

New Animal Shelter Design-Build Project WBS 320088



COUNTY OF SAN LUIS OBISPO

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New Animal Shelter Site Location



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

EXHIBIT C

Cities	City Name	(Number of Shelter Service Provided)						Total	Percent
		2013-14 Full Yr.		2014-15 Full Yr.		2015-16 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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New Animal Shelter Agreement "Costs Shared Proportionally Without Atascadero and Paso Robles"

All Cities and County	Animal Utilization				Percent	\$13.7M Estimate
	13-14	14-15	15-16	Total		
Arroyo Grande	286	427	291	1,004	8.39%	\$ 1,149,808.26
Atascadero	476	600	643	1,719	14.37%	\$ 1,968,645.81
Grover Beach	167	142	135	444	3.71%	\$ 508,480.94
Morro Bay	126	143	118	387	3.23%	\$ 443,202.98
Paso Robles	724	734	792	2,250	18.81%	\$ 2,576,761.53
Pismo Beach	57	61	54	172	1.44%	\$ 196,979.10
San Luis Obispo	482	486	479	1,447	12.09%	\$ 1,657,143.97
County/Uninc	1,745	1,464	1,332	4,541	37.96%	\$ 5,200,477.39
Totals	4,063	4,057	3,844	11,964	100.00%	\$ 13,701,500.00

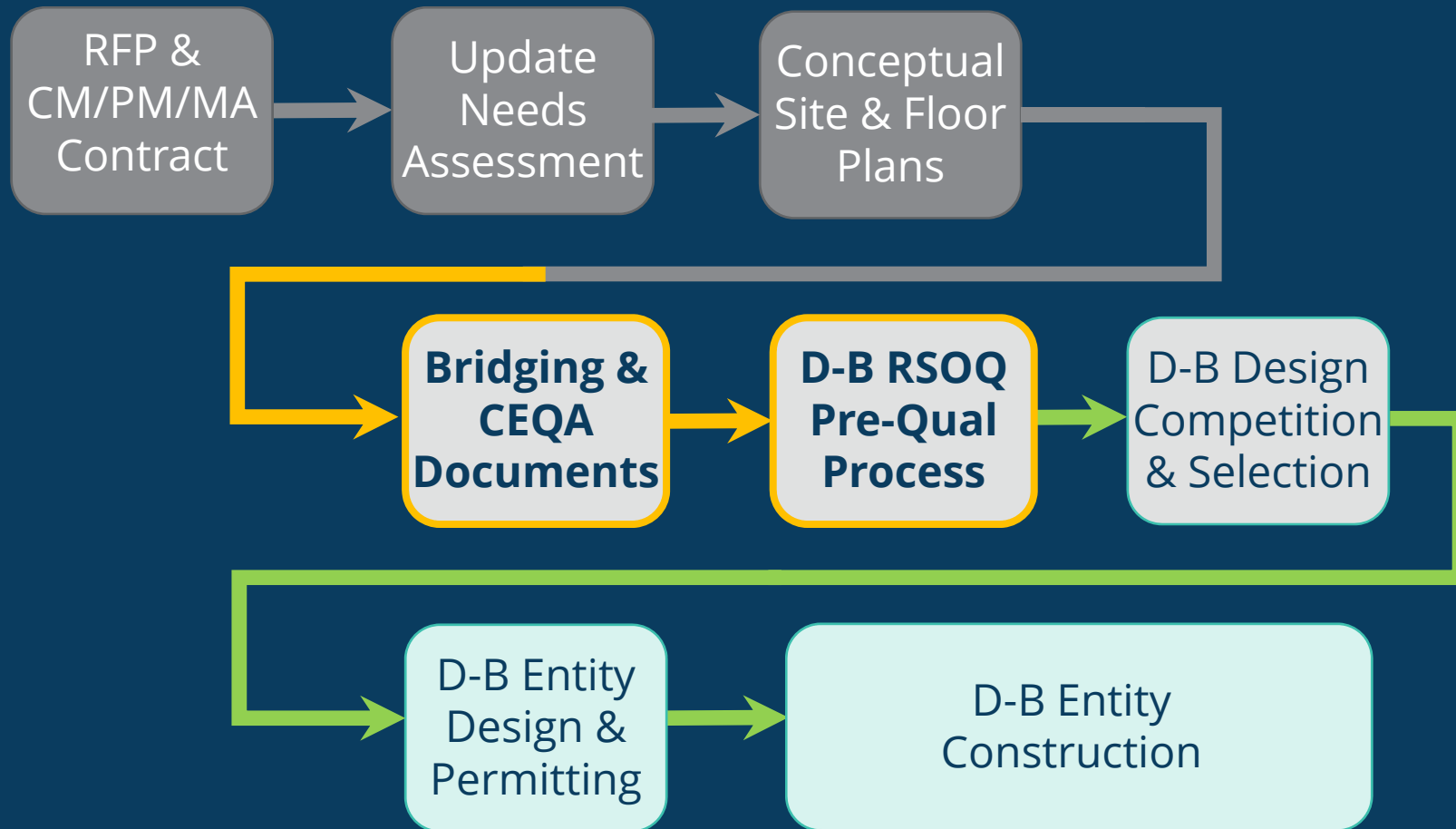
W/O Atascadero & Paso Robles	Animal Utilization				Percent	\$13.2M Estimate	Difference
	13-14	14-15	15-16	Total			
Arroyo Grande	286	427	291	1,004	12.56%	\$ 1,657,636.02	\$ 507,827.76
Atascadero	476	600	643	-	0.00%	\$ -	\$ (1,968,645.81)
Grover Beach	167	142	135	444	5.55%	\$ 733,058.16	\$ 224,577.22
Morro Bay	126	143	118	387	4.84%	\$ 638,949.34	\$ 195,746.36
Paso Robles	724	734	792	-	0.00%	\$ -	\$ (2,576,761.53)
Pismo Beach	57	61	54	172	2.15%	\$ 283,977.49	\$ 86,998.38
San Luis Obispo	482	486	479	1,447	18.10%	\$ 2,389,043.15	\$ 731,899.18
County/Uninc	1,745	1,464	1,332	4,541	56.80%	\$ 7,497,335.83	\$ 2,296,858.44
Totals	4,063	4,057	3,844	7,995	100.00%	\$ 13,200,000.00	



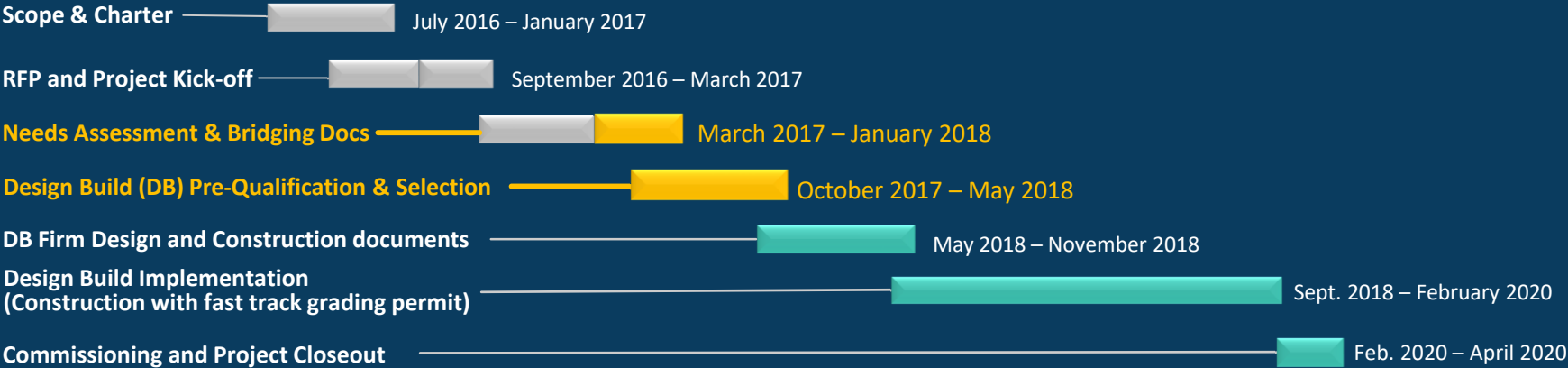
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New Animal Shelter Flowchart



New Animal Shelter Schedule



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New Animal Shelter Project Cost Summary – October 2017

Description	Current Budget	Oct 2017 Committed / Expended	Balance
Construction (Building and Site)	8,070,000	0	8,070,000
Construction Contingency	836,500	0	836,500
Oklahoma Ave/ Utility Extensions	525,000	0	525,000
Interior Hard Costs Total	330,000	0	330,000
Building & Site Hard Costs Subtotal	9,761,500	0	9,761,500
Total Soft Costs	2,705,000	1,380,418	1,324,582
Project Contingency & Escalation	1,235,000	0	1,235,000
Total Hard and soft costs	13,701,500	1,380,418	12,321,082



New Animal Shelter Next Steps

	Description	Scheduled	Actual
1	Board Authorization of Request for Pre-Qualification of Design Build Entities	October - November	11.7.2017
2	Steering Meeting – project update to Stakeholders		11.15.2017
3	Pre-Qualifications due and top DB Entities Selected	November - February	
4	Steering meeting - project update to Stakeholders	January	1.17.2018
5	Board update, Certification of CEQA, authorize Request for Proposals and Bridging Documents for the Design Build Teams	February	2018
6	Design and Best Value Proposals due	May	2018
7	Recommendation to award construction Contract to County Board	May-June	2018



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Questions & Comments



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New Animal Shelter Annual Financing Cost Impacts

Annual Capital Project Cost Impacts

All Cities and County	Percentage per MOA	\$13.7M Estimate (Annually at 3.2% for 25 Years)	Revised Percentage	\$13.2M Estimate (Annually at 3.2% for 25 Years w/o Atas & Paso)	Annual Difference	Overall Project Cost (including Financing at 3.2% for 25 Years w/o Atas & Paso)
Arroyo Grande	8.39%	\$67,317	12.56%	\$96,815	\$29,498	\$2,420,375
Atascadero	14.37%	\$115,298	0.00%	\$0	-\$115,298	
Grover Beach	3.71%	\$29,767	5.55%	\$42,811	\$13,044	\$1,070,275
Morro Bay	3.23%	\$25,916	4.84%	\$37,272	\$11,356	\$931,800
Paso Robles	18.81%	\$150,922	0.00%	\$0	-\$150,922	
Pismo Beach	1.44%	\$11,554	2.15%	\$16,617	\$5,063	\$415,425
San Luis Obispo	12.09%	\$97,004	18.10%	\$139,511	\$42,507	\$3,487,775
County/Uninc	37.96%	\$304,572	56.80%	\$438,034	\$133,462	\$10,950,850
Totals	100.00%	\$802,350	100.00%	\$771,060	-\$31,290	\$19,276,500



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Section 10.k Animal Shelter Operations

- If City elects to not participate in project:
 - Participation in MOA ends immediately, and
 - Operations Agreement ends effective at end of existing Service Contract, or
 - Certificate of Occupancy of New Shelter, or
 - A mutually agreed upon date between City and County
- City is required to provide its own animal services and shelter



Potential Project Options / Next Steps:

- Modify project scope, schedule and budget
- Direct the MOA Executive Board to consider policy updates



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	- 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

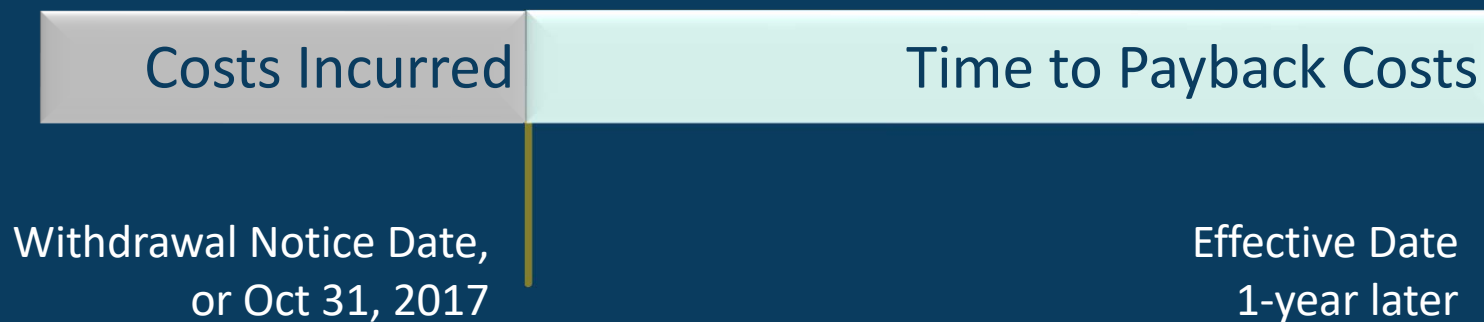
Definitions / Notes:

- (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.



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

