



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

(1) DEPARTMENT Public Works		(2) MEETING DATE 9/19/2017		(3) CONTACT/PHONE Kathy MacNeill, Senior Project Coordinator (805) 781-5988	
(4) SUBJECT Request to receive and file a project update on construction of the new Animal Shelter project and provide direction on the project conceptual design plans, San Luis Obispo County. All Districts.					
(5) RECOMMENDED ACTION It is recommended that the Board receive and file the report on the project update on construction of the New Animal Shelter Design-Build project on Oklahoma Avenue San Luis Obispo County; and provide direction on the project conceptual design and value engineering options.					
(6) FUNDING SOURCE(S) Fund Center 230 Facilities Capital Projects		(7) CURRENT YEAR FINANCIAL IMPACT Estimated Phase I Project Cost = \$1,741,600.00		(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 Dates: 2/28/17, #29; 4/12/16, #16; 4/7/15, #22	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim / Morgan Torell					
(18) SUPERVISOR DISTRICT(S) All Districts					

Reference: 17SEP19-BB-1



COUNTY OF SAN LUIS OBISPO

TO: Board of Supervisors

FROM: Public Works
Kathy MacNeill, Senior Project Coordinator
Jeff Lee, Capital Projects Manager

VIA: Dave Flynn, Deputy Director of Public Works

DATE: 9/19/2017

SUBJECT: Request to receive and file a project update on construction of the new Animal Shelter project and provide direction on the project conceptual design plans, San Luis Obispo County. All Districts.

RECOMMENDATION

It is recommended that the Board receive and file the report on the project update on construction of the New Animal Shelter Design-Build project on Oklahoma Avenue, San Luis Obispo County; and provide direction on the project conceptual design and value engineering options.

DISCUSSION

Background:

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. Since then, additional 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.

Current codes, energy standards, and public expectations for animal shelters have shifted substantially. Many of the shelter's original design features and characteristics are now outdated or inconsistent with the current understanding of humane animal sheltering. Moreover, the energy and water conservation measures at the shelter are not consistent with County objectives. Past efforts in incrementally improving

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. This direction resulted in execution of a consultant services agreement on February 28, 2017 with Kitchell for construction management and SWATT/MIERS Architects providing master architect services consistent with the first phase of the design-build process. At that meeting, the Board requested an update on project status during the conceptual design phase. Today's presentation reflects the Steering Committee's progress to date on the conceptual design, potential value engineering opportunities as part of the bridging documents, and next steps in the overall design-build implementation schedule.

Conceptual Design Phase:

The Construction Management and Design team began the conceptual design process with gathering housing statistics, site inspections, visits to other County animal shelters, and conducting interviews with staff, the Sheriff, volunteers, and management to develop a building program specific to the needs and requirements of this facility.

A site analysis of the County's property east of the Woods Humane Society was conducted and preliminary surveying, environmental studies, and geotechnical information was assessed as to the best layouts for the facility, site improvements, and the road extension. This information combined with the facility needs became the basis of two conceptual floor plan layouts and three facility siting options.

The operational advantages and disadvantages as well as construction cost differences were discussed and evaluated during several meetings with the steering committee and the Animal Services staff.

The conceptual design recommendation includes a proposed 15,250 square-foot facility with capacity for 65 dogs, 100 cats, with outdoor exercise courtyard, and visible cat and small animal adoption rooms accessed from a public lobby. The facility design includes housing for quarantined animals, isolation rooms and rooms for feral animals and other animal shelter service requirements. The facility includes animal support services for food preparation, laundry, grooming, honor farm staff, kennel staff, exam and treatment rooms, euthanasia, storage, and chemical cleaning room. Administration is located adjacent to the public lobby and includes office space, a separate animal surrender room, counseling/interview room, dispatch and deputy reporting space, hearing rooms and public restrooms.

Overview of the Animal Shelter site development is as follows (in square feet):

- Animal Shelter Facility 15,250 sf
- Site Development (Parking, Roads) 35,100 sf
- Outdoor Operations (Exercise Area, Padlock) 50,250 sf

Total: 100,600 sf

Initial analysis indicates cost ranges, features and potential value engineering savings of:

Option	Preferred	2	3
Cost Range	\$9,762,000 - \$10,825,000	\$10,750,000 - \$12,000,000	\$11,700,000 - \$13,000,000
Features	<ul style="list-style-type: none"> • Meets Program Needs • Good interior flow • Public & private areas are separate by accessible by appropriate staff • D-B building type flexibility including pre-fabricated shell construction. • Good use of available land use • Area Identified within COC Master Plan 	<ul style="list-style-type: none"> • Inefficient interior layout • Holding & Adoption areas too far apart (con) • Flood flow concerns • Increased parking and landscape costs • Meets Program Needs • D-B building flexibility • Good use of available land use • Area Identified within COC Master Plan 	<ul style="list-style-type: none"> • Requires access easement over State property • Inefficient interior layout • Barn & exterior areas are too far apart • Flood flow concerns • Increased access road, parking and landscape costs • Meets Program Needs • D-B building flexibility • Good use of available land use • Area Identified within COC Master Plan
Value-Engineering Opportunity Costs	\$1,000,000 to \$2,000,000	\$1,000,000 to \$2,000,000	\$1,000,000 to \$2,000,000

Concept 1B, the preferred alternative, was recommended to be further refined due to its functional advantages and public friendly access while minimizing site development and building construction costs. Additional refinement of the recommended layout for cost considerations and to provide organizational efficiencies will occur during preparation of the Bridging Documents. The bridging documents will advance the preferred site layout and floor plan into enhanced programming level plans, specifications and performance criteria. These documents will become the basis for the D-B Entity to prepare permitting and construction level drawings for construction.

Value Engineering:

As development of the concept drawings progressed, the design team began to review value engineering options. Value engineering seeks to improve the value of a facility by either improving the functionality or reducing the cost. Further refinement of shelter costs will continue during the bridging document phase with the design-build entities being able to take advantage of this work during preparation of their design-build proposal documents. Areas to focus the value engineering approach to this project include:

Exterior Alternatives:

- Pasture Barn: phase construction at a later date or utilize other funding opportunities such as grants, community projects or donations;
- Parking lot surface materials: reduce the quantity of asphalt and/or use other materials (decomposed granite, base, etc.);
- Landscaping: reduce areas of hardscape and use of alternate materials; and
- Phase the length and width of road and utility extension

These Exterior Alternatives would be available for each conceptual plan and provide potential cost savings. However, all these alternatives would only approach the lower end of the \$1,000,000 opportunity cost from the previous table and could have operational issues. For instance, construction of the pasture barn at a later date would leave the Animal Shelter operating as they currently do and not provide protection for feed and animals during inclement weather. Achieving up to \$2,000,000 in value - engineering opportunity costs could have significant operational impacts which still need to be explored and evaluated.

Building Options:

- Sallyport: construct as a fenced enclosure rather than a fully enclosed building;
- Epoxy flooring vs. Alternate flooring materials;
- Kennel: Concrete Masonry Unit (CMU) Walls vs. Metal Stud Walls vs. Alternate Building Materials;
- Plumbing: Trench Drains vs. Individual Flush Drains;
- Plumbing: Spray Master Technology Wash Down System vs. Portable Wash Down System;
- Roofing Systems; and
- Other Value-Engineering options that are identified during bridging document preparation.

Next Steps: Design-Build Process

In April 2016, the Board authorized construction of the new Animal Shelter using the Design-Build delivery process. Design-build implementation can have several advantages over the standard design-bid-build method of bidding construction work. A significant advantage for the County is that the responsibility for design and permitting of the construction documents rests with the design-build team as part of their proposal and contract.

To begin the implementation phase of this project, the master architect has begun preparation of the bridging documents. Information gathered at today's Board meeting will be used during preparation of the documents and ultimately as part of the design-build proposal documents.

The entire Design-Build delivery process is outlined in the attached Exhibit "B".

Later this fall, staff will bring forward a Consent agenda item which will authorize the Director of Public Works to issue a Request for Qualifications to pre-qualify design-build teams. Upon receipt of the pre-qualification submittals, a selection committee will review, rank and select up to three (3) qualified design-build teams. Upon approval of the bridging documents (scheduled for early 2018) and the

associated environmental document, the pre-qualified design-build teams will undertake a design competition for consideration and approval of the design-build contract (scheduled for May/June 2018).

The County will consider award of the contract to the design-build entity whose proposal was ranked "most advantageous," while providing a basis for the award. The design-build best value selection process provides the option of using stipends. The use of stipends partially off-sets the costs for the two pre-qualified firms who are not awarded the contract and allows the County to retain ownership of their proposed designs. Stipends would typically range in cost from \$25,000 to \$75,000 depending on the magnitude of the proposal effort. Use of stipends in the Design-Build proposal process is also recommended and is included in the project budget.

OTHER AGENCY INVOLVEMENT/IMPACT

A Steering Committee was formed to direct project implementation and includes County representatives from Administration, for finance oversight and governance, Public Works, as the project manager, and the Health Agency, as client department and operator. The Steering Committee also includes city representatives from Atascadero, Grover Beach, Paso Robles and San Luis Obispo as project participants per the "Agreement for Allocation of Construction and Financing Costs for an Animal Shelter at 865 Oklahoma Avenue in San Luis Obispo, CA 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" as approved by the County on February 28, 2017.

The Steering Committee has reviewed the conceptual design and participated in the project's schedule and financial updates.

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 MOA presented to the Board in February. There is an additional \$1.1 million of potential costs related to demolition and remaining depreciation of existing facility. Staff will return to the Board to fund the Design-Build construction contract phase of the project at a later date.

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

RESULTS

Approval of the recommended actions will allow County staff to move forward with preparation of Bridging documents and short-list selection of Design-Build Entities.

Support of the project's progress and the approval to continue to the next phases will lead to the development of a public 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 – Design-Build Process
4. Chronology of Board Actions
5. Preferred Project Layout
6. PowerPoint Presentation

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

File: 320088

Reference: 17SEP19-BB-1

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