

FORT PIERCE ANIMAL SHELTER


Update on RFP

Update on Temporary Animal Shelter


Update on Shelter Renovations

January 21, 2020

RFP TIMELINE / UPDATE

- ▶ October 24, 2019 – RFP was opened.
 - ▶ November 9, 2019 – The City took possession of the animal shelter facility.
 - ▶ December 12, 2019 – All bids were due. Only one (1) bid was submitted.
 - ▶ January 9, 2020 – After reviewing the submittal, the Purchasing Department recommended rejecting the submission due to failure to adhere to the scope of work and to rebid with revised specifications.
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RFP TIMELINE / FEEDBACK

- ▶ Poor condition of the facility / Who would be responsible for the repairs?
 - ▶ RFP was too detailed / too many unnecessary requirements.
 - ▶ Uncertainty due to Port St Lucie branching off to work with the Humane Society of St. Lucie County.
 - ▶ Did not distribute it to enough national organizations.
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TEMPORARY ANIMAL SHELTER (TAS)

- ▶ The City has an ILA with St. Lucie County for use of the TAS through March 31, 2020.
- ▶ Port St. Lucie continues to utilize the shelter and participate in the ILA and will continue to do so through its expiration in March.
- ▶ The facility is managed by St. Lucie County Animal Safety, Services & Protection (ASSP) Division.
- ▶ Part-time workers have been hired to help clean the facility and care for the animals.
- ▶ The TAS has been operating at or near “no kill” status (less than 10% EU due to other than health related issues)

October 2019

Total Animal Intake (dogs & cats)	142	(# does not include DOA)
Total Animals Discharged	78	55% of total intake
EU due to behavior	10	7% of total intake (less than 10% = no kill status)
Live Release	61	43% of total intake
EU due to illness/request	7	5% of total intake

November 2019

Total Animal Intake (dogs & cats)	169	(# does not include DOA)
Total Animals Discharged	126	75% of total intake
EU due to behavior	22	13% of total intake (3% from no kill status)
Live Release	94	56% of total intake
EU due to illness/request	10	6% of total intake

December 2019

Total Animal Intake (dogs & cats)	85	(# does not include DOA)
Total Animals Discharged	83	98% of total intake
EU due to behavior	12	14% of total intake (4% from no kill status)
Live Release	64	75% of total intake
EU due to illness/request	2	2% of total intake

FORT PIERCE ANIMAL SHELTER - UPDATE

Initial steps taken by staff following the transfer of the facility:

▶ Exterminate

- ▶ An extermination contractor was brought in to address the rodent infestation. He continues to maintain the rat traps on a monthly basis.
- ▶ The main building and dog runs were bombed and many bugs lost their lives. The resident chickens assisted with clean up.

▶ Inventory

- ▶ A complete asset inventory was conducted and forwarded to Finance. Items were marked to destroy, transfer to AC or remain.

▶ Assessment

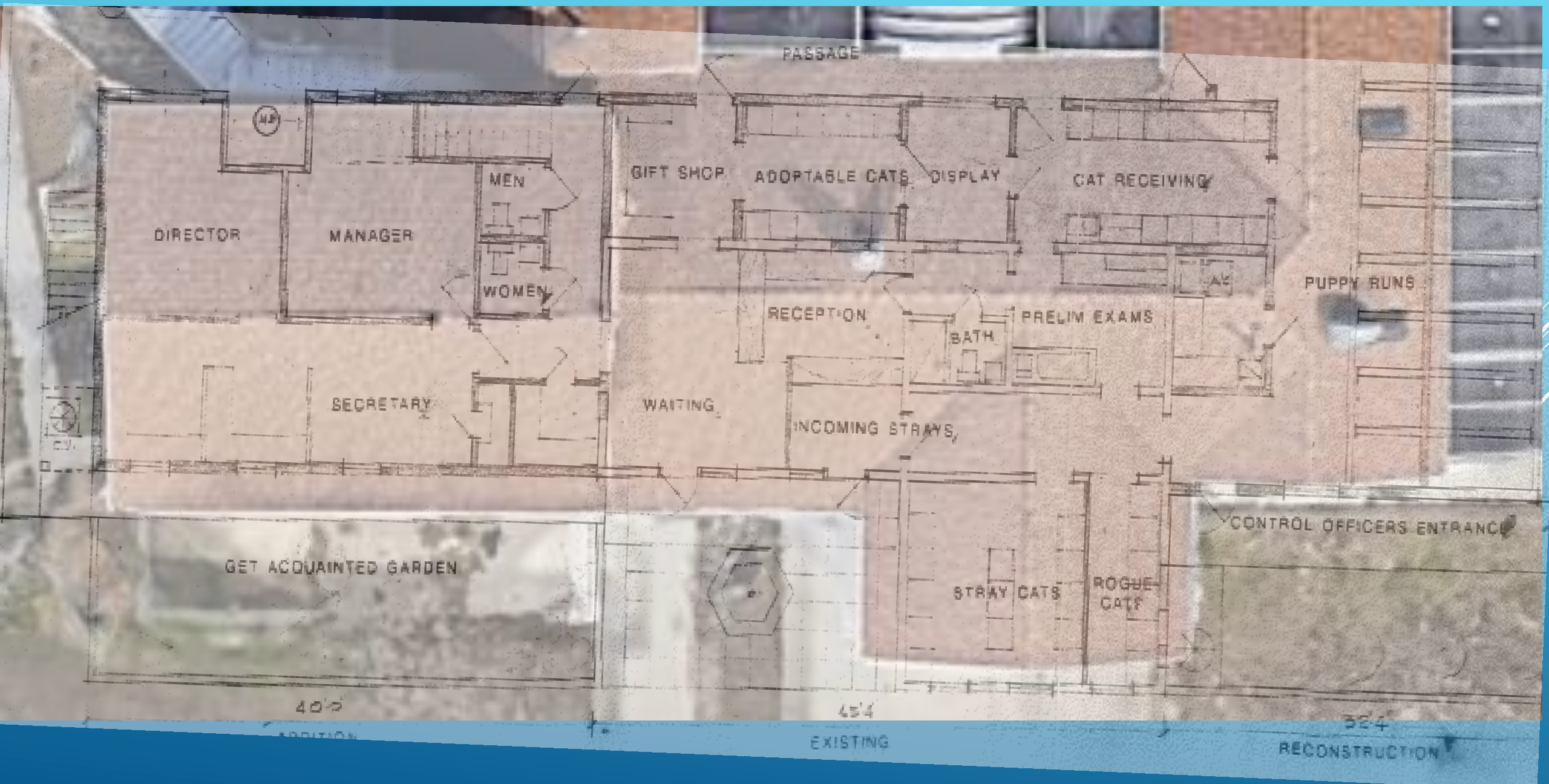
- ▶ Initial assessment of the facility was conducted to determine the most critical items to be addressed. The MEPs (mechanical, electric and plumbing) were all found deficient and required additional assessments.

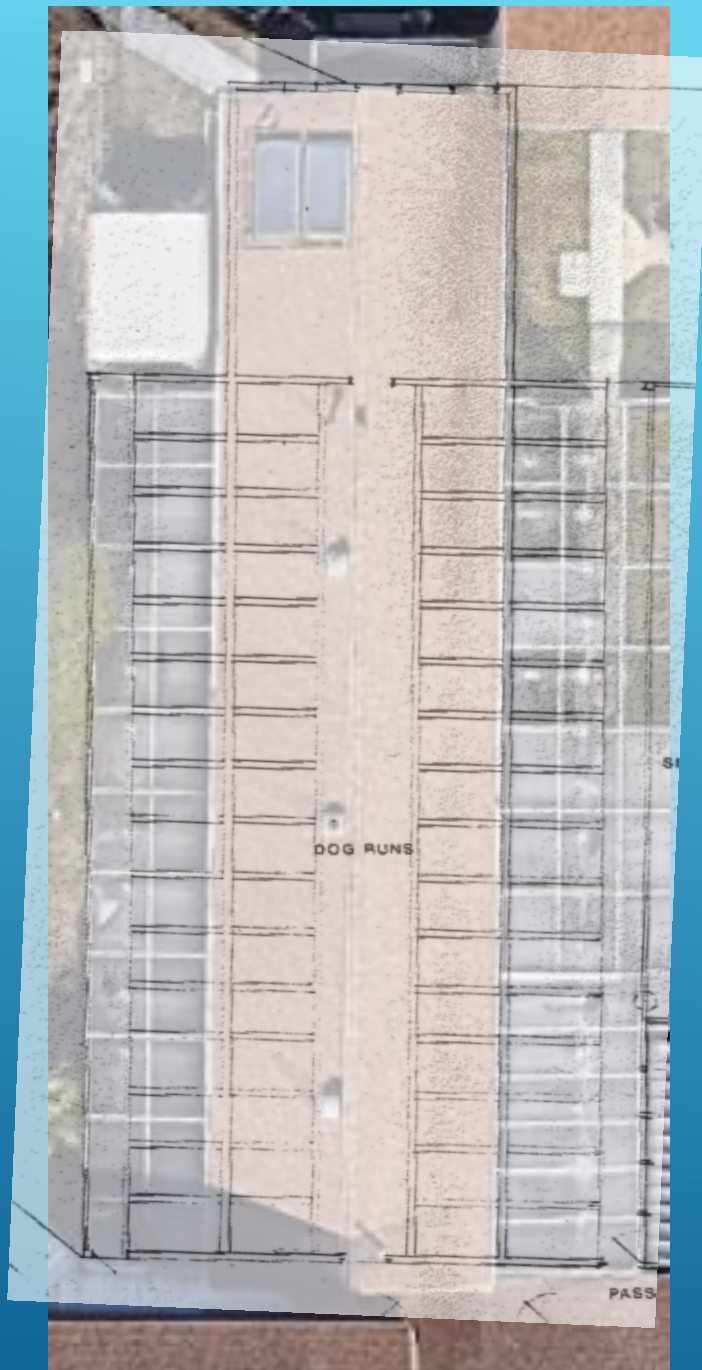
▶ Plan

- ▶ Initiate plan to Remove, Repair, Replace – Remove items marked for destruction in asset inventory as well as all unsafe and unsanitary items, identify items that can be repaired and identify items that must be replaced.



Building	Description
A Building	46 kennels
B Building	32 kennels Food prep area Laundry area Animal bathing
C Building	14 night drop boxes 50 kennels
Old Cat Building	Large 2 bay garage 2 storage rooms
EU Building	Walk-in freezer Work area 1 storage room
2 story Building Downstairs	2 bathrooms 1 large common area 3 offices (plans say 2)
2 Story Building Upstairs	Kitchenette 2 offices 1 large common area
Main Building	2 entry areas Surgery room Recovery room X-ray room Surgery prep area Food / Meds prep area New (original) cat room





FORT PIERCE ANIMAL SHELTER - UPDATE

REMOVE

- ▶ All salvageable materials were removed by Animal Control for use by FPAC or at the TAS.
- ▶ A St. Lucie County work crew assisted with removal of all items marked for disposal in asset inventory.
- ▶ The same crew also assisted with removal of carpets, paneling, etc. Work not yet completed – ongoing.
- ▶ AC staff recommends removal of all rusted chain link in the dog runs for safety of the animals and staff / volunteers. Item to be considered under replacement costs.
- ▶ Staff also recommends removal of the ceiling and all insulation to due to damage / insect infestation / smell. Item to be addressed under replacement costs.





FORT PIERCE ANIMAL SHELTER - UPDATE

REPAIR – Items listed are not a complete list and will be discussed further under the rehabilitation section.

- ▶ Concrete in dogs runs are spalling / cracking.
- ▶ Screens in all screened enclosures
- ▶ Mold / water damage
- ▶ Repair missing bathroom
- ▶ Drywall repair and paint
- ▶ Remove all flooring and repair any damage



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Fort Pierce




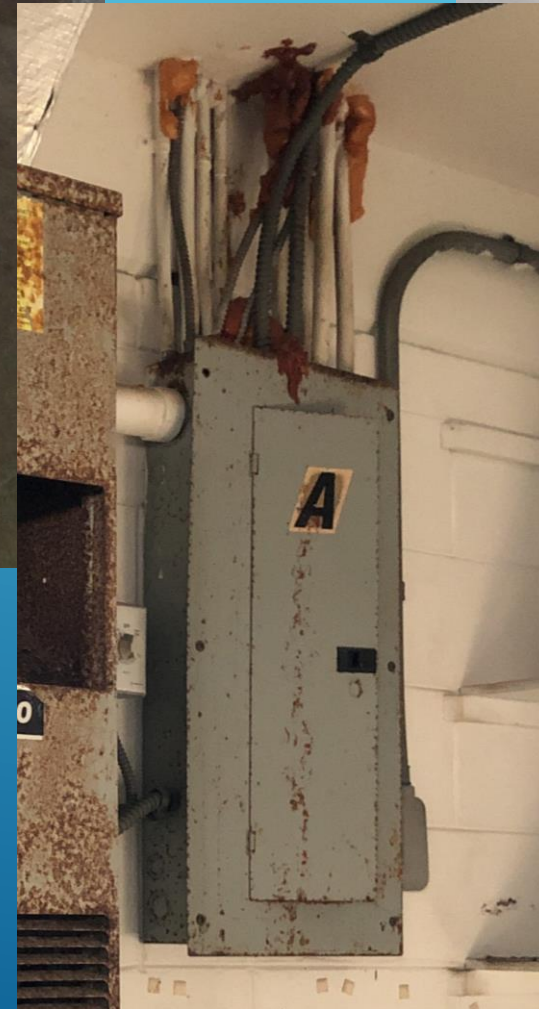


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FORT PIERCE ANIMAL SHELTER - UPDATE

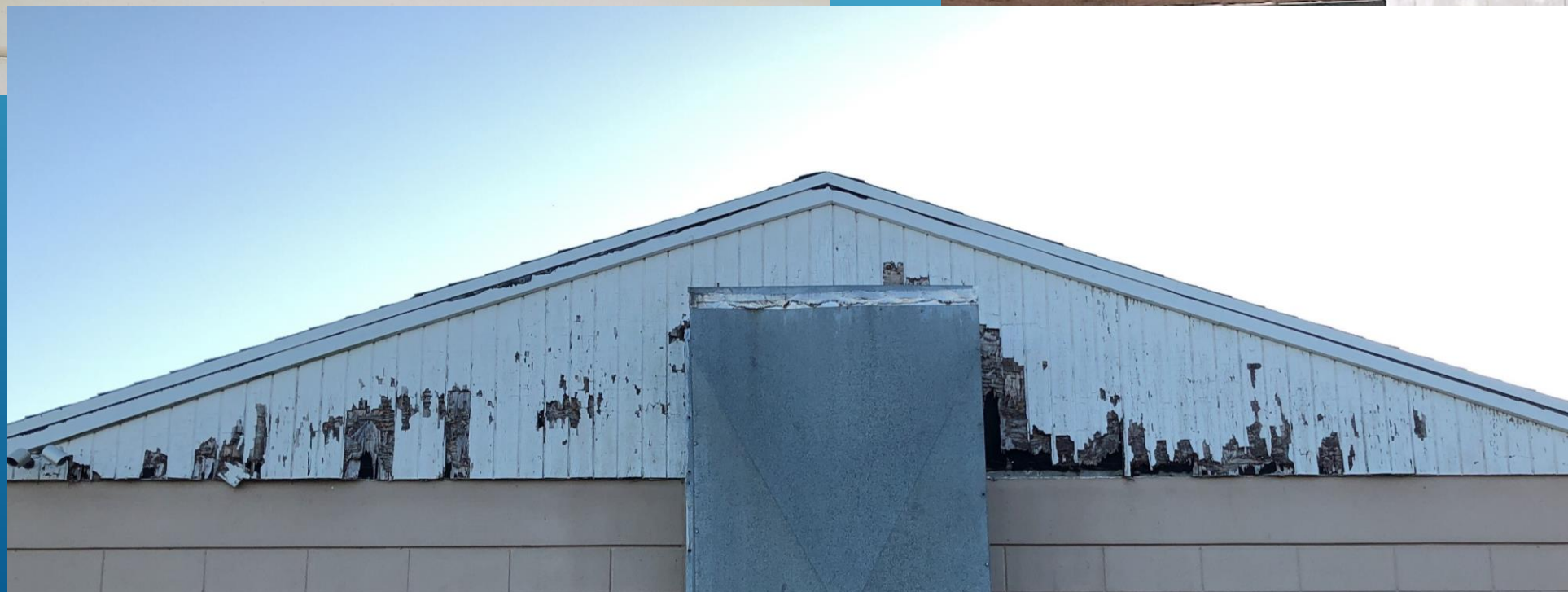
REPLACE – Items listed are not a complete list but highlights the most important items and will be discussed further under the rehabilitation section.

- ▶ Electric service throughout including outlets and light fixtures
 - ▶ Plumbing through out – including underground cast iron pipes
 - ▶ HVAC system throughout
 - ▶ Fire alarm system throughout
 - ▶ All doors
 - ▶ Siding
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FORT PIERCE ANIMAL SHELTER REHABILITATION DISCUSSION

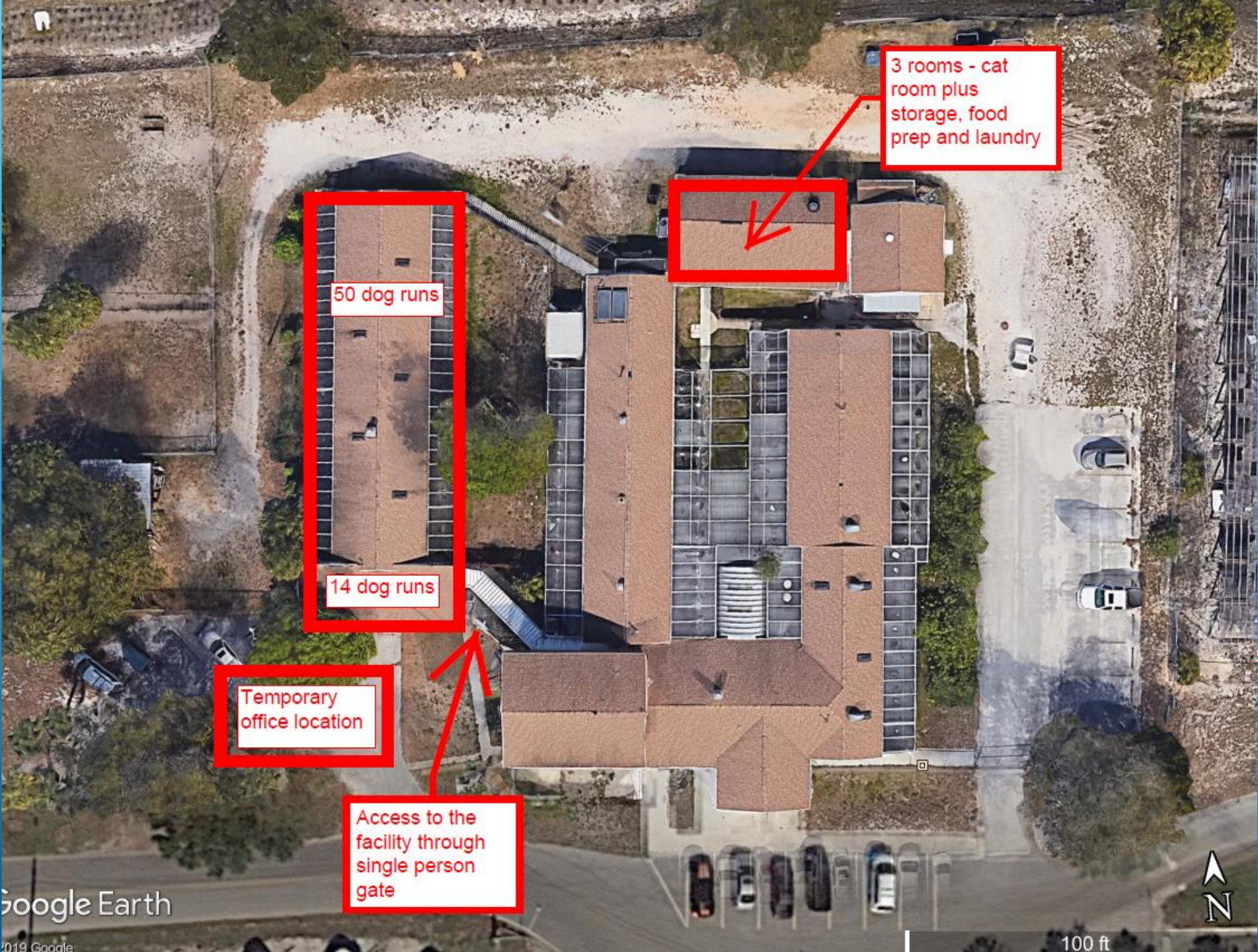
STAFF RECOMMENDS NEGOTIATING WITH ST. LUCIE COUNTY TO EXTEND THE INTERLOCAL AGREEMENT BY 90 DAYS TO ALLOW FOR THE FULL REPAIR AND REPLACEMENT OF THE ELECTRIC, PLUMBING AND HVAC SYSTEMS THROUGHOUT THE FACILITY.

- ▶ This step will include the removal of all ceilings throughout the facility to more easily allow for the new system installs. Drop ceilings will be installed following, which will provide for easier access and maintenance of the systems in the future.
- ▶ By addressing all the MEPs at once, it will provide both cost savings to the City as well as provide ease of access and continuity for the contractor (better install than doing it in pieces).

FORT PIERCE ANIMAL SHELTER REHABILITATION DISCUSSION

If St. Lucie County is not acceptable to the extension of the ILA, steps can be taken to relocate the existing TAS to the Savannah Road facility. This method is NOT recommended due to the additional issues including safety of the animals/staff and additional costs that will arise during the MEPs restoration but is possible.

- ▶ Step 1 – Take the minimum steps necessary to make a dog run (Building C), a cat room (old cat room) and a laundry / food prep area functional.
- ▶ Step 2 – Install a temporary office facility in the west parking area.
- ▶ Step 3 – Repair and replace all MEPs to bring the facility up to code in phases.
 - ▶ Complete repairs in the main building, Buildings A & B. ***This will require all power to be off for up to 3-5 days while the main power is upgraded (what to do with animals?)
 - ▶ Dogs would then be relocated to Buildings A & B, cats to new cat room in Main Building and food / laundry to Building B.
 - ▶ MEP repairs completed in Building C and old cat room.



3 rooms - cat room plus storage, food prep and laundry

50 dog runs

14 dog runs

Temporary office location

Access to the facility through single person gate

FORT PIERCE ANIMAL SHELTER REHABILITATION DISCUSSION

COST

- ▶ The initial estimate of repairing / replacing the MEPs with the ceiling is \$125,000.
- ▶ The initial estimate of completing the renovation to minimum standards, including the MEPs, is roughly \$200,000 to \$250,000. (This addresses all items listed in the Property Maintenance Inspection Report provided to the HSSLC as required repairs.)
- ▶ The estimate for installing a temporary office for 3 months, including setup and removal, is \$9,500.00.
- ▶ The estimate for providing a TAS while the MEP upgrades are being performed is roughly \$40,000.
- ▶ The estimate for bringing the facility up to “best practices” standard will be greater than the \$200K - \$250K estimate for minimum standards and depend upon the level of improvement.

FORT PIERCE ANIMAL SHELTER REHABILITATION DISCUSSION

FUNDING

- ▶ The costs provided are rough estimates. The final costs will be determined after the bid process is complete.
- ▶ These are capital improvement costs and are not currently budgeted.
- ▶ There is a possibility of reducing the costs by soliciting donations and assistance from the community.
- ▶ St. Lucie County has also offered both labor and financial assistance in exchange for a vested interest in the facility. St. Lucie County would like to become a permanent partner with the City of Fort Pierce at the Animal Shelter eliminating any chance of a repeat of 2019.



Questions or Discussion

Google Earth

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100 ft

