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Title: Actions pertaining to the Animal Control Facility project:
1. Approve Contract Change Order Number 2 to the Animal Control Facility project construction contract with Northstar General Inc., and Quiring General LLC., of Fresno California, to increase the total construction contract amount by \$2,391,065 to a total contract value of \$17,201,065 (Council District 4)
2. ***RESOLUTION - approve a resolution of the Council of the City of Fresno establishing procedures for the approval of certain contract change orders for the City of Fresno Animal Control Facility project (Subject to Mayor's Veto)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 20-001553 - Animal Shelter Change Order #2, 2. 20-001553 Animal Control Facility Attachment A, 3. 20-001553 Animal Control Facility Attachment B, 4. 20-001553 Animal Control Facility Attachment C, 5. 20-001553 Animal Control Facility Change Order Resolution

Date	Ver.	Action By	Action	Result
12/3/2020	1	City Council	adopted	Pass

REPORT TO THE CITY COUNCIL

December 3, 2020

FROM: SCOTT L. MOZIER PE, Director
Public Works Department

THROUGH: WILLIAM C. HERR, Assistant Director
Public Works Department, Facilities and Construction Management Divisions

BY: L. NATHAN SANCHEZ, Supervising Engineering Technician
Public Works Department, Facilities Management Division

SUBJECT

Actions pertaining to the Animal Control Facility project:

1. Approve Contract Change Order Number 2 to the Animal Control Facility project construction contract with Northstar General Inc., and Quiring General LLC., of Fresno California, to increase the total construction contract amount by \$2,391,065 to a total contract value of \$17,201,065 (Council District 4)
2. ***RESOLUTION - approve a resolution of the Council of the City of Fresno establishing procedures for the approval of certain contract change orders for the City of Fresno Animal

Control Facility project (Subject to Mayor's Veto)

RECOMMENDATIONS

1. Staff recommends that City Council approve Contract Change Order Number 2 for a total increase in contract amount of \$2,391,065 Animal Control Facility construction contract with Northstar General Inc., and Quiring General LLC., of Fresno California
2. Approve a resolution of the Council of the City of Fresno establishing procedures for the approval of certain contract change orders for the City of Fresno Animal Control Facility project.

EXECUTIVE SUMMARY

The City of Fresno has an urgent need to build a new animal control facility to serve the needs of the community. Central California Society for the Prevention of Cruelty to Animals (CCSPCA) has verbally indicated their desire to discontinue services to the City as they transition to a new business model, thus driving the need to design and construct a City-owned animal control facility. Council approved a consultant services agreement for the first part of the design-build process on January 16, 2020, with Northstar General, Inc., to develop the architectural and engineering drawings for the new complex of buildings. On May 21, 2020, Council approved the second part of the design-build process awarding a construction contract to Northstar General Inc., and on August 27, 2020 Council approved Consent to Assignment for Northstar General Inc. and Quiring General LLC., allowing Quiring to Act as the General Contractor.

BACKGROUND

The new Animal Control Facility will be located on the 5.1 acre property acquired from The Gap, Inc., in February 2020, with an address of 5277 E. Airways Blvd, Fresno, CA 93727. The facility will contain five buildings, ranging in sizes from approximately 3,800 to 13,250 sq. ft. The five buildings in the complex will consist of a main building for the administrative, operational, and customer service uses; a second building that will house the veterinarian services and isolation rooms for injured and recovering animals; and the remaining three buildings will provide animal housing.

The new facility will allow for the annual intake of approximately 10,000-15,000 animals, with about 8,000-12,000 of those being dogs and 1,000-3,000 being cats. Staff worked with experts in the field to ensure the new facility will be meet the needs of the City of Fresno residents and allow for the humane care and treatment of all animals while they are in the City's animal shelter. The facility will provide an adequate number of kennels and play yards for the animals, while also providing adequate space for personnel to intake animals and process adoptions. Additionally, the facility will include a medical suite for veterinarian services, including but not limited to, emergency care for injured animals, spay and neuter surgeries, and the delivery of vaccinations.

On May 21, 2020, Council awarded a \$14,500,000 contract with Northstar General Inc., and Council approved Consent to Assignment on August 27, 2020 for Northstar General Inc. and Quiring General LLC., allowing Quiring to Act as the General Contractor.

Contract Change Order Number 2, for an increased amount of \$2,391,065 is 16.5% of the original award amount and in accordance with City of Fresno Resolution 2017-158, in contracts over \$10,000,000 a contract change order which exceeds 1% of the total contract price or \$1,000,000,

whichever is greater, shall be subject to the prior consent from the Council.

This is the second contract change order and the total contract amount will be \$17,201,065. Contract Change Order No.1 added a total of \$310,000 for two allowance items, Supplemental Work for certain unforeseen matters and Mediator for dispute resolution.

Contract Change Order Number 2 is a negotiated amount with Northstar General Inc., and Quiring General LLC., which will include the additional networking back bone for Closed Circuit Television Vision systems, Public Address systems, Fire Monitoring systems, Security Monitoring systems, Access Control systems, and Voice or Internet Protocol systems. This Contract Change Order Number 2 will also include Veterinarian equipment such as X-Ray machine, medical tables, surgery equipment, and sterilizer machines all of which were not included in the original proposal.

Staff recommends that City Council approve Contract Change Order Number 2 for a total increase in contract amount of \$2,391,065 Animal Control Facility construction contract with Northstar General Inc., and Quiring General LLC., of Fresno California and approve a resolution of the Council of the City of Fresno establishing procedures for the approval of certain contract change orders for the City of Fresno Animal Control Facility project

ENVIRONMENTAL FINDINGS

By the definition set forth within California Environmental Quality Act (CEQA) Guidelines, section 15378, the approval of this contract change order does not qualify as a project as defined by CEQA.

LOCAL PREFERENCE

Local Preference was not considered because this action does not include a bid or an award of a City construction contract.

FISCAL IMPACT

This contract change order has no impact to the General Fund and will be completely funded with contingency funds already included in the approved project budget.

Attachments:

Change Order #2

Animal Control Facility Attachment A

Animal Control Facility Attachment B

Animal Control Facility Attachment C

Resolution