

Animal Shelter Update

April 17, 2012

History

- On March 20, 2012 the Board directed the Chief Administrative Office to do the following:
 - Move forward with researching additional sites for the West Slope Animal Shelter
 - Return to the BOS on 4/17 with funding options for the \$2-4M projected budget shortfall for the existing site
 - Appoint a subcommittee of Supervisors Knight and Briggs to negotiate and move through this process

Subcommittee Work

- The subcommittee met on 3/22 and recommended moving forward with researching 4130 Product Drive and 6425 Capitol Avenue
- The subcommittee also recommended moving forward with the hiring of a Project Manager dedicated to the West Slope Animal shelter project

Agenda

- Introduce new Project Manager, Brent Collins
- Provide information on sources for additional funds required to build on existing County owned parcel
- Update on status of alternate sites
- Get direction from the Board on next steps

Funding sources for Current Site (\$2-4M)

Source	Effect
ACO Fund (Currently \$3.9M)	Could deplete this fund which would take away funding for deferred maintenance and other large facility projects. If we don't invest in maintaining our infrastructure now we may face much higher future facilities costs.
General Fund	County would have to find off-setting reductions in order to balance the budget. These reductions will have to come from discretionary programs such as Senior services, road funding, parks, Veteran's services, etc. (Board workshops in November 2010)
General Reserve (Currently \$8.9M)	The Board has been able to maintain this reserve for economic uncertainties. Dipping into the reserve places the County in more financial risk and takes away critical cash flow.
Reserve for Capital Projects (Currently \$8.1M)	The County is in the process of going out for an RFP for a new financial system. Depleting these funds will not allow this process to go forward.

Alternate Site #1 6425 Capital Avenue

Pros	Cons
Square footage 21,186 SF	Price is too high
Interior is largely wide open and free of walls	Owner is looking to obtain value for HVAC units and T-bar ceiling that is of no value to Shelter
Near Animal Outreach	Building has common parking with adjacent building and two other proposed buildings that may be incompatible with shelter use
Near Produce Exchange	Large animal area not adjacent to property
Easy to program for use	No outdoor area for dog run
	Residential adjoined parcels
	Less visibility in Industrial area



Alternate Site #2 4130 Product Drive

Pros	Cons
Building is expandable to 17,920 SF	In escrow
Building width is similar to current design documents	
Price range allows for TI's and some expansion within budget	
Adjacent property is for sale	
On-site property is suitable for dog run	
Close to emergency vet and PAWED	
No adjacent residential	
Favorable zoning	
Easy access from highway 50, good central location	
Proximity to high school for FAA volunteer program	



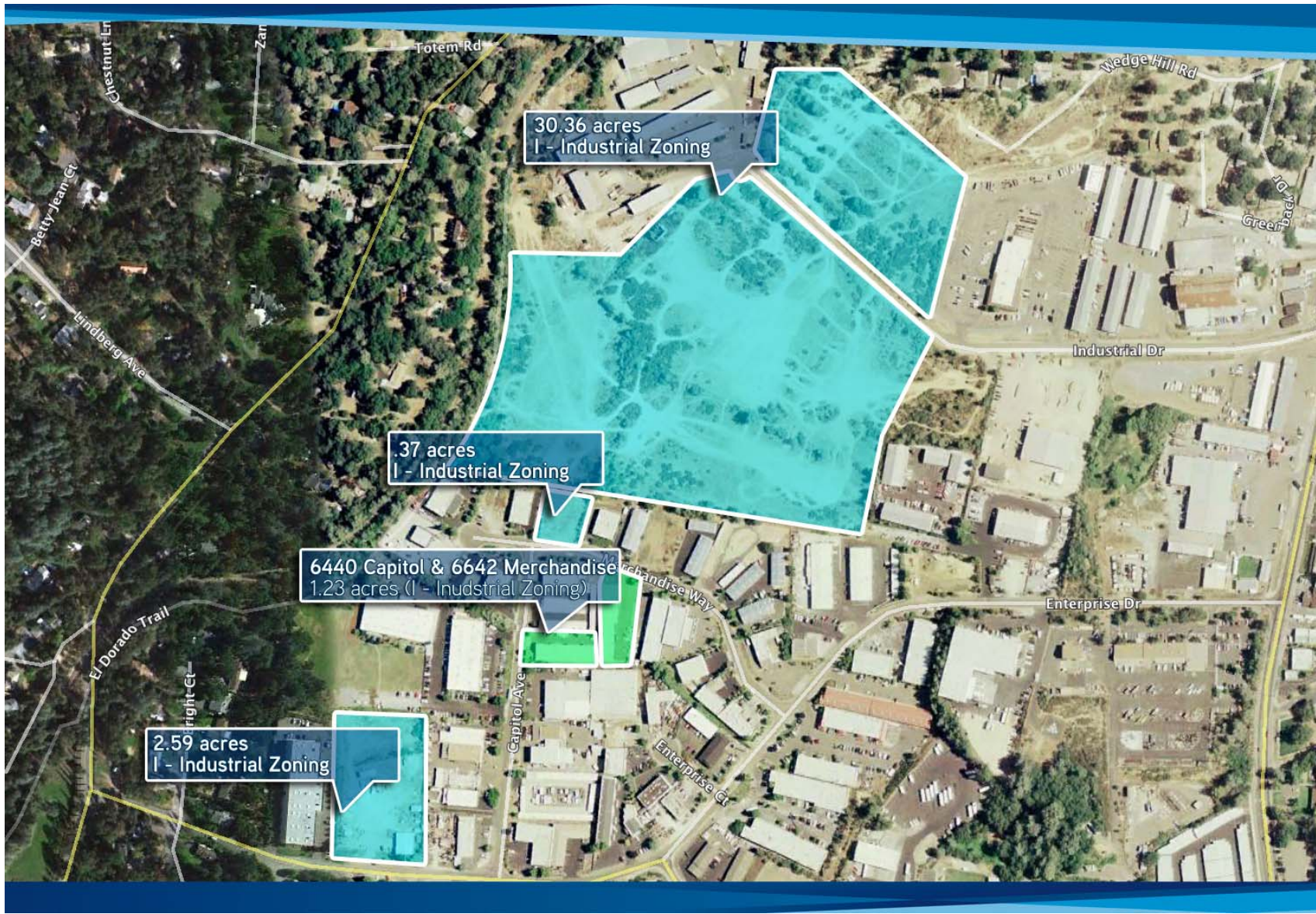
Alternate Site #3 4101 Wild Chaparral

Pros	Cons
Square footage 16,600 square feet	Valuable commercial space
Price range allows for TI's and expansion within budget	Possible traffic impacts
High freeway visibility	Current design would need significant alterations
Adjacent property – (Need to explore if this is available to lease or purchase)	
On-site property could be converted to dog run	
Close to emergency vet and PAWED	
No adjacent residential	
Good infrastructure with sumps and drainage	
Proximity to high school for FAA volunteer program	



Alternate Site #4 6642 Merchandise Way & 6440 Capital Ave.

Pros	Cons
Square footage 19,300 square feet 2 buildings	Narrow buildings require complete re-programming
Price range allows for TI's and expansion within budget	Requires some kind of connection between the two buildings (breeze-way, etc.)
Adjacent property is for sale	Vehicle storage would be on adjacent property site
Buildings are in good shape	Operational inefficiencies with narrow buildings
On-site property could be converted to dog run	Less visibility in Industrial area
Near Animal Outreach and Produce Exchange	
No adjacent residential	



BOS Direction

- Does the Board wish to pursue funding options for building shelter on County owned site
- If the Board wishes to pursue optional sites
 - Determine that Alternate Site #1 is not feasible and discontinue negotiations
 - Prioritize remaining alternate site negotiations
- Direct staff to return with monthly updates (Next update on 5/22/12)

Back Up Budget Slide

Budget (as presented on 1/31)

Initial Budget	\$7,293,978
T-Kennel Purchases	(134,362)
Land Purchase	(453,277)
Architectural Services Agreement	(453,152)
CEQA Document	(50,000)
General Services Labor & Misc.	(180,538)
ROW – Easement Exchange Agreement (Staff)	(28,000)
Environmental (staff and consultant)	(23,000)
Labor (DOT design and project management)	(213,142)
Budget remaining (Tobacco Settlement Account)	5,758,507
DOT Estimate of remaining costs to complete project	7,890,158
Budget Shortfall	2,131,651