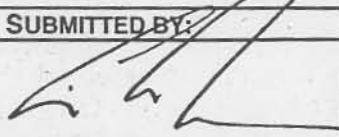


**OFFICE OF THE CITY MANAGER
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-036
JANUARY 22, 1996 AGENDA**

SUBJECT:	TYPE:	PREPARED BY:	SUBMITTED BY:
EMPLOYERS MUTUAL SKYWALK BRIDGE 7B-7C— 8TH AND MULBERRY PARKING GARAGE SKYWALK VERTICAL ACCESS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JAMES A. THOMPSON TRAFFIC & TRANSPORTATION DIRECTOR	 ERIC A. ANDERSON CITY MANAGER

SYNOPSIS —

City staff has negotiated a Professional Services Agreement with Brooks Borg and Skiles for the preliminary planning and design of the skywalk vertical access at the 8th and Mulberry Parking Garage, with compensation not to exceed \$161,425. The expected construction cost of the vertical access is estimated to be \$868,250, and the proposed design fees are commensurate with the fees paid by the City on similar skywalk projects.

FISCAL IMPACT —

Funds for this design and for the construction of the vertical access facility are contained in the 1995-96/2000-01 CIP on page 259, Downtown Skywalk System, Account 389445.

RECOMMENDATION —

Approve the agreement with Brooks Borg and Skiles.

BACKGROUND —

On March 28, 1994, by Roll Call No. 94-1122, Council approved a development agreement for the Employers Mutual Companies office expansion project. This agreement contained provisions for the demolition of four skywalk bridges and the reconstruction of three of those skywalk bridges. The redevelopment agreement also committed the City to construct a vertical access facility at the 8th and Mulberry Parking Garage between the parking garage and the office expansion.

On June 6, 1994, by Roll Call No. 94-2208, Council approved the fifth supplemental Youngkers/Employers Mutual/Financial Center Skywalk Agreement for the demolition and reconstruction of the skywalk bridges. This agreement provided that Employers Mutual provide for the design, construction and construction administration for the skywalk bridges with the City to reimburse the costs up to a specified amount. Based upon this agreement, Employers Mutual selected and entered into an agreement with Brooks Borg and Skiles, the architectural firm that designed the office expansion, to undertake the design of the skywalk bridges. The expectations of City staff, the design consultant, and Employers Mutual was that the same design team would be selected to design the required vertical access at the 8th and Mulberry Parking Garage. It was further expected that an amendment to the skywalk agreement would be negotiated to undertake this design and construction on the same basis as the design and construction of the skywalk bridges.

Based upon this expectation, Brooks Borg and Skiles undertook conceptual design work on the vertical access. This work was necessary to complete the design of Skywalk Bridge 7B-7C because the vertical access serves as the south termini and structural supports for the skywalk bridge. The conceptual design included several alternatives, each of which were presented to the Skywalk Commission on October 19, 1994 for consideration. The Commission selected the alternative that served all floors of the parking garage for further consideration. On October 3, 1995, the refined design of the preferred alternative was presented to and endorsed by the Architectural Advisory Committee. This final design was approved by the Skywalk Commission on October 25, 1995.

In September 1995, a draft of the amendment to the Skywalk Agreement was presented to Employers Mutual Companies for consideration. This draft included the provisions for design and construction of the 8th and Mulberry Parking Garage vertical access. Employers Mutual Companies declined to pursue this agreement because of liability issues that could result from them acting as a general contractor for the City. Thus, City staff undertook the task of negotiating a Professional Services Agreement with Brooks Borg and Skiles for the preliminary planning and design of the skywalk vertical access.