


COUNCIL COMMUNICATION

	Number:	21-377	Meeting:	September 13, 2021
	Agenda Item:	6A	Roll Call:	21-1388
	Submitted by:	Benjamin R. Page, Park and Recreation Director, James M. Hoff, Facilities Manager and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Ordering construction of the following: Greenhouse Facility Structure - Receiving bids, (10-5-21), and setting date of hearing, (10-18-21). Construction Estimate - \$763,000.

SYNOPSIS:

Recommend the City Council order construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. The Greenhouse Facility structure project is needed to accommodate the relocation of the City's existing greenhouse site at 2501 Maury Street, which is being relocated for Des Moines Area Regional Transit Authority's (DART) proposed relocation of their downtown operations and maintenance facility. This project provides an early start on the design/fabrication of pre-engineered greenhouse structures to benefit the construction schedule of the overall Greenhouse Facility project as requested by DART. The new greenhouse facility will be located on a 2.86-acre site located on the south side of Maury Street and east of SE 15th Street. The project is intended to enhance the greenhouse operation, which currently grows over 230,000 flowering annuals, perennials, and native plants with the help of over 100 volunteers each year. Plants are provided to neighborhood, community recreation centers and complexes, libraries, schools, along Fleur Drive planters and many other public spaces, all which have a positive effect on the community. The facility will also be designed and submitted for LEED Silver certification.

FISCAL IMPACT:

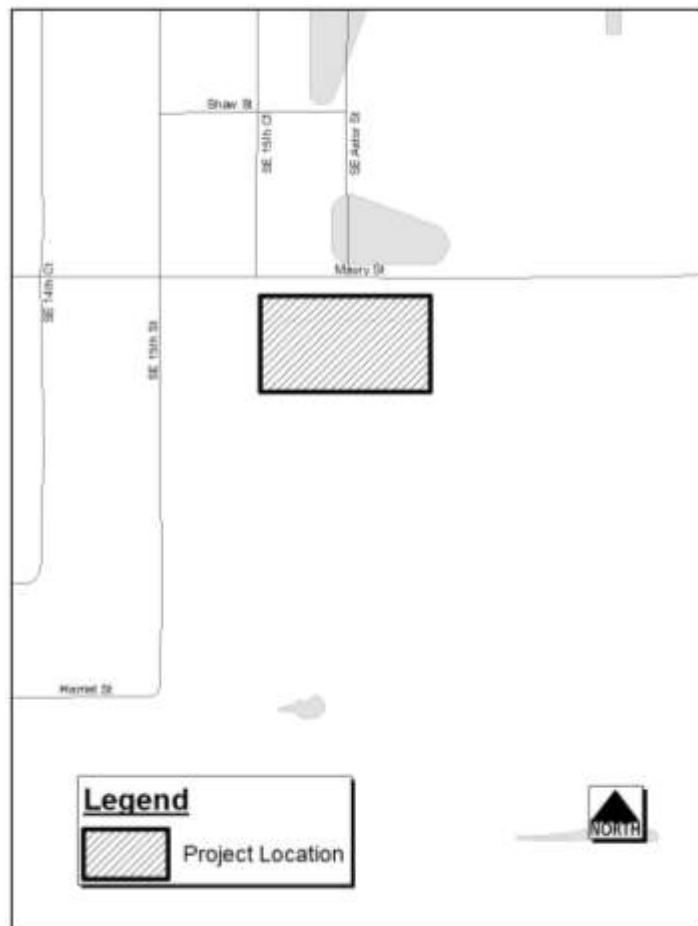
Amount: \$763,000 City Engineer's Estimate

Funding Source: 2021-2022 CIP, Page 57, Greenhouse Relocation, BL134, G. O. Bonds to be issued.

ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Greenhouse Facility Structure, Activity ID 11-2021-011. The improvement includes the design, fabrication, and installation of a gutter-connected greenhouse structure consisting of approximately 15,000 square feet, as part of the Greenhouse Facility project. The improvement includes the greenhouse structure, roof glazing system, exterior wall glazing system, greenhouse doors & hardware, gutters & downspouts, energy/shading curtain system, and horizontal air flow fans, all in accordance with the contract documents, located at 1553 Maury Street.

- The estimated construction cost is \$763,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- The City's existing greenhouse relied on exhaust fans and swamp coolers, while the new greenhouses will utilize natural ventilation through ridge vents and wall vents, reducing energy consumption. The new greenhouse's glazing will be glass and/or polycarbonate panels, requiring less maintenance than the polyethylene used at the existing greenhouse which is prone to damage and must be replaced every five (5) to seven (7) years. The new greenhouse will provide increased efficiencies and enhance the greenhouse operations, increasing plant production.
- Construction of this project is anticipated to start spring 2022 and be completed by late fall 2022, to accommodate the request of DART to have the existing greenhouse site for DART operations and facilities.
- Lead times for acquiring a greenhouse have greatly increased in recent years. To meet the overall greenhouse facility project schedule, beginning the greenhouse design & fabrication early is required to avoid a delay. This project will acquire the design, fabrication, shipping, and installation of the greenhouse structures.
- A future bid package, currently in design and anticipated to be bid in early 2022, includes the remainder of the work required for the new greenhouse facility. Scope of work includes the headhouse building, site improvements, utilities, mechanical/electrical systems, foundations, and greenhouse controls.



PREVIOUS COUNCIL ACTION(S):

Date: May 10, 2021

Roll Call Number: [21-0674](#)

Action: [Approving](#) Professional Services Agreement with MA Architecture Inc. for professional services for the Greenhouse Relocation project, not to exceed \$267,200. ([Council Communication No. 21-213](#)) Moved by Gatto to adopt. Motion Carried 7-0.

Date: August 6, 2018

Roll Call Number: [18-1342](#)

Action: [Directing](#) the City Manager to negotiate an agreement with Des Moines Area Regional Transit Authority (DART) to sell City-owned property at and adjacent to 2501 Maury Street and purchase DART property for a City stormwater detention basin. ([Council Communication No. 18-412](#)) Moved by Coleman to adopt; refer to the City Manager to discuss PILOT fees for DART. 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. Also, a second bid package for the Greenhouse Facility to order construction, public hearing, receive and file bids, designate lowest bidder and approve contract and bond, partial payments to the contractor, and final acceptance of work.

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