 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: June 11, 2018
	Agenda Item No. 7C Roll Call No. <u>18-0970</u> Communication No. <u>18-298</u> Submitted by: Steven L. Naber, P.E., City Engineer

AGENDA HEADING:

Ordering construction of the following: 9th & Locust Parking Garage Skywalk Renovation - Receiving bids, (6-26-18), and Setting date of hearing, (7-9-18). Construction Estimate - \$560,000.

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 9th & Locust Parking Garage currently has skywalk corridors on all four (4) sides. This project provides for the removal of the skywalk corridors on the north and east side of the 9th & Locust Parking Garage. These areas will be replaced with parking stalls, which will add parking revenue. This project will also provide the following benefits, which will result in a substantial savings over time to the City:

- Removing the sprinkler system from the corridors (no longer required by code with north and east corridors removed) avoiding need for replacement and future maintenance.
- Removing the heating, ventilation, and air conditioning (HVAC) systems in the north and east corridors avoiding need for replacement and future maintenance; also salvaging HVAC units from removed north and east skywalk corridors for future service and repairs to the HVAC systems for the remaining south and west skywalk corridors.
- Taking northeast and southwest elevators out of service avoiding need for replacement and future maintenance; also salvaging elevator parts to service the northwest and southeast elevators remaining in service.

FISCAL IMPACT:

Amount: \$560,000 (City Engineer's Estimate)

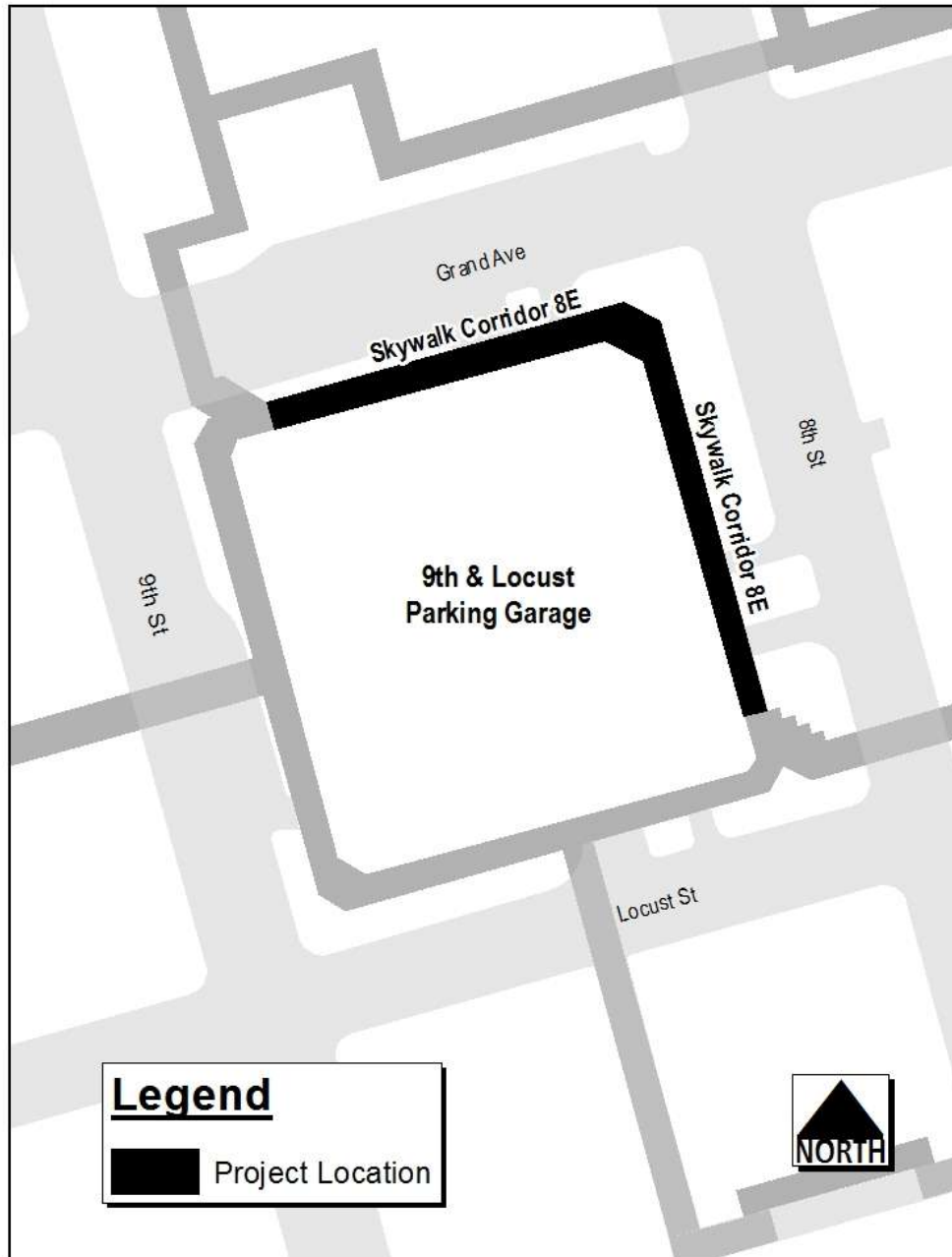
Funding Source: 2018-2019 CIP, Page Parking – 4, Parking Facility Rehab/Repair Program, PG016, Parking System Revenue

ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer’s estimate for the construction of the 9th & Locust Parking Garage Skywalk Renovation, 04-2018-008. The improvement includes the modification of parking garage skywalk corridors including demolition, concrete removal, reinforcing steel, concrete patching,

structural concrete, expansion joint repair, lights, outlets, doors, elevator decommissioning and concrete sealing; all in accordance with the contract documents, including Plan File Nos. 582-161/200, located at the 9th & Locust Parking Garage, Des Moines, Iowa.

- The estimated construction cost is \$560,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.



PREVIOUS COUNCIL ACTION(S): NONE

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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