



## Legislation Text

**File #:** 14-0717, **Version:** 1

Review proposed Campus Master Planning process Scope of Work and Direct General Services to prepare an updated Campus Master Plan for the Downtown Fairfield Government Center, the Beck Avenue Campus, and the Claybank Campus; and Authorize General Services to proceed with soliciting a consultant to support a Comprehensive Master Planning process for all three campuses

Published Notice Required? Yes  No   
Public Hearing Required? Yes  No

### **DEPARTMENTAL RECOMMENDATION:**

The Department of General Services recommends that the Board of Supervisors review proposed Campus Master Planning process Scope of Work and direct General Services to prepare an updated Campus Master Plan for the Downtown Fairfield Government Center, the Beck Avenue Campus, and the Claybank Campus; and authorize General Services to proceed with soliciting a consultant to support a Comprehensive Master Planning process for all three campuses.

### **SUMMARY:**

Campus Master Planning efforts for Downtown Fairfield Government Center, the Beck Avenue Campus, and Claybank Campus were completed as part of separate efforts between 1999 and 2003. To plan for the next stage of County development at these locations, updated Comprehensive Master Plans are needed, consisting of a Needs Assessment/Land Use Study/Master Plan for each Campus. General Services is recommending that this effort be expanded to include a Comprehensive Master Plan of three County Campuses in Fairfield.

### **FINANCIAL IMPACT:**

Funding in the amount of \$80,000 to perform a Land Use Study at the Beck Avenue Campus was included in the FY2014/15 Adopted Accumulated Capital Outlay Budget. Additional funds will be needed to support a Comprehensive Master Planning process for all three County campuses. If authorized to proceed with the Comprehensive Master Planning process, General Services, after further refinement of the scope of work, will include a request for additional funding for consideration by the Board as part of a future budget action in the current fiscal year.

### **DISCUSSION:**

The proposed Comprehensive Master Planning process will provide a strategic land use framework for the three County campuses in Fairfield to guide future development and adaptive use based upon the needs of the County with input from potential partners and stakeholders. This approach will provide an opportunity to:

1. Document Future County Program and Space Needs
2. Define Development Options to Optimize Land Use
3. Centralize County Services (if appropriate) to Improve Service Delivery
4. Strengthen Multi-departmental Interrelationships and Interdepartmental Efficiencies
5. Relocate Ongoing Programs to County-owned Facilities where Feasible/Appropriate

6. Explore Public/Private Partnerships
7. Coordinate with Local Agencies to Identify Economic Opportunities

In addition, the Comprehensive Master Planning process will serve as the primary planning document to guide management and future development of the County's real estate assets at these locations. The proposed Comprehensive Master Planning scope of work is described in Attachment A.

#### *Downtown Fairfield Government Center*

The Downtown Fairfield Government Center is shown on Attachment B. Prior master planning efforts date back to 1999. Since that time, the County has made significant capital investments and several events have occurred that necessitate an updated master plan including:

- Construction of the CAC and Probation Buildings
- Old Courthouse Renovation
- Demolition of the Courthouse Annex
- Initiation of Campus Flood Protection Study with the Courts and City of Fairfield.

In addition, four vacant County buildings/areas are located within the Downtown Fairfield County Campus including the Former Hall of Records at 701 Texas Street, the Annex Lawn at 600 Texas Street, the Agricultural Commissioner Building at 501 Texas Street, and the lot at 625 Broadway adjacent to the PG&E substation.

The Comprehensive Master Planning process for the Downtown Fairfield County Campus will define and assess County needs, identify possible public/private partnerships, and advance economic development opportunities. The City of Fairfield is in the process of updating its Downtown Specific Plan ("Heart of Fairfield" study), which will provide a unique opportunity for the County and the City to collaborate in advancing mutually beneficial land use, planning, and economic development goals for the Downtown Fairfield County area.

#### *Beck Avenue Campus*

The Beck Avenue Campus is shown on Attachment C. Prior master planning efforts date back to 2003. The current goal of the Land Use Study and Master Planning process for this Campus is to identify County needs and the development potential of the site to support future County programs and services. Future expansion and development of the Beck Avenue Campus could accommodate relocation of the Department of Child Support Services and the Health & Social Services Department from leased space into County-owned space, which is consistent with the space consolidation principles previously endorsed by the Board. In addition, the Land Use Study and Comprehensive Master Planning Process will determine if other County programs can be accommodated at the site, including the Probation Department's Center for Positive Change.

#### *Claybank Campus*

The Claybank Campus is comprised of 37 acres and includes the County's Detention and Animal Care facilities (Attachment D) as well as the area currently leased to the Fairfield Unified School District for its use as a bus yard. Prior master planning efforts date back to 2003. The goal of this land use study is to assess future needs of the Sheriff's Office and other stakeholders to develop a Master Plan that will provide a cohesive, consolidated, and optimized campus development plan to accommodate future growth. The Claybank Campus could potentially be the site for a future consolidated County Corporation Yard/Fleet Services Center. In addition, the Claybank Campus could potentially accommodate relocation and expansion of the County's Emergency Operations and a Regional Dispatch Center.

If authorized by the Board, General Services will issue a Request for Qualifications to identify firms to support the master planning services at all three County campuses.

**ALTERNATIVES:**

1. The Board could choose not to authorize General Services to prepare updated Campus Master Plans for the Downtown Fairfield Government Center, the Beck Avenue Campus, and the Claybank Campus. This action is not recommended since past master planning efforts are outdated and a new Comprehensive Master Planning process is needed to identify future land use potential at the three County campuses in Fairfield.
2. The Board could elect not to authorize General Services to proceed with soliciting a consultant to support a Comprehensive Master Planning process for all three campuses. This action is not recommended because a competitive solicitation of qualified firms is necessary to support the Comprehensive Master Planning process.

**OTHER AGENCY INVOLVEMENT:**

The County Administrator provided guidance regarding potential uses at each campus location. The Sheriff's Office, Probation, and the Department of Health & Social Services have been informed of the need for an updated Comprehensive Master Planning process and the Department of Child Support Services has participated in a preliminary space needs assessment to determine the feasibility of relocating to a new facility.

**CAO RECOMMENDATION:**

APPROVE DEPARTMENTAL RECOMMENDATION