

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	April 6, 2009
	Agenda Item No. 59 Roll Call No. <u>09-</u> Communication No. <u>09-202</u> Submitted by: Jeb E. Brewer, P.E. City Engineer	

AGENDA HEADING:

Hearing on High Street Realignment - 10th Street to 14th Street - Phase 2: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating lowest responsible bidder as Corell Contractor, Inc., Grant S. Corell, President, 1300 Lincoln Street, West Des Moines, IA, 50265, \$621,276.38.

SYNOPSIS:

This is a public hearing to allow for public input on the High Street Realignment - 10th Street to 14th Street - Phase 2 and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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 provide a fire-lane roadway and improve the geometric alignment of high Street and 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: \$621,276.38 Construction Contract (\$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, \$310,638.19, and 50% from Polk County, \$310,638.19

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 provide a fire-lane roadway and improve the geometric alignment of High Street and 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.

On March 9, 2009, under Roll Call No. 09-364, the City Council received and filed 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. 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 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.

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

Corell Contractor, Inc., West Des Moines, IA
Sternquist Construction Inc., Indianola, IA
Manatts, Inc., Johnston, IA
Elder Corporation, Des Moines, IA
Jasper Construction Services, Inc., Newton, IA
Hawkeye Paving Corp., Bettendorf, IA - Bid read under advisement
Concrete Technologies, Inc., Urbandale, IA
Van Hauen & Associates, Inc., Grimes, 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 March 24, 2009.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Corell Contractor, Inc. in the amount of \$621,276.38, 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: March 9, 2009

Roll Call Number: 09-364

Action: Ordering construction of the following: High Street Realignment – 10th Street to 14th Street – Phase 2: Receiving of bids, (3-24-09), and Setting date of hearing, (4-6-09). (Construction Estimate - \$680,000). (Council Communication No. 09-148) Moved by Vlassis to adopt. Motion Carried 7-0.

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:

Partial payments to the contractor and final acceptance of work.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.