


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	22-224	Meeting:	May 9, 2022
	Agenda Item:	60	Roll Call:	22-0738
	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 Bid Package No.'s 3, 6, 8, 10, and 11 - General Carpentry, Architectural Millwork, Glazing and Metal Panels, Tile, and Fluid Applied Flooring: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Woodruff Construction, Inc., Donald A. Woodruff, Organizer, \$2,088,700.

SYNOPSIS:

This is a public hearing to allow for public input on the Animal Control Facility Bid Package Nos. 3, 6, 8, 10, and 11 - General Carpentry, Architectural Millwork, Glazing and Metal Panels, Tile, and Fluid Applied Flooring, respectively, and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This public improvement project includes the construction of an approximate 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 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 The project is intended to better serve Des Moines' residents by replacing the existing outdated and undersized Animal Care and Control Center building.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 in a manner to be submitted for LEED certification.

FISCAL IMPACT:

Amount: \$2,088,700 Construction Contract (\$1,480,000 City Engineer's Estimate).

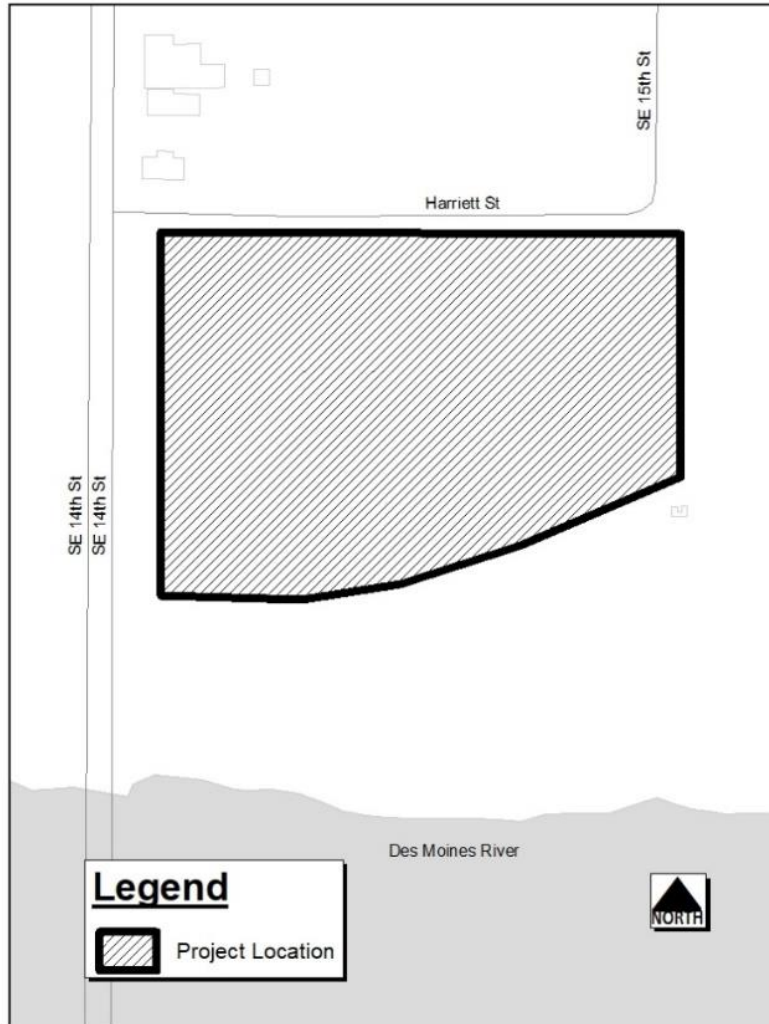
Funding Source: 2022-23 CIP, Page 57, Animal Control Facility, BL130, Being: General Obligation Bonds, Private Grant, Road Use Tax.

ADDITIONAL INFORMATION:

- On March 21, 2022, under Roll Call No. 22-0490, 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 Bid Package No.'s 3, 6, 8, 10, and 11 - General Carpentry, Architectural Millwork, Glazing and Metal Panels, Tile, and Fluid Applied Flooring. 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 Bid Package No.'s 3, 6, 8, 10, and 11 - General Carpentry, Architectural Millwork, Glazing and Metal Panels, Tile, and Fluid Applied

Flooring, 102022020. The improvement includes new construction of an approximate 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-through 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.'s 3, 6, 8, 10, and 11 – General Carpentry, Architectural Millwork, Glazing and Metal Panels, Tile, and Fluid Applied Flooring, including Plan File No. 633-001/218, located at 1441 Harriet Street.

- Sealed bids for said improvement were submitted by the following bidders:
 - Woodruff Construction, Inc., Fort Dodge, IA, Low Bid
 - TMI Coatings, Inc., St. Paul, MN (bid not read due to incomplete proposal)
- 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 April 26, 2022.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Woodruff Construction, Inc. (Donald A. Woodruff, Organizer, 1890 Kountry Lane, Fort Dodge, IA, 50501), in the amount of \$2,088,700, and recommends said bid be accepted. The Finance Director has determined that funds are available for said improvement as stated above.



PREVIOUS COUNCIL ACTION(S):

Date: March 21, 2022

Roll Call Number: [22-0489](#) and [22-0490](#)

Action: [Dismissing](#) hearings on approval of plans, specifications, form of contract, and engineer's estimate on Animal Control Facility bid package numbers 3, 6, 8, 10, 11, 12 and 13 due to no bids being received. ([Council Communication No. 22-119](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

(A) Ordering construction of the following:

- 1) [Animal](#) Control Facility Bid Package No. 3 – General Carpentry, No. 6 – Architectural Millwork, No. 8 – Glazing and Metal Panels, No. 10-Tile, No. 11- Fluid Applied Flooring: Receiving of bids, (4-26-22) and Setting date of hearing, (5-9-22), Engineer's estimate, \$1,480,000. ([Council Communication No. 22-146](#)) Moved by Gatto to adopt. Second by Boesen. 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 to 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.

Board: Urban Design Review Board

Date: August 18, 2020

Resolution Number: N/A

Action: Design review of Animal Control Facility. Approved.

Board: Plan and Zoning Commission

Date: November 5, 2020

Resolution Number: 10-2021-7.15

Action: Motion for approval of the requested Type 2 Design Alternatives to waive parking lot location, overhead door location and ground story height standards and APPROVAL of the proposed Public Hearing Site Plan subject to the following: a. Revision of the of the Site Plan and building elevations to comply with any approved Type 2 Design Alternatives. b. Revision of the Site Plan and building elevations to comply with all administrative review comments and Type 1 Design Alternatives. Approved 13-0-1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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