



# Council Communication

Office of the City Manager

Date August 7, 2006

Agenda Item No. 51  
Roll Call No. 06-  
Communication No. 06-509  
Submitted by: Jeb E. Brewer, P.E.  
City Engineer

## AGENDA HEADING:

Hearing on Skywalk 11C -11D, Allied Phase 2 to Allied Garage: Resolution approving plans, specifications, form of contract documents, Engineer's Estimate, receive and file bids, and designating lowest responsible bidder as Ryan Companies, James R. Ryan, CEO, 1501 50th Street, Suite 100, West Des Moines, IA, 50299 in the amount of \$556,000.

## SYNOPSIS:

Recommend the City Council hold a public hearing to allow for public input on the Skywalk 11C -11D, Allied Phase 2 to the Allied Garage and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This Skywalk Bridge over Walnut Street will connect the new addition to the Nationwide Mutual Insurance Company (Nationwide, known locally as Allied) building to their existing parking garage. The City Council approved an 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 office building to their existing parking garage.

## FISCAL IMPACT:

Amount: \$556,000 Construction Contract

Funding Source: 2006-2007 CIP, Page Sidewalk-5, Downtown Skywalk System, SID094, Various Funding, being:

- \$123,434.19 in private funds from Nationwide; and
- \$432,565.81 in FY07 TIF-backed G.O. Bonds

## ADDITIONAL INFORMATION:

On July 10, 2006, under Roll Call No. 06-1303, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Skywalk 11C -11D, Allied Phase 2 to the Allied Garage. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and 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.

Sealed bids for said improvement were submitted by the following bidders:

Ryan Companies, West Des Moines, IA  
Neumann Brothers, Inc., Des Moines, IA

The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D Ray Drive, Des Moines, Iowa at 11:00 a.m. on August 1, 2006.

The City Engineer has determined that the lowest responsible, responsive bid for the construction of said improvement was submitted by Ryan Companies in the amount of \$556,000. The Finance Director has determined that funds are available for said improvement as stated above.

**PREVIOUS COUNCIL ACTION(S):**

Date: July 10, 2006

Roll Call Number: 06-1303

Action: Ordering Construction of the following: [Skywalk](#) 11C-11D, Allied Phase 2 to Allied Garage – Receiving of bids, (8-1-06), and Setting date of hearing, (8-7-06). (Construction Estimate - \$575,000). ([Council Communication No. 06-438](#)).

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](#)).

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.

**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:**

Partial payments to the contractor and final acceptance of work.