

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	March 9, 2009
	Agenda Item No. 5A Roll Call No. <u>09-</u> Communication No. <u>09-148</u> Submitted by: Jeb E. Brewer, P.E. City Engineer	

AGENDA HEADING:

Ordering construction of the following: High Street Realignment - 10th Street to 14th Street - Phase 2 - Receiving bids, (3-24-09), and Setting date of hearing, (4-6-09). (Construction Estimate - \$680,000).

SYNOPSIS:

Recommend the City Council proceed with construction of this improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. As one of the conditions of the Urban Renewal Development Agreement with Wellmark, Inc. for Wellmark's new corporate headquarters, the City is required to construct a major realignment of High Street to allow for a more efficient design of the Wellmark corporate headquarters and parking garage. Construction of the Phase 1 of the High Street alignment began in August 2008. This project is the second phase of the High Street Alignment.

FISCAL IMPACT:

Amount: \$680,000 City Engineer's Estimate

Funding Source: 2009-2010 CIP, Page Street-17, High Street Realignment - 10th Street to 14th Street, STR204 being 50% in RISE funds, \$340,000, and 50% from Polk County, \$340,000

ADDITIONAL INFORMATION:

On April 21, 2008, by Roll Call No. 08-715, the City Council approved an Urban Renewal Development Agreement with Wellmark, Inc. for the redevelopment of the three block area bounded by Grand Avenue, relocated High Street and 11th and 14th Streets for use as Wellmark's new corporate headquarters. As one of the terms, the City is required to construct a major realignment of High Street to allow for a more efficient design of the Wellmark corporate headquarters and parking garage. The planned relocation of High Street between 10th and 14th Streets must be completed to create the parcels needed by Wellmark for the new office building and garage/multi-use building.

The Polk County Board of Supervisors agreed to assist the City in the retention of Wellmark's home office facilities and the associated employment opportunities by making a grant to the City for the relocation of High Street, which was approved by the City Council on May 5, 2008, under Roll Call No, 08-276.

On May 19, 2008, under Roll Call No, 08-310, the City Council approved an Iowa Department of

Transportation RISE agreement for High Street Improvements funding. This RISE grant is for 50 percent of the total cost of eligible project costs, up to a maximum amount of \$2,588,456.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the High Street Realignment - 10th Street to 14th Street - Phase 2, 06-2008-008. The improvement includes pavement removal and replacement, sidewalk removal and replacement, excavation, storm sewer, water main relocation, traffic signals, pavement markings, construction survey, sodding and site restoration, all accordance with the contract documents including Plan File Nos. 496-88/128, on High Street from 12th Street to 14th Street, Des Moines, Iowa.

The estimated construction cost is \$680,000. 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: July 28, 2008

Roll Call Number: 08-1361

Action: On High Street Realignment-10th Street to 14th Street-Phase 1: Resolution approving plans, specifications, form of contract documents, Engineer's Estimate and designating lowest responsible bidder as Sternquist Construction, Inc., (Britt Sternquist, President), \$677,698.70. (Council Communication No. 08-443) Moved by Hensley to adopt. Motion Carried 7-0.

Date: July 28, 2008

Roll Call Number: 08-1362

Action: Approving contract and bond, and permission to sublet. Moved by Hensley to adopt. Motion Carried 7-0.

Date: May 19, 2008

Roll Call Number: 08-855

Action: Approving and authorizing execution of Iowa Department of Transportation (IDOT) Rise Agreement for High Street improvements. (Council Communication No. 08-310) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: May 5, 2008

Roll Call Number: 08-834

Action: Letter of Agreement with Polk County for grant to be used for realignment of High Street, 11th Street and 14th Street for Wellmark's new home office facility. (Council Communication No. 08-276) Moved by Vlassis to adopt. Motion Carried 6-1.

Date: April 21, 2008

Roll Call Number: 08-715

Action: Items regarding Wellmark Urban Renewal Development Agreement: (Council Communication No. 08-217) (A) Hearing on proposed Urban Renewal Development Agreement with Wellmark, Inc., and vacation and conveyance of property in the three-block area bounded by High Street, Grand Avenue, 11th Street and 14th Street, \$1,586,000. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

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.

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