

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # B-5

Urgent Routine

AGENDA DATE February 10, 2009

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Proceed to the Design Phase of the Animal Shelter Project and Approval to Initiate Environmental Review for Siting for the New Animal Shelter at the Buffer of the Stanislaus County Public Safety Center at Crows Landing and Service Roads - Chief Executive Office

STAFF RECOMMENDATIONS:

1. Accept the Chief Executive Officer's update on the status of city and county negotiations regarding Animal Services.
2. Approve the Facility Program as prepared by Richard Rauh, an architectural corporation, in collaboration with Rauhaus, Freedendfeld and Associates for a future animal shelter, for a mutli-agency program and a county program plan.
3. Authorize staff to develop public policy strategy options for future consideration for a possible low cost spay/neuter clinic at the shelter that involves participation of public , private and non-profit groups consistent with the recommended Facility Plan.

(Continued on Page 2)

FISCAL IMPACT:

Discussions are underway with partner cities for an Animal Services partnership. The cost sharing agreements would be retroactive to January 1, 2009. These agreements are revocable up to April 30, 2009, and Joint Powers Agreement discussions continue as well. The Cities of Modesto, Ceres, Patterson, Hughson, and Waterford have expressed an initial interest in a long-term partnership with the County for the provision of Animal Services and partnering in the new shelter. Some cities have expressed an interest in taking responsibility for their own field enforcement, patrol and/or canvassing.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2009-109

On motion of Supervisor Chiesa, Seconded by Supervisor Grover

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Grover, Monteith, and Chairman DeMartini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

STAFF RECOMMENDATIONS (Continued):

4. Authorize the Design and Project Team to proceed to the design phase for the two options for a future animal shelter project; a multi agency program plan and a county program plan , and retain the necessary professional services such as geotechnical engineering and others needed to complete the next phase of work.
5. Authorize the Project Manager to Reform and Amend the agreement with the Architects for the scope of work change associated with the two program plan approach.
6. Authorize the Department of Planning and Community Development to initiate formal Environmental Review of the Stanislaus County Public Safety Center buffer area for the construction of the new animal shelter, including contracting for professional services needed, such as traffic and noise studies to complete the Environmental Review.
7. Direct the Auditor-Controller to transfer \$60,000 in existing appropriations from the Chief Executive Office Plant Acquisition budget and increase appropriations and revenue of \$60,000 in the new Animal Facility Capital Project Fund as detailed in the attached budget journal. These funds were previously approved by the Board of Supervisors for this project.
8. Approve a reimbursement resolution related to expenditures for the construction of the New Animal Shelter. This resolution will allow the County to be reimbursed for expenditures occurred prior to the formation of the Animal Services Joint Powers Agency.

FISCAL IMPACT (Continued):

On April 15, 2008 the Board of Supervisors approved the recommendation to proceed with the recommended Animal Services Facility Reuse and Expansion Plan. The total estimated cost for the Reuse and Expansion Plan for the replacement of the existing Animal Services Facility located at 2846 Finch Road, Modesto was estimated between \$9.9 million and \$10.8 million, and was dependent on the final layout and design details and approach. The Board approved the recommended approach: Option 2: Reuse and Expansion Plan for the replacement of the existing Animal Services Facility located at 2846 Finch Road, Modesto, and authorized staff to issue a Request for Proposals (RFP) for Architectural Services to prepare bid documents.

On April 15, 2008 the Board approved the transfer of \$50,000 from the Chief Executive Office Plant Acquisition budget to the Animal Services Capital Project Fund to provide construction management services, for environmental review activities associated with the Fink Road site, and all funds spent to date on the effort be transferred to the Capital Project budget. The original estimate facility cost was completed prior to any design work for the new facility, and assumed reuse of a portion of the existing facility and reuse of the existing site.

On August 26, 2008 the Board of Supervisors authorized staff to contract for architectural and related design services to initiate design for the Animal Services Facility Reuse and Expansion Plan, and directed the Chief Executive Office to negotiate new agreements with each of the partner cities for cost sharing for the Shelter Reuse and Expansion Plan as well as for revised cost sharing for the provision of Animal Services. The total estimated cost approved by the Board was \$428,057. The Board approved the transfer of \$428,057 in existing appropriations from the Chief Executive Office Plant Acquisition budget to the Animal Services Capital project Fund to provide architectural design services, construction management services, estimating and related costs. At that time, the Board approved a contract with Richard Rauh, an architectural corporation, for professional architectural design services, in collaboration with Rauhaus, Freedendfeld and Associates. The Rauhaus Freedendfeld and Associates firm is comprised of two firms who have formed a limited partnership and worked across country on animal facility projects. The Board approved a contract with Richard Rauh who subcontracted with Rauhaus Freedendfeld and Associates to team up for design/engineering services.

At this time, the Chief Executive Office is returning to the Board to authorize the Project Manager to reform and amend the agreement with Richard Rauh an architectural corporation and to increase the contract for professional architectural design services by \$25,558 from \$297,600 to an amount not to exceed \$323,158. This increase in funding will allow us to proceed with the design for two options for a future animal facility project that includes a multi-agency program plan and a county program plan and an option for an expanded Veterinarian facility services. Additionally, the Chief Executive Office is requested increased funding of \$2,500 for code required testing, \$4,000 for site survey work, and \$2,942 for office supplies. The Chief Executive Office is also requesting the Board to authorize the Stanislaus County Department of Planning and Community Development initiate the process for environmental review, including any necessary supporting studies (traffic, noise, etc.). Total cost for the environmental review, including the additional studies is estimated to not exceed \$25,000. In total, \$60,000 is being requested to be transferred from Chief Executive Office Plant Acquisition budget to the Animal Services Capital project fund as detailed in the Budget Journal form.

The original estimated costs for the Reuse and Expansion Plan for the Finch Road Animal Services facility was estimated between \$9.9 million and \$10.8 million prior to any design work. This assumed reuse of a portion of the existing facility. In the discussions regarding the shelter construction project the projected debt cost has been previously estimated at \$11 million. The financing plan is focusing on developed the lowest cost debt approach, which would be to borrow from the County's 2006 Tobacco endowment fund. The County and its partner cities would repay this debt, over a 25 year period at the cost of lost interest earnings to this fund. A specific financing plan will be developed and brought back to the Board of Supervisors for consideration.

Finally, the Board is being requested to approve the Reimbursement Resolution related to the expenditures for the construction of the new Animal Shelter. This resolution will allow the County to be reimbursed for expenditures for the project as part of the borrowing. The reimbursement resolution is recommended to allow for the reimbursement of any cash funds the County committed to the New Animal Shelter Project from the Bridging Design Phase, thru construction, to full build out of the facility, and through the project closeout phase.

DISCUSSION:

Overview

In 2006 the Board of Supervisors authorized staff to conduct a Needs Assessment for the Animal Shelter to develop a feasible, practical long term facility and operational plan to meet both short term and long term expansion needs. On March 20, 2007 the Needs Assessment and Master Plan was presented and approved by the Board of Supervisors. The Board accepted the Plan and gave approval to develop an Implementation Plan.

A project team comprised of staff from the Chief Executive Office, Animal Services and members from the Animal Advisory Board and a City of Modesto representative was tasked with this effort. The team's work has focused on the Needs Assessment and Master Plan completed by Miers & Associates as well as development of the next steps towards expansion and renovation of the Animal Shelter Facility. The Board of Supervisors authorized the staff to use expert services to assist with this phase of work. This has included pre-design planning; construction management and independent cost estimators.

On April 15, 2008 The Board of Supervisors approved the recommended approach, of the Reuse and Expansion Plan for the replacement of the existing Animal Services Facility located at 2846 Finch Road, Modesto. The Board also authorized staff to issue a Request Proposals (RFP) for Architectural Services to prepare bid documents. Staff advertised for proposals as required by State law and invited all local Architects to propose. As a result of the proposals, interviews, background checks and site visits, the team recommended the selection of the Richard Rauh, Architectural Corporation as the design team for the project. This project is listed in the Final Fiscal Year 2007-2008 Stanislaus County Capital Improvement Plan: Animal Services Facilities Plan Implementation, Project Number 2002.013.

On August 26, 2008 The Board of Supervisors approved to contract for Architectural and related services to initiate design for the Animal Services Facility Reuse and Expansion Plan. The Board further approved to award a contract to Richard Rauh, an Architectural Corporation, in collaboration with Rauhaus Freedenfeld and Associates (RF&A) for professional architectural design services and authorized the issuance of the

Notice to Proceed upon receipt of the proper insurance certificates for the first phase of the design, program validation.

County and Cities Partnership Discussion

The County also continues to work together with the contracted cities, veterinarians, Animal Advisory Board, rescue organizations and the public in developing a partnership that addresses the animal problem in Stanislaus County. A new facility is not the only solution. The County continues to have discussions on programs that can effectively deal with the issues of educating the public on responsible pet ownership and emphasizes the importance of spay and neuter efforts.

September 23, 2008 the Board of Supervisor's authorized the Chief Executive Officer to negotiate new Agreements with the Cities of Modesto, Ceres, Riverbank, Newman, Patterson, Hughson, and Waterford for the Provision of Animals Services and issue the notice of intent to terminate the existing agreements effective December 31, 2008. The County had ongoing discussions with the Cities who expressed an interest in partnering in the delivery of animal service programs. The County offered a joint ownership of the Shelter and joint operational responsibility through the creation of a Joint Powers Agency.

On December 16, 2009 the Board of Supervisors approved rescinding the notice of intent to terminate the existing agreements effective December 31, 2008 with the cities and to negotiate preliminary agreements with the Cities who will be participating in the new Animal Shelter.

The County is working with the partnering cities to create a new level of partnership that would equitably allocate costs and provide all agencies with an incentive to develop the most cost effective and humane Animal Shelter. On January 22, 2009 the County met with the Cities of Modesto, Ceres, Patterson, Waterford and Hughson, who have indicated interest in a continued partnership with the County. These Cities and the County continue to work toward forming a Joint Powers Agency (JPA) for the purpose of administering Animal Shelter services. Until the time a JPA has been established the county and cities discussed at their January meeting the formation of a management oversight committee to review and recommend shelter operations and budgets. Cities have the option of being a part of the JPA or contracting with the JPA.

Two cities, Newman and Riverbank have expressed that they are no longer interested in continuing to partner with the County for animal services. Newman decided to discontinue services effective December 31, 2008, and Riverbank effective January 31, 2009. The impact to the 2008-2009 Fiscal Year budgets is a loss of approximately \$15,000 in revenue to the County. The County has agreed to absorb the operational costs of Riverbank and Newman until such time that the JPA is formed.

For those Cities wishing to partner with the County, a revocable interim agreement reflecting a proportional share cost is required by March 1, 2009. The cost sharing agreements would be retroactive to January 1, 2009. Agreements would be revocable up to the date the County proceeds to bid on the design/build project which is estimated to be Spring 2009.

SPAY AND NEUTER

The Stanislaus County Alternative to Euthanasia (SCATE) Program began in December 2001. From that time through December 2008 the SCATE Program has resulted in 11,212 spay and neuters. The total general fund or taxpayer subsidy for those surgeries was \$902,819.17 or an average of \$80.52 per surgery. Shelter intake in 2002 was 21,466 animals and the shelter intake in 2008 was 21,232 animals. Thus, at the seventh year, we have spent almost \$1 million and have had no appreciable effect on the number of animals entering the shelter.

An independent study of the SCATE Program was conducted by California State University, Stanislaus graduate students in the Fall 2008 semester. Their study, based upon empirical research and cost/benefit analysis concluded:

1. Animal Services has historically under allocated resources to a significant contributor to the overcrowding at the current shelter (cats).
2. SCATE is not effective, but considering that a single spayed cat prevents birth in future years it is cost effective by a slim margin.
3. Spay and neuter efforts need to increase dramatically by up to 9,274 spay and neuters per year before shelter intake numbers will be reduced.
4. Only 12 of the 58 counties in California have any type of spay and neuter program. All are variations of voucher systems and all are financed through license fees and the general funds.

A survey of the 28 private veterinary clinics in Stanislaus County reveals that only one offers a low cost spay and neuter program. The same survey reveals the average surgery costs for spay and neuter at a private clinic are \$33.00 to \$200.00 more expensive than the SCATE Program is.

A survey was conducted of all 116 government operated public animal shelters listed in the California Animal Control Directors Association roster. No government owned shelters could be identified that receive any type of grant funding. Animal Service cannot seek grant funding from the DJ&T Foundation (Bob Barker) because, like all public shelters, we are not a "no-kill shelter." Animal Services has initiated the grant application process for a Maddie Fund Grant. However, this is a multi-year process with the first three years oriented toward establishing collaborative relationships and strategies. Actual funding for programs comes in later years. Initial discussions indicate grant approval for a government run center may be challenging.

There are only two known private or non-profit organizations that provide an alternative to government or private veterinary clinics. The Stanislaus Humane Society was founded in 2007 and does provide occasional low cost spay and neuter clinics as their finances allow. The Alley Cat Guardians have spayed or neutered 2,472 feral cats from 2002 to September 2008 (compared to SCATE 11,212 of cats and dogs). However, Alley Cat Guardians only serve feral cats.

The efforts of the Stanislaus Humane Society and Alley Cat Guardians are commendable. However, their efforts, plus County efforts, in addition to the unknown amount of surgeries performed by private veterinary clinics have not reduced the number of animals entering the shelter each year.

The combined government and private efforts are not making an appreciable difference of animal intake and something more dramatic needs to be done.

The modern state of the art veterinary medical clinic planned for the new shelter could be expanded in size to allow for a low cost spay and neuter clinic available to all citizens of Stanislaus County. Revenue and expense projections by Animal Services indicate that a low cost spay and neuter clinic that charged \$45 per surgery would be self supporting (no taxpayer subsidy) and could spay and neuter 12,000 animals per year. Stated differently, in one year, the clinic would spay and neuter more animals than SCATE accomplished in seven years at no cost to the public versus the near \$1 million of taxpayer funds already expended.

County employees could operate the low cost spay and neuter clinic, or it could be operated by the private veterinary community through a contract bid process. The clinic could be made available to private and non-profit groups eliminating their need for separate facilities. A collaboration between government, private industry and non-profits would be a win-win for all parties.

Two examples of similar model low cost spay and neuter clinics are the Hope Animal Foundation of Fresno and the Sacramento SPCA. The Fresno clinic is staffed with two full time and one part-time veterinarian and has spayed or neutered 38,000 animals in the last two years. The Sacramento clinic opened in 2007 and in their first year spays or neutered 7,478 animals.

The Humane Alliance, also known as the National Spay/Neuter Response Team (NSNRT) of Asheville, North Carolina is a non-profit organization that teaches organizations how to operate low cost spay and neuter clinics. The NSNRT provided the training to the Hope Animal Foundation of Fresno and the Sacramento SPCA when they opened their clinics. The collaborative we could form could use this resource to insure success.

The decision on the operating structure of the clinic can be determined over the next several months. The decision to not include the design of an expanded veterinary clinic at the new shelter is a decision to close the door on discussion of this alternative solution to the ongoing costs of operating a shelter that processes 21,000 animals a year with the Board's approval, staff will continue to work with public, private and non-profit interests to develop a spay and neuter plan to be commenced in the coming months by the Board of Supervisors.

Facility Program Plan

The Stanislaus County Board of Supervisors adopted the Animal Services Needs Assessment on March 20, 2007. The forecast of Animal Services needs was based on the actual number of animals, by type, received and held at the County's existing shelter and made several key findings, including:

1. The existing 1972 facility is outdated and overcrowded, and was designed to serve as an animal control facility rather than as a shelter as current law and operational standards require;
2. Without the aggressive application of programs, including spay and neuter, adoption, foster care, public outreach and education, the projected number of animals to be held is estimated to exceed 900 by 2018. Many successful programs are currently in place and are credited with holding the number of animals held to 330-410 animals daily despite a significant increase in the County's general population.
3. Expanded programs, as described above, will hold the projected animal capacity needs at 476 and, over time, should result in a future decrease in the required animal capacity.
4. To meet the projected needs, the existing Finch Road site can physically accommodate a new facility.

Following the adoption of the Needs Assessment, the facility master planning analysis found that the constraints of the site and the complexity of developing the new facility in phases to allow for continuous operation of the existing shelter ultimately resulted in a recommendation to develop a new facility at a new site.

The Proposed Facility Program Plan

The County engaged the facility programming and planning services of RF&A Architects to develop a detailed pre-design program concept for the proposed facility. Two programs were developed concurrently: one addressing the needs of Stanislaus County along with the original seven participating cities of Modesto, Ceres, Hughson, Patterson,

Newman, Riverbank and Waterford (referred to as the “Full Program”); the other the meet only the needs of Stanislaus County (the “County-Only” program.) Both programs identify twelve components of the proposed facility as follows:

Public Facilities include the general public entrance reception, waiting and lobby facilities;

Animal Admissions includes the space for intake of animals into the shelter and the triage facilities necessary to route animals to the appropriate care.

Animal Housing is the area where animals in the custody of the shelter are held, including separation of animals for health or behavioral reasons, if necessary. Healthy animals subject to adoption would be transferred to the Adoption Center; however, animals pending retrieval by owners or other disposition would be held in the Animal Housing area.

Animal Support facilities include food preparation, supplies, storage, etc.

Veterinarian/Animal Medical is the clinic facilities and associated office, reception, waiting, holding and recovery areas for animals requiring treatment and animals being spayed, neutered, micro chipped, etc. The Animal Medical space is necessary to provide for the care and treatment of animals prior to making animals available for adoption.

Public Outreach is the public area where staff assist visitors in learning how to care for adoptable pets, finding appropriate pets to adopt, and training to reduce the number of adopted animals returned to the shelter due to unsuccessful adoptions. A small area for display of small animals (cats) is included in this public outreach area adjacent to the Pet Adoption Center.

Farm and Native Animal Housing includes cattle, horses, sheep, chickens and other animals typically kept in the field facilities, such as the barn. Please note that the programs do not include square footage within the proposed shelter for these animals as they would be kept in the outdoor/barn areas.

Administrative Functions include the staff office areas of the Director and other administrative staff, plus any associated storage, conference, reception and waiting areas.

Field Services includes the office facilities for the staff who are dispatched from the proposed shelter, but which operate from vehicles. This includes Animal Services patrol, canvassing and other field responding personnel.

Staff Facilities include general staff support functions such as restrooms, lockers, showers, break room space, etc.

Vehicle Facilities includes storage of supplies for official vehicles.

Support Functions include the space required for building systems, maintenance and operations, and may include telephone equipment, janitorial closets, mechanical equipment, fan rooms and other non-occupiable spaces.

The space for the essential components of the basic shelter is subtotaled for both the Full Program and the County-Only Program. Additionally, two optional considerations area presented: one to include an expanded veterinarian area and the other to provide for expanded public outreach and education.

Expanded Veterinarian/Animal Medical space includes the additional square footage needed to augment the basic programs' animal medicine clinic by the addition of another veterinarian to conduct a low-cost spay and neuter clinic. This objective would be to further increase the number of animals spayed and neuters to achieve a significant reduction in the number of unwanted pets, and to lower future animal intake numbers and ease crowding at the shelter. The additional space would be integral to the basic animal medical space by creating a larger surgical suite, additional holding and recovery facilities, etc.

The *Expanded Public Outreach and Education* space would include multipurpose and meeting facilities for animal groups, training, Animal Advisory Committee meetings, workshops, etc. This space is listed as an optional addition as the proposed site may be collocated adjacent to other multipurpose meeting facilities. For example, the proposed site within the Public Safety Center campus may be able to take advantage of existing meeting facilities at the Agricultural Center (Harvest Hall.)

Program Plan Summary

The Full Program for the County and seven cities includes accommodations for 270 dogs and 302 cats for a total of 572 animals, excluding farm and native animals kept in the field facilities. This number exceed the 476 animal capacity specified in the Needs Assessment due to the need to provide adequate segregation of healthy, sick, adoptable, rescued, surgical recovery and other animals. The overall capacity is also influenced by the type of holding facilities – for example, tiered cat cages are provided in logical “groupings.” An added benefit of the programmed 572 capacity is the ability to provide flexibility for peak animal population conditions, due to seasonal fluctuations, unusual events, etc.

The full program assumes that a partnership with the cities of Modesto and Ceres is continued in the operation of the new facility, as these cities and Stanislaus County

generate the bulk of the animals held at the shelter. The County-only program provides accommodations for 143 dogs and 194 cats, for a total of 337 animals, excluding farm and native animals. Sufficient capacity is provided in the County-only program to accommodate animals from the cities of Patterson, Hughson, Riverbank, Newman and Waterford if the cities of Modesto and Ceres elect not to participate.

The basic needs of the Full Program (County and Cities) will require an estimated 33,573 square feet, including an allowance for circulation space and other non-occupiable area. This program has been thoroughly evaluated to optimize the efficient use of space on a new site, and is therefore slightly smaller than originally envisioned in the Animal Services Needs Assessment adopted in 2007. The County-only program will require only an estimated 22,978 square feet for the basic facilities. In either case, an additional 1,353 square feet would be required to provide for the expanded veterinarian/animal medical space to allow for enhanced spay and neuter services. An estimated additional 2,198 square feet will be required to either program if the public outreach multi-purpose meeting and training facilities cannot be shared with other adjacent, existing facilities.

A side-by-side summary of the Full Program and the County-Only Program is provided below in Exhibit A:

Exhibit A

Summary of Facility Program Plan

Comparison of Full (County with Cities) and County-Only Programs

	Full Cities/ County Pgm		County-Only Program		Full Cities/ County Pgm	County-Only
	Dogs	Cats	Dogs	Cats	Square Feet	Square Feet
Public Facilities	1	12	1	12	3,915 SF	3,373 SF
Animal Admissions	24	21	10	9	856	505
Animal Housing	225	216	120	122	16,768	8,513
Animal Support	-	-	-	-	3,911	3,446
Veterinarian/Animal Medical	20	17	12	15	1,631	1,509
Public Outreach (in Adoption Ctr)	-	36	-	36	915	915
Farm & Native Animal Housing	-	-	-	-	-	-
Administrative Functions	-	-	-	-	2,328	2,178
Field Services	-	-	-	-	914	624
Staff Facilities	-	-	-	-	1,134	715
Vehicle Facilities	-	-	-	-	41	41
Support Functions	-	-	-	-	1,160	1,160
Subtotal - Base Facility	270	302	143	194	33,573 SF	22,978 SF
Total Animal Capacity	572		337			
Expanded Veterinarian Facility	-	-	-	-	1,353	1,353
Subtotal w/ Base Facility	270	302	143	194	34,925 SF	24,330 SF
Total Animal Capacity	572		337			
Public Outreach & Education (Classroom)	-	-	-	-	2,198	2,198
Total w/ 2nd Medical and Classroom	270	302	143	194	37,123 SF	26,528 SF
Total Animal Capacity	572		337			

The proposed base facility with the expanded animal medical suite is projected to require an estimated 34,925 square foot (Full Program), or 24,330 square feet in the County-only program. The largest component of space is required for the general animal holding area and animal support areas, as shown in the chart in Exhibit B and C.

Exhibit B
Facility Program Area by Component
Full County and Cities Program

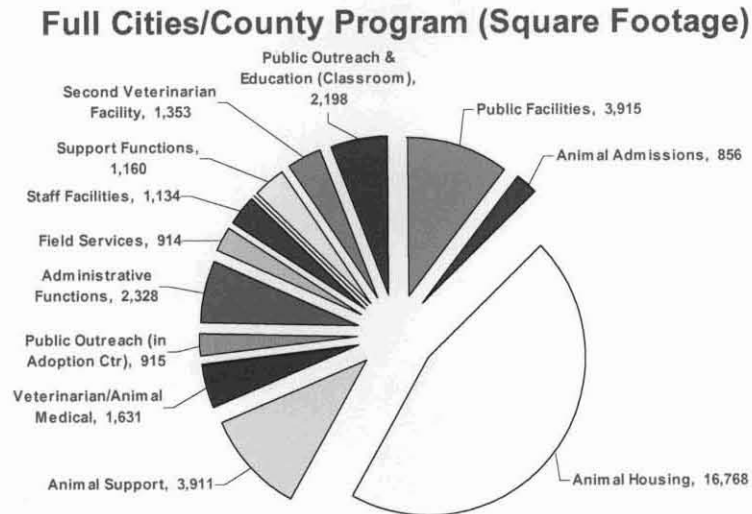
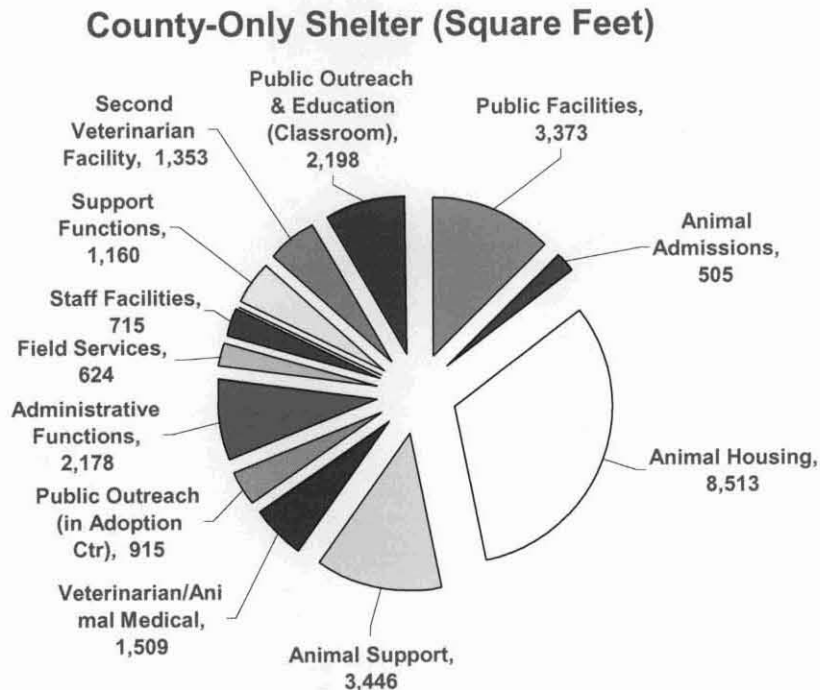


Exhibit C
Facility Program Area by Component
County-Only Program



It should be noted that the facility can be sited to allow for long-range additional general holding facilities should conditions change or partnerships with cities be modified in the future; however the proposed program plan is designed to meet the needs of the County and/or the participating cities well into the future.

Proposed Site

The original Needs Assessment concluded that the expanded shelter could be accommodated on the site of the existing facility at 2846 Finch Road in Modesto, a 4.531 acre site at Finch Road and Mitchell Road. After further analysis and consideration, several reasons have led to the proposed development of a new shelter facility at the site of the County's Public Safety Center at Cornucopia Way and Crows Landing Road. A new site, conceptually shown in Exhibit D, would total approximately five acres.

Exhibit D
Proposed Animal Services Site at Public Safety Center Property



Staff evaluated other County-owned property to assess potential relocation of the facility and the suitability of those properties to meet the various program needs.

Staff reviewed several of the County-owned properties which were about 5 acres or greater including: County Center II, II, IV, V, Public Safety Center, the Honor Farm, and the existing Animal Shelter. Staff determined if there was underutilized property to build a facility, and whether utilities (Sewer, Water, Drainage, etc.) were available to these sites. We also determined if there were any known constraints such as access issues, residential development nearby, and driving distance.

	Acres	Acres Available	Utilities	Sewer	Water	Drainage	Constraints
County Center II	16.8	None	yes	yes	yes	yes	All built
County Center III	13.1	Too small	yes	yes	yes	no	Vacant area small
County Center IV	15.3	Too small	yes	no	no	no	Vacant area small
County Center V	34.3	5 AC	yes	yes	yes	new	Additional Planned Expansions on Site
Public Safety Center	116	5 AC	yes	yes	yes	new	Additional Planned Expansions on Site
Honor Farm	13.8/100	5AC	yes	no	no	no	Distance
Old Memorial Hospital	15.2	Possible	yes	yes	yes	no	Residential close
Existing Animal Facility	4.8	4.8	yes	yes	yes	new	Reconstruction required

The two sites that provide the greatest opportunity were the buffer area of the Public Safety Center on Cornucopia Way and County Center V on Blue Gum Avenue. Of these, the buffer area at the Public Safety Center appears to be the most centrally located, easiest to access, provides the greatest potential for housing large animals, and has the greatest amount of site design flexibility.

The proposed site at Cornucopia Way is located within the City of Ceres Sphere of Influence and is also within the West Ceres Specific Plan area. The City intends to complete the plan and environmental review and to initiate annexation of the entire Specific Plan Area. City services, including water and sewer, would be required for the new facility. Staff met with the City of Ceres City Manager, Planning Manager and City Engineer to assess the existing capacity and the ability of the City to provide services to the site. The City was extremely supportive of the location, and indicated that, depending on the specific needs of the facility, that the capacity to provide both water and sewer may already be available.

Location of a new shelter at Cornucopia Way will require an environmental assessment in compliance with the California Environmental Quality Act (CEQA). The relocation of the facility has the potential to generate additional traffic, create additional noise, and possibly result in other unknown impacts to the environment. Following initial analysis, staff recommends that the Stanislaus County Department of Planning and Community

Development initiate the process for environmental review, including any necessary supporting studies (traffic, noise, etc.). Total cost for the environmental review, including the additional studies is estimated to be \$25,000.

The proposed site at Cornucopia Way offers several key advantages over remaining at the existing Finch Road site, including:

- The ability to construct the new facility on a site not bound by the continuing operation of the Animal Shelter and public access. The existing shelter must continue to remain in service until the new facility is opened and development on the existing shelter site requires a “phased” construction and relocation plan.
- The existing Finch Road site could require significant improvements for vehicular access and egress, utilities connections and drainage. Much of these additional costs would be avoided by development on the “ready-to-construct” site as proposed at Cornucopia Way.
- Development of the proposed new shelter at Cornucopia Way would leave open the possibility of allowing use of the existing facility to be operated by a non-governmental animal service organization. By encouraging a new non-public entity to operate the facility, the new operator could assist in accommodating animals that would otherwise be held at the new public shelter. An animal rescue or care facility could be operated from the existing facility with a reduced impact on the existing structures and minimal improvements; whereas the County’s services require greater capacities, separation of animals, higher public traffic volumes, etc.

Two factors would be applicable to the proposed Cornucopia Way site that are not present at the existing Finch Road site:

- The potential re-use of a portion of the existing facilities would not be possible. This is a minor consideration as the cost of renovating the existing facilities is significant; albeit slightly less than the cost of new construction; and is offset by the lesser cost of simplified construction at the newly proposed site; and

Location of a new shelter at Cornucopia Way will require an environmental assessment due to the proposed use of the site. This agenda item recommends that the process for review under the California Environmental Quality Act (CEQA) be initiated by the Stanislaus County Planning Department. The proposed site also affords several advantages unique to the Crows Landing Road and Cornucopia Way location:

- The site is proposed on existing County-owned land intended for development for public-use purposes as a “buffer” the the County Jail facilities;

- The proposed site is geographically central to the entire county and easily accessible from all directions and major transportation corridors;
- The site is adjacent to other compatible and complimentary public facilities, including the Agricultural Center (and Harvest Hall); the Ray Simon Regional Criminal Justice Training Center; the main Jail and Sheriff's Operations Center. Use of this site may minimize or eliminate need for the expanded public outreach and education classroom facilities described as an alternative in the facility program;
- The proposed site takes advantage of existing temporary equestrian facilities currently occupying the Crows Landing Road frontage of the property;
- The is readily developable with most of the required infrastructure in place to support the proposed development;
- The new Animal Shelter can take advantage of existing vehicular access onto Cornucopia Way from either Crows Landing Road or Service Road; and
- The proposed location of the shelter is surrounded on the north, east and south by other public facilities, and on the west by an 85 foot, five lane right-of-way of Crows Landing Road, thus separating the project from other uses that may be impacted by animal noise.

Two factors would be applicable to the proposed Cornucopia Way site that are not present at the existing Finch Road site:

- The potential re-use of a portion of the existing facilities would not be possible. This is a minor consideration as the cost of renovating the existing facilities is significant; albeit slightly less than the cost of new construction; and is offset by the lesser cost of simplified construction at the newly proposed site; and
- Location of a new shelter at Cornucopia Way will require an environmental assessment due to the proposed use of the site. This agenda item recommends that the process for review under the California Environmental Quality Act (CEQA) be initiated by the Stanislaus County Planning Department.

Design Build

On October 3, 2008, Staff received Statements of Qualification from 16 Design Build Teams for the construction of the animal shelter. Staff has reviewed the Statements of Qualifications and deemed that all 16 teams met or surpassed the minimum requirements required in the Prequalification Package. Staff recommends all 16 teams be deemed qualified. The 16 Design build Teams are:

Approval to Proceed to the Design Phase of the Animal Shelter Project and Approval to Initiate Environmental Review for Siting for the New Animal Shelter at the Buffer of the Stanislaus County Public Safety Center at Crows Landing and Service Roads – Chief Executive Office
Page 19

<u>Contractor</u> <u>Architect</u>	<u>Location</u>
Blach Construction Company Kappe + Du Architects/Animal Arts	Stockton, CA
Diede Construction, Inc. Connolly Architects/LDA Partners	Woodbridge, CA
Menghetti Construction Kappe + Du Architects/Animal Arts	Modesto, CA
Reeve-Knight Construction, Inc. Taylor Teter Partners	Roseville, CA
Integrated Builders Group, Inc. JEB Architecture	El Dorado Hills, CA
W.E. Lyons Construction Co. Forsher + Guthrie	Oakland, CA
J.L. Bray & Son, Inc. RRM Design Group	Salida, CA
Devcon Construction, Inc. Lionakis	Stockton, CA
Zumwalt Construction Triad Architecture	Fresno, CA
Flintco, Inc. MFDB, Architects, Inc.	Folsom, CA
GCCI, Inc Architerra, LLP	Santa Rosa, CA
BCM Construction Company, Inc. Tate Snyder Kimsey	Chico, CA
Applegate Johnston, Inc. Pacific Design & Associates	Modesto, CA
Simile Construction Service, Inc. Architecture Plus, Inc.	Modesto, CA

Hilbers, Inc.
HMR Architects

Yuba City, CA

Rising Sun Company
Rising Sun Company

Exeter, CA

RF&A DESIGN BUILD DOCUMENTS and CONTRACTOR SELECTION

RF&A was retained by Board of Supervisors approval as the County's Bridging Architect to develop Schematic plan view layouts of the animal shelter and a set of Bridging Documents. RF&A documents will be based on the County approved space program. The schematic designs will be reviewed during their development by the County and the Cities that have expressed an interest to partner with the County. Following approval of the final schematic layouts RF&A will finalize a Bridging Document that will describe the technical design and construction requirements for the project.

Following the County's short listing of the 16 design build firms that responded to Capital Projects (RFQ) request for design build qualifications they will be invited to submit a fixed priced proposal based on the County's RFP for the projects design build scope of work. The RF&A Bridging Documents will be used as the basis for the contractors design build proposals. The proposals will be in accordance to the current State of California public contract code for design build construction.

This approach will establish a fixed price for the construction cost of the project. The selection of the design build contractor will be based on the contractor that provides the best approach, qualities, relevant experience, and proposed systems for the project, per a defined listing of the desired project features. The design build contractor team will design the working drawings and will be the Architect of Record.

A full presentation will be made on this effort at the Board of Supervisors meeting of February 10, 2008. A copy of the full program will be made available from the Clerk of the Board of Supervisors.

Each incremental phase of the project will be reviewed with the partner cities and returned to the Board of Supervisors for consideration to move to the next step.

POLICY ISSUE:

Meeting the needs of Animal Services in our community is consistent with the Board of Supervisors priorities of A safe community, A healthy community, Effective partnerships and Efficient delivery of public services.

STAFFING IMPACT:

Staff from the Chief Executive Office, Animal Services Department and members of the Animal Advisory Board will continue to work together on this effort in collaboration with the cities and the animal advocate community. Once the new Animal Shelter is built, is anticipated that 5 additional Animal Care Specialists are needed for effective shelter operations.

**ATTACHMENTS AVAILABLE
FROM YOUR CLERK**

Attachment 1

Attachment 2

PowerPoint Presentation

RESOLUTION NO. ~~2009~~-109

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF STANISLAUS REGARDING ITS INTENTION
TO BE REIMBURSED FOR COST INCURRED FOR THE
ANIMAL SHELTER FACILITY

WHEREAS, the Board of Supervisors of the County of Stanislaus expects to incur certain expenditures with respect to the Animal Shelter Facility from available monies of the future financing prior to the actual execution of such financing instrument; and

WHEREAS, the Board of Supervisors of the County of Stanislaus desire to be reimbursed for the cost of any expenditures made with respect to the Facility from a portion of the proceeds of the financing instrument;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Stanislaus that:

Section 1. The Board of Supervisors of the County of Stanislaus hereby states its intention and reasonably expects to be reimbursed with proceeds from the future financing instrument for the costs incurred by it with respect to the Facility prior to the issuance of the financing instrument.

Section 2. The reasonably expected maximum principle amount of the issuance is \$11,000,000.

Section 3. This resolution is being adopted not later than 90 days after the date (the "Expenditures Date or Dates") that the Board of Supervisors of the County of Stanislaus expended monies for the costs of the Facility to be reimbursed from issuance of the financing instrument.

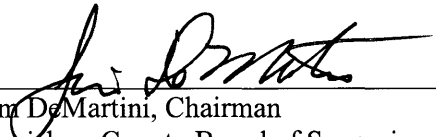
Section 4. Except as described in the following sentence, the expected date of execution of the financing will be within eighteen months of the later of the Expenditure Date or Dates and the date the Facility is placed in service; provided, the reimbursement may not be made more than three years after the original expenditure is paid.

Section 5. The limitations described in Section 3 and Section 4 do not apply to (a) costs of issuance of the financing instrument, (b) an amount not in excess of the lesser of \$500,000 or five percent (5%) of the proceeds of the financing instrument, or (c) any preliminary expenditures, such as architectural, bridging design, engineering, surveying, soil testing, site preparation, and similar costs to commencement of construction, not in excess of twenty percent (20%) of the aggregate issue price of the future financing instrument that finances the Facility for which the preliminary expenditures were incurred.

Section 6. This resolution is adopted as official action of the Board of Supervisors of the County of Stanislaus in order to comply for reimbursement of expenditures incurred prior to the date of execution of the financing of the future financing instrument, is part of the Board of Supervisors of the County of Stanislaus official proceedings, and will be available for inspection by the general public at the main administrative office of the County of Stanislaus.

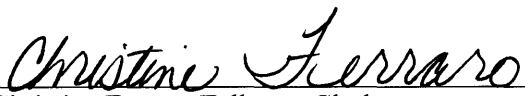
Section 7. This Resolution shall take effect from and after this date of adoption.

ADOPTED, SIGNED AND APPROVED THIS 10th day of February, 2009.



Jim DeMartini, Chairman
Stanislaus County Board of Supervisors

ATTEST



Christine Ferraro Tallman, Clerk
Stanislaus County Board of Supervisors

STATE OF CALIFORNIA)
)
COUNTY OF STANISLAUS)


I Christine Ferraro Tallman, Clerk of the Governing Board of the Stanislaus County Board of Supervisors, do hereby certify that the above and foregoing Resolution was duly and regularly adopted by the Board of Supervisors on the 10th day of February, 2009, and that it was so adopted by the following vote:

AYES: O'Brien, Chiesa, Grover, Monteith, and Chairman DeMartini

NOES: None

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set me hand and seal this 10th day of February, 2009.



Christine Ferraro Tallman, Clerk
Stanislaus County Board of Supervisors

**County of Stanislaus: Auditor-Controller
Legal Budget Journal**

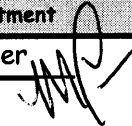
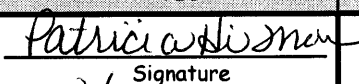
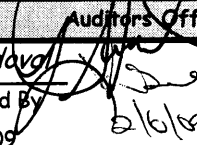
Database
Set of Books

FMS11IDB.CO.STANISLAUS.CA.US.PROD
County of Stanislaus

Balance Type	Budget
Category	* List - Text Budget - Upload
Source	* List - Text AC GL LS
Currency	* List - Text USD
Budget Name	List - Text LEGAL BUDGET
Batch Name	Text
Journal Name	Text CEO ML
Journal Description	Text Transfer appropriations from Plant Acq to Animal Services.
Journal Reference	Text
Organization	List - Text Stanislaus Budget Org

Upl	Fund	Org	Acc't	GL Proj	Loc	Misc	Other	Debit		Credit		Period Upper case MMM-YY LIST - TEXT	Line Description TEXT
								incr appropriations decr est revenue (format > number > general)		decr appropriations incr est revenue			
	2058	0061129	62600	0000000	000000	000000	00000		2942			FEB-09	Office supplies
	2058	0061129	64150	0000000	000000	000000	00000		2500			FEB-09	Code Required Test
	2058	0061129	64220	0000000	000000	000000	00000		25558			FEB-09	Architect
	2058	0061129	66020	0000000	000000	000000	00000		25000			FEB-09	EIR expenses
	2058	0061129	80315	0000000	000000	000000	00000		4000			FEB-09	Surveys
	2058	0061129	46600	0000000	000000	000000	00000			60000		FEB-09	Operating transfers
Totals:									60000		60000		

Explanation:

Requesting Department		CEO	Data Entry		Auditors Office Only	
Mark Loeser		Patricia Williams			Lisa Sandava	
Signature		Signature		Keyed by	Prepared By	Approved By
2-6-09		2/6/09			2-6-09	2/6/09
Date		Date		Date	Date	Date

County of Stanislaus: Auditor-Controller

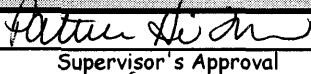
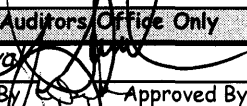
2/6/2009

Balance Type Actual
 Database FMS11IDB.CO.STANISLAUS.CA.US.PROD
 Set of Books County of Stanislaus

Category	* List - Text Transfer
Source	* List - Text AC CAP LS
Currency	* List - Text USD
Accounting Date	* List - Date 2/6/2009
Batch Name	Text
Journal Name	Text AC GL LS
Journal Description	Text Transfer funds from Plant Acq to Fund 2058
Journal Reference	Text

Upl	Fund	Org	Acc't	GL Proj	Loc	Misc	Other	Debit	Credit	Line Desc
4	7	5	7	6	6	5				
	0100	0016031	85850	0000000	000000	000000	00000	60000		Other Operating Trans
	2058	0061129	46600	0000000	000000	000000	00000		60000	Operating transfers in
Totals:								60,000.00	60,000.00	

Explanation: Transfer cash from Plant Acquisition to Animal Services.

Departments Outside Auditors' Office		Data Entry	Auditors/Office Only	
Mark Loesen Prepared by 2-6-09 Date	 Supervisor's Approval 2/6/09 Date	Keyed by Date	Lisa Sandova Prepared By 2-6-09 Date	 Approved By 2/6/09 Date

Stanislaus County Capital Projects
825 12th Street, Modesto, CA 95354
Phone: (209) 525-4380 Fax: (209) 525-4385

TRANSMITTAL

TO: **Interwest Consulting Group, Inc.**
8150 Sierra College Boulevard, STE 100
Roseville, CA 95661

SUBJECT: ANIMAL SERVICES SHELTER

DATE: 6/29/09

We are sending you X attached under separate cover the following material:

<input type="checkbox"/>	Shop Drawings	<input type="checkbox"/>	Change Order	<input checked="" type="checkbox"/>	Specifications
<input type="checkbox"/>	Copy of Letter	<input checked="" type="checkbox"/>	Plans	<input type="checkbox"/>	Computer Printout
<input type="checkbox"/>	Prints	<input type="checkbox"/>	Samples	<input type="checkbox"/>	Updates

COPIES	DATE	DESCRIPTION
1		Fully-executed work authorization #2.

REMARKS:

For your information.

COPIES: Tom Flores, Auditor
Liz King, Clerk of the Board
AR 5.2.1
AR 5.6.8.1

SIGNED:

Norma Baker
Norma Baker

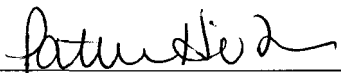
11 JUN 30 10:14 AM '09
CLERK OF SUPERIOR COURT
STANISLAUS COUNTY

INTERWEST CONSULTING GROUP, INC.

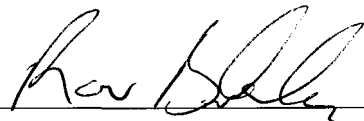
**WORK AUTHORIZATION NO. 2
FOR ON CALL CODE REVIEW SERVICES
ANIMAL SERVICES FACILITY**

1. This Work Authorization is entered into as of **June 23, 2009**, in accordance with the terms and conditions of that agreement between **Stanislaus County and Interwest Consulting Group Inc.** dated April 22, 2008.
2. Description of Services: Provide On Call Code Review Services for the **Animal Services Facility Project.**
3. Period of Performance: **June 23, 2009 through December 31, 2009**, as directed by the County's Construction Manager.
4. NOT TO EXCEED: **\$12,100.00** (see breakdown below)
 - a) Plan Review of Bridging Design Development Documents.....\$1,250.00
 - b) Review of Site/Civil Portion of the Final Construction Documents.....\$1,950.00
 - c) Complete Building Code Review of the Final Construction Documents.....\$8,900.00
5. Funding Source(s): Animal Services Facility
2058 / 0061129 / 62400
6. Board of Supervisors Approval Date: February 10, 2009; Board Agenda Item: B-5.

Dated: June 23, 2009



Stanislaus County



Interwest Consulting Group Inc.

Stanislaus Capital Projects
 1010 10th Street, Suite 2300, Modesto, CA 95354
 Phone: (209) 525-4380 FAX: (209) 525-4385

BOARD OF SUPERVISORS
 TRANSMITTAL
 2009 AUG -5 A 11:37

TO: Don Phemister
Phemister Construction Management

SUBJECT: STANISLAUS COUNTY CAPITAL PROJECTS

DATE: 6/9/2009

We are sending you X attached under separate cover the following material:

- | | | |
|---|---------------------------------------|--|
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Change Order | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Plans | <input type="checkbox"/> Computer Printout |
| <input type="checkbox"/> Prints | <input type="checkbox"/> Samples | <input type="checkbox"/> Updates |

COPIES	DATE	DESCRIPTION
1	3/3/09	Fully-executed Work Authorization No. 17D for the Animal Services Facility Project to increase PO 79838 .

REMARKS:

For your records.

Note to Board: WA No. 17D Approved by the Board on ^{Feb. 10} ~~May 19~~, 2009, Item ^{B-5} ~~B-22~~.

COPIES: Patricia Hill Thomas (Copy)
 Mark Loeser (Copy)
 Liz King, Board (Original + Copy)
 Lisa Sandoval, Auditor (Original + Copy)
 File X 2.1.1 (1548)
 File X 5.6.2
 File AR 5.2.1

SIGNED: *Teresa Vander Veen*
 Teresa Vander Veen

PHEMISTER CONSTRUCTION MANAGEMENT, INC.

**WORK AUTHORIZATION NO. 17D
FOR SPECIAL SERVICES
ANIMAL SERVICES SHELTER FACILITY, MODESTO**

1. This Work Authorization No. 17D is entered into effect on June 1, 2009, in accordance with the terms and conditions of the agreement between Phemister Construction Management, Inc., (“PCM”), and Stanislaus County dated December 20, 2003 (“Agreement”).
2. This Work Authorization is for those construction management services, for continued professional services through project completion. PCM's work shall include:
 - a. Design Kick-Off Meeting: At the start of the Design Phase, the CM shall conduct a Project Conference attended by the Design Professional, the Owner and others. During the meeting, the CM shall review the Scope of the Project, the Project Management Plan, the Master Schedule, the proposed Design Phase Milestone Schedule, the Project and Construction Budget and the MIS.
 - b. Design Phase Information: The CM shall monitor the Design Professional’s compliance with the Design Schedule, Project Management Plan, and Design Phase Procedures; and the CM shall coordinate and expedite the flow of information between the Owner, Design Professional and others.
 - c. Project Meetings: The CM shall conduct periodic Project meetings attended by the Owner, Design Professionals and others. Such meetings shall serve as a forum for the exchange of information concerning the Project and review of design progress. The CM shall prepare and distribute minutes of these meetings to the Owner, Design Professional and others, as agreed to by the Owner.
 - d. Review of Design Documents & Design Recommendations: The CM shall review the design documents for clarity, consistency, constructibility and coordination. The results of the review shall be provided in writing and as notations on the documents to the Owner. The CM shall also make recommendations to the Owner with respect to constructibility, construction cost sequence of construction, construction duration and separation of the contracts for various projects into categories of the work. However, the CM is not responsible for providing, nor does the CM control, the Project design or the contents of the design documents. By performing the reviews described herein, the CM is not acting in a manner so as to assume responsibility or liability, in whole or in part, for all or any part of the Project design and design documents. The CM’s actions in reviewing the Project design and design documents and in making recommendations as provided herein are advisory only to the Owner. The Architect is not a third party beneficiary of the CM’s work described in this paragraph and the Architect remains solely responsible for the contents of design drawings and design documents.

- e. Owner's Design Review: The CM shall expedite the Owner's design reviews by compiling and conveying the Owner's comments to the Design Professional.
- f. Approvals by Regulatory Agencies: The CM shall coordinate transmittal of documents to regulatory agencies for review and shall advise the Owner of potential problems in completion of such reviews.
- g. General Conditions: The CM shall assist the Owner in the preparation of the General Conditions and other front end documents for the Construction Contracts.
- h. Project Funding: The CM shall assist the Owner in preparing documents concerning the Project and Construction Budget for use in obtaining or reporting on project funding. The documents shall be prepared in a form approved by the Owner.
- i. Grant Applications: The CM shall assist the Owner in preparing grant applications for project funding. The documents shall be in a form required by the agency providing the grant.
- j. Revisions to Master Schedule: While performing the services provided in the Design Phase, the CM shall recommend revisions to the Master Schedule.
- k. Monitoring the Design Phase Milestone Schedule: While performing the services provided in the Design Phase, the CM shall monitor compliance with the Design Phase Milestone Schedule. The CM shall make recommendations to the Owner if progress is not in compliance with the schedule.
- l. Project and Construction Budget Revision: The CM shall make recommendations to the Owner on the impact of design changes that may result in revisions to the Project and Construction Budget project schedule and established project strategy.
- m. Cost Control and Estimating: The CM shall prepare an estimate of the construction cost for each submittal of design drawings and specifications from the Design Professional. The estimate for each submittal shall be accompanied by a report to the Owner and Design Professional identifying variances from the Project and Construction Budget. The CM shall coordinate and assist in expediting the activities of the Owner and Design Professional when changes to the design are required to remain within the Project and Construction Budget.
- n. Value Analysis Studies: The CM shall provide value analysis studies on major construction components as directed by the Owner. The results of these studies shall be in report form and shall be distributed to the Owner and Design Professional.
- o. Schedule Reports: In conjunction with the services provided during the Design Phase the CM shall prepare and distribute Schedule Update Reports that shall compare actual progress with scheduled progress for the Design Phase and the overall Project as requested.

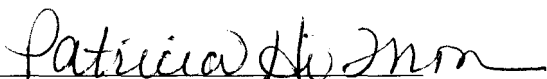
- p. Project Cost Reports: The CM shall prepare and distribute Project Cost Reports that shall indicate estimated costs compared to the Project and Construction Budget as requested.
 - q. Cash Flow Report: The CM shall prepare a cash flow report for submission to funding agencies in compliance with requirements. Also, the CM shall periodically prepare and distribute a Cash Flow Report for the Owner as requested.
 - r. Design Phase Change Order Report: The CM shall prepare and distribute Design Phase Change Order Reports that shall list all Owner-approved change orders as of the date of the report and shall state the effect of the change orders on the Project and Construction Budget and the Master Schedule as requested.
 - s. Construction Phase Procedures: The CM shall prepare procedures for reporting, communications and administration during the Construction Phase for approval by Owner as requested.
- 3. Period of Performance: June 1, 2009 to December 31, 2009.
 - 4. Method of Compensation and Rates:

<u>Name</u>	<u>Title</u>	
Gino Colacchia	On-Site Construction Manager	\$90.00 per Hour

- 5. Payment Terms: Per the Agreement.
- 6. Verification of Insurance: Per the Agreement.
- 7. Funding Source: Approved by the Board on August 26, 2008, Item B-16.
- 8. NOT TO EXCEED: \$5,400.00

\$ 8,590.00 (Work Authorization 17)
\$20,000.00 (Work Authorization 17A)
\$26,000.00 (Work Authorization 17B)
(\$1,220.00) (Work Authorization 17C)
\$ 5,400.00 (Work Authorization 17D)
TOTAL: \$58,770.00

Dated: June 1, 2009


Stanislaus County


Phemister Construction Management, Inc.