



# Council Communication

Office of the City Manager

Date

September 10, 2007

Agenda Item No. 6C  
Roll Call No. 07-  
Communication No. 07-558  
Submitted by: Jeb E. Brewer, P.E.,  
City Engineer

## AGENDA HEADING:

Ordering construction of the following: Skywalks 11D-12D & 11C-12B at Allied - Receiving bids, (10-9-07), and Setting date of hearing, (10-22-07). (Construction Estimate - \$2,415,000).

## SYNOPSIS:

Recommend the City Council proceed with construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. Skywalk Bridge 11D-12D over 12th Street north of Walnut Street will connect the new Nationwide Mutual Insurance Company Phase 2 Addition to the Phase 3 Addition. Skywalk Bridge 11C-12B over the intersection of 12th and Mulberry Streets will connect the new Nationwide Mutual Insurance Company Parking Garage 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 these skywalk bridges.

## FISCAL IMPACT:

Amount: \$2,415,000 City Engineer's Estimate, (\$1,881,445.50 City cost)

Funding Source: 2007-2008 CIP, Page Sidewalk-6, Downtown Skywalk System, SID094, various funding, being: \$533,554.50 in private funds from Nationwide and \$1,881,445.50 in TIF-backed G.O. Bonds based on the Engineer's Estimate including an interim loan of \$740,000 in TIF-backed G.O. Bonds from CIP Page Street-25, STR138

## ADDITIONAL INFORMATION:

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Skywalks 11D-12D & 11C-12B at Allied, 12-2007-001. The improvement includes construction of two separate skywalk bridges 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. 474-58/83 over 12th Street north of Walnut Street (11D-12D) and diagonally over the intersection of 12th and Mulberry Streets (11C-12B), Des Moines, Iowa.

The estimated construction cost is \$2,415,000. 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: February 12, 2007

Roll Call Number: 07-202

Action: Approving Professional Services Agreement with 360 Architecture, Inc. for design and construction phase services for Skywalk Bridges 11D-12D, 12<sup>th</sup> and Walnut & 11C-12B, 12<sup>th</sup> and Mulberry, not to exceed \$311,350. (Council Communication No. 07-055) Moved by Hensley to adopt. Motion Carried 7-0.

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:**

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.