


COUNCIL COMMUNICATION

	Number:	22-146	Meeting:	March 21, 2022
	Agenda Item:	81A1	Roll Call:	22-490 491
	Submitted by:	Dana Wingert, Chief of Police, Jim Hoff, Facilities Manager, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Ordering construction, setting date to receive bids (4-5-2022 and 4-26-22), and setting date of public hearing (5-9-2022), on Animal Control Facility Bid Package Numbers 3, 6, 8, 10, 11, 12, and 13.

SYNOPSIS:

Recommend the City Council order construction of Animal Control Facility Bid Package Numbers 3, 6, 8, 10, 11, 12, and 13, set dates to receive bids on April 5, 2022 for Bid Package No. 13 and April 26, 2022 for Bid Package No.'s 3, 6, 8, 10, 11, and 12, and hold public hearings on May 9, 2022, as required by Iowa Code, utilizing the method of financing referenced below. This public improvement project provides the construction of an approximately 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 The project is intended to better serve Des Moines' residents by replacing the existing outdated and undersized Animal Care and Control Center building.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 City Engineer's Estimate (total for Bid Package Numbers 3, 6, 8, 10, 11, 12, and 13).

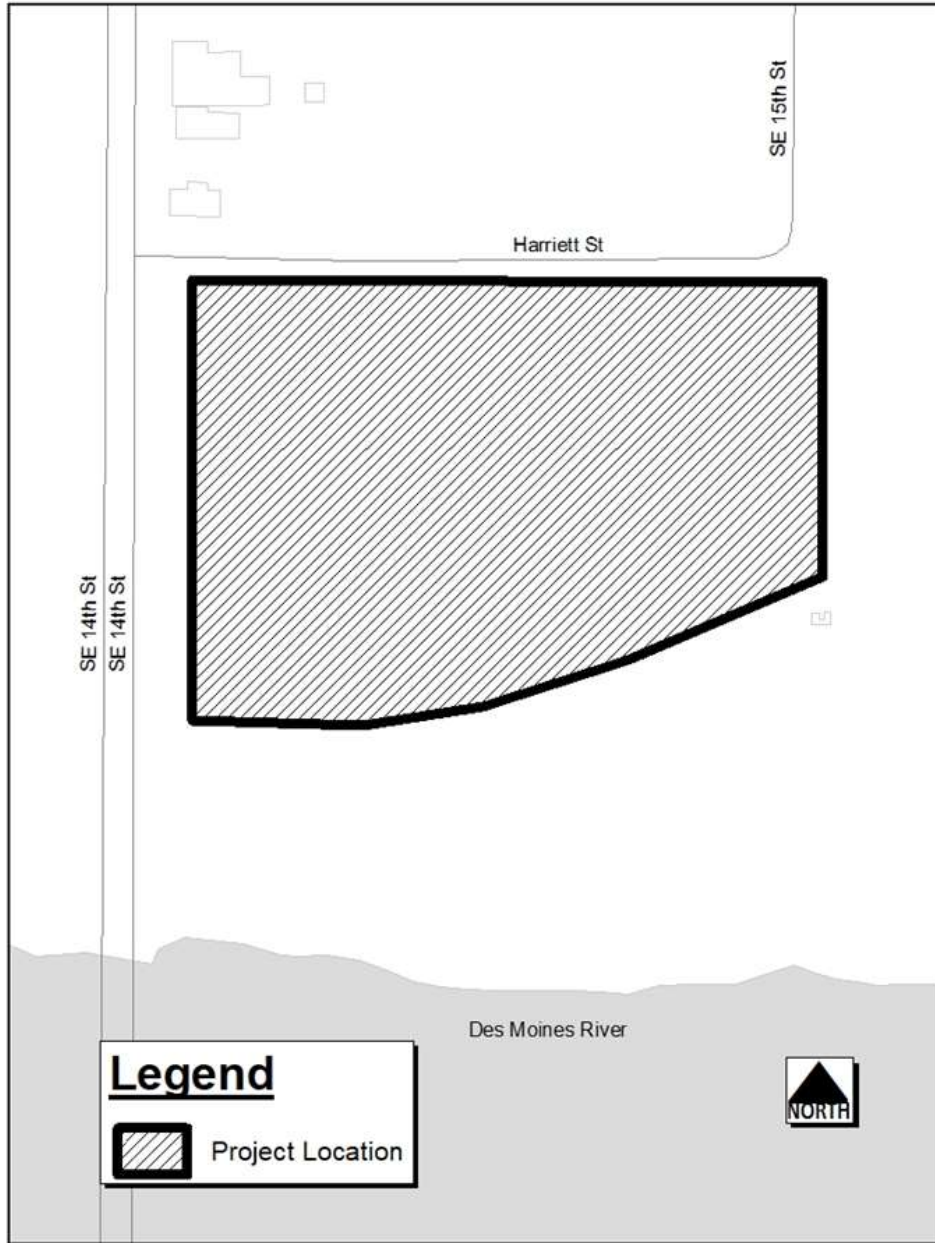
Funding Source: 2021-2022 CIP, Page 54, Animal Control Facility, BL130 Being: General Obligation Bonds, Private Grant, Road Use Tax.

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 Numbers 3, 6, 8, 10, 11, 12, and 13, Activity ID's Activity ID's 10-2022-004, 10-2022-007, 10-2022-009, 10-2022-011, 10-2022-012, 10-2022-013, and 10-2022-014. The improvement includes new construction of an approximately 21,900-square-foot 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 Numbers 3, 6, 8, 10, 11, 12, and 13, including Plan File No. 633-001/218, located at 1441 Harriet Street.

- The total estimated construction cost of Bid Package Numbers 3, 6, 8, and 10 through 13 is \$2,030,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- The total estimated cost of Bid Package No.'s 3, 6, 8, 10, and 11 is \$1,480,000, based on the following breakdown:
 - Bid Package No. 3 – General Carpentry (\$460,000)
 - Bid Package No. 6 – Architectural Mill Work (\$105,000)
 - Bid Package No. 8 – Glazing and Metal Panels (\$750,000)
 - Bid Package No. 10 – Tile (\$30,000)
 - Bid Package No. 11 – Fluid Applied Flooring (\$135,000)
- The estimated cost for Bid Package No. 12 – Kennels and Cat Cages is \$450,000.
- The estimated cost for Bid Package No. 13 – Fire Suppression is \$100,000.
- Bid Package Number 13 is on a 2-week bid schedule with bids being opened on April 5, 2022, and the hearing planned for May 9, 2022. Bid Package Numbers 3, 6, 8, 10, 11, and 12 are on a 5-week bid schedule with bids being opened on April 26, 2022, and the hearing planned for May 9, 2022.
- Construction of this project is anticipated to begin in summer 2022 and be completed in fall 2023.
- 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: 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): 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.

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