

HEALTH CARE AGENCY

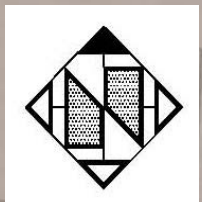
401 SOUTH TUSTIN STREET



inc.

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EXISTING SITE



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Validation Study Findings

- Licensing of the proposed project is possible for either a new or remodeled facility.
- The cost to make the existing buildings habitable would be substantial and yet still would not meet the program needs of the proposed project.
- California Environmental Quality Act (CEQA) issues are better mitigated in a new development.
- To improve drainage, the site needs to be re-graded. This can only be accomplished with a new facility.

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VALIDATION STUDY FINDINGS



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Validation Study Findings

- New utilities will be required to accommodate either scenario.
- Existing parking is inadequate and only a new facility can remedy this situation.
- Existing buildings do not meet the current seismic codes.
- Hazardous materials are prevalent in the existing facilities.
- Emergency generator can be reused.

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VALIDATION STUDY FINDINGS



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Programs

■ Crisis Residential Program

- Provides 24/7 services as an alternative to hospitalization for the acute and/or chronic mentally ill.

■ Wellness/Peer Support Program

- Provides relatively stable clients with personalized socialization, relationship building, and assistance/peer assistance with maintaining benefits, employment and educational opportunities.

■ Education and Training Program

- Provides two programs that include the Recovery Education Institute for consumer and family members who aspirer to a career in mental health and the Behavioral Health Training Department which provides training and services to its staff as well as to community agencies that partner with Behavioral Health Services.

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PROGRAMS



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Project Statistics

- Crisis Residential 7,350 S.F.
- Wellness/Peer Support Center 7,000 S.F.
- Education and Training Center 7,650 S.F.
- Maintenance 750 S.F.

Total 22,750 S.F.

- Site Acreage

2.5 Acres

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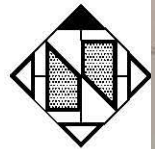
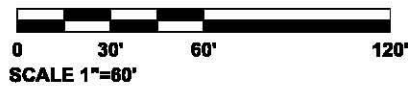
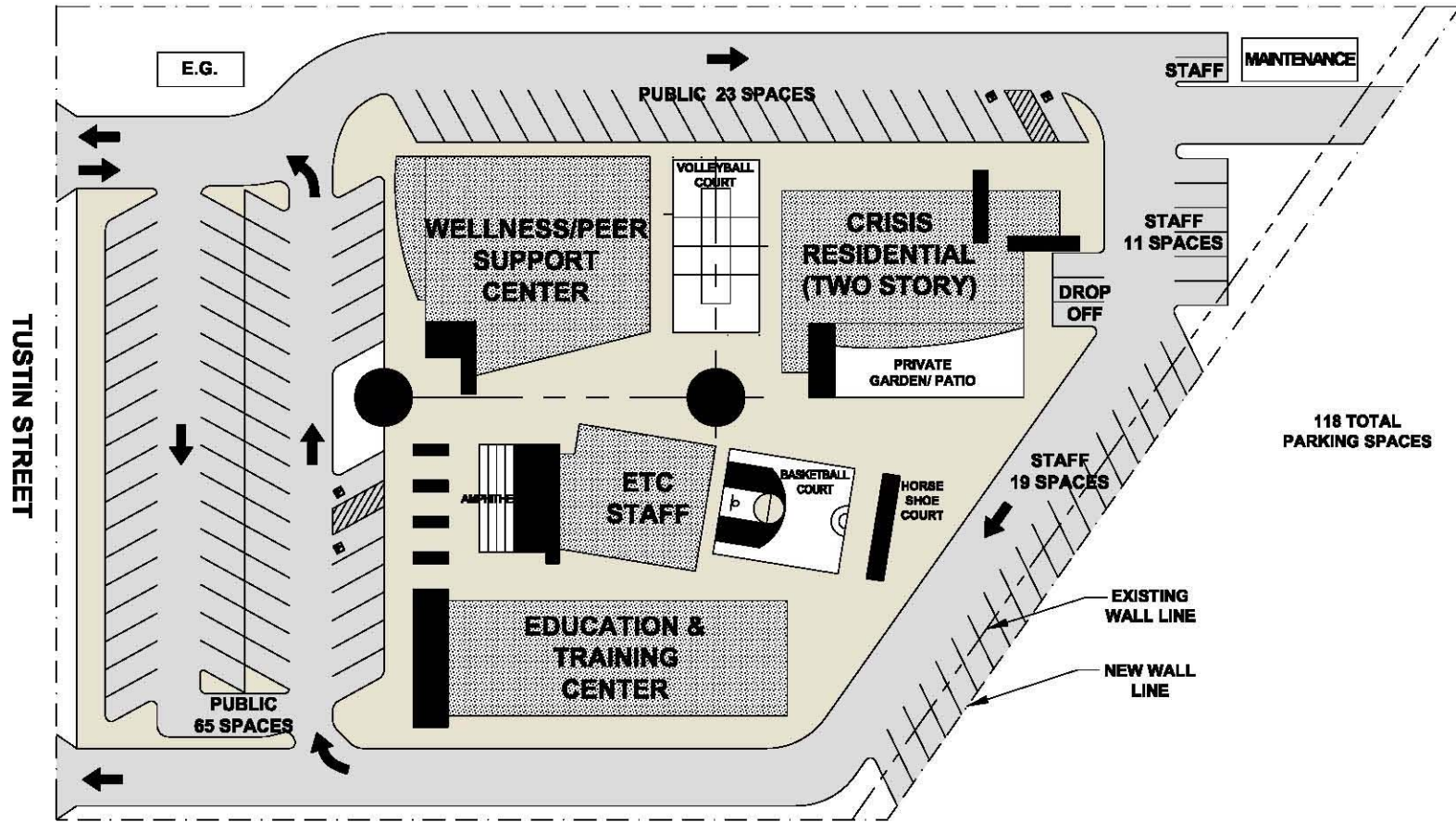
PROGRAMS



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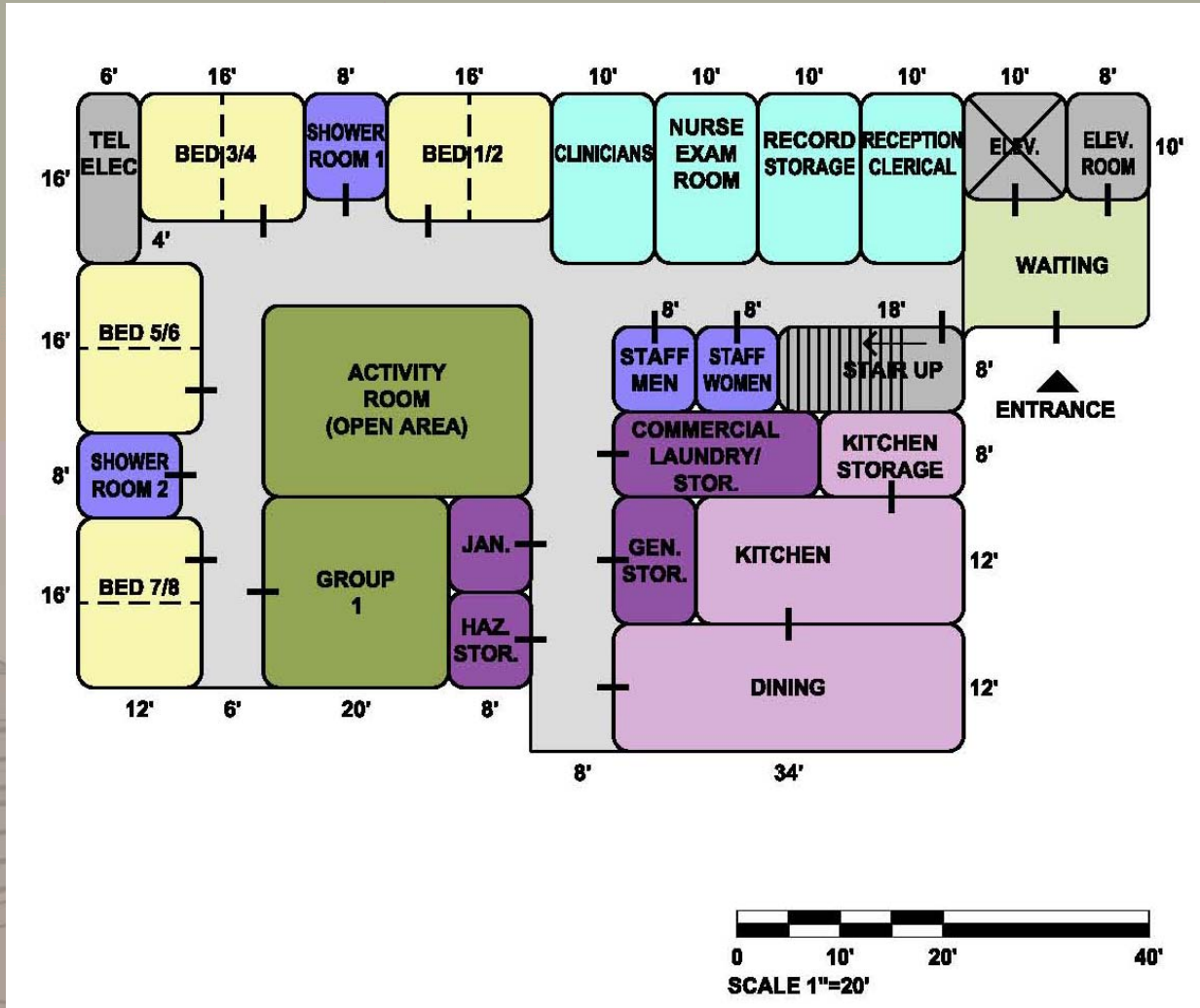
SCHEMATIC SITE PLAN



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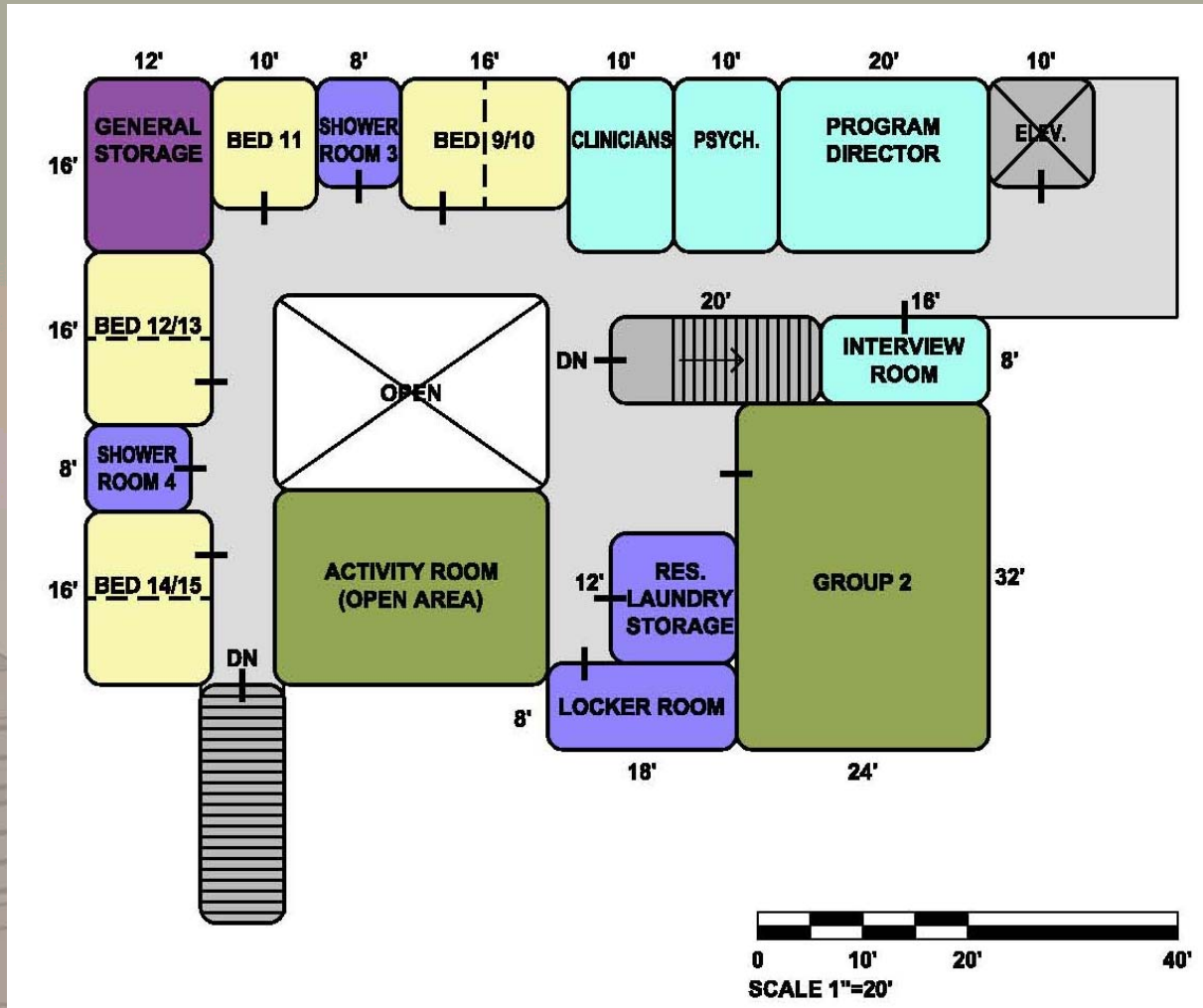


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 ADJACENCY DIAGRAM – CRISIS RESIDENTIAL: FIRST FLOOR



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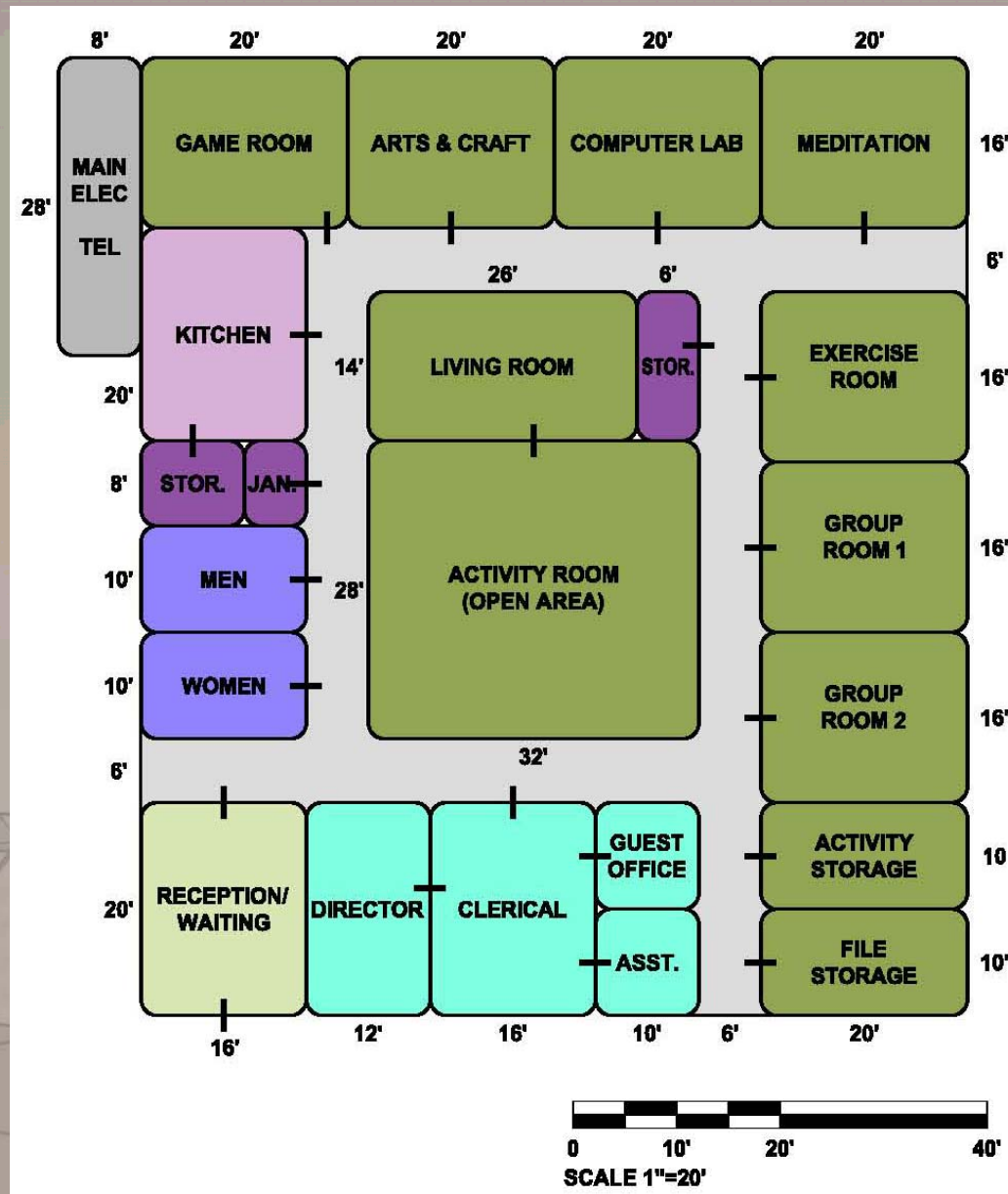


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 ADJACENCY DIAGRAM – CRISIS RESIDENTIAL: SECOND FLOOR



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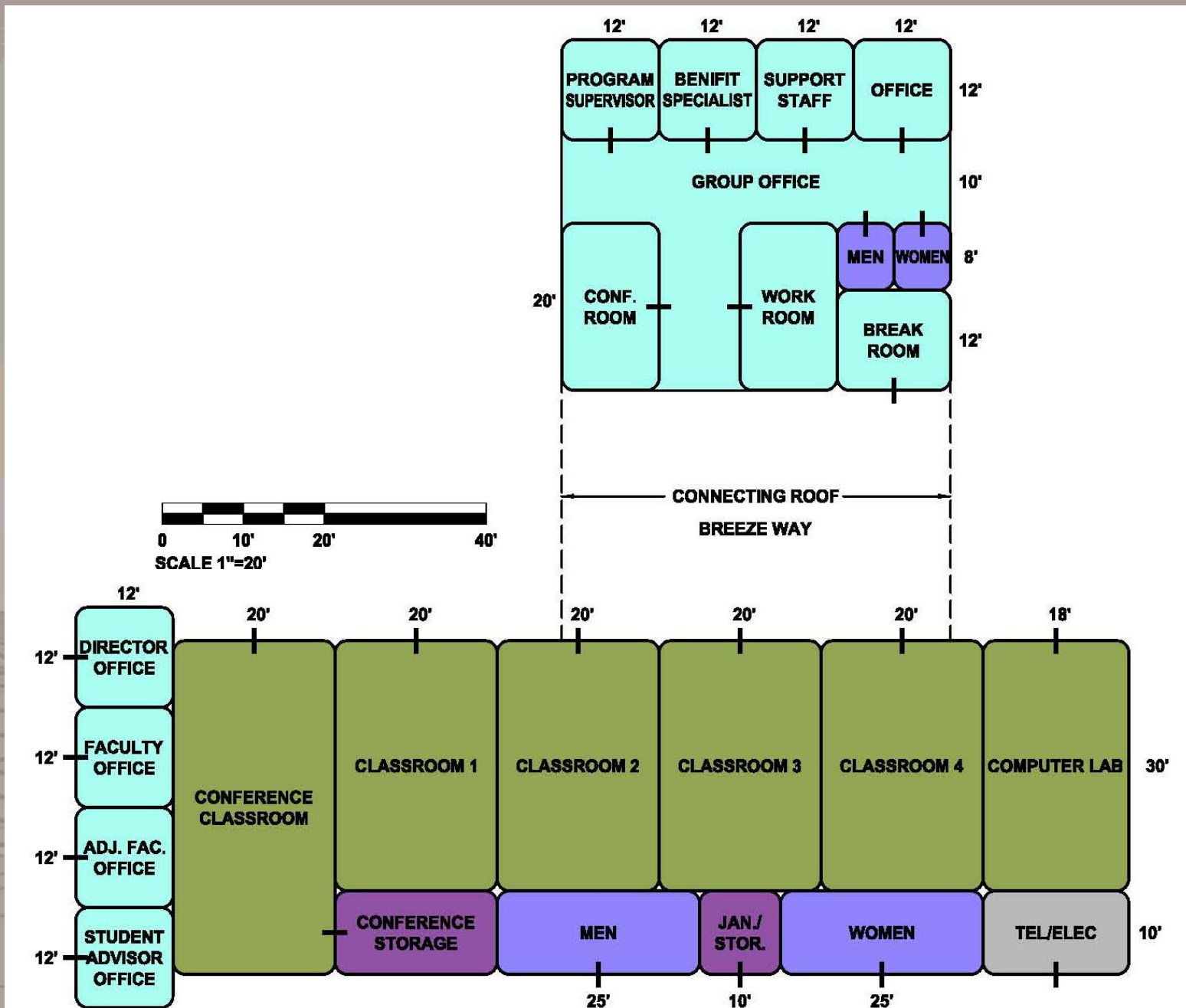


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 ADJACENCY DIAGRAM – WELLNESS/PEER SUPPORT CENTER



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ADJACENCY DIAGRAM – EDUCATION & TRAINING CENTER



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Project Challenges

- City of Orange
 - County is exempt from planning & zoning requirements of the City
 - Conditional Use Permit 549
 - Plan check and permits under jurisdiction of the County
 - Offsite construction and Fire Department permitting under jurisdiction of the City.

- Santiago Creek
- Green Design

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CHALLENGES



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Project Milestone Dates

- Schematic Design Complete October 21, 2008
- CEQA Compliance Complete April 14, 2009
- Construction Documents Complete April 28, 2009
- 100% Cost Estimate Complete June 30, 2009
- Plans Ready for Permit Issue August 18, 2009
- Advertise for Bids September 30, 2009
- Award Construction Contract December 29, 2009
- Construction Start January 27, 2010
- Construction Complete February 22, 2011

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MILESTONE SCHEDULE



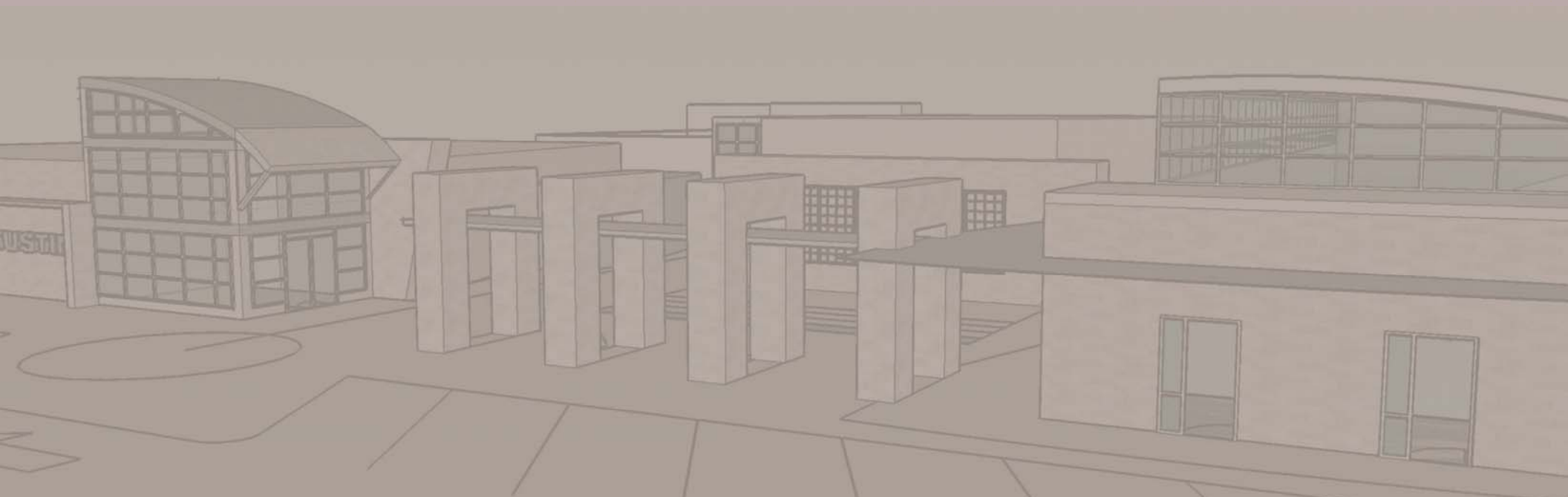
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Estimated Project Cost

Engineering & Design	\$ 1,950,000
Construction	<u>14,550,000</u>
Total Estimated Project Cost	\$16,500,000



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COST ESTIMATE



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