

Yolo County Animal Shelter

FURTHER STUDIES



Option A – Non-Profit Shelter / County Field Services

Program Area Impact:

- Increase in buildings area from 28,000 sf to **30,500 sf**
 - *26,000 sf into new full-service shelter (inc. vet clinic, community spaces)*
 - *3,750 sf remodel of existing shelter (County run Field Services, Large Animal sheltering)*
- Increase in site area from 3.2 acres to **5.3 acres**
 - *2.3 acres at existing site, 3.0 acres at new shelter site*

Construction Cost Impact:

- Decrease in Direct Construction Cost by **\$3.0** (from \$20.7m to \$17.7m)
 - *Attributed to 4,360 sf remodel & 26,100 sf new construction*
- Decrease in Total Project Development Cost by **\$5.3m** (from \$24.5m to \$19.2m)

Option A – Non-Profit Shelter / County Field Services

O & M Impact:

- Increase of \$1.4m above existing, similar to the Shelter based on Needs Assessment
 - *Reduction in average salary from \$90,100 to \$73,000 on non-profit side*
 - *+/- \$500,000 reduction in salary expense as compared to Shelter based on Needs Assessment*
 - *+/- \$500,000 increase across other expenses with split between County and non-profit services*

Note: Does not include leaseback of building if building owned by County

Option B – Reduced Program / Modular

Program Area Impact:

- Decrease in buildings area from 28,000 sf to **21,730 sf**
 - *Reuse of 530 sf, existing vet trailer with 21,230 sf new shelter*
 - *Full service Vet Clinic delivered in Phase 2*
 - *Community classroom space delivered in Phase 2, limiting expansion of programs*
 - *All animal housing delivered*
- Decrease in minimum required site area from 3.2 acres to **3.0 acres**

Construction Cost Impact:

- Decrease in Direct Construction Cost by **\$6.7m** (from \$20.7m to \$14.0m)
 - *Attributed to reduction in square footage*
 - *Use of modular construction reduces cost*
- Decrease in Total Project Development Cost by **\$9.5m** (from \$24.5m to \$15.3m)

Option B – Reduced Program / Modular

O & M Impact:

- Increase of \$1.1m above existing. Slight reduction from Shelter based on Needs Assessment
 - *Staffing remains the same, no reduction in staff expense*
 - *Minor reduction in building utility costs with decrease in building size*
 - *Reduction in contract vet from 2.5 FTE (shown in Shelter based on Needs Assessment) to 1.5 FTE due to limited service capability with reuse of existing vet trailer.*

Option C – Fixed Cost, \$10m

Program Area Impact:

- Decrease in buildings area from 28,000 sf to **18,750 sf**
 - *3,750 sf remains at existing shelter for cats, large animal, admin, field services, vet trailer*
 - *Build new 15,000 sf dog only and associated support space*
 - *Existing Vet trailer reused, no full-service vet clinic in Phase 1*
- Increase in site area from 3.2 acres to **3.9 acres**
 - *2.3 acres at existing site, 1.6 acres at new shelter site*

Construction Cost Impact:

- Decrease in Direct Construction Cost by **\$7.9m** (from \$20.7m to \$12.8m)
 - *Attributed to 3,750 sf remodel & major reduction of square footage in new construction*
- Decrease in Total Project Development Cost by **\$10.5m** (from \$24.5m to \$14.0m)

Note: Fixed Cost of \$10m not achievable without greater reduction to square footage (i.e. reducing housing capacity below recommended)

Option C – Fixed Cost, \$10m

O & M Impact:

- Increase of \$1.3m above existing. Slight reduction from Shelter based on Needs Assessment
 - *Staffing increases from 28.5 FTE to 30 FTE with inefficiency of operating at 2 sites*
 - *Reduction in building utility costs with decrease in building size*
 - *Reduction in contract vet from 2.5 FTE (shown in Shelter based on Needs Assessment) to 1.5 FTE due to limited service capability with reuse of existing vet trailer.*

Option D – Fire Station No. 3, Repurpose

Program Area Impact:

- Decrease in buildings area from 28,000 sf to **26,075 sf**
 - *18,874 sf remodel*
 - *7,115 sf new dog wing expansion*
- Increase in available site area from 3.2 acres to **7 acres (usable)**

Construction Cost Impact:

- Potential decrease between **\$6.2m & \$8.1m** (from \$20.7m to a range of \$12.6m to \$14.5m)
 - *Attributed to 3,750 sf remodel & major reduction of square footage in new construction*
- Decrease in Total Project Development Cost between **\$8.7m & \$10.8m** (from \$24.5m to a range of \$13.7 to \$15.8m)

Note: Cost range given pending further study of existing conditions

Option D – Fire Station No. 3, Repurpose

Operational Impact:

- Increase of **\$1.4m** above existing. Slight reduction from *Shelter based on Needs Assessment*.
 - *Staffing remains the same*
 - *Slight reduction in building utility costs with decrease in building size*

Option D1 – Same as Option D with JPA governance model

Operational Impact:

- Potential decrease in operational cost by 58% as compared to Option D.
- Net Operating cost could be **\$604,000** above existing. Attributed to decreased average salary and reduced benefits

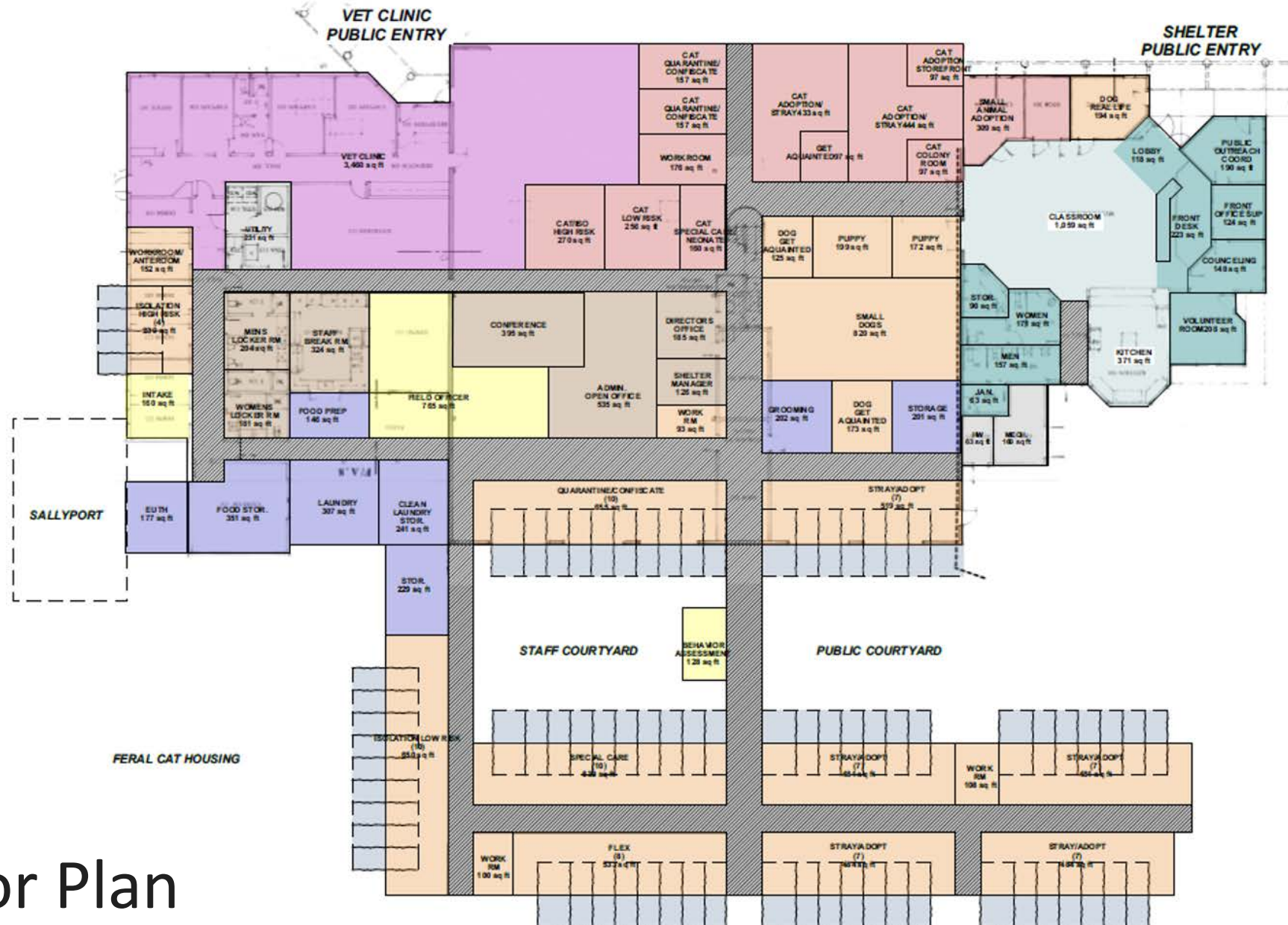
Note: Does not include overhead or leaseback of building if owned by County

Fire Station 3 - Repurpose



Site Plan

Fire Station 3 - Repurpose



Floor Plan

YOLO COUNTY ANIMAL SHELTER – FURTHER STUDIES

OPTIONS SUMMARY

DRAFT 10/03/17

SHELTER BASED ON NEEDS ASSESSMENT STUDY

Build a new full-service animal shelter that will serve as a model facility for shelter design and best animal care and services. The originally outlined program was based on the Animal Care Services Capacity and Animal Housing Needs report completed by UC Davis Koret Shelter Medicine Program (KSMP) in July of 2016. The program delivers a 28,000 sf facility which includes all best practices housing recommendations and includes a full services vet clinic as well as community and public spaces that will allow for expanded education and services.

A Peer Review of the Preliminary Program was also completed by Animal Arts on September 23, 2016 which validated the program recommendations which set facility size.

Construction Cost Impact: Estimated \$20.7m direct construction cost with total project development cost of \$24.5m.

Net Operating Cost: Estimated \$1.4m above current. Revenue assumptions are same as current cost for even comparison across all options. In a new full service shelter with expanded services and greater opportunity for grants and donations a portion of this increased operating cost could be offset.

Advantages:

- Will service the needs of the community now and into the future
- Will allow for expanded and improved community services that are now limited due to the limitations of the existing shelter.
- Delivers a model facility that will serve as a resource center for the community, supporting best animal care and services.
- Delivers on all recommendations from 2016 report completed by UCD KSMP.

Disadvantages:

- Cost exceeds what expectations are for a new shelter
- Requires large commitment from all Cities being served
- May exceed fund raising capabilities
- O&M costs will be greater than current budget
- A site has not been identified

YOLO COUNTY ANIMAL SHELTER – FURTHER STUDIES

OPTIONS SUMMARY

DRAFT 10/03/17

OPTION A – Animal Sheltering Services run by non-profit with Animal Control under County

Build a new full-service animal shelter to be run by a non-profit with Animal Control Services staying under the Sheriff's Office and operating out of the existing facility. All cat, dog, small animal housing along with all support, administrative space, community and public spaces and a vet clinic will be provided at the new shelter. Animal Control will continue to provide sheltering services for wildlife, livestock and large animals at the existing shelter. This option does include minor renovation cost to improve existing facilities for Field Services with the assumptions that the small animal annex will be converted to offices and support space with the existing administrative wing serving support needs. Assumes dog wing is abandoned.

Program Area Impact: Estimated increase in building area from 28,000 sf to **30,500 sf**. Site area increased from 3.2 acres to 5.8 acres. This includes area remaining in use at the existing shelter site for animal control services.

- Increase in building and site area is due to split between animal control and shelter functions and use of 2 different sites.
- Veterinary Clinic and Classroom can be phased to further reduce program area.

Construction Cost Impact: Estimated \$3.0m reduction to direct construction cost from \$20.7m to **\$17.7m**. Total project development cost is reduced from \$24.5 to **\$19.2m**.

Operational Impact: Net operating costs remain very close to the same as the Shelter based on Needs Assessment described on page 1 which is **\$1.4m** above current costs. There is a reduction in salary expense by approximately \$500,000; however, it is offset by a +/- \$500,000 increase in cost across other expenses. Increased expenses are seen with vehicle purchase, fuel, equipment, etc. along with a service/overhead cost on the non-profit side not seen in other models.

Advantages:

- Gets County out of sheltering business, can focus on core job of animal control.
- Full-service animal shelter is delivered.
- Construction cost is reduced significantly.

Disadvantages:

- Combined operating cost of both the shelter and animal control facilities does not result in savings as anticipated.
- Results in duplication of administrative needs.
- Increased square footage and site area is required due to splitting of functions between two sites.
- Requires some renovation of old shelter to house animal control functions.
- May not sufficiently reduce costs.
- Barn & pasture may need to be relocated which would result in further cost.

YOLO COUNTY ANIMAL SHELTER – FURTHER STUDIES

OPTIONS SUMMARY

DRAFT 10/03/17

OPTION B – Reduced Program Area built with Modular construction or other cost reducing construction methods

Size of facility is reduced, all required animal housing is provided; however, other support, public, and administrative areas are reduced. Excludes community meeting & classroom space and vet clinic, provides minimal medical housing/ treatment provided for shelter animals only. Assumes reuse of existing vet trailer. Assumes pre-engineered, relocatable and/or modular construction techniques are used to reduce cost.

Program Area Impact: Estimated reduction in building area from 28,000 sf to **21,730 sf**. Site area reduced from 3.2 acres to 3.0 acres.

- Reduction to building area is seen with reduction of public spaces, administrative spaces, animal support/work areas. Veterinary Clinic and Classroom are moved to Phase 2. Minimal medical housing and treatment areas remain in Phase 1.
- All animal housing remains intact with no reduction in quality or quantity.

Construction Cost Impact: Estimated \$6.7m reduction to direct construction cost from \$20.7m to **\$14.0m**. Total project development cost is reduced from \$24.5m to **\$15.3m**.

- Cost reduction reflects delivering shelter using modularized construction along with other cost reducing building methods.
- Cost reduction reflects reduced building and site areas.
- Assumes dog housing is constructed with concrete with high-performance coating, not with caging.

Net Operating Cost: An increase of \$1.1 m is seen as compared to existing operations, primarily attributed to added staff, increased vet services cost and building utility costs. This option is approximately \$300,000 then the Shelter based on Needs Assessment described on page 1.

- This shelter model could see possible reduction in operational costs if the shelter is run by a non-profit as described in Option A.

Advantages:

- No reduction in quality or functionality made to program areas identified in Phase 1.
- Best-practices for animal care and housing maintained.
- Full housing needs are met per recommendations in needs assessment study.
- Project goals are still met which include promoting successful outcomes, meeting animal needs for care & housing and building a shelter that is financially sustainable and cost effective.

YOLO COUNTY ANIMAL SHELTER – FURTHER STUDIES

OPTIONS SUMMARY

DRAFT 10/03/17

OPTION B, cont.

Disadvantages:

- Program reductions mean reduced services.
- Reuse of existing vet trailer results in limited ability to deliver expanded services and programs.
- Community events and educational training may be limited initially with elimination of classroom and reduction in public spaces.
- May not sufficiently reduce cost.

YOLO COUNTY ANIMAL SHELTER – FURTHER STUDIES

OPTIONS SUMMARY

DRAFT 10/03/17

OPTION C – Fixed Cost

Study an option based on a fixed budget (i.e. \$10 million). Identify what can be provided and built for fixed Project Development Cost of \$10 million. Under this option a new Dog only shelter would get built, as lack of adequate dog housing at the current shelter is the largest unmet need. The current shelter would continue to operate for cats, vet services (under the existing vet trailer as it currently operates). The public would come to both facilities.

After studying different ways to deliver a new shelter for \$10m it was determined that it is infeasible without cutting program square footage (ie delivering less animal housing than is recommended) or reducing quality of housing (ie. caging vs. built kennels). Note that if West Sacramento capacity is removed, the costs shown below are reduced by approximately 22%. See Summary of Options page for further description. The lowest cost option, without eliminating housing or reducing quality of care is described below.

Program Area Impact: New dog only shelter building of **15,000 sf** is built with **3,750 sf** remaining in use at the existing shelter site. A total of **18,750 sf** is estimated between both sites. Site developed area is 3.9 usable acres between both sites.

- Veterinary clinic continues to operate out of the existing vet trailer.
- Classroom functions are delivered in Phase 2.
- The new Shelter is a dog only shelter with cats, small animal and vet services remaining at the existing shelter.
- Administrative staff would be split between both facilities.
- Public would be going to each facility depending on the type of animal they are adopting.
- Animal Control functions remains primarily at the existing site with some space needed at the new building for dog intake and processing.
- Large animal functions, wildlife/farm covered areas remain at the existing shelter.

Construction Cost Impact: \$7.9m reduction to direct construction cost from \$20.7m to **\$12.8m**. Upgrades to the existing shelter would be \$560,000. Assumes the existing dog housing area is abandoned. Total project development cost is reduced from \$24.5m to **\$14.0m**.

Net Operating Cost: An increase of \$1.3m is seen as compared to existing operations, primarily attributed to added staff, increased vet services cost and building utility costs as well as operating two facilities. Staffing needs are increased due to operating two facilities which will be inefficient. O&M costs do increase due to split in services between two facilities. Total building size being managed is larger than original program. Inefficiency seen in operating services from multiple locations.

YOLO COUNTY ANIMAL SHELTER – FURTHER STUDIES

OPTIONS SUMMARY

DRAFT 10/03/17

OPTION C, cont.

Advantages:

- May allow project to proceed, improving animal care to some level.
- New dog only shelter building could be designed to allow for expansion later to consolidate operations and bring services that would remain at existing shelter back to new site.

Disadvantages:

- In this scenario \$10m total project development cost is still not achieved.
- Project as re-scoped does not meet recommendations of needs assessment report. Required capacity to house all animals is met, but with compromises.
- Inefficient with duplicated staffing needed and increased operational costs to run two facilities.
- Confusing to Public which location they will going to.
- Lower staff morale with staff remaining at existing shelter as work conditions are poor.
- Phase 2 may never get built.

YOLO COUNTY ANIMAL SHELTER – FURTHER STUDIES

OPTIONS SUMMARY

DRAFT 10/03/17

OPTION D – Evaluate Existing Sites with Existing Buildings

Prepare Conceptual Site Plans for up to two existing sites with existing buildings to be repurposed as a shelter. In this study, repurposing Fire Station No. 3 was evaluated. An early floor plan and site plan was developed to test fit the program to the existing building and site. See draft site plan and floor plan, included with this study.

The Fire Station No. 3 site is well suited to conversion to a shelter and fits all program area easily. There are 7 usable acres which gives more than enough room for initial development as well future expansion. All major site utilities are in place along with a large amount of paving and other site amenities that could be reused. The large engine bay is well suited for conversion to animal housing areas. An existing large multi-purpose space with full kitchen is already in place near the main public entry that could be well suited for community space for large events. The vet clinic could be positioned in the north-west corner of the building and have its own entry and parking, separate from the main public entry which is ideal. There is a large drainage basin on the south edge of the site that may be usable as a dog park. Further study is needed to validate this use.

Program Area Impact: A total of 18,875 sf of existing building area is remodeled with a new 7,155 sf addition for a total of **26,075 sf**. The addition area would include dog housing and support area. The fire station site has a total site usable area of 7.0 acres which is already well developed with utilities all in place.

Construction Cost Impact: A range of cost is given as further study is needed as to the condition of the exiting building and associated remodel cost. Construction cost is in the range of **\$12.6 - \$14.5m**. Total project development cost is in the range of **\$13.7-\$15.8m**.

Net Operating Cost: Minimal impact to operations cost compared to full 28,000sf shelter. Net operating cost is \$1.4m above current costs.

Advantages:

- Cost savings due to lower remodel cost compared to building new.
- Reuse of an existing facility is a sustainable approach.
- Time-savings since remodel is quicker than building from scratch.

Disadvantages:

- Remodeled facility is not purpose-built. Some compromise in functionality is inevitable.
- In case of remodel of existing shelter, serious phasing challenges to keep current operations going.
- May not produce cost-savings due to complexities of a shelter and their cost whether new or remodel.

EVALUATION OF OPTIONS

NEW ANIMAL SHELTER, COUNTY OF YOLO

DRAFT DATE: 10/03/17

SUMMARY - ALL OPTIONS

	Existing YCAS Current Budget	Shelter based on Needs Assessment	Option A Non-Profit	Option B Reduced Program	Option C Fixed Cost	Option D Fire Station Site	Option D1 Option D w/ JPA model
Site Size (acres):	2.3	3.2	5.3	3.0	3.9	7.0	7.0
Building Area (sf):	11,080 (2)	28,000 (2)	30,458 (1),(2)	21,730 (2)	18,750 (1),(2),(9)	26,075 (2)	26,075 (2)
Land Acquisition Cost:	-	not included	not included	not included	not included	not included	not included
Construction Cost:	-	\$20,687,000 (3),(8)	\$17,699,000 (3),(4)	\$14,096,000 (3)	\$12,791,100 (3),(4)	\$12,579,200 - (3),(6) \$14,524,400	\$12,579,200 - (3),(6) \$14,524,400
Total Project Development Cost:	-	\$24,500,000	\$19,200,000	\$15,300,000	\$14,000,000	\$13,700,000 - (3),(6) \$15,800,000	\$13,700,000 - (3),(6) \$15,800,000
Staffing (FTE):	19 (5) (7)	28.5 (5)	27 (5)	28.5 (5)	30 (5)	28.5 (5)	28.5 (5)
Contract Vet (FTE):	1.0	2.5	2.5	1.5	1.5	2.5	2.5
Net Operating Cost per fiscal year:	\$0	(\$1,427,000) (11)	(\$1,454,000) (12)	(\$1,170,000) (11)	(\$1,290,000) (11)	(\$1,390,000) (11)	(\$604,000) (11),(12)
		Construction cost reduction compared to column 2:	14%	32%	38%	34% (10)	34% (10)
		Operating cost change reduction compared to column 2:	-2%	18%	10%	3%	58%

Additional Revenue that could be expected in new shelter per LAFCO report:

Animal Licenses:	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Donations & Grants:	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
Net Operating Cost per fiscal year:	(\$1,237,000)	(\$1,264,000)	(\$980,000)	(\$1,100,000)	(\$1,200,000)	(\$414,000)

SUMMARY - ALL OPTIONS, WITHOUT WEST SAC

	Existing YCAS Current Budget	Shelter based on Needs Assessment	Option A Non-Profit	Option B Reduced Program	Option C Fixed Cost	Option D Fire Station Site	Option D1 Option D w/ JPA model
Site Size (acres):	-	3.0	5.1	2.6	3.8	7.0	7.0
Building Area (sf):	-	26,100 (2)	24,100 (1),(2)	19,330 (2)	16,850 (1),(2),(9)	24,020 (2)	24,020 (2)
Land Acquisition Cost:	-	not included	not included	not included	not included	not included	not included
Construction Cost:	-	\$17,793,000 (3),(8)	\$15,920,000 (3),(4)	\$12,754,000 (3)	\$10,846,000 (3),(4)	\$11,263,000 - (3),(6) \$13,193,400	\$11,263,000 - (3),(6) \$13,193,400
Total Project Development Cost:	-	\$21,200,000	\$17,300,000	\$13,900,000	\$11,900,000	\$12,300,000 - (3),(6) \$14,400,000	\$12,300,000 - (3),(6) \$14,400,000
Staffing (FTE):	-	22 (5)	22 (5)	21 (5)	26 (5)	20.8 (5)	22.0 (5)
Contract Vet (FTE):	-	1.5	1.5	1.5	1.5	1.5	1.5
Net Operating Cost per fiscal year:	-	(\$996,000) (11)	(\$1,126,000) (12)	(\$794,000) (11)	(\$1,094,000) (11)	(\$901,747) (11)	(\$388,000) (11),(12)
		Construction cost reduction compared to with West Sac:	14%	10%	10%	15%	10% (10)
		Operating cost change compared to with West Sac:	30%	23%	32%	15%	35%

Footnote:

- (1) Includes existing shelter square footage, excluding dog area
- (2) Best Practices delivered for new construction
- (3) Does not include site acquisition cost
- (4) Includes minor renovation of existing shelter
- (5) Not including contract vet
- (6) Cost range given pending further study of existing conditions
- (7) Does not include SPCA positions or unpaid kennel workers
- (8) All costs adjusted for 2 years escalation @ 5.5% per year
- (9) Assumes reuse of existing shelter for cats, admin, support and field services with new dog only 15,000 sf shelter built
- (10) Percentage shown for comparison is figured to average of range
- (11) Does not include overhead costs. Note overhead is not included in existing YCAS budget under Sheriff, provided by County
- (12) Does not include cost of lease if County owns building

Yolo County Animal Shelter
Option D, Fire Station Site, Low-End of Cost Range
DRAFT 10/3/2017

ESTIMATE OF PROBABLE COST

PROJECT DATA

Total Site Area	302,667 SF	7.0 Acres
Service yard and staff parking	10,500 SF	
Public parking (incl. drives and fire access)	16,000 SF	
Animal exercise yards	8,400 SF	
Barn Pasture	8,000 SF	
Dog Park	20,000 SF	
Site Landscaping & Hardscaping	25,926 SF	
Landscaping w/ irrigation	12,963 SF	
Hardscape including walkways	12,963 SF	
Site Efficiency Factor of 70%	51,825 SF	
Total Remodel Building Area	18,920 SF	
Shelter - Remodel, cats, admin & support	13,235 SF	
Shelter - Remodel, dogs	2,225 SF	
Shelter - Remodel Veterinary	3,460 SF	
Total New Building Area	7,155 SF	
Shelter - New expansion Dogs	6,075 SF	
Shelter - New expansion Other	1,080 SF	
Total Building Area	26,075 SF	
Covered Exterior Areas	7,168 SF	
*incl. sallyport, ext. kennels, cat colony porches, storage sheds, etc.		

A. SITE ACQUISITION

SITE ACQUISITION

Land purchase	7.0 AC	\$0	\$0 not included
Legal, other fees	1 LS	\$0	\$0 not included
Closing, other costs	1 LS	\$0	\$0 not included
TOTAL SITE ACQUISITION	7.0 AC	\$0	\$0 not included

B. DIRECT CONSTRUCTION COST (Site, Bld'g & Contractor Mark-ups)

SITENETWORK CONSTRUCTION (ALLOWANCE ONLY, NOT BASED ON A SPECIFIC SITE)

Offsite Construction	7.0 AC	\$4,286	\$30,000
Offsite demolition	1 LS	\$0	\$0 assumes none req'd
Utilities, connect to street	1 LS	\$0	\$0 assumes none req'd
Sidewalk, curb & gutter	1 LS	\$20,000	\$20,000 allowance
Driveway entrances	1 EA	\$10,000	\$10,000 allowance
Onsite Construction	7.0 AC	\$200,276	\$1,401,932
Onsite demolition	1 EA	\$20,000	\$20,000 allowance
Grading & pad preparation	1 LS	\$40,000	\$40,000 allowance
Storm drainage	1 LS	\$50,000	\$50,000 allowance
Potable water & meter	1 LS	\$20,000	\$20,000 allowance
Fire water & hydrants	1 LS	\$0	\$0 assumes none req'd
Sanitary sewer	1 LS	\$60,000	\$60,000 allowance
Gas service	1 LS	\$20,000	\$20,000 allowance
Electrical service	1 LS	\$15,000	\$15,000 allowance
Electrical site lighting	1 LS	\$40,000	\$40,000 allowance
Fiber / Telephone service	1 LS	\$25,000	\$25,000 allowance
Trash / Recycling enclosure	0 LS	\$0	\$0 existing
Sidewalks / flatwork	15,000 SF	\$15	\$225,000 allowance
Vehicular paving, striping, drives and fire lanes	8,000 SF	\$10	\$80,000 allowance
Curb & gutter	1 LS	\$15,000	\$15,000 allowance
Security fencing - ornamental incl. man gates	1 LS	\$40,000	\$40,000 allowance
Dog run fencing, incl. man gates	1 LS	\$30,000	\$30,000 allowance
Motorized site gate	1 LS	\$40,000	\$40,000 allowance
Motorized Sallyport garage door	2 EA	\$15,000	\$30,000 allowance
Security electronics	1 LS	\$25,000	\$25,000 allowance
Landscape & irrigation - intensive	12,963 SF	\$10	\$129,630 allowance
Landscape & irrigation - less intensive	51,825 SF	\$4	\$207,302 allowance
Animal Exercise Yards	1 LS	\$60,000	\$60,000 allowance
Storage Shed	1 LS	\$40,000	\$40,000 allowance
Walk-in cooler	1 LS	\$25,000	\$25,000 allowance
Feral Cat Pens	1 LS	\$40,000	\$40,000 allowance
Barn, paddock & pasture	1 LS	\$100,000	\$100,000 allowance
Site accessories - flagpole, signage, misc.	1 LS	\$25,000	\$25,000 allowance
Sub-total Sitework	7.0 AC	\$204,562	\$1,431,932

Yolo County Animal Shelter
Option D, Fire Station Site, Low-End of Cost Range
DRAFT 10/3/2017

BUILDING CONSTRUCTION

Shelter - Remodel (Cats, admin & support)	13,235 SF	\$130	\$1,720,550	allowance
Shelter - Remodel (Dogs)	2,225 SF	\$200	\$445,000	allowance
Shelter - Remodel (Veterinary)	3,460 SF	\$250	\$865,000	allowance
Shelter - New expansion (Dogs)	6,075 SF	\$380	\$2,308,500	allowance
Shelter - New expansion (Other)	1,080 SF	\$225	\$243,000	allowance
Animal Shelter - outdoor covered area	7,168 SF	\$100	\$716,800	allowance
Sub-total Buildings	33,243 SF	\$190	\$6,298,850	

Fixtures, Furnishings & Equipment (FF&E) - BUILT-IN BY GC

Equipment Allowance	1 EA	\$150,000	\$150,000	allowance
Vet Equipment	1 EA	\$300,000	\$300,000	allowance
Animal Equipment Allowance	1 EA	\$550,000	\$550,000	allowance
Sub-total FF&E - BUILT-IN BY GC			\$1,000,000	

Sub-total Sitework, Buildings & FF&E BUILT-IN BY GC **\$8,730,782**

GENERAL REQUIREMENTS MARK-UP

General Conditions	9.00%	\$8,730,782	\$785,770	allowance
Bonds & Insurance	2.00%	\$8,730,782	\$174,616	allowance
Overhead & Profit	7.00%	\$8,730,782	\$611,155	allowance
Sub-total General Requirements	18.00%	\$8,730,782	\$1,571,541	

Buildings & FF&E BUILT-IN BY GC, incl. Gen'l Reqmts **26,075 SF** **\$395** **\$10,302,323**

Escalation (2 years @ 5.5% per yr.)	11.00%	\$10,302,323	\$1,133,255	allowance
Targeted Construction Bid			\$11,435,578	
Construction Contingency	10.00%	\$11,435,578	\$1,143,558	allowance

TOTAL DIRECT CONSTRUCT'N COST w/conting. only **26,075 SF** **\$439** **\$11,445,900** rounded
TOTAL DIRECT CONSTRUCT'N COST w/esc.&conting. **26,075 SF** **\$482** **\$12,579,200** rounded

C. INDIRECT COSTS

Fixtures, Furnishings & Equipment (FF&E) - LOOSE BY OWNER

Furnishings Allowance	1 EA	\$200,000	\$200,000	allowance
Sub-total FF&E			\$200,000	

Other

Design and engineering fees	10.00%	\$11,445,900	\$1,144,590	allowance
Testing and inspection	2.00%	\$11,445,900	\$228,918	allowance
Topographical and utility survey	1 EA	\$25,000	\$25,000	allowance
Geotechnical investigation and report	1 EA	\$20,000	\$20,000	allowance
Project administration by County	2.00%	\$11,445,900	\$228,918	allowance
Sub-total Other			\$1,647,426	

Total Indirect Costs **\$1,847,426**

Escalation (2 years @ 5.5% per yr.) on indirect costs	11.00%	\$1,847,426	\$203,217	allowance
Contingency on Indirect Costs	10.00%	\$1,847,426	\$184,743	allowance

TOTAL INDIRECT COSTS W/ ESCALATION & CONTINGENCIES **\$2,235,400** rounded

E. TOTAL PROJECT DEVELOPMENT COST (A+B+C) **\$13,700,000** rounded

Yolo County Animal Shelter
Option D - Fire Station Site, High-End of Cost Range
DRAFT 10/3/2017

ESTIMATE OF PROBABLE COST

PROJECT DATA

Total Site Area	302,667 SF	7.0 Acres
Service yard and staff parking	10,500 SF	
Public parking (incl. drives and fire access)	16,000 SF	
Animal exercise yards	8,400 SF	
Barn Pasture	8,000 SF	
Dog Park	20,000 SF	
Site Landscaping & Hardscaping	25,926 SF	
Landscaping w/ irrigation	12,963 SF	
Hardscape including walkways	12,963 SF	
Site Efficiency Factor of 70%	51,825 SF	
Total Remodel Building Area	18,920 SF	
Shelter - Remodel, cats, admin & support	13,235 SF	
Shelter - Remodel, dogs	2,225 SF	
Shelter - Remodel Veterinary	3,460 SF	
Total New Building Area	7,155 SF	
Shelter - New expansion Dogs	6,075 SF	
Shelter - New expansion Other	1,080 SF	
Total Building Area	26,075 SF	
Covered Exterior Areas	7,168 SF	
*incl. Sallyport, ext. kennels, cat colony porches, storage sheds, etc.		

A. SITE ACQUISITION

SITE ACQUISITION

Land purchase	7.0 AC	\$0	\$0 not included
Legal, other fees	1 LS	\$0	\$0 not included
Closing, other costs	1 LS	\$0	\$0 not included

TOTAL SITE ACQUISITION 7.0 AC \$0 \$0 not included

B. DIRECT CONSTRUCTION COST (Site, Bid'g & Contractor Mark-ups)

SITework CONSTRUCTION (ALLOWANCE ONLY, NOT BASED ON A SPECIFIC SITE)

Offsite Construction	7.0 AC	\$4,286	\$30,000
Offsite demolition	1 LS	\$0	\$0 assumes none req'd
Utilities, connect to street	1 LS	\$0	\$0 assumes none req'd
Sidewalk, curb & gutter	1 LS	\$20,000	\$20,000 allowance
Driveway entrances	1 EA	\$10,000	\$10,000 allowance
Onsite Construction	7.0 AC	\$200,276	\$1,401,932
Onsite demolition	1 EA	\$20,000	\$20,000 allowance
Grading & pad preparation	1 LS	\$40,000	\$40,000 allowance
Storm drainage	1 LS	\$50,000	\$50,000 allowance
Potable water & meter	1 LS	\$20,000	\$20,000 allowance
Fire water & hydrants	1 LS	\$0	\$0 assumes none req'd
Sanitary sewer	1 LS	\$60,000	\$60,000 allowance
Gas service	1 LS	\$20,000	\$20,000 allowance
Electrical service	1 LS	\$15,000	\$15,000 allowance
Electrical site lighting	1 LS	\$40,000	\$40,000 allowance
Fiber / Telephone service	1 LS	\$25,000	\$25,000 allowance
Trash / Recycling enclosure	0 LS	\$0	\$0 existing
Sidewalks / flatwork	15,000 SF	\$15	\$225,000 allowance
Vehicular paving, striping, drives and fire lanes	8,000 SF	\$10	\$80,000 allowance
Curb & gutter	1 LS	\$15,000	\$15,000 allowance
Security fencing - ornamental incl. man gates	1 LS	\$40,000	\$40,000 allowance
Dog run fencing, incl. man gates	1 LS	\$30,000	\$30,000 allowance
Motorized site gate	1 LS	\$40,000	\$40,000 allowance
Motorized Sallyport garage door	2 EA	\$15,000	\$30,000 allowance
Security electronics	1 LS	\$25,000	\$25,000 allowance
Landscape & irrigation - intensive	12,963 SF	\$10	\$129,630 allowance
Landscape & irrigation - less intensive	51,825 SF	\$4	\$207,302 allowance
Animal Exercise Yards	1 LS	\$60,000	\$60,000 allowance
Storage Shed	1 LS	\$40,000	\$40,000 allowance
Walk-in cooler	1 LS	\$25,000	\$25,000 allowance
Feral Cat Pens	1 LS	\$40,000	\$40,000 allowance
Barn, paddock & pasture	1 LS	\$100,000	\$100,000 allowance
Site accessories - flagpole, signage, misc.	1 LS	\$25,000	\$25,000 allowance
Sub-total Sitework	7.0 AC	\$204,562	\$1,431,932

Yolo County Animal Shelter
Option D - Fire Station Site, High-End of Cost Range
DRAFT 10/3/2017

BUILDING CONSTRUCTION

Shelter - Remodel (Cats, admin & support)	13,235 SF	\$200	\$2,647,000	allowance
Shelter - Remodel (Dogs)	2,225 SF	\$225	\$500,625	allowance
Shelter - Remodel (Veterinary)	3,460 SF	\$300	\$1,038,000	allowance
Shelter - New expansion (Dogs)	6,075 SF	\$380	\$2,308,500	allowance
Shelter - New expansion (Other)	1,080 SF	\$250	\$270,000	allowance
Animal Shelter - outdoor covered area	7,168 SF	\$100	\$716,800	allowance
Sub-total Buildings	33,243 SF	\$230	\$7,480,925	

Fixtures, Furnishings & Equipment (FF&E) - BUILT-IN BY GC

Equipment Allowance	1 EA	\$150,000	\$150,000	allowance
Vet Equipment	1 EA	\$300,000	\$300,000	allowance
Animal Equipment Allowance	1 EA	\$550,000	\$550,000	allowance
Sub-total FF&E - BUILT-IN BY GC			\$1,000,000	

Sub-total Sitework, Buildings & FF&E BUILT-IN BY GC **\$9,912,857**

GENERAL REQUIREMENTS MARK-UP

General Conditions	10.00%	\$9,912,857	\$991,286	allowance
Bonds & Insurance	2.00%	\$9,912,857	\$198,257	allowance
Overhead & Profit	8.00%	\$9,912,857	\$793,029	allowance
Sub-total General Requirements	20.00%	\$9,912,857	\$1,982,571	

Buildings & FF&E BUILT-IN BY GC, incl. Gen'l Reqmts **26,075 SF** **\$456** **\$11,895,428**

Escalation (2 years @ 5.5% per yr.)	11.00%	\$11,895,428	\$1,308,497	allowance
Targeted Construction Bid			\$13,203,925	
Construction Contingency	10.00%	\$13,203,925	\$1,320,393	allowance

TOTAL DIRECT CONSTRUCT'N COST w/conting. only **26,075 SF** **\$507** **\$13,215,900** rounded
TOTAL DIRECT CONSTRUCT'N COST w/esc.&conting. **26,075 SF** **\$557** **\$14,524,400** rounded

C. INDIRECT COSTS

Fixtures, Furnishings & Equipment (FF&E) - LOOSE BY OWNER

Furnishings Allowance	1 EA	\$200,000	\$200,000	allowance
Sub-total FF&E			\$200,000	

Other

Design and engineering fees	10.00%	\$13,215,900	\$1,321,590	allowance
Testing and inspection	2.00%	\$13,215,900	\$264,318	allowance
Topographical and utility survey	1 EA	\$25,000	\$25,000	allowance
Geotechnical investigation and report	1 EA	\$20,000	\$20,000	allowance
Project administration by County	2.00%	\$13,215,900	\$264,318	allowance
Sub-total Other			\$1,895,226	

Total Indirect Costs **\$2,095,226**

Escalation (2 years @ 5.5% per yr.) on indirect costs	11.00%	\$2,095,226	\$230,475	allowance
Contingency on Indirect Costs	10.00%	\$2,095,226	\$209,523	allowance

TOTAL INDIRECT COSTS W/ ESCALATION & CONTINGENCIES **\$2,535,300** rounded

E. TOTAL PROJECT DEVELOPMENT COST (A+B+C) **\$15,800,000** rounded

Yolo County Animal Shelter

Option D - Fire Station Site, Without WEST SAC, Low-End of Cost Range

DRAFT 10/3/2017

ESTIMATE OF PROBABLE COST

PROJECT DATA

Total Site Area	155,554 SF	3.5 Acres	effective site area
Service yard and staff parking	7,500 SF		
Public parking (incl. drives and fire access)	12,000 SF		
Animal exercise yards	7,200 SF		
Barn Pasture	8,000 SF		
Dog Park	20,000 SF		
Site Landscaping & Hardscaping	23,505 SF		
Landscaping w/ irrigation	11,753 SF		
Hardscape including walkways	11,753 SF		
Site Efficiency Factor of 70%	51,825 SF		
Total Remodel Building Area	18,920 SF		
Shelter - Remodel, cats, admin & support	13,610 SF		
Shelter - Remodel, dogs	1,850 SF		
Shelter - Remodel Veterinary	3,460 SF		
Total New Building Area	5,100 SF		
Shelter - New expansion Dogs	4,490 SF		
Shelter - New expansion Other	610 SF		
Total Building Area	24,020 SF		
Covered Exterior Areas	5,376 SF		
*incl. sallyport, ext. kennels, cat colony porches, storage sheds, etc.			

A. SITE ACQUISITION

SITE ACQUISITION

Land purchase	3.5 AC	\$0	\$0 not included
Legal, other fees	1 LS	\$0	\$0 not included
Closing, other costs	1 LS	\$0	\$0 not included
TOTAL SITE ACQUISITION	3.5 AC	\$0	\$0 not included

B. DIRECT CONSTRUCTION COST (Site, Bld'g & Contractor Mark-ups)

SITework CONSTRUCTION (ALLOWANCE ONLY, NOT BASED ON A SPECIFIC SITE)

Offsite Construction	3.5 AC	\$8,571	\$30,000
Offsite demolition	1 LS	\$0	\$0 allowance
Utilities, connect to street	1 LS	\$0	\$0 allowance
Sidewalk, curb & gutter	1 LS	\$20,000	\$20,000 allowance
Driveway entrances	1 EA	\$10,000	\$10,000 allowance
Onsite Construction	3.5 AC	\$400,551	\$1,401,930
Onsite demolition	1 EA	\$20,000	\$20,000 allowance
Grading & pad preparation	1 LS	\$40,000	\$40,000 allowance
Storm drainage	1 LS	\$50,000	\$50,000 allowance
Potable water & meter	1 LS	\$20,000	\$20,000 allowance
Fire water & hydrants	1 LS	\$0	\$0 allowance
Sanitary sewer	1 LS	\$60,000	\$60,000 allowance
Gas service	1 LS	\$20,000	\$20,000 allowance
Electrical service, meter & pad	1 LS	\$15,000	\$15,000 allowance
Electrical site lighting	1 LS	\$40,000	\$40,000 allowance
Fiber / Telephone service	1 LS	\$25,000	\$25,000 allowance
Trash / Recycling enclosure	1 LS	\$0	\$0 allowance
Sidewalks / flatwork	15,000 SF	\$15	\$225,000 allowance
Vehicular paving, striping, drives and fire lanes	8,000 SF	\$10	\$80,000 allowance
Curb & gutter	1 LS	\$15,000	\$15,000 allowance
Security fencing - ornamental incl. man gates	1 LS	\$40,000	\$40,000 allowance
Dog run fencing, incl. man gates	1 LS	\$30,000	\$30,000 allowance
Motorized site gate	1 LS	\$40,000	\$40,000 allowance
Motorized Sallyport garage door	2 EA	\$15,000	\$30,000 allowance
Security electronics	1 LS	\$25,000	\$25,000 allowance
Landscape & irrigation - intensive	12,963 SF	\$10	\$129,630 allowance
Landscape & irrigation - less intensive	51,825 SF	\$4	\$207,300 allowance
Animal Exercise Yards	1 LS	\$60,000	\$60,000 allowance
Storage Shed	1 LS	\$40,000	\$40,000 allowance
Walk-in cooler	1 LS	\$25,000	\$25,000 allowance
Feral Cat Pens	1 LS	\$40,000	\$40,000 allowance
Barn, paddock & pasture	1 LS	\$100,000	\$100,000 allowance
Site accessories - flagpole, signage, misc.	1 LS	\$25,000	\$25,000 allowance
Sub-total Sitework	3.5 AC	\$409,123	\$1,431,930

Yolo County Animal Shelter

Option D - Fire Station Site, Without WEST SAC, Low-End of Cost Range

DRAFT 10/3/2017

BUILDING CONSTRUCTION

Shelter - Remodel (Cats, admin & support)	13,610 SF	\$130	\$1,769,300 allowance
Shelter - Remodel (Dogs)	1,850 SF	\$200	\$370,000 allowance
Shelter - Remodel (Veterinary)	3,460 SF	\$250	\$865,000 allowance
Shelter - New expansion (Dogs)	4,490 SF	\$380	\$1,706,200 allowance
Shelter - New expansion (Other)	610 SF	\$225	\$137,250 allowance
Animal Shelter - outdoor covered area	5,376 SF	\$100	\$537,600 allowance
Sub-total Buildings	29,396 SF	\$190	\$5,385,350

Fixtures, Furnishings & Equipment (FF&E) - BUILT-IN BY GC

Equipment Allowance	1 EA	\$150,000	\$150,000 allowance
Vet Equipment	1 EA	\$300,000	\$300,000 allowance
Animal Equipment Allowance	1 EA	\$550,000	\$550,000 allowance
Sub-total FF&E - BUILT-IN BY GC			\$1,000,000

Sub-total Sitework, Buildings & FF&E BUILT-IN BY GC

\$7,817,280

GENERAL REQUIREMENTS MARK-UP

General Conditions	9.00%	\$7,817,280	\$703,555 allowance
Bonds & Insurance	2.00%	\$7,817,280	\$156,346 allowance
Overhead & Profit	7.00%	\$7,817,280	\$547,210 allowance
Sub-total General Requirements	18.00%	\$7,817,280	\$1,407,110

Buildings & FF&E BUILT-IN BY GC, incl. Gen'l Reqmts

24,020 SF \$384 \$9,224,390

Escalation (2 years @ 5.5% per yr.)	11.00%	\$9,224,390	\$1,014,683 allowance
Targeted Construction Bid			\$10,239,073
Construction Contingency	10.00%	\$10,239,073	\$1,023,907 allowance

TOTAL DIRECT CONSTRUCT'N COST w/conting. only	24,020 SF	\$427	\$10,248,300 rounded
TOTAL DIRECT CONSTRUCT'N COST w/esc.&conting.	24,020 SF	\$469	\$11,263,000 rounded

C. INDIRECT COSTS

Fixtures, Furnishings & Equipment (FF&E) - LOOSE BY OWNER

Furnishings Allowance	1 EA	\$200,000	\$200,000 allowance
Sub-total FF&E			\$200,000

Other

Design and engineering fees	10.00%	\$10,248,300	\$1,024,830 allowance
Testing and inspection	2.00%	\$10,248,300	\$204,966 allowance
Topographical and utility survey	1 EA	\$25,000	\$25,000 allowance
Geotechnical investigation and report	1 EA	\$20,000	\$20,000 allowance
Project administration by County	2.00%	\$10,248,300	\$204,966 allowance
Sub-total Other			\$1,479,762

Total Indirect Costs \$1,679,762

Escalation (2 years @ 5.5% per yr.) on indirect costs	11.00%	\$1,679,762	\$184,774 allowance
Contingency on Indirect Costs	10.00%	\$1,679,762	\$167,976 allowance

TOTAL INDIRECT COSTS W/ ESCALATION & CONTINGENCIES \$2,032,600 rounded

E. TOTAL PROJECT DEVELOPMENT COST (A+B+C)

\$12,300,000 rounded

Yolo County Animal Shelter

Option D - Fire Station Site, Without WEST SAC, High-End of Cost Range

DRAFT 10/3/2017

ESTIMATE OF PROBABLE COST

PROJECT DATA

Total Site Area	155,554 SF	3.5 Acres	effective site area
Service yard and staff parking	7,500 SF		
Public parking (incl. drives and fire access)	12,000 SF		
Animal exercise yards	7,200 SF		
Barn Pasture	8,000 SF		
Dog Park	20,000 SF		
Site Landscaping & Hardscaping	23,505 SF		
Landscaping w/ irrigation	11,753 SF		
Hardscape including walkways	11,753 SF		
Site Efficiency Factor of 70%	51,825 SF		
Total Remodel Building Area	18,920 SF		
Shelter - Remodel, cats, admin & support	13,610 SF		
Shelter - Remodel, dogs	1,850 SF		
Shelter - Remodel Veterinary	3,460 SF		
Total New Building Area	5,100 SF		
Shelter - New expansion Dogs	4,490 SF		
Shelter - New expansion Other	610 SF		
Total Building Area	24,020 SF		
Covered Exterior Areas	5,376 SF		
*incl. sallyport, ext. kennels, cat colony porches, storage sheds, etc.			

A. SITE ACQUISITION

SITE ACQUISITION

Land purchase	3.5 AC	\$0	\$0 not included
Legal, other fees	1 LS	\$0	\$0 not included
Closing, other costs	1 LS	\$0	\$0 not included
TOTAL SITE ACQUISITION	3.5 AC	\$0	\$0 not included

B. DIRECT CONSTRUCTION COST (Site, Bld'g & Contractor Mark-ups)

SITework CONSTRUCTION (ALLOWANCE ONLY, NOT BASED ON A SPECIFIC SITE)

Offsite Construction	3.5 AC	\$8,571	\$30,000
Offsite demolition	1 LS	\$0	\$0 allowance
Utilities, connect to street	1 LS	\$0	\$0 allowance
Sidewalk, curb & gutter	1 LS	\$20,000	\$20,000 allowance
Driveway entrances	1 EA	\$10,000	\$10,000 allowance
Onsite Construction	3.5 AC	\$400,551	\$1,401,930
Onsite demolition	1 EA	\$20,000	\$20,000 allowance
Grading & pad preparation	1 LS	\$40,000	\$40,000 allowance
Storm drainage	1 LS	\$50,000	\$50,000 allowance
Potable water & meter	1 LS	\$20,000	\$20,000 allowance
Fire water & hydrants	1 LS	\$0	\$0 allowance
Sanitary sewer	1 LS	\$60,000	\$60,000 allowance
Gas service	1 LS	\$20,000	\$20,000 allowance
Electrical service, meter & pad	1 LS	\$15,000	\$15,000 allowance
Electrical site lighting	1 LS	\$40,000	\$40,000 allowance
Fiber / Telephone service	1 LS	\$25,000	\$25,000 allowance
Trash / Recycling enclosure	1 LS	\$0	\$0 allowance
Sidewalks / flatwork	15,000 SF	\$15	\$225,000 allowance
Vehicular paving, striping, drives and fire lanes	8,000 SF	\$10	\$80,000 allowance
Curb & gutter	1 LS	\$15,000	\$15,000 allowance
Security fencing - ornamental incl. man gates	1 LS	\$40,000	\$40,000 allowance
Dog run fencing, incl. man gates	1 LS	\$30,000	\$30,000 allowance
Motorized site gate	1 LS	\$40,000	\$40,000 allowance
Motorized Sallyport garage door	2 EA	\$15,000	\$30,000 allowance
Security electronics	1 LS	\$25,000	\$25,000 allowance
Landscape & irrigation - intensive	12,963 SF	\$10	\$129,630 allowance
Landscape & irrigation - less intensive	51,825 SF	\$4	\$207,300 allowance
Animal Exercise Yards	1 LS	\$60,000	\$60,000 allowance
Storage Shed	1 LS	\$40,000	\$40,000 allowance
Walk-in cooler	1 LS	\$25,000	\$25,000 allowance
Feral Cat Pens	1 LS	\$40,000	\$40,000 allowance
Barn, paddock & pasture	1 LS	\$100,000	\$100,000 allowance
Site accessories - flagpole, signage, misc.	1 LS	\$25,000	\$25,000 allowance
Sub-total Sitework	3.5 AC	\$409,123	\$1,431,930

Yolo County Animal Shelter

Option D - Fire Station Site, Without WEST SAC, High-End of Cost Range

DRAFT 10/3/2017

BUILDING CONSTRUCTION

Shelter - Remodel (Cats, admin & support)	13,610 SF	\$200	\$2,722,000 allowance
Shelter - Remodel (Dogs)	1,850 SF	\$225	\$416,250 allowance
Shelter - Remodel (Veterinary)	3,460 SF	\$300	\$1,038,000 allowance
Shelter - New expansion (Dogs)	4,490 SF	\$380	\$1,706,200 allowance
Shelter - New expansion (Other)	610 SF	\$250	\$152,500 allowance
Animal Shelter - outdoor covered area	5,376 SF	\$100	\$537,600 allowance
Sub-total Buildings	29,396 SF	\$230	\$6,572,550

Fixtures, Furnishings & Equipment (FF&E) - BUILT-IN BY GC

Equipment Allowance	1 EA	\$150,000	\$150,000 allowance
Vet Equipment	1 EA	\$300,000	\$300,000 allowance
Animal Equipment Allowance	1 EA	\$550,000	\$550,000 allowance
Sub-total FF&E - BUILT-IN BY GC			\$1,000,000

Sub-total Sitework, Buildings & FF&E BUILT-IN BY GC \$9,004,480

GENERAL REQUIREMENTS MARK-UP

General Conditions	10.00%	\$9,004,480	\$900,448 allowance
Bonds & Insurance	2.00%	\$9,004,480	\$180,090 allowance
Overhead & Profit	8.00%	\$9,004,480	\$720,358 allowance
Sub-total General Requirements	20.00%	\$9,004,480	\$1,800,896

Buildings & FF&E BUILT-IN BY GC, incl. Gen'l Reqmts 24,020 SF \$450 \$10,805,376

Escalation (2 years @ 5.5% per yr.)	11.00%	\$10,805,376	\$1,188,591 allowance
Targeted Construction Bid			\$11,993,967
Construction Contingency	10.00%	\$11,993,967	\$1,199,397 allowance

TOTAL DIRECT CONSTRUCT'N COST w/conting. only 24,020 SF \$500 \$12,004,800 rounded
TOTAL DIRECT CONSTRUCT'N COST w/esc.&conting. 24,020 SF \$549 \$13,193,400 rounded

C. INDIRECT COSTS

Fixtures, Furnishings & Equipment (FF&E) - LOOSE BY OWNER

Furnishings Allowance	1 EA	\$200,000	\$200,000 allowance
Sub-total FF&E			\$200,000

Other

Design and engineering fees	10.00%	\$12,004,800	\$1,200,480 allowance
Testing and inspection	2.00%	\$12,004,800	\$240,096 allowance
Topographical and utility survey	1 EA	\$25,000	\$25,000 allowance
Geotechnical investigation and report	1 EA	\$20,000	\$20,000 allowance
Project administration by County	2.00%	\$12,004,800	\$240,096 allowance
Sub-total Other			\$1,725,672

Total Indirect Costs \$1,925,672

Escalation (2 years @ 5.5% per yr.) on indirect costs	11.00%	\$1,925,672	\$211,824 allowance
Contingency on Indirect Costs	10.00%	\$1,925,672	\$192,567 allowance

TOTAL INDIRECT COSTS W/ ESCALATION & CONTINGENCIES \$2,330,100 rounded

E. TOTAL PROJECT DEVELOPMENT COST (A+B+C)

\$14,400,000 rounded

Yolo County Animal Shelter - OPTION D

Operation Maintenance Cost Summary

10/03/17 DRAFT

OPTION D: REUSE EXISTING BUILDING, FIRE STATION NO. 3

NOTES:

1 Assumes same operational and maintenance cost as for new YCAS shown in 2nd column

Item	Existing YCAS		Shelter based on Needs Assessment		Option D		Comments	
	Current Budget		Assessment		Renovate Fire Station No. 3	without WEST SAC		
	2017/2018		(2017 dollars)		(2017 dollars)			
ASSUMPTIONS								
Year of operation	2017	YR	2018	YR	2018	YR	2018	YR
Staffing	19.0	FTE	28.5	FTE	28.5	FTE	20.8	FTE
Contract vet	1.0	FTE	2.5	FTE	2.5	FTE	1.5	FTE
Site area	2.3	AC	3.2	AC	7.0	AC	7.0	AC
Building area	11,080	SF	28,000	SF	26,075	SF	24,020	SF
Covered Outdoor area, inc. Barn	3,060	SF	7,180	SF	7,168	SF	5,376	SF
Construction Cost	\$0		\$20,686,800		\$14,524,400		\$13,193,400	
Total Project Development Cost	-		\$24,500,000		\$15,800,000		\$14,400,000	
Average staff salary, fully loaded, per FTE	\$90,112		\$90,112		\$90,112	(3)	\$90,112	
Yearly utility cost (HVAC, water, power, SS, SD)	\$5.38	SF	\$5.00	SF	\$5.00	SF	\$5.00	SF
Yearly tel/data/communications cost	\$2.40	SF	\$2.40	SF	\$2.40	SF	\$2.40	SF
Yearly building systems maintenance cost	\$3.88	SF	\$3.00	SF	\$3.00	SF	\$3.00	SF
Yearly janitorial and site maintenance cost	\$0.52	SF	\$0.52	SF	\$0.52	SF	\$0.52	SF
Yearly waste removal cost	\$1.25	SF	\$1.25	SF	\$1.25	SF	\$1.25	SF
Deferred maintenance cost	\$0.27	SF	\$1.50	SF	\$1.50	SF	\$1.50	SF
Total utility, comm, maint, jan, waste, defer	\$13.70	SF	\$13.67	SF	\$13.67	SF	\$13.67	SF
Deceased animal removal (Koefran or sim.)	\$2,333	MO	\$2,333	MO	\$2,333	MO	\$2,333	MO
City contracts	\$1,363,411		\$1,363,411		\$1,363,411		\$1,022,558	
EXPENSE								
Salaries, loaded with all benefits	\$1,712,132		\$1,363,411		\$2,568,198	(4)	\$1,874,785	
Overtime cost	\$60,000		\$20,000		\$20,000		\$20,000	assumes reduced by 2/3 once shelter fully staffed
Public Liability	\$20,771		\$25,964		\$25,964	(8)	\$25,964	(8) Assumes 25% increase above existing budget plus liability for county
Shelter food and supplies	\$60,000		\$60,000		\$60,000	(7)	\$45,000	
Medical and dental supplies	\$125,000		\$156,250		\$156,250	(8)	\$117,188	(8)
Tools and equipment	\$31,687		\$39,609		\$39,609	(8)	\$39,609	
Furnishings	\$0		\$0		\$0		\$0	assumes none
Memberships and subscriptions	\$1,050		\$1,050		\$1,050	(7)	\$1,050	
Training	\$5,000		\$7,500		\$7,500	(9)	\$7,500	
Clothing	\$16,500		\$23,625		\$23,625		\$17,719	

Yolo County Animal Shelter - OPTION D

Operation Maintenance Cost Summary

10/03/17 DRAFT

Item	Existing YCAS Current Budget 2017/2018	Shelter based on Needs Assessment (2017 dollars)	Option D		Comments
			Renovate Fire Station No. 3 (2017 dollars)	without WEST SAC (2017 dollars)	
Maintenance of Equipment	\$54,893	\$68,616	\$68,616 (8)	\$68,616	
Household	\$30,000	\$37,500	\$37,500 (8)	\$37,500	
Public relations	\$0	\$15,000	\$15,000	\$15,000	
Legal services	\$0	\$0	\$0	\$0	
Contract veterinary services	\$230,000	\$470,000	\$470,000	\$310,000	
Contract livestock sheltering services	\$0	\$0	\$0	\$0	assumes none
Spay/ neuter & vaccine program	\$0	\$20,000	\$20,000 (12)	\$20,000 (12)	County does a TNR clinic once a month and apply for grant funds for low cost spay/neuter & vaccine program.
Vehicle - purchase	\$75,000	\$75,000	\$75,000 (11)	\$75,000	
Vehicle - fuel	\$80,000	\$80,000	\$80,000 (7)	\$80,000	
Vehicle - equipment	\$75,000	\$75,000	\$75,000 (7)	\$75,000	
Transportation/Travel	\$3,000	\$3,000	\$3,000 (7)	\$3,000	
Animal Food Supply (Special Dept Other)	\$20,000	\$20,000	\$20,000 (7)	\$20,000	
Law Enforcement Supply	\$2,000	\$2,000	\$2,000 (7)	\$2,000	
Building - utilities	\$34,382	\$140,000	\$130,375 (5)	\$120,100 (5)	
Building - communications	\$15,335	\$67,200	\$62,580 (5)	\$57,648 (5)	
Building - systems maintenance	\$24,800	\$84,000	\$78,225 (5)	\$72,060 (5)	
Building - janitorial	\$3,322	\$14,560	\$13,559 (5)	\$12,490 (5)	
Building - deferred maintenance cost	\$1,710	\$42,000	\$39,113 (5)	\$36,030 (5)	
Building - waste removal service	\$7,980	\$35,000	\$32,594 (5)	\$30,025 (5)	
Deceased animal removal (Koefran or sim.)	\$28,000	\$28,000	\$28,000 (6)	\$28,000 (6)	Note: Amount entered is current flat fee of \$1624 per month plus avg. \$350/month sharps disposal.
Office Expense	\$29,387	\$44,081	\$44,081 (9)	\$33,060 (9)	
Information technology	\$9,000	\$3,000	\$3,000 (9)	\$3,000 (9)	
Professional medical services	\$2,000	\$3,000	\$3,000 (9)	\$3,000 (9)	Note: Professional and specialized services other than contracted vets average \$400 / month.
Miscellaneous expenses	\$5,600	\$5,600	\$5,600 (7)	\$5,600 (7)	
TOTAL EXPENSE	\$2,763,549	\$4,245,252	\$4,208,438	\$3,255,943	

Yolo County Animal Shelter - OPTION D

Operation Maintenance Cost Summary






10/03/17 DRAFT

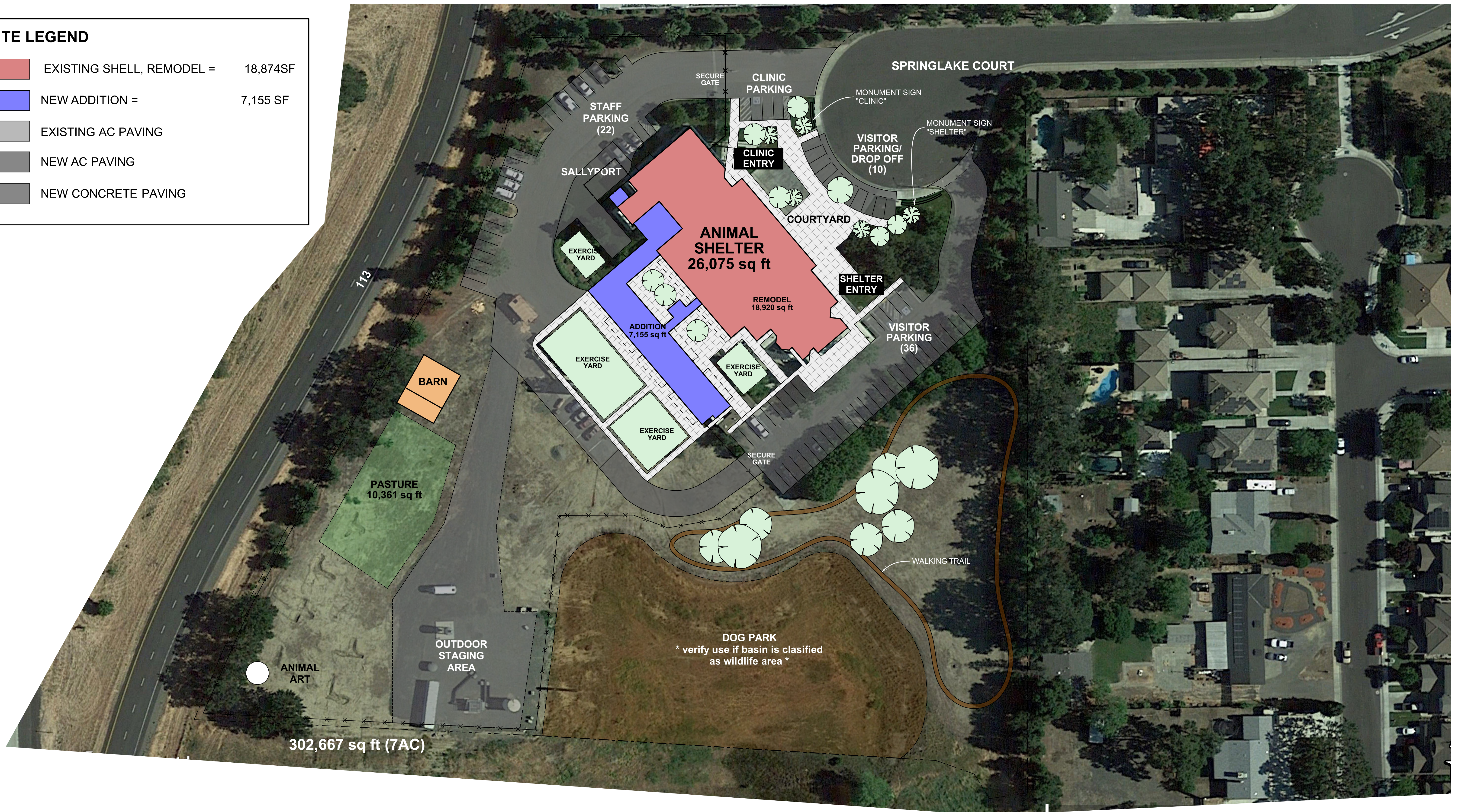
Item	Existing YCAS Current Budget 2017/2018	Shelter based on Needs Assessment (2017 dollars)	Option D		Comments
			Renovate Fire Station No. 3 (2017 dollars)	without WEST SAC (2017 dollars)	
REVENUE					
Animal licenses	\$494,000	\$494,000	\$494,000	\$370,500	
Spay/ neuter services	\$100,000	\$150,000	\$150,000	\$150,000	none included at this time.
Business license - kennels	\$2,700	\$2,700	\$2,700	\$2,700	
City contracts	\$1,363,411	\$1,363,411	\$1,363,411	\$1,022,558	no change shown as of yet for city contracts
Other	\$4,700	\$4,700	\$4,700	\$4,700	
Donations and grants	\$5,000	\$10,000	\$10,000	\$10,000	
Other Gov't Agencies - Yolo	\$793,738	\$793,738	\$793,738	\$793,738	no change shown as of yet for county cost
TOTAL REVENUE	\$2,763,549	\$2,818,549	\$2,818,549	\$2,354,196	
NET COST (EXPENSE)	\$0	(\$1,426,703)	(\$1,389,889)	(\$901,747)	
Rounded for Fiscal Planning Purposes	\$0	(\$1,427,000)	(\$1,390,000)	(\$902,000)	

Referenced notes:

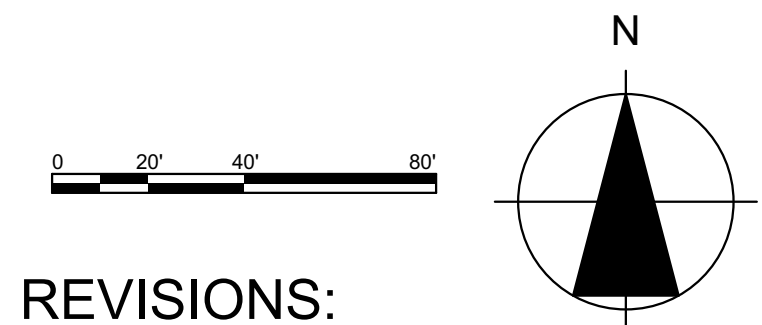
- (1) FY 2016 actual amount shown.
- (2) Average staff salary shown is based on existing actual salaries for 19 FTE.
- (3) FTE for 2nd and 3rd columns are as outlined in Vision Planning document.
- (4) Salaries shown are Staffing x Average staff salary, fully loaded, per FTE.
- (5) Figures shown are Building area x the corresponding units for each under Assumptions above.
- (6) The yearly amount shown for animal removal is 12 x the monthly amount shown for the Koefran under Assumptions above plus additional fee for added services, assumed the same as current.
- (7) Assumes no change from existing.
- (8) Assumes 25% increase from existing.
- (9) Assumes 50% increase from existing.
- (10) Assumes 100% increase from existing.
- (11) Assumes one new vehicle purchased.
- (12) Estimated based on other shelters providing these services.

SITE LEGEND

	EXISTING SHELL, REMODEL =	18,874SF
	NEW ADDITION =	7,155 SF
	EXISTING AC PAVING	
	NEW AC PAVING	
	NEW CONCRETE PAVING	



SITE PLAN



REVISIONS:
 DATE: September 20, 2017
 SCALE:

PROJECT:

Yolo County Animal Shelter - Fire Station No. 3 Repurpose

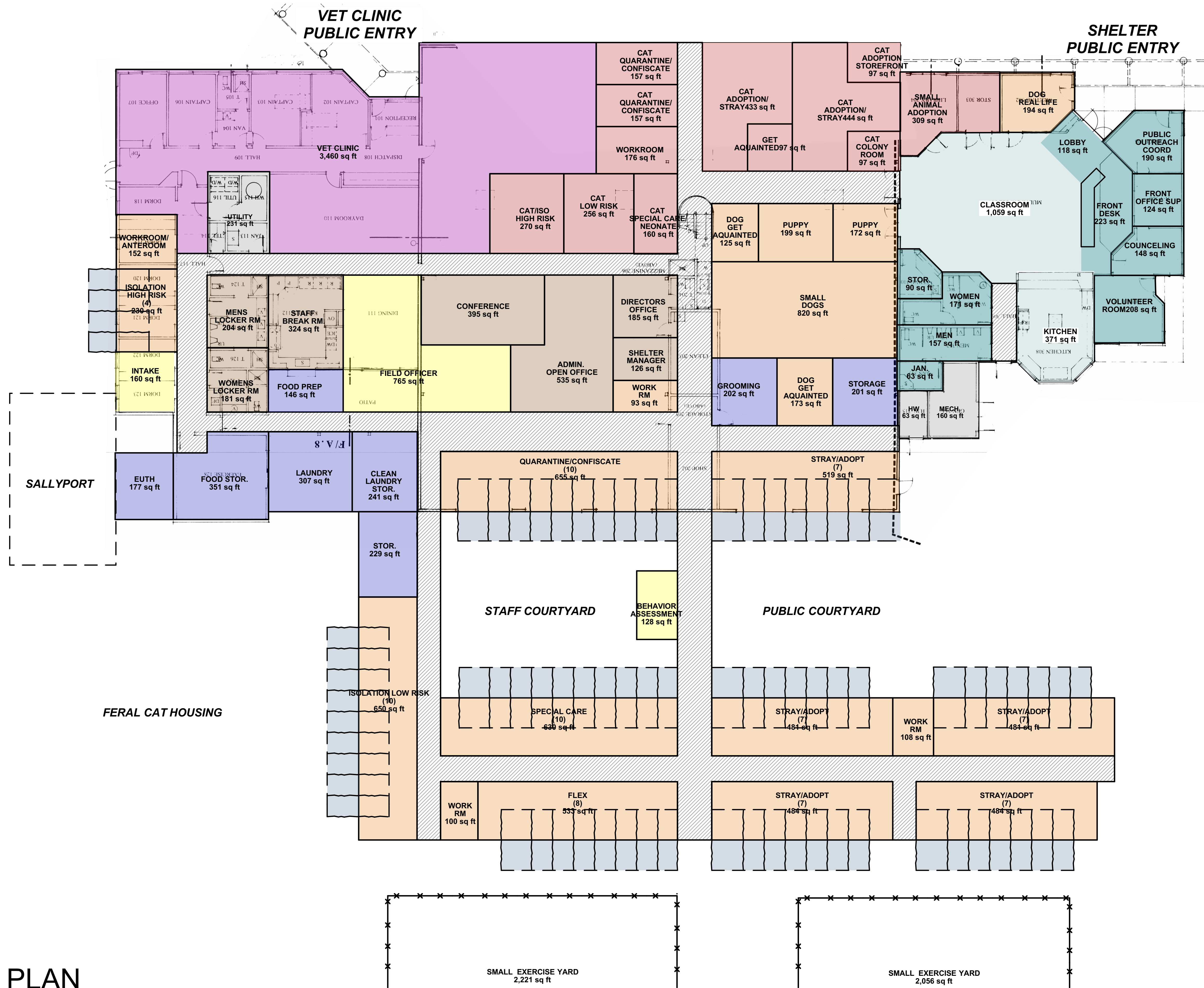
Project No.:
 20211



909 Fifth Street
 Davis CA 95616
 tel 530.750.0756
 indigoarch.com

DRAFT

SK-00



FLOOR PLAN

PROJECT:

Yolo County Animal Shelter - Fire Station No. 3 Repurpose



909 Fifth Street
 Davis CA 95616
 tel 530.750.0756
 indigoarch.com

DRAFT

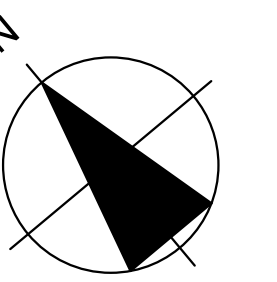
SK-01

REVISIONS:

Project No.:
 20211

DATE: September 20, 2017

SCALE:



Yolo County Animal Shelter
Shelter Based on Needs Assessment
DRAFT 10/3/2017

ESTIMATE OF PROBABLE COST

PROJECT DATA

Total Site Area	142,944 SF	3.2 Acres
Service yard and staff parking	10,500 SF	
Public parking (incl. drives and fire access)	16,000 SF	
Animal exercise yards	4,600 SF	
Barn Pasture	8,000 SF	
Dog Park	0 SF	
Site Landscaping & Hardscaping	26,385 SF	
Landscaping w/ irrigation	13,193 SF	
Hardscape including walkways	13,193 SF	
Site Efficiency Factor of 70%	42,279 SF	
Total Building Area	28,000 SF	
Shelter	23,650 SF	
Shelter Veterinary	4,350 SF	
Covered Exterior Areas	7,180 SF	
*incl. sallyport, ext. kennels, cat colony porches, storage sheds, etc.		

A. SITE ACQUISITION

SITE ACQUISITION

Land purchase	3.2 AC	\$0	\$0 not included
Legal, other fees	1 LS	\$0	\$0 not included
Closing, other costs	1 LS	\$0	\$0 not included
TOTAL SITE ACQUISITION	3.2 AC	\$0	\$0 not included

B. DIRECT CONSTRUCTION COST (Site, Bld'g & Contractor Mark-ups)

SITework CONSTRUCTION (ALLOWANCE ONLY, NOT BASED ON A SPECIFIC SITE)

Offsite Construction	3.2 AC	\$46,875	\$150,000
Offsite demolition	1 LS	\$25,000	\$25,000 allowance
Utilities, connect to street	1 LS	\$50,000	\$50,000 allowance
Sidewalk, curb & gutter	1 LS	\$35,000	\$35,000 allowance
Driveway entrances	2 EA	\$20,000	\$40,000 allowance
Onsite Construction	3.2 AC	\$573,103	\$1,833,930
Onsite demolition	1 EA	\$30,000	\$30,000 allowance
Grading & pad preparation	1 LS	\$100,000	\$100,000 allowance
Storm drainage	1 LS	\$180,000	\$180,000 allowance
Potable water & meter	1 LS	\$40,000	\$40,000 allowance
Fire water & hydrants	1 LS	\$90,000	\$90,000 allowance
Sanitary sewer	1 LS	\$60,000	\$60,000 allowance
Gas service	1 LS	\$20,000	\$20,000 allowance
Electrical service, meter & pad	1 LS	\$50,000	\$50,000 allowance
Electrical site lighting	1 LS	\$105,000	\$105,000 allowance
Fiber / Telephone service	1 LS	\$40,000	\$40,000 allowance
Trash / Recycling enclosure	1 LS	\$30,000	\$30,000 allowance
Sidewalks / flatwork	13,193 SF	\$15	\$197,888 allowance
Vehicular paving, striping, drives and fire lanes	26,500 SF	\$10	\$265,000 allowance
Curb & gutter	1 LS	\$30,000	\$30,000 allowance
Security fencing - ornamental incl. man gates	1 LS	\$80,000	\$80,000 allowance
Dog run fencing, incl. man gates	1 LS	\$30,000	\$30,000 allowance
Motorized site gate	1 LS	\$40,000	\$40,000 allowance
Motorized Sallyport garage door	2 EA	\$15,000	\$30,000 allowance
Security electronics	1 LS	\$25,000	\$25,000 allowance
Landscape & irrigation - intensive	13,193 SF	\$10	\$131,925 allowance
Landscape & irrigation - less intensive	42,279 SF	\$4	\$169,117 allowance
Artificial turf, outdoor play	1 LS	\$50,000	\$50,000 allowance
Site accessories - flagpole, signage, misc.	1 LS	\$40,000	\$40,000 allowance
Sub-total Sitework	3.2 AC	\$619,978	\$1,983,930

Yolo County Animal Shelter
Shelter Based on Needs Assessment
DRAFT 10/3/2017

BUILDING CONSTRUCTION

Animal Shelter	23,650 SF	\$380	\$8,987,152 allowance
Animal Shelter - veterinary	4,350 SF	\$450	\$1,957,320 allowance
Animal Shelter - outdoor covered area	7,180 SF	\$130	\$933,400 allowance

Sub-total Buildings 35,180 SF \$340 \$11,877,872

Fixtures, Furnishings & Equipment (FF&E) - BUILT-IN BY GC

Equipment Allowance	1 EA	\$150,000	\$150,000 allowance
Vet Equipment	1 EA	\$300,000	\$300,000 allowance
Animal Equipment Allowance	1 EA	\$550,000	\$550,000 allowance

Sub-total FF&E - BUILT-IN BY GC \$1,000,000

Sub-total Sitework, Buildings & FF&E BUILT-IN BY GC \$14,861,802

GENERAL REQUIREMENTS MARK-UP

General Conditions	6.00%	\$14,861,802	\$891,708 allowance
Bonds & Insurance	2.00%	\$14,861,802	\$297,236 allowance
Overhead & Profit	6.00%	\$14,861,802	\$891,708 allowance

Sub-total General Requirements 14.00% \$14,861,802 \$2,080,652

Buildings & FF&E BUILT-IN BY GC, incl. Gen'l Reqmts 28,000 SF \$605 \$16,942,454

Escalation (2 years @ 5.5% per yr.)	11.00%	\$16,942,454	\$1,863,670 allowance
Targeted Construction Bid			\$18,806,124
Construction Contingency	10.00%	\$18,806,124	\$1,880,612 allowance

TOTAL DIRECT CONSTRUCT'N COST w/conting. only 28,000 SF \$672 \$18,823,100 rounded
TOTAL DIRECT CONSTRUCT'N COST w/esc.&conting. 28,000 SF \$739 \$20,686,800 rounded

C. INDIRECT COSTS

Fixtures, Furnishings & Equipment (FF&E) - LOOSE BY OWNER

Furnishings Allowance	1 EA	\$200,000	\$200,000 allowance
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Sub-total FF&E \$200,000

Other

Design and engineering fees	10.00%	\$20,686,800	\$2,068,680 allowance
Testing and inspection	2.00%	\$20,686,800	\$413,736 allowance
Topographical and utility survey	1 EA	\$25,000	\$25,000 allowance
Geotechnical investigation and report	1 EA	\$20,000	\$20,000 allowance
Project administration by County	2.00%	\$20,686,800	\$413,736 allowance

Sub-total Other \$2,941,152

Total Indirect Costs \$3,141,152

Escalation (2 years @ 5.5% per yr.) on indirect costs	11.00%	\$3,141,152	\$345,527 allowance
Contingency on Indirect Costs	10.00%	\$3,141,152	\$314,115 allowance

TOTAL INDIRECT COSTS W/ ESCALATION & CONTINGENCIES \$3,800,800 rounded

E. TOTAL PROJECT DEVELOPMENT COST (A+B+C) \$24,500,000 rounded

Yolo County Animal Shelter
Shelter Based on Needs Assessment, without WEST SAC
DRAFT 10/3/2017

ESTIMATE OF PROBABLE COST

PROJECT DATA

Total Site Area	142,944 SF	3.0 Acres
Service yard and staff parking	10,500 SF	
Public parking (incl. drives and fire access)	16,000 SF	
Animal exercise yards	4,600 SF	
Barn Pasture	8,000 SF	
Dog Park	0 SF	
Site Landscaping & Hardscaping	26,385 SF	
Landscaping w/ irrigation	13,193 SF	
Hardscape including walkways	13,193 SF	
Site Efficiency Factor of 70%	42,279 SF	
Total Building Area	26,100 SF	
Shelter	22,620 SF	
Shelter Veterinary	3,480 SF	
Covered Exterior Areas	6,940 SF	
*incl. sallyport, ext. kennels, cat colony porches, storage sheds, etc.		

A. SITE ACQUISITION

SITE ACQUISITION

Land purchase	3.0 AC	\$0	\$0 not included
Legal, other fees	1 LS	\$0	\$0 not included
Closing, other costs	1 LS	\$0	\$0 not included

TOTAL SITE ACQUISITION 3.0 AC \$0 \$0 not included

B. DIRECT CONSTRUCTION COST (Site, Bld'g & Contractor Mark-ups)

SITework CONSTRUCTION (ALLOWANCE ONLY, NOT BASED ON A SPECIFIC SITE)

Offsite Construction	3.0 AC	\$50,000	\$150,000
Offsite demolition	1 LS	\$25,000	\$25,000 allowance
Utilities, connect to street	1 LS	\$50,000	\$50,000 allowance
Sidewalk, curb & gutter	1 LS	\$35,000	\$35,000 allowance
Driveway entrances	2 EA	\$20,000	\$40,000 allowance
Onsite Construction	3.0 AC	\$611,310	\$1,833,930
Onsite demolition	1 EA	\$30,000	\$30,000 allowance
Grading & pad preparation	1 LS	\$100,000	\$100,000 allowance
Storm drainage	1 LS	\$180,000	\$180,000 allowance
Potable water & meter	1 LS	\$40,000	\$40,000 allowance
Fire water & hydrants	1 LS	\$90,000	\$90,000 allowance
Sanitary sewer	1 LS	\$60,000	\$60,000 allowance
Gas service	1 LS	\$20,000	\$20,000 allowance
Electrical service, meter & pad	1 LS	\$50,000	\$50,000 allowance
Electrical site lighting	1 LS	\$105,000	\$105,000 allowance
Fiber / Telephone service	1 LS	\$40,000	\$40,000 allowance
Trash / Recycling enclosure	1 LS	\$30,000	\$30,000 allowance
Sidewalks / flatwork	13,193 SF	\$15	\$197,888 allowance
Vehicular paving, striping, drives and fire lanes	26,500 SF	\$10	\$265,000 allowance
Curb & gutter	1 LS	\$30,000	\$30,000 allowance
Security fencing - ornamental incl. man gates	1 LS	\$80,000	\$80,000 allowance
Dog run fencing, incl. man gates	1 LS	\$30,000	\$30,000 allowance
Motorized site gate	1 LS	\$40,000	\$40,000 allowance
Motorized Sallyport garage door	2 EA	\$15,000	\$30,000 allowance
Security electronics	1 LS	\$25,000	\$25,000 allowance
Landscape & irrigation - intensive	13,193 SF	\$10	\$131,925 allowance
Landscape & irrigation - less intensive	42,279 SF	\$4	\$169,117 allowance
Artificial turf, outdoor play	1 LS	\$50,000	\$50,000 allowance
Site accessories - flagpole, signage, misc.	1 LS	\$40,000	\$40,000 allowance
Sub-total Sitework	3.0 AC	\$661,310	\$1,983,930

Yolo County Animal Shelter
Shelter Based on Needs Assessment, without WEST SAC
DRAFT 10/3/2017

BUILDING CONSTRUCTION

Animal Shelter	22,620 SF	\$380	\$8,595,600 allowance
Animal Shelter - veterinary	3,480 SF	\$450	\$1,566,000 allowance
Animal Shelter - outdoor covered area	6,940 SF	\$130	\$902,200 allowance

Sub-total Buildings 33,040 SF \$340 \$11,063,800

Fixtures, Furnishings & Equipment (FF&E) - BUILT-IN BY GC

Equipment Allowance	1 EA	\$150,000	\$150,000 allowance
Vet Equipment	1 EA	\$300,000	\$300,000 allowance
Animal Equipment Allowance	1 EA	\$550,000	\$550,000 allowance

Sub-total FF&E - BUILT-IN BY GC \$1,000,000

Sub-total Sitework, Buildings & FF&E BUILT-IN BY GC \$14,047,730

GENERAL REQUIREMENTS MARK-UP

General Conditions	6.00%	\$14,047,730	\$842,864 allowance
Bonds & Insurance	2.00%	\$14,047,730	\$280,955 allowance
Overhead & Profit	6.00%	\$14,047,730	\$842,864 allowance

Sub-total General Requirements 14.00% \$14,047,730 \$1,966,682

Buildings & FF&E BUILT-IN BY GC, incl. Gen'l Reqmts 26,100 SF \$614 \$16,014,412

Escalation (2 years @ 5.5% per yr.)	11.00%	\$16,014,412	\$1,761,585 allowance
Targeted Construction Bid			\$17,775,997
Construction Contingency	10.00%	\$17,775,997	\$1,777,600 allowance

TOTAL DIRECT CONSTRUCT'N COST w/conting. only 26,100 SF \$682 \$17,792,100 rounded
TOTAL DIRECT CONSTRUCT'N COST w/esc.&conting. 26,100 SF \$749 \$19,553,600 rounded

C. INDIRECT COSTS

Fixtures, Furnishings & Equipment (FF&E) - LOOSE BY OWNER

Furnishings Allowance	1 EA	\$200,000	\$200,000 allowance
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Sub-total FF&E \$200,000

Other

Design and engineering fees	10.00%	\$17,792,100	\$1,779,210 allowance
Testing and inspection	2.00%	\$17,792,100	\$355,842 allowance
Topographical and utility survey	1 EA	\$25,000	\$25,000 allowance
Geotechnical investigation and report	1 EA	\$20,000	\$20,000 allowance
Project administration by County	2.00%	\$17,792,100	\$355,842 allowance

Sub-total Other \$2,535,894

Total Indirect Costs \$2,735,894

Escalation (2 years @ 5.5% per yr.) on indirect costs	11.00%	\$2,735,894	\$300,948 allowance
Contingency on Indirect Costs	10.00%	\$2,735,894	\$273,589 allowance

TOTAL INDIRECT COSTS W/ ESCALATION & CONTINGENCIES \$3,310,500 rounded

E. TOTAL PROJECT DEVELOPMENT COST (A+B+C) \$21,200,000 rounded

Yolo County Animal Shelter - BASELINE Operation Maintenance Cost Summary

10/03/17 DRAFT

BASELINE COMPARISON

NOTES:

- Existing YCAS budget numbers have been taken from actual 2017-2018 County Budget sheet.
- Assumes that all services being provided and contracts with Cities being served remain the same in all Options.
- The second column assumes operations remain at existing YCAS, staffing levels are adjusted to serve current needs.

Item	Existing YCAS Current Budget 2017/2018		YCAS in Future staying at existing shelter (2017 dollars)		Shelter based on Needs Assessment (2017dollars)		Comments
ASSUMPTIONS							
Year of operation	2017	YR	2018	YR	2018	YR	
Staffing	19.0	FTE	28.5	FTE	28.5	FTE	(3)
Contract vet	1.0	FTE	1.5	FTE	2.5	FTE	
Site area	2.3	AC	1.8	AC	3.2	AC	
Building area	11,080	SF	11,080	SF	28,000	SF	
Covered Outdoor area, inc. Barn	3,060	SF	3,060	SF	7,180	SF	
Construction Cost	\$0		\$0		\$20,686,800		based on revised 9/25/17 estimate w/ new escalation
Total Project Development Cost					\$24,500,000		
Average staff salary, fully loaded, per FTE	\$90,112	(2)	\$90,112	(7)	\$90,112	(7)	assumes same as existing
Yearly utility cost (HVAC, water, power, SS, SD)	\$5.38	SF	\$5.38	SF	\$5.00	SF	
Yearly tel/data/communications cost	\$2.40	SF	\$2.40	SF	\$2.40	SF	
Yearly building systems maintenance cost	\$3.88	SF	\$3.88	SF	\$3.00	SF	
Yearly janitorial and site maintenance cost	\$0.52	SF	\$0.52	SF	\$0.52	SF	
Yearly waste removal cost	\$1.25	SF	\$1.25	SF	\$1.25	SF	
Deferred maintenance cost	\$0.27	SF	\$2.00	SF	\$1.50	SF	
Total utility, comm, maint, jan, waste, defer	\$13.70	SF	\$15.43	SF	\$13.67	SF	
Deceased animal removal (Koefran or sim.)	\$2,333	MO	\$2,333	MO	\$2,333	MO	Average per month is based on 17-18 budget
City contracts	\$1,363,411	(1)	\$1,363,411		\$1,363,411		no change shown as of yet for city contracts
EXPENSE							
Salaries, loaded with all benefits	\$1,712,132	(4)	\$2,568,198		\$2,568,198		
Overtime cost	\$60,000	(1)	\$82,718		\$20,000		assumes reduced by 2/3 once shelter fully staffed
Public Liability	\$20,771	(1)	\$25,964	(8)	\$25,964	(8)	
Shelter food and supplies	\$60,000	(1)	\$60,000	(7)	\$60,000	(7)	Note: Amount entered includes food \$27,554.72 plus supplies \$37,378.95 (based on FY 2017 6-month average)
Medical and dental supplies	\$125,000	(1)	\$156,250	(8)	\$156,250	(8)	
Tools and equipment	\$31,687	(1)	\$39,609	(8)	\$39,609	(8)	
Furnishings	\$0		\$0		\$0		assumes none
Memberships and subscriptions	\$1,050	(1)	\$1,050	(7)	\$1,050	(7)	

**Yolo County Animal Shelter - BASELINE
Operation Maintenance Cost Summary**

10/03/17 DRAFT

Item	Existing YCAS Current Budget 2017/2018	YCAS in Future staying at existing shelter (2017 dollars)	Shelter based on Needs Assessment (2017dollars)	Comments
Training	\$5,000 (1)	\$7,500 (9)	\$7,500 (9)	
Clothing	\$16,500 (1)	\$23,625 (7)	\$23,625 (7)	\$750 per new employee for uniform allowance
Maintenance of Equipment	\$54,893 (1)	\$68,616 (8)	\$68,616 (8)	
Household (janitorial products)	\$30,000 (1)	\$37,500 (8)	\$37,500 (8)	
Public relations	\$0	\$15,000	\$15,000 (7)	
Legal services	\$0	\$0	\$0 (7)	No current cost for County Counsel.
Contract veterinary services	\$230,000 (1)	\$310,000	\$470,000	Baseline amount entered Includes UCD on site vet (\$160,000), UCD Vet Hospital (\$50,000), and other fill in contracted on vet services (\$20,000) all based on FY 2017 6-Month Average
Contract livestock sheltering services	\$0	\$0	\$0	Included in Contract Vet Services line item.
Spay/ neuter & vaccine program	\$0	\$0	\$20,000 (12)	County does a TNR clinic once a month and apply for grant funds for low cost spay/neuter & vaccine program. Cost for spay/neuter included in Medical supply line item.
Vehicle - purchase	\$75,000 (1)	\$75,000 (11)	\$75,000 (11)	One new truck with animal box is \$64K, avg. two trucks replaced each fiscal year. Cost not inclusive of equipment.
Vehicle - fuel	\$80,000 (1)	\$80,000 (7)	\$80,000 (7)	
Vehicle - equipment	\$75,000 (1)	\$75,000 (7)	\$75,000 (7)	Box and equipment for two vehicles.
Transportation/Travel	\$3,000 (1)	\$3,000 (7)	\$3,000 (7)	
Maintenance of Buildings/Grounds	\$20,000 (1)	\$20,000 (7)	\$20,000 (7)	
Law Enforcement Supply	\$2,000 (1)	\$2,000 (7)	\$2,000 (7)	
Building - utilities	\$34,382 (1)	\$59,610 (5)	\$140,000 (5)	
Building - communications	\$15,335 (1)	\$26,592 (5)	\$67,200 (5)	
Building - systems maintenance	\$24,800 (1)	\$42,990 (5)	\$84,000 (5)	
Building - janitorial	\$3,322 (1)	\$5,762 (5)	\$14,560 (5)	
Building - deferred maintenance cost	\$1,710 (1)	\$22,160 (5)	\$42,000 (5)	Note: Actual FY 2016 expenditures for GSD Services was \$1,709.50.
Building - waste removal service	\$7,980 (1)	\$13,850 (5)	\$35,000 (5)	
Deceased animal removal (Koefran or sim.)	\$28,000 (1)	\$28,000 (6)	\$28,000 (6)	Note: Amount entered is current flat fee of \$1624 per month plus avg. \$350/month sharps disposal.
Office Expense (included CC services charges)	\$29,387 (1)	\$29,387 (7)	\$44,081 (9)	
Information technology	\$9,000 (1)	\$9,000 (7)	\$13,500 (9)	
Professional medical services	\$2,000 (1)	\$3,000 (9)	\$3,000 (9)	Note: Professional and specialized services other than contracted vets average \$400 / month.

Yolo County Animal Shelter - BASELINE Operation Maintenance Cost Summary

10/03/17 DRAFT

Item	Existing YCAS Current Budget 2017/2018	YCAS in Future staying at existing shelter (2017 dollars)	Shelter based on Needs Assessment (2017dollars)	Comments
Miscellaneous expenses	\$5,600 (1)	\$5,600 (7)	\$5,600 (7)	Rental of equipment as needed.
TOTAL EXPENSE	\$2,763,549	\$3,896,981	\$4,245,252	
REVENUE				
Animal licenses	\$494,000 (1)	\$494,000 (7)	\$494,000 (7)	
Spay/ neuter services (Human services)	\$100,000	\$100,000 (7)	\$150,000 (7)	expect services to grow with new shelter
Business license - kennels	\$2,700 (1)	\$2,700 (7)	\$2,700 (7)	
City contracts	\$1,363,411 (1)	\$1,363,411 (7)	\$1,363,411 (7)	no change shown as of yet for city contracts
Other	\$4,700 (1)	\$4,700 (7)	\$4,700 (7)	
Donations and grants	\$5,000 (1)	\$10,000 (9)	\$10,000 (7)	
Other Gov't Agencies - Yolo	\$793,738 (1)	\$793,738 (7)	\$793,738 (7)	
TOTAL REVENUE	\$2,763,549	\$2,768,549	\$2,818,549	
NET COST (EXPENSE)	\$0	(\$1,128,432)	(\$1,426,703)	
Rounded for Fiscal Planning Purposes	\$0	(\$1,129,000)	(\$1,427,000)	

Referenced notes:

- (1) FY 2016 actual amount shown.
- (2) Average staff salary shown is based on existing actual salaries for 19 FTE. Not included are unpaid inmates working in kennels, part-time/extra help employees or staff paid by County SPCA permanently housed at YCAS. Assumes no staff increase in 2016/2017.
- (3) FTE for 2nd and 3rd columns are as outlined in Vision Planning document.
- (4) Salaries shown are Staffing x Average staff salary, fully loaded, per FTE.
- (5) Figures shown are Building area x the corresponding units for each under Assumptions above.
- (6) The yearly amount shown for animal removal is 12 x the monthly amount shown for the Koefran under Assumptions above.
- (7) Assumes no change from existing.
- (8) Assumes 25% increase from existing.
- (9) Assumes 50% increase from existing.
- (10) Assumes 100% increase from existing.
- (11) Assumes two new vehicles purchased.
- (12) Estimated based on other shelters providing these services.

Yolo County Animal Shelter
Option A - Non-Profit Model
DRAFT 10/3/2017

ESTIMATE OF PROBABLE COST

PROJECT DATA

Total Site Area	133,329 SF	3.0 Acres
Service yard and staff parking	10,500 SF	
Public parking (incl. drives and fire access)	16,000 SF	
Animal exercise yards	4,600 SF	
Barn Pasture	0 SF	
Dog Park	10,000 SF	
Site Landscaping & Hardscaping	22,626 SF	
Landscaping w/ irrigation	11,313 SF	
Hardscape including walkways	11,313 SF	
Site Efficiency Factor of 70%	39,435 SF	
Total Building Area - New	26,100 SF	
Shelter - Dog Housing	8,433 SF	
Shelter - Cat housing, Admin, Support	13,309 SF	
Shelter Veterinary	4,358 SF	
Total Building Area - Remodeled	3,750 SF	
Remodel existing shelter building (abandon dog kennel)	3,750 SF	
Total Building Area - New and Remodeled	29,850 SF	
Covered Exterior Areas	4,068 SF	

*incl. sallyport, ext. kennels, cat colony porches, storage sheds, etc.

A. SITE ACQUISITION

SITE ACQUISITION

Land purchase	3.0 AC	\$0	\$0 not included
Legal, other fees	1 LS	\$0	\$0 not included
Closing, other costs	1 LS	\$0	\$0 not included

TOTAL SITE ACQUISITION 3.0 AC \$0 \$0 not included

B. DIRECT CONSTRUCTION COST (Site, Bld'g & Contractor Mark-ups)

SITWORK CONSTRUCTION (ALLOWANCE ONLY, NOT BASED ON A SPECIFIC SITE)

Offsite Construction	3.0 AC	\$50,000	\$150,000
Offsite demolition	1 LS	\$25,000	\$25,000 allowance
Utilities, connect to street	1 LS	\$50,000	\$50,000 allowance
Sidewalk, curb & gutter	1 LS	\$35,000	\$35,000 allowance
Driveway entrances	2 EA	\$20,000	\$40,000 allowance
Onsite Construction	3.0 AC	\$660,189	\$1,980,567
Onsite demolition	1 EA	\$30,000	\$30,000 allowance
Grading & pad preparation	1 LS	\$100,000	\$100,000 allowance
Storm drainage	1 LS	\$180,000	\$180,000 allowance
Potable water & meter	1 LS	\$40,000	\$40,000 allowance
Fire water & hydrants	1 LS	\$90,000	\$90,000 allowance
Sanitary sewer	1 LS	\$60,000	\$60,000 allowance
Gas service	1 LS	\$20,000	\$20,000 allowance
Electrical service, meter & pad	1 LS	\$50,000	\$50,000 allowance
Electrical site lighting	1 LS	\$105,000	\$105,000 allowance
Fiber / Telephone service	1 LS	\$40,000	\$40,000 allowance
Trash / Recycling enclosure	1 LS	\$30,000	\$30,000 allowance
Sidewalks / flatwork	11,313 SF	\$15	\$169,695 allowance
Vehicular paving, striping, drives and fire lanes	26,500 SF	\$10	\$265,000 allowance
Curb & gutter	1 LS	\$30,000	\$30,000 allowance
Security fencing - ornamental incl. man gates	1 LS	\$80,000	\$80,000 allowance
Dog run fencing, incl. man gates	1 LS	\$30,000	\$30,000 allowance
Motorized site gate	1 LS	\$40,000	\$40,000 allowance
Motorized Sallyport garage door	2 EA	\$15,000	\$30,000 allowance
Security electronics	1 LS	\$25,000	\$25,000 allowance
Landscape & irrigation - intensive	11,313 SF	\$10	\$113,130 allowance
Landscape & irrigation - less intensive	39,435 SF	\$4	\$157,742 allowance
Animal Exercise Yards	1 LS	\$50,000	\$50,000 allowance
Storage Shed	1 LS	\$40,000	\$40,000 allowance
Walk-in cooler	1 LS	\$25,000	\$25,000 allowance
Feral Cat Pens	1 LS	\$40,000	\$40,000 allowance
Barn, paddock & pasture	1 LS	\$100,000	\$100,000 allowance
Site accessories - flagpole, signage, misc.	1 LS	\$40,000	\$40,000 allowance
Sub-total Sitework	3.0 AC	\$710,189	\$2,130,567

Yolo County Animal Shelter
Option A - Non-Profit Model
DRAFT 10/3/2017

BUILDING CONSTRUCTION

Animal Shelter - Dog Housing	8,433 SF	\$380	\$3,204,540 allowance
Animal Shelter - Cat, Support, Admin	13,309 SF	\$250	\$3,327,150 allowance
Animal Shelter - veterinary	4,358 SF	\$450	\$1,961,280 allowance
Remodel existing shelter	3,750 SF	\$150	\$562,500 allowance
Animal Shelter - outdoor covered area	4,068 SF	\$130	\$528,840 allowance

Sub-total Buildings 33,918 SF \$290 \$9,584,310

Fixtures, Furnishings & Equipment (FF&E) - BUILT-IN BY GC

Equipment Allowance	1 EA	\$150,000	\$150,000 allowance
Vet Equipment	1 EA	\$300,000	\$300,000 allowance
Animal Equipment Allowance	1 EA	\$550,000	\$550,000 allowance

Sub-total FF&E - BUILT-IN BY GC \$1,000,000

Sub-total Sitework, Buildings & FF&E BUILT-IN BY GC \$12,714,877

GENERAL REQUIREMENTS MARK-UP

General Conditions	6.00%	\$12,714,877	\$762,893 allowance
Bonds & Insurance	2.00%	\$12,714,877	\$254,298 allowance
Overhead & Profit	6.00%	\$12,714,877	\$762,893 allowance

Sub-total General Requirements 14.00% \$12,714,877 \$1,780,083

Buildings & FF&E BUILT-IN BY GC, incl. Gen'l Reqmts 29,850 SF \$486 \$14,494,960

Escalation (2 years @ 5.5% per yr.)	11.00%	\$14,494,960	\$1,594,446 allowance
Targeted Construction Bid			\$16,089,405
Construction Contingency	10.00%	\$16,089,405	\$1,608,941 allowance

TOTAL DIRECT CONSTRUCT'N COST w/conting. only 29,850 SF \$539 \$16,104,000 rounded

TOTAL DIRECT CONSTRUCT'N COST w/esc.&conting. 29,850 SF \$593 \$17,698,400 rounded

C. INDIRECT COSTS

Fixtures, Furnishings & Equipment (FF&E) - LOOSE BY OWNER

Furnishings Allowance	1 EA	\$200,000	\$200,000 allowance
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Sub-total FF&E \$200,000

Other

Design and engineering fees	10.00%	\$16,104,000	\$1,610,400 allowance
Testing and inspection	2.00%	\$16,104,000	\$322,080 allowance
Topographical and utility survey	1 EA	\$25,000	\$25,000 allowance
Geotechnical investigation and report	1 EA	\$20,000	\$20,000 allowance
Project administration by County	2.00%	\$16,104,000	\$322,080 allowance

Sub-total Other \$2,299,560

Total Indirect Costs \$2,499,560

Escalation (2 years @ 5.5% per yr.) on indirect costs	11.00%	\$2,499,560	\$274,952 allowance
Contingency on Indirect Costs	10.00%	\$2,499,560	\$249,956 allowance

TOTAL INDIRECT COSTS W/ ESCALATION & CONTINGENCIES \$3,024,500 rounded

E. TOTAL PROJECT DEVELOPMENT COST (A+B+C) \$19,200,000 rounded

Yolo County Animal Shelter
Option A - Non-Profit Model, without WEST SAC
DRAFT 10/3/2017

ESTIMATE OF PROBABLE COST

PROJECT DATA

Total Site Area	124,834 SF	2.8 Acres
Service yard and staff parking	7,500 SF	
Public parking (incl. drives and fire access)	12,000 SF	
Animal exercise yards	6,000 SF	
Barn Pasture	0 SF	
Dog Park	15,000 SF	
Site Landscaping & Hardscaping	20,319 SF	
Landscaping w/ irrigation	10,160 SF	
Hardscape including walkways	10,160 SF	
Site Efficiency Factor of 70%	36,923 SF	
Total Building Area	23,600 SF	
Shelter - Dog Housing	6,320 SF	
Shelter - Cat housing, Admin, Support	13,106 SF	
Shelter Veterinary	4,174 SF	
Total Building Area - Remodeled	2,700 SF	
Remodel existing shelter building (abandon dog kennel)	2,700 SF	
Total Building Area - New and Remodeled	26,300 SF	
Covered Exterior Areas	3,492 SF	
*incl. sallyport, ext. kennels, cat colony porches, storage sheds, etc.		

A. SITE ACQUISITION

SITE ACQUISITION

Land purchase	2.8 AC	\$0	\$0 not included
Legal, other fees	1 LS	\$0	\$0 not included
Closing, other costs	1 LS	\$0	\$0 not included
TOTAL SITE ACQUISITION	2.8 AC	\$0	\$0 not included

B. DIRECT CONSTRUCTION COST (Site, Bld'g & Contractor Mark-ups)

SITWORK CONSTRUCTION (ALLOWANCE ONLY, NOT BASED ON A SPECIFIC SITE)

Offsite Construction	2.8 AC	\$53,571	\$150,000
Offsite demolition	1 LS	\$25,000	\$25,000 allowance
Utilities, connect to street	1 LS	\$50,000	\$50,000 allowance
Sidewalk, curb & gutter	1 LS	\$35,000	\$35,000 allowance
Driveway entrances	2 EA	\$20,000	\$40,000 allowance
Onsite Construction	2.8 AC	\$668,456	\$1,871,678
Onsite demolition	1 EA	\$30,000	\$30,000 allowance
Grading & pad preparation	1 LS	\$100,000	\$100,000 allowance
Storm drainage	1 LS	\$180,000	\$180,000 allowance
Potable water & meter	1 LS	\$40,000	\$40,000 allowance
Fire water & hydrants	1 LS	\$90,000	\$90,000 allowance
Sanitary sewer	1 LS	\$60,000	\$60,000 allowance
Gas service	1 LS	\$20,000	\$20,000 allowance
Electrical service, meter & pad	1 LS	\$50,000	\$50,000 allowance
Electrical site lighting	1 LS	\$105,000	\$105,000 allowance
Fiber / Telephone service	1 LS	\$40,000	\$40,000 allowance
Trash / Recycling enclosure	1 LS	\$30,000	\$30,000 allowance
Sidewalks / flatwork	10,160 SF	\$15	\$152,393 allowance
Vehicular paving, striping, drives and fire lanes	19,500 SF	\$10	\$195,000 allowance
Curb & gutter	1 LS	\$30,000	\$30,000 allowance
Security fencing - ornamental incl. man gates	1 LS	\$80,000	\$80,000 allowance
Dog run fencing, incl. man gates	1 LS	\$30,000	\$30,000 allowance
Motorized site gate	1 LS	\$40,000	\$40,000 allowance
Motorized Sallyport garage door	2 EA	\$15,000	\$30,000 allowance
Security electronics	1 LS	\$25,000	\$25,000 allowance
Landscape & irrigation - intensive	10,160 SF	\$10	\$101,595 allowance
Landscape & irrigation - less intensive	36,923 SF	\$4	\$147,690 allowance
Artificial turf, outdoor play	1 LS	\$50,000	\$50,000 allowance
Storage Shed	1 LS	\$40,000	\$40,000 allowance
Walk-in cooler	1 LS	\$25,000	\$25,000 allowance
Feral Cat Pens	1 LS	\$40,000	\$40,000 allowance
Barn, paddock & pasture	1 LS	\$100,000	\$100,000 allowance
Site accessories - flagpole, signage, misc.	1 LS	\$40,000	\$40,000 allowance
Sub-total Sitework	2.8 AC	\$722,028	\$2,021,678

Yolo County Animal Shelter
Option A - Non-Profit Model, without WEST SAC
DRAFT 10/3/2017

BUILDING CONSTRUCTION

Animal Shelter - Dog Housing	6,320 SF	\$380	\$2,401,600	allowance
Animal Shelter - Cat, Support, Admin	13,106 SF	\$250	\$3,276,525	allowance
Animal Shelter - veterinary	4,174 SF	\$450	\$1,878,255	allowance
Remodel existing shelter	2,700 SF	\$150	\$405,000	
Animal Shelter - outdoor covered area	3,492 SF	\$130	\$453,960	allowance

Sub-total Buildings **29,792 SF** **\$290** **\$8,415,340**

Fixtures, Furnishings & Equipment (FF&E) - BUILT-IN BY GC

Equipment Allowance	1 EA	\$150,000	\$150,000	allowance
Vet Equipment	1 EA	\$300,000	\$300,000	allowance
Animal Equipment Allowance	1 EA	\$550,000	\$550,000	allowance

Sub-total FF&E - BUILT-IN BY GC **\$1,000,000**

Sub-total Sitework, Buildings & FF&E BUILT-IN BY GC **\$11,437,018**

GENERAL REQUIREMENTS MARK-UP

General Conditions	6.00%	\$11,437,018	\$686,221	allowance
Bonds & Insurance	2.00%	\$11,437,018	\$228,740	allowance
Overhead & Profit	6.00%	\$11,437,018	\$686,221	allowance

Sub-total General Requirements **14.00%** **\$11,437,018** **\$1,601,183**

Buildings & FF&E BUILT-IN BY GC, incl. Gen'l Reqmts **26,300 SF** **\$496** **\$13,038,200**

Escalation (2 years @ 5.5% per yr.)	11.00%	\$13,038,200	\$1,434,202	allowance
Targeted Construction Bid			\$14,472,403	
Construction Contingency	10.00%	\$14,472,403	\$1,447,240	allowance

TOTAL DIRECT CONSTRUCT'N COST w/conting. only **26,300 SF** **\$551** **\$14,485,500** rounded
TOTAL DIRECT CONSTRUCT'N COST w/esc.&conting. **26,300 SF** **\$605** **\$15,919,700** rounded

C. INDIRECT COSTS

Fixtures, Furnishings & Equipment (FF&E) - LOOSE BY OWNER

Furnishings Allowance	1 EA	\$200,000	\$200,000	allowance
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Sub-total FF&E **\$200,000**

Other

Design and engineering fees	10.00%	\$14,485,500	\$1,448,550	allowance
Testing and inspection	2.00%	\$14,485,500	\$289,710	allowance
Topographical and utility survey	1 EA	\$25,000	\$25,000	allowance
Geotechnical investigation and report	1 EA	\$20,000	\$20,000	allowance
Project administration by County	2.00%	\$14,485,500	\$289,710	allowance

Sub-total Other **\$2,072,970**

Total Indirect Costs **\$2,272,970**

Escalation (2 years @ 5.5% per yr.) on indirect costs	11.00%	\$2,272,970	\$250,027	allowance
Contingency on Indirect Costs	10.00%	\$2,272,970	\$227,297	allowance

TOTAL INDIRECT COSTS W/ ESCALATION & CONTINGENCIES **\$2,750,300** rounded

E. TOTAL PROJECT DEVELOPMENT COST (A+B+C) **\$17,300,000** rounded

Yolo County Animal Shelter - OPTION A

Operation Maintenance Cost Summary

10/03/17 DRAFT

OPTION A: NON-PROFIT RUN SHELTER, ANIMAL CONTROL THROUGH COUNTY

NOTES:

- 1 Large animal sheltering to be provided by County. Assumes these services are moved onto main shelter site.
- 2 Assumes minor renovation of existing shelter and site to accommodate animal control and large animal functions. Dog kennel area abandoned.

Item	Existing YCAS		Shelter based on Needs Assessment (2017 dollars)		Option A - Non-profit						Comments				
	Current Budget 2017/2018				County, Animal Control (2017 dollars)		Non-Profit, Sheltering (2017 dollars)		Total (2017 dollars)			without WEST SAC (2017 dollars)	Total without WEST SAC (2017 dollars)		
ASSUMPTIONS															
Year of operation	2017	YR	2018	YR	2018	YR	2018	YR	2018	YR	2018	YR			
Staffing	19.0	FTE	28.5	FTE	7.0	FTE	19.5	FTE	27	FTE	14.6	FTE	22	FTE	W Sac 25% of cost per 4 year average
Contract vet	1.0	FTE	2.5	FTE	0.0	FTE	2.5	FTE	2.5	FTE	1.5	FTE	1.5	FTE	
Site area	2.3	AC	3.2	AC	2.3	AC	3.0	AC	5.3	AC	2.8	AC	5.1	AC	
Building area	11,080	SF	28,000	SF	4,358	SF	26,100	SF	30,458	SF	23,600	SF	24,100	SF	
Covered Outdoor area, inc. Barn	3,060	SF	7,180	SF	3,060	SF	29,850	SF	32,910	SF	26,300	SF	29,360	SF	
Construction Cost	\$0		\$20,686,800		\$562,500		\$17,135,900		\$17,698,400		\$15,357,200		\$15,919,700		Assumes minor remodel to existing shelter
Total Project Development Cost	-		\$24,500,000		-		-		\$19,200,000		-		\$17,300,000		
Average staff salary, fully loaded, per FTE	\$90,112		\$90,112		\$90,112		\$72,916				\$72,916				
Yearly utility cost (HVAC, water, power, SS, SD)	\$5.38	SF	\$5.00	SF	\$5.38	SF	\$5.00	SF			\$5.00	SF			
Yearly tel/data/communications cost	\$2.40	SF	\$2.40	SF	\$2.40	SF	\$2.40	SF			\$2.40	SF			
Yearly building systems maintenance cost	\$3.88	SF	\$3.00	SF	\$3.88	SF	\$3.00	SF			\$3.00	SF			
Yearly janitorial and site maintenance cost	\$0.52	SF	\$0.52	SF	\$0.52	SF	\$0.52	SF			\$0.52	SF			
Yearly waste removal cost	\$1.25	SF	\$1.25	SF	\$1.25	SF	\$1.25	SF			\$1.25	SF			
Deferred maintenance cost	\$0.27	SF	\$1.50	SF	\$2.00	SF	\$1.50	SF			\$1.50	SF			
Total utility, comm, maint, jan, waste, defer	\$13.70	SF	\$13.67	SF	\$15.43	SF	\$13.67	SF			\$13.67	SF			
Deceased animal removal (Koefran or sim.)	\$2,333	MO	\$2,333	MO	\$0	MO	\$2,333	MO			\$2,333	MO			
City contracts	\$1,363,411		\$1,363,411		\$545,364		\$818,047		\$1,363,411		\$1,158,899		\$1,158,899		40% Patrol - 60% Shelter costs
EXPENSE															
Salaries, loaded with all benefits	\$1,712,132		\$2,568,198		\$630,785		\$1,421,863		\$2,052,648		\$1,066,397		\$1,697,183		
Overtime cost	\$60,000		\$20,000		\$20,000		\$0		20,000						reduced by 2/3 once shelter fully staffed
Public Liability	\$20,771		\$25,964		\$5,000		\$50,000	(8)	\$55,000		\$50,000	(8)	\$55,000		
Shelter food and supplies	\$60,000		\$60,000		\$10,000		\$54,934		\$64,934		\$41,201		\$51,201		County portion is for large animal
Medical and dental supplies	\$125,000		\$156,250		\$20,000	(8)	\$150,000	(8)	\$170,000		\$112,500	(8)	\$132,500		
Tools and equipment	\$31,687		\$39,609		\$40,000		\$50,000		\$90,000		\$50,000		\$90,000		
Furnishings	\$0		\$0		\$0		\$0		\$0		\$0		\$0		assumes none
Memberships and subscriptions	\$1,050		\$1,050		\$1,050		\$0		\$1,050		\$0		\$1,050		
Training	\$5,000		\$7,500		\$5,000		\$10,000		\$15,000		\$10,000		\$15,000		
Clothing	\$16,500		\$23,625		\$7,000		\$0		\$7,000		\$0		\$7,000		
Maintenance of Equipment	\$54,893		\$68,616		\$35,000		\$1,500		\$36,500		\$1,500		\$36,500		

Yolo County Animal Shelter - OPTION A

Operation Maintenance Cost Summary

10/03/17 DRAFT

Item	Existing YCAS Current Budget 2017/2018	Shelter based on Needs Assessment (2017 dollars)	Option A - Non-profit				Comments	
			County, Animal Control (2017 dollars)	Non-Profit, Sheltering (2017 dollars)	Total (2017 dollars)	without WEST SAC (2017 dollars)		Total without WEST SAC (2017 dollars)
Household	\$30,000	\$37,500	\$5,000	\$0	\$5,000	\$0	\$5,000	
Public relations	\$0	\$15,000	\$5,000	\$10,000	\$15,000	\$10,000	\$15,000	
Legal services	\$0	\$0	\$0	\$25,000	\$25,000	\$25,000	\$25,000	
Contract veterinary services	\$230,000	\$470,000	\$25,000	\$338,500	\$363,500	\$253,875	\$278,875	Reduction due to 25% less need
Contract livestock sheltering services	\$0	\$0	\$5,000	\$0	\$5,000	\$0	\$5,000	Cost associated with Livestock in the barn.
Spay/ neuter & vaccine program	\$0	\$20,000	\$0	\$20,000 (12)	\$20,000	\$20,000 (12)	\$20,000	County does a TNR clinic once a month and apply for grant funds for low cost spay/neuter &
Vehicle - purchase	\$75,000	\$75,000	\$75,000 (11)	\$30,000	\$105,000	\$30,000	\$105,000	
Vehicle - fuel	\$80,000	\$80,000	\$80,000 (7)	\$3,600	\$83,600	\$3,600	\$83,600	
Vehicle - equipment	\$75,000	\$75,000	\$75,000 (7)	\$40,500	\$115,500	\$40,500	\$115,500	
Transportation/Travel	\$3,000	\$3,000	\$3,000 (7)	\$0	\$3,000	\$0	\$3,000	
Animal Food Supply (Special Dept Other)	\$20,000	\$20,000	\$5,000	\$54,934	\$59,934	\$41,201	\$46,201	Reduction due to 25% less need
Law Enforcement Supply	\$2,000	\$2,000	\$2,000 (7)	\$0	\$2,000	\$0	\$2,000	
Building - utilities	\$34,382	\$140,000	\$23,448 (5)	\$130,500 (5)	\$153,948	\$118,000 (5)	\$141,448	
Building - communications	\$15,335	\$67,200	\$10,460 (5)	\$62,640 (5)	\$73,100	\$56,640 (5)	\$67,100	
Building - systems maintenance	\$24,800	\$84,000	\$16,911 (5)	\$78,300 (5)	\$95,211	\$70,800 (5)	\$87,711	
Building - janitorial	\$3,322	\$14,560	\$2,266 (5)	\$13,572 (5)	\$15,838	\$12,272 (5)	\$14,538	
Building - deferred maintenance cost	\$1,710	\$42,000	\$8,717 (5)	\$39,150 (5)	\$47,867	\$35,400 (5)	\$44,117	Note: Actual FY 2016 expenditures for GSD Services was \$1,709.50.
Building - waste removal service	\$7,980	\$35,000	\$5,448 (5)	\$32,625 (5)	\$38,073	\$29,500 (5)	\$34,948	
Deceased animal removal (Koefran or sim.)	\$28,000	\$28,000	\$0 (6)	\$28,000 (6)	\$28,000	\$28,000 (6)	\$28,000	Note: Amount entered is current flat fee of \$1624 per month plus avg. \$350/month sharps disposal.
Office Expense	\$29,387	\$44,081	\$5,000	\$36,431 (9)	\$41,431	\$36,431 (9)	\$41,431	
Information technology	\$9,000	\$3,000	\$4,000	\$13,500 (9)	\$17,500	\$13,500 (9)	\$17,500	
Professional medical services	\$2,000	\$3,000	\$2,500	\$7,200 (9)	\$9,700	\$7,200 (9)	\$9,700	Note: Professional and specialized services other than contracted vets average \$400 / month.
Overhead costs	\$0	\$0	\$0	\$411,429	\$411,429	\$308,572	\$308,572	
Miscellaneous expenses	\$5,600	\$5,600	\$5,600 (7)	\$20,000 (7)	\$25,600	\$20,000 (7)	\$25,600	
TOTAL EXPENSE	\$2,763,549	\$4,245,252	\$1,138,186	\$3,134,178	\$4,272,363	\$2,492,088	\$3,610,273	

Yolo County Animal Shelter - OPTION A

Operation Maintenance Cost Summary

10/03/17 DRAFT

Item	Existing YCAS Current Budget 2017/2018	Shelter based on Needs Assessment (2017 dollars)	Option A - Non-profit				Comments	
			County, Animal Control (2017 dollars)	Non-Profit, Sheltering (2017 dollars)	Total (2017 dollars)	without WEST SAC (2017 dollars)		Total without WEST SAC (2017 dollars)
REVENUE								
Animal licenses	\$494,000	\$494,000	\$0	\$494,000	\$494,000	\$494,000	\$494,000	
Spay/ neuter services	\$100,000	\$150,000	\$0	\$150,000	\$150,000	\$150,000	\$150,000	none included at this time.
Business license - kennels	\$2,700	\$2,700	\$2,700	\$0	\$2,700	\$0	\$2,700	
City contracts	\$1,363,411	\$1,363,411	\$545,364	\$818,047	\$1,363,411	\$613,535	\$1,158,899	no change shown as of yet for city contracts
Other	\$4,700	\$4,700	\$1,880	\$2,820	\$4,700	\$2,820	\$4,700	
Donations and grants	\$5,000	\$10,000	\$0	\$10,000	\$10,000	\$0	\$0	
Other Gov't Agencies - Yolo	\$793,738	\$793,738	\$317,495	\$476,243	\$793,738	\$357,182	\$674,677	no change shown as of yet for county cost
TOTAL REVENUE	\$2,763,549	\$2,818,549	\$867,440	\$1,951,109	\$2,818,549	\$1,617,537	\$2,484,977	
NET COST (EXPENSE)	\$0	(\$1,426,703)	(\$270,746)	(\$1,183,068)	(\$1,453,814)	(\$874,551)	(\$1,125,297)	
Rounded for Fiscal Planning Purposes	\$0	(\$1,427,000)	(\$271,000)	(\$1,184,000)	(\$1,454,000)	(\$875,000)	(\$1,126,000)	

Referenced notes:

- (1) FY 2016 actual amount shown.
- (2) Average staff salary shown is based on existing
- (3) FTE for 2nd and 3rd columns are as outlined in Vision Planning document.
- (4) Salaries shown are Staffing x Average staff salary, fully loaded, per FTE.
- (5) Figures shown are Building area x the corresponding units for each under Assumptions above.
- (6) The yearly amount shown for animal removal is 12 x the monthly amount shown for the Koefran under Assumptions above plus additional fee for added services, assumed the same as current.
- (7) Assumes no change from existing.
- (8) Assumes 25% increase from existing.
- (9) Assumes 50% increase from existing.
- (10) Assumes 100% increase from existing.
- (11) Assumes two new vehicles purchased.
- (12) Estimated based on other shelters providing these services.

Yolo County Animal Shelter

Option B - Reduced Program

DRAFT 10/3/2017

ESTIMATE OF PROBABLE COST

PROJECT DATA

Total Site Area	130,995 SF	3.0 Acres
Service yard and staff parking	10,500 SF	
Public parking (incl. drives and fire access)	16,000 SF	
Animal exercise yards	8,400 SF	
Barn Pasture	8,000 SF	
Dog Park	0 SF	
Site Landscaping & Hardscaping	21,150 SF	
Landscaping w/ irrigation	10,575 SF	
Hardscape including walkways	10,575 SF	
Site Efficiency Factor of 70%	38,745 SF	
Total Building Area	21,200 SF	
Shelter - Dog Housing	8,137 SF	
Shelter - Cat housing, admin, support	12,503 SF	
Shelter Veterinary	560 SF	
Covered Exterior Areas	7,000 SF	
*incl. sallyport, ext. kennels, cat colony porches, storage sheds, etc.		

A. SITE ACQUISITION

SITE ACQUISITION

Land purchase	3.0 AC	\$0	\$0 not included
Legal, other fees	1 LS	\$0	\$0 not included
Closing, other costs	1 LS	\$0	\$0 not included
TOTAL SITE ACQUISITION	3.0 AC	\$0	\$0 not included

B. DIRECT CONSTRUCTION COST (Site, Bld'g & Contractor Mark-ups)

SITWORK CONSTRUCTION (ALLOWANCE ONLY, NOT BASED ON A SPECIFIC SITE)

Offsite Construction	3.0 AC	\$50,000	\$150,000
Offsite demolition	1 LS	\$25,000	\$25,000 allowance
Utilities, connect to street	1 LS	\$50,000	\$50,000 allowance
Sidewalk, curb & gutter	1 LS	\$35,000	\$35,000 allowance
Driveway entrances	2 EA	\$20,000	\$40,000 allowance
Onsite Construction	3.0 AC	\$611,452	\$1,834,355
Onsite demolition	1 EA	\$30,000	\$30,000 allowance
Grading & pad preparation	1 LS	\$80,000	\$80,000 allowance
Storm drainage	1 LS	\$120,000	\$120,000 allowance
Potable water & meter	1 LS	\$40,000	\$40,000 allowance
Fire water & hydrants	1 LS	\$90,000	\$90,000 allowance
Sanitary sewer	1 LS	\$60,000	\$60,000 allowance
Gas service	1 LS	\$20,000	\$20,000 allowance
Electrical service, meter & pad	1 LS	\$50,000	\$50,000 allowance
Electrical site lighting	1 LS	\$80,000	\$80,000 allowance
Fiber / Telephone service	1 LS	\$40,000	\$40,000 allowance
Trash / Recycling enclosure	1 LS	\$30,000	\$30,000 allowance
Sidewalks / flatwork	10,575 SF	\$15	\$158,625 allowance
Veicular paving, striping, drives and fire lanes	26,500 SF	\$10	\$265,000 allowance
Curb & gutter	1 LS	\$30,000	\$30,000 allowance
Security fencing - ornamental incl. man gates	1 LS	\$80,000	\$80,000 allowance
Dog run fencing, incl. man gates	1 LS	\$30,000	\$30,000 allowance
Motorized site gate	1 LS	\$30,000	\$30,000 allowance
Motorized Sallyport garage door	2 EA	\$15,000	\$30,000 allowance
Security electronics	1 LS	\$25,000	\$25,000 allowance
Landscape & irrigation - intensive	10,575 SF	\$10	\$105,750 allowance
Landscape & irrigation - less intensive	38,745 SF	\$4	\$154,980 allowance
Animal Exercise Yards	1 LS	\$50,000	\$50,000 allowance
Storage Shed	1 LS	\$40,000	\$40,000 allowance
Walk-in cooler	1 LS	\$25,000	\$25,000 allowance
Feral Cat Pens	1 LS	\$40,000	\$40,000 allowance
Barn, paddock & pasture	1 LS	\$100,000	\$100,000 allowance
Site accessories - flagpole, signage, misc.	1 LS	\$30,000	\$30,000 allowance
Sub-total Sitework	3.0 AC	\$661,452	\$1,984,355

Yolo County Animal Shelter

Option B - Reduced Program

DRAFT 10/3/2017

BUILDING CONSTRUCTION

Animal Shelter - Dog Housing	8,137 SF	\$380	\$3,092,060 allowance
Animal Shelter - Cat housing, Admin, support	12,503 SF	\$250	\$3,125,750 allowance
Animal Shelter - veterinary	560 SF	\$400	\$224,000 allowance
Animal Shelter - outdoor covered area	7,000 SF	\$100	\$700,000 allowance

Sub-total Buildings **28,200 SF** **\$260** **\$7,141,810**

Fixtures, Furnishings & Equipment (FF&E) - BUILT-IN BY GC

Equipment Allowance	1 EA	\$150,000	\$150,000 allowance
Vet Equipment	1 EA	\$300,000	\$300,000 allowance
Animal Equipment Allowance	1 EA	\$550,000	\$550,000 allowance

Sub-total FF&E - BUILT-IN BY GC **\$1,000,000**

Sub-total Sitework, Buildings & FF&E BUILT-IN BY GC **\$10,126,165**

GENERAL REQUIREMENTS MARK-UP

General Conditions	6.00%	\$10,126,165	\$607,570 allowance
Bonds & Insurance	2.00%	\$10,126,165	\$202,523 allowance
Overhead & Profit	6.00%	\$10,126,165	\$607,570 allowance

Sub-total General Requirements **14.00%** **\$10,126,165** **\$1,417,663**

Buildings & FF&E BUILT-IN BY GC, incl. Gen'l Reqmts **21,200 SF** **\$545** **\$11,543,828**

Escalation (2 years @ 5.5% per yr.)	11.00%	\$11,543,828	\$1,269,821 allowance
Targeted Construction Bid			\$12,813,649
Construction Contingency	10.00%	\$12,813,649	\$1,281,365 allowance

TOTAL DIRECT CONSTRUCT'N COST w/conting. only **21,200 SF** **\$605** **\$12,825,200** rounded

TOTAL DIRECT CONSTRUCT'N COST w/esc.&conting. **21,200 SF** **\$665** **\$14,095,100** rounded

C. INDIRECT COSTS

Fixtures, Furnishings & Equipment (FF&E) - LOOSE BY OWNER

Furnishings Allowance	1 EA	\$200,000	\$200,000 allowance
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Sub-total FF&E **\$200,000**

Other

Design and engineering fees	10.00%	\$12,825,200	\$1,282,520 allowance
Testing and inspection	2.00%	\$12,825,200	\$256,504 allowance
Topographical and utility survey	1 EA	\$25,000	\$25,000 allowance
Geotechnical investigation and report	1 EA	\$20,000	\$20,000 allowance
Project administration by County	2.00%	\$12,825,200	\$256,504 allowance

Sub-total Other **\$1,840,528**

Total Indirect Costs **\$2,040,528**

Escalation (2 years @ 5.5% per yr.) on indirect costs 11.00% \$2,040,528 \$224,458 allowance

Contingency on Indirect Costs 10.00% \$2,040,528 \$204,053 allowance

TOTAL INDIRECT COSTS W/ ESCALATION & CONTINGENCIES **\$2,469,100** rounded

E. TOTAL PROJECT DEVELOPMENT COST (A+B+C) **\$15,300,000** rounded

Yolo County Animal Shelter
Option B - Reduced Program, without WEST SAC
DRAFT 10/3/2017

ESTIMATE OF PROBABLE COST

PROJECT DATA

Total Site Area	115,091 SF	2.6 Acres
Service yard and staff parking	7,500 SF	
Public parking (incl. drives and fire access)	12,000 SF	
Animal exercise yards	8,400 SF	
Barn Pasture	8,000 SF	
Dog Park	0 SF	
Site Landscaping & Hardscaping	19,350 SF	
Landscaping w/ irrigation	9,675 SF	
Hardscape including walkways	9,675 SF	
Site Efficiency Factor of 70%	38,745 SF	
Total Building Area	18,800 SF	
Shelter - Dog Housing	6,320 SF	
Shelter - Cat housing, admin, support	11,920 SF	
Shelter Veterinary	560 SF	
Covered Exterior Areas	7,000 SF	
*incl. sallyport, ext. kennels, cat colony porches, storage sheds, etc.		

A. SITE ACQUISITION

SITE ACQUISITION

Land purchase	2.6 AC	\$0	\$0 not included
Legal, other fees	1 LS	\$0	\$0 not included
Closing, other costs	1 LS	\$0	\$0 not included
TOTAL SITE ACQUISITION	2.6 AC	\$0	\$0 not included

B. DIRECT CONSTRUCTION COST (Site, Bld'g & Contractor Mark-ups)

SITework CONSTRUCTION (ALLOWANCE ONLY, NOT BASED ON A SPECIFIC SITE)

Offsite Construction	2.6 AC	\$57,692	\$150,000
Offsite demolition	1 LS	\$25,000	\$25,000 allowance
Utilities, connect to street	1 LS	\$50,000	\$50,000 allowance
Sidewalk, curb & gutter	1 LS	\$35,000	\$35,000 allowance
Driveway entrances	2 EA	\$20,000	\$40,000 allowance
Onsite Construction	2.6 AC	\$656,483	\$1,706,855
Onsite demolition	1 EA	\$30,000	\$30,000 allowance
Grading & pad preparation	1 LS	\$70,000	\$70,000 allowance
Storm drainage	1 LS	\$100,000	\$100,000 allowance
Potable water & meter	1 LS	\$40,000	\$40,000 allowance
Fire water & hydrants	1 LS	\$90,000	\$90,000 allowance
Sanitary sewer	1 LS	\$60,000	\$60,000 allowance
Gas service	1 LS	\$20,000	\$20,000 allowance
Electrical service, meter & pad	1 LS	\$50,000	\$50,000 allowance
Electrical site lighting	1 LS	\$80,000	\$80,000 allowance
Fiber / Telephone service	1 LS	\$40,000	\$40,000 allowance
Trash / Recycling enclosure	1 LS	\$30,000	\$30,000 allowance
Sidewalks / flatwork	9,675 SF	\$15	\$145,125 allowance
Vehicular paving, striping, drives and fire lanes	19,500 SF	\$10	\$195,000 allowance
Curb & gutter	1 LS	\$30,000	\$30,000 allowance
Security fencing - ornamental incl. man gates	1 LS	\$80,000	\$80,000 allowance
Dog run fencing, incl. man gates	1 LS	\$30,000	\$30,000 allowance
Motorized site gate	1 LS	\$30,000	\$30,000 allowance
Motorized Sallyport garage door	2 EA	\$15,000	\$30,000 allowance
Security electronics	1 LS	\$25,000	\$25,000 allowance
Landscape & irrigation - intensive	9,675 SF	\$10	\$96,750 allowance
Landscape & irrigation - less intensive	38,745 SF	\$4	\$154,980 allowance
Animal Exercise Yards	1 LS	\$50,000	\$50,000 allowance
Storage Shed	1 LS	\$40,000	\$40,000 allowance
Walk-in cooler	1 LS	\$25,000	\$25,000 allowance
Feral Cat Pens	1 LS	\$40,000	\$40,000 allowance
Barn, paddock & pasture	1 LS	\$100,000	\$100,000 allowance
Site accessories - flagpole, signage, misc.	1 LS	\$25,000	\$25,000 allowance
Sub-total Sitework	2.6 AC	\$714,175	\$1,856,855

Yolo County Animal Shelter
Option B - Reduced Program, without WEST SAC
DRAFT 10/3/2017

BUILDING CONSTRUCTION

Animal Shelter - Dog Housing	6,320 SF	\$380	\$2,401,600 allowance
Animal Shelter - Cat housing, Admin, support	11,920 SF	\$250	\$2,980,000 allowance
Animal Shelter - veterinary	560 SF	\$400	\$224,000 allowance
Animal Shelter - outdoor covered area	7,000 SF	\$100	\$700,000 allowance

Sub-total Buildings **25,800 SF** **\$250** **\$6,305,600**

Fixtures, Furnishings & Equipment (FF&E) - BUILT-IN BY GC

Equipment Allowance	1 EA	\$150,000	\$150,000 allowance
Vet Equipment	1 EA	\$300,000	\$300,000 allowance
Animal Equipment Allowance	1 EA	\$550,000	\$550,000 allowance

Sub-total FF&E - BUILT-IN BY GC **\$1,000,000**

Sub-total Sitework, Buildings & FF&E BUILT-IN BY GC **\$9,162,455**

GENERAL REQUIREMENTS MARK-UP

General Conditions	6.00%	\$9,162,455	\$549,747 allowance
Bonds & Insurance	2.00%	\$9,162,455	\$183,249 allowance
Overhead & Profit	6.00%	\$9,162,455	\$549,747 allowance

Sub-total General Requirements **14.00%** **\$9,162,455** **\$1,282,744**

Buildings & FF&E BUILT-IN BY GC, incl. Gen'l Reqmts **18,800 SF** **\$556** **\$10,445,199**

Escalation (2 years @ 5.5% per yr.)	11.00%	\$10,445,199	\$1,148,972 allowance
Targeted Construction Bid			\$11,594,171
Construction Contingency	10.00%	\$11,594,171	\$1,159,417 allowance

TOTAL DIRECT CONSTRUCT'N COST w/conting. only **18,800 SF** **\$617** **\$11,604,700** rounded
TOTAL DIRECT CONSTRUCT'N COST w/esc.&conting. **18,800 SF** **\$678** **\$12,753,600** rounded

C. INDIRECT COSTS

Fixtures, Furnishings & Equipment (FF&E) - LOOSE BY OWNER

Furnishings Allowance	1 EA	\$200,000	\$200,000 allowance
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Sub-total FF&E **\$200,000**

Other

Design and engineering fees	10.00%	\$11,604,700	\$1,160,470 allowance
Testing and inspection	2.00%	\$11,604,700	\$232,094 allowance
Topographical and utility survey	1 EA	\$25,000	\$25,000 allowance
Geotechnical investigation and report	1 EA	\$20,000	\$20,000 allowance
Project administration by County	2.00%	\$11,604,700	\$232,094 allowance

Sub-total Other **\$1,669,658**

Total Indirect Costs **\$1,869,658**

Escalation (2 years @ 5.5% per yr.) on indirect costs	11.00%	\$1,869,658	\$205,662 allowance
Contingency on Indirect Costs	10.00%	\$1,869,658	\$186,966 allowance

TOTAL INDIRECT COSTS W/ ESCALATION & CONTINGENCIES **\$2,262,300** rounded

E. TOTAL PROJECT DEVELOPMENT COST (A+B+C) **\$13,900,000** rounded

Yolo County Animal Shelter - OPTION B
Operation Maintenance Cost Summary

10/03/17 DRAFT

OPTION B: REDUCED PROGRAM AREA BUILT WITH MODULAR

NOTES:

- 1 New shelter in phase 1 does not include vet clinic or classroom
- 2 Assumes reuse of existing vet trailer with minimal medical housing provide in new shelter, requiring half time vet services
- 3 New building to be designed to allow for phased expansion for full vet clinic and public education space

Item	Existing YCAS		Shelter		Option B - Reduced Program Area, Modular						Comments			
	Current Budget		based on Needs Assessment		Existing Vet Trailer to be reused		New Shelter		Total			without WEST SAC		Total without WEST SAC
	2017/2018		(2017 dollars)		(2017 dollars)		(2017 dollars)		(2017 dollars)		(2017 dollars)		(2017 dollars)	
ASSUMPTIONS														
Year of operation	2017	YR	2018	YR	2018	YR	2018	YR	2018	YR	2018	YR	2018	YR
Staffing	19.0	FTE	28.5	FTE	0.0	FTE	28.5	FTE	28.5	FTE	21.4	FTE	21	FTE
Contract vet	1.0	FTE	2.5	FTE	1.5	FTE	0.0	FTE	1.5	FTE	0.0	FTE	1.5	FTE
Site area	2.3	AC	3.2	AC	0.0	AC	3.0	AC	3.0	AC	2.6	AC	2.6	AC
Building area	11,080	SF	28,000	SF	530	SF	21,200	SF	21,730	SF	18,800	SF	19,330	SF
Covered Outdoor area, inc. Barn	3,060	SF	7,180	SF	-	SF	7,000	SF	7,000	SF	7,000	SF	7,000	SF
Construction Cost	\$0		\$20,686,800		\$0		\$14,095,100		\$14,095,100		\$11,604,700		\$12,753,600	
Total Project Development Cost	-		\$24,500,000		-		-		\$15,300,000		-		\$13,900,000	
Average staff salary, fully loaded, per FTE	\$90,112		\$90,112		\$90,112		\$90,112				\$90,112			
Yearly utility cost (HVAC, water, power, SS, SD)	\$5.38	SF	\$5.00	SF	\$5.38	SF	\$5.00	SF			\$5.00	SF		
Yearly tel/data/communications cost	\$2.40	SF	\$2.40	SF	\$2.40	SF	\$2.40	SF			\$2.40	SF		
Yearly building systems maintenance cost	\$3.88	SF	\$3.00	SF	\$3.88	SF	\$3.00	SF			\$3.00	SF		
Yearly janitorial and site maintenance cost	\$0.52	SF	\$0.52	SF	\$0.52	SF	\$0.52	SF			\$0.52	SF		
Yearly waste removal cost	\$1.25	SF	\$1.25	SF	\$1.25	SF	\$1.25	SF			\$1.25	SF		
Deferred maintenance cost	\$0.27	SF	\$1.50	SF	\$2.00	SF	\$1.50	SF			\$1.50	SF		
Total utility, comm, maint, jan, waste, defer	\$13.70	SF	\$13.67	SF	\$15.43	SF	\$13.67	SF			\$13.67	SF		
Deceased animal removal (Koefran or sim.)	\$2,333	MO	\$2,333	MO	\$0	MO	\$2,333	MO			\$2,333	MO		
City contracts	\$1,363,411		\$1,363,411		\$0		\$1,363,411		\$1,363,411		\$1,022,558		\$1,022,558	
EXPENSE														
Salaries, loaded with all benefits	\$1,712,132		\$2,568,198		\$0		\$2,568,198		\$2,568,198		\$1,926,149		\$1,926,149	
Overtime cost	\$60,000		\$20,000		\$0		\$20,000				\$20,000		\$20,000	assumes reduced by 2/3 once shelter fully staffed
Public Liability	\$20,771		\$25,964		\$0		\$25,964 (8)		\$25,964		\$25,964 (8)		\$25,964	Assumes 25% increase above existing budget plus liability for county
Shelter food and supplies	\$60,000		\$60,000		\$0		\$60,000		\$60,000		\$45,000		\$45,000	
Medical and dental supplies	\$125,000		\$156,250		\$0 (8)		\$156,250 (8)		\$156,250		\$117,188 (8)		\$117,188	
Tools and equipment	\$31,687		\$39,609		\$0		\$50,000		\$50,000		\$50,000		\$50,000	One new truck with animal box is \$64k. Avg. two trucks replaced each fiscal year
Furnishings	\$0		\$0		\$0		\$0		\$0		\$0		\$0	assumes none
Memberships and subscriptions	\$1,050		\$1,050		\$0		\$1,050		\$1,050		\$1,050		\$1,050	
Training	\$5,000		\$7,500		\$0		\$7,500		\$7,500		\$7,500		\$7,500	

Yolo County Animal Shelter - OPTION B
Operation Maintenance Cost Summary

10/03/17 DRAFT

Item	Existing YCAS Current Budget 2017/2018	Shelter based on Needs Assessment (2017 dollars)	Option B - Reduced Program Area, Modular					Comments
			Existing Vet Trailer to be reused (2017 dollars)	New Shelter (2017 dollars)	Total (2017 dollars)	without WEST SAC (2017 dollars)	Total without WEST SAC (2017 dollars)	
Clothing	\$16,500	\$23,625	\$0	\$23,625	\$23,625	\$23,625	\$23,625	
Maintenance of Equipment	\$54,893	\$68,616	\$0	\$68,616	\$68,616	\$68,616	\$68,616	
Household	\$30,000	\$37,500	\$0	\$37,500	\$37,500	\$37,500	\$37,500	
Public relations	\$0	\$15,000	\$0	\$15,000	\$15,000	\$15,000	\$15,000	
Legal services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Contract veterinary services	\$230,000	\$470,000	\$310,000	\$0	\$310,000	\$0	\$310,000	
Contract livestock sheltering services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	assumes none
Spay/ neuter & vaccine program	\$0	\$20,000	\$0	\$20,000 (12)	\$20,000	\$20,000 (12)	\$20,000	County does a TNR clinic once a month and apply for grant funds for low cost spay/neuter & vaccine program.
Vehicle - purchase	\$75,000	\$75,000	\$0	\$75,000 (11)	\$75,000	\$75,000	\$75,000	One new truck with animal box is \$64K., avg. two trucks replaced each fiscal year.
Vehicle - fuel	\$80,000	\$80,000	\$0	\$80,000 (7)	\$80,000	\$80,000	\$80,000	
Vehicle - equipment	\$75,000	\$75,000	\$0	\$75,000 (7)	\$75,000	\$75,000	\$75,000	
Transportation/Travel	\$3,000	\$3,000	\$0	\$3,000 (7)	\$3,000	\$3,000	\$3,000	
Animal Food Supply (Special Dept Other)	\$20,000	\$20,000	\$0	\$20,000	\$20,000	\$20,000	\$20,000	
Law Enforcement Supply	\$2,000	\$2,000	\$0	\$2,000 (7)	\$2,000	\$2,000	\$2,000	
Building - utilities	\$34,382	\$140,000	\$2,851 (5)	\$106,000 (5)	\$108,851	\$94,000 (5)	\$96,851	
Building - communications	\$15,335	\$67,200	\$1,272 (5)	\$50,880 (5)	\$52,152	\$45,120 (5)	\$46,392	
Building - systems maintenance	\$24,800	\$84,000	\$2,056 (5)	\$63,600 (5)	\$65,656	\$56,400 (5)	\$58,456	
Building - janitorial	\$3,322	\$14,560	\$276 (5)	\$11,024 (5)	\$11,300	\$9,776 (5)	\$10,052	
Building - deferred maintenance cost	\$1,710	\$42,000	\$1,060 (5)	\$31,800 (5)	\$32,860	\$28,200 (5)	\$29,260	Note: Actual FY 2016 expenditures for GSD Services was \$1,709.50.
Building - waste removal service	\$7,980	\$35,000	\$0 (5)	\$35,000 (5)	\$35,000	\$23,500 (5)	\$23,500	
Deceased animal removal (Koefran or sim.)	\$28,000	\$28,000	\$0 (6)	\$28,000 (6)	\$28,000	\$28,000 (6)	\$28,000	Note: Amount entered is current flat fee of \$1624 per month plus avg. \$350/month sharps disposal.
Office Expense	\$29,387	\$44,081	\$0	\$44,081 (9)	\$44,081	\$44,081 (9)	\$44,081	
Information technology	\$9,000	\$3,000	\$0	\$3,000 (9)	\$3,000	\$3,000 (9)	\$3,000	
Professional medical services	\$2,000	\$3,000	\$0 (9)	\$3,000 (9)	\$3,000	\$3,000 (9)	\$3,000	Note: Professional and specialized services other than contracted vets average \$400 / month.
Miscellaneous expenses	\$5,600	\$5,600	\$0	\$5,600 (7)	\$5,600	\$5,600 (7)	\$5,600	
TOTAL EXPENSE	\$2,763,549	\$4,245,252	\$317,515	\$3,690,688	\$3,988,203	\$2,953,268	\$3,270,783	

Yolo County Animal Shelter - OPTION B
Operation Maintenance Cost Summary

10/03/17 DRAFT

Item	Existing YCAS Current Budget 2017/2018	Shelter based on Needs Assessment (2017 dollars)	Option B - Reduced Program Area, Modular					Comments
			Existing Vet Trailer to be reused (2017 dollars)	New Shelter (2017 dollars)	Total (2017 dollars)	without WEST SAC (2017 dollars)	Total without WEST SAC (2017 dollars)	
REVENUE								
Animal licenses	\$494,000	\$494,000	\$0	\$494,000 (7)	\$494,000	\$494,000	\$494,000	
Spay/ neuter services	\$100,000	\$150,000	\$0	\$150,000 (7)	\$150,000	\$150,000	\$150,000	none included at this time.
Business license - kennels	\$2,700	\$2,700	\$0	\$2,700 (7)	\$2,700	\$2,700	\$2,700	
City contracts	\$1,363,411	\$1,363,411	\$0	\$1,363,411	\$1,363,411	\$1,022,558	\$1,022,558	no change shown as of yet for city contracts
Other	\$4,700	\$4,700	\$0	\$4,700 (7)	\$4,700	\$4,700	\$4,700	
Donations and grants	\$5,000	\$10,000	\$0	\$10,000	\$10,000	\$10,000	\$10,000	
Other Gov't Agencies - Yolo	\$793,738	\$793,738	\$0	\$793,738	\$793,738	\$793,738	\$793,738	no change shown as of yet for county cost
TOTAL REVENUE	\$2,763,549	\$2,818,549	\$0	\$2,818,549	\$2,818,549	\$2,477,696	\$2,477,696	
NET COST (EXPENSE)	\$0	(\$1,426,703)	(\$317,515)	(\$872,139)	(\$1,169,654)	(\$475,571)	(\$793,087)	
Rounded for Fiscal Planning Purposes	\$0	(\$1,427,000)	(\$318,000)	(\$873,000)	(\$1,170,000)	(\$476,000)	(\$794,000)	

Referenced notes:

- (1) FY 2016 actual amount shown.
- (2) Average staff salary shown is based on existing actual
- (3) FTE for 2nd and 3rd columns are as outlined in Vision Planning document.
- (4) Salaries shown are Staffing x Average staff salary, fully loaded, per FTE.
- (5) Figures shown are Building area x the corresponding units for each under Assumptions above.
- (6) The yearly amount shown for animal removal is 12 x the monthly amount shown for the Koefran under Assumptions above plus additional fee for added services, assumed the same as current.
- (7) Assumes no change from existing.
- (8) Assumes 25% increase from existing.
- (9) Assumes 50% increase from existing.
- (10) Assumes 100% increase from existing.
- (11) Assumes one new vehicle purchased.
- (12) Estimated based on other shelters providing these services.

Yolo County Animal Shelter

Option C - Fixed Cost

DRAFT 10/3/2017

ESTIMATE OF PROBABLE COST

PROJECT DATA

Total Site Area	73,143 SF	1.6 Acres
Service yard and staff parking	6,000 SF	
Public parking (incl. drives and fire access)	6,400 SF	
Animal exercise yards	7,200 SF	
Barn Pasture	0 SF	
Dog Park	0 SF	
Site Landscaping & Hardscaping	13,676 SF	
Landscaping w/ irrigation	6,838 SF	
Hardscape including walkways	6,838 SF	
Site Efficiency Factor of 70%	21,634 SF	
Total Building Area	15,000 SF	
Shelter - Dog Housing	8,433 SF	
Shelter - Cat housing, admin, support	8,660 SF	
Shelter Veterinary	560 SF	
Total Remodel Area	3,750 SF	
Remodel existing building (abandon dog kennels)	3,750 SF	
Total New and Remodel Building Area	18,750 SF	
Covered Exterior Areas	3,234 SF	
*incl. sallyport, ext. kennels, cat colony porches, storage sheds, etc.		

A. SITE ACQUISITION

SITE ACQUISITION

Land purchase	1.6 AC	\$0	\$0 not included
Legal, other fees	1 LS	\$0	\$0 not included
Closing, other costs	1 LS	\$0	\$0 not included
TOTAL SITE ACQUISITION	1.6 AC	\$0	\$0 not included

B. DIRECT CONSTRUCTION COST (Site, Bld'g & Contractor Mark-ups)

SITENETWORK CONSTRUCTION (ALLOWANCE ONLY, NOT BASED ON A SPECIFIC SITE)

Offsite Construction	1.6 AC	\$93,750	\$150,000
Offsite demolition	1 LS	\$25,000	\$25,000 allowance
Utilities, connect to street	1 LS	\$50,000	\$50,000 allowance
Sidewalk, curb & gutter	1 LS	\$35,000	\$35,000 allowance
Driveway entrances	2 EA	\$20,000	\$40,000 allowance
Onsite Construction	1.6 AC	\$875,925	\$1,401,480
Onsite demolition	1 EA	\$30,000	\$30,000 allowance
Grading & pad preparation	1 LS	\$80,000	\$80,000 allowance
Storm drainage	1 LS	\$140,000	\$140,000 allowance
Potable water & meter	1 LS	\$40,000	\$40,000 allowance
Fire water & hydrants	1 LS	\$90,000	\$90,000 allowance
Sanitary sewer	1 LS	\$60,000	\$60,000 allowance
Gas service	1 LS	\$20,000	\$20,000 allowance
Electrical service	1 LS	\$50,000	\$50,000 allowance
Electrical site lighting	1 LS	\$80,000	\$80,000 allowance
Fiber / Telephone service	1 LS	\$40,000	\$40,000 allowance
Trash / Recycling enclosure	1 LS	\$30,000	\$30,000 allowance
Sidewalks / flatwork	6,838 SF	\$15	\$102,566 allowance
Vehicular paving, striping, drives and fire lanes	12,400 SF	\$10	\$124,000 allowance
Curb & gutter	1 LS	\$30,000	\$30,000 allowance
Security fencing - ornamental incl. man gates	1 LS	\$60,000	\$60,000 allowance
Dog run fencing, incl. man gates	1 LS	\$30,000	\$30,000 allowance
Motorized site gate	1 LS	\$40,000	\$40,000 allowance
Motorized Sallyport garage door	2 EA	\$15,000	\$30,000 allowance
Security electronics	1 LS	\$25,000	\$25,000 allowance
Landscape & irrigation - intensive	6,838 SF	\$10	\$68,378 allowance
Landscape & irrigation - less intensive	21,634 SF	\$4	\$86,536 allowance
Animal Exercise Yards	1 LS	\$50,000	\$50,000 allowance
Storage Shed	1 LS	\$40,000	\$40,000 allowance
Walk-in cooler	1 LS	\$25,000	\$25,000 allowance
Feral Cat Pens	0 LS	\$0	\$0 not provided
Barn, paddock & pasture	0 LS	\$0	\$0 not provided
Site accessories - flagpole, signage, misc.	1 LS	\$30,000	\$30,000 allowance
Sub-total Sitenetwork	1.6 AC	\$969,675	\$1,551,480

Yolo County Animal Shelter

Option C - Fixed Cost

DRAFT 10/3/2017

BUILDING CONSTRUCTION

Animal Shelter - Dog Housing	8,433 SF	\$380	\$3,204,540	allowance
Animal Shelter - Cat housing, Admin, support	8,660 SF	\$250	\$2,165,000	allowance
Animal Shelter - veterinary	560 SF	\$400	\$224,000	allowance
Remodel existing shelter	3,750 SF	\$150	\$562,500	not included
Animal Shelter - outdoor covered area	3,234 SF	\$100	\$323,400	allowance
Sub-total Buildings		24,637 SF	\$270	\$6,479,440

Fixtures, Furnishings & Equipment (FF&E) - BUILT-IN BY GC

Equipment Allowance	1 EA	\$150,000	\$150,000	allowance
Vet Equipment	1 EA	\$300,000	\$300,000	allowance
Animal Equipment Allowance	1 EA	\$550,000	\$550,000	allowance
Sub-total FF&E - BUILT-IN BY GC			\$1,000,000	

Sub-total Sitework, Buildings & FF&E BUILT-IN BY GC **\$9,030,920**

GENERAL REQUIREMENTS MARK-UP

General Conditions	7.00%	\$9,030,920	\$632,164	allowance
Bonds & Insurance	2.00%	\$9,030,920	\$180,618	allowance
Overhead & Profit	7.00%	\$9,030,920	\$632,164	allowance
Sub-total General Requirements		16.00%	\$9,030,920	\$1,444,947

Buildings & FF&E BUILT-IN BY GC, incl. Gen'l Reqmts **18,750 SF** **\$559** **\$10,475,867**

Escalation (2 years @ 5.5% per yr.)	11.00%	\$10,475,867	\$1,152,345	allowance
Targeted Construction Bid			\$11,628,212	
Construction Contingency	10.00%	\$11,628,212	\$1,162,821	allowance

TOTAL DIRECT CONSTRUCT'N COST w/conting. only **18,750 SF** **\$621** **\$11,638,700** rounded
TOTAL DIRECT CONSTRUCT'N COST w/esc.&conting. **18,750 SF** **\$682** **\$12,791,100** rounded

C. INDIRECT COSTS

Fixtures, Furnishings & Equipment (FF&E) - LOOSE BY OWNER

Furnishings Allowance	1 EA	\$200,000	\$200,000	allowance
Sub-total FF&E			\$200,000	

Other

Design and engineering fees	10.00%	\$11,638,700	\$1,163,870	allowance
Testing and inspection	2.00%	\$11,638,700	\$232,774	allowance
Topographical and utility survey	1 EA	\$25,000	\$25,000	allowance
Geotechnical investigation and report	1 EA	\$20,000	\$20,000	allowance
Project administration by County	2.00%	\$11,638,700	\$232,774	allowance
Sub-total Other			\$1,674,418	

Total Indirect Costs **\$1,874,418**

Escalation (2 years @ 5.5% per yr.) on indirect costs	11.00%	\$1,874,418	\$206,186	allowance
Contingency on Indirect Costs	10.00%	\$1,874,418	\$187,442	allowance

TOTAL INDIRECT COSTS W/ ESCALATION & CONTINGENCIES **\$2,268,100** rounded

E. TOTAL PROJECT DEVELOPMENT COST (A+B+C)

\$14,000,000 rounded

Yolo County Animal Shelter
Option C - Fixed Cost, without WEST SAC
DRAFT 10/3/2017

ESTIMATE OF PROBABLE COST

PROJECT DATA

Total Site Area	68,149 SF	1.5 Acres
Service yard and staff parking	6,000 SF	
Public parking (incl. drives and fire access)	6,400 SF	
Animal exercise yards	6,000 SF	
Barn Pasture	0 SF	
Dog Park	0 SF	
Site Landscaping & Hardscaping	12,683 SF	
Landscaping w/ irrigation	6,341 SF	
Hardscape including walkways	6,341 SF	
Site Efficiency Factor of 70%	20,157 SF	
Total Building Area	13,100 SF	
Shelter - Dog Housing	6,320 SF	
Shelter - Cat housing, admin, support	6,220 SF	
Shelter Veterinary	560 SF	
Total Remodel Area	3,750 SF	
Remodel existing building (abandon dog kennels)	3,750 SF	
Total New and Remodel Building Area	16,850 SF	
Covered Exterior Areas	3,810 SF	
*incl. sallyport, ext. kennels, cat colony porches, storage sheds, etc.		

A. SITE ACQUISITION

SITE ACQUISITION

Land purchase	1.5 AC	\$0	\$0 not included
Legal, other fees	1 LS	\$0	\$0 not included
Closing, other costs	1 LS	\$0	\$0 not included
TOTAL SITE ACQUISITION	1.5 AC	\$0	\$0 not included

B. DIRECT CONSTRUCTION COST (Site, Bld'g & Contractor Mark-ups)

SITework CONSTRUCTION (ALLOWANCE ONLY, NOT BASED ON A SPECIFIC SITE)

Offsite Construction	1.5 AC	\$100,000	\$150,000
Offsite demolition	1 LS	\$25,000	\$25,000 allowance
Utilities, connect to street	1 LS	\$50,000	\$50,000 allowance
Sidewalk, curb & gutter	1 LS	\$35,000	\$35,000 allowance
Driveway entrances	2 EA	\$20,000	\$40,000 allowance
Onsite Construction	1.5 AC	\$922,106	\$1,383,159
Onsite demolition	1 EA	\$30,000	\$30,000 allowance
Grading & pad preparation	1 LS	\$80,000	\$80,000 allowance
Storm drainage	1 LS	\$140,000	\$140,000 allowance
Potable water & meter	1 LS	\$40,000	\$40,000 allowance
Fire water & hydrants	1 LS	\$90,000	\$90,000 allowance
Sanitary sewer	1 LS	\$60,000	\$60,000 allowance
Gas service	1 LS	\$20,000	\$20,000 allowance
Electrical service, meter & pad	1 LS	\$50,000	\$50,000 allowance
Electrical site lighting	1 LS	\$80,000	\$80,000 allowance
Fiber / Telephone service	1 LS	\$40,000	\$40,000 allowance
Trash / Recycling enclosure	1 LS	\$30,000	\$30,000 allowance
Sidewalks / flatwork	6,341 SF	\$15	\$95,119 allowance
Vehicular paving, striping, drives and fire lanes	12,400 SF	\$10	\$124,000 allowance
Curb & gutter	1 LS	\$30,000	\$30,000 allowance
Security fencing - ornamental incl. man gates	1 LS	\$60,000	\$60,000 allowance
Dog run fencing, incl. man gates	1 LS	\$30,000	\$30,000 allowance
Motorized site gate	1 LS	\$40,000	\$40,000 allowance
Motorized Sallyport garage door	2 EA	\$15,000	\$30,000 allowance
Security electronics	1 LS	\$25,000	\$25,000 allowance
Landscape & irrigation - intensive	6,341 SF	\$10	\$63,413 allowance
Landscape & irrigation - less intensive	20,157 SF	\$4	\$80,627 allowance
Animal Exercise Yards	1 LS	\$50,000	\$50,000 allowance
Storage Shed	1 LS	\$40,000	\$40,000 allowance
Walk-in cooler	1 LS	\$25,000	\$25,000 allowance
Feral Cat Pens	0 LS	\$0	\$0 not provided
Barn, paddock & pasture	0 LS	\$0	\$0 not provided
Site accessories - flagpole, signage, misc.	1 LS	\$30,000	\$30,000 allowance
Sub-total Sitework	1.5 AC	\$1,022,106	\$1,533,159

Yolo County Animal Shelter
Option C - Fixed Cost, without WEST SAC
DRAFT 10/3/2017

BUILDING CONSTRUCTION

Animal Shelter - Dog Housing	6,320 SF	\$380	\$2,401,600 allowance
Animal Shelter - Cat housing, Admin, support	6,220 SF	\$250	\$1,555,000 allowance
Animal Shelter - veterinary	560 SF	\$400	\$224,000 allowance
Remodel existing shelter	3,750 SF	\$150	\$562,500 not included
Animal Shelter - outdoor covered area	3,810 SF	\$100	\$381,000 allowance

Sub-total Buildings **20,660 SF** **\$250** **\$5,124,100**

Fixtures, Furnishings & Equipment (FF&E) - BUILT-IN BY GC

Equipment Allowance	1 EA	\$150,000	\$150,000 allowance
Vet Equipment	1 EA	\$300,000	\$300,000 allowance
Animal Equipment Allowance	1 EA	\$550,000	\$550,000 allowance

Sub-total FF&E - BUILT-IN BY GC **\$1,000,000**

Sub-total Sitework, Buildings & FF&E BUILT-IN BY GC **\$7,657,259**

GENERAL REQUIREMENTS MARK-UP

General Conditions	7.00%	\$7,657,259	\$536,008 allowance
Bonds & Insurance	2.00%	\$7,657,259	\$153,145 allowance
Overhead & Profit	7.00%	\$7,657,259	\$536,008 allowance

Sub-total General Requirements **16.00%** **\$7,657,259** **\$1,225,161**

Buildings & FF&E BUILT-IN BY GC, incl. Gen'l Reqmts **16,850 SF** **\$527** **\$8,882,420**

Escalation (2 years @ 5.5% per yr.)	11.00%	\$8,882,420	\$977,066 allowance
Targeted Construction Bid			\$9,859,486
Construction Contingency	10.00%	\$9,859,486	\$985,949 allowance

TOTAL DIRECT CONSTRUCT'N COST w/conting. only **16,850 SF** **\$586** **\$9,868,400** rounded
TOTAL DIRECT CONSTRUCT'N COST w/esc.&conting. **16,850 SF** **\$644** **\$10,845,500** rounded

C. INDIRECT COSTS

Fixtures, Furnishings & Equipment (FF&E) - LOOSE BY OWNER

Furnishings Allowance	1 EA	\$200,000	\$200,000 allowance
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Sub-total FF&E **\$200,000**

Other

Design and engineering fees	10.00%	\$9,868,400	\$986,840 allowance
Testing and inspection	2.00%	\$9,868,400	\$197,368 allowance
Topographical and utility survey	1 EA	\$25,000	\$25,000 allowance
Geotechnical investigation and report	1 EA	\$20,000	\$20,000 allowance
Project administration by County	2.00%	\$9,868,400	\$197,368 allowance

Sub-total Other **\$1,426,576**

Total Indirect Costs **\$1,626,576**

Escalation (2 years @ 5.5% per yr.) on indirect costs	11.00%	\$1,626,576	\$178,923 allowance
Contingency on Indirect Costs	10.00%	\$1,626,576	\$162,658 allowance

TOTAL INDIRECT COSTS W/ ESCALATION & CONTINGENCIES **\$1,968,200** rounded

E. TOTAL PROJECT DEVELOPMENT COST (A+B+C)

\$11,900,000 rounded

Yolo County Animal Shelter - OPTION C

Operation Maintenance Cost Summary

10/03/17 DRAFT

OPTION C: FIXED COST \$10M

NOTES:

- 1 Assumes new facility built for \$10 million will house dogs only. Cats, vet services and some admin will remain at existing shelter.
- 2 Assumes no renovations of existing shelter to improve admin and public areas. Dog kennels at existing shelter under this scenario are abandoned. At a future time this portion of existing building could be renovated to provide additional sheltering services
- 3 Does not include new vet clinic or community classroom/resource space

Item	Existing YCAS		Shelter		Option C - Fixed Cost \$10M				Comments	
	Current Budget		based on Needs Assessment		Existing YCAS -	New Dog Only	Total	without WEST		Total without
	2017/2018		(2017 dollars)		Field, Admin, cats	Facility	(2017 dollars)	SAC	WEST SAC	
					(2017 dollars)	(2017 dollars)	(2017 dollars)	(2017 dollars)	(2017 dollars)	
ASSUMPTIONS										
Year of operation	2017	YR	2018	YR	2018	YR	2018	YR	2018	YR
Staffing	19.0	FTE	28.5	FTE	14.0	FTE	16.0	FTE	30	FTE
Contract vet	1.0	FTE	2.5	FTE	1.5	FTE	0.0	FTE	1.5	FTE
Site area	2.3	AC	3.2	AC	2.3	AC	1.6	AC	1.5	AC
Building area	11,080	SF	28,000	SF	3,750	SF	15,000	SF	13,100	SF
Covered Outdoor area, inc. Barn	3,060	SF	7,180	SF	3,060	SF	3,750	SF	3,750	SF
Construction Cost	\$0		\$20,686,800		\$562,500		\$12,228,600		\$10,283,000	
Total Project Development Cost	-		\$24,500,000		-		\$14,000,000		-	
Average staff salary, fully loaded, per FTE	\$90,112		\$90,112		\$90,112		\$90,112		\$90,112	
Yearly utility cost (HVAC, water, power, SS, SD)	\$5.38	SF	\$5.00	SF	\$5.38	SF	\$5.00	SF	\$5.00	SF
Yearly tel/data/communications cost	\$2.40	SF	\$2.40	SF	\$2.40	SF	\$2.40	SF	\$2.40	SF
Yearly building systems maintenance cost	\$3.88	SF	\$3.00	SF	\$3.88	SF	\$3.00	SF	\$3.00	SF
Yearly janitorial and site maintenance cost	\$0.52	SF	\$0.52	SF	\$0.52	SF	\$0.52	SF	\$0.52	SF
Yearly waste removal cost	\$1.25	SF	\$1.25	SF	\$1.25	SF	\$1.25	SF	\$1.25	SF
Deferred maintenance cost	\$0.27	SF	\$1.50	SF	\$2.00	SF	\$1.50	SF	\$1.50	SF
Total utility, comm, maint, jan, waste, defer	\$13.70	SF	\$13.67	SF	\$15.43	SF	\$13.67	SF	\$13.67	SF
Deceased animal removal (Koefran or sim.)	\$2,333	MO	\$2,333	MO	\$0	MO	\$2,333	MO	\$2,333	MO
City contracts	\$1,363,411		\$1,363,411		\$818,047	(10)	\$545,364	(10)	\$1,363,411	
									\$409,023	(13)
									\$1,227,070	
										Verify division between county and non-profit
EXPENSE										
Salaries, loaded with all benefits	\$1,712,132		\$2,568,198		\$1,261,571		\$1,441,795		\$1,052,511	
Overtime cost	\$60,000		\$20,000		\$20,000		\$20,000		\$20,000	
									\$40,000	assumes reduced by 2/3 once shelter fully staffed
Public Liability	\$20,771		\$25,964		\$15,578	(10)	\$10,386	(10)	\$25,964	Assumes 25% increase above existing budget plus liability for county
Shelter food and supplies	\$60,000		\$60,000		\$36,000	(10)	\$24,000	(10)	\$54,000	County portion is for large animal
Medical and dental supplies	\$125,000		\$156,250		\$0	(10)	\$156,250	(10)	\$117,188	(8)
									\$117,188	
Tools and equipment	\$31,687		\$39,609		\$23,765	(10)	\$15,844	(10)	\$39,609	
Furnishings	\$0		\$0		\$0	(10)	\$0	(10)	\$0	
									\$11,883	One new truck with animal box is \$64k. Avg. two trucks replaced each fiscal year
									\$35,648	assumes none
									\$0	

Yolo County Animal Shelter - OPTION C

Operation Maintenance Cost Summary

10/03/17 DRAFT

Item	Existing YCAS Current Budget 2017/2018	Shelter based on Needs Assessment (2017 dollars)	Option C - Fixed Cost \$10M					Comments
			Existing YCAS - Field, Admin, cats (2017 dollars)	New Dog Only Facility (2017 dollars)	Total (2017 dollars)	without WEST SAC (2017 dollars)	Total without WEST SAC (2017 dollars)	
Memberships and subscriptions	\$1,050	\$1,050	\$630 (10)	\$420 (10)	\$1,050	\$420	\$1,050	
Training	\$5,000	\$7,500	\$4,500 (10)	\$3,000 (10)	\$7,500	\$3,000	\$7,500	
Clothing	\$16,500	\$23,625	\$14,175 (10)	\$9,450 (10)	\$23,625	\$7,088	\$21,263	
Maintenance of Equipment	\$54,893	\$68,616	\$41,170 (10)	\$27,447 (10)	\$68,616	\$27,447	\$68,616	
Household	\$30,000	\$37,500	\$22,500 (10)	\$15,000 (10)	\$37,500	\$11,250	\$33,750	
Public relations	\$0	\$15,000	\$9,000 (10)	\$6,000 (10)	\$15,000	\$6,000	\$15,000	
Legal services	\$0	\$0	\$0 (10)	\$0 (10)	\$0	\$0	\$0	
Contract veterinary services	\$230,000	\$470,000	\$186,000 (10)	\$124,000 (10)	\$310,000	\$124,000	\$310,000	
Contract livestock sheltering services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	assumes none
Spay/ neuter & vaccine program	\$0	\$20,000	\$12,000 (12)	\$8,000 (12)	\$20,000	\$8,000 (12)	\$20,000	County does a TNR clinic once a month and apply for grant funds for low cost spay/neuter & vaccine program.
Vehicle - purchase	\$75,000	\$75,000	\$75,000 (11)	\$0	\$75,000	\$0	\$75,000	One new truck with animal box is \$64K., avg. two trucks replaced each fiscal year.
Vehicle - fuel	\$80,000	\$80,000	\$80,000 (7)	\$0	\$80,000	\$0	\$80,000	
Vehicle - equipment	\$75,000	\$75,000	\$75,000 (7)	\$0	\$75,000	\$0	\$75,000	
Transportation/Travel	\$3,000	\$3,000	\$3,000 (7)	\$0	\$3,000	\$0	\$3,000	
Animal Food Supply (Special Dept Other)	\$20,000	\$20,000	\$12,000	\$8,000	\$20,000	\$8,000	\$20,000	
Law Enforcement Supply	\$2,000	\$2,000	\$2,000 (7)	\$0	\$2,000	\$0	\$2,000	
Building - utilities	\$34,382	\$140,000	\$20,175 (5)	\$75,000 (5)	\$95,175	\$65,500 (5)	\$85,675	
Building - communications	\$15,335	\$67,200	\$9,000 (5)	\$36,000 (5)	\$45,000	\$31,440 (5)	\$40,440	
Building - systems maintenance	\$24,800	\$84,000	\$14,550 (5)	\$45,000 (5)	\$59,550	\$39,300 (5)	\$53,850	
Building - janitorial	\$3,322	\$14,560	\$1,950 (5)	\$7,800 (5)	\$9,750	\$6,812 (5)	\$8,762	
Building - deferred maintenance cost	\$1,710	\$42,000	\$7,500 (5)	\$22,500 (5)	\$30,000	\$19,650 (5)	\$27,150	Note: Actual FY 2016 expenditures for GSD Services was \$1,709.50.
Building - waste removal service	\$7,980	\$35,000	\$4,688 (5)	\$18,750 (5)	\$23,438	\$16,375 (5)	\$21,063	
Deceased animal removal (Koefran or sim.)	\$28,000	\$28,000	\$0 (6)	\$28,000 (6)	\$28,000	\$28,000 (6)	\$28,000	Note: Amount entered is current flat fee of \$1624 per month plus avg. \$350/month sharps disposal.
Office Expense	\$29,387	\$44,081	\$26,448	\$17,632 (9)	\$44,081	\$13,224 (13)	\$39,672	
Information technology	\$9,000	\$3,000	\$4,000	\$13,500 (9)	\$17,500	\$13,500 (9)	\$17,500	
Professional medical services	\$2,000	\$3,000	\$3,000 (9)	\$3,000 (9)	\$6,000	\$3,000 (9)	\$6,000	Note: Professional and specialized services other than contracted vets average \$400 / month.
Miscellaneous expenses	\$5,600	\$5,600	\$3,360	\$2,240 (7)	\$5,600	\$1,680 (7)	\$5,040	
TOTAL EXPENSE	\$2,763,549	\$4,245,252	\$1,988,560	\$2,139,013	\$4,107,573	\$1,663,651	\$3,652,211	

Yolo County Animal Shelter - OPTION C

Operation Maintenance Cost Summary

10/03/17 DRAFT

Item	Existing YCAS Current Budget 2017/2018	Shelter based on Needs Assessment (2017 dollars)	Option C - Fixed Cost \$10M					Comments
			Existing YCAS - Field, Admin, cats (2017 dollars)	New Dog Only Facility (2017 dollars)	Total (2017 dollars)	without WEST SAC (2017 dollars)	Total without WEST SAC (2017 dollars)	
REVENUE								
Animal licenses	\$494,000	\$494,000	\$0	\$494,000	\$494,000	\$370,500 (13)	\$370,500	
Spay/ neuter services	\$100,000	\$150,000	\$90,000	\$60,000	\$150,000	\$60,000 (7)	\$150,000	none included at this time.
Business license - kennels	\$2,700	\$2,700	\$2,700	\$0	\$2,700	\$0 (7)	\$2,700	
City contracts	\$1,363,411	\$1,363,411	\$818,047	\$545,364	\$1,363,411	\$409,023	\$1,227,070	no change shown as of yet for city contracts
Other	\$4,700	\$4,700	\$2,820	\$1,880	\$4,700	\$1,880 (7)	\$4,700	
Donations and grants	\$5,000	\$10,000	\$0	\$10,000	\$10,000	\$10,000 (7)	\$10,000	
Other Gov't Agencies - Yolo	\$793,738	\$793,738	\$476,243	\$317,495	\$793,738	\$317,495 (7)	\$793,738	no change shown as of yet for county cost
TOTAL REVENUE	\$2,763,549	\$2,818,549	\$1,389,809	\$1,428,740	\$2,818,549	\$1,168,899	\$2,558,708	
NET COST (EXPENSE)	\$0	(\$1,426,703)	(\$598,751)	(\$710,273)	(\$1,289,024)	(\$494,753)	(\$1,093,503)	
Rounded for Fiscal Planning Purposes	\$0	(\$1,427,000)	(\$599,000)	(\$711,000)	(\$1,290,000)	(\$495,000)	(\$1,094,000)	

Referenced notes:

- (1) FY 2016 actual amount shown.
- (2) Average staff salary shown is based on existing actual
- (3) FTE for 2nd and 3rd columns are as outlined in Vision Planning document.
- (4) Salaries shown are Staffing x Average staff salary, fully loaded, per FTE.
- (5) Figures shown are Building area x the corresponding units for each under Assumptions above.
- (6) The yearly amount shown for animal removal is 12 x the monthly amount shown for the Koefran under Assumptions above plus additional fee for added services, assumed the same as current.
- (7) Assumes no change from existing.
- (8) Assumes 25% increase from existing.
- (9) Assumes 50% increase from existing.
- (10) Assumes 60/40 split in expenses. 60% to dogs, 40% to cats
- (11) Assumes one new vehicle purchased.
- (12) Estimated based on other shelters providing these services.
- (13) Assumes 25% decrease from existing.