



County of Tulare  
State of California

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## APPENDIX D: NEW CIVIC CENTER CAMPUS SCHEMES



Construction Management, Inc.





## D-1 FACILITY PROGRAM SCHEMES

### D-1.0 Introduction

In conjunction with the development of the Proposed New Civic Center - Facility Functional Program, multiple schemes were evaluated, on each of the three site scenarios identified by the 2007 Countywide Preliminary Facility Evaluation / New Civic Center Masterplan. Each scheme identifies:

- A potential strategy for staffing build-out & space need
- Accommodation for sufficient parking within a multi-level parking structure
- Overall project phasing including necessary demolition or renovation of vacated facilities
- Conceptual project costs in today's dollars
- Conceptual project schedule
- Facility stacking diagram identifying the ideal floor level location for departments to maintain the intent of the functional program

These schemes were prepared to identify available options for the planning and construction of this facility as a tool for evaluating project funding, feasibility, and as a tool for initial decision making. However, they do not represent the only options available. They are based upon specific potential facility program options that were of interest to be investigated at this time. The intent is for County decision makers to have a range of options identified for discussion with project stakeholders. There may be other facility schemes viable for this project which have not been identified or evaluated. Additionally, throughout the course of developing these schemes, not all were able to fully meet every functional need, requirement, or relationship identified within the facility functional program. In each case, the scheme presented represents options that most closely represent the intent of the facility functional program.



	Scheme <b>A</b>	Scheme <b>B</b>	Scheme <b>C</b>	Scheme <b>D</b>	Scheme <b>E</b>	Scheme <b>F</b>	Scheme <b>G</b>
Scenario <b>1</b>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• Demolish existing Main Jail &amp; construct new facility in its location</li> <li>• 4-story facility</li> </ul>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• Demolish existing Main Jail &amp; construct new facility in its location</li> <li>• 4-story facility</li> <li>• Phased implementation</li> </ul>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• Demolish existing Main Jail &amp; construct new facility in its location</li> <li>• 6-story facility</li> </ul>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• Demolish existing Main Jail &amp; construct new facility in its location</li> <li>• Probation, Purchasing, and I.T. departments located elsewhere</li> <li>• 4-story facility</li> </ul>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• Demolish existing Main Jail &amp; construct new facility in its location</li> <li>• Probation, Purchasing, and I.T. departments located elsewhere</li> <li>• 4-story facility</li> <li>• Phased implementation</li> </ul>	<ul style="list-style-type: none"> <li>• Partial build-out - 10-year staffing projections</li> <li>• Demolish existing Main Jail &amp; construct new facility in its location</li> <li>• 4-story facility</li> </ul>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• Demolish existing Main Jail &amp; construct new facility in its location</li> <li>• Probation, Purchasing, R.M.A., and Grand Jury departments located elsewhere</li> <li>• 4-story facility</li> </ul>
Scenario <b>2</b>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• Construct new facility in a location adjacent to the existing Main Jail</li> <li>• 4-story facility</li> </ul>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• Construct new facility in a location adjacent to the existing Main Jail</li> <li>• 4-story facility</li> <li>• Phased implementation</li> </ul>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• Construct new facility in a location adjacent to the existing Main Jail</li> <li>• 6-story facility</li> </ul>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• Construct new facility in a location adjacent to the existing Main Jail</li> <li>• Probation, Purchasing, and I.T. departments located elsewhere</li> <li>• 4-story facility</li> </ul>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• Construct new facility in a location adjacent to the existing Main Jail</li> <li>• Probation, Purchasing, and I.T. departments located elsewhere</li> <li>• 4-story facility</li> <li>• Phased implementation</li> </ul>	<ul style="list-style-type: none"> <li>• Partial build-out - 10-year staffing projections</li> <li>• Construct new facility in a location adjacent to the existing Main Jail</li> <li>• 4-story facility</li> </ul>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• Construct new facility in a location adjacent to the existing Main Jail</li> <li>• Probation, Purchasing, R.M.A., and Grand Jury departments located elsewhere</li> <li>• 4-story facility</li> </ul>
Scenario <b>3</b>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• New facility would be located at western corner of the site</li> <li>• 4-story facility</li> </ul>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• New facility would be located at western corner of the site</li> <li>• 4-story facility</li> <li>• Phased implementation</li> </ul>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• New facility would be located at western corner of the site</li> <li>• 6-story facility</li> </ul>			<ul style="list-style-type: none"> <li>• Partial build-out - 10-year staffing projections</li> <li>• New facility would be located at western corner of the site</li> <li>• 4-story facility</li> </ul>	<ul style="list-style-type: none"> <li>• Full build-out - 20-year staffing projections</li> <li>• New facility would be located at western corner of the site</li> <li>• Probation, Purchasing, R.M.A., and Grand Jury departments located elsewhere</li> <li>• 4-story facility</li> </ul>

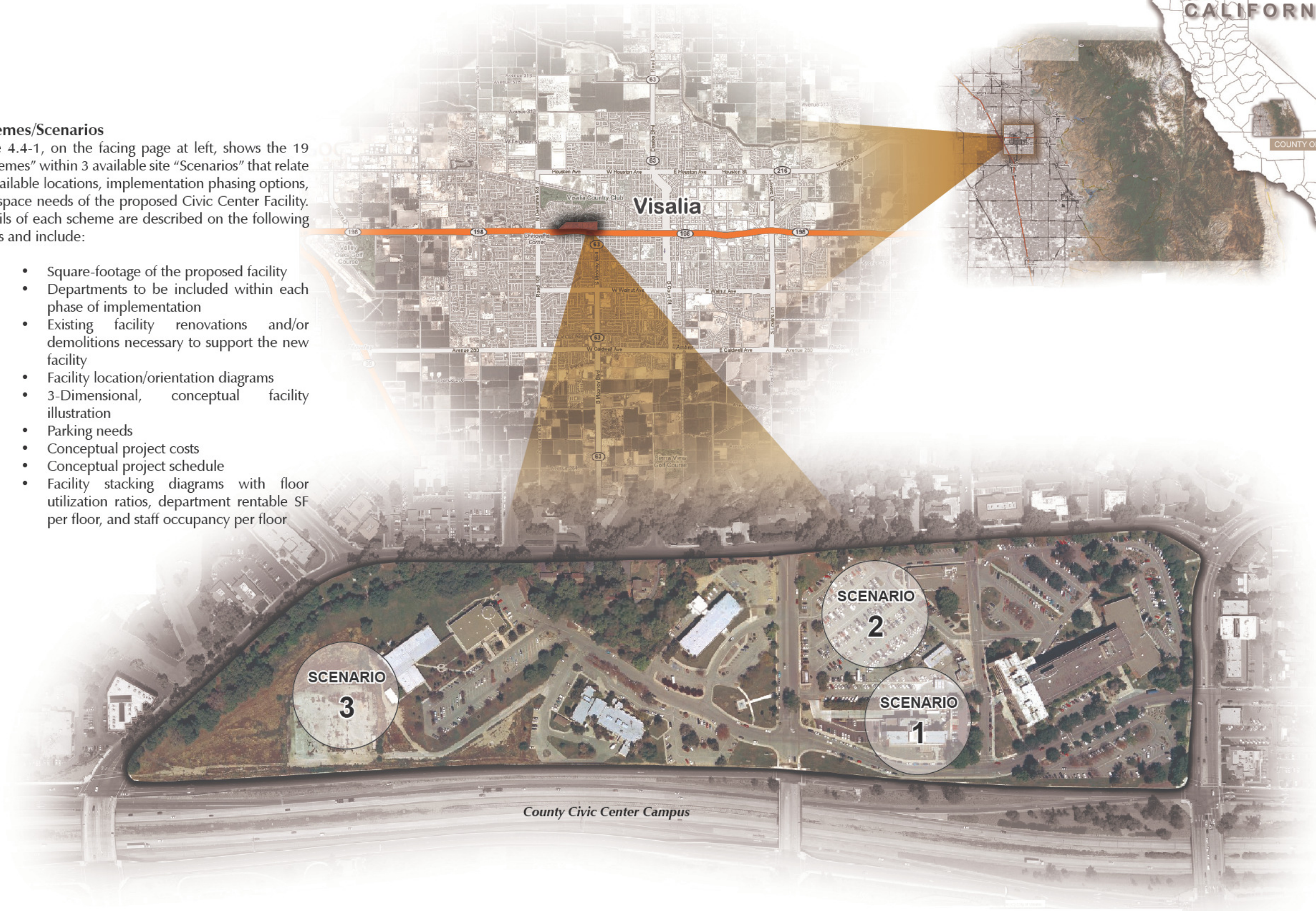
Table 4.4-1 - Facility Program Scenario/Scheme Matrix



### D-1.1 Schemes/Scenarios

Table 4.4-1, on the facing page at left, shows the 19 "Schemes" within 3 available site "Scenarios" that relate to available locations, implementation phasing options, and space needs of the proposed Civic Center Facility. Details of each scheme are described on the following pages and include:

- Square-footage of the proposed facility
- Departments to be included within each phase of implementation
- Existing facility renovations and/or demolitions necessary to support the new facility
- Facility location/orientation diagrams
- 3-Dimensional, conceptual facility illustration
- Parking needs
- Conceptual project costs
- Conceptual project schedule
- Facility stacking diagrams with floor utilization ratios, department rentable SF per floor, and staff occupancy per floor



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## D-2 Scenario 1 - Demolish Existing Main Jail

### Scenario Description

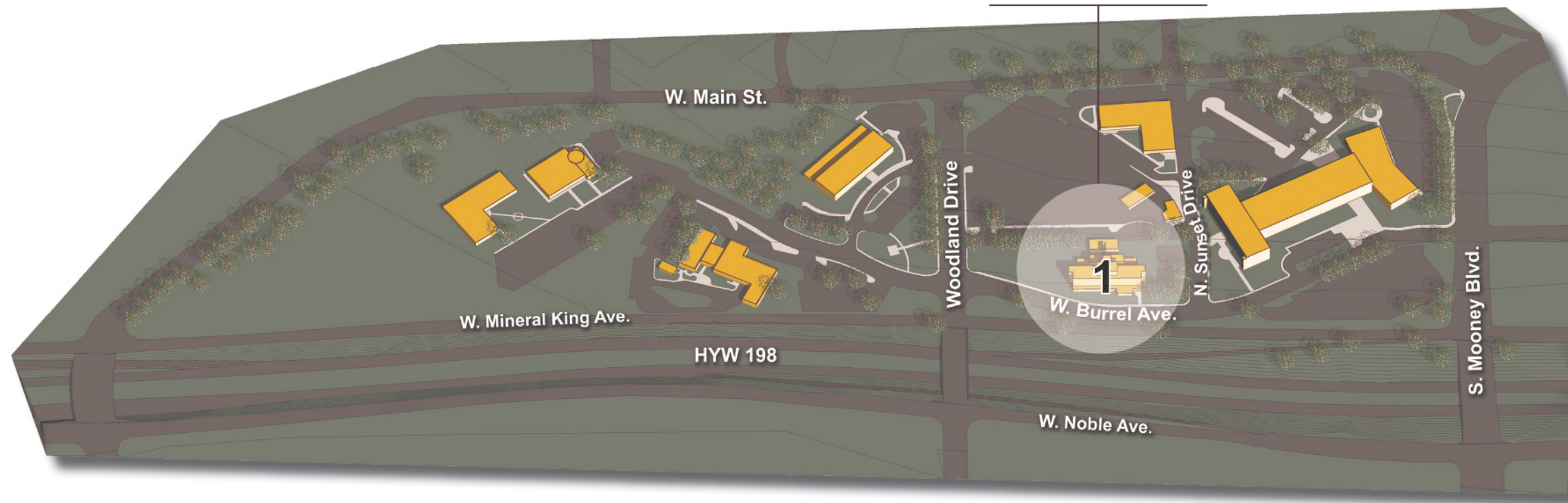
Design and construct the new facility at the current location of the existing Main Jail. The jail and motor pool shop would be demolished and relocated to make way for this facility. The existing WIC/ Environmental Health facility at this location may or may not require abatement/demolition dependent upon the layout design for new proposed facilities. Included in the demolition is the relocation of the thermal storage tank and underground fuel tank. A parking structure can be included to the north of the proposed facility. As this facility location does not impact existing parking, the parking structure may not be required until a later date as surface parking may be sufficient.

This scenario has a shorter overall duration for planning and construction. This is due, in part, to the possibility that an EIR may not be necessary as it could potentially qualify for categorical exemption, but may require a mitigated/negative declaration. This is the result of placing the facility at the location of an existing facility to be demolished.


The benefits of this scenario include:

- This site is ideal due to in-part, the adjacencies with other facilities. One third of the staffing planned for this facility includes judicial/probation services. By placing these services across from the existing courthouse, relationships between these departments and the functions of the court can be established/maintained.
- Due to its central location on the site, this facility could serve as a “flagship” for County government. This location, combined with the appropriate architectural expression, could accommodate a facility that represents what the County government stands for. This location also provides ideal access for visitors.
- Finally, by demolishing the existing jail and placing the new facility in its place, the County will most likely be able to avoid the lengthy and costly environmental review process by applying for a categorical exemption.

Potential Site Utilization  
Scenarios 1

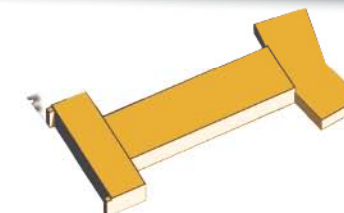


### Existing Facilities

 Administration  
2800 W Burrel


 Visalia Ag Building  
2500 W Burrel

 Environmental Health / WIC  
2325 W Main



Visalia Superior Courthouse  
221 South Mooney Blvd

 Human Resources/  
County Counsel  
2900 W Burrel

 Visalia Education Building  
2637 W Burrel

 Sheriff / Main Jail  
2404 W Burrel

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## Scheme 1A - Demolish Existing Main Jail - 4-Story, Full Build-out Facility

### Scheme Description

Scheme 1A illustrates the feasibility of a four (4) story, Civic Center Campus Facility, constructed in one (1) phase to accommodate a full build-out of staffing projections through the year 2026. This scheme is located on the site of the existing Main Jail. It requires the relocation of Main Jail functions and the complete demolition of the Main Jail to accommodate this new facility. The Motor Pool and Environmental Health / WIC facilities would also be demolished. Finally, the Courthouse HVAC Water Tank would need to be removed and reconstructed at an alternate location adjacent to the Courthouse.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with two distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 1,330 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs.

The departments to be included within this facility are as follows:

- Board of Supervisors
- County Administrative Office
- County Counsel
- Human Resources & Development
- Grand Jury
- Purchasing
- Auditor/Controller - Treasurer/Tax Collector
- Assessor - Clerk/Recorder
- Probation
- District Attorney
- Public Defender
- Law Library
- Resource Management Agency
- Information Technology

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <i>1</i>							
Scenario <i>2</i>							
Scenario <i>3</i>							

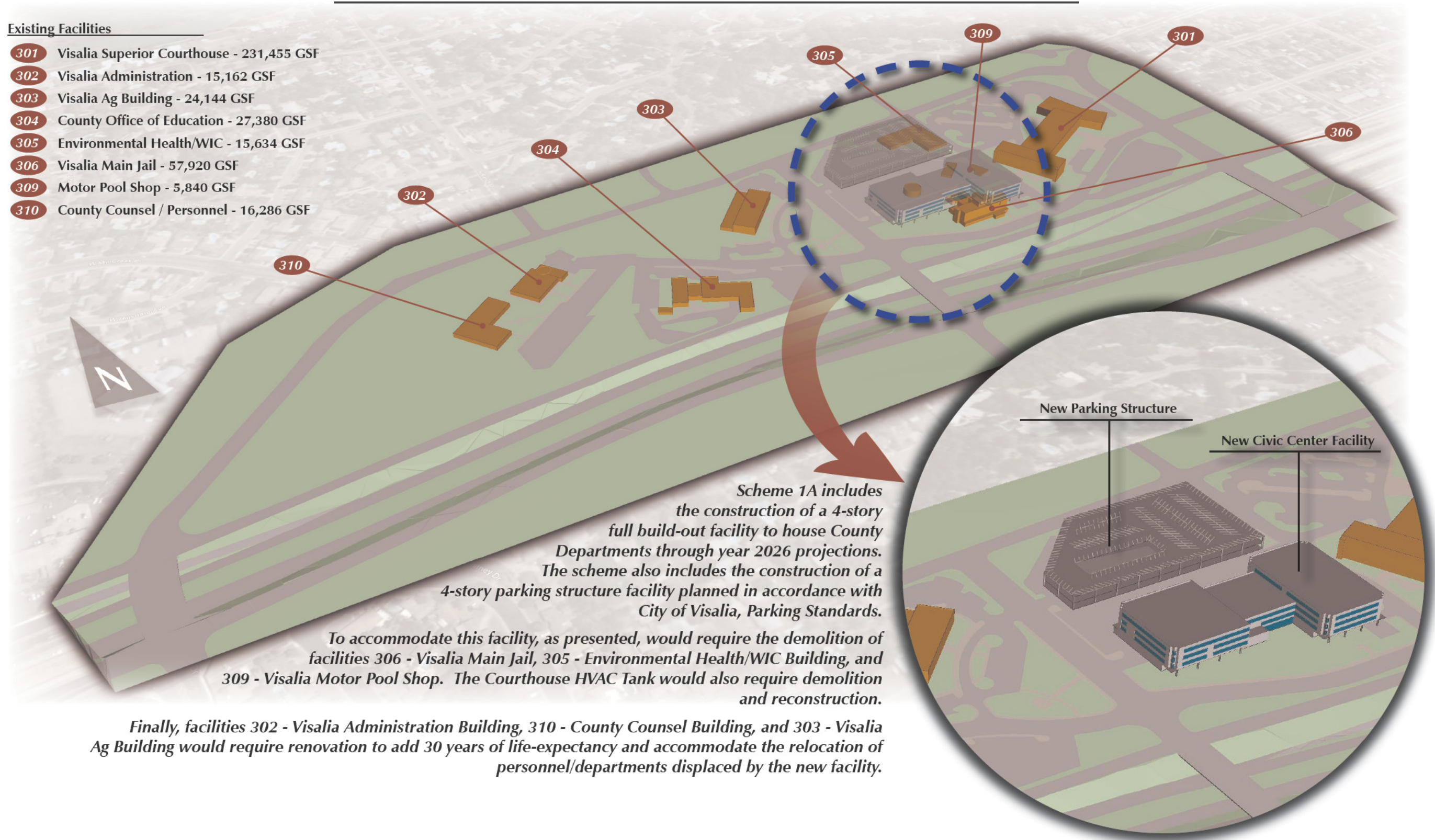


### SCHEME 1A - DEMOLISH EXISTING MAIN JAIL

#### LOCATION / ORIENTATION DIAGRAM

**Existing Facilities**

- 301** Visalia Superior Courthouse - 231,455 GSF
- 302** Visalia Administration - 15,162 GSF
- 303** Visalia Ag Building - 24,144 GSF
- 304** County Office of Education - 27,380 GSF
- 305** Environmental Health/WIC - 15,634 GSF
- 306** Visalia Main Jail - 57,920 GSF
- 309** Motor Pool Shop - 5,840 GSF
- 310** County Counsel / Personnel - 16,286 GSF



*Scheme 1A includes the construction of a 4-story full build-out facility to house County Departments through year 2026 projections. The scheme also includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

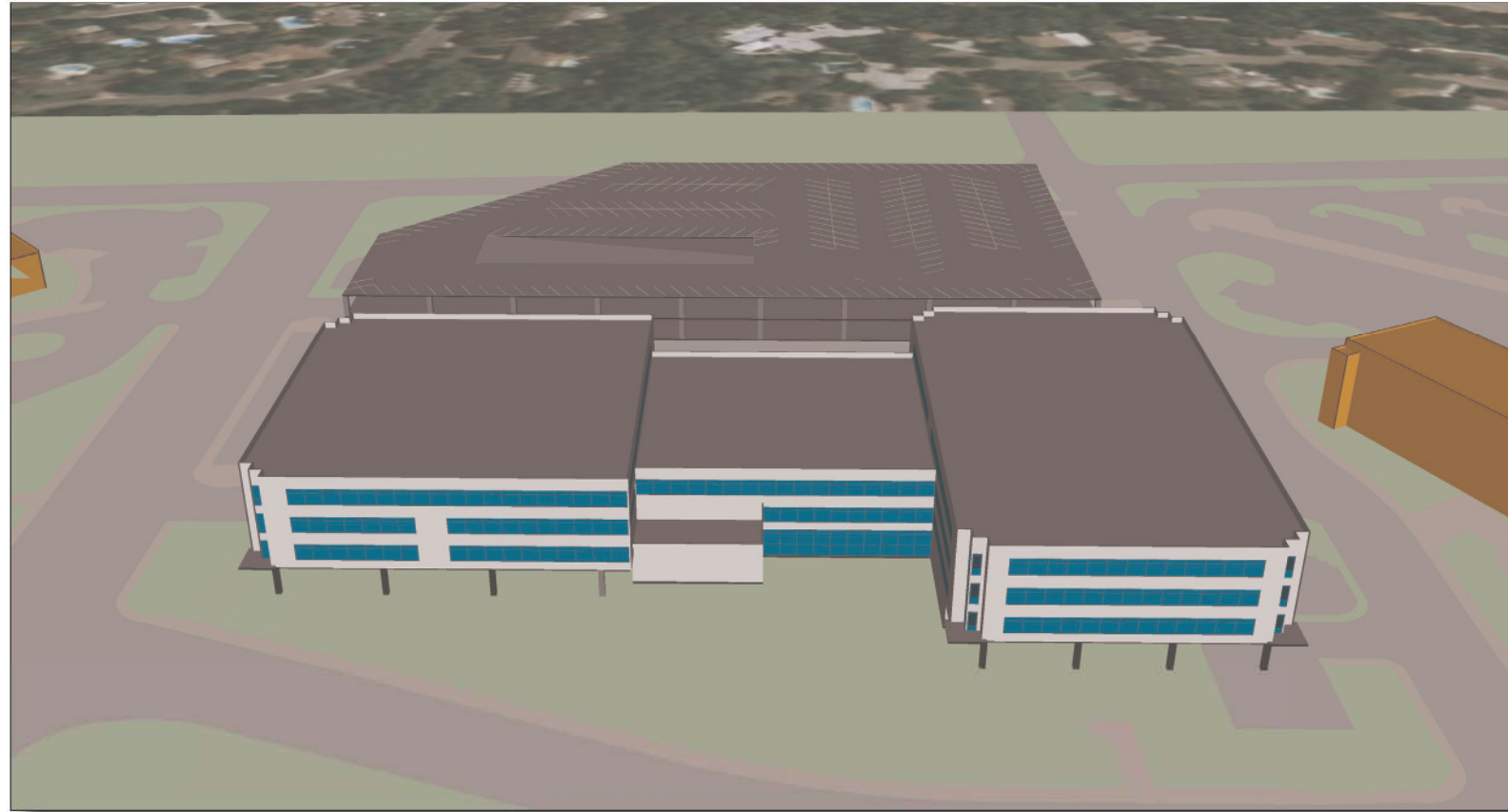
*To accommodate this facility, as presented, would require the demolition of facilities 306 - Visalia Main Jail, 305 - Environmental Health/WIC Building, and 309 - Visalia Motor Pool Shop. The Courthouse HVAC Tank would also require demolition and reconstruction.*

*Finally, facilities 302 - Visalia Administration Building, 310 - County Counsel Building, and 303 - Visalia Ag Building would require renovation to add 30 years of life-expectancy and accommodate the relocation of personnel/departments displaced by the new facility.*



## SCHEME 1A - DEMOLISH EXISTING MAIN JAIL

### CONCEPTUAL COST/SCHEDULE ANALYSIS



#### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility	349,853	\$700 /SF	\$ 244,896,980
Parking†	349,125	\$98 /SF	\$ 34,214,250
Reconstruct Courthouse HVAC Tank			\$ 1,000,000
<b>New Construction Subtotal</b>			<b>\$ 280,111,230</b>
<b>Demolition</b>			
306 - Existing Main Jail			\$ 3,000,000
305 - Environmental Health/WIC Building			\$ 500,000
309 - Motor Pool Shop			\$ 200,000
Courthouse HVAC Tank			\$ 200,000
Demo & Abate Motor Pool Fuel Tank‡			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 4,400,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
302 - Visalia Administration Building	15,162	\$450 /SF	\$ 6,822,900
310 - County Counsel / Personnel Building	16,286	\$450 /SF	\$ 7,328,700
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
<b>Renovation Subtotal</b>			<b>\$ 25,016,400</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 325,004,012</b>

\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.  
 † Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.  
 ‡ Fuel tank abatement costs assumes there is no underground contamination

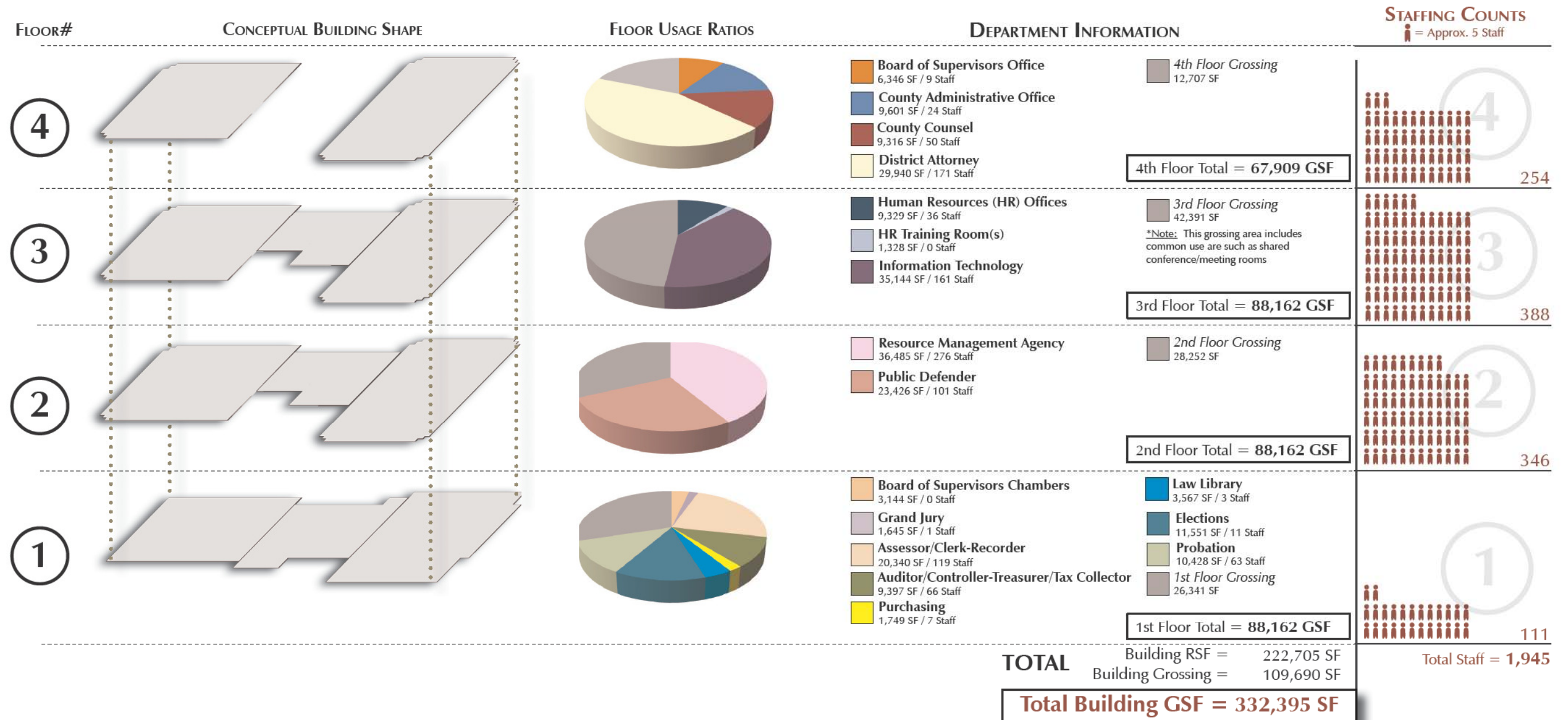
#### Conceptual Project Schedule

	Year 1			Year 2			Year 3			Year 4			Year 5			Year 6								
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Planning																								
Mit./Neg. Declaration (CEQA)																								
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>																								
Pre-Design																								
Design/Bid																								
Demolition																								
Construction																								
<b>DESIGN-BUILD</b>																								
Criteria Documents/RFQ/RFP																								
Design & GMAX																								
Demolition																								
Construction																								



## SCHEME 1A - DEMOLISH EXISTING MAIN JAIL

### STACKING DIAGRAM





## Scheme 1B - Demolish Existing Main Jail - Phased, 4-Story, Full Build-out Facility

### Scheme Description

Scheme 1B illustrates the feasibility of a four (4) story, Civic Center Campus Facility, implemented in three (3) separate phases, to accommodate a full build-out of staffing projections through the year 2026. This scheme is located on the site of the existing Main Jail. It requires the relocation of Main Jail functions and the complete demolition of the Main Jail to accommodate this new facility. The Motor Pool and Environmental Health / WIC facilities would also be demolished. Finally, the Courthouse HVAC Water Tank would need to be removed and reconstructed at an alternate location adjacent to the Courthouse.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 1,330 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs.

The departments to be included within this facility, and the respective phase of construction, are as follows:

- Board of Supervisors (PH I)
- County Administrative Office (PH I)
- County Counsel (PH I)
- Human Resources & Development (PH I)
- Grand Jury (PH I)
- Purchasing (PH II)
- Auditor/Controller - Treasurer/Tax Collector (PH II)
- Assessor - Clerk/Recorder (PH II)
- Probation (PH II)
- District Attorney (PH II)
- Public Defender (PH II)
- Law Library (PH II)
- Resource Management Agency (PH III)
- Information Technology (PH III)

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <i>1</i>							
Scenario <i>2</i>							
Scenario <i>3</i>							

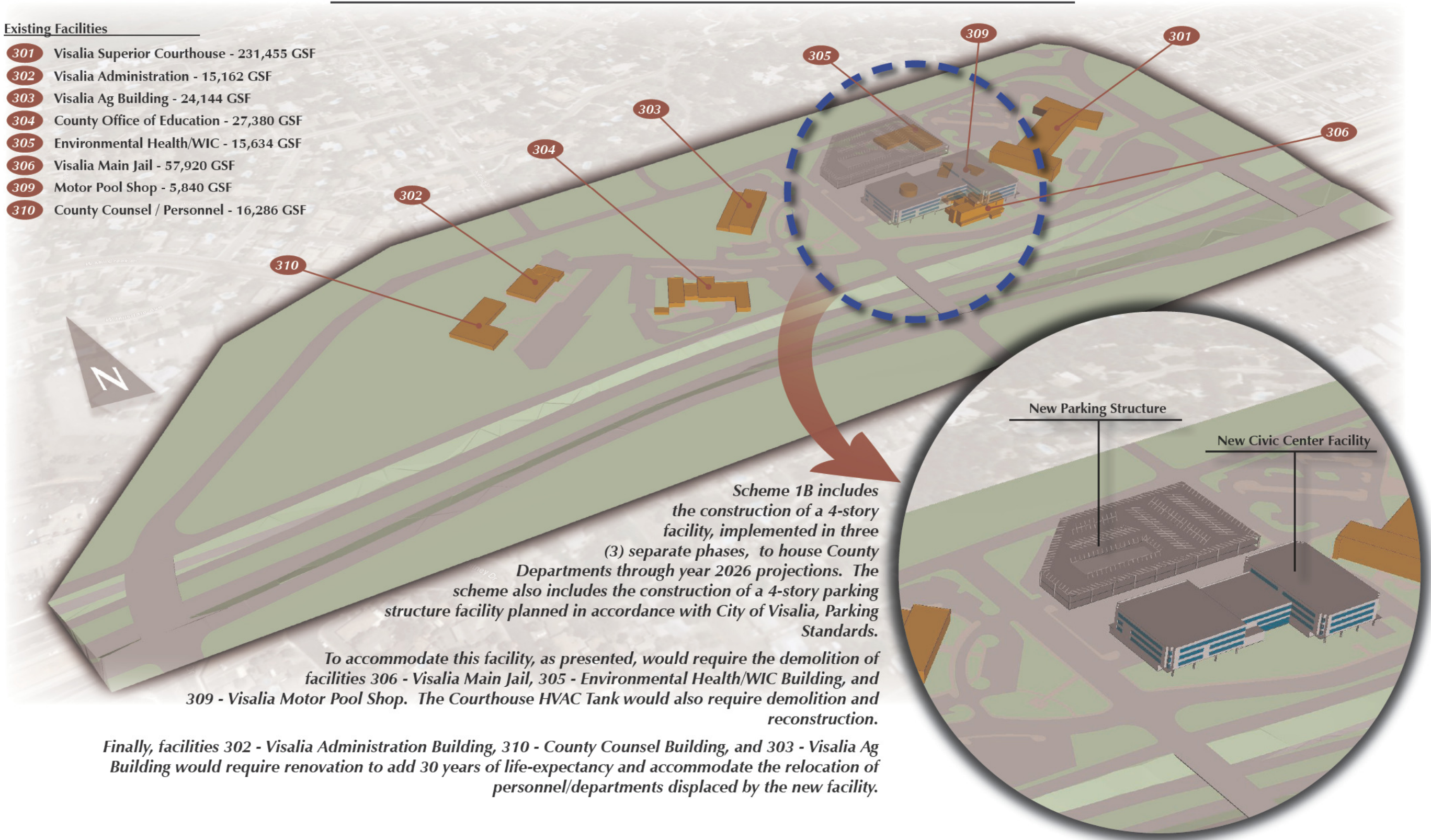


### SCHEME 1B - DEMOLISH EXISTING MAIN JAIL

#### LOCATION / ORIENTATION DIAGRAM

**Existing Facilities**

- 301 Visalia Superior Courthouse - 231,455 GSF
- 302 Visalia Administration - 15,162 GSF
- 303 Visalia Ag Building - 24,144 GSF
- 304 County Office of Education - 27,380 GSF
- 305 Environmental Health/WIC - 15,634 GSF
- 306 Visalia Main Jail - 57,920 GSF
- 309 Motor Pool Shop - 5,840 GSF
- 310 County Counsel / Personnel - 16,286 GSF



*Scheme 1B includes the construction of a 4-story facility, implemented in three (3) separate phases, to house County Departments through year 2026 projections. The scheme also includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

*To accommodate this facility, as presented, would require the demolition of facilities 306 - Visalia Main Jail, 305 - Environmental Health/WIC Building, and 309 - Visalia Motor Pool Shop. The Courthouse HVAC Tank would also require demolition and reconstruction.*

*Finally, facilities 302 - Visalia Administration Building, 310 - County Counsel Building, and 303 - Visalia Ag Building would require renovation to add 30 years of life-expectancy and accommodate the relocation of personnel/departments displaced by the new facility.*



## SCHEME 1B - DEMOLISH EXISTING MAIN JAIL

### CONCEPTUAL COST/SCHEDULE ANALYSIS



#### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility Phase I	70,831	\$700 /SF	\$ 49,581,537
Facility Phase II	147,538	\$700 /SF	\$ 103,276,355
Facility Phase III	131,484	\$700 /SF	\$ 92,039,088
Parking† (Cosntructed in Phase III)	349,125	\$98 /SF	\$ 34,214,250
Reconstruct Courthouse HVAC Tank			\$ 1,000,000
<b>New Construction Subtotal</b>			<b>\$ 280,111,230</b>
<b>Demolition</b>			
306 - Existing Main Jail			\$ 3,000,000
305 - Environmental Health/WIC Building			\$ 500,000
309 - Motor Pool Shop			\$ 200,000
Courthouse HVAC Tank			\$ 200,000
Demo & Abate Motor Pool Fuel Tank‡			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 4,400,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
302 - Visalia Administration Building	15,162	\$450 /SF	\$ 6,822,900
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303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
<b>Renovation Subtotal</b>			<b>\$ 25,016,400</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 325,004,012</b>

\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.  
 † Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.  
 ‡ Fuel tank abatement costs assume there is no underground contamination.

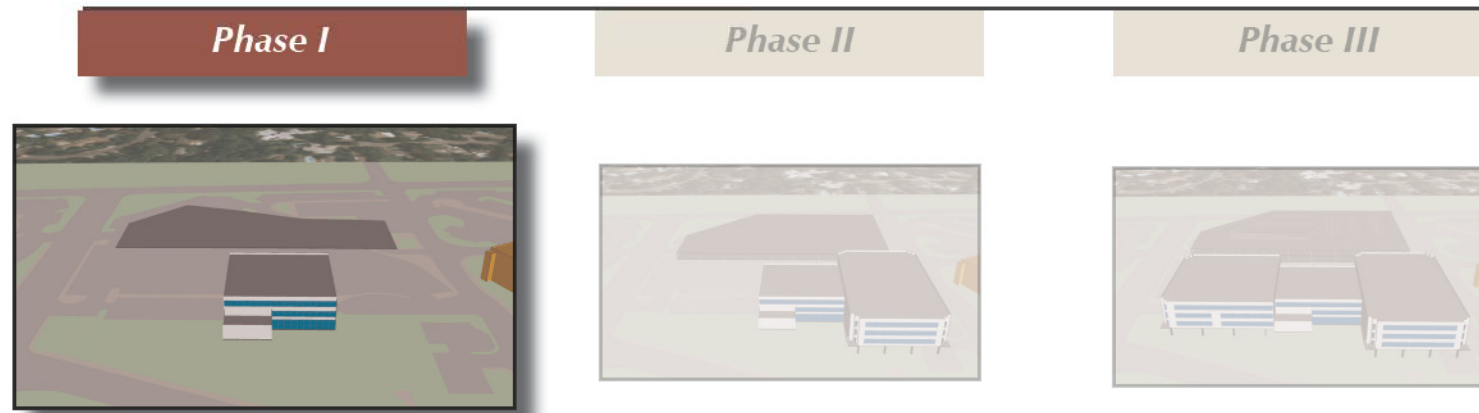
#### Conceptual Project Schedule

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Planning															
Mit./Neg. Declaration (CEQA)															
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>															
Pre-Design		Phase I					Phase II					Phase III			
Design/Bid		Phase I					Phase II					Phase III			
Demolition			Phase I												
Construction			Phase I					Phase II						Phase III	
<b>DESIGN-BUILD</b>															
Criteria Documents/RFQ/RFP		Phase I					Phase II					Phase III			
Design & GMAX		Phase I					Phase II					Phase III			
Demolition			Phase I												
Construction			Phase I					Phase II						Phase III	



## SCHEME 1B - DEMOLISH EXISTING MAIN JAIL

### STACKING DIAGRAM



FLOOR #	CONCEPTUAL BUILDING SHAPE	FLOOR USAGE RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS = Approx. 5 Staff	
3			<ul style="list-style-type: none"> <li><b>Board of Supervisors Office</b> 6,346 SF / 9 Staff</li> <li><b>County Administrative Office</b> 9,601 SF / 24 Staff</li> </ul>	<div style="border: 1px solid black; padding: 2px;">3rd Floor Crossing 4,306 SF</div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">3rd Floor Total = 20,253 GSF</div>	<div style="font-size: 2em; border: 1px solid gray; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">3</div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"> <span>■■■■■■■■</span> <span>33</span> </div>
2			<ul style="list-style-type: none"> <li><b>County Counsel</b> 9,316 SF / 50 Staff</li> </ul>	<div style="border: 1px solid gray; padding: 2px;">2nd Floor Crossing 9,291 SF</div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">2nd Floor Total = 18,608 GSF</div>	<div style="font-size: 2em; border: 1px solid gray; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">2</div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"> <span>■■■■■■■■■■■■■■■■</span> <span>50</span> </div>
1			<ul style="list-style-type: none"> <li><b>Board of Supervisors Chambers</b> 3,144 SF / 0 Staff</li> <li><b>Human Resources (HR) Offices</b> 9,329 SF / 36 Staff</li> <li><b>HR Training Room(s)</b> 1,328 SF / 0 Staff</li> </ul>	<div style="border: 1px solid gray; padding: 2px;">1st Floor Crossing 6,453 SF</div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">1st Floor Total = 20,253 GSF</div>	<div style="font-size: 2em; border: 1px solid gray; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"> <span>■■■■■■</span> <span>36</span> </div>
<b>TOTAL</b>				Building RSF = 40,708 SF Building Crossing = 20,050 SF	<div style="border: 1px solid black; padding: 5px; display: inline-block; font-weight: bold;">Total Staff = 206</div>
<b>TOTAL</b>				<div style="border: 1px solid black; padding: 5px; display: inline-block; font-weight: bold;">Total Building GSF = 60,578 SF</div>	



## SCHEME 1B - DEMOLISH EXISTING MAIN JAIL

### STACKING DIAGRAM



FLOOR #	CONCEPTUAL BUILDING SHAPE	FLOOR USAGE RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS <small>Person icon = Approx. 5 Staff</small>
4			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid #ccc; margin-right: 5px;"></span> District Attorney 29,940 SF / 171 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid #ccc; margin-right: 5px;"></span> 4th Floor Crossing 6,944 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>4th Floor Total = 36,883 GSF</b></p>	 <span style="font-size: 2em; border: 1px solid gray; border-radius: 50%; padding: 10px; display: inline-block;">4</span> 171
3			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e67e22; border: 1px solid #ccc; margin-right: 5px;"></span> Board of Supervisors Office 6,346 SF / 9 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #34495e; border: 1px solid #ccc; margin-right: 5px;"></span> County Administrative Office 9,601 SF / 24 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #2c3e50; border: 1px solid #ccc; margin-right: 5px;"></span> Human Resources (HR) Offices 9,329 SF / 36 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #95a5a6; border: 1px solid #ccc; margin-right: 5px;"></span> HR Training Room(s) 1,328 SF / 0 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid #ccc; margin-right: 5px;"></span> 3rd Floor Crossing 30,533 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>3rd Floor Total = 57,136 GSF</b></p>	 <span style="font-size: 2em; border: 1px solid gray; border-radius: 50%; padding: 10px; display: inline-block;">3</span> 138
2			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e67e22; border: 1px solid #ccc; margin-right: 5px;"></span> County Counsel 9,316 SF / 50 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8e9e90; border: 1px solid #ccc; margin-right: 5px;"></span> Probation 10,428 SF / 63 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid #ccc; margin-right: 5px;"></span> Public Defender 23,426 SF / 101 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid #ccc; margin-right: 5px;"></span> 2nd Floor Crossing 13,966 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>2nd Floor Total = 57,136 GSF</b></p>	 <span style="font-size: 2em; border: 1px solid gray; border-radius: 50%; padding: 10px; display: inline-block;">2</span> 242
1			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e67e22; border: 1px solid #ccc; margin-right: 5px;"></span> Board of Supervisors Chambers 3,144 SF / 0 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f1c40f; border: 1px solid #ccc; margin-right: 5px;"></span> Assessor/Clerk-Recorder 20,340 SF / 119 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #2e7d32; border: 1px solid #ccc; margin-right: 5px;"></span> Auditor/Controller-Treasurer/Tax Collector 9,397 SF / 66 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f1c40f; border: 1px solid #ccc; margin-right: 5px;"></span> Purchasing 1,749 SF / 7 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #0070c0; border: 1px solid #ccc; margin-right: 5px;"></span> Law Library 3,567 SF / 3 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid #ccc; margin-right: 5px;"></span> Grand Jury 1,645 SF / 1 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid #ccc; margin-right: 5px;"></span> 1st Floor Crossing 17,293 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>1st Floor Total = 57,136 GSF</b></p>	 <span style="font-size: 2em; border: 1px solid gray; border-radius: 50%; padding: 10px; display: inline-block;">1</span> 100
<b>TOTAL</b> Building RSF = 139,555 SF Building Grossing = 68,736 SF				<b>Total Staff = 1,131</b>
<b>Total Building GSF = 208,291 SF</b>				



## SCHEME 1B - DEMOLISH EXISTING MAIN JAIL

### STACKING DIAGRAM



FLOOR#	CONCEPTUAL BUILDING SHAPE	FLOOR USAGE RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS = Approx. 5 Staff	
④			<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Board of Supervisors Office 6,346 SF / 9 Staff</li> <li><span style="color: blue;">■</span> County Administrative Office 9,601 SF / 24 Staff</li> <li><span style="color: brown;">■</span> County Counsel 9,316 SF / 50 Staff</li> <li><span style="color: yellow;">■</span> District Attorney 29,940 SF / 171 Staff</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: grey;">■</span> 4th Floor Crossing 12,707 SF</li> </ul> <p><b>4th Floor Total = 67,909 GSF</b></p>	 <span style="font-size: 2em;">4</span> 254
③			<ul style="list-style-type: none"> <li><span style="color: darkblue;">■</span> Human Resources (HR) Offices 9,329 SF / 36 Staff</li> <li><span style="color: lightblue;">■</span> HR Training Room(s) 1,328 SF / 0 Staff</li> <li><span style="color: purple;">■</span> Information Technology 35,144 SF / 161 Staff</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: grey;">■</span> 3rd Floor Crossing 42,391 SF</li> </ul> <p><i>*Note: This grossing area includes common use are such as shared conference/meeting rooms</i></p> <p><b>3rd Floor Total = 88,162 GSF</b></p>	 <span style="font-size: 2em;">3</span> 388
②			<ul style="list-style-type: none"> <li><span style="color: pink;">■</span> Resource Management Agency 36,485 SF / 276 Staff</li> <li><span style="color: brown;">■</span> Public Defender 23,426 SF / 101 Staff</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: grey;">■</span> 2nd Floor Crossing 28,252 SF</li> </ul> <p><b>2nd Floor Total = 88,162 GSF</b></p>	 <span style="font-size: 2em;">2</span> 346
①			<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Board of Supervisors Chambers 3,144 SF / 0 Staff</li> <li><span style="color: purple;">■</span> Grand Jury 1,645 SF / 1 Staff</li> <li><span style="color: tan;">■</span> Assessor/Clerk-Recorder 20,340 SF / 119 Staff</li> <li><span style="color: olive;">■</span> Auditor/Controller-Treasurer/Tax Collector 9,397 SF / 66 Staff</li> <li><span style="color: yellow;">■</span> Purchasing 1,749 SF / 7 Staff</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: blue;">■</span> Law Library 3,567 SF / 3 Staff</li> <li><span style="color: teal;">■</span> Elections 11,551 SF / 11 Staff</li> <li><span style="color: lightgreen;">■</span> Probation 10,428 SF / 63 Staff</li> <li><span style="color: grey;">■</span> 1st Floor Crossing 26,341 SF</li> </ul> <p><b>1st Floor Total = 88,162 GSF</b></p>	 <span style="font-size: 2em;">1</span> 111
<b>TOTAL</b>				Building RSF = 222,705 SF Building Grossing = 109,690 SF	<b>Total Staff = 1,945</b>
<b>Total Building GSF = 332,395 SF</b>					



## Scheme 1C - Demolish Existing Main Jail - 6-Story, Full Build-out Facility

### Scheme Description

Scheme 1C illustrates the feasibility of a six (6) story, Civic Center Campus Facility, constructed in one (1) phase to accommodate a full build-out of staffing projections through the year 2026. This scheme is located on the site of the existing Main Jail. It requires the relocation of Main Jail functions and the complete demolition of the Main Jail to accommodate this new facility. The Motor Pool and Environmental Health / WIC facilities would also be demolished. Finally, the Courthouse HVAC Water Tank would need to be removed and reconstructed at an alternate location adjacent to the Courthouse.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 1,330 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs.

The departments to be included within this facility are as follows:

- Board of Supervisors
- County Administrative Office
- County Counsel
- Human Resources & Development
- Grand Jury
- Purchasing
- Auditor/Controller - Treasurer/Tax Collector
- Assessor - Clerk/Recorder
- Probation
- District Attorney
- Public Defender
- Law Library
- Resource Management Agency
- Information Technology

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <b>1</b>							
Scenario <b>2</b>							
Scenario <b>3</b>							

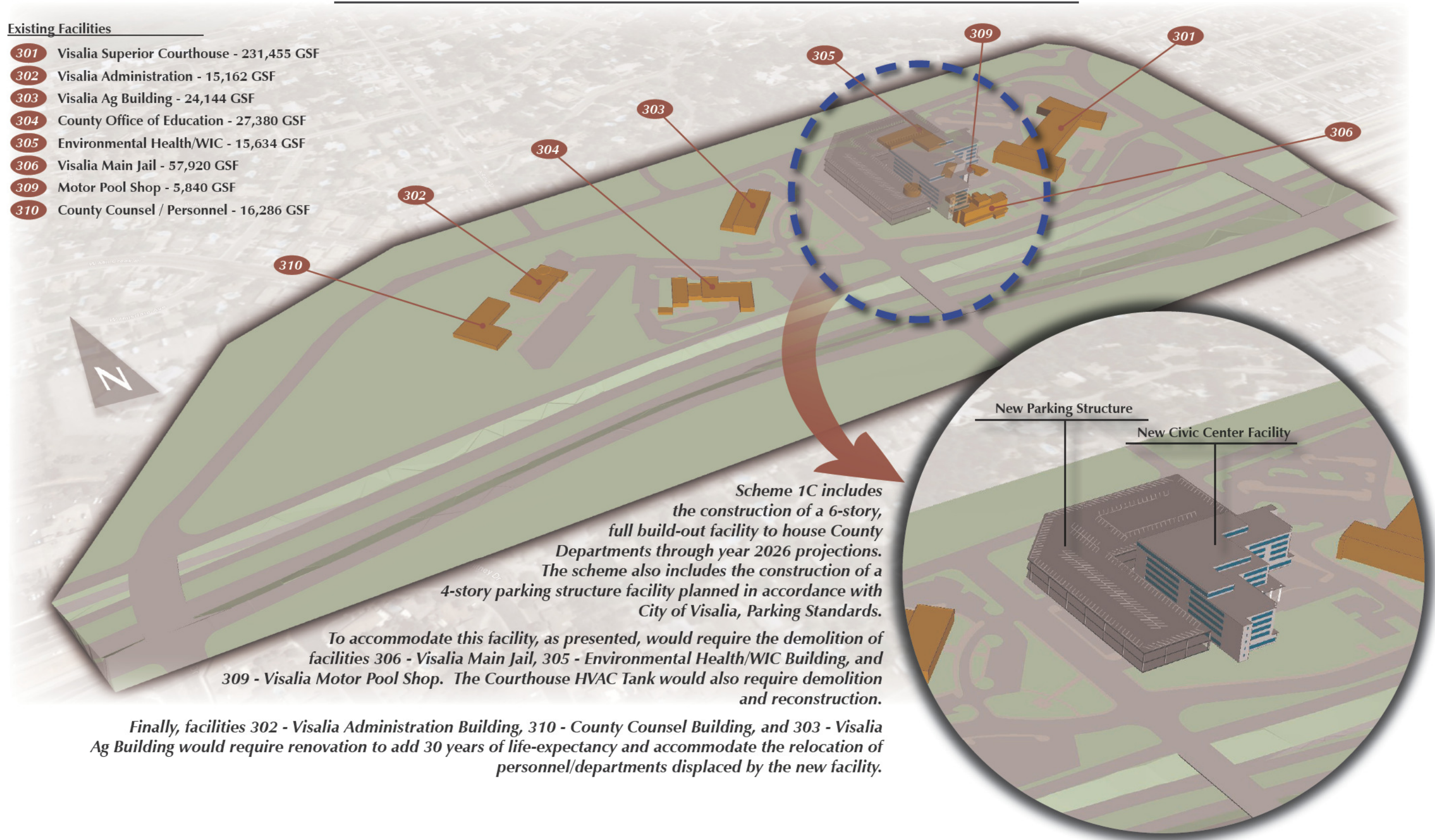


### SCHEME 1C - DEMOLISH EXISTING MAIN JAIL

#### LOCATION / ORIENTATION DIAGRAM

**Existing Facilities**

- 301 Visalia Superior Courthouse - 231,455 GSF
- 302 Visalia Administration - 15,162 GSF
- 303 Visalia Ag Building - 24,144 GSF
- 304 County Office of Education - 27,380 GSF
- 305 Environmental Health/WIC - 15,634 GSF
- 306 Visalia Main Jail - 57,920 GSF
- 309 Motor Pool Shop - 5,840 GSF
- 310 County Counsel / Personnel - 16,286 GSF



*Scheme 1C includes the construction of a 6-story, full build-out facility to house County Departments through year 2026 projections. The scheme also includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

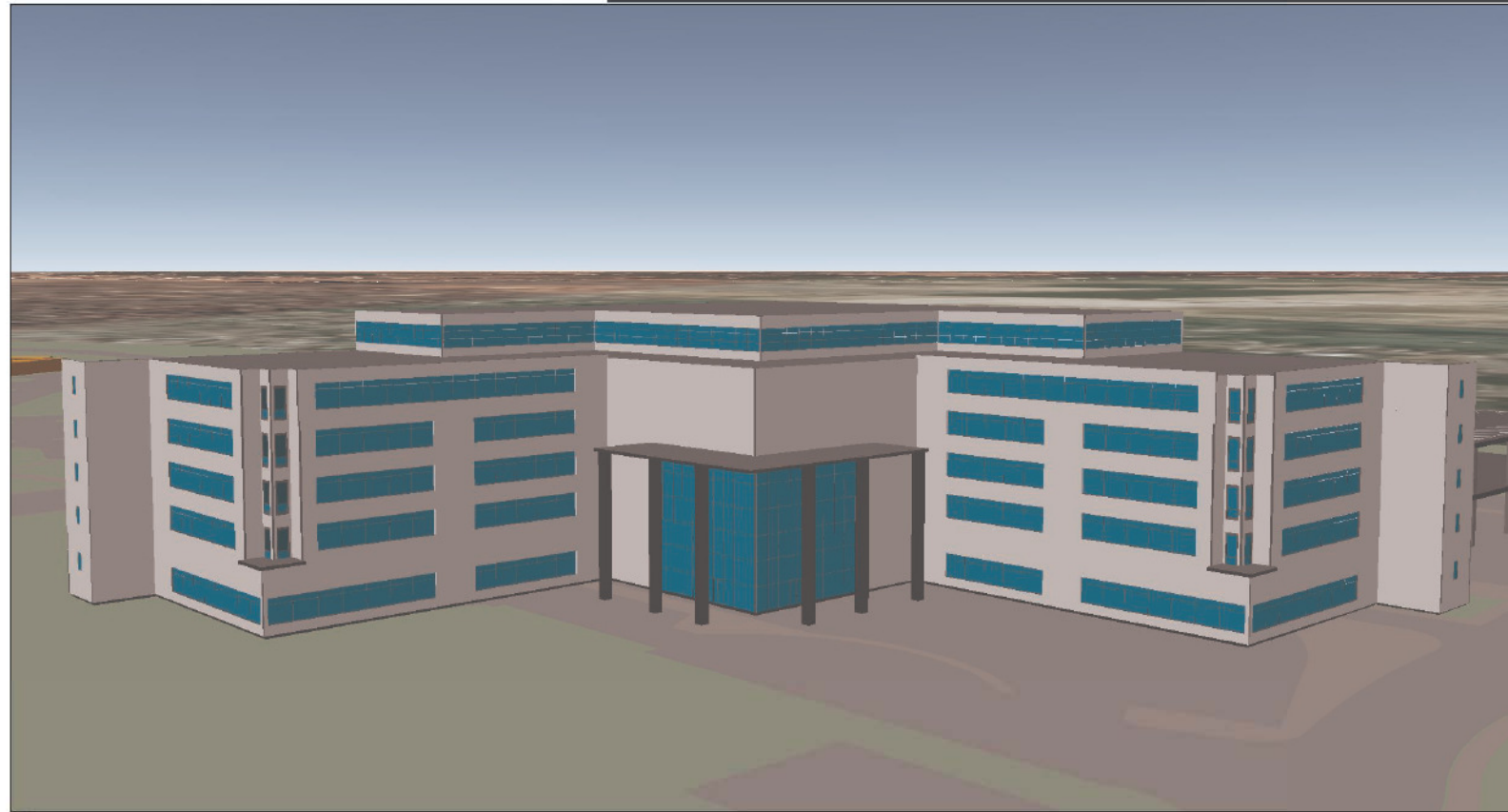
*To accommodate this facility, as presented, would require the demolition of facilities 306 - Visalia Main Jail, 305 - Environmental Health/WIC Building, and 309 - Visalia Motor Pool Shop. The Courthouse HVAC Tank would also require demolition and reconstruction.*

*Finally, facilities 302 - Visalia Administration Building, 310 - County Counsel Building, and 303 - Visalia Ag Building would require renovation to add 30 years of life-expectancy and accommodate the relocation of personnel/departments displaced by the new facility.*



## SCHEME 1C - DEMOLISH EXISTING MAIN JAIL

### CONCEPTUAL COST/SCHEDULE ANALYSIS



#### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility	349,853	\$665 /SF	\$ 232,652,131
Parking†	349,125	\$98 /SF	\$ 34,214,250
Reconstruct Courthouse HVAC Tank			\$ 1,000,000
<b>New Construction Subtotal</b>			<b>\$ 267,866,381</b>
<b>Demolition</b>			
306 - Existing Main Jail			\$ 3,000,000
305 - Environmental Health/WIC Building			\$ 500,000
309 - Motor Pool Shop			\$ 200,000
Courthouse HVAC Tank			\$ 200,000
Demo & Abate Motor Pool Fuel Tank‡			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 4,400,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
302 - Visalia Administration Building	15,162	\$450 /SF	\$ 6,822,900
310 - County Counsel / Personnel Building	16,286	\$450 /SF	\$ 7,328,700
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
<b>Renovation Subtotal</b>			<b>\$ 25,016,400</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 312,146,921</b>

\* Typical Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost. Due to the increase in building height to six storeys, a 5% cost reduction is applied.  
 † Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.  
 ‡ Fuel tank abatement costs assumes there is no underground contamination

#### Conceptual Project Schedule

	Year 1			Year 2			Year 3			Year 4			Year 5			Year 6								
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Planning																								
Mit./Neg. Declaration (CEQA)																								
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>																								
Pre-Design																								
Design/Bid																								
Demolition																								
Construction																								
<b>DESIGN-BUILD</b>																								
Criteria Documents/RFQ/RFP																								
Design & GMAX																								
Demolition																								
Construction																								



## SCHEME 1C - DEMOLISH EXISTING MAIN JAIL STACKING DIAGRAM

FLOOR #	CONCEPTUAL FACILITY LAYOUT*	FLOOR UTILIZATION RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS i = Approx. 5 Staff
6			<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Board of Supervisors Office 6,346 SF / 9 Staff</li> <li><span style="color: blue;">■</span> County Administrative Office 9,601 SF / 24 Staff</li> <li><span style="color: brown;">■</span> County Counsel 9,316 SF / 50 Staff</li> <li><span style="color: grey;">■</span> 6th Floor Crossing 4,737 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>6th Floor Total = 30,000 GSF</b></p>	 83
5			<ul style="list-style-type: none"> <li><span style="color: darkblue;">■</span> Human Resources (HR) Offices 9,329 SF / 36 Staff</li> <li><span style="color: pink;">■</span> Resource Management Agency 36,485 SF / 276 Staff</li> <li><span style="color: grey;">■</span> 5th Floor Crossing 14,665 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>5th Floor Total = 60,479 GSF</b></p>	 313
4			<ul style="list-style-type: none"> <li><span style="color: purple;">■</span> Grand Jury 1,645 SF / 1 Staff</li> <li><span style="color: lightblue;">■</span> HR Training Room(s) 1,328 SF / 0 Staff</li> <li><span style="color: darkpurple;">■</span> Information Technology 14,046 SF / 161 Staff</li> <li><span style="color: yellow;">■</span> District Attorney 29,940 SF / 171 Staff</li> <li><span style="color: grey;">■</span> 4th Floor Crossing 13,521 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>4th Floor Total = 57,506 GSF</b></p>	 236
3			<ul style="list-style-type: none"> <li><span style="color: brown;">■</span> Public Defender 23,426 SF / 101 Staff</li> <li><span style="color: purple;">■</span> Information Technology 21,069 SF / 161 Staff</li> <li><span style="color: grey;">■</span> 3rd Floor Crossing 15,985 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>3rd Floor Total = 60,479 GSF</b></p>	 198
2			<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Assessor/Clerk-Recorder 20,340 SF / 119 Staff</li> <li><span style="color: green;">■</span> Auditor/Controller-Treasurer/Tax Collector 9,397 SF / 66 Staff</li> <li><span style="color: yellow;">■</span> Purchasing 1,749 SF / 7 Staff</li> <li><span style="color: grey;">■</span> Probation 10,428 SF / 63 Staff</li> <li><span style="color: blue;">■</span> Law Library 3,567 SF / 3 Staff</li> <li><span style="color: grey;">■</span> 2nd Floor Crossing 14,997 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>2nd Floor Total = 60,479 GSF</b></p>	 259
1			<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Board of Supervisors Chambers 3,144 SF / 0 Staff</li> <li><span style="color: blue;">■</span> Elections 11,551 SF / 11 Staff</li> <li><span style="color: grey;">■</span> 1st Floor Crossing 45,785 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>1st Floor Total = 60,479 GSF</b></p>	 11

\*FACILITY LAYOUT NOT TO SCALE

**TOTAL** Building RSF = 222,705 SF  
Building Crossing = 109,690 SF

**Total Building GSF = 332,395 SF**

**Total Staff = 1,099**



## Scheme 1D - Demolish Existing Main Jail - 4-Story, Full Build-out Facility, Excluding Probation, Purchasing, & IT Departments

### Scheme Description

Scheme 1D illustrates the feasibility of a four (4) story, Civic Center Campus Facility, constructed in one (1) phase to accommodate a full build-out of staffing projections through the year 2026. This scheme is located on the site of the existing Main Jail. As compared to schemes 1A, 1B, and 1C, this scheme relocates the Probation department functions of both the Visalia Courthouse and Fairview facilities to Facility 310 - County Counsel / Personnel Building as well as the adaptive reuse of Facility 302 - Visalia Administration into a new Sheriff's Operation Center and Facility 369 - Four Story Annex into an Information Technology Department office and primary data center. Finally, the Purchasing Agency office is to be relocated to Facility 303 - Visalia Ag. Building, adjacent to the existing Surplus Store.

The feasibility of this scheme is based upon relocating the personnel from Buildings 302 and 310 (effectively Board of Supervisors, County Administrative Office, Human Resources, and County Counsel) to the new Civic Center Campus Facility. This scheme also requires the relocation of Main Jail functions and the complete demolition of the Main Jail, Motor Pool Shop, Environmental Health / WIC Building, and Courthouse HVAC Tank to accommodate the new facility footprint. The Courthouse HVAC Tank would need to be reconstructed at an alternate location adjacent to the Courthouse.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 1,047 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs.

The departments to be included within this facility are as follows:

- Board of Supervisors
- County Administrative Office
- County Counsel
- Human Resources & Development
- Grand Jury
- Auditor/Controller - Treasurer/Tax Collector
- Assessor/Clerk-Recorder
- District Attorney
- Public Defender
- Law Library
- Resource Management Agency

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <b>1</b>							
Scenario <b>2</b>							
Scenario <b>3</b>							

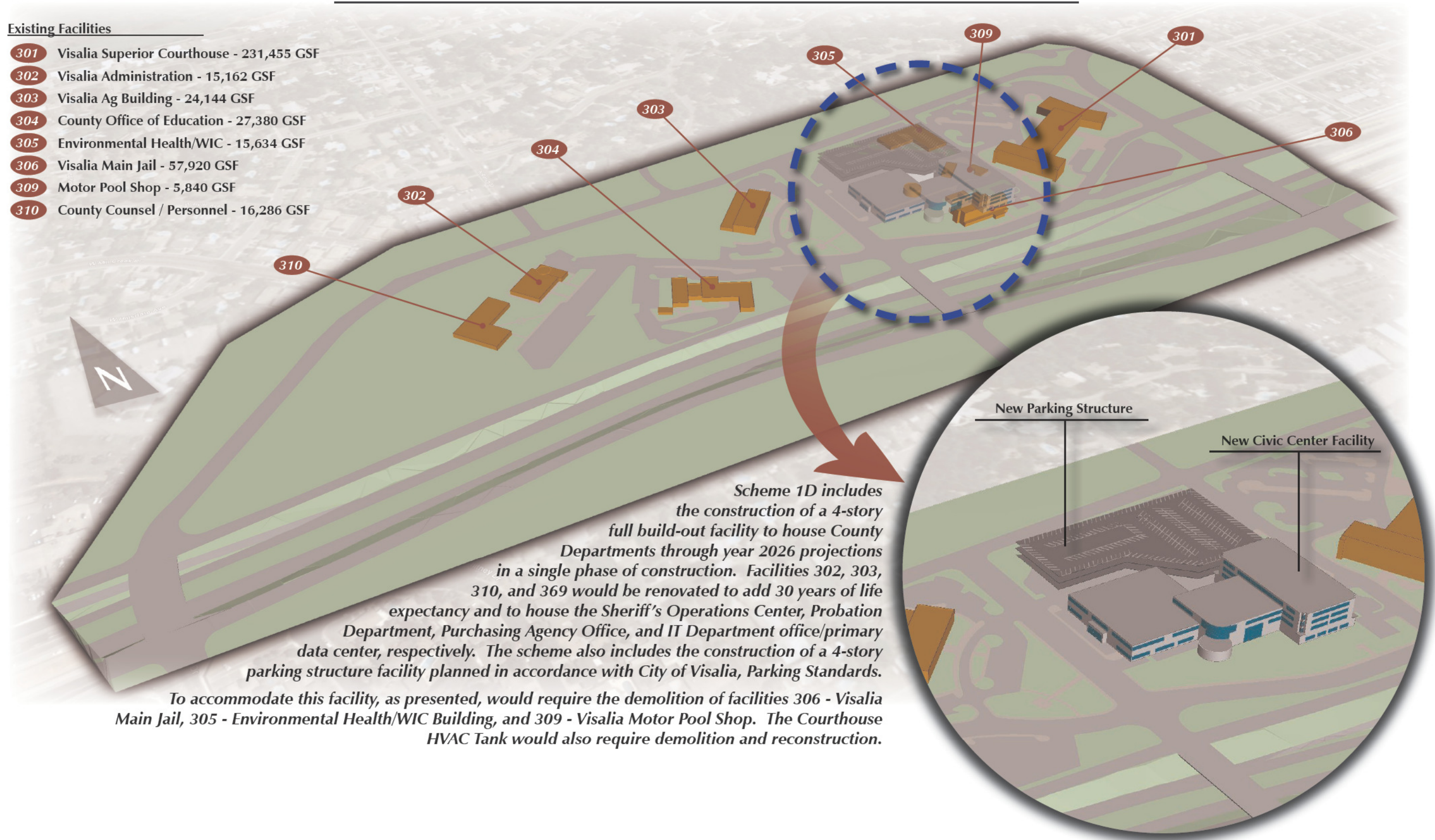


### SCHEME 1D - DEMOLISH EXISTING MAIN JAIL

#### LOCATION / ORIENTATION DIAGRAM

**Existing Facilities**

- 301** Visalia Superior Courthouse - 231,455 GSF
- 302** Visalia Administration - 15,162 GSF
- 303** Visalia Ag Building - 24,144 GSF
- 304** County Office of Education - 27,380 GSF
- 305** Environmental Health/WIC - 15,634 GSF
- 306** Visalia Main Jail - 57,920 GSF
- 309** Motor Pool Shop - 5,840 GSF
- 310** County Counsel / Personnel - 16,286 GSF



*Scheme 1D includes the construction of a 4-story full build-out facility to house County Departments through year 2026 projections in a single phase of construction. Facilities 302, 303, 310, and 369 would be renovated to add 30 years of life expectancy and to house the Sheriff's Operations Center, Probation Department, Purchasing Agency Office, and IT Department office/primary data center, respectively. The scheme also includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

*To accommodate this facility, as presented, would require the demolition of facilities 306 - Visalia Main Jail, 305 - Environmental Health/WIC Building, and 309 - Visalia Motor Pool Shop. The Courthouse HVAC Tank would also require demolition and reconstruction.*



## SCHEME 1D - DEMOLISH EXISTING MAIN JAIL

### CONCEPTUAL COST/SCHEDULE ANALYSIS



#### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility	278,978	\$700 /SF	\$ 195,284,933
Parking†	274,838	\$98 /SF	\$ 26,934,075
Reconstruct Courthouse HVAC Tank			\$ 1,000,000
<b>New Construction Subtotal</b>			<b>\$ 223,219,008</b>
<b>Demolition</b>			
306 - Existing Main Jail			\$ 3,000,000
305 - Environmental Health/WIC Building			\$ 500,000
309 - Motor Pool Shop			\$ 200,000
Courthouse HVAC Tank			\$ 200,000
Demo & Abate Motor Pool Fuel Tank‡			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 4,400,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
302 - Visalia Administration Building	15,162	\$450 /SF	\$ 6,822,900
310 - County Counsel / Personnel Building	16,286	\$450 /SF	\$ 7,328,700
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
369 - Four Storey Annex	12,001	\$450 /SF	\$ 5,400,450
<b>Renovation Subtotal</b>			<b>\$ 30,416,850</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 270,937,651</b>

\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.  
 † Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.  
 ‡ Fuel tank abatement costs assumes there is no underground contamination

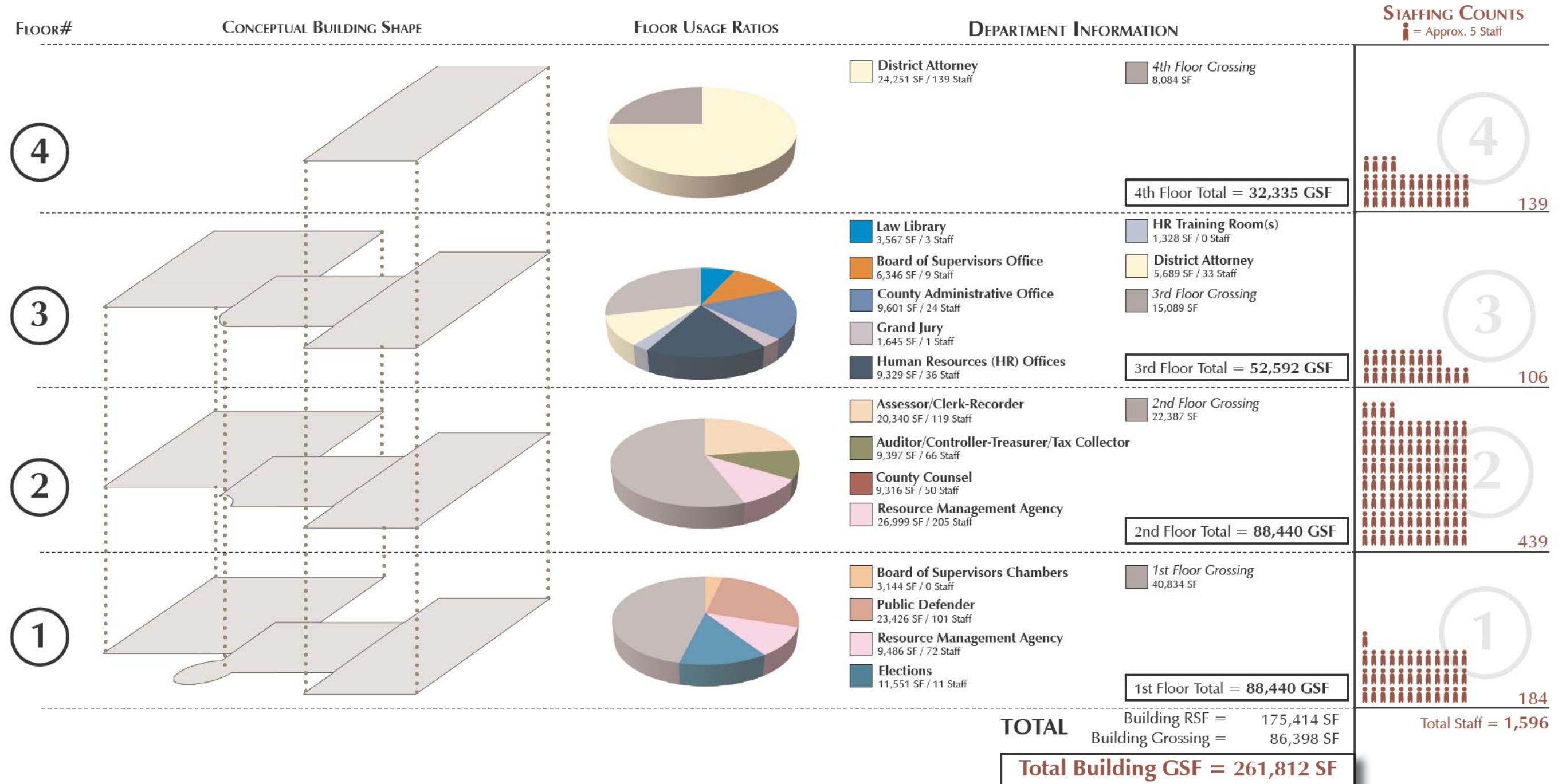
#### Conceptual Project Schedule

	Year 1			Year 2			Year 3			Year 4			Year 5			Year 6								
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Planning																								
Mit./Neg. Declaration (CEQA)																								
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>																								
Pre-Design																								
Design/Bid																								
Demolition (Jail & Tanks)																								
Construction																								
<b>DESIGN-BUILD</b>																								
Criteria Documents/RFQ/RFP																								
Design & GMAX																								
Jail Demolition																								
Construction																								



## SCHEME 1D - DEMOLISH EXISTING MAIN JAIL

### STACKING DIAGRAM





## Scheme 1E - Demolish Existing Main Jail - Phased, 4-Story, Full Build-out Facility, Excluding Probation, Purchasing & IT Departments

### Scheme Description

Scheme 1E illustrates the feasibility of a four (4) story, Civic Center Campus Facility, constructed in three (3) phases to accommodate a full build-out of staffing projections through the year 2026. This scheme is located on the site of the existing Main Jail. As compared to schemes 1A, 1B, and 1C, this scheme relocates the Probation department functions of both the Visalia Courthouse and Fairview facilities to Facility 310 - County Counsel / Personnel Building as well as the adaptive reuse of Facility 302 - Visalia Administration into a new Sheriff's Operation Center and Facility 369 - Four Story Annex into an Information Technology Department office and primary data center. Finally, the Purchasing Agency office is to be relocated to Facility 303 - Visalia Ag. Building, adjacent to the existing Surplus Store.

The feasibility of this scheme is based upon relocating the personnel from Buildings 302 and 310 (effectively Board of Supervisors, County Administrative Office, Human Resources, and County Counsel) to the new Civic Center Campus Facility. This scheme also requires the relocation of Main Jail functions and the complete demolition of the Main Jail, Motor Pool Shop, Environmental Health / WIC Building, and Courthouse HVAC Tank to accommodate the new facility footprint. The Courthouse HVAC Tank would need to be reconstructed at an alternate location adjacent to the Courthouse.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 1,047 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs.

The departments to be included within this facility, as well as the respective phase of construction, are as follows:

- Board of Supervisors (PH I)
- County Administrative Office (PH I)
- County Counsel (PH I)
- Human Resources & Development (PH I)
- Grand Jury (PH I)
- Auditor/Controller - Treasurer/Tax Collector (PH II)
- Assessor/Clerk-Recorder (PH II)
- District Attorney (PH II)
- Public Defender (PH II)
- Law Library (PH II)
- Resource Management Agency (PH III)

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

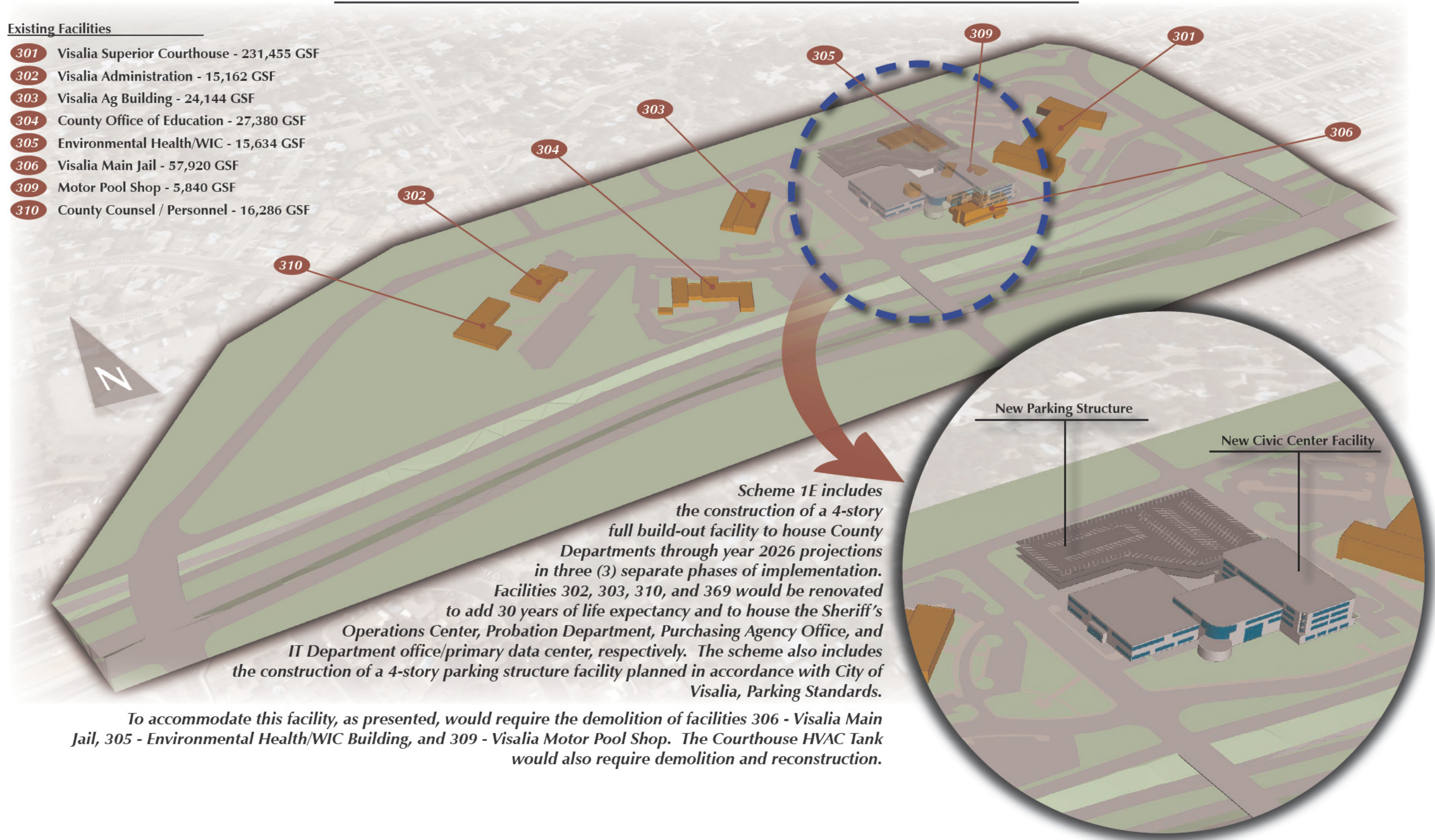
	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <b>1</b>							
Scenario <b>2</b>							
Scenario <b>3</b>							



### SCHEME 1E - DEMOLISH EXISTING MAIN JAIL LOCATION / ORIENTATION DIAGRAM

**Existing Facilities**

- 301 Visalia Superior Courthouse - 231,455 GSF
- 302 Visalia Administration - 15,162 GSF
- 303 Visalia Ag Building - 24,144 GSF
- 304 County Office of Education - 27,380 GSF
- 305 Environmental Health/WIC - 15,634 GSF
- 306 Visalia Main Jail - 57,920 GSF
- 309 Motor Pool Shop - 5,840 GSF
- 310 County Counsel / Personnel - 16,286 GSF



*Scheme 1E includes the construction of a 4-story full build-out facility to house County Departments through year 2026 projections in three (3) separate phases of implementation. Facilities 302, 303, 310, and 369 would be renovated to add 30 years of life expectancy and to house the Sheriff's Operations Center, Probation Department, Purchasing Agency Office, and IT Department office/primary data center, respectively. The scheme also includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

*To accommodate this facility, as presented, would require the demolition of facilities 306 - Visalia Main Jail, 305 - Environmental Health/WIC Building, and 309 - Visalia Motor Pool Shop. The Courthouse HVAC Tank would also require demolition and reconstruction.*



## SCHEME 1E - DEMOLISH EXISTING MAIN JAIL CONCEPTUAL COST/SCHEDULE ANALYSIS



### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility Phase I	70,831	\$700 /SF	\$ 49,581,537
Facility Phase II	129,258	\$700 /SF	\$ 90,480,838
Facility Phase III	78,889	\$700 /SF	\$ 55,222,558
Parking† (Cosntructed in Phase III)	274,838	\$98 /SF	\$ 26,934,075
Reconstruct Courthouse HVAC Tank			\$ 1,000,000
<b>New Construction Subtotal</b>			<b>\$ 223,219,008</b>
<b>Demolition</b>			
306 - Existing Main Jail			\$ 3,000,000
305 - Environmental Health/WIC Building			\$ 500,000
309 - Motor Pool Shop			\$ 200,000
Courthouse HVAC Tank			\$ 200,000
Demo & Abate Motor Pool Fuel Tank‡			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 4,400,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
302 - Visalia Administration Building	15,162	\$450 /SF	\$ 6,822,900
310 - County Counsel / Personnel Building	16,286	\$450 /SF	\$ 7,328,700
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
369 - Four Storey Annex	12,001	\$450 /SF	\$ 5,400,450
<b>Renovation Subtotal</b>			<b>\$ 30,416,850</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 270,937,651</b>

\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.

† Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey

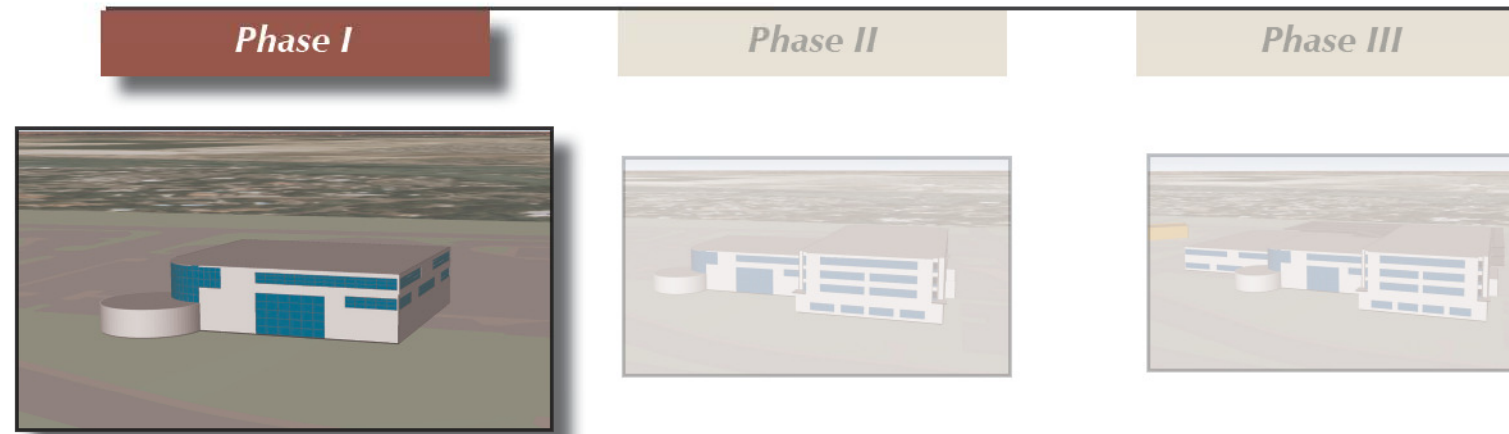
### Conceptual Project Schedule

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Planning															
Mit./Neg. Declaration (CEQA)															
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>															
Pre-Design			Phase I				Phase II					Phase III			
Design/Bid			Phase I				Phase II					Phase III			
Demolition (Jail & Tanks)				Phase I											
Construction				Phase I					Phase II					Phase III	
<b>DESIGN-BUILD</b>															
Criteria Documents/RFQ/RFP			Phase I				Phase II					Phase III			
Design & GMAX			Phase I				Phase II					Phase III			
Jail Demolition				Phase I											
Construction				Phase I					Phase II					Phase III	



## SCHEME 1E - DEMOLISH EXISTING MAIN JAIL

### STACKING DIAGRAM



FLOOR#	CONCEPTUAL BUILDING SHAPE	FLOOR USAGE RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS <small>Person icon = Approx. 5 Staff</small>
<b>3</b>			<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Board of Supervisors Office 6,346 SF / 9 Staff</li> <li><span style="color: blue;">■</span> County Administrative Office 9,601 SF / 24 Staff</li> <li><span style="color: grey;">■</span> 3rd Floor Crossing 4,306 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>3rd Floor Total = 20,253 GSF</b></p>	<div style="text-align: center;"> <span style="font-size: 2em; border: 1px solid grey; border-radius: 50%; padding: 10px;">3</span>   36         </div>
<b>2</b>			<ul style="list-style-type: none"> <li><span style="color: red;">■</span> County Counsel 9,316 SF / 50 Staff</li> <li><span style="color: grey;">■</span> 2nd Floor Crossing 9,291 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>2nd Floor Total = 18,608 GSF</b></p>	<div style="text-align: center;"> <span style="font-size: 2em; border: 1px solid grey; border-radius: 50%; padding: 10px;">2</span>   50         </div>
<b>1</b>			<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Board of Supervisors Chambers 3,144 SF / 0 Staff</li> <li><span style="color: darkblue;">■</span> Human Resources (HR) Offices 9,329 SF / 36 Staff</li> <li><span style="color: lightblue;">■</span> HR Training Room(s) 1,328 SF / 0 Staff</li> <li><span style="color: grey;">■</span> 1st Floor Crossing 6,453 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>1st Floor Total = 20,253 GSF</b></p>	<div style="text-align: center;"> <span style="font-size: 2em; border: 1px solid grey; border-radius: 50%; padding: 10px;">1</span>   33         </div>
<b>TOTAL</b> Building RSF = 40,708 SF Building Grossing = 20,050 SF				<div style="text-align: center;">  119  <b>Total Staff = 119</b> </div>
<b>Total Building GSF = 60,758 SF</b>				



## SCHEME 1E - DEMOLISH EXISTING MAIN JAIL

### STACKING DIAGRAM

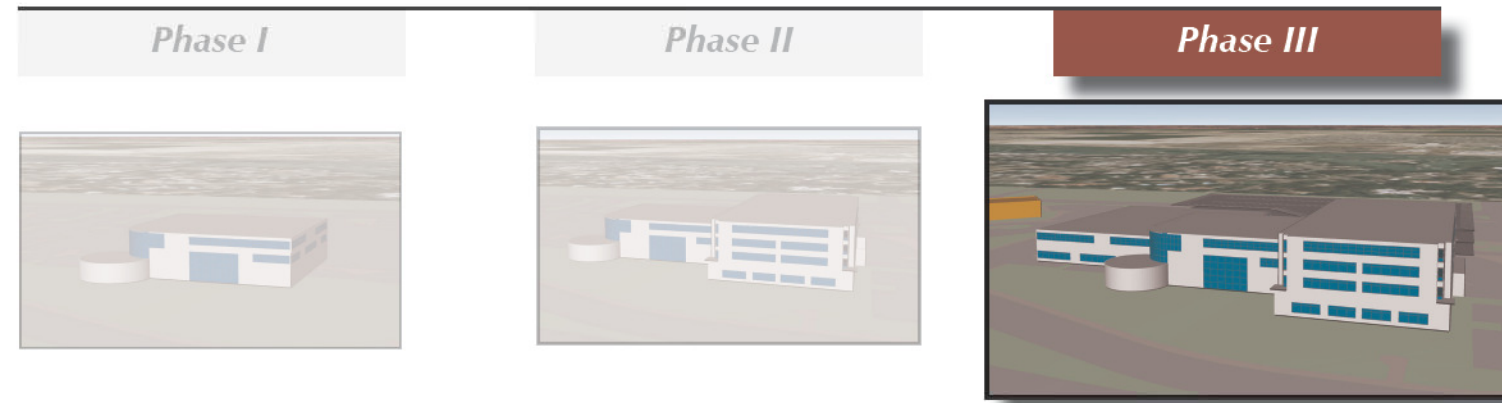


FLOOR#	CONCEPTUAL BUILDING SHAPE	FLOOR USAGE RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS = Approx. 5 Staff
4			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> District Attorney 24,251 SF / 139 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> 4th Floor Crossing 8,084 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;">4th Floor Total = 32,335 GSF</p>	<div style="border: 1px solid gray; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">4</div> <p style="text-align: right;">139</p>
3			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #0070c0; border: 1px solid black; margin-right: 5px;"></span> Law Library 3,567 SF / 3 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #e69d00; border: 1px solid black; margin-right: 5px;"></span> Board of Supervisors Office 6,346 SF / 9 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> County Administrative Office 9,601 SF / 24 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #c0c0c0; border: 1px solid black; margin-right: 5px;"></span> Grand Jury 1,645 SF / 1 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #2c3e50; border: 1px solid black; margin-right: 5px;"></span> Human Resources (HR) Offices 9,329 SF / 36 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> HR Training Room(s) 1,328 SF / 0 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> District Attorney 5,689 SF / 33 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> 3rd Floor Crossing 15,090 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;">3rd Floor Total = 52,594 GSF</p>	<div style="border: 1px solid gray; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">3</div> <p style="text-align: right;">106</p>
2			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #e69d00; border: 1px solid black; margin-right: 5px;"></span> Assessor/Clerk-Recorder 20,340 SF / 119 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #6b8e23; border: 1px solid black; margin-right: 5px;"></span> Auditor/Controller-Treasurer/Tax Collector 9,397 SF / 66 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> County Counsel 9,316 SF / 50 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> Resource Management Agency 26,999 SF / 205 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> 2nd Floor Crossing 13,450 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;">2nd Floor Total = 52,594 GSF</p>	<div style="border: 1px solid gray; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">2</div> <p style="text-align: right;">234</p>
1			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #e69d00; border: 1px solid black; margin-right: 5px;"></span> Board of Supervisors Chambers 3,144 SF / 0 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #c0392b; border: 1px solid black; margin-right: 5px;"></span> Public Defender 23,426 SF / 101 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> Resource Management Agency 9,486 SF / 72 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #2c3e50; border: 1px solid black; margin-right: 5px;"></span> Elections 11,551 SF / 11 Staff</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> 1st Floor Crossing 26,025 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;">1st Floor Total = 52,594 GSF</p>	<div style="border: 1px solid gray; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div> <p style="text-align: right;">101</p>
<p><b>TOTAL</b> Building RSF = 175,414 SF Building Crossing = 86,398 SF</p> <p style="border: 2px solid black; padding: 5px; display: inline-block;"><b>Total Building GSF = 261,812 SF</b></p>				<p style="font-size: 24px; font-weight: bold;">Total Staff = 1,022</p>



## SCHEME 1E - DEMOLISH EXISTING MAIN JAIL

### STACKING DIAGRAM



FLOOR#	CONCEPTUAL BUILDING SHAPE	FLOOR USAGE RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS = Approx. 5 Staff
4			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> District Attorney 24,251 SF / 139 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid black; margin-right: 5px;"></span> 4th Floor Crossing 8,084 SF</li> </ul>	<div style="border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">4</div> <p style="text-align: right;">139</p>
3			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #0070c0; border: 1px solid black; margin-right: 5px;"></span> Law Library 3,567 SF / 3 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e69d00; border: 1px solid black; margin-right: 5px;"></span> Board of Supervisors Office 6,346 SF / 9 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> County Administrative Office 9,601 SF / 24 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c0c0c0; border: 1px solid black; margin-right: 5px;"></span> Grand Jury 1,645 SF / 1 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #2c3e50; border: 1px solid black; margin-right: 5px;"></span> Human Resources (HR) Offices 9,329 SF / 36 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid black; margin-right: 5px;"></span> HR Training Room(s) 1,328 SF / 0 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> District Attorney 5,689 SF / 33 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> 3rd Floor Crossing 15,089 SF</li> </ul>	<div style="border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">3</div> <p style="text-align: right;">106</p>
2			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4b084; border: 1px solid black; margin-right: 5px;"></span> Assessor/Clerk-Recorder 20,340 SF / 119 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #6aa84f; border: 1px solid black; margin-right: 5px;"></span> Auditor/Controller-Treasurer/Tax Collector 9,397 SF / 66 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> County Counsel 9,316 SF / 50 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> Resource Management Agency 26,999 SF / 205 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid black; margin-right: 5px;"></span> 2nd Floor Crossing 22,387 SF</li> </ul>	<div style="border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">2</div> <p style="text-align: right;">439</p>
1			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4b084; border: 1px solid black; margin-right: 5px;"></span> Board of Supervisors Chambers 3,144 SF / 0 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c0392b; border: 1px solid black; margin-right: 5px;"></span> Public Defender 23,426 SF / 101 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> Resource Management Agency 9,486 SF / 72 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #0070c0; border: 1px solid black; margin-right: 5px;"></span> Elections 11,551 SF / 11 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> 1st Floor Crossing 40,834 SF</li> </ul>	<div style="border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div> <p style="text-align: right;">184</p>
<b>TOTAL</b> Building RSF = 175,414 SF Building Crossing = 86,398 SF				<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <b>Total Building GSF = 261,812 SF</b> </div>



## Scheme 1F - Demolish Existing Main Jail - 4-Story, Partial Build-out Facility

### Scheme Description

Scheme 1F illustrates the feasibility of a four (4) story, Civic Center Campus Facility, constructed in one (1) phase to accommodate a partial build-out of staffing projections through the year 2016. This scheme is located on the site of the existing Main Jail. It requires the relocation of Main Jail functions and the complete demolition of the Main Jail to accommodate this new facility. The Motor Pool and Environmental Health / WIC facilities would also be demolished. Finally, the Courthouse HVAC Water Tank would need to be removed and reconstructed at an alternate location adjacent to the Courthouse.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 1,106 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs.

The departments to be included within this facility are as follows:

- Board of Supervisors
- County Administrative Office
- County Counsel
- Human Resources & Development
- Grand Jury
- Purchasing
- Auditor/Controller - Treasurer/Tax Collector
- Assessor - Clerk/Recorder
- Probation
- District Attorney
- Public Defender
- Law Library
- Resource Management Agency
- Information Technology

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

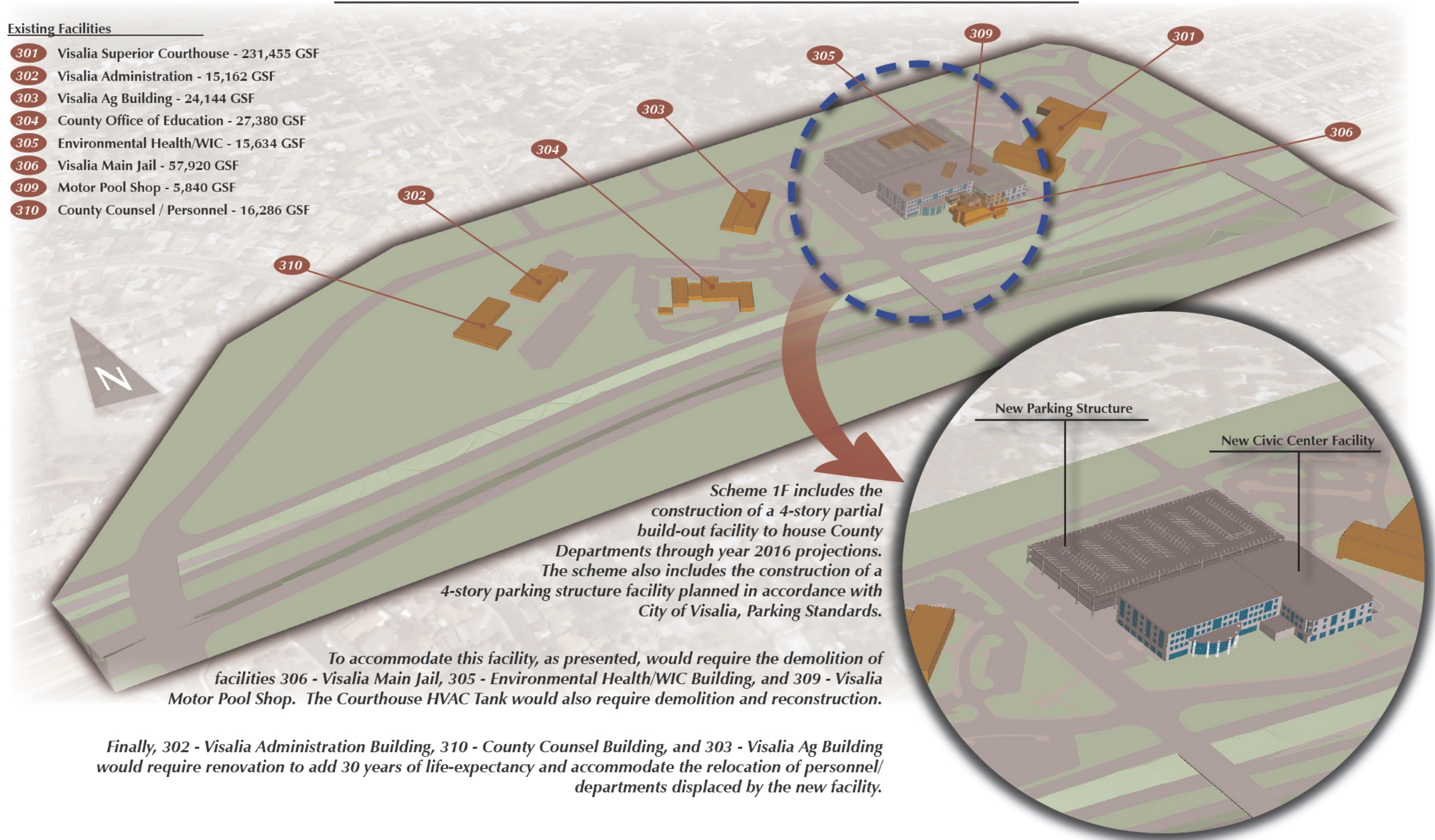
	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <i>1</i>							
Scenario <i>2</i>							
Scenario <i>3</i>							



### SCHEME 1F - DEMOLISH EXISTING MAIN JAIL LOCATION / ORIENTATION DIAGRAM

**Existing Facilities**

- 301 Visalia Superior Courthouse - 231,455 GSF
- 302 Visalia Administration - 15,162 GSF
- 303 Visalia Ag Building - 24,144 GSF
- 304 County Office of Education - 27,380 GSF
- 305 Environmental Health/WIC - 15,634 GSF
- 306 Visalia Main Jail - 57,920 GSF
- 309 Motor Pool Shop - 5,840 GSF
- 310 County Counsel / Personnel - 16,286 GSF



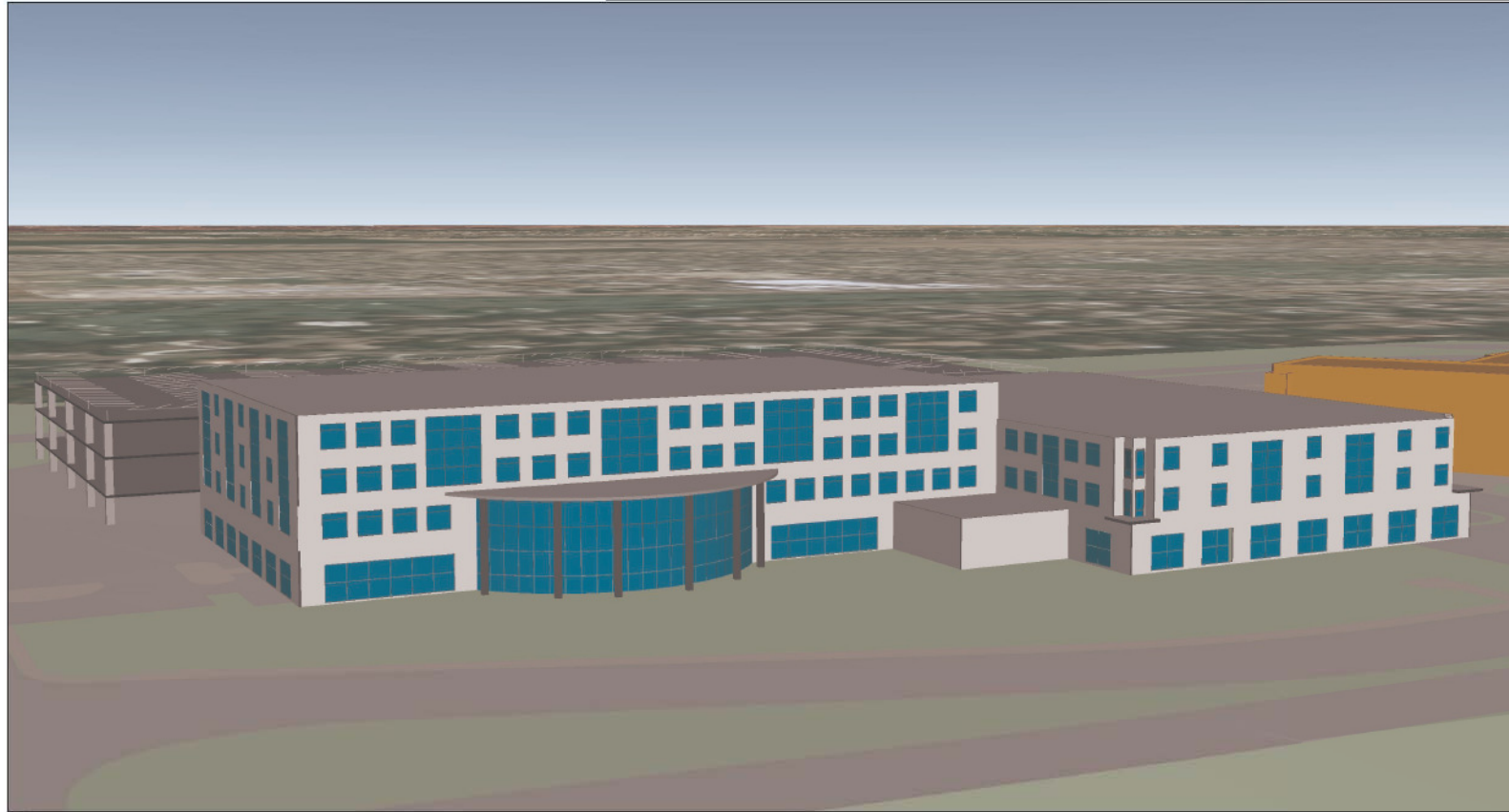
*Scheme 1F includes the construction of a 4-story partial build-out facility to house County Departments through year 2016 projections. The scheme also includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

*To accommodate this facility, as presented, would require the demolition of facilities 306 - Visalia Main Jail, 305 - Environmental Health/WIC Building, and 309 - Visalia Motor Pool Shop. The Courthouse HVAC Tank would also require demolition and reconstruction.*

*Finally, 302 - Visalia Administration Building, 310 - County Counsel Building, and 303 - Visalia Ag Building would require renovation to add 30 years of life-expectancy and accommodate the relocation of personnel/ departments displaced by the new facility.*



## SCHEME 1F - DEMOLISH EXISTING MAIN JAIL CONCEPTUAL COST/SCHEDULE ANALYSIS



### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility	288,062	\$700 /SF	\$ 201,643,658
Parking†	290,325	\$98 /SF	\$ 28,451,850
Reconstruct Courthouse HVAC Tank			\$ 1,000,000
<b>New Construction Subtotal</b>			<b>\$ 231,095,508</b>
<b>Demolition</b>			
306 - Existing Main Jail			\$ 3,000,000
305 - Environmental Health/WIC Building			\$ 500,000
309 - Motor Pool Shop			\$ 200,000
Courthouse HVAC Tank			\$ 200,000
Demo & Abate Motor Pool Fuel Tank‡			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 4,400,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
302 - Visalia Administration Building	15,162	\$450 /SF	\$ 6,822,900
310 - County Counsel / Personnel Building	16,286	\$450 /SF	\$ 7,328,700
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
<b>Renovation Subtotal</b>			<b>\$ 25,016,400</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 273,537,503</b>

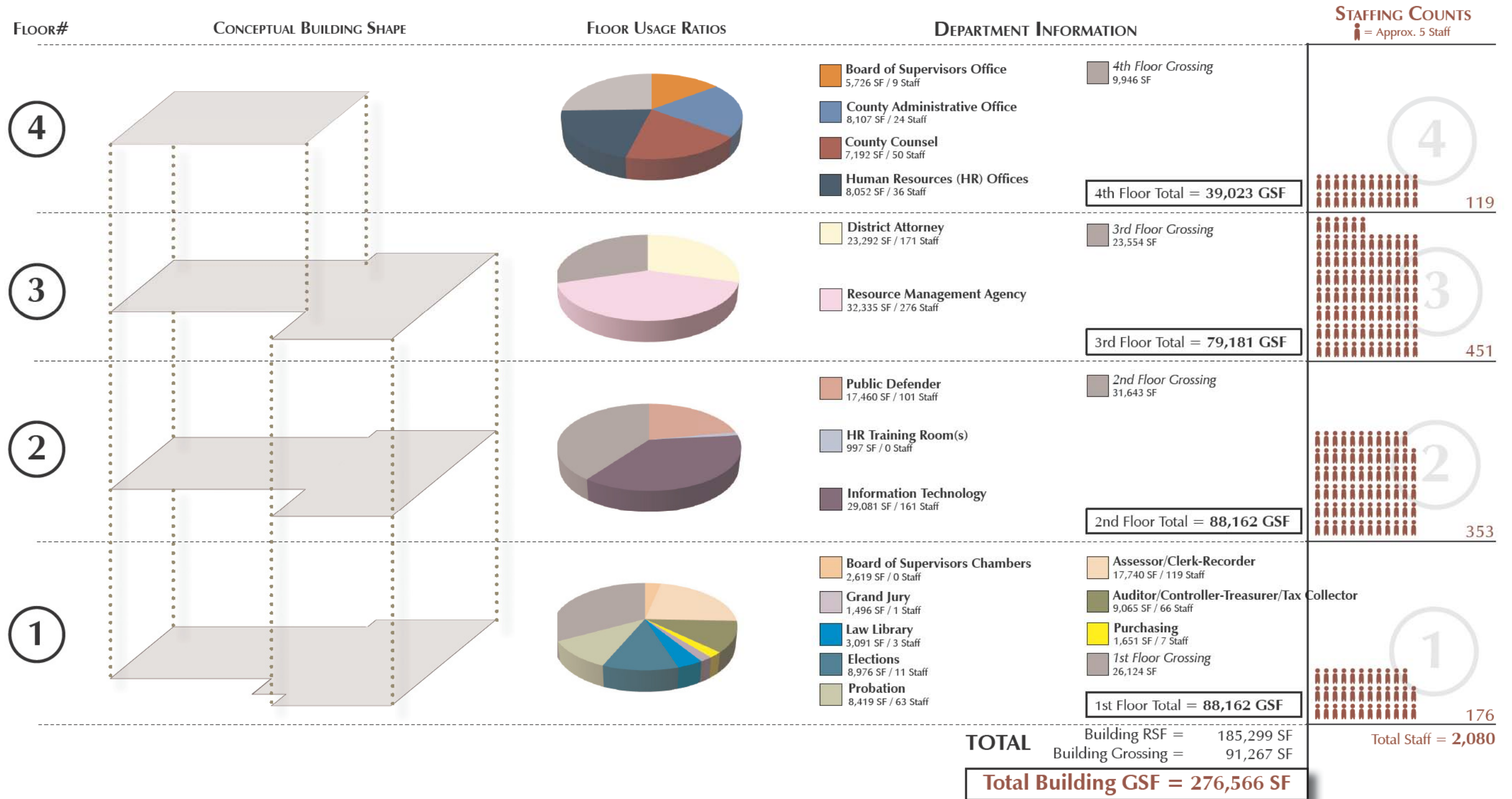
\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.  
 † Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.  
 ‡ Fuel tank abatement costs assumes there is no underground contamination

### Conceptual Project Schedule

	Year 1			Year 2			Year 3			Year 4			Year 5			Year 6								
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Planning																								
Mit./Neg. Declaration (CEQA)																								
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>																								
Pre-Design																								
Design/Bid																								
Demolition (Jail & Tanks)																								
Construction																								
<b>DESIGN-BUILD</b>																								
Criteria Documents/RFQ/RFP																								
Design & GMAX																								
Jail Demolition																								
Construction																								



## SCHEME 1F - DEMOLISH EXISTING MAIN JAIL STACKING DIAGRAM





## Scheme 1G - Demolish Existing Main Jail - 4-Story, Full Build-out Facility, Excluding Probation, Purchasing, RMA & Grand Jury

### Scheme Description

Scheme 1G illustrates the feasibility of a four (4) story, Civic Center Campus Facility, constructed in one (1) phase to accommodate a full build-out of staffing projections through the year 2026. This scheme is located on the site of the existing Main Jail. As compared to schemes 1A, 1B, and 1C, this scheme relocates the Probation department functions of both the Visalia Courthouse and Fairview facilities to Facility 315 - Government Plaza following the renovation of Government Plaza to add 30 years of life expectancy. Government Plaza would then serve as long term utilization by the Resource Management Agency, Probation Department, and Grand Jury. Finally, the Purchasing Agency office is to be relocated to Facility 303 - Visalia Ag. Building, adjacent to the existing Surplus Store. This scheme is predicated on the relocation of Health and Human Services Agency administrative functions, current located in Government Plaza, to a new or existing alternate location.

The feasibility of this scheme is also based upon relocating the personnel from Buildings 302 and 310 (effectively Board of Supervisors, County Administrative Office, Human Resources, and County Counsel) to the new Civic Center Campus Facility. Finally, this scheme requires the relocation of Main Jail functions and the complete demolition of the Main Jail, Motor Pool Shop, Environmental Health / WIC Building, and Courthouse HVAC Tank to accommodate the new facility footprint. The Courthouse HVAC Tank would need to be reconstructed at an alternate location adjacent to the Courthouse.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with a general government facility, including central lobby/building core for public interaction and a distinct building wing for criminal justice departments.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 970 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs.

The departments to be included within this facility are as follows:

- Board of Supervisors
- County Administrative Office
- County Counsel
- Human Resources & Development
- Auditor/Controller - Treasurer/Tax Collector
- Assessor/Clerk-Recorder
- District Attorney
- Public Defender
- Law Library
- Resource Management Agency

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <i>1</i>							
Scenario <i>2</i>							
Scenario <i>3</i>							

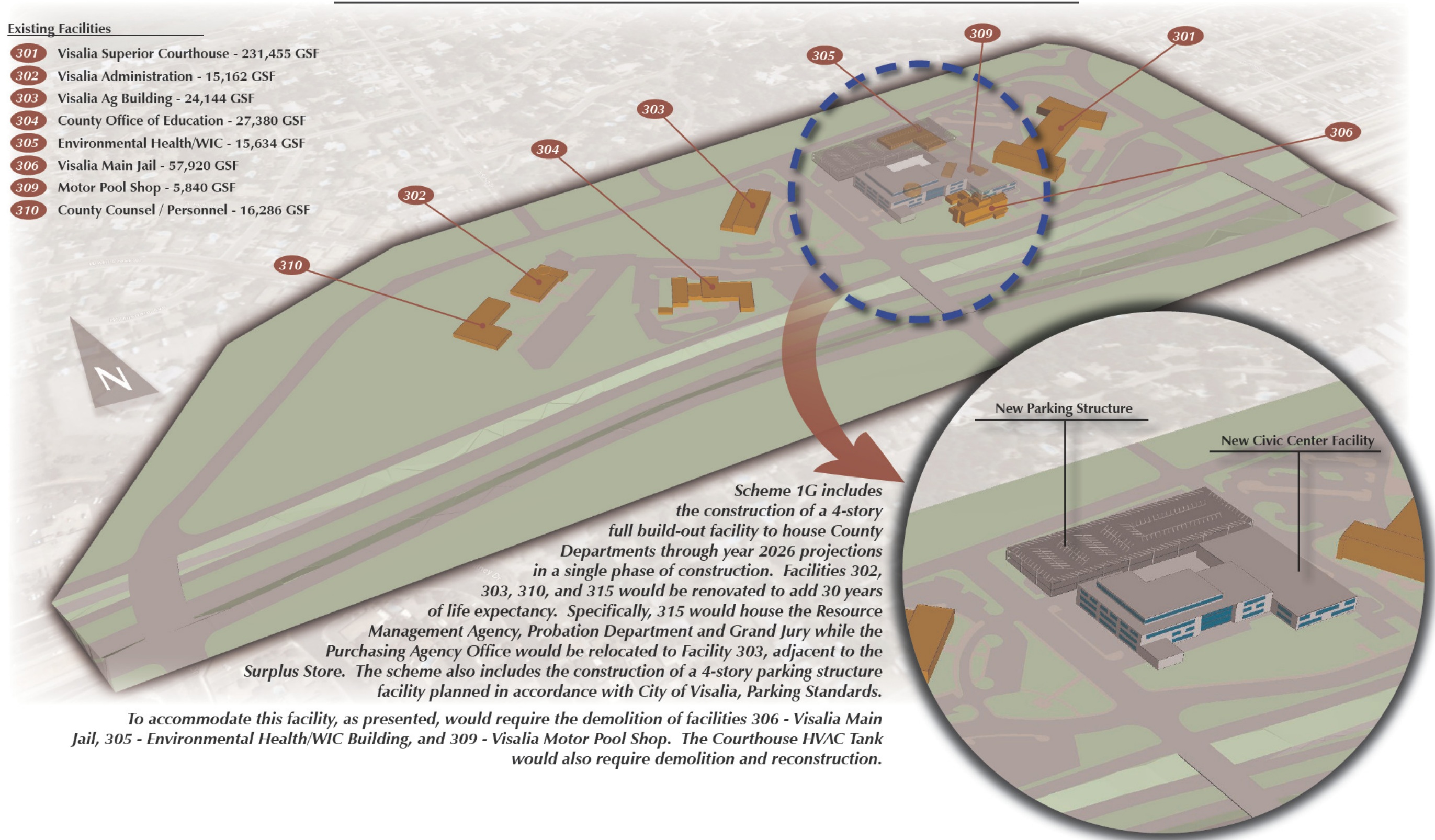


### SCHEME 1G - DEMOLISH EXISTING MAIN JAIL

#### LOCATION / ORIENTATION DIAGRAM

**Existing Facilities**

- 301** Visalia Superior Courthouse - 231,455 GSF
- 302** Visalia Administration - 15,162 GSF
- 303** Visalia Ag Building - 24,144 GSF
- 304** County Office of Education - 27,380 GSF
- 305** Environmental Health/WIC - 15,634 GSF
- 306** Visalia Main Jail - 57,920 GSF
- 309** Motor Pool Shop - 5,840 GSF
- 310** County Counsel / Personnel - 16,286 GSF



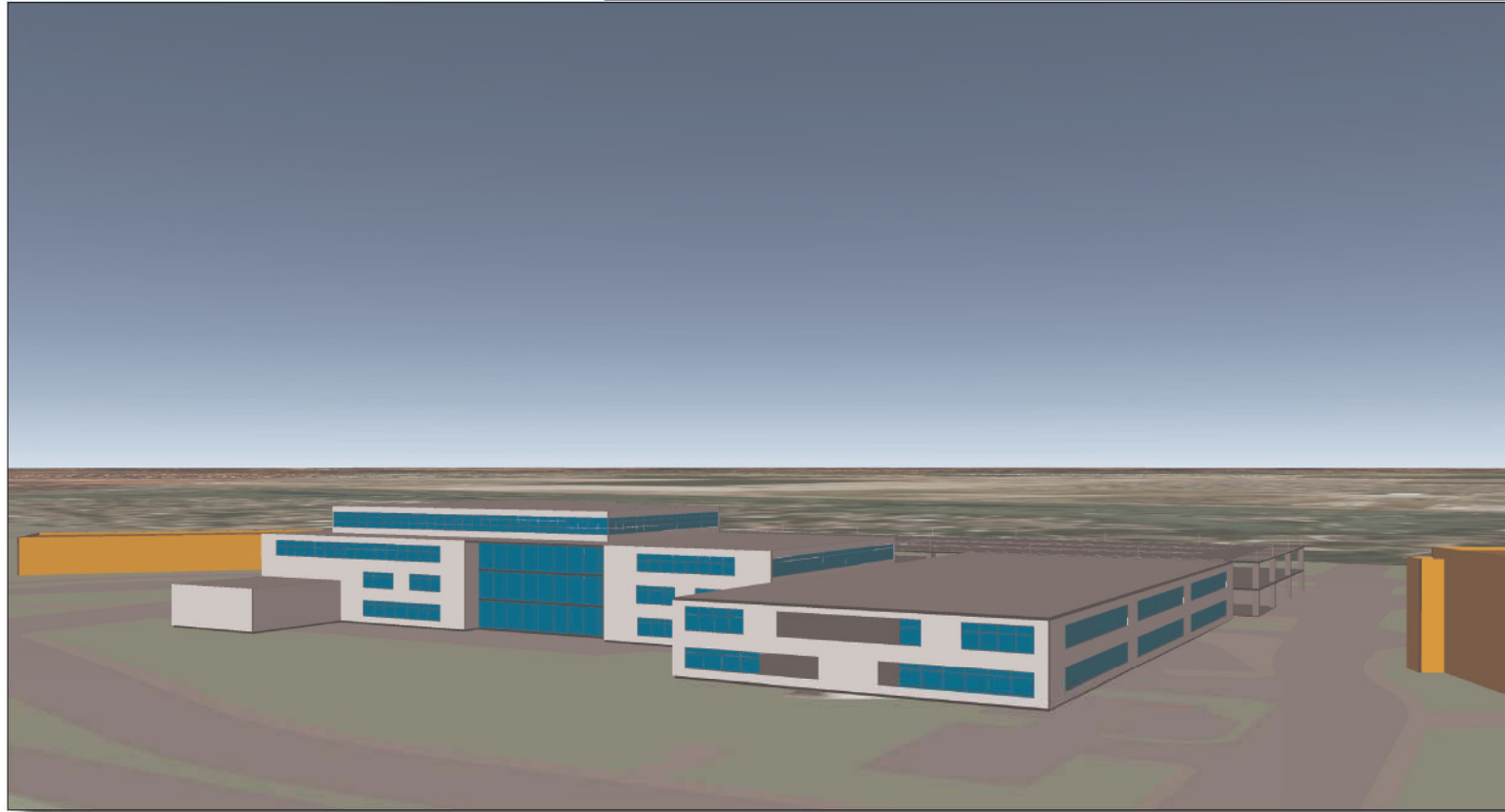
*Scheme 1G includes the construction of a 4-story full build-out facility to house County Departments through year 2026 projections in a single phase of construction. Facilities 302, 303, 310, and 315 would be renovated to add 30 years of life expectancy. Specifically, 315 would house the Resource Management Agency, Probation Department and Grand Jury while the Purchasing Agency Office would be relocated to Facility 303, adjacent to the Surplus Store. The scheme also includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

*To accommodate this facility, as presented, would require the demolition of facilities 306 - Visalia Main Jail, 305 - Environmental Health/WIC Building, and 309 - Visalia Motor Pool Shop. The Courthouse HVAC Tank would also require demolition and reconstruction.*



## SCHEME 1G - DEMOLISH EXISTING MAIN JAIL

### CONCEPTUAL COST/SCHEDULE ANALYSIS



#### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility	252,684	\$700 /SF	\$ 176,878,905
Parking†	254,625	\$98 /SF	\$ 24,953,250
Reconstruct Courthouse HVAC Tank			\$ 1,000,000
<b>New Construction Subtotal</b>			<b>\$ 202,832,155</b>
<b>Demolition</b>			
306 - Existing Main Jail			\$ 3,000,000
305 - Environmental Health/WIC Building			\$ 500,000
309 - Motor Pool Shop			\$ 200,000
Courthouse HVAC Tank			\$ 200,000
Demo & Abate Motor Pool Fuel Tank‡			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 4,400,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
302 - Visalia Administration Building	15,162	\$450 /SF	\$ 6,822,900
310 - County Counsel / Personnel Building	16,286	\$450 /SF	\$ 7,328,700
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
315 - Government Plaza	164,621	\$450 /SF	\$ 74,079,450
<b>Renovation Subtotal</b>			<b>\$ 99,095,850</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 321,644,405</b>

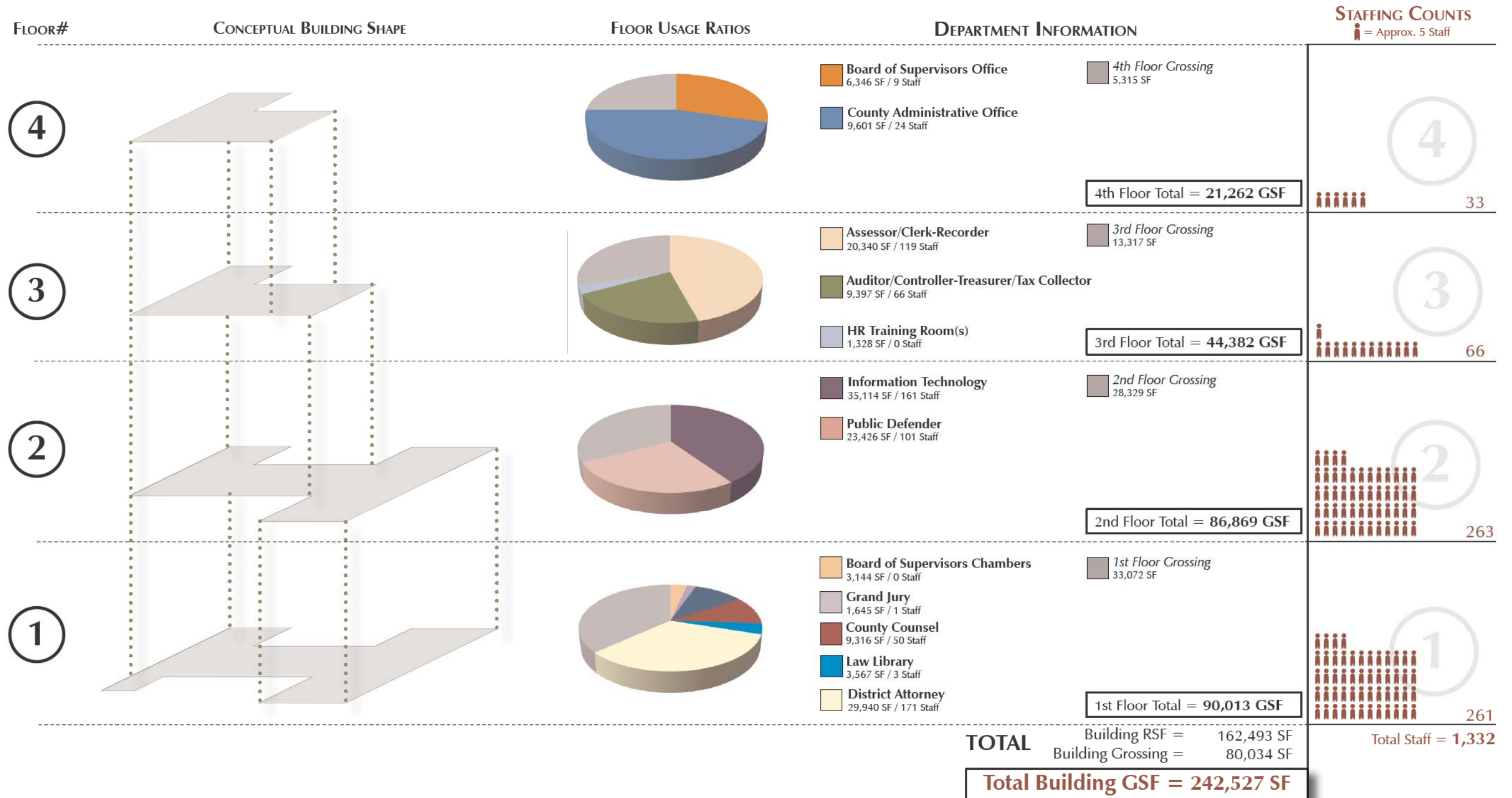
\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.  
 † Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.  
 ‡ Fuel tank abatement costs assumes there is no underground contamination

#### Conceptual Project Schedule

	Year 1			Year 2			Year 3			Year 4			Year 5			Year 6																				
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Planning																																				
Mit./Neg. Declaration (CEQA)																																				
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>																																				
Pre-Design																																				
Design/Bid																																				
Demolition (Jail & Tanks)																																				
Construction																																				
<b>DESIGN-BUILD</b>																																				
Criteria Documents/RFQ/RFP																																				
Design & GMAX																																				
Jail Demolition																																				
Construction																																				



## SCHEME 1G - DEMOLISH EXISTING MAIN JAIL STACKING DIAGRAM





### D-3 Scenario 2 - North of Existing Jail

#### Scenario Description

Design and construct the new facility north of the existing Main Jail on the existing surface parking lot. A parking structure must be included within the limited area available due to the amount of surface parking lost by this location. The Visalia Environmental Health/WIC facility would need to be demolished and relocated to accommodate both the facility and parking structure at this location. Included in the demolition is the relocation of the thermal storage tank and underground fuel tank.

An EIR will be required for this site. This has the potential to lengthen the project duration for 1 year.

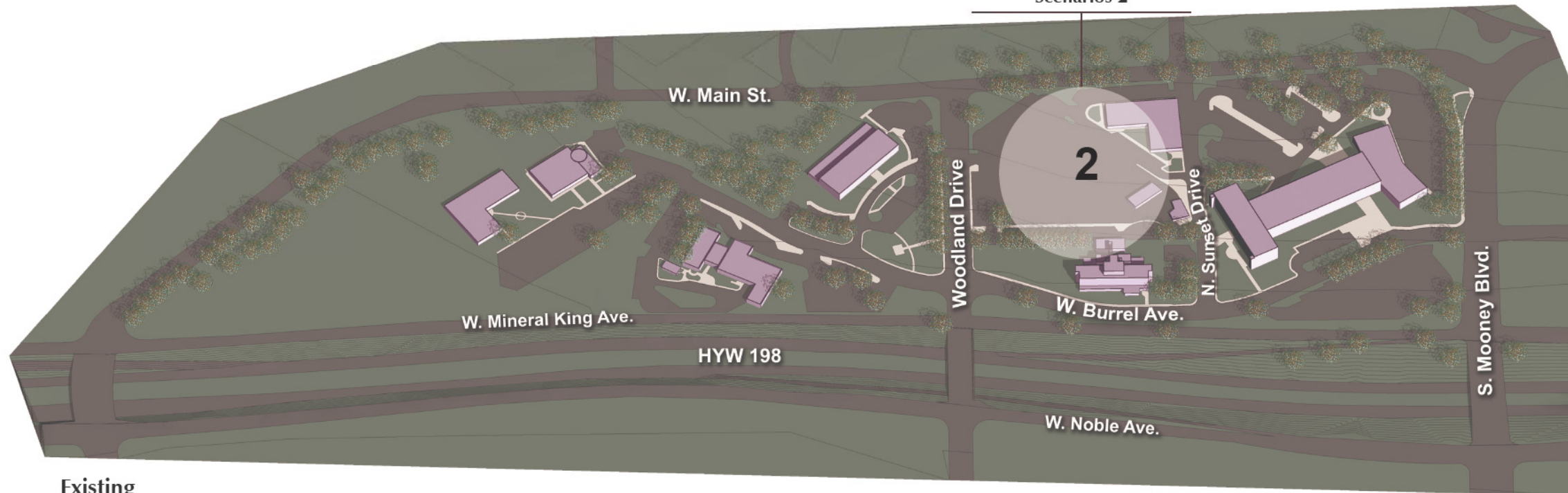
The benefits of this scenario include:

- This site is valuable due in-part, to the adjacencies with other facilities. One-third of the staffing planned for this facility includes judicial/probation services. By placing these services across from the existing courthouse, relationships between these departments and the functions of the court can be established/maintained.


Issues related to this location include:

- During construction, the staging area for construction adjacent to the site will be very limited. There will also be difficulties relating to parking use as this location is currently utilized by the Jail and Sheriff's Offices.
- The ultimate layout of this scenarios dictates a new civic center facing a parking structure and dated jail facility. In this location the presence of the County government center as a landmark and focus of governmental operation will not be as visually pronounced.

Potential Site Utilization  
Scenarios 2

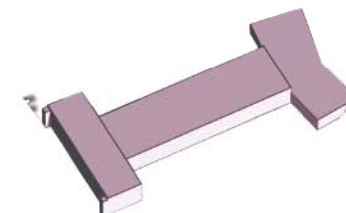


#### Existing Facilities

 Administration  
2800 W Burrel

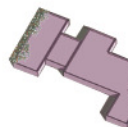
 Visalia Ag Building  
2500 W Burrel

 Environmental Health / WIC  
2325 W Main



Visalia Superior Courthouse  
221 South Mooney Blvd

 Human Resources/  
County Counsel  
2900 W Burrel

 Visalia Education Building  
2637 W Burrel

 Sheriff / Main Jail  
2404 W Burrel

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## Scheme 2A - North of Existing Jail - 4-Story, Full Build-out Facility

### Scheme Description

Scheme 2A illustrates the feasibility of a four (4) story, Civic Center Campus Facility, constructed in one (1) phase to accommodate a full build-out of staffing projections through the year 2026. This scheme is located north of, and adjacent to, the existing Visalia Main Jail. It requires the complete demolition of the Motor Pool and Environmental Health / WIC facilities to accommodate this new facility. Finally, the Courthouse HVAC Water Tank would need to be removed and reconstructed at an alternate location adjacent to the Courthouse.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 1,285 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs. An additional 45 surface parking spaces would be required at an adjacent location.

The departments to be included within this facility are as follows:

- Board of Supervisors
- County Administrative Office
- County Counsel
- Human Resources & Development
- Grand Jury
- Purchasing
- Auditor/Controller - Treasurer/Tax Collector
- Assessor - Clerk/Recorder
- Probation
- District Attorney
- Public Defender
- Law Library
- Resource Management Agency
- Information Technology

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

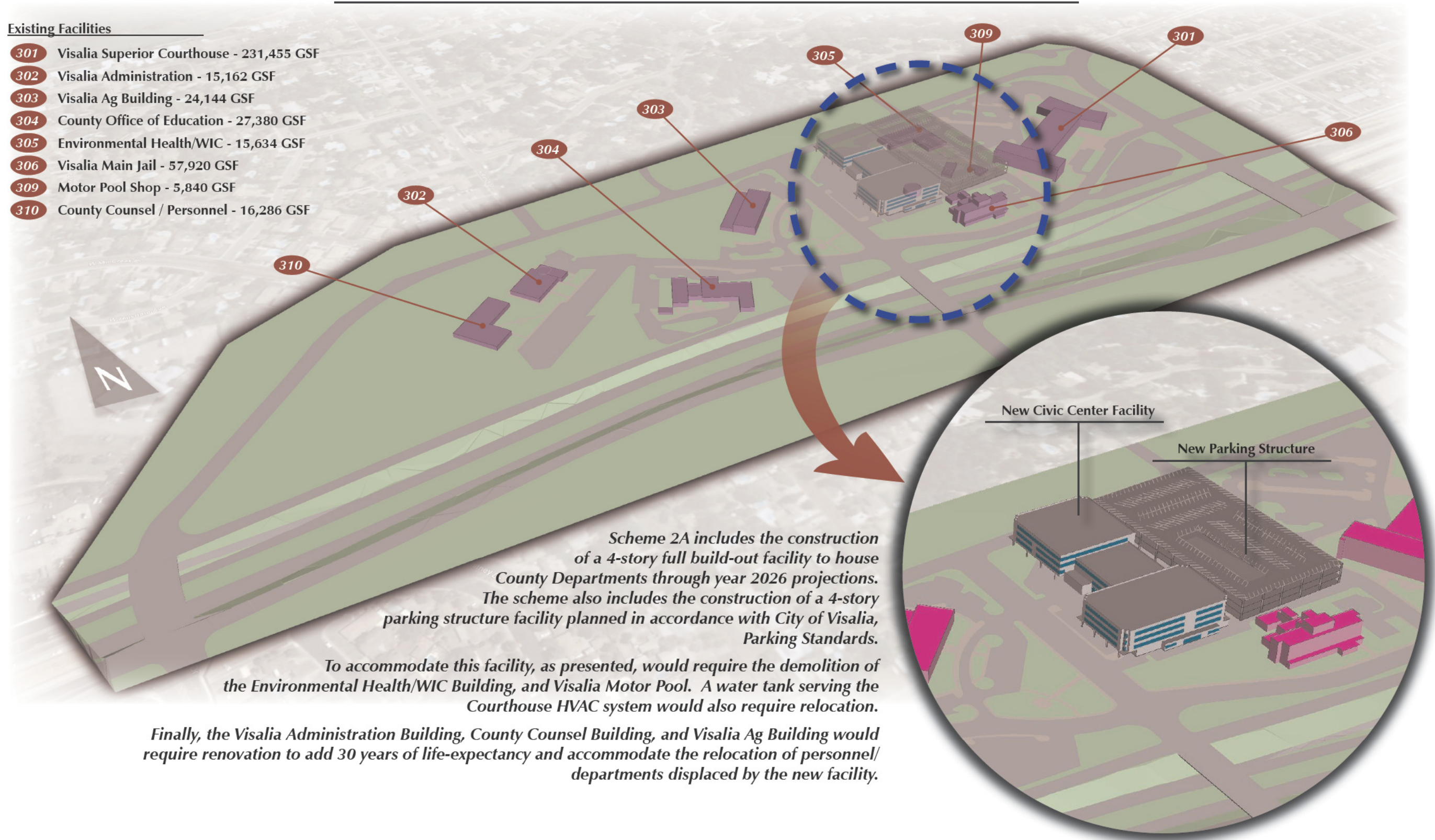
	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <b>1</b>							
Scenario <b>2</b>							
Scenario <b>3</b>							



### SCHEME 2A - NORTH OF EXISTING JAIL LOCATION / ORIENTATION DIAGRAM

**Existing Facilities**

- 301 Visalia Superior Courthouse - 231,455 GSF
- 302 Visalia Administration - 15,162 GSF
- 303 Visalia Ag Building - 24,144 GSF
- 304 County Office of Education - 27,380 GSF
- 305 Environmental Health/WIC - 15,634 GSF
- 306 Visalia Main Jail - 57,920 GSF
- 309 Motor Pool Shop - 5,840 GSF
- 310 County Counsel / Personnel - 16,286 GSF



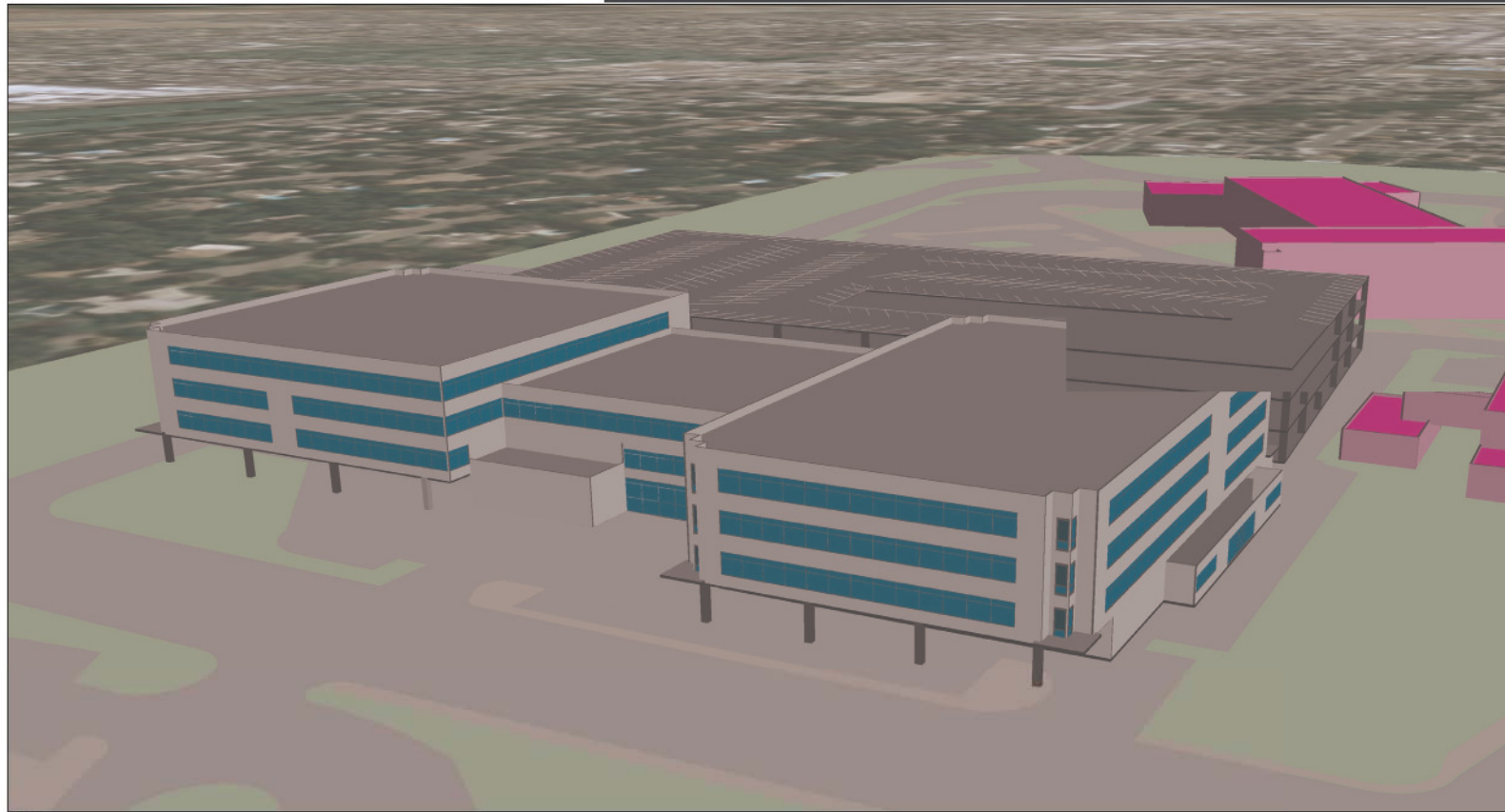
*Scheme 2A includes the construction of a 4-story full build-out facility to house County Departments through year 2026 projections. The scheme also includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

*To accommodate this facility, as presented, would require the demolition of the Environmental Health/WIC Building, and Visalia Motor Pool. A water tank serving the Courthouse HVAC system would also require relocation.*

*Finally, the Visalia Administration Building, County Counsel Building, and Visalia Ag Building would require renovation to add 30 years of life-expectancy and accommodate the relocation of personnel/ departments displaced by the new facility.*



## SCHEME 2A - NORTH OF EXISTING JAIL CONCEPTUAL COST/SCHEDULE ANALYSIS



### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility	349,853	\$700 /SF	\$ 244,896,980
Parking†	337,313	\$98 /SF	\$ 33,056,625
Reconstruct Courthouse HVAC Tank			\$ 1,000,000
<b>New Construction Subtotal</b>			<b>\$ 278,953,605</b>
<b>Demolition</b>			
305 - Environmental Health/WIC Building			\$ 500,000
309 - Motor Pool Shop			\$ 200,000
Courthouse HVAC Tank			\$ 200,000
Demo & Abate Motor Pool Fuel Tank‡			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 1,400,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
302 - Visalia Administration Building	15,162	\$450 /SF	\$ 6,822,900
310 - County Counsel / Personnel Building	16,286	\$450 /SF	\$ 7,328,700
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
<b>Renovation Subtotal</b>			<b>\$ 25,016,400</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 320,638,506</b>

\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.  
 † Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.  
 ‡ Fuel tank abatement costs assumes there is no underground contamination

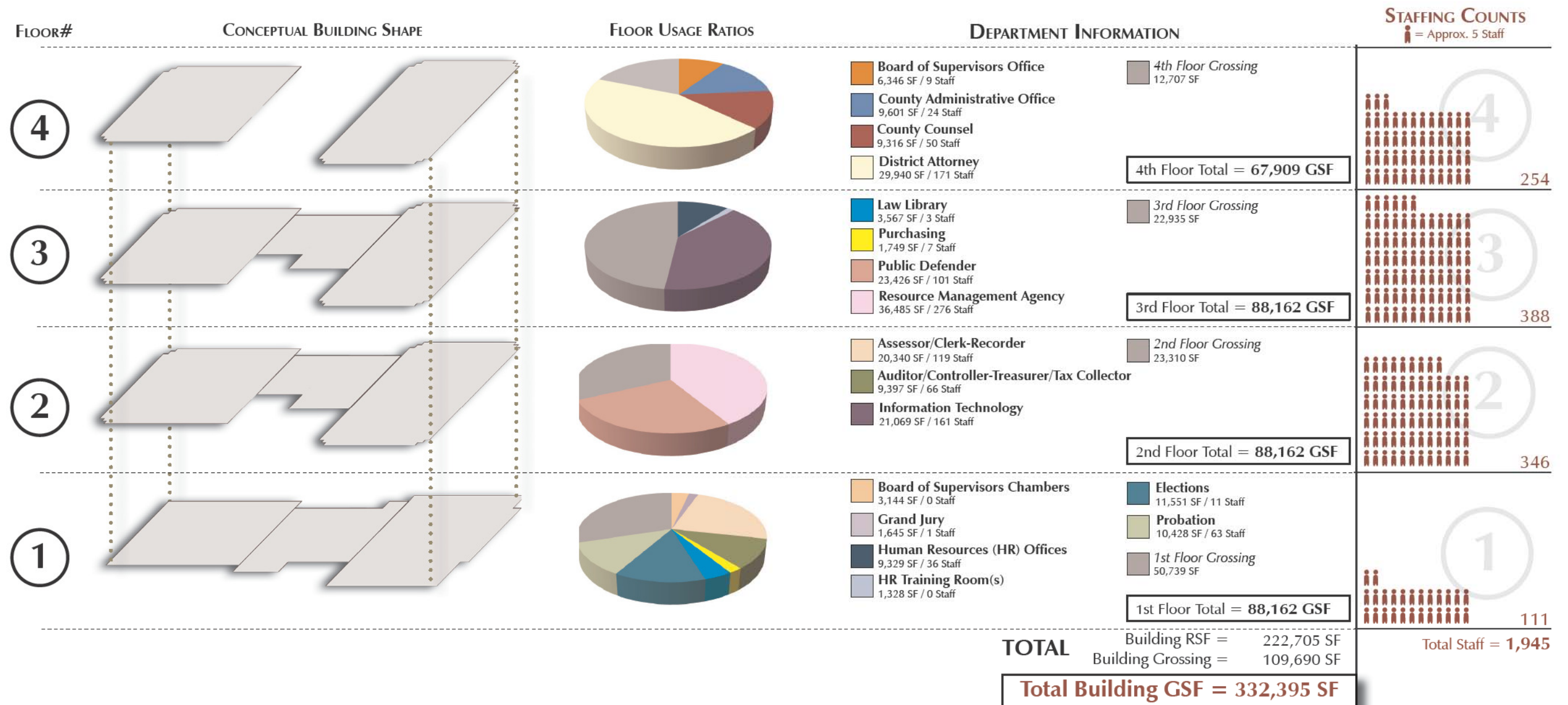
### Conceptual Project Schedule

	Year 1			Year 2			Year 3			Year 4			Year 5			Year 6								
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Planning																								
Mit./Neg. Declaration (CEQA)																								
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>																								
Pre-Design																								
Design/Bid																								
Demolition																								
Construction																								
<b>DESIGN-BUILD</b>																								
Criteria Documents/RFQ/RFP																								
Design & GMAX																								
Demolition																								
Construction																								



## SCHEME 2A - NORTH OF EXISTING JAIL

### STACKING DIAGRAM





## Scheme 2B - North of Existing Jail - Phased, 4-Story, Full Build-out Facility

### Scheme Description

Scheme 2B illustrates the feasibility of a four (4) story, Civic Center Campus Facility, implemented in three (3) separate phases to accommodate a full build-out of staffing projections through the year 2026. This scheme is located north of, and adjacent to, the existing Main Jail. It requires the complete demolition of the Motor Pool and Environmental Health / WIC facilities to accommodate this new facility. Finally, the Courthouse HVAC Water Tank would need to be removed and reconstructed at an alternate location adjacent to the Courthouse.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 1,285 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs. An additional 45 surface parking spaces would be required at an adjacent location.

The departments to be included within this facility, and the respective phase of construction, are as follows:

- Board of Supervisors (PH I)
- County Administrative Office (PH I)
- County Counsel (PH I)
- Human Resources & Development (PH I)
- Grand Jury (PH I)
- Purchasing (PH II)
- Auditor/Controller - Treasurer/Tax Collector (PH II)
- Assessor - Clerk/Recorder (PH II)
- Probation (PH II)
- District Attorney (PH II)
- Public Defender (PH II)
- Law Library (PH II)
- Resource Management Agency (PH III)
- Information Technology (PH III)

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

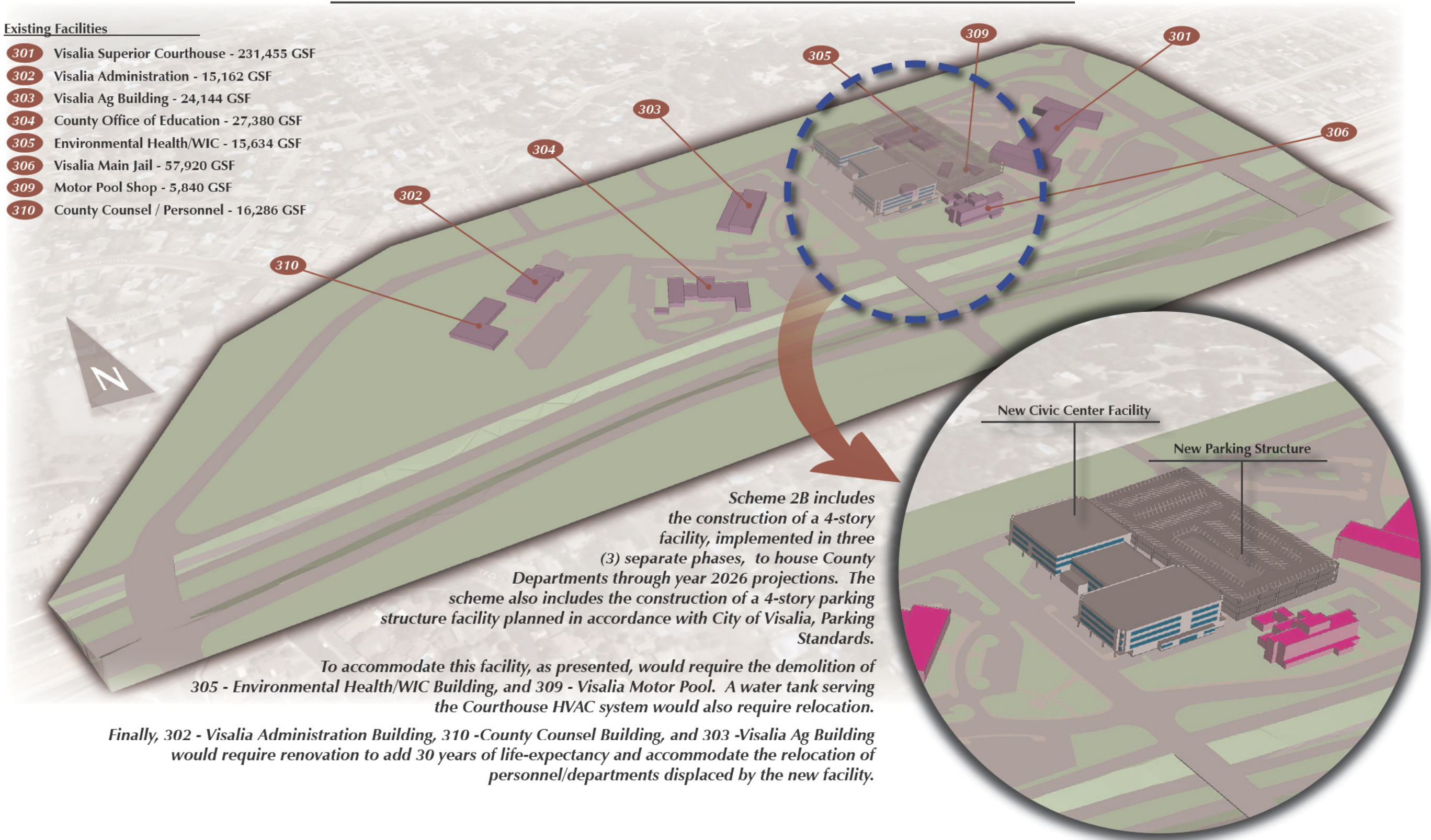
	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <i>1</i>							
Scenario <i>2</i>							
Scenario <i>3</i>							



### SCHEME 2B - NORTH OF EXISTING JAIL LOCATION / ORIENTATION DIAGRAM

**Existing Facilities**

- 301** Visalia Superior Courthouse - 231,455 GSF
- 302** Visalia Administration - 15,162 GSF
- 303** Visalia Ag Building - 24,144 GSF
- 304** County Office of Education - 27,380 GSF
- 305** Environmental Health/WIC - 15,634 GSF
- 306** Visalia Main Jail - 57,920 GSF
- 309** Motor Pool Shop - 5,840 GSF
- 310** County Counsel / Personnel - 16,286 GSF



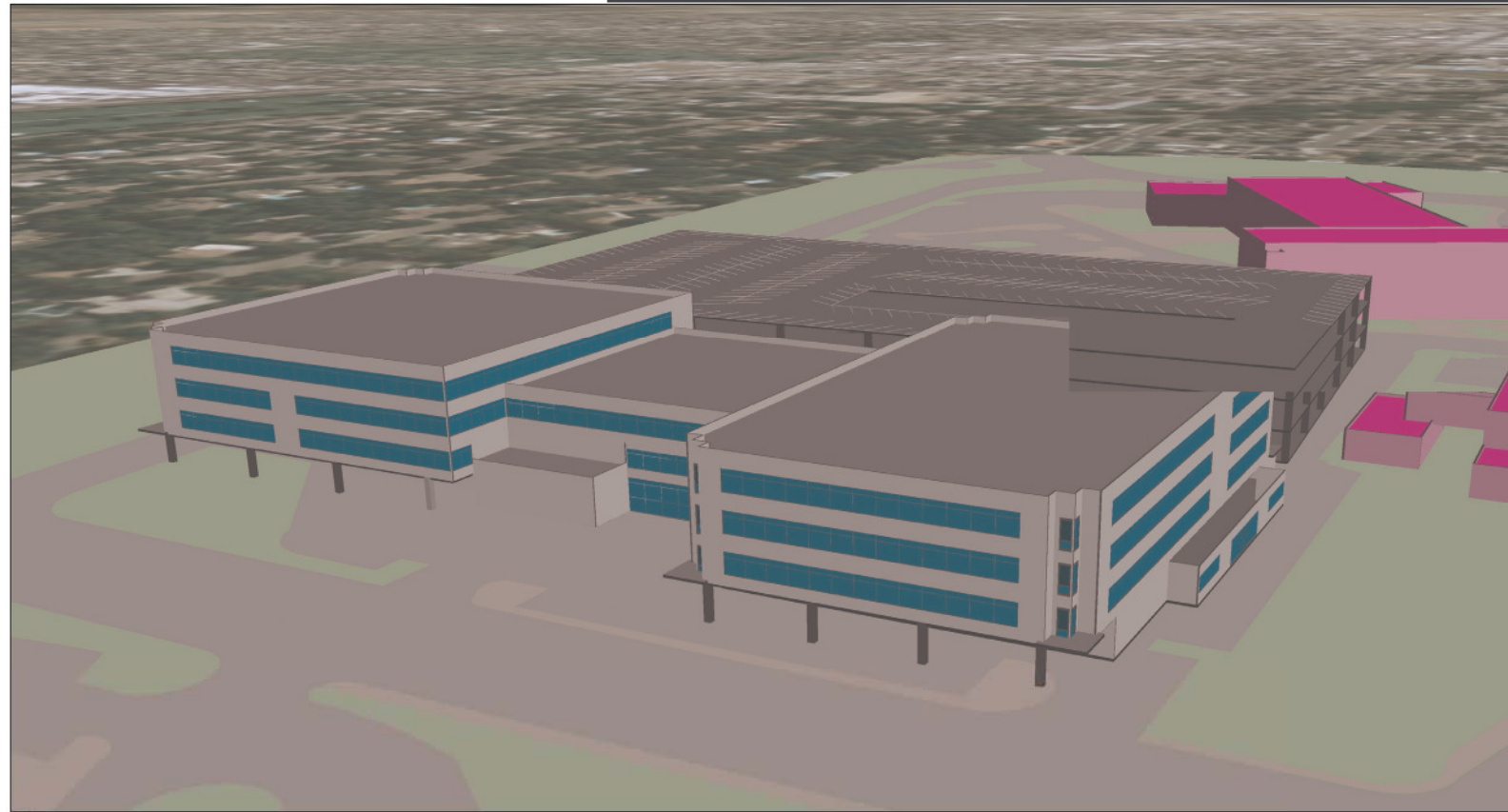
*Scheme 2B includes the construction of a 4-story facility, implemented in three (3) separate phases, to house County Departments through year 2026 projections. The scheme also includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

*To accommodate this facility, as presented, would require the demolition of 305 - Environmental Health/WIC Building, and 309 - Visalia Motor Pool. A water tank serving the Courthouse HVAC system would also require relocation.*

*Finally, 302 - Visalia Administration Building, 310 - County Counsel Building, and 303 - Visalia Ag Building would require renovation to add 30 years of life-expectancy and accommodate the relocation of personnel/departments displaced by the new facility.*



## SCHEME 2B - NORTH OF EXISTING JAIL CONCEPTUAL COST/SCHEDULE ANALYSIS



### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility Phase I	70,831	\$700 /SF	\$ 49,581,537
Facility Phase II	147,538	\$700 /SF	\$ 103,276,355
Facility Phase III	131,484	\$700 /SF	\$ 92,039,088
Parking† (Cosntructed in Phase III)	337,313	\$98 /SF	\$ 33,056,625
Reconstruct Courthouse HVAC Tank			\$ 1,000,000
<b>New Construction Subtotal</b>			<b>\$ 278,953,605</b>
<b>Demolition</b>			
305 - Environmental Health/WIC Building			\$ 500,000
309 - Motor Pool Shop			\$ 200,000
Courthouse HVAC Tank			\$ 200,000
Demo & Abate Motor Pool Fuel Tank‡			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 1,400,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
302 - Visalia Administration Building	15,162	\$450 /SF	\$ 6,822,900
310 - County Counsel / Personnel Building	16,286	\$450 /SF	\$ 7,328,700
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
<b>Renovation Subtotal</b>			<b>\$ 25,016,400</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 320,638,506</b>

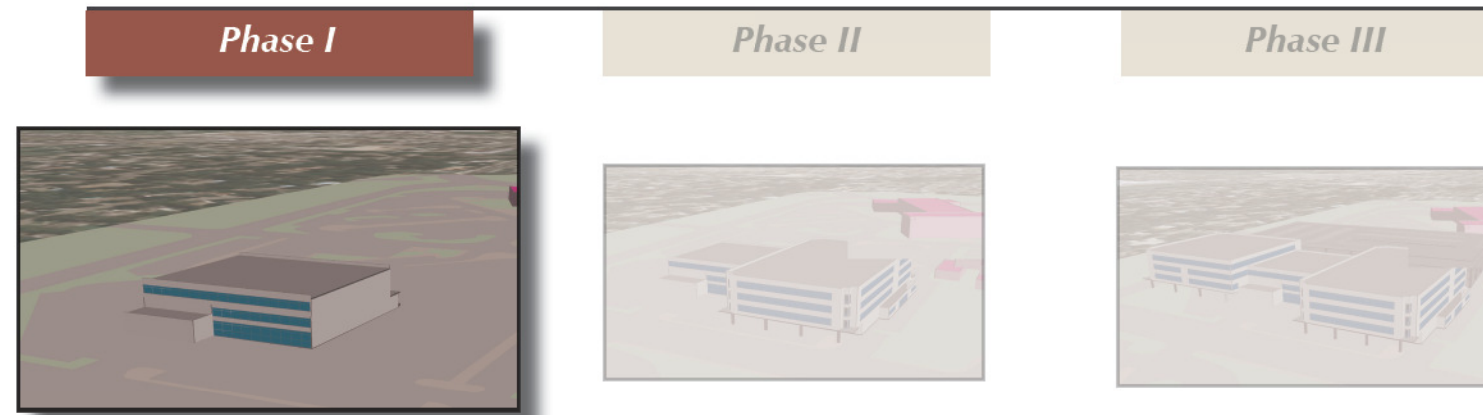
\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.  
 † Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.  
 ‡ Fuel tank abatement costs assumes there is no underground contamination

### Conceptual Project Schedule

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Planning															
Mit./Neg. Declaration (CEQA)															
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>															
Pre-Design			Phase I				Phase II					Phase III			
Design/Bid			Phase I				Phase II					Phase III			
Demolition				Phase I											
Construction				Phase I				Phase II						Phase III	
<b>DESIGN-BUILD</b>															
Criteria Documents/RFQ/RFP			Phase I				Phase II					Phase III			
Design & GMAX			Phase I				Phase II					Phase III			
Demolition				Phase I											
Construction				Phase I				Phase II						Phase III	



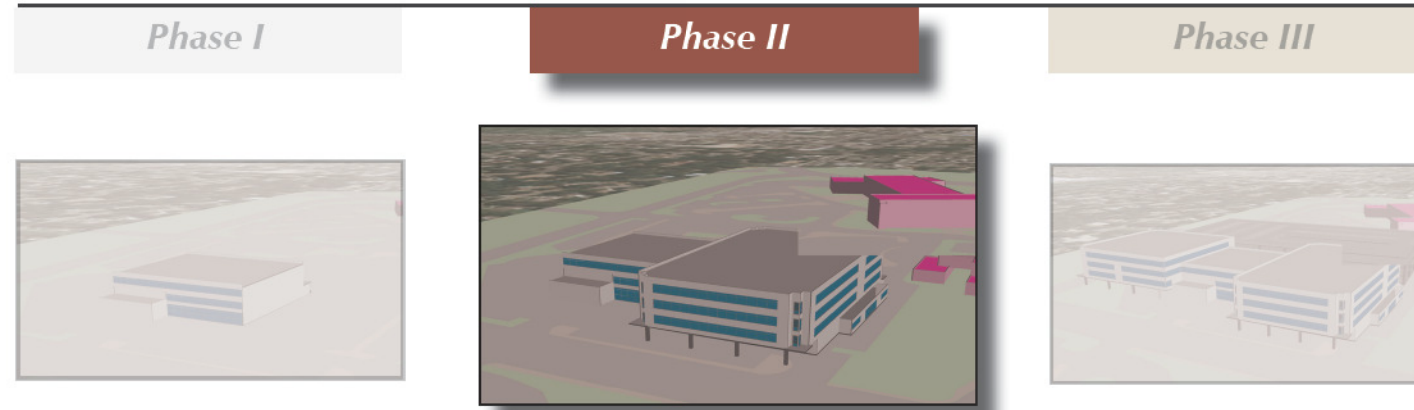
## SCHEME 2B - NORTH OF EXISTING JAIL STACKING DIAGRAM



FLOOR #	CONCEPTUAL BUILDING SHAPE	FLOOR USAGE RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS = Approx. 5 Staff
3			<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Board of Supervisors Office 6,346 SF / 9 Staff</li> <li><span style="color: blue;">■</span> County Administrative Office 9,601 SF / 24 Staff</li> </ul>	<div style="border: 1px solid black; padding: 2px;">3rd Floor Crossing 15,985 SF</div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">3rd Floor Total = 20,253 GSF</div> <div style="text-align: right; margin-top: 10px;">  33         </div>
2			<ul style="list-style-type: none"> <li><span style="color: brown;">■</span> County Counsel 9,316 SF / 50 Staff</li> </ul>	<div style="border: 1px solid black; padding: 2px;">2nd Floor Crossing 9,291 SF</div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">2nd Floor Total = 18,608 GSF</div> <div style="text-align: right; margin-top: 10px;">  50         </div>
1			<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Board of Supervisors Chambers 3,144 SF / 0 Staff</li> <li><span style="color: darkblue;">■</span> Human Resources (HR) Offices 9,329 SF / 36 Staff</li> <li><span style="color: lightblue;">■</span> HR Training Room(s) 1,328 SF / 0 Staff</li> </ul>	<div style="border: 1px solid black; padding: 2px;">1st Floor Crossing 6,453 SF</div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">1st Floor Total = 20,253 GSF</div> <div style="text-align: right; margin-top: 10px;">  36         </div>
<b>TOTAL</b>				<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">           Building RSF = 40,708 SF            Building Crossing = 20,050 SF  <b>Total Building GSF = 60,578 SF</b> </div> <div style="text-align: right; margin-top: 10px;"> <b>Total Staff = 206</b> </div>



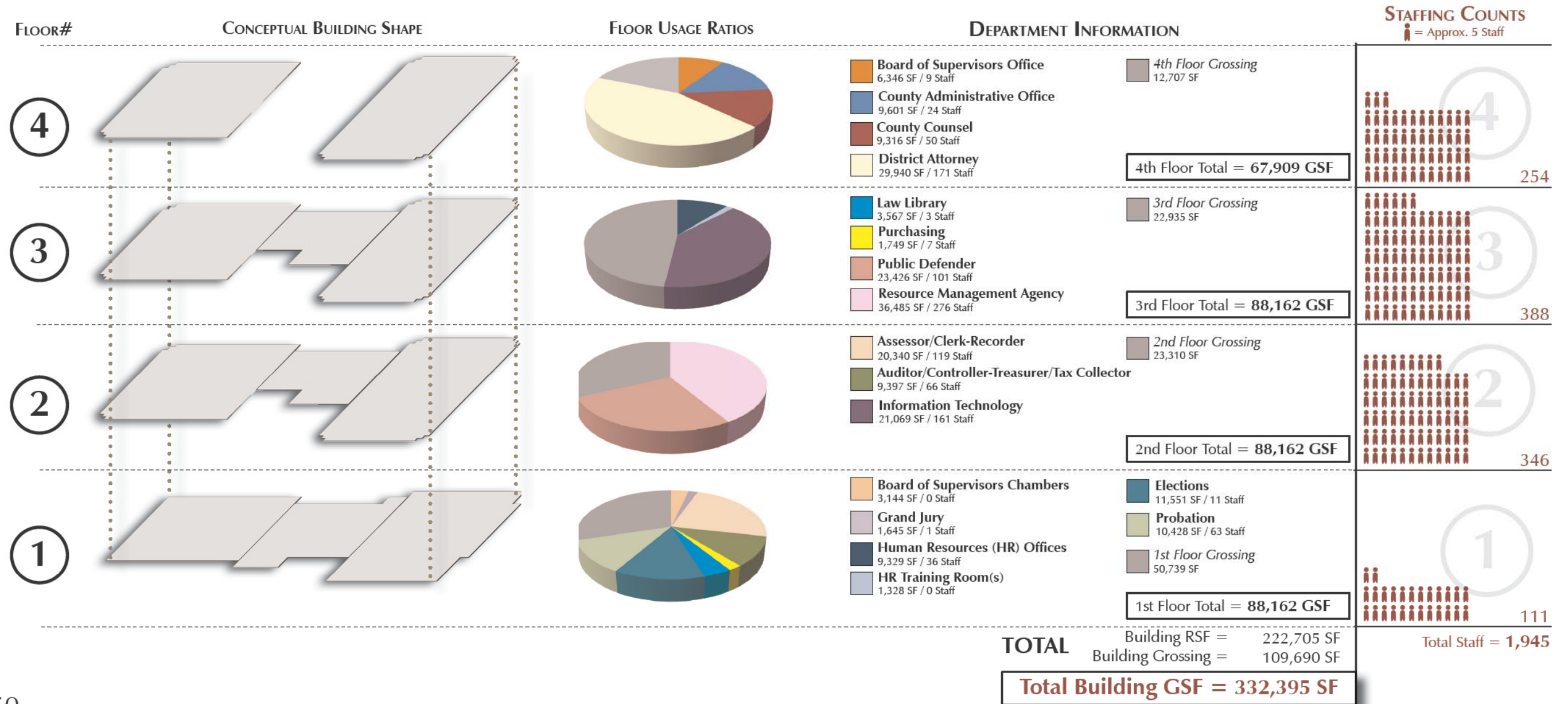
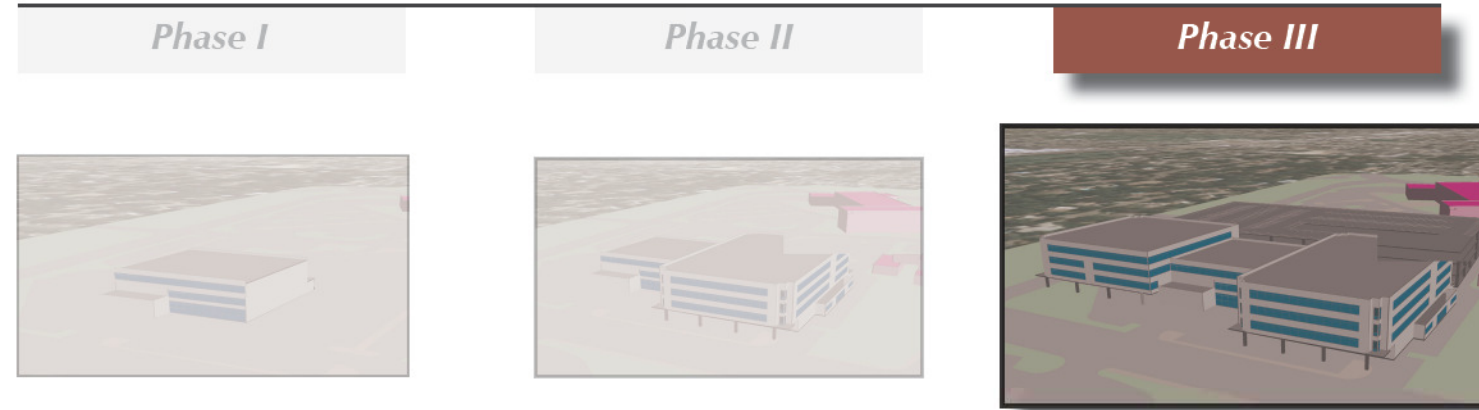
## SCHEME 2B - NORTH OF EXISTING JAIL STACKING DIAGRAM



FLOOR #	CONCEPTUAL BUILDING SHAPE	FLOOR USAGE RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS = Approx. 5 Staff
④			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> District Attorney 29,940 SF / 171 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid black; margin-right: 5px;"></span> 4th Floor Crossing 6,944 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>4th Floor Total = 36,883 GSF</b></p>	<p>171</p>
③			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9800; border: 1px solid black; margin-right: 5px;"></span> Board of Supervisors Office 6,346 SF / 9 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #395468; border: 1px solid black; margin-right: 5px;"></span> County Administrative Office 9,601 SF / 24 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c0504d; border: 1px solid black; margin-right: 5px;"></span> Public Defender 23,426 SF / 101 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #0070c0; border: 1px solid black; margin-right: 5px;"></span> Law Library 3,567 SF / 3 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid black; margin-right: 5px;"></span> 3rd Floor Crossing 14,196 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>3rd Floor Total = 57,136 GSF</b></p>	<p>138</p>
②			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> County Counsel 9,316 SF / 50 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> Assessor/Clerk-Recorder 20,340 SF / 119 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #6b8e23; border: 1px solid black; margin-right: 5px;"></span> Auditor/Controller-Treasurer/Tax Collector 9,397 SF / 66 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Purchasing 1,749 SF / 7 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> Grand Jury 1,645 SF / 1 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid black; margin-right: 5px;"></span> 2nd Floor Crossing 14,688 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>2nd Floor Total = 57,136 GSF</b></p>	<p>242</p>
①			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> Board of Supervisors Chambers 3,144 SF / 0 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #2c3e50; border: 1px solid black; margin-right: 5px;"></span> Human Resources (HR) Offices 9,329 SF / 36 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #95a5a6; border: 1px solid black; margin-right: 5px;"></span> HR Training Room(s) 1,328 SF / 0 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8e9138; border: 1px solid black; margin-right: 5px;"></span> Probation 10,428 SF / 63 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid black; margin-right: 5px;"></span> 1st Floor Crossing 32,908 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>1st Floor Total = 57,136 GSF</b></p>	<p>100</p>
<p><b>TOTAL</b> Building RSF = 139,555 SF Building Crossing = 68,736 SF</p> <p style="border: 2px solid black; padding: 5px; display: inline-block;"><b>Total Building GSF = 208,291 SF</b></p>				<p>Total Staff = 1,131</p>



## SCHEME 2B - NORTH OF EXISTING JAIL STACKING DIAGRAM





## Scheme 2C - North of Existing Jail - 6-Story, Full Build-out Facility

### Scheme Description

Scheme 2C illustrates the feasibility of a six (6) story, Civic Center Campus Facility, constructed in one (1) phase to accommodate a full build-out of staffing projections through the year 2026. This scheme is located north of, and adjacent to, the existing Main Jail. It requires the complete demolition of the Motor Pool and Environmental Health / WIC facilities to accommodate this new facility. Finally, the Courthouse HVAC Water Tank would need to be removed and reconstructed at an alternate location adjacent to the Courthouse.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 1,230 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs. An additional 100 surface parking spaces would be required at the building point-of-entry.

The departments to be included within this facility are as follows:

- Board of Supervisors
- County Administrative Office
- County Counsel
- Human Resources & Development
- Grand Jury
- Purchasing
- Auditor/Controller - Treasurer/Tax Collector
- Assessor - Clerk/Recorder
- Probation
- District Attorney
- Public Defender
- Law Library
- Resource Management Agency
- Information Technology

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

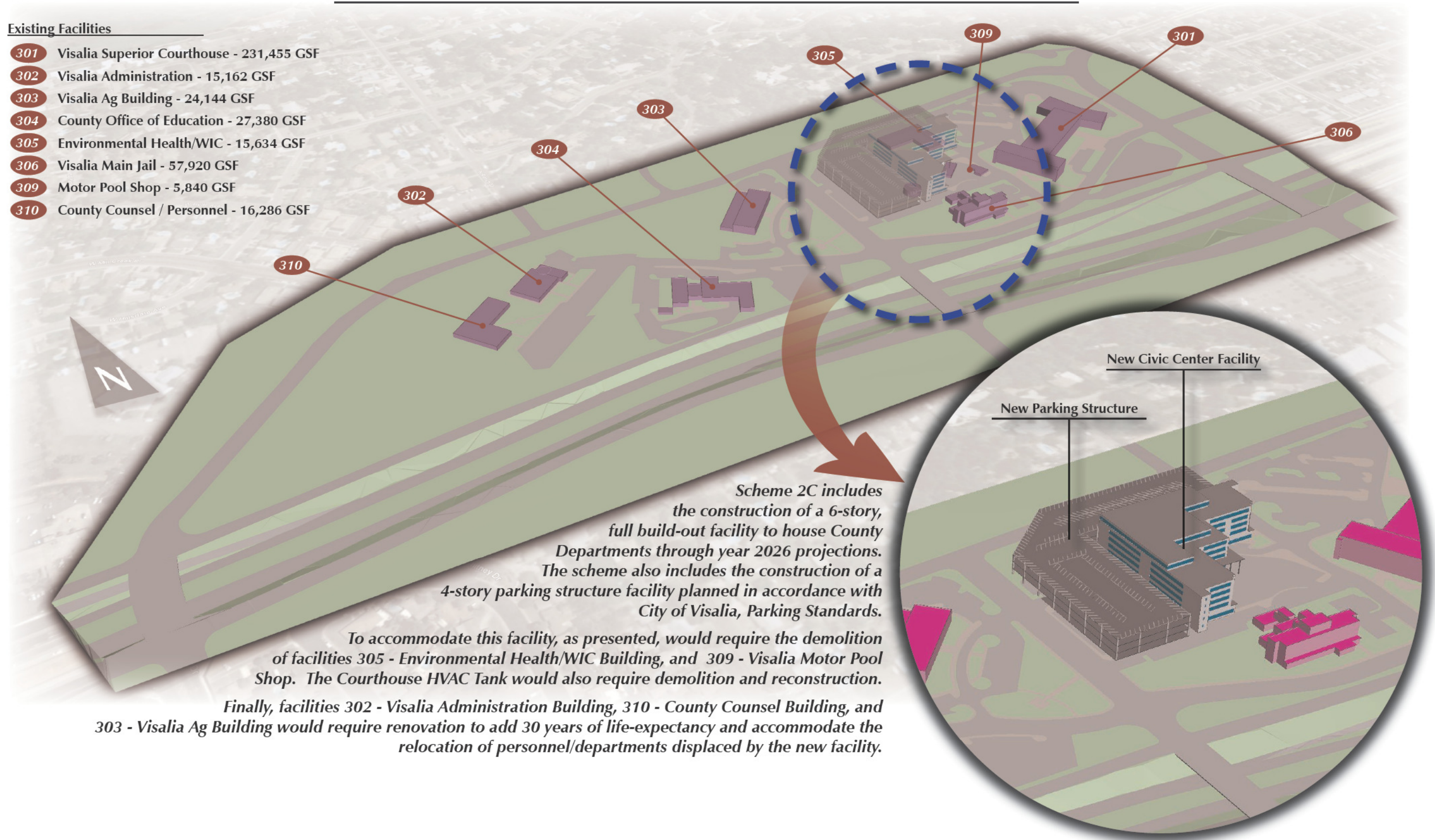
	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <b>1</b>							
Scenario <b>2</b>							
Scenario <b>3</b>							



### SCHEME 2C - NORTH OF EXISTING JAIL LOCATION / ORIENTATION DIAGRAM

**Existing Facilities**

- 301** Visalia Superior Courthouse - 231,455 GSF
- 302** Visalia Administration - 15,162 GSF
- 303** Visalia Ag Building - 24,144 GSF
- 304** County Office of Education - 27,380 GSF
- 305** Environmental Health/WIC - 15,634 GSF
- 306** Visalia Main Jail - 57,920 GSF
- 309** Motor Pool Shop - 5,840 GSF
- 310** County Counsel / Personnel - 16,286 GSF



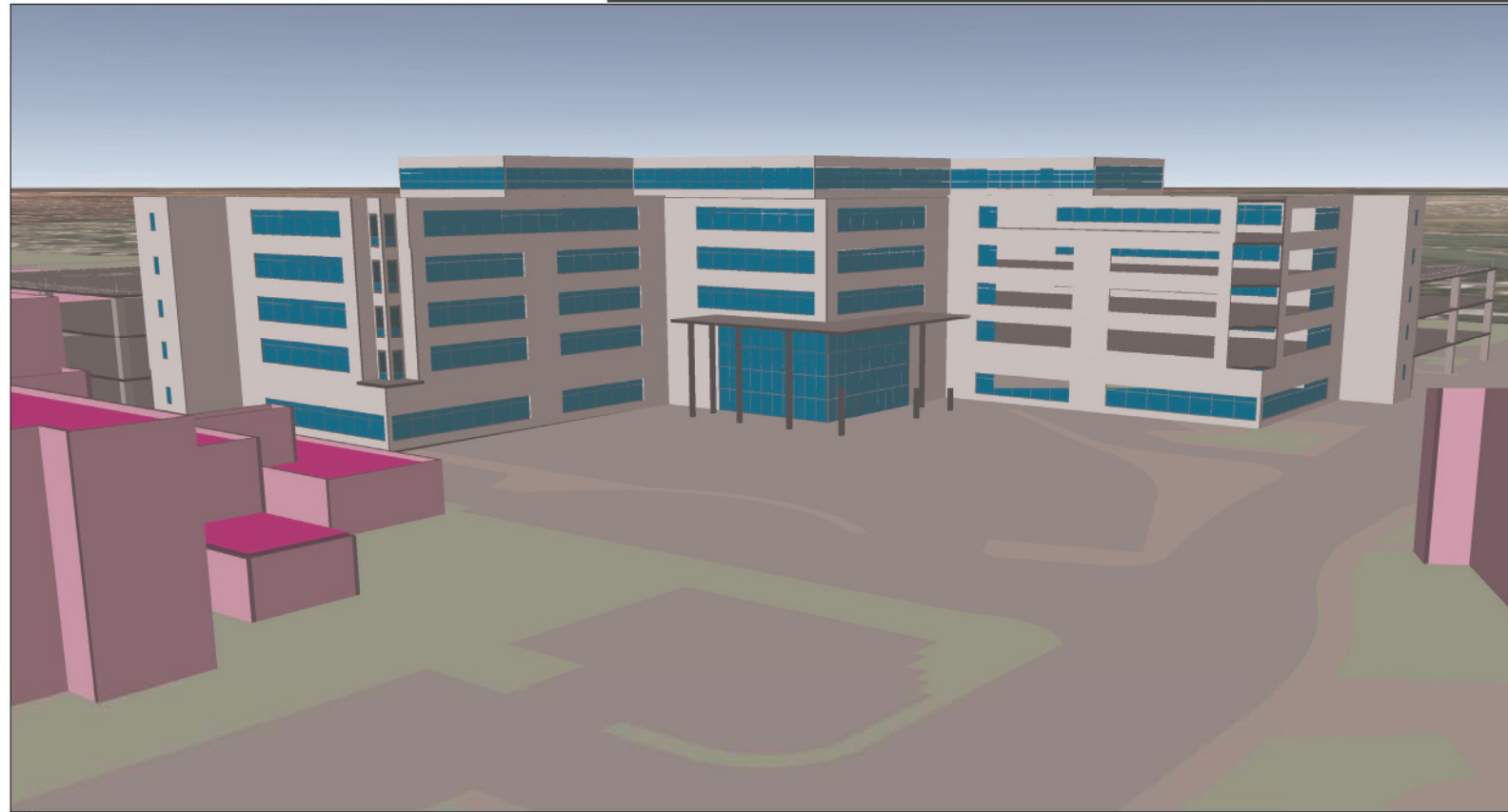
*Scheme 2C includes the construction of a 6-story, full build-out facility to house County Departments through year 2026 projections. The scheme also includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

*To accommodate this facility, as presented, would require the demolition of facilities 305 - Environmental Health/WIC Building, and 309 - Visalia Motor Pool Shop. The Courthouse HVAC Tank would also require demolition and reconstruction.*

*Finally, facilities 302 - Visalia Administration Building, 310 - County Counsel Building, and 303 - Visalia Ag Building would require renovation to add 30 years of life-expectancy and accommodate the relocation of personnel/departments displaced by the new facility.*



## SCHEME 2C - NORTH OF EXISTING JAIL CONCEPTUAL COST/SCHEDULE ANALYSIS



### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility	349,853	\$665 /SF	\$ 232,652,131
Parking†	322,875	\$98 /SF	\$ 31,641,750
Reconstruct Courthouse HVAC Tank			\$ 1,000,000
<b>New Construction Subtotal</b>			<b>\$ 265,293,881</b>
<b>Demolition</b>			
305 - Environmental Health/WIC Building			\$ 500,000
309 - Motor Pool Shop			\$ 200,000
Courthouse HVAC Tank			\$ 200,000
Demo & Abate Motor Pool Fuel Tank‡			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 1,400,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
302 - Visalia Administration Building	15,162	\$450 /SF	\$ 6,822,900
310 - County Counsel / Personnel Building	16,286	\$450 /SF	\$ 7,328,700
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
<b>Renovation Subtotal</b>			<b>\$ 25,016,400</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 306,295,796</b>

\* Typical Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost. Due to the increase in building height to six storeys, a 5% cost reduction is applied.

† Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.

‡ Fuel tank abatement costs assumes there is no underground contamination

### Conceptual Project Schedule

	Year 1			Year 2			Year 3			Year 4			Year 5			Year 6								
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Planning																								
Mit./Neg. Declaration (CEQA)																								
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>																								
Pre-Design																								
Design/Bid																								
Demolition																								
Construction																								
<b>DESIGN-BUILD</b>																								
Criteria Documents/RFQ/RFP																								
Design & GMAX																								
Demolition																								
Construction																								



## SCHEME 2C - NORTH OF EXISTING JAIL STACKING DIAGRAM

FLOOR #	CONCEPTUAL FACILITY LAYOUT*	FLOOR UTILIZATION RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS = Approx. 5 Staff
6			<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Board of Supervisors Office 6,346 SF / 9 Staff</li> <li><span style="color: blue;">■</span> County Administrative Office 9,601 SF / 24 Staff</li> <li><span style="color: brown;">■</span> County Counsel 9,316 SF / 50 Staff</li> <li><span style="color: grey;">■</span> 6th Floor Crossing 4,737 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>6th Floor Total = 30,000 GSF</b></p>	<p>83</p>
5			<ul style="list-style-type: none"> <li><span style="color: darkblue;">■</span> Human Resources (HR) Offices 9,329 SF / 36 Staff</li> <li><span style="color: pink;">■</span> Resource Management Agency 36,485 SF / 276 Staff</li> <li><span style="color: grey;">■</span> 5th Floor Crossing 14,665 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>5th Floor Total = 60,479 GSF</b></p>	<p>313</p>
4			<ul style="list-style-type: none"> <li><span style="color: lightgrey;">■</span> Grand Jury 1,645 SF / 1 Staff</li> <li><span style="color: lightblue;">■</span> HR Training Room(s) 1,328 SF / 0 Staff</li> <li><span style="color: purple;">■</span> Information Technology 14,046 SF / 161 Staff</li> <li><span style="color: yellow;">■</span> District Attorney 29,940 SF / 171 Staff</li> <li><span style="color: grey;">■</span> 4th Floor Crossing 13,521 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>4th Floor Total = 57,506 GSF</b></p>	<p>236</p>
3			<ul style="list-style-type: none"> <li><span style="color: lightcoral;">■</span> Public Defender 23,426 SF / 101 Staff</li> <li><span style="color: purple;">■</span> Information Technology 21,069 SF / 161 Staff</li> <li><span style="color: grey;">■</span> 3rd Floor Crossing 15,985 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>3rd Floor Total = 60,479 GSF</b></p>	<p>198</p>
2			<ul style="list-style-type: none"> <li><span style="color: lightorange;">■</span> Assessor/Clerk-Recorder 20,340 SF / 119 Staff</li> <li><span style="color: olive;">■</span> Auditor/Controller-Treasurer/Tax Collector 9,397 SF / 66 Staff</li> <li><span style="color: yellow;">■</span> Purchasing 1,749 SF / 7 Staff</li> <li><span style="color: lightgreen;">■</span> Probation 10,428 SF / 63 Staff</li> <li><span style="color: blue;">■</span> Law Library 3,567 SF / 3 Staff</li> <li><span style="color: grey;">■</span> 2nd Floor Crossing 14,997 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>2nd Floor Total = 60,479 GSF</b></p>	<p>259</p>
1			<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Board of Supervisors Chambers 3,144 SF / 0 Staff</li> <li><span style="color: blue;">■</span> Elections 11,551 SF / 11 Staff</li> <li><span style="color: grey;">■</span> 1st Floor Crossing 45,785 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>1st Floor Total = 60,479 GSF</b></p>	<p>11</p>

\*FACILITY LAYOUT NOT TO SCALE

**TOTAL**      Building RSF = 222,705 SF  
                   Building Crossing = 109,690 SF  
**Total Building GSF = 332,395 SF**

**Total Staff = 1,099**



## Scheme 2D - North of Existing Jail - 4-Story, Full Build-out Facility, Excluding Probation, Purchasing, & I.T. Departments

### Scheme Description

Scheme 2D illustrates the feasibility of a four (4) story, Civic Center Campus Facility, constructed in one (1) phase to accommodate a full build-out of staffing projections through the year 2026. This scheme is located north of, and adjacent to, the existing Main Jail. As compared to schemes 2A, 2B, and 2C, this scheme relocates the Probation department functions of both the Visalia Courthouse and Fairview facilities to Facility 310 - County Counsel / Personnel Building as well as the adaptive reuse of Facility 302 - Visalia Administration into a new Sheriff's Operation Center and Facility 369 - Four Story Annex into an Information Technology Department office and primary data center. Finally, the Purchasing Agency office is to be relocated to Facility 303 - Visalia Ag. Building, adjacent to the existing Surplus Store.

The feasibility of this scheme is based upon relocating the personnel from Buildings 302 and 310 (effectively Board of Supervisors, County Administrative Office, Human Resources, and County Counsel) to the new Civic Center Campus Facility. This scheme also requires the complete demolition of the Motor Pool Shop and Environmental Health / WIC buildings to accommodate this new facility. Finally, the Courthouse HVAC Water Tank would need to be removed and reconstructed at an alternate location adjacent to the Courthouse.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 977 spaces, including utilizing the roof level for parking, at 350 SF per stall. An additional 70 spaces of surface parking is required to support the Civic Center Facility occupancy and user needs.

The departments to be included within this facility are as follows:

- Board of Supervisors
- County Administrative Office
- County Counsel
- Human Resources & Development
- Grand Jury
- Auditor/Controller - Treasurer/Tax Collector
- Assessor/Clerk-Recorder
- District Attorney
- Public Defender
- Law Library
- Resource Management Agency

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

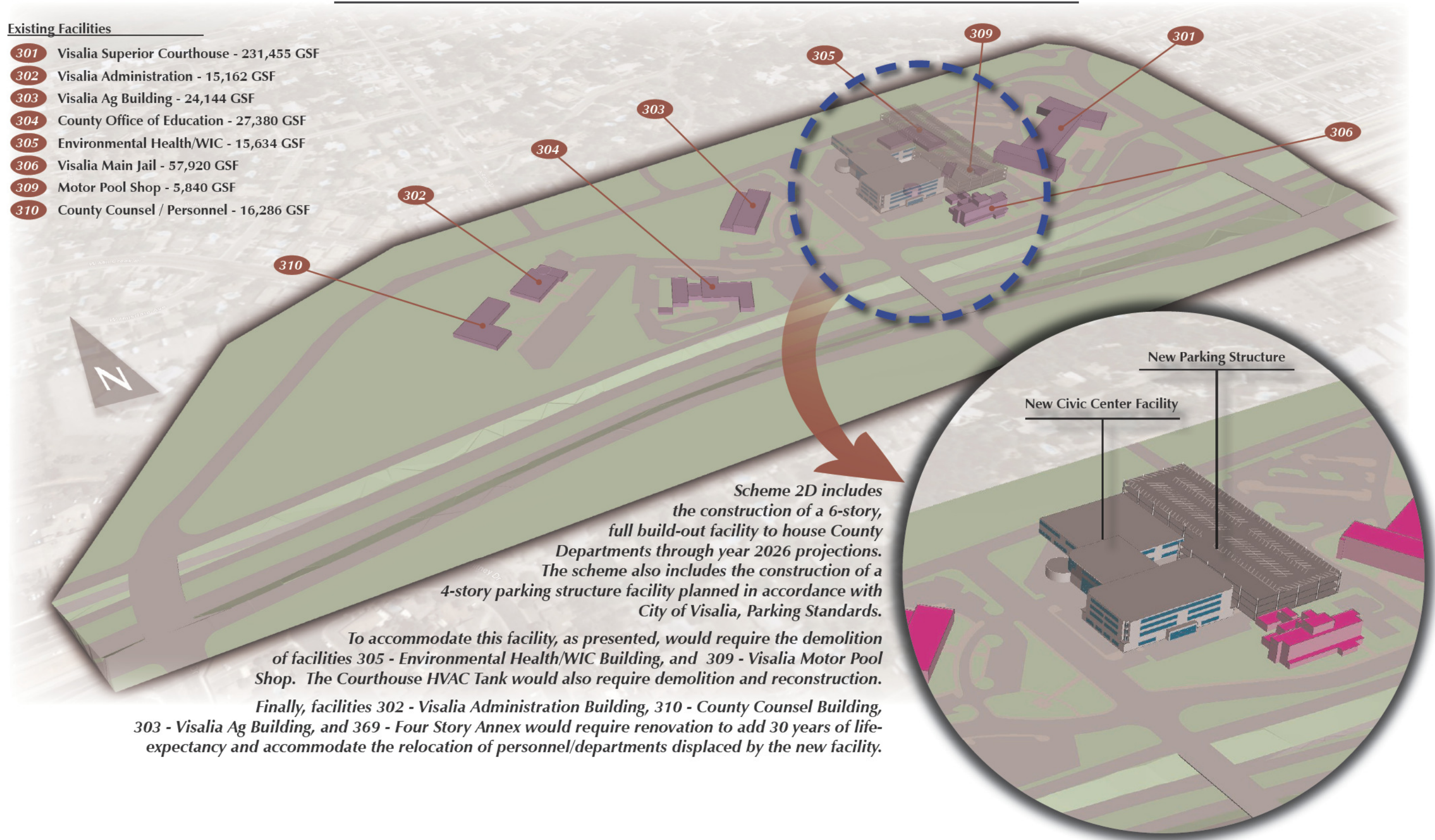
	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <b>1</b>							
Scenario <b>2</b>							
Scenario <b>3</b>							



## SCHEME 2D - NORTH OF EXISTING JAIL LOCATION / ORIENTATION DIAGRAM

**Existing Facilities**

- 301** Visalia Superior Courthouse - 231,455 GSF
- 302** Visalia Administration - 15,162 GSF
- 303** Visalia Ag Building - 24,144 GSF
- 304** County Office of Education - 27,380 GSF
- 305** Environmental Health/WIC - 15,634 GSF
- 306** Visalia Main Jail - 57,920 GSF
- 309** Motor Pool Shop - 5,840 GSF
- 310** County Counsel / Personnel - 16,286 GSF



*Scheme 2D includes the construction of a 6-story, full build-out facility to house County Departments through year 2026 projections. The scheme also includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

*To accommodate this facility, as presented, would require the demolition of facilities 305 - Environmental Health/WIC Building, and 309 - Visalia Motor Pool Shop. The Courthouse HVAC Tank would also require demolition and reconstruction.*

*Finally, facilities 302 - Visalia Administration Building, 310 - County Counsel Building, 303 - Visalia Ag Building, and 369 - Four Story Annex would require renovation to add 30 years of life-expectancy and accommodate the relocation of personnel/departments displaced by the new facility.*



## SCHEME 2D - NORTH OF EXISTING JAIL

### CONCEPTUAL COST/SCHEDULE ANALYSIS



#### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility	278,978	\$700 /SF	\$ 195,284,933
Parking†	256,463	\$98 /SF	\$ 25,133,325
Reconstruct Courthouse HVAC Tank			\$ 1,000,000
<b>New Construction Subtotal</b>			<b>\$ 221,418,258</b>
<b>Demolition</b>			
305 - Environmental Health/WIC Building			\$ 500,000
309 - Motor Pool Shop			\$ 200,000
Courthouse HVAC Tank			\$ 200,000
Demo & Abate Motor Pool Fuel Tank‡			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 1,400,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
302 - Visalia Administration Building	15,162	\$450 /SF	\$ 6,822,900
310 - County Counsel / Personnel Building	16,286	\$450 /SF	\$ 7,328,700
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
369 - Four Storey Annex	12,001	\$450 /SF	\$ 5,400,450
<b>Renovation Subtotal</b>			<b>\$ 30,416,850</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 265,896,863</b>

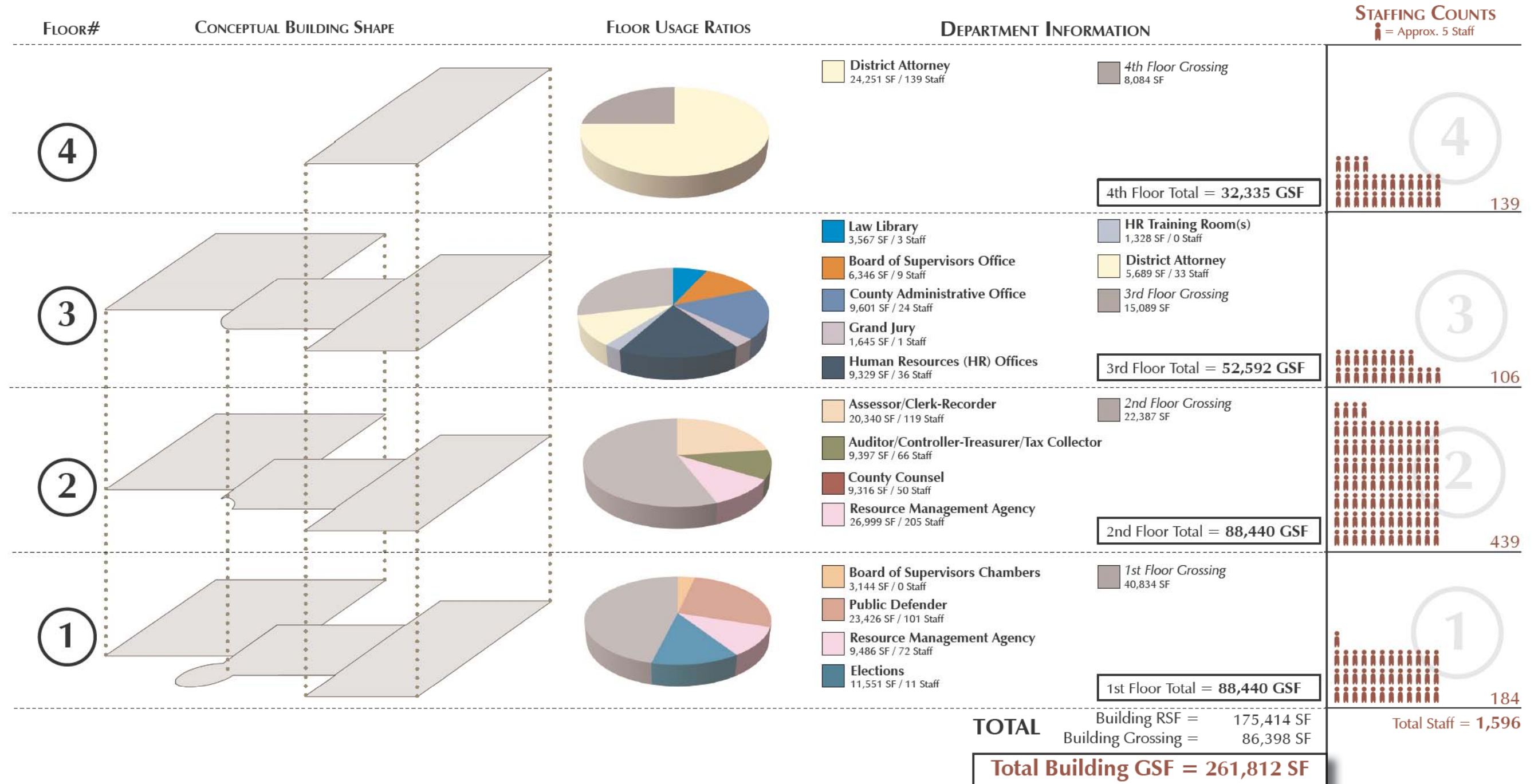
\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.  
 † Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.  
 ‡ Fuel tank abatement costs assumes there is no underground contamination

#### Conceptual Project Schedule

	Year 1												Year 2												Year 3												Year 4												Year 5												Year 6											
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Planning																																																																								
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<b>DESIGN-BUILD</b>																																																																								
Criteria Documents/RFQ/RFP																																																																								
Design & GMAX																																																																								
Demolition																																																																								
Construction																																																																								



## SCHEME 2D - NORTH OF EXISTING JAIL STACKING DIAGRAM





## Scheme 2E - North of Existing Jail - Phased, 4-Story, Full Build-out Facility, Excluding Probation, Purchasing & I.T. Departments

### Scheme Description

Scheme 2E illustrates the feasibility of a four (4) story, Civic Center Campus Facility, implemented in three (3) separate phases to accommodate a full build-out of staffing projections through the year 2026. This scheme is located north of, and adjacent to, the existing Main Jail. As compared to schemes 1A, 1B, and 1C, this scheme relocates the Probation department functions of both the Visalia Courthouse and Fairview facilities to Facility 310 - County Counsel / Personnel Building as well as the adaptive reuse of Facility 302 - Visalia Administration into a new Sheriff's Operation Center and Facility 369 - Four Story Annex into an Information Technology Department office and primary data center. Finally, the Purchasing Agency office is to be relocated to Facility 303 - Visalia Ag. Building, adjacent to the existing Surplus Store.

The feasibility of this scheme is based upon relocating the personnel from Buildings 302 and 310 (effectively Board of Supervisors, County Administrative Office, Human Resources, and County Counsel) to the new Civic Center Campus Facility. This scheme also requires the relocation of Main Jail functions and the complete demolition of the Main Jail, Motor Pool Shop, Environmental Health / WIC Building, and Courthouse HVAC Tank to accommodate the new facility footprint. The Courthouse HVAC Tank would need to be reconstructed at an alternate location adjacent to the Courthouse.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 977 spaces, including utilizing the roof level for parking, at 350 SF per stall. An additional 70 spaces of surface parking is required to support the Civic Center Facility occupancy and user needs.

The departments to be included within this facility, as well as the respective phase of construction, are as follows:

- Board of Supervisors (PH I)
- County Administrative Office (PH I)
- County Counsel (PH I)
- Human Resources & Development (PH I)
- Grand Jury (PH I)
- Auditor/Controller - Treasurer/Tax Collector (PH II)
- Assessor/Clerk-Recorder (PH II)
- District Attorney (PH II)
- Public Defender (PH II)
- Law Library (PH II)
- Resource Management Agency (PH III)

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

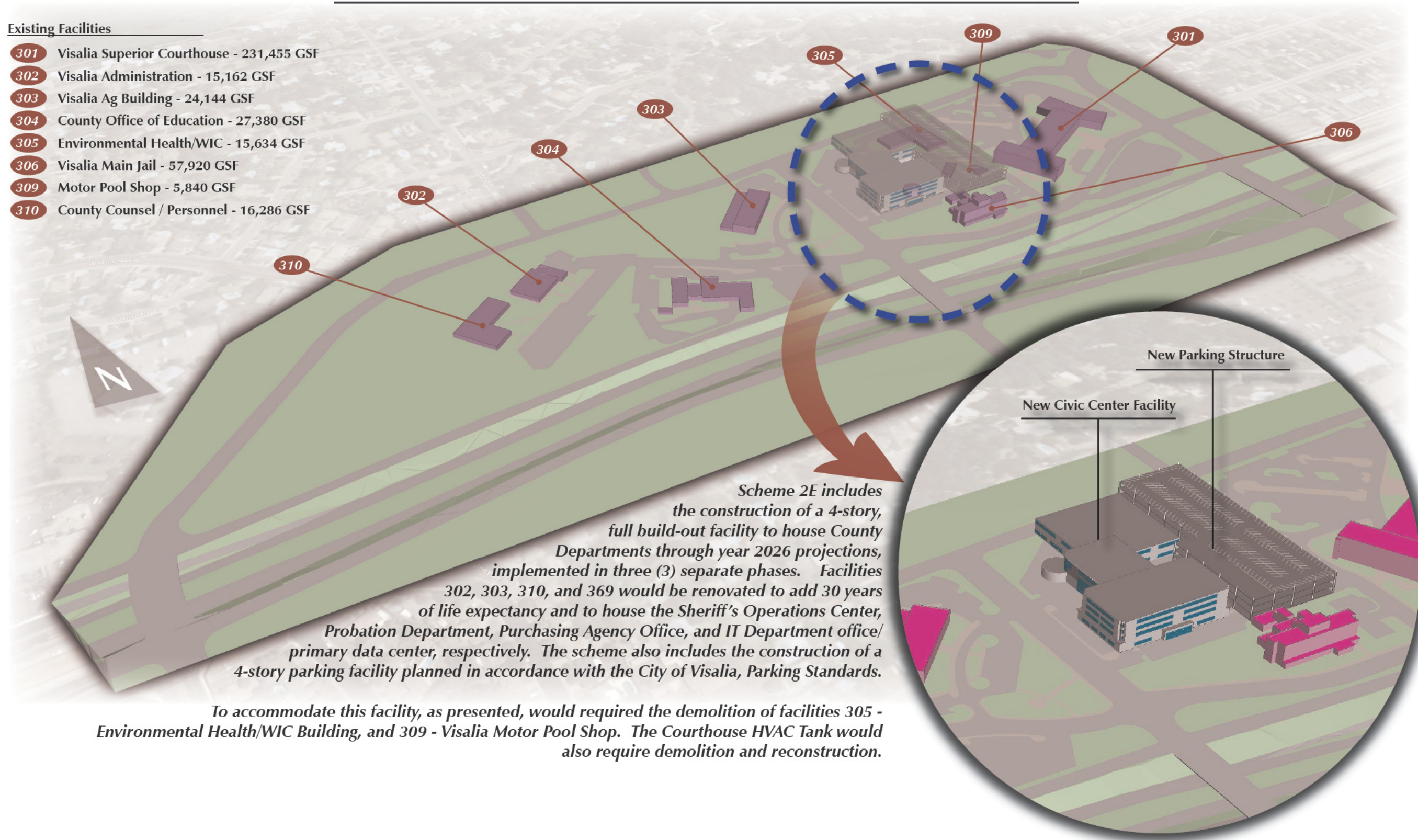
	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <i>1</i>							
Scenario <i>2</i>							
Scenario <i>3</i>							



### SCHEME 2E - NORTH OF EXISTING JAIL LOCATION / ORIENTATION DIAGRAM

**Existing Facilities**

- 301** Visalia Superior Courthouse - 231,455 GSF
- 302** Visalia Administration - 15,162 GSF
- 303** Visalia Ag Building - 24,144 GSF
- 304** County Office of Education - 27,380 GSF
- 305** Environmental Health/WIC - 15,634 GSF
- 306** Visalia Main Jail - 57,920 GSF
- 309** Motor Pool Shop - 5,840 GSF
- 310** County Counsel / Personnel - 16,286 GSF



*Scheme 2E includes the construction of a 4-story, full build-out facility to house County Departments through year 2026 projections, implemented in three (3) separate phases. Facilities 302, 303, 310, and 369 would be renovated to add 30 years of life expectancy and to house the Sheriff's Operations Center, Probation Department, Purchasing Agency Office, and IT Department office/primary data center, respectively. The scheme also includes the construction of a 4-story parking facility planned in accordance with the City of Visalia, Parking Standards.*

*To accommodate this facility, as presented, would required the demolition of facilities 305 - Environmental Health/WIC Building, and 309 - Visalia Motor Pool Shop. The Courthouse HVAC Tank would also require demolition and reconstruction.*



## SCHEME 2E - NORTH OF EXISTING JAIL

### CONCEPTUAL COST/SCHEDULE ANALYSIS



#### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility Phase I	70,831	\$700 /SF	\$ 49,581,537
Facility Phase II	129,258	\$700 /SF	\$ 90,480,838
Facility Phase III	78,889	\$700 /SF	\$ 55,222,558
Parking† (Cosructed in Phase III)	256,463	\$98 /SF	\$ 25,133,325
Reconstruct Courthouse HVAC Tank			\$ 1,000,000
<b>New Construction Subtotal</b>			<b>\$ 221,418,258</b>
<b>Demolition</b>			
305 - Environmental Health/WIC Building			\$ 500,000
309 - Motor Pool Shop			\$ 200,000
Courthouse HVAC Tank			\$ 200,000
Demo & Abate Motor Pool Fuel Tank‡			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 1,400,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
302 - Visalia Administration Building	15,162	\$450 /SF	\$ 6,822,900
310 - County Counsel / Personnel Building	16,286	\$450 /SF	\$ 7,328,700
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
369 - Four Storey Annex	12,001	\$450 /SF	\$ 5,400,450
<b>Renovation Subtotal</b>			<b>\$ 30,416,850</b>
<b>Total Conceptual Project Cost (includes additional 3% conceptual cost contingency)</b>			<b>\$ 265,896,863</b>

\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.

† Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.

#### Conceptual Project Schedule

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Planning															
Mit./Neg. Declaration (CEQA)															
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>															
Pre-Design				Phase I				Phase II					Phase III		
Design/Bid				Phase I				Phase II					Phase III		
Demolition (Jail & Tanks)					Phase I										
Construction					Phase I				Phase II					Phase III	
<b>DESIGN-BUILD</b>															
Criteria Documents/RFQ/RFP				Phase I				Phase II					Phase III		
Design & GMAX				Phase I				Phase II					Phase III		
Jail Demolition					Phase I										
Construction					Phase I				Phase II					Phase III	



## SCHEME 2E - NORTH OF EXISTING JAIL

### STACKING DIAGRAM



FLOOR#	CONCEPTUAL BUILDING SHAPE	FLOOR USAGE RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS = Approx. 5 Staff
3			<ul style="list-style-type: none"> <li>Board of Supervisors Office: 6,346 SF / 9 Staff</li> <li>County Administrative Office: 9,601 SF / 24 Staff</li> <li>3rd Floor Crossing: 4,306 SF</li> </ul>	<p>3</p> <p>36</p>
2			<ul style="list-style-type: none"> <li>County Counsel: 9,316 SF / 50 Staff</li> <li>2nd Floor Crossing: 9,291 SF</li> </ul>	<p>2</p> <p>50</p>
1			<ul style="list-style-type: none"> <li>Board of Supervisors Chambers: 3,144 SF / 0 Staff</li> <li>Human Resources (HR) Offices: 9,329 SF / 36 Staff</li> <li>HR Training Room(s): 1,328 SF / 0 Staff</li> <li>1st Floor Crossing: 6,453 SF</li> </ul>	<p>1</p> <p>33</p>
			<p><b>TOTAL</b></p> <p>Building RSF = 40,708 SF</p> <p>Building Grossing = 20,050 SF</p> <p><b>Total Building GSF = 60,758 SF</b></p>	<p>Total Staff = 119</p>



## SCHEME 2E - NORTH OF EXISTING JAIL

### STACKING DIAGRAM



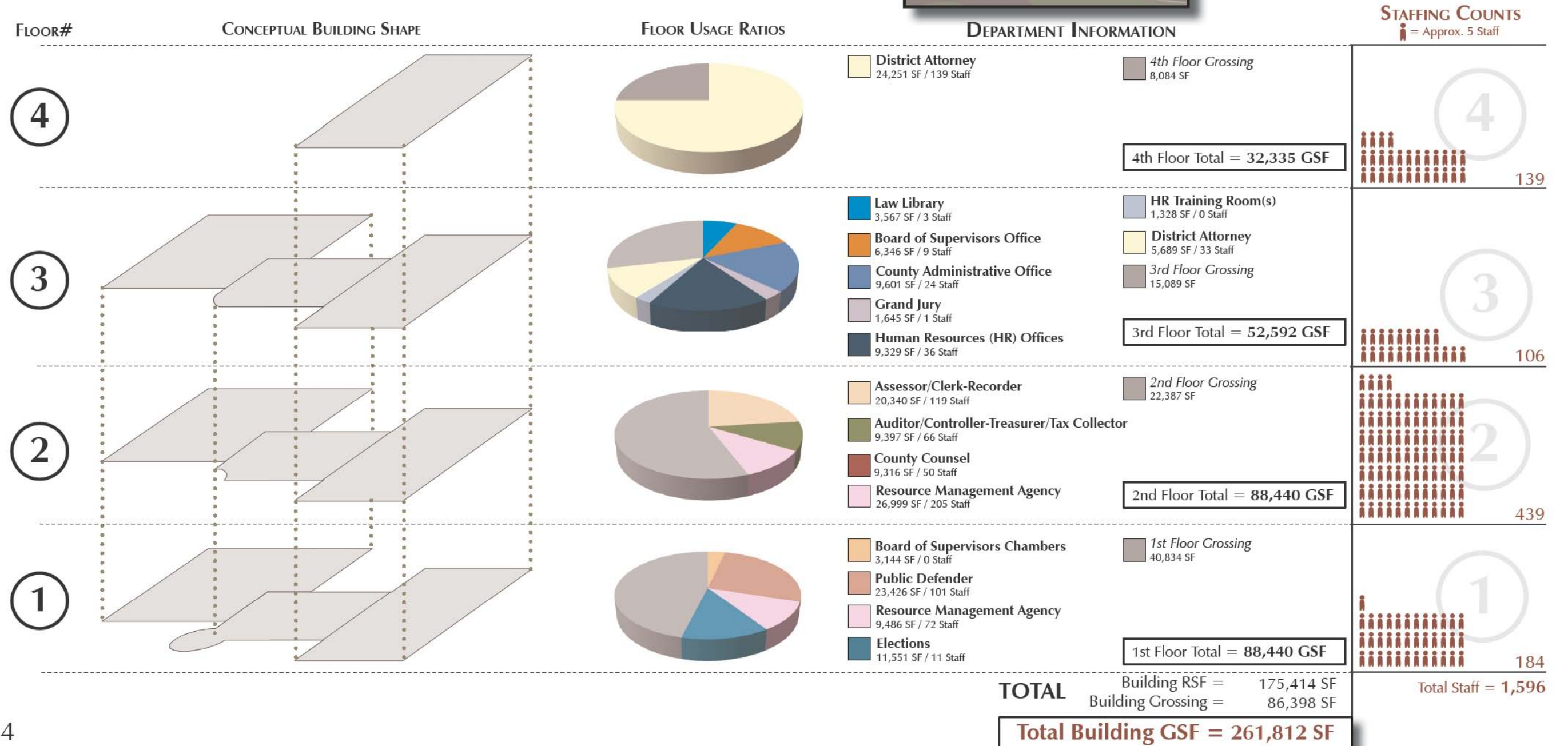
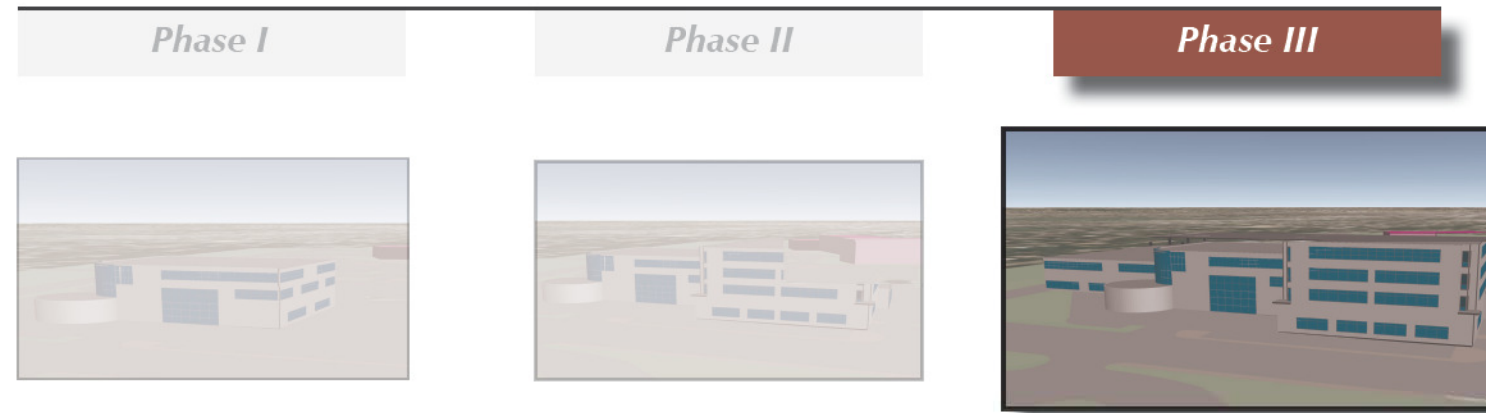
STAFFING COUNTS  
= Approx. 5 Staff

FLOOR#	CONCEPTUAL BUILDING SHAPE	FLOOR USAGE RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS
4			<ul style="list-style-type: none"> <li>District Attorney: 24,251 SF / 139 Staff</li> <li>4th Floor Crossing: 8,084 SF</li> </ul> <p><b>4th Floor Total = 32,335 GSF</b></p>	139
3			<ul style="list-style-type: none"> <li>Law Library: 3,567 SF / 3 Staff</li> <li>Board of Supervisors Office: 6,346 SF / 9 Staff</li> <li>County Administrative Office: 9,601 SF / 24 Staff</li> <li>Grand Jury: 1,645 SF / 1 Staff</li> <li>Human Resources (HR) Offices: 9,329 SF / 36 Staff</li> <li>HR Training Room(s): 1,328 SF / 0 Staff</li> <li>District Attorney: 5,689 SF / 33 Staff</li> <li>3rd Floor Crossing: 15,090 SF</li> </ul> <p><b>3rd Floor Total = 52,594 GSF</b></p>	106
2			<ul style="list-style-type: none"> <li>Assessor/Clerk-Recorder: 20,340 SF / 119 Staff</li> <li>Auditor/Controller-Treasurer/Tax Collector: 9,397 SF / 66 Staff</li> <li>County Counsel: 9,316 SF / 50 Staff</li> <li>Resource Management Agency: 26,999 SF / 205 Staff</li> <li>2nd Floor Crossing: 13,450 SF</li> </ul> <p><b>2nd Floor Total = 52,594 GSF</b></p>	234
1			<ul style="list-style-type: none"> <li>Board of Supervisors Chambers: 3,144 SF / 0 Staff</li> <li>Public Defender: 23,426 SF / 101 Staff</li> <li>Resource Management Agency: 9,486 SF / 72 Staff</li> <li>Elections: 11,551 SF / 11 Staff</li> <li>1st Floor Crossing: 26,025 SF</li> </ul> <p><b>1st Floor Total = 52,594 GSF</b></p>	101
<p><b>TOTAL</b> Building RSF = 175,414 SF Building Crossing = 86,398 SF</p> <p><b>Total Building GSF = 261,812 SF</b></p>				<p>Total Staff = 1,022</p>



## SCHEME 2E - NORTH OF EXISTING JAIL

### STACKING DIAGRAM





## Scheme 2F - North of Main Jail - 4-Story, Partial Build-out Facility

### Scheme Description

Scheme 2F illustrates the feasibility of a four (4) story, Civic Center Campus Facility, constructed in one (1) phase to accommodate a partial build-out of staffing projections through the year 2016. This scheme is located north of, and adjacent to, the existing Main Jail. It requires the complete demolition of the Motor Pool and Environmental Health / WIC facilities to accommodate this new facility. Finally, the Courthouse HVAC Water Tank would need to be removed and reconstructed at an alternate location adjacent to the Courthouse.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 1,106 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs.

The departments to be included within this facility are as follows:

- Board of Supervisors
- County Administrative Office
- County Counsel
- Human Resources & Development
- Grand Jury
- Purchasing
- Auditor/Controller - Treasurer/Tax Collector
- Assessor - Clerk/Recorder
- Probation
- District Attorney
- Public Defender
- Law Library
- Resource Management Agency
- Information Technology

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

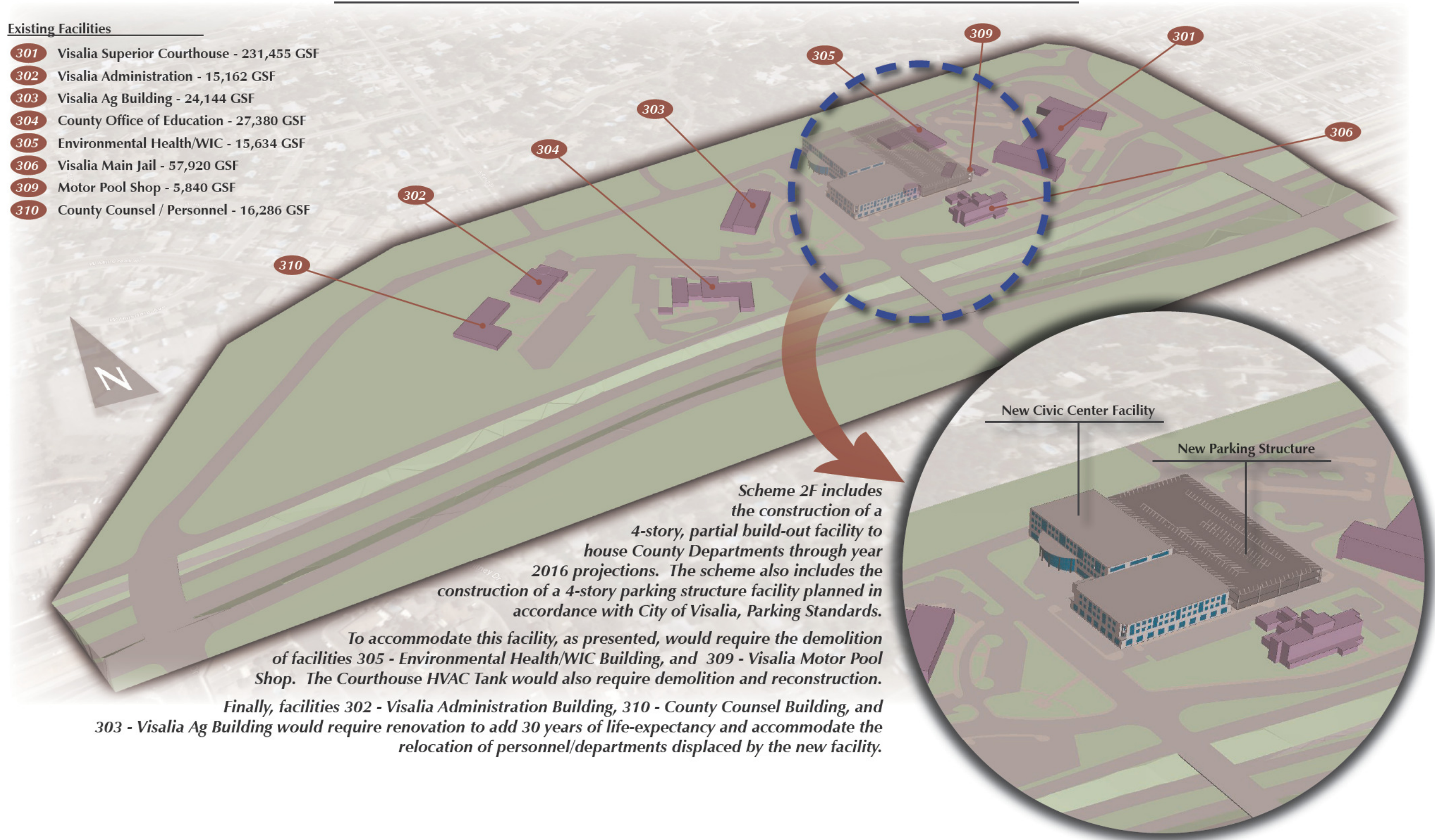
	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <b>1</b>							
Scenario <b>2</b>							
Scenario <b>3</b>							



## SCHEME 2F - NORTH OF EXISTING JAIL LOCATION / ORIENTATION DIAGRAM

### Existing Facilities

- 301 Visalia Superior Courthouse - 231,455 GSF
- 302 Visalia Administration - 15,162 GSF
- 303 Visalia Ag Building - 24,144 GSF
- 304 County Office of Education - 27,380 GSF
- 305 Environmental Health/WIC - 15,634 GSF
- 306 Visalia Main Jail - 57,920 GSF
- 309 Motor Pool Shop - 5,840 GSF
- 310 County Counsel / Personnel - 16,286 GSF



*Scheme 2F includes the construction of a 4-story, partial build-out facility to house County Departments through year 2016 projections. The scheme also includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

*To accommodate this facility, as presented, would require the demolition of facilities 305 - Environmental Health/WIC Building, and 309 - Visalia Motor Pool Shop. The Courthouse HVAC Tank would also require demolition and reconstruction.*

*Finally, facilities 302 - Visalia Administration Building, 310 - County Counsel Building, and 303 - Visalia Ag Building would require renovation to add 30 years of life-expectancy and accommodate the relocation of personnel/departments displaced by the new facility.*



## SCHEME 2F - NORTH OF EXISTING JAIL CONCEPTUAL COST/SCHEDULE ANALYSIS



### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility	288,062	\$700 /SF	\$ 201,643,658
Parking‡	290,325	\$98 /SF	\$ 28,451,850
Reconstruct Courthouse HVAC Tank			\$ 1,000,000
<b>New Construction Subtotal</b>			<b>\$ 231,095,508</b>
<b>Demolition</b>			
305 - Environmental Health/WIC Building			\$ 500,000
309 - Motor Pool Shop			\$ 200,000
Courthouse HVAC Tank			\$ 200,000
Demo & Abate Motor Pool Fuel Tank‡			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 1,400,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
302 - Visalia Administration Building	15,162	\$450 /SF	\$ 6,822,900
310 - County Counsel / Personnel Building	16,286	\$450 /SF	\$ 7,328,700
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
<b>Renovation Subtotal</b>			<b>\$ 25,016,400</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 270,387,503</b>

\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.  
‡ Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.  
‡ Fuel tank abatement costs assumes there is no underground contamination

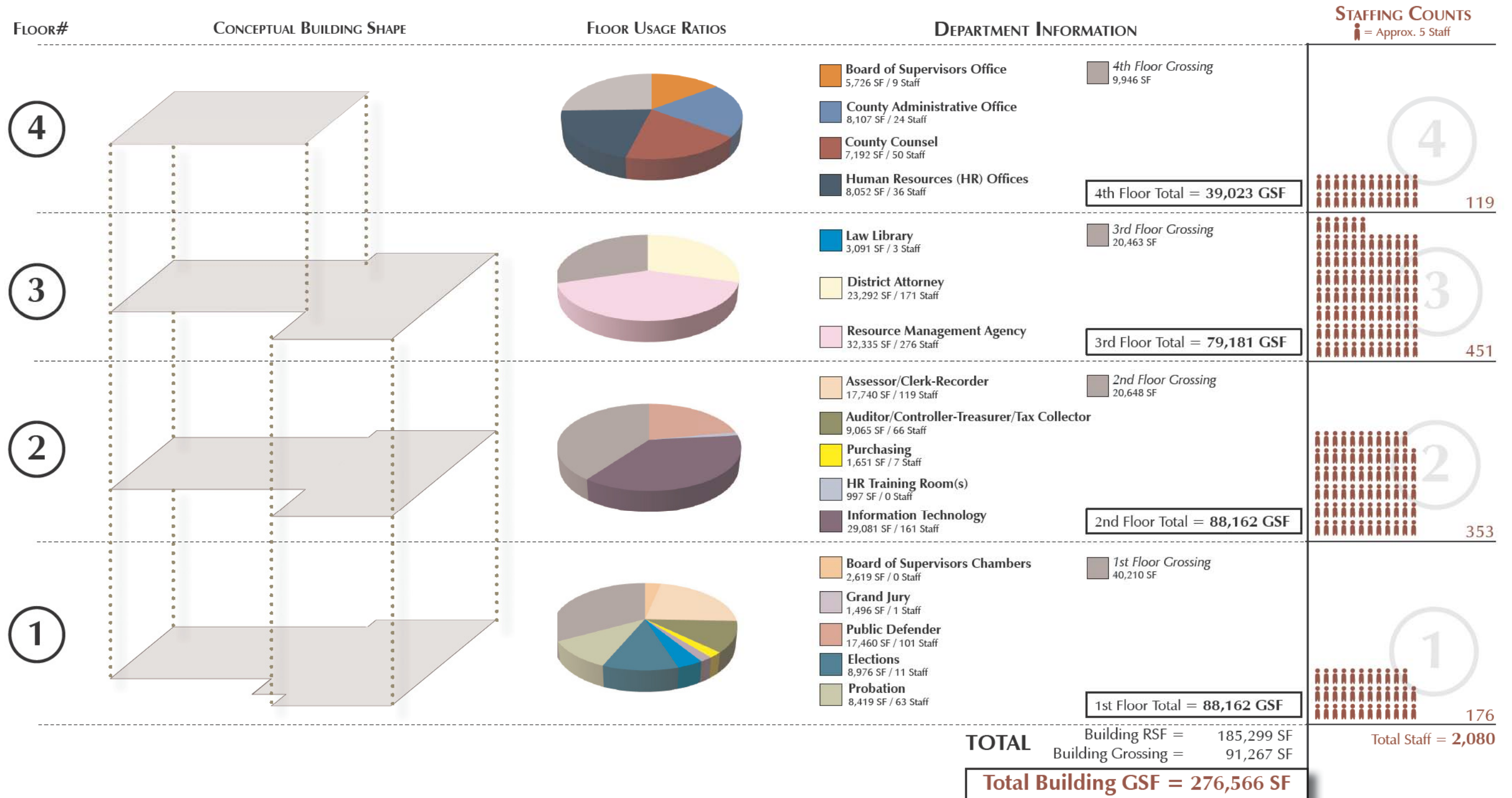
### Conceptual Project Schedule

	Year 1												Year 2												Year 3												Year 4												Year 5												Year 6																																																																																			
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12																																																																								
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## SCHEME 2F - NORTH OF EXISTING JAIL

### STACKING DIAGRAM





## Scheme 2G - North of Existing Jail - 4-Story, Full Build-out Facility, Excluding Probation, Purchasing, RMA & Grand Jury

### Scheme Description

Scheme 2G illustrates the feasibility of a four (4) story, Civic Center Campus Facility, constructed in one (1) phase to accommodate a full build-out of staffing projections through the year 2026. This scheme is located north of, and adjacent to, the existing Main Jail. As compared to schemes 2A, 2B, and 2C, this scheme relocates the Probation department functions of both the Visalia Courthouse and Fairview facilities to Facility 315 - Government Plaza following the renovation of Government Plaza to add 30 years of life expectancy. Government Plaza would then serve as long term utilization by the Resource Management Agency, Probation Department, and Grand Jury. Finally, the Purchasing Agency office is to be relocated to Facility 303 - Visalia Ag. Building, adjacent to the existing Surplus Store. This scheme is predicated on the relocation of Health & Human Services Agency administrative functions currently located in Government Plaza to a new or existing alternate location.

The feasibility of this scheme is based upon relocating the personnel from Buildings 302 and 310 (effectively Board of Supervisors, County Administrative Office, Human Resources, and County Counsel) to the new Civic Center Campus Facility. Additionally, 302 - Visalia Administration, 310 - County Counsel/Personnel, 305 - Visalia Ag Building, and 315 - Government plaza would be renovated and reconfigured for future use. This scheme also requires the complete demolition of the Motor Pool Shop and Environmental Health / WIC buildings to accommodate this new facility. Finally, the Courthouse HVAC Water Tank would need to be removed and reconstructed at an alternate location adjacent to the Courthouse.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with a general government facility, including a central lobby/building core for public interaction and a distinct building wing for criminal justice departments.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 970 spaces, including utilizing the roof level for parking, at 350 SF per stall.

The departments to be included within this facility are as follows:

- Board of Supervisors
- County Administrative Office
- County Counsel
- Human Resources & Development
- Auditor/Controller - Treasurer/Tax Collector
- Assessor/Clerk-Recorder
- District Attorney
- Public Defender
- Law Library
- Resource Management Agency

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <i>1</i>							
Scenario <i>2</i>							
Scenario <i>3</i>							

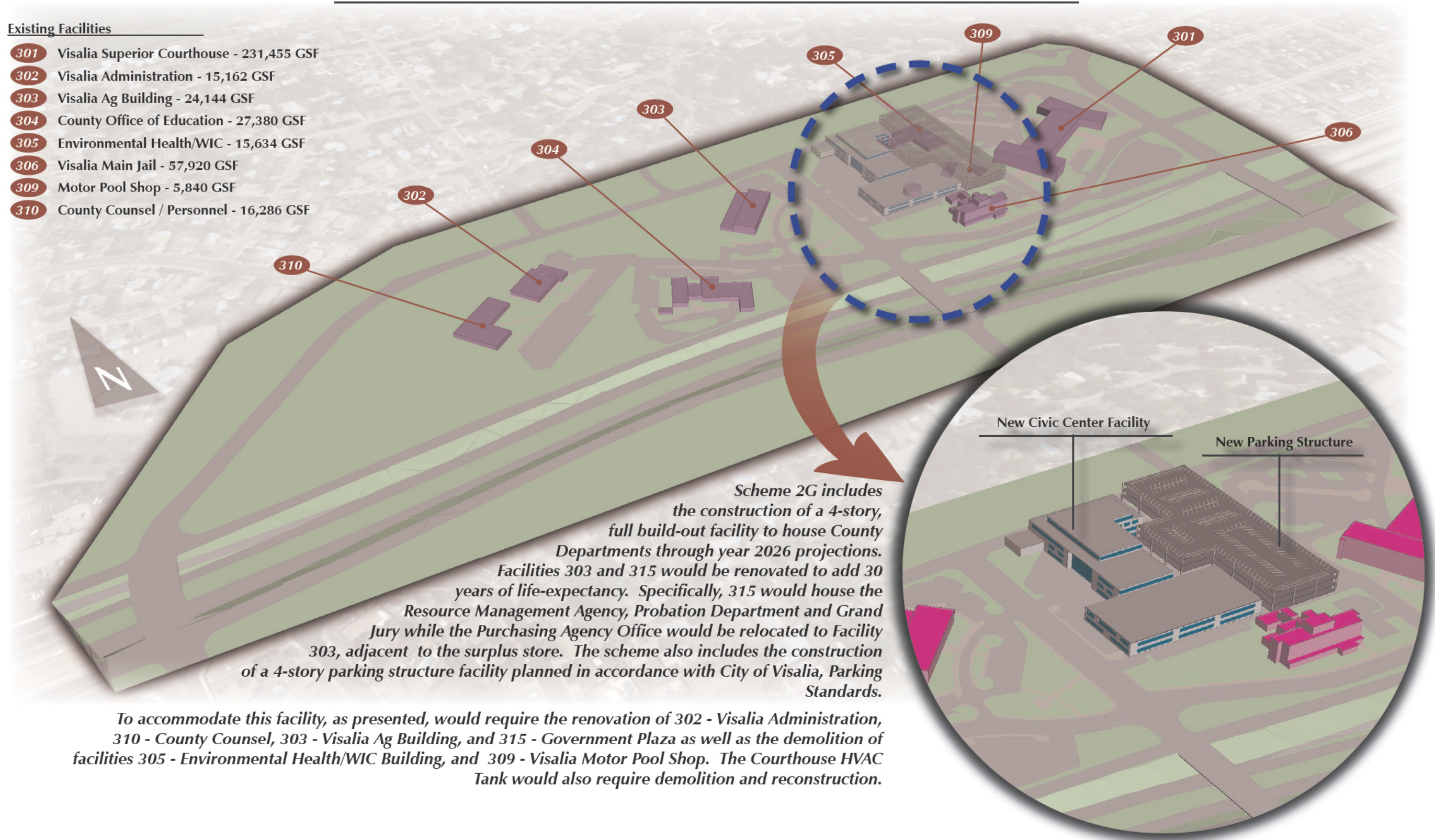


## SCHEME 2G - NORTH OF EXISTING JAIL

### LOCATION / ORIENTATION DIAGRAM

**Existing Facilities**

- 301 Visalia Superior Courthouse - 231,455 GSF
- 302 Visalia Administration - 15,162 GSF
- 303 Visalia Ag Building - 24,144 GSF
- 304 County Office of Education - 27,380 GSF
- 305 Environmental Health/WIC - 15,634 GSF
- 306 Visalia Main Jail - 57,920 GSF
- 309 Motor Pool Shop - 5,840 GSF
- 310 County Counsel / Personnel - 16,286 GSF



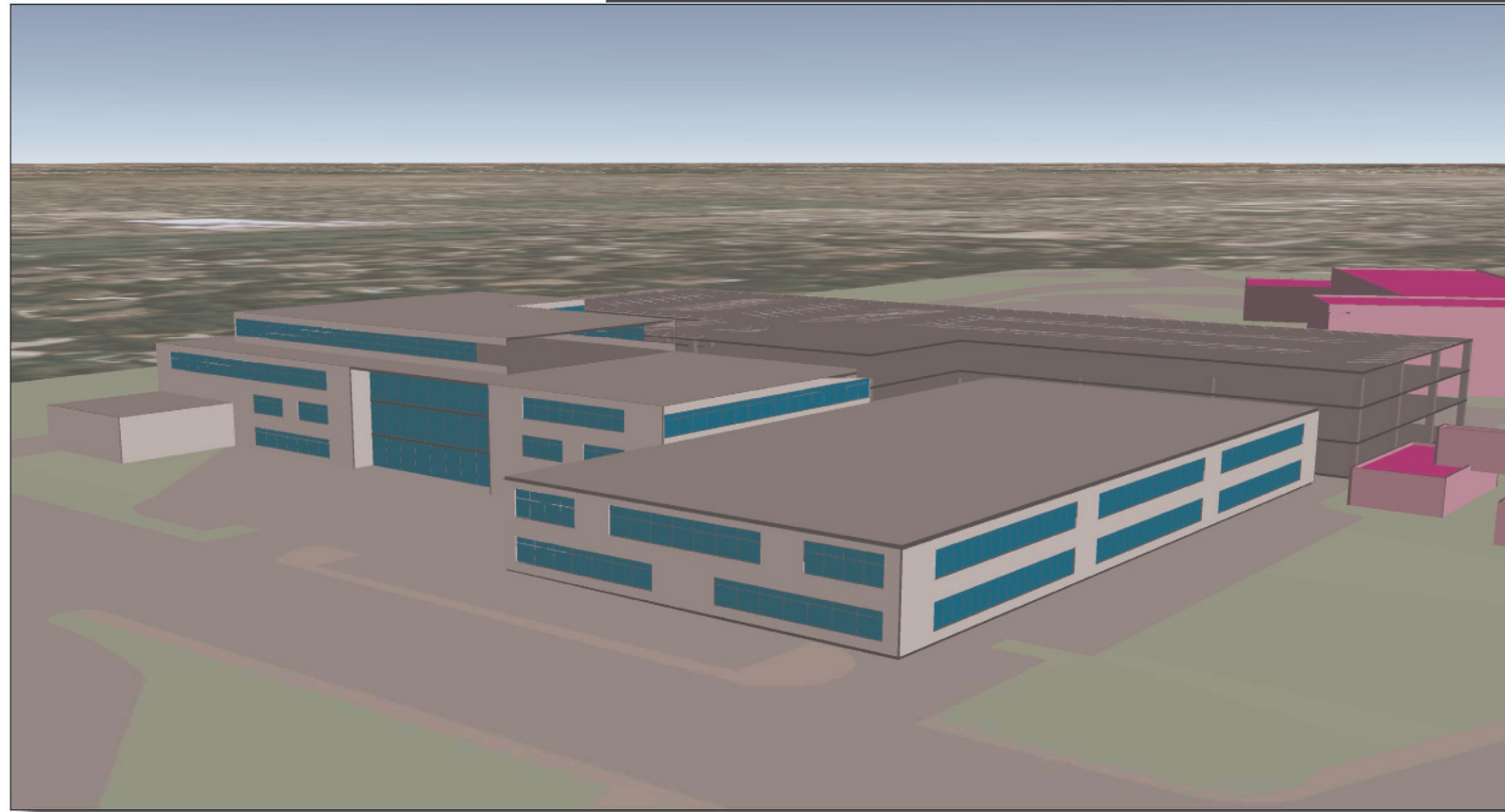
*Scheme 2G includes the construction of a 4-story, full build-out facility to house County Departments through year 2026 projections. Facilities 303 and 315 would be renovated to add 30 years of life-expectancy. Specifically, 315 would house the Resource Management Agency, Probation Department and Grand Jury while the Purchasing Agency Office would be relocated to Facility 303, adjacent to the surplus store. The scheme also includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

*To accommodate this facility, as presented, would require the renovation of 302 - Visalia Administration, 310 - County Counsel, 303 - Visalia Ag Building, and 315 - Government Plaza as well as the demolition of facilities 305 - Environmental Health/WIC Building, and 309 - Visalia Motor Pool Shop. The Courthouse HVAC Tank would also require demolition and reconstruction.*



## SCHEME 2G - NORTH OF EXISTING JAIL

### CONCEPTUAL COST/SCHEDULE ANALYSIS



#### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility	252,684	\$700 /SF	\$ 176,878,905
Parking†	254,625	\$98 /SF	\$ 24,953,250
Reconstruct Courthouse HVAC Tank			\$ 1,000,000
<b>New Construction Subtotal</b>			<b>\$ 202,832,155</b>
<b>Demolition</b>			
305 - Environmental Health/WIC Building			\$ 500,000
309 - Motor Pool Shop			\$ 200,000
Courthouse HVAC Tank			\$ 200,000
Demo & Abate Motor Pool Fuel Tank‡			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 1,400,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
302 - Visalia Administration Building	15,162	\$450 /SF	\$ 6,822,900
310 - County Counsel / Personnel Building	16,286	\$450 /SF	\$ 7,328,700
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
315 - Government Plaza	164,621	\$450 /SF	\$ 74,079,450
<b>Renovation Subtotal</b>			<b>\$ 99,095,850</b>
<b>Total Conceptual Project Cost</b> (includes additional 5% conceptual cost contingency)			<b>\$ 318,494,405</b>

\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.

† Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.

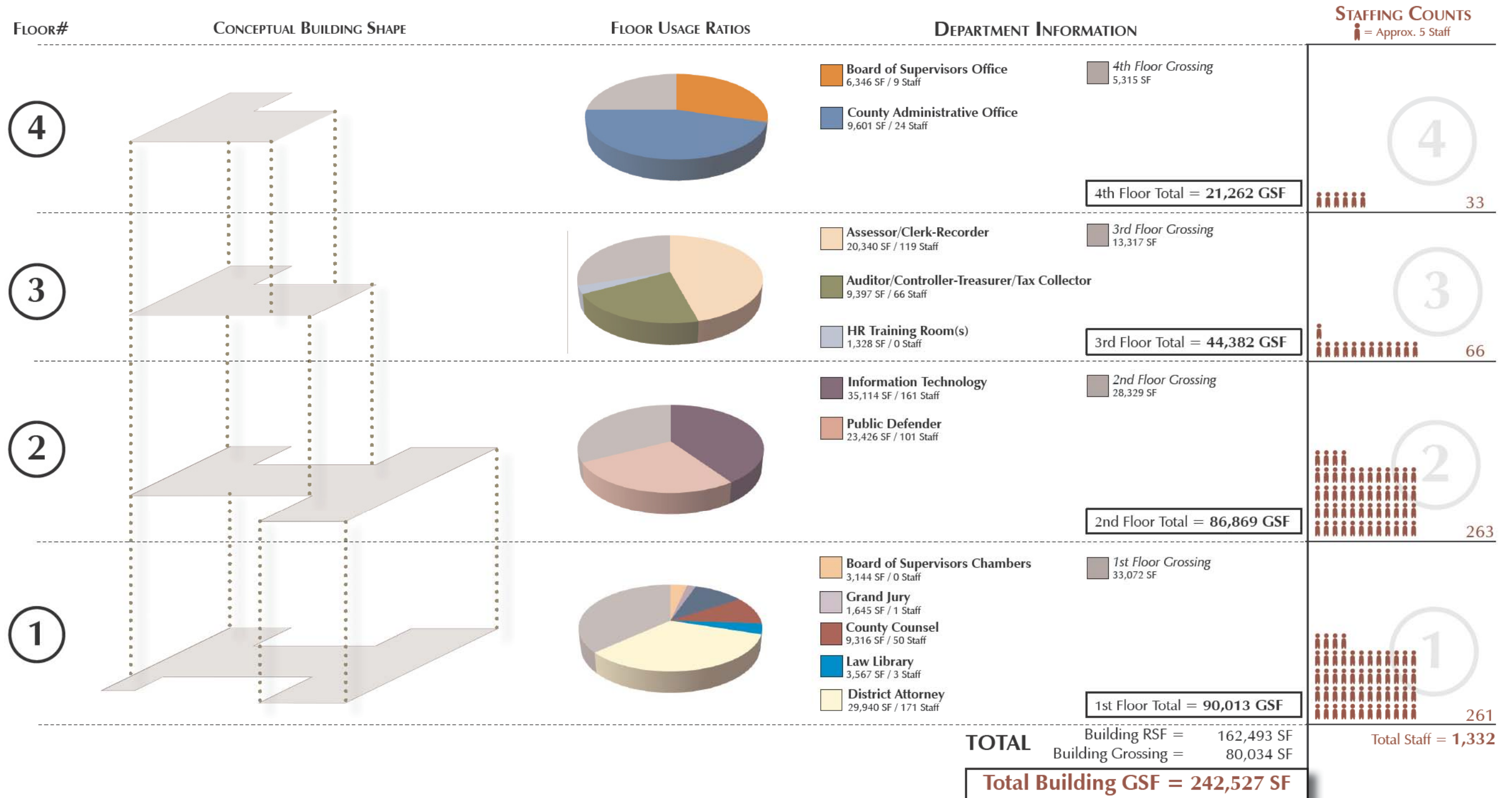
‡ Fuel tank abatement costs assumes there is no underground contamination

#### Conceptual Project Schedule

	Year 1												Year 2												Year 3												Year 4												Year 5												Year 6																							
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12												
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## SCHEME 2G - NORTH OF EXISTING JAIL STACKING DIAGRAM





### D-4 Scenario 3 - Civic Center Site West

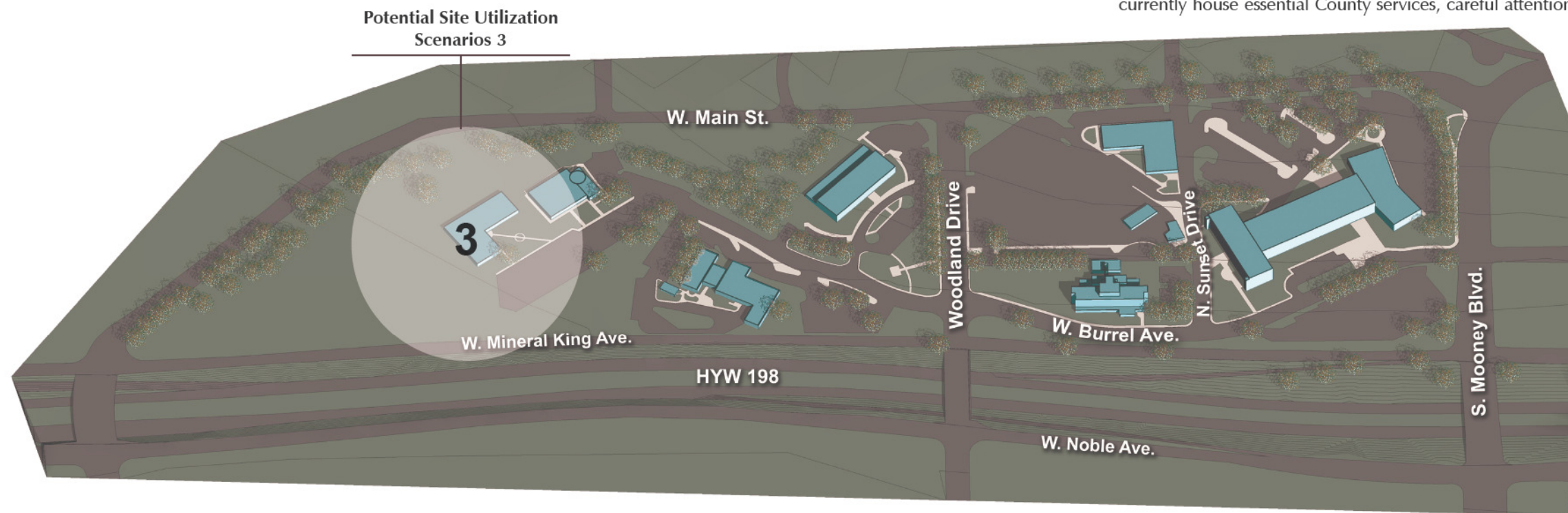
#### Scenario Description

Design and construct the new facility at the western corner of the site on an undeveloped area. A parking structure may be included. Most facility layout schemes will require the demolition of the existing Human Resource/County Counsel and County Administration Facilities.


An extensive and in-depth EIR will be required due to the adjacency to a seasonal creek. This has the potential to lengthen the project duration for an average of 2 years.


This site has a number of issues that have the potential to greatly increase construction cost and reduce the feasibility of this location as compared to the centralized site locations of scenarios 1 and 2. These issues include:

- The most significant issues with this site include environmental impacts, existing easements, and parking. As this site is undeveloped and adjacent to a natural creek, there will almost definitely be the need to conduct a full environmental impact review in accordance with the California Environmental Quality Act. This process greatly adds both time and cost to the project.
- This portion of the site is also impacted by a storm drain easement dedicated to the City of Visalia.
- The location of this site, unlike scenarios 1 and 2, does not provide an ideal proximity to the courthouse for the District Attorney, Public Defender, and Probation Departments.
- Finally, due to the location of other buildings adjacent to the proposed facility, some would need to be demolished to make room for the facility layout and a new parking structure. As these facilities currently house essential County services, careful attention to phasing and potential added demolition and interim housing costs would need to be considered.

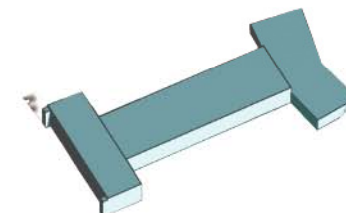


#### Existing Facilities

 Administration  
2800 W Burrel

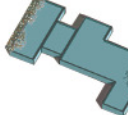
 Visalia Ag Building  
2500 W Burrel

 Environmental Health / WIC  
2325 W Main



Visalia Superior Courthouse  
221 South Mooney Blvd

 Human Resources/  
County Counsel  
2900 W Burrel

 Visalia Education Building  
2637 W Burrel

 Sheriff / Main Jail  
2404 W Burrel

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## Scheme 3A - Civic Center Site West - 4-Story, Full Build-out Facility

### Scheme Description

Scheme 3A illustrates the feasibility of a four (4) story, Civic Center Campus Facility, constructed in one (1) phase to accommodate a full build-out of staffing projections through the year 2026. This scheme is located on the western most portion of the site and requires the demolition of 310 - County Counsel / Personnel facility to accommodate this new facility and parking. Additionally, due to the location and orientation of 302 - Visalia Administration building, it may be necessary to demolish this additional facility to ensure sufficient overflow surface parking and landscaping in support of the new facility.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 1,140 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs. An additional 190 surface parking spaces would be required at the building point-of-entry.

The departments to be included within this facility are as follows:

- Board of Supervisors
- County Administrative Office
- County Counsel
- Human Resources & Development
- Grand Jury
- Purchasing
- Auditor/Controller - Treasurer/Tax Collector
- Assessor - Clerk/Recorder
- Probation
- District Attorney
- Public Defender
- Law Library
- Resource Management Agency
- Information Technology

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section

3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

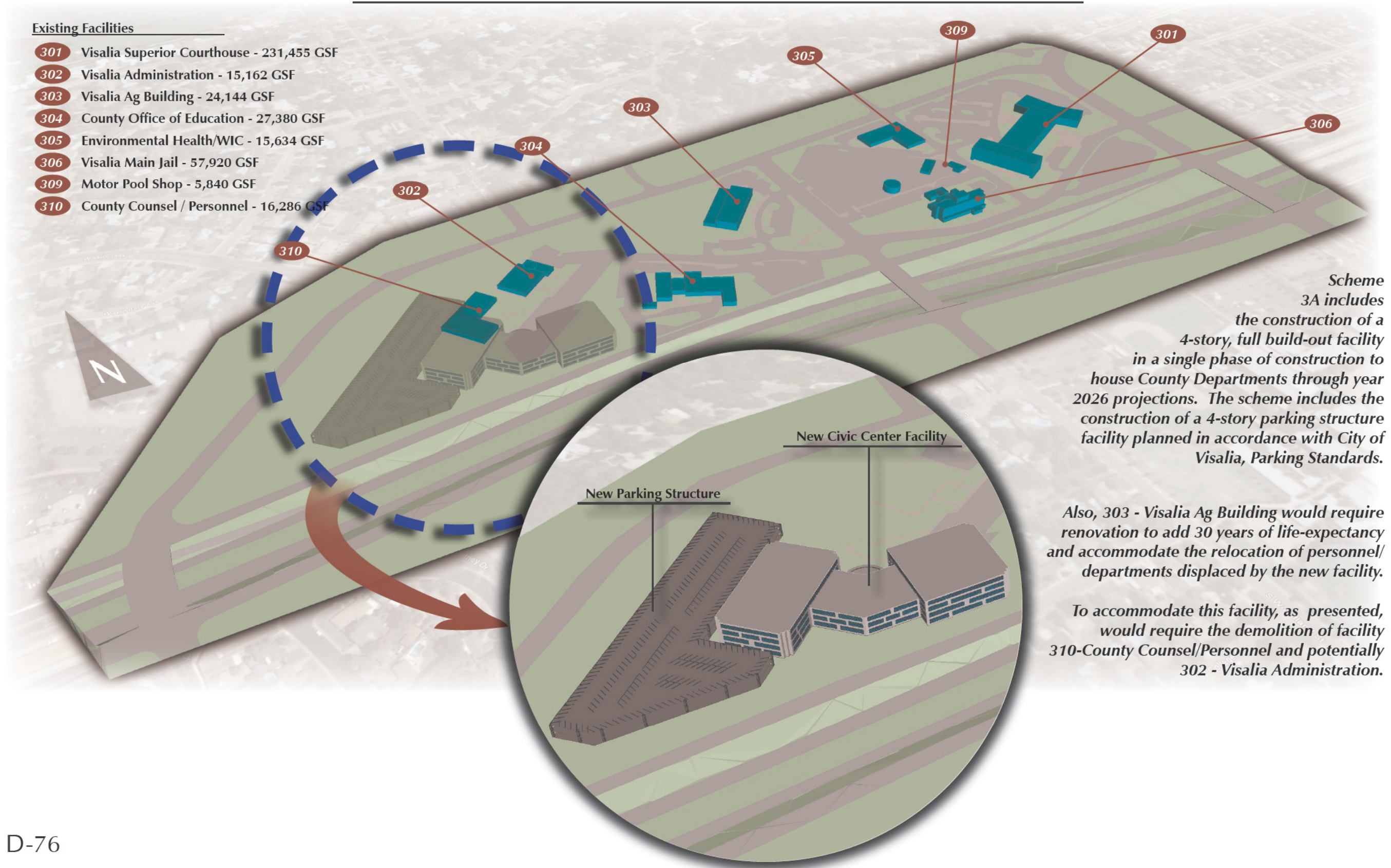
	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <b>1</b>							
Scenario <b>2</b>							
Scenario <b>3</b>							



### SCHEME 3A - CIVIC CENTER SITE WEST LOCATION / ORIENTATION DIAGRAM

**Existing Facilities**

- 301 Visalia Superior Courthouse - 231,455 GSF
- 302 Visalia Administration - 15,162 GSF
- 303 Visalia Ag Building - 24,144 GSF
- 304 County Office of Education - 27,380 GSF
- 305 Environmental Health/WIC - 15,634 GSF
- 306 Visalia Main Jail - 57,920 GSF
- 309 Motor Pool Shop - 5,840 GSF
- 310 County Counsel / Personnel - 16,286 GSF



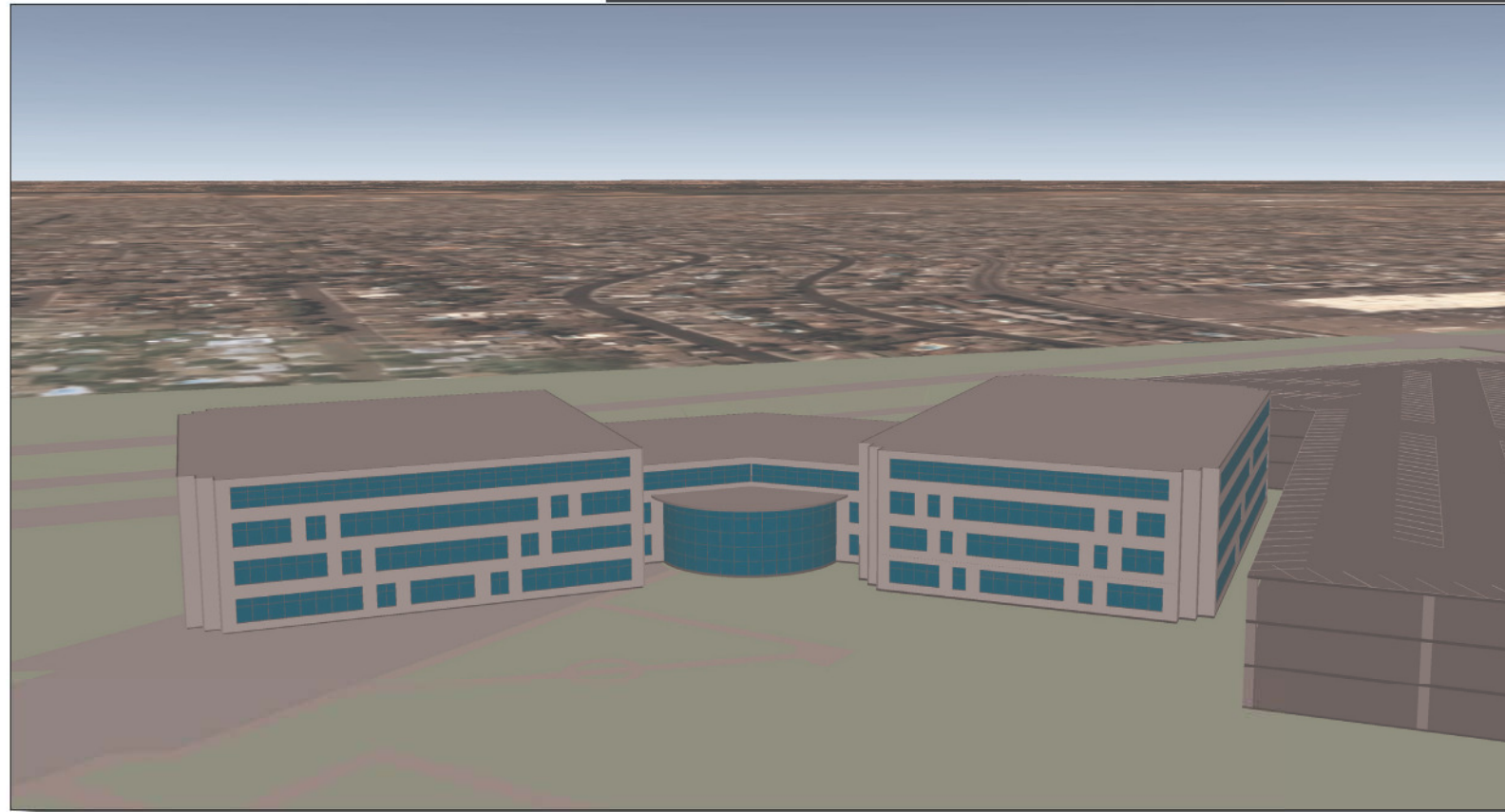
Scheme 3A includes the construction of a 4-story, full build-out facility in a single phase of construction to house County Departments through year 2026 projections. The scheme includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.

Also, 303 - Visalia Ag Building would require renovation to add 30 years of life-expectancy and accommodate the relocation of personnel/ departments displaced by the new facility.

To accommodate this facility, as presented, would require the demolition of facility 310-County Counsel/Personnel and potentially 302 - Visalia Administration.



## SCHEME 3A - CIVIC CENTER SITE WEST CONCEPTUAL COST/SCHEDULE ANALYSIS



### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility	349,853	\$700 /SF	\$ 244,896,980
Parking†	299,250	\$98 /SF	\$ 29,326,500
<b>New Construction Subtotal</b>			<b>\$ 274,223,480</b>
<b>Demolition</b>			
302 - Visalia Administration Building			\$ 500,000
310 - County Counsel / Personnel Building			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 1,000,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
<b>Renovation Subtotal</b>			<b>\$ 10,864,800</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 300,392,694</b>

\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.  
 † Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.

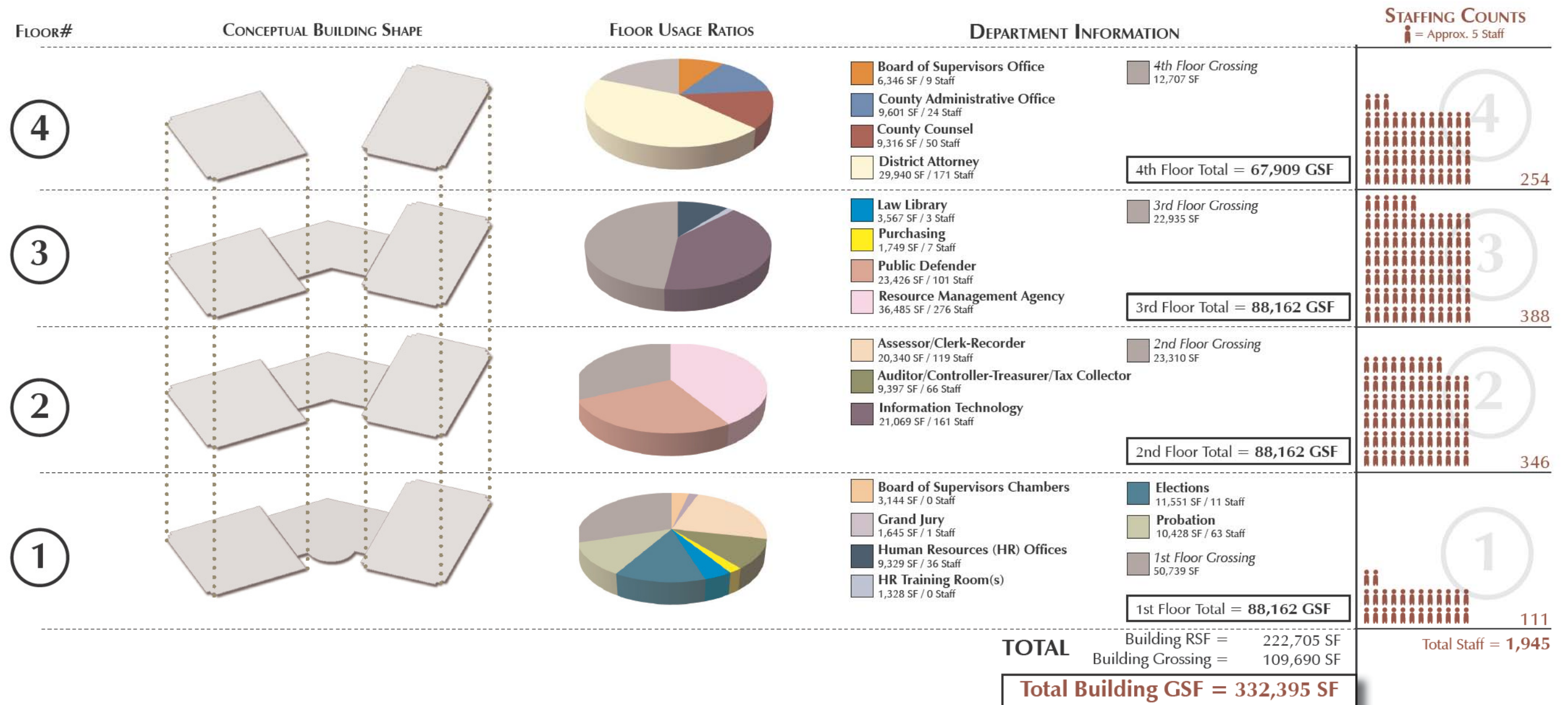
### Conceptual Project Schedule

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				Year 7																																																
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	
Planning																																																																									
Environmental Impact Report																																																																									
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>																																																																									
Pre-Design																																																																									
Design/Bid																																																																									
Demolition																																																																									
Construction																																																																									
<b>DESIGN-BUILD</b>																																																																									
Criteria Documents/RFQ/RFP																																																																									
Design & GMAX																																																																									
Demolition																																																																									
Construction																																																																									



## SCHEME 3A - CIVIC CENTER SITE WEST

### STACKING DIAGRAM





## Scheme 3B - Civic Center Site West - Phased, 4-Story, Full Build-out Facility

### Scheme Description

Scheme 3B illustrates the feasibility of a four (4) story, Civic Center Campus Facility, implemented in three (3) separate phases to accommodate a full build-out of staffing projections through the year 2026. This scheme is located on the western most portion of the site and requires the demolition of 310 - County Counsel / Personnel facility to accommodate this new facility and parking. Additionally, due to the location and orientation of 302 - Visalia Administration building, it may be necessary to demolish this additional facility to ensure sufficient overflow surface parking and landscaping in support of the new facility.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 1,140 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs. An additional 190 surface parking spaces would be required at the building point-of-entry.

The departments to be included within this facility, and the respective phase of construction, are as follows:

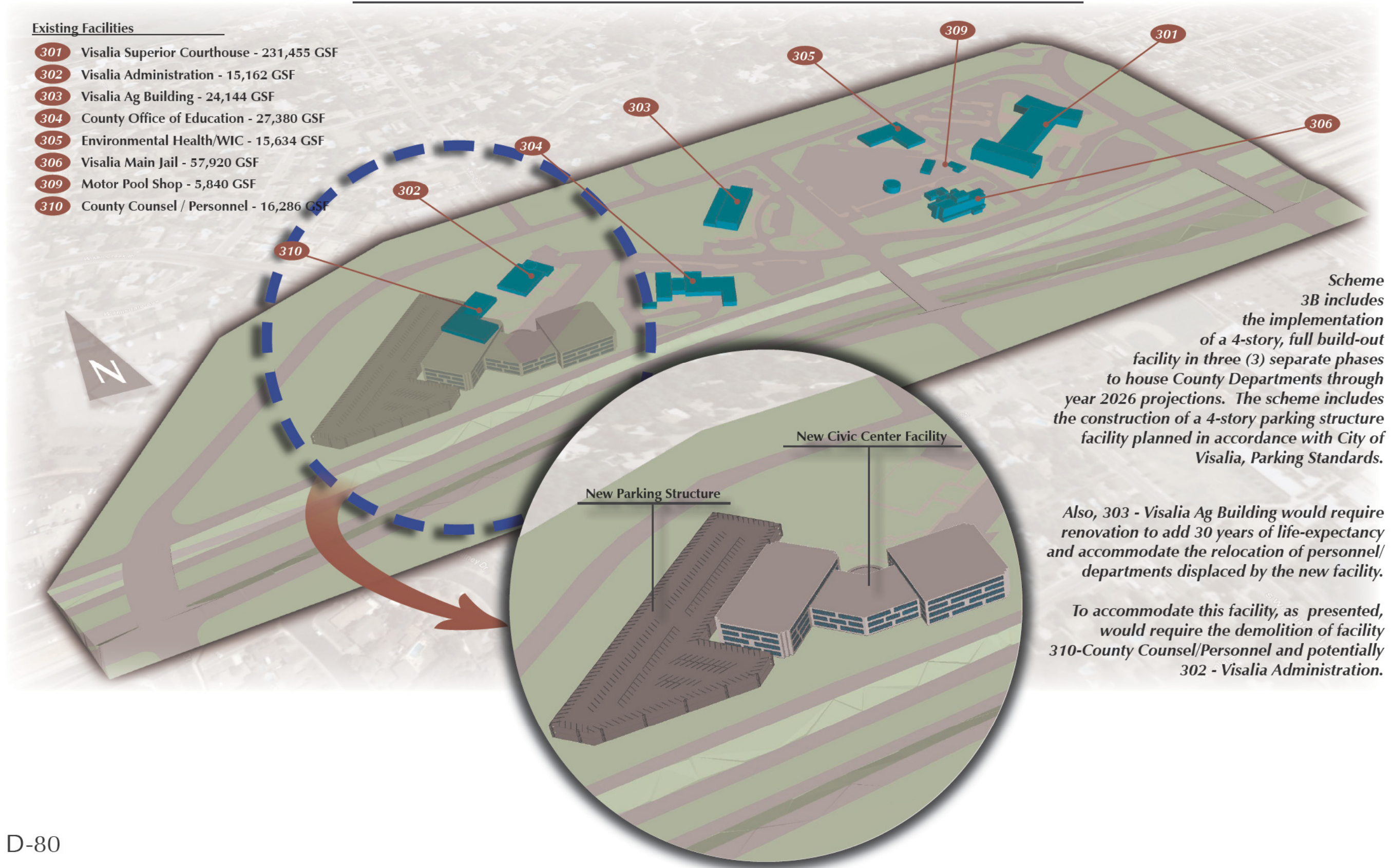
- |  |                                       |
|--|---------------------------------------|
| • Board of Supervisors (PH I)                          | • Probation (PH II)                   |
| • County Administrative Office (PH I)                  | • District Attorney (PH II)           |
| • County Counsel (PH I)                                | • Public Defender (PH II)             |
| • Human Resources & Development (PH I)                 | • Law Library (PH II)                 |
| • Grand Jury (PH I)                                    | • Resource Management Agency (PH III) |
| • Purchasing (PH II)                                   | • Information Technology (PH III)     |
| • Auditor/Controller - Treasurer/Tax Collector (PH II) |                                       |
| • Assessor - Clerk/Recorder (PH II)                    |                                       |

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <i>1</i>							
Scenario <i>2</i>							
Scenario <i>3</i>							



### SCHEME 3B - CIVIC CENTER SITE WEST LOCATION / ORIENTATION DIAGRAM



- Existing Facilities**
- 301 Visalia Superior Courthouse - 231,455 GSF
  - 302 Visalia Administration - 15,162 GSF
  - 303 Visalia Ag Building - 24,144 GSF
  - 304 County Office of Education - 27,380 GSF
  - 305 Environmental Health/WIC - 15,634 GSF
  - 306 Visalia Main Jail - 57,920 GSF
  - 309 Motor Pool Shop - 5,840 GSF
  - 310 County Counsel / Personnel - 16,286 GSF

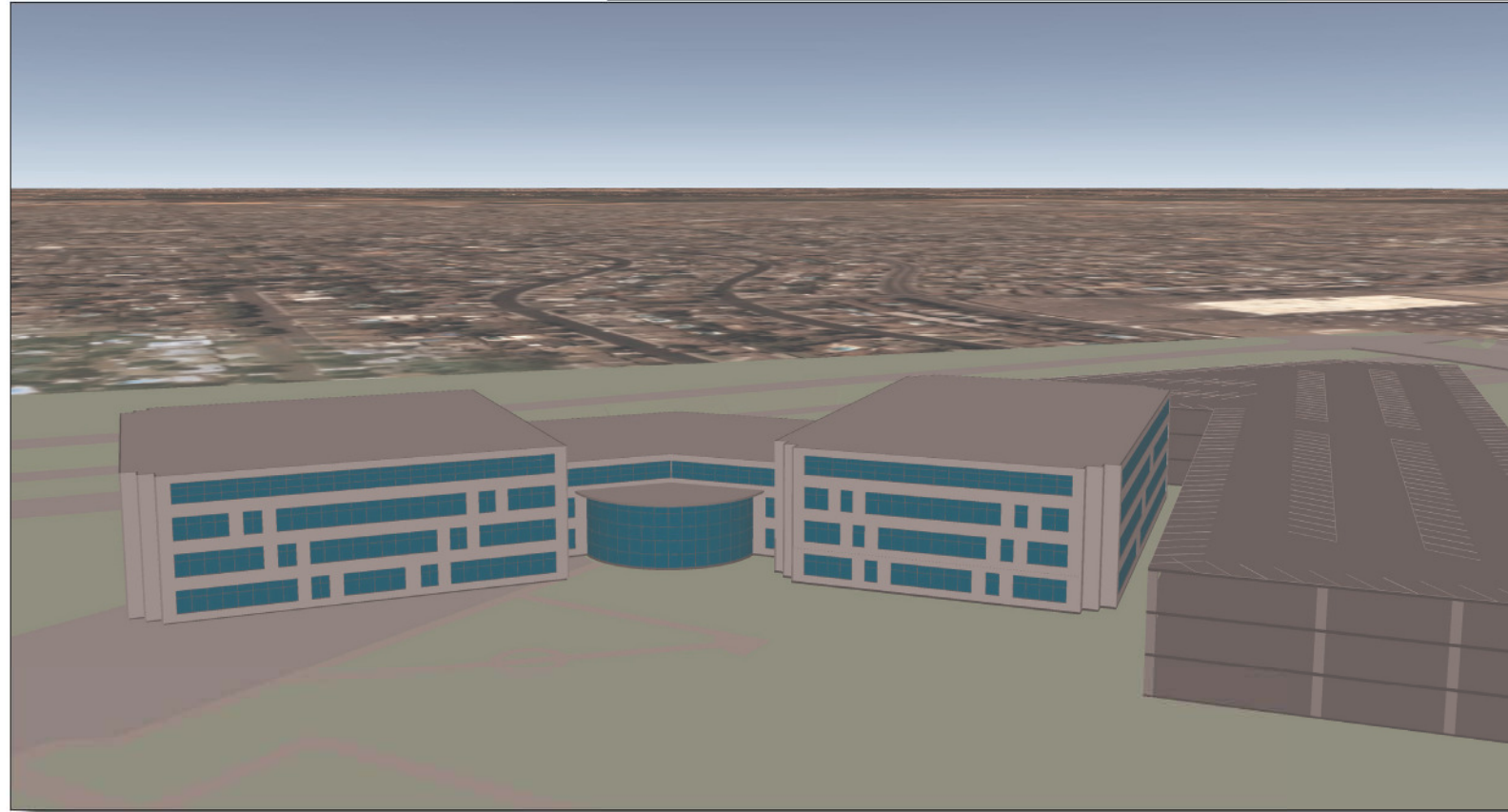
*Scheme 3B includes the implementation of a 4-story, full build-out facility in three (3) separate phases to house County Departments through year 2026 projections. The scheme includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

*Also, 303 - Visalia Ag Building would require renovation to add 30 years of life-expectancy and accommodate the relocation of personnel/ departments displaced by the new facility.*

*To accommodate this facility, as presented, would require the demolition of facility 310-County Counsel/Personnel and potentially 302 - Visalia Administration.*



## SCHEME 3B - CIVIC CENTER SITE WEST CONCEPTUAL COST/SCHEDULE ANALYSIS



### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility Phase I	70,831	\$700 /SF	\$ 49,581,537
Facility Phase II	147,538	\$700 /SF	\$ 103,276,355
Facility Phase III	131,484	\$700 /SF	\$ 92,039,088
Parking† (Cosntructed in Phase III)	299,250	\$98 /SF	\$ 29,326,500
<b>New Construction Subtotal</b>			<b>\$ 274,223,480</b>
<b>Demolition</b>			
302 - Visalia Administration Building			\$ 500,000
310 - County Counsel / Personnel Building			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 1,000,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
<b>Renovation Subtotal</b>			<b>\$ 10,864,800</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 300,392,694</b>

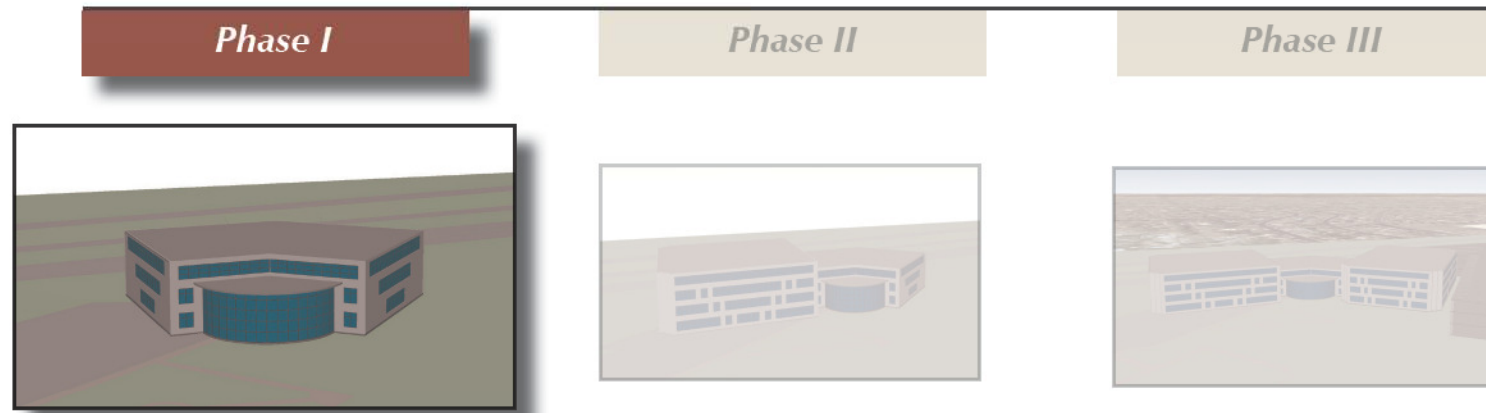
\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.  
 † Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.

### Conceptual Project Schedule

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Planning															
Environmental Impact Report															
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>															
Pre-Design				Phase I			Phase II					Phase III			
Design/Bid				Phase I			Phase II					Phase III			
Demolition					Phase I										
Construction					Phase I			Phase II						Phase III	
<b>DESIGN-BUILD</b>															
Criteria Documents/RFQ/RFP				Phase I			Phase II					Phase III			
Design & GMAX				Phase I			Phase II					Phase III			
Demolition					Phase I										
Construction					Phase I			Phase II						Phase III	



### SCHEME 3B - CIVIC CENTER SITE WEST STACKING DIAGRAM

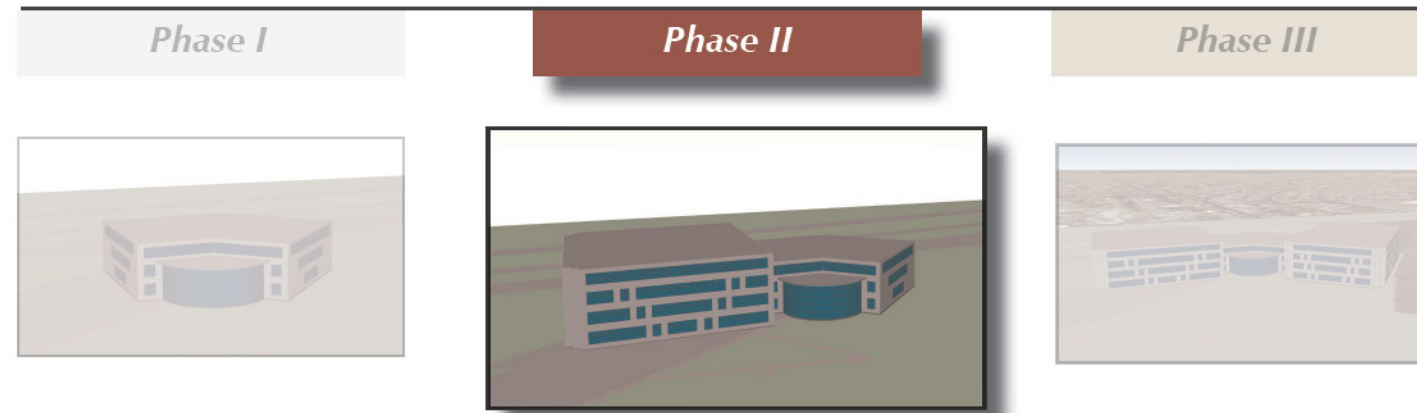


FLOOR #	CONCEPTUAL BUILDING SHAPE	FLOOR USAGE RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS = Approx. 5 Staff
3			<ul style="list-style-type: none"> <li>Board of Supervisors Office 6,346 SF / 9 Staff</li> <li>County Administrative Office 9,601 SF / 24 Staff</li> </ul>	<ul style="list-style-type: none"> <li>3rd Floor Crossing 15,985 SF</li> <li>3rd Floor Total = 20,253 GSF</li> </ul>
2			<ul style="list-style-type: none"> <li>County Counsel 9,316 SF / 50 Staff</li> </ul>	<ul style="list-style-type: none"> <li>2nd Floor Crossing 9,291 SF</li> <li>2nd Floor Total = 18,608 GSF</li> </ul>
1			<ul style="list-style-type: none"> <li>Board of Supervisors Chambers 3,144 SF / 0 Staff</li> <li>Human Resources (HR) Offices 9,329 SF / 36 Staff</li> <li>HR Training Room(s) 1,328 SF / 0 Staff</li> </ul>	<ul style="list-style-type: none"> <li>1st Floor Crossing 6,453 SF</li> <li>1st Floor Total = 20,253 GSF</li> </ul>
<b>TOTAL</b>				<ul style="list-style-type: none"> <li>Building RSF = 40,708 SF</li> <li>Building Crossing = 20,050 SF</li> <li><b>Total Building GSF = 60,578 SF</b></li> </ul>
				<ul style="list-style-type: none"> <li>Total Staff = 206</li> </ul>



## SCHEME 3B - CIVIC CENTER SITE WEST

### STACKING DIAGRAM

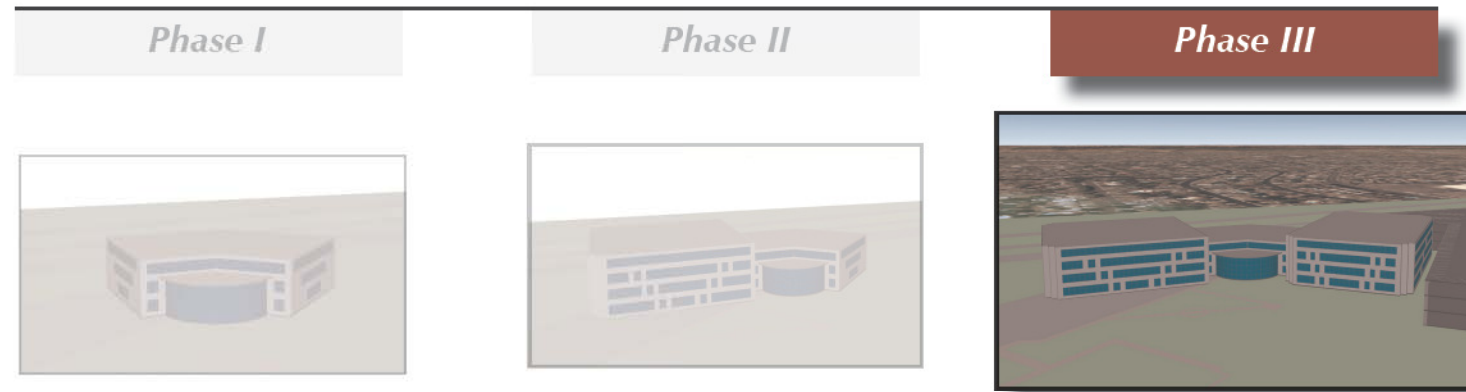


FLOOR #	CONCEPTUAL BUILDING SHAPE	FLOOR USAGE RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS = Approx. 5 Staff
4			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> District Attorney 29,940 SF / 171 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid black; margin-right: 5px;"></span> 4th Floor Crossing 6,944 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>4th Floor Total = 36,883 GSF</b></p>	<div style="font-size: 48px; font-weight: bold; border: 1px solid gray; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">4</div> <p style="text-align: right;">71</p>
3			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9800; border: 1px solid black; margin-right: 5px;"></span> Board of Supervisors Office 6,346 SF / 9 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #395468; border: 1px solid black; margin-right: 5px;"></span> County Administrative Office 9,601 SF / 24 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c0392b; border: 1px solid black; margin-right: 5px;"></span> Public Defender 23,426 SF / 101 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #0070c0; border: 1px solid black; margin-right: 5px;"></span> Law Library 3,567 SF / 3 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid black; margin-right: 5px;"></span> 3rd Floor Crossing 14,196 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>3rd Floor Total = 57,136 GSF</b></p>	<div style="font-size: 48px; font-weight: bold; border: 1px solid gray; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">3</div> <p style="text-align: right;">38</p>
2			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c0392b; border: 1px solid black; margin-right: 5px;"></span> County Counsel 9,316 SF / 50 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f39c12; border: 1px solid black; margin-right: 5px;"></span> Assessor/Clerk-Recorder 20,340 SF / 119 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #6b8e23; border: 1px solid black; margin-right: 5px;"></span> Auditor/Controller-Treasurer/Tax Collector 9,397 SF / 66 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f1c40f; border: 1px solid black; margin-right: 5px;"></span> Purchasing 1,749 SF / 7 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #95a5a6; border: 1px solid black; margin-right: 5px;"></span> Grand Jury 1,645 SF / 1 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid black; margin-right: 5px;"></span> 2nd Floor Crossing 14,688 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>2nd Floor Total = 57,136 GSF</b></p>	<div style="font-size: 48px; font-weight: bold; border: 1px solid gray; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">2</div> <p style="text-align: right;">242</p>
1			<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f39c12; border: 1px solid black; margin-right: 5px;"></span> Board of Supervisors Chambers 3,144 SF / 0 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #2c3e50; border: 1px solid black; margin-right: 5px;"></span> Human Resources (HR) Offices 9,329 SF / 36 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #95a5a6; border: 1px solid black; margin-right: 5px;"></span> HR Training Room(s) 1,328 SF / 0 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8e9e90; border: 1px solid black; margin-right: 5px;"></span> Probation 10,428 SF / 63 Staff</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a1887f; border: 1px solid black; margin-right: 5px;"></span> 1st Floor Crossing 32,908 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>1st Floor Total = 57,136 GSF</b></p>	<div style="font-size: 48px; font-weight: bold; border: 1px solid gray; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div> <p style="text-align: right;">100</p>
<p><b>TOTAL</b> Building RSF = 139,555 SF Building Crossing = 68,736 SF</p> <p style="border: 2px solid black; padding: 5px; display: inline-block;"><b>Total Building GSF = 208,291 SF</b></p>				<p style="font-size: 24px; font-weight: bold;">Total Staff = 1,131</p>



## SCHEME 3B - CIVIC CENTER SITE WEST

### STACKING DIAGRAM



FLOOR#	CONCEPTUAL BUILDING SHAPE	FLOOR USAGE RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS = Approx. 5 Staff
4			<ul style="list-style-type: none"> <li>Board of Supervisors Office: 6,346 SF / 9 Staff</li> <li>County Administrative Office: 9,601 SF / 24 Staff</li> <li>County Counsel: 9,316 SF / 50 Staff</li> <li>District Attorney: 29,940 SF / 171 Staff</li> <li>4th Floor Crossing: 12,707 SF</li> </ul> <p><b>4th Floor Total = 67,909 GSF</b></p>	254
3			<ul style="list-style-type: none"> <li>Law Library: 3,567 SF / 3 Staff</li> <li>Purchasing: 1,749 SF / 7 Staff</li> <li>Public Defender: 23,426 SF / 101 Staff</li> <li>Resource Management Agency: 36,485 SF / 276 Staff</li> <li>3rd Floor Crossing: 22,935 SF</li> </ul> <p><b>3rd Floor Total = 88,162 GSF</b></p>	388
2			<ul style="list-style-type: none"> <li>Assessor/Clerk-Recorder: 20,340 SF / 119 Staff</li> <li>Auditor/Controller-Treasurer/Tax Collector: 9,397 SF / 66 Staff</li> <li>Information Technology: 21,069 SF / 161 Staff</li> <li>2nd Floor Crossing: 23,310 SF</li> </ul> <p><b>2nd Floor Total = 88,162 GSF</b></p>	346
1			<ul style="list-style-type: none"> <li>Board of Supervisors Chambers: 3,144 SF / 0 Staff</li> <li>Grand Jury: 1,645 SF / 1 Staff</li> <li>Human Resources (HR) Offices: 9,329 SF / 36 Staff</li> <li>HR Training Room(s): 1,328 SF / 0 Staff</li> <li>Elections: 11,551 SF / 11 Staff</li> <li>Probation: 10,428 SF / 63 Staff</li> <li>1st Floor Crossing: 50,739 SF</li> </ul> <p><b>1st Floor Total = 88,162 GSF</b></p>	111
<p><b>TOTAL</b> Building RSF = 222,705 SF Building Crossing = 109,690 SF</p> <p><b>Total Building GSF = 332,395 SF</b></p>				Total Staff = 1,945



## Scheme 3C - Civic Center Site West - 6-Story, Full Build-out Facility

### Scheme Description

Scheme 3C illustrates the feasibility of a six (6) story, Civic Center Campus Facility, constructed in one (1) phase to accommodate a full build-out of staffing projections through the year 2026. This scheme is located on the western most portion of the site and requires the demolition of 310 - County Counsel / Personnel facility to accommodate this new facility and parking. Additionally, due to the location and orientation of 302 - Visalia Administration building, it may be necessary to demolish this additional facility to ensure sufficient overflow surface parking and landscaping in support of the new facility.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 1,255 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs. An additional 75 surface parking spaces would be required at the building point-of-entry.

The departments to be included within this facility are as follows:

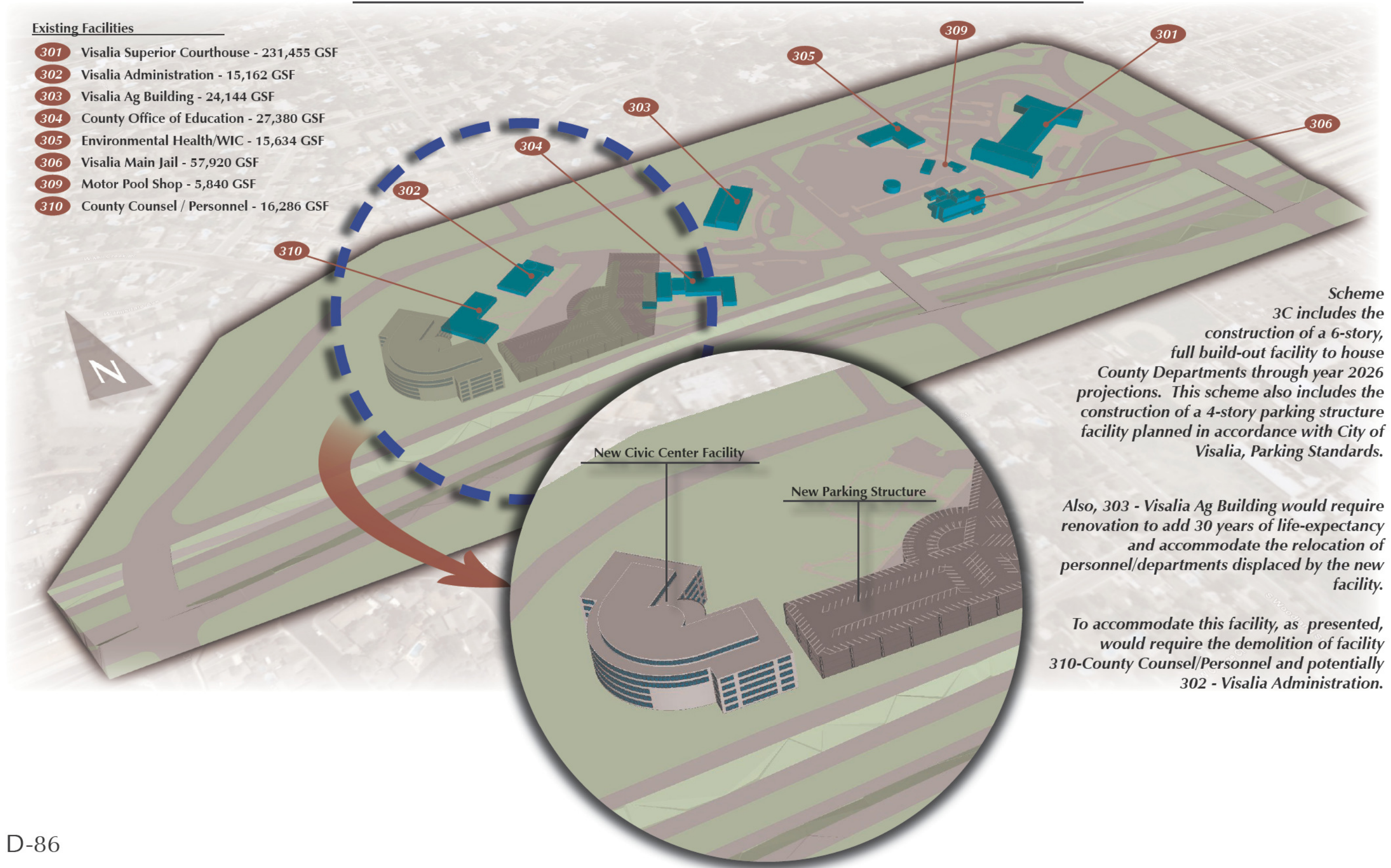
- Board of Supervisors
- County Administrative Office
- County Counsel
- Human Resources & Development
- Grand Jury
- Purchasing
- Auditor/Controller - Treasurer/Tax Collector
- Assessor - Clerk/Recorder
- Probation
- District Attorney
- Public Defender
- Law Library
- Resource Management Agency
- Information Technology

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <b>1</b>							
Scenario <b>2</b>							
Scenario <b>3</b>							



### SCHEME 3C - CIVIC CENTER SITE WEST LOCATION / ORIENTATION DIAGRAM



Scheme 3C includes the construction of a 6-story, full build-out facility to house County Departments through year 2026 projections. This scheme also includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.

Also, 303 - Visalia Ag Building would require renovation to add 30 years of life-expectancy and accommodate the relocation of personnel/departments displaced by the new facility.

To accommodate this facility, as presented, would require the demolition of facility 310-County Counsel/Personnel and potentially 302 - Visalia Administration.



## SCHEME 3C - CIVIC CENTER SITE WEST CONCEPTUAL COST/SCHEDULE ANALYSIS



### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility	349,853	\$665 /SF	\$ 232,652,131
Parking†	329,438	\$98 /SF	\$ 32,284,875
<b>New Construction Subtotal</b>			<b>\$ 264,937,006</b>
<b>Demolition</b>			
302 - Visalia Administration Building			\$ 500,000
310 - County Counsel / Personnel Building			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 1,000,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
<b>Renovation Subtotal</b>			<b>\$ 10,864,800</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 290,641,897</b>

\* Typical Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost. Due to the increase in building height to six storeys, a 5% cost reduction is applied.

† Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.

### Conceptual Project Schedule

	Year 1			Year 2			Year 3			Year 4			Year 5			Year 6								
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Planning																								
Environmental Impact Report																								
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>																								
Pre-Design																								
Design/Bid																								
Demolition																								
Construction																								
<b>DESIGN-BUILD</b>																								
Criteria Documents/RFQ/RFP																								
Design & GMAX																								
Demolition																								
Construction																								



## SCHEME 3C - CIVIC CENTER SITE WEST STACKING DIAGRAM

FLOOR #	CONCEPTUAL FACILITY LAYOUT*	FLOOR UTILIZATION RATIOS	DEPARTMENT INFORMATION	STAFFING COUNTS = Approx. 5 Staff
6			<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Board of Supervisors Office 6,346 SF / 9 Staff</li> <li><span style="color: blue;">■</span> County Administrative Office 9,601 SF / 24 Staff</li> <li><span style="color: brown;">■</span> County Counsel 9,316 SF / 50 Staff</li> <li><span style="color: grey;">■</span> 6th Floor Crossing 4,737 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>6th Floor Total = 30,000 GSF</b></p>	<p>83</p>
5			<ul style="list-style-type: none"> <li><span style="color: darkblue;">■</span> Human Resources (HR) Offices 9,329 SF / 36 Staff</li> <li><span style="color: pink;">■</span> Resource Management Agency 36,485 SF / 276 Staff</li> <li><span style="color: grey;">■</span> 5th Floor Crossing 14,665 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>5th Floor Total = 60,479 GSF</b></p>	<p>313</p>
4			<ul style="list-style-type: none"> <li><span style="color: lightgrey;">■</span> Grand Jury 1,645 SF / 1 Staff</li> <li><span style="color: lightblue;">■</span> HR Training Room(s) 1,328 SF / 0 Staff</li> <li><span style="color: purple;">■</span> Information Technology 14,046 SF / 161 Staff</li> <li><span style="color: yellow;">■</span> District Attorney 29,940 SF / 171 Staff</li> <li><span style="color: grey;">■</span> 4th Floor Crossing 13,521 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>4th Floor Total = 57,506 GSF</b></p>	<p>236</p>
3			<ul style="list-style-type: none"> <li><span style="color: lightcoral;">■</span> Public Defender 23,426 SF / 101 Staff</li> <li><span style="color: purple;">■</span> Information Technology 21,069 SF / 161 Staff</li> <li><span style="color: grey;">■</span> 3rd Floor Crossing 15,985 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>3rd Floor Total = 60,479 GSF</b></p>	<p>198</p>
2			<ul style="list-style-type: none"> <li><span style="color: lightorange;">■</span> Assessor/Clerk-Recorder 20,340 SF / 119 Staff</li> <li><span style="color: olive;">■</span> Auditor/Controller-Treasurer/Tax Collector 9,397 SF / 66 Staff</li> <li><span style="color: yellow;">■</span> Purchasing 1,749 SF / 7 Staff</li> <li><span style="color: lightgreen;">■</span> Probation 10,428 SF / 63 Staff</li> <li><span style="color: blue;">■</span> Law Library 3,567 SF / 3 Staff</li> <li><span style="color: grey;">■</span> 2nd Floor Crossing 14,997 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>2nd Floor Total = 60,479 GSF</b></p>	<p>259</p>
1			<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Board of Supervisors Chambers 3,144 SF / 0 Staff</li> <li><span style="color: blue;">■</span> Elections 11,551 SF / 11 Staff</li> <li><span style="color: grey;">■</span> 1st Floor Crossing 45,785 SF</li> </ul> <p style="text-align: right; border: 1px solid black; padding: 2px;"><b>1st Floor Total = 60,479 GSF</b></p>	<p>11</p>

\*FACILITY LAYOUT NOT TO SCALE

**TOTAL** Building RSF = 222,705 SF  
 Building Crossing = 109,690 SF  
**Total Building GSF = 332,395 SF**

Total Staff = 1,099



*Schemes 3D & 3E do not exist for this scenario.*

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## Scheme 3F - Civic Center Site West - 4-Story, Partial Build-out Facility

### Scheme Description

Scheme 3F illustrates the feasibility of a four (4) story, Civic Center Campus Facility, constructed in one (1) phase to accommodate a partial build-out of staffing projections through the year 2016. This scheme is located on the westernmost portion of the site. and requires the demolition of 310 - County Counsel / Personnel facility to accommodate this new facility and parking. Additionally, due to the location and orientation of 302 - Visalia Administration building, it may be necessary to demolish this additional facility to ensure sufficient overflow surface parking and landscaping in support of the new facility.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with 2 distinct building wings and a central lobby/building core for public interaction.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 1,106 spaces, including utilizing the roof level for parking, at 350 SF per stall, to support the Civic Center Facility occupancy and user needs.

The departments to be included within this facility are as follows:

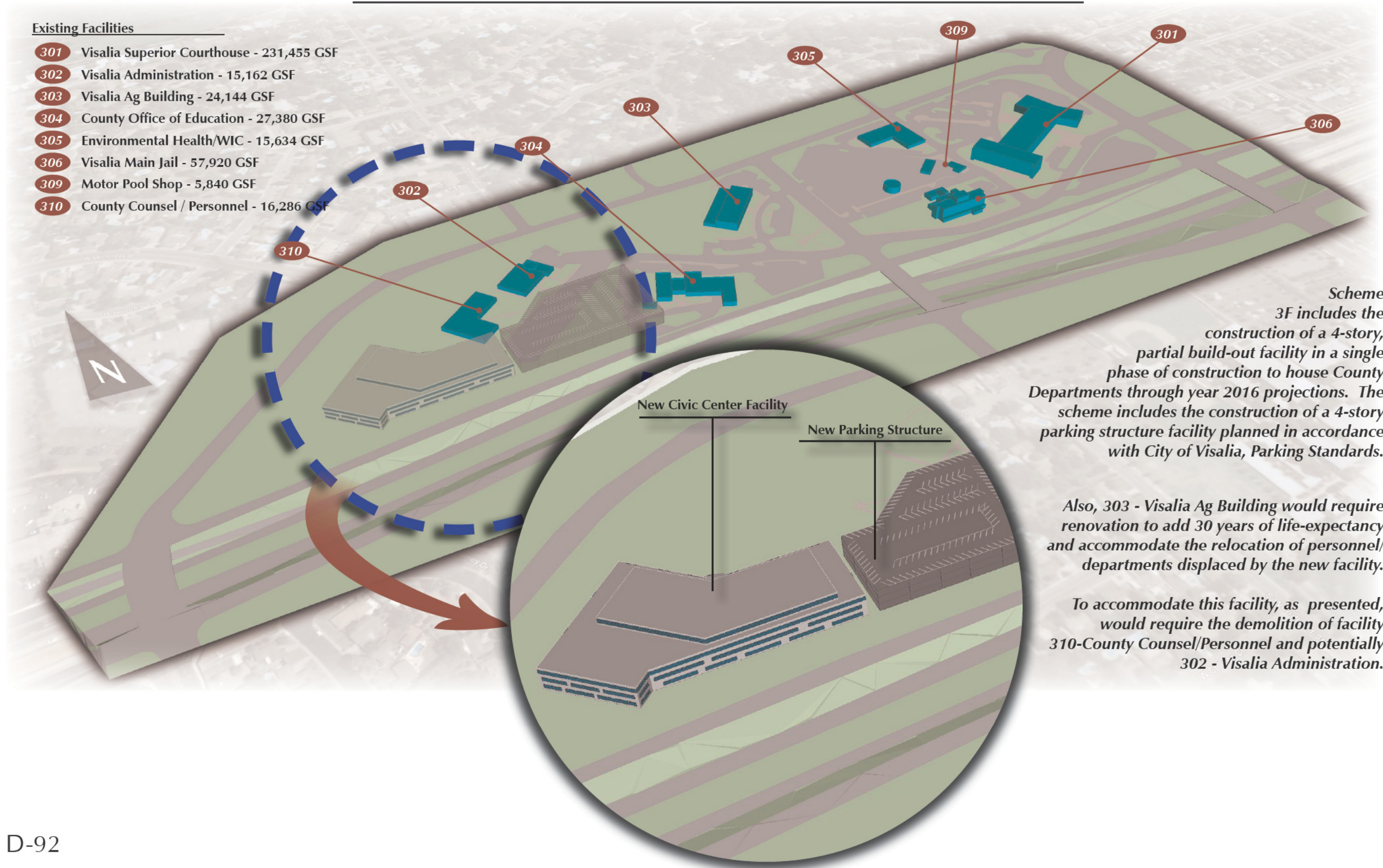
- Board of Supervisors
- County Administrative Office
- County Counsel
- Human Resources & Development
- Grand Jury
- Purchasing
- Auditor/Controller - Treasurer/Tax Collector
- Assessor - Clerk/Recorder
- Probation
- District Attorney
- Public Defender
- Law Library
- Resource Management Agency
- Information Technology

These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <b>1</b>							
Scenario <b>2</b>							
Scenario <b>3</b>							



### SCHEME 3F - CIVIC CENTER SITE WEST LOCATION / ORIENTATION DIAGRAM



- Existing Facilities**
- 301 Visalia Superior Courthouse - 231,455 GSF
  - 302 Visalia Administration - 15,162 GSF
  - 303 Visalia Ag Building - 24,144 GSF
  - 304 County Office of Education - 27,380 GSF
  - 305 Environmental Health/WIC - 15,634 GSF
  - 306 Visalia Main Jail - 57,920 GSF
  - 309 Motor Pool Shop - 5,840 GSF
  - 310 County Counsel / Personnel - 16,286 GSF

*Scheme 3F includes the construction of a 4-story, partial build-out facility in a single phase of construction to house County Departments through year 2016 projections. The scheme includes the construction of a 4-story parking structure facility planned in accordance with City of Visalia, Parking Standards.*

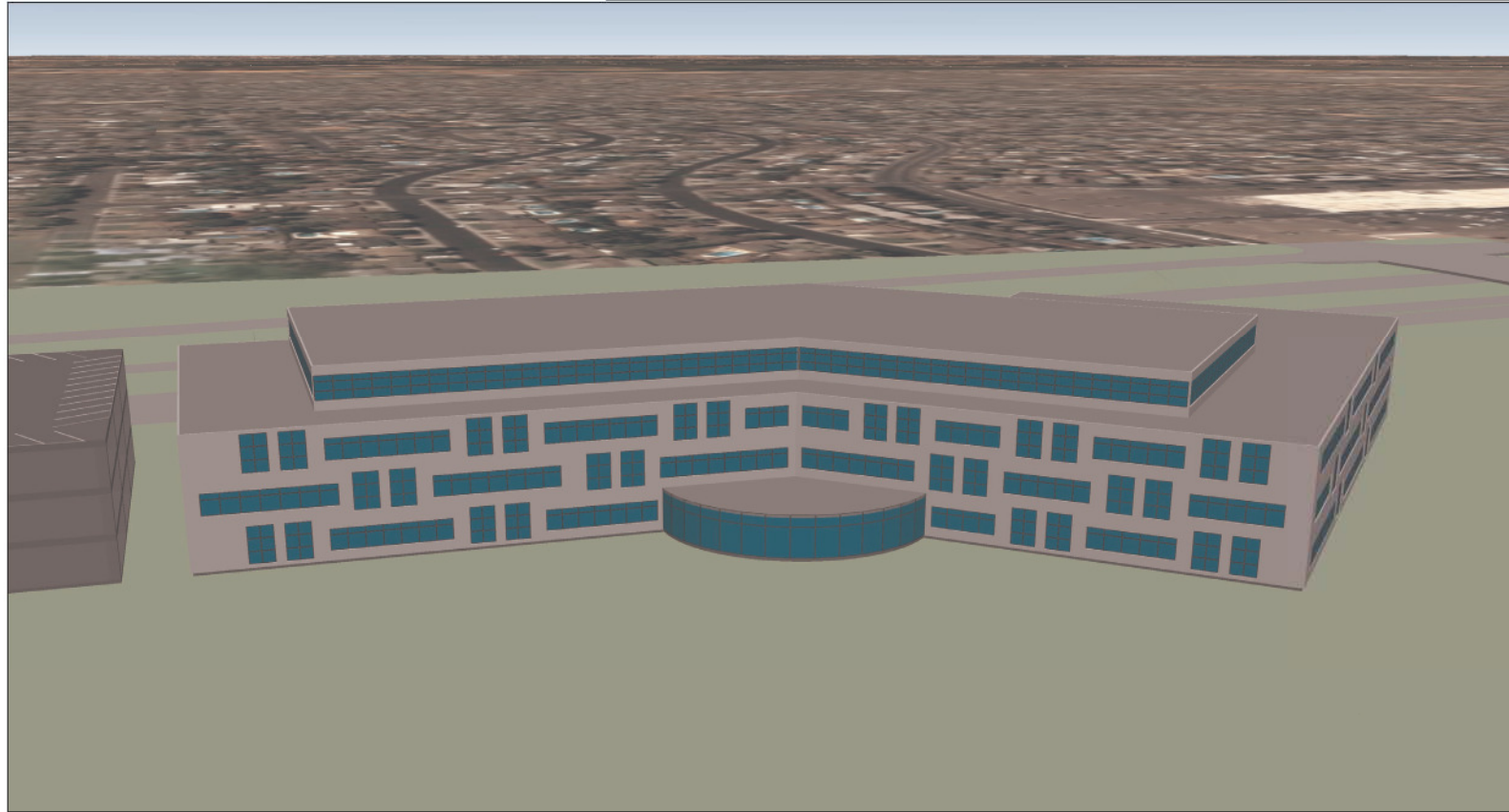
*Also, 303 - Visalia Ag Building would require renovation to add 30 years of life-expectancy and accommodate the relocation of personnel/ departments displaced by the new facility.*

*To accommodate this facility, as presented, would require the demolition of facility 310-County Counsel/Personnel and potentially 302 - Visalia Administration.*



## SCHEME 3F - CIVIC CENTER SITE WEST

### CONCEPTUAL COST/SCHEDULE ANALYSIS



#### Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility	288,062	\$700 /SF	\$ 201,643,658
Parking†	290,325	\$98 /SF	\$ 28,451,850
<b>New Construction Subtotal</b>			<b>\$ 230,095,508</b>
<b>Demolition</b>			
302 - Visalia Administration Building			\$ 500,000
310 - County Counsel / Personnel Building			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 1,000,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
<b>Renovation Subtotal</b>			<b>\$ 10,864,800</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 254,058,323</b>

\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.  
 † Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.

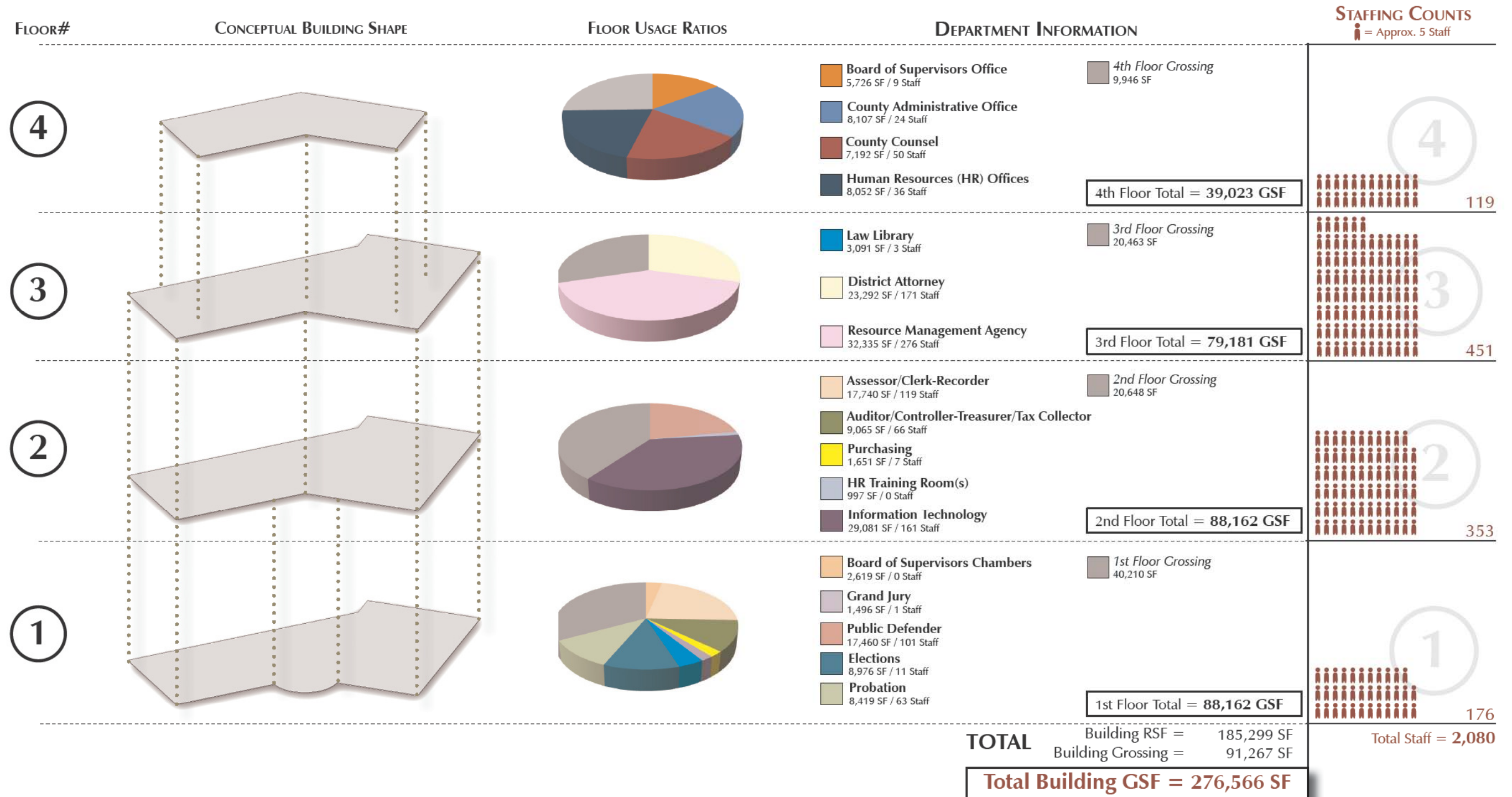
#### Conceptual Project Schedule

	Year 1			Year 2			Year 3			Year 4			Year 5			Year 6																																												
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Planning																																																												
Environmental Impact Report																																																												
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>																																																												
Pre-Design																																																												
Design/Bid																																																												
Demolition																																																												
Construction																																																												
<b>DESIGN-BUILD</b>																																																												
Criteria Documents/RFQ/RFP																																																												
Design & GMAX																																																												
Demolition																																																												
Construction																																																												



## SCHEME 3F - CIVIC CENTER SITE WEST

### STACKING DIAGRAM





## Scheme 3G - Civic Center Site West - 4-Story, Full Build-out Facility, Excluding Probation, Purchasing, RMA & Grand Jury

### Scheme Description

Scheme 3G illustrates the feasibility of a four (4) story, Civic Center Campus Facility, constructed in one (1) phase to accommodate a full build-out of staffing projections through the year 2026. This scheme is located on the westernmost portion of the site. As compared to schemes 3A, 3B, and 3C, this scheme relocates the Probation department functions of both the Visalia Courthouse and Fairview facilities to Facility 315 - Government Plaza following the renovation of Government Plaza to add 30 years of life expectancy. Government Plaza would then serve as long term utilization by the Resource Management Agency, Probation Department, and Grand Jury. Finally, the Purchasing Agency office is to be relocated to Facility 303 - Visalia Ag. Building, adjacent to the existing Surplus Store. This scheme is predicated on the relocation of Health & Human Services Agency administrative functions currently located in Government Plaza to a new or existing alternate location.

The feasibility of this scheme is also based upon relocating the personnel from Buildings 302 and 310 (effectively Board of Supervisors, County Administrative Office, Human Resources, and County Counsel) to the new Civic Center Campus Facility and demolishing the existing facilities.

The proposed Civic Center Campus Facility is planned to include various functions of county government operations including:

- General Government and Finance
- Criminal Justice
- Government Support Operations

The conceptual model illustrated on the next page demonstrates a conceptual facility design which is based upon the facility functional program relationship and adjacency requirements. This concept emphasizes a facility organizational concept with a general government facility, including a central lobby/building core for public interaction and a distinct building wing for criminal justice departments.

In addition, a four (4) story, above-ground parking structure is planned adjacent to the facility in accordance with City of Visalia requirements of 1 parking space per 250 SF of gross building area. This parking facility would accommodate a total of 970 spaces, including utilizing the roof level for parking, at 350 SF per stall.

The departments to be included within this facility are as follows:

- Board of Supervisors
- County Administrative Office
- County Counsel
- Human Resources & Development
- Auditor/Controller - Treasurer/Tax Collector
- Assessor/Clerk-Recorder
- District Attorney
- Public Defender
- Law Library
- Resource Management Agency

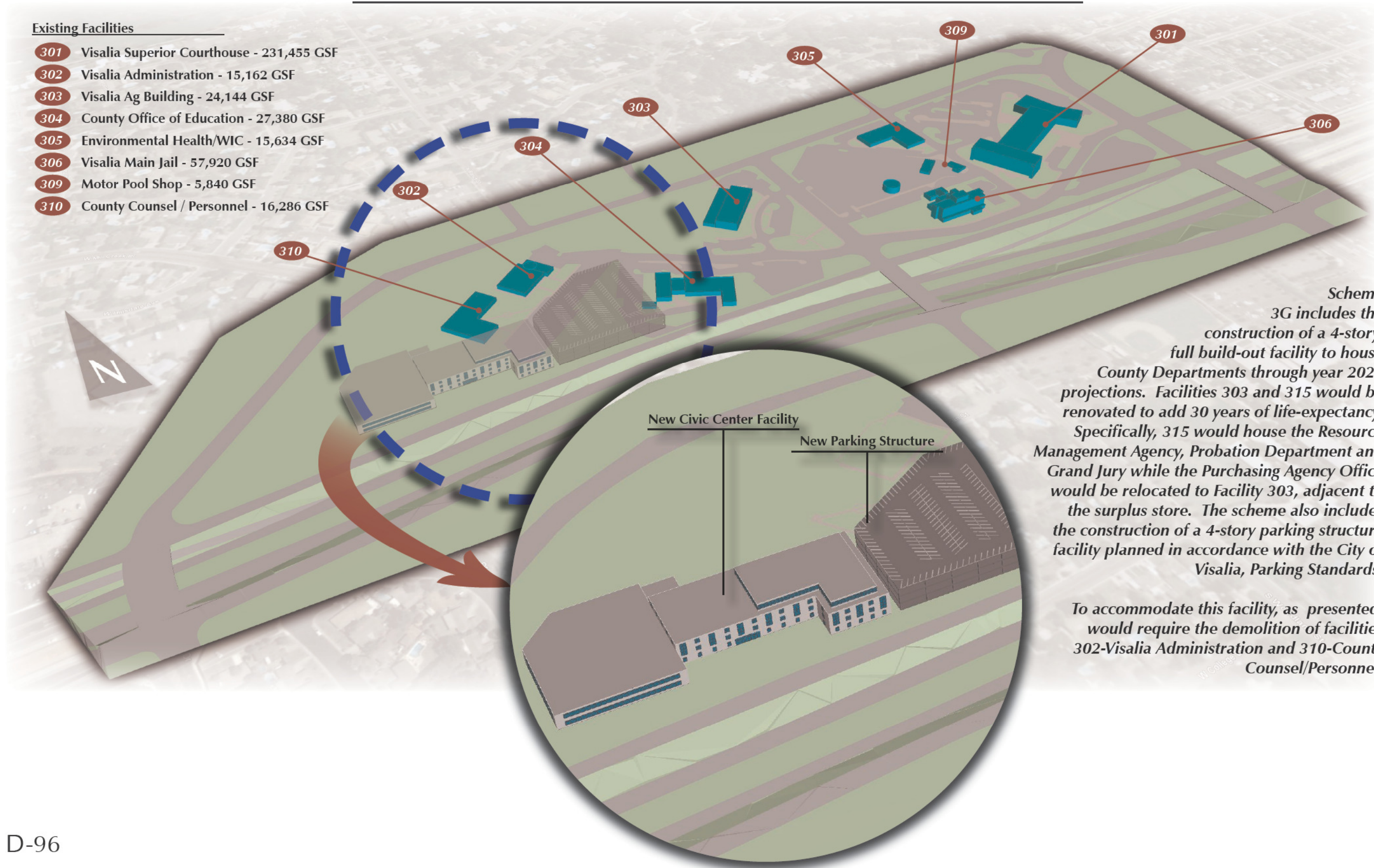
These departments have been organized into a vertical stacking arrangement based upon their specific relationship/adjacency requirements as outlined within both the Countywide Functional Program (Section 3.1 of this report) and the Civic Center Facility Functional Program (Section 4.1 of this report).

	Scheme <i>A</i>	Scheme <i>B</i>	Scheme <i>C</i>	Scheme <i>D</i>	Scheme <i>E</i>	Scheme <i>F</i>	Scheme <i>G</i>
Scenario <i>1</i>							
Scenario <i>2</i>							
Scenario <i>3</i>							





### SCHEME 3G - CIVIC CENTER SITE WEST LOCATION / ORIENTATION DIAGRAM



- Existing Facilities**
- 301 Visalia Superior Courthouse - 231,455 GSF
  - 302 Visalia Administration - 15,162 GSF
  - 303 Visalia Ag Building - 24,144 GSF
  - 304 County Office of Education - 27,380 GSF
  - 305 Environmental Health/WIC - 15,634 GSF
  - 306 Visalia Main Jail - 57,920 GSF
  - 309 Motor Pool Shop - 5,840 GSF
  - 310 County Counsel / Personnel - 16,286 GSF

Scheme 3G includes the construction of a 4-story, full build-out facility to house County Departments through year 2026 projections. Facilities 303 and 315 would be renovated to add 30 years of life-expectancy. Specifically, 315 would house the Resource Management Agency, Probation Department and Grand Jury while the Purchasing Agency Office would be relocated to Facility 303, adjacent to the surplus store. The scheme also includes the construction of a 4-story parking structure facility planned in accordance with the City of Visalia, Parking Standards.

To accommodate this facility, as presented, would require the demolition of facilities 302-Visalia Administration and 310-County Counsel/Personnel.



SCHEME 3G - CIVIC CENTER SITE WEST  
CONCEPTUAL COST/SCHEDULE ANALYSIS



Conceptual Project Costs

Component	Area (GSF)	Unit Rate	Estimated Project Cost*
<b>New Construction</b>			
Facility	252,684	\$700 /SF	\$ 176,878,905
Parking†	254,625	\$98 /SF	\$ 24,953,250
<b>New Construction Subtotal</b>			<b>\$ 201,832,155</b>
<b>Demolition</b>			
302 - Visalia Administration Building			\$ 500,000
310 - County Counsel / Personnel Building			\$ 500,000
<b>Demolition Subtotal</b>			<b>\$ 1,000,000</b>
<b>Renovation &amp; Reconfiguration (to add 30 years)</b>			
303 - Visalia Ag Building	24,144	\$450 /SF	\$ 10,864,800
315 - Government Plaza	164,621	\$450 /SF	\$ 74,079,450
<b>Renovation Subtotal</b>			<b>\$ 84,944,250</b>
<b>Total Conceptual Project Cost (includes additional 5% conceptual cost contingency)</b>			<b>\$ 302,165,225</b>

\* Estimated project cost of \$700 per square foot includes a hard construction cost of \$525 (Industry average in today's dollars for medium to high-end construction of this type of building and use) as well as \$175 in project soft cost.  
† Parking Structure is estimated at 1 space per 250 SF building area in accordance with City of Visalia and project cost is representative of a 2 storey parking structure with parking on the roof level for a total of 3 storey parking available.

Conceptual Project Schedule

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Planning	1-12	1-3				
Environmental Impact Report		1-12	1-9			
<b>DESIGN-BID-BUILD (Traditional Project Delivery Method)</b>						
Pre-Design				1-3		
Design/Bid				1-12	1-5	
Demolition					1-5	
Construction					1-12	1-12
<b>DESIGN-BUILD</b>						
Criteria Documents/RFP/RFP			1-3			
Design & GMAX				1-12		
Demolition					1-5	
Construction					1-12	1-12



## SCHEME 3G - CIVIC CENTER SITE WEST STACKING DIAGRAM

