



Agenda Item:

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## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 05-23-05  
304

Communication No.: 05-

Agenda Item Type: Resolution  
No.:

Roll Call

Submitted by: Jeb E. Brewer, P.E., City Engineer

### SUBJECT—

Approving contract and bond for Skywalks 8C-8D & 8Da at Wells Fargo Building.

### SYNOPSIS—

On May 17, 2005, bids were received by the City of Des Moines for Skywalks 8C-8D & 8Da at Wells Fargo Building. Only one bid was received which was from M.A. Mortenson Company in the amount of \$1,191,000.

### FISCAL IMPACT—

The City Engineer's construction estimate is \$955,000. Sufficient funding for this project is available in the Downtown Skywalk System, Page SID-5, Fund CP038, Organization ENG9900000, SID094, Activity ID 12-2004-004. The City shall be responsible to pay for only the 66 feet of bridge over the Walnut Street right-of-way (\$555,978.26 based on the low bid) and Wells Fargo shall pay for the remainder of the cost (\$219,021.74 based on the low bid) for the 92 foot long skywalk bridge from the face of Wells Fargo's existing building to the face of its new building under construction. For Skywalk Bridge 8Da, the City shall be responsible to pay the entire cost of the bridge over the alley (\$416,000.00 based on the low bid). Funds are available in the Downtown Skywalk System SID094 by deferring design costs for the Skywalk for the future Allied Insurance Building expansion which Allied has not initiated for this year and signage, directory and maintenance costs.

### RECOMMENDATION—

**Approval.**

**BACKGROUND—**

The following is the explanation for receiving only one bid and justification for award of the construction contract:

This contract is for construction of Skywalk Bridges to connect Wells Fargo's new building into the Skywalk System. The contractor for Wells Fargo's new building is M.A. Mortenson Company. The area around the construction site is very congested and there is little room for staging construction and storing materials and equipment causing an additional contractor to incur extra costs.

There were four potential bidders in addition to M.A. Mortenson that obtained plans indicating they were interested in the project. Staff contacted these bidders to inquire why they did not bid. One of these contractors indicated that they were only steel fabricators and did not plan on submitting a bid as a prime contractor. The other three indicated that the tight site conditions and their current volume of work discouraged them from bidding the project. It is recommended to award this project because it is not anticipated that significantly lower prices would be obtained if the project was rebid. In addition, the schedule of this project is critical to the completion of the skywalks and the City's commitment to Wells Fargo, not allowing time for rebidding.