

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

DEPT: Chief Executive Office

BOARD AGENDA # \*B-1

Urgent  Routine

AGENDA DATE September 21, 2010

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval of Recommendations for the Completion of the New Animal Services Facility for Cage Installation, Landscaping, Schedule, Facility Naming, Public Dedication Ceremony, and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the recommendations for the completion of the Animal Services Facility including authorizing the Project Manager to execute a contract change for installation of the cages; proceeding with the center's landscaping; and a non compensable schedule adjustment for the General Contractor to move toward completion of the construction project, all within the previously approved Project Budget.
2. Approve the naming of the facility: Thomas W. Mayfield Regional Animal Services Facility.
3. Authorize a public dedication ceremony, in conjunction with the five partner cities, and the Animal Advisory Board for the dedication of the new facility.  
(Continued on Page 2)

FISCAL IMPACT:

On October 27, 2009, the Board of Supervisors authorized the Chief Executive Officer to execute and implement the recommended Joint Powers Agency agreement between the County and the Cities of Modesto, Ceres, Hughson, Patterson and Waterford for the provision of animal services; and awarded a Design-Build construction contract to Diede Construction, Inc. for the design-build construction of the new Animal Services Facility at Crows Landing Road and Cornucopia Way in the buffer of the Stanislaus County Public Safety Center.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2010-581

On motion of Supervisor Monteith Seconded by Supervisor O'Brien

and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

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**STAFF RECOMMENDATIONS: (Continued)**

4. Direct the Auditor-Controller to transfer existing appropriations between the Fixed Asset Equipment and Construction Contingency accounts to the Structures and Improvements Account as outlined in the attached Budget Journal form.

**FISCAL IMPACT: (Continued)**

The actions taken on October 27, 2009, also included proceeding with a low-income, low-cost Spay/Neuter Clinic; approval of actions related to proceeding with the construction project; issuance of a Request for Proposals for cage equipment and veterinarian equipment and approval of a new and reduced Project Budget for this effort.

With the creation of a new Joint Powers Agency between the County and the Cities of Modesto, Ceres, Hughson, Patterson and Waterford for the provision of animal services; authority was granted to proceed with the design build construction of the new facility. The new facility will serve the unincorporated community as well as the five incorporated cities. The County is responsible for the design, construction and completion of the new facility. The County and its five partner cities will retire the debt incurred for the new facility by repaying funds from the County's 2006 Tobacco Endowment Fund over a 25 year period, repaid by the public agency's participating in the Joint Powers Agency. The annual estimated net debt cost of \$548,764 is estimated to be shared as follows: Modesto 44.42%; County 38.17%; Ceres 11.63%; Patterson 2.7% (or cash contribution); Hughson 1.06% and Waterford 2.02%.

The construction of the new facility proceeded as a design-build project. The General Contractor, Diede Construction has made outstanding progress on the project and completion is expected by December, 2010.

This series of recommended actions plans for the final phase of this design-build project, with recommendations to proceed with the landscaping plan, the installation of the previously approved cage purchase, a non-compensable adjustment to the construction schedule, formal naming of the facility and a recommendation to conduct a public dedication ceremony. All actions recommended are within the project budget and the project will be completed within the project's master schedule.

On January 26, 2010, the Board of Supervisors approved a project budget of \$8,744,528 for the design-build construction of the new Animal Services Facility. Certain phases of the final work were planned by the team while construction commenced and are now ready to proceed since the project is well under construction and within the project budget.

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Ceremony, and Related Actions  
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Cage Installation

In addition to the construction project, the Board of Supervisors previously authorized the Project Manager to issue a purchase order (PO) for animal cage equipment to Shor-Line for the lump sum amount not to exceed \$554,797 which was within the approved project budget.

Shor-Line designs the cages to fit within the building, manufactures the cages and ships the cages to the job site. However, Shor-Line does not provide professional installation services on site. Initial estimates for cage installation were anticipated not to exceed \$100,000 which was included in the project budget.

The coordination of the cage installation is integral to the successful completion of the construction project. Although purchased separately, the cages will essentially be "built in" to the facility when they are anchored into the separate individual cat or dog holding areas. This means that the close coordination of construction completion and cage installation is required. As a result, the team sought two proposals for cage installation, one from a cage installation company and from the General Contractor. The competitive price advantage is to select the General Contractors price of \$95,482 which will provide a superior level of coordination of final construction efforts. The walls, doors, and trench drains will be properly placed in respect to the cages by coordinating the installation with the design-build Contractor. The separate cage installation price received was \$129,000, which exceeded the \$100,000 allocated for cage installation. As a result, the staff believes it is less costly and better coordinated to recommend a contract change for the installation of the cages to Diede Construction who is well suited to best coordinate construction and installation. Concurrently, it is recommended that the Construction Contract be amended for a 14 day period for the installation of the cages. The time extension does not impact the master project schedule, since the master project schedule included time for the installation of the cages. Budget changes within the approved project budget to implement this recommendation are included on the attached Budget Journal form.

Landscaping

The originally bid project included only minimal grass landscaping and irrigation in order to ensure that the construction project bids would come in within the funds allocated. The contingency fund contemplated a more complete landscaping plan should funds remain available through the course of the project's construction.

To complete the design of the project staff has worked with the design-build Construction Contractor to plan for completing the landscaping. For cost control the original bridging documents included minimum landscaping consisting only of grass and irrigation in the exercise fields and within 10 feet of the building. Additional landscaping is recommended and sufficient funds remain in the construction contingency for this

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purpose. The plan will extend some shrubs and perimeter trees, walk ways and additional grass area. The cost of the remaining irrigation and landscaping recommended is \$\$48,270. Funds are also included in the project budget and recommended to be used for the exterior facility signage both at the building and direction signage from Crows Landing Road to increase public visibility. These final project elements are included in this recommended action and are well within the approved project budget.

A copy of the revised landscaping plan is attached.

Dedication

A public dedication ceremony is recommended and would be conducted in cooperation with the five City partners and the Animal Advisory Group. Minimal public funds would be used that are within the project budget in light of the serious fiscal position of our community and the public agencies.

With the Board's approval of these actions, the project will remain on time consistent with the project master schedule and well within the previously approved project budget.

**DISCUSSION:**

The following actions were approved by the Board of Supervisors on April 20, 2010, and since that time significant progress on the design-build construction of the new Animal Services Facility has been completed as outlined below:

April 20, 2010 Board Action	Progress
Authorized the Project Manager to issue Purchase Orders (PO) as a result of the request for proposals (RFP) for Veterinary Services Equipment for the exclusive use of the County Veterinarian treating animals in the new Animal Services Facility	A Purchase Order was issued to Shor Line for the amount not to exceed \$13,159 and Suburban Surgical for the amount not to exceed \$14,483.
Authorized the Project Manager to issue a request for proposal (RFP) for X-Ray equipment; open and evaluate proposals; and to award to the respondent that best meets the needs of the County.	An Agreement was executed with Gram X-Ray, Inc. for the lump sum amount not to exceed \$50,733.

Construction Progress

The design-build construction of the new Animal Services Facility is nearly 60% complete. (See Attached Photographs) This includes the completion of the foundation and slab, exterior block walls, roof framing and sheathing, inside wall framing, trench drain system under slab and site utilities, site grading, sidewalks, skylights, HVAC units are now on the roof, road and parking lot curbing.

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The in-progress work includes rough-in of electrical, heating, ventilating and air conditioning (HVAC), plumbing, fire protection, and sheetrock which are nearly 40% complete, roofing at 90% complete, Within the next two weeks, the road base will be installed, and building eyebrows and canopies will start. The pace of the construction and the quality of the installed work is excellent.

Schedule Adjustments:

On October 27, 2009, the Board authorized the Project Manager and the Contractor/Design team to complete the Final Design as part of the design-build process. The most important project in the Final Design elements included opportunities for additional noise and disease containment. The final design elements were anticipated to significantly improve the durability, performance and character of the new Animal Services Facility. As part of that action, the Board approved appropriations of \$250,000 for sound and disease containment. During the Final Design phase, the Project Manager authorized Diede Construction, Inc. to contract with an Acoustician and a Specialty Architectural Consultant to analyze noise in the facility and to propose solutions to the noise in the final design.

At this time, staff recommends the Board formally approve the 21 day non-compensable time extension to Diede Construction, Inc. for the impact upon its schedule to complete the acoustical study. The master project schedule included 28 days for the installation of the cages after substantial completion by Diede. By contracting with Diede for the installation of the cages, the installation will start well before substantial completion. Approval of the time extension will not delay the master project schedule.

Installation of Cages:

Staff invited proposals for furnishing cages for the project. After review of the proposals and interviews with the proposers, staff recommended award of a contract for furnishing the cages to Shor-Line. The Board approved the recommendation and the contract was awarded. Shor-Line, like all other suppliers does not install the cages.

Staff believes that contracting with the Design – Build Construction Contractor for the installation of the cages would be a benefit to the project. Installation of the cages by the Design – Build Construction Contractor would require the Contractor to coordinate the cages with the rest of the building, such as doors, walls, drains, lights, etc.

This would also allow the Contractor to install the cages concurrent with the completion of the construction. Although the installation of the cages will require a 14 day time extension to contract of the Design – Build Construction Contractor, the overall project schedule will not change. The budget for the installation of the cages was \$100,000. The recommended contract change for installation by the Contractor is \$95,482.

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Landscape and Irrigation:

To ensure the initial cost of the project was within the approved budget, the landscape and irrigation in the bridging documents was minimal. It consisted only of grass within the exercise fields and within 10 ft of the building. The approved Project Budget contingency contemplated funding the completion of the landscaping plan if other project elements remained within the cost estimates.

The project team has worked with the design–build Construction Contractor and Architect to develop a complete landscape plan. After staff reviewed the landscape plan, the Contractor took competitive prices from specialty contractors for the installation of the landscaping. The cost of the landscaping is estimated at \$48,270. Funds for the completion of the landscaping plan and the exterior signs are available in the approved Project Budget contingency and are included on the attached Budget Journal form.

Naming and Dedication Ceremony

In January 1993, Thomas W. Mayfield began his first term in office elected to the Stanislaus County Board of Supervisors representing District 2.

As a County Supervisor, Mr. Mayfield focused on accountability in government and encouraged quick follow through on issues and adherence to timetables on projects to minimize impact on taxpayers.

A number of major capital projects were completed through the leadership and direction of the Board of Supervisors during his term in office. These projects included: the Stanislaus County Public Safety Center; the Stanislaus County Agricultural Center, the Sheriff Operations Center; the Community Services Facility building; the Ray Simon Criminal Justice Training Center; Tenth Street Place (City/County Administration building); the Paradise Medical Office, the 12th Street Office building; and the Gallo Center for the Arts.

On February 5, 2008, in his final State of the County address as Chairman of the Board of Supervisors, Supervisor Mayfield began his opening remarks, "I am a lifelong farmer, and I have loved every minute of it." He continued by saying, "As a farmer, I am pretty basic. Now, I'd like to get down to the business at hand this morning."

In his State of the County address, Supervisor Mayfield discussed the County's continued work with its partner Cities to improve the Animal Services Facility to ensure the design and construction of a new regional facility would begin in his final term. Supervisor Mayfield commented, "For too long we have talked; now we must act." Supervisor Mayfield had a passion for and loved animals.

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As announced at the project's groundbreaking ceremony, it is recommended that the facility be named the Thomas W. Mayfield Regional Animal Services Facility. He will be remembered for his leadership presence, his commitment to the citizens of the County, his love of animals, and his ability to use humor to ease tense situations.

With the Board's approval to name the facility the Thomas W. Mayfield Regional Animal Services Facility, staff requests approval to plan a public dedication ceremony for the new facility in December 2010. The dedication ceremony will be developed jointly with the members of the Joint Powers Agency: City of Modesto, City of Hughson, City of Waterford, City of Patterson, City of Ceres, the County, and the Animal Advisory Board. Minimal public funds will be used for this public event and are within the approved project budget.

A tremendous multi-year effort by the Board of Supervisors, county staff, the Animal Advisory Board, the Cities of Modesto, Ceres, Hughson, Patterson and Waterford and many more individuals and groups is nearing completion, with the planned public opening in January, 2011 of a new, modern, humane, Animal Services facility.

**POLICY ISSUES:**

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, the Cities of Modesto, Ceres, Hughson, Patterson, Waterford, the Animal Services Department and members of the Animal Advisory Board will continue to work together on this effort in collaboration.

**CONTACT:**

Patricia Hill Thomas, Chief Operations Officer. Telephone: (209) 525-6333

# County of Stanislaus: Auditor-Controller Legal Budget Journal

Database  
Set of Books

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

Balance Type	Budget
Category	* List - Text Budget - Upload
Source	* List - Text
Currency	* List - Text USD
Budget Name	List - Text LEGAL BUDGET
Batch Name	Text
Journal Name	Text CEO ML JV120776 9/13/10
Journal Description	Text CAPITAL PROJECTS BUDGET TRANSFER
Journal Reference	Text BUDGET MOVE TO COVER NEW ANIMAL CAGES AND LANDSCAPE
Organization	List - Text Stanislaus Budget Org

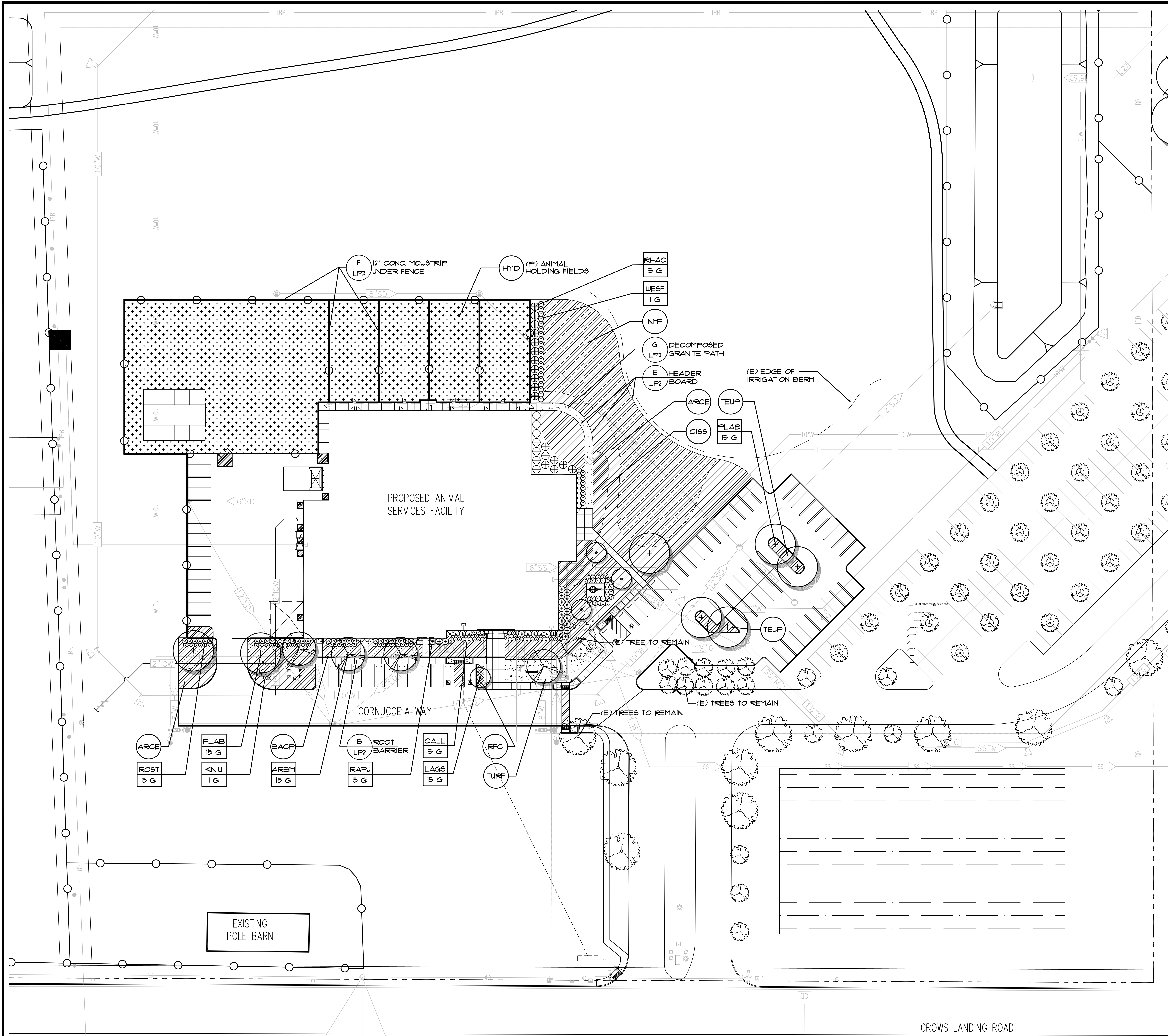
Upl	Fund	Org	Acc't	GL Proj	Loc	Misc	Other	Debit	Credit	Period	Line Description
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								143752		SEP 10	CAGES/LANDSCAPE
[b]	2058	0061129	80300	0000000	0000000	0000000	0000000			95103 SEP 10	FA EQUIPMENT
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**Totals:** 143752      143752

Explanation: CONSTRUCTION TRANSFER TO CONSTRUCTION CAGES AND LANDSCAPE FOR ANIMAL SERVICES FACILITY

Requesting Department	CEO	Data Entry		Auditors Office Only
Signature	Signature	Keyed by	Prepared By	Approved By
9/13/10	9/15/10			9/13/10
Date	Date	Date	Date	Date





**PLANT LIST AND LEGEND**


SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	QUANTITY
AREM	ARBUS MARINA' NEN	15 GAL	LOW	4
LAGS	LAGERSTROEMIA L. 'TUSCARORA RED' RED CRAFT HYDRILE	15 GAL	LOW	4
FLAB	PLATANUS A. 'BLOODGOOD' LONDON PLANE TREE	15 GAL	LOW	1

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	QUANTITY
CALL	CALLISTEMON V. 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	1 GAL	LOW	36
KNIU	KNIPHOFIA UVARIA RED-HOT POKER	1 GAL	LOW	42
RAPJ	RHAPHIOLEPIS I. 'JACK EVANS' INDIA HAWTHORN	5 GAL	LOW	28
RHAC	RHAMNUS C. 'EYE CASE' COFFEBERRY	5 GAL	LOW	28
ROST	ROSMARINUS O. 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	LOW	33
WESF	WESTRINGIA FRUTICOSA COAST ROSEMARY	1 GAL	LOW	60

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	SPACING	WATER USE
ARCE	ARCTOSTAPHYLOS 'EMERALD CARPET' MANZANITA	1 GAL	42" O.C.	LOW
BACF	BACCHARIS P. 'TWIN PEAKS' DWARF COYOTE BRUSH	1 GAL	36" O.C.	LOW
CISS	CISTUS 'SUNSET' SUNSET ROCKROSE	1 GAL	36" O.C.	LOW
NMF	'NO MOW' FESCUE. AVAILABLE FROM DELTA BLUEGRASS (800) 631-8813.	80D	--	MED
RFC	ROSA FLOWER CARPET™ FLOWER CARPET ROSE	1 GAL	36" O.C.	MED
TEUP	TEUCRIUM X LUCIDRIS 'PROSTRATUM' PROSTRATE GERMANDER	1 GAL	42" O.C.	LOW
TURF	SODDED TURF - FESCUE MIX 'BOLERO PLUS' AVAILABLE FROM DELTA BLUEGRASS (800) 631-8813.	80D	--	HIGH
HYD	HYDROSEED TURF - BERMUDA MIX FOR ANIMAL HOLDING FIELDS. AVAILABLE FROM PACIFIC COAST SEED (800) 733-3462.	HYDROSEED	4 LBS/ 1,000 SF.	HIGH

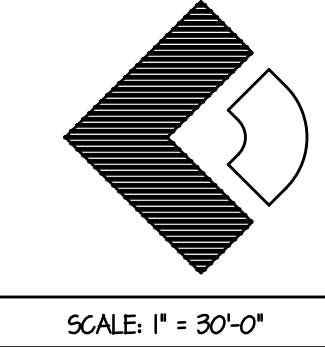
REV. NO.	DESCRIPTION	DATE	BY	APRVD.

★ ★ DESIGN-BUILD CONTRACTOR  
 P.O. Box 1007 • Woodbridge, CA 95258  
  
**Diiede**  
 onstruction, inc.  
 12393 N. HWY 99 Frontage Road, Lodi CA 95240  
 Ph:(209)369-8255 • Fax:(209)368-0600  
 www.diideconstruction.com

  
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 ERIC WILLIAM WIDLE  
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 4 south central court • stockton, ca 95204  
 209.943.0405 • www.ldapartners.com  
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ANIMAL SERVICES FACILITY		
PLANTING PLAN		
CAPITAL PROJECTS		
COUNTY OF STANISLAUS		
DATE: AS SHOWN	DESIGNED BY: EW	SHEET NO. LP1
DRAWN BY: CL	CHECKED BY: EW	OF SHEETS
RECORD DWG: 12-11-2009		PROJECT NO.

PLANTING PLAN



SCALE: 1" = 30'-0"



**SAVED  
Clinic  
Entrance**

**Main  
Entrance**

09.13.2010 10:14

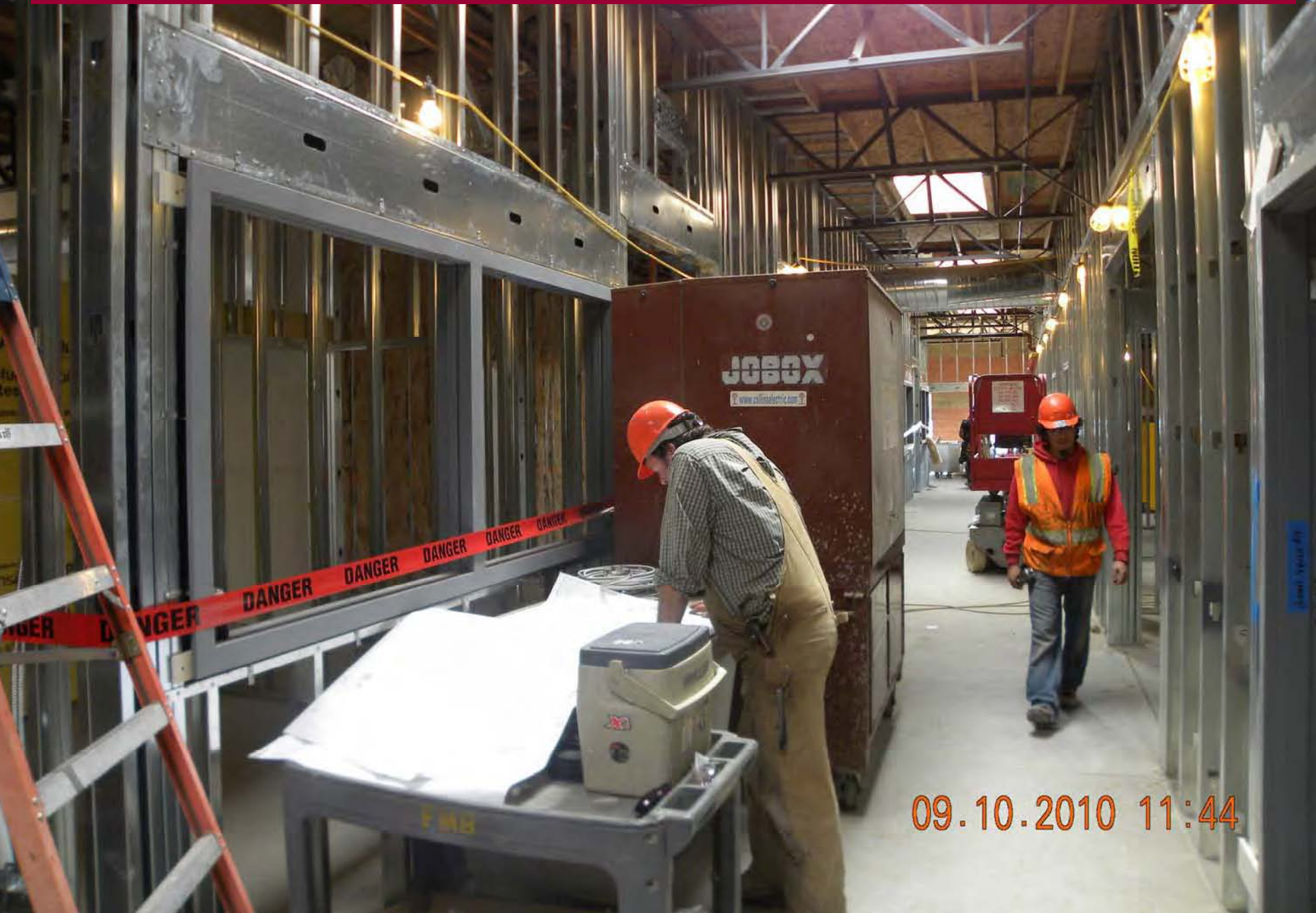








# Interactive corridor has large windows at Bonding Rooms & Skylights



09.10.2010 11:44

**Kennel rooms with trench drains in the middle (temporarily covered due to construction debris) and double sheetrock on select walls for noise control between kennels and office areas.**

