



ANIMAL SERVICES AND ADOPTION SHELTER (3200 North Main)

Scope: Construct a new Animal Services and Adoption Shelter to meet the needs of current and future operations. The work includes adoption center area (indoors and outdoors), cat and dog housing, veterinary and medical service rooms, new electrical and specialized ventilation within HVAC to meet best practices for animal facilities.

Justification: The existing building was very small, and had been added onto in the past. The building had been impacted by Hurricane Harvey, and the cat/dog population needs had outgrown the existing capacity. The proposed building and site improvements will meet the existing needs and are planned with room for currently expected projected growth.



Project Manager: Andrea Brinkley/Juan Macias

Designer: Quorum Architects and BHA Hutchison & Associates

Contractor: To-Be-Determined

Budget Info:

	<i>Budget</i>	<i>Encumbered</i>	<i>Change Orders</i>	<i>Balance</i>
<i>Prelim. Eng.</i>	\$38,0008	See below	\$0	\$0
<i>Design *Not part of CIP budget</i>	\$ 461,500*	\$468,445*	\$0	\$0*
<i>Construction</i>	\$6,700,000	\$0	\$0	\$6,700,000
<i>FF&E</i>	\$200,000	\$0	\$0	\$200,000
<i>Contingency</i>	\$300,000	\$0	\$0	\$300,000
<i>Total</i>	<i>\$7,699,500</i>	<i>\$468,445</i>	<i>\$0</i>	<i>\$7,200,000</i>

Schedule Information:

	<i>Base Line</i>	<i>Current</i>
<i>Design Start</i>	March 2019	On schedule
<i>Bid Start</i>	April 2020	June 2020
<i>Construction Start</i>	June 2020	October 2020
<i>Construction Completion</i>	June 2021	December 2021

Design Highlights:

- Plans resubmitted for permit and are under review.
- Plat submitted and in review process, rezoning approved last month.
- Coordination with ITS to ensure correct power, network connections, and security system is completed.
- Reviewed furniture options, will finalize furniture selections and obtain estimate/quote. Expected to be within budget.
- **Asbestos Inspector visited the site on 8/20/20 and collected samples. Preliminary results indicate no asbestos. Final report to be provided in September.**
- Project will require new natural gas service. CenterPoint has provided an cost for extension of the gas line, and the City will process payment. CenterPoint has submitted a TxDOT permit application for the proposed work.
- **Council approved an ordinance to authorize Hill International, Inc a Construction Inspection firm to augment staff on 8/13/20.**
- **Obtained Construction Materials Testing proposal, negotiated contract (less than \$50K).**
- Met with Public Affairs on preparation for Groundbreaking timeline, expected in October.
- **Staff found onsite generator has a leak, and required soil remediation. Unit is being evaluated for removal/auction and temporary back up power via mobile/rental generator, and expediting new generator install.**
- Met with Public Affairs on preparation for Groundbreaking timeline, expected in late October.

Bid Highlights:

- **The project began bidding on 6/25/20 via E-bid process, 5 Addenda issued, Proposals submitted and opened on 7/28/20.**
- **8 contractors submitted CSPs**
- **Interviews with 3 separate firms were conducted on 8/6/20.**
- **Selected proposal is in further review for a post bid alternate.**

Upcoming Work:

- Obtain Building permit.
- **Present Construction contract, including post bid alternate to Council on 9/24/20.**
- Prepare for Groundbreaking in October.

OPCC:	\$6,230,200	CSP Construction with Alternates selected
	<u>\$ 302,783</u>	Proposed Post Bid Construction Alternate (authorized at final phase of construction)
SubTotal	\$6,532,983	Proposed Construction Contract

\$ 123,900	Construction Management
\$ 40,000	Materials Testing
<u>\$ 31,390</u>	Center Point Energy Gas Service
\$6,728,273	

\$ 200,000	FF&E: IT and Furniture Allowance Budget
\$ 22,000	Proposed Design cost for Post Bid Construction Alternate
<u>\$ 249,727</u>	Owner's Project Contingency
Total	\$7,200,000

Contractor		O'Donnell/Snider Construction	IKLO Construction	Nash Industries Inc	DT Construction, LP	Construction Masters of Houston	E Contractors USA LLC	Patriot Contracting, LLC	The Trevino Trevino Group
Base Bid		\$5,813,670.00	\$5,798,254.46	\$5,989,999.99	\$6,100,000.00	\$6,188,600.00	\$6,200,000.00	\$6,267,206.00	\$6,427,101.65
Alternate 1		\$9,500.00	\$1,860.00	\$19,134.90	\$3,000.00	\$1,000.00	\$3,880.00	\$37,637.00	\$4,434.00
Alternate 2		\$35,342.00	\$8,010.00	\$5,550.66	\$16,900.00	\$10,000.00	\$1,650.00	\$14,320.00	\$15,129.00
Alternate 3		\$56,742.00	\$67,894.00	\$68,290.56	\$54,000.00	\$61,700.00	\$53,000.00	\$67,357.00	\$77,080.00
Alternate 4		\$25,175.00	\$26,856.00	\$52,419.48	\$18,000.00	\$31,400.00	\$15,000.00	\$35,372.00	\$41,860.00
Alternate 5		\$55,650.00	\$150,282.00	\$22,213.56	\$25,900.00	\$19,600.00	\$23,000.00	\$20,848.00	\$32,500.00
Alternate 6		\$15,641.00	\$36,432.00	\$11,705.52	\$14,000.00	\$10,300.00	\$12,000.00	\$10,986.00	\$16,250.00
Alternate 7		\$9,140.00	\$14,880.46	\$12,021.30	\$7,800.00	\$11,700.00	\$27,000.00	\$11,128.00	\$17,445.00
Total Base Bid(including Alt 1to4)+Alt5+Alt6+Alt7		\$5,894,101.00	\$5,999,848.92	\$6,035,940.37	\$6,147,700.00	\$6,230,200.00	\$6,262,000.00	\$6,310,168.00	\$6,493,296.65
Cost Proposal	Max Points: 60	58.8	50.4	30	50.4	50.4	48	45.6	43.2
Demonstrated ability to meet schedules on similar projects	Max Points: 5	3.5	1	3	1	5	3.5	2	2.5
Experience and qualifications of Contractor's key project personnel	Max Points: 10	7	4	5.8	4	9.8	4.8	2	9.6
Contractor's experience with subcontractors and with similar projects within past 5 year	Max Points: 10	0	2	0	10	10	10	6	0
Past reputation and relationship with the City	Max Points: 5	2.5	0	1	3	5	3	1	4
Ability to commit to delivery of the project on schedule	Max Points: 5	5	2	0	3	4.8	1	1	2
Quality Assurance Program and Safety Record	Max Points: 5	3.5	4	1.5	1.5	5	4.5	3	3
Total Score:		80.3	63.4	41.3	72.9	90	76.8	60.6	64.3