

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
A – Reroof & Structural Stabilization (RECOMMENDED)	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"> • Lowest immediate capital investment • Fastest implementation timeline • Addresses active roof leaks and structural deterioration • Maintains building availability for events and emergency sheltering 	<ul style="list-style-type: none"> • Does not address all building system deficiencies • Some future upgrades may still be needed 	<ul style="list-style-type: none"> • Most feasible option to complete within the ARPA expenditure deadline of December 2026 • Stabilizes the facility while preserving flexibility for future Fairgrounds planning decisions
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"> • Addresses aging building systems • Improves code compliance and operational functionality 	<ul style="list-style-type: none"> • Major capital investment required • Longer construction timeline 	<ul style="list-style-type: none"> • Unlikely to be completed within ARPA expenditure timelines • Requires identification of substantial additional funding sources
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"> • Fully modern facility with code compliance • Extends building life 	<ul style="list-style-type: none"> • Highest capital cost • Extended planning and design timeline 	<ul style="list-style-type: none"> • May not align with ARPA project scope depending on final design and timing • Requires major capital commitment and long-term planning decision • Requires evaluation of an appropriate location and coordination with potential future Fairgrounds development planning
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"> • Provides interim facility if existing building is demolished • Allows flexibility for future planning 	<ul style="list-style-type: none"> • Temporary structure only; interior build-out required • Additional costs for building systems, restrooms, utilities, and site improvements 	<ul style="list-style-type: none"> • May not align with ARPA project scope depending on final design and timing • Total project cost would depend on interior build-out and supporting infrastructure needed to make the facility operational • Requires evaluation of an appropriate location and coordination with potential future Fairgrounds development planning
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"> • May support large gatherings or shelter operations • May allow upgrades to Expo Hall • Lower immediate project cost 	<ul style="list-style-type: none"> • Does not address McCormack Hall roof issues • Expo Hall requires evaluation of facility condition and required upgrades 	<ul style="list-style-type: none"> • Additional analysis required to determine scope, eligibility, and whether improvements could be completed before the ARPA expenditure deadline of December 2026 • Loss of potential emergency shelter capacity at McCormack Hall