


COUNCIL COMMUNICATION

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|  | Number: | 22-119 | Meeting: | March 21, 2022 |
| | Agenda Item: | 81 | Roll Call: | 22-489 |
| | Submitted by: | Dana Wingert, Chief of Police, Jim Hoff, Facilities Manager, and Steven L. Naber, P.E., City Engineer | | |

AGENDA HEADING:

Resolution dismissing hearing on approval of plans, specifications, form of contract, and Engineer's estimate on Animal Control Facility Bid Package Numbers 3, 6, 8, 10, 11, 12, and 13 due to no bids being received.

SYNOPSIS:

Recommend dismissal of hearing on approval of plans, specifications, form of contract, and Engineer's estimate on Animal Control Facility Bid Package Numbers 3 (General Carpentry), 6 (Architectural Millwork), 8 (Glazing and Metal Panels), 10 (Tile), 11 (Fluid Applied Flooring), 12 (Kennels and Cat Cages), and 13 (Fire Suppression) due to no bids being received. The City Engineer recommends reordering construction of these bid packages immediately with an April 5, 2022 bid date.

The project provides for the construction of an approximate 21,900-square-foot sustainable animal control facility to be 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 S.E. 14th Street and between Harriet Street and the Des Moines River. The project is intended to better serve Des Moines' residents by replacing the existing outdated and undersized Animal Care and Control Center building. The new facility has been designed, and will be submitted, for LEED certification.

FISCAL IMPACT:

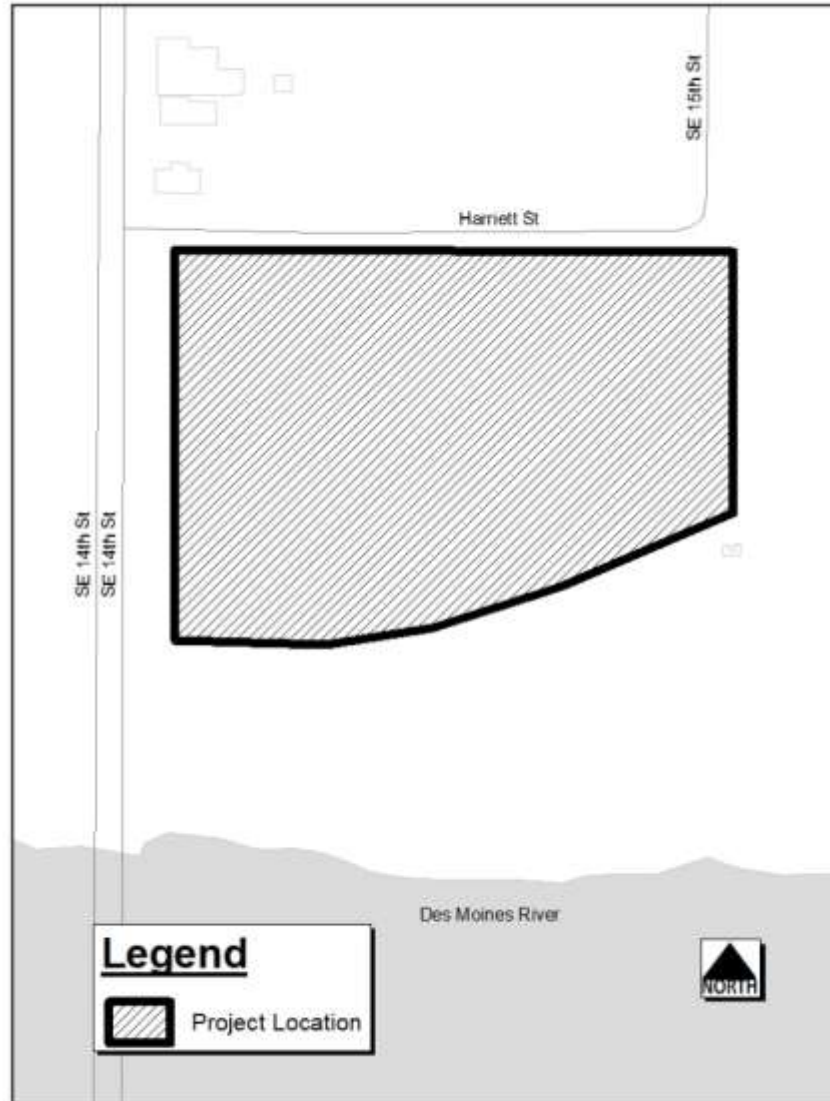
Amount: \$2,030,000 total City Engineer's estimate for bid package numbers 3, 6, 8, 10, 11, 12, and 13.

Funding Source: 2021-22 CIP, Page 54, Animal Control Facility, BL130, Being: General Obligation Bonds, Private Grant, Road Use Tax.

ADDITIONAL INFORMATION:

- On February 7, 2022, under Roll Call Numbers 22-0136, 22-0143, 22-0144, and 22-0146, the City Council received and filed plans, specifications, form of contract documents, City Engineer's estimate, and ordered construction of Animal Control Facility Bid Package Numbers: 3 – General Carpentry, Activity ID 10-2022-004; 6 – Architectural Millwork, Activity ID 102022007; 8 – Glazing and Metal Panels, Activity ID 102022009; 10 – Tile, Activity ID 10-2022-011; 11 – Fluid Applied Flooring, Activity ID 10-2022-012; 12 - Kennels and Cat Cages, Activity ID 102022013; and 13 – Fire Suppression, Activity ID 10-2022-014.

- Bids for the above bid packages were received at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on February 22, 2022.
- Animal Control Facility Bid Package Numbers 3 (General Carpentry), 6 (Architectural Millwork), 8 (Glazing and Metal Panels), 10 (Tile), 11 (Fluid Applied Flooring), and 12 (Kennels and Cat Cages) received zero (0) bids.
- Two (2) bids were submitted for Animal Control Facility Bid Package Number 13 (Fire Suppression), but neither bid could be opened or read due to non-compliant bid bonds that were submitted by the bidders. Engineering staff communicated the requirements for submitting bid bonds and proposals with the bidders immediately after the bid opening to help ensure that compliant bid bonds and proposals are received in the future.
- Based on discussions with contractors, there was a lack of interest in bidding on bid package numbers 3 (General Carpentry), 6 (Architectural Millwork), 8 (Glazing and Metal Panels), 10 (Tile), 11 (Fluid Applied Flooring), and 12 (Kennels and Cat Cages) due to existing workload and lack of capacity to complete the improvements in accordance with the project schedule.
- Engineering staff and the City's construction manager for this project, The Weitz Company, LLC, are contacting various contractors in an effort to help secure bidders for the above bid packages in the future. The City Engineer recommends combining bid package numbers 3 (General Carpentry), 6 (Architectural Millwork), 8 (Glazing and Metal Panels), 10 (Tile), 11 (Fluid Applied Flooring) into a single bid package to allow for general contractors to bid on these bid packages and increase the potential for bids to be submitted.
- The City Engineer further recommends re-ordering construction immediately on the following remaining sets of bid packages for this project:
 - Animal Control Facility Bid Package No.'s 3, 6, 8, 10, and 11 - General Carpentry, Architectural Millwork, Glazing and Metal Panels, Tile, and Fluid Applied Flooring
 - Animal Control Facility Bid Package No. 12 - Kennels and Cat Cages
 - Animal Control Facility Bid Package No. 13 – Fire Suppression



PREVIOUS COUNCIL ACTION(S):

Date: February 7, 2022

Roll Call Number: [22-0136](#), [22-0139](#), [22-0141](#), [22-0143](#), [22-0144](#), [22-0145](#), and [22-0146](#)

Action: Ordering construction of the following: ([Council Communication No. 22-034](#))

- (B) [22-0136 Animal](#) Control Facility Bid Package No. 3 – General Carpentry: Receiving of bids, (2-22-22) and Setting date of hearing, (3-21-22), Engineer’s estimate, \$460,000. Moved by Westergaard to adopt. Second by Gatto. Motion Carried 7-0.
- (E) [22-0139 Animal](#) Control Facility Bid Package No. 6 – Architectural Millwork: Receiving of bids, (3-8-22) and Setting date of hearing, (3-21-22), Engineer’s estimate \$105,000. Moved by Westergaard to adopt. Second by Gatto. Motion Carried 7-0.

- (G) [22-0141 Animal](#) Control Facility Bid Package No. 8 – Glazing and Metal Panels: Receiving of bids, (3-8-22) and Setting date of hearing, (3-21-22), Engineer’s estimate \$750,000. Moved by Westergaard to adopt. Second by Gatto. Motion Carried 7-0.
- (I) [22-0143 Animal](#) Control Facility Bid Package No. 10 – Tile: Receiving of bids, (2-22-22) and Setting date of hearing, (3-21-22), Engineer’s estimate \$30,000. Moved by Westergaard to adopt. Second by Gatto. Motion Carried 7-0.
- (J) [22-0144 Animal](#) Control Facility Bid Package No. 11 – Fluid Applied Flooring: Receiving of bids, (2-22-22) and Setting date of hearing, (3-21-22), Engineer’s estimate \$135,000. Moved by Westergaard to adopt. Second by Gatto. Motion Carried 7-0.
- (K) [22-0145 Animal](#) Control Facility Bid Package No. 12 – Kennels and Cat Cages: Receiving of bids, (3-8-22) and Setting date of hearing, (3-21-22), Engineer’s estimate \$450,000. Moved by Westergaard to adopt. Second by Gatto. Motion Carried 7-0.
- (L) [22-0146 Animal](#) Control Facility Bid Package No. 13 – Fire Suppression: Receiving of bids, (2-22-22) and Setting date of hearing, (3-21-22), Engineer’s estimate \$100,000. Moved by Westergaard to adopt. Second by Gatto. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Access Advisory Board

Date: August 21, 2019

Resolution Number: #19-15

Action: Des Moines Animal Control Facility. Motion by Stieler to approve, Seconded by Smith, Motion Carried 9-0.

Board: Urban Design Review Board

Date: August 18, 2020

Resolution Number: N/A

Action: Design review of Animal Control Facility. Approved.

Board: Plan and Zoning Commission

Date: November 5, 2020

Resolution Number: 10-2021-7.15

Action: Approval of the requested Type 2 Design Alternatives to waive parking lot location, overhead door location and ground story height standards and APPROVAL of the proposed Public Hearing Site Plan subject to the following: a. Revision of the of the Site Plan and building elevations to comply with any approved Type 2 Design Alternatives. b. Revision of the Site Plan and building elevations to comply with all administrative review comments and Type 1 Design Alternatives. Approved 13-0-1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Order construction, receiving bids and awarding contracts for construction of Animal Control Facility Bid Package No.'s 3, 6, 8, 10, and 11 (General Carpentry, Architectural Millwork, Glazing and Metal Panels, Tile, and Fluid Applied Flooring), Bid Package No. 12 (Kennels and Cat Cages) and Bid Package No. 13 (Fire Suppression).

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.