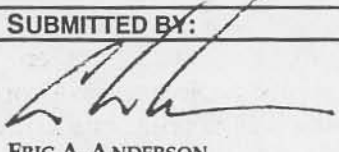


**OFFICE OF THE CITY MANAGER
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-015
JANUARY 2, 1996 AGENDA**

| SUBJECT: | TYPE: | PREPARED BY: | SUBMITTED BY: |
|--|---|--|---|
| CONSTRUCTION ADMINISTRATION SERVICES FOR SKYWALK BRIDGES 2C-2D & 2C-3C | ◆ RESOLUTION ORDINANCE RECEIVE/FILE | JIM THOMPSON TRAFFIC & TRANSPORTATION DIRECTOR |  ERIC A. ANDERSON CITY MANAGER |

SYNOPSIS —

On December 18, 1995, Council deferred action on a proposed supplemental agreement with Herbert Lewis Kruse Blunck for construction administration services for Skywalk Bridges 2C-2D and 2C-3C connecting the Civic Center, Federal Building, Third and Court Parking Garage, and the Plaza Condominiums. Questions were asked regarding the consultant selection process and regarding the cost participation and responsibilities of the Federal Government as it relates to the Federal Building.

FISCAL IMPACT —

N/A

RECOMMENDATION —

Approve the proposed supplemental agreement deferred from December 18, 1995.

BACKGROUND —

In 1994, the City, along with the United States of America General Services Administration (GSA), undertook a consultant selection process for the design of the skywalk connections to the Federal Building including Skywalk Bridge 1C-2C connecting the Polk County Office Building to the Third and Court Parking Garage, Skywalk Bridge 2C-2D connecting the Civic Center to the Federal Building, Skywalk Bridge 2C-3C connecting the Plaza Condominiums to the Federal Building, and the related skywalk corridors along the Federal Building and connecting to the Third and Court Parking Garage. Proposals were received from five local consulting firms. After reviewing the proposals and interviewing each of the firms, the firm of Brooks Borg and Skiles was determined to be the best qualified to design Skywalk Bridge 1C-2C, while the firm of Herbert Lewis Kruse Blunck was selected as the best qualified to design the skywalk bridges and corridors associated directly with the Federal Building.

On August 15, 1994, by Roll Call No. 94-3224, Council approved a professional services agreement with Herbert Lewis Kruse Blunck for said design services. This agreement provided for conceptual design, final design, and construction services phases. Because of the uncertainty of when construction would actually take place, the cost of the construction service phase was to be covered by a supplemental agreement at the time that bids were to be accepted for construction of the project. The proposed

supplemental agreement has been negotiated to provide payment for those construction services identified in the original agreement.

On August 15, 1994, by Roll Call No. 94-3223, Council approved a Memorandum of Agreement between the City and the GSA for the undertaking of the skywalk project involving the Federal Building. This agreement provides that GSA will pay their proportionate share of the costs of the skywalk project. This proportionate share was determined to be 25 percent of the conceptual design cost, 40.44 percent of the final design cost. The memorandum further provides that GSA will pay their proportionate share of the project construction and construction inspection costs and that they will enter into a standard skywalk agreement with the City of Des Moines. This skywalk agreement, to be approved by Council before construction contracts are awarded, will require GSA to abide by the terms of the City of Des Moines Skywalk Ordinance which sets the hours of operation of the system and other operational standards.