



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

02-193

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

AGENDA:

SYNOPSIS -

APRIL 8, 2002

On March 28, 2001, by Roll Call No. 01-926, the City Council approved a Skywalk Agreement with Federal Home Loan Bank (FHLB) which includes Skywalk Bridge 9C-9D over Walnut Street to be constructed under a City Contract. FHLB is to construct a Skywalk Corridor from the west side of their building to the east side of the 10th Street right-of-way.

SUBJECT:

FIRST AMENDMENT
TO SKYWALK
AGREEMENT
BETWEEN THE CITY
OF DES MOINES AND
FEDERAL HOME
LOAN BANK

The Skywalk Agreement stipulates that a separate HVAC unit will be provided for the heating and cooling needs of the Skywalk Bridge and that those costs would be included in the City's construction contract. WA Architecture, the design consultant for both the City and FHLB, has determined that a single HVAC system serving both the City's Bridge and the FHLB Corridor would be more economical for both parties. Under the proposed amendment to the Skywalk Agreement, the City's portion of the initial costs of the equipment will be based on a ratio of the heating and cooling needs of the Skywalk Bridge and the FHLB corridor. Other items, including duct work and roof drainage system, for the Skywalk Bridge that extend into the corridor and will be constructed by FHLB, the City will reimburse FHLB for those costs. This Amendment will also provide for the City to pay FHLB for capital improvements to the HVAC unit based on the 36.22 percent ratio in the future based upon life span of the equipment and FHLB providing proof of maintenance.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JEB E. BREWER, P.E.
CITY ENGINEER

FISCAL IMPACT -

The proposed Amendment to the Skywalk Agreement is for a lump sum amount for the City's portion of the initial cost to install the equipment. Payment will be made to FHLB after receipt of documentation of costs. The City's portion of the shared costs for the HVAC unit shall not exceed \$23,725. The City will reimburse FHLB in an amount not to exceed \$16,675 for items of the Skywalk Bridge that extend into the FHLB corridor for a total amount not to exceed \$40,400. These costs will be offset by reducing the amount of the construction contract for the Skywalk Bridge.

Funding is available from Capital Improvement Program (CIP) Index Code 389445, Account 543010, Fund CP038, Organization ENG990000, Project SID094 - Skywalk Improvements.

RECOMMENDATION -

Approval.

BACKGROUND -

On March 28, 2001, by Roll Call No. 01-926, the City Council approved a Skywalk Agreement with FHLB.

This Skywalk Bridge is one section of the skywalk system, which will provide a connection to the Allied Campus at 10th and Walnut Streets. On March 4, 2002, by Roll Call No. 02-543, the City Council authorized the City Manager and the Legal Department to negotiate the First Amendment to the Skywalk Agreement with FHLB.
