



Council Communication

Office of the City Manager

Date:	March 28, 2011
Agenda Item No.	6F
Roll Call No.	<u>11-0500</u>
Communication No.	<u>11-195</u>
Submitted by:	Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Ordering construction of the following: Demolition at 717 Grand Avenue former YWCA - Receiving bids, (4-26-11), and Setting date of hearing, (5-9-11). (Construction Estimate - \$1,650,000).

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. The project includes the demolition of the former YWCA building.

FISCAL IMPACT:

Amount: \$1,650,000 City Engineer's Estimate

Funding Source: 2011 Operate Budget, Page 56, YWCA Acquisition, OPR187, Being: Economic Development Enterprise Account to be reimbursed with Tax Increment Funds (TIF) generated by the Downtown TIF District

ADDITIONAL INFORMATION:

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the Demolition at 717 Grand Avenue former YWCA, 25-2011-006. The improvement includes demolition of the former YWCA at 717 Grand Avenue, Des Moines, Iowa, protection of the existing skywalk structures, which will remain in place, site clearance, and disconnection of utilities; all in accordance with the contract documents including Plan File Nos. 527-007/023.

The estimated cost is \$1,650,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.

The skywalk system extends through the former YWCA at 717 Grand Avenue. The corridor through the former residential tower of the YWCA connects on the west to the bridge over 8th Street to 801 Grand Avenue. The skywalk east of the residential tower is on the roof of the former YWCA day care and then turns north and connects to the 7th and Grand Parking Garage. This segment of the skywalk system will remain open during and after the demolition of the former YWCA. The demolition contract includes the following:

- The skywalk shall remain open during normal skywalk hours from 6:00 a.m. to 6:00 p.m. For safety concerns of skywalk users, the contractor will be required to do demolition of the residential tower abutting the skywalk corridor between 6:00 p.m. to 10:00 p.m. During this period, the skywalk system will be closed from High Street to the west side of the 8th Street Skywalk Bridge. After the demolition work abutting the skywalk corridor has advanced to the point where it is no longer a safety concern, the contractor will be allowed to do the remainder of the demolition work during normal business hours.
- The south elevation of the skywalk along Grand Avenue from the Parking Garage to the 8th Street Bridge will not change. The street level windows will remain unchanged. The fourth and fifth floors of the residential tower will be removed, and the floor of the fourth floor will become the roof of the skywalk. The brick veneer on the south and west side of the tower will remain in place as part of the skywalk. The north side of the skywalk corridor where the residential tower is being demolished will be removed to an existing concrete block wall, which will be painted to coordinate with the skywalk bridges. The street level area under the skywalk from the Parking Garage to 8th Street will be enclosed and secured; however, since there aren't any utilities serving this area (water, sewer, electric, or restrooms), the space is not useable.

PREVIOUS COUNCIL ACTION(S):

Date: November 8, 2010

Roll Call Number: [10-1893](#)

Action: [On](#) Asbestos Removal at 717 Grand Avenue Former YWCA: Resolution approving plans, specifications, form of contract documents, Engineer's estimate, and designating lowest responsible bidder as REW Services Corporation, (Pete Walter, President), \$119,523. ([Council Communication No. 10-671](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Roll Call Number: [10-1894](#)

Action: [Approval](#) of contract and bond. Moved by Hensley to adopt. Motion Carried 7-0.

Date: August 9, 2010

Roll Call Number: [10-1326](#)

Action: [Regarding](#) purchase of the YWCA Property for \$490,000. ([Council Communication No. 10-504](#)) Moved by Hensley to approve the amendment to the purchase price for the YWCA property as identified above, to approve closing on the purchase of the properties owned by the YWCA and by the Estate of Charles W. Rogg, and to authorize the City Manager to proceed with preparation of a contract and specifications and soliciting bids for the demolition of the YWCA building; also refer to City Manager to report on a timeline and plan for the building. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: 01/18/2011

Resolution Number: N/A

Action: Presented to the Urban Design Review Board as informational item.

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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