



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Staff Report
August 19, 2008

Honorable Mayor and
Members of the City Council

**Title: Purchase: Housing Units for the Animal Shelter Cattery Building Project
(C13000701) – Two Thirds Vote Required**

Location/Council District: 2127 Front Street, District 4

Recommendation: Adopt a **Resolution** 1) suspending competitive bidding in the best interests of the City; 2) awarding Counter-Tec a contract for the purchase of 31 cattery housing units in an amount not to exceed \$293,852; and 3) authorizing the City Manager or the City Manager's designee to execute the contract.

Contact: Hector Cazares, Animal Care Services Manager, 808-7433; Donna Wicky, Administrative Officer, 808-6719

Presenters: None

Department: Department of General Services

Division: Animal Care Services

Organization No: 13001131

Description/Analysis

Issue: On February 7, 2006, City Council approved the Animal Shelter Cattery Building as part of the Community Reinvestment Capital Improvement Program (CRCIP). The purchase of cat housing units is one of the last remaining items to complete the project. After extensive research staff has determined that solid surface materials (i.e. DuPont Corian, Wilsonart Gibraltar, Nevermar Fountainhead, etc.) provide the ideal material for housing units by virtue of their impermeable surface, capability to withstand disinfectant chemicals, and ability to be constructed with uniform rounded interior corners without cracks, crevices or seams that would harbor bacteria. However, the cost for this material is significantly more expensive than standard stainless steel or plastic laminate cages frequently used for housing units in many animal care facilities. More information on the different types of

housing units available and research done by City staff is included in the Background section of this report.

Policy Considerations: The recommendations in this report are consistent with the provisions of City Code Section 3.56. In accordance with City Code Section 3.56.230, the City Council may, by a two-thirds vote, suspend competitive bidding for any purchase or contract in the best interests of the City.

Environmental Considerations:

California Environmental Quality Act (CEQA): The current project has been determined to be exempt from the requirements of CEQA under Section 15061(b)(3) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The current proposal involves the purchase of cat housing units.

Sustainability Considerations: This action supports the City of Sacramento Sustainability Master Plan by eliminating the need to purchase replacement housing units every 18-24 months, thereby reducing the impact on natural resources and local landfills.

Commission/Committee Action: None

Rationale for Recommendation: Time is of the essence in the completion of the Animal Shelter Cattery Building. The current facility is overfilled and there is no more room for any additional cats. Overcrowding the animals can lead to the spread of diseases, and the construction characteristics of the existing housing units make it difficult for staff to prevent the spread of diseases. Because of the time sensitivity of the project and the fact that staff's original project information indicated the cost of the new housing units would be less than \$100,000, staff from the Department of General Services prepared project specifications and performed a solicitation process for the new housing units by directly contacting the six vendors listed below. These vendors were already known to the City through work on previous projects, or were recommended by other vendors. All vendors contacted were provided with the same project specifications.

- Shore-Line, Kansas City, Mo. This vendor sells plastic laminate housing units and was the provider of the existing units currently in use at the Animal Shelter. This vendor cannot provide solid surface housing units, but it can provide plastic laminate units with single side access. The quoted price is \$39,058.29
- Rhino Designs, Sacramento, CA. This vendor declined to submit a quotation.
- Signature Surfaces, Inc., Sacramento, CA. This vendor provided a quote of \$212,569.20 including tax, but excluding glass and door hardware on each side of the housing unit. This quotation was considered non-responsive since it failed to provide a complete quotation.
- Counter-Tec, Acampo, CA. This vendor submitted a quotation for a product

that uses a solid surface material with coved interior corners. The quoted price is \$293,852.00 including tax, delivery, and all hardware necessary for a complete housing unit from one supplier.

- Kerrock Countertops Inc., Sacramento, CA. This vendor declined to submit a quotation.
- Countertop Designs, Inc., Sacramento, CA. This vendor declined to submit a quotation.

Because the ultimate price is in excess of \$100,000, the contract requires City Council suspension of competitive bidding and approval of the contract as it exceeds informal bid levels and the City Manager's signature authority. Given that the solicitation process resulted in only one vendor being identified who could meet the timeline and material requirements, staff recommends that City Council suspend competitive bidding for the purchase of new housing units and award the contract to Counter-Tec. This vendor's price quote uses the DuPont Corian solid surface material. Although the initial cost for this material is higher than the less desirable alternatives, Counter-Tec is known to have volume buying power on the Corian product, thereby allowing the City to take advantage of their pricing discount. Suspending competitive bidding is in the best interest of the City as it will allow the City to expedite the completion of the project, provide more humane and healthier housing for cats, and increase the potential for additional adoptions.

Financial Considerations: Sufficient funding is available in the Animal Shelter Cattery Building project (C13000701) to award a contract to Counter-Tec for the purchase of 31 cattery housing units in an amount not to exceed \$293,852.

Emerging Small Business Development (ESBD): None of the six vendors contacted are ESBD certified. As of May 31, 2008, the Department of General Services has achieved an ESBD percentage of 36.84% for FY2007/08.

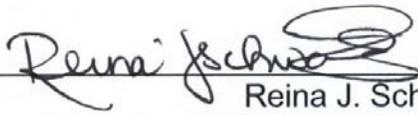
Respectfully Submitted by: _____



Hector Cazares
Animal Care Services Manager



Cynthia Kranc
Facilities Manager

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

Recommendation Approved:


for Ray Kerridge
City Manager

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Attachment 1**Background:**

The ideal material for use in cat housing units is one that is impermeable, able to withstand a high volume of cleaning with disinfectant chemicals, and can be constructed without seams to reduce the potential for bacteria accumulation and the spreading of diseases. In researching this purchase, staff considered materials such as stainless steel, plastic laminate, and other solid surface materials such as DuPont Corian, Wilsonart Gibraltar, and Nevermar Fountainhead.

Staff has determined that stainless steel and plastic laminate, although initially less expensive than the other solid surface materials, are less desirable for this application because they are either less durable, cannot be constructed without seams, thereby creating an environment for bacteria to accumulate, grow and proliferate in the interior corners and seams, even with the most thorough cleaning practices, cannot be constructed with vertical perching levels for routine cat movements and posturing, a necessity for the continued health and sociability of the cats, or offer poor aesthetics, presenting an atmosphere of institutional confinement.

As part of the research into cattery housing units, Animal Care Services purchased twenty-four top-of-the-line, plastic laminated housing units at a cost of \$24,000 approximately two years ago. These units were a significant improvement over the stainless steel cages used in the past and offered provisions for vertical perching levels at different heights, which added to available space within the cage and provided opportunities for physical exercise for cats to sit, move and jump. The housing units also afforded privacy for the litter box, and furnished an enclosed perch for quiet napping. Although aesthetically pleasing, the interior seams and plastic laminate began to deteriorate within the first eighteen months, and hinges and other cage hardware have rusted and failed. During the same time frame the compressed wood beneath the laminate began to buckle and warp. Additionally, these housing units present constant challenges in the daily maintenance tasks of sanitation and feeding. The inability to adequately clean these housing units contributes to the spread of infectious disease to other cats in the environment and thereby, increases the shelter's medical expenses and euthanasia rate. Cracks and crevices provide breeding grounds for diseases making replacement of these plastic laminate housing units a necessity every 18-24 months.

Disease control and feline stress reduction directly relate to the health of cats housed at any facility. Responsible care and handling are extremely difficult because of these problems, thereby increasing costs in staff time, sanitation products, medical treatment for sick cats, and an increased euthanasia rate. While attending a national convention on animal care City staff took the opportunity to visit the Washington Animal Rescue League (WARL) where they observed state-of-the-art cat housing units. At the WARL facility, staff observed the design of the cat housing units incorporating health promoting features such as solid surface materials, tempered glass-enclosed front

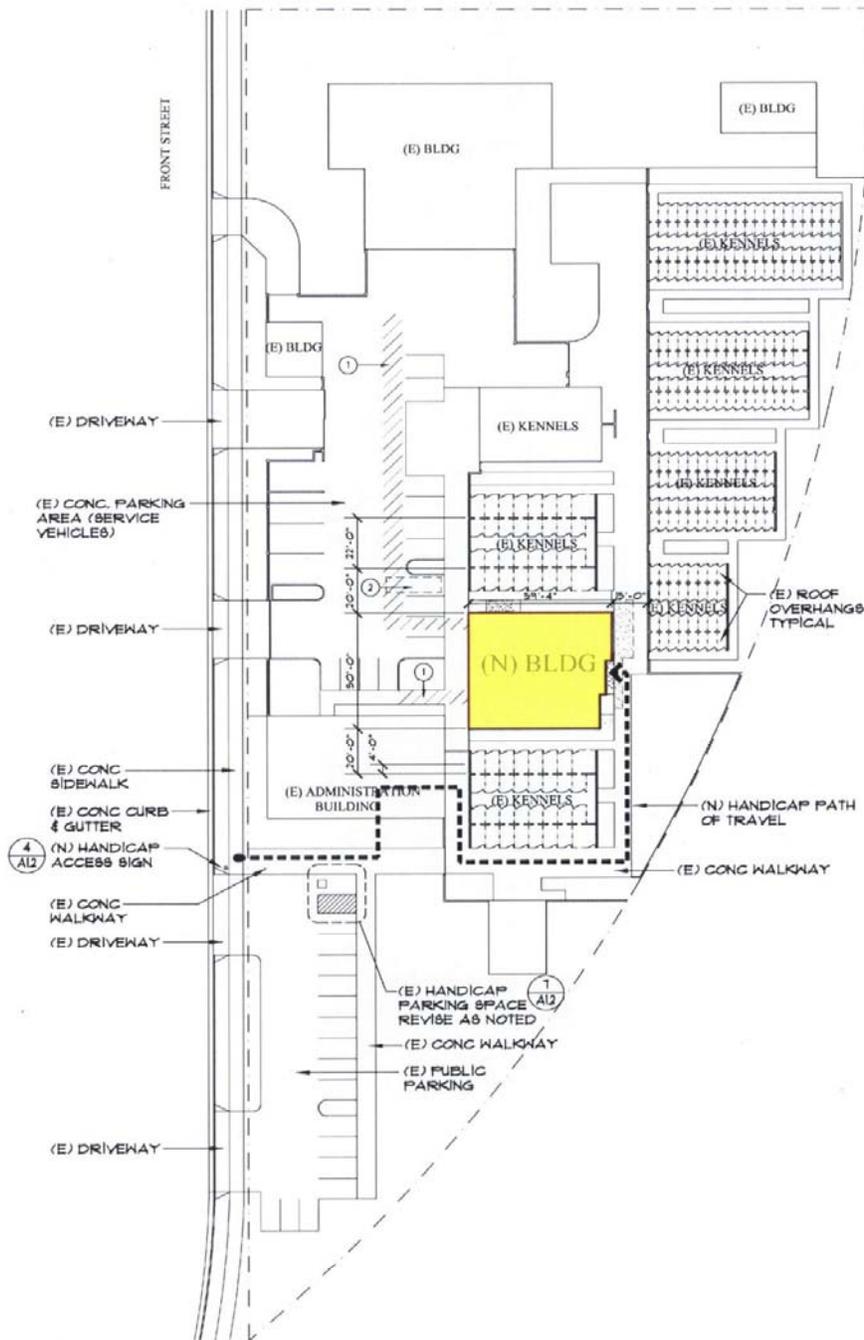
window for public viewing, separate access doors for staff to care for cats and similar improvements (See Attachment 5). The solid surface units were built with covered corners and seamless construction offering an impermeable surface that resists the accumulation and growth of disease or germs, and imparts an aesthetically pleasing viewing area for both visitors and feline residents. WARL's Executive Director affirmed that after installation of the solid surface housing units the facility experienced a ninety percent (90%) reduction in upper respiratory disease in cats, a sixty percent (60%) increase in cat adoptions, and a reduction in the average length of stay from six weeks to three weeks. Additionally, the average length of time potential adopters visiting the shelter has increased from 30 minutes to two-and-a-half hours. These visitors often return as donors or volunteers.

The long-term, cost-effective solution is housing units constructed of solid surface materials such as DuPont Corian, Wilsonart Gibraltar, and Nevermar Fountainhead. Reduction in illness and improved adoption rates, an enhanced public image and positive responses from shelter visitors, make these materials the best choice for long-term health and operation of the facility. Although the initial cost is higher for the solid surface housing units, over a ten year period the units will pay dividends by providing a healthier environment for the cats, enhance the adoptability of the cats, the ambiance of the facility and will turn visiting the shelter from a distressing experience to an uplifting one.

On February 7, 2006, City Council approved the Animal Shelter Cattery Building as part of the Community Reinvestment Capital Improvement Program (CRCIP).

On August 28, 2007, City Council adopted Resolution No. 2007-629, approving the plans and specifications, and construction contract in the amount of \$740,000 for the Animal Shelter Cattery Building with Advantage Building Contractors.

Attachment 2



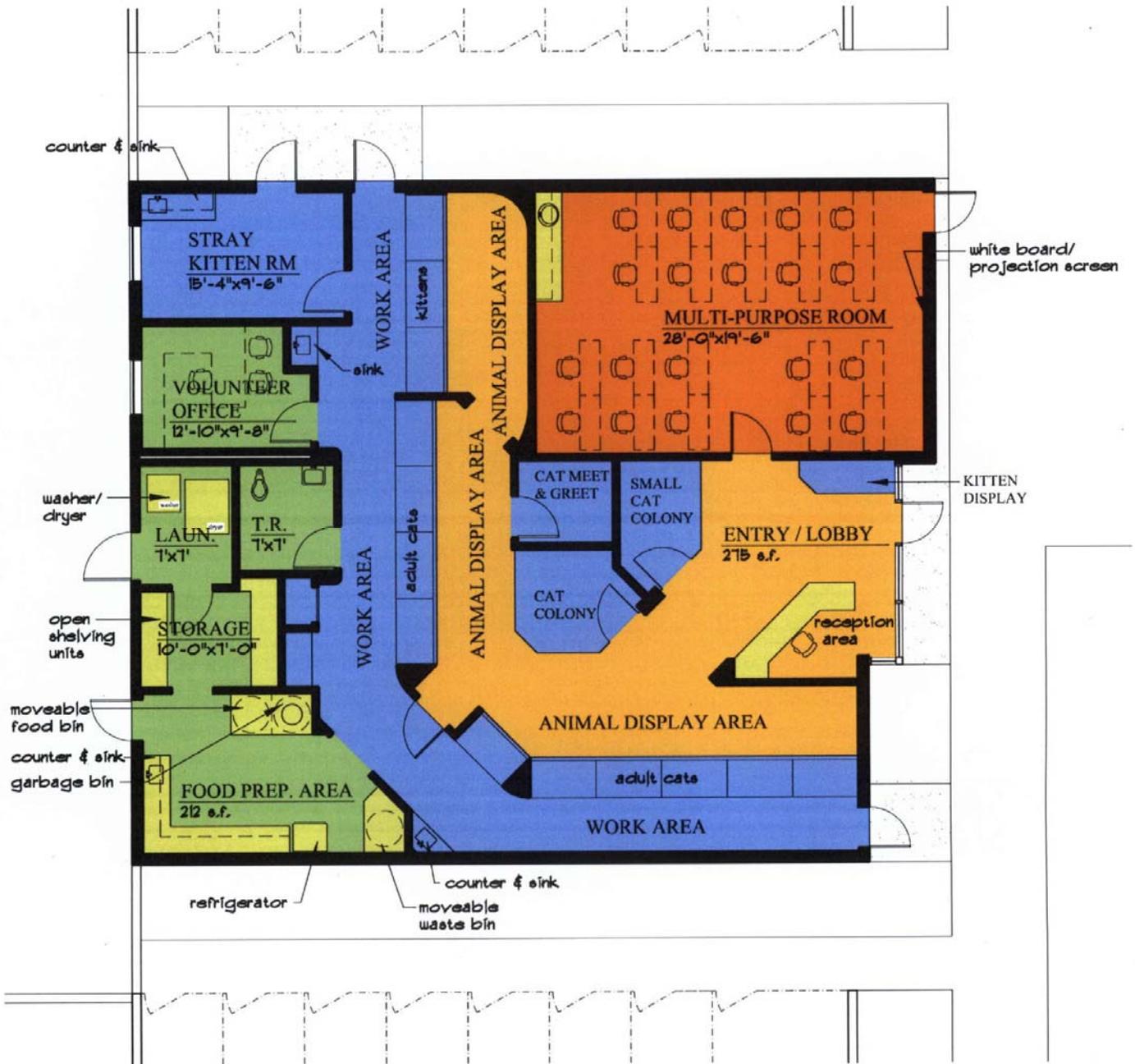
OVERALL SITE PLAN

SCALE: 1" = 30.0'

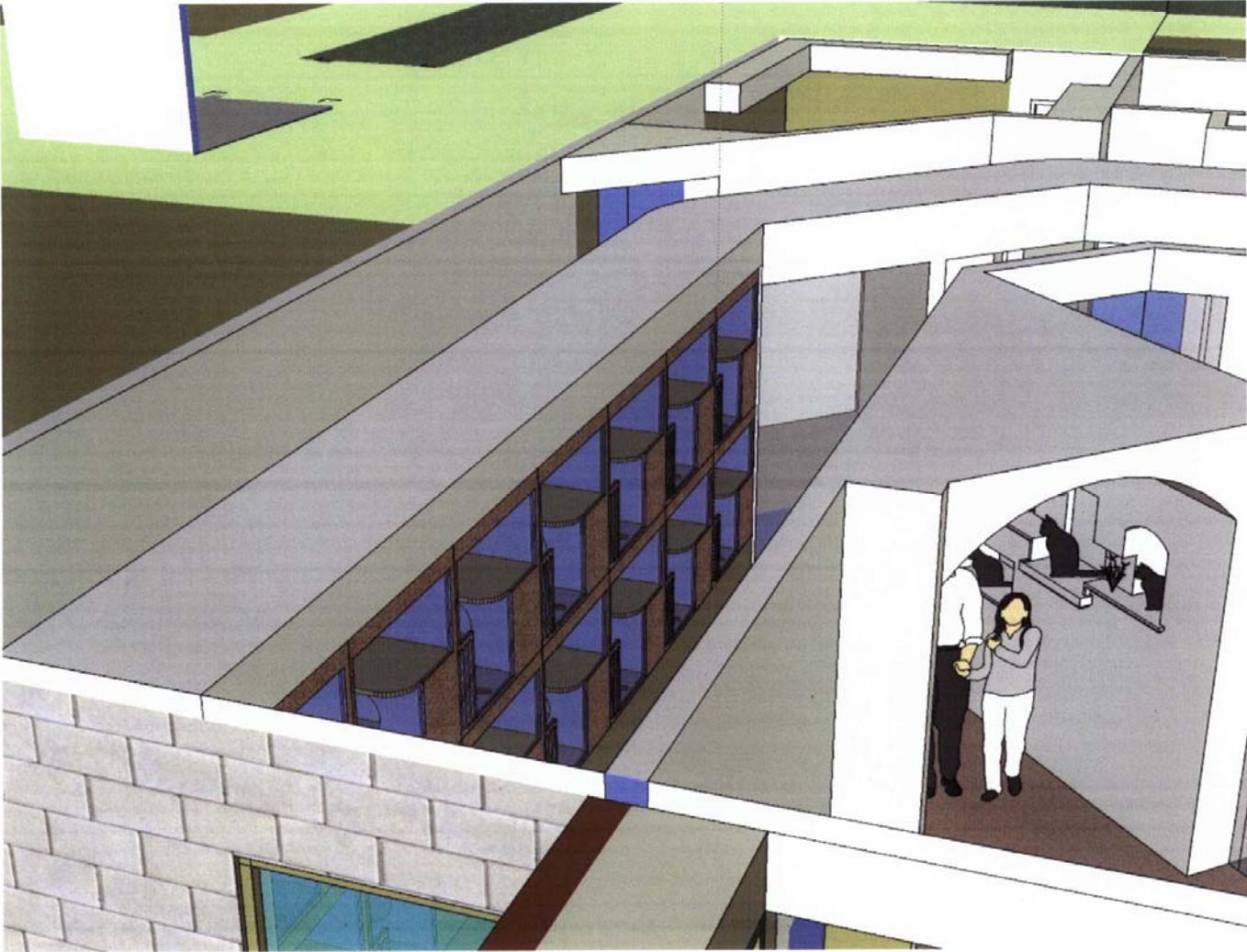
- ① AREA FOR DEMOLITION & PATCHING OF (E) CONC PAVEMENT FOR (N) ELECTRICAL COORDINATE w/ ELECTRICAL CONTRACTOR
- ② COORDINATE w/ CITY RELOCATION OF (E) TRAILER DURING CONSTRUCTION

Attachment 3

Cattery Building Floor Plan

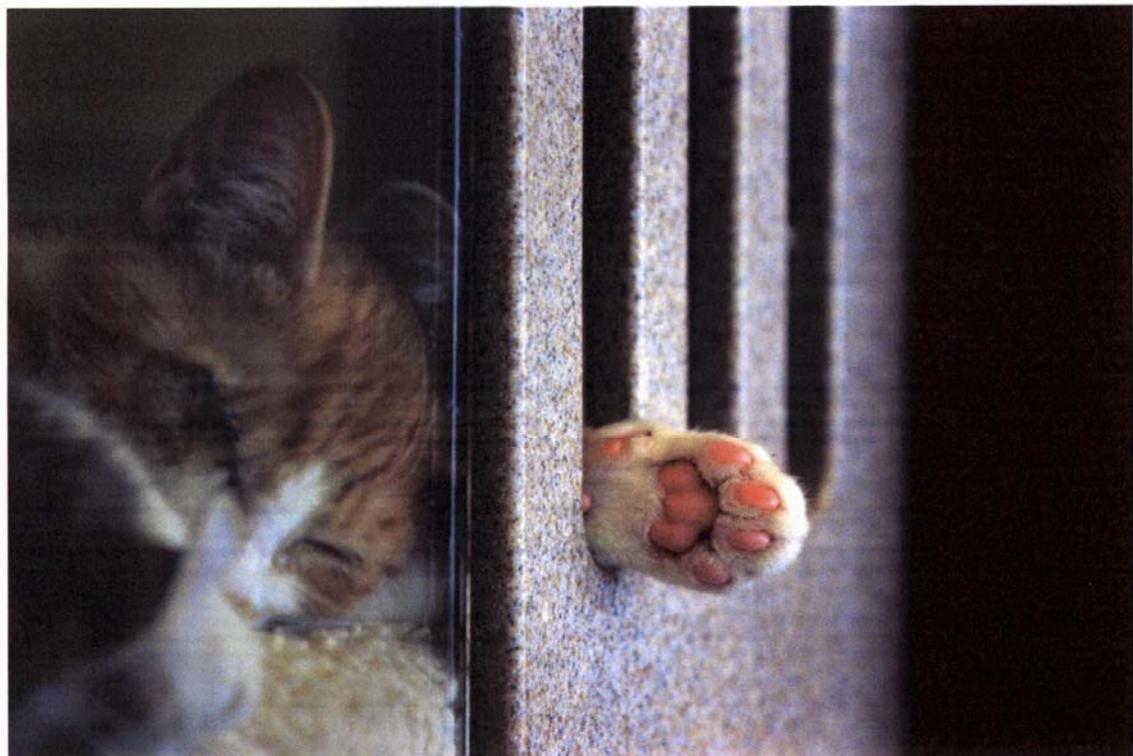


Cattery Building Housing Units



Attachment 5

Animal Rescue League Pictures



RESOLUTION NO. 2008-XXXX

Adopted by the Sacramento City Council

AUGUST 19, 2008

AUTHORIZING THE PURCHASE OF 31 CATTERY HOUSING UNITS FOR THE ANIMAL SHELTER CATTERY BUILDING PROJECT (C13000701)

BACKGROUND

- A. On February 7, 2006, City Council approved the Animal Shelter Cattery Building as part of the Community Reinvestment Capital Improvement Program (CRCIP).
- B. On August 28, 2007, City Council adopted Resolution No. 2007-629, approving the plans and specifications, and construction contract in the amount of \$740,000 for the Animal Shelter Cattery Building with Advantage Building Contractors.
- C. Chapter 3.60.170 of the City Code allows the City Council to suspend competitive bidding when it finds, by a two-thirds vote, that suspension is in the best interests of the City. Suspending competitive bidding will allow the City to expedite the completion of the project, provide more humane and healthier housing for cats, and increase the potential for additional adoptions.

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

- Section 1. It is in the best interests of the City to suspend competitive bidding, and competitive bidding is hereby suspended for the purchase of 31 cattery housing units.
- Section 2. The contract for the purchase of 31 cattery housing units from Counter-Tec is approved for an amount not to exceed \$293,852.
- Section 3. The City Manager or the City Manager's designee is authorized to execute the contract with Counter-Tec in an amount not to exceed \$293,852.