

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

To: **BOARD OF SUPERVISORS**

Date: **FEBRUARY 5, 2013**

From:  **JAMES DURFEE / JOEL SWIFT** 

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

ACTION REQUESTED / RECOMMENDATION:

1. Authorize staff to proceed with the Request for Proposal (RFP) process with the three (3) most qualified Design-Build (D-B) firms, established by a Request for Qualifications (RFQ) process for the Auburn Animal Shelter project, to be located at the Placer County Government Center in North Auburn.
2. Approve 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.

BACKGROUND: In September 2008, your Board directed staff to proceed with the D-B project delivery method for the West Placer Animal Shelter. In July 2009, your Board approved a Consultant Services Agreement with INDIGO Hammond & Playle Architects (INDIGO) to provide professional master architectural services for the West Placer Animal Shelter. On December 13, 2011, based on the City of Roseville's decision not to participate in a combined facility, your Board directed staff to proceed with the Design-Build delivery of the Auburn Animal Shelter project. On April 10, 2012 your Board approved an amendment to the existing professional master architectural services consultant agreement with INDIGO for the Auburn Animal Shelter project.

Staff has been working with INDIGO to develop documents for a D-B Request for Qualifications/Request for Proposals (RFQ/RFP) package which includes a needs assessment, architectural programming, design criteria, site/utilities analysis and an estimate of probable cost. The needs assessment analysis has been developed in concert with Animal Services and CEO staff and the Animal Service Advisory Committee (ASAC). The recommended facility would be sized to house 68 dogs, 92 cats and other animal types to accommodate the current needs and a projected 25-year growth in population. The 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. The Shelter design is based on the continued and valued efforts of private non-profit rescue groups, minimizing the length of stay for animals and maximization of adoptions of less stressed, healthy pets.

The architectural program includes a public lobby and reception counters, viewing and interaction areas for the adoptable animals, retail sales, multipurpose meeting room, indoor/outdoor dog kennels and cat rooms, cat cages, behavior assessment, isolation housing, small mammals and exotics, food preparation, laundry, cleaning systems and euthanasia room. Also included are workspaces and offices for administration staff and Animal Control Officers with associated sally port and storage space along with staff locker rooms and break room. Shelter veterinary care areas will include intake exam rooms, sick isolation housing, shelter animal treatment, surgery and recovery rooms. Exterior facilities

include a barn, paddock, feral cat pens, a covered exercise yard, storage, parking and a refrigerated cold box. The programmed building space and exterior facilities, totaling 35,000 square feet, is proposed to be located on an estimated site area of 4.5 acres west of the Juvenile Detention Center on the Placer County Government Center campus.

Staff is working with INDIGO and Procurement Services to develop the Request for Proposals (RFP), including the Request for Qualifications (RFQ) for release by April 2013. The RFQ process will result in the selection of three top rated firms to compete in the RFP. The RFP process meets California Public Contract Code requirements for a "Best Value" process. The projected duration for the RFQ/RFP is approximately six months, including two confidential design meetings. Staff will return your Board with a recommendation to approve and execute a contract for the Auburn Animal Shelter to the top rated Design-Build team after completion of the environmental review process. Stipends in the amount of \$50,000 each are recommended for 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 program level estimate for the Design- Build Contract is \$18,000,000.

Facility Services has also provided project updates at the ASAC meetings, including special presentations by INDIGO at the September and December ASAC meetings.

ENVIRONMENTAL CLEARANCE: The Department is proceeding with a separate contract for environmental review pursuant to the California Environmental Quality Act (CEQA). Upon the completion of environmental review, 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 \$23,600,000, including \$18,000,000 for the Design-Build contract and \$5,600,000 for the Needs Assessment, Architectural Program, development of design and performance criteria and the RFQ/RFP package, environmental documentation, construction management, project management, inspection and testing, and contingencies. There is currently \$8,458,669 in the Capital Projects Fund, Auburn Animal Shelter Project Account. The balance of the project funding is currently under consideration by the Infrastructure Investment Committee.

ATTACHMENT: CONCEPTUAL SITE PLAN

JD:JS:RU:DH:BL:SH

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New Auburn Animal Shelter - Conceptual Site Plan



