



Council Agenda Report

From: Thomas Frutchey, City Manager
Robert Burton, Police Chief

Subject: Contracts with Ravatt Albrecht & Associates, Architects and with Jeff Charter, the Executive Director of the Petaluma Animal Services Foundation, to Assist Paso Robles and Atascadero in Analyzing the Desirability of a North County Animal Shelter

Date: September 19, 2017

Facts

1. Paso Robles currently contracts with the County for animal control field and shelter services. The shelter is located at 885 Oklahoma Avenue, off Highway 1 between San Luis Obispo and Morro Bay.
2. The County is replacing the current shelter with an up-to-date facility. The agreement between the County and each city (Attachment 1) requires that cities commit to financing their equitable share of the facility, if they choose to continue to contract with the County for services. The Council directed the City Manager to execute the agreement on February 21, 2017. The cost of the facility's construction and operation will significantly increase the costs to participating cities. The concern over these increased costs has led the Council to seek other options.
3. On September 7, the City Council directed the City Manager and Police Chief to: send a letter to the Board of Supervisors requesting the County to delay its process to allow the cities of Atascadero and Paso Robles the time needed to decide whether or not to construct a north County animal shelter; retain an advisor for to determine the nature and scope of capital improvements necessary for a north County shelter; issue an RFP for an advisor on operations, such that operations would not dilute other, higher priority Police functions; and return to Council with recommendations.
4. Staff have sought out two types of experts to assist the City in its analysis: an architect to project the costs of designing and constructing a north County shelter; and an operational expert to project the costs of staffing and operating the shelter.
5. Ravatt Albrecht & Associates, an architectural firm based in Santa Maria and San Luis Obispo, has designed a number of animal shelters and related structures. Jeff Charter, the Executive Director of the Petaluma Animal Services Foundation has operated and opened several shelters. We believe that, together, the two will provide us the expertise needed to complete the necessary analysis before the end of October.

Options

1. Take no action;
2. Direct the City Manager to execute agreements with Ravatt Albrecht & Associates, architects and with Jeff Charter, the Executive Director of the Petaluma Animal Services Foundation;
3. Provide alternative direction to staff.

Analysis and Conclusions

Staff has qualified both contractors. There is need for prompt action, given the financing costs will begin to accrue to the City as early as October 31, 2017. Thus, staff is recommending agreements with both on

a sole source basis, as there is not sufficient time for two competitive bid or proposal processes. The city code allows sole source procurement in this type of situation.

Fiscal Impact

Paso Robles and Atascadero are likely to split the costs 50/50. If shared in this way, total costs for Paso Robles will not exceed \$20,000.

Recommendation

Authorize the City Manager to contract with Ravatt Albrecht & Associates, architects, and with Jeff Charter, the Executive Director of the Petaluma Animal Services Foundation to prepare an analysis of the cost-effectiveness of developing and operating a north County animal shelter, in comparison with the proposed County shelter, so that the Atascadero and Paso Robles City Councils can decide prior to October 31 whether to proceed with the County contract or not.

Attachments

1. County contract
2. Ravatt Albrecht & Associates statement of qualifications
3. Petaluma Animal Services Foundation information

AGREEMENT FOR ALLOCATION OF CONSTRUCTION AND FINANCING COSTS FOR AN
ANIMAL SERVICES SHELTER AT 865 OKLAHOMA AVENUE IN SAN LUIS OBISPO,
CALIFORNIA, BETWEEN THE CITIES OF ATASCADERO, ARROYO GRANDE, GROVER
BEACH, MORRO BAY, PASO ROBLES, PISMO BEACH, AND SAN LUIS OBISPO AND THE
COUNTY OF SAN LUIS OBISPO

THIS AGREEMENT, dated for reference as of February 1, 2017 (the “Agreement”), is entered into by and between the COUNTY OF SAN LUIS OBISPO (the “County”), and the cities of ATASCADERO, ARROYO GRANDE, GROVER BEACH, MORRO BAY, PASO ROBLES, PISMO BEACH, AND SAN LUIS OBISPO (each, a “City,” and collectively, the “Cities,” and, together with the County, the “Parties”, or individually “Party”).

RECITALS

The County and each of the Cities are parties to a separate but similar Contract for Animal Care and Control Services (“Services Contract”) effective as of July 1, 2016 and expiring, unless sooner terminated, on June 30, 2019, pursuant to which the County provides animal control services throughout San Luis Obispo County, including within the jurisdictional boundaries of each of the Cities.

In conjunction with and pursuant to the Services Contract, the County operates an existing Animal Services Shelter located at 885 Oklahoma Avenue in San Luis Obispo, California. Owing to the obsolescence of the existing shelter, it is necessary to construct a new Animal Services Shelter (“Shelter” or “Project”) as generally described in Exhibit A, at an address preliminarily identified as 865 Oklahoma Avenue, and as generally depicted in Exhibit B (“Shelter Property”).

The Parties acknowledge the benefit of collaborative and joint efforts in constructing the Shelter.

The Parties enter into this Agreement to memorialize their participation and corresponding obligations with regards to the allocation and repayment of the construction and financing costs for the Shelter.

NOW, THEREFORE, the Parties agree as follows:

1. Recitals.

The above Recitals are true and correct.

2. Estimated Project Construction Costs.

- a) The Project construction costs, excluding the portion of the Oklahoma Ave./Utility Extension costs to be borne solely by the County, and excluding the County-only costs of the remaining depreciation value of the existing facility, demolition of the existing facility, and land costs, and excluding costs to be shared proportionally only by the Cities, for the Shelter are estimated at this time to be Thirteen Million One Hundred Seventy Six Thousand Five Hundred Dollars (\$13,176,500) as shown in Exhibit D (the “Estimated Project Construction Costs”). The Estimated Project Construction Costs include expenses for soft costs, such as architectural and engineering services; County costs for administration, project management service, environmental review, planning and building fees, and inspections; and hard costs, such as actual construction costs.
- b) The Estimated Project Construction Costs shall only include those expenses and costs generally described above, which are incurred by the County specifically for the Shelter construction project. Notwithstanding anything to the contrary below, the total Project Costs, as defined in Paragraph 5(a) below shall not exceed Fourteen Million Five Hundred Thousand Dollars (\$14,500,000) without a written amendment to this agreement signed by all Parties.

- c) The Project will be managed as a “Design / Build” project, as approved by the County of San Luis Obispo Board of Supervisors on April 12, 2016.
3. Excess Construction Costs
- a) Prior to Authorization for Construction to Begin (“Construction Contract”).
- (i) If the County receives information in the design or bidding process indicating that the Estimated Project Construction Costs for the Shelter will exceed \$13,176,500 by less than ten percent (10%), the County shall provide written notice to each member of the Executive Board (as defined in Section 9(b) below) of the revised estimated construction costs within a reasonable period of time before such additional construction costs are incurred. The Executive Board shall either approve or disapprove the additional construction costs, if any, by written notice to the County, delivered within ninety (90) days after receipt of the County’s notice of the revised construction costs. If any Executive Board member fails to timely approve in writing, the Executive Board shall be deemed to have not approved and the County shall promptly confer with all Cities regarding the additional construction costs and any means by which such additional construction costs may be minimized.
- (ii) If the County receives information as part of the design or bidding process indicating that the Estimated Project Construction Costs for the Shelter will exceed \$14,500,000, the County shall immediately provide written notice to each City of the revised estimated construction costs (“Excess Construction Costs”) and confer with the Cities as to whether to authorize the Construction Contract or reject all bids. Each City shall either approve or disapprove the Excess Construction Costs resulting in Estimated Project Construction Costs exceeding \$14,500,000 by written amendment delivered to the County within ninety (90) days after receipt of the County’s written amendment. If the decision is to authorize the contract, the County shall prepare and deliver to the Cities a written amendment to this Agreement amending Section 2(b) to increase the not-to-exceed amount. If any City fails to timely approve in writing, the City shall be deemed to have disapproved. Should a City(ies) disapprove the Excess Construction Costs, the County will immediately confer with all Cities in an attempt to reconcile the disagreement. Should the Parties be unable to reach agreement, the measures shall be taken to reduce the costs below \$14,500,000 and in no such event shall the Parties be liable for Excess Construction Costs absent a written amendment to this agreement.
- (iii) If a City chooses to not participate in the shelter construction at that time, the City is allowed to withdraw from this agreement and pay its proportionate share of all costs incurred as of the date of withdrawal. The date of withdrawal shall be defined as the date that written notice is received by the County of the City’s desire to withdraw due to Excess Construction Costs beyond amounts previously agreed. The County will recalculate future payments of the remaining Parties using revised percentages of shelter use with the methodology in Section 6(a).
- b) Authorization for Construction to Begin
- (i) Upon County’s authorization for Construction to begin, total costs for the Project including any incurred or future hard costs, soft costs, contingencies, and other miscellaneous costs related to Shelter construction will be added to the estimated final construction costs (“Estimated Final Construction Costs”). The Estimated Final Construction Costs will not exceed the Estimated Project Construction Costs (or Excess Construction Costs), unless agreed to in writing by all of the Parties in a written amendment to this Agreement. Should the Parties be unable to reach agreement, measures shall be taken to reduce the costs below \$14,500,000 and in no such event

- shall the Parties be liable for Excess Construction Costs absent a written amendment to this agreement.
- (ii) If a City chooses to not participate in the shelter construction at that time, the City is allowed to withdraw from this agreement and pay its proportionate share of all costs incurred as of the date of withdrawal. The date of withdrawal shall be defined as the date that written notice is received by the County of the City's desire to withdraw due to Excess Construction Costs beyond amounts previously agreed. The County will recalculate future payments of the remaining Parties using revised percentages of shelter use with the methodology in Section 6(a).
- c) After Authorization for Construction to Begin
- (i) If the County becomes aware, after its authorization for Construction to begin, that the costs of construction will exceed the Estimated Final Construction Costs due to unforeseen or other conditions, the County shall provide written notice, to each City of the revised estimated construction costs within a reasonable period of time before such additional construction costs are incurred. Each City shall either approve or disapprove the additional construction costs, if any, by written notice to the County, delivered within ninety (90) days after receipt of the County's notice of the revised construction costs. If any City fails to timely approve in writing, the City shall be deemed to have not approved and the County shall promptly confer with all Cities regarding the additional construction costs and any means by which such additional construction costs may be minimized. No additional construction costs shall be incurred that exceed \$14,500,000 without a written amendment signed by all the Parties. Should the Parties be unable to reach agreement, measures shall be taken to reduce the costs below \$14,500,000 and in no such event shall the Parties be liable for Excess Construction Costs absent a written amendment to this agreement.
 - (ii) If a City chooses to not participate in the shelter construction at that time, the City is allowed to withdraw from this agreement and pay its proportionate share of all costs incurred as of the date of withdrawal. The date of withdrawal shall be defined as the date that written notice is received by the County of the City's desire to withdraw due to Excess Construction Costs beyond amounts previously agreed. The County will recalculate future payments of the remaining Parties using revised percentages of shelter use with the methodology in Section 6(a).
4. Financing
- a) County Advance of Funds. The County shall advance funds required to pay for the costs of construction of the Shelter. The County intends to finance the funds it advances, including County in house soft costs.
 - i) County Sole Discretion as to Financing Terms. The County, at its sole discretion, shall determine financing terms based on market rates and terms available at the time of financing. The anticipated financing interest rate is estimated to be between 3.5%-5%, based on a 25-year term, see Exhibit D. The County may finance the Estimated Final Construction Costs (hard, soft, design, etc.) for the Shelter in addition to customary out of pocket costs to obtain financing, if any. The County may choose to provide in-house financing, provided the interest rate charged to the Cities does not exceed commercially available rates for like projects and terms of financing are equal to or more favorable to Cities than terms otherwise available to the County.
 - (1) The County will provide notification to the Shelter Executive Board of its intentions regarding external or in-house financing at least 30 days prior to taking action on

financing. Said notification will include final estimates of financing costs and anticipated interest rates.

- (2) Should the Cities desire to have costs identified as “Costs Shared Proportionally by Cities Only” in Exhibit D included in any financing, the Cities shall provide written notification to the County by October 31, 2017. Should all Cities fail to provide written notice, the “Costs Shared Proportionally by Cities Only” will be proportionally allocated to each of the Cities as shown in Exhibit C and billed accordingly, with a payment due date of January 1, 2018.
 - ii) Estimated Project Financing Costs. The financing costs are estimated to range from \$7,556,392 to \$11,618,328, as shown in Exhibit D, depending on the applicable interest rate and whether there are out of pocket costs to obtain financing (collectively “Estimated Project Financing Costs”). If the actual interest rate is higher or lower than that estimated on Exhibit D, the actual financing costs will vary.
5. Total Estimated Project Costs/Total Project Costs.
- a) The Estimated Final Construction Costs and the Estimated Project Financing Costs are jointly referred to as the Total Estimated Project Costs. Once the Shelter has been constructed and financed, the County will prepare a final cost summary of the actual construction and financing costs incurred by County in connection with the Shelter, excluding any costs that this Agreement expressly provides shall be excluded from the calculation, to establish the total project costs and annual repayment schedule based on the financing. Upon request, a City may review back up material for the summary. After review and adjustment (if any) of the final cost summary by all Parties, the approved final cost summary shall be known as the Total Project Costs. No City shall unreasonably delay or disapprove the Total Project Costs.
6. Allocation of Total Project Costs.
- (a) Allocation Based on Percentage of Shelter Use. Each Party shall pay its share of the Total Project Costs, based on the annual repayment schedule associated with the financing. Each Party’s share shall be based upon that individual Party’s percentage of shelter use. Shelter use is defined as the number of shelter services (impounds, quarantines, animal surrenders, confiscations, euthanasia requests, etc.) originating from, or requested by, an individual Party’s jurisdiction and/or its residents. Each Party’s share shall be determined annually by the County as part of their normal record keeping processes. The individual Party’s shelter use percentage shall be calculated using the total number of shelter services allocated to an individual Party over the preceding three full fiscal year periods, divided by the total number of all shelter services provided to all Parties over the same preceding three full fiscal year periods.

$$\%Shelter\ Use = \frac{(Party\#\Shelter\ Services_{Year1} + Party\#\Shelter\ Services_{Year2} + Party\#\Shelter\ Services_{Year3})}{(Total\#\Shelter\ Services_{Year1} + Total\#\Shelter\ Services_{Year2} + Total\#\Shelter\ Services_{Year3})}$$

Exhibit C indicates the percentage of each Party's actual use of the existing Animal Services shelter for the Fiscal Years 2013-14, 2014-15, and 2015-16. Adjustments to each Party’s annual allocation of Total Project Costs shall be adjusted annually based on the previous 3-year trailing average of the percentages of shelter use.

- b) Reallocation in the Event of Withdrawal or Termination. In the event that a Party withdraws or terminates under Section 8 below, the allocation of each Party’s share of Total Project Costs shall be adjusted upward for the remaining parties for the subsequent calendar year. The annual calculation and any associated adjustments shall be made by December 31st of each year and shall be due on July 1st of the next fiscal year.

7. Use of Shelter
- a) The Shelter shall only be used as an Animal Services facility. No other County department or agency or other person or entity shall use any portion of the Shelter without the prior written consent of the Operations Committee (as defined in Section 9 (a) below). Such use shall be accompanied by the payment of an appropriate rental charge.
8. Termination and Withdrawal
- a) Withdrawal Prior to Authorization of Construction/Payment of Allocation of Soft Costs.
 - i) Any Party may withdraw from this Agreement prior to County's authorization of the Construction to begin by giving a minimum of one (1) year's written notice to all Parties and by payment of its share, based on the allocation set forth in Section 6, above, of costs incurred by County prior to date of receipt of notice of withdrawal. Notice shall be deemed received on the date of personal delivery, or if mailed by U.S. mail, five (5) days after date of mailing. Such costs shall be reasonably determined by County and a majority of the Parties of the Executive Board, excluding any Party(ies) electing to withdraw. Any withdrawing Party shall pay its share by the effective date of its withdrawal. A withdrawing Party who withdraws prior to October 31, 2017 shall not be required to pay any portion of financing costs, regardless of whether outside financing or in-house County financing is ultimately provided. Any payment of soft or hard costs by a withdrawing Party shall be deleted from the amount to be financed. The County will recalculate future payments of the remaining Parties using revised percentages of shelter use with the methodology in Section 6(a).
 - b) Withdrawal After Construction Begins /Payment of Allocation.
 - i) Any Party may withdraw from this Agreement after the County's authorization of construction begin, by providing a minimum of one (1) year's written notice to all of the other Parties and prepaying its entire allocation of the Total Project Costs by the effective date of its withdrawal. If a Party withdraws from this Agreement prior to October 31, 2017, any estimated financing costs shall be deducted from the Total Project Costs before calculating the withdrawing Party's Total Project Costs share. If County provides in-house financing, any finance or interest charge accruing or payable after the withdrawal shall be deducted from the Total Project Costs before calculating the withdrawing Party's share of the Total Project Costs. Withdrawal from the Agreement shall be effective as of December 31 of the year stated in the written notice. The County will recalculate future payments of the remaining Parties using revised percentages of shelter use with the methodology in Section 6(a).
 - c) The County shall not terminate a City's access to or use of the Shelter if the City is not in default of its payment obligations. For the purposes of this Agreement, a City shall be deemed to be in default if said City is sixty (60) calendar days or more in arrears on any payment required under this Agreement.
 - (i) Should the County desire to terminate a City's access or use of the Shelter for default of its payment obligations, the County shall include any non-defaulted Cities, at the non-defaulted Cities' sole discretion, in negotiations with the defaulted City, prior to their termination.
 - (ii) The County shall retain final decision authority to terminate any City's access to or use of the Shelter for default of said City's payment obligations.
9. Animal Shelter Operations
- a) An Operations Committee comprised of the County's Health Agency Director or his/her designee and a subset of City Managers or their designees shall be formed. At their sole discretion, all Parties may be represented on the Operations Committee.

- b) An Executive Board composed of the County Administrative Officer (CAO) and a subset of the City Managers (2-3) for each of the Cities, or their designees, shall consider significant policy or budget changes and make recommendations prior to policy implementation or budget adoption for the Shelter.
- c) The Executive Board meetings shall be held as needed and in conjunction with the existing monthly City Manager/CAO meeting. At a minimum, “*Animal Services*” shall be a standing item that is considered twice in a calendar year. While any Party may request that “*Animal Services*” be added to the agenda of any City Manager/CAO monthly meeting, it will be the responsibility of the chair of the meeting to ensure *Animal Services* is placed on the agenda and satisfies the minimum number of meetings required by this Agreement.
- d) If the City Managers’ recommendation is different from that of the CAO on budget or policy matters, the County shall include the City Managers’ recommendation in any related staff report to the Board of Supervisors and provide a summary of the nature of any disagreement.
- e) Final policy and budgetary authority for Shelter operations reside with the County Board of Supervisors.
- f) Future Services Contracts shall be for 3-year terms.
- g) If a City chooses to provide its own field services, it must provide to all Parties, a one (1) year’s written notice of its intent to provide its own services and to terminate, or (if applicable) not to renew, its Services Contract with the County, except as otherwise expressly provided in its Services Contract with the County,
- h) Service Contracts shall be separate from the Parties’ obligations to finance and pay their proportional and allocated shares of Total Project Costs for the Shelter.
- i) The County’s repayment obligation of its share of the Total Project Costs shall not be included in the calculation of the Shelter’s operating costs. The County shall charge no rent for the Shelter or Shelter Property or otherwise attempt to obtain compensation from the Cities for those items identified in Appendix D as “County Only Costs”.
- j) Any City shall have the ability to provide its own separate field services. The costs for accessing the Shelter shall be reasonably determined by the County after consulting with the Executive Board and shall only be for the fair share reasonable operating costs for Shelter operations.
- k) Any City that elects to not participate in Shelter Total Project Costs shall immediately cease as a Party to this Agreement and the County shall not be required to provide any animal services to such City. Such City shall be required to provide its own animal services and shelter, in accordance with all applicable laws and statutes, effective on a date mutually agreed to by the City and the County. If the City and the County are unable to mutually agree to a date, termination will be effective upon the expiration of the City’s existing Service Contract or the date a Certificate of Occupancy is issued for the new Shelter, whichever occurs first.

10. Animal Shelter Planning

- a) The Parties agree to form an ad-hoc value engineering team consisting of up to three (3) City representatives and a minimum of two (2) County representatives. City representatives shall fully participate with the County to assist with investigating and identifying the most effective and efficient methods to construct a Shelter that meets all Parties’ existing and future animal service’s needs. The value engineering team shall meet as needed and provide input with architects, designers, construction managers, and engineers during the development of plans and specifications for the Shelter.
- b) Prior to the authorization of the Construction Contract, the Executive Board shall be presented project plans and estimated budgets, and provide a recommendation that will be included in the CAO staff report to approve the contract by the Board of Supervisors.

11. Effective Date

- a) Except as set forth above, this Agreement shall be effective for the period from January 5, 2017 until each Party has made the last payment required under Section 6 or, if applicable, Section 8, of this Agreement

12. Entire Agreement

- a) This is the entire agreement among the Parties with respect to the Project and supersedes any prior written or oral agreements with respect to the Project. In the event of a conflict between the terms of this Agreement and the Services Contract, the terms of this Agreement shall prevail.

13. Assignability

- a) Except as otherwise expressly provided for herein, no Party shall assign any of its obligations or rights hereunder without the written consent of all Parties.

14. Notices

- a) Any notices required to be given pursuant to this Agreement shall be given in writing and shall be mailed to all Parties to the Agreement, directed to the County Administrative Officer and County Counsel, and to the City Manager or City Administrative Officer and City Attorney of each City.

15. Audit

- a) The Cities may inspect and/or audit all records and other written materials used by County in preparing the Total Project Costs and annual invoices to each City.

16. Good Faith Efforts

- a) The Parties shall each act in good faith in performing their respective obligations as set forth in this Agreement and shall work diligently to maintain their longstanding cooperative relationships.

17. Amendment

- a) This Agreement may only be amended in writing, signed by all Parties.

IN WITNESS WHEREOF, by their execution below, the Parties agree to be bound to the obligations stated herein, and the Board of Supervisors of the COUNTY OF SAN LUIS OBISPO has authorized and directed the Chairperson of the Board of Supervisors to execute this Agreement for and on behalf of the County, and the Cities of ATASCADERO, ARROYO GRANDE, GROVER BEACH, MORRO BAY, PASO ROBLES, PISMO BEACH, AND SAN LUIS OBISPO have caused this Agreement to be subscribed by each of their duly authorized officers and attested by their Clerks.

Dated: _____

COUNTY OF SAN LUIS OBISPO

Clerk of the Board

Dated: _____

CITY OF ATASCADERO

City Clerk

By:

Dated: _____

CITY OF ARROYO GRANDE

City Clerk

By:

Dated: _____

CITY OF GROVER BEACH

City Clerk

By:

Dated: _____

CITY OF MORRO BAY

City Clerk

By:

Dated: _____

CITY OF PASO ROBLES

City Clerk

By:

Dated: _____

CITY OF PISMO BEACH

City Clerk

By:

Dated: _____

CITY OF SAN LUIS OBISPO

City Clerk

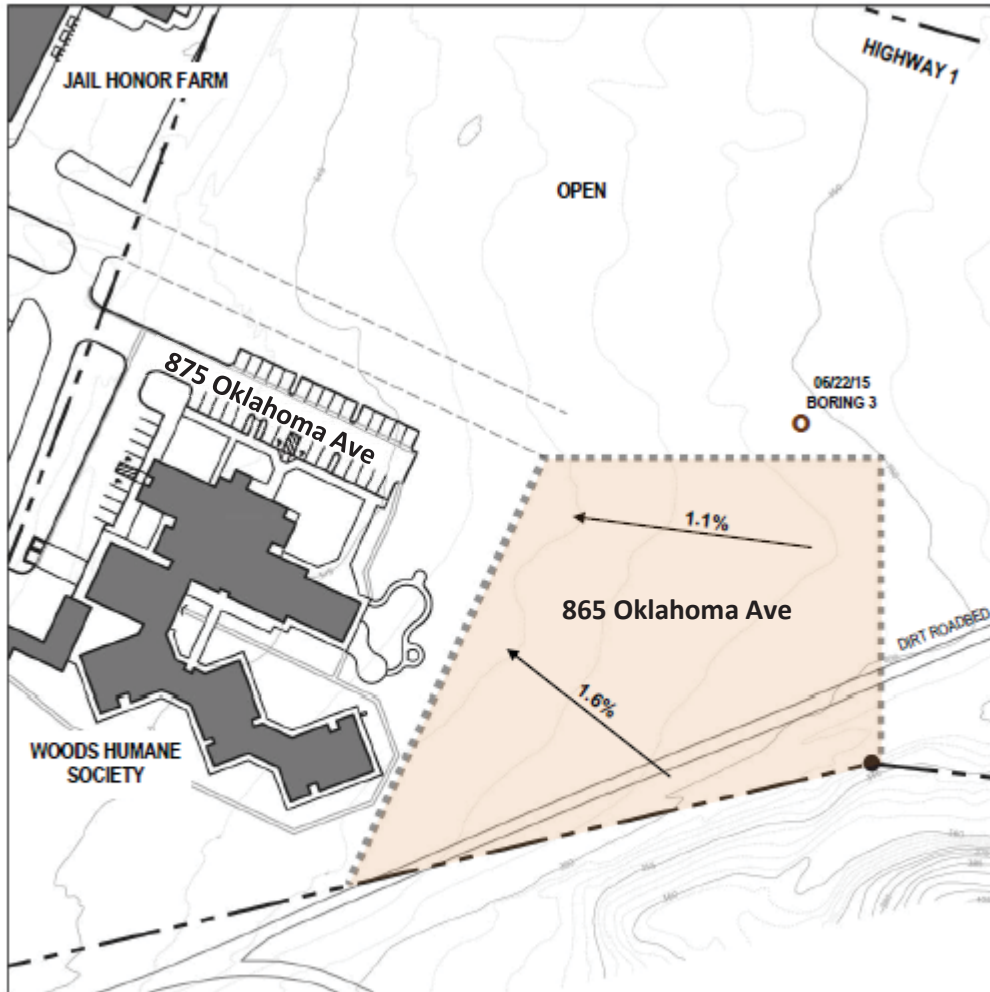
By:

EXHIBIT A**Animal Services Facility**

The quantities listed below were derived from a review of the existing Animal Services facility, the 2010 "Needs Assessment, Feasibility, and Building Program Study" by Shelter Planners of America, and meetings with Animal Services Manager Eric Anderson.

Building Floor Area:	16,000 square feet
Outdoor Runs:	3,000
Incinerator, Cold Storage:	2,000
Sally Port, Truck Wash, Truck Parking (8 trucks):	4,200
Disaster Response Equipment:	1,200
Visitor Parking (15 spaces):	5,300
Staff Parking (20 spaces):	7,000
Large Animal Pens:	27,000
Subtotal:	65,700
Additional 20% for Circulation, Landscaping:	13,140
TOTAL:	78,840 square feet

EXHIBIT B



LEGEND
■■■■■ SITE BOUNDARY

SAN LUIS OBISPO COUNTY OPERATIONS CENTER
PHASE 1 MASTER PLAN

EXHIBIT C

Cities	City Name	(Number of Shelter Service Provided)						Total	Percent
		2013-14		2014-15		2015-16			
		Full Yr.		Full Yr.		Full Yr.			
1	Arroyo Grande	286	7%	427	11%	291	8%	1,004	8.39%
2	Atascadero	476	12%	600	15%	643	17%	1,719	14.37%
3	Grover Beach	167	4%	142	4%	135	4%	444	3.71%
4	Morro Bay	126	3%	143	4%	118	3%	387	3.23%
5	Paso Robles	724	18%	734	18%	792	21%	2,250	18.81%
6	Pismo Beach	57	1%	61	2%	54	1%	172	1.44%
7	San Luis Obispo	482	12%	486	12%	479	12%	1,447	12.09%
99	Unincorporated	1,745	43%	1,464	36%	1,332	35%	4,541	37.96%
		4,063		4,057		3,844		11,964	100.00%

EXHIBIT D

	Initial Estimate (a)	County-Only Costs (b)	Estimated Costs after County-Only costs (a-b)	Costs Shared Proportionally by Cities Only (c)	"Estimated Project Construction Costs" (a-b-c)
BUILDING & SITE HARD COSTS					
Construction (Building & Site Improvements)	\$ 7,840,000		\$ 7,840,000		\$ 7,840,000
Construction Contingency	836,500		836,500		836,500
Oklahoma Ave./ Utility Extension	525,000	348,967	176,033	176,033	
BLDG & SITE HARD COSTS SUBTOTAL:	9,201,500	348,967	8,852,533	176,033	8,676,500
INTERIOR HARD COSTS					
Fixtures, Furniture & Equipment	400,000		400,000		400,000
Telephone/Data/Security	160,000		160,000		160,000
INTERIOR HARD COSTS SUBTOTAL:	560,000		560,000		560,000
HARD COSTS SUBTOTAL:	9,761,500	348,967	9,412,533	176,033	9,236,500
SOFT COSTS					
ADMINISTRATION					
County Administration & Project Management	500,000		500,000		500,000
PROFESSIONAL SERVICES					
Architectural/Engineering Design Consultants	920,000		920,000		920,000
Construction Management	450,000		450,000		450,000
Testing & Inspection	310,000		310,000		310,000
Surveys, Geotech., Env. Mitigation	250,000		250,000		250,000
Permits & Fees	105,000		105,000		105,000
Storm Water Pollution Prevention Plan	170,000		170,000		170,000
MISCELLANEOUS					
Project Development Contingency	650,000		650,000		650,000
Escalation	585,000		585,000		585,000
SOFT COSTS SUBTOTAL:	3,940,000		3,940,000		3,940,000
OTHER COSTS					
Remaining depreciation value of existing facility	168,800	168,800			
Demolition of existing facility	200,000	200,000			
Land Cost (2 acres)	737,500	737,500			
OTHER COSTS SUBTOTAL:	1,106,300	1,106,300			
	\$ 14,807,800	\$ 1,455,267	\$ 13,352,533	\$ 176,033	\$ 13,176,500
Financing Costs- Low end estimate					
Estimated Project Construction Costs					\$ 13,176,500
Estimated Project Financing Costs @ 3.5%					\$ 7,556,392
Annual Debt Service					\$ 829,316
Financing Costs- High end estimate					
Estimated Project Construction Costs plus 10%					\$ 14,494,150
Estimated Project Financing Costs @ 5.0%					\$ 11,618,328
Annual Debt Service					\$ 1,044,499

CITY OF PASO ROBLES
NORTH COUNTY
ANIMAL SHELTER
FEASIBILITY STUDY

RAVATT-ALBRECHT &
ASSOCIATES STATEMENT
OF QUALIFICATIONS

September 29, 2017



SAN LUIS OBISPO ANIMAL SHELTER RENOVATION CATTERY PROJECT



SANTA BARBARA NORTH COUNTY JAIL



SAN LUIS OBISPO JUVENILE HALL EXPANSION



CITY OF PASO ROBLES NORTH COUNTY ANIMAL SHELTER STUDY

September 28, 2017

ATTN: Robert Burton, Chief of Police
Paso Robles Police Department

Dear Robert,

Ravatt Albrecht & Associates is excited for the opportunity to provide you with our Statement of Qualifications for next Tuesday's City Council meeting. We have included some information about our firm, including similar project experience, and information about our primary subconsultants.

We work diligently from site analysis through needs assessment and conceptual design to develop solutions that address the needs of our clients. Our firm has had experience with several feasibility studies, conceptual designs, and multiple public works projects in San Luis Obispo and Santa Barbara Counties.

Ravatt Albrecht & Associates completed schematic design for the County of San Luis Obispo Animal Services Renovation Cattery Project several years ago; our subconsultant, BDA Architecture, has designed several animal shelters throughout the country.

Our most recent projects in Paso Robles and Atascadero include a feasibility study for the Paso Robles City Library to expand their facilities and possibly move City Hall to another location, and the master plan and science laboratories for Atascadero Middle School.

Thank you for the opportunity to present our Statement of Qualifications, and please contact us if you have questions.

Sincerely,

Greg Ravatt, AIA, CID, Principal-in-Charge
California Licensed Architect, No. C20808

Corporate Office
125 Union Ave. #201, Orcutt, CA 93455
P. O. Box 2267, Santa Maria, CA 93457
T: 805-928-5002 | F: 805-928-0195

San Luis Obispo Office
1371 Pacific Street
San Luis Obispo, CA 93401
T: 805-786-4391 | F: 805-786-4792



FIRM INTRODUCTION

OFFICE LOCATIONS

1371 Pacific Street
San Luis Obispo, CA 93401
P: (805) 786-4391 F: (805) 786-4792
www.ravatt-albrecht.com

125 Union Avenue, Suite 201
Orcutt, CA 93455
P.O. Box 2267
Santa Maria, CA 93457
P: (805) 928-5002 F: (805) 928-0195

TYPE OF ORGANIZATION

California Corporation
California Certified Small Business

FIRM STAFF INFORMATION (25 TOTAL)

- 7 licensed architects
- 2 architects-in-training
- 2 engineers-in-training
- 2 licensed mechanical engineers
- 1 licensed electrical engineer
- 1 data engineer
- 1 specification writer
- 3 CAD drafters
- 6 support staff

RAVATT ALBRECHT & ASSOCIATES

Founded in 1999, Ravatt Albrecht & Associates, Inc. (RA) has been a corporation since the firm’s inception 18 years ago; with Greg Ravatt as the firm’s Principal and President, and Jim Albrecht as Principal and Vice President. The partners had been associates long before the firm began.

Today, RA is a multi-disciplinary design firm providing planning, architecture, mechanical and electrical engineering, plumbing design, and interior design for a wide range of projects for City, County, and Federal Government clients, ranging from new facilities, historical facilities, additions, tenant improvements, and space studies.

What makes Ravatt Albrecht the **best** architectural firm for the City of Paso Robles is that we have worked with almost every city and town in the County of San Luis Obispo, as well as several in Santa Barbara County:

- City of Buellton
- City of Los Olivos
- City of Lompoc
- City of Santa Maria
- City of San Luis Obispo
- City of Morro Bay
- City of Atascadero
- City of Paso Robles
- City of Arroyo Grande
- City of Pismo Beach
- Town of Nipomo
- Town of Cayucos
- City of Guadalupe

In addition, extending schedules is not an option for most of our clients. Failing to meet a deadline may result in delaying the use of a facility or even in the ability to secure funding. The RA Team consistently delivers outstanding results in meeting performance schedules, managing unanticipated scope changes, overcoming delays, and always delivering within the original or the accelerated design schedules. We are proud of our ability to deliver our projects on time.

Some of our most recent similar projects include the following:

- County of San Luis Obispo Animal Services Renovation Cattery Project
- San Luis Obispo County Juvenile Hall Expansion
- Santa Maria Juvenile Justice Center
- Santa Barbara North County Jail
- Atascadero Middle School Master Plan
- City of Paso Robles Library Feasibility Study
- City of San Luis Obispo Space Evaluation
- Betteravia Government Center Concept Design
- County of Santa Barbara Juvenile Hall Mental Health/Rehabilitation Center Conversion Feasibility Study



GREGORY RAVATT, AIA, CID
Ravatt Albrecht & Associates, Inc.

PROJECT ROLE
Principal, Architect of Record

YEARS OF EXPERIENCE
33 years

YEARS WITH RA
18 years

- REGISTRATIONS/CERTIFICATIONS**
California Licensed Architect, No. C20808
Certified Interior Designer, No. 2671
California Licensed Contractor, No. 516675

EDUCATION
Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, CA, 1986

- PROFESSIONAL AFFILIATIONS**
American Institute of Architects, 1990–present
County Board of Architectural Review, Santa Barbara, CA, 1998-2005
North County Board of Architectural Review, Santa Barbara, CA, 2006–2014
Design Build Institute of America
Home Builder’s Associations of the Central Coast

EXPERIENCE SUMMARY

A founder of Ravatt Albrecht & Associates, Greg is experienced in a wide spectrum of design and planning projects for municipal, county, and federal Governments, as well as for large corporations and developers. His unique blend of visionary thinking and down-to-earth implementation allows him to design buildable, beautiful structures. Known for his conceptual sketching, Greg can quickly draw visual images of design alternatives for his clients. He regularly presents design projects to community and governmental stakeholders and decision-makers, helping them envision their project, gain consensus, and provide feedback.

Greg has led design build teams, construction management, and construction administration for hundreds of public works projects. He provides collaborative design overview for RA projects, particularly during the needs assessment, schematic, and conceptual design phases. With a focus on implementing energy-efficient building techniques, he has won design recognition for several of his forward-thinking designs.

RELEVANT PROJECT EXPERIENCE

- County of San Luis Obispo Animal Services Renovation Cattery Project, San Luis Obispo, CA
- San Luis Obispo Juvenile Hall Expansion, Phase 1 & 2, San Luis Obispo, CA
- Santa Maria Juvenile Justice Center, Santa Maria, CA
- District Attorneys Office Renovation, Lewellen Justice Center, Santa Maria, CA
- County of Santa Barbara Clerks Building, Santa Maria, CA
- Santa Barbara North County Jail, Santa Maria, CA
- Atascadero Library and North County Government Center, Atascadero, CA
- San Luis Obispo County Juvenile Hall Expansion
- Santa Maria Juvenile Justice Center
- Santa Barbara North County Jail
- Atascadero Middle School Master Plan
- City of Paso Robles Library Feasibility Study
- City of San Luis Obispo Space Evaluation
- Betteravia Government Center Concept Design
- County of Santa Barbara Juvenile Hall Mental Health/Rehabilitation Center Conversion Feasibility Study
- New Cuyama Fire Station Design Study/Bridging Documents, New Cuyama, CA



PROJECT EXPERIENCE



ANIMAL SERVICES ENTRY



COUNTY OF SAN LUIS OBISPO ANIMAL SERVICES RENOVATION CATTERY PROJECT

This project was for the design and professional support services for a new 1,100 to 1,300 square foot cattery, including the relocation of existing animal intake and service area to the rear of the facility, provisions for an outside cat common area, lobby and kennel office modifications to provide direct public access to the kennels, reroofing of existing facility, and camera surveillance.



PROJECT EXPERIENCE



SANTA MARIA JUVENILE JUSTICE CENTER, SANTA MARIA, CA

Ravatt Albrecht & Associates designed this new 45,000 sq. ft. Juvenile Hall and 12,000 sq. ft. Juvenile Courthouse project to augment the previous 50-bed, single-courtroom Juvenile Complex serving Santa Barbara County. The exteriors of the buildings draw from the surrounding industrial, commercial, and residential architecture; colored concrete blocks serve as the exterior walls; and the roofs are reminiscent of nearby airplane hangars.

Work included careful planning and phasing of the new buildings in order to maintain the continued operations of the existing facility. The project was designed and constructed within the strict budget and timeline specified in state funding requirements.

The result is a new 90-bed Juvenile Hall that includes three, 30-bed, self-contained housing bays designed for direct staff/detainee contact. Each bay contains a dining area, kitchenette, recreation yard, sleeping room, two classrooms, and day room. Each classroom space provides for 20 students, a teacher area, and storage (meeting California Standards Association regulations—formerly Board of Corrections Agency). Intake, booking, medical, and administrative areas are also included.

TEAM

Ravatt Albrecht & Associates: Lead Design,
Mechanical/Plumbing Engineering

Greg Ravatt - Architect of Record

Paul Reinhardt - Project Manager

Jim Albrecht - M&P Engineer

Wallace Group: Civil Engineering

Fargen Surveys: Land Surveyor

Lampman & Smith: Structural Engineering

TEC: Landscape Architect

CLIENT CONTACT

John Green, Project Manager, Capital Projects
County of Santa Barbara, General Services
912 W. Foster Road
Santa Maria, CA 93455
(805) 934-6229
jlgreen@co.santa-barbara.ca.us

PROJECT STATS

Project Completion Date: 2006

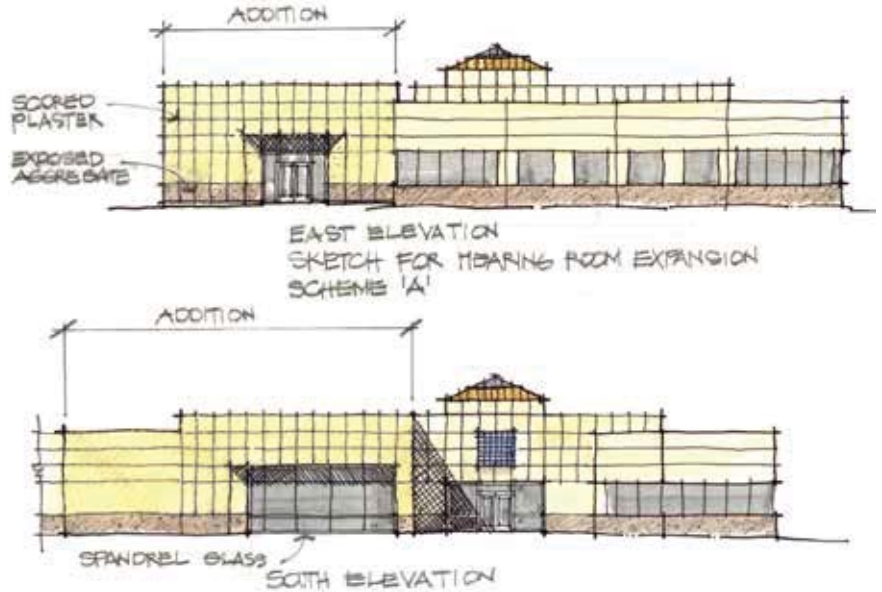
Construction Amount: \$10 million

RA Contract Amount: \$912,420

SIZE: 57,000 SF



PROJECT EXPERIENCE



TEAM

Ravatt Albrecht & Associates: Architecture, Mechanical/Electrical/Plumbing Engineering

Greg Ravatt - Architect of Record

Michael DeMartini - Lead Designer

Jim Albrecht - MEP Director

Paul Reinhardt - Project Manager

AC&E: Cost Estimating

CLIENT CONTACT

John Green, Project Manager, Capital Projects
County of Santa Barbara

912 W. Foster Road

Santa Maria, CA 93455

(805) 934-6229

jgreen@co.santa.barbara.ca.us

PROJECT STATS

Project Completion Date: 2012

SIZE: 13,460 SF

BETTERAVIA GOVERNMENT CENTER CONCEPT DESIGN, SANTA MARIA, CA

Ravatt Albrecht & Associates designed this new two-story, 13,460 square foot LEED Silver self-certified facility to fit congruently within an existing business park. The design team worked diligently with the County through a series of design meetings to develop a functional building with spaces that meet the different functions of the County Supervisors, support staff, and other County services. The result is a facility that not only addresses the needs of its users, but also provides an environmentally responsible solution for the site. Originally intended and designed to support the public hearings and meetings of the County government, due to economic constraints the building design was adapted to include a North County Emergency Operations Center & Computer Center. Specification of interior materials meets Tier 3 of the CBC Green Building Code.



PROJECT EXPERIENCE



TEAM

Ravatt Albrecht & Associates: Lead Design, Mechanical/Plumbing Engineering

Greg Ravatt - Architect of Record

Paul Reinhardt - Project Manager

Michelle Stokes - Project Architect

Jim Albrecht - M&P Engineer

Greg Allen Barker: Facilities Programmer

Lampman & Smith: Structural Engineering

Civil Design Studio: Civil Engineering

Dittmann Associates: Electrical Engineering

CLIENT CONTACT

Edward Liebscher

Chief Deputy Probation Officer, County of SLO

1730 Bishop Street

San Luis Obispo, CA 93401

(805) 781-5310

eliebscher@co.slo.ca.us

PROJECT STATS

Project Completion Date: 2016

Construction Amount: \$15.3 million

RA Contract Amount: \$1.3 million

SIZE: 22,800 SF

SAN LUIS OBISPO JUVENILE HALL EXPANSION, SAN LUIS OBISPO, CA

Located on approximately 2 acres of County-owned land, the project consisted of three new buildings and an exterior covered walkway that provided 22,800 square feet of additional new housing, recreation yard, classrooms, mental health treatment rooms and offices, training/conference rooms, indoor multi-purpose/recreation facility, and administrative/teachers' office space.

The new 7,920 square foot maximum security housing facility is a single-story building with 20 single-occupancy sleeping rooms, and includes a large day room for eating meals and activities, and two counseling interview rooms. Adjacent to this housing facility is a new 6,800 square foot outdoor recreation yard. The academics/administration building, a 9,824 square foot 2-story building, contains administration and staff support areas; classrooms, group treatment areas, and counseling rooms; and mental health offices.

A 5,000 square foot multi-purpose/recreation facility is accessible from the other buildings via an exterior covered walkway and serves as an indoor multipurpose gymnasium. The gym allows daily physical education when it is raining or there is other inclement weather.

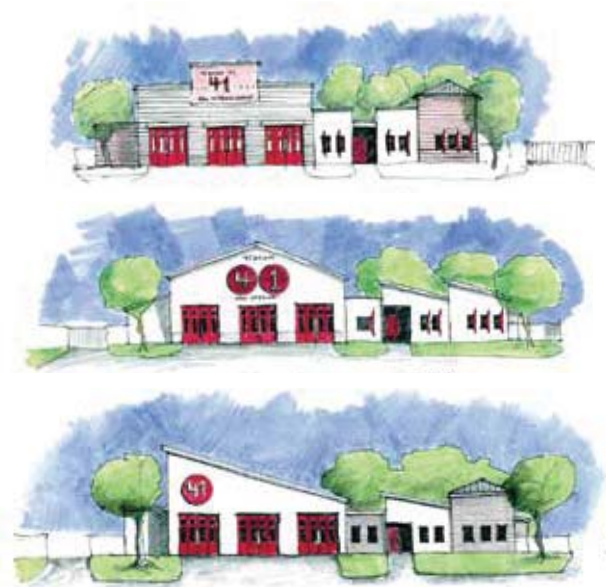
The buildings were constructed of steel and concrete for long-term durability, and included electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; digital cameras; and fire protection systems. A retention basin that provides storm water control measures, perimeter retaining walls, security systems, fire access road, and secure fencing surrounding the facility provide grounds security.



PROJECT EXPERIENCE



Schematic Floor Plan



Schematic Elevation Options

NEW CUYAMA FIRE STATION DESIGN STUDY & BRIDGING DOCUMENTS, NEW CUYAMA, CA

RA provided architectural design and engineering services to support the design build bridging documents necessary for bidding and construction of the New Cuyama Fire Station 41 Design/Build project. The existing fire station will be demolished and replaced with the new station. The objective of the study was to compare the advantages and disadvantages of different construction types to determine which is most suitable for the new fire station. Services included:

Programming: Prepared programming documents based on input from the firefighters, County, and as-built assessments of fire stations, including extensive program of square footages and specific space requirements such as size, lighting, natural lighting, furnishings and materials. Program included interior of firefighter living quarters, fire station apparatus room, site amenities, parking, and landscaping.

Conceptual Design: Developed a conceptual site plan, floor plan, exterior elevations, and renderings to convey the feeling and style of the building.

Cost Estimating: Delivered cost estimate of the basis of design metal building system, and a cost estimate of a CMU system that was desired by the firefighters. From the cost estimates it was deemed the additional funds would give numerous energy and experiential advantages.

Code Coordination and Energy Standards: RA used the County Energy Standards and CBC Code requirements to create building sections that would satisfy code/energy requirements, which gave an accurate indication of costs savings and expenses in complying with energy codes.

TEAM

- Ravatt Albrecht & Associates:
 - Lead Design, Architecture, Interiors, Mechanical/Plumbing Engineering
 - Greg Ravatt - Principal Architect*
 - Larry Mitchell - Project Manager*
 - Michelle Stokes - Project Architect*
 - Laura Joines - Project Designer*
 - Jim Albrecht - M&P Engineer*
 - Jim Williams - Technical Spec. Writer/Code Analysis*

CLIENT CONTACT

County of Santa Barbara
 Todd Morrison, Project Manager
 912 W. Foster Road
 Santa Maria, CA 93455
 (805) 934-6228
 tmorris@co.santa-barbara.ca.us

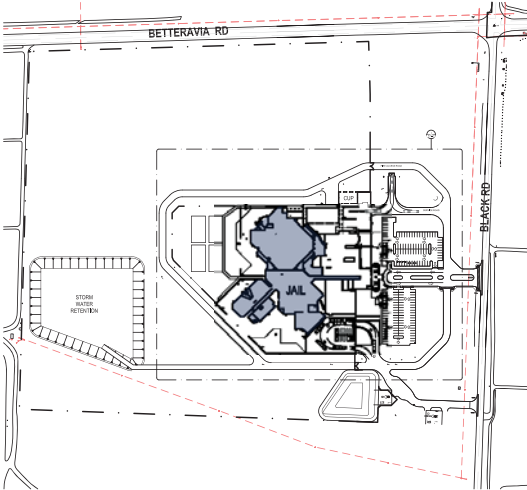
PROJECT STATS

Project Completion Date: 2016
 Construction Amount: \$4.3 million
 RA Contract Amount: \$156,380

SIZE: 8,570 SF



PROJECT EXPERIENCE



TEAM

Rosser International: Lead Architect, M&P Engineering, Security Engineer
 Ravatt Albrecht & Associates: Associate Architect
Greg Ravatt - Architect of Record
Paul Reinhardt - Project Manager
Jim Albrecht - M&P Engineer
Joe Torrez - Electrical Engineer
 Penfield & Smith Inc: Civil Engineer
 Cannon Inc: Structural Engineer

CLIENT CONTACT

John Green, Project Manager, Capital Projects
 County of Santa Barbara, General Services
 912 W. Foster Road Santa Maria, CA 93455
 (805) 934-6229
 jlgreen@co.santa-barbara.ca.us

PROJECT STATS

Contract Award Date: 2014
 Project Completion Date: 2018 (estimate)
 Construction Amount: \$80 million (estimate)
 RA Contract Amount: \$533,650

SIZE: 139,000 SF

SANTA BARBARA NORTH COUNTY JAIL, SANTA MARIA, CA

The Santa Barbara North County Jail is a new 376-bed, Type II county jail facility. This project will design and construct approximately 39,000 sq. ft. of housing, treatment, and program space on approximately 6 acres of the greater 50± acres of County-owned land. The building will house both male and female inmates in a mix of medium and maximum security, and will include special use beds for mental health and medical purposes. It will also include space for all core operational functions.

The new jail will include appropriate treatment, program, and support services space including, but not be limited to, health care services, intake and release, vocational and industrial training, food preparation, laundry, transportation, maintenance, visitation, administrative/staff support space, and records storage.

Additionally, this project will include the design of all systems including, but not limited to: electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; fire protection systems; site design; architectural design; structural design; and approximately 150 parking spaces for staff and visitors. In addition, there will be secure fencing surrounding the facility to provide grounds security.



PROJECT EXPERIENCE



Community Room

TEAM

Ravatt Albrecht & Associates: Lead Design, Mechanical/Plumbing Engineering

Greg Ravatt - Architect of Record

Michael DeMartini - Project Manager

Jim Albrecht - M&P Engineer

JMPE: Electrical Engineering

Ashley & Vance: Structural Engineering

Group Up Design: Civil Engineering

MBS Land Surveys: Land Surveyor

Collings & Associates: Fire Protection Engineering

AC&E: Cost Estimator

CLIENT CONTACT

County of San Luis Obispo

Bob Tomaszewski, Project Manager

976 Osos Street

San Luis Obispo, CA 93408

(805) 781-5200

PROJECT STATS

Project Completion Date: May 2014

Construction Amount: \$3.4 million

RA Contract Amount: \$149,000

SIZE: 14,420 SF

ATASCADERO LIBRARY AND NORTH COUNTY GOVERNMENT CENTER

The County of San Luis Obispo and the Atascadero Friends of the Library engaged in a major collaboration to provide a new library facility to serve the Atascadero community and created a convenient, one-stop service center for County services, the North County Government Center.

The Atascadero Library occupies the first floor of the building, while the second floor houses County offices along with other Library services. This facility replaced the old 7,748 square foot Martin Polin Regional Library located at 6850 Morro Road. This new library provides 14,420 square feet of space, close to twice the space available in the old facility. The County's service center occupies 6,831 square feet of the second floor.

The following are a few of the new library features:

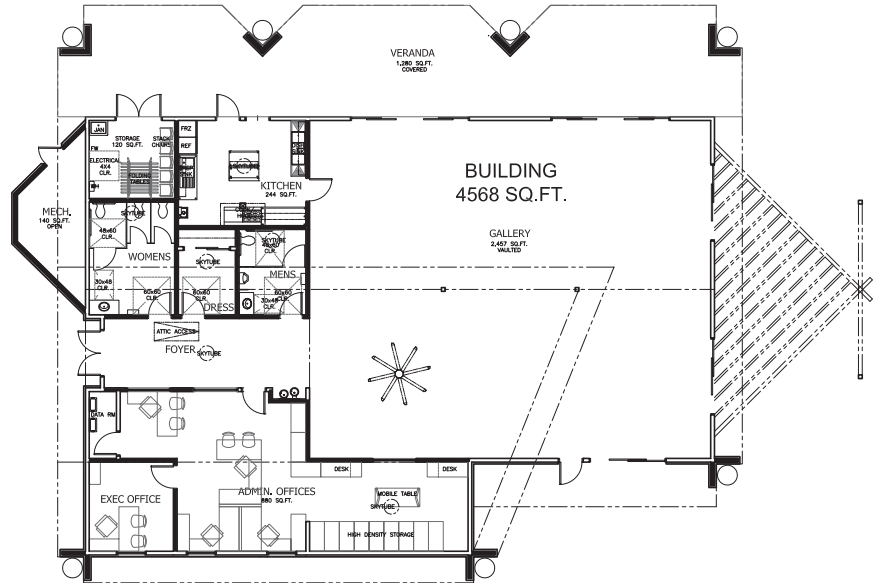
- Expanded browsing capacity for new and popular books and AV media
- Coffee and refreshments served at a coffee cart concession
- Secondhand book sale and gift shop
- Increased seating and separate zones for quiet, collaborative, active uses
- Additional public computers—both desktop and laptop
- Meeting room that seats 100 people
- A separate area for children and families and dedicated space for teens
- An upstairs hallway art gallery that leads to a public community room with a view of Atascadero City Hall and library support staff rooms

North County Government Center (partially shown above) provides:

- Offices for the Building and Planning Departments
- Offices for the County Clerk and Assessor
- High density storage
- Conference rooms and regional offices for department heads



PROJECT EXPERIENCE



TEAM

Ravatt Albrecht & Associates: Lead Design
 Mechanical/Plumbing Engineering
Greg Ravatt - Architect of Record
Michael DeMartini - Project Manager
Jim Albrecht - M&P Engineer

Stantec Consulting, Services, Inc. - Civil Engineer
 Cannon - Structural Engineering
 PleinAire Design Group - Landscape Architect
 Collings & Associates - Fire Protection
 GSI Soils, Inc. - Soils Engineering

CLIENT CONTACT

Aaron Regez - Dana Cultural Center
 671 S. Oak Glen
 Nipomo, CA 93444
 (805) 929-5679
 aaron@danaadobe.org

PROJECT STATS

Construction Completion: Under Construction
 Construction Amount: Estimated \$1.8 million
 RA Contract Amount: \$205,540

SIZE: 6,748 SF

DANA ADOBE VISITOR'S CENTER, NIPOMO, CA

Ravatt Albrecht & Associates is currently providing architectural and engineering design services as part of the development of the Dana Adobe Rancho Nipomo Visitor's Center. Improvements are being made to the Visitors Center, museum, restroom facility, and Ramada Structure, along with site improvements which include a parking lot, pathways, landscape and site utilities.

Located on approximately 130 acres in Nipomo, California, the project provides public interpretation of the site's unique geological, paleontological, prehistoric, historical and environmental resources, and draws on the established cultural and nature educational programs developed by the Dana Adobe Nipomo Amigos.

The Dana Adobe is a California State Historical Landmark, therefore, special measures must be taken into consideration for the project, such as archeological findings, weather conditions, and preserving the habitat around and near the site. The Dana Adobe is a California State Historical Landmark and is on the National Register of Historic Places, as well as the California Register of Historic Resources.



PROJECT EXPERIENCE



TEAM

Ravatt Albrecht & Associates: Architecture, MEP Engineering, Data Communications

Greg Ravatt - Architect of Record

Michelle Stokes - Project Architect

Jim Albrecht - Director of MEP

Joe Torrez - Electrical Engineer

Jim Logan - Plumbing Designer

Gary Gebhardt - Data Engineer

Smith Structural Group: Structural Engineering

AC&E: Cost Estimating

CITY OF ARROYO GRANDE CITY COUNCIL CHAMBERS TENANT IMPROVEMENTS, ARROYO GRANDE, CA

Ravatt Albrecht & Associates provided architectural and engineering design services for the renovation of the City of Arroyo Grande City Council Chambers. The former layouts of the men’s and women’s restrooms were reconfigured to provide separate ADA accessible facilities, the conference room was relocated, and a small kitchen area was added to the conference room. Upgrades included the installation of a permanent audio-visual system and a new broadcast system for live coverage of the bi-weekly City Council meetings. Necessary improvements to accommodate associated power and data cabling requirements were also included in the scope of work.

CLIENT CONTACT

Chris Magdosku, PE

Director of Public Works

City of Arroyo Grande

1375 Ash Street

Arroyo Grande, CA 93420

(805) 473-5460

cmagdosku@arroyogrande.org

PROJECT STATS

Project Completion Date: February, 2017

Construction Amount: \$413,303

SIZE: 2,800 SF





PROJECT EXPERIENCE



TEAM

Ravatt Albrecht & Associates: Architecture, Interiors, Mechanical/Electrical/Plumbing Engineering, Data Communications

Greg Ravatt - Architect of Record

Laura Joines - Project Manager

Larry Mitchell - Project Architect

Jim Albrecht - Director of MEP

Joe Torrez - Electrical Engineer

Jim Logan - Plumbing Designer

Gary Gebhardt - Data Engineer

Smith Structural Group: Structural Engineering

CJP Landscape: Landscape

AC&E: Cost Estimating

CLIENT CONTACT

Dr. Cynthia Allen, Vandenberg Village CSD

3735 Constellation Road

Lompoc, CA 93436

(805) 733-3417

callen@vvcasd.org

PROJECT STATS

Estimated Project Completion Date: April, 2018

Estimated Construction Amount: \$700,000

SIZE: Approximately 4,480 SF

VANDEMBERG VILLAGE COMMUNITY SERVICES DISTRICT OFFICE RENOVATION, LOMPOC, CA

Ravatt Albrecht & Associates is providing architectural, engineering, and interior design services for this 4,480 square foot renovation of the Water Administrative Office Building for the Vandenberg Village Community Services District. The renovation of this existing commercial building, previously used as a bank, is a comprehensive modernization of the exterior, interiors, and landscaping.

Although LEED certification is not required for this project, sustainability and energy efficiency are always implemented into our designs. This facility will use smart lighting, which adjusts with the amount of natural daylighting wherever possible. In addition, south-facing glazing in the break room will allow for passive solar heating in the winter.

Interior finishes were designed to play off of the theme of water, since the building houses the Department of Water administrative offices. Custom blue and green-toned mosaic tiles will compliment the new off-white stucco exterior both inside and out. The lobby features a glass wall that will separate the conference room from the lobby, bringing in natural daylight from the conference room windows. All restrooms were designed to be ADA compliant, and use custom tiles and colors that tie in with the rest of the building.

RA assisted the District with the bidding process and will assist with construction administration after the facility is built later this year.



PROJECT EXPERIENCE



QUAD IMPROVEMENTS - COMPLETED 2011 (ABOVE)



HIGH SCHOOL MASTER PLAN, ATASCADERO UNIFIED SCHOOL DISTRICT, ATASCADERO, CA

In 2010, using information gathered through circulation, parking studies, and building massing studies, Ravatt Albrecht & Associates (RA) designed a Master Plan with direction from the District Steering Committee and the Facilities Management for Atascadero High School. This plan included quad improvements, the Gymnasium Modernization, and other campus upgrades. The District's evaluation and review of the preliminary design led to the approval of a master plan that permitted the contracts for the Gymnasium Modernization, the Quad Improvements, and the VOIP Central Data Upgrade to be executed. Some images can be seen to the right of these completed projects.



GYM MODERNIZATION - COMPLETED 2013



RA Managed Services

- Master Planning
- Site Evaluations
- Circulation Study
- Parking Study
- Building Massing Study

Project Status

Completed:

- Campus Master Plan
- Quad Improvements
- Gymnasium & Girls Locker Room Modernization
- VOIP Central Data Upgrade

CLIENT CONTACT

Stu Stoddard
 Director of Support Services
 Atascadero Unified School District
 (805) 462-4243

CONTRACT VALUE

\$17,000

COMPLETION DATE

2011



PROJECT EXPERIENCE



MIDDLE SCHOOL MASTER PLAN, ATASCADERO UNIFIED SCHOOL DISTRICT, ATASCADERO, CA

Ravatt Albrecht & Associates (RA) is working with the Atascadero Unified School District (AUSD) to create a Master Plan for their Jr. High School located on a 16.5-acre parcel in the historic civic district of the downtown. The campus currently has 12 buildings, but the Master Plan identifies the removal of two buildings and two portables, and the modernization of 81,016 SF in the remaining 10 buildings. Four of the existing 7th/8th grade buildings will be updated to accommodate the incoming 6th grade with 10 new classrooms. The internal courtyard surrounded by the four buildings will be renovated with the removal of paving to be replaced with landscaping. The 7th and 8th grades will be relocated to a new two-story, 46,337 SF building that will house 22 classrooms, a laboratory, a library, administrative offices and a regional classroom.

RA Managed Services

- Master Planning
- Structural Engineering
- MEP Engineering
- Civil Engineering
- Roofing Design

CLIENT CONTACT

Stu Stoddard
 Director of Support Services
 Atascadero Unified School District
 (805) 462-4243

ESTIMATED CONSTRUCTION COST

\$10,150,000

ESTIMATED COMPLETION DATE

January, 2019



PROJECT EXPERIENCE



TEAM

Ravatt Albrecht & Associates: Architecture and Mechanical/Plumbing Engineering
Greg Ravatt - Architect, Project Manager

CLIENT CONTACT

Karen McNamara, President
Atascadero Printery Foundation
(805) 459-5113
info@atascaderoprintery.org

PROJECT STATS

Estimated Project Completion Date: 2019
Construction Status: Design Development

THE PRINTERY, ATASCADERO, CA

The Printery is currently an abandoned building in Atascadero's downtown, adjacent to the City Hall, the Middle School campus, and the rest of the downtown core. It is listed in the National Register of Historical Landmarks but is not much of a building in its current state. It is deteriorating and experienced structural damage from the San Simeon earthquake of 2003. Earlier this year, it was scheduled to be auctioned by the County of San Luis Obispo, however, the Atascadero Printery Foundation formed and petitioned to save the building.

The Foundation wishes to transform the former Printery into a cultural center for the community with a focus on education, history, and the arts. RA is working with the Foundation to develop these plans to help convert it into a performing arts theater for the residents of Atascadero to enjoy. Not only do the plans include a theater space for live productions and musical events, but large and small dining and meeting spaces, gallery display spaces, outdoor activity space, and upstairs office space are planned as well.



PRIMARY SUBCONSULTANT EXPERIENCE

Please see the following primary subconsultant information for BDA Architecture and AC&E Cost Estimating on the following pages.



BDA

Our Firm

BDA Architecture – Building Design for Animals; for 30 years our firm has built a reputation of excellence, innovation and award winning design. Specializing exclusively in animal care facility planning, design, and construction BDA has completed over 900 animal care projects in 46 states and 12 countries with an aggregate construction value in excess of \$500 million. Our firm has designed veterinary hospitals, teaching and research facilities, university projects, boarding and doggie daycare centers, and training facilities for service animals; nationally and Internationally.

Since 1986 BDA has received over 35 awards in veterinary hospital design, including the Veterinary Economics Hospital of the Year award in 1998, 2001, 2007, and for three years running from 2013 to the present. Our firm constantly strives to raise the bar on innovative design and aesthetic appeal, creating projects which are functional, state of the art, and deliver in architectural beauty. With facilities which have included design considerations for animal types ranging from companion animals and athletes to wildlife and food animals BDA's experience and expertise are unsurpassed.

The firm is lead by Principal Architects Wayne Usiak, Paul Gladysz, and Dave Gasser. BDA's support staff of eleven consists of architects, technicians, administrators, and construction specialists. All of BDA's design team has

specific technical experience in animal care facility design, and a thorough understanding of the issues specific to this discipline and the successful execution of an animal care facility.

In all of our work BDA understands that the finished project we deliver must meet the needs of all parties involved; not only the stakeholders, but the staff, facility clients, general public, and of course, the animals. An animal shelter is a very complex and dynamic thing and BDA understands more than anyone what goes into a successful animal care project; each of our projects are designed for functionality and flow. Our firm will insure efficiency in layout, safety systems for animals and staff, and high quality environmental control for air and acoustic quality. Finishes will be durable yet easily cleaned, clearances will be adequate for workflow, and equipment layouts will be correct for procedures.

With hundreds of projects over the past 30 years focused on animal care, BDA is proven to possess the specialized design knowledge and the technical competence to lead our field. Recognized as the world leader in innovative animal care facilities, BDA Architecture has the capability to deliver a world class design. We strive for innovation and our goal is to deliver a facility that not only meets our clients' needs, but surpasses their expectations.



Paul Gladysz, AIA, NCARB, CSI, ICC

Principal in Charge - paul.gladysz@bdaarc.com | 505.858.0180

Biography

Paul has over 30 years experience in design, practice management and construction management. Involved in over 300 animal health care projects, Paul specializes in animal boarding, veterinary specialty, referral and critical care centers. Work includes projects in 40 states and abroad, ranging up to 100,000 SF.

Paul's areas of expertise include project delivery systems (Design/Build, C/M and traditional methods), information technology, B.I.M. and construction materials and methods. Paul is a founding partner of CMP, Inc., a construction and equipment integration company dedicated exclusively to animal care. Prior to joining BDA Paul was a partner in New York State design and project management firms.

Education

Masters of Architecture -
State University of New
York, Buffalo

Bachelor of Professional
Studies, Architecture -
State University of New
York, Buffalo

Licensure

Registered Architect:
Arizona, Connecticut
District of Columbia,
Kentucky, Louisiana,
Maryland, Mississippi,
New Mexico, New York,
Oklahoma, Pennsylvania,
South Carolina, Tennessee,
and West Virginia

Relevant Experience

Principal in Charge:

Southeastern Guide Dogs -
Palmetto, FL

1st Pet Veterinary Centers -
Mesa, AZ

Roswell Animal Shelter -
Roswell, NM

**BYU Rexburg Campus Veterinary
Technician School -** Rexburg, ID

Cornell University Veterinary Specialists
- Stamford, CT

K-9 Resorts Franchises -
New Jersey & Pennsylvania

Wayside Waifs Humane Society -
Kansas City, KS

San Luis Obispo Animal Shelter -
San Luis Obispo, CA

Animal Neurology & MRI Center -
Bloomfield, MI

Midland Veterinary Clinic -
Poway, CA



Dave Gasser, AIA, NCARB

Architectural Project Manager

Biography

Since joining BDA Architecture in 1999, Dave has specialized his Architectural Degree in the design of animal care facilities. Over the past fifteen years, he has completed over 100 animal care facilities all over the United States. Along with programming, conceptualizing and designing these facilities, Dave has also managed many of them thru their Construction.

As a Project Manager, Dave builds collaborative teams between our clients, contractors, engineers, and building officials. Dave will be actively involved in all project phases, attending project meetings, preparing and reviewing contract drawings, and making site visits. Additionally, he will oversee all of the in-house production of schematic and construction documents, specifications, submittal reviews, contractor pay request review and on-site observation.

Education

Bachelor of Professional Studies, Architecture -
University of New Mexico

Licensure

Registered Architect:
Colorado
New Mexico

Relevant Experience

Project Manager:

Farmington Regional Animal Shelter -
Farmington, NM

Bernalillo County Animal Care and Resource Center -
Albuquerque, NM

Carson City Animal Shelter -
Carson City, NV

Thiel Meyer Pet Adoption -
Kershaw County Humane Society -
Camden, SC

Tri County Humane Society Animal Shelter - Boca Raton, FL

Friendship Animal Hospital -
Washington, DC

Palm City Animal Clinic -
Palm City, FL

Circle Oak Equine Sports Medicine & Rehabilitation -
Petaluma, CA



Becky Valentine

Design Manager

Biography

Becky joined the BDA team in 2010 after graduating with a degree in Architecture. Her love for animals combined with her passion for design inspired her to pursue a specialized career in the design & construction of animal care facilities. As a project manager and lead designer, she has completed several animal care facility projects all across the United States, ranging from pet resorts and vet hospitals to animal shelters and guide dogs facilities. Her areas of expertise include floor plan design, 3D modeling and rendering, exterior elevation design, interior design, and material selection. Becky manages projects from start to finish with a collaborative team, overseeing every aspect from conceptual design to permit documents and construction administration.

Education

Bachelor of Architecture -
California Polytechnic State
University

Relevant Experience

Project Manager:

**Thiel Meyer Pet Adoption -
Kershaw County Humane Society -**
Camden, SC

**National Education for Assistance Dog
ServicesI - Princeton, MA**

Amesbury Animal Hospital -
Amesbury, MA

Animal Medical Hospital - Charlotte, NC

Interior Design:

Farmington Regional Animal Shelter -
Farmington, NM

**Bernalillo County Animal Care and
Resource Center -**
Albuquerque, NM

Carson City Animal Shelter -
Carson City, NV



BDA

Farmington Regional Animal Shelter - Farmington, NM

Project Type: New Build Animal Shelter

Cost/Completed: \$3,567,253 / November 2013

Client/Owner:

Julie Baird, General Services Director
(505) 326-3354

Project Delivery Method: Design-Bid-Build

Project Role: Prime Architect

Services Provided:

Programming, Schematic design, design development, architectural construction documents, interior design, public presentations, construction administration, bidding assistance

This 15,667SF has several unique features including a central courtyard which provides a secure place for dogs to be exercised and allows the public to view the animals as they visit the various adoption rooms; separate Adoption Center entrance and Surrender/Reclaim lobby entrances which provide greater comfort for the public and better flow for the staff; a drive-thru sallyport which allows Animal Control officers safe and easy access to unload stray animals from their vehicles along with plenty of storage space; and the relocation and connection of a preexisting spay and neuter clinic to the new facility.

The new shelter provides housing for 300 pets, a much needed increase from the old facility maximum capacity of 80. The building also includes a large conference room for training and events, office areas, designated rooms and areas for the multitude of functions of the Regional Animal Shelter, and beautiful inviting spaces for the public.

The exterior shell was enhanced with multiple features and finishes. The walls were clad in a combination of metal panels, stone veneer and stucco. Wood trellis walkways direct public to the two separate entrances along with vertical wood slat elements to block direct sunlight from the west facing windows.





BDA

Carson City Animal Services - Carson City, NV

Project Type: New Build Animal Shelter

Cost/Completed: \$3,067,602 / September 2016

Client/Owner:
Robert D. Fellows, Senior Project Manager
(775) 283-7370

Project Delivery Method: Design-Bid-Build

Project Role: Prime Architect

Services Provided:
Programming, Schematic design, design development, fundraising materials, architectural construction documents, interior design, construction administration, bidding assistance

This 10,726 SF facility provides housing for over 200 pets including canine, feline, equine and exotic animals. Separate entrances and lobbies for Adoption and Surrender/Reclaim help provide more comfort for the public and more control for the staff.

Veterinary facilities include a dual-surgery spay and neuter clinic, as well as exam rooms for intake, surrender, and treatment, an ICU, and separate isolation rooms for canines and felines.

Also included in the design are a Multi-purpose conference room, multiple offices, drive-thru intake garage, and several play and 'acquaintance' rooms where visitors can spend time getting to know the animals prior to adopting them.





BDA

Thiel Meyer Pet Adoption Center - Camden, SC

Project Type: Renovation Animal Shelter

Cost/Completed: \$1,532,603 / September 2015

Client/Owner:
Sharon Jones, Director – (803) 425-6016

Project Delivery Method: Design-Bid-Build

Project Role: Prime Architect

Services Provided:
Programming, Schematic design, design development, fundraising materials, architectural construction documents, interior design, construction administration, bidding assistance

This renovation project was designed to provide an updated home for the Kershaw County Humane Society. The unique design provides separate entrances for the adoption center, surrender/animal control, and spay/neuter clinic, allowing greater comfort for both the public and staff. This building has several unique features including the indoor “street” for the public to tour as they visit all of the various pet adoption rooms for everything from puppies and adult dogs to exotic birds and reptiles.

Cats are housed in their own separate area within the building, away from the stress of active dogs, with indoor/outdoor congregate housing rooms. Overall the facility has a capacity for 250 pets.





BDA

Bernalillo County Animal Care and Resource Center - Albuquerque, NM

Project Type: New Build Animal Shelter

Cost/Completed:
\$4,802,000 / Pending Construction

Client/Owner:
Kerry Bassore, Water & Energy Conservation
Planner
(505) 848-1552

Project Delivery Method: Design-Bid-Build

Project Role: Prime Architect

Preconstruction Phase Services Provided:
Programming, Schematic design, design
development, architectural construction
documents, interior design, public presentations,
construction administration, bidding assistance



The facility will provide a new home for the Bernalillo County Animal Care and Resource Center. The building incorporates innovative programming features such as individual suites for animal display, private human-animal bonding areas, animal congregation areas, and separate entrances for adopting clients and surrendering clients. It also includes a full veterinary medical facility, intake and holding areas, horse, swine, and other large animal corrals, and complete administrative offices and training spaces. The building will house 156 dogs, 142 cats, along with multiple accommodations for large and exotic animals.

The floor plan was designed to encourage adoption. As the public enters the facility there will be a very natural flow that takes them from one adoption space to the next. A trip to the shelter will be more than a visit it will be a positive and engaging experience that will benefit both the people and animals in the facility.

Natural light will be incorporated into all animal housing areas to help improve health, stress levels, and circadian rhythm. Durable materials and coordinating colors will be used throughout the facility to create a cohesive and harmonious building design that is functional and practical for the staff and animals.



Architectural Construction

& Environmental Support Services

Phone 805 349-0049 Fax 805 349-0089 E Mail acesupp@aol.com
3203 Lightning Street Suite 114 Santa Maria, California - 93455

A C & E Support Services provides Schematic, Design Development, Pre Bid Cost, Value Engineering Estimates and CPM (Critical Path Schedules).

Over the last 20 years we have provided Engineering Cost Estimates and Critical Path Schedules for Schools, Airport expansion projects and Military projects. We also have extensive experience with cost analysis and scheduling of both large scale and small-scale projects, including Commercial - Industrial - Educational - Residential SFD's - Multi Family projects. Because we developed and maintain our own Estimating Software our track records for accuracy remains consistent within industry standards.

We are a Construction Cost Consulting firm dedicated to client success by providing the strength of innovative analysis, and the security of broad-based project expertise and professional and personalized attention. And because consulting is the focus of our business, not a sideline, our clients benefit from greater accessibility, quicker turnaround time, more personalized attention and lower fees

You may call on A C & E Support Services for environmental expertise, project planning, project analysis, cost control, performance evaluation, comparative design estimates, project scheduling, construction services and for expert testimony.

For more information about our services you can visit our Web Site at ACESUPP.COM

To contact us directly, please feel free call our offices at 805 349-0049 and ask for Mike Lewis

Respectfully Yours

Michael J Lewis

Owner
A C & E Support Services



Architectural Construction

& Environmental Support Services

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3203 Lightning Street Suite 114 Santa Maria, California - 93455

Over the last 20 years Mike Lewis has provided Engineering Cost Estimates and Critical Path Schedules for schools, airport expansion projects and military projects. He also has extensive experience with cost analysis and scheduling of both large scale and small-scale projects, including commercial, industrial, educational, residential and multi-family projects. Our goal is to be within 7% of the lowest bid and 5% of the highest bid for a given project, with a total spread of about 12%.

With Ravatt Albrecht & Associates

Renovate Bldg 331 NHCU PH1, Menlo Park, CA
Juvenile Services Center Remodel, Parcel A Highway 1, San Luis Obispo, CA
Holding Facility Expansion SLO, SLO County Government Center, San Luis Obispo, CA
ADA Upgrades, San Luis Obispo County, San Luis Obispo, CA
Renovate Bldg 331 NHCU PH2, 795 Willow Rd, Menlo Park, CA
Santa Maria Trial Court Clerk Bldg, Cook & Miller Street, Santa Maria, CA
Renovation Va Bldg 90-NHCU-LVD, Livermore, CA
ADA Facility Compliance Bid Package, 15 Locations In SLO County, San Luis Obispo, CA
Maintenance Operations & Transportation Project, Atascadero Unified School District, Atascadero, CA
Interior Improvements Building 1628, Vandenberg Airforce Base, CA
Ag Commissioners Office Addition, Foster Rd, Santa Maria, CA
Ag Commissioners Office Modular, Foster Rd, Santa Maria, CA
Renovation of Building 836, Vandenberg Airforce Base, CA
UCSB Roof Replacement Theater, Goleta, CA
UCSB Replace Roof's 4 & 7, Music Building, Goleta, CA
Miscellaneous Renovation Projects Housing Authority, San Luis Obispo, CA
Guadalupe Community Park Restrooms, Guadalupe Community Park, Guadalupe, CA
Santa Maria Fire Station #1, South Pine St Santa Maria CA
Santa Maria Fire Station #3, Donovan Rd Santa Maria CA
Solvang Vet Bldg Renovations, 1745 Mission Dr Solvang CA
Harrison Remodel, 2825 Tapedero Dr Los Olivos CA
District Council #16, 2705 Constitution Ave, Livermore, CA
E. O. Green Modernizations, 3739 C, Street Oxnard, CA
S B County Public Works Bldg C S A Architects N. Foster Road Santa Maria Ca
Office Expansion, 1370 White Ct, Santa Maria, CA
Santa Maria Fire Station #4, College & Bradley Rd, Santa Maria, CA
Mixed Use Commercial Building 153, 1201 East Main Street, Santa Maria, CA
Remodel DA Offices Santa Maria SBDA05 312 E. Cook Ave Santa Maria CA
Maint Bldg Restroom Remodel, 301 E. Third St., Oxnard, CA
Building D County Gvt Center, Betteravia Rd., Santa Maria, CA
Santa Cruz Transit Facility Remodel, 110 Vernon St, Santa Cruz, CA
Reroofing HVAC Atascadero Jr High School, Atascadero School District, 5601 W. Mall St, Atascadero, CA
Fire Alarm & Re Roof at San Antonio Elementary, 67550 Jolon Rd, Lockwood, CA

General Company Description

Petaluma Animal Services Foundation is a California non-profit corporation serving the cities of Petaluma, Healdsburg, Cloverdale and Calistoga.

Mission Statement: Petaluma Animal Services Foundation provides Animal Care and Control Services for stray, surrendered, injured and public services for animals to residents of contract cities. Public services include adoptions, collection and care of stray/injured animals, dog licensing, cruelty investigations and animal law enforcement, public adoption events, and low cost dog training/rehabilitation/crisis services for problem animals.

Company Goals and Objectives: Petaluma Animal Services Foundation maintains the highest live release rate of any animal shelter in Sonoma County. PASF is a leader in customer service with a loyal customer following. Our specific objectives include reducing the length of stay for an animal to the shortest possible time period, adoption follow-up to help with transition and training, state of the art website of resources to our customer community as well as other shelters, educating the community about pet needs, and a collaborative working environment for our employees.

Business Philosophy: Customer satisfaction drives this business. Adopters, the contract communities and the animals all receive the highest level of service. Our animals are marketed throughout the service area for maximum exposure. As more municipalities find themselves with financial challenges the subject of Animal Services is visited. Our model is much cheaper for the contracting agencies and much more successful for the animals in the community. Less than 3% of the animals entering our shelter required euthanasia. This engenders great respect and support from the community and ensures very few citizen complaints to the contracting agency.

Our most important resources lie in our personnel. All employees have a strong commitment to animal welfare. Each area of the organization is represented by an expert in that area: Animal Control, Canine Training, Customer Service and Technology, Animal Veterinary Care, Volunteer Coordination, Humane Education, Community Outreach, Executive Management. This diversified staff and their commitment make the organization flourish.