



**COUNTY OF SAN LUIS OBISPO
BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Public Works		(2) MEETING DATE 12/5/2017		(3) CONTACT/PHONE Jeff Lee Capital Projects Manager (805) 781-1043	
(4) SUBJECT Request to receive an update from the Ad Hoc Committee on the new Animal Shelter project and provide direction, as necessary. All Districts.					
(5) RECOMMENDED ACTION It is recommended that the Board receive an update from the Ad Hoc Committee on the new Animal Shelter project (WBS 320088) and provide direction, as necessary.					
(6) FUNDING SOURCE(S) N/A		(7) CURRENT YEAR FINANCIAL IMPACT N/A		(8) ANNUAL FINANCIAL IMPACT N/A	
(9) BUDGETED? Yes					
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. _____) <input checked="" type="checkbox"/> Board Business (Time Est. 30 min)					
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A					
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A				(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached		(15) BUSINESS IMPACT STATEMENT? No		(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: 2/2/17, #20; 9/19/17, #23; 11/7/17, #14 and 29	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim					
(18) SUPERVISOR DISTRICT(S) All Districts					

Reference: 17DEC05-BB-1



COUNTY OF SAN LUIS OBISPO

TO: Board of Supervisors

FROM: Public Works
Jeff Lee, Capital Projects Manager
Dave Flynn, Deputy Director of Public Works

VIA: John Diodati, Interim Director of Public Works

DATE: 12/5/2017

SUBJECT: Request to receive an update from the Ad Hoc Committee on the new Animal Shelter project and provide direction, as necessary. All Districts.

RECOMMENDATION

It is recommended that the Board receive an update from the Ad Hoc Committee on the new Animal Shelter project (WBS 320088) and provide direction, as necessary.

DISCUSSION

On November 7, 2017, the Board was scheduled to receive and file an update on City participation in the new Animal Shelter project. Prior to that meeting, on October 30, 2017, the cities of Atascadero and Paso Robles submitted letters to withdraw from the "Agreement for Allocation of Construction and Financing Costs for an Animal Services Shelter at 865 Oklahoma Avenue in San Luis Obispo, California, between the Cities of Atascadero, Arroyo Grande, Grover Beach, Morro Bay, Paso Robles, Pismo Beach, and San Luis Obispo and the County of San Luis Obispo" (Agreement). Based on this situation, the Board requested a continuance of the item and appointed an Ad Hoc Committee consisting of Chair John Peschong and Supervisor Debbie Arnold to meet with City representatives and return to the Board within thirty days to provide an update.

The current Animal Services shelter was constructed in approximately 1975 on a former landfill utilized in the 1940's by the U.S. Army and Camp San Luis Obispo. As initially designed, the structure totaled 6,600 square feet and was intended primarily for the kenneling of dogs, with less than 38 square feet dedicated to the care and housing of cats; no accommodations were made for other types of animals. Building modifications have been built to accommodate dog runs adjacent to the kennels, corrals for ranch animals, a small structure for cats, night drop-off kennels, an expansion for staff administration, and renovation for the public lobby.

Since that time, current codes, energy standards, and public expectations for animal shelters have shifted substantially. Past efforts to incrementally improve the facility have been hampered by a multitude of issues, and on April 7, 2015, the Board recognized that further investment in the current facility would not be cost effective. On April 12, 2016, the Board directed staff to proceed with development of a new Animal Shelter utilizing the Design-Build project delivery method.

That direction resulted in execution of a consultant services agreement on February 28, 2017 with Kitchell for construction management with SWATT/MIERS Architects providing master architect services consistent with the first phase of the design-build process. Also on February 28, 2017, the Board approved the Agreement for the allocation of construction and financing costs for a replacement Animal Shelter.

Today's item provides the Ad Hoc Committee an opportunity to provide an update on the discussions with City representatives from Atascadero and Paso Robles, and for the Board to provide direction to staff.

OTHER AGENCY INVOLVEMENT/IMPACT

A Steering Committee is in place to direct capital project implementation and includes County representatives from Administration, for finance oversight and governance; Public Works, as the project manager; the Health Agency, as client department and operator; and City representatives.

FINANCIAL CONSIDERATIONS

The new Animal Shelter project is a multi-year project in the Facilities Capital Fund – WBS 320088. On February 28, 2017, your Board approved a budget adjustment in the amount of \$1,741,600 to fund the project through this first phase of the project.

The current total to design and construct the New Animal Shelter project is estimated at \$13.7 million. Outside project participants will pay a portion of the construction cost per the Agreement. Staff will return to the Board to fund the Design-Build construction contract phase of the project at a later date, subject to direction provided by your Board.

Please see Exhibit "A" for the current cost estimate of the design phase.

RESULTS

Direction from the Board may allow development of an Animal Shelter facility which will result in a safe, healthy and well-governed community.

ATTACHMENTS

1. Vicinity Map
2. Exhibit A – Project Cost Estimates
3. Exhibit B – Timeline of Board Actions

c: Jeff Hamm, Health Agency Director
Dr. Eric Anderson, Animal Shelter Director
Animal Shelter Steering Committee

File: 320088

Reference: 17DEC05-BB-1

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