


COUNCIL COMMUNICATION

	Number:	21-448	Meeting:	October 18, 2021
	Agenda Item:	56	Roll Call:	21-1610
	Submitted by:	Benjamin R. Page, Parks and Recreation Director; James M. Hoff, Facilities Manager; and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Resolution dismissing hearing on approval of plans, specifications, form of contract, and Engineer's estimate on the Greenhouse Facility Structure Improvement due to no bids being received.

SYNOPSIS:

Recommend dismissal of hearing on approval of plans, specifications, form of contract, and City Engineer's estimate on the Greenhouse Facility Structure Improvement due to no bids being received.

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 will be rebid in the future under a new bid package that is expected to attract a broader contractor interest.

FISCAL IMPACT:

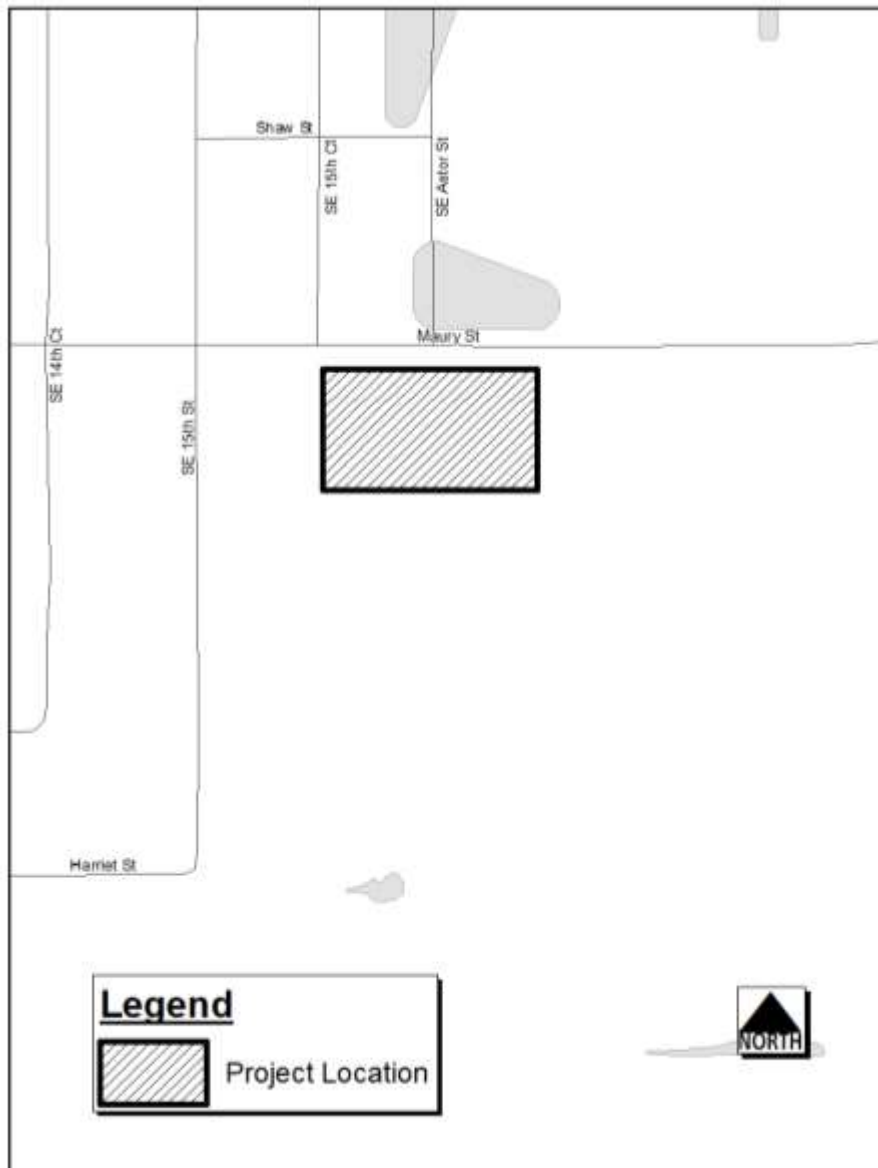
Amount: \$763,000 City Engineer's Estimate

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

ADDITIONAL INFORMATION:

- In the current market, greenhouse manufacturing has had a significant lead time, estimated to be approximately eight (8) months.
- In an effort to complete the construction of the greenhouse by November 1, 2022, to coordinate with DART's schedule for relocating their operations and maintenance facility, City staff separated the Greenhouse Facility project into two (2) construction contracts, with the first contract including the fabrication of the greenhouse structure to get an advanced start on the manufacturing lead time.
- Zero (0) bids were received for the Greenhouse Facility Structure Improvement at the public meeting with the bid opening on October 5, 2021.

- Based on discussions with greenhouse manufacturers and local contractors, manufacturers were not interested in bidding the project as a prime contractor and local contractors were not interested in bidding due to the bulk of the work being performed by the greenhouse manufacturer.
- City staff are now planning to bid the entire project as one (1) bid package, including the structure and site improvements to attract more bidders. This change will result in the fabrication of the greenhouse structure beginning after award of the entire project.
- As a result of having to rebid the project, the original completion date for the project of November 1, 2022, will need to be extended by approximately six (6) months. The revised construction schedule for this project will be coordinated with DART to accommodate their request to acquire the City's existing greenhouse site for a new DART operation and maintenance facility.



PREVIOUS COUNCIL ACTION(S):

Date: September 13, 2021

Roll Call Number: [21-1388](#)

Action: Ordering construction of the following:

- (A) [Greenhouse](#) Facility Structure – Receiving of bids (10-5-21), Setting date of hearing (10-18-21), Engineer’s estimate, \$763,000. ([Council Communication No. 21- 377](#)) Moved by Boesen to adopt. Motion Carried 6-1. Absent: Westergaard.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include ordering construction, receiving bids, and awarding a contract for construction of this project in spring 2022.

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