

Date February 24, 2020

WHEREAS, the City of Des Moines is applying for funding from the 2020 Prairie Meadows Legacy Grant program in the amount of \$1,000,000 to be utilized in the construction of a new animal shelter facility; and,

WHEREAS, if awarded, the funds would be in addition to allocations identified in the Capital Improvement Program 2020; and,

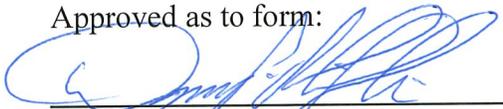
WHEREAS, there is no match requirement for this grant opportunity; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the 2020 Prairie Meadows Legacy Grant application is here by approved and the City Manager or his designee is directed to submit and carry out the terms of said grant application in a timely manner.

(Council Letter Number 20- \_\_\_\_ attached)

Moved by \_\_\_\_\_ to adopt

Approved as to form:



\_\_\_\_\_  
Douglas P. Philiph  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

**CERTIFICATE**

I, P. Kay Cmelik, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

February 12, 2020



## **Prairie Meadows Legacy Grant Application City of Des Moines, Police Department**

**Project Title: New Animal Shelter in The City of Des Moines**

### **Section A: Project Description and Detail**

#### **Mission Statement:**

**City of Des Moines:** To provide a financially strong city government that provides exceptional municipal services presented in a customer friendly atmosphere while encouraging community involvement in the government process.

**City of Des Moines Police Department:** The Des Moines Police Department will work in partnership with our community to protect lives and property while enforcing the laws impartially.

**Animal Rescue League of Iowa (ARL):** To promote animal welfare, strengthen the human-animal bond, and prevent the overpopulation of pets.

#### **Area of Expertise:**

**City of Des Moines:** Provide services within an inclusive and sustainable community to meet the public need while expanding leisure, arts and cultural opportunities.

**City of Des Moines Police Department:** Public welfare through law enforcement, crime prevention, and public service.

**Animal Rescue League (ARL):** The ARL serves people and pets from across the state of Iowa through programs, which include pet adoption, humane education, pet behavior training, spay/neuter and animal cruelty intervention.

**Project: New Animal Shelter in The City of Des Moines**

The City of Des Moines owns the animal shelter located at 1615 Southeast 14<sup>th</sup> Street in Des Moines which houses the main operations for Animal Control. The City contracts with the Animal Rescue League of Iowa (ARL) to operate the shelter and provide animal control services to the city. Animal Control responsibilities include the impound of animals that are stray, neglected or a risk to public safety for biting or overly aggressive behavior. The animals are kept at the shelter until they are claimed by their owner or transferred to ARL's main facility for adoption. The animals waiting for a court ruling often stay in the shelter for months.

The current facility is nearly 30 years old with just 6,100 square feet but cannot expand due to site challenges such as perilous egress onto the busy highway and frequent flood events which cause sewage problems within the building. The building has fallen drastically behind industry standards related to the size and design of kennel and cages, animal socialization space, training areas, disease control, security and the efficient removal of animal waste.

The current shelter has experienced severe and continuous overcrowding issues for several years. In 2019, the shelter took in 4,818 stray/impounded animals of which equates to 13 animals each day of the calendar year. Some of these animals are quickly reclaimed by their owners but a large percentage of the animals stay in the shelter longer before being transferred to ARL adoption centers located throughout the metro area. During extreme overcrowding, the ARL utilizes agreements with other shelters to facilitate adoptions. This is becoming more frequent with the increasing number of animal hoarding cases where 20-200 animals are rescued.

The overcrowded conditions create a stressful environment for workers and animals. The space is insufficient to separate aggressive animals from others that are often distressed causing unpredictable behavior. This presents a safety concern for workers trying to provide care for the animals such as daily feedings and kennel cleaning. The lack of available cages during cleaning can result in more than one animal in a cage which can cause conflict or in outside holding pens with exposure to extreme weather conditions. The overcrowded conditions also contribute to the spread of ailments and diseases delaying rehabilitation and adoption.

In 2017, the City of Des Moines hired an animal shelter and care consultant to evaluate its shelter and field service programming resulting in multiple recommendations including a long-term service agreement; the City has secured a 10 year contract with the ARL. She called for dramatically more space for animals, services and modern equipment to ease overcrowding. She found residents would be best served by additional animal care services of adoption, veterinary care and volunteer coordination at the city shelter.

The City is determined to build a new animal shelter and has provided an ideal 5-acre site which is centrally located in an area ripe for economic development which offers natural buffers, safe access via bicycle, vehicle and public transit. The new property is a short distance from the current shelter but will allow a larger and more functional facility with increased square footage and outside greenspace for animal well-being.

In 2018, the City issued a request for professional services to design a new facility that was energy efficient with enough space to meet the needs identified by local stakeholders and industry experts. Seven architectural design companies submitted proposals which were carefully reviewed by city staff. Hartman Trapp Architecture Studio and Shelter Planners was selected. They performed a shelter needs assessment and agreed with the prior recommendation of a much larger facility of 16,000-17,000 square feet is needed to meet the City's needs for the next 10-20 years. They lead a project team consisting of city employees from various departments and the ARL to ensure the needs of animal control and animal care are addressed.

Hartman Trapp developed an architectural design to encompass all the stated needs of the community and consultants including adoptions, veterinary space, volunteer coordination, outdoor green space, educational and training area. The initial estimated costs far exceeding the city's budget of \$7.3 million. The project team met several times and identified \$1 million in cost reductions without eliminating critical services. The most recent cost estimate is approximately \$10.3 million leaving a budget deficit of almost \$3.2 million for the attached design.

The considerable budget shortfall that remains prompted police and ARL leaders to review multiple options to secure additional funding through grants and private donations. They have described this exciting project to several organizations and have received verbal commitments totaling approximately \$800,000. Urgency to raise the remaining \$2.2 million

## Project: A New Animal Shelter in the City of Des Moines

continues to mount as the project team must meet in March to eliminate the remaining deficit. Few options remain other than reducing or eliminating core infrastructure and services.

The City is preparing to issue a Request for Proposal related to the construction of the facility. The contract for construction of the facility will require City Council approval before construction may begin. The Prairie Meadows Legacy Grant funding will be used to support the construction of the designed facility. The city, along with the ARL, will continue to solicit private donations from the community to support the new facility and the expanded services to improve animal well-being in the shelter as well as the community.

*Formal approval of this application will be requested during the City Council meeting on February 24, 2020.*

### **Timeline:**

- This project began with research and planning more than three years ago
- Land along the Southeast 14<sup>th</sup> corridor has been identified as the optimal location for the new Animal Shelter
- Contract for facility design January 2019
- Prairie Meadows grant application approved
- Design approved by City Council March 2020
- City Council award of construction contract April 2020
- Construction would begin in Fall of 2020
- Inspections for code compliance as required by city ordinance and state law
- Estimated completion of the construction will be Fall 2022
- The interior of the build will be outfitted appropriately
- Relocation of animals to the new facility by Winter of 2022

**Benchmarks:**

- Council Approvals
- Construction plans reviewed and finalized
- Groundbreaking event
- Architecture firm will bill percentage of work completed
- Facility is constructed
- Fixtures and equipment installed
- Animals transferred to new facility
- Facility opens

**Sustainment:**

The City of Des Moines will retain ownership of the property and structure. Building and grounds maintenance will be performed by the city with expenses incorporated into the annual operating budget. The Chief Humane Officer and ARL will continue to provide Animal Control and shelter services through 2029.

**Recognition:**

The City welcomes discussions with Prairie Meadows about naming opportunities of designated service areas such as: Prairie Meadows Adoption Center or Prairie Meadows Community Training and Educational Center. Such recognition would require City Council approval in accordance with city ordinances.

*Formal approval of this application will be requested during the City Council meeting on February 24, 2020.*

**Section B: Project Budget**

The City of Des Moines has secured \$7,300,000 in funding to support the construction of a new animal shelter. The City of Des Moines Police Department is requesting Prairie Meadows Legacy grant funding in the amount of \$1,000,000 to support this construction project.

The City has contracted the Animal Rescue League of Iowa (ARL) to provide animal control and animal care services. This contract is currently underway and is included in the City’s general operating budget. The ARL and the Des Moines Police Department have agreed to seek additional funding through other grants, private donations and fundraising to support the completion of the building and the purchase of the modern equipment and furnishings for a state-of-the-art facility. Current efforts have raised approximately \$800,000 in verbal commitments.

<b>Total Project Budget: List the project expenses with description and amount.</b>	
<i>Project Expense Description</i>	<i>Expense Amount</i>
City Staff Charges	300,000
Building Design	464,500
Inspections and permits	15,000
Geothermal testing	5,000
Geotech Study	6,500
Fencing	2,000
Fixtures and furniture	125,000
Construction with materials and parking lot	8,500,000
Utilities / underground fiber	75,000
Moving	15,000
Commissioning	63,960
Contingency	728,040
<b>Total Project Budget:</b>	<b>10,300,000</b>

**Total Funding Secured:** List the funders and amounts secured for the project.

<i>Name of Funder / Source of Funds</i>	<i>Amount Secured</i>
City of Des Moines Capital Improvement Project	7,300,000
	7,300,000

**Pending Funds:** List the funders and amounts pending for this project. \*Do not include the amount you are requesting from Prairie Meadows\*

<i>Name of Potential Funder / Source of Funds</i>	<i>Date Requested</i>	<i>Notification Date</i>	<i>Amount Requested,</i>
Tentative – not public at this time			800,000
Total Amount Pending for Project:			\$800,000

Amount of Funding Requested from Prairie Meadows: 1,000,000

### **Section C: Bid Documents**

Hartman Trapp and Shelter Planners were chosen to design the facility.

The City is preparing to issue a Request for Proposal related to the construction of the facility. The contract for construction of the facility will require City Council approval before construction may begin.

### **Section D: Current Operating Budget**

Images are excerpts from a larger budget detail report. The complete city operating budget, the Capital Improvement Projects budget and other city financial documents are available for public viewing on the City of Des Moines web page [www.dmgov.org](http://www.dmgov.org).

- The first six (6) pages reflect the City of Des Moines Operating Budget Overview for all city government departments.
- The next three (3) pages are an excerpt from the City of Des Moines Capital Improvement Budget
- The next two (2) pages is the operating budget for the City of Des Moines Police Department only.

### **Section E: Board of Directors, Project Committee and Staff**

*Formal approval of this application will be requested during the City Council meeting on February 24, 2020.*

City Council Members:

Mayor T.M. Franklin Cownie

Council Members At Large: Connie Boesen and Carl Voss

Ward 1 Council Member: Bill Gray

Ward 2 Council Member: Linda Westergaard

Ward 3 Council Member: Josh Mandelbaum

Ward 4 Council Member: Joe Gatto

City of Des Moines employees will provide standard contract negotiations, building plan review and permits, construction oversight and inspections, information technology and radio connectivity.

- Legal Department will assist with all contracts
- Engineering Department will oversee the permits, inspections and the construction contract.
- Finance Department will oversee the budget and payment of the invoices related to the project.
- Information Technology will assist with connectivity for network services
- Des Moines Police Department will assist obtaining City Council approvals, contracts, construction site security and coordinate project fundraising