


COUNCIL COMMUNICATION

	Number:	22-489	Meeting:	October 24, 2022
	Agenda Item:	6F	Roll Call:	22-1608
	Submitted by:	James M. Hoff, Facilities Manager, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Ordering construction of the following: Harriet Street Solar Field - Receiving bids, (11-22-22), and Setting date of hearing, (12-12-22). Construction Estimate - \$2,700,000.

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 proposed Harriet Street Solar Field will provide renewable energy to two (2) new City of Des Moines facilities currently under construction - the Animal Control Facility at 1441 Harriet Street and the Greenhouse Facility at 1553 Maury Street.

This project is being supported, in whole or in part, by Federal Award Number SLFRP2648 awarded to the City of Des Moines, Iowa by the U.S. Department of the Treasury.

FISCAL IMPACT:

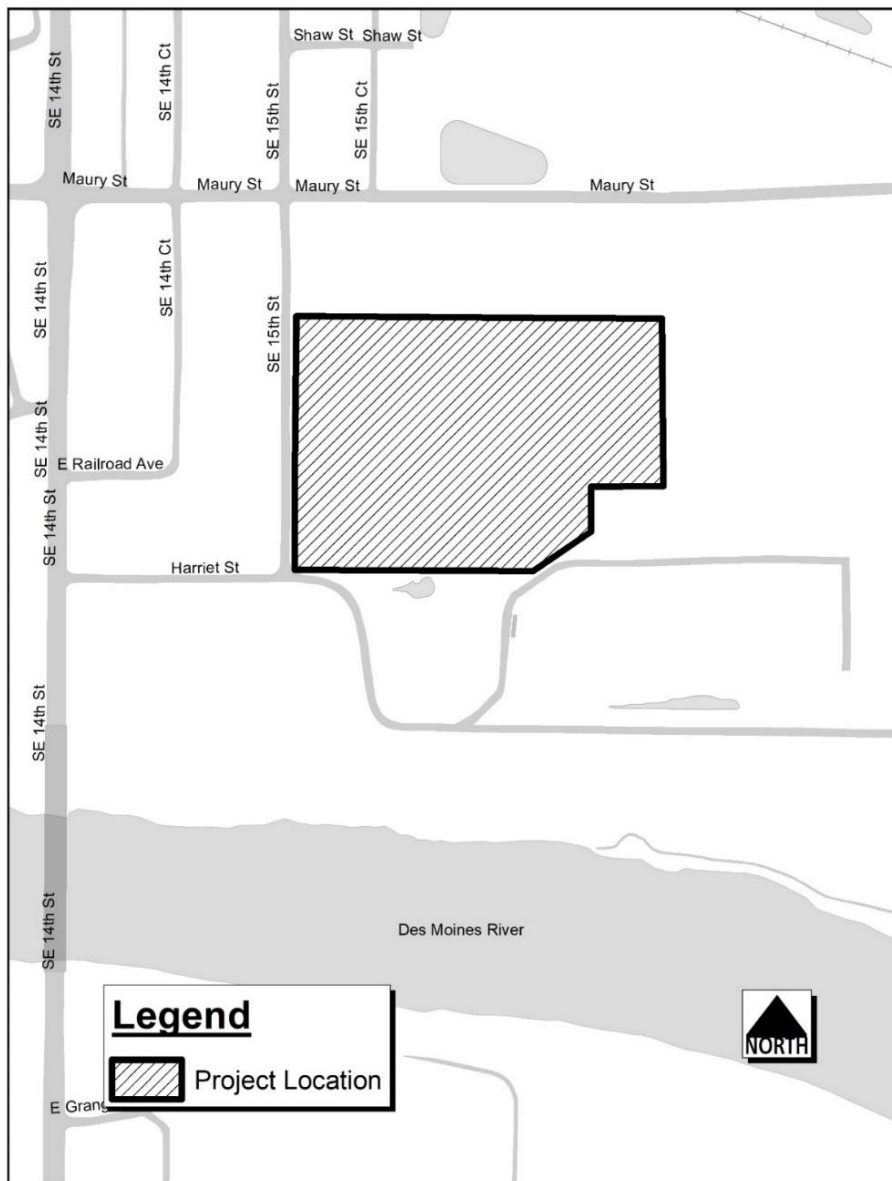
Amount: \$2,700,000 (City Engineer's Estimate, base bid)

Funding Source: 2022-23 CIP, Page 60, Greenhouse Relocation, BL134, American Rescue Plan Act (ARPA) Funding

ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Harriet Street Solar Field, Activity ID 10-2022-019. The improvement will construct solar arrays to provide renewable energy to two (2) new City of Des Moines facilities currently under construction - the Animal Control Facility at 1441 Harriet Street and the Greenhouse Facility at 1553 Maury Street. Solar arrays will be located on approximately six (6) acres of City-owned property in the area east of S.E. 15th Street, north of Harriet Street, and south of Maury Street. Work includes clearing and grubbing, ballast-mounted solar arrays, inverters, electrical infrastructure, and associated sitework, including security fencing, security cameras, and native seeding; all in accordance with the contract documents, including Plan File No. 646-140/161 located at 1643 Maury Street and 1085 SE 15th Street.

- The estimated construction cost of the base bid is \$2,700,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- The proposed solar arrays are sized to provide 110% of the annual electrical usage for both the greenhouse facility and the animal control facility. A pollinator lawn made up of grass and flowering plants will be established around the solar array field to provide a habitat for species such as hummingbirds, butterflies, and bees, as well as reducing rainwater runoff and erosion.
- Additional site clearing and native seeding in an area adjacent to the solar field is included in the bidding documents as an add alternate, with an estimated construction cost of \$450,000. Recommendation on this add alternate will be made at the time of contract award.
- Construction of this project is anticipated to begin this winter for required tree removals and be completed before summer 2024.



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Zoning Board of Adjustment

Date: July 27, 2022

Resolution Number: ZBOA 2022-000078

Action: Appeal for a Conditional Use (per City Code Section 134-6.4) for a “Utilities and Public Service Facility, Major” use in an “I1” District, to Construction of a ground-mounted solar farm facility in an “I1” District comprised of solar panels, inverters, control systems, underground transmission lines and other associated equipment, is granted. The Decision and Order was adopted by a vote of 5-0, 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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