 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 13, 2015
	Agenda Item No. 6D Roll Call No. [] Communication No. <u>15-365</u> Submitted by: Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Ordering construction (demolition) of the following: 7th and Grand Parking Garage Demolition - Receiving bids, (8-11-15), and Setting date of hearing, (8-24-15). Construction Estimate - \$6,100,000.

SYNOPSIS:

Recommend the City Council proceed with construction of the improvement (demolition) and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. The 7th and Grand parking ramp is estimated to be at the end of its useful life in 2019. At the request of Principal Financial Group, the City Council agreed to accelerate the replacement of this parking ramp to better coordinate with Principal’s \$238 million campus redevelopment project. This demolition contract will be followed by a separate contract to construct a new parking ramp in early 2016.

FISCAL IMPACT:

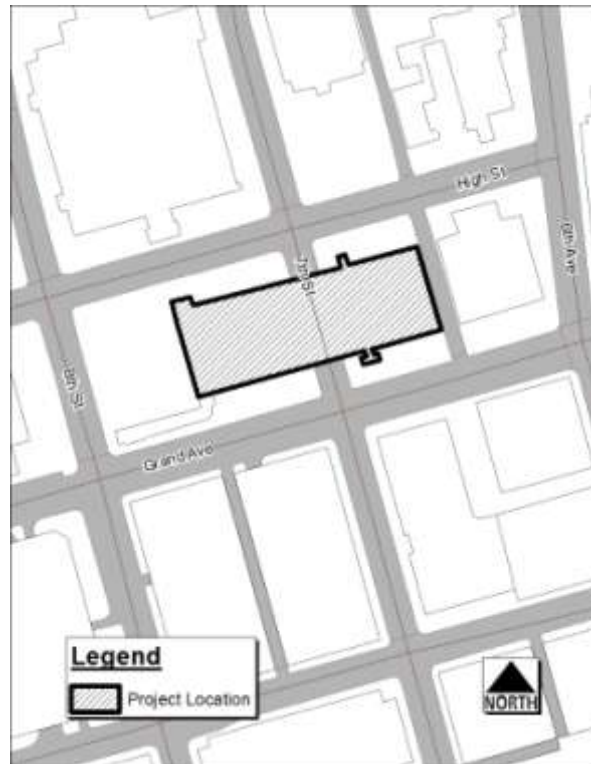
Amount: \$6,100,000 (City Engineer's Estimate)

Funding Source: 2015-2016 Capital Improvement Program (CIP), Page Parking - 6, 7th and Grand Parking Replacement, PG034, TIF-Backed G. O. Bonds to be issued

ADDITIONAL INFORMATION:

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer’s estimate for the 7th and Grand Parking Garage Demolition, 25-2015-033. The project includes demolition of the existing 7th and Grand parking garage and remaining YWCA building. Work includes clearing and grubbing, demolition of the existing structures, protection of existing skywalk bridges which will remain in place, engineered fill, disconnection of utilities and traffic control; all in accordance with the contract documents including Plan File Nos. 561-103/129, at 655 Grand Avenue, Des Moines, Iowa.

The estimated cost is \$6,100,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office. Communication to existing parkers regarding the upcoming closure of the ramp and relocation options is being handled by the City’s parking contractor, ABM Parking Services. Direct communication has also been sent to Downtown Community Alliance, Downtown Neighbors Association, the Convention and Visitors Bureau and the Skywalk Association.



PREVIOUS COUNCIL ACTION(S):

Date: March 23, 2015

Roll Call Number: [15-0488](#)

Action: [Approving](#) Professional Services Agreement with Substance Architecture LLC, for the 7th and Grand Parking Ramp, not to exceed \$1,971,000. ([Council Communication No. 15-138](#)) Moved by Hensley to adopt. Motion Carried 6-1.

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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