

**ADVERTISEMENT FOR  
DESIGN-BUILD SERVICES**

**CITY OF HOUSTON**

The General Services Department will receive Statement of Qualifications (SOQ) utilizing online bidding services via Civcast at <https://www.civcastusa.com/bids> for the following Project(s):

**Project Name and Number:** BARC Replacement Building  
WBS No: D-650010

**Project Description:** The BARC animal shelter shall be designed to emphasize and accommodate the adoption of sheltered animals while providing a sustainable structure constructed of low-maintenance, durable, easily sanitized materials. The facility should be inviting to the public and offer a friendly, enjoyable experience presenting animals in an appealing manner. The facility should provide a comfortable, healthy, and low-stress environment for the animals. Both animal and public health, safety, and welfare shall be considered. Animal holding areas should provide as much health protection, safety, and comfort as possible.

The new animal shelter shall be located at the existing BARC site at 3200 Carr Street. However, an option to instead locate the animal shelter on approximately 7 acres at 2515 Old Farm Road shall be explored through an operations analysis as the administrative building shall be maintained at 3200 Carr, where current operations are limited. Buffalo Bayou runs through the wooded site at 2515 Old Farm Road and if the adoption center is to be located at that location, existing trees would need to be preserved as much as reasonably possible.

The new building should be sized to accommodate 27,000 animals annually. The building shall be no less than 60,988 square feet. All the standard features of robust modern animal shelter/adoption center should be considered including sanitation and grooming

areas, cleaning and laundry facilities, commercial refrigeration units, storage, food preparation, commercial walk-in style freezer, waste disposal, large compartment sinks within dog kennels for proper hygiene, employee and volunteer break room, conference room and training room. A medical area with rooms for public wellness, a surgical and recovery area/ room, veterinarian and staff office space, euthanasia, a sallyport for animal control truck deliveries, and owner surrenders shall also be included. Best practices shall be considered in the design for the ventilation, cleaning procedures, water/feeding, and features to control disease. Public parking shall be provided in the front along with secured parking in back for employees.

Accommodations shall be provided for an emergency backup generator to power the critical components of the building in the event of power failure. This generator shall be connected to the building's electrical power system via appropriate automatic switching equipment. The new design shall require all ADA regulations to be followed.

Existing dome building is to be gutted and preserved. The administration building, and double modular trailers are to be demolished at 3200 Carr Street. Recently installed chillers and AHU's shall be salvaged.

The existing warehouse at 3200 Carr Street shall be demolished and replaced with a new warehouse of comparable size. The warehouse is approximately 8,160 square feet and requires cold storage, cameras, office space, restrooms, and its own dedicated back-up generator.

SOQ Submittal Date: Thursday, January 25, 2024, at 10:30am

Project Location: 3200 Carr Street, Houston, TX 77026 and 2515 Old Farm Road, Houston, TX 7063

Project Manager: Ulises Gonzalez / (832) 393-39133

Estimated Construction Budget: \$37,000,000.00

Pre-Submittal Meeting: Tuesday, January 16, 2024

900 Bagby Street, 2<sup>nd</sup> Floor, Room 280  
Houston, TX 77026  
10:30am

Pre-Proposal Meeting: Thursday, February 29, 2024  
3200 Carr Street, Houston, TX 77026  
10:30am

The City of Houston intends to utilize the Design-Build process as authorized in Chapter 2269, Texas Government Code for the above procurement.

The Design-Build Team will be selected in a two-step process. In Step 1, the Respondent's SOQ will be ranked based on the criteria set out in RFQ. After reviewing the Respondents' qualifications, the City may short-list a maximum of five Respondents that will be invited to participate in Step 2 before finalizing the rankings.

#### Step 1 – Statement of Qualifications (SOQ)

City will utilize online bidding services via Civcast at <https://www.civcastusa.com/bids>. Electronic Submittals are due at 10:30 a.m., local time on Submittal Date. Follow submittal instructions on <https://www.civcastusa.com/>. Hard Copies will not be accepted for this Submittal Submission. Submittals (Respondent list) will be posted on Civcast on the Submittal Date. Submittals (Respondent list) will be read aloud via Microsoft Teams dial up access on the same day at 11:00 am only. Microsoft Teams Number 1-936-755-1521 ID: 598 888 117#. All interested parties are invited to attend. Place and date of Submittal opening (Respondent list reading) may be changed in accordance with Section 15-45(c) City of Houston Code of Ordinances (City Code). All Respondents shall comply with Article II, Chapter 15, City of Houston Code of Ordinances.

#### Step 2 – Proposal – RFP for Shortlisted Respondents Only.

City will utilize online bidding services via Civcast at <https://www.civcastusa.com/bids>. Electronic Proposals are due at 10:30 a.m., local time

on Proposal Date. Follow proposal instructions on <https://www.civcastusa.com/>. Hard Copies will not be accepted for this Proposal. Proposals will be opened, and the results will be posted on Civcast on the Proposal Date and read aloud via Microsoft Teams dial up access on the same day at 11:00 am only. Microsoft Teams Number 1-936-755-1521 ID: 598 888 117#. All interested parties are invited to attend. Place and date of Proposal opening may be changed in accordance with Section 15-45(c) City of Houston Code of Ordinances (City Code). All Proposers shall comply with Article II, Chapter 15, City of Houston Code of Ordinances.

Proposal documents may only be obtained electronically on Civcast. For more information, go to the City's website:

<https://www.publicworks.houstontx.gov/contracting-services>.

All Addenda will be posted on the following websites for your review:  
<https://www.civcastusa.com/>

This procurement is subject to the Hire Houston First program as set out in Chapter 15, Article XI, City Code. It is unlawful for any Contractor to contribute or offer any contribution to a candidate for City elective office during a certain period prior to and following a contract award. (Chapter 18, City Code). Contractor will be required to comply 12-07-2023 with Anti-discrimination provisions (Chapter 15, Article II, City Code), Pay or Play Program (Executive Order 1-7 and Ordinance 2007-0534), and the Minority, Women, Persons with Disabilities and Small Business Enterprise requirements (Chapter 15, Articles V and VI, City Code and Executive Order 1-2).

Dated: \_\_\_\_\_  
(Publish Friday, Jan 5, and Jan 12, 2024)

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Cheryl Harris  
Contract Bid Management Group