



**Garden Dreams Greenhouse Construction Request for Proposals
July 7, 2020**

PURPOSE:

Grow Pittsburgh is requesting proposals from experienced construction managers (CM) or general contractors (GC) to oversee the installation of two greenhouses and corresponding site work. Project is located at 806 Holland Avenue, Wilkinsburg, PA 15221.

BACKGROUND INFORMATION:

Grow Pittsburgh plans to build a community greenhouse and expanded urban farm space that would be home to a youth job training and farmers market program, an urban farmer workshare program, a retail seedling business, and an educational workshop series that would support the network of gardens throughout our community and increase the quality of life for residents in Wilkinsburg and beyond.

This site has been home to Garden Dreams, an urban farm and nursery that has been in operation for almost 20 years, serving as an education resource and a source of seedlings for the community. The former owner has donated this space to the Allegheny Land Trust and entrusted Grow Pittsburgh to manage the site in order to protect this community asset as a food-growing resource for years to come, create a deeper impact in the community of Wilkinsburg and help reach goals around building sector-wide capacity.

This proposal is for Phase I of construction, with the potential to extend into Phase II in 2021. Phase II includes the renovation of two existing structures.

growpittsburgh.org

Our Mission: We teach people how to grow food and promote the benefits gardens bring to our neighborhoods.

Our Vision: We envision the day when everyone in our city and region grows and eats fresh, local and healthy food.

Grow Pittsburgh's Current Production Sites

Braddock Farms: Braddock Farms is a full-scale 1 acre production farm located in the borough of Braddock, just outside the City of Pittsburgh. The farm provides Braddock with the only fresh produce source in the community through a seasonal, weekly farm stand. Braddock Farms also sells to restaurants through a unique partnership with a local farm cooperative.

The Frick Greenhouse: Grow Pittsburgh manages the greenhouse at the Frick Art & Historical Center in North Point Breeze, a neighborhood in Pittsburgh. We grow a significant number of vegetable seedlings annually in the greenhouse to contribute to our projects and to sell to the public.

Shiloh Farm: We converted a vacant lot into a small production urban farm in North Point Breeze. Like Braddock Farms, Shiloh Farm hosts a weekly farm stand during the season and produce is also sold to local restaurants.

SCOPE OF SERVICE:

- Site development includes the addition of parking and partial expansion of the existing driveway. Five new parking spots are to be created, including one van accessible space. A crushed stone, ADA-compliant surface is proposed for both new parking and driveway expansion. Existing curb cuts and driveways are to be used, providing one-way vehicular circulation through the site.**
- Installation of concrete slab foundations per greenhouse manufacturer's specifications.
- Installation of two 24'x48' greenhouses, porch, and associated growing systems, including without limitation, lighting and electrical systems, plumbing and irrigation, mechanical systems, environmental controls, and peripheral equipment. Greenhouse manufacturer provides materials and drawings for work above footers and foundation, including structural framework, ridge vents and roofs, end- and sidewall framing, environmental control system, heat and air circulation system, exhaust fans, energy curtain system, and stamped engineering plans. Greenhouse manufacturer available to assist with questions prior to installation and during construction.
- Coordination of on-site solar panel installation with solar panel company, including communication of installation plans, schedules, and access to site. Solar installation contract is with the owner.
- Modification of existing wooden fence to attain compliance with zoning code, including, but not limited to, reduction in height.

**Demolition of existing structures, grading, and site prep is not included in this proposal, and will be completed prior to start of construction (excluding prep for concrete slab). Demolition contract is with the owner.

PROJECT REQUIREMENTS:

The following is a proposed general scope of pre-construction services:

- Provide recommendations relative to the installation of building systems and equipment.
- Advise on availability of materials and labor.
- Provide a preliminary construction schedule.
- Develop a draw schedule for invoicing and payment.
- Establish bidding and construction contingencies.
- Assist in value engineering services for the project.
- Assist and review all design documents.
- Obtain all necessary permits, remaining in compliance with local, state, and federal regulations.
- The CM/GC must be capable and willing to work closely with the client and design team through the duration of the project, providing any changes to cost estimates, schedules and feedback on constructability of design details and availability of materials selected.

The following is a proposed general scope of contractor services:

- Solicit proposals from qualified subcontractors.
- Receive and award subcontractor bids.
- Coordinate and direct the work of subcontractors.
- Define any self-performed work.
- Provide and maintain a construction schedule.
- Provide and maintain a schedule of values.
- Conduct construction administration, including facilitation of shop drawings, submittals, etc. between subcontractors and owner.
- Coordinate the work with Grow Pittsburgh to complete the project in accordance with Grow Pittsburgh's objectives of cost, time and quality.
- Include in their project timelines weekly progress reports for Grow Pittsburgh to obtain project status updates. Prior to progress reports, the applicant will be required to send Grow Pittsburgh any project updates or deliverables that are ready to be reviewed or discussed as part of any necessary meetings.
- Provide Grow Pittsburgh with the post construction services, including but not limited to, warranty inspections for the project.
- GC/CM must maintain proper insurance, workers' compensation, licensing, etc. throughout the construction process.
- Construction must be completed, including punch list, and the facility ready for occupancy by December 1, 2020.

EVALUATION CRITERIA:

In awarding a contract for construction services, Grow Pittsburgh will examine a number of factors and criteria, which may include:

- Demonstration of prior construction management experience in assisting an organization similar to Grow Pittsburgh in size and scope;
- Familiarity with greenhouse installation;
- The extent to which the proposal addresses the stated management issues and clearly describes the scope of work, timeframes and engagement plan;
- Availability to start and complete the project in the given timeframe.
- A proven commitment to and belief in Grow Pittsburgh's values and overall mission.

PROPOSAL PROCESS:

Applicants should submit a complete proposal that highlights their qualifications no later than Friday, July 24th at 5 PM.

Proposals should include:

- A general statement of qualifications and credentials that responds to the project requirements as stated above.
- A list of deliverables to be created.
- A timeline for project completion, including an anticipated start date.
- A detailed budget that breaks out expenses, including general conditions.
- List of consultants whom you propose would provide services not available in your firm. Provide specific information documenting their work on similar projects.
- At least two examples of clients of similar size and scope the applicant has previously worked with including brief descriptions of the projects undertaken

Signed proposals may be submitted via email to: carla@growpittsburgh.org (Carla Lukehart, Learning Garden Project Manager).

Selection Timeline: Grow Pittsburgh's selection timeline is as follows:

July 13th - 17th - Pre-bid meetings/walk-through at site

July 24th - Proposals Due

July 27th - 31st - Proposals Reviewed

August 3rd - 7th - Interviews Conducted

August 10th – Consultant Selected

For further information regarding the proposal, or to schedule a site walk-through, please contact Carla Lukehart, Learning Garden Project Manager at carla@growpittsburgh.org or 412.362.4769 x111. For more information about the organization, please visit www.growpittsburgh.org.