



Roll Call Number

Agenda Item Number

17 B

Date June 30, 2025

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT
FOR GREENHOUSE FACILITY, GTG CONSTRUCTION, L.L.C.**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached report of the Des Moines City Engineer, showing the cost of the construction of the Greenhouse Facility, Activity ID 112021008, in accordance with the contract approved between GTG Construction, L.L.C., Jessica Reynolds, Owner, P.O. Box 917, Johnston, IA, 50131, under Roll Call No. 22-0749, of May 9, 2022, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and accepted.

BE IT FURTHER RESOLVED: That \$4,528,010.66 is the total cost, of which \$4,489,790.80 has been paid the Contractor, and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$38,219.86 is to be paid at the end of thirty days, with funds retained for unresolved claims on file in accordance with Iowa Code Chapter 573.

BE IT FURTHER RESOLVED: That the City Manager be and is hereby authorized and directed to certify the Pollution Prevention Plan Inspection Summary and the NPDES Stormwater General Permit Notice of Discontinuation for the above referenced project on behalf of the City of Des Moines and submit said documents to the Iowa Department of Natural Resources.

BE IT FURTHER RESOLVED: That the Director of Finance be and is hereby authorized to release said retainage if suit is not filed as above provided.

Moved by _____ to adopt. Seconded by _____

FORM APPROVED:

FUNDS AVAILABLE:

/s/ Glenna K. Frank

Nickolas J. Schaul

Glenna K. Frank
Assistant City Attorney

Nickolas J. Schaul
Director of Finance



Funding Source: 2025-26 CIP, Page 40, Greenhouse Relocation, BL134, Being: General Obligation Bonds, American Rescue Plan Act, and Local Option Sales and Services Tax

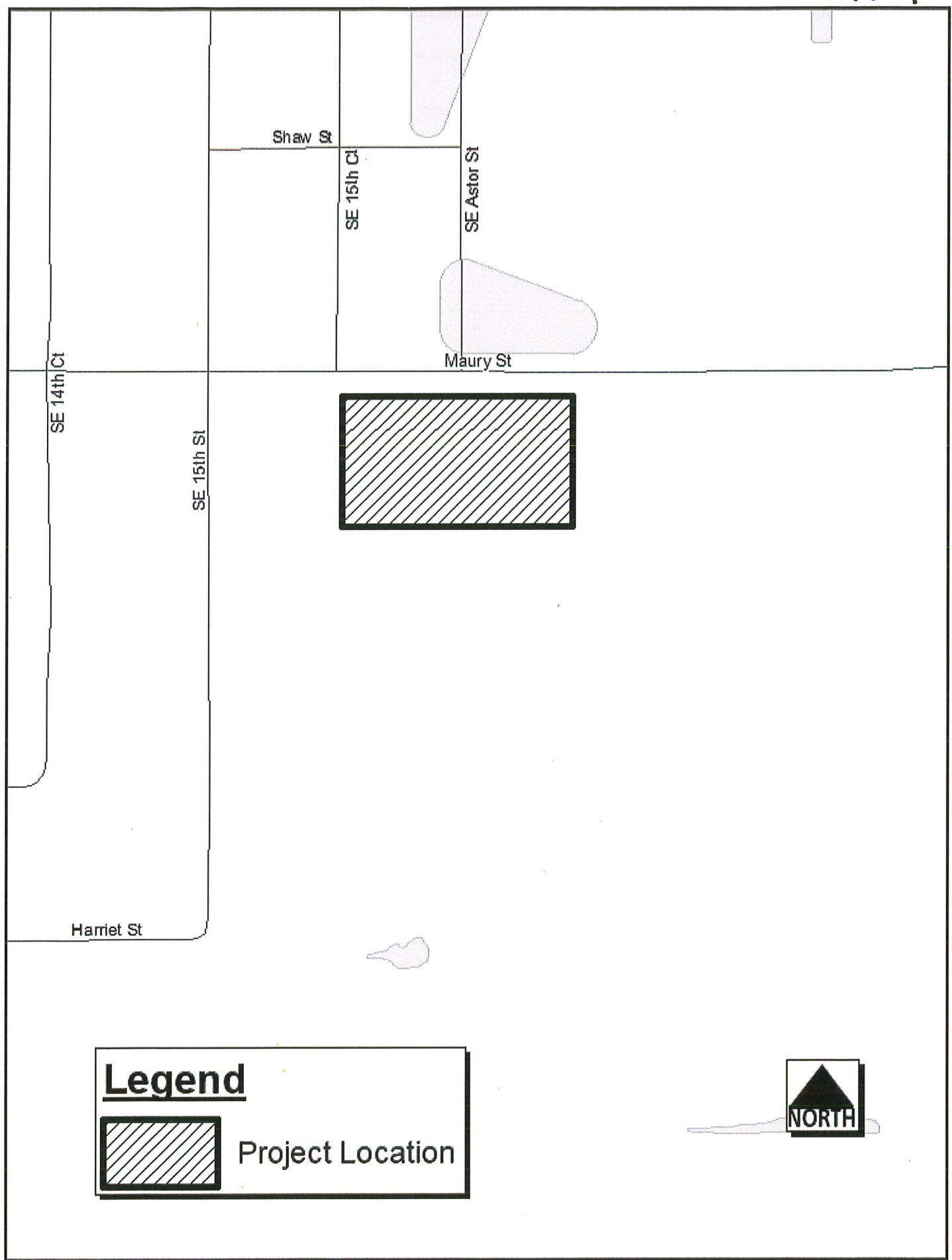
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
Mayor				

CERTIFICATE

I, Laura Baumgartner, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, 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.

City Clerk



PROJECT SUMMARY

Greenhouse Facility

Activity ID 112021008

On May 9, 2022, under Roll Call No. 22-0749, the Council awarded the contract for the above improvements to GTG Construction, L.L.C., in the amount of \$4,459,676.00. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	City	11/22/2022 Add special provision to contract to address compliance with federal funding requirements under the American Rescue Plan Act (ARPA). Add project changes found during construction.	\$18,334.36
2	City	1/19/2023 Add project changes found during construction.	\$17,252.38
3	City	4/11/2023 Add project changes found during construction.	\$13,783.92
4	City	9/6/2023 Add project changes found during construction.	\$29,229.90
5	City	12/6/2023 Add project changes found during construction.	\$14,242.66
6	City	1/3/2024 Add project changes found during construction.	\$1,837.50
7	City	2/5/2024 Add project changes found during construction.	\$(19,512.50)
8	Contractor	3/5/2024 Add project changes found during construction.	\$(5,400.00)
9	City	3/26/2024 Add project changes found during construction.	\$1,472.71
10	City	10/24/2024 Add project changes found during construction.	\$5,900.23
11	City	11/6/2024 Add project changes found during construction.	\$(8,806.50)
Original Contract Amount			\$4,459,676.00
Total Change Orders			\$68,334.66
Percent of Change Orders to Original Contract			1.53%
Total Contract Amount			\$4,528,010.66

Department of Engineering
City of Des Moines, Iowa



June 30, 2025

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the Greenhouse Facility, GTG Construction, L.L.C..

SYNOPSIS:

Approve the Engineer's Certification of Completion, accept construction of said improvement, and authorize final payment to the contractor.

FISCAL IMPACT:

Amount: \$4,528,010.66 As-Built Contract Cost

Funding Source: 2025-26 CIP, Page 40, Greenhouse Relocation, BL134, Being:
General Obligation Bonds, American Rescue Plan Act, and Local Option Sales and Services Tax

CERTIFICATION OF COMPLETION:


On May 9, 2022, under Roll Call No. 22-0749, the City Council awarded a contract to GTG Construction, L.L.C., Jessica Reynolds, Owner, P.O. Box 917, Johnston, IA 50131 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

I hereby certify that the construction of said Greenhouse Facility, Activity ID 112021008, has been completed in substantial compliance with the terms of said contract, and I hereby recommend that the work be accepted. The work commenced on May 23, 2022, and was completed on June 6, 2025.

I further certify that \$4,528,010.66 is the total cost of said improvement, of which \$4,489,790.80 has been paid the Contractor and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$38,219.86 is to be paid at the end of thirty days, with funds retained for unresolved claims on file in accordance with Iowa Code Chapter 573. The amount of completed work is shown on the attached Estimate of Construction Completed.


Steven L. Naber, P.E.
Des Moines City Engineer

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**ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA**



ESTIMATE OF CONSTRUCTION COMPLETED

FINAL PAYMENT - PARTIAL PAYMENT NO. 28

**PROJECT: GREENHOUSE FACILITY
CONTRACTOR: GTG CONSTRUCTION, LLC**

**IDOT Proj No: N/A
Activity ID: 11-2021-008
Date: 6/6/2025**

LINE NO.	DESCRIPTION	UNIT	UNITS			UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE		
1	General Requirements	LS	1.0	1.0	1.000	\$300,000.00	\$300,000.00
2	Selective Site Demo	LS	1.0	1.0	1.000	\$100,000.00	\$100,000.00
3	Concrete - Foundations & Paving	LS	1.0	1.0	1.000	\$330,000.00	\$330,000.00
4	Masonry	LS	1.0	1.0	1.000	\$10,000.00	\$10,000.00
5	Structural Steel	LS	1.0	1.0	1.000	\$110,000.00	\$110,000.00
6	Structural Steel Erection	LS	1.0	1.0	1.000	\$35,000.00	\$35,000.00
7	Steel Trusses	LS	1.0	1.0	1.000	\$30,000.00	\$30,000.00
8	Rough Carpentry	LS	1.0	1.0	1.000	\$60,000.00	\$60,000.00
9	Thermal Insulation	LS	1.0	1.0	1.000	\$15,000.00	\$15,000.00
10	Metal Roof and Wall Panels	LS	1.0	1.0	1.000	\$175,000.00	\$175,000.00
11	Insulated Wall Panels	LS	1.0	1.0	1.000	\$165,000.00	\$165,000.00
12	Joint Sealers	LS	1.0	1.0	1.000	\$5,000.00	\$5,000.00
13	Hollow Metal Doors and Frames	LS	1.0	1.0	1.000	\$35,000.00	\$35,000.00
14	Overhead Coiling Grilles	LS	1.0	1.0	1.000	\$50,000.00	\$50,000.00
15	Aluminum-Framed Storefront	LS	1.0	1.0	1.000	\$50,000.00	\$50,000.00
16	Gypsum, Metal Studs, & ACT	LS	1.0	1.0	1.000	\$150,000.00	\$150,000.00
17	Interior Wall Paneling	LS	1.0	1.0	1.000	\$35,000.00	\$35,000.00
18	Paint	LS	1.0	1.0	1.000	\$40,000.00	\$40,000.00
19	Signage	LS	1.0	1.0	1.000	\$1,000.00	\$1,000.00
20	Wall and Door Protection	LS	1.0	1.0	1.000	\$4,000.00	\$4,000.00
21	Toilet Accessoreis	LS	1.0	1.0	1.000	\$6,000.00	\$6,000.00
22	Window Shades	LS	1.0	1.0	1.000	\$1,000.00	\$1,000.00
23	Site Furnishings	LS	1.0	1.0	1.000	\$15,000.00	\$15,000.00
24	Greenhouse	LS	1.0	1.0	1.000	\$640,000.00	\$640,000.00
25	HVAC	LS	1.0	1.0	1.000	\$700,000.00	\$700,000.00
26	Electrical	LS	1.0	1.0	1.000	\$550,000.00	\$550,000.00
27	Grading	LS	1.0	1.0	1.000	\$410,000.00	\$410,000.00
28	SWPPP	LS	1.0	1.0	1.000	\$12,000.00	\$12,000.00
29	Fencing	LS	1.0	1.0	1.000	\$30,000.00	\$30,000.00
30	Landscaping	LS	1.0	1.0	1.000	\$70,000.00	\$70,000.00

LINE NO.	DESCRIPTION	UNIT	UNITS			UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE		
31	Site Utilities	LS	1.0	1.0	1.000	\$185,000.00	\$185,000.00
32	Bioretention Cell & Bioswale	LS	1.0	1.0	1.000	\$20,000.00	\$20,000.00
33	Asphalt	LS	1.0	1.0	1.000	\$10,000.00	\$10,000.00
34	BAS Controls	LS	1.0	1.0	1.000	\$30,296.00	\$30,296.00
35	Access Controls	LS	1.0	1.0	1.000	\$6,030.00	\$6,030.00
36	Camera Systems	LS	1.0	1.0	1.000	\$12,550.00	\$12,550.00
37	Footing Overexcavation	CY	800.0	686.0	686.000	\$77.25	\$52,993.50
1001	COR-001 - Revise Overhead Doors per ASI-005	LS	0.0	1.0	1.000	\$15,550.50	\$15,550.50
1002	COR-002 - Revised Fixtures per ASI-011	LS	0.0	1.0	1.000	\$551.25	\$551.25
1003	COR-003 - Storm Sewer Revision for Existing Water Line Clearance	LS	0.0	1.0	1.000	\$2,416.61	\$2,416.61
1004	COR-004 - Credit for Contractor-Canceled SI&T Services	LS	0.0	1.0	1.000	-\$184.00	(\$184.00)
2001	COR-005 - Base Plate Changes per ASI-014	LS	0.0	1.0	1.000	\$976.50	\$976.50
2002	COR-007 - Low voltage at Overhead Doors per ASI-005	LS	0.0	1.0	1.000	\$7,604.28	\$7,604.28
2003	COR-008/009 - Credit for Contractor-Canceled and Additional Required SI&T Services	LS	0.0	1.0	1.000	-\$818.00	(\$818.00)
2004	COR-010 - Additional Conduit and Handholes	LS	0.0	1.0	1.000	\$9,489.60	\$9,489.60
3001	COR-011 - Revised Electrical Service Routing	LS	0.0	1.0	1.000	\$11,273.42	\$11,273.42
3002	COR-013 - Bollard Revisions per ASI-018R1	LS	0.0	1.0	1.000	\$2,792.50	\$2,792.50
3003	COR-014 - Credit for Contractor Cancelled SI&T Services	LS	0.0	1.0	1.000	-\$282.00	(\$282.00)
4001	COR-017 - AHU-1 & Heat Pump Control Modifications	LS	0.0	1.0	0.000	\$29,229.90	\$29,229.90
5001	COR-018 - Downspout Rough-in Revision at Overhead Doors	LS	0.0	1.0	1.000	\$14,242.66	\$14,242.66
6001	COR-021 - Add (5) Tree Wells	LS	0.0	1.0	1.000	\$1,837.50	\$1,837.50
7001	COR-022 - Replace HDPE Wall Panels with Duraclad	LS	0.0	1.0	1.000	\$19,987.50	\$19,987.50
7002	Liquidated Damages	DAY	0.0	79.0	79.000	-\$500.00	(\$39,500.00)
8001	COR-023 - Credit for Water Leakage Re-testing	LS	0.0	1.0	1.000	-\$3,240.00	(\$3,240.00)
8002	COR-024 - Credit for Water Leakage Re-Testing #2	LS	0.0	1.0	1.000	-\$2,160.00	(\$2,160.00)
9001	COR-025 - Relocate In-Bench Heat Temperature Controls	LS	0.0	1.0	1.000	\$2,552.71	\$2,552.71
9002	COR-026 - Credit for Water Leakage Re-Testing #3	LS	0.0	1.0	1.000	-\$1,080.00	(\$1,080.00)
10001	COR-027 - BioTherm In-Bench Heat Modification	LS	0.0	1.0	1.000	\$5,900.23	\$5,900.23
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS			\$4,528,010.66				
THIS PARTIAL PAYMENT			\$0.00				
PARTIAL PAYMENT NO. 1			\$51,410.00				
PARTIAL PAYMENT NO. 2			\$69,840.00				
PARTIAL PAYMENT NO. 3			\$124,160.00				
PARTIAL PAYMENT NO. 4			\$470,450.00				
PARTIAL PAYMENT NO. 5			\$97,000.00				
PARTIAL PAYMENT NO. 6			\$217,765.00				
PARTIAL PAYMENT NO. 7			\$255,232.08				

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LINE NO.	DESCRIPTION	UNIT	UNITS			UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE		
	PARTIAL PAYMENT NO. 8		\$195,558.55				
	PARTIAL PAYMENT NO. 9		\$306,188.75				
	PARTIAL PAYMENT NO. 10		\$72,750.00				
	PARTIAL PAYMENT NO. 11		\$68,385.00				
	PARTIAL PAYMENT NO. 12		\$41,225.00				
	PARTIAL PAYMENT NO. 13		\$373,450.00				
	PARTIAL PAYMENT NO. 14		\$303,610.00				
	PARTIAL PAYMENT NO. 15		\$216,799.85				
	PARTIAL PAYMENT NO. 16		\$291,965.15				
	PARTIAL PAYMENT NO. 17		\$82,240.40				
	PARTIAL PAYMENT NO. 18		\$528,583.84				
	PARTIAL PAYMENT NO. 19		\$159,897.22				
	PARTIAL PAYMENT NO. 20		\$155,672.88				
	PARTIAL PAYMENT NO. 21		\$144,218.25				
	PARTIAL PAYMENT NO. 22		\$62,080.00				
	PARTIAL PAYMENT NO. 23		\$33,950.00				
	PARTIAL PAYMENT NO. 24		\$52,768.00				
	PARTIAL PAYMENT NO. 25		\$97,620.46				
	PARTIAL PAYMENT NO. 26		\$13,090.37				
	PARTIAL PAYMENT NO. 27		\$3,880.00				
	TOTAL PARTIAL PAYMENTS		\$4,375,199.97				
	BALANCE		\$38,219.86				
			100.0%				
TOTAL							\$4,528,010.66
RETAINAGE							\$38,219.86
TOTAL LESS RETAINAGE							\$4,489,790.80
LESS PREVIOUS PAYMENT							\$4,489,790.80
AMOUNT DUE							\$0.00

PREPARED BY: John K. KuderCHECKED BY: D. L. Key

FINAL PAYMENT - PARTIAL PAYMENT NO. 28