


COUNCIL COMMUNICATION

	Number:	22-115	Meeting:	March 21, 2022
	Agenda Item:	9	Roll Call:	22-395
	Submitted by:	James M. Hoff, Facilities Manager, Steven L. Naber, P.E., City Engineer, and Dana Wingert, Chief of Police		

AGENDA HEADING:

Approving Supplemental Agreement No. 2 to the Professional Services Agreement (PSA) with SystemWorks, LLC for additional professional services for Animal Control Building Commissioning, not to exceed \$18,815.

SYNOPSIS:

Recommend approval of Supplemental Agreement No. 2 to the PSA with SystemWorks, L.L.C. (Andrew Bennett, Principal, 409 5th Street, West Des Moines, Iowa, 50265), for an additional amount not to exceed \$18,815, based on hourly rates and reimbursable costs, to provide additional professional services for Animal Control Building Commissioning, including testing, adjusting, and balancing services for the Animal Control Facility systems and equipment.

FISCAL IMPACT:

Amount: \$18,815

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

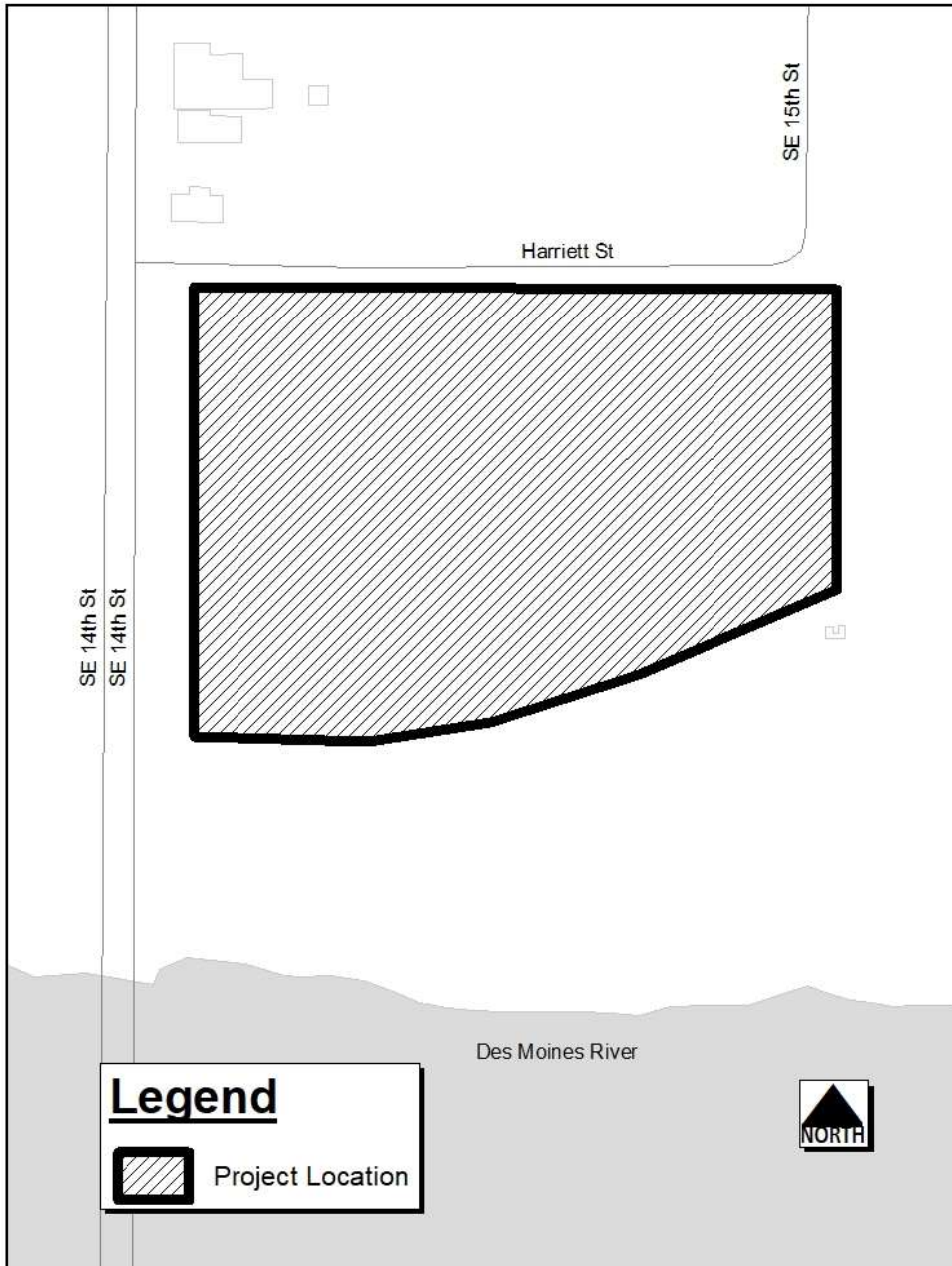
ADDITIONAL INFORMATION:

- The Animal Control Facility 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.
- Building Commissioning is the professional practice that ensures buildings are delivered according to the building owner's (in this case City's) requirements and specifications, which includes testing of systems such as mechanical, electrical, and plumbing systems. Building Commissioning is being conducted to fulfill requirements for Fundamental Commissioning pre-requisites, as well as acquire Enhanced Commissioning Credits, which are necessary in the City's attempt in obtaining a Leadership in Energy and Environmental Design (LEED) v4-certified building designation.

- On April 8, 2019, by Roll Call No. 19-0539, City Council approved a PSA with SystemWorks, LLC for professional services for the Animal Control Building Commissioning, not to exceed \$63,960. Commissioning services included design phase (commissioning review of design documents, preparation of a commissioning plan) and construction phase services (including site visits and field testing and reporting). The systems to be commissioned include:
 - Heating, ventilation, and air conditioning.
 - Plumbing (domestic hot water system, pump and controls).
 - Electrical (service and distribution, lighting and lighting controls).
 - Building pressure control.
 - Building automation system features including graphics, alarming, and operations.
 - Building envelope.

- Supplemental Agreement No. 1 to the Agreement for Professional Services with SystemWorks, LLC for an additional amount not to exceed \$8,580, based on hourly rates, was approved by the City Engineer on July 12, 2021, to provide additional design and construction phase commissioning services necessary to include additional design improvements which included:
 - Enlargement of the proposed new building located at 1425 Harriet Street from 16,800 square feet to 19,800 square feet for increased animal control officer support spaces, community outreach spaces, and animal housing to meet the preferred 14-day/21-day animal “length of stay” standards.
 - Utilize geothermal system to realize system efficiency, energy cost savings, and increased LEED classification.
 - Reconfigure Harriet Street for north side parking and new utility installation.

- Staff has negotiated Supplemental Agreement No. 2 to the Agreement for Professional Services with SystemWorks, LLC for an additional amount not to exceed \$18,815, based on hourly rates and reimbursable costs, to provide testing, adjusting, and balancing (TAB) services for the Animal Control Facility, as opposed to verifying the TAB services were conducted by the mechanical contractor, who will not be required to perform this work as part of the construction contract.



PREVIOUS COUNCIL ACTION(S):

Date: April 8, 2019

Roll Call Number: [19-0539](#)

Action: [Approving](#) Professional Services Agreement with SystemWorks, LLC for Animal Control Building Commissioning, not to exceed \$63,960. ([Council Communication No. 19-155](#)) Moved by Coleman to adopt. Motion Carried 7-0.

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 would require a Supplemental Agreement, which may require Council action.

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