



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, March 27, 2018

5:00 PM

Council Chambers
200 West Walker Street

Council Work Session

The City Council of the City of League City, Texas, met in a work session in Council Chambers at 200 West Walker Street on the above date at 6:00 p.m.

Mayor:

Pat Hallisey

City Council Members:

**Dan Becker
Hank Dugie
Larry Millican
Todd Kinsey
Greg Gripon
Keith Gross
Nick Long**

City Manager:

John Baumgartner

Assistant City Manager

Bo Bass

Assistant City Manager

Michael Kramm

City Attorney:

Nghiem Doan

City Secretary:

Diana M. Stapp

Interim Chief of Police:

Gary Ratliff

Director of Budget/Project Management

Angie Steelman

Director of Engineering:

Christopher Sims

Director of Finance:

Allena Portis

Director of Human Resources/Civil Service:

Janet Shirley

Director of Parks & Cultural Services:

Chien Wei

Director of Planning/Development:

David Hoover

Director of Public Works:

Jody Hooks

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Mayor Hallisey called the meeting to order at 5:00 p.m. and called the roll. All members of Council were present with Mr. Gross arriving at 5:03 p.m.

Present 8 - Mayor Pat Hallisey, Mr. Dan Becker, Mr. Hank Dugie, Mr. Larry Millican, Mr. Todd Kinsey, Mr. Greg Gripon, Mr. Keith Gross and Mr. Nick Long

2. **PRESENTATION REGARDING THE LEAGUE CITY ANIMAL SHELTER AND ADOPTION CENTER**

Gary Ratliff, Chief of Police, began the presentation.

The purpose of the workshop is to give the Council an update on where we are at with the project today and get some direction on those updates. On June 28, 2016 Council approve the new Animal Shelter project to move forward with the following parameters:

1. The Animal Shelter shall generally conform to the 19,000 square foot sketch that was provided unless otherwise directed by Council.
2. Engineering shall be programmed, funded and completed in fiscal year 2016-2017 at approximately \$650,000 unless otherwise directed by Council.
3. Construction shall be programmed, funded and started in fiscal year 2017-2018 at approximately \$6,850,000 unless otherwise directed by Council.
4. Staff will develop a funding strategy within the upcoming CIP taking into consideration all available resources including but not limited to cash, debt and other funding for approval by the Council without calling for a referendum election.

The overall project budget at \$7,500,000 to include: construction cost at \$5,850,000, engineering cost \$650,000, soft cost (furniture, fixtures, equipment, security, data, telephones) \$350,000, escalation (2017) \$360,000 and owner contingency (5%) \$290,000. Building area – 19,000 square feet(sf); Cost - \$308 per square foot(sf).

The schedule of events followed for estimated construction in July 2018:

- March 2017, an RFQ was posted for “Architecture and Construction” for the new Animal Shelter.
- June 27, 2017, a resolution was signed authorizing a contract with Jackson & Ryan Architects to design the new Animal Shelter.
- July 18, 2017, a kickoff meeting was scheduled with Jackson & Ryan Architects and City Staff.
- July 26, 2017, City Staff toured six (6) different animal shelters in the area that were designed by Jackson & Ryan to determine what worked and did not work for the staff at those shelters.
- August 8, 2017, City Staff met with Jackson & Ryan Architects for a schematic design concept meeting.
- August 26, 2017, Hurricane Harvey, during this event we discovered that the proposed area was in a bowl. By recommendation of consultants for Jackson & Ryan it was determined the facility and parking area would need to be raised by 5 feet.

- September 2017, land survey was completed.
- September 2017, a study was initiated for potential wetlands. Those studies have returned and determined it is an isolated wetland. We are not required to go out for any permits for the project.
- September 26, 2017, there was a consultant kickoff meeting.
- October 24, 2017, predevelopment meeting with the DRC.
- November 3, 2017, Jackson & Ryan Architects received a construction cost estimation from their consultant for the new Animal Shelter project for \$8,645,000 which forces the Project Budget up to \$10,300,000. That breakdown includes: construction cost at \$8,645,000, engineering cost \$650,000, soft cost (furniture, fixtures, equipment, security, data, telephones) \$350,000, escalation (2018) \$360,000 and owner contingency (5%) \$290,000. Building area – 20,225 sf; Cost - \$427 per sf.
- November-December 2017, the estimates were being reviewed to determine if there were any areas that could be identified where reductions could be made. Other than site work to raise the entire project site by five (5) feet (which was discovered as necessary during Hurricane Harvey), we were not able to clearly discover the causes of the increase.
- January 2018, we reached out to David Duman with Quorum to complete a comparison report of the estimates from Jackson & Ryan Architect's consultant and the original estimates that he provided in the needs study

David Duman, Quorum Architect, Inc., when staff asked us to look at the comparison of our original projection with what Jackson & Ryan provided the first thing we noticed was the space relationship plan. It is not uncommon as you go from concept design into schematic design for the building to grow slightly. Simple things as mentioned was to add mechanical/electrical rooms that were might not accounted for in your concept design because there is no design work done at that time. The goal would be to tighten things up and get back to original concept plan. In this case we found out there is very little tightening up that could be given at the time. Jackson & Ryan felt the needs were there to allocate the space that had been assigned originally. There is a slight expansion from 19,000 sf that we had in our concept plan to the 20,225 sf in the original schematic plan that results in some additional cost.

Why did 19,000 sf at \$7.5 million become 20,225 sf at \$10.3 million?

- Evolution of concept design to actual design resulted in a slightly larger facility
- Approximately \$400,000-500,000 in unplanned site work (primarily storm water detention facility and significant fill to lift the building higher)
- 5% construction escalation in 2016 and 2017, as well as into 2018, equates to approx. \$1 mil.
- Hurricane Harvey left a construction premium of between 5%-10% which is between \$350,000-\$700,000

Martha Seng, Jackson & Ryan Architects showed comparison drawings from the now existing facility to the new “reduced” scheme. The purpose is to show that even by reducing the original 19,000 sf to a little over 15,000 sf we still are larger and have more capacity than the existing shelter. Existing capacity: dogs at 32 (75 max) and cats at 39 (102 max). Proposed capacity: dogs at 64 (128 max) and cats at 58 (114 max). The Reduced Alternative Scheme (15,080 sf) includes many features not in the current facility such as: an education room, an administration work area, cat group room, visitation rooms, veterinary clinic, separate intake and adoption lobbies, adoption counseling, intake evaluation exam room, additional kennels, animal support rooms, truck off-loading enclosure and storage area. The project budget for the Reduced Floor Plan (15,080 sf) is estimated at \$7,500,000 and includes: construction cost \$5,798,365; engineering cost \$650,000; soft cost \$350,000; escalation (2017) \$360,000; and owner contingency (5%) \$290,000. Cost per square foot: \$384.

Kim Schoolcraft, Animal Shelter Manager, the new building would be highly effective because it is highly visible, and the accessible location will increase public visitation. An attractive modern building will make the new facility a destination for families looking to add a pet. The ability to attract and retain more volunteers will enhance the training and socializing of shelter pets, making them more adoptable. The ability to attract and retain foster homes will afford an alternative to care in shelter. A larger parking lot and green space will accommodate public events. Improved HVAC will provide improved animal health and disease control. Modern design will reduce noise and odors. Group rooms and play areas improve animal socialization, increase adoptions and decrease the length of stay. Our goal is to have the animals through the system much quicker.

Gary Ratliff, in closing we have a few options we can look at and we are looking for direction from the city council:

Option 1

- Maintain the \$7,500,000 approved Project Budget;
- Provide a 15,080 SF facility; and
- Understand that an expansion may need to be considered in the future.

Option 2

- Increase our Project Budget to \$10,300,000; and
- Provide a 20,225 SF facility.

Option 3

- Eliminate the project.
- Concerns with this option:

At some point in the near future, we are still going to need a new Animal Shelter.

The cost of construction has continued to increase throughout the years, and it is likely to continue to increase.

3. **PUBLIC COMMENTS**

4. **ADJOURNMENT**

At 5:57 p.m. Mayor Hallisey said there being no further business, this meeting is adjourned.

PAT HALLISEY
MAYOR

DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: