


COUNCIL COMMUNICATION

	Number:	21-104	Meeting:	March 8, 2021
	Agenda Item:	64	Roll Call:	21-0433
	Submitted by:	Dana Wingert, Chief of Police, Jim Hoff, Facilities Manager, and Steven L Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Animal Control Facility: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Graphite Construction Group, Inc., Russell Carew, President, \$5,802,282.

SYNOPSIS:

This is a public hearing to allow for public input on the Animal Control Facility and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The project provides the construction of an approximate 16,900-square-foot building which incorporates the Police Department Animal Control Division within a sustainable facility that will be operated by the current services contractor, Animal Rescue League of Iowa. The Animal Control 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 The project will better serve Des Moines' citizens by replacing the outdated and undersized Animal Care and Control Building. The facility has been designed, and will be submitted, for LEED certification.

FISCAL IMPACT:

Amount: \$5,802,282 Construction Contract (\$6,800,000 City Engineer's Estimate)

Funding Source: 2020-2021 CIP, Page Building - 5, Animal Control Facility, BL130, Being: \$5,802,282 in G.O. Bonds.

ADDITIONAL INFORMATION:

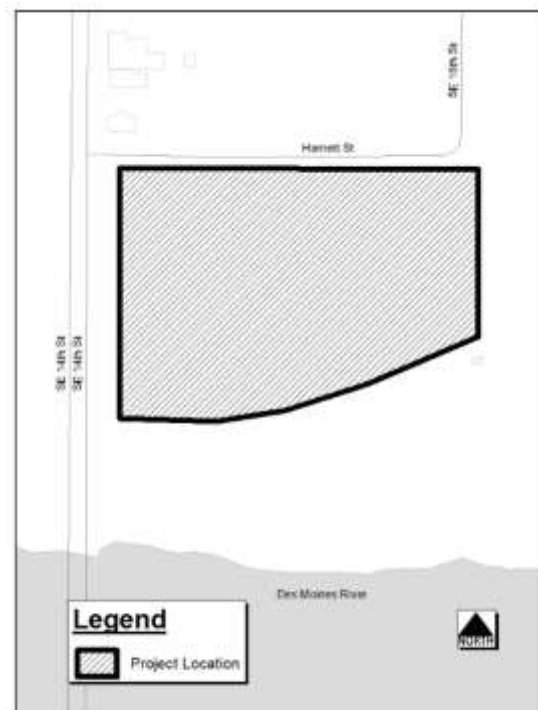
- On January 11, 2021, under Roll Call No. 21-0008, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Animal Control Facility. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate for the construction of the Animal Control Facility, 10-2019-008.
- The improvement includes new construction of an approximately 16,900-square-foot animal care and control facility, which includes: animal intake service areas, adoption service areas, animal housing, veterinary clinic with surgery, and drive-thru sally port. The 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, and chain link fenced outdoor dog runs, surface restoration, and other incidental items; all work in accordance with the contract documents, including Plan File Nos. 621-001/162, located at 1441 Harriet Street.

- Sealed bids for said improvement were submitted by the following bidders:
 - Graphite Construction Group, Inc., Urbandale, IA, Low Bid
 - Core Structural Services LLC, Clive, IA
 - Henkel Construction Company, Mason City, IA
 - Edge Commercial, LLC, Grimes, IA
 - Ball Team, LLC, Urbandale, IA
 - Jensen Builders Ltd., Des Moines, IA
 - OLP Construction, LLC, Urbandale, IA
 - Pro Commercial, LLC, Huxley, IA
 - The Hansen Company, Inc., Johnston, IA
 - Lang Construction Group, Inc., West Des Moines, IA
 - Breiholz Construction Co., Des Moines, IA
 - Greiner Construction, Minneapolis, MN

- The bids were received and opened 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 9, 2021.

- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Graphite Construction Group, Inc., Russell Carew, President in the amount of \$5,802,282, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.



PREVIOUS COUNCIL ACTION(S):

Date: January 11, 2021

Roll Call Number: [21-0008](#)

Action: Ordering construction of the following:

- (B) [Animal](#) Control Facility: Receiving of bids, (2-9-21) and Setting date of hearing, (3-8-21). Engineer's estimate, \$6,800,000. ([Council Communication No. 21-017](#)) Moved by Gatto to adopt. 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. 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 2.5-3 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:

Partial payments to the contractor and final acceptance of work.

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