NDRC Project Sheet
Project: Groveland Evacuation Shelter/Community Center

1. **Agency/Organization Project Sponsor:** Tuolumne County

2. **Project Contact-** Maureen Frank, County Administrator's Office, mfrank@co.tuolumne.ca.us

3. **Scope of Proposed Project-** See Attached project scope

4. **Agency/Organizations involved in Project and Role:**

- **Groveland Community Service District-** Donation of the property and assist with the utility hook-ups
- **Southside Senior Services-** Assist in the operations of the facility and coordinate activities
- **Amador Tuolumne County Community Action Agency-** Operations of a Head Start Program for young children and infants.
- **County-** Construction Management and Project oversight
- **Architects, Consultants, Contractors and Construction Management-** Design and construction

5. **List Measure(s) of Project Accomplishments/Expected Outcomes:**

- Review existing facility Programming Document to validate information
- Conduct necessary additional environmental review and permits
- Hire architect to develop schematic design for facility and then full plans and specifications
- Hire construction manager to conduct value engineering and then assist with construction oversight
- Bid project and hire a contractor and related consultants to construct the Groveland Evacuation Shelter/Community Center
- Move into the new facility

* It is anticipated that it will take 23 months from time of award of funds to complete this project.

- **Expected Outcome**: To construct an efficient and effective 37,986 sq. ft. Groveland Evacuation Shelter/Community Center that is designed and built with best practices both in regards to the design and the operations of the facility.

6. **How does this Project meet Resilient Recovery Objectives?:**
As outlined in the project scope, during the Rim Fire or any other emergency event, there are no viable shelters for the residents and visitors of the Groveland and Big Oak Flat to go. Also it was

extremely difficult to house and feed all of the first responders who came to the area to assist with the fire fight.

On a day-to-day basis, the Groveland Emergency Shelter/ Community Center will provide services to two of the most vulnerable populations, the elderly and the very young. The Southside Senior Services already provide a limited meals-on-wheels type program in the community. In this new facility, they will be able to accommodate many more people. Southside Senior Services are also willing to host classes and schedule presentation for various types for the community. Amador Tuolumne County Community Action Agency will be implementing a Head Start Program at this facility. Currently there is no Head Start or pre-school type programs in this area.

7. **What is the target are for this Project:**
The residents of Groveland and Big Oak Flat will directly benefit from this Emergency Shelter/ Community Center. Indirectly, it will also benefit visitors and first responders who come to the community.

8. **Has the project undergone Environmental Review? If yes, what stage is it in?**
No. This would need to be the first item to be worked on once funds have been received.

9. **NDRC Application Budget Request-$21,041,288.** A detailed budget sheet is attached

10. **What guarantees are in place to insure the success of implementing this project?**
The County has experience in both designing and constructing large essential services type facilities like the Groveland Shelter/Community Center. We have a proven track record of working with various construction related firms and understand the contracting code and regulations. The County also has successfully completed several CDBG related constructions projects over the past 20 years.

11. **How will this project be sustainable after implementation?**
The County is committed to the on-going maintenance for the life of this facility. Also Southside Senior Services and Amador Tuolumne County Action Agency have committed to providing service at this facility and will assist during times of emergency.

Tuolumne County Public Safety Complex
Programming Document

0.0 PROGRAM AREA SUMMARY & COSTS

	Area Summary	SF			
1.2	Groveland	25,686			
	TOTAL AREA	**25,686**			

Project Costs

1	Construction Cost	$9,118,637	$355	Jul-15	
2	Site	$2,750,000	$55	50,000	(Site Area SF)
		$11,868,637			
3	Escalation	$1,794,538	0.42%	X 36	Months
		$13,663,174			
4	Construction Contingency	$1,366,317	10.00%		
5	Location Factor	$546,527	4.00%		
6	Soft Cost	$4,782,111	35.00%		
7	FF&E	$683,159	5.00%		
	TOTAL PROJECT COST	**$21,041,288.48**			

1 *Labor and Materials, OH&P, Design Contingency*
2 *Clear & grub, paving; Site drainage, water & electrical, paving, canopy*
3 *Escalation: to midpoint of construction (3.0 years)*
4 *Construction Contingency - Change Orders*
5 *Geographical Area where the work is Bid*
6 *AE, CM. Testing, Inspection, Permits, Plan Check, Utility Connection Fees*
7 *Furniture, fixture, & equipment*

NDRC Project Proposal
Project Name: Groveland Evacuation Shelter/Community Center

Groveland/Big Oak Flat is home to approximately 3,388 people. This community also serves as one of the Gateways to Yosemite National Park and thus receives over 60,000 visitors a year. During the Rim Fire, the communities of Groveland and Big Oak Flat were severally impacted by both the potential of the wildland fire encroaching on their community and by the numerous fire and law enforcement personnel who were housed in the various parks, ballfields and at the County Airpark. The County was able to open up a very limited shelter at the Groveland Community Hall but it basically was only able to be utilized as a briefing/community information exchange facility due to facility constraints. Residents who were evacuated either went to Sonora Fairgrounds, 40 miles away or stayed with relatives/friends out of the area. It is hard enough to be asked to evacuate your home but then to have to be so far away makes it even more challenging.

The County in partnership with Groveland Community Service District, Southside Senior Service, and Amador Tuolumne Community Action Agency are proposing to build an evacuation/community center complex on donated land. This complex is situated off of Ferretti Road near downtown Groveland. On a segment of this property, we are proposing the following:

- **Emergency Shelter** - 14,661 sq.ft. building would be built to essential services standards and utilize green stainable building practices. This building will contain a large open multi-purpose room that could shelter 250 people with several smaller multi-purpose rooms off this main area. Some of these multi-purpose rooms will be utilized for a Head Start program for both young children and infants. It will have: men's and women's bathroom/shower facilities, commercial kitchen, laundry room, storage areas and small playground area. This facility would also contain wifi capabilities and back-up generator.
- **Cover Patio/ Outdoor Play Area**- 12,300sq.ft. facility that would be built adjacent to the emergency shelter. The covered patio would contain lights for nighttime operations and electrical outlets and water taps. Play area for the Head Start Program.
- **Animal Emergency Shelter** – 10,035 sq.ft. building that would encompass the following: kennels for both dogs and cats, dog runs, bathing area, refrigerator, counters and plenty of storage.
- **Parking Lot**- Construction of as parking lot that will accommodate 150 vehicles and 30 RV hook-ups
- **Access Road**- Construction of a two lane road that connects Ferretti Road with Flint Road plus associated road improvements to Ferretti Road.

  During the time when it was not open as a shelter, the community would be able to utilize this facility for training sessions, Head Start children and infant center, exercise classes, group/community meetings and events.

Project Schedule

Assuming commencement of the project as soon as funds awarded

• Complete Environmental Review Process	January – July 2016
• Hire Architect and Finalize Plans and Specification	January – August 2016
• Plan Review, Permits Obtained, and Bid Project	September– January 2017
• Construction of Facilities	March – September 2017
• Purchase and Install Equipment	September – October 2017
• Open for Operation	November 2017

- It is estimated that this project will take a total of 23 months to complete

Project Budget

Detailed project budget is attached.