

ANIMAL SHELTER COALITION FOR EL DORADO COUNTY

November 12, 2011

***** IMPORTANT UPDATE *****
SHELTER BUILDING DESIGN SERVICES AMMENDMENT BEFORE THE
BOARD OF SUPERVISORS – 11/15/11

Key steps for progress on the Western Slope Animal Shelter project are on the ***Board of Supervisors Agenda, Tuesday, November 15.*** One of these is the amendment to the 2006 design services agreement that will restart the Architect on this project. In early 2009, after the design was completed, the project was suspended. We have been told since late 2009 that the building envelope would need to be re-designed to modify the building envelope from concrete tilt-up to conventional frame design.

After being assigned the project in April, 2011, the new project manager has made good progress on the numerous tasks to get the project ready to bid and now the needed action to re-start the building part of the project will be before the Board. This re-start comes with a price tag of additional costs not to exceed \$161,899 plus a recommended contingency of \$27,500. Most of that is in all the engineering specialists that do this work. It is important to be specific about what drives these additional design/engineering costs. It is the following:

1. **Concrete Tilt Up to Conventional Frame.** The Board of Supervisors directed the Architect to design a concrete tilt-up structure, in June 2007, believing it the best building type. After the design was done, the County determined that the best and least expensive build is a conventional stud frame shear wall design. To get better bids, design and engineering work will be revised to change the building envelope.
2. **Building Code Changes.** In the time between early 2009 (project suspended) and resuming work now, a new Uniform Building Code was passed. The plans now have to comply with the Building Code edition that went into effect in January 2010.
3. **New Statewide Storm Water run-off regulations.** Recently, new Storm Water Pollution Prevention regulations went into effect. They add engineering work to the project and therefore add costs.

We are extremely frustrated with the additional costs and how they came about. Every project dollar spent on more engineering and design (though now unavoidable) or access road or project oversight is a project dollar not available for the goal – the permanent animal shelter. We therefore urge that these changes be made as efficiently as possible, no more time or resources be diverted, and the project move forward as scheduled.