



Roll Call Number

Agenda Item Number

65

DATE May 9, 2022

**PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON GREENHOUSE FACILITY;
RECEIVE AND FILE BIDS; AND DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE BIDDER AS GTG CONSTRUCTION, L.L.C., TRACY D. GRASSO, OWNER, \$4,459,676.00**

WHEREAS, on March 7, 2022, under Roll Call No. 22-0296, plans, specifications, form of contract documents, and Engineer's estimate of construction cost were filed with the City Clerk, for the construction of the following improvement:

Greenhouse Facility, 112021008

The improvement includes new construction of an approximately 17,000 square feet 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, Des Moines, Iowa

WHEREAS, notice of the hearing on the plans, specifications, form of contract documents, and Engineer's estimate of construction cost was published as required by law.

WHEREAS, in accordance with said notice, those interested in said proposed plans, specifications, form of contract documents, and Engineer's estimate of construction cost both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the upon due consideration of the facts, and any and all statements of interested persons, any objections to the plans, specifications, form of contract documents, and Engineer's estimate of construction cost for said improvement are overruled and the hearing is closed and that said plans, specifications, form of contract documents, and Engineer's estimate of construction cost are hereby approved.

BE IT FURTHER RESOLVED: That 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



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which were received and opened at a public meeting presided over by the 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. Said bids and the attached tabulation of bids for said improvement be and are hereby received and filed.

BE IT FURTHER RESOLVED: That the Des Moines City Engineer, as the 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 \$4,459,676.00, and said bid be and the same is hereby accepted.

BE IT FURTHER RESOLVED: That the bid security of the unsuccessful bidders be and is hereby authorized and directed to be returned in accordance with the Instructions to Bidders.

BE IT FURTHER RESOLVED: That the Engineer is hereby directed to secure execution by the lowest responsible, responsive Bidder and its surety of the contract documents in the form heretofore approved by this Council; that the Engineer is directed to thereafter present said contract documents to this Council for approval and authorization to the Mayor to sign; and that no contract shall be deemed to exist between the City of Des Moines and said Bidder until said contract has been executed by the Bidder, and shall have been approved by this Council and executed by the Mayor and attested to by the City Clerk.

BE IT FURTHER RESOLVED: That the City Council hereby authorizes the necessary closure of all public grounds, streets, sidewalks, alleys, bridges, culverts, overpasses, underpasses, grade crossing separations and approaches, public ways, squares, and commons for the Project.

(City Council Communication Number 22-220 attached)

Moved by _____ to adopt. Second by _____

FORM APPROVED:

FUNDS AVAILABLE

s/Kathleen Vanderpool

s/Nickolas J. Schaul

Kathleen Vanderpool
Deputy City Attorney

Nickolas J. Schaul
Director of Finance



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



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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED				APPROVED

I, P. Kay Cmelik, City Clerk of said City Council, hereby certify that at a meeting of the City Council, 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.

Mayor

City Clerk

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TABULATED BY: N. Smith APPROVED BY: P. Wagen
CHECKED BY: [Signature]

CONTRACTOR'S BID TABULATION
PROJECT: GREENHOUSE FACILITY

-----ESTIMATE-----

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT	GTG Construction, LLC Johnston, IA		Edge Commercial Grimes, IA	
					BID SECURITY 10% Bid Bond UNIT PRICE	BID PRICE	BID SECURITY 10% Bid Bond UNIT PRICE	BID PRICE
1	As described in Contract Documents, Greenhouse Facility, complete as specified.	1 LS	\$3,727,124.00	\$3,727,124.00	\$4,349,000.00	\$4,349,000.00	\$4,859,124.00	\$4,859,124.00
2	BID ALLOWANCE - BAS CONTROLS (Baker Group) as Described in Contract Documents, Complete as specified in Project Manual Volume 1, Section 01 21 00 Allowances	1 LS	\$30,296.00	\$30,296.00		\$30,296.00		\$30,296.00
3	BID ALLOWANCE - ACCESS CONTROLS (Baker Group) as Described in Contract Documents, Complete as Specified in Project Manual Volume 1, Section 01 21 00 Allowances	1 LS	\$6,030.00	\$6,030.00		\$6,030.00		\$6,030.00
4	BID ALLOWANCE - CAMERA SYSTEM (Baker Group) as Described in Contract Documents, Complete as Specified in Project Manual Volume 1, Section 01 21 00 Allowances	1 LS	\$12,550.00	\$12,550.00		\$12,550.00		\$12,550.00
5	Footing Overexcavation, as described in Contract Documents, Complete as Specified in Project Manual Volume 1, Section 01 22 00 Unit Prices	800 CY	\$30.00	\$24,000.00	\$77.25	\$61,800.00	\$80.00	\$64,000.00
TOTAL BASE BID				\$3,800,000.00		\$4,459,676.00		\$4,972,000.00
ALTERNATES								
ADD ALTERNATE #1	GREENHOUSE - Increase greenhouse dimensions as described in Contract Documents, Complete as Specified in Project Manual Volume 1, Section 01 23 00 Alternates.	1 LS	\$350,000.00	\$350,000.00	\$225,000.00	\$225,000.00	\$230,000.00	\$230,000.00
ADD ALTERNATE #2	SITE WORK - Add circle drive, As described in Contract Documents. Complete as Specified in Project Manual Volume 1, Section 01 23 00 Alternates.	1 LS	\$30,000.00	\$30,000.00	\$40,000.00	\$40,000.00	\$49,000.00	\$49,000.00
TOTAL BASE BID PLUS ADD ALTERNATES				\$4,180,000.00		\$265,000.00		\$279,000.00
TOTAL CONSTRUCTION COST				\$4,180,000.00		\$4,724,676.00		\$5,251,000.00
PERCENT OF ENGINEER'S ESTIMATE						+13.03%		+25.62%
					Low			

Bid Read Under Advisement
Proposal Did Not Sum Total
Base Bid & Alternatives *PW
Confirmed w/Contractor Total
Base Bid & Alternatives Sum
Shown Is Accurate