

AGENDA



Thursday, March 11, 2010

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION**
Item No. 15

Subject: Authorize execution of a construction contract with VCC, LLC, Irving, TX, for a new Animal Services Center at 7201 Levander Loop in the amount of \$11,635,000 plus a \$450,000 contingency, for a total contract amount not to exceed \$12,085,000.

Amount and Source of Funding: Funding in the amount of \$9,270,000 is available in the Fiscal Year 2009-2010 Capital Budget of the Health and Human Services Department; Funding in the amount of \$2,625,000 is available in the Fiscal Year 2009-2010 Capital Budget of the Financial Administration Services Department; Funding in the amount of \$190,000 is available in the Fiscal Year 2009-2010 Capital Budget of Austin Energy.

Fiscal Note: A fiscal note is attached.

For More Information: Kalpana Sutaria 974-7225; Susan Garnett 974-7064; April Thedford 974-7141

Purchasing Language: Lowest bid of ten (10) bids received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) through achievement of Good Faith Efforts with 4.01% MBE and 2.96% WBE subcontractor participation.

Boards and Commission Action: Recommended by the Electric Utility Commission. Related to Item #22.

Prior Council Action: October 11, 2007 – Council approved a resolution designating the location for the new animal center at 7201 Levander Loop and directing the City Manager to proceed with planning for the facility; October 18, 2007 – Council authorized negotiation and execution of a professional services agreement with JACKSON AND RYAN ARCHITECTS, Houston, TX for architectural services for the new animal shelter.

In 2006, voters approved bond funding for replacement of the existing Town Lake Animal Center. The planned location for the new Animal Services Center was the Betty Dunkerley Campus of the Health and Human Services Department (HHSD) at 7201 Levander Loop. This site was the former location of the Texas School for the Deaf and was purchased from the State of Texas in 2000. After the site was purchased, some structures were renovated for HHSD Administration offices and the Emergency Operations Center. The utilities and buildings on the site were constructed in the 1950s and 1960s and are not adequate to meet current demand or building codes. New water lines are required to provide fire protection for the existing renovated buildings and for any new development at this site. This project will include the required fire protection lines and other infrastructure required for development of the site.

The Animal Services Center will offer programs including rabies quarantine, animal sheltering, laundry services, dog bathing, veterinary services, animal control, adoption kennels, animal receiving and reclaim, pet registration outreach, volunteer services, and control and prevention of animal cruelty as well as administrative offices and other necessary support functions. Public meetings were held to solicit community input and stakeholder feedback was incorporated into the design.

The Animal Services Center will be located at the southern edge of the campus. The main building will support all major program functions. Adoption, stray and quarantine kennels will be located in separate structures placed to take advantage of the large existing trees. The infrastructure work will include water and fire protection lines, a wastewater line, telecommunication conduits, electric service lines, parking, green infrastructure, trails and landscape work. The existing buildings on campus will continue to operate without disruption. The safety of employees and visitors will be maintained at all times.

This project is registered under the US Green Building Council for LEED certification and is expected to achieve LEED-Silver.

The solar equipment to be installed will meet Austin Energy (AE) program requirements. It will include a total of 135 "peel and stick" photovoltaic solar modules attached directly to the roof membrane. These modules are rated at 136 watts for a total of 18.36 kW STC DC (Standard Test Conditions Direct Current). Associated inverters are rated at approximately 96% efficiency. A total of 3.5 kW in demand savings is expected. This energy improvement will save an estimated 22,627 kWh per year, which is enough to provide electricity to two average Austin homes for a year, and produce an estimated 22 Renewable Energy Credits per year. These savings are equivalent to the planting of 494 trees or 25 acres of forest in Austin's parks or the removal of 25,279 vehicle miles or three cars from Austin roadways. This project will save 13.09 tonnes of Carbon Dioxide (CO₂), six pounds of Sulfur Dioxide (SO₂), 28 pounds of Nitrogen Oxide (NO_x), and 36 pounds of Carbon Monoxide (CO) from being emitted into the atmosphere.

The solar hot water system will include 24 glazed flat plate solar collectors, and will use two 500 gallon tanks. This system will save an estimated 96 Mcf (a unit of measure equal to one thousand cubic feet) per year of natural gas.

This project supports AE's commitment to renewable energy as stated in AE's 2003 Strategic Plan and the Austin Climate Protection Plan. The Strategic Plan calls for AE to implement a highly visible public awareness and education program involving the installation of PV projects at schools, libraries, community centers, and city buildings.

Due to the potential for unknown subsurface conditions within the campus and utility conflicts when working in the right of way, a 4% contingency in funding has been included to allow for the expeditious processing of any change orders. The contract allows 430 calendar days for completion of the project.