



Council Communication

Office of the City Manager

Date

April 26, 2010

Agenda Item No. 6A
Roll Call No. 10-
Communication No. 10-223
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 3 - Receiving bids, (5-11-10), and Setting date of hearing, (5-24-10). (Construction Estimate - \$531,298).

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. 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. The High Street Realignment project was divided into three phases to accommodate the Wellmark building construction schedule. This project is the final phase of the realignment project and will complete the street reconstruction between 11th Street and 12th Street north of the new parking garage and install new traffic signals for the overall project.

FISCAL IMPACT:

Amount: \$531,298 City Engineer's Estimate

Funding Source: 2010-2011 CIP, Page Street-25, High Street Realignment - 10th Street to 14th Street, STR204, Being: 50% in RISE funds, \$265,649, and 50% from Polk County \$265,649

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 five-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. 08-834.

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 High Street Realignment project was divided into three construction phases to accommodate the Wellmark building construction schedule. The first phase contract was awarded by the City Council to Sternquist Construction, Inc., Britt Sternquist, President, 1110 N 14th Street, Indianola, Iowa in July 2008, and was accepted as complete in August 2009. The second phase contract was awarded by the City Council to Corell Contractor, Inc., Grant S. Corell, President, 1300 Lincoln Street, West Des Moines, Iowa in April 2009, and will be completed this summer. This project is the final phase of the realignment project and will complete the street reconstruction between 11th Street and 12th Street north of the new parking garage and install new traffic signals for the overall project.

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 3, 06-2009-014. The improvement includes pavement removal and replacement, HMA overlay, excavation, subdrains, adjustment of storm sewer structures, traffic signals, pavement markings, construction survey, landscaping and site restoration all accordance with the contract documents including Plan File Nos. 519-01/33 at High Street from 10th Street to 14th Street, Des Moines, Iowa.

The estimated construction cost is \$531,298. 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: August 24, 2009

Roll Call Number: 09-1526

Action: Accepting completed construction and approving final payment for Sternquist Construction Inc. – High Street Realignment – 10th Street to 14th Street – Phase 1. Moved by Kiernan to adopt. Motion Carried 7-0.

Date: April 6, 2009

Roll Call Number: 09-589

Action: On High Street Realignment – 10th Street to 14th Street – Phase 2: Resolution approving plans, specifications, form of contract documents, Engineer's Estimate and designating lowest responsible bidder as Corell Contractor, Inc., (Grant S. Corell, President), \$621,276.38. (Council Communication No. 09-202

) Moved by Hensley to adopt. Motion Carried 6-1. Absent: Meyer.

Date: April 6, 2009

Roll Call Number: 09-590

Action: Approval of contract and bond and permission to sublet. Moved by Hensley to adopt. Motion Carried 6-1. Absent: Meyer.

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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