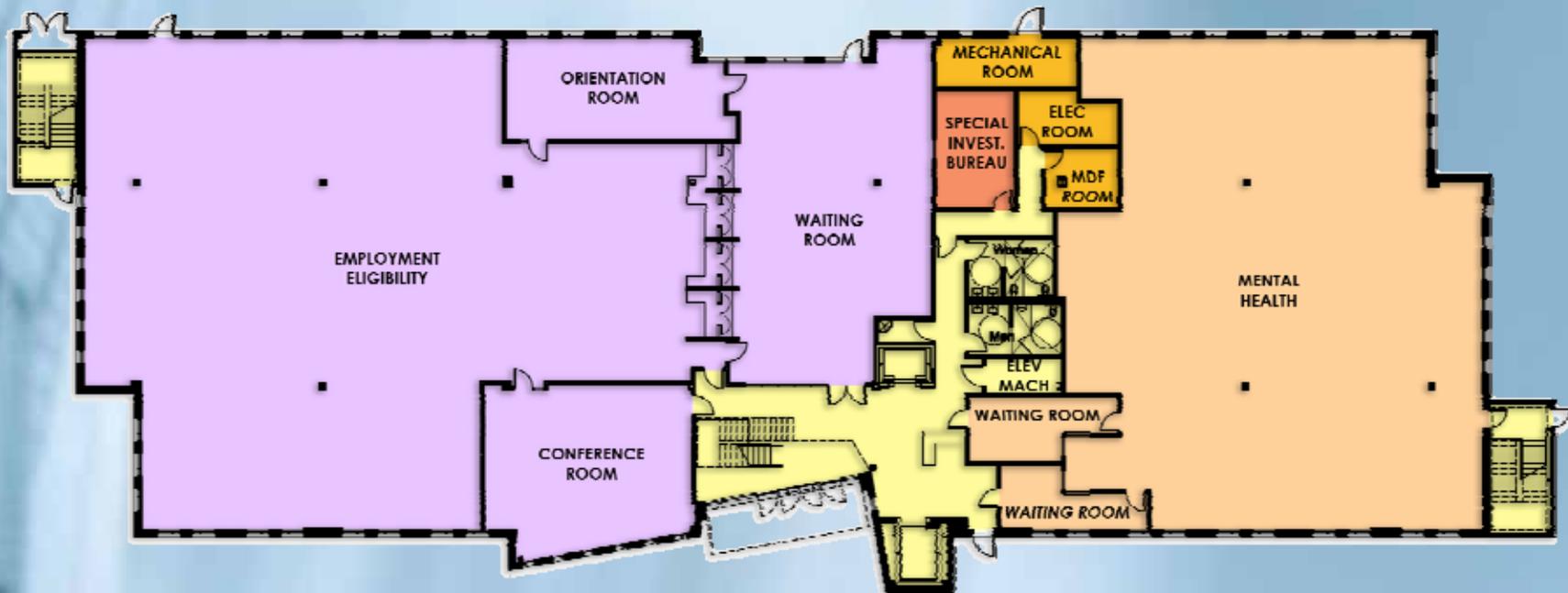
- Interior Building Layout
 - Program Validation underway with Project Team and End Users
 - Systems Confirmation Underway with Project Team (Mechanical, Electrical, Plumbing, etc.)
 - Interior Space Layouts presented and End User input collected for inclusion in Design



1st Floor Block Plan

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35,000 sf Building – First Floor

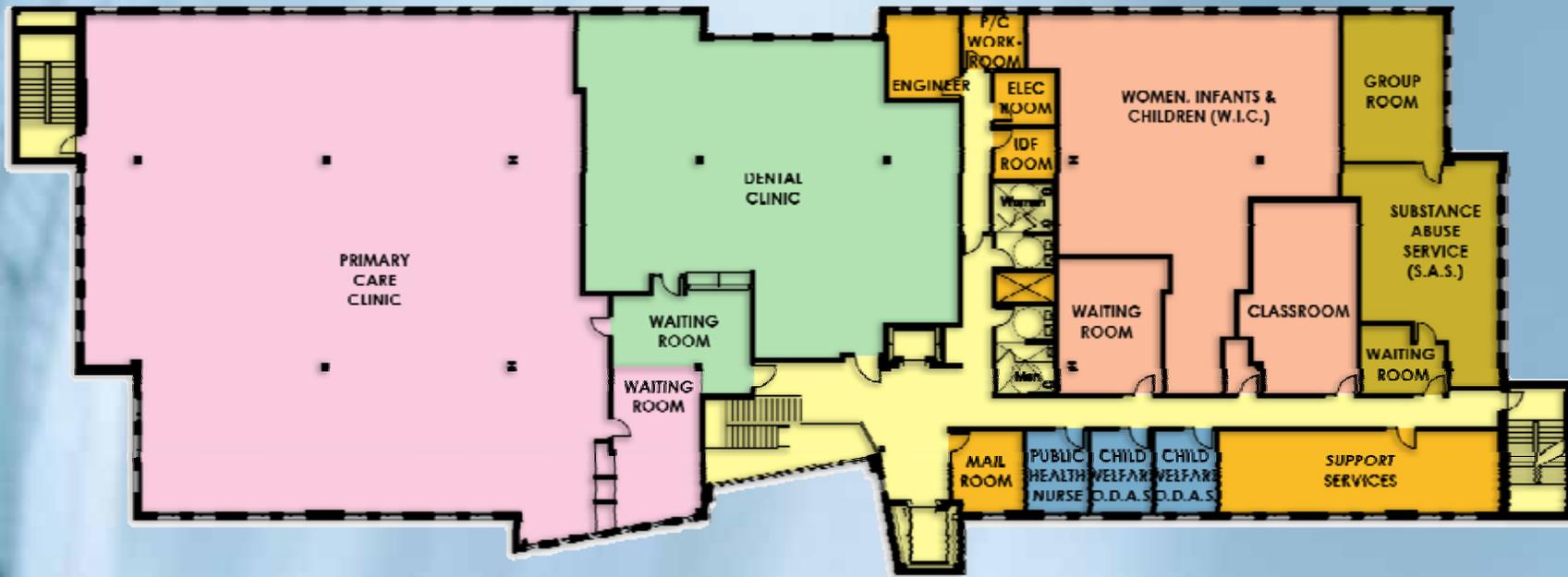




2nd Floor Block Plan

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35,000 sf Building – Second Floor





3D Views / Exterior Design

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Conceptual Views





3D Views / Exterior Design

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Conceptual Views





3D Views / Exterior Design

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Conceptual Views





3D Views / Exterior Design

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Conceptual Views



Turner

KMDARCHITECTS



Color Board

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EXTERIOR COLOR & MATERIALS BOARD

METAL PANELS

CONCRETE TILT-UP PANELS, PAINTED

Base Color BC-2

Accent Color AC-1

Base Color BC-1

HIGH-PERFORMANCE GLAZING

METAL PANELS

This color board defines the exterior materials and colors for the building. It includes a central architectural rendering of the building with callouts for 'METAL PANELS' and 'CONCRETE TILT-UP PANELS, PAINTED'. Below the rendering are five color and material swatches: 'Base Color BC-2' (orange), 'Accent Color AC-1' (brown), 'Base Color BC-1' (yellow), 'HIGH-PERFORMANCE GLAZING' (dark grey/black), and 'METAL PANELS' (tan).



Project Next Steps

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- **Next Steps:**

- Groundbreaking Ceremony to be held on 6/16/11
- Program Validation and Systems Confirmation Sessions held at County with Project Team
- Begin Site Demolition and Grading to prepare site for Construction – Early June 2011
- Receive Building Permit and Begin Construction – Early August 2011
- Project Status Report to Board at Mid-Point of Construction



Questions & Answers

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- Questions & Answers



**William J Carroll Government Center
Vacaville, California**