

Animal Care and Control Facility

October 17, 2016



Animal Care and Control Facility

Requested Capital Planning Action

The SF Animal Care and Control and Department of Public Works request consideration of:

- Approval of the resolution authorizing the issuance of up to \$60,500,000 in Certificates of Participation (COPs) to support the construction of Animal Care and Control's replacement facility.

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Project purpose

- Reduce overcrowding in the City's deteriorating animal shelter and provide modern, safer care
- Provide a resilient facility to care for displaced animals in the event of an earthquake
- Ensure first-responder services can be delivered immediately after a major earthquake to assist residents who have difficulty caring for pets
- Enhance public health - help prevent the spread of communicable diseases



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Scope

- Address the seismic deficiency of existing building
- Renovate the historic building at 1 19 Bryant St. and turn it into a safe and humane Animal Care Control Facility
- Protect the animals under the care of Animal Care Control and provide safe, sanitary housing for animals, even if power and/or water are temporarily interrupted
- Provide improved education and training facilities for the public, animal care staff and volunteers



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Challenge

Potential for delay if SFMTA Overhead lines group is unable to relocate from the proposed facility at 1119 Bryant St. by July 2018 target date.

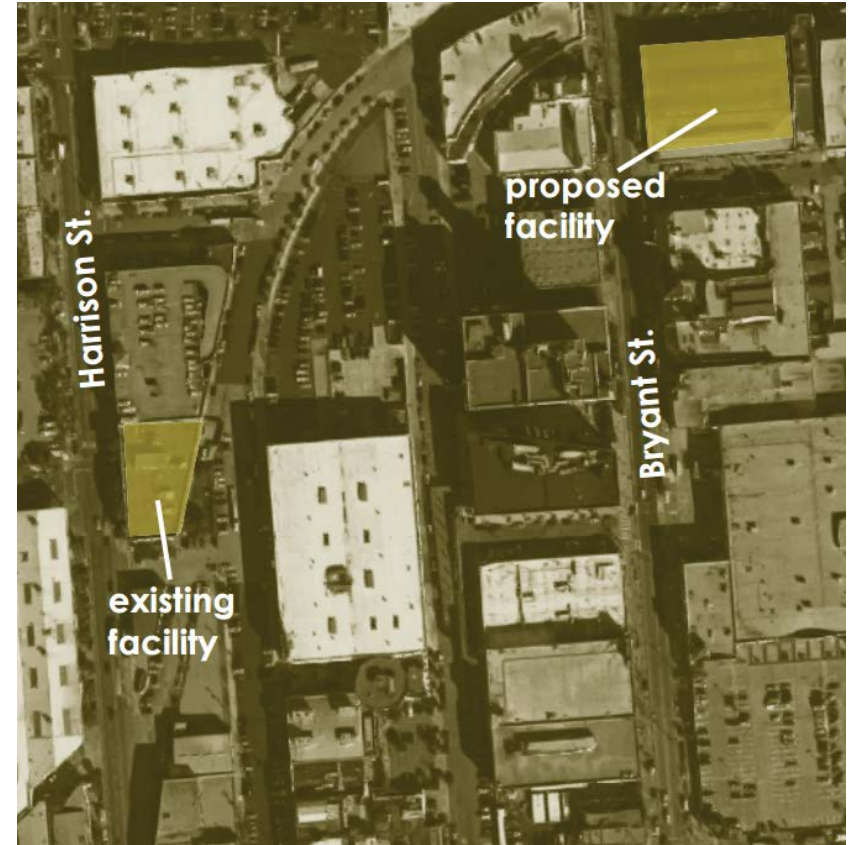
Contracting Update

- Decision made to issue one CM/GC Contract (Construction Manager / General Contractor), for both new Animal Care and Control Facility and SFMTA Burke Avenue warehouse renovation.
 - Burke Avenue warehouse is the destination of the SFMTA Overhead lines group.
 - Construction at new Animal Care and Control Facility will commence immediately following relocation of SFMTA Overhead lines group.

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Schedule and Budget

Start construction	July 2018
Construction complete	July 2020
Move in	September 2020
Capital Project Budget	\$5 million
Previous appropriations	(\$5 million)
Net Project Funds (COP's)	\$ 9 million
FF E Budget	\$1.7 million



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- Project was added to the General Fund Debt Program by Board of Supervisors Resolution to Amend the Capital Plan approved in March 2016
- Ordinance appropriating the proceeds of the Certificates of Participation was adopted by the Board of Supervisors in May 2016

(Board of Supervisors File 160120)



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Anticipated Sources and Uses

Delivery of the Certificates of Participation (COPs) to support the construction of Animal Care and Control's replacement facility.

Estimated Sources

Expected Par Amount		\$59,580,000
<i>Reserve Proceeds</i>		<i>\$920,000</i>
Total Not to Exceed Sources:		\$60,500,000

Estimated Uses:

Project Fund Deposits		\$49,098,000
Project Fund	\$49,000,000	
CSA Audit Fee	\$98,000	
Other Fund Deposits		\$9,282,300
Debt Service Reserve Fund	\$5,409,600	
Reserve/Capitalized Interest Fund	\$3,872,700	
Delivery Date Expenses		\$1,199,700
Cost of Issuance	\$603,900	
Underwriter's Discount	\$595,800	
Expected Par Amount		\$59,580,000
<i>Reserve for Market Uncertainty</i>		<i>\$920,000</i>
Total Estimated Uses		\$60,500,000