



Council Communication

Office of the City Manager

Date February 12, 2007

Agenda Item No. 10
Roll Call No. 07-
Communication No. 07-055
Submitted by: **Jeb E. Brewer, P.E.**
City Engineer

AGENDA HEADING:

Approving Professional Services Agreement with 360 Architecture, Inc. for design and construction phase services for Skywalks 11D-12D and 11C-12B, not to exceed \$311,350.

SYNOPSIS:

Recommend approval of the Professional Services Agreement with 360 Architecture Inc., J. Bradley Schrock, Principal, 2020 Baltimore, Suite 400, Kansas City MO, 64108, for a lump sum amount of \$276,350 and reimbursable expenses not to exceed \$35,000, to provide professional services for design and construction phase services for Skywalks 11D-12D and 11C-12B. Skywalk Bridge 11D-12D over 12th Street will connect the addition currently under construction to the Nationwide Mutual Insurance Company (Nationwide) building on the east side of 12th Street to their proposed office building on the west side of 12th Street. Skywalk Bridge 11C-12B will connect the existing Nationwide parking garage on the northeast corner of the intersection of 12th & Mulberry Streets to their proposed parking garage on the southwest corner of the intersection.

FISCAL IMPACT:

Amount: \$311,350

Funding Source: 2006-2007 CIP, Page Sidewalk-5, SID094, Downtown Skywalk System, TIF.

ADDITIONAL INFORMATION:

On May 8, 2006 by Roll Call 06-950, the City Council approved an Urban Renewal Development Agreement with Nationwide under which the City is responsible for the design and construction of Skywalk Bridge 11D-12D and 11C-12B. Skywalk Bridge 11D-12D over 12th Street will connect the addition currently under construction to the Nationwide Mutual Insurance Company (Nationwide) building on the east side of 12th Street to their proposed office building on the west side of 12th Street. Skywalk Bridge 11C-12B will connect the existing Nationwide parking garage on the northeast corner of the intersection of 12th & Mulberry Streets to their proposed parking garage on the southwest corner of the intersection. The agreement also states the City should endeavor to use the same design consultant for these skywalks as Nationwide is using for the new office buildings. Nationwide has contracted with 360 Architecture, Inc. for design and construction phase services for both the addition currently under construction and their new office building on the west side of 12th Street. Staff has received and evaluated a proposal from 360 Architecture, Inc. for design and construction phase services for Skywalk Bridges 11D-12D and 11C-12B. It is anticipated, that the skywalk bridge between the two parking garages will be a diagonal bridge over the intersection of 12th & Mulberry Streets. The proposal does

include exploring the possibility of constructing two bridges at 12th & Mulberry Streets, which would require support structure in the public right-of-way, but if the two-bridge concept is adopted, the agreement with 360 Architecture, Inc. would need to be modified. The fees are comparable to the fees for recently constructed skywalks. Due to the coordination issues with Nationwide's current building addition and proposed office building, staff recommends approval of the agreement with 360Architecture, Inc. and has negotiated a reasonable fee for these professional services.

PREVIOUS COUNCIL ACTION(S):

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: 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:

Standard process to receive bids and award contract for skywalk bridge construction.