

NORTHSIDE AGRICULTURE INNOVATION CENTER MASTER SITE DESIGN SERVICES

**Community & Economic Development Department
and Office of Sustainability**

City Council

March 12, 2024

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BACKGROUND

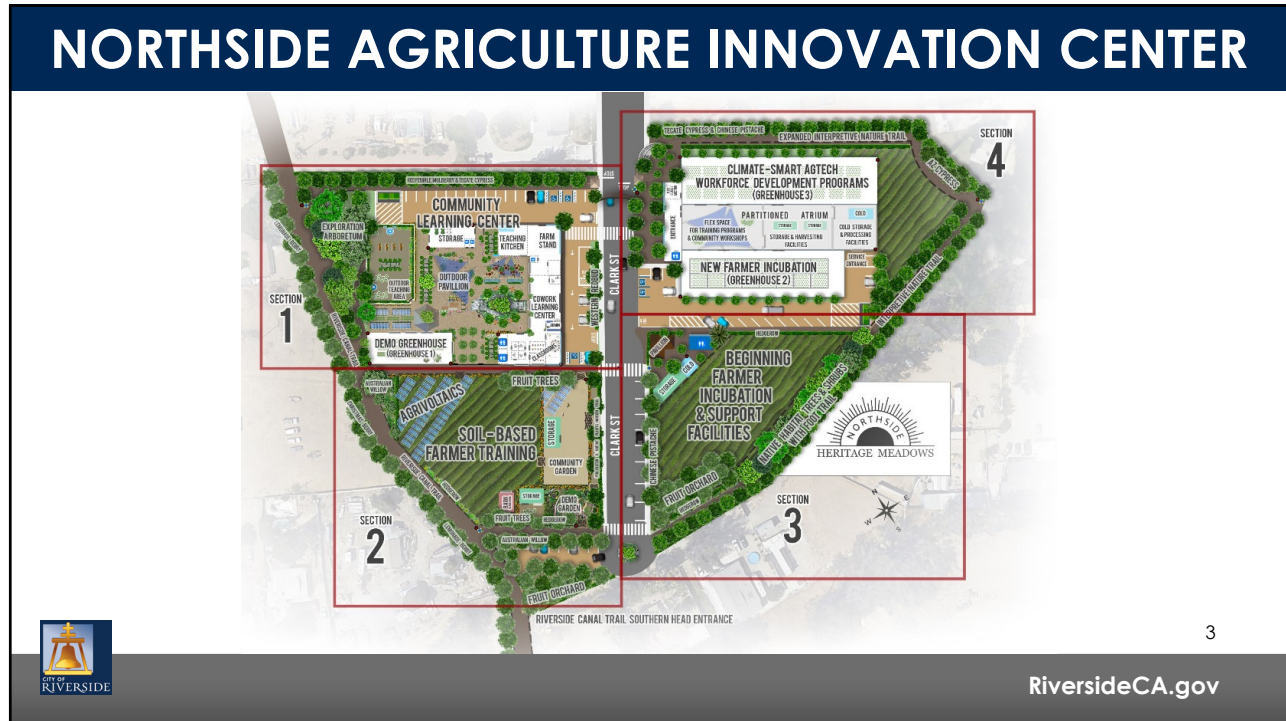
1. Conceptualization of the Northside Agriculture Innovation Center in 2018, an aggregated model of other national projects layered with significant innovation
2. \$3 million 2018 Urban Greening Grant provided seed funds for property acquisition
3. Partnerships to deliver workforce development programs and community facilities that is agriculture focused
4. Fully built out, project estimated at \$31.4 million



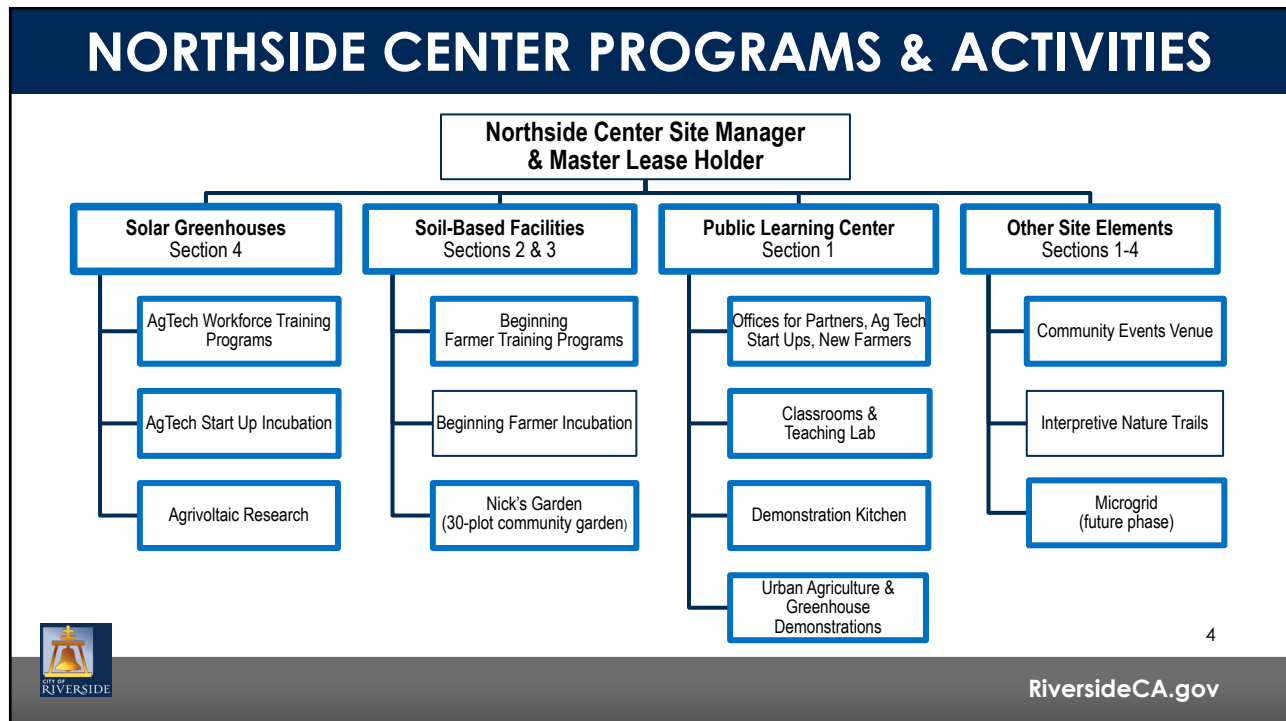
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NORTHSIDE CENTER, SECTION 1

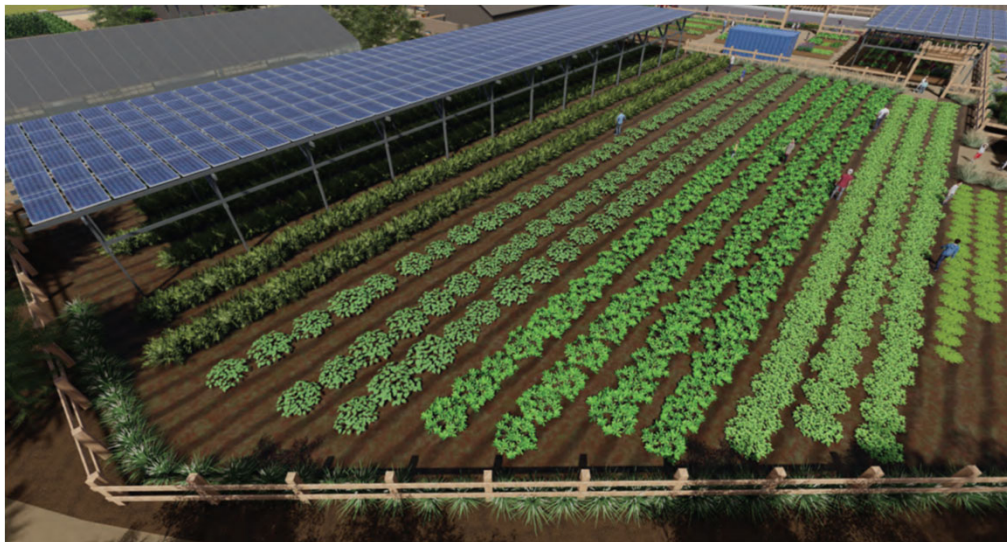


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NORTHSIDE CENTER, SECTION 2



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NORTHSIDE CENTER, SECTION 3



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NORTHSIDE CENTER, SECTION 4



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WORKFORCE TRAINING IN GREENHOUSES



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DISCUSSION

1. On April 23, 2023, the City Council directed staff to draft a Professional Services Agreement with Lamplighter Energy, Inc. to complete the Northside Agriculture Innovation Center's master site designs and return to City Council for its review and approval.
2. City staff received a proposal from Lamplighter Energy, Inc. for master site design services for the Northside Center and negotiated a fee of \$556,275. Services include:
 - a. Project Management – for design services with kickoff, progress and coordination meetings; invoice reports; project schedule; and coordination with project team;
 - b. Schematic Design – including site plan development, planning concepts, site circulation, landscaping, and outdoor landscape and hardscape.
 - c. Site Inventory and Analysis – research and analyze the existing data, infrastructure, and facilities. Survey the site to gather remaining data necessary to complete the site design;
 - d. Bid-Ready Construction Documents – develop and prepare schematic designs landscape, infrastructure (water, electric, septic), trails, and farming areas for Department approval and prepare a complete bid document package for the City use in obtaining and awarding a licensed contractor for the construction of the project; and
 - e. Construction Support – support city staff and contracted construction vendors during the construction phase.

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FISCAL IMPACT

Master Site Design Services Costs

	Amount
Design Contract Award	\$556,275
Change Order Authority, 15%	\$83,441.25
Total	\$639,716.25

Funding Sources

Fund	Program	Account	Amount
Development Grants	Urban Greening Grant – Project Management	9339130-440210	\$87,575.00
	Urban Greening Grant – Match	9339140-440301	\$422,273.25
General Fund	Agriculture Innovation Center	9916500-440446	\$129,868.00
Total			\$639,716.25

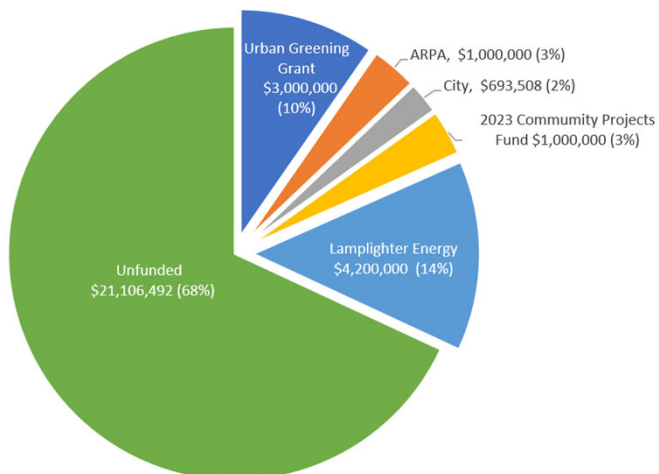


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PROJECT COST & FUNDING



- Total Project Cost:
 - \$31.4 million
- Committed/Raised:
 - \$9.9 million (32%)
 - Builds out Phase 1: utilities infrastructure, solar facilities, site trails and tree plantings, community garden
- Seeking additional funding sources to build out future phases:
 - Build out of co-work learning center and Section 1 and complete site's hardscape



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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. Approve a Professional Consultant Services Agreement with Lamplighter Energy, Inc., in the amount of \$556,275 for architectural and engineering design services for the Northside Agriculture Innovation Center located at 895 and 900 Clark Street;
2. Authorize a 15% change order authority in an amount up to \$83,441.25 for project changes including, but not limited to, unforeseen conditions, owner-requested changes, and necessary design improvements for a total contract amount of \$639,716.25; and
3. Authorize the City Manager, or his designee, to execute the Professional Consultant Services Agreement with Lamplighter Energy, Inc. including making any minor, non-substantive changes, and sign all documents necessary for the completion of architectural and engineering design services for the Northside Agriculture Innovation Center.



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