



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

(1) DEPARTMENT Public Works	(2) MEETING DATE 12/15/2020	(3) CONTACT/PHONE Robert Ruiz, Capital Projects Manager (805) 788-2114	
(4) SUBJECT Update on the New Animal Services Facility project and presentation of a video recognizing the construction groundbreaking of the project. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board receive and file an update on the New Animal Services Facility project and a video recognizing the construction groundbreaking of the project (WBS 320088).			
(6) FUNDING SOURCE(S) Fund Center 230 – Capital Projects	(7) CURRENT YEAR FINANCIAL IMPACT Total Estimated Project Costs = \$20,675,692.00	(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. 15 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: 12/10/19, #34	
(17) ADMINISTRATIVE OFFICE REVIEW Kristin Eriksson			
(18) SUPERVISOR DISTRICT(S) All Districts			

Reference: 20.161



COUNTY OF SAN LUIS OBISPO

TO: Board of Supervisors

FROM: Public Works
Robert Ruiz, Capital Projects Manager

VIA: John Diodati, Interim Director of Public Works

DATE: 12/15/2020

SUBJECT: Update on the New Animal Services Facility project and presentation of a video recognizing the construction groundbreaking of the project. All Districts.

RECOMMENDATION

It is recommended that the Board receive and file an update on the New Animal Services Facility project and a video recognizing the construction groundbreaking of the project (WBS 320088).

DISCUSSION

In April of 2015, the Board authorized staff to move forward with development of a new Animal Services Facility project to replace the existing animal shelter at 885 Oklahoma Avenue at the County Operations Center off Highway 1. The current Animal Services shelter was constructed in 1975 as a 6,600 square foot (sq. ft.) facility designed for the animal care needs of the time. Since then, building modifications have been made to the existing facility in hopes of keeping up with demands of providing animal care and shelter in the County. However, since codes, energy standards and public expectations for animal shelters have shifted significantly over time, keeping up with care and shelter demands in the existing facility is a challenge. Ultimately the Board recognized that further investment in the current facility would not be cost effective and hence authorized moving forward with a project for a new facility.

In February of 2017, the Board entered into an agreement with the Cities of Atascadero, Arroyo Grande, Grover Beach, Morro Bay, Paso Robles, Pismo Beach and San Luis Obispo. All seven cities in the county will participate in financing of the project and when complete the new facility will be operated by the County. The facility will serve the needs of all cities and all unincorporated areas within the County of San Luis Obispo. The agreement between agencies was amended by the Board for the second time in December 2019 wherein the final total project budget of \$20,348,740 was established as was the allocation of financing between partner agencies.

The Board's December 2019 action also awarded the County's first ever Design-Build contract to F&H Construction for this project. In the last year, F&H Construction, staff, consultants, and project

partners have developed the final design for the facility, coordinated with utility companies and secured the building permit for construction to begin. Once started, construction is expected to continue until early 2022 with operations in the new facility expected to commence that spring.

The final facility design incorporates approximately 16,000 sq. ft. of office, clinic, and conditioned animal housing, with another approximately 8,300 sq. ft. of unconditioned animal housing and storage. The architectural style will represent a California Central Coast aesthetic to fit in with the natural surroundings and will create spaces that are both friendly and inviting to the public and staff. Key features of the new facility will include:

- Welcoming and friendly public adoption areas
- Modern dog kennel configuration to minimize animal stress, while maximizing disease control
- Interactive “dog garden” that encourages transparency, interaction, and adoption
- Multi-purpose Community Room that can be easily reconfigured for various uses
- Updated medical services area to conform to modern standards
- Secure Sally Port for secure transfer of problem animals

All parties involved in the project are proud of the work completed to date and look forward to successfully working through construction. However, in consideration of the current COVID-19 pandemic environment, a traditional groundbreaking ceremony was not held. Instead, this project update and video recognize the commitment of stakeholders and the diligent work of the project team to achieve this significant milestone.

The project team would like to express, via this update, their commitment to the day when construction is complete and Animal Services staff can continue to serve residents of this County by caring for animals in a state of the art facility for decades to come.

OTHER AGENCY INVOLVEMENT/IMPACT

A Steering Committee is in place to guide and make major decisions on the project 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, County Counsel on legal matters; and various partner City representatives.

FINANCIAL CONSIDERATIONS

This is a multi-year project budgeted in the Capital Projects Fund – WBS 320088 New Animal Services Facility Project. The total project costs are estimated at \$20,348,740, plus financing costs of \$326,952, for a total estimated cost of \$20,675,692.

The County has committed to fund an initial \$1,348,967 of project costs: \$1,000,000 as stated in Amendment No. 1 and \$348,967 for Oklahoma Avenue utility extension costs. The remainder of the estimated project (\$18,999,773) and financing costs will be split amongst the participating parties. The County’s Financial Advisor, KNN Public Finance, estimated financing costs associated with the future debt issuance to be \$326,952.

Please see Exhibit “A” for project costs estimates and funding sources.

RESULTS

Direction from the Board has allowed the project to get to this state and once the New Animal Services Facility is complete and operational the new facility will contribute to a safer, healthier, and well-governed community.

ATTACHMENTS

- 1 Vicinity Map
- 2 Exhibit A - Project Cost Estimates
- 3 Timeline of Board Actions
- 4 New Animal Services Facility Rendering

c: Michael Hill, Health Agency Director
Dr. Eric Anderson, Animal Services Manager
Animal Services Steering Committee

File: 320088

Reference: 20.161

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