

**ORANGE COUNTY
BOARD OF COMMISSIONERS**

ACTION AGENDA ITEM ABSTRACT

Meeting Date: June 16, 2009

Action Agenda

Item No. 4-1

SUBJECT: Demolition of Former Animal Shelter Building in Chapel Hill

DEPARTMENT: Public Works, Purchasing

PUBLIC HEARING: (Y/N)

No

ATTACHMENT(S):

INFORMATION CONTACT:

Wayne Fenton, 245-2628
Pam Jones, 245-2652

PURPOSE: To authorize staff to execute a contract in an amount not to exceed \$43,950 for demolition of the former Animal Shelter building located off Municipal Drive in Chapel Hill.

BACKGROUND: Animal Services including shelter operations recently relocated to the new Animal Services Center on Eubanks Road in Chapel Hill. The former Animal Shelter building located off of Municipal Drive in Chapel Hill has been closed and must be removed from the property in accordance with terms of the lease agreement with UNC. The building, although owned by Orange County, sits on property leased from UNC Chapel Hill. The building was constructed in several phases, with the oldest dating to 1979, and later additions in 1987 and 1990. The building is approximately 7,200 square feet in size.

The Public Works and Purchasing Departments have been investigating options for demolition or deconstruction of the former Animal Shelter. The age, material composition and construction techniques used do not make the building a good candidate for deconstruction. Much of the building is constructed with masonry blocks and poured concrete. Masonry and asphalt can be crushed/milled to suitable specifications for use as an aggregate substitute.

FINANCIAL IMPACT: The estimated cost of traditional demolition and removal of the building is \$45,000-\$50,000. Initial estimates for deconstruction are in the \$90,000-\$140,000 range dependant on the final uses and locations identified for various materials. A capital project ordinance for the former Animal Services Building deconstruction was approved by the Board on June 2, 2009 with a \$50,000 appropriation for FY 2009-10. Of these funds, \$6,050 will be required for abatement of asbestos containing materials prior to demolition.

RECOMMENDATION(S): The Manager recommends the Board authorize the Interim County Manager/Purchasing Director to execute a contract(s) in an amount(s) not to exceed \$43,950 for demolition of the former Animal Shelter building.