


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	22-575	Meeting:	December 12, 2022
	Agenda Item:	64	Roll Call:	22-1941
	Submitted by:	James M. Hoff, Facilities Manager, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Harriet Street Solar Field: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Van Maanen Electric, Inc., Nathan S. Van Maanen, President, \$1,983,314.

SYNOPSIS:

This is a public hearing to allow for public input on the Harriet Street Solar Field and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The proposed Harriet Street Solar Field will provide renewable energy to two (2) new City 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: \$1,983,314 construction contract (\$3,150,000 City Engineer's Estimate, including \$2,700,000 base bid plus \$450,000 add alternate).

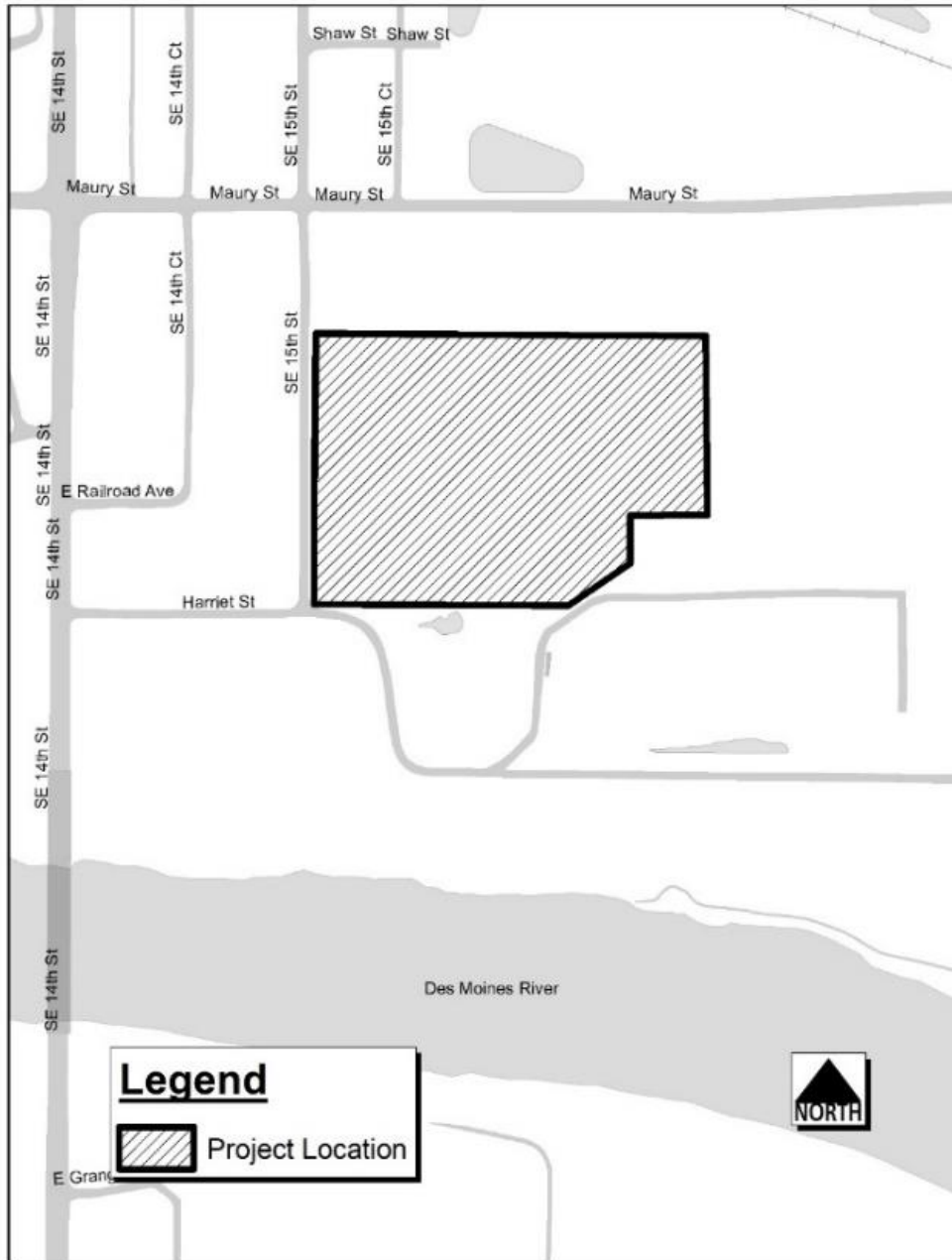
Funding Source: 2022-23 CIP, Page 60, Greenhouse Relocation, BL134, Being: American Rescue Plan Act (ARPA) Funding.

ADDITIONAL INFORMATION:

- On October 24, 2022, under Roll Call No. 22-1608, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Harriet Street Solar Field. 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 Harriet Street Solar Field, Activity ID 10-2022-019. The improvement will construct solar arrays to provide renewable energy to two (2) new City 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.

- Sealed bids for said improvement were submitted by the following bidders:
 - Van Maanen Electric, Inc., Newton, IA - Low Bid
 - Atwood Energy Services, Inc., Iowa City, IA
 - WRH, Inc., South Amana, 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 November 22, 2022.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Van Maanen Electric, Inc. (Nathan S. Van Maanen, President, 500 Iowa Speedway, Newton, IA, 50208), in the amount of \$1,983,314, which includes the add alternate for additional site clearing and native seeding in an area adjacent to the solar field and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- The proposed solar arrays are sized to provide 110% of the annual electrical usage for both the greenhouse facility and the new animal control facility that is currently under construction. 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.
- Construction of this project is anticipated to begin this winter for required tree removals and be completed before summer 2024.



PREVIOUS COUNCIL ACTION(S):

Date: October 24, 2022

Roll Call Number: [22-1608](#)

Action: Ordering construction of the following:

- (F) [Harriet Street Solar Field](#): Receiving of bids, (11-22-22) and Setting date of hearing, (12-12-22), Engineer's estimate, \$2,700,000. ([Council Communication No. 22-489](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

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:

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.