

Project Update & Next Steps

New Animal Shelter Design-Build Project WBS 320088



COUNTY OF SAN LUIS OBISPO

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Receive Project Update

- Conceptual Design Options
- Value-Engineering Options
- Schedule and Budget
- Next Steps



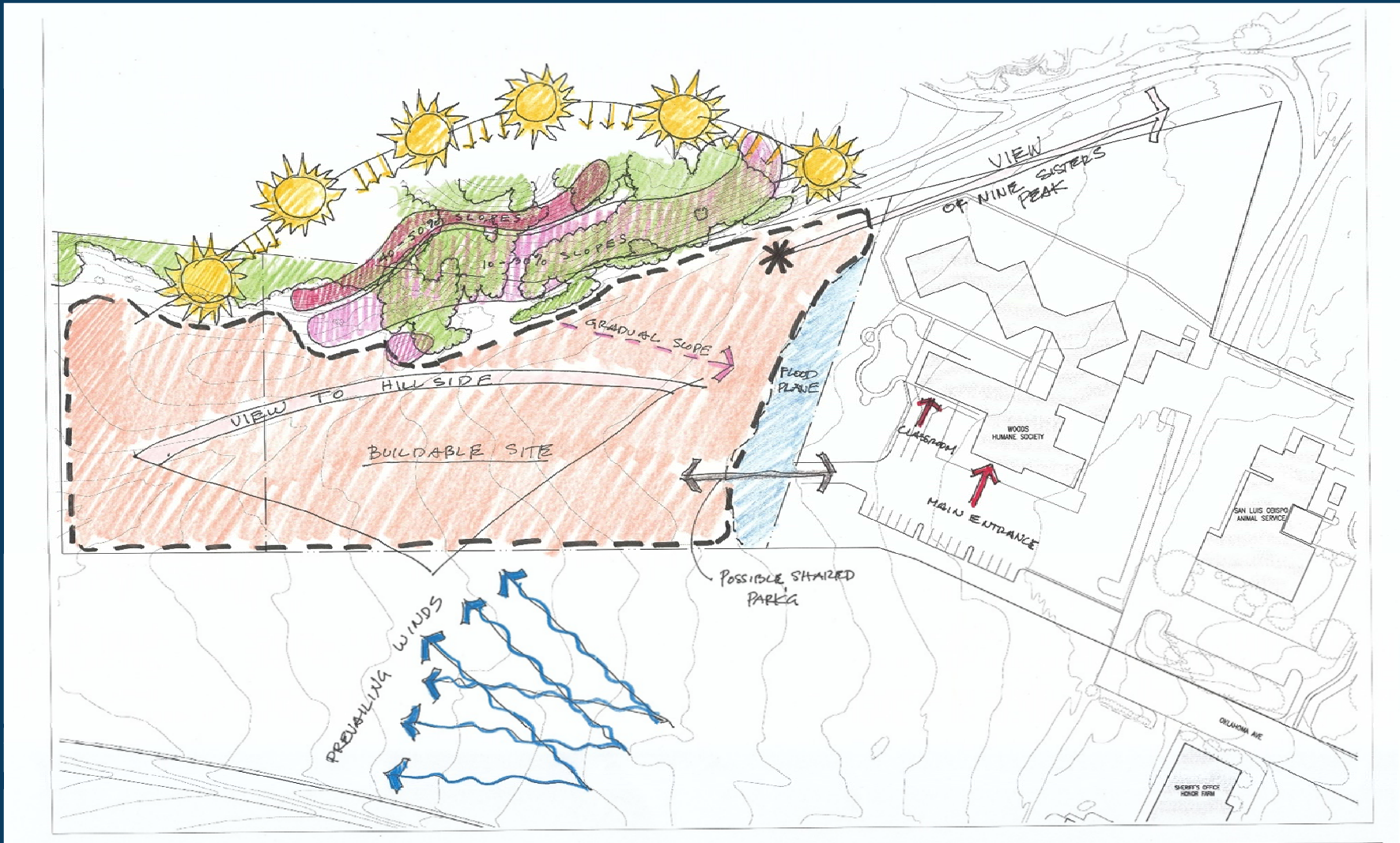
New Animal Shelter Site Location



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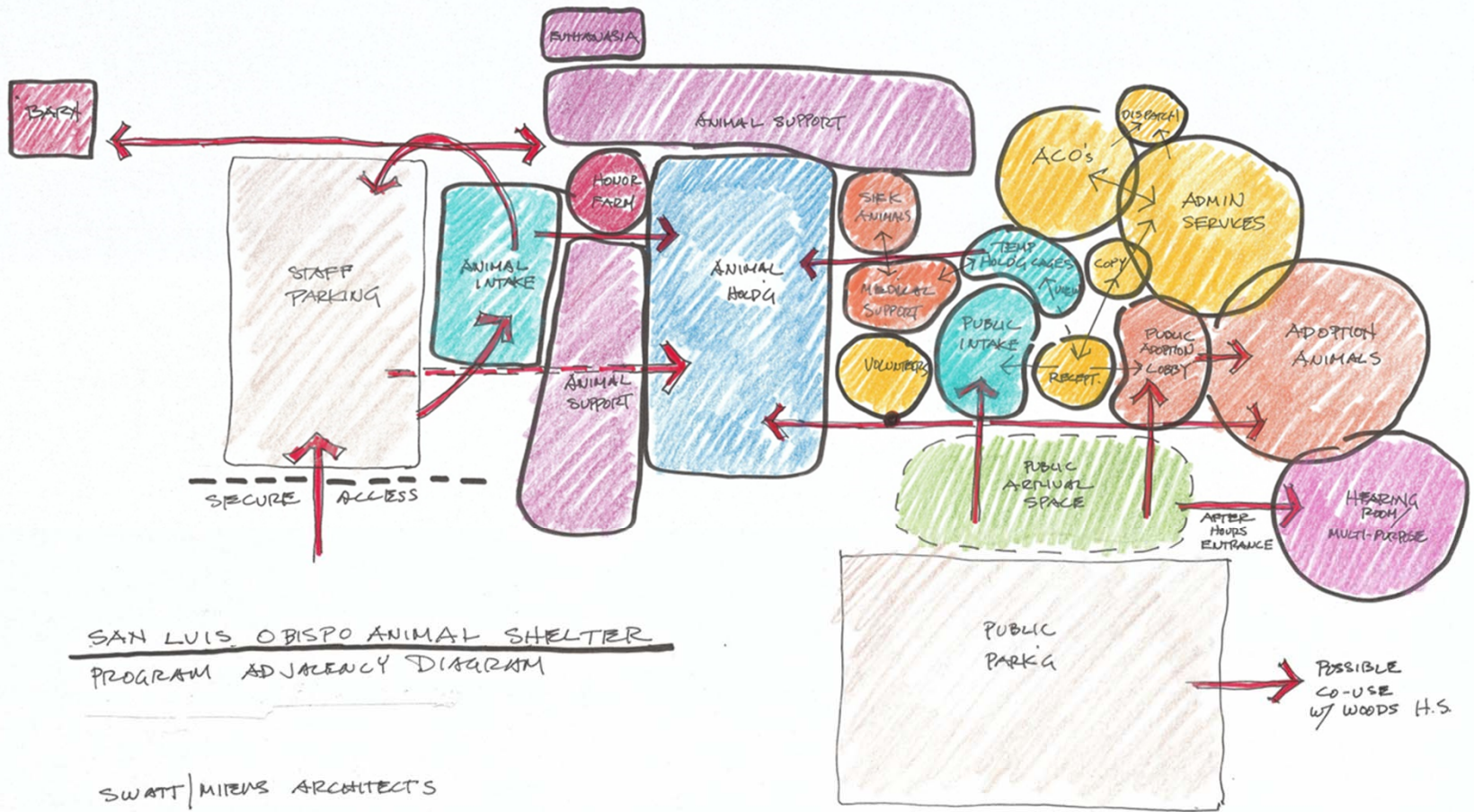
New Animal Shelter Schematic Diagram



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New Animal Shelter Spatial Diagram



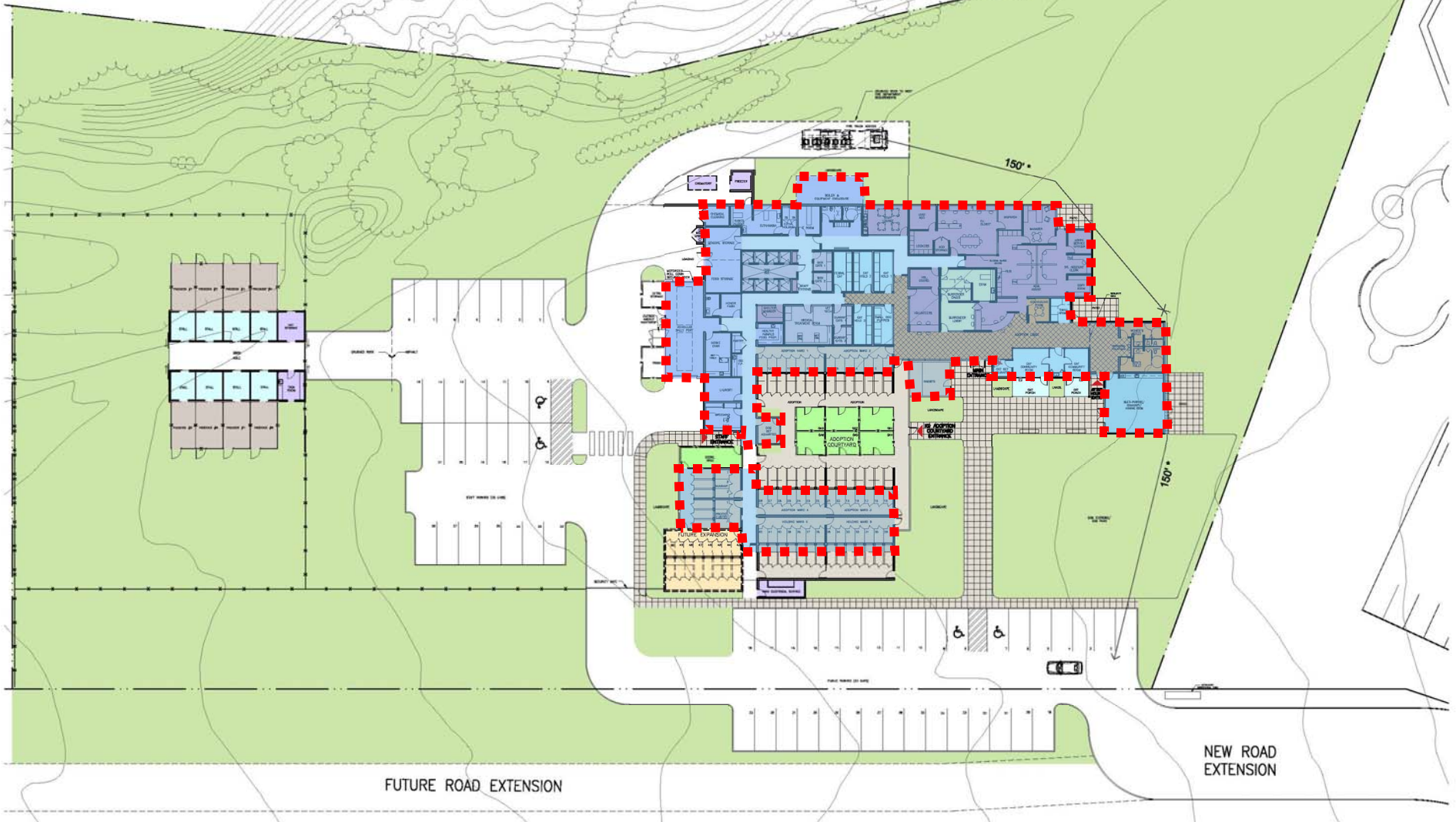
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New Animal Shelter Preferred Site Layout

Building Area: 15,250 s.f.



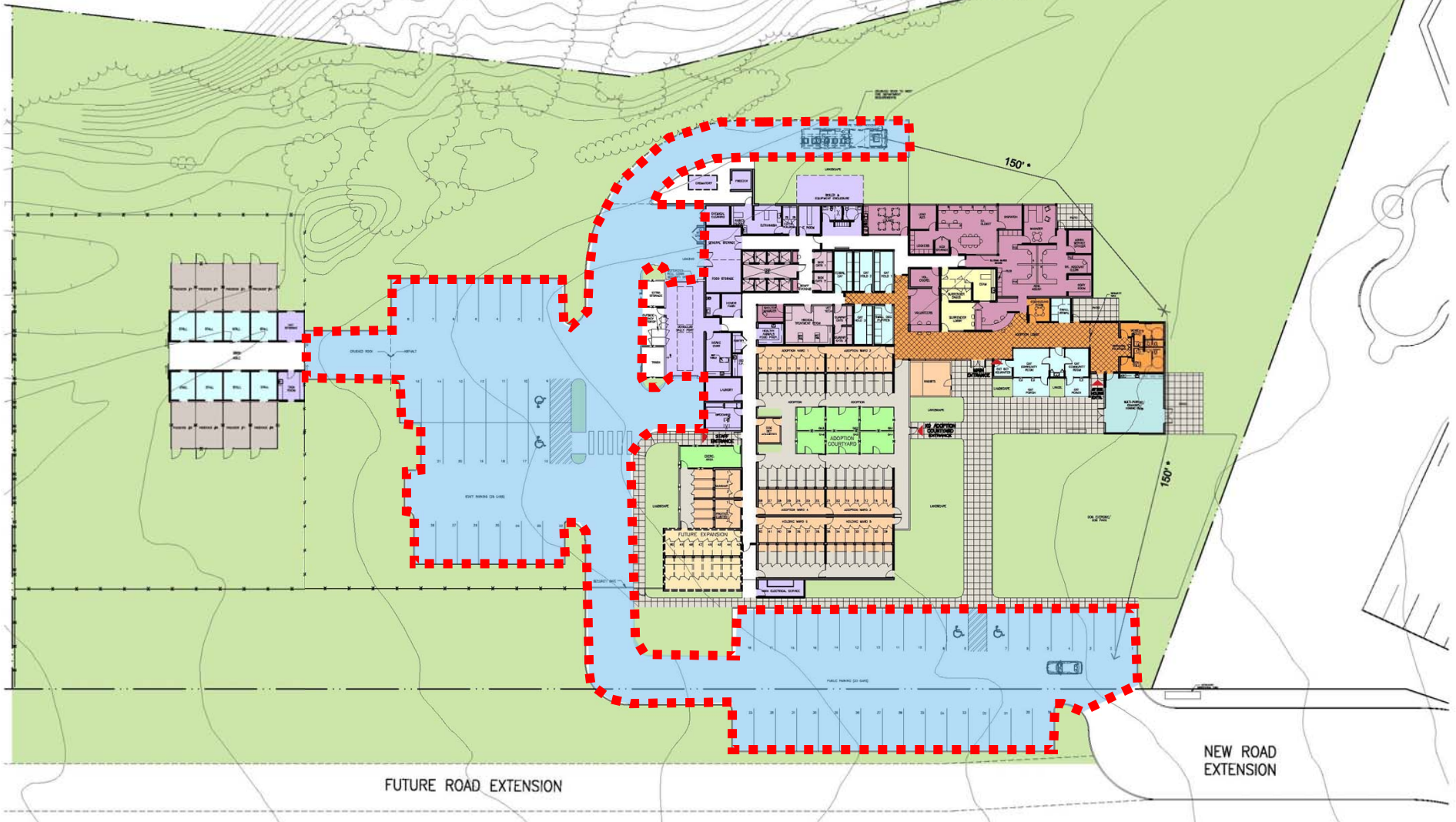
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New Animal Shelter Preferred Site Layout

Parking Area: 35,100 s.f.



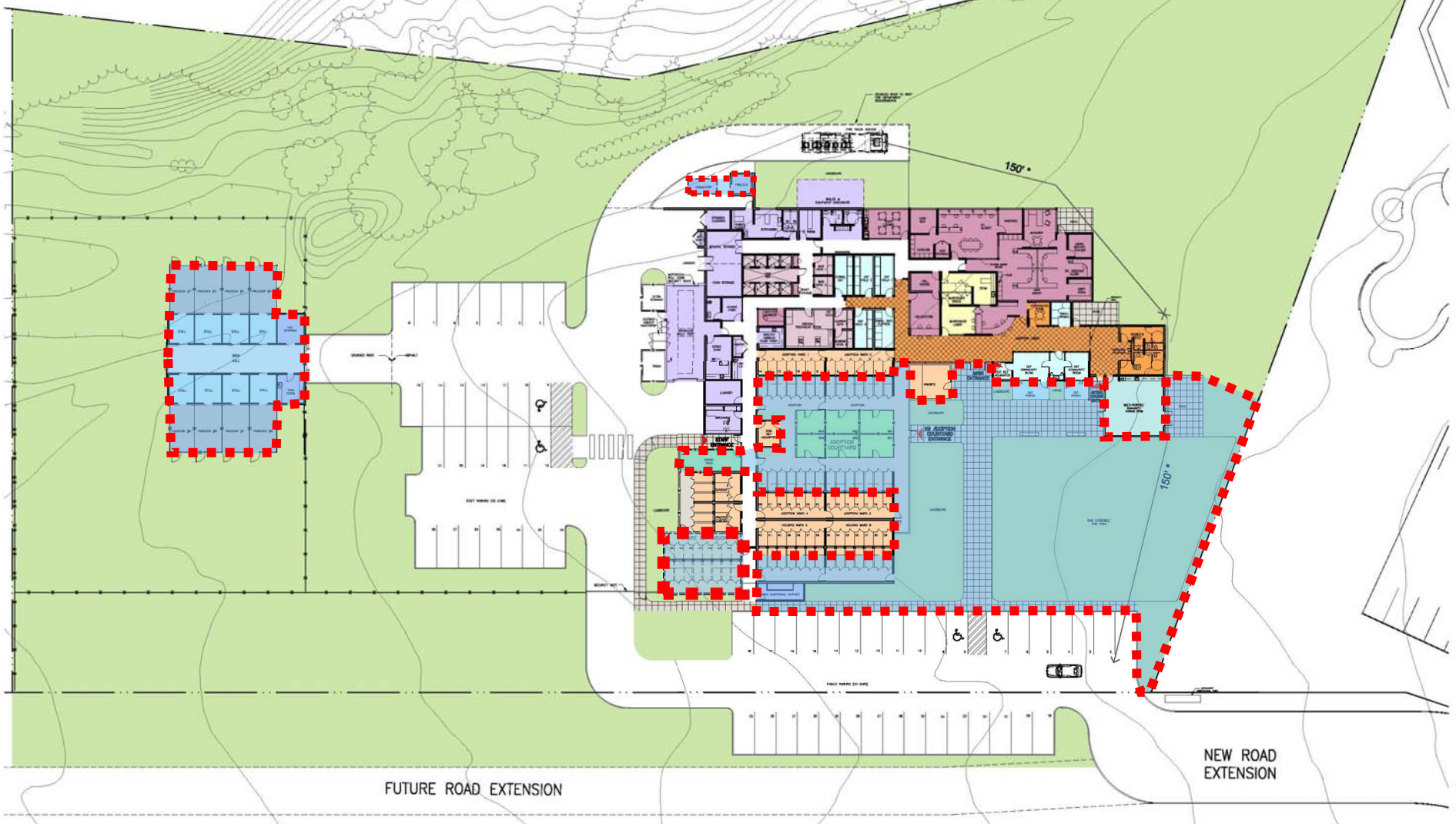
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New Animal Shelter Preferred Site Layout

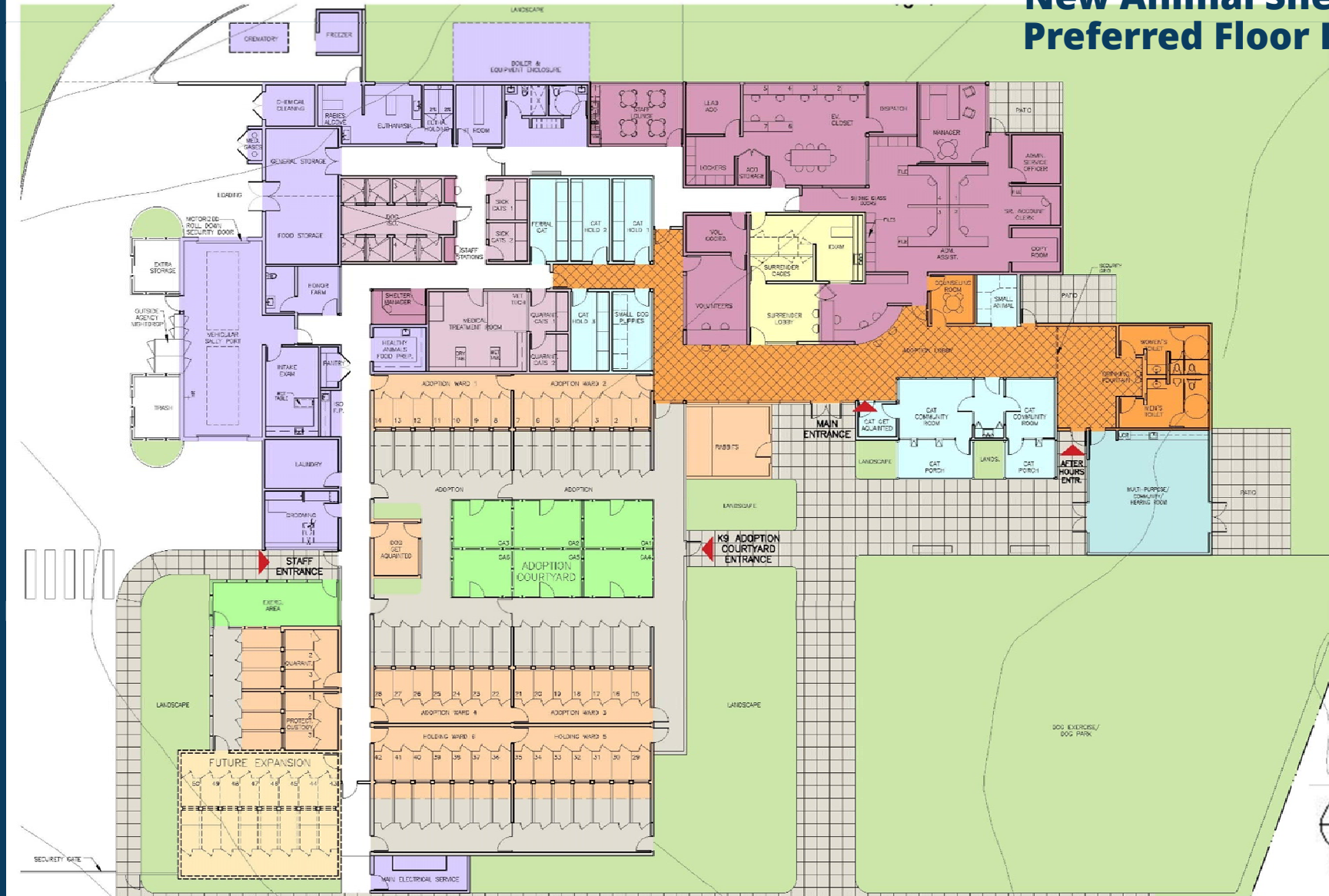
Support Areas: 50,250 s.f.



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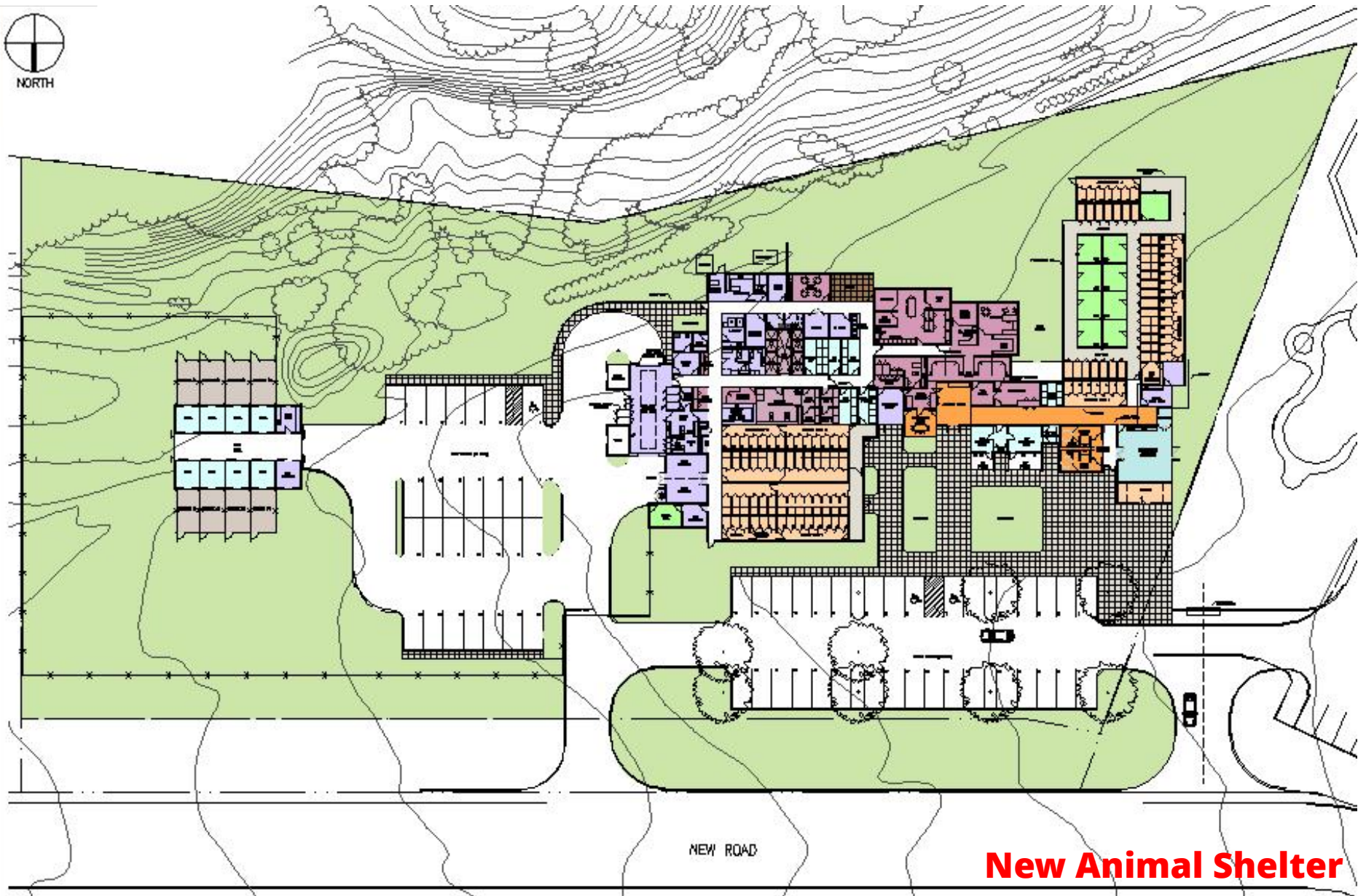
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New Animal Shelter Preferred Floor Plan



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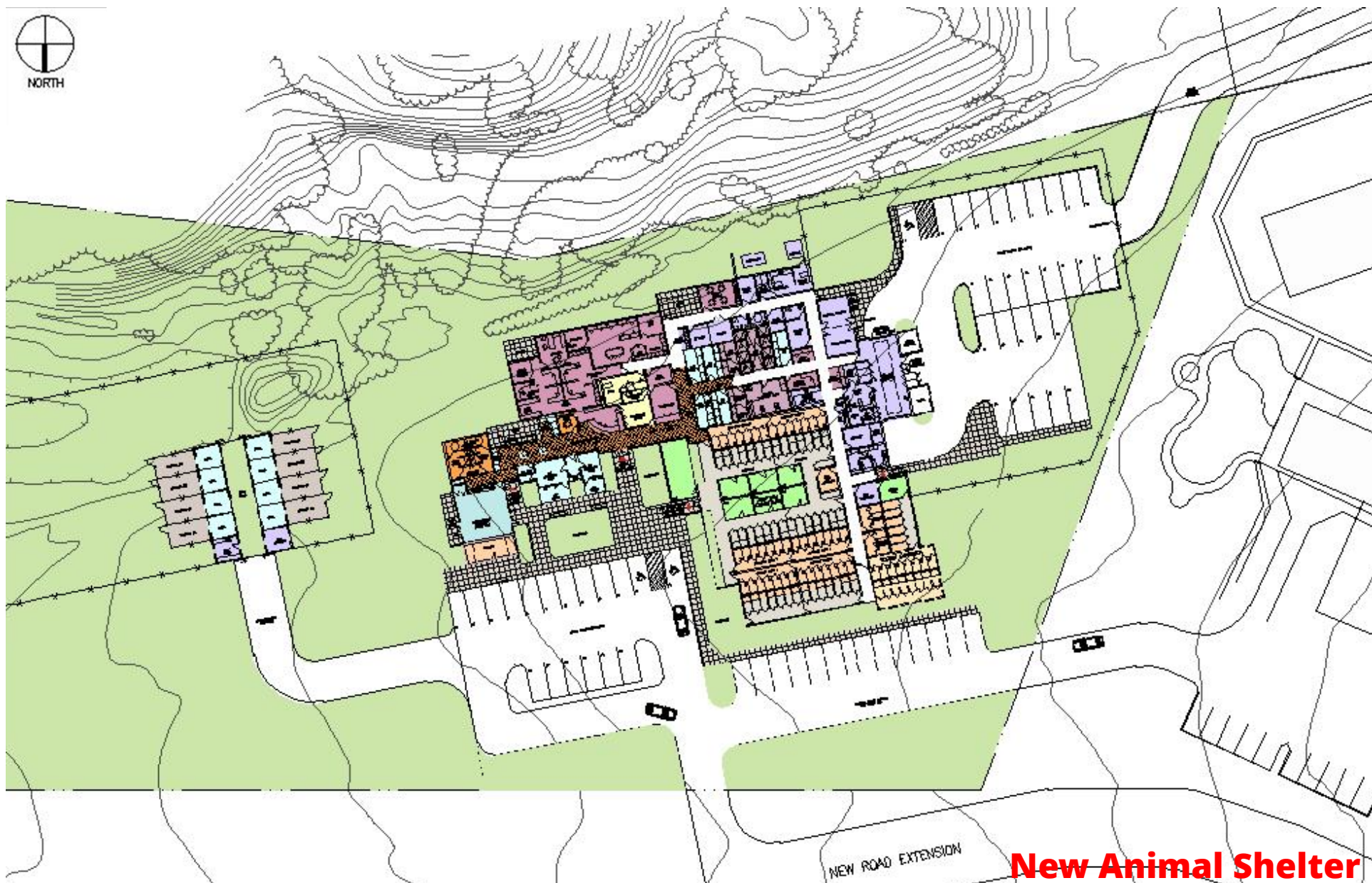
New Animal Shelter

Option 2 - Not Recommended

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**New Animal Shelter
Option 3 - Not Recommended**

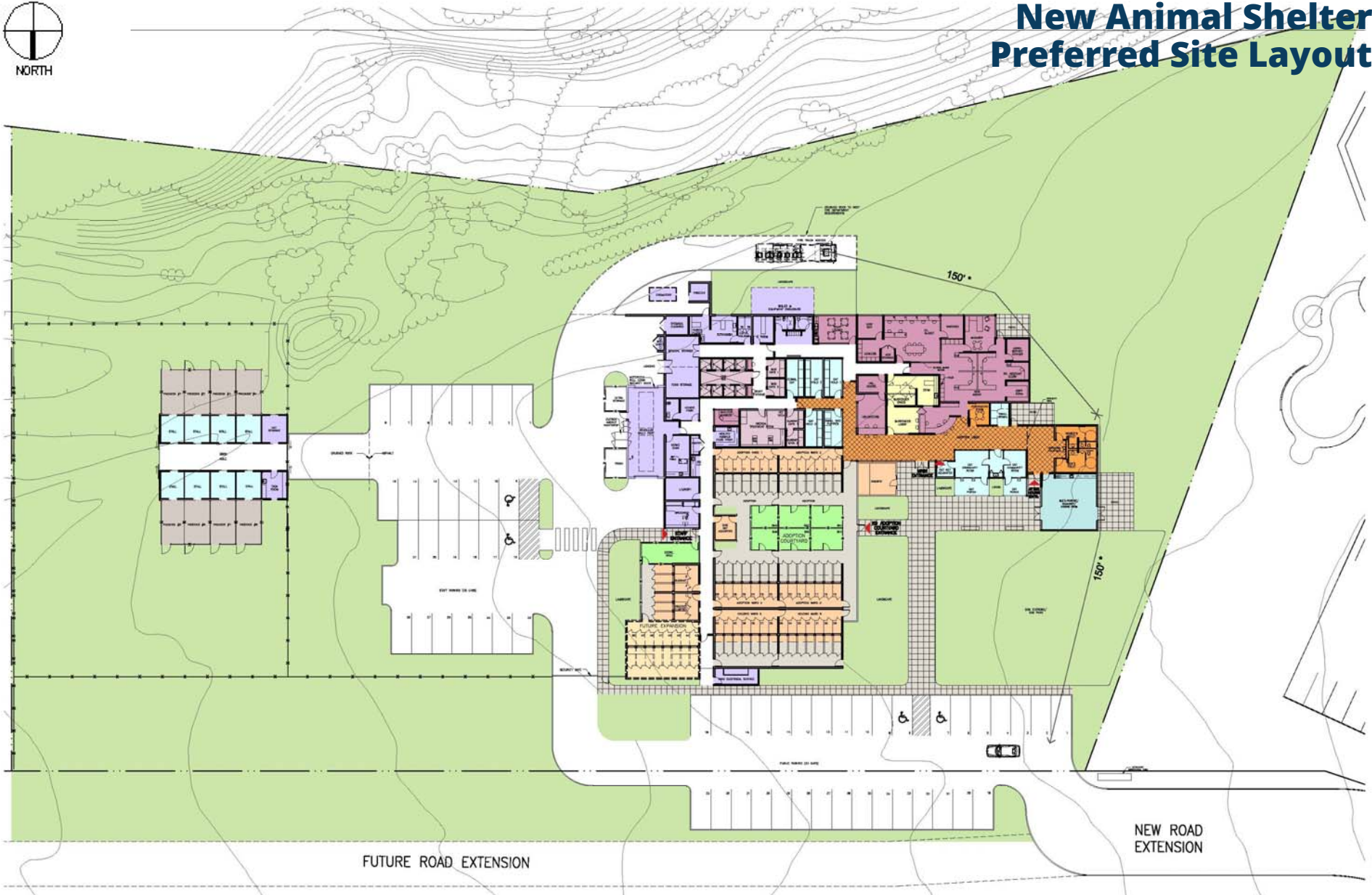


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New Animal Shelter Preferred Site Layout



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New Animal Shelter Value-Engineering Opportunities

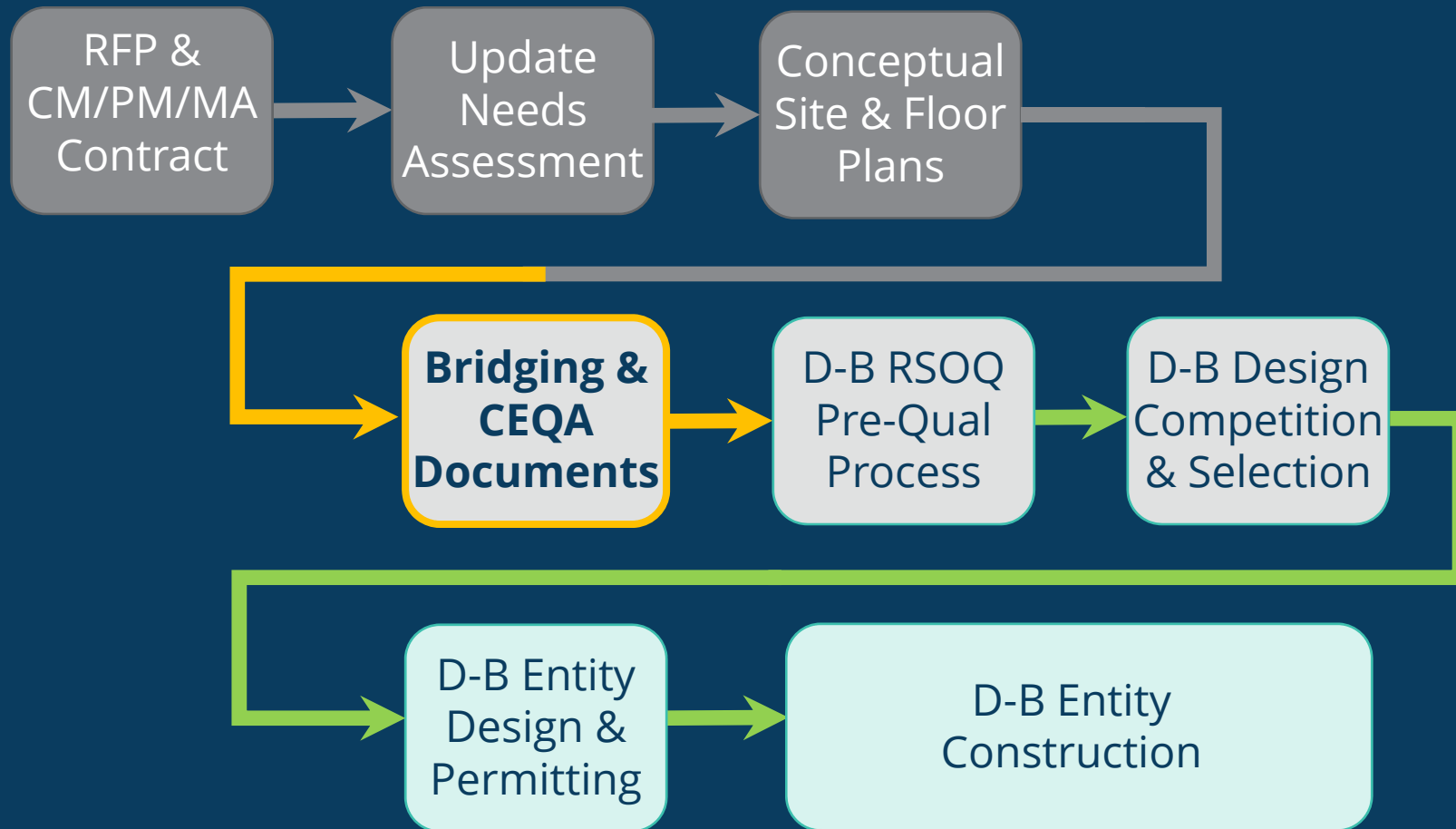
- Building Systems
 - Mechanical / Electrical / Plumbing
 - Building Materials
- Site Improvements
 - Parking Lot Surface Materials
 - Landscape
 - Accessory Buildings – Barn
- Operational / Long-Term Benefits



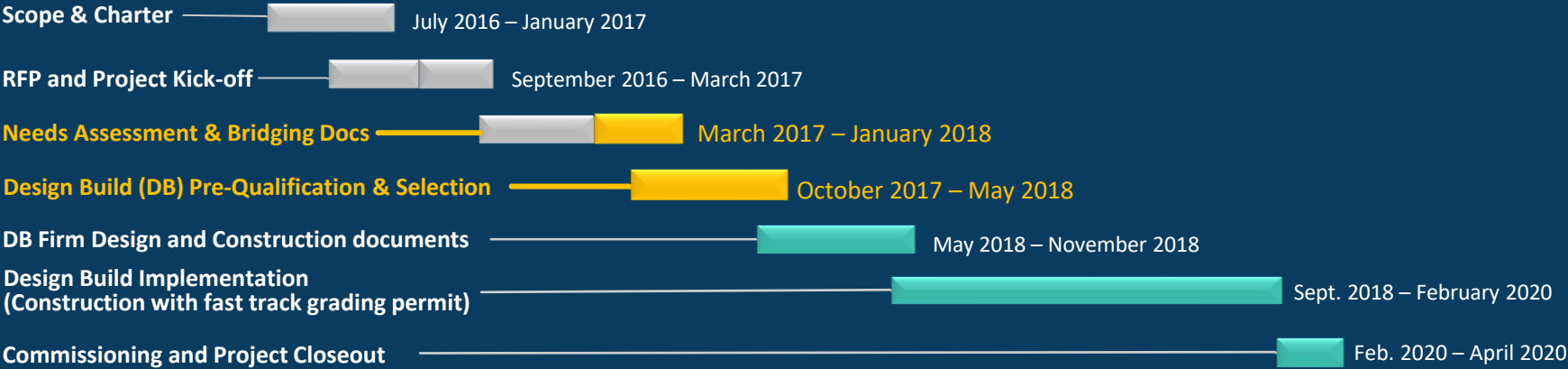
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New Animal Shelter Flowchart



New Animal Shelter Schedule



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New Animal Shelter - Budget

	Original Estimate	Current Estimate
• Building & Site Hard Costs	\$9,201,500	\$9,467,000
• Interior Hard Costs	\$560,000	\$330,000
Hard Cost Subtotal	\$9,761,500	\$9,797,000
• Administration	\$500,000	\$500,000
• Professional Services	\$2,205,000	\$2,138,000
• Contingency & Escalation	\$1,235,000	\$1,256,000
Soft Costs Subtotal	\$3,940,000	\$3,894,000
Total Combined Costs:	\$13,701,500	\$13,691,000



Back to Board – fall 2017

- Authorize Pre-Qualification of Design-Build Entities

Back to Board - early 2018

- Approval of Bridging Documents
- Certification of CEQA Document
- Design-Build Funding Discussion
- Design-Build Entity Award



Questions & Comments

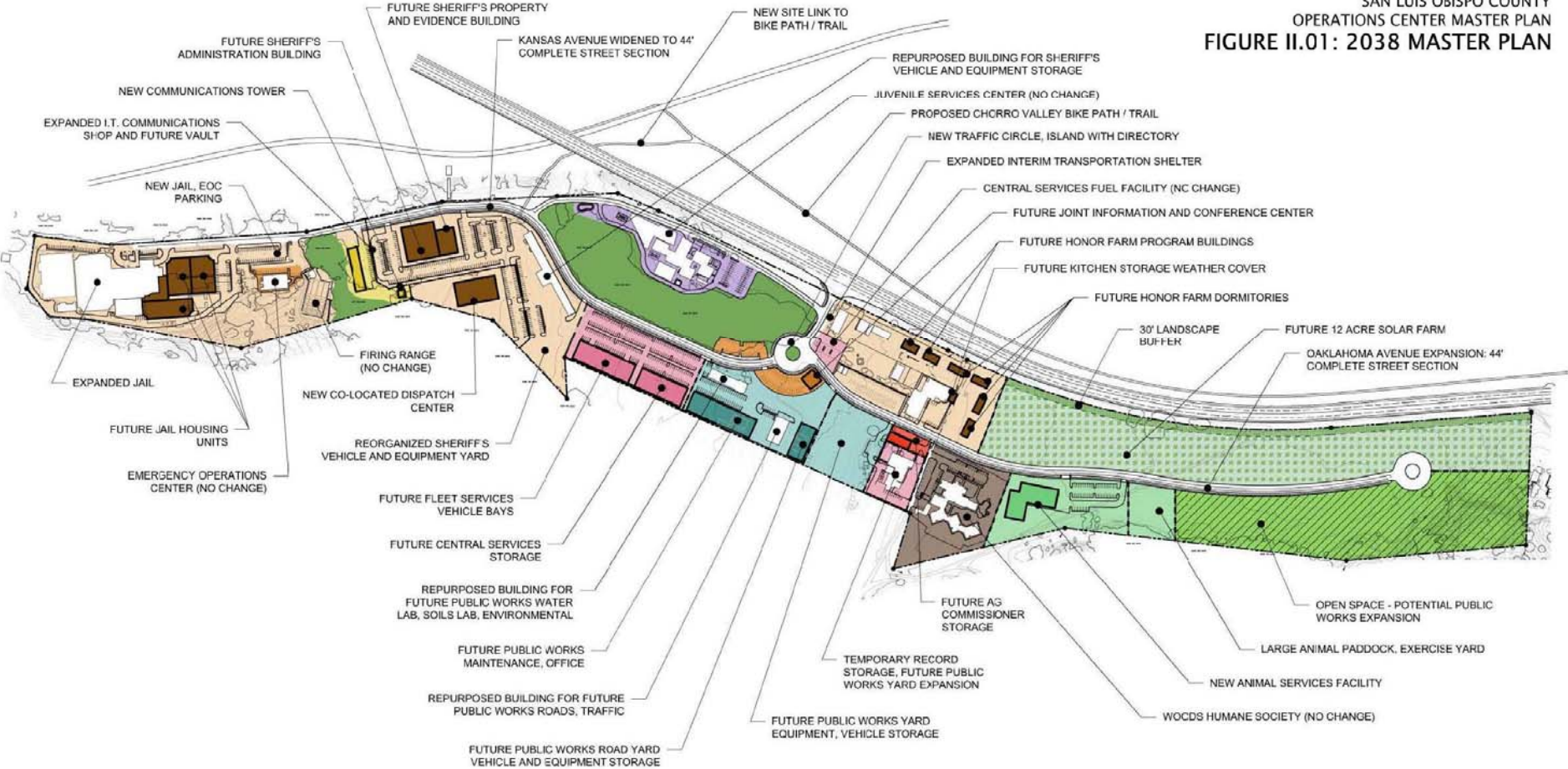


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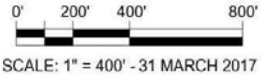
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COC Master Plan

SAN LUIS OBISPO COUNTY
OPERATIONS CENTER MASTER PLAN
FIGURE II.01: 2038 MASTER PLAN



- | | | |
|--|---|---|
|  SAN LUIS OBISPO COUNTY SHERIFF DEPARTMENT |  SAN LUIS OBISPO COUNTY CENTRAL SERVICES |  INTERIM OPEN SPACE |
|  SAN LUIS OBISPO COUNTY OFFICE OF EMERGENCY SERVICES / PG&E |  RIPARIAN, WOODLAND AREA |  SOLAR FARM |
|  SAN LUIS OBISPO COUNTY AGRICULTURAL COMMISSIONER |  SAN LUIS OBISPO COUNTY PROBATION DEPARTMENT |  EXISTING BUILDING TO REMAIN |
|  SAN LUIS OBISPO COUNTY PUBLIC WORKS DEPARTMENT |  SAN LUIS OBISPO COUNTY ANIMAL SERVICES DIVISION | |
|  SAN LUIS OBISPO COUNTY INFORMATION TECHNOLOGY |  WOODS HUMANE SOCIETY (LEASE) | |



New Animal Shelter - Budget

BUILDING & SITE HARD COSTS	ORIGINAL BUDGET	ORIGINAL ADJUSTED August 2017	CONSULTANT ESTIMATED August 2017
Construction of Building & Site Improvements. Consultant estimate is based on 16,864 sf facility reviewed at July 19 th mtg.	7,840,000	7,840,000	9,135,034
Square foot reduction from 16,864 to 15,240			-709,964
Barn omitted (include as a construction option or donated)			-118,150
Reduce landscaping, paving, utilities			-201,500
Equipment and telephone /data/security (funds moved from interior costs to design-build construction)		230,000	
BUILDING & SITE SUBTOTAL:	7,840,000	8,070,000	8,105,420
Construction Contingency (during construction)	836,500	836,500	836,500
Oklahoma Ave./ Utility Extension	525,000	525,000	525,000
BLDG & SITE HARD COSTS SUBTOTAL:	9,201,500	9,431,500	9,466,920
INTERIOR HARD COSTS			
Fixtures, Furniture & Equipment	400,000	300,000	300,000
Telephone/Data/Security	160,000	30,000	30,000
INTERIOR HARD COSTS SUBTOTAL:	560,000	330,000	330,000
HARD COSTS SUBTOTAL:	9,761,500	9,761,500	9,796,920



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New Animal Shelter - Budget

SOFT COSTS			
ADMINISTRATION			
County Administration & Project Management	500,000	500,000	500,000
PROFESSIONAL SERVICES			
Architectural/Engineering Design Consultants	920,000	0	0
Construction Management	450,000	1,241,600	1,241,600
Testing & Inspection	310,000	310,000	310,000
Surveys, Geotech., Env. Mitigation	250,000	250,000	250,000
Permits & Fees	105,000	105,000	105,000
Storm Water Pollution Prevention Plan	170,000	170,000	170,000
Design competition		60,000	60,000
MISCELLANEOUS			
Project Development Contingency	650,000	650,000	405,272
Escalation ³	585,000	585,000	851,072
SOFT COSTS SUBTOTAL:	3,940,000	3,871,600	3,892,944
TOTAL COMBINED HARD AND SOFT COSTS	13,701,500	13,663,100	13,689,864
OTHER COSTS			
Remaining depreciation value of existing facility	168,800	NA	NA
Demolition of existing facility	200,000	NA	NA
Land Cost (2 acres)	737,500	NA	NA
OTHER COSTS SUBTOTAL:	1,106,300		
TOTAL ESTIMATED PROJECT COST:	\$14,807,800		



New Animal Shelter - Budget

SAN LUIS OBISPO COUNTY ANIMAL SHELTER - *REDUCED PROGRAM B*

7.0 Summary Building Program

7.1 Department Areas (Conditioned SF)			GSF	Total GSF	
1.0	Public Adoption		3576		
2.0	Administration/Work Areas		1831		
3.0	Animal Holding Areas		4494		
4.0	Animal Support Services		3528		
5.0	Facility Support Services		1814		
Subtotal 1.0 - 5.0			15,243		
10% Interdepartmental Load Factor (ILF)			1,524		
Subtotal 1.0 - 5.0 plus 10% ILF			16,767	16,767 SF	
*Total Gross SF					
7.2 Site Areas		Space #	SF	GSF	
A. Parking/Roads					
A1. Public Parking					
A1.1	Visitors	25	400	10,000	
A1.2	Volunteers	8	400	3,200	
A2. Staff Parking					
A2.1	Staff Vehicles	20	400/space	8,000	
A2.2	Facility Vehicles ††	8	400/space	3,200	
A2.3	Sallyport Driveway	1	1,200	1,200	
A2.4	Main Bldg. Roads 25 x 300	1	7,500	7,500	
A2.5	Barn Access 20 x 100	1	2,000	2,000	
Parking Subtotal A				35,100	35,100 SF
B.	Outdoor Dog Exercise Areas - Allow 5,000 SF	1	5,000	5,000	
C.	Site Landscaping - 1.5 x Bldg. Footprint	1	25,000	25,000	
D.	Outdoor Public Gathering Space	1	1,600	1,600	
E.	Outdoor Dog Runs ***	61 Runs	2,928	2,928	
F.	Cat Porches	2	200	400	
G.	Barn	1	2,363	2,363	
H.	Paddocks	8	12 x 15	1,440	
I.	Pasture	1	-	10,000	
J.	Alt 1 - 8 Kennel Addition	1	896	896	
K.	Crematory/Freezer	1	600	600	
Subtotal B -K				50,227	50,227 SF
Subtotal Site Areas A -K				85,327	
**TOTAL "Minimum" Site & Building Area - A + B					102,094 SF or 2.34 acres

* Assumes a 1 story building where bldg SF = bldg foot print

** Assumes an efficient square or rectilinear site - all portions of which are buildable

*** 61 runs x 48 SF/interior area = 2,928 SF (For indoor/outdoor kennels only)

†† 8 ACO Trucks/Vehicles

April 26, 2017

Rev 6/13/2017

Rev. 7/1/17

Rev 7/6/17

SWATT | MIERS ARCHITECTS

San Luis Obispo County Animal Shelter



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Animal Shelter Project: Review of Agreement to Determine “opt-out” points

Who	When / Timing / Occurrence	Action? ⁽²⁾	What Cost Impact if Disapprove/Exit Project?
<i>3. Excess Construction Costs a) Prior to Authorization for Construction to Begin</i>			
Executive Board ⁽¹⁾	(i) Costs exceed \$13,176,500 by less than 10%	Deem approved or disapproved within 90 days.	Not applicable
City / Cities	(ii) Costs exceed \$14,500,000	County contacts each City for approval or disapproval within 90 days	Pay its proportionate share of all costs as of date of withdrawal; defined as date written Notice received by County of City's desire to withdraw
<i>3. Excess Construction Costs b) Authorization for Construction to Begin</i>			
City / Cities	City decision with Notice per Section 15 of the Agreement ⁽³⁾	City can withdraw by written Notice	Pay its proportionate share of all costs as of date of withdrawal (defined as above)
<i>3. Excess Construction Costs c) After Authorization for Construction to Begin</i>			
City / Cities	Costs are expected to exceed Estimated Final Construction Costs	County contacts each City for approval or disapproval within 90 days	Pay its proportionate share of all costs as of date of withdrawal (defined as above)
<i>8. Termination and Withdrawal a) Withdrawal Prior to Authorization of Construction / Payment of Allocation of Soft Costs</i>			
City / Cities	City decision with Notice per Section 15 of the Agreement	Withdrawal with 1 year written Notice, or by October 31, 2017	<ul style="list-style-type: none"> - Costs incurred up to “notice” of withdrawal - Shall pay its share by effective date of withdrawal; 1 year after “notice” of withdrawal - Shall not be required to pay any portion of financing costs
<i>8. Termination and Withdrawal b) Withdrawal After Construction Begins / Payment of Allocation</i>			
City / Cities	City decision with Notice per Section 15 of the Agreement	Withdrawal with 1 year written Notice, or by October 31, 2017	- Shall pre-pay its entire allocation of Total Project Costs (less financing costs) by effective date (Dec. 31 st of Notice year) of withdrawal

Definitions / Notes:

- (1) 10.b) An **Executive Board** composed of the County Administrative Officer (CAO) and a subset of the City Manager (2-3) for each of the Cities, or their designees, shall consider policy or budget changes and make recommendations prior to policy implementation or budget adoption for the Shelter.
- (2) Inaction within 90 days: considered disapproval of the item in question
- (3) **Notice:** shall be given in writing and mailed to all Parties, directed to the CAO and County Counsel and City Manager/City Admin Office and City Attorney of each City.

New Animal Shelter Agreement "Costs Shared Proportionally by Cities Only"

EXHIBIT C

Cities	City Name	(Number of Shelter Service Provided)						Total	Percent
		2013-14		2014-15		2015-16			
		Full Yr.		Full Yr.		Full Yr.			
1	Arroyo Grande	286	7%	427	11%	291	8%	1,004	8.39%
2	Atascadero	476	12%	600	15%	643	17%	1,719	14.37%
3	Grover Beach	167	4%	142	4%	135	4%	444	3.71%
4	Morro Bay	126	3%	143	4%	118	3%	387	3.23%
5	Paso Robles	724	18%	734	18%	792	21%	2,250	18.81%
6	Pismo Beach	57	1%	61	2%	54	1%	172	1.44%
	San Luis								
7	Obispo	482	12%	486	12%	479	12%	1,447	12.09%
99	Unincorporated	1,745	43%	1,464	36%	1,332	35%	4,541	37.96%
		4,063		4,057		3,844		11,964	100.00%

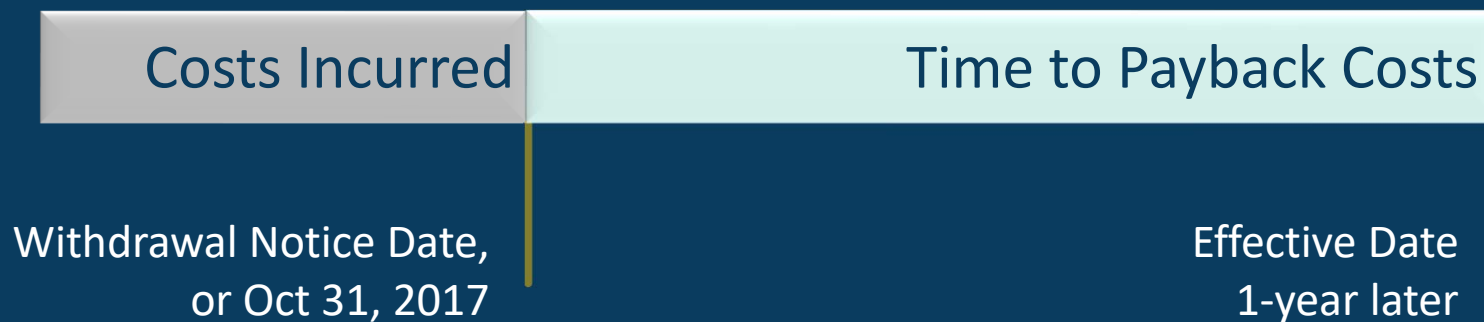


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8. Termination and Withdrawal

- a. Withdrawal Prior to Authorization of Construction / Payment of Allocation of Soft Costs



8. Termination and Withdrawal

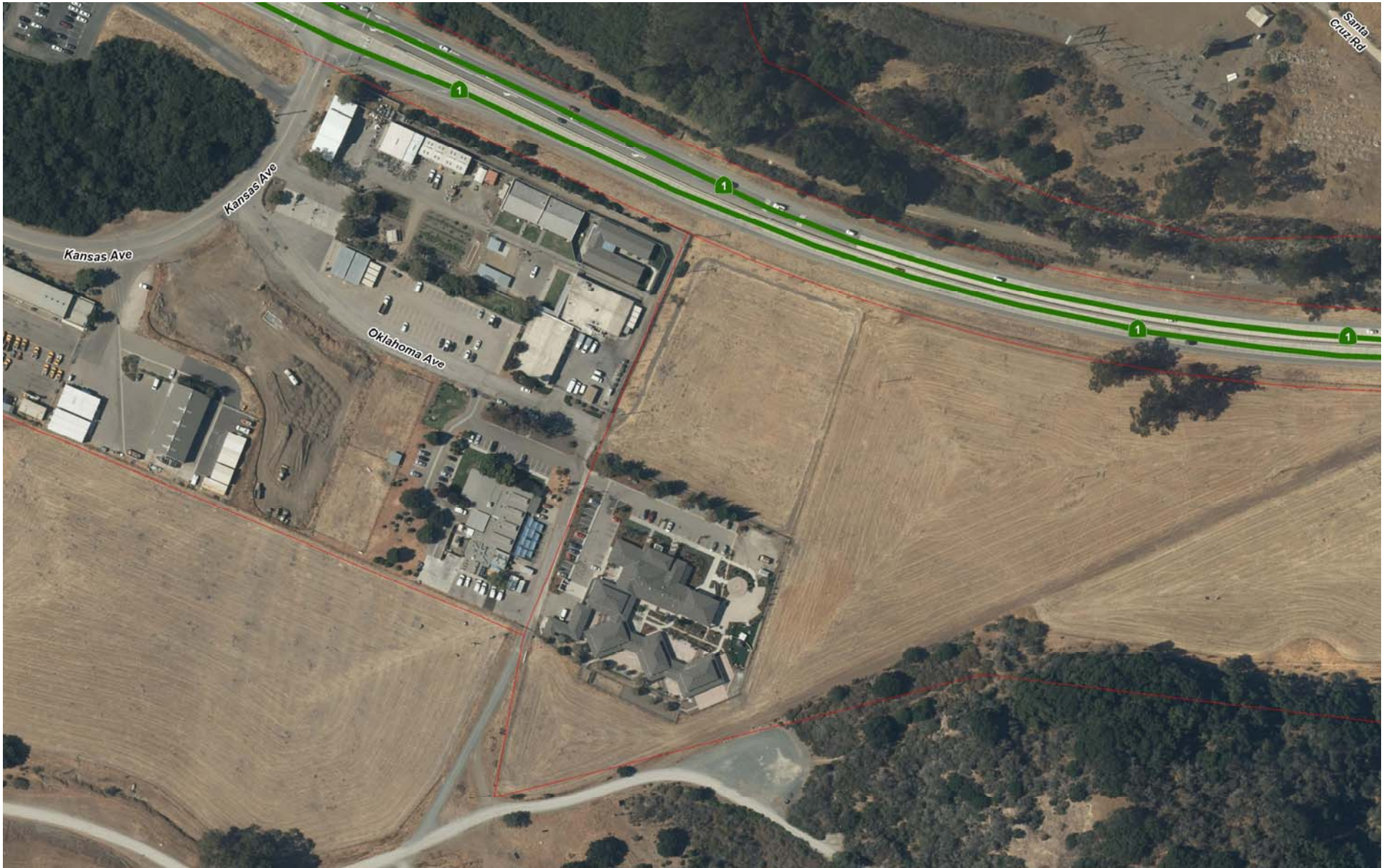
b. Withdrawal after Construction Begins / Payment of Allocation

Costs incurred

Pre-pay entire Allocation
of Total Project Costs

Withdrawal Notice Date, or Oct 31, 2017
Effective date is Dec 31st of that year





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