MEMORANDUM

Date: January 13, 2017

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

From: C.H. Huckelberry
County Administrator

Re: **January 17, 2017 Addendum Item 12 – Pima Animal Care Center Construction Contract Award**

The January 17, 2017 Board of Supervisors Addendum includes the negotiated Construction Manager at Risk (CMAR) Guaranteed Maximum Price (GMP) contract to deliver the new Pima Animal Care Center.

To provide the Board with additional information regarding the history of project development, previous actions and specific details regarding the new facility, attached is a January 12, 2017 memorandum from the Facilities Management Director.

To date, a number of actions have already occurred; including archeological clearance, facility design, GMP bidding, and completion of the construction documents. We are now ready to proceed with actual construction of the facility, with a substantial completion date of December 26, 2017.

CHH/mjk

Attachment

c: Tom Burke, Deputy County Administrator for Administration
Jan Lesher, Deputy County Administrator for Community and Health Services
Lisa Josker, Director, Facilities Management
Dr. Francisco Garcia, Director, Health Department

PIMA COUNTY
FACILITIES MANAGEMENT

MEMORANDUM

Date: January 12, 2017

To: C.H. Huckelberry
County Administrator

From: Lisa Josker, Facilities Management Director

Via: Tom Burke
Deputy County Administrator

Re: CFM.BNPACC/ New Pima Animal Care Center

The information below includes a summary of the work that has occurred since Proposition 415 approval on November 4, 2014 when voters approved the sale of up to $22 million in bonds to construct the New Pima Animal Care Center. Also included are a description of the construction delivery method, a schedule and description of the construction phases, a summary of the New Pima Animal Care Center Facility, and the construction cost of the facility.

Project Summary

This project is unique in that the daily operations and public access must be allowed to continue during the entire period of design, site investigation, new facility construction and rehab of existing facilities. The design team has worked exhaustively with the PACC staff and volunteers to come up with a plan to maximize space, increase operational efficiencies and provide a safe, functional, and calming experience for both animals and people.

Many design variations were considered and the final design construction documents are a result of a blended approach to the project; a new facility connected to the existing rehabilitated facility resulting in a more efficient and logical animal movement, treatment and eventual adoptions.

Project Progress to Date

- Bond approval – Nov 2014
- Selection and Procurement of the Design Consultants – June 2015
- Selection and Procurement of Construction Manager at Risk for Preconstruction Services – August 2015
- Programming Workshops – August 2015
- Planning/Existing Facility Assessment and Concept Design - October 2015
- Design Development Phase – March 2016
- Property Purchases – January 2015 thru December 2015
- Temporary Facilities Relocation Design and Construction – February 2016 thru July 2016
- Cultural Resource Mitigation – March 2016 thru August 2016
- Public Artist Selection and Design – May 2016 thru Present
- GMP Bid Set – November 2016
- Construction Documentation – December 2016
- GMP Bidding, Preparation, Review and Approval – November 2016 thru January 2017
- Building Permits and AHU Approvals – December 2016 thru Present

Construction Delivery Method – Construction Manager At Risk (CMAR)

- This project utilizes a Construction Manager at Risk (CMAR) delivery method to construct the new Pima Animal Care Center. This construction delivery method allows the contractor to be selected based on qualifications, and the process benefits the project by including the Contractor during the design phase to work as a part of the design team. Sundt Construction was selected as the CMAR through the Procurement Department competitive selection process according to the requirements of A.R.S. Title 34, and on 08/11/15 was initially contracted for preconstruction services only. This initial contract phase was for all activities required during the design, 100% construction document completion and subcontractor bidding phases.

- Sundt Construction was an integral part of the Design Phase from initial programming through the Guaranteed Maximum Price (GMP) negotiation and provided valuable input on cost estimating, scheduling, constructability reviews and value engineering materials, construction method and scheduling options.

- The Sundt Construction contract that will be before the Board of Supervisors on January 17, 2017 is to enter into the final building Construction Phase. Considering the complexities of the project, we had three different professional estimators work with the team while developing the final project documents. The final Sundt Construction bids came in at the expected amounts.

Construction Schedule and Phase Description

- **Construction Phase: February 2017 through December 26, 2017 Substantial Completion -** Construction of the new buildings, parking and site work. This phase includes the new public lobbies for licensing/admissions and adoptions of dogs and cats, enforcement and dispatch functions, indoor/outdoor dog housing, cat housing, dog and cat isolation and quarantine housing, euthanasia, veterinary clinic, licensing and administration offices, multifunction meeting space and a secured service yard.

- After completion of the new building, renovation of the existing main building to provide additional dog housing, storage, a volunteer room, an inmate worker room and shelter support staff space. This phase includes the complete renovation of the existing main building including new dog runs, lighting, plumbing, interior and exterior finishes, circulation improvements, sky lights, the demolition of the existing entry office portion of the building and additional public parking area.

- Removal of the existing tent, modular buildings and temporary facilities. This will complete the work at the PACC site by removing the existing tent and associated infrastructure, removal of the three modular buildings and associated infrastructure, the removal of temporary fencing, parking, storage units and the completion of the final parking area.

New Facility Summary

- **Area**
  - New buildings - 39,600 sf
  - Renovation - 21,200 sf
  - **Total New Area – 60,800 sf**
  - Total Existing Area – 29,500 sf
- **Design**
  - Increased staff efficiencies to improve the public service that PACC provides to the community
    - Separation of staff and public areas
    - Improved adjacencies
    - Improved workflow
  - Focus on animal health to shorten the length of stay for animals which reduces the number of animals at the facility
    - Separation of species
    - Improved/enlarged veterinarian clinic services
    - Multiple animal isolation rooms for disease separation and control including a dedicated parvo ward
    - Improved intake admissions
    - Improved natural light and ventilation for animal housing areas
  - Separate lobbies for admissions/intake of animals and for adoptions
  - Separation of species throughout the facility
  - Increased animal housing
    - Increased indoor/outdoor dog runs
    - Cat group rooms
    - Additional play yards
  - Adoption of pets
    - Dedicated adoption lobby/service area
    - Featured animal rooms in the lobby
    - Organized animal housing/adoption areas
    - Multiple meet and greet spaces throughout the facility
  - Separate breakroom/meeting spaces for staff, volunteers and inmate cleaning crews
- **Animal capacity**
  - The new facility increases the animal housing areas and overall capacity for both dogs and cats
  - The design focuses on animal health, from intake thru release, to reduce the animal population at the facility.
  - Additionally, the design will drastically improve the adoption services by providing a dedicated adoption entry/lobby, service counter, space for staff/adopter discussions, improved circulation for animal viewing. This will also assist in reducing the number of animals at the facility.
  - **Dog Capacity**
    - Current Facility Dog Capacity – 300
    - New Facility Dog Capacity – 426

        - All dog housing units are separated into two areas which brings the housing up to current/accepted national standards
        - Dog housing is grouped into more, smaller areas which accommodates flexibility in the animal populations throughout the year and the types of dog housing that must be provided which ultimately reduces the total required housing units required at the facility.
    - **Cat Capacity**
        - Current Facility Cat Capacity– 150
        - New Facility Cat Capacity – 228
        - Cat housing unit sizes are being increased to bring the housing up to current/accepted national standards
        - Additional cat group housing is also being provided which improves cat health and allows them to be observed in their natural behavior which increases the adoption of cats

Construction Cost

- Construction Contract Guaranteed Maximum Price - $15,964,393
    - approximately $263 per square foot
- Preconstruction Services (Sundt Construction) - $245,843 – work completed
- Pima County Contingency - $330,000
- **Total Sundt Construction CMAR Contract (on BOS Agenda) - $16,540,236**

c: Jan Lesher, Deputy County Administrator for Community and Health Services
Tom Burke, Deputy County Administrator for Administration
Dr. Francisco Garcia, Health Department Director