



**Council  
Communication**  
Office of the City Manager

**Date**

July 10, 2006

**Agenda Item No.** 6G  
**Roll Call No.** 06-  
**Communication No.** 06-438  
**Submitted by:** Jeb E. Brewer, P.E.  
City Engineer

**AGENDA HEADING:**

Ordering construction of the following: Skywalk 11C -11D, Allied Phase 2 to Allied Garage – receiving bids, (8-1-06), and setting date for hearing, (8-7-06). (Construction Estimate is \$575,000).

**SYNOPSIS:**

Proceed with construction of the improvement utilizing the method of financing referenced below. This Skywalk Bridge over Walnut Street will connect the new Nationwide Mutual Insurance Company (Nationwide) addition to their existing parking garage. The City Council previously approved an Urban Renewal Development Agreement with Nationwide, which specifies that the City is responsible for the design and construction of this skywalk bridge.

**FISCAL IMPACT:**

Amount: \$575,000 City Engineer's Estimate

Funding Source: 2006-2007 CIP, Page Sidewalk-5, Downtown Skywalk System, SID094, Various Funding, Being: \$127,652.26 in private funds from Nationwide and \$447,347.74 in FY07 TIF-backed G.O. Bonds

**ADDITIONAL INFORMATION:**

The City Council approved an Urban Renewal Development Agreement with Nationwide, which specifies that the City is responsible for the design and construction of Skywalk Bridge 11C-11D over Walnut Street from Nationwide's new addition to their existing parking garage. The agreement requires the City to endeavor to use the same design consultant for the connecting Skywalk as Nationwide is using for the building addition. Nationwide has contracted with 360 Architecture Inc., (360) J. Bradley Schrock, Principal, 2020 Baltimore, Suite 400, Kansas City MO, 64108, for design and construction phase services for the addition to their office building. On June 5, 2006, under Roll Call 06-1080, the City Council approved a professional services agreement with 360 Architecture Inc. for design and construction phases for Skywalk Bridge 11C-11D.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Skywalk 11C -11D, Allied Phase 2 to Allied Garage, 12-2006-007. The improvement includes construction of a skywalk bridge including steel fabrication and erection, curtain wall, concrete work, roofing, mechanical, electrical, HVAC, drywall, painting, floor coverings and finish work all in accordance with the contract documents including Plan File Nos. 466-65/76 over Walnut Street east of 12th Street, Des Moines, Iowa.

The estimated construction cost is \$575,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the City Engineer's Office.

**PREVIOUS COUNCIL ACTION(S):**

Date: June 5, 2006

Roll Call Number: 06-1080

Action: Approving Professional Services Agreement with 360 Architecture, Inc. for design and construction phase services in conjunction with Skywalk Bridge 11C-11D, not to exceed \$99,500. ([Council Communication No. 06-332](#)). Moved by Kiernan to adopt. Motion Carried 6-1.

Date: May 8, 2006

Roll Call Number: 06-950

Action: Approving Urban Renewal Development Agreement with Nationwide Mutual Insurance Company and Preliminary Development Plan for addition to the existing Nationwide office building. Moved by Hensley to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Date: June 6, 2006

Roll Call Number: N/A

Action: By 7-0 vote, the Urban Design Review Board recommended approval of the final design plans for Skywalk 11C-11D contingent on Nationwide extending the skywalk on the north side (Walnut Street) of the parking garage to allow access to the NW stair tower.

Date: April 4, 2006

Roll Call Number: N/A

Action: By 5-0 consensus vote of the members present, the Urban Design Review Board recommended approval of the Preliminary Development Plan for the Parcel 'A' expansion of Nationwide Mutual Insurance's Gateway Campus.

Date: April 4, 2006

Roll Call Number: N/A

Action: By 5-0 consensus vote of the members present, the Urban Design Review Board recommended approval of the changes to the skywalk plan map with the following condition: The Board recommends City Council expand the design budget to provide for a more creative and acceptable design solution for the skywalk bridge proposed to connect Nationwide's two parking garages.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Public hearing, receive and file bids, designate lowest bidder, approve contract and bond. Partial payments to the contractor and final acceptance of work.