

**CITY COUNCIL
COMMUNICATION:**

02-477

AGENDA:

SEPTEMBER 9, 2002

SUBJECT:

APPROVE DESIGN,
AUTHORIZE
CONSTRUCTION AND
AUTHORIZE
PAYMENT FOR
SKYWALK BRIDGES
9D-10D AND 10C-10D

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JEB E. BREWER, P.E.
CITY ENGINEER

ITEM _____

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

SYNOPSIS —

Approval of the design construction and authorization of payment for Skywalk Bridges 9D-10D and 10C-10D and approval of the wall opening agreement with the Hotel Fort Des Moines, which contains a release of the City's obligation to construct a bridge to the Hotel Fort Des Moines.

FISCAL IMPACT —

The current estimates from Nationwide's Architect, Heilein Schrock (Brad Schrock, Principal, 1801 McGee Street, Suite 200, Kansas City, Missouri 65108), for the City's portion of design construction and inspection of the bridges are \$388,686.15 for Skywalk Bridge 9D-10D and \$520,682.78 for Skywalk Bridge 10C-10D. The City is required in the Skywalk Agreement with Nationwide to reimburse all reasonable and necessary costs, including change orders, to construct the skywalk bridges.

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

RECOMMENDATION —

Approval of the design of Skywalk Bridges 9D-10D and 10C-10D, authorize Wells Fargo Financial to begin construction, and authorize the Finance Department to make payments to Nationwide per the Skywalk Agreement. Payment for skywalk bridge 10C-10D is subject to Nationwide obtaining a release of the City's obligation to construct a skywalk to the Hotel Fort Des Moines.

BACKGROUND —

On April 23, 2001, by Roll Call No. 01-1209, the City Council approved a Skywalk Agreement with Nationwide Mutual Insurance Company for skywalks that are a part of the Allied Gateway Campus. As stipulated in the Skywalk Agreement, Nationwide is responsible for the design and construction of Skywalk Bridge 9D-10D over 10th Street between their building and the Federal Home Loan Bank (FHLB) property and Skywalk Bridge 10C-10D over Walnut Street between their building and their parking garage. The City will reimburse Nationwide for the design, construction, and inspection costs of the portions of the bridges over the public right-of-way.

Nationwide selected Heinlein Schrock Architecture to design the bridges and JD Dunn Company (Terry Dunn, CEO, 929 Holms, Kansas City, Missouri 64106) to complete the construction. This is the design and construction team that is involved in the new office building and parking garage project of the Allied Gateway Campus.

The design of the bridges was presented to the Architectural Advisory Committee and the Urban Development Board on April 23, 2002. Both bodies approved the design of the skywalk bridges as having an architectural quality and efficiency of operation comparable to the skywalk bridges most recently constructed directly by the City. The City Council will be asked to accept the bridges when the construction is completed.

As specified in the Skywalk Agreement, the plans for Bridge 9D-10D between Nationwide and FHLB has been submitted to FHLB for their review and comment. FHLB to date has not had any comments on the bridge design. City staff also reviewed the bridge designs and finds them in compliance with the Skywalk Ordinance. As all appropriate and required reviews have been completed, the design is therefore submitted to the City Council for approval.

