

# **GENE CAREY ANIMAL SHELTER EXPANSION PROJECT UPDATE**

City Council Workshop  
January 5, 2026

# BACKGROUND

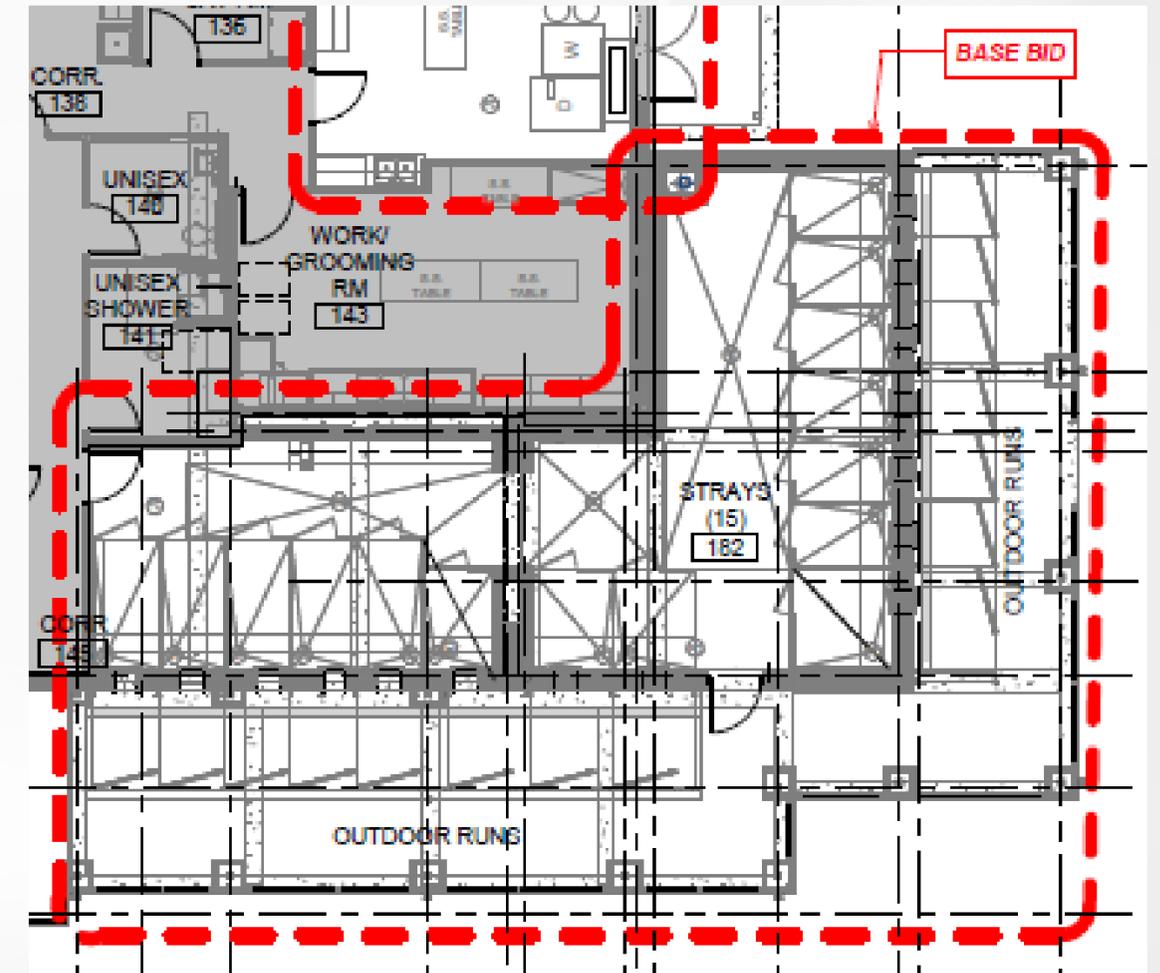
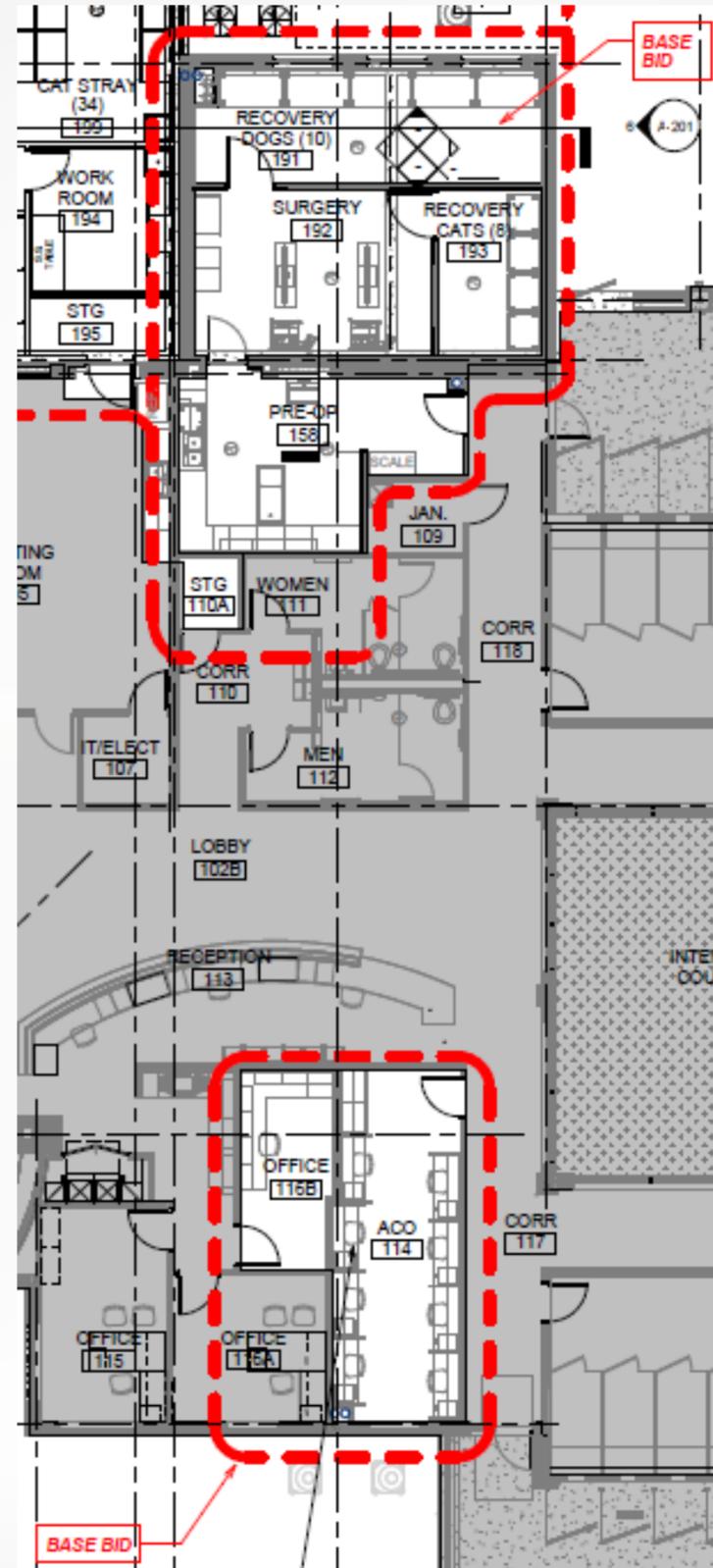
- Project Budget
    - \$9.9 million in Proposition B funding allocated for the expansion of the Gene Carey Animal Shelter and Adoption Center
  - Voter Authorization
    - Approved by 70% of voters
  - Project Improvements:
    - Expanded surgical suite with pre-op and post-op recovery areas
    - Additional kennel capacity
    - Relocate third supervisor office
    - Expanded laundry facilities and relocation of Cat Isolation and Quarantine
    - Additional staff workstations
    - Separation of dog and cat intake areas to reduce stress and improve efficiency
    - Dedicated volunteer space for program development
    - Increased dry food and general storage space
  - Public Art Allocation for project in Bond Election:
    - \$200,000 allocated for public art, included within the total authorized project budget
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- The diagram uses brackets to group project improvements. A green bracket groups the first three items (Expanded surgical suite, Additional kennel capacity, Relocate third supervisor office) and is labeled 'Base Bid'. A blue bracket groups the next two items (Expanded laundry facilities, Additional staff workstations) and is labeled 'Add Alternatives 1&2'. A black bracket groups the final three items (Separation of dog and cat intake areas, Dedicated volunteer space, Increased dry food and general storage space) and is labeled 'Dropped From Project'.

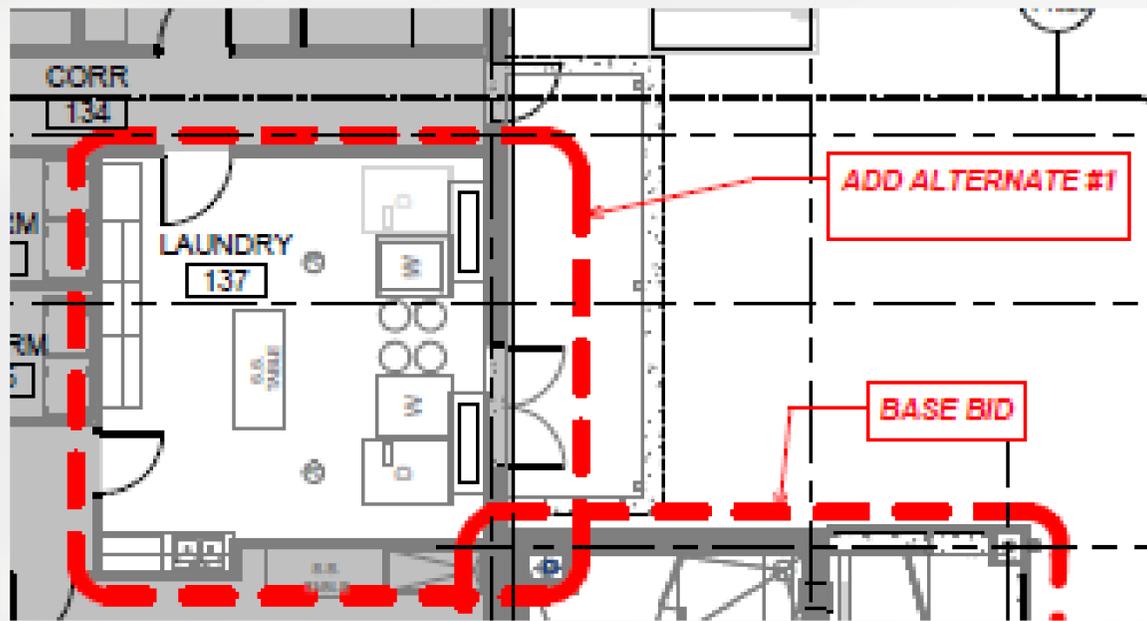
# BASE BID SCOPE OF WORK

The current base bid for the Proposition B expansion includes the following programmatic and operational improvements:

- Expanded surgical suite, including dedicated pre-operative and post-operative recovery areas
- Additional kennel capacity to support increased animal intake
- Additional staff workstations and the construction of a third supervisor's office

**Estimated Total - \$3.4 Million**



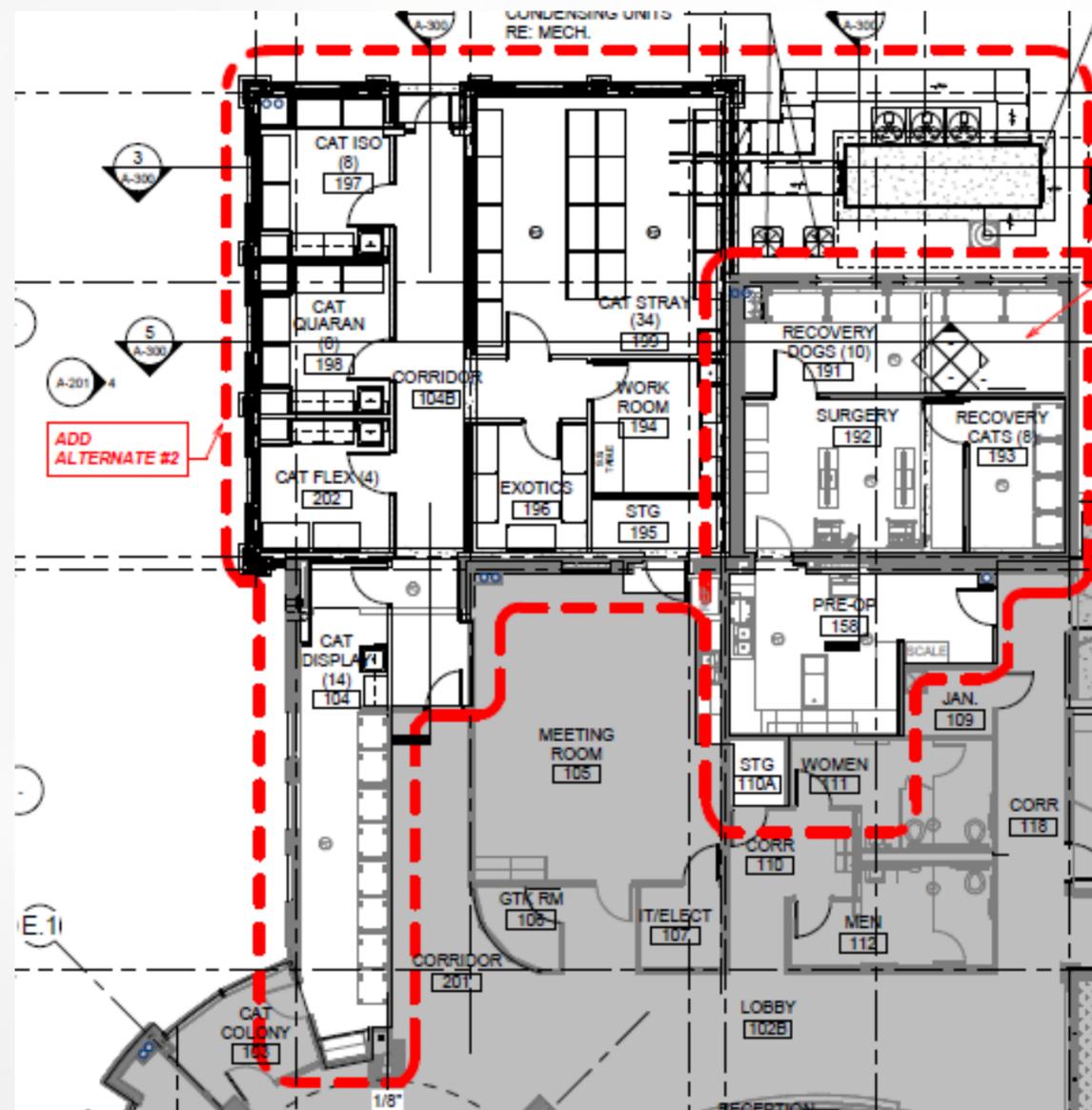


# ADD ALTERNATIVES 1 & 2

The following elements, as originally depicted during conceptual design and programming, but not included in the current base bid:

- Expanded laundry facilities
- Relocation of Cat Isolation and Quarantine

**Estimated Total - \$2.2 Million**





# Timeline for CMAR RFQ



# SOURCES & USES BUDGET DETAIL

## Proposition B – \$9.9M Sources Budget Allocation

- **Construction (CMAR's Contract):**
  - Base Scope Estimate: \$3.4 Million
  - Optional Alternates (Maximum Allowable): \$2.2 Million
  - **Maximum CMAR Contract Value: \$5.6 Million**
- **Project Management:** **\$322,950**
  - PPV (Council Approved 17 FEB 2025)
- **Architecture & Design:** **\$1,028,300**
  - Quorum Architecture (Council Approved 17 FEB 2025)
- **Public Art Allocation:** **\$200,000**
- **Remaining Budget** Approximately **\$2.75 Million**
  - (Contingency & escalation reserves + additional soft costs)
- **Total Authorized Uses Budget:** **\$9.9 Million**



# CONSTRUCTION IMPACTS & MITIGATION

**Impact:** Construction will be completed using a phased approach that allows shelter operations to continue without disruption. Daily operations, kennel capacity, and intake services are not expected to be affected, and animal control and public safety services will remain fully operational.

**Mitigation:** Construction sequencing will ensure all critical operational areas remain available throughout the project. As a precaution, the City will retain contingency options such as interlocal shelter partnerships, foster and rescue support, off-site housing where permitted, and focused intake procedures if unforeseen conditions arise.

**Outcome:** The phased approach ensures uninterrupted services, protects animal welfare, maintains regulatory compliance, and minimizes impacts to residents and staff during construction.





**QUESTIONS?**