



Council Communication

Office of the City Manager

Date

March 12, 2007

Agenda Item No. 45
Roll Call No. 07-
Communication No. 07-140
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Hearing on Center Street Pedestrian Bridge (Riverwalk): Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Cramer and Associates, Inc., Robert Cramer, President/CAO, 990 NE 44th Avenue, Des Moines, IA, 50313, \$9,466,017.50.

SYNOPSIS:

This is a public hearing to allow for public input on the Center Street Pedestrian Bridge (Riverwalk) and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This improvement 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 was bid by the Iowa Department of Transportation (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.

FISCAL IMPACT:

Amount: \$9,466,017.50 Construction Contract (\$12,490,000 City Engineer's Estimate)

Funding Source: 2006-2007 CIP, Page Park-23, Riverwalk, PKS162, Various Funding, Being: \$1,984,000 available in Federal Earmark Section 117 funds (100% of construction is eligible), \$742,500 available in Federal Earmark Section 112 funds (100% of construction is eligible), \$3,400,000 in Federal SAFETEA-LU HP 3298 funds over Federal Fiscal Years 2005-2009, \$935,000 in Federal SAFETEA-LU TI 125 funds over Federal Fiscal Years 2005-2009, \$1,904,517.50 in State Vision Iowa funds over Fiscal Years 2007-2009, \$500,000 in Des Moines TIF funds in FY 2007-2008, and Principal Life Insurance Company is responsible to pay all costs in excess of available funding and advance funds to cover costs that are incurred prior to the funding availability, and are fully responsible for approximately \$2.5 million for professional services.

ADDITIONAL INFORMATION:

On November 20, 2006, under Roll Call 06-2333, the City Council approved an 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, which 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 IDOT 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 is 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 which was approved by the City Council on September 25, 2006, under Roll Call 06-1930. 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.

On February 12, 2007, under Roll Call No. 07-196, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Center Street Pedestrian Bridge (Riverwalk). 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 Center Street Pedestrian Bridge (Riverwalk), 12-2006-005. The improvement includes new bridge construction including: structural steel, structural concrete (bridge), reinforcing steel, concrete drilled shafts, ornamental railings, removal of existing structures, Class 20 excavation, temporary shoring, Class E revement, HMA recreation trail, removal of retaining wall and footing, PCC retaining wall, safety closure, construction survey, temporary concrete barrier rail, mobilization, disc bearing, hanger assemblies, preformed elastomeric compression seal, lighting, non-skid walking surface, non-skid glass panels, clearing and grubbing, furnish and spread top soil, concrete slope protection, erosion control, seeding and traffic control all in accordance with the contract documents including Plan File Nos. 471-001/086 on the Center Street Pedestrian Bridge (Riverwalk) over the Des Moines River in Des Moines, Polk County, Iowa.

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

Cramer and Associates, Inc., Des Moines, IA
Jensen Construction Co., Des Moines, IA

The bids, in accordance with a previously approved IDOT Agreement, were received and opened by the IDOT on February 20, 2007.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Cramer and Associates, Inc. in the amount of \$9,466,017.50, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.

Construction of the Center Street Pedestrian Bridge will require the removal of approximately one-half of the parking spaces in the parking lot north of the Armory Building. Staff has reviewed the on-street parking in the vicinity of the Armory Building, and has determined that replacement parking could be provided along sections of East Des Moines Street and East Grand Avenue. Parking would be restricted

to City employee vehicles displaying an employee-parking permit between the hours of 7:00 a.m. to 4:00 p.m. Monday through Friday.

Because of the parking demand in these same areas for evening meetings at City Hall and for evening and weekend activities at the Brenton Ice Skating Rink, general public parking would be allowed after 4:00 p.m. and on weekends, on an available space basis. In addition, there is a significant amount of public parking available for Armory Building and City Hall customers along Robert D Ray Drive and on the Grand Avenue and Locust Street bridges.

The design of other Riverwalk projects is being finalized. Construction of the remaining Riverwalk project components is dependant on receiving additional funding. With the award of the Center Street Pedestrian Bridge construction project, all available funding has been committed except for approximately \$1 million in State Vision Iowa funds.

PREVIOUS COUNCIL ACTION(S):

Date: February 12, 2007

Roll Call Number: 07-196

Action: Ordering construction of the Center Street Pedestrian Bridge (Riverwalk) – Receiving of bids (IDOT), (2-20-07), and Setting date of hearing, (3-12-07). (Construction Estimate - \$12,490,000). (Council Communication No. 07-056) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: November 20, 2006

Roll Call Number: 06-2333

Action: Agreement with Principal Life Insurance Company and Des Moines River Front Development Authority for construction and funding of Center Street Bridge Project. (Council Communication No. 06-723) Moved by Kiernan to adopt. Motion Carried 6-0.

Date: November 20, 2006

Roll Call Number: 06-2334

Action: Approving Iowa Department of Transportation Agreement for the Center Street Bridge. (Council Communication No. 06-721) Moved by Kiernan to adopt. Motion Carried 6-0.

Date: September 25, 2006

Roll Call Number: 06-1930

Action: Management and Operations Agreement between the City of Des Moines, Des Moines Riverfront Development Authority (RDA) and Des Moines Downtown Self Supported Municipal Improvement District (SSMID) for Gateway West Park, Principal Riverwalk, MLK Parkway and East Village Streetscape and exemption from the procurement ordinance requirements. (Council Communication No. 06-605) Moved by Coleman to adopt. Motion Carried 6-0.

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: March 1, 2007

Roll Call Number: NA

Action: The Plan and Zoning Commission, by a vote of 6-4, approved the request from the City Engineer to permanently close the southern 400 feet of West River Drive to through vehicular traffic at a point east of 2nd Avenue near the Center Street Dam as part of the Center Street Bridge project in furtherance of the Rediscovering the Rivers Master Plan subject to provision of signage and barricades on West River Drive at the intersection with Illinois Street. (11-2007-1.06)

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:

Partial payments to the contractor and final acceptance of work.