

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-8

Urgent

Routine

AGENDA DATE March 22, 2011

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of the Final Acceptance of the Design-Build Construction of the Thomas W. Mayfield Regional Animal Services Facility with Diede Construction, Inc. of Lodi, California

STAFF RECOMMENDATIONS:

1. Approve the final acceptance and completion of the design-build construction of the Thomas W. Mayfield Regional Animal Services Facility with Diede Construction, Inc. of Lodi, California.
2. Approval of the final contract with Diede Construction, Inc. of Lodi, California as follows:

Original Contract:	\$ 4,989,568
Design Improvements:	\$ 355,919
Award of Cage Installation:	\$ 95,482
Change Orders:	\$ 431,556
	\$ 5,872,525

(Continued on Page 2)

FISCAL IMPACT:

On February 10, 2009, the Board of Supervisors approved the reimbursement resolution related to the expenditures for the construction of the new Thomas W. Mayfield Regional Animal Services Facility which includes any cash funds the County committed to the New Animal Services Facility Project from the bridging design phase, through construction, to full build-out of the facility, and through the project closeout phase.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2011-179

On motion of Supervisor Chiesa, Seconded by Supervisor O'Brien
 and approved by the following vote,
 Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith
 Noes: Supervisors: None
 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, on behalf of the Board of Supervisors as the Awarding Authority, to sign the completion documents, record the Notices of Completion, release retention, and process all remaining close out activities for the contracts and the project.
4. Authorize the Chairman of the Board to send a letter of appreciation to the Diede Construction and LDA Partners Design team for the successful completion of the new facility.

FISCAL IMPACT: (Continued)

On May 19, 2009, the Board of Supervisors authorized the Chief Executive Officer to finalize the project financing plan with recommended funding from the County's 2006 Tobacco Endowment Fund. In a separate recommendation, the Board of Supervisors authorized the Chief Executive Office to finalize the Joint Powers Agreement (JPA) for the provision of Animal Services in a new partnership between the County, and the Cities of Modesto, Ceres, Hughson, Patterson and Waterford. The new Joint Powers Agency has been established. The new facility has been completed and occupied.

The ongoing annual debt service costs associated with the capital investment and construction of the new Animal Services Facility will be based upon the respective agencies intake percentage of animals into the Animal Services Facility. The County and its Joint Power Agency (JPA) partner cities of Modesto, Ceres, Patterson, Hughson and Waterford will repay this debt over a 25-year period at the cost of lost interest earnings to this fund.

The executed Joint Powers Agreement provided for the total project not to exceed \$11,000,000. As a result of project refinements, the final design and the results of the Design Build construction proposals received to build the facility, the total recommended Project Budget approved by the Board of Supervisors on October 27, 2009, was \$8,744,528 which included \$515,837 for the costs incurred during the bridging design phase and a project and construction budget of \$8,228,691 as outlined in the sources and uses chart below:

**Thomas W. Mayfield Regional Animal Services Facility
 Total Project Budget Approved October 27, 2010: \$8,744,528**

Animal Services Facility Sources:	Amount
2006 Tobacco Endowment Fund	\$8,228,691
Chief Executive Office Plant Acquisition Pre-Bridging Design	\$515,837
Total	\$8,744,528

Animal Services Facility Uses:	Amount
Services and Supplies: Printing, Publications, Postage, Legal Services, Inspection Services Publications, Owner Contingency, Utility Connections, Building Permits, Architect, Construction Management	\$1,839,631
Intrafund Charges	\$21,250
Fixed Assets: Surveys, Signage, Change Order Contingency, Data Communications, Equipment, Office Equipment, Computer Equipment, Alarm Security Systems	\$1,894,079
Construction Contractor	\$4,989,568
Total	\$8,744,528

The member agencies will pay their proportional share of capitalized costs beginning the date of actual occupancy of the new Animal Services Facility.

On March 17, 2011, the Chief Operations Officer/Project Manager presented the final estimated cost of the project to the Joint Powers Agency Governing Board with the County and the Cities of Modesto, Patterson, Hughson, Ceres and Waterford representatives present. At that time, the Project Manager distributed project completion information which is attached to this Board report. While the entire final project closeout is not yet complete, the estimated final cost of the project is \$8.44 million, well below the reduced project budget. A final closeout for the total project will be completed in the next 30 day period.

The Auditor-Controller presented the following debt obligation estimate to the JPA partners at the March 17 JPA meeting:

Approval of the Final Acceptance of the Design-Build Construction of the Thomas W. Mayfield Regional Animal Services Facility with Diede Construction, Inc. of Lodi, California
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Estimated Project Costs - \$8,444,528							
Project Cost	\$8,444,528						
Capitalized Interest	95,487						
Gross Debt Obligation ¹	<u>\$8,540,015</u>						
	<u>Stanislaus</u>	<u>City of</u>	<u>City of</u>	<u>City of</u>	<u>City of</u>	<u>City of</u>	<u>Total</u>
	<u>County</u>	<u>Modesto</u>	<u>Ceres</u>	<u>Patterson</u>	<u>Waterford</u>	<u>Hughson</u>	
Avg Intake FY '08, '09 & '10	40.5%	42.9%	11.1%	2.6%	1.7%	1.2%	100.0%
Gross Debt Obligation	\$3,458,706	3,663,666	\$947,942	\$222,040	\$145,180	\$102,480	\$8,540,015
Pre-payments /Interest Earned ²	(1,291,861)	(24,692)	(6,389)	(1,497)	(978)	(691)	(1,326,108)
Net Debt Obligation	<u>\$2,166,845</u>	<u>\$3,638,974</u>	<u>\$941,553</u>	<u>\$220,544</u>	<u>\$144,202</u>	<u>\$101,789</u>	<u>\$7,213,907</u>
July 2011 - June 2012 Debt Service ³	\$101,357	\$170,218	\$44,042	\$10,316	\$6,745	\$4,761	\$337,439

Intake percentages as received from the Joint Powers Agency Director for fiscal year 2007-2008, 2008-2009 and 2009-2010 are as follows:

JPA Partner	2007-2008 Intake	2008-2009 Intake	2009-2010 Intake	Average Percentage
Stanislaus County	43.2%	37.5%	40.9%	40.5%
City of Modesto	41%	45.7%	41.9%	42.9%
City of Ceres	11%	11%	11.2%	11.1%
City of Patterson	2.3%	2.8%	2.7%	2.6%
City of Waterford	1.3%	1.7%	2.1%	1.7%
City of Hughson	1.2%	1.3%	1.2%	1.2%

The members were pleased to see both a lower overall project cost was achieved as well as a reduced debt obligation for 2011-12 than was previously estimated.

General Construction Cost Closeout

The Board of Supervisors awarded the design-build construction contract for the new Animal Services Facility to Diede Construction, Inc. of Lodi, California, for the lump sum amount not to exceed \$4,989,568. Because it was a Request for Proposals Process (RFP) and the design of the facility was not yet complete, the Board also approved a budget transfer for recommended final design improvements within the project budget to allocate funds already set aside for final design improvements for sound containment, disease control, and minor design changes to reflect the final recommended design for the lump sum amount not to exceed \$355,919. With the Board's approval of this action, the construction contract increased from \$4,989,568 to \$5,345,487.

On September 21, 2010, the Board of Supervisors authorized the Project Manager to increase the contract with Diede Construction, Inc. for the lump sum amount not to

Approval of the Final Acceptance of the Design-Build Construction of the Thomas W. Mayfield Regional Animal Services Facility with Diede Construction, Inc. of Lodi, California

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exceed \$95,482 to install cages in the new facility. With the Board's approval of this action, the construction contract increased from \$5,345,487 to \$5,440,969.

At this time, staff is requesting the Board of Supervisors approve the final contract with Diede Construction, Inc. of Lodi, California for the final contract cost of \$5,872,525. During the course of construction, the Project Manager processed change order, consistent with the Change Order Policy and delegation of authority for construction duration change totaling \$431,556, consistent with the County's Change Order Policy, which increased the final contract cost from \$5,440,969 to \$5,872,525.

As the awarding authority, the Board of Supervisors is also requested to authorize the Project Manager to sign the completion documents; record the Notices of Completion, release retention, and process all remaining closeout activities for the above contracts and the project.

While the final close-out of all activities is nearing completion, as reported to the JPA on March 17, 2011, the Project Manager estimates the total project cost will not exceed \$8,444,528 with the project being completed on time and under the approved budget of \$8,774,528.

DISCUSSION:

The following actions were approved by the Board of Supervisors on September 21, 2010, and since that time significant progress on the design-build construction of the new Animal Services has been completed as outlined below:

September 21, 2010 Board Action	Progress
Approved recommendations for the completion of the new Animal Services Facility for cage installation, landscaping, and a non-compensable schedule adjustment.	Board of Supervisors approved the recommendations for completion of the new Animal Services Facility.
Approved naming the facility: Thomas W. Mayfield Regional Animal Services Facility.	Board of Supervisors approved naming the facility the Thomas W. Mayfield Regional Animal Services Facility.
Authorized a public dedication ceremony in conjunction with the five partner cities and the Animal Advisory Board for the dedication of the new facility.	A public dedication ceremony in conjunction with the five partner cities and the Animal Advisory Board was conducted on December 15, 2010.

On December 12, 2011, the Thomas W. Mayfield Regional Animal Services Facility was dedicated to the public in cooperation with the County and the five partner cities, Modesto, Ceres, Hughson, Patterson and Waterford with several hundred people in attendance.

Approval of the Final Acceptance of the Design-Build Construction of the Thomas W. Mayfield Regional Animal Services Facility with Diede Construction, Inc. of Lodi, California

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On January 17, 2011 the Thomas W. Mayfield Regional Animal Services Facility opened its doors to the public at its new location at the Corner of Crows Landing Road and Cornucopia Way providing a new era for the provision of animal services in Stanislaus County.

Project Background

Facility Design

On August 26, 2008, the Board of Supervisors authorized the Chief Executive Officer to contract for professional architectural design services with Rauhaus, Freeddenfeld and Associates (RFA) and to initiate design for the Animal Services Facility Reuse and Expansion Plan for the existing Finch Road Animal Services facility. The costs for the Reuse and Expansion Plan were estimated between \$9.9 million and \$10.8 million prior to design, however, the initial plan was not adopted.

On February 10, 2009, the Board of Supervisors authorized the Project Manager to reform and amend the agreement with RFA to allow the County to proceed with the design for two options for a future animal facility project that included a multi-agency program and a county only program plan and an option for expanded veterinarian facility services. The two facility programs were initially studied to define two different animal services facility construction options: a County only facility plan to be located at a new site, the buffer of the Stanislaus County Public Safety Center; or a multi-agency new facility at the new site. At that time, five cities expressed their intention to partner with the County for the future provision of animal services including the cities of Modesto, Ceres, Hughson, Patterson and Waterford.

On May 19, 2009, the Board of Supervisors approved the schematic design of a new Animal Services Facility Project at the buffer of the Stanislaus County Public Safety Center at Crows Landing Road and Cornucopia Way.

On August 4, 2009, the Board of Supervisors approved the final design bridging documents for the design-build construction of the new Thomas W. Mayfield Regional Animal Services Facility. The facility was designed by RFA in partnership with the project team, including staff from the partner Cities, the County and Animal Advisory members played a vital role in the development of the design of the new facility.

The final design included an acoustical study, which resulted in adding walls, doors, and acoustical treatment below the roof within the kennel areas. The design also included a ventilation rate of 12 air changes in the kennel areas and skylights throughout the facility. To maximize disease control the animal holding areas included epoxy floors and walls to allow wash downs and disinfecting of the kennel areas. An automatic piped spray cleaning system was included to wash and disinfect the kennel walls and floors

into a trench drain sewer system. The trench drains were fitted with a manual water flushing system to allow the daily flushing of the trench drains to remove animal waste.

Design Build Construction

On April 15, 2008 the Board of Supervisors approved 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 and approach for the new Animal Services Facility Project. The Code sets forth a specific design-build selection procedure for construction projects exceeding \$2.5 million. The procedure permits award of a project using either the "lowest responsible bidder" or by "best value." For the Animal Services Facility project, the Board approved using the "best value" approach. The Code defines "best value" as a value determined by objective criteria related to price, features, functions, and life-cycle costs.

The Code sets forth a four-step process for design-build projects:

1. Preparation of bridging documents that describe the scope of the project;
2. Establishment of a pre-qualification procedure for prospective design-build entities;
3. Preparation of a Request for Proposals; and
4. Final selection of the design-build entity.

The project delivery procurement method was based on the State of California Public Contract Code Section 20133 for design build, based on a Best Value Approach. Factors used to establish Best Value included; Technical Design, Price, Life Cycle Costs, Skilled Labor Forced, Safety Record, Cost Savings Ideas / Enhancements, and Reduced Operation and Maintenance Costs.

Award of a Design-Build Construction Contract

On August 4, 2009, the Board of Supervisors approved the final design bridging documents and authorized staff to issue a Request for Proposal (RFP) for the Design-Build construction, pricing and alternate pricing of the new Animal Services Facility to be located in the buffer of the Stanislaus County Public Safety Center at Crows Landing Road and Cornucopia Way to the 16 pre-qualified construction contractors.

On September 17, 2009, seven proposals were received and opened.

Contractors were required to submit base price proposals, deductive alternate cost proposals and cost savings proposals, project improvement enhancement proposals, life cycle costs and operating cost savings.

Approval of the Final Acceptance of the Design-Build Construction of the Thomas W. Mayfield Regional Animal Services Facility with Diede Construction, Inc. of Lodi, California

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The base proposal prices submitted by the proposers ranged from \$4,900,000 to \$6,779,246. As a result of the extensive proposal and review process, the proposal from Diede Construction, Inc. was ranked as the most advantageous proposal. As a result of the comprehensive evaluation process, it was recommended that the Design-Build Construction Contract be awarded to Diede Construction, Inc. of Lodi, California. The basis of the contract was the base cost proposal submitted. Diede Construction, Inc. demonstrated the greatest Competitive Superiority in the areas of final design approach, cost savings proposals, schedule, warranties, depth of team and subcontractors and approach consistent with the evaluation criteria in the Request for Proposals based on the provisions of the Public Contract Code.

Notice to proceed to final design and construction was given on November 6, 2009. Site construction began February 16, 2010 and substantial completion was granted on December 10, 2010.

The 33,500 sq ft facility with 476 enclosures for animals, located on approximately 5 acres of the frontage buffer on Crows Landing Road of the County's Public Safety Center site, with its barn, and completed grounds, parking and equipment, signage and landscaping was completed below the cost of the approved project budget.

At this time, staff is requesting the Board of Supervisors approve the final contract with Diede Construction, Inc. of Lodi, California for the final contract cost of \$5,872,525. As the awarding authority, the Board of Supervisors is also requested to authorize the Project Manager to sign the completion documents, record the Notices of Completion, release retention, and process all remaining closeout activities for the above contracts and the project.

The entire Diede Construction team, along with the Architect of Record, LDA Partners did an outstanding job with the final design and construction of the facility. The facility owned by the County and its five partner cities is complete and provides a modern, safe, and clean environment for the care of animals one that encourage the community to participate with their local governments in reducing the number of unwanted animals in Stanislaus County.

POLICY ISSUES:

The Board of Supervisors has the responsibility for final acceptance of capital improvement projects. This project is important for the Board of Supervisors Priority of A Safe Community, A Healthy Community, Effective Partnerships, and Efficient Delivery of Public Services

Approval of the Final Acceptance of the Design-Build Construction of the Thomas W. Mayfield Regional Animal Services Facility with Diede Construction, Inc. of Lodi, California
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STAFFING IMPACT:

Staff from the Chief Executive Office, the Cities of Modesto, Ceres, Hughson, Patterson, Waterford, Animal Services and Animal Advisory Board members ensured this project collaborated to complete the project.

CONTACT PERSON:

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

**ATTACHMENTS AVAILABLE
FROM YOUR CLERK**

**Animal Services Facility Project
Task List**

- ✓ 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 *completed*
- ✓ Secure Final Agreements with Partner Cities *completed*
- ✓ Select Contractor/Award/Initiate Construction *completed*
- ✓ Completion and Occupancy..... *completed*

Thomas Mayfield Regional Animal Services Facility

- The new Animal Services Facility is a collaboration between the Cities of Ceres, Hughson, Modesto, Patterson, Waterford and Stanislaus County.
- The building was constructed by Stanislaus County, but will be operated by a new Joint Powers Authority (JPA) formed by the collaboration partners.
- The new Animal Services Facility is named for the late Thomas W. Mayfield, a former County Supervisor who loved animals and was an ardent supporter of this project.
- Planning for the new project began in 2004 with the development of a needs assessment that identified a required capacity for 476 animals.
- The Needs Assessment identified a need to increase the number of adoptions, education in responsible pet ownership, increase the number of spay and neuters and ultimately to decrease the number of animals coming back into the facility at a later date.
- The facility is much larger at about 33,500 square feet than the 14,000 square feet at the old Finch Road site. The old facility was built for a capacity of 262 animals, but was holding, on average 420 animals per day – up to ten per cage.
- The Interactive Corridor is the main public “street” through the facility. It is lined with pet “get acquainted rooms” and provides access to adoptable pet holding area.
- Contributors to the facility are recognized by “paw prints,” dedication plaques and naming opportunities for the Interactive Rooms along the corridor.
- Most of the flooring is sealed concrete, vinyl or other hard surfaces – very little carpeting. This is to better manage cleaning and to control the of spread of disease between areas.
- The new facility will hold 203 dogs, 205 cats and another 68 animals in intake, veterinary/clinic spaces, adoption viewing and reptiles, farm animals, etc. – at one animal per enclosure.
- The Cat Adoption area has “Cat Condos” for allowing cats to have a very flexible individual or group living environment. All of the adoptable animals are spayed or neutered and healthy. The cat condo arrangement provides for better socialization of the cats.

Thomas Mayfield Regional Animal Services Facility

- The service corridor extends from an employee break area and “quiet space” through the supply storage to the general animal holding area.
- About 12,500 concrete blocks were used in the construction of the building.
- The project is constructed using a “design-build” approach, where the builder, Diede Construction and architect, LDA Partners, were hired as a team to construct the concept developed by the County’s design consultants.
- The architect conducting the original needs assessment estimated a cost of \$15-\$20 million to replace the Finch Road facility.
- The new facility actually cost \$5.872 million to construct and, including design, project management, furniture, equipment, etc., has a total project cost of \$8,44 million.
- Actual construction of the project started in March of 2010 with the laying of the foundation with 10 months to completion.
- The facility has a total of 109 dog kennels and 300 small animal kennels. Each dog kennel is divided into a “cage” and a “run.” When the kennels are being cleaned, a dividing panel can be lowered to separate the two halves while cleaning is carried out.
- The kennel areas also have a “trench drain” to make cleaning much easier and faster. A total of 676 lineal feet of trench drains run under the holding areas.
- Cleaning will also be easier due to an “SMP” high pressure, chemically-treated hot water wash down system. Staff will attach a portable hose to the system and run the wash down in each area.
- The building is fed from two water supplies: the City of Ceres provides the domestic potable water; and the cleaning system uses a separate well water system.
- All kennel areas have epoxy floors and walls for ease of cleaning and disease control.
- All of the animal holding and adoption areas are designed to have 12 air changes per hour (twice what an office building would have) and will be ventilated with 100% outside area as recommended by U. C. Davis. This also helps to avoid the spread of disease between animals.

Thomas Mayfield Regional Animal Services Facility

- One unique feature of this facility is that an Acoustician was employed in the design process to evaluate and design a noise mitigation system. You'll notice that the canine holding areas are limited in size to control the "rolling barking effect." Another feature is the Tektum acoustical panels on the ceilings of the holding areas. The acoustical engineer expects these features to reduce the ambient noise levels by 10-15 decibels. This is the only animal shelter facility we're aware of that has employed acoustical engineering to reduce interior noise levels and make the facility more livable for employees, visitors and animals.
- Like the old facility on Finch Road, persons will be asked to drop off stray or unwanted animals at an area separate of the main lobby. This Intake Area will accept animals and allow for their "triage" before being assigned to a more permanent holding area. This helps to keep incoming animals separate of those that have been verified as healthy and spayed and neutered.
- This area also has offices for the "field services" staff adjacent to the service entrance to the facility. The field services staff respond to calls in the community, provide outreach and education services, conduct investigations and retrieve stray animals.
- This facility has two completely separate clinic spaces. This space is the County Veterinary Clinic where animals are examined, treated, spayed or neutered.
- The County Veterinarian, Dr. Stewart, is located here adjacent to Animal Medical Holding, treatment and preparation rooms and a surgical center.
- The County's Veterinary Clinic is equipped with medical gasses, surgical facilities and X-ray equipment.
- A separate low-income, low-cost spay and neuter clinic operated by SAVED is located next door (accessible from the front of the building.) The County partnered with SAVED to create greater opportunities to increase spay and neutering of animals in our area. This effort is key to reducing the amount of euthanasia required to control the unwanted pet population.

RECORDING REQUESTED BY
AND RETURN TO:

Stanislaus County
Chief Executive Office
Attn: Patricia Hill Thomas
1010 10th Street, Suite 6800
Modesto, California 95354

NOTICE OF COMPLETION
Thomas W. Mayfield Regional Animal Services Facility: Diede Construction, Inc.

NOTICE IS HEREBY GIVEN:

- 1) That Stanislaus County is the owner of real property ("Property") in paragraph 3, below.
- 2) That Stanislaus County awarded a construction contract to Diede Construction, Inc. for a work of improvement on the Property described in Paragraph 3, below.
- 3) That the Property herein referred to is situated in the State of California, County of Stanislaus, City of Modesto and is described as follows:

APN 086-015-014 3647 Cornucopia Way, Modesto, California 95358
- 4) That the full name and address of the Owner of said Property is as follows: Stanislaus County c/o Chief Executive Office, Attn: Patricia Hill Thomas, 1010 10th Street, Suite 6800, Modesto, CA 95354.
- 5) That the nature of the title of the stated Owner is: in fee.
- 6) The name of the original contractor for said work of improvement is Diede Construction, Inc. of Lodi, California.
- 7) That on December 10, 2010 a work of improvement on the real property herein is described was completed.

VERIFICATION

I, Patricia Hill Thomas, declare that I am the Chief Operations Officer/Assistant Executive Officer of Stanislaus County, and that the County is the owner of the property described above. I have read the foregoing notice and know the contents thereof, and the same is true of my knowledge. I declare under penalty of perjury that the foregoing is true and correct. Executed on March 22, 2010 at Modesto, California.

Patricia Hill Thomas
Chief Operations Officer/Assistant Executive Officer
of Stanislaus County

Stanislaus County Capital Projects
1010 10th Street, Suite 2300, Modesto, CA 95354
Phone: (209) 525-4380 Fax: (209) 525-4384

TRANSMITTAL

TO: Paul Bickford
Diède Construction, Inc.
P.O. Box 1007
Woodbridge, CA 95258

SUBJECT: ANIMAL SERVICES SHELTER

DATE: 3/24/11

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

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

COPIES	DATE	DESCRIPTION
1		Recorded Notice of Completion

REMARKS:

For your records.

BOARD OF SUPERVISORS
2011 MAR 25 P 2 25

Note to the Board: This Notice of Completion was approved by the Board on 3/22/11 in item B-8.

COPIES: Patricia Hill Thomas
Don Phemister
Gino Colacchia
Liz King, BOS
File AR 2.1.1 (1408)
File DR 20.5

SIGNED:


Elsa Biedenweg



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2011-0026150-00

Thursday, MAR 24, 2011 13:27:52
Ttl Pd \$0.00 Nbr-0003033708
OCE/R2/1-1

RECORDING REQUESTED BY
AND RETURN TO:

Stanislaus County
Chief Executive Office
Attn: Patricia Hill Thomas
1010 10th Street, Suite 6800
Modesto, California 95354

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- 5) That the nature of the title of the stated Owner is: in fee.
- 6) The name of the original contractor for said work of improvement is Diede Construction, Inc. of Lodi, California.
- 7) That on December 10, 2010 a work of improvement on the real property herein is described was completed.

VERIFICATION

I, Patricia Hill Thomas, declare that I am the Chief Operations Officer/Assistant Executive Officer of Stanislaus County, and that the County is the owner of the property described above. I have read the foregoing notice and know the contents thereof, and the same is true of my knowledge. I declare under penalty of perjury that the foregoing is true and correct. Executed on March 22, 2010 at Modesto, California.



 Patricia Hill Thomas
 Chief Operations Officer/Assistant Executive Officer
 of Stanislaus County

CE

**Animal Services Facility Project
Task List**

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Thomas Mayfield Regional Animal Services Facility

- The service corridor extends from an employee break area and “quiet space” through the supply storage to the general animal holding area.
- About 12,500 concrete blocks were used in the construction of the building.
- The project is constructed using a “design-build” approach, where the builder, Diede Construction and architect, LDA Partners, were hired as a team to construct the concept developed by the County’s design consultants.
- The architect conducting the original needs assessment estimated a cost of \$15-\$20 million to replace the Finch Road facility.
- The new facility actually cost \$5.872 million to construct and, including design, project management, furniture, equipment, etc., has a total project cost of \$8,44 million.
- Actual construction of the project started in March of 2010 with the laying of the foundation with 10 months to completion.
- The facility has a total of 109 dog kennels and 300 small animal kennels. Each dog kennel is divided into a “cage” and a “run.” When the kennels are being cleaned, a dividing panel can be lowered to separate the two halves while cleaning is carried out.
- The kennel areas also have a “trench drain” to make cleaning much easier and faster. A total of 676 lineal feet of trench drains run under the holding areas.
- Cleaning will also be easier due to an “SMP” high pressure, chemically-treated hot water wash down system. Staff will attach a portable hose to the system and run the wash down in each area.
- The building is fed from two water supplies: the City of Ceres provides the domestic potable water; and the cleaning system uses a separate well water system.
- All kennel areas have epoxy floors and walls for ease of cleaning and disease control.
- All of the animal holding and adoption areas are designed to have 12 air changes per hour (twice what an office building would have) and will be ventilated with 100% outside area as recommended by U. C. Davis. This also helps to avoid the spread of disease between animals.

Thomas Mayfield Regional Animal Services Facility

- One unique feature of this facility is that an Acoustician was employed in the design process to evaluate and design a noise mitigation system. You'll notice that the canine holding areas are limited in size to control the "rolling barking effect." Another feature is the Tektum acoustical panels on the ceilings of the holding areas. The acoustical engineer expects these features to reduce the ambient noise levels by 10-15 decibels. This is the only animal shelter facility we're aware of that has employed acoustical engineering to reduce interior noise levels and make the facility more livable for employees, visitors and animals.
- Like the old facility on Finch Road, persons will be asked to drop off stray or unwanted animals at an area separate of the main lobby. This Intake Area will accept animals and allow for their "triage" before being assigned to a more permanent holding area. This helps to keep incoming animals separate of those that have been verified as healthy and spayed and neutered.
- This area also has offices for the "field services" staff adjacent to the service entrance to the facility. The field services staff respond to calls in the community, provide outreach and education services, conduct investigations and retrieve stray animals.
- This facility has two completely separate clinic spaces. This space is the County Veterinary Clinic where animals are examined, treated, spayed or neutered.
- The County Veterinarian, Dr. Stewart, is located here adjacent to Animal Medical Holding, treatment and preparation rooms and a surgical center.
- The County's Veterinary Clinic is equipped with medical gasses, surgical facilities and X-ray equipment.
- A separate low-income, low-cost spay and neuter clinic operated by SAVED is located next door (accessible from the front of the building.) The County partnered with SAVED to create greater opportunities to increase spay and neutering of animals in our area. This effort is key to reducing the amount of euthanasia required to control the unwanted pet population.