

**CITY COUNCIL
COMMUNICATION:**

02-478

AGENDA:

SEPTEMBER 9, 2002

SUBJECT:

AUTHORIZE THE CITY
MANAGER TO
APPROVE AN
INCREASE IN
REIMBURSABLE
EXPENSES TO
WELLS FARGO FOR
SKYWALK BRIDGE
8B-8C

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 —

On November 20, 2000, by Roll Call No. 00-4401, the City Council approved a Skywalk Agreement with Wells Fargo Financial. Under this agreement, Wells Fargo will design and construct the skywalk bridges from their building over 8th Street and over Mulberry Street, and the City will reimburse Wells Fargo for the actual cost of design, construction, and inspection for portions of the bridges over the public right-of-way. The City Council on January 28, 2002, by Roll Call No. 02-178, approved the design of the bridges and authorized the Finance Department to make payments to Wells Fargo Financial based upon an initial estimate of \$435,270. A necessary change in roof drainage has resulted in an increase of \$27,415 above initial estimates. This change is reasonable and necessary.

FISCAL IMPACT –

The original estimate from Wells Fargo's contractor, The Weitz Company, for Skywalk Bridge 8B-8C was \$435,270. The City is required in the Skywalk Agreement with Wells Fargo to reimburse all reasonable and necessary costs, including change orders, to construct the skywalk bridges. The estimated cost for the roof drainage change on Skywalk Bridge 8B-8C is \$27,415.

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

RECOMMENDATION –

Authorize the City Manager to approve an increase in reimbursable expenses to Wells Fargo for Skywalk Bridge 8B-8C, and authorize the Finance Department to make payments to Wells Fargo Financial per the Skywalk Agreement.

BACKGROUND –

On November 20, 2000, by Roll Call No. 00-4401, the City Council approved a Skywalk Agreement with Wells Fargo Financial. As stipulated in the Skywalk Agreement, Wells Fargo is responsible for the design and construction of Skywalk Bridge 7C-8C over 8th Street between their building and the EMC Building, and Skywalk Bridge 8B-8C over Mulberry Street

between their building and their parking garage. The City will reimburse Wells Fargo for the actual costs of design, construction, and inspection of the portions of the bridges over the public right-of-way. Wells Fargo selected Herbert Lewis Kruse Blunck (HLKB), Architecture to design the bridges and The Weitz Company to complete the construction.

On January 28, 2002, by Roll Call No. 02-178, the City Council approved the design, authorized Wells Fargo to start construction, and authorized the Finance Department to make payments to Wells Fargo for Skywalk Bridges 7C-8C and 8B-8C per the Skywalk Agreement. The Skywalk Agreement specifies that all reasonable and necessary costs for the skywalk bridges be reimbursed by the City. In an effort to promote proper cost accounting, the Engineering Department required Wells Fargo and The Weitz Company to provide a detailed estimate of the anticipated costs of the skywalk bridges. These costs were presented to the City Council on January 28, 2002 for approval. Changes to this estimate are to be approved by the City Manager. City Council approval is required when a change in reimbursable expenses exceeds \$25,000.

Change Order No. 5 to the prime contract between Wells Fargo and The Weitz Company is for expenses that will be incurred due to changes in the design of Skywalk Bridge 8B-8C over Mulberry Street. The significant portion of the Change Order (\$22,190) deals with the roof drainage of the skywalk. The original design had the roof drainage extending into an intake that was later found to be on the combined sewer system. Additional storm water is not allowed into the combined sewer system as this could increase basement flooding in the area. The existing storm sewer system will be extended 1/2 block west to the existing intake which will remove it and the skywalk roof drainage from the combined sewer system. The change in reimbursable expenses also includes some increases, credits, and design changes such as carpet, painting, and structural steel.

