



# **BCC Workshop: Family Services Center Project**

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# Background

- Family Services Center Expansion and Remodeling
  - \$7.1M Local Option Sales Tax (2014)
- Comprehensive Study
  - Family Services Center and Cultural Center for physical, programmatic, and functional analysis
  - Results identified few opportunities for colocation
- Regrouping Effort
  - Staff gathered input from BCC, conducted tours
  - Facility, Operations, Programming roles
- Created several “concepts” to meet objectives



# Concept Development

## – Objective

- Create a “Single Campus” to
  - leverage existing county-owned assets,
  - provide synergies in programming,
  - offer economy for facility maintenance costs.

## – Assumptions

- No reduction in current tenant footprint
- Minimize impact to current occupants
- Maximize ROI and sustainability w/ realistic funding



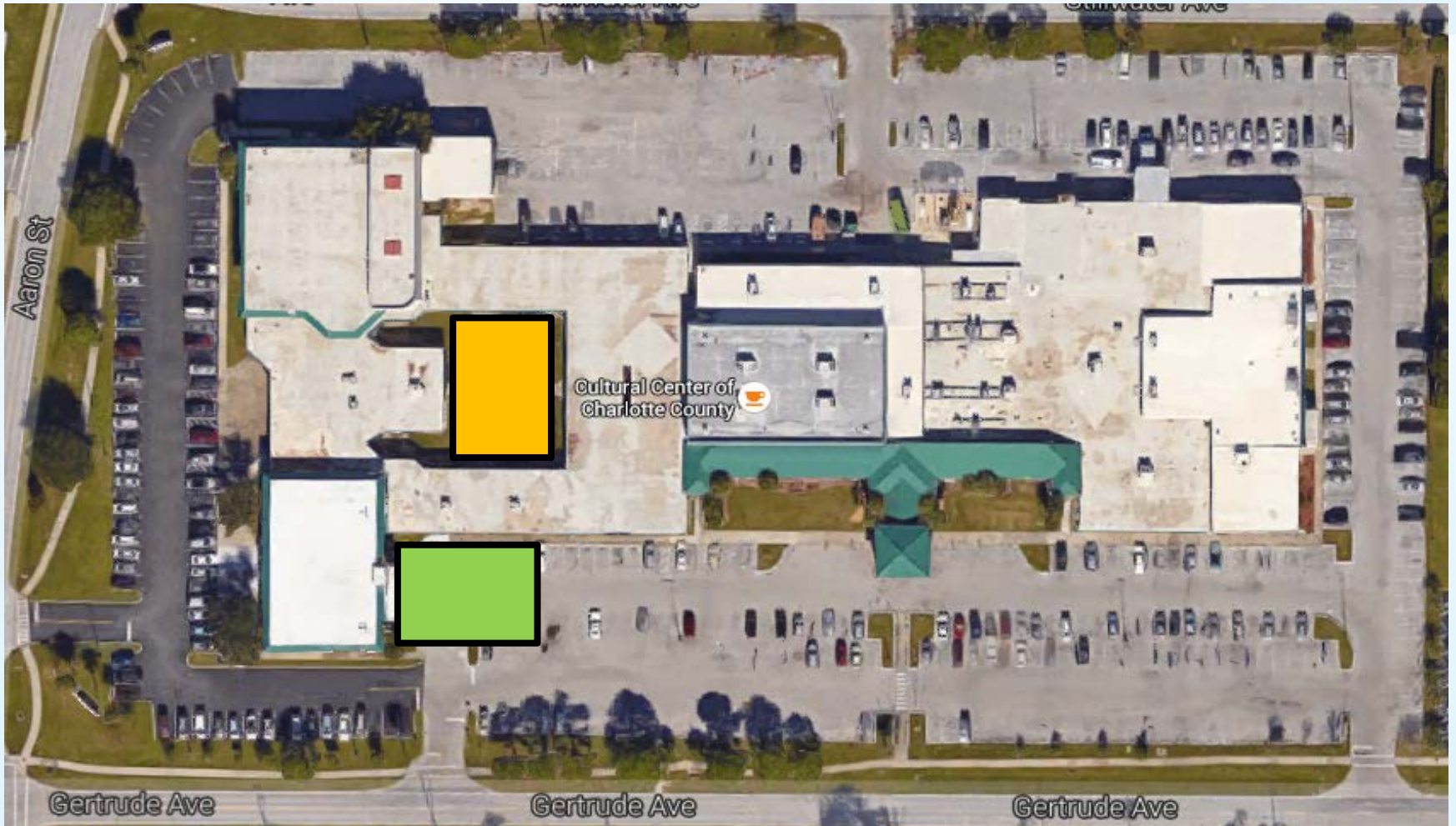
# Concept 1 – The FSC “Tower”

- Construct new Family Services Center on existing site at Cultural Center.
  - Multi-story, elevated steel structure
  - Occupy grass courtyard, or current parking surface.





# Concept 1 – The FSC “Tower”





# Concept 1 – The FSC “Tower”

- **Benefits:**
  - Single location for wide range of services
    - Increased throughput for both facilities
  - Library and Theater for Youth programs
- **Shortfalls:**
  - Inadequate square footage
  - Inadequate greenspace
  - No room for future expansion
  - Not truly an *integrated* facility



# Concept 1 – The FSC “Tower”

- Considerations:

- Construction Costs ~ \$ 9M
- Parking/ storm water\* \$ 400k/ uncertain\*
- Green space
- Security \$ 150k
- 50% rule n/a



## Concept 2 - Phased Rebuild

- Demolish east 1/3 of CC and reconstruct with new Family Services Center on footprint.
  - Multi-story, steel structure
  - Phased rebuild of CC approach





# Concept 2 - Phased Rebuild





## Concept 2 – Phased Rebuild

- **Benefits:**
  - Single location for wide range of services
    - Increased throughput for both facilities
  - Library and Theater for Youth programs
- **Shortfalls:**
  - Temporary loss of CC space for construction.
  - Inadequate square footage
  - Inadequate greenspace for FSC
  - Minimal room for future expansion



## Concept 2 – Phased Rebuild

- Considerations:
  - Construction costs ~ \$ 14M
  - Parking/Storm water \$ 400k/ uncertain
  - Greenspace
  - Security \$ 100k
  - 50% rule nearing
- “Phased” indicates future project
  - Full buildout ~ \$40M

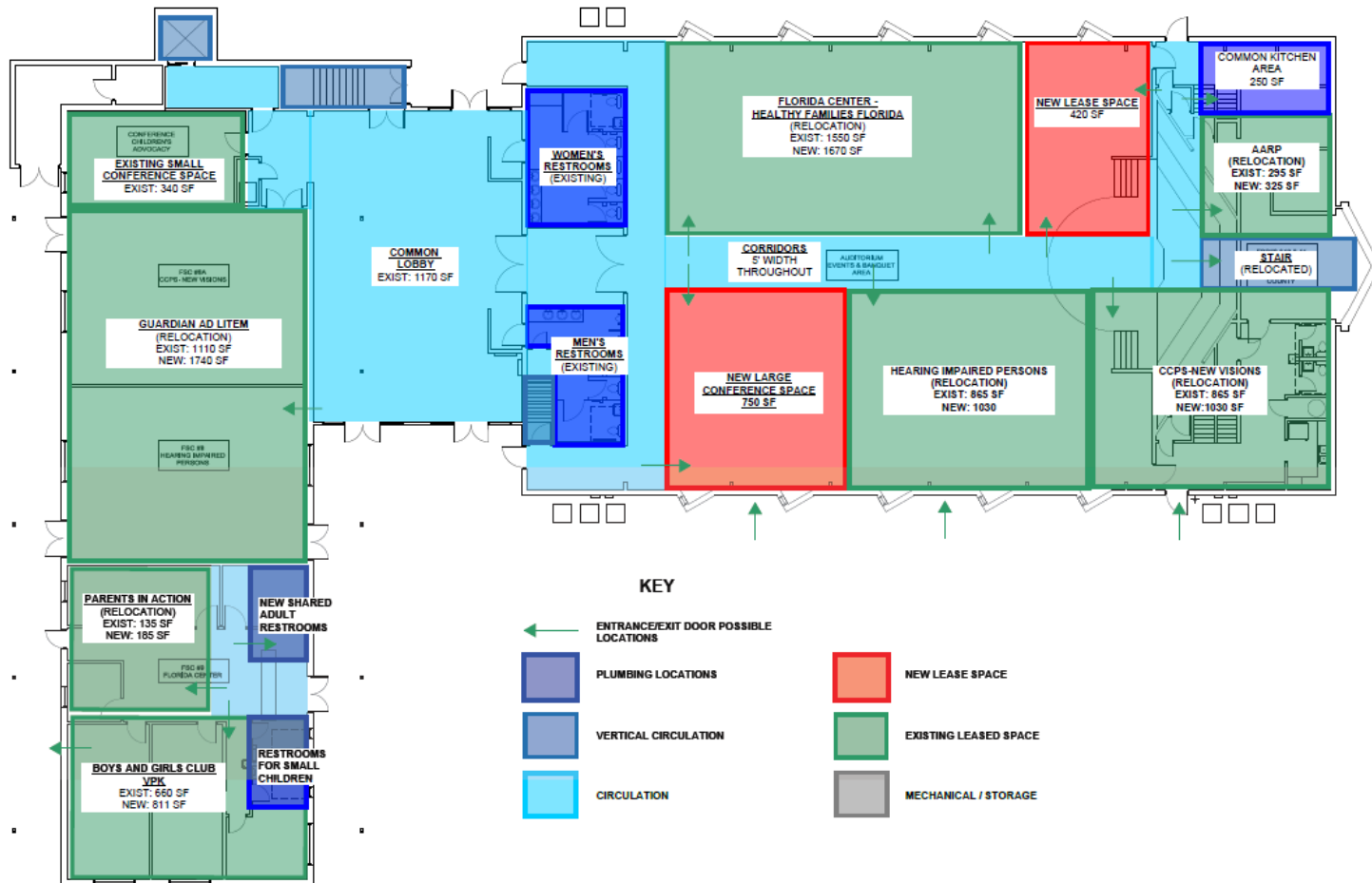


# Concept 3 – The FSC Remodel

- Renovate and Expand FSC facility
  - Redesign and modernize current structure
  - Construct expansion space



# Concept 3 – The FSC Remodel





## Concept 3 – The FSC Remodel

- **Benefits:**
  - Satisfies space needs (office, flex, green, etc)
  - Opportunities for inter-generational programming
  - Lowest cost per square foot
  - Earliest project delivery
- **Shortfalls:**
  - Interruption of services during construction
  - Does not create integrated “campus”
  - Unknown envelope integrity





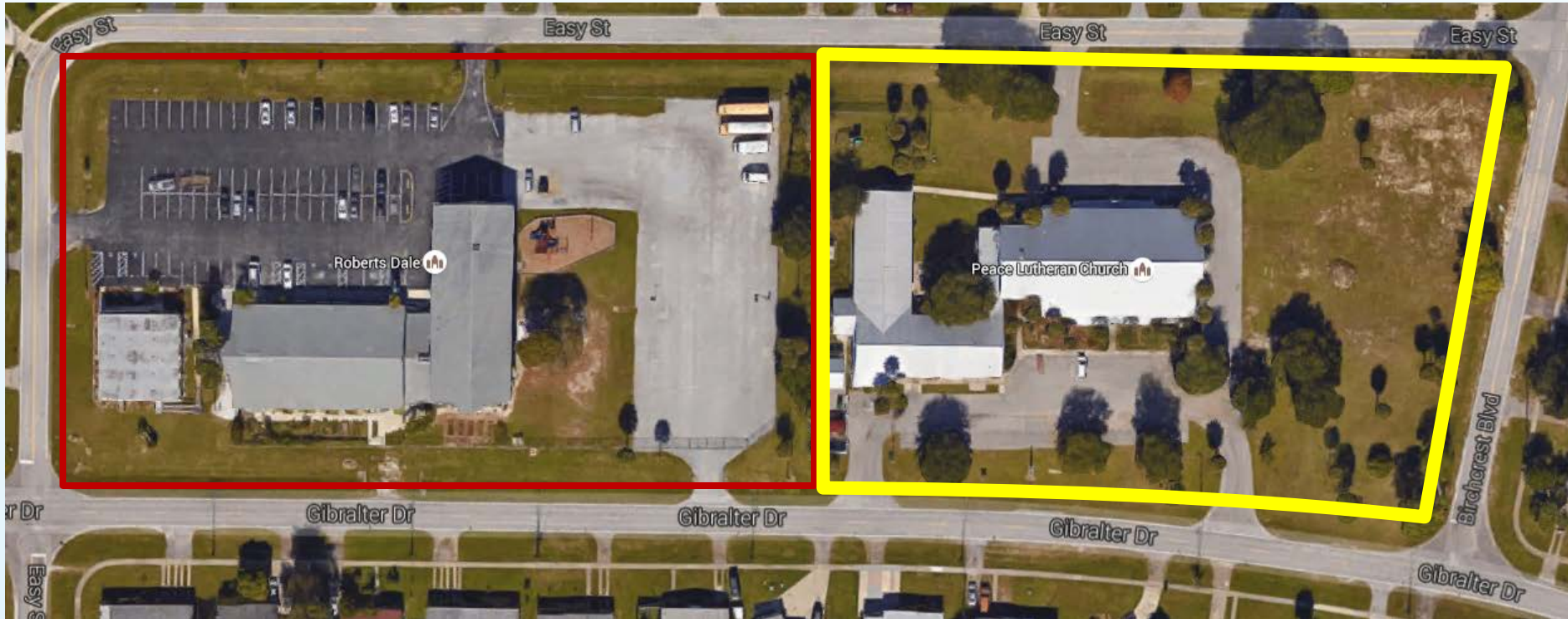
# Concept 4 – The FSC Campus

- Create campus at Gibraltar property
  - Purchase adjacent property
  - Master Plan the 6 ½ acres for new FSC, park space, and next-generation Cultural Center



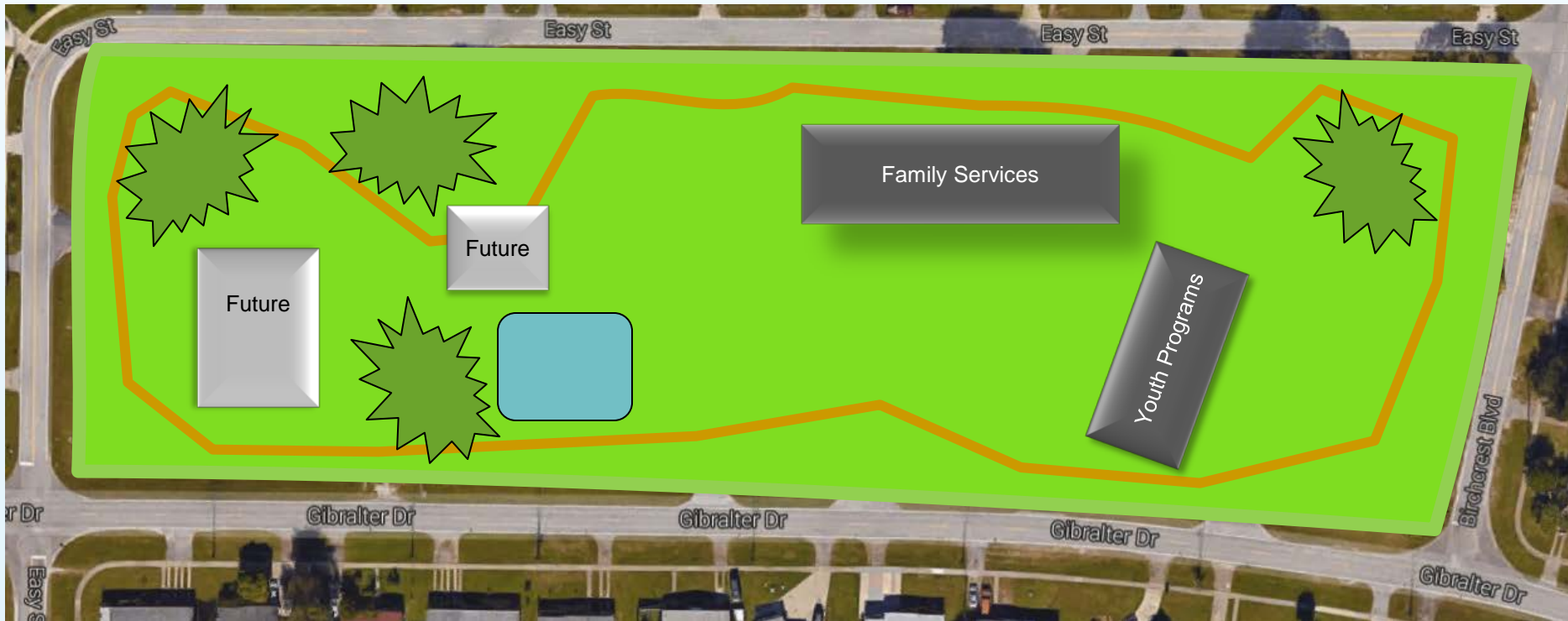


# Concept 4 – The FSC Campus





# Concept 4 – The FSC Campus





# Concept 4 – The FSC Campus

- Benefits:
  - Satisfies space needs (office, flex, green, etc)
  - Creates campus for *future* Cultural programming
  - Provides options for growth and use
  - Opportunity for neighborhood enhancement
- Shortfalls:
  - Connectivity, traffic impacts
  - Limited to 6 ½ acres



# Concept 4 – The FSC Campus

- Considerations:
  - Land acquisition\*/demo ~ \$100\*k / \$300k
  - Construction costs ~ \$10M
  - Context-sensitive design
  - Full parcel development ~ \$500k



# Concept Score Card

1.) The Tower

2.) The Phased Rebuild

3.) FSC Remodel

4.) FSC Campus



# Conclusion

- Family Services Center facility needs are valid
- All concepts provide significant improvement for the FSC and tenants
- Concepts have tradeoffs in cost, time, impacts
  
- Staff will seek direction at April 12<sup>th</sup> BCC Meeting