



Council Communication No. 97-366

SYNOPSIS —

As part of the agreement to construct the new Employers Mutual Casualty Company (EMC) building, a skywalk agreement to reconstruct three existing skywalk bridges to the block to be developed for the EMC building was negotiated between EMC and the City. This skywalk agreement specified that EMC would reconstruct these three skywalk bridges and would be reimbursed for a portion of both architectural consultant work and construction costs of the skywalk bridges up to a maximum amount stipulated in the skywalk agreement.

FISCAL IMPACT —

Funds for reimbursing EMC for construction of skywalk bridges 6C-7C, 7B-7C, and 7C-7D are available in the 1997-98 Capital Improvements budget, page 267, Index 389445, Downtown Skywalk System. The total amount to the City to reimburse EMC for construction and architectural costs will be \$389,686.52.

RECOMMENDATION —

Acceptance of replacement skywalk bridges and approval of this final payment to EMC.

BACKGROUND —

By Roll Call No. 94-2208, June 6, 1994, Council approved a fifth supplemental skywalk agreement between the City and EMC for reconstruction of three skywalk bridges connecting to their new building.

The amended skywalk agreement with EMC calls for the City to contribute an amount equal to 40 percent of up to \$4,400 per lineal foot of the cost of construction for the portions of such replacement skywalk bridges over public rights-of-way. Also, the City will contribute an amount equal to 40 percent of up to \$900 per lineal foot for the cost for architect/engineers for design and inspection costs of the skywalk bridges over the entire length of the skywalk bridges. The maximum amounts allowed for such skywalk construction are specified in the amended agreement and allow for a maximum construction cost of \$348,480 which was exceeded and documented by the contractor Neumann Kiewit Constructors, a joint venture, and \$96,120 for architectural work on the skywalk bridges. The maximum documented cost for architectural services on the skywalk bridges is \$103,166.31; therefore, the maximum amount eligible for

reimbursement for the architectural services on this project is 40 percent of \$103,166.31, or \$41,266.52.

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