

# Willard-Sherwood Health and Community Center

Project Status – February 9, 2023



# Agenda

- **Project Overview**
- **Community Engagement**
- **Design Concepts**
- **Budget**
- **Schedule & Next steps**



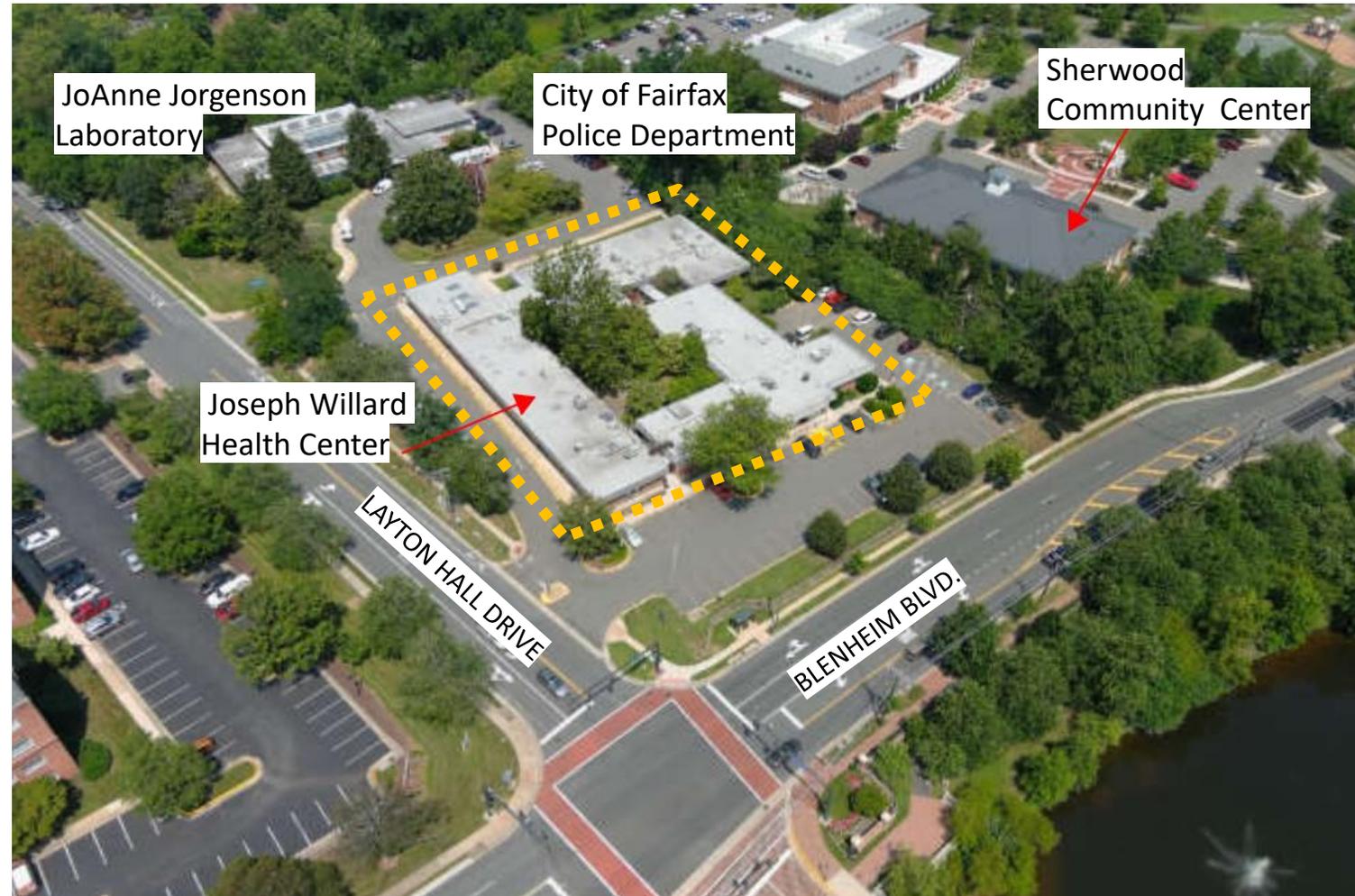
# Project Overview

## Project Goals :

- Facility to incorporate programs & services from County's Health Department  
County's Office for Children  
City's Parks & Recreation Department
- Improves ingress / egress & site circulation
- Health, wellness, fitness & childcare on one campus
- Benefits County and City residents
- LEED Gold certification
- Net Zero energy
- All-Electric Building Systems & Equipment

## Scope :

- Demolition of Joseph Willard Health Center
- New 99,000 SF Health & Community Center building  
County programs = Approx. 57,400 SF  
City programs = Approx. 41,650 SF
- Connection to existing Sherwood Community Center
- Associated parking and site improvements



# Community Engagement

## Round 1: Jan - Feb 2022

- Two virtual events on Jan 26 & 29, 2022
- In person Drop-In event on Feb 23, 2022
- Stakeholder meetings :
  - Senior Center at Green Acres
  - Mount Cavalry Baptist Church
  - Fairfax Police Youth Club
  - Commission on the Arts
  - Nearby Churches, Schools and Homeowners' Associations
  - Board of Architecture Review
  - Parks and Recreation Advisory Board
  - Environmental Sustainability Committee

## Community Feedback

- Use of Natural light and green building features
- Accessibility for all ages, safety for seniors and children
- Multi-lingual wayfinding signage throughout site and building
- Address traffic concerns

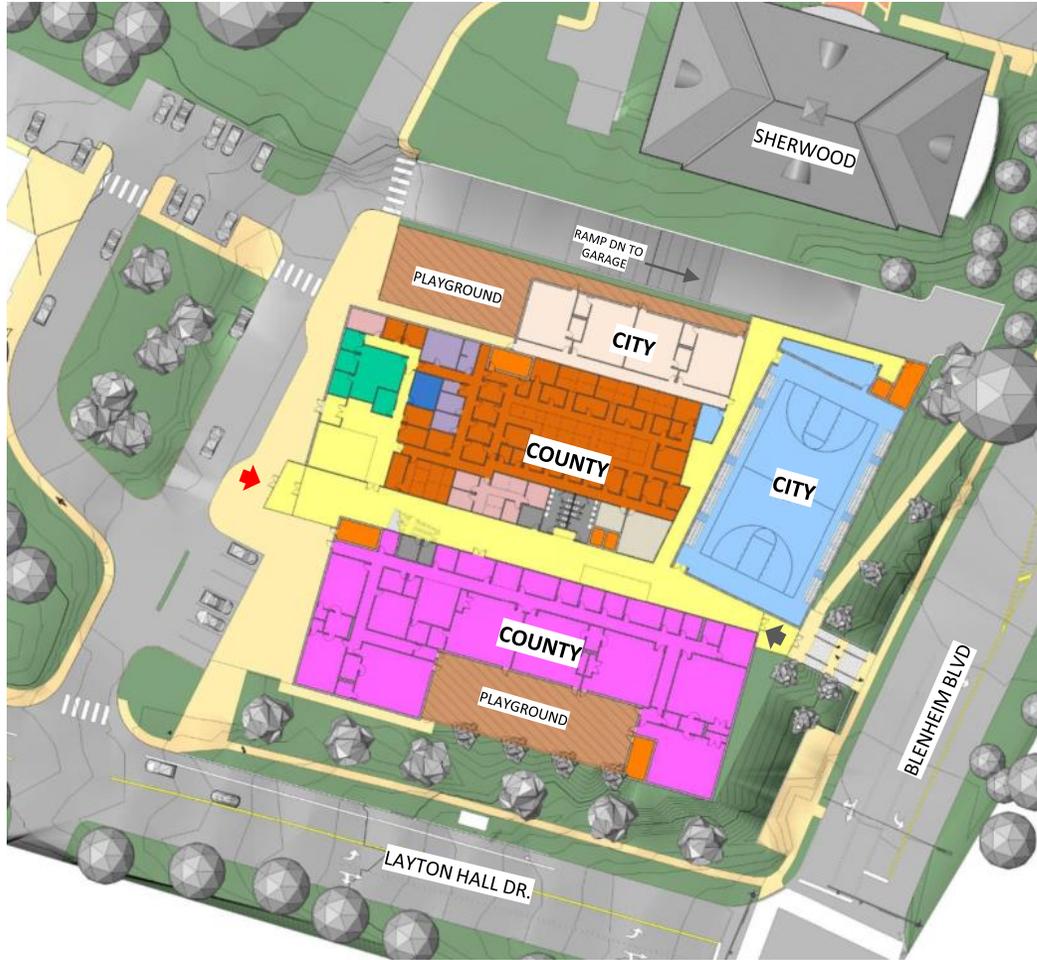
## Round 2: Nov - Jan 2023

- Virtual event on Nov 16, 2022
- In person Drop-In event on Nov 19, 2022
- Stakeholder meetings :
  - Parks and Recreation Advisory Board
  - Commission on the Arts
  - Board of Architecture Review
  - Joint PRAB and COA
  - Childcare Advisory Board

- Pedestrian and bike access with connection to surrounding transportation network
- Provide well-lit and safe parking areas
- Design spaces for visual and performing arts

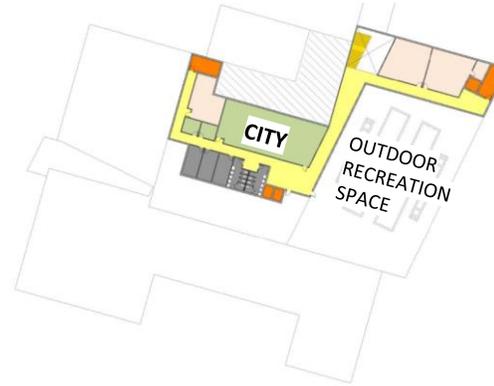


# Concept 1 (with Below-Grade Garage)



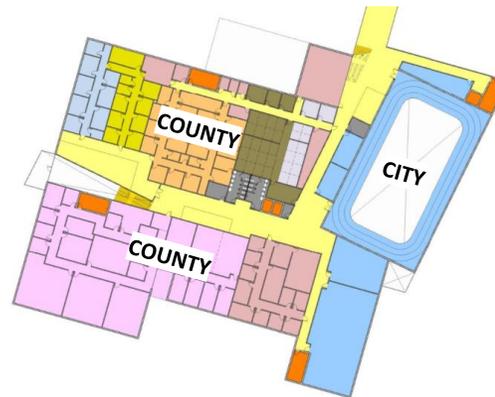
**First Floor Plan**

Floor area – 49,515 SF



**Third Floor Plan**

Floor area – 9,036 SF

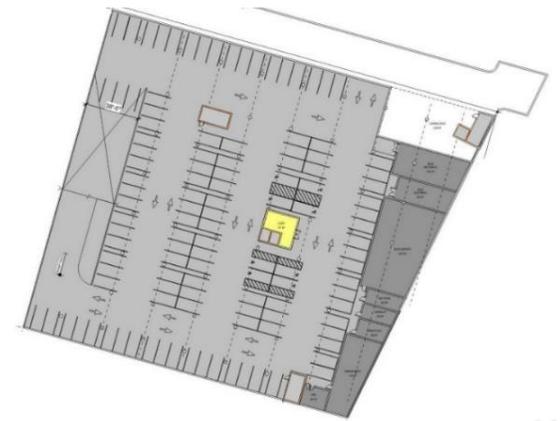


**Second Floor Plan**

Floor area – 44,237 SF



**View from Blenheim Blvd.**

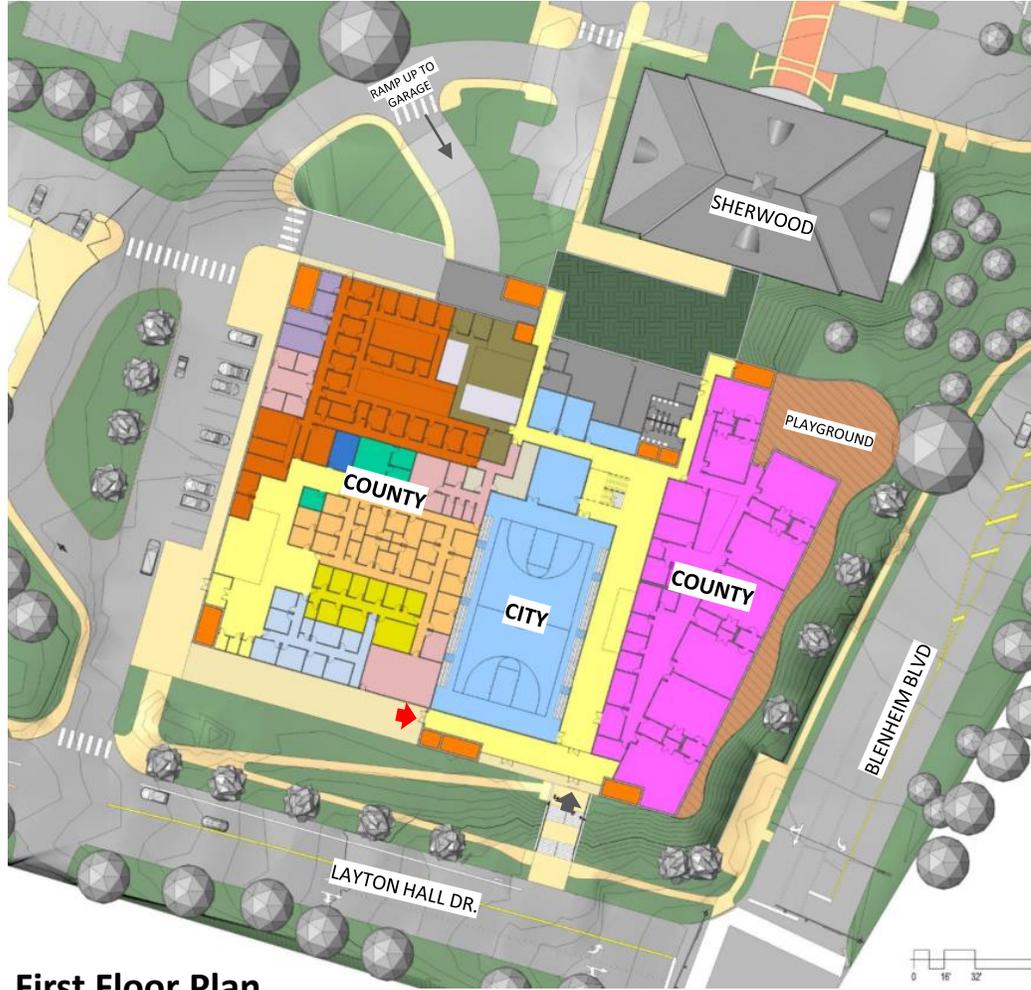


**Basement Level 1 Plan**

Floor area – 57,780 SF

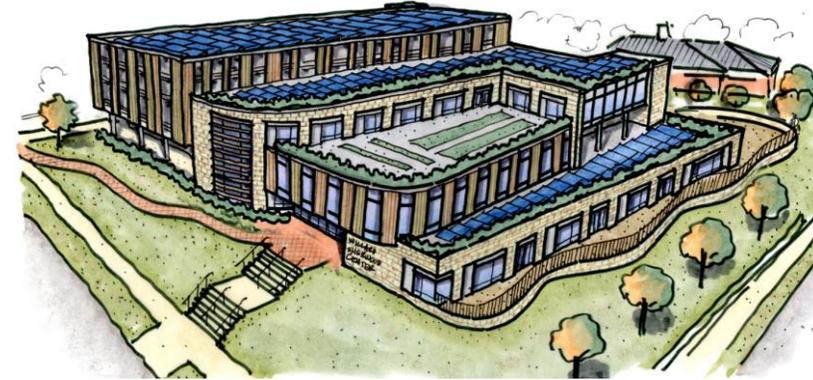


# Concept 2 (with Above-Grade Cast-in-place Garage)

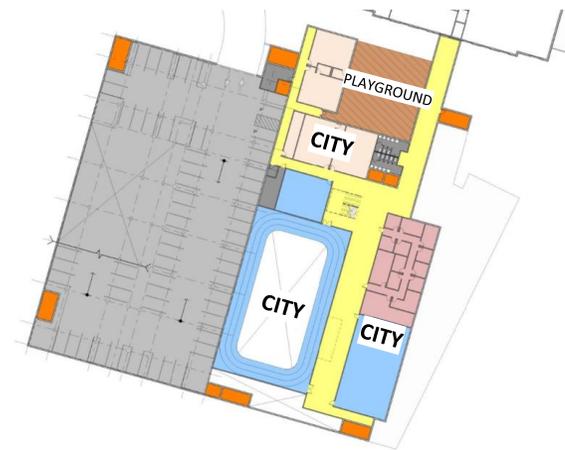


**First Floor Plan**

Floor area – 62,946 SF

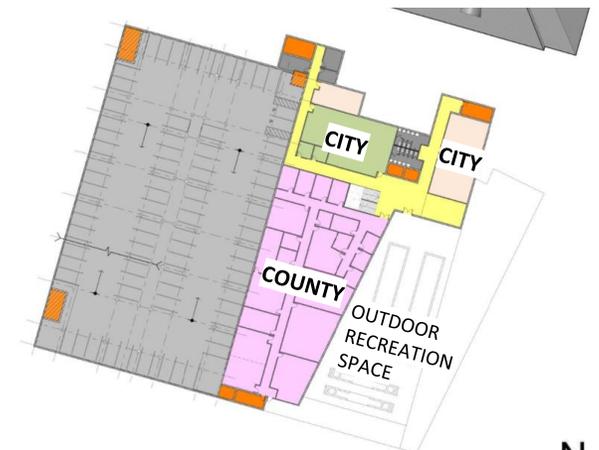


**View from Blenheim Blvd.**



**Second Floor Plan**

Floor area – 24,751 SF

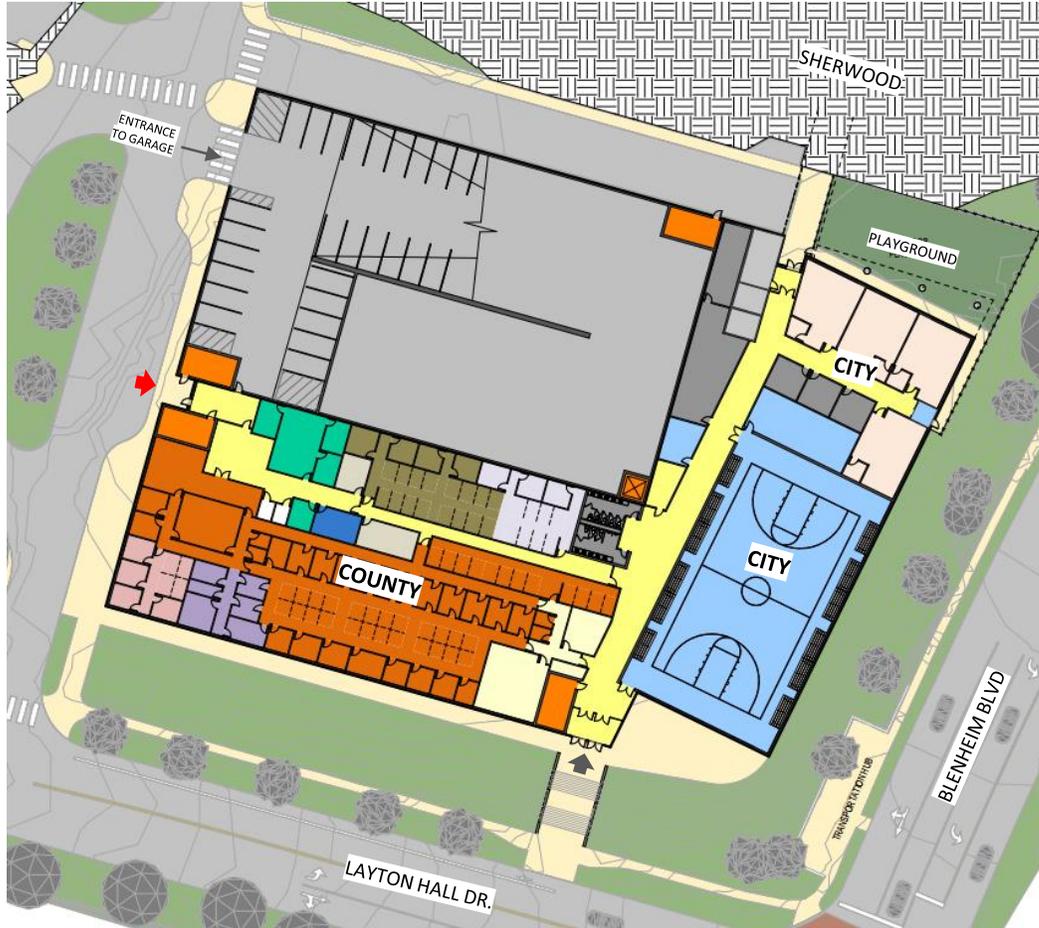


**Third Floor Plan**

Floor area – 16,957 SF

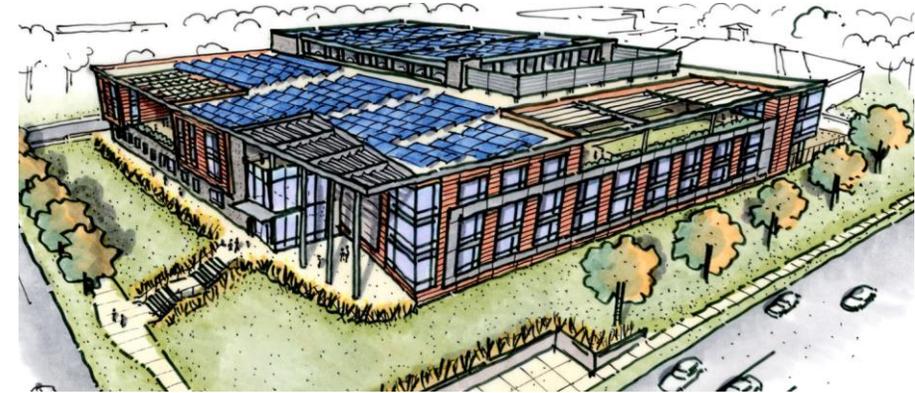


# Concept 3 (with Above-Grade Precast Garage)

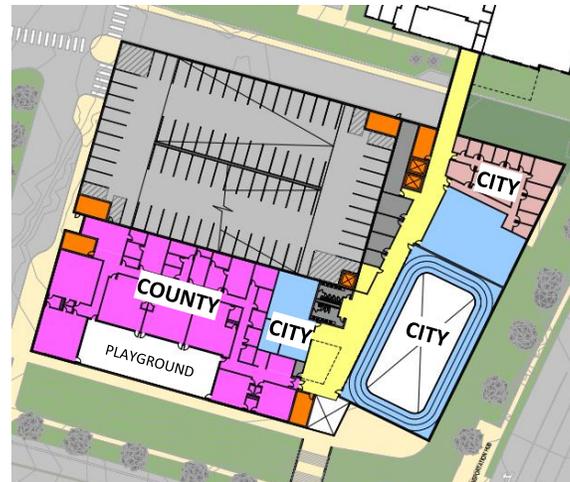


**First Floor Plan**

Floor area – 39,760 SF

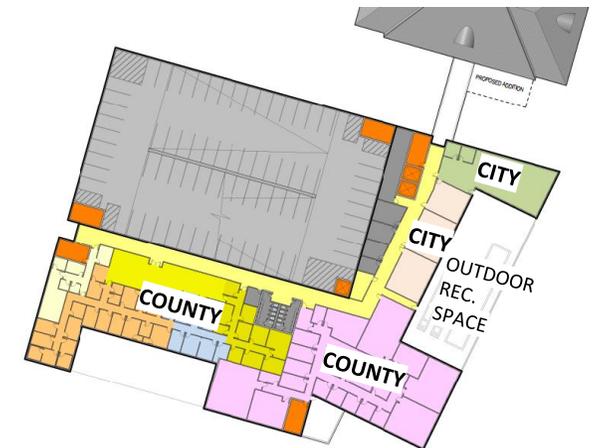


**View from Blenheim Blvd.**



**Second Floor Plan**

Floor area – 34,065 SF



**Third Floor Plan**

Floor area – 31,600 SF

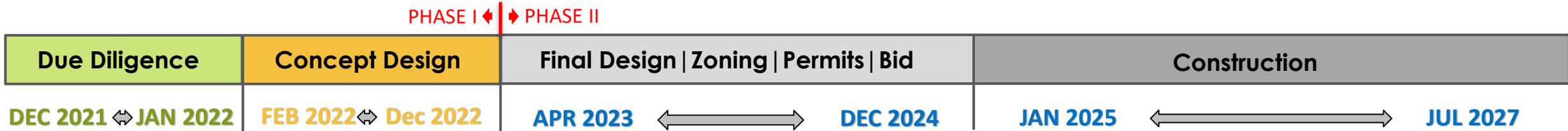


# Budget

	County	City	Total
Original Budget	\$58,000,000	\$36,246,000	\$94,246,000
Concept 1	\$73,120,000	\$50,700,000	\$123,820,000
Concept 2	\$71,263,000	\$49,357,000	\$120,620,000
Concept 3	\$68,421,000	\$47,299,000	\$115,720,000
Overage Range	\$10,421,000 to \$15,120,000	\$11,053,000 to \$14,454,000	\$21,474,000 to \$29,574,000

- Cost increase attributed to:
  - Market Escalation
  - Prevailing Wage rates
  - Sustainability goals
  - Relocation of Utilities
- Design team to continue evaluating cost reduction strategies through future phases

# Schedule & Next steps



- Final Concept selection
- Phase II AE contract negotiation and award : Feb 2023 - April 2023
- Start Schematic Design phase : April 2023
- CMAR RFP, interviews and negotiations : March 2023 – June 2023
- CMAR Contract Award : July 2023
- Next round of Community Engagement – Summer 2023