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 15th 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

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

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

Operating (FFE / Move)
Other Project Costs
Project Controls
Total Construction Costs
Animal Care and Control Facility
Budget History (cont’d)

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

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

Value Engineering Solutions:
$7.0M Savings

- 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