


COUNCIL COMMUNICATION

	Number:	22-047	Meeting:	February 7, 2022
	Agenda Item:	7	Roll Call:	22-151
	Submitted by:	Dana Wingert, Chief of Police, Jim Hoff, Facilities Manager, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving Professional Services Agreement (PSA) with The Weitz Company for Construction Manager as Advisor services for the Animal Control Facility, not to exceed \$876,883.

SYNOPSIS:

Recommend approval of the PSA with The Weitz Company, LLC (Michael Tousley, Executive Vice President, 5901 Thornton Avenue, Des Moines, Iowa, 50321), for a total cost not to exceed \$876,883, based on hourly rates plus fixed fee and reimbursable costs, to provide professional services for the Animal Control Facility.

FISCAL IMPACT:

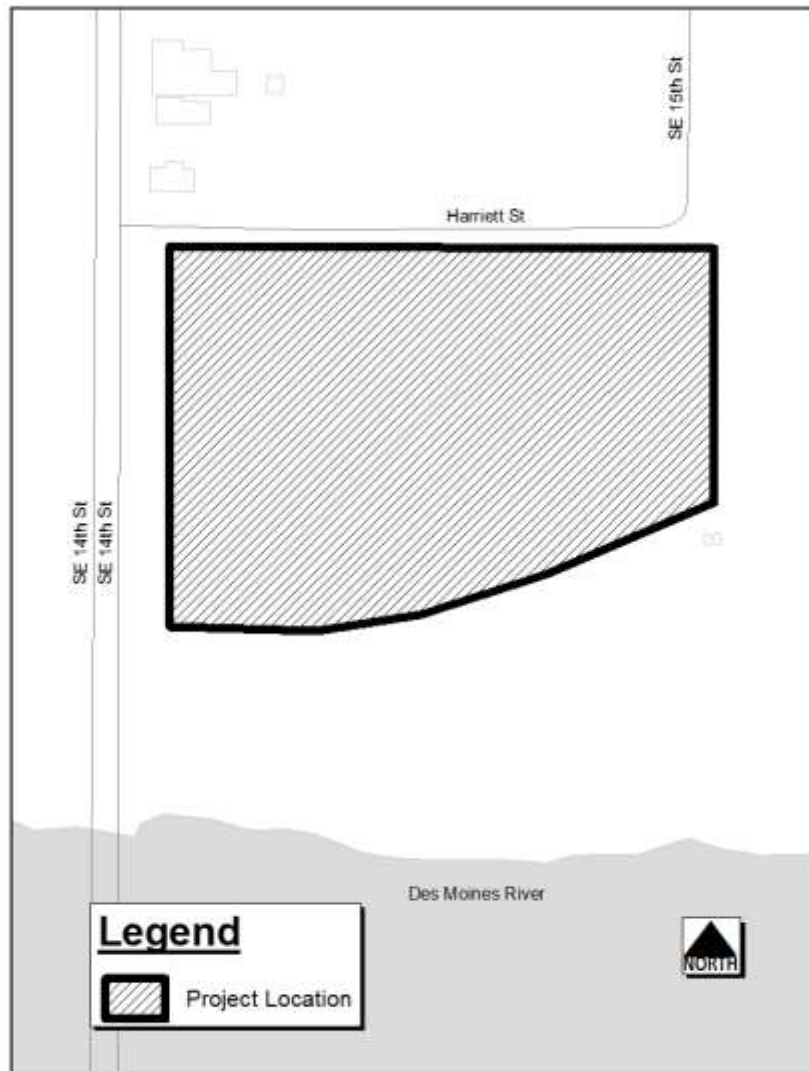
Amount: \$876,883

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

ADDITIONAL INFORMATION:

- The new Animal Control Facility public improvement project includes 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 S.E. 14th Street and between Harriet Street and the Des Moines River. The new facility will be designed and submitted for LEED certification.
- The City will be bidding 17 construction bid packages for the construction of the new Animal Control Facility public improvement project.
- In October 2021, a Request for Proposals (RFP) was issued by the City and posted on the City's website and the Master Builders of Iowa site: Construction Update, a division of Master Builders of Iowa site, to obtain proposals from construction management firms, preferably experienced in the construction management of animal control facilities, veterinary hospital facilities, medical facilities, or similar facilities, to provide construction management services as advisor for the Animal Control Facility Project.

- Eleven (11) proposals were received in response to the RFP. The selection committee was comprised of representatives from the Facilities Division and Engineering Department.
- The Weitz Company was selected based on their significant experience providing construction management as advisor services, including their experience with the construction of the Animal Rescue League Main Facility at 5452 N.E. 22nd Street, Des Moines, Iowa, and their understanding and approach to the project.
- Staff has negotiated a PSA with The Weitz Company for a total cost not to exceed \$876,883, based on hourly rates plus fixed fee and reimbursable costs, to provide construction manager as advisor services.
- The scope of services includes project coordination/progress meetings, construction document review, construction management plan development, bidding phase services, construction contract document review, preconstruction meetings, construction management/construction coordination, construction closeout services, and general condition incidentals associated with the job site for the 17 separate bid packages and construction contracts.



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

City staff do not anticipate any future Council actions on this PSA at this time; however, unanticipated changes to this PSA will require a Supplemental Agreement, which may require Council action.

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