




MEMORANDUM

Date: December 26, 2017

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator 

Re: **Pima Animal Care Center Construction Cost Comparisons**

As you know, in 2014 the Pima County voters approved \$22 million in bonds to finance and build a new animal care facility. The present facility has been in use since the 1950's, was functionally obsolete and at the end of its useful life.

Pima County contracted with Line and Space, LLC, a local architectural company who collaborated with animal care facility design experts and designed a facility that will open today, December 26, 2017.

The second phase of construction will demolish and remodel significant portions of the existing facility and will be complete by Summer 2018.

The County requested the architect to obtain the costs of various facilities that have been recently constructed within the country to compare costs. The table below lists numerous recently constructed animal care facilities, including their size, construction costs and unit cost per square foot.

Facility	Size (square feet)	Construction Cost	Unit Cost (\$/sf)
S.L. Obispo Co. (CA)	16,000	\$13,700,000	\$856.25
Placer County (CA)	29,500	\$22,100,000	\$749.15
Adams County (CO)	45,000	\$27,500,000	\$611.11
Orange County (CA)	50,000	\$30,000,000	\$600
Seattle Humane (WA)	54,000	\$30,000,000	\$555.55
Sacramento Co. (CA)	44,200	\$22,900,000	\$518.10
Orange County (NC)	23,500	\$10,750,927*	\$457.49*
Oakland County (MI)	35,400	\$15,500,000	\$437.85
Broward County (FL)	40,000	\$16,500,000	\$412.50
Franklin County (OH)	48,350	\$17,834,168*	\$368.86*
Dekalb County (GA)	33,440	\$12,000,000	\$358.85
Beaufort County (SC)	20,000	\$7,000,000	\$350
Denver City/County	36,000	\$12,372,318*	\$343.68*
Pima Animal Care Center	60,000	\$15,964,393	\$266.07

*adjusted for inflation to 2017 values

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As you can see, the aggregate unit cost of the total Pima Animal Care Center project is substantially below similar facilities throughout the country. This indicates the County has achieved our primary goal of delivering a functional project while maximizing value for Pima County taxpayers. This facility has been completed at a significantly lower unit cost than comparable facilities around the country.

If you have any questions regarding this matter, please contact me.

CHH/anc

c: Jan Leshar, Chief Deputy County Administrator
Tom Burke, Deputy County Administrator for Administration
Dr. Francisco Garcia, Assistant County Administrator for Community and Health Services
Lisa Josker, Director, Facilities Management
Kristen Auerbach, Director, Pima Animal Care Center