


COUNCIL COMMUNICATION

	Number:	22-102	Meeting:	March 7, 2022
	Agenda Item:	7D	Roll Call:	22-0296
	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 - Receiving bids, (4-5-22), and Setting date of hearing, (5-9-22). Construction Estimate - \$3,800,000.

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 project provides the construction of an approximately 17,000-square-foot greenhouse facility, including a headhouse and greenhouse with a shared wall. The greenhouse facility will be located on a 2.86-acre site located on the south side of Maury Street and east of S.E. 15th Street. The project is intended to enhance the City's greenhouse operation using 1.75 dedicated full-time employees. This 365 days per year operation currently grows over 300,000 plants each year, with the help of over 100 volunteers each year. Plants are provided to recreation centers and complexes, libraries, schools, and along Fleur Drive, all which have a positive effect on the community. The facility will be designed and submitted for LEED certification.

FISCAL IMPACT:

Amount: \$3,800,000 City Engineer's Estimate

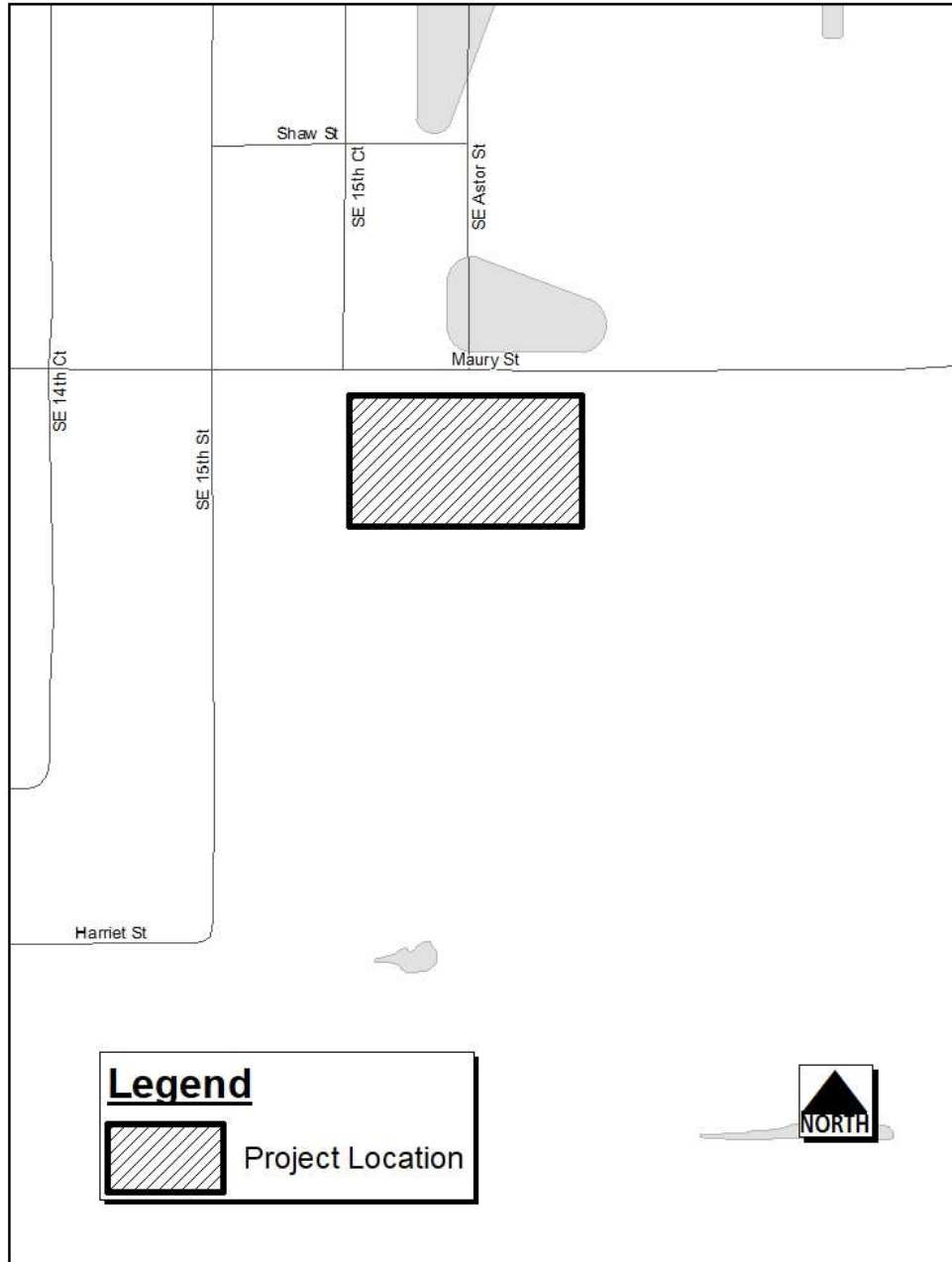
Funding Source: 2021-2022 CIP, Page 57, Greenhouse Relocation, BL134, Being: \$3,500,000 G.O. Bonds and \$300,000 American Rescue Plan Act funds.

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, Activity ID 11-2021-008. The improvement includes new construction of an approximately 17,000-square-foot greenhouse facility, including a greenhouse for growing operations and a headhouse containing transplanting space, shared office space, volunteer break space, and covered storage areas; headhouse design consists of insulated metal panel siding, glazed aluminum storefront and windows; headhouse wall structure consists of load-bearing light gauge metal studs and light gauge strap walls; floor structure is concrete slab-on-grade; roof structure is light gauge trusses and acoustic roof decking; roofing system is a standing seam metal panel over rigid insulation; greenhouse design consists of a gutter-connected tri-peak layout with polycarbonate

wall glazing and glass roof glazing; greenhouse structure consists of trusses, posts, roof framing, sub-girts, lateral bracing; greenhouse includes unit heaters, horizontal air flow fans, shading curtain system, motorized guillotine side inlet vents and motorized alternating ridge vents, and greenhouse environmental controls; Portland Cement Concrete (PCC) parking lots, PCC sidewalks, sanitary sewer, water main, fiber and conduit, chain-link fence, surface restoration, and other incidental items; all in accordance with the contract documents, including Plan File No. 634-060/145 located at 1553 Maury Street.

- The estimated construction cost is \$3,800,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- 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 Greenhouse 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: 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.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: October 5, 2021

Resolution Number: N/A

Action: Design review of new construction for City-owned Greenhouse Facility at 1553 Maury St. Approved.

Board: Access Advisory Board

Date: October 20, 2021

Resolution Number: #21-27

Action: City of Des Moines Greenhouse Facility. Motion by Thompson to Approve, Seconded by Gibson, Motion Carried 7-0.

Board: Zoning Board of Adjustment

Date: October 27, 2021

Resolution Number: ZBOA-2021-000027

Action: Conditional Use (per City Code Section 134-6.4) for a “Nursery or Truck Farm” use in an “I1” District. The foregoing Decision and Order was adopted by a vote of 7-0, with all Board members present voting in favor thereof.

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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