

LANDSCAPE CONSTRUCTION BID FOR NORTHSIDE AGRICULTURE INNOVATION CENTER PHASE 1 AND SUPPLEMENTAL APPROPRIATION FOR CRITICAL INFRASTRUCTURE EXPANSION

General Services,
Community & Economic Development Department,
and Office of Sustainability

City Council

November 19, 2024

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BACKGROUND

1. GrowRIVERSIDE Initiative (2014-Present)
 - a. Triple Bottom Line: economic opportunities, community well-being, environmental stewardship
2. \$3 million 2018 Urban Greening Grant
 - a. Site acquisition, trails, greening elements, basic infrastructure
3. Northside Agriculture Innovation Center



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INVESTING IN THE FUTURE

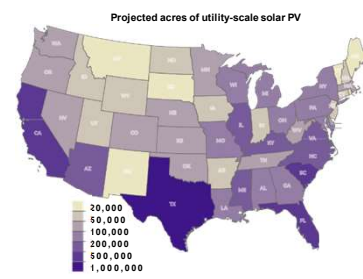
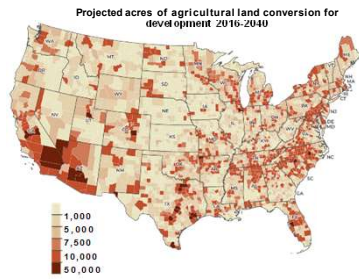
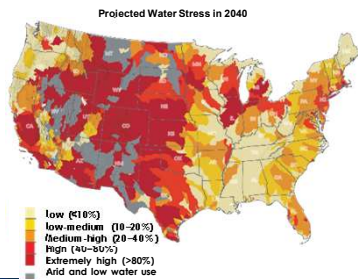
Planning for and investing in the future:
Addressing concurrent challenges to build local food ecosystem resiliency

Challenges Impacting Agriculture

- Extreme weather, heat, water availability from climate change impacts agriculture productivity
- Development pressures
- Renewable energy goals
- Aging agricultural workforce

Regional Opportunities

- Adaptation of climate-smart sustainable, controlled environment and high-tech agriculture
- Proactive planning for and long-term protection of agricultural resources
- Dual-use (agriculture + solar) land use planning
- Training to increase capacity for a more resilient food system



Source: American Farmland Trust "Farms Under Threat 2040" Report, August 2022. farmland.org

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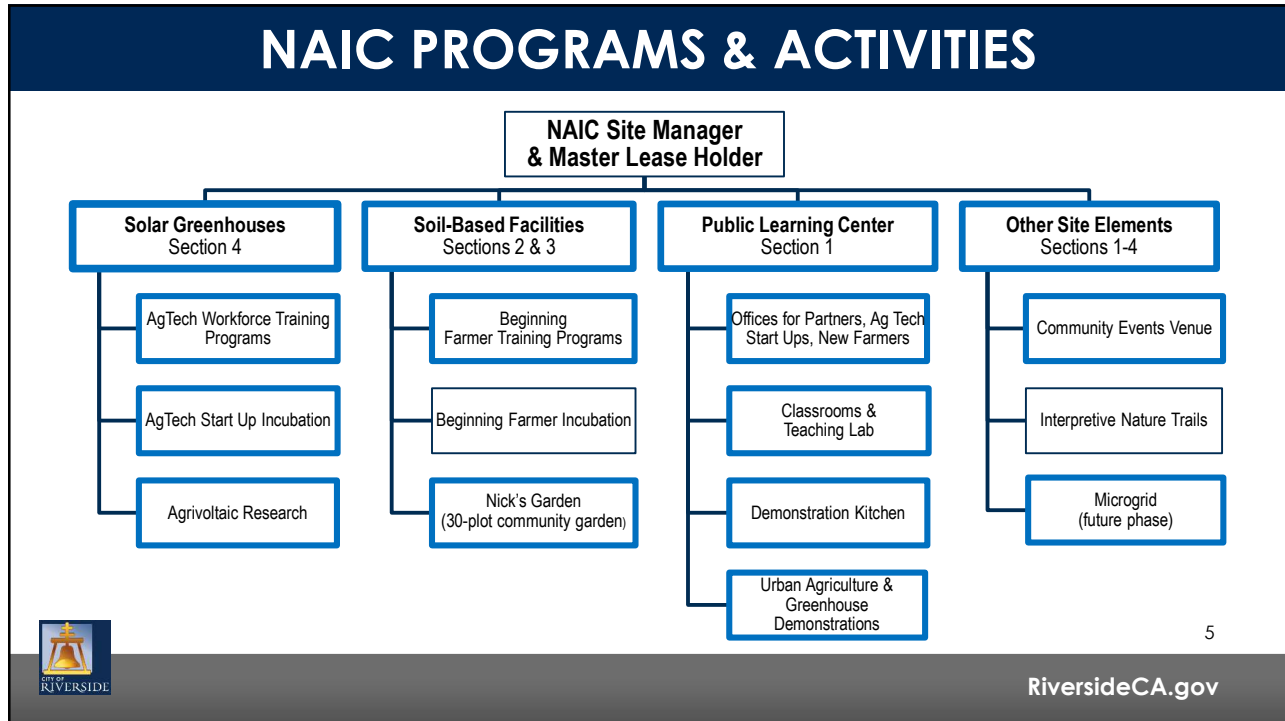
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DISCUSSION

1. Secured funding for facilities, infrastructure, and programming total \$10,779,141 for Phase 1

Facilities & Infrastructure		Programming	
Urban Greening Grant	\$3,000,000	FY 2022 Federal Earmark	\$1,000,000
Solar Facilities	\$4,200,000	ARPA Ag Workforce Training	\$550,000
Love Tito's Foundation	\$32,000	USDA Regional Ag Business Ctr.	\$1,000,000
ARPA NAIC Infrastructure	\$445,000	U.S. Dept of Energy National CEA Initiative	
City Funds	\$552,141		

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LAMPLIGHTER SOLAR STRUCTURES



New England



South Korea



Hawaii



Hawaii

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NAIC RENDERINGS, SECTION 1



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NAIC RENDERINGS, SECTION 2



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NAIC RENDERINGS, SECTION 3



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NAIC RENDERINGS, SECTION 4



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WORKFORCE TRAINING IN GREENHOUSES



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DISCUSSION

1. Urban Greening Grant Expenditures
 - a. Site acquisition and grant administration: \$1,956,000
 - b. Construction of landscape and greening elements
 - a. Available funding: \$1,044,000
 - b. Lowest qualifying bid from Marina Landscape, Inc. for \$1,543,888
 - c. Funding gap of approximately \$500,000 resulting from increased labor and materials costs



DISCUSSION

1. Critical Infrastructure Funding Gap

Phase 1 Infrastructure Need	Funding Gap
Water Mainline Expansion	\$1,400,000
Fire Safety Infrastructure	\$400,000
Bid Gap	\$500,000
Total	\$2,300,000



STRATEGIC PLAN ALIGNMENT

- **Arts, Culture and Recreation: Goal 1.5**
 - **Community Well-Being: Goal 2.6**
- **Economic Opportunity: Goals 3.1, 3.2, 3.3, 3.4, 3.5**
 - **Environmental Stewardship: Goal 4.5**
- **Infrastructure, Mobility & Connectivity: Goal 6.2**

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Award Bid No. 8122 to Marina Landscape, Inc. in the amount of \$1,543,888 for the construction of the Northside Agriculture Innovation Center;

2. Authorize the City Manager, or his designee, to execute the Precise Grading and Landscape Agreement for Construction with Marina Landscape, Inc. including making any minor, non-substantive changes, and sign all documents necessary for the project; and



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RECOMMENDATIONS

3. With at least five affirmative votes, authorize the Chief Financial Officer, or designee, to record a supplemental appropriation and interfund transfer of \$2,300,000 from the General Fund available infrastructure reserves to the Capital Outlay Fund, Northside Agriculture Innovation Center Project accounts, to complete Phase 1 infrastructure needs at the Northside Agriculture Innovation Center; and
4. With at least five affirmative votes, authorize the Chief Financial Officer, or designee, to record a supplemental appropriation of \$2,300,000 in the Capital Outlay Fund, Northside Agriculture Innovation Center Project expenditure accounts.



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