


COUNCIL COMMUNICATION

	Number:	22-034	Meeting:	February 7, 2022
	Agenda Item:	6	Roll Call:	22-135
	Submitted by:	Dana Wingert, Chief of Police, James Hoff Facilities Manager, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Ordering construction, setting date to receive bids, and setting date of public hearing, (3-21-22) on Animal Control Facility Bid Package Numbers 2 through 17.

SYNOPSIS:

Recommend the City Council order construction of Animal Control Facility Bid Package Numbers 2 through 17 and set dates to receive bids and hold public hearings, as required by Iowa Code, utilizing the method of financing referenced below. This public improvement project provides the construction of an approximately 21,900-square-foot sustainable animal control facility operated by the City's current animal control services contractor, Animal Rescue League of Iowa. The new facility will be located on a 5.5-acre site east of SE 14th Street and between Harriet Street and the Des Moines River. The project is intended to better serve Des Moines' citizens by replacing the existing outdated and undersized Animal Care and Control Center building. The new facility will be designed and submitted for LEED certification.

FISCAL IMPACT:

Amount: \$9,445,000 City Engineer's Estimate (bid package numbers 2-17).

Funding Source: 2021-2022 CIP, Page 54, Animal Control Facility, BL130 Being: General Obligation Bonds, Private Grant, Road Use Tax.

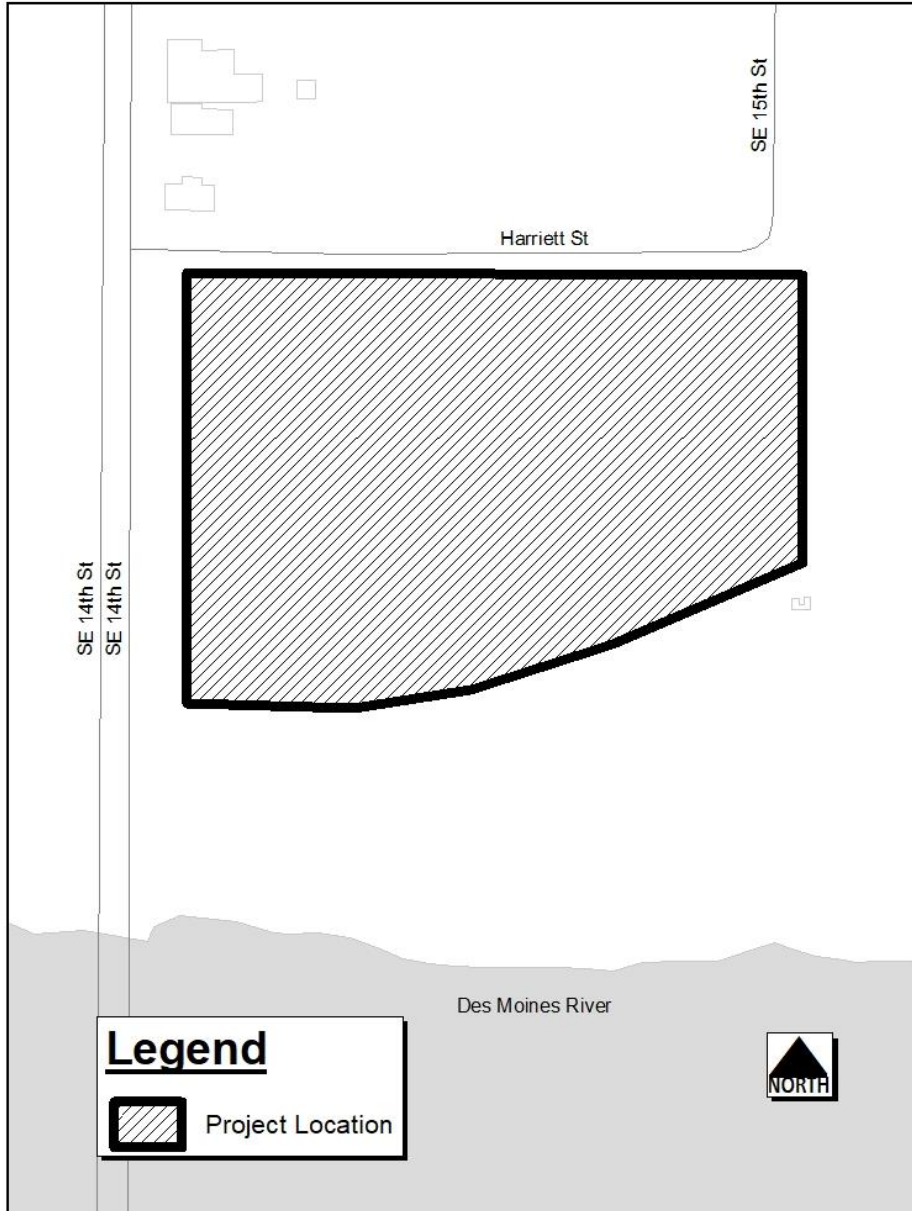
ADDITIONAL INFORMATION:

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Animal Control Facility Bid Package Numbers 2 through 17, Activity ID's 10-2022-003 through 10-2022-018. The improvement includes new construction of an approximately 21,900-square-foot animal care and control facility which includes animal intake and service areas, adoption service areas, animal housing, veterinary clinic with surgery, and drive-thru sally port; design consists of brick masonry base, metal panel and cedar siding, glazed aluminum storefront and windows; wall structure consists of perimeter bearing stud walls and internal steel columns and bearing concrete masonry walls; floor structure is concrete slab-on-grade; roof structure is metal roof joists and decking; roofing system is a single-ply fully adhered membrane on low slope roof areas; Portland Cement Concrete (PCC) parking lots, PCC sidewalks, sanitary sewer, sanitary sewer manholes, water

main, fiber and conduit, chain link fenced outdoor dog runs, surface restoration, and other incidental items; all in accordance with the contract documents associated with Bid Package Numbers 2 through 17, including Plan File No. 633-001/218, located at 1441 Harriet Street.

- On January 10, 2022, by Roll Call Number 22-0016, City Council ordered construction of Bid Package Number 1 – Structural Steel with those bids set to be received on February 1, 2022. The estimated cost of Bid Package Number 1 is \$455,000.
- The total estimated construction cost of Bid Package Numbers 2 through 17 is \$9,445,000, providing for a total estimated building construction cost of \$9,900,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- The Bid Packages are as follows with estimated construction costs in parentheses:
 - Bid Package No. 2 – Grading, Utilities and Public Improvements (Streets) (\$870,000)
 - Bid Package No. 3 – General Carpentry (\$460,000)
 - Bid Package No. 4 – Building Foundation and Slab on Grade (\$535,000)
 - Bid Package No. 5 – Masonry (\$480,000)
 - Bid Package No. 6 – Architectural Mill Work (\$105,000)
 - Bid Package No. 7 – Roofing and Sheetmetal (\$330,000)
 - Bid Package No. 8 – Glazing and Metal Panels (\$750,000)
 - Bid Package No. 9 – Drywall, Framing, Acoustic Ceilings and Painting (\$490,000)
 - Bid Package No. 10 – Tile (\$30,000)
 - Bid Package No. 11 – Fluid Applied Flooring (\$135,000)
 - Bid Package No. 12 – Kennels and Cat Cages (\$450,000)
 - Bid Package No. 13 – Fire Suppression (\$100,000)
 - Bid Package No. 14 – Mechanical (\$2,890,000)
 - Bid Package No. 15 – Electrical (\$1,000,000)
 - Bid Package No. 16 – Site Paving (\$650,000)
 - Bid Package No. 17 – Landscaping (\$170,000)
- Bid Package Nos. 3, 4, 10, 11, 13, 16, 17 are on a two-week bid schedule with bids being opened on February 22, 2022. The remaining packages are on a four-week bid schedule with bids being opened on March 8, 2022. The hearings for Bid Packages No. 2-17 are planned for March 21, 2022.
- Construction of this project is anticipated to begin in summer 2022 and be completed in fall 2023.
- City Council, on June 24, 2019, by Roll Call Number 19-1043, approved the City of Des Moines Post Bid General Contractor Quality Assurance Questionnaire Policy in recognition that a governmental entity may obtain information from the lowest responsible bidder to determine bidder's responsibility relating to the bidder's experience, number of employees, and ability to finance the cost of the public improvement; and that Vertical Infrastructure Projects are designed for human occupancy and construction of such projects can be complex and difficult, requiring submission of the General Quality Assurance Questionnaire to the apparent lowest bidder on Vertical Infrastructure Projects as defined in the Policy.

- The Animal Control Facility Project is subject to City of Des Moines Post Bid General Contractor Quality Assurance Questionnaire Policy approved on June 24, 2019, by Roll Call Number 19-1043, consistent with the recognitions made by the City Council in that Roll Call and consistent with the policy.



PREVIOUS COUNCIL ACTION(S):

Date: January 10, 2022

Roll Call Number: [22-0016](#)

Action: Ordering construction of the following:

- (D) [Animal](#) Control Facility Bid Package No. 1 – Structural Steel and Erection: Receiving of bids, (2-1-22), and Setting date of hearing, (2-21-22), Engineer’s estimate, \$455,000. ([Council Communication No. 22-008](#)) Moved by Boesen to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: August 18, 2020

Resolution Number: N/A

Action: Design review of renovation / remodeling / new construction for City-owned or lease project for Des Moines Animal Services Facility at 1125 SE 14th Street. Approved.

Board: Access Advisory Board

Date: August 21, 2019

Resolution Number: 19-15

Action: DES MOINES ANIMAL CONTROL FACILITY. Jill Tenney from the City of Des Moines Engineering Department introduced plans for the proposed Des Moines Animal Shelter. This new 17,000-square-foot single-story facility will be located at the intersection of SE 14th Street and Harriett Street and will be approximately 2.5 to 3 times the size of existing facility.

The east side of the facility will be for staff; the west side of the facility will be for the public and adoption purposes. The parking for the public and staff will be separate. Accessible restrooms are available at the public entrance of the building. The counter for the public, the sidewalks, and the courtyard and gate are all ADA compliant as well. Motion by Stieler to approve Seconded by Smith Motion Carried 9-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also, partial payments to the contractor and final acceptance of work.

For more information on this and other agenda items, please call the City Clerk’s Office at 515-283-4209 or visit the Clerk’s Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk’s Office on Thursday afternoon preceding Monday’s Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk’s Office or sending their request via email to cityclerk@dmgov.org.