

**EMERGENCY RELIEF SHELTER PROJECT (BU 1774)**  
**McCormack Hall - Reroofing and Structural Stabilization**  
**900 Fairgrounds Drive in Vallejo, CA**

**Facility Options Evaluation**

OPTION	DESCRIPTION	EST. COST	EST. SCHEDULE	EST. SERVICE LIFE	CODE COMPLIANCE	OPERATIONAL IMPACTS	PROS	CONS	KEY CONSIDERATIONS
<b>A – Reroof &amp; Structural Stabilization</b> <b>(RECOMMENDED)</b>	Replace roof and repair structural deterioration	~\$3.5M	6–9 months	~20-25 years (building envelope)	Partial	Short construction disruption	<ul style="list-style-type: none"> <li>• Lowest immediate capital investment</li> <li>• Fastest implementation timeline</li> <li>• Addresses active roof leaks and structural deterioration</li> <li>• Maintains building availability for events and emergency sheltering</li> </ul>	<ul style="list-style-type: none"> <li>• Does not address all building system deficiencies</li> <li>• Some future upgrades may still be needed</li> </ul>	<ul style="list-style-type: none"> <li>• Most feasible option to complete within the ARPA expenditure deadline of December 2026</li> <li>• Stabilizes the facility while preserving flexibility for future Fairgrounds planning decisions</li> </ul>
B – Modernize Existing Building	Upgrade major building systems (HVAC, electrical, accessibility, etc.)	~\$14M	2–3 years	~20 years	Moderate–High	Major construction disruption	<ul style="list-style-type: none"> <li>• Addresses aging building systems</li> <li>• Improves code compliance and operational functionality</li> </ul>	<ul style="list-style-type: none"> <li>• Major capital investment required</li> <li>• Longer construction timeline</li> </ul>	<ul style="list-style-type: none"> <li>• Unlikely to be completed within ARPA expenditure timelines</li> <li>• Requires identification of substantial additional funding sources</li> </ul>
C – Replace Facility with New Building	Construct a new assembly/emergency shelter facility	~\$20M	2–3 years	~40–50 years	Full	Major disruption and potential relocation of events	<ul style="list-style-type: none"> <li>• Fully modern facility with code compliance</li> <li>• Extends building life</li> </ul>	<ul style="list-style-type: none"> <li>• Highest capital cost</li> <li>• Extended planning and design timeline</li> </ul>	<ul style="list-style-type: none"> <li>• May not align with ARPA project scope depending on final design and timing</li> <li>• Requires major capital commitment and long-term planning decision</li> <li>• Requires evaluation of an appropriate location and coordination with potential future Fairgrounds development planning</li> </ul>
D – Temporary / Interim Facility	Install temporary structure while evaluating long-term options	TBD	TBD	~10–15 years	Full	Temporary relocation of events	<ul style="list-style-type: none"> <li>• Provides interim facility if existing building is demolished</li> <li>• Allows flexibility for future planning</li> </ul>	<ul style="list-style-type: none"> <li>• Temporary structure only; interior build-out required</li> <li>• Additional costs for building systems, restrooms, utilities, and site improvements</li> </ul>	<ul style="list-style-type: none"> <li>• May not align with ARPA project scope depending on final design and timing</li> <li>• Total project cost would depend on interior build-out and supporting infrastructure needed to make the facility operational</li> <li>• Requires evaluation of an appropriate location and coordination with potential future Fairgrounds development planning</li> </ul>
E – Redirect ARPA Funding to Expo Hall	Shift remaining ARPA funds to improvements Expo Hall, which is similar in building size as McCormack Hall (both ~22,000 sf)	~\$500K	By ARPA deadline	Varies by project	Partial	Depends on improvements required	<ul style="list-style-type: none"> <li>• May support large gatherings or shelter operations</li> <li>• May allow upgrades to Expo Hall</li> <li>• Lower immediate project cost</li> </ul>	<ul style="list-style-type: none"> <li>• Does not address McCormack Hall roof issues</li> <li>• Expo Hall requires evaluation of facility condition and required upgrades</li> </ul>	<ul style="list-style-type: none"> <li>• Additional analysis required to determine scope, eligibility, and whether improvements could be completed before the ARPA expenditure deadline of December 2026</li> <li>• Loss of potential emergency shelter capacity at McCormack Hall</li> </ul>