

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **DECEMBER 10, 2013**

From: *MD* **MARY DIETRICH /** *RU* **ROB UNHOLZ**

Subject: **AUBURN ANIMAL SHELTER - PROJECT NO. 4639**

ACTION REQUESTED / RECOMMENDATION:

1. Confirm previous direction to proceed with the Request for Proposal (RFP) process with the three (3) most qualified Design-Build (D-B) Teams, established by the Qualifications Phase of the RFP for the proposed Auburn Animal Shelter project, at the Placer County Government Center in North Auburn.

BACKGROUND: On February 5, 2013, your Board authorized staff to proceed with the RFP process with the three (3) most qualified D-B Teams, as established by a Qualifications Phase of the RFP for the Auburn Animal Shelter project, at the Placer County Government Center in North Auburn. This authorization also approved the payment of a stipend, in the amount of \$50,000 each, to the two (2) unsuccessful proposers to assist in defraying the preparation and design cost required to prepare a comprehensive RFP submittal.

The project considered in February 2013 was based on an architectural program developed over the last decade with the collective involvement of consultants, HHS and Animal Services, Facility Services, private non-profit animal welfare and rescue groups, and the community. This program defines a shelter that will flexibly meet the community's needs for animal services for the next 25 years. The program factors in the continued and valued efforts of private non-profit rescue groups, provides features to minimize the length of stay for animals and maximize adoptions of less stressed, healthy pets. It also defines a facility that is cost effective to staff and maintain, utilizes durable, long life-cycle materials and systems, is energy efficient, has a useful design life of at least 50 years and enables future expansion. The proposed facility is planned to incorporate the ability to flexibly house animals between holding, isolation and adoption space in order to meet variable intake ratios and adapt to different levels of rescue and fostering activities. This flexibility will enable the Shelter to accommodate up to a 40% increase in animal capacity for unincorporated Placer County, Auburn, Colfax, Loomis, Lincoln and Rocklin through 2035.

The estimate of probable Design-Build Cost is \$15 million dollars, comprised of \$1 million in design costs and \$14 million in building and site construction, and utility infrastructure. Some of the contributing factors to the cost of the Shelter are features that promote best practices in animal care facilities, including:

- Complex mechanical systems that provide 100% outside air to minimize disease transmission and, at the same time, achieve a high level of energy efficiency;
- Plumbing systems that integrate a high pressure sanitizing system and adequate drainage for animal areas;
- Durable kennel finishes capable of daily high pressure sanitation;

- Cat and dog intake exam rooms for veterinary examination of animals entering the Shelter;
- A veterinary surgery area with two surgery tables, and preparation and recovery areas to treat and provide spay/neuter service to shelter animals;
- A higher level of building acoustics intended to reduce animal stress, promote adoptions and improve employee's work environment;
- A Fluorescent Rabies Antibodies Room for the preparation of testing potentially rabid animals;
- A euthanasia room.

Estimated construction costs of the Auburn Shelter, at \$420/sf, compare favorably with those of the Sacramento County Shelter (\$501/sf) which was completed in 2009 and the Town of Truckee Shelter (\$490/sf), completed in 2013. Similar to the proposed Placer County Shelter, these costs include building and site construction, storm water, utility infrastructure and furniture, fixtures and equipment. Since February, the estimated construction cost has been reduced by approximately \$2 million, as a result of the program refinement and more defined design and performance criteria. As the project progresses through more detailed design, that detail typically translates into more accurate and refined construction cost estimates. Additional savings and value is expected through the D-B process that is intended to promote cost effective, innovative and creative design in a competitive framework.

Value Engineering

While the estimated construction costs do compare favorably to other Shelter projects, following the Board of Supervisor's meeting in February, concerns were expressed regarding the project cost. In March 2013, staff began developing a program level Value Engineering (VE) process, with the assistance of TMCS Consulting, to identify potential cost savings consistent with the program goals of the project. This process was intended to identify and evaluate design and construction items that could potentially result in additional reductions to the estimated \$14 million construction cost. The day long VE session occurred on May 23rd and included 30 participants, comprised of Facility and Animal Services' staff, program, operations and design consultants, representatives from other counties, community members and two (2) members of the Board of Supervisors. The process identified 69 items grouped into the following categories:

- 1) 11 Incorporated Items, totaling a potential savings of \$1,725,473
 - The Performance and Design criteria have been modified to allow for these items to be considered and evaluated for proposal by the D/B Teams. Items include a tensioned fabric exterior structure and shell, relocating and expanding the existing Barn, alternative kennel wall construction and/or panelized kennels, a revised vehicle sally-port, additional program space and a reduced ceiling height in the lobby.
- 2) 28 Items for Consideration, totaling a potential savings of \$563,073
 - These items were determined to have merit; however, they are prescriptive and reduce or eliminate the ability of the D-B Teams to be innovative and creative in their design solution and/or to comply with code requirements. Items include reductions in site lighting, fencing, landscaping, and quantity of floor drains, and elimination of

downspouts. Additional items include the prescription of specific types of mechanical, lighting and alternative energy systems.

3) 30 Rejected Items

- These items do not promote operational efficiencies or comply with the Program requirements. Items include the addition of a livestock sewer waste detention (not required), negotiation of utility connection fees, reduction in slab thickness, elimination of freeze protection for exterior fire sprinklers at roof overhangs, relaxing County standards on systems such as fire alarm and access controls or eliminating building automation systems that enable maintenance staff to manage the operation of building systems as efficiently as possible.

Creative, innovative and cost effective design and construction methods, as well as integration of appropriate value engineering items is expected to result in the delivery the Auburn Animal Shelter at the greatest value to the County. If more significant cost reductions are desired, significant changes to the project program and scope would likely be required. These changes could result in a reduction of the type and level of services proposed to be provided by the Shelter, potential increases in ongoing staffing levels, operational and maintenance costs, as well as decreased energy efficiency.

RFP D-B Process

The Qualifications Phase of the RFP was released in May of 2013 to solicit qualified D-B Teams. D-B Teams were scored on past project experience, past D-B experience, claim history, financial stability and their business history in the State of California. Fourteen (14) D-B Teams submitted qualifications and eleven (11) Teams participated in formal interviews. This process resulted in the establishment of the three (3) top ranked D-B Teams:

- 1) McCarthy Building Companies / LIONAKIS
- 2) Roebbelen / LPA
- 3) UNGER / Dreyfuss & Blackford

If your Board chooses to proceed with the project as currently programmed, the three (3) top ranked D-B Teams will be invited to participate in a "Best Value" RFP process, developed by INDIGO, in conjunction with Facility Services, Animal Services, CEO staff and the Animal Service Advisory Committee (ASAC), and in compliance with Section 20133 of the California Public Contract Code. A competitive response to the RFP typically approaches the level of Schematic Design Documents and Specifications, including a detailed cost proposal. This type of Proposal requires a significant level of planning, design and engineering and in-depth consideration of the following:

- Needs Assessment
- Architectural Program
- Design and Performance Criteria
- Program Level Value Engineering
- Master Site Planning
- Schematic Design

- Cost Estimating
- Scheduling
- Project Management
- Work Plan
- Consultation with Permitting Agencies

After each D-B Team submits their final proposal they will make a formal project presentation. The proposal and presentation will be evaluated against the project criteria and combined with the proposed D-B cost to determine the top ranked D-B Team. Stipends in the amount of \$50,000 will be paid to each of the unsuccessful teams to compensate for a portion of their respective proposal preparation cost and to secure the rights to potentially utilize any design features included in their proposals. The proposal process is anticipated to be completed in Spring 2014 and staff will return to your Board at that time with a request to award the D-B contract.

In order to proceed, it is requested that you Board confirm previous direction to proceed with the RFP process with the three (3) most qualified D-B Teams as established by the Qualifications Process of the RFP.

ENVIRONMENTAL CLEARANCE: The Department is currently proceeding with environmental review pursuant to the California Environmental Quality Act (CEQA) with the preparation of a Mitigated Negative Declaration. Staff will return to your Board for approval of the CEQA document prior to award of the D-B contract.

FISCAL IMPACT: The total project cost is currently estimated to be \$21.6 million, including \$15 million for the Design-Build contract; \$1 million for the needs assessment, programming, environmental document, design/performance criteria, RFP development, value engineering, RFP process and stipends; \$1.3 million for contract construction management, quality assurance testing and inspection, storm water compliance, labor compliance and commissioning; \$1.4 million for project management, force account, fees, and permits and Public Works Yard modifications; and \$2.9 million in project and construction contingencies. Approximately \$600,000 has been expended to date. There is currently \$16,378,659 appropriated in the Capital Projects Fund, Auburn Animal Shelter Project Account. The balance of the funding is anticipated and planned for in the Capital Facilities Financing Plan and \$5.2 million is available in the General Fund Trust for Capital Projects.

ATTACHMENT: CONCEPTUAL SITE PLAN

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New Auburn Animal Shelter - Conceptual Site Plan



