



Council Communication

Office of the City Manager

Date

November 20, 2006

Agenda Item No. 52

Roll Call No. 06-

Communication No. 06-723

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

AGENDA HEADING:

Approving and authorizing the execution of the Agreement between the City of Des Moines, Principal Life Insurance Company, and the Des Moines River Front Development Authority for Construction and Funding of the Center Street Bridge Project.

SYNOPSIS:

Recommend approval of the agreement between the City of Des Moines, Principal Life Insurance Company (J. Barry Griswell, Chairman and CEO, 711 High, Des Moines, Iowa), and Des Moines River Front Development Authority (Mary O'Keefe, President, 711 High, Des Moines, Iowa) for construction and funding of the Center Street Bridge Project. The agreement provides for private funding by Principal Life Insurance Company for a portion (\$1,173,500) of the \$12,500,000 estimated construction cost plus 100% of the \$2,000,000 estimated professional services costs associated with the project.

FISCAL IMPACT:

Amount: \$12,459,253 estimated construction cost

Funding Source: Various funding sources for construction as follows:

- \$3,000,000 Vision Iowa (State) funds, 2006-07 CIP, Page Park Improvements-22, PKS162
- \$500,000 TIF to be issued in June 2007, 2006-07 CIP, Page Park Improvements-22, PKS162
- \$7,826,500 Federal transportation funding earmarks described in IDOT Agreement
- \$1,132,753 Private funds from Principal Life Insurance Company

In addition, Principal Life Insurance Company is funding an estimated \$2 million for professional services, including design and construction phase services.

ADDITIONAL INFORMATION:

This agreement provides for the construction of the Principal Riverwalk Center Street Bridge. The pedestrian bridge spans 400 feet across the Des Moines River just upstream of the Center Street Dam. The bridge is the Riverwalk's northern link providing an east/west pedestrian and bicycle connection across the river. The proposed bridge has twin-curved decks to separate bicycle and pedestrian trail users. This project provides for the bridge construction and temporary trail connections at each end, which is scheduled to be bid by the IDOT on February 20, 2007. Permanent trail connections will be included in future Riverwalk construction projects. At this time, efforts are underway to secure the funding that will be needed to complete the remaining elements of the Riverwalk project. Project

agreements will be drafted for City Council consideration as funding is identified for future Riverwalk projects.

The funding agreement provides that Principal will be responsible for paying all costs that are incurred prior to availability of Federal, State, and City funding sources. The Federal funds administered through the Iowa Department of Transportation are not fully available until Federal fiscal year 2009. With the projected schedule and anticipated funding, the full amount of Vision Iowa funds will not be available until 2009 or later. The Federal, State, and City funds will be reimbursed to Principal as they become available.

Maintenance of the Center Street Bridge will be addressed as part of the Downtown Maintenance Agreement relating to the Principal Riverwalk, East Locust Streetscape, M.L. King, Jr. Parkway, and Western Gateway Park. Major Capital improvements, technical structural inspections, and major repairs that are necessary outside the limits of routine maintenance will be the responsibility of the City of Des Moines as the owner of the Center Street Bridge.

PREVIOUS COUNCIL ACTION(S):

Date: October 24, 2005

Roll Call Number: 05-2600

Action: Vision Iowa Program Grant Award Agreement for the construction of the Rediscovering the Rivers Project including the Principal Riverwalk and Meredith Riverpoint Trail. (Council Communication No. 05-596). Moved by Hensley to adopt. Motion Carried 7-0.

Date: May 23, 2005

Roll Call Number: 05-1271

Action: Status report on Principal Riverwalk and related items. (Council Communication No. 05-306). Moved by Hensley to approve. Motion Carried 7-0.

Date: April 25, 2005

Roll Call Number: 05-1062

Action: Intergovernmental 28E Agreement with the Des Moines Riverfront Development Authority, for planning, constructing and maintaining riverfront improvements in the Downtown area. (Council Communication No. 05-230). Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: June 6, 2006

Roll Call Number: NA

Action: The Urban Design Review Board, by 6-0 vote, recommends approval of the final design plans for the Center Street Pedestrian Bridge.

Date: April 26, 2006

Roll Call Number: ZON 2006-00042

Action: The Board of Adjustment, by a vote of 5-0, granted an exception to Downtown-Riverfront District regulations of 37.5' over the maximum permitted 75' height to allow construction of a pedestrian bridge with a height up to 112.5'.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal Council action on construction projects.