

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

DEPT: Chief Executive Office

BOARD AGENDA # B-22

Urgent

Routine

AGENDA DATE May 19, 2009

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval of the Schematic Design of the Animal Services Facility Project, Update on City and County Partnerships, and Approval to Issue a Request for Proposals for a Privately Operated Spay and Neuter Clinic

STAFF RECOMMENDATIONS:

1. Approve the schematic design of the Animal Services Facility Project at the buffer of the Stanislaus County Public Safety Center at Crows Landing Road prepared by RF & A, Inc.; and authorize completion of the design and bridging documents for the project to be returned to the Board of Supervisors for final approval prior to proceeding to construction.
2. Authorize the staff to issue a Request for Proposals (RFP) for the operation of a low cost spay and neuter clinic.

FISCAL IMPACT:

On February 10, 2009 the Board of Supervisors approved the recommendation to proceed to the design phase for the two options for a future animal services project; a multi agency program plan and a County Only program plan. The Board also authorized staff to conduct the Environmental Review for siting the new Animal Shelter at the buffer of the Stanislaus County Public Safety Center at Crows Landing Road.

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BOARD ACTION AS FOLLOWS:

No. 2009-345

On motion of Supervisor Grover, Seconded by Supervisor Chiesa

and approved by the following vote,

Ayes: Supervisors: Chiesa, Grover, Monteith, and Chairman DeMartini

Noes: Supervisors: O'Brien

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

**STAFF RECOMMENDATIONS: (Continued)**

3. Authorize the Project Manager to issue Requests for Proposals (RFP) for Special Inspector Services and Labor Compliance Program and return to the Board of Supervisors to award the recommended contracts for these services concurrent with the future award of a construction contract.
4. Authorize the Chief Executive Officer to finalize a project financing plan as outlined in this report, complete the agreements with the Cities of Modesto, Ceres, Hughson, Waterford and Patterson and finalize the Joint Powers Agency (JPA) Agreement for Animal Services to be returned to the Board of Supervisors for final approval.

**FISCAL IMPACT: (Continued)**

The original Needs Assessment prepared By George Miers and Associates suggested the construction of a new and expanded Animal Shelter at the existing Finch Road site at a preliminary pre-design estimated cost of \$10-\$12 million. This plan suggested the reuse of 12,925 sq. ft. of existing facilities at the Finch Road site and new construction of 25,000 sq. ft.

Later, the Animal Services Reuse and Expansion Plan suggested the reuse of 9,819 sq. ft. of existing buildings at the Finch Road Animal Services Facility and the new construction of 12,309 sq. ft. of pre-fabricated building and 16,550 sq. ft. of new construction for an estimated pre-design cost of between \$9.9 million to \$10.8 million.

Prior to 2007 and through today, the estimated project cost for debt has been estimated to be \$11 million. Preliminary annual debt costs were estimated at \$971,000 a year. Revised annual debt costs are now estimated to be approximately \$695,000.

The financing plan will recommend funding 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. Debt service costs will be based upon the respective agencies intake percentage of animals into the shelter (See Attachment A). Overall, this financing plan has been the lowest cost option.

Approval of the Schematic Design of the Animal Services Facility Project, Update on City and County Partnerships, and Approval to Issue a Request for Proposals for a Privately Operated Spay and Neuter Clinic  
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Animal Services Facility Project  
 Estimated Annual Debt Service Shedule

Total Annual Net Debt Services	City of Modesto	City of Ceres	City of Patterson	City of Waterford	City of Hughson	Stanislaus County
	45.68 %	11.53%	2.71%	1.84%	1.01%	37.23%
\$ 649,956	\$ 317,456	\$ 80,128	\$ 18,833	\$ 12,787	\$ 7,019	\$ 258,732

Cumulative Debt Service	City of Modesto	City of Ceres	City of Patterson	City of Waterford	City of Hughson	Stanislaus County
	45.68 %	11.53%	2.71%	1.84%	1.01%	37.23%
\$ 16,670,737	\$ 7,615,193	\$ 1,922,136	\$ 451,777	\$ 306,742	\$ 168,374	\$ 6,206,515

With the Board of Supervisors approval to proceed, granted in February, 2009, the actual design effort for this project began. At this time, the Chief Executive Office is returning to the Board to seek approval of the first phase of design, the *Schematic Design* of the Animal Services Facility Project at the buffer of the Stanislaus County Public Safety Center at Crows Landing Road prepared by RF & A, Inc. This is the initial design for the project, which plans for all new construction at the new site. The current estimate at the Schematic design phase is within the \$11 million estimate range. The proposed plans for the new Animal Services Facility include the following:

Current Proposal

- 33,538 sq. ft. total including the low cost spay neuter space;
- All new construction at the Crows Landing site;
- Housing for 563 animals of which about 100 would be housed in areas such as the hospital, intake, and quarantine; and
- An adoption area with animal display rooms to invite the public into the public animal holding areas and encourage adoption

The recommendation in this report is to proceed to the next phase of planning and design which can be accomplished through the existing budget approved by the Board of Supervisors.

The recommended Request for Proposals for a privately operated Low Cost Spay-Neuter Clinic would replace the current Stanislaus County Alternate to Euthanasia (SCATE) Voucher Program.

Currently, the County has contributed approximately \$900,000 for the last seven years towards the community SCATE Program. By approving the release of a Request for Proposals (RFP), a low cost spay and neuter clinic would have an opportunity to apply for grants and to be a recipient of donations. An ultimate goal is to reduce the animal overpopulation and the costs associated with euthanizing 12,000 animals projected at an annual cost of \$1.5 million.

## **DISCUSSION:**

### Background

In 2006 the Board of Supervisors authorized staff to conduct a Needs Assessment for the Animal Services Facility 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 Needs Assessment conducted by George Miers and Associates, Inc. projected a needed capacity for 476 animals (up from 262 currently) and a variety of programs aimed at reducing the animal overpopulation problem.

This plan expects a significant increase in adoptions, spay and neuter programs and public education and disease control to maintain this minimum capacity requirement. The Needs Assessment also concluded that animal intake numbers and holding capacity requirements could more than double if spay and neuter programs were not expanded, while they have the potential to “hold the line” on capacity needs indefinitely at 476 animals, as the full impact of these enhancement programs are achieved over time. 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 focused on the Needs Assessment and Master Plan completed by George Miers & Associates as well as development of the next steps towards expansion and renovation of the Animal Services Facility. The Board of Supervisors authorized the staff to use expert services to assist with this phase of work, and includes 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 for Proposals (RFP) for Architectural Services to actually design the new facility and 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.

An implementation concept was developed by Grossman Design Group and presented to, and accepted by, the Board of Supervisors in April 2008. The implementation plan included the construction of a new facility and remodeling of 9,819 sq. ft. of the existing facility at the Finch Road Site that would house some 512 animals. The cost of the project would be between \$9.9 and \$10.8 million. Several types of construction

(masonry, metal building, concrete tilt-up, framing/gypsum board walls, etc.) were considered along with use of a pre-fabricated metal animal housing structure.

During the planning phase, several members of the project team, including some of the Animal Services Advisory Board members, representatives of the City of Modesto and Stanislaus County toured numerous newly constructed Animal Service Facility projects throughout California. Among the many lessons learned from this effort, reconsideration of the durability of metal structures, efficiency of mechanical systems and simplification of animal holding area cleaning systems were primary. A key to the success of each shelter was the enhancement of the animal adoption services. Many shelters used very basic, cost-sensitive design principles in general animal holding areas, but afforded an interactive and welcoming public experience in the adoption areas. A key to decreasing the overall animal capacity needs is increasing successful animal adoption rates- a tactic touted by each facility and proven locally with the temporary adoption center improvements at the County's Finch Road site.

On August 26, 2008 The Board of Supervisors approved a 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.

On February 10, 2009, the Board approved proceeding to schematic design for a county only facility plan (22,978 sq. ft.) and a multiple agency facility plan (34,926 sq. ft.); to initiate environmental review for siting for the new Animal Services Facility at the buffer of the Stanislaus County Public Safety Center at Crows Landing and Service Roads. At that time, the Board of Supervisors also authorized the staff to develop public policy strategy options for the future consideration of 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.

### **Design Build Approach to Construction**

On April 15, 2008 the Board of Supervisors considered using a design-build approach as authorized by the State of California Public Contract Code Section 20133 using a Bridging Document for the project delivery approach. The bridging architect is RF&A who is in the process developing our bridging documents which will be issued to our existing 16 pre-qualified design build entities for the project delivery system. To date, RF&A has completed the review of the original program and the schematic design phase. The final phase will be the actual Design Build Bridging documents which will include preliminary plans and performance specifications that will be brought back to the Board for approval.

RF&A reviewed the original program and made recommendations to improve the program requirements. Based on the approval of the program RF&A was released to develop a schematic design. During the schematic design phase the County requested RF&A to develop two schematic designs; one for a County-only project and a County and multi-agency design.

During the course of the schematic design phase, the building configuration and design has been optimized to improve circulation, space configuration, and animal housing. RF&A was also asked to develop space requirements for a low cost spay/neuter clinic.

A significant change to the planned concept was made by simplifying the building enclosure. The original concept developed by George Miers and Associates, Inc. used a linear design to maximize exterior wall area, with kennels spanning the perimeter in an "interior-exterior" design. The proposed design creates a simple rectangle and places the kennels efficiently within a warehouse type structure and recommends the use of more durable, masonry, or concrete construction.

The schematic design phase included input from the Project Team, including the Animal Advisory Board members, Animal Services staff, partner Cities, and the Chief Executive Office, RF&A architects and RF&A engineering consultants.

Extensive reviews to optimize the project design were developed during the schematic design phase. The County hired Leland Saylor & Associates to prepare an independent estimate based on the schematic design documents. At the end of the schematic design the project team participated in a Value Engineering Workshop to develop Proposals to optimize the construction costs. The workshop produced over 100 suggestions to reduce the cost of the project at the schematic design phase.

The project team is committed to continuing to identify cost reduction strategies and operation cost reduction opportunities through the completion of this design effort.

RF&A will complete the Bridging Document Phase, which will define the projects technical design requirements and performance specifications which will be used to procure design build proposal for the construction.

### **Value Engineering**

Value Engineering (VE) is the systematic application of recognized techniques by multidiscipline team(s) that identifies the function of a product or service; establishes a worth for that function; generates alternatives through the use of creative thinking; and provides the needed functions, reliably, at the lowest overall cost.

A formal VE Workshop was held on April 23, 2009 using the schematic phase documents and the schematic phase estimate.

The workshop was conducted by a Certified Value Engineering Specialist (CVS) in accordance with the methodology recommended by the VE society SAVE International. The VE team included professionals from multiple disciplines including, Architectural Engineers, Electrical Engineers, Mechanical Engineers, Civil and Structural Engineers, and a professional Estimator. The VE team developed over 114 VE ideas and 82 cost savings proposals. Following the workshop the project core team evaluated the 82 proposals and recommended acceptance to implement over \$1,000,000 in savings which have been incorporated into the current recommended Schematic design and is reflected in the current estimated cost. Several of these proposals are still under consideration and will be fully evaluated in the next phase of design to optimize the final design efficiency, operational impact and construction cost reductions where feasible.

### **Cost Reduction Strategies**

The Schematic Design phase traditionally represents the first 15% of the total design effort. It is the conversion of the Facility Program Plan Concept to a floor plan and elevations. In the recommended approach to use Design-Build, the final design prepared by RF&A will represent "Bridging Documents." This means that the County has an opportunity to identify and define every element of the proposed construction project that is important to achieve, from a durability, cost, operational and efficiency perspective. Simply put, we have an obligation to very specifically define in the bridging documents what the minimum requirements for construction are.

During the next phase of design, the completion of the bridging documents, the project will become more defined, more refined, more efficient and also present additional opportunities for cost savings, operational efficiencies, and cost control.

The team has identified a number of potential cost reduction strategies that will be evaluated during the bridging phase and more are likely to emerge as the design progresses. Below are some of the examples of the cost reduction strategies that will be considered:

- Reduce the building shell by 2,000 sq. ft. and 55 cages in this area and/or seek alternate pricing for this space
- Purchase less animal cages with the initial construction
- Reduce the height on the building to save operational costs
- Delete some of the T-Bar ceilings
- Build an unfinished area for the low cost spay/neuter clinic
- Delete a portion of the epoxy floor finishes and use sealed concrete
- Delete a portion of the welded sheet vinyl flooring and use sealed Concrete
- Delete a portion of the noise containment wall and doors in the dog housing areas

The intention of this effort is to be very specific about what must be constructed and allow for both additive and deduction construction options. The Design Build teams will then be able to propose additional cost reduction strategies that might be acceptable within the defined plan provided by the County. This is to ensure that the County and the partner Cities have the lowest cost facility to build and operate.

### **Animal Services Facility to Serve the Community**

If approved by the Board, the strategy will incorporate the philosophy that the new Animal Services Facility should be a place where the public is encouraged to come and visit and interact with the staff and animals at the Animal Services Facility. The construction of the facility will incorporate a cleaner, smoother, and durable and disease resistance free approach using quality materials that allows the staff and public to experience uniform movement in the facility.

The new facility will be vastly superior both in terms of construction efficiency and operational effectiveness to the outdated current facility. The new Animal Services Facility will not only serve the needs of Animal Control Services, but it will also serve the needs of the community by accommodating public outreach and educational programs as well as a accommodating a private spay/neuter clinic. A "main street" concept has been utilized as the basis for organizing the facility allowing all the different functions and user groups to quickly and efficiently maneuver through the building. The floor plan layout allows for the animals to be segregated into smaller "neighborhoods" which enables better noise control and disease control as well as limits the stress and anxiety of the animals in holding. Overall the new facility will undoubtedly increase the number of pet adoptions and help to infuse the ongoing success of those adoptions.

All animal holding areas have been contained within the facility giving the animals the necessary protection and exposure from the weather. In addition skylights are included in the design to admit natural light. Large exterior walking areas are proposed immediately adjacent to the building for volunteers to exercise the animals.

The new facility will be designed to comply with California's Title 24 Energy Efficiency Standards and will operate more efficiently than the currently facility. However, the new facility is larger and is expected to cost more for utilities. A detailed utility analysis is underway and will be considered during the final design phase. Appropriate ventilation will be provided in the facility which will limit the spread of airborne bacteria and result in healthy indoor air quality for both the human and animal occupants.

Because new energy efficient equipment will be provided, the operational cost per square foot will be significantly improved over the current facility. The existing facility includes 14,600 sq. ft. with an 800 amp electrical service, equals .055 amps per sq. ft. The new facility includes 33,538 sq. ft. and is estimated to have a 1,200 amp electrical service, equals .036 amps per sq. ft., a 34.5% reduction in energy consumption.



### Spay and Neuter Programs

The Stanislaus County Alternative to Euthanasia (SCATE) voucher program has resulted in total taxpayer subsidy over \$900,000 from December 2001 through December 2008. By the end of 2009 the number will climb to nearly \$1 million dollars that the County has contributed towards the spay and neuter efforts and has assisted in maintaining but not reducing the number of animals entering the Animal Services Facility over the past five years. The total number of animals entering the Animal Services Facility in 2002 was 21,466 and in 2008 Animal Services Facility intake was 21,232 animals.

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

1. Spay and neuter efforts need to increase dramatically by over 9,000 spay and neuters per year before Animal Services Facility intake numbers will be reduced.
2. Animal Services has historically under allocated resources been a significant contributor to the overcrowding at the current Animal Services Facility for cats.
3. SCATE is not effective, but considering that a single spayed cat prevents birth in future years it is cost effective by a slim margin.

Currently, there are few low-cost spay/neuter options available to county residents. There are two known non-profit organizations that provide an alternative to government or private veterinary clinics. The Stanislaus Humane Society founded in 2007 provides occasional low cost spay and neuter clinics as their finances allow. Unfortunately funds, volunteer vets and staff are in short supply. The other non-profit organization in Stanislaus County is Alley Cat Guardians who is in the process of opening a clinic specializing in feral cats. This still leaves companion pets with very few options in Stanislaus County.

There are also two private clinics in Stanislaus County that are working toward reducing the numbers of spay and neuters in the County. In Turlock, Monte Vista Small Animal Hospital offers a program called Project X that offers low cost spay and neuters. Also available in Turlock, Taylor Veterinary Hospital offers low cost spay and neuter surgeries, but prices still may be out of reach for members of our community.

The combined efforts of government, private industry, and non-profit organizations to date have had an impact in reducing the number of animals entering the shelter, but these efforts have not made the significant impact that is needed to reduce the euthanasia in rate in Stanislaus County. A dramatic increase in spay and neuters is needed.

Spay and neuter is the only proven method to prevent pet overpopulation. Each year Stanislaus County Animal Services continues to euthanize nearly 12,000 animals each year. This is an annual cost to the taxpayers of nearly \$1.5 million. This cost includes the cost of an Animal Control Officer, five days of housing, food, vaccinations and ultimately euthanasia. By spaying or neutering a pet, this ultimately reduces the amount of taxpayer money spent on animals.

#### Proposed Low Cost Spay & Neuter Clinic

The veterinary medical clinic proposed for the new Animal Services Facility is recommended to be expanded in size to allow for a low cost spay and neuter clinic available to all citizens of Stanislaus County. The clinic could be operated by the private veterinary community or non-profits through a formal request for proposals process. The clinic would also be available to non-profit groups. The low cost Spay & Neuter Clinic would offer low cost spay and neuters to dogs and cats. This clinic would be self supporting, in that the fees charged would cover the cost of the spay or neuter service. The County would provide the space and utilities. The proposer would be required to equip this space. The clinic will only spay and neuter dogs and cats and, if needed, will administer rabies shots during the time of spaying and neutering. The clinic will provide pet owners with a list of vets in the area who will be available for future follow-up.

The Animal Services Facility in Stanislaus County is overwhelmed with unwanted animals, and consequently has high euthanasia rates. The purpose of the clinic is to attack pet overpopulation of companion animals by focusing on the root of the problem—there are too many animals having unwanted litters, which then do not find homes and end up at the Animal Services Facility, where they risk the chances of being euthanized, or are allowed to wander the streets having litters of their own which continue to contribute to the problem.

Some local veterinarians may oppose this action, believing that a low-cost spay and neuter clinic will cut into their customer base. Many other communities have encountered similar opposition when they considered low-cost options for pet owners. The clients that the proposed Low Cost Spay & Neuter Clinic will cater to are pet owners however, the experience of Fresno and Monterey counties have proven these fears to be unfounded. The clients that the proposed low cost spay and neuter clinic will cater to are pet owners who do not routinely provide veterinary care to their pets. Clients will be referred to private veterinary practices for ongoing care. Thus, area veterinarians should remain unaffected by the addition of a low cost spay and neuter clinic. The proposal already has several enthusiastic supporters among local veterinary practice owners.

The intent is to reduce our community pet overpopulation and its associated negative impacts on safety, public health, and quality of life. It is believed this will result in

reductions in impoundments at the Stanislaus County Animal Services facility, nuisance calls regarding unwanted animals, overcrowding and disease outbreaks at the Animal Services Facility, and animal euthanasia.

Spaying and neutering cats and dogs is not just an animal welfare issue; it's a public safety issue. The facility plan expects a significant increase in spay and neuter programs and results to limit the need to build a larger facility that would need to be expanded in the future to hold and destroy more animals.

The pet overpopulation crisis is a direct result of animals left unaltered in our communities. To succeed, there needs to be more resources put into preventing companion animals from becoming homeless in the first place. The euthanasia will never stop if 95% of resources are allocated to treating symptoms instead of devoting more resources to the factors that cause the problem. The answer to euthanasia is prevention.

On May 5, 2009, the Stanislaus County Animal Advisory Board submitted a letter to the Board of Supervisors in support of the low cost Spay and Neuter Clinic as part of the planned Animal Services Facility construction project. The Animal Advisory Board in their letter to the Board of Supervisors submitted a "fact sheet" on the benefits to a low cost spay and neuter clinic. (See Attachment B)

On May 12, 2009, a letter was received from Susan Enz from Village Oak Veterinary Hospital which outlines a spay and neuter program proposal. This letter is attached as Attachment C.

#### Low Cost Spay & Neuter Clinic Request for Proposal (RFP)

The Department of Animal Services working along with the General Services Agency and Chief Executive Office staff has developed a Request for Proposal (RFP) that will encourage qualified and experienced organizations to bid on the provision of a low cost spay and neuter clinic that provides high volume, and high quality spays and neuters to animal belonging to low income residents in Stanislaus County.

The recommended terms of the RFP include an initial three year contract with an option to extend for an additional two years on a year for year basis. Proposals will be evaluated on a combination of qualifications and pricing. The pricing evaluation will be based on the fee schedule provided by the proposer for customary spay and neuter charges. Major components in the Scope of work include:

- The contractor will be required to evaluate the animals to determine the suitability for sterilization procedures, performance of surgical procedure; post-operative care as well as any additional follow-up care due to surgical complications;

- The contractor will provide all pharmaceuticals used and will be responsible for safeguarding controlled substances in accordance with state and federal laws;
- The contractor will be responsible for providing all of the equipment and furnishings in the clinic and for the maintenance of that equipment;
- The contractor provides all necessary disposable materials and equipment;
- The contractor will provide an operational plan and any experience of performing spay/neuter surgeries in a fast paced, high volume environment. Surgeries must be performed in a manner consistent with or that exceeds the prevailing standard for veterinary care in California;
- To the extent that customers are available, perform a minimum of fifty spay/neuter surgeries per day at least four days per week during regular business hours.
- The contractor will bill clients;
- The contractor will provide own oxygen and anesthesia for surgeries, as well as their own telephone and internet services;
- The contractor will not be obligated to pay rent or lease costs, or to pay for utilities including gas, electric, water or sewer;
- The shelter's walk in freezer is available to the Contractor for storage of bio-hazard waste. The County will dispose of all of the waste;
- The County will provide the wiring infrastructure for telephones and computers and maintain the wiring infrastructure;
- The contractor must have a graduate degree in veterinary medicine from an accredited college or university, current State of California Veterinarian License and experience working with small to large domestic animals; and
- The contractor will provide a quarterly report to the Animal Services Director.

The results of the RFP process will be returned to the Board of Supervisors for a final decision and consideration of the selection of an operator concurrent with the completion of the agreements with the partner Cities and the construction proposals for the new facility.

### **Schedule**

Several key project deliverables outlined below:

- Completed preliminary site investigations including an acoustic study, traffic study, site survey, and Geotechnical reports
- Inventoried existing reusable furniture and cages in use at the current facility
- Incorporated reuse of existing reusable furniture and cages into the plans and specifications under consideration by the Board for reuse and will create substantial savings

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- Developed an information technology data and communications plan in collaboration with the Strategic Business Technology Department for implementation in the planned facility
- Coordination is underway regarding traffic and utilities with the City of Ceres

Project staff have outlined several key project deliverables to be completed during the Bridging Document Phase of the project:

- Begin Bridging Document Phase with an estimated completion date of July 2009
- Planning and Community Development's completion of the Negative Declaration
- Complete final negotiations with the Partner Cities of Modesto, Ceres, Hughson, Patterson and Waterford
- Release a Request for Proposals (RFP) in August 2009 from 16 Pre- Qualified Contractors
- Return to the Board in September 2009 to make a recommendation to award the construction contract for the construction phase of the project
- Completion of the new facility in the Fall of 2010.

### **Federal Economic Recovery Act Stimulus Funding**

The proposed Animal Services Facility Project was submitted by Stanislaus County as a recommended project in the Federal Economic Recovery Act (Stimulus) funding request to the County's Congressional Representatives. The proposed project request represents a regional and community-wide partnership to enhance public safety and promote the public's health.

If successful in securing funding for this project, the construction and annual debt costs could be reduced to each of the partner agencies.

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**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:**

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 partner cities. Once the new Animal Services Facility is built, it is anticipated that 5 Animal Care Specialists are needed for effective facility operations.

**Stanislaus County Animal Shelter Project****Preliminary Financing Term Sheet**

Par Amount of Borrowing:	\$11.0 million
Participating Agencies:	City of Modesto (45.68%) City of Ceres (11.53%) City of Patterson (2.71%) City of Waterford (1.84%) City of Hughson (1.01%) Stanislaus County (37.23%)
Financing Structure:	County will construct the facility from loan proceeds from the 2006 Tobacco Endowment Fund. County will enter into leases with participating agencies.
Lease Terms:	County will enter into lease agreements with participating agencies, who will have tenancy-in-common interests in the facility through its useful life.
Land Ownership:	County retains ownership of land.
Term of Borrowing:	25 years of amortization
Estimated Date of Borrowing:	September 1, 2009
Payment Frequency:	Quarterly principal and interest.
Estimated Date of First Payment:	December 1, 2010 (15 months after closing)
Capitalized Interest:	1-year
Interest Rate Mode:	Variable, set annually based on previous year's tobacco endowment earnings rate; reconciliation made to actual on August 1 of each year.
Debt Service Structure:	Level debt service
Estimated Average Annual Payments: <sup>1</sup>	Level Debt Service: \$691,733

<sup>1</sup> Assumed \$11.0 million borrowing, amortization based upon 3.387%, the most recent 1-year average earnings rate of the 2006 Tobacco endowment.

Stanislaus County Animal Shelter Project

Estimated Annual Debt Service Schedule

Level Debt Service Structure, \$11.0 million Loan							
Fiscal Year Ending	Total Annual Net Debt Service <sup>1</sup>	City of Modesto 45.68%	City of Ceres 11.53%	City of Patterson 2.71%	City of Waterford 1.84%	City of Hughson 1.01%	Stanislaus County 37.23%
2010	0	0	0	0	0	0	0
2011	513,019	234,347	59,151	13,903	9,440	5,181	190,997
2012	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2013	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2014	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2015	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2016	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2017	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2018	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2019	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2020	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2021	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2022	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2023	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2024	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2025	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2026	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2027	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2028	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2029	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2030	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2031	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2032	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2033	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2034	694,956	317,456	80,128	18,833	12,787	7,019	258,732
2035	173,739	79,364	20,032	4,708	3,197	1,755	64,683
	\$16,670,737	\$7,615,193	\$1,922,136	\$451,777	\$306,742	\$168,374	\$6,206,515

<sup>1</sup> Net of one-year of capitalized interest. Interest rate based on most recent annual tobacco endowment earnings rate of 3.387%.





ATTACHMENT "B"

**ANIMAL ADVISORY BOARD**  
"Promoting Responsible Pet Ownership"

2846 Finch Road Modesto, CA 95354  
Phone: 209.558.PETS Fax: 209.558.8294

May 5, 2009

Jim De Martini, Chairman  
Stanislaus County Board of Supervisors  
1010 10<sup>th</sup> Street Place  
Modesto, California 95354

Chairman Jim De Martini and the Members of the Board of Supervisors:

On behalf of the Animal Advisory Board this letter is written in support of allocating space for a low cost spay and neuter clinic at the new shelter. Spaying and neutering over 9,000 dogs and cats per year would be an investment for a brighter, more humane and cost effective future. The reasons for our support are:

- Reduces the need for expansion of the new shelter in the coming years by decreasing intake numbers and thereby decreasing the high number of dogs and cats that are currently being euthanized
- Increases the numbers of dogs and cats spayed/neutered each year
- Increases the opportunities for pet owner education
- Reduces costs for the taxpayers who want cost effective government by making the low cost spay/neuter clinic a fee-for-service program rather than a subsidy by taking advantage of economy of scale
- Promotes a partnership with local veterinarians
- Provides an opportunity for local veterinarians to tap into a new source of customers and not shift customers from their existing customer base
- Offers a new service for those who are now unable to access low cost spay and neuter surgeries at a volume needed to make a dramatic downturn in euthanasia rates at the shelter

The Animal Advisory Board urges your support for the low cost spay and neuter clinic at the new shelter. Your support will result in a win-win-win for taxpayers, veterinarians and dogs & cats. Thank you for your consideration.

Sincerely,

*Dave Cerutti by Nancy Smith*  
Dave Cerutti  
Chair, Animal Advisory Board

Attachment:

✓ BOARD OF SUPERVISORS

2009 MAY 12 P 12:42

May 12, 2009

Jim De Martini, Chairman  
Stanislaus County Board of Supervisors  
1010 10<sup>th</sup> St. Place  
Modesto, CA 95354

Chairman Jim De Martini and Members of the Board of Supervisors,

When local business owners received an invitation to a meeting last February regarding the counties intentions to open a veterinary business many believed it would be in direct competition with existing practices. It caught their attention! Many small animal practitioners are busy spending 40 to 60 hours a week running their practices, and may not have been informed about this issue.

I am not representing every veterinary hospital, but I am speaking for 12 practices and 20 veterinarians and over 150 support staff in our county. We are opposed to county tax money being used to compete with private enterprise. There are currently no government subsidized low cost spay neuter clinics in this state. We believe it is a bad precedent to start.

Some are in favor of the single location, non profit model, and have been talking up the success of the Ventura County program. A 25% higher population, a 50% higher wage, and a more educated population lends itself to a more informed community. They do not have all the dairy's, creeks, fields and open space we have to hide cats. If a cookie cutter solution was available, we doubt there would be such a huge problem nation wide. Ventura's Humane Society is a private, non profit organization founded in 1932. They pride themselves on not receiving any federal, state or local tax dollars to operate. Additionally, their shelter averages about 10,000 animals a year, half the volume of our county and it hasn't varied much over the last 5 years. Even with the 'successes' of their program.

Our veterinary community has come together on this issue! We have met every two weeks since February, and realized 4 things.

1. We are all doing low cost spay/neuters already, either as a practice, or with a non-profit.
2. We can and want to do more!
3. We would be more effective if we worked together.
4. We agree we are the best ones to tackle this problem!

There has been a low cost spay/neuter program in Turlock for over 4 years, Project X. This program has been successful, with over 4,000 animals being spayed or neutered at a subsidized price. Project X was not mentioned to the Board of Supervisors by the S.C.A.S., and as a group we feel this is a significant oversight.

Project X is an innovative approach, and many in the veterinary community are excited about it. I have attached a detailed report explaining how it will work. We are committed to a target of 9,000 animals a year for 5 years as recommended in the S.C.A.R.P. That is the volume stated by Animals Services that would make a difference in the euthanasia rate at the shelter. This amounts to an average of 16 animals per practice per week, a lofty but achievable goal.

This program requires no tax payer money, and will be available to anyone. We understand there are certain segments of the population that can not afford to spend any money for pet care. These are the patients we have been serving currently in co-operation with the Humane Society of Stanislaus County and other groups such as Alley cat guardians. I have had conversations with Traci Jennings of the humane society regarding fund raising for this and other humane groups to subsidize feral cats and very low income families. We all agree Project X could be a win-win arrangement.

Project X will be available in every city in our county that currently has a veterinarian. It will make spay and neuter service more readily available than the county plan. The best thing is we should have 9000 animals spayed or neutered before the new shelter even opens!

We hope you will choose to support our plan and leaving taxpayer funds for what only government can do, enforcement.

**Educating the public on the pet overpopulation problem has been on-going for years, and has not been successful. Education, while an important tool in addressing the problem, is not solely the answer. The very serious social problem of drunk driving and the wearing of seat belts are examples of problems that could not be addressed only through education. Only when strict laws and penalties were put in place were the problems addressed and lives saved.**

Reasons to promote Project X:

- Removes the need to include additional space in shelter at tax payer expense.
- Increases dogs and cats spayed/neutered each year.
- Increases the opportunities for pet owner education
- Promotes a partnership between local veterinarians and local animal welfare groups.
- Provides an opportunity for local veterinarians to tap into a new source of customers in addition to their existing customer base.
- Allows animal services not to be distracted by spay/neuter concerns and focus on enforcement issues.

Our veterinary community urges your support of Project X for low cost spay/neuter. Your support will result in a win-win-win for taxpayers, veterinarians and dogs and cats.

Respectfully,



Susan Enz  
Village Oak Veterinary Hospital

CC  
Judy Sly, Modesto Bee  
William O'Brien, Supervisor  
Vito Chiesa, Supervisor  
Dick Monteith, Supervisor  
Jeff Grover, Supervisor

## **Project X, Stanislaus County**

### **Prologue**

The need to address the tragic euthanasia numbers in our county and to help reduce the financial barriers to pet owners has been a constant problem that has plagued both veterinarians and citizens of Stanislaus County. Stanislaus County Animal Services (SCAS) is a department which is overburdened and understaffed especially in light of the current budgetary demands. With the current economic difficulties, it is unlikely that the cities within Stanislaus County are capable of offering more services. History has proven that government institutions will never provide a service as efficiently or economically as the private sector. As such, the veterinary community of Stanislaus County recognizes the need to step forward and offer a solution to the ongoing issue of pet-overpopulation.

### **Proposal**

The veterinarians of Stanislaus County wish to establish a program between pet owners and participating veterinary hospitals to increase spays/neuters which will lessen the pet overpopulation and euthanasia statistics. This voluntary program would be promoted county wide with a consistent price to encourage an absolute increase in the total number of surgeries efficiently and safely performed.

The proposal, which our group is calling Project X, is a low cost spay/neuter project launched by Dr. Rob Santos of Turlock, 4 years ago. This program has been successfully integrated into the Monte Vista Hospital, and has allowed over 4000 dogs and cats to be neutered in a manner that is not disruptive to daily practice.

A centralized phone number (209-988-SPAY) will be monitored daily which will allow pet owners to leave a detailed message and the best time to contact them. Pet owners will be contacted for further information and given details about the program such as fee structure and low-income qualifications. The phone screener will explain payment requirements and determine which of the participating practices meets the owner's needs. Names and patient information will be faxed or e-mailed to participating practices every Monday morning for scheduling purposes. Practices will contact the pet owner to schedule procedures daily, or all at once, what ever works best for their schedule. If a practice is unable to accommodate procedures in a timely manner, they can be forwarded to another practice.

Additional information that the phone screener will obtain from the pet owner will be: Name and address; pet's name; age of pet; species and breed of pet; sex of pet; vaccination history and approximate weight of pet.

During this phone call, the phone screener will explain to the pet owner that services are on a cash basis, to be paid at the time the pet is dropped off. The price includes routine surgery only, whereby both testicles are descended in a male dog, or a female dog is neither in heat nor pregnant and any additional services will be arranged and paid for in advance of the surgery. Pet owners wishing to qualify for low income pet owners will be instructed to provide one of the following at the time of payment: A current Medi-Cal Card; a current Electronic Debit Transfer Card (E.B.T.) or a current low-income Utility Bill. The name and address of the low income must match the owner's identification. If the pet owner does not have proper payment and identification, the procedure will have to be rescheduled.

Hospitals will have information regarding owners and patients before the day of the surgery which should expedite an owner's time at the practice. Hospitals may want to require a surgical release form, reiterating that pet owner is declining certain precautionary procedures (i.e. I.V. Fluids, pre-anes lab work, or use of a laser) to reduce expense's for their pet's surgery.

Phone screener will maintain data on surgeries performed, making sure all practices are sharing a relatively equal load of dogs and cats, and allow the veterinarians to keep track of how many procedures are being done. Our goal is 9,000 a year, which amounts to about 16 procedures per practice per week. Some will do more, some less depending on size of practice and number of doctors.

Cats are to be brought in secure, small rigid kennels. No large kennels or cardboard boxes.

**Low Income Cats**

Male \$30 Female \$60

**Standard Spay Neuter Cats**

Male \$40 Female \$72

**Low Income Dogs**

MALE <35# \$65, >35# \$73; >65# \$93

FEMALE <35# \$90, 36-65# \$125, >65# \$150

**Standard Spay Neuter Dogs**

MALE <35# \$98, >35# \$110; >65# \$ 130

FEMALE <35# \$134, 36-65# \$173, >65# \$224

**Feral Cats**– Target: “Trap – Neuter – Release” Free Roaming Colonies

Male \$30; Female \$50; if euthanized price equals male \$30.

Pre-conditions: must be feral, defined as “wild”. The pets are brought in by trap or secured small kennel. No large kennels or cardboard boxes. If determined to be diseased by the veterinarian or found to be positive by a FeLV/FIV test, the animal will be euthanized and disposed by clinic. Flattening of the tip of the right ear will be mandatory so as to prevent a second surgery should the feral animal be captured in the future.

These surgeries will be performed in a hospital setting, not as an assembly line procedure. The quality of the surgery would be the same as is done for all clients in each practice. By performing the surgeries in this manner, the potential for either dehiscence or post-operative infections will be minimized. Consequently, there will be less chance of a burden developing for pet owners in paying for post-operative complications.

We would passively solicit donations and support for such organizations as Alley Cat Guardians and Stanislaus Humane Society. These organizations could then use this increased funding to subsidize even lower cost procedures for pet owner that are unable to afford any service at this time. Many practices are already working with these groups, and this would allow us to expand those relationships, ultimately reaching more pets.

The benefits of this program include:

1. Veterinarians are donating time and services to help prevent pet-overpopulation.
2. Prevents tax dollars from subsidizing pet health care.
3. Leave more money in budget for SCAS to put towards public health and enforcement.
4. Ability to perform far more procedures, in more locations.

Downside to not implementing this program:

1. Makes county government compete with private enterprise.
2. Diverts Animal Service from their intended purpose.
3. Potential for escalating costs of a county-owned hospital in the future, inability to staff.



**Veterinary Hospitals currently participating in Project X:**

**Village Oak Veterinary Hospital**

Modesto

Dr. Sean Fitzpatrick D.V.M.

Dr. Cathy Schmall D.V.M.

Dr. Longhai Nugyen D.V.M.

**College Veterinary Hospital**

Modesto

Dr. Amy Lacy D.V.M.

**Coffee Road Veterinary Hospital**

Modesto

Steven Baker D.V.M.

**Salida Veterinary Hospital**

Salida

Dr. Paul Sessa, D.V.M.

**Waterford Veterinary Hospital**

Waterford

Dr. Frankie Bonifacio, D.V.M.

**Crows Landing Veterinary Hospital**

Modesto

Dr. Joanne Sonke, D.v.M.

Dr. Ross, D.V.M.

**Community Veterinary Hospital**

Turlock

Dr. Brandon Barrett, D.v.M.

**Monte Vista Veterinary Hospital**

Turlock

Dr. Rob Santos, D.V.M.  
Dr. Doug Marks, D.V.M.  
Dr. Monica Flores, D.V.M.  
Dr. Renae Zumstein, D.V.M.

**Empire Veterinary Hospital**

Empire

Dr. Sue Sundburg, D.V.M.

**Ceres Veterinary Clinic**

Ceres

Dr. Matthew Bettencourt

**G-N Veterinary Hospital**

Newman

Dr. Cathy Wallace

**River Oak Veterinary Hospital**

Riverbank

Dr. John Shaner D.V.M.  
Dr. Mike Hellman D.V.M.

B-22

**From:** Karen Mosser <poseymodesto@sbcglobal.net>  
**To:** Jeff Grover <groverj@mail.co.stanislaus.ca.us>, Dick Monteith <monteithd...>  
**Date:** 5/18/09 1:15 PM  
**Subject:** S/N Clinic attached to Shelter

Hello Supervisors,

We need that S/N clinic attached to the new shelter. The County vouchers for cats are too high. The County voucher program for cats is a complete failure. The project X prices are TOO HIGH. I have a copy of Dr. Santos Project X. He only S/N 4000 animal in 4 years on it. There are over 5000 cats alone in the Airport District. I don't think BOS or the vets realize how many cats there are in this county. We need Low-cost S/N. It needs to be targeted, aggressive and on going. Even when Alley Cat Guardians finally start up with their 5000 goal for 1 year, that still will not be enough S/N. The cat over-population is the results of years of No low-cost S/N in this county. I don't want my tax-payer's money going to euthanizing cats and dogs. I want it to go to a County C/N Clinic.

Thank you for caring,

Karen Mosser

BOARD OF SUPERVISORS  
 2009 MAY 18 P 1:24

✓

5-19-09  
B-22

**From:** Deborah Miller <debbiemiller@yahoo.com>  
**To:** <DemartiniJ@StanCounty.com>  
**Date:** 5/15/2009 2:03 PM  
**Subject:** Re: May 19 Need for Spay and Neuter Clinic at Animal Shelter

Re: Need for low-cost/free spay and neuter clinic at the new Animal Shelter

Dear Supervisor DeMartini,

I am a thirty year resident of Stanislaus County and a nearly 10 year resident of the South 9th Street Neighborhood which is part of the Southwest Neighborhood MAC.

For over ten years I worked for Stanislaus County, primarily in children's services. I had the opportunity to work with many county departments. I was and have continued to be proud of Stanislaus County's reputation for progressive prevention programs in the areas of juvenile justice, mental health care, and child abuse.

It seem the agency that has lagged behind in prevention philosophy and programs is the Stanislaus County Department of Animal Services. Over the years I have personally rescued numerous domestic stray and feral cats and kittens, and had them spayed or neutered at my own expense. However, I have found it impossible to keep up with the numbers of unwanted cats and dogs being born just in my own neighborhood. Recently, five unneutered male cats were persuing an unspayed female in my yard for over a week.

I have found that cost and convenience are huge barriers when I have spoken to friends and neighbors about getting their animals spayed or neutered. About a year ago, I made numerous calls on behalf of a neighbor who wanted to get a stray cat she had taken in spayed. The cat had already given birth to two litters. I could find no affordable options for her. The cat, not even two years old, became pregnant a third time. A female cat from her first litter gave birth to a litter of five kittens in my back yard around the same time.

The best and most humane solution to the problem of overpopulation of cats and dogs in our county is an aggressive spay and neuter program, which includes a clinic. Volunteer groups and vets can help, but they can not meet the demand by themselves. The building of a new animal shelter is the perfect opportunity to create a spay and neuter clinic.

I believe that providing a low-cost county spay and neuter clinic is critical to reducing the numbers of unwanted cats and dogs in our county. I know from my work with other county agencies, that, in the long term, prevention is a more cost-effective approach than crisis management. In this case, it will also be more humane than euthanizing hundreds of animals each year.

I appreciated the help of your office these past two years in reducing drug activity in my neighborhood. I would be happy to promote the services of a new low-cost spay and neuter clinic to my neighbors if the Board decides to provide one.

Thank you for your consideration of my concerns.

Debbie Miller  
724 Souza Ave.  
Modesto, CA 95351  
209-527-1762

BOARD OF SUPERVISORS  
2009 MAY 19 A 9:42

5-19-09  
B-22

**From:** <vpnelson@mail.com>  
**To:** <DemartiniJ@StanCounty.com>  
**Date:** 5/18/2009 6:10 PM  
**Subject:** Ferral Kitties/Tues Night

Mr DemartiniMy name is Verna Nelson, I live at 2841 Fowler Rd, # 24. We are a mobile home park. My husband and I have three cats of our own, two of them are rescue cats. All of them are fixed with shots. We also have living in our garden and area of our mobile home around seven other stray cats that we feed outdoors. We would love to get them fixed and are going to try to do that perhaps one cat at a time, but like most people today we are on a budget and the cost of fixing a cat is rather high.. So take, say 7 cats times \$60.00 and we have \$ 420.00 to come out of pocket, that's a lot of money for us and I think for most people. We also had this past Wend, a young feral female give birth to three baby's in three different areas of our garden, I found them and took them in, we lost one but the other two may have a shot at a life. We spoke to our vet and are doing what we have been instructed to do, which also includes feeding them around every hour to hour and a half, twenty four hours a day.. Needless to say that because my husband works managing a restaurant most of the feeding is left to me, but he chips in when he can.. These kittens should never have been born, the mother should have been fixed with no worries about giving birth. It is a sad situation her in our County and Cities, one we need to fix soon.Some how all of the groups, vets, interested people need to come together, make a decent decision that does not include making lots of money and make it possible for people to get their animals taken care of. Perhaps some of our vets need to go back and read James Harriot, that was a real vet for you, he cared about the animals and the people, not how much money he made. What has changed so much here that we let the decent care of Innocent animals get side tracked by bureaucracy, money, prestige, and one up man-ship. I think people should be ashamed of what goes on.My husband and I will be at the meeting on Tues night, I may speak up about our kittens, I truly hope some one your board has the intelligence to speak up and do the right things.SincerelyVerna Nelson

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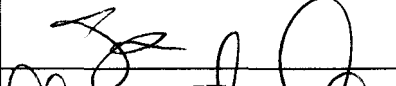
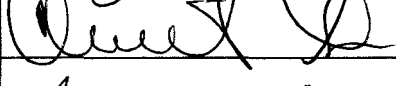


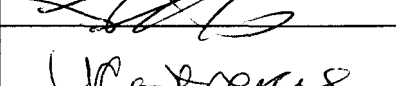
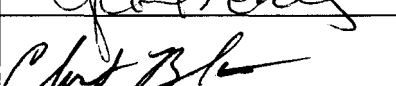

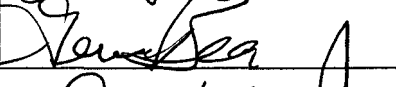
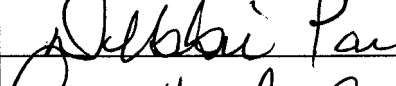
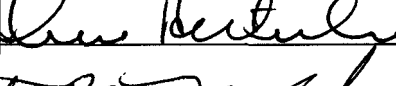
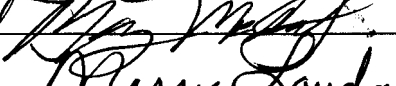
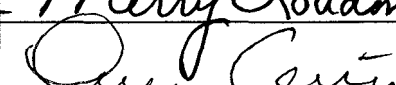
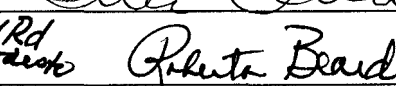
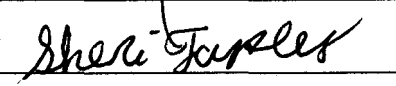
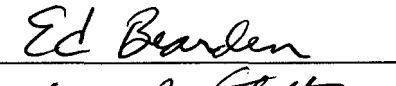
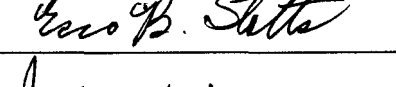
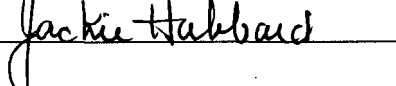


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B-22

Rec'd at BOS  
meeting 12:18 AM


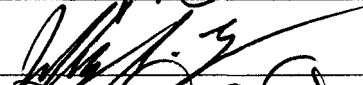
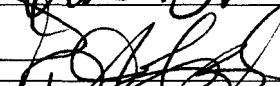
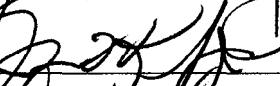

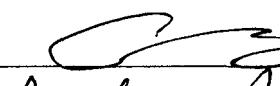
PETITION IN SUPPORT OF A LOW COST SPAY/NEUTER CLINIC  
AT THE NEW COUNTY ANIMAL SHELTER

We the undersigned are in support of a low cost spay/neuter clinic to be established at the new county animal shelter. The low cost clinic would not be county run. We respectfully request that the Stanislaus County Board of Supervisors approve and authorize the space needed for the low cost spay/neuter clinic.

Print Name	Address	Signature	Date 5/2009
GINGER BROS	4407 Raedley Way		5/16/09
Christian Groll	350 Oak Rd #316 Walnut Creek		05/16/09
Joan Eshoo	2540 Woodvale Dr		05-16-09
Vanessa Sanchez	422 N. 6th Ave		5-16-09
STEVE CONTRERAS	5908 Huntley Ct.		5/16/09
Yvonne Contreras	5908 Huntley Ct		5/16/09
Christie Blanton	4804 Ebbett Way		5-17-09
FATHI COLLINS	2400 Country Ranch		5-17-09
Teresa Bean	P.O. Box 36 Empire		5-17-09
Debbie Parker	850 Folsom		5-17-09
IRENE HECTOR RAMOS	1308 SHARONWOOD		5-17-09
Mary McCaffrey	1308 Sharonwood		5-17-09
Marey Loudon	1933 Kruger Dr		5-18-09
DAVE CERUTI	645 GEEB CT		5-18-09
ROBERTA BEARDEN	3724 Apple Hill Rd P.O. Box 1750 Empire		5-18-09
Sheri Tapley	3724 Apple Hill Rd Mod		5-18-09
Ed Bearden	3724 Apple Hill Rd Mod		5-18-09
ELCO B. STOTT	2309 Den Helder, Mod		5-18-09
Jackie Hubbard	2724 Park Pl., Mod.		5/18/09

PETITION IN SUPPORT OF A LOW COST SPAY/NEUTER CLINIC  
AT THE NEW COUNTY ANIMAL SHELTER

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Print Name	Address	Signature	Date 5/2009
Beatriz Orozco	33415 lakens harbor	Beeth	5/16/09
Adriana Storch	2820 scenic drive.		5/16/09
Mary DAVIS	3325 Coulterville	Mayll	5-16-09
Jeff Haney	3325 Coulterville		5-16-09
Angela Cartisano	5522 Goldsive	Dr. Angela Cartisano	5/16/09
Amanda Johnson	4412 Paterson RD CA	Amanda Johnson	5/16/09
KAREN BUTLER	6270 Matthew Ln	Karen Butler	5-16-09
Belford Nester	3509 Coy oak Dr		5/16/09
Anne Beacho	2312 Rosetti Ct	Anne Beacho	5/16/09
Joseph Beacho	2312 Rosetti Ct	Joe D. Beacho	5/16/09
John J. Kennedy	3379 Aristides Ct		5/16/09
Anita J. Kennedy	3309 Aristides Ct.	Anita Kennedy	5-16-09
Kizell Urubik	2500 Survey Ave.		5/16/09
Debbie Fincher	2528 RIVER CNE DR	Debbie Fincher	5/16/09
James Winstan	7054 Suedigar RD	James Winstan	5/16/09
Auguste Farley	2631 Olive Ave Patt.		5/18/09
Barbara Butler	2420 Glenwood mo.	Barbara Butler	5/19/09
GEORGE BETTEN COURT	600 COLFAX AVE, MODOesto, CA 95254	George Betten Court	5/19/09

PETITION IN SUPPORT OF A LOW COST SPAY/NEUTER CLINIC  
AT THE NEW COUNTY ANIMAL SHELTER

We the undersigned are in support of a low cost spay/neuter clinic to be established at the new county animal shelter. The low cost clinic would not be county run. We respectfully request that the Stanislaus County Board of Supervisors approve and authorize the space needed for the low cost spay/neuter clinic.

Print Name	Address	Signature	Date 5/2009
CAROL CRETSER	3913 HIGHGATE RD	Carol Cretser	5/16/09
Sally Sesma	2865 WARD AVE	Sally Sesma	5/16/09
Katherine Carm Quinn	2466 Bracco Way	Katherine Quinn	5/16/09
MIKE VILLANUEVA	6213 DON AVE	Mike Villanueva	5/16/09
Amy Poehhacker	3825 Ruffed Grouse Ln	Amy Poehhacker	5/16/09
Nicole Davis	8500 Orchard	Nicole Davis	5/16/09
Jennifer Jorgensen	1708 Iris Ct	Jorgensen	5/16/09
Charlene Swickard	9499 Biederman way	Charlene Swickard	5/16/09
Beth Swickard	" "	Beth Swickard	5-16-09
JIM NOVAK	PO BOX 261, GROVBANDS	Jim Novak	5/16/09
LYNDA SILVA	1301 Crawford Rd Modesto	Lynnda Silva	5/16/09
Janet Sand	2548 Cottage Pointe Riverbank, CA	Janet Sand	5/16/09
Brad Moore	1905 Canyon Oak	Brad Moore	5/16/09
Darin Swanson	3604 Lockhart Dr,	Darin Swanson	5-16-09
Chelsea Carrico	5960 Wilkinson Rd on rd	Chelsea Carrico	5-16-09
Deana Thompson	4412 Patterson Rd.	Deana Thompson	5-16-09
Michelle Lee	2812 Edward Ave	Michelle L. Lee	5-16-09
HENRIETTA LAYTON	3614 KANSAS AVE <sup>RIVERBANK</sup>	Henrietta Layton	5-16-09
Rebecca Bell	3400 Richmond Pkwy, Richmond	Rebecca Bell	5-16-09
Jessica Groff	3156 oak Rd #316 Walnut Creek	Jessica Groff	05/16/09



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Print Name	Address	Signature	Date 5/2009
Terri Stone	4640 Mesa Dr. OAKdale	Terri Stone	5/16/09
Nancy Smith	312 Capistrano Modesto	Nancy M Smith	5/16/09
TRACI JENNINGS	220 Cloverdale Modesto	[Signature]	5/16/09
AARON ELKINS	2502 SHERWOOD AVE MODESTO, CA 95350	A. Elkins	5-16-09
Christopher Stime	1483 Genevieve Dr. Escalon, CA 95320	[Signature]	5-16-09
ELIZABETH MEDONOVIS	2525 Poppyland N. Modesto, CA 95351	[Signature]	5-16-09
MIKE KARP	1573 Sophie Ln Escalon	[Signature]	5-16-09
Lammey KARP	1573 Sophie Lane, Escalon	[Signature]	5-16-09
Mariah Stone	4640 mesa dr. Oakdale	mariah Stone	5-16-09
James D Gomez	748 Thompson Rd Modesto	James D Gomez	5-16-09
Cristi Carls	5522 Goldsieve Dry Riverbank, Calif	[Signature]	5-16-09
Jill Wagner	3300 Killyler Ave	[Signature]	5-16-09
Jason Ernst	2424 Country Manor	Jason Ernst	5-14-09
Robin Ireland	7319 Gold Run Dr.	Robin Ireland	5-14-09
Jesse Boltwood	2501 Stonebrook Dr.	Jesse Boltwood	5-16-09
Diann Bray	3742 Munnear Ave	Diann Bray	5-16-09
[Signature]	P.O. Box 2476 OAKDALE	A. ERKEBERG	5-16-09
Angel Dibble	1817 Serena Ave.	Angel Dibble	5-16-09
James Dibble	1817 Serena Ave.	[Signature]	5-16-09
Linda Chipponeri	3508 Red Maple Dr	Linda Chipponeri	5/16/09

PETITION IN SUPPORT OF A LOW COST SPAY/NEUTER CLINIC  
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Print Name	Address	Signature	Date 5/2009
Debbie Robbins	1309 Garedito Mod Co	Debbie Robbins	5-16-09
Jennifer BACA	1809 matisse Ct 95352	Jennifer BACA	5/16/09
Eric Paredes	3360 maple ridge Dr 95355	Eric Paredes	5/16/09
Jesse Serma	2865 ward ave	Jesse Serma	5-16-09
Steve Starfield	5448 Portrait Ct	Steve Starfield	5-16-09
Jami Pulter	1809 Devin Drive	Jami Pulter	5-16-09
Cynthia Rodriguez	227 riverbank	Cynthia Rodriguez	5-16-09
Loran Carpenter	2426 Jessica Caricee Escalon CA 95220	Loran Carpenter	5-16-09
Kelly Mendoza	4009 Tapestry Dk. Modesto Ca. 95357	Kelly Mendoza	5-16-09
Kris Harrell	138 Stanislaus Ave Oakdale, CA 95361	Kris Harrell	5/16/09
Doug Harrell	138 Stanislaus Ave Oakdale CA 95361	Doug Harrell	5-16-09
Michelle Silva	1301 Crawford Rd Modesto, CA 95357	Michelle J. Silva	5/16/09
Cynthia Munoz	3664 Lookout Dr Modesto, Ca 95355	Cynthia Munoz	5/16/09
Amarion	4640 Torrey Dr 05352	Amarion	5/16/09
Cathy Maggi	5956A Milnes	Cathy Maggi	5/16/2009
Steven Howard	324 oak rd	Steven Howard	5/16/09
Christina Driskill	2225 Jeanine Dr. Mod.	Christina Driskill	5/16/09
LISA ANTHONY	2814 CARVEL	LISA ANTHONY	5-16-09
John Laymon	3614 Kansas Avenue Riverbank	John Laymon	5/16/09
Beth Duncan	2722 Briarcliff DR Ruble	Beth Duncan	5-16-09





May 19, 2009

Item B-22

Approval of the Schematic Design of the Animal Services Facility Project, Update on City and County Partnerships, and Approval to Issue a Request for Proposals for a Privately Operated Spay and Neuter Clinic

# Animal Services Facility Project



# Participating Cities

# Current Participants

Cities Participating with Stanislaus County in Animal Services



# Overview

- Project has been underway since 2006
- Tonight's actions – major step in the project toward construction
- Overview of progress to date
- Schematic Design, Scope of Project
- Low Cost Spay and Neuter Clinic
- Economic Stimulus Proposal
- Recommendations to Proceed



## Task Overview

- Needs Assessment *Completed*
- Conceptual Planning *Completed*
- Initiate Discussion With Partner Cities *Completed*
- Detailed Program Plan *Completed*
- Pre-Qualification of Contractors *Completed*
- Environmental Review *Completed*
- Design “Bridging” Documents *Pending*
- Secure Final Agreements with Partner Cities
- Select Contractor/Award/Initiate Construction
- Completion and Occupancy *Summer '09*  
*Late 2010*



# Schematic Design

- **Recommended Program: 36,279 sq. ft.**
- **Schematic Design: 33,538 sq. ft.**
- **All new construction at Public Safety Center  
(Crows Landing Road at Cornucopia Way)**
- **Capacity at 563 Cages (single occupancy)  
Approximately 100 in 'specialized' holding**
- **Larger and inviting public Adoption Center  
emphasizes and encourages animal adoptions**



# Project Funding

<b>Assumed Financing:</b>		<b>\$11,000,000</b>
	<b>Annual</b>	<b>Cumulative</b>
<b>Total Debt Service:</b>	<b>\$694,956</b>	<b>\$16,670,737</b>
<i>( Down from previous estimate of \$971,000 )</i>		
<b>Modesto (45.68%)</b>	<b>\$317,456</b>	<b>\$7,615,193</b>
<b>Ceres (11.53%)</b>	<b>\$80,128</b>	<b>\$1,922,136</b>
<b>Patterson (2.71%)</b>	<b>\$18,833</b>	<b>\$451,777</b>
<b>Waterford (1.84%)</b>	<b>\$12,787</b>	<b>\$306,742</b>
<b>Hughson (1.01%)</b>	<b>\$7,019</b>	<b>\$168,374</b>
<b>Stanislaus Co. (37.23%)</b>	<b>\$258,732</b>	<b>\$6,206,515</b>



# Value Engineering Efforts

- VE Team thoroughly reviewed the schematic design
- VE Process resulting in over 114 ideas
- 82 cost-saving ideas recommended
- Recommended changes result in a more durable building plan within the previous project cost estimate to date
- Several ideas continue to be evaluated
- Other cost reduction suggestions will be evaluated during the next phase of design
- Design Build process will allow Contractor teams to propose additional cost reductions



# Pricing and Cost Reduction Strategies

- The objective is to provide a durable and humane shelter at the lowest cost possible
- Purchase fewer cages initially – add cages over time
- Reduce building height
- Reduce the amount of acoustical ‘T-Bar’ ceiling area
- Consider less expensive flooring options
- Delete some interior improvements
  
- Deductive alternate for Low Cost Spay/Neuter Clinic
- Optional pricing for 2,000 s.f. of animal housing



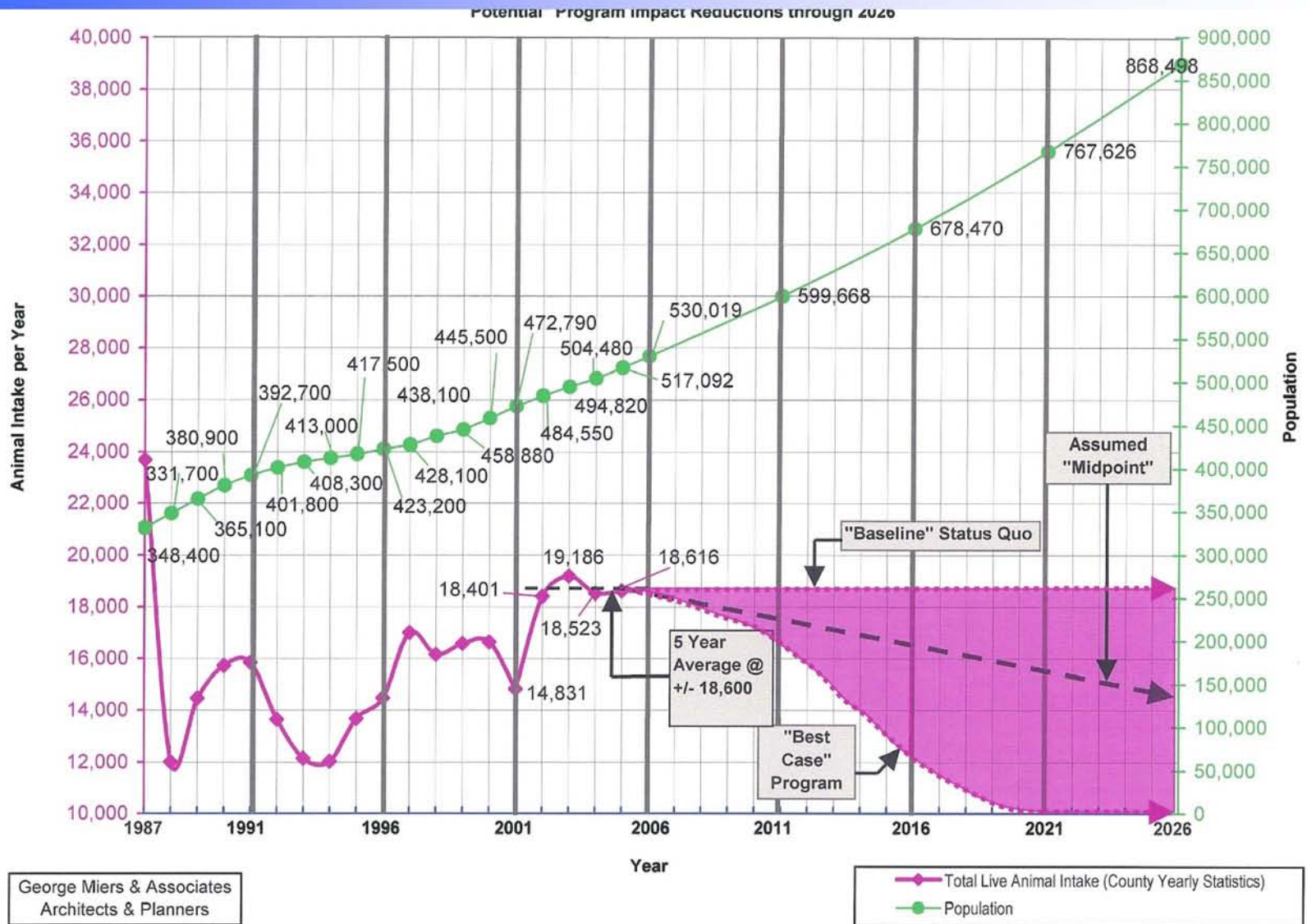
# Project Schedule

## Animal Services Facility Project Schedule



## Needs Assessment

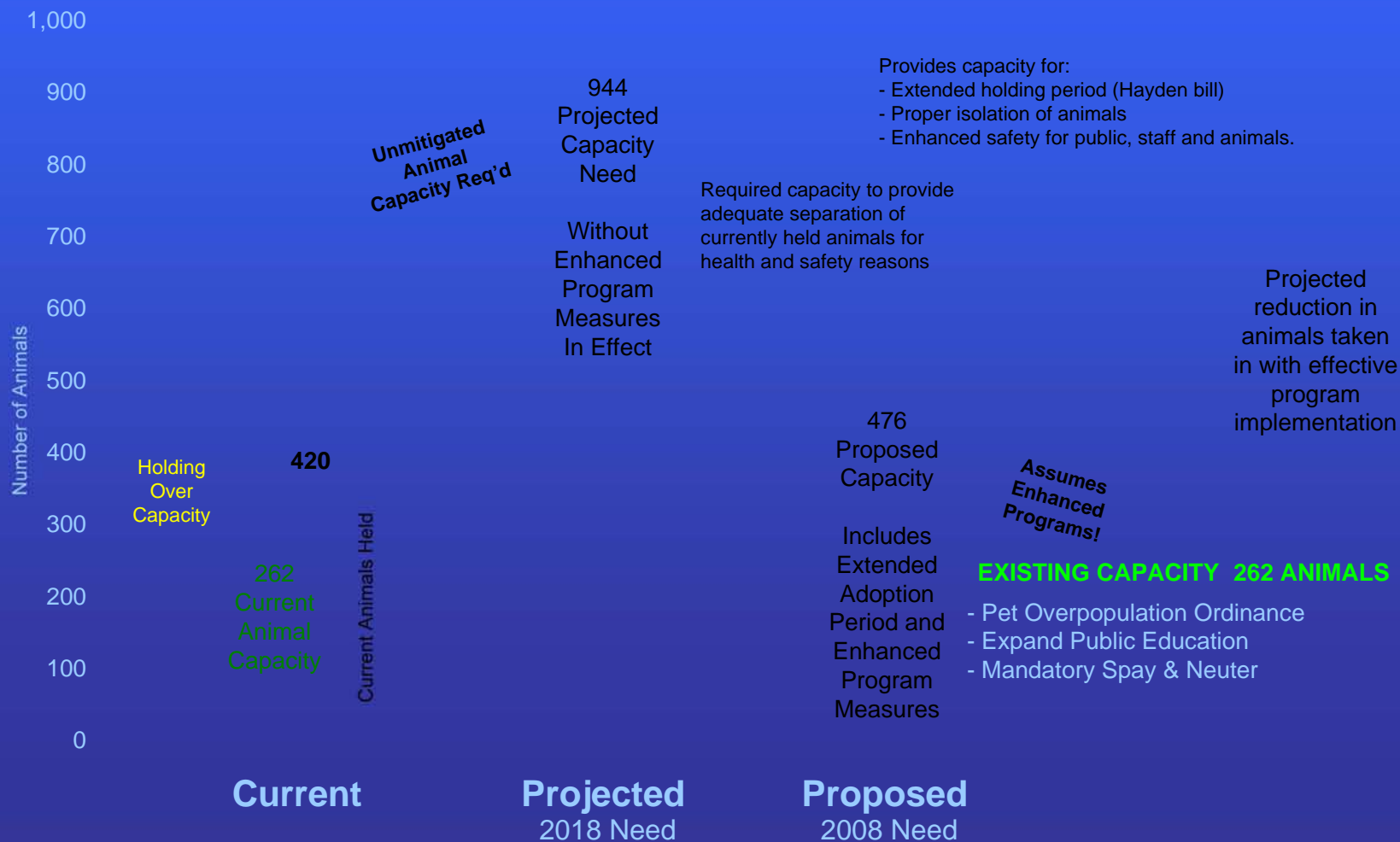
George Miers & Associates: March 20, 2007



## Needs Assessment

George Miers & Associates: March 20, 2007

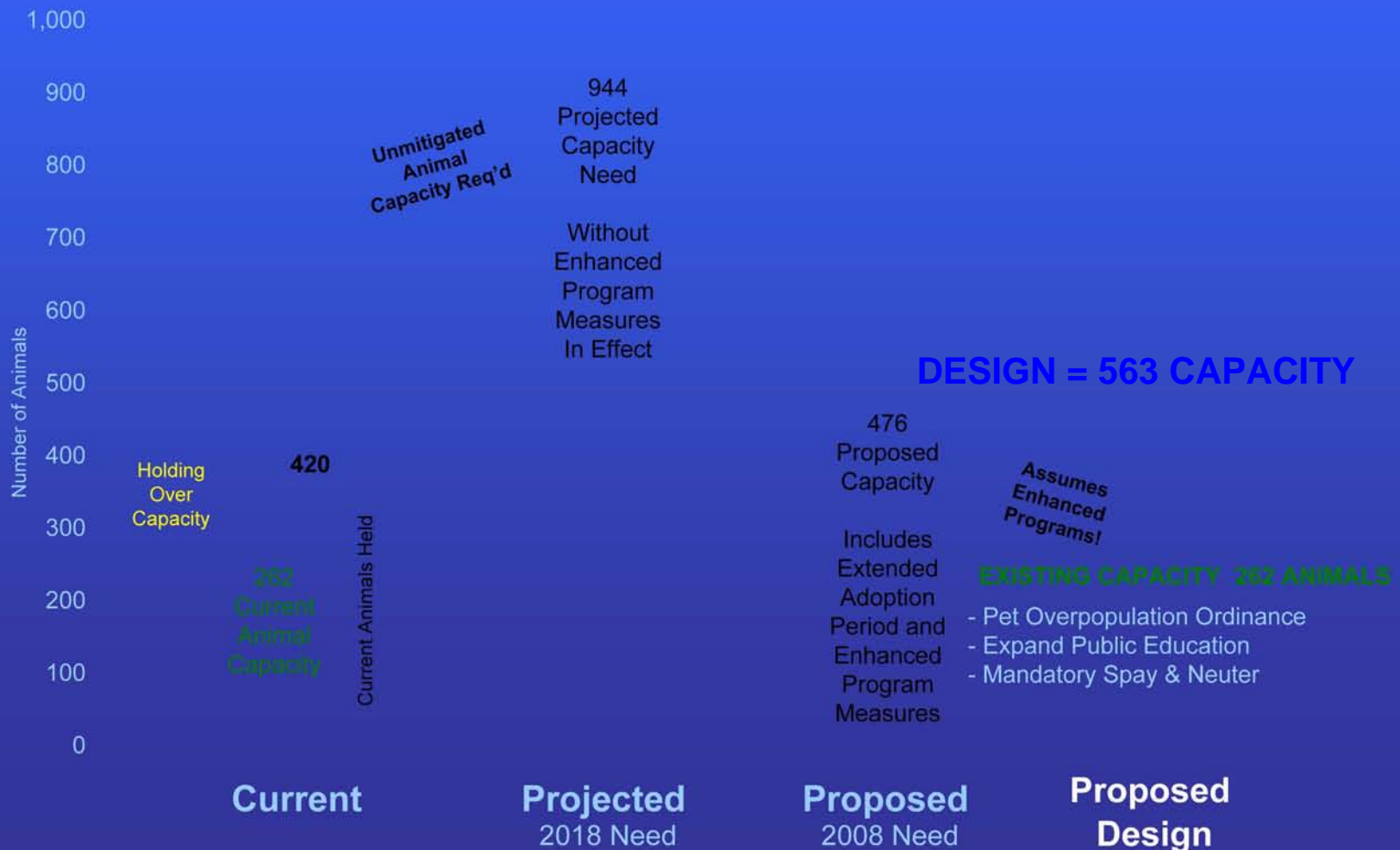
### Animal Shelter Capacity and Number of Animals Held Current and Projected Needs (With and Without Supplemental Programs)



## Needs Assessment

May 19, 2007

**Animal Shelter Capacity and Number of Animals Held**  
 Current and Projected Needs (With and Without Supplemental Programs)

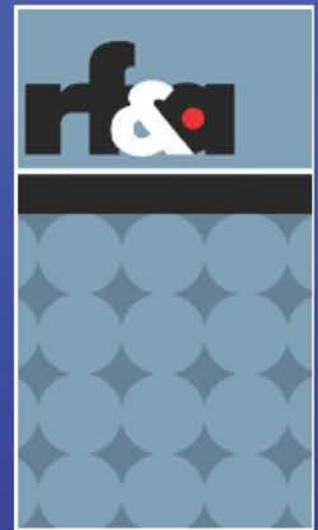




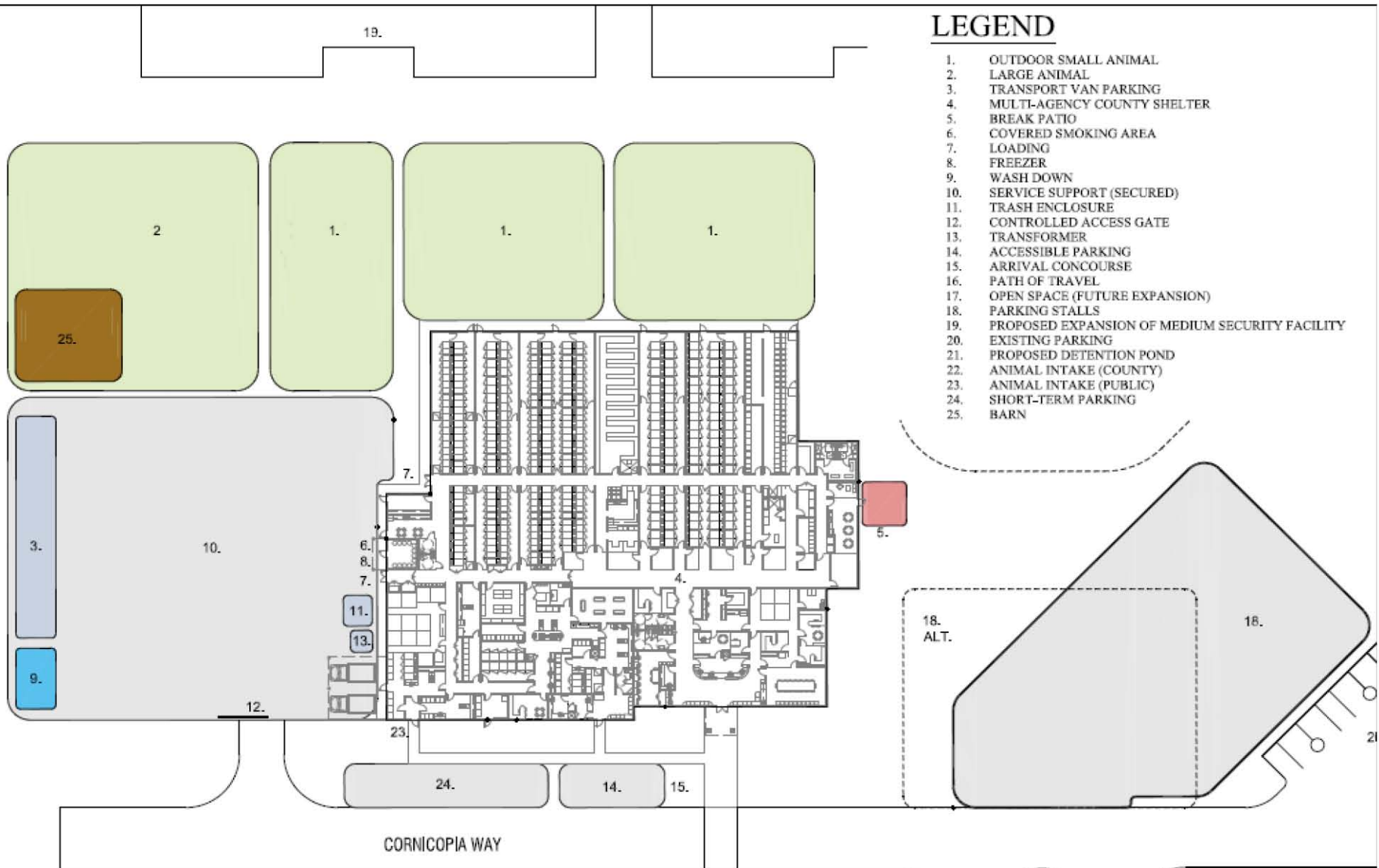
# Warren Freedенfeld, AIA

Principal

Rauhaus Freedенfeld & Associates, Inc.







## LEGEND

1. OUTDOOR SMALL ANIMAL
2. LARGE ANIMAL
3. TRANSPORT VAN PARKING
4. MULTI-AGENCY COUNTY SHELTER
5. BREAK PATIO
6. COVERED SMOKING AREA
7. LOADING
8. FREEZER
9. WASH DOWN
10. SERVICE SUPPORT (SECURED)
11. TRASH ENCLOSURE
12. CONTROLLED ACCESS GATE
13. TRANSFORMER
14. ACCESSIBLE PARKING
15. ARRIVAL CONCOURSE
16. PATH OF TRAVEL
17. OPEN SPACE (FUTURE EXPANSION)
18. PARKING STALLS
19. PROPOSED EXPANSION OF MEDIUM SECURITY FACILITY
20. EXISTING PARKING
21. PROPOSED DETENTION POND
22. ANIMAL INTAKE (COUNTY)
23. ANIMAL INTAKE (PUBLIC)
24. SHORT-TERM PARKING
25. BARN



# Animal Services Facility

# Overall Floorplan

## SPACE ALLOCATION LEGEND:

- PUBLIC FACILITIES
- ANIMAL ADMISSIONS
- ANIMAL HOUSING
- ANIMAL SUPPORT
- ANIMAL MEDICAL (VETERINARY) FACILITIES
- PUBLIC OUTREACH & EDUCATION
- ADMINISTRATION FUNCTIONS
- ANIMAL CONTROL & CRUELTY INVESTIGATION
- CIRCULATION
- STAFF FACILITIES
- VEHICLE FACILITIES / SUPPORT FUNCTIONS

## PROJECT AREAS:

<u>PROGRAM</u>	<u>REVISED SCHEMATIC</u>
34,926 S.F.	33,538 S.F.



# Animal Services Facility

# Administrative Area/Public Reception

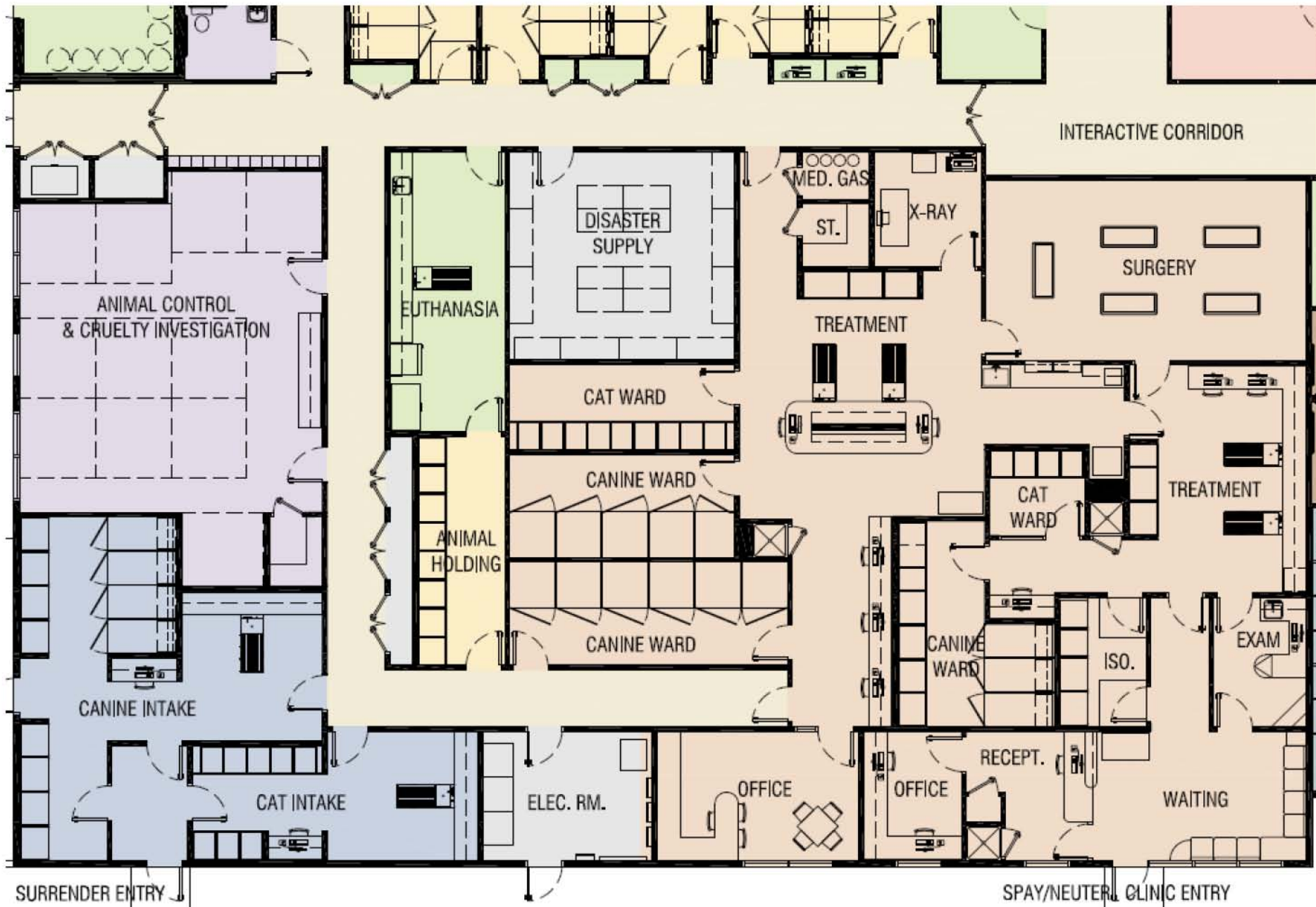


# Animal Services Facility

# General Holding/Storage/Adoption Center



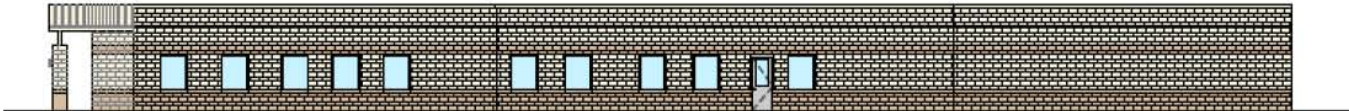
# Animal Services Facility Intake/Medical Clinic/Low Cost Spay & Neuter Clinic





4 NORTH ELEVATION  
SCALE: N.T.S.

**North Elevation**  
View From Staff/Service Yard



3 SOUTH ELEVATION  
SCALE: N.T.S.

**South Elevation**  
View From Public Parking Area



2 EAST ELEVATION  
SCALE: N.T.S.

**East Elevation**  
View From Exercise Fields



1 WEST ELEVATION (ENTRY)  
SCALE: N.T.S.

**West Elevation**  
View From Crows Landing Road



# Annette Patton

Stanislaus County Animal Services  
Interim Director



# Spay and Neuter Programs

1. Stanislaus County Alternatives to Euthanasia (SCATE) voucher program
2. California State University, Stanislaus, graduate student study
3. Local Low Cost Spay/Neuter Options



# Proposed Low Cost Spay and Neuter Clinic

1. The purpose is to reduce the pet overpopulation
2. The clinic could be operated by a non-profit or private veterinarian community



# Low Cost Spay and Neuter Clinic Proposals

The clinic operator will be responsible for furnishing, Equipping and operating the Low Cost Spay and Neuter Clinic

Authorize staff to issue a Request for Proposal (RFP) for the operation of a Low Cost Spay and Neuter Clinic



# Dr. Kwane Stewart, DVM

Stanislaus County Animal Services  
Veterinarian















# Recommendations

1. Approve the schematic design of the Animal Services Facility Project at the buffer of the Stanislaus County Public Safety Center at Crows Landing Road prepared by RF&A, Inc.; and authorize completion of the design and bridging documents for this project to be returned to the Board of Supervisors for final approval prior to proceeding to construction.



## Recommendations

2. Authorize the staff to issue a Request for Proposals (RFP) for the operation of a low cost spay and neuter clinic.
3. Authorize the Project Manager to issue Requests for Proposals (RFP) for Special Inspector Services and Labor Compliance Program and return to the Board of Supervisors to award the recommended contracts for these services concurrent with the future award of a construction contract.



# Recommendations

4. Authorize the Chief Executive Officer to finalize a project financing plan as outlined in this report, complete the agreements with the Cities of Modesto, Ceres, Hughson, Waterford and Patterson and finalize the Joint Powers Agency (JPA) Agreement for Animal Services to be returned to the Board of Supervisors for final approval.



# Questions



May 19, 2009

Item B-22

Approval of the Schematic Design of the Animal Services Facility Project, Update on City and County Partnerships, and Approval to Issue a Request for Proposals for a Privately Operated Spay and Neuter Clinic

# Animal Services Facility Project



# Public Comment

