AGENDA STATEMENT

City of Bellaire

MEETING: City Council - Nov 21 2022
PREPARED BY: Onesimo Lopez
DEPARTMENT: Police

ITEM TITLE:

Presentation and discussion on a proposal for the replacement and potential relocation of the Bellaire City Dog Pound - Submitted by Onesimo Lopez, Chief of Police.

RECOMMENDATION:

Onesimo Lopez, Chief of Police recommends that City Council approve one of the proposals presented for consideration and provide associated funding in an amount up to $75,000.00.

BACKGROUND/SUMMARY:

The Bellaire Police Department operates a small dog pound facility located in the 4300 block of Edith, Bellaire, Texas. This facility has the ability to house up to five dogs in separate fenced enclosures and has been in service since at least 1976. When originally constructed the facility did not include any climate control for the interior and instead relied on louvered vents in the walls for air flow.

On November 15, 2021 Bellaire City Council directed that staff explore options for replacement of the existing structure. Later direction was given to include alternate sites in this study. The department provides two solutions for Council consideration and requests that Council determine which proposal will best serve the citizens of Bellaire and meet community expectations for animal care.

The first proposal is to install a modular kennel facility on property owned by the city at 1311 N. First Street. This location is out of the flood plain, currently owned by the city, and has access to utilities (power, water/sewer). The total estimated cost of installing a modular facility at this location is $225,000.00.

The second proposal is the accept the offer of a site and assistance with facility acquisition presented by the Rubinstein family. The proposed location is at 2310 W. Bellfort Blvd on property owned by Texas Pipe & Supply. This site is out of the flood, offered to the city at an annual lease of $1.00, and will have utilities installed at the Rubinstein family's expense. The Rubinstein family has also offered to assist by fully funding the purchase of the modular facility. The city's obligation would be to provide funding for site improvements to include ADA compliant structures, fencing, and landscaping. The total estimated city contribution for this proposal is $75,000.00.

The department requests that City Council consider the need for improved animal care in Bellaire and provide direction on which proposal to accept and to allocate the funding necessary to see the project through to completion.

PREVIOUS COUNCIL ACTION:

On November 15, 2021 Council directed that staff explore options for pound replacement. This agenda item is presented in response to that direction.

CITY ATTORNEY REVIEW:

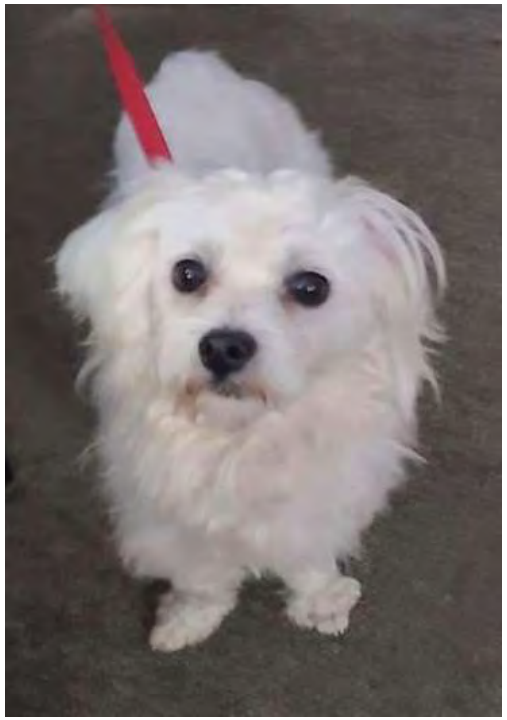
☐ **Yes** ☑ **No**

Bellaire Dog Pound Update

NOVEMBER 21, 2022

Overview

- Current Operations
- Council Direction
- Structure
- Location
- Recommendation

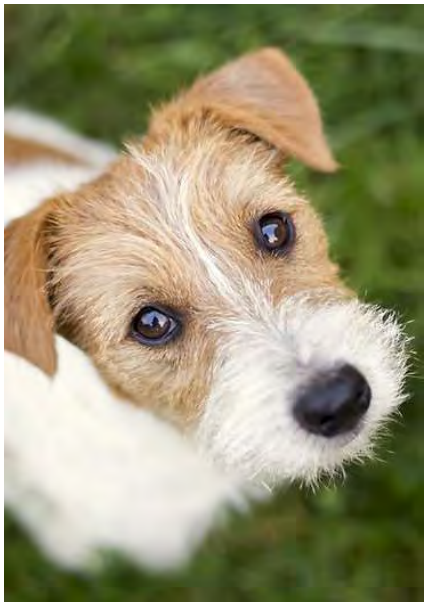


Current Operations

- 4300 Edith
- Houses up to 5 dogs
- Averaging 3 dogs a day
- Fostering preferred; housing by default

Statistics

- Between 5/1 thru 11/1, 48 dogs taken in
  - 23 returned to owners
  - 15 rehomed by rescues
  - 5 adopted out by FOBP
  - 1 not adoptable/euthanized
  - 1 died in custody



Policy

- How many dogs will we hold?
  - No limit. Functionally only max of 5. More if the FOBP are able to arrange fosters
  - Only dogs whose recovery can be verified in Bellaire will be accepted
- How long will we hold them?
  - Minimum 3 days; may exceed 30 days before being transported to rescue facility
- Where will they go after the hold time expires?
  - Violently aggressive animals should be euthanized on or after the 4th day.
  - As a last resort, after at least 30 days and all placement options are exhausted a dog may be euthanized

Policy

- What will we do for them while they're in our care?
  - Inspect the pound regularly and document with a call for service.
  - Provide food and water to impounded dogs.
  - General cleaning and washing down of the pens when needed.
  - Medical attention if needed and should receive basic immunizations shots and CHIPs as appropriate.
- How will FOBP support the dog pound?
  - FOBP previously funded treatment and adoptions; now assumed by PD
  - Arranging of fosters/rescues
  - Feeding & exercising of animals

Alternatives

- BARC
- SPCA
- Other non-profits
- Veterinarians
- Partner with other cities

Conclusion

- Existing policies regulate operations
- Statistics support continued animal control function
- No other available service provider

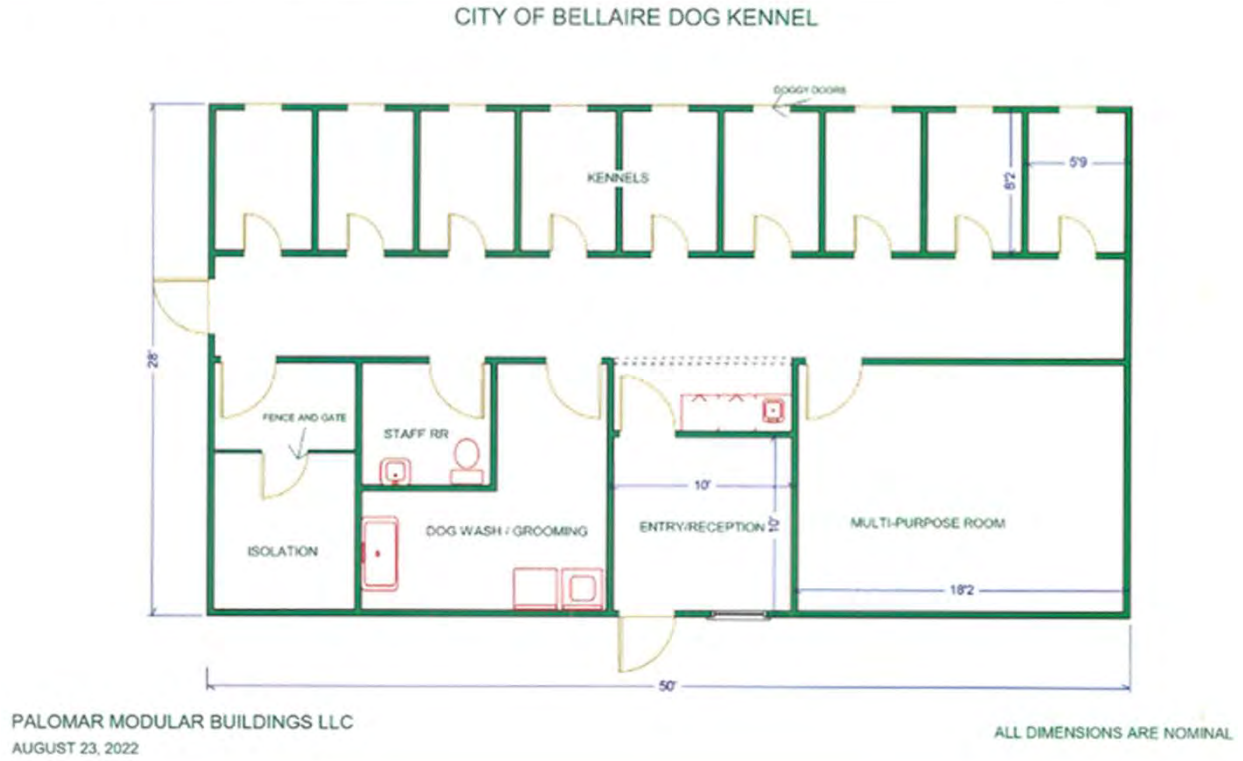
Council Direction

- Modular structure
- Location other than Edith
  - Not on First St/Anderson Site
  - Preferred outside the City of Bellaire

Modular Structures

Modular Structure: Proposal 1

- 28’ X 50’ Building
- 9 kennels
- Isolation kennel
- Sanitary Station
- Multi-purpose Room
- Staff Restroom
- $144,792.00



Modular Structure: Proposal 1

Modular Structure Proposal 1

- Building Base Price: $144,792.00
- Additional Expenses to include:
  - Fencing — Exterior Kennel Ramp
  - ADA Ramp — Epoxy Flooring
  - Furnishings — Exterior runs (covered)
  - Security cameras

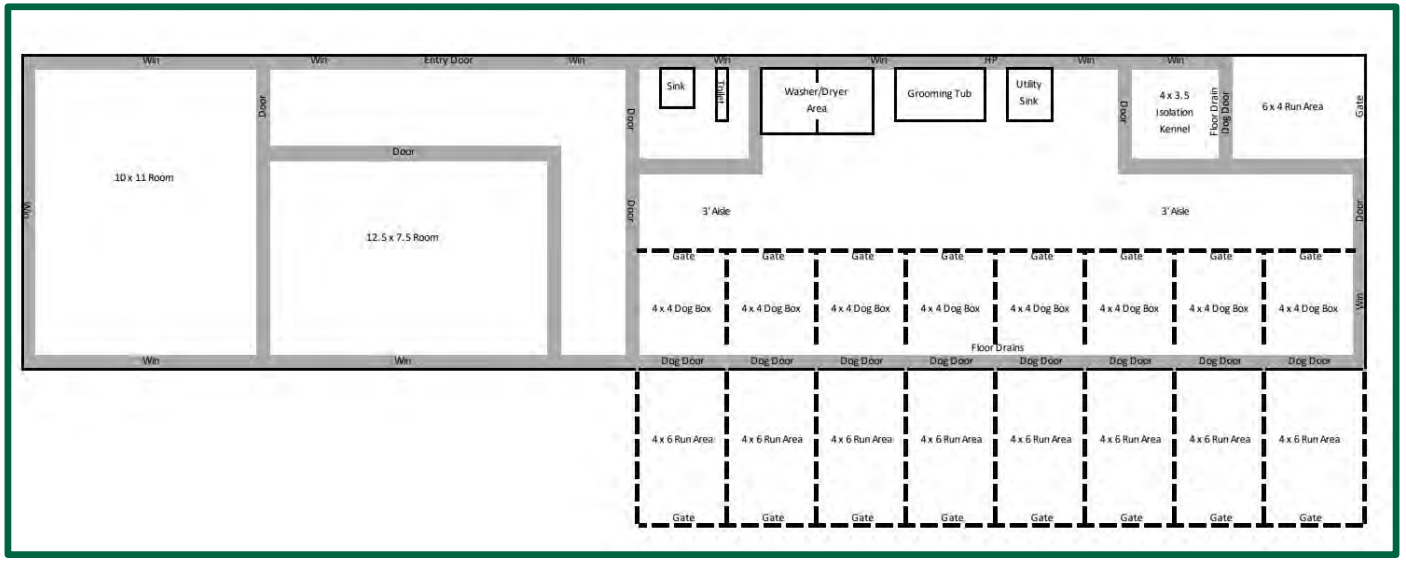
Total estimated price: $250,000.00

Rubenstein contribution: $200,000.00

City contribution: $50,000.00

Modular Structure: Proposal 2

- 12’ X 50’ Building
- 8 kennels
- Isolation kennel
- Dog Wash Area
- Multi-Purpose Room
- Staff Restroom
- Office
- Cost $156,073.60



Modular Structure: Proposal 2

Modular Structure Proposal 2

- Building Base Price: $156,073.60
- Additional Expenses:
  - Fencing
  - ADA Ramp
  - Furnishings
  - Technology
  - Fire System
  - Technology
  - Security cameras
  - Contingency

Total estimated price: $268,000.00

Rubenstein contribution: $200,000.00

City contribution: $68,000.00

Location

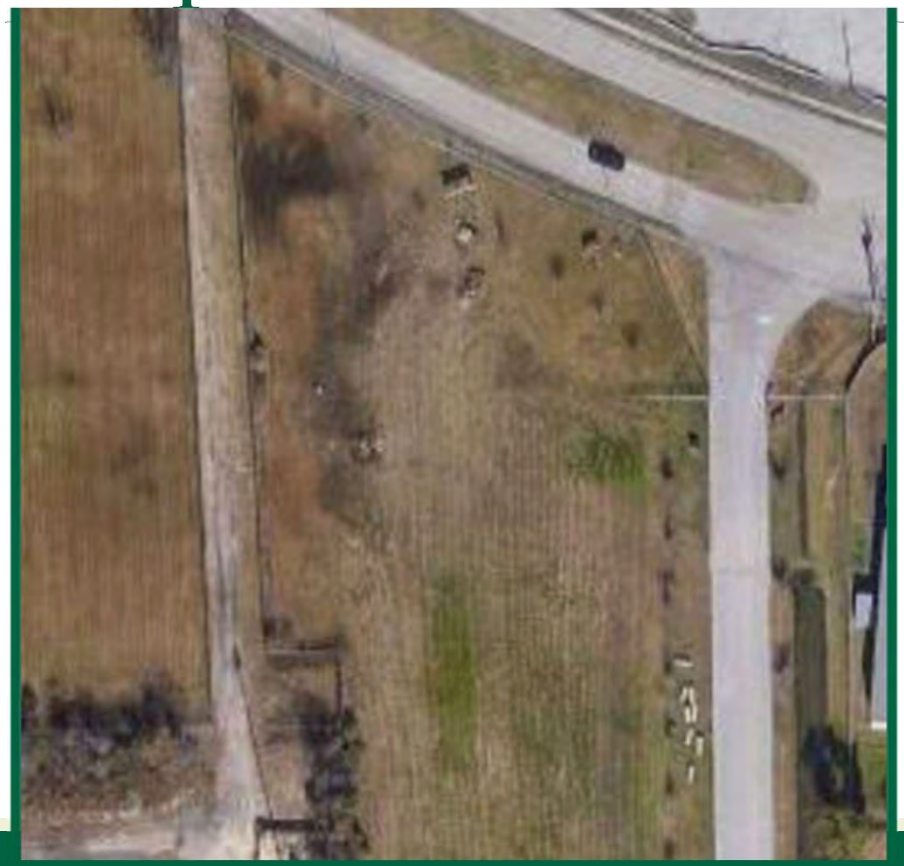
Location Options

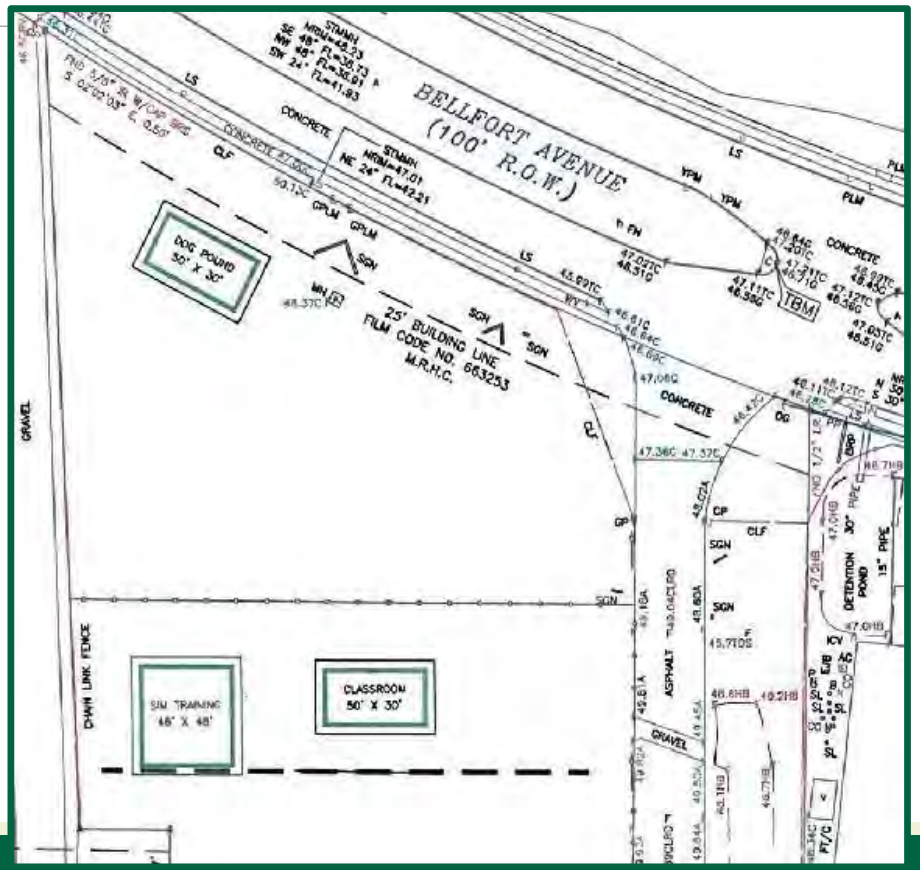
- Inside the City
  - Council direction recommended outside
- Outside the City of Bellaire
  - City of Houston

Donation Offer

- Existing partnership with Texas Pipe & Supply and the Jerry and Maury Rubenstein Foundation
- Donation of site for Dog Pound Facility
- Donation of funds to purchase facility
- Donation of utility connections & site prep
- Rubenstein Foundation retains naming rights

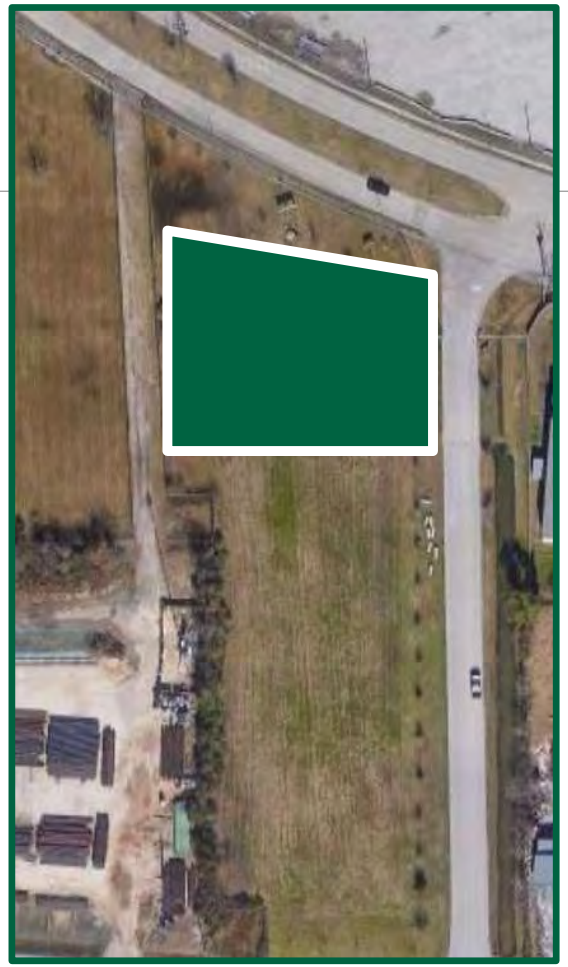
Proposed Location

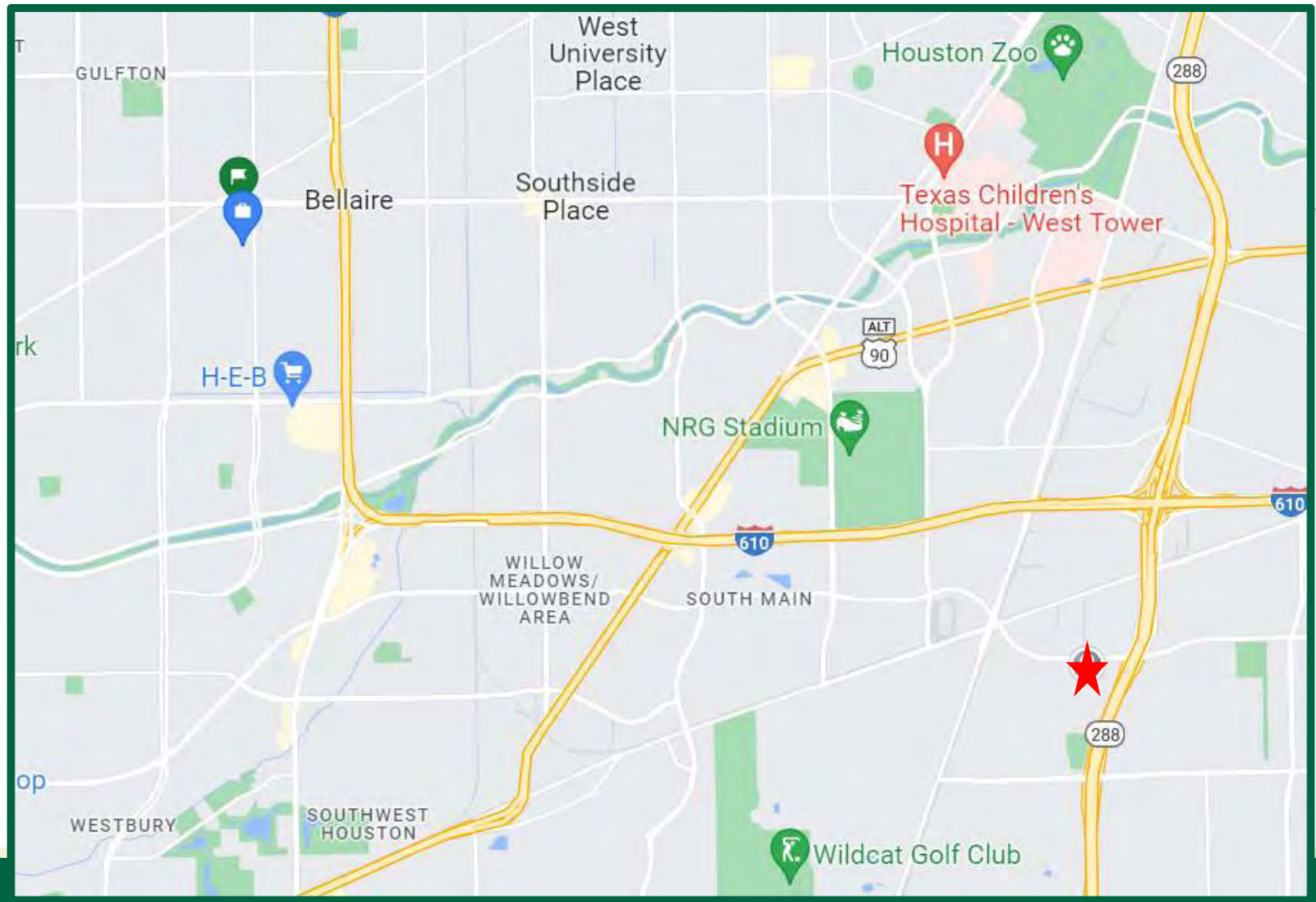


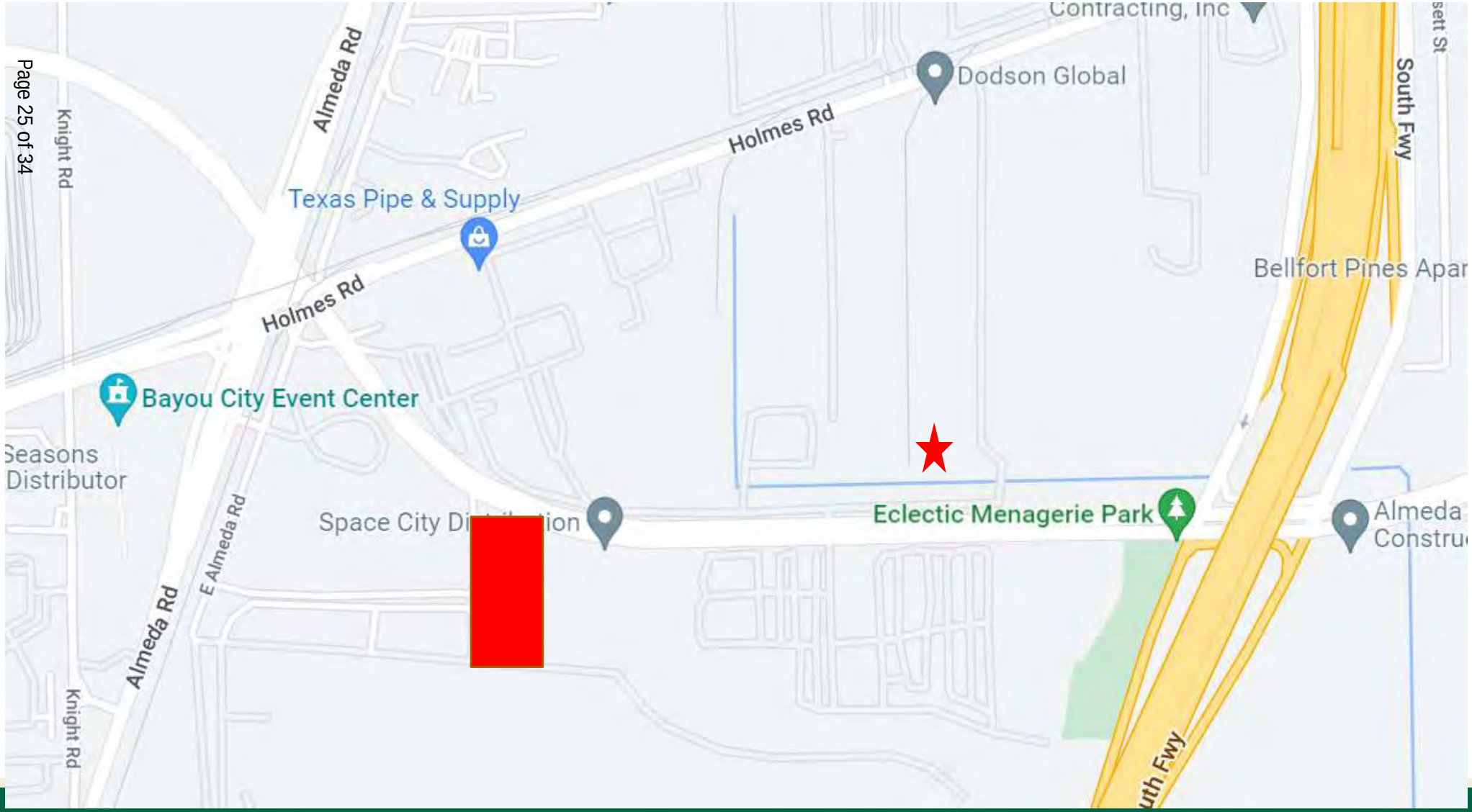


Proposed Location

- 2328 W. Bellfort, 77054
- 15 mins. from PD
- Adjacent to Firearms Training Facility
- Commercial Area
- Property lease @ $1/year




West University Place
Houston Zoo
GULFTON
Bellaire
Southside Place
Texas Children's Hospital - West Tower
H-E-B
NRG Stadium
ALT 90
610
WILLOW MEADOWS/ WILLOWBEND AREA
SOUTH MAIN
288
WESTBURY
SOUTHWEST HOUSTON
Wildcat Golf Club


Contracting, Inc
Dodson Global
Almeda Rd
Holmes Rd
South Fwy
Knight Rd
Texas Pipe & Supply
Holmes Rd
Bellfort Pines Apar
Bayou City Event Center
Seasons
Distributor
Space City Di ion
Eclectic Menagerie Park
Almeda
Constru
E Almeda Rd
Almeda Rd
Knight Rd
uth Fwy

Impact on Operations

- Drive time
- After-hours/Weekend staffing
- Net increase to officer out-of-service time due to distance
- Resident travel time to retrieve dogs

O&M Costs

- Current Services
  - Site lawn maintenance
  - Trash service
  - Facility upkeep/repairs
- Additional Services
  - Fire monitoring/inspection
  - Repairs
  - Utilities

- Additional Grass Cutting

Net impact: $6,000/year

Recommendations

- Relocate facility to Rubenstein property
- Accept Rubenstein donation of up to $200,000 toward facility costs
- City to fund up to $68,000 for project completion

Questions?

PALOMAR
MODULAR BUILDINGS

505 North I-35 East, DeSoto, Texas 75115 P 469.727.0727 F 469.727.0728 866.912.4587 www.palomarmodularbuildings.com

August 25, 2022
City of Bellaire
Bellaire, TX

Onesimo,

Thank you for your interest in Palomar Modular Buildings, LLC. The price reflected below, for a new **28' x 50' Dog Kennel Building** (nominal dimensions), manufactured, delivered, and set in Bellaire, TX is based on the attached specifications and floor plan.

The purchase price as specified for the building is **$144,792.00**. The price does not include poured concrete footers, canopies, handicap ramps, steps, gutters, self-contained fire alarm, low voltage equipment, utility hookups, site work, taxes or permits. It is assumed that the site can support the building, is relatively level and easily accessible.

The building will be built in compliance with the International Building, Plumbing and mechanical codes, Americans with Disabilities Act, and the National Electric Code. The building will be engineered to meet local floor and roof load requirements and will have electrical, heating and cooling loads sized in accordance with code. Cost to comply with local codes beyond the attached floor plan and specifications is the responsibility of the owner.

Prices are valid for 30 days. Our payment terms are 50% due upon execution on PO or Contract, 40% due upon completion of manufacturing at PMB and 10% when the building is accepted or occupied, whichever comes first.

Sincerely,

Guy Cruce
Business Developer
Palomar Modular Buildings LLC
469-727-0727 (o)
972-989-9456 (c)

PALOMAR
MODULAR BUILDINGS

SPECIFICATION AND STATEMENT OF WORK

CUSTOMER	*CITY OF BELLAIRE*	LAYOUT	*28' X 50' NOMINAL*
DESTINATION	*BELLAIRE, TX*	SIZE	*1,367*
BUILDING. TYPE	*VB*	# OF MODS	*2*
DATE	*8/25/2022*	CODES	*2015 IBC, IPC, IMC, IECC, 2014 NEC, 2012 TAS*
CONSTR TYPE / USE:	*BUSINESS*		

FLOORS

FRAME TYPE	*OUTRIGGER SIZED TO MEET DESIGN CRITERIA*
RUNNING GEAR	*TIRES, AXLES AND HITCHES REMOVED AND STORED UNDER UNIT, IF BUILDING IS SET LOWER THAT 34" AFG HITCH TO BE LEFT OUTSIDE BUILDING LINE.*
WOOD JOISTS	*2X10 SYP @ 16 OC*
INSULATION	*R-30 FIBERGLASS UNFACED FIBERGLASS BATT*
DECKING	*3/4" STURDI-FLOOR T&G*
MOISTURE PROTECTION	*"BOTTOM BOARD" WOVEN, REINFORCED POLY*
FLOOR COVERING	*COMMERCIAL SHEET VINYL*
LOCATION	*T/O*
COVE BASE	*4 IN VINYL*

EXT. WALLS

WOOD STUDS	*2X6 @ 16 O.C. WITH DOUBLE TOP AND SINGLE BOTTOM PLATES*
INSULATION	*R-19 FIBERGLASS UNFACED FIBERGLASS BATT*
EXTERIOR SHEATHING	*3/8" CDX*
MOISTURE CONTROL	*BUILDING WRAP*
EXTERIOR SIDING	*29 GA STEEL PRE-FINISHED, PANEL LOC +*
VINYL GYP WALL FINISH	*5/8" VINYL COVERED GYP (VENETIAN FROST)*

INT. WALLS

WOOD STUDS	*2X4 @ 16 O.C. WITH DOUBLE TOP AND SINGLE BOTTOM PLATES*
INSULATION	*R-11 UNFACED*
VCG WALL FINISH	*5/8" VINYL COVERED GYP (VENETIAN FROST)*
CLASS "C" FRP	*FULL HEIGHT*
LOCATION	*RESTROOM*

ROOF

TYPE	*WOOD WITH LAMINATED PLYWOOD MATE BEAMS*
STD. WOOD RAFTERS	*2X10 @ 24 OC*
INSULATION	*R-30, UNFACED*
DECKING	*7/16" OSB*
FELT OR SLIP SHEET	*YES*
METAL ROOF COVERING	*29 GA GALVALUME ROOF PANEL-LOC + OVER 1 LAYER 15# FELT*
CEILING	*2X4 SUSPENDED CEILING, USG RADAR TILE, 15/16 GRID*

DOORS

EXTERIOR STEEL DOORS	*3-0 / 6-8 STEEL DOOR, KNOCK DOWN FRAME, CLOSER, PAINTED 18GA DOOR ,16GA FRAME, INSULATED*
INTERIOR DOORS	*3-0 / 6-8 PRE FINISHED SOLID CORE WOOD DOOR / 18GA "TIMELY" KNOCK DOWN STEEL FRAME*
SPECIAL DOORS	*DOG KENNEL DOOR/GATE*
DOOR GLAZING	*DOOR GLASS: 6X27" (EXT)*
EXT DOOR HARDWARE	*PMB STANDARD LEVER/PANIC GRADE 2*
INT DOOR HARDWARE	*LEVER-PRIVACY: GRADE 2, PMB STANDARD*
INT DOOR HARDWARE	*LEVER-LOCKSET GRADE 2 PMB STANDARD*
SPECIAL DOORS	*EXTERIOR DOGGY DOORS*
DOOR STOPS	*FLOOR MOUNTED*

WINDOWS

EXTERIOR WINDOWS	*3-0 / 4-0 DUAL PANE, LOW E, CLEAR GLAZING, SINGLE HUNG ALUMINUM FRAME (SERIES 100)*
BLINDS	*1" METAL MINI BLINDS*

ELECTRICAL

CONDUIT	*NON-METALLIC TUBING (ENT)*
RECEPTACLES	*DUPLEX RECEPTACLES, 20 AMP, UNBREAKABLE COVERS*
GFI RECEPT.	*20 AMP*
EXTERIOR RECEPTACLE	*CONVENIENCE DUPLEX WITH COVER*
DEDICATED RECEPTACLES	*20A W/RECEPTACLE. (COPIERS, REFRIG, ETC.)*
DEDICATED RECEPTACLES	*50A CONNECTION (40 GAL + WATER HEATER, ETC.)*
DEDICATED RECEPTACLES	*WATER HEATER DISCONNECT*
PANELS	*100A-200A, 10KAIC, 1P, CLIP ON BREAKERS*
ROOM LIGHTING	*2X4 LED FIXTURE*
EMERGENCY LIGHTS	*EMERGENCY - 2 BULB LED WITH REMOTE HEAD*
EXIT LIGHTS	*EXIT LIGHTS, LED W/BATTERY BU*
EXTERIOR LIGHTS	*EXTERIOR PORCH, LED AT EACH EXIT*
OCC. SENSOR, SINGLE	*PER CODE*
EMPTY BOX & CONDUITS	*STUBBED TO CEILING, 3/4"*

FIRE PROTECTION	
NIC	
PLUMBING	
SUPPLY PIPING	*CPVC*
WASTE PIPING	*PVC/ SCH 40 DWV*
TOILETS	*TOILET, HC, FLOOR MOUNTED, TANK TYPE*
LAVYS	*LAVY, WALL MOUNT OR DROP-IN W/SINGLE LEVER FAUCET/TV*
SINKS	*SINK - SINGLE BOWL STAINLESS STEEL, W/SINGLE LEVER FAUCET/ TV*
DOG WASH STATION	*SS, WITH STEPS AND FAUCET*
WATER HEATERS	*WATER HEATER, ELECTRIC W/OVERFLOW PAN*
WATER HEATER ACC	*RECIRCULATION PUMP*
WATER HEATER ACC	*EXPANSION TANK: 5-10 GAL*
ACCESSORIES	*18" x 36" SS FRAMED MIRRORS*
ACCESSORIES	*SET HC GRAB BARS FOR HC TOILET*
ACCESSORIES	*TOILET PAPER HOLDER - SINGLE SURFACE MOUNTED*
HVAC	
STD. UNITS	*WALL MOUNTED PACKAGED HVAC WITH ELECTRIC HEAT STRIP, 1 PHASE, SIZED PER DESIGN REQUIRMENTS*
SUPPLY AIR	*DUCTED*
DUCTING	*FLEX DUCT*
RETURN AIR	*DUCTED*
THERMOSTATS	*7 DAY PROGRAMABLE WITH OCCUPANT OVERIDE*
DIFFUSERS	*ADJUSTABLE DIFFUSERS*
FILTER	*AT UNIT*
EXHAUST FANS	*80 CFM EXHAUST FAN/LIGHT COMBO*
MILLWORK & BLOCKING	
CABINETS	*BASE & OVERHEAD CABINETS, INC. COUNTER TOPS*
MISC. & ACCESSORIES	
ISOLATION ROOM	*4' CHAIN LINK FENCE AND GATE AT ISOLATION ROOM*
SHIP LOOSE	
CLOSE UP	*CLOSE-UP PLASTIC FOR SKIRTING OR BELLY BAND*
SKIRT FRAMING	*PRESSURE TREATED WOOD FRAMING (36" HT)*
SKIRTING	*29 GA METAL*
SET UP	*ANCHORS, AUGER, STRAPS, CLIPS*
SET UP	*2" X 8" PT SHIMS & OAK WEDGES*
NOTES	
NONE	
SITE WORK	
	DELIVERY, SET AND SKIRT

PALOMAR MODULAR BUILDINGS (PMB)

CLARIFICATIONS

ALL MATERIALS AND EQUIPMENT PROVIDED FOR THE CONSTRUCTION OF THIS PROPOSED PROJECT WILL BE OF TYPICAL QUALITY AND DURABILITY FOR SIMILAR TYPES OF CONSTRUCTION. ANY MATERIALS LISTED WITH SPECIFIC NAME BRANDS MAY BE SUBSTITUTED FOR OTHER BRANDS OF COMPARABLE QUALITY.

PALOMAR MODULAR BUILDINGS (PMB) MANAGEMENT'S PROPOSAL IS BASED ON THESE WRITTEN SPECIFICATIONS AND STATEMENT OF WORK PROVIDED

CUSTOMER IS RESPONSIBLE FOR ALL PERMITS INCLUDING BUILDING PERMITS, LICENSING COSTS AND IMPACT FEES. PMB WILL BE RESPONSIBLE FOR ALL PERMITS REQUIRED FOR TRANSPORTATION OF THE MODULES OVER THE ROAD.

BUILDING FOOTPRINT NEEDS TO BE WITHIN 12" OF LEVEL IN A 60' SPAN

CUSTOMER WILL PROVIDE AN APPROPRIATE GRADED AND COMPACTED SITE AS REQUIRED FOR THE SETTING OF THE MODULAR BUILDING. GRADING SHOULD PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND COMPACTIONTO A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. IT IS ASSUMED THAT THE MODULAR BUILDING WILL BE SET ABOVE GRADE. PMB WILL UTILIZE ABS PADS AND STACKED CMU BLOCK PIERS TO SET THE BUILDING ON GRADE.

FINISHED FLOOR WILL BE BETWEEN 34" AND 38" ABOVE GRADE

CUSTOMER WILL PROVIDE SITE ACCESSIBILITY FOR STANDARD MODULAR INDUSTRY DELIVERY AND INSTALLATION VEHICLES

PRICES ARE VALID FOR 30 DAYS.

THE BUILDING WILL BE BUILT IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE, AMERICANS WITH DISABILITIES ACT, AND THE NATIONAL ELECTRIC CODE. THE BUILDING WILL BE ENGINEERED TO MEET LOCAL FLOOR AND ROOF LOAD REQUIREMENTS AND WILL HAVE ELECTRICAL, HEATING AND COOLING LOADS SIZED IN ACCORDANCE WITH NEC AND IBC CODES. COST TO COMPLY WITH LOCAL CODES BEYOND THE ATTACHED FLOOR PLAN AND SPECIFICATIONS IS THE RESPONSIBILITY OF THE OWNER.

CUSTOMER WILL MAKE SITE ACCESSIBLE FOR MODULAR INDUSTRY DELIVERY VEHICLES WHEN PMB IS READY TO DELIVER MODULAR SECTIONS.

IF SITE IS NOT READY IN TIME FOR DELIVERY OF MODULES, CUSTOMER AGREES TO REIMBURSE PMB FOR TEMPORARY STORAGE, STAGING AND/OR DAMAGES WHILE MODULES ARE STORED.

SCOPE

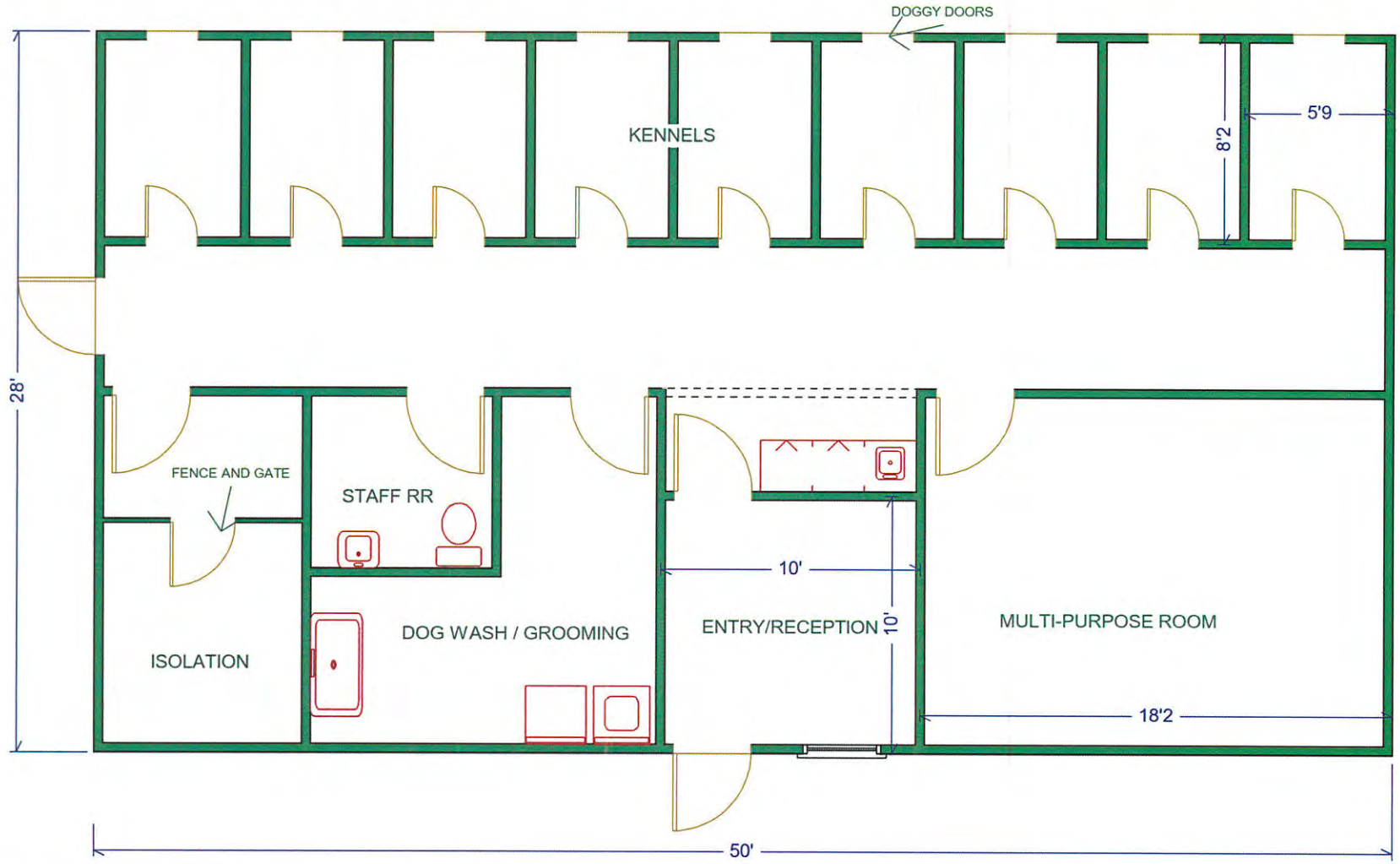
PMB WILL MANUFACTURE ALL MODULES IN ACCORDANCE WITH STATE AND CUSTOMER APPROVED DRAWINGS

PMB WILL TRUCK SET ALL MODULAR BUILDINGS IN ACCORDANCE WITH A MUTUALLY AGREED SITE PLAN.

PMB WILL MAKE FINAL MODULAR MATE LINE STRUCTURAL CONNECTIONS AND FINISHES INCLUDING ELECTRICAL AND HVAC CROSSOVERS PROVIDED BY PMB IN THE FIELD

PMB WILL PROVIDE AND INSTALL PRESSURE TREATED WOOD FRAMING WITH SIDING TO MATCH EXTERIOR OF BUILDING INCLUDING VENTILATION & SKIRT PANEL ACCESS
ROOF SLOPE TO ACCOMMODATE MODULAR CONSTRUCTION METHODS
CUSTOMER WILL PROVIDE APPROPRIATE AND CURRENT GEOTECHNICAL INFORMATION AS REQUIRED FOR FOUNDATION LAYOUT, NO FOUNDATION DESIGN IS INCLUDED
PMB WILL PROVIDE STANDARD MODULAR STATE APPROVALS AND ENGINEERING (IF STATE HAS A MODULAR BUILDING PROGRAM)
PMB STANDARD GENERAL LIABILITY UNTIL PMB WORK IS COMPLETE.
STANDARD PMB WARRANTY INFORMATION PROVIDED AT THE COMPLETION OF THE PROJECT.
STANDARD PMB TECHNICAL INPUT (SUBMITTAL PACKAGE) PROVIDED FOR CUSTOMER REVIEW AND APPROVAL.
EXCLUSIONS
ALL UTILITIES, SITE WORK, SITE PREPARATION, ACCESS FOR MODULAR UNITS, HAULING ROADS, CRANES OR ACCESS ROADS
ADA ACCESSIBILITY
BELOW GRADE FOOTERS
FOUNDATION DESIGN
ANY AND ALL WORK NOT ASSOCIATED WITH THE MODULAR BUILDING
FINAL CONNECTION OF ALL UTILITIES
MANIFOLDING OF WASTE LINES UNDER BUILDING IF BUILDING HAS PLUMBING
FURNITURE, FIXTURES OR EQUIPMENT
CARD ACCESS READERS
LOW VOLTAGE WIRING INCLUDING, FIRE ALARM, PHONE, DATA, COAXIAL, MASS NOTIFICATION, PA SYSTEM, CCTV, SECURITY, ETC.
BUILDERS RISK INSURANCE
ANY HORIZONTAL CONDUIT FOR LOW VOLTAGE WIRING
FIRE SUPPRESSION OR FIRE ALARM SYSTEMS
DUMPSTER, PMB WILL PLACE TRASH AND CONSTRUCTION DEBRIS IN A CLOSE RECEPTACLE TO THE BUILDING WHICH IS PROVIDE BY THE CUSTOMER
PORT-A-POTTY
TEMPORARY ELECTRIC
TEST AND BALANCE OF THE HVAC SYSTEM
CRANES, MAN LIFTS OR FORKLIFTS
SIGNAGE
SURVEYING
STAKING OF THE SITE TO SHOW WHERE BUILDING IS GOING.
CLEANING OF ANY KIND BEYOND BROOM SWEEP
TAXES AND BONDING OF ANY KIND
LOCAL ZONING AND DEED RESTRICTIONS
PERMITS INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, LICENSING COSTS AND IMPACT FEES.
PRESSURE TREATED WOOD OR METAL DECKS, STEP AND RAMPS PER ADA REQUIREMENTS
GUTTERS, DOWNSPOUTS AND SPLASH BLOCKS
CANOPIES
ASPHALT OR CONCRETE PARKING LOT, INCLUDING DRIVES, ENTRIES, CURBS, SIGNAGE, ETC. AS OR IF REQUIRED
REINFORCED CONCRETE FOR SIDE WALKS, ROADS, RAMPS, STOOPS, DECKS, STEPS AND EQUIPMENT PADS

CITY OF BELLAIRE DOG KENNEL



PALOMAR MODULAR BUILDINGS LLC

AUGUST 23, 2022

ALL DIMENSIONS ARE NOMINAL