

CITY OF PORT LAVACA

COUNCIL MEETING: NOVEMBER 14, 2022

AGENDA ITEM __

DATE: 11.10.2022
TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS
FROM: JODY WEAVER, INTERIM CITY MANAGER
SUBJECT: Animal Shelter renovations



BACKGROUND:

When the State makes the annual inspection of the Animal Shelter, Tracy is told that this shelter needs attention asap. All kennels need to be stripped, repainted, and sealed. There is rust in many places throughout the shelter. Bacteria grows on rust and things like parvo are very hard to kill on rust, so it is important to keep the facility rust free. We have a tremendous problem with birds and bird feces at the shelter. Past efforts to keep the birds out have failed and magnified the problem because once the birds do find a way in, they are trapped and rarely can find their way out again. The birds have to be prevented access to the kennel area, as bird feces is very harmful for the animals. Previous inspectors have been understanding of budgeting issues and have been willing to work with us while we made plans to perform the needed repairs correctly. A new inspector has been assigned to our area who is not as understanding. If these items are not being actively addressed by the next inspection, the shelter would be put on probation.

Recall that the floor and walls were painted a couple years ago, but the surface preparation was not proper, and the paint is peeling off and being clawed off by the dogs. The scope of work of this Brown & Root proposal was established with close communication with a commercial sales representative of Sherwin Williams and follows their published recommendations for surface preparation and the type and application techniques for the paint.

As opposed to replacing the rusted-out windows and louvers, the openings will be filled in with CMU block. The existing rusted metal doors and frames will be replaced. Once the openings are properly infilled, the failed exterior paint application will be addressed to remove loose and flaking paint, prepare the surface properly and repaint all existing painted surfaces along with the doors, frames, downspouts, and metal fascia.

Much of the remaining work involves addressing rust and a method to keep the birds out of the facility. Some of the wire roofs on the kennels shows signs of rust. They were carefully examined and was discovered that 25 percent of the metal roofs need to be replaced. The metal grates inside each kennel shows signs of rust and the anchors that secure them to the structure have extensive rust. The grates will all be prepped, and epoxy coated. The anchors will be replaced with stainless steel anchors. Part of the repairs to the kennels includes not only epoxy coating the floors and walls of the kennels, but the metals as well. To eliminate the birds from entering the kennel area, the outer kennel doors will be

rebuilt using ½" expanded metal in place of the 2"x4" wire fabric currently used. A passage set will be built into the outer doors to allow exit from the kennel in the event the door was to close. Currently all the kennels have gate latches. The outer kennels will also receive a angle iron frame system and ½" expanded metal from the top of the kennel to the top deck. It is specified that there be no greater than a ½" opening in this metal wall system. The birds are also able to enter via the roof vent. The roof vent will also be modified by installing ½" expanded metal on both sides of the length of the vent, blocking bird entry.

Alternate #1 – provide enclosed shelter for the incinerator. Accepting this alternate is not cost effective to provide protection for a piece of equipment that would cost less than \$10,000 to replace with new. There is some development planned for the tract of land behind the shelter tract. We may need to look at installing a privacy fence to block the view of the incinerator from the adjacent property.

Alternate #2 – This scope is presented as an alternate in response to the community outcry regarding the condition of the shelter during inclement weather – particularly cold fronts and rainstorms blowing from the north. This would construct a structure to provide front and back walls with OH doors that can be open for ventilation and closed during inclement weather. Note the original structure was not designed to simply add siding and overhead doors to it, thus the additional footing and CMU wall is needed in order to provide an enclosed shelter.

FINANCIAL IMPACT:

We have budgeted \$250,197.00 which is \$21K less than the base "minimum necessary" work. To perform the work of Alternate #2 would require use of unreserved fund balance.

Recognizing that this is a significant financial investment in the Shelter, continued maintenance of the facility, once the renovations are made, will be a top priority of the department.

RECOMMENDATION: It is staff's recommendation to award Buy Board contract #581-19 to Brown & Root for the Base Bid and Alternate Add #2 being a total of \$440,142.00, requiring \$189,945 of unreserved general fund dollars.

ATTACHMENTS:

- Brown & Root's proposal
- Renovation plans