

COUNCIL AGENDA: FEBRUARY 5, 2013

SUBJECT: PROJECT UPDATE – New Animal Shelter

SOURCE: Public Works Department – Engineering Division

COMMENT: Previously under contract with the City of Lindsay to provide Animal Control and Shelter services since 1991, the City of Porterville terminated its contract for services effective December 31, 2008, due to financial and operational considerations. Effective January 1, 2009, the City of Porterville endeavored to begin independently providing Animal Control and Shelter services under management of the Police Department, beginning with the immediate construction of temporary kennels within the City's Corporation Yard. In addition, efforts were begun toward selecting a site to develop a new Animal Shelter facility within the city of Porterville.

In August 2009, the City of Lindsay approached the City with a proposal to lease the Lindsay facility and enter into a contract for services to provide Animal Shelter services. Effective November 1, 2009, the City entered into a five (5)-year lease agreement for use of the Lindsay Animal Shelter, the Agreement expires October 31, 2014. The Lindsay facility is of "open air" design and is over thirty years old, though it has proven to be adequate for the volume of animals handled annually.

An undeveloped 3.45± vacant commercial property (APN 251-350-016) located due north of the City's Corporation Yard on W. Grand Avenue was identified as a prospective site for the new facility, and on May 19, 2009, the City Council approved the purchase of the property from Grand Prospect Partners L.P. for \$300,000. Funding for the purchase was comprised equally of both Measure H (\$150,000) and Waste Water Treatment Capital Reserve (\$150,000) funds. The property was purchased for the purpose of housing an Animal Shelter (with adjoining office space) and Dog Park. In addition, the property also serves as a buffer between the Porterville Marketplace Shopping Center and the City's Waste Water Treatment Facility, with parking afforded to Waste Water Treatment Facility personnel.

Phase 1 design of the Animal Shelter (with adjoining office space) was completed in 2010, and contained 4,300 square feet of kennels and 3,900 square feet of office space. Contained within the 4,300 square feet of kennel space is 40 dog kennels with 40 adjacent holding pens. The holding pens temporarily house the animals while the main kennel is cleaned or serviced.

Dir B82 Appropriated/Funded APB CM OR ACTING

Report No. II 1

The Engineer's Estimate of Probable cost for Phase 1 is \$900,000. The kennel portion of the Animal Shelter design is modular, i.e., repetitive in design and construction. Additional kennels, if needed, are simply added at the end of the prior project. The Engineer's Estimate of Probable Cost for a 100 kennel facility with adjoining office space is approximately \$1.4 million. An additional \$250,000 would be needed for site development, which includes an asphalt parking lot and concrete improvements both on and off-site.

Within the current City Budget adoption, approximately \$500,000 is available in the Building Construction Fund for the project. As indicated above, the plans and specifications were completed in 2010 under the 2007 California Building Code (CBC). When the decision is made to move forward with construction, the plans will need to be reviewed for compliance with the 2010 California Building Code, with the greatest potential for implications being to the office space component of the facility. Should the project begin construction after January 2014, the plans and specifications will need to be updated to comply with the 2013 California Building Code.

To address the estimated \$1 million funding shortfall for the project, the City's Transit Manager has been reviewing potential Federal Transit grant opportunities that could be used to construct the office component of the facility, which would serve as both the City's Transit Administration office, as well as allow the City to enter into a long-term lease Agreement for the portion of the office that would support the Animal Shelter.

An element of concern exists with the presence of a mature Elderberry bush located immediately adjacent to the project site, which mitigation efforts must be undertaken to address the bush before construction can begin. Staff is in continuing discussions with the United States Fish & Wildlife Service regarding mitigation requirements for removal of the shrub or avoidance.

RECOMMENDATION: Informational Report Only

ATTACHMENT: Locator Map

# DOG KENNEL PROPERTY PLAT

EXHIBIT "B"

N/4 SEC. 24-21/27

1336.01

HENDERSON AVE.

55'

55'

1015.07 S00°38'52"W

W. LINE LOT 134, R.M. 3-34

PROSPECT ST.

226.69 N00°38'52"E

P.O.B.

662.80 N89°57'38"E

REMAINDER

227.46 S00°45'31"W

662.35 N89°25'25"W

50'

GRAND AVE.

55'

PARCEL 4

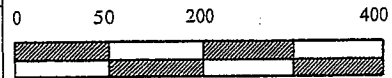
PARCEL 2

PARCEL 1

PARCEL 1



NORTH



SCALE: 1"=200'



DOG KENNEL LOT

1

PARCEL NO. PER  
P.M. 3874

PARCEL NO. PER LOT  
LINE ADJUSTMENT  
16-2007

City of Porterville  
291 N. MAIN ST.  
PORTERVILLE, CA. 93257  
559 782-7462

THAT PORTION OF THE REMAINDER OF  
PARCEL MAP NO. 3874, IN THE CITY OF  
PORTERVILLE, COUNTY OF TULARE, STATE  
OF CALIFORNIA, AS PER MAP RECORDED IN  
BOOK 39 PAGE 77 OF PARCEL MAPS IN THE  
OFFICE OF THE COUNTY RECORDER

OWNER:	GRAND-PROSPECT PARTNERS
APN:	251-350-028
AREA:	150,445 S.F.
ACRES:	3.45 AC.
DRAWN BY:	FM
CHCK BY:	DB