

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

To: **BOARD OF SUPERVISORS**

Date: **SEPTEMBER 9, 2008**

From: *WJD* **JAMES DURFEE / JOEL SWIFT** *JS*

Subject: **SOUTH PLACER ANIMAL SHELTER, PROJECT NO. 4779**

ACTION REQUESTED / RECOMMENDATION: Subject to your Board's approval of the city agreements for the development of the South Placer Animal Shelter, approve and direct staff to proceed with the Design/Build project delivery of the South Placer Animal Shelter, proposed to be located on Phillip Road adjacent to the Roseville Energy Park.

BACKGROUND: In July 2006, your Board authorized staff to proceed with the design of the South Placer Animal Shelter, to be co-located with Placer Society for the Prevention of Cruelty to Animals (PSPCA). The first phase of the design process was to develop a needs assessment and preliminary program document reflecting the project requirements. During this process, the County-owned Sunset Industrial Pond site at the end of Cincinnati Avenue was identified as a potential site and a site analysis and cost model was developed. As a result of the high site development costs associated with placing large quantities of engineered fill to raise the grade seven feet, an alternative site was considered.

A site owned by the City of Roseville, located on Phillip Road near the Roseville Energy Park, has been identified as being very suitable for the location of the animal shelter. In keeping with prior directions by your Board, staff recommends that the proposed shelter facility on this site be developed as a Design/Build project, with the County taking the lead role in design and construction. The project entitlements and environmental documents will be processed through the City of Roseville as the lead agency. As approved in a previous action today, this project will be developed with the cooperation, participation and shared funding by the County and the Cities of Roseville, Rocklin and Lincoln. Shelter operations are proposed to be provided through a contract with PSPCA.

In order to proceed, it is requested that your Board direct staff to proceed with the Design/Build project delivery of the South Placer Animal Shelter, in cooperation with the Cities of Roseville, Rocklin and Lincoln. Upon approval, staff will release a Request for Proposals for Master Architectural Services to develop the documentation for the Design/Build process. Staff will return to your Board, at a later date, with a recommendation to approve a contract with a Design/Build Team.

ENVIRONMENTAL CLEARANCE: The City of Roseville will process the necessary environmental documentation. No environmental review is required for the proposed action.

FISCAL IMPACT: The total project cost is estimated to be \$15 million and the funding is currently identified in the 10 Year Capital Projects Financing Plan. Funding will be provided through cooperative agreements among the County and the Cities of Roseville, Rocklin and Lincoln.

JD:JS:RU:SR

CC: COUNTY EXECUTIVE OFFICE
ANIMAL SERVICES
PLACER SPCA

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