

DEPARTMENT OF PUBLIC WORKS

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Farhad Mansourian, RCE

 Director

March 24, 2009

Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Status Report on Completion of the
Marin County Health & Wellness Campus
County Project No. CAP-90501

Dear Board Members:

RECOMMENDATION: Accept Report

SUMMARY: On August 15, 2006 your Board approved the purchase of five buildings on Kerner Boulevard in San Rafael. In addition, your Board also authorized agreements with Seagate SRBC Associates LLC to manage and complete the renovations, including design and construction, of the improvements.

The construction operation which began in the spring of 2007 has recently been completed by Seagate SRBC Associates. This complex project required the expertise of a number of design professionals to bring it to successful completion. All five buildings were designed and constructed to meet current accessibility standards as well as compliance with the sustainability goals set forward by your Board.

In May 2008 phase 1 of the project was completed and 60 employees were moved into the following buildings:

- **Building #3270 Kerner** – Adult Mental Health Services, including the County's Mental Health Clinic and Support and Treatment After Release (STAR) Program. Buckelew Employment and Training and the Community Action Marin (CAM) programs will also offer services in this building.
- **Building #3230 Kerner** – Children's Mental Health Services

In October 2008, Phase 2 of the project was completed and 230 employees were moved into the remaining three buildings.

- **Building #3240 Kerner** – Reception/visitor area and training rooms, as well as HHS Billing and Eligibility Services, and Public Health Administration and Case Management
- **Building #3250 Kerner** – Women, Infant & Children's (WIC) Program, Youth & Family Services Program, and campus management services, such as Information Services and Technology (IST) and Building Maintenance.
- **Building #3260 Kerner** – Public Health Clinic, including Women's Health Services, Immunization & Traveler's Clinic, Sexually Transmitted Diseases/ Tuberculosis (STD/TB) Clinic and the Human Immunodeficiency Virus (HIV) Specialty Clinic.

The project design goals were achieved through careful design and attention to detail during construction to make the campus a:

- Sustainable facility meeting Gold Level Leadership in Energy and Environmental Design (LEED) certification
- Welcoming, family-friendly environment for all residents of Marin
- An accessible environment where health, prevention and support services are offered to the County's residents

Actual Gold LEED certification has been applied for but not yet received. This project meets the gold LEED standard through the following green aspects of the project.

Sustainable Site Development – Reuse of existing buildings, close proximity to client base

Water and Energy Efficiency –Water efficient landscaping, irrigation and plumbing, energy efficient design, exceeding Title 24 code by 33%, renewable energy, solar hot water systems and photovoltaic array

Materials and Resources – Recycled construction waste by 75% diversion of materials from the landfill.

Indoor Environmental Quality –Insured indoor air quality through use of low-emitting adhesives, sealants, paints and coatings, and composite wood products

This project qualified for PG & E's Savings by Design program and the project has been awarded \$144,415.00. An additional rebate of approximately \$102,000.00 has been reserved for the solar photovoltaic array through the California Solar Initiative.

On November 14, 2006 your Board approved the purchase of another building at 3110 Kerner Boulevard. This building has been renovated by the Marin Community Clinic (MCC) and is currently occupied by MCC under a long term lease. MCC completed

renovations to the building under a separate contract and began providing services to the community in June 2008.

FISCAL IMPACT: The project was completed on time and under budget for a total cost of \$62,260,262. This cost includes all construction costs, architecture & engineering and other consultant costs, management fees, permit fees and utilities, furniture, fixture, equipment, real estate purchase, and other miscellaneous costs. The majority of this project was funded by the Tobacco Securitization Funds along with other funding sources.

REVIEWED BY:	<input type="checkbox"/> Auditor-Controller	<input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> County Counsel	<input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Human Resources	<input checked="" type="checkbox"/> N/A

Respectfully submitted,



Saaïd Fakhrazadeh
Assistant Director

c: Matthew H. Hymel, County Administrator
Farhad Mansourian, Director of Public Works
Larry Meredith Ph.D., Director of Health and Human Services
David Speer, County Administrators Office

FPD.