



Council Communication

Office of the City Manager

Date

October 22, 2007

Agenda Item No. 51
Roll Call No. 07-
Communication No. 07-640
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Hearing on Skywalks 11D-12D & 11C-12B at Allied: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Neumann Brothers, Inc., Marshall G. Linn III, President/CEO, \$1,664,000.

SYNOPSIS:

This is a public hearing to allow for public input on the Skywalks 11D-12D & 11C-12B at Allied and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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: \$1,664,000 Construction Contract (\$2,415,000 City Engineer's Estimate)

Funding Source: 2007-2008 CIP, Page Sidewalk-6, Downtown Skywalk System, SID094, Various Funding, Being: \$369,119.76 in private funds from Nationwide and \$1,294,880.24 in TIF-backed G.O. Bonds based on the Engineer's Estimate including an interim loan of \$155,000 in TIF-backed G.O. Bonds from CIP Page Street-25, STR138

ADDITIONAL INFORMATION:

On September 10, 2007, under Roll Call No. 07-1700, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Skywalks 11D-12D & 11C-12B at Allied. 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 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.

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

- Neumann Brothers, Inc., Des Moines, IA
- Ryan Companies US, Inc., Davenport, IA, Bid read under advisement

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 October 9, 2007.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Neumann Brothers, Inc., Marshall G. Linn III, President/CEO, 1435 Ohio Street, Des Moines, IA, 50314 in the amount of \$1,664,000, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.

PREVIOUS COUNCIL ACTION(S):

Date: September 10, 2007

Roll Call Number: 07-1700

Action: Ordering construction of the following: [Skywalks](#) 11D-12D & 11C-12B at Allied – Receiving of bids, (10-9-07), and Setting date of hearing, (10-22-07). (Construction Estimate - \$2,415,000). ([Council Communication No. 07-558](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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, 12th and Walnut & 11C-12B, 12th 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:

Partial payments to the contractor and final acceptance of work.