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7555 Old Auburn Road

Tenant Improvement Project

September 9, 2026



Requested Action

- Staff seeks City Council authorization for the City Manager to Execute an Agreement with American River Construction, Inc. for construction of the 7555 Old Auburn Road Tenant Improvement Project.

Background and History

- City is required to provide animal services for the community. In 1997, the City continued to contract with Sacramento County for all animal services.
- In 2000, City began providing enhanced services with a County officer assigned to the City, maintaining sheltering services provided through County's Bradshaw Animal Shelter.

Background and History

- In 2009, the City convened a Citizens Advisory Committee (CAC) to discuss challenges related to the existing animal services program as well as the contract services provided by County. CAC devised various recommendations related to sheltering services and programs, including:
  - Develop options for sheltering, including temporary shelter options based in or near the City
  - Contract for a local shelter facility/Citrus Heights owned and operated shelter
  - Identify community partners and support/promote existing programs within the local community
  - Encourage the establishment of or cooperative efforts with Citrus Heights animal non-profit groups to provide animal programs, education and outreach to residents
  - Work with the County in specific neighborhoods where feral and stray cat populations are significant
- In 2012, City launched Citrus Heights Animal Services (division), while continuing to contract with County for shelter services only.

Background and History

- Over the years, the City developed and fostered various community partnerships, including local foster and rescue groups, veterinarians and pet hospitals for sheltering and advanced efforts to address challenges regarding feral/stray cat populations.

- In recent years, local volunteers have expressed concerns that the feral/stray cat population continues to increase, as costs for spay/neuter services is the key barrier and vouchers for affordable services are limited.

Background and History

- April 2024, City Council adopted a Strategic Objective to evaluate the feasibility of expanding shelter and pet reunification services with the City.
- October 2024, City acquired two adjacent commercial buildings on Old Auburn to support future enhancements to animal services.
- Early 2025, FieldHaven Feline Center approached the City with a proposal to help strengthen its relationship with the City and community.

Building Location





Background and History

- August 2025, City Council authorized staff to enter into an agreement with FieldHaven, however, directing continued discussions with representation from all stake holders on the services to be provided through the partnership.
- August 2025, City authorized a contract for Architectural Engineering Services; staff issues task order to begin design efforts on Old Auburn buildings.

Background and History

- In January 2026, the City and FieldHaven entered into an agreement for a preliminary pilot program with options to extend and transition to permanent services, utilizing the westerly building known as 7555 Old Auburn Road.
- In anticipation of accepting a tenant into the building, the city proceeded with incorporating a narrow scope for architectural design services. Improvements identified, in general, included floors, doors, an ADA accessible restroom, windows, ceiling tile and lighting replacement, and minor electrical and plumbing.

Construction Preparation

- In August 2026, staff issued a Request for Proposals to construct tenant improvements identified in the project plans for 7555 Old Auburn Road. The plans, in general, included:
  - A base bid for floors, doors, one ADA accessible restroom, minor electrical, plumbing, and onsite ADA path.
  - Additive Alternate 1: Ceiling tile replacement
  - Additive Alternate 2: Ceiling light replacement/LED conversion
  - Additive Alternate 3: Window replacement

Construction Preparation

- On August 31, 2026, bids were received and read aloud, with American River Construction, Inc. being found as the most responsive, responsible bidder.
  - A base bid: $255,000 – plus a $25,000 Supplemental
  - Additive Alternate 1 (ceiling tiles): $24,000
  - Additive Alternate 2 (ceiling lights): $38,000
  - Additive Alternate 3 (windows): $115,000

  Total with recommended 10% contingency: not to exceed $502,700

Justification

- This project is an investment for long term fiscal benefit to the City in preserving the building as an asset, reducing maintenance costs and maintaining flexible use of the building in the future.
- Project aligns with City Council priority of maintaining and enhancing fiscal stability while supporting operational excellence by working to achieve local control through locally provided services and reduce dependency through high-cost contract services.
- Improvements will support FieldHaven's operations, which are services consistent with those identified as a priority of the community (CAC):
  - Develop options for sheltering, including temporary shelter options based in or near the City
  - Identify community partners and support/promote existing programs within the local community
  - Encourage the establishment of or cooperative efforts with Citrus Heights animal non-profit groups to provide animal programs, education and outreach to residents
  - Work with the County (or non-profits) in specific neighborhoods where feral and stray cat populations are significant

Recommendation

Staff recommends Council adopt resolution No. 2026-___, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with American River Construction, Inc. for the 7555 Old Auburn Road Tenant Improvement Project.