

## COUNCIL ACTION FORM

**SUBJECT: APPROVAL OF PLANS AND SPECIFICATIONS FOR  
ANIMAL SHELTER CONSTRUCTION**

**BACKGROUND:**

In 2009 Council approved using grant funds from a federal Energy Conservation and Block Grant program to explore energy efficiency enhancements at the Ames Animal Shelter. Design concepts from this first phase were used in 2010 when the City secured \$12,750 in project grant funding from the Iowa Office of Energy Independence. These funds require a 50% local match. The Council accepted the grant award with the balance of the funding for this project coming from animal shelter donations. Donations applied to this project include funds originally contributed to enhance the portion of the facility used for cats.

An architectural/engineering firm was retained to conduct an energy assessment of the facility and recommend upgrades, and the same firm was retained to complete the construction documents. **During preparation of the construction documents, the design firm determined that one component proposed as part of the energy efficiency demonstration project, an energy recovery ventilator, could be replaced by a less maintenance-intensive insulation strategy. Over the course of the last several months, staff has worked with the design firm and the Office of Energy Independence to amend the grant contract to remove the energy recovery ventilator and replace it with an acceptable energy-saving alternative.**

The proposed renovations to the facility include the following:

- Construction of a new entryway which includes space for cats
- Installation of wall and ceiling insulation
- Replacement of existing lighting with energy-efficient lighting
- Replacement of the furnace with a new energy-efficient model.

These renovations will allow reconfiguration of part of the 3,775 square feet of existing space and the addition of 988 square feet of new space to the facility. In addition to more efficient use of energy, this remodeling is expected to improve air quality within the animal care areas and enhance visitor circulation through the facility. The design also responds to donor interest in improving the cat area with enhancements to the lighting and placement of that function.

The architectural/engineering firm's estimate for construction of this project is \$80,666. The project will be funded with \$12,750 of Office of Energy Independence grant funds, \$17,000 in grant funds from Maddie's Grant (a national private foundation), and \$50,916 from Animal Shelter donations. Maddie's Grant funds were awarded to the Shelter in

2009, and part of that award was earmarked for shelter improvements. In addition, the city has previously contracted for architectural/engineering fees up to \$12,900 paid from donations.

**ALTERNATIVES:**

1. Approve plans and specifications for the Animal Shelter renovation project and set June 2, 2011 as the bid due date and June 14, 2011 as the date of hearing and award of the construction contract.
2. Do not approve the plans and specifications at this time, delaying the Animal Shelter renovation project.

**MANAGER'S RECOMMENDED ACTION:**

The proposed project will provide much-needed improvements to the Animal Shelter facility, increasing space and improving energy efficiency. Delaying this project would jeopardize the City's ability to obligate and recover the grant funding before the grant expires this fall.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the plans and specifications for the Animal Shelter renovation project, and setting June 2, 2011 as the bid due date and June 14, 2011 as the date of hearing and award of the construction contract.