

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: May 24, 2010
	Agenda Item No. 57 Roll Call No. <u>10-849</u> Communication No. <u>10-297</u> Submitted by: Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Hearing on High Street Realignment - 10th Street to 14th Street - Phase 3: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids and designating lowest responsible bidder as Manatts, Inc., Bradford J. Manatt, President, 6333 NE Beaver Road, Johnston, Iowa 50131, \$507,707.95.

SYNOPSIS:

This is a public hearing to allow for public input on the High Street Realignment - 10th Street to 14th Street - Phase 3 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 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: \$507,707.95 Construction Contract (\$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, \$253,853.97, and 50% from Polk County \$253,853.98.

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, relocating High Street, 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, 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 available 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.

On April 26, 2010, under Roll Call No. 10-577, 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 3. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, form of contract documents and 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, sub drains, adjustment of storm sewer structures, traffic signals, pavement markings, construction survey, landscaping and site restoration, all in accordance with the contract documents including Plan File Nos. 519-01/31 at High Street from 10th Street to 14th Street, Des Moines, Iowa.

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

Manatts, Inc., Johnston, IA
Elder Corporation, Des Moines, IA
Sternquist Construction Inc., Indianola, IA
Alliance Construction Group, LLC, Grimes, IA
Grimes Asphalt & Paving Corp., Grimes, IA

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 May 11, 2010.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Manatts, Inc. in the amount of \$507,707.95, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement

PREVIOUS COUNCIL ACTION(S):

Date: April 26, 2010

Roll Call Number: [10-577](#)

Action: Ordering construction of the following: [High](#) Street Realignment – 10th Street to 14th Street – Phase 3: Receiving of bids, (5-11-10), and Setting date of hearing, (5-24-10). (Construction Estimate - \$531,298). ([Council Communication No. 10-223](#)) Moved by Coleman 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: 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: 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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