



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

CONSENT
August 28, 2007

Honorable Mayor and
Members of the City Council

Title: Contract: Animal Shelter Cattery Building (GA13)

Location/Council District: 2127 Front Street, District 4

Recommendation: Adopt a **Resolution** approving the contract plans and specifications for the Animal Shelter Cattery Building, and awarding Advantage Building Contractors, the lowest responsible bidder, a construction contract for the Animal Shelter Cattery Building project in an amount not to exceed \$740,000.

Contacts: David L. Morgan, Associate Architect, 808-8425; Cynthia Kranc, Facilities Manager, 808-2258

Presenters: Not Applicable

Department: General Services

Division: Facilities and Real Property Management

Organization No: 3281

Description/Analysis:

Issue: Staff is seeking approval to award a construction contract for construction services for the new Animal Shelter Cattery Building. The formal bid process was completed on July 25, 2007, and Advantage Building Contractors was selected based on the qualifications (lowest bid) set forth by the City.

The Animal Shelter Cattery Building will be a 2,900 square foot building providing up to 39 cages with separate kitten display and two colony display rooms. Individual cages may contain multiple cats when cats arrive together and it is appropriate for the health and welfare of the cats to remain in the same cage. The building is designed to provide public viewing and display, as well as areas for public interaction, education, and training. The facility is designed to educate the public and provide an environment to encourage adoption. Construction is anticipated to begin in September 2007, with an estimated completion date of May 2008.

Policy Considerations: This project was included in the 2006 Community Reinvestment Capital Improvement Program (CRCIP) approved by City Council

on February 7, 2006. Award of the construction contract is consistent with the directives and guidelines of the CRCIP. The recommendations in this report are consistent with the provisions of Sacramento City Code Chapter 3.60.

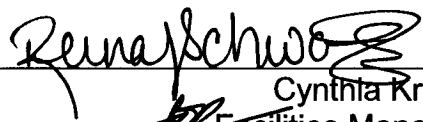
Committee/Commission Action: Not applicable

Environmental Considerations: The Animal Shelter Cattery Building has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303, Class 3 of the CEQA Guidelines. Projects exempted under Section 15303, Class 3 consist of the construction or remodeling of small structures in urban areas not exceeding 10,000 square feet. The Animal Shelter Cattery Building is 2,900 square feet and well within the guideline requirements.

Rationale for Recommendation: Construction of the Animal Shelter Cattery Building is consistent with the objectives of the CRCIP.

Financial Considerations: On February 7, 2006, City Council approved the CRCIP, which included a \$1.5 million budget for the Animal Shelter Cattery Building project. Sufficient funding is available to execute the construction contract with Advantage Building Contractors in an amount not to exceed \$740,000 for construction services associated with the project. The remaining project budget will cover the cost of furniture, fixtures, and equipment, architectural design fees, permits, inspections, etc.

Emerging Small Business Development (ESBD): Advantage Building Contractors has an emerging/small business enterprise percentage total of 22% for the Animal Shelter Cattery Building project.

Respectfully Submitted by: 
Cynthia Kranc
Facilities Manager

Approved by: 
Reina J. Schwartz
Director, Department of General Services

Recommendation Approved:



Ray Kerridge
City Manager

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Background Information

The feline population growth in Sacramento has increased significantly since the original animal care facility was completed in 1990. The current facility cannot provide adequate space to address the growing feline population. It is essential that additional space be provided to maintain a safe and healthy environment for cats housed in the facility. Expansion of the existing feline facilities is consistent with recommendation by the City's Blue Ribbon Committee and the Professional Animal Services Report prepared by the Humane Society of the United States on March 9, 2001. Construction of the Animal Shelter Cattery Building is consistent with the objectives of the Community Reinvestment Capital Improvement Program (CRCIP).

The firm of Takata, Sugioka & Kimura Architecture and Planning was hired through the Request for Qualification (RFQ) selection process as the most qualified firm to complete the design for the cattery building. Community volunteer organizations, representatives from the University Of California Davis School Of Veterinary Medicine, the City's veterinarian and City staff participated in the development of the design.

Drawings and specifications were released for bid on June 20, 2007. A pre-bid meeting was conducted at the site on July 16 and the bids were received on July 25 in the City Clerk's Office. Thirteen firms submitted bids for construction of the project. Advantage Building Contractors was the successful responsive low bidder at \$740,000.

Work is anticipated to begin in September 2007 with completion estimated in May 2008.

RESOLUTION NO. 2007-XXX

Adopted by the City of Sacramento City Council

August 28, 2007

**AUTHORIZING ACTIONS RELATED TO CONSTRUCTION OF THE ANIMAL
SHELTER CATTERY BUILDING PROJECT (GA13)**

BACKGROUND

- A. The City's Blue Ribbon Committee and the Humane Society of the United States report from March 9, 2001, included a recommendation to construct a cattery building to address growing feline populations at the animal shelter located at 2127 Front Street.
- B. On February 7, 2006, City Council approved the Animal Shelter Cattery Building as part of the Community Reinvestment Capital Improvement Program (CRCIP). Construction of the cattery building is consistent with the objectives of the CRCIP.
- C. The formal bid process for the Animal Shelter Cattery Building project was completed on July 25, 2007, based on the qualifications set forth by the City.
- D. Pursuant to Sacramento City Code Chapter 3.60, it was determined that Advantage Building Contractors is the lowest responsible bidder with a bid of \$740,000.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1. The contract plans and specifications for the Animal Shelter Cattery Building are approved, and the construction contract for the Animal Shelter Cattery Building project is awarded to Advantage Building Contractors in an amount not to exceed \$740,000.