


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	22-220	Meeting:	May 9, 2022
	Agenda Item:	65	Roll Call:	22-0748
	Submitted by:	Benjamin R. Page, Park and Recreation Director; James M. Hoff, Facilities Manager; and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Greenhouse Facility: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as GTG Construction, L.L.C., Tracy D. Grasso, Owner, \$4,459,676.

SYNOPSIS:

This is a public hearing to allow for public input on the Greenhouse Facility and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The project provides the construction of an approximately 17,000-square-foot greenhouse facility, including a headhouse, which is the work center for the operation, 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 annually. 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 has been designed to be submitted for LEED certification.

FISCAL IMPACT:

Amount: \$4,459,676 Construction Contract (\$3,800,000 City Engineer's Estimate).

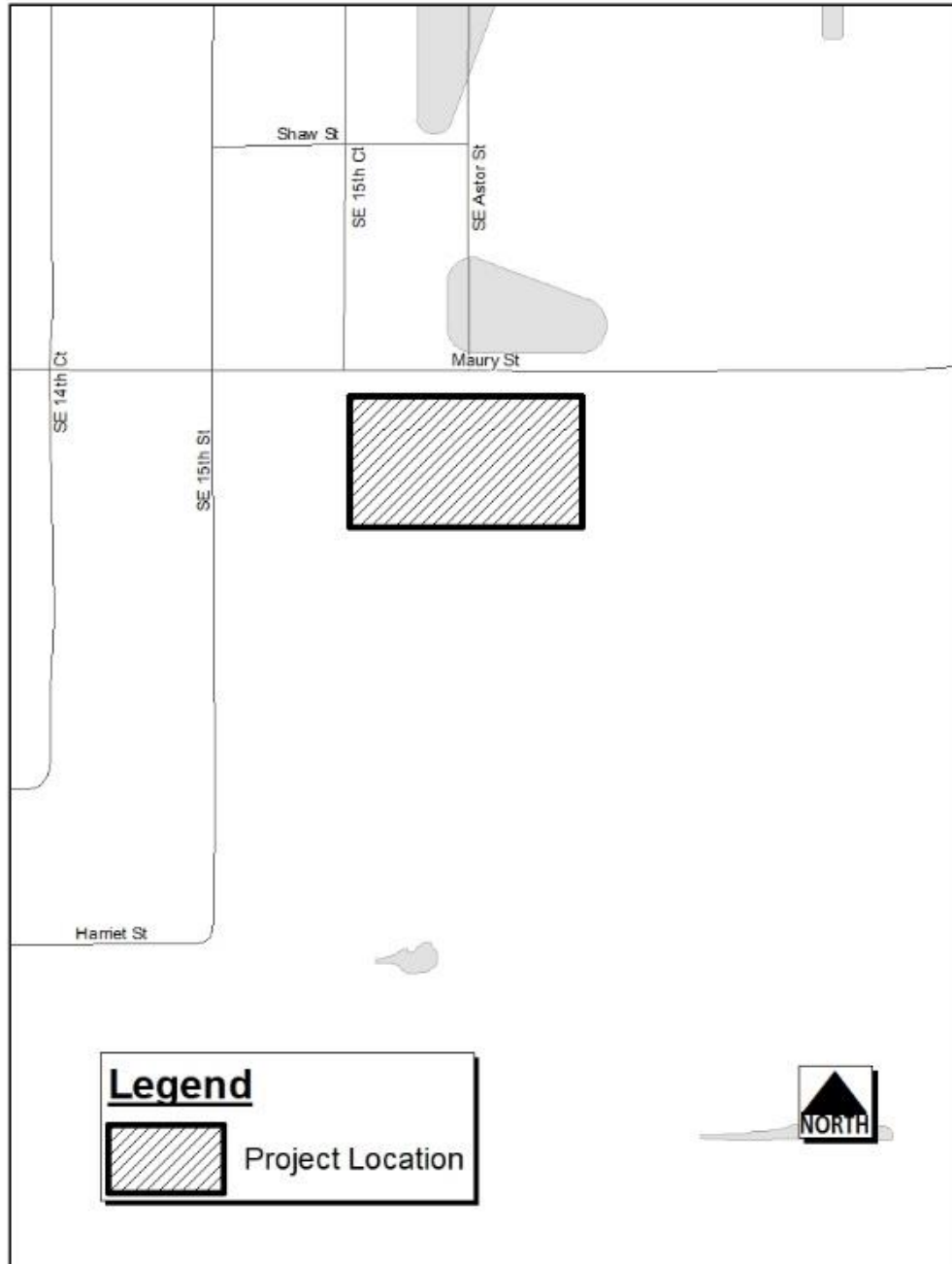
Funding Source: 2022-23 CIP, Page 60, Greenhouse Relocation, BL134, Being: General Obligation Bonds, American Rescue Plan Act, and Local Option Sales and Services Tax.

ADDITIONAL INFORMATION:

- On March 7, 2022, under Roll Call No. 22-0296, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Greenhouse Facility. 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 Greenhouse Facility, Activity ID 11-2021-008. The improvement includes new construction of an approximate 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.

- Sealed bids for said improvement were submitted by the following bidders:
 - GTG Construction, L.L.C., Johnston, IA, Low Bid
 - Edge Commercial, LLC, Grimes, IA
- 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 5, 2022.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by GTG Construction, L.L.C. (Tracy D. Grasso, Owner, 6505 Merle Hay Road, Suite A, Johnston, IA, 50131), in the amount of \$4,459,676, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- Construction of this project is anticipated to begin in summer 2022 and be completed in fall 2023.



PREVIOUS COUNCIL ACTION(S):

Date: March 7, 2022

Roll Call Number: [22-0296](#)

Action: Ordering construction of the following:

- (D) [Greenhouse](#) Facility: Receiving of bids, (4-5-22) and Setting date of hearing, (5-9-22), Engineer's estimate, \$3,800,000. ([Council Communication No. 22-102](#)) Moved by Gatto to adopt. Second by Boesen. 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:

Partial payments to the contractor and final acceptance of work.

For more information on this and other agenda items, please call the City Clerk’s Office at 515-283-4209 or visit the Clerk’s Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk’s Office on Thursday afternoon preceding Monday’s Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk’s Office or sending their request via email to cityclerk@dmgov.org.