

# COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>22-008</b>	Meeting:	<b>January 10, 2022</b>
	Agenda Item:	<b>7D</b>	Roll Call:	[ ]
	Submitted by:	<b>Dana Wingert, Chief of Police, Jim Hoff, Facilities Manager, and Steven L. Naber, P.E., City Engineer</b>		

## AGENDA HEADING:

Ordering construction of the following: Animal Control Facility Bid Package No. 1 – Structural Steel and Erection - Receiving bids, (2-1-22), and Setting date of hearing, (2-21-22). Construction Estimate - \$455,000.

## SYNOPSIS:

Recommend the City Council order construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. The project provides the construction of an approximately 21,900 square feet 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 S.E. 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 The project is intended to better serve Des Moines' citizens by replacing the existing outdated and undersized Animal Care and Control Center building.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: \$455,000 City Engineer's Estimate

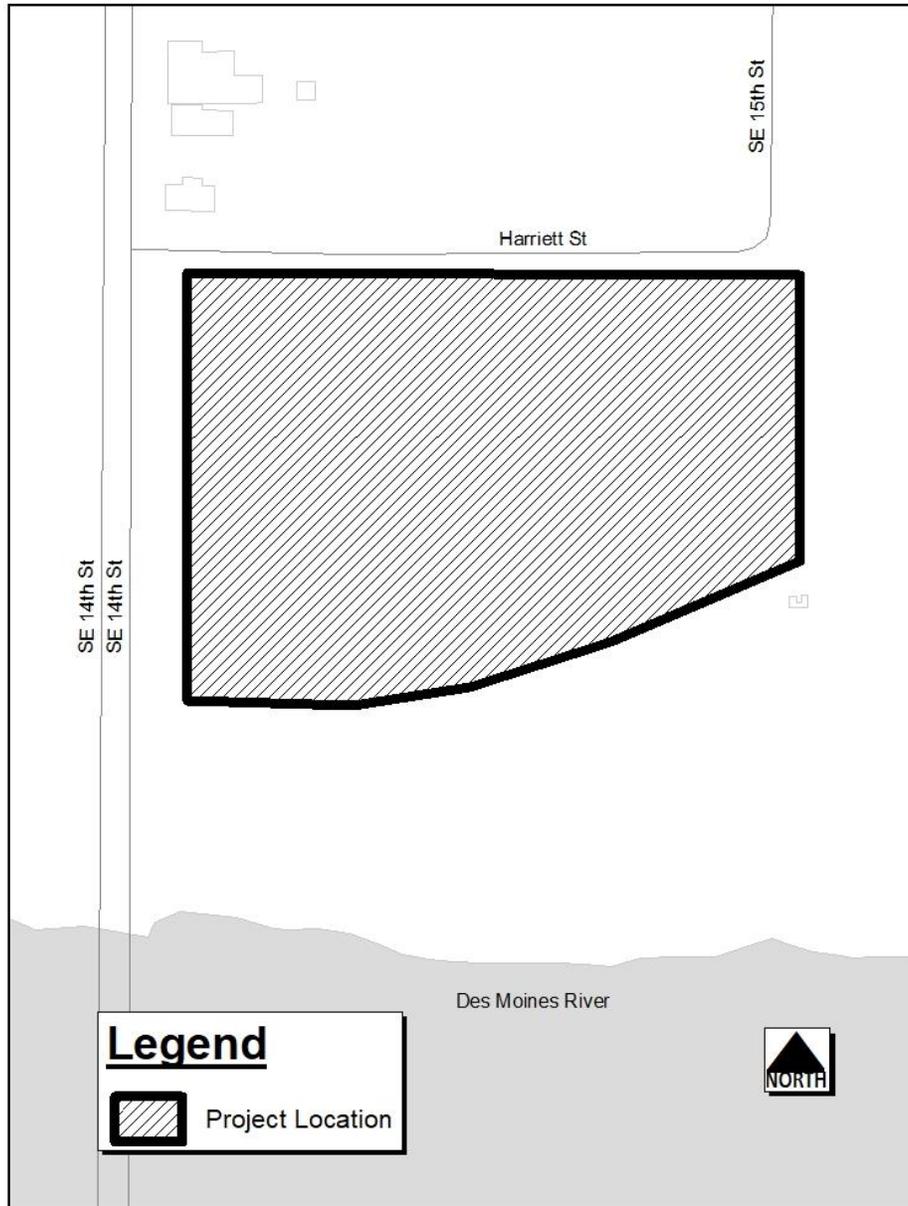
Funding Source: 2021-2022 CIP, Page 54, Animal Control Facility, BL130, G. O. Bonds.

## 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 No. 1 – Structural Steel and Erection, Activity ID 10-2022-002. The improvement includes new construction of an approximately 21,900 square feet 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 No. 1 – Structural Steel and Erection, including Plan File No. 633-001/218, located at 1441 Harriet Street.

- The estimated construction cost is \$455,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- Construction of this project is anticipated to begin in summer 2022 and be completed in fall 2023.
- Animal Control Facility Bid Package No. 1 – Structural Steel and Erection, will be the first of several bid packages that will be bid to construct the Animal Control Facility (City staff estimate there will be 17 separate bid packages for construction of the building).
- City Council, on June 24, 2019, by Roll Call No. 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 No. 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: June 14, 2021

Roll Call Number: [21-0840](#)

Action: [Approving](#) Supplemental Agreement No. 4 to the Professional Services Agreement (PSA) with Hartman Trapp Architecture Studio, LLC for additional design and construction phase services for Animal Control Building Design, not to exceed \$300,000. ([Council Communication No. 21-252](#)) Moved by Gatto to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**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](mailto:cityclerk@dmgov.org).