

# Animal Care and Control Facility Project Overview

- **Animal Care Industrial Facility design and construction within this existing building.**
- **Adaptive Reuse and Rehabilitation of a historic brick building constructed in 1893.**
- **Historic Preservation requirements govern for all exterior building elements.**



# Animal Care and Control Facility Project History

- Original budget based on renovation and upgrades to current ACC facility at 1200 15<sup>th</sup> Street.
- Jurisdictional Transfer with SFMTA, for proposed building at 1419 Bryant, and current ACC building.



# Animal Care and Control Facility

## Project Scope, Status, Budget

### Scope

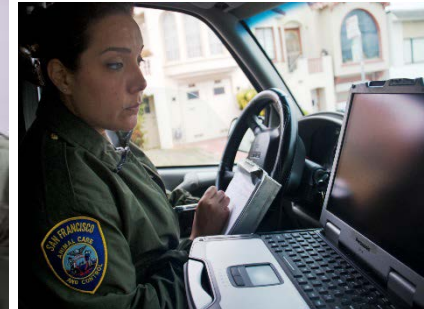
- Seismic strengthening and safety improvements for animals and staff.
- Right-size the facility to meet health and welfare design criteria for humane animal housing requirements.
- Ensure first responder capabilities to take in an influx of animals in a state of emergency.

### Status

- Developing 95% Construction Documents
- Advanced MEP and Structural Peer Reviews Underway

### Budget

- Baseline Total Project Budget: \$55.4M
- Projected Total Project Budget: \$76.4M
- Solving for: \$21.0M

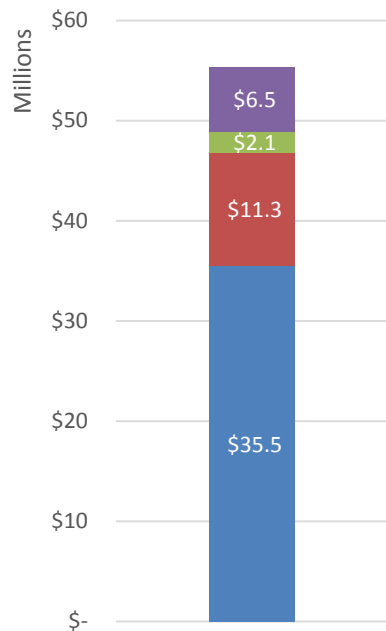


# Animal Care and Control Facility Budget History

**2015** -----> **2016**

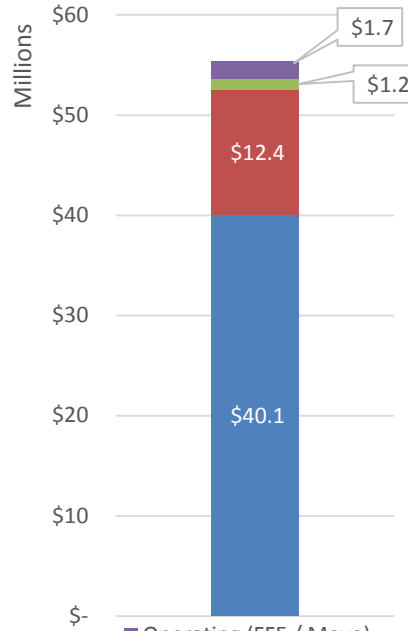
Baseline Total Project Budget:  
1200 15th Street Renovation

**\$55,400,000**



Same Total Project Budget:  
1419 Bryant Street

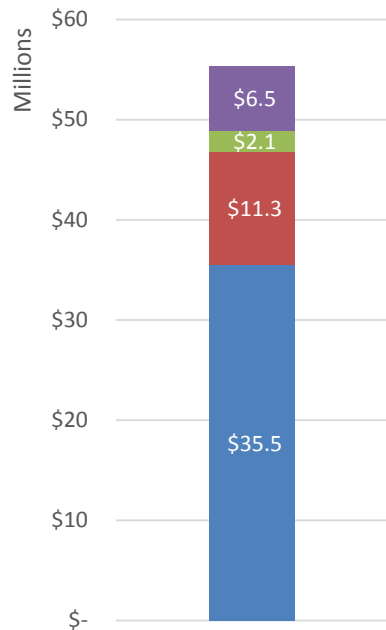
**\$55,400,000**



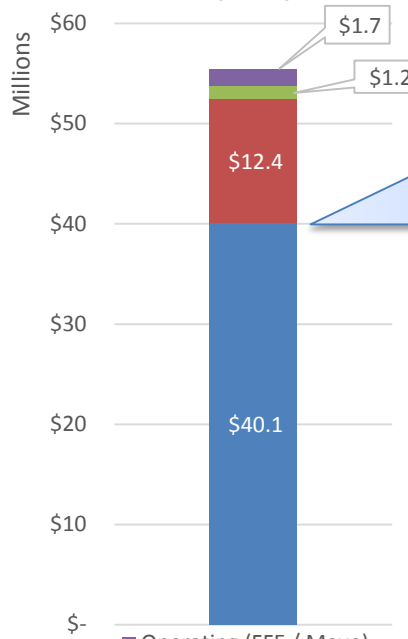
# Animal Care and Control Facility Budget History (cont'd)

**2015** -----> **2016** -----> **2018**

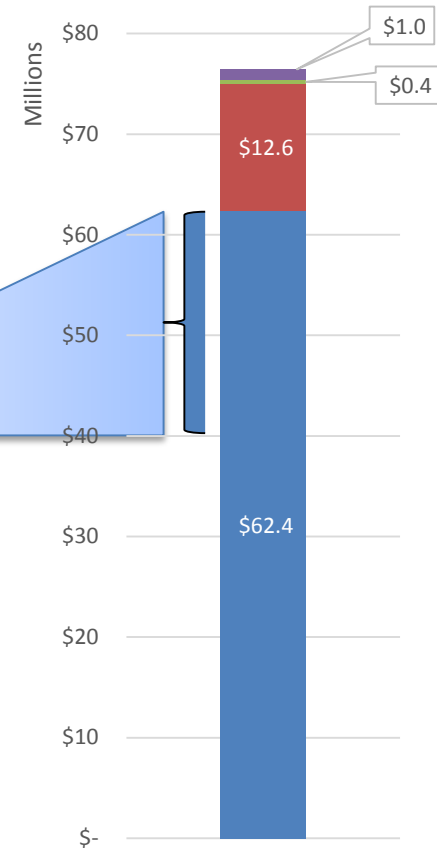
Baseline Total Project Budget:  
1200 15th Street Renovation  
**\$55,400,000**



Same Total Project Budget:  
1419 Bryant Street  
**\$55,400,000**



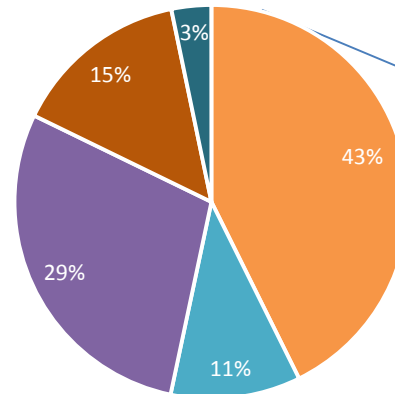
Projected Total Project Budget:  
**\$76,400,000**



# Animal Care and Control Facility Construction Cost Drivers

## Reasons for Construction Cost Delta of \$22.4M

- CMGC: Market Conditions, 1-3 Bids Per Trade
- CMGC: Historic Building Logistics
- Animal Care Complexities
- Historic Building Reference Drawings
- Historic Building Hazardous Materials



### 1. \$9.6M – Market Conditions:

- Labor and materials inflation, lack of competition
- Earlier estimates assumed 4-5 bids; actual market response and feedback is assuming 1-3 bids

### 2. \$2.4M – Historic Building Construction Logistics:

- CMGC input has lead to increased premiums for construction logistics that are more complex in this historic building.

### 3. \$6.5M – Specialized Animal Care Scope and Industrial Complexities:

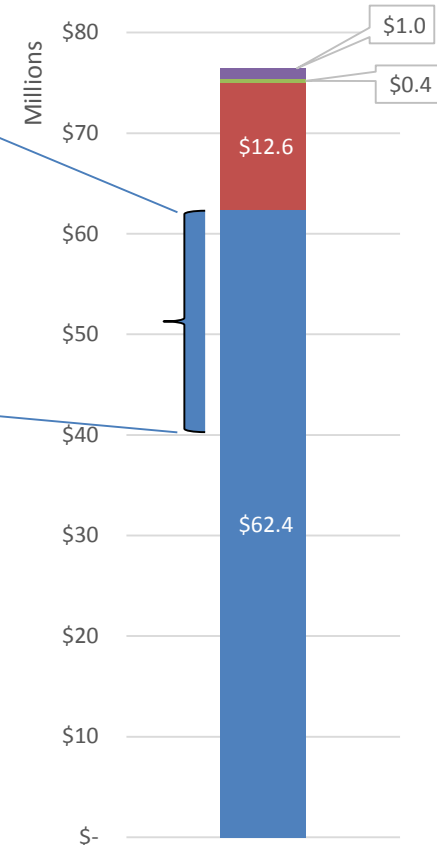
- MEP, Interiors and Finishes more than doubled

### 4. \$3.3M – Historic Building Lack of Reliable Reference Drawings:

- Misunderstood the fixed size of historic building

### 5. \$0.7M – Historic Building Hazardous Materials

## Projected Total Project Budget: \$76,400,000



# Animal Care and Control Facility Value Engineering



2017 → 2018

Value Engineering Solutions:  
\$7.0M Savings

■ 100% SD ■ 100% DD

- 100% SD Saved \$6.2M: Removed Roof Deck Programming, Simplified Structural Systems, Reduced Glazing
- 100% DD Saved \$0.8M: Reduced Mech. Zones, Simplified Roof Replacement

Projected Total Project Budget:  
**\$76,400,000**

