


COUNCIL COMMUNICATION

 <p>CITY OF DES MOINES OFFICE OF THE CITY MANAGER</p>	Number:	18-628	Meeting:	November 19, 2018
	Agenda Item:	11A	Roll Call:	18-1896
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving and authorizing the execution of an agreement between the City of Des Moines and Hubbell Realty Company and HRC NFS I, LLC for construction and funding of a pedestrian bridge over the Raccoon River connecting the proposed Gray's Station to Gray's Lake Park.

SYNOPSIS:

Recommend approval of the agreement between the City and Hubbell Realty Company and HRC NFS I, LLC (hereinafter collectively referred to as Developer) for construction and funding of a pedestrian bridge over the Raccoon River and associated improvements.

FISCAL IMPACT:

Amount: N/A

Funding Source: All costs for construction of the project to be paid by the Developer.

ADDITIONAL INFORMATION:

- The Developer proposes to fund and construct a pedestrian bridge that will connect the Gray's Station development to Gray's Lake Park.
- The Developer contracted with a private engineering consulting firm which completed the engineering design of the pedestrian bridge.
- The Developer has an agreement with Jensen Construction Company to construct the pedestrian bridge.
- The pedestrian bridge will be a three-span bridge from the top of the levee on the north side of the Raccoon River to the proposed embankment on the south side of the river and is approximately 425-feet long. There will be one (1) pier north of the river bank and one (1) pier in the river. The superstructure will be a proprietary-designed, prefabricated, weathering steel, multi-span truss structure. The bridge will be 12-feet wide with a concrete deck.

- The piers will be cast-in-place reinforced concrete with solid column wall columns. The south abutment will be elevated to the top of the levee elevation for flood conveyance and will include sheet piling retaining walls with concrete caps. The south landing will include an overlook platform, Americans with Disabilities Act (ADA) accessible ramp and stairs. The stairs and ramp will both connect to the relocated trail as part of the project. The stairs will have galvanized handrails and a bicycle ramp. The safety railing on the south landing will be galvanized steel with stainless steel cabling. The bridge railing will also be galvanized steel with stainless steel cabling and lighting to mimic the Gray's Lake Bridge features. Landscape materials will also be planted south of the south landing. All as further described, shown as set forth in Plan File No. 584-102/130.
- The pedestrian bridge, and associated improvements, will become property of the City upon acceptance of the project by the City.
- The City is responsible for providing and coordinating construction phase services.
- The Developer has requested the City utilize Shuck-Britson, Inc. (S-B) and its subconsultants, Civil Design Advantage (CDA) and Terracon, Inc., to provide construction administration, inspection and testing services for the project.
- The City has negotiated a Professional Services Agreement with S-B, for a total cost not to exceed \$142,704, to provide construction phase services including engineering support, construction observation and testing, substantial completion punch development, and recommendation for final acceptance.
- S-B shall provide the material review and construction observation for the structural components of the project; CDA shall provide material review and construction observation for the civil components of the project and Terracon, Inc. shall provide soil and construction material testing for the project.
- The Developer has agreed to pay the City for all costs associated with construction phase services, including those costs associated with the City's Professional Services Agreement with S-B and City staff changes. City staff changes are estimated to be \$30,000.
- All construction phase services, including the Professional Services Agreement with S-B (\$142,704) and City staff changes (\$30,000) are estimated based on the Developer's Construction Schedule for the Gray's Station Pedestrian Bridge.

PREVIOUS COUNCIL ACTION(S):

Date: August 14, 2017

Roll Call Number: [17-1407](#), [17-1408](#), and [17-1409](#)

Action: Items regarding Gray's Station in the vicinity of 1300 Tuttle Street: ([Council Communication No. 17-603](#))

- (A) [Final](#) consideration of ordinance to rezone property from "C-3B" (Central Business Mixed Use) and "FW" (Floodway) to "PUD" (Planned Unit Development) to allow redevelopment of 83.73 acres with mixed use, low-medium density residential, high density residential, and open space areas. Moved by Hensley that this ordinance do now pass, [#15,600](#). Motion Carried 6-1.
Nays: Cownie.
- (B) [Urban](#) Renewal Development Agreement with HRC NFS I, LLC and Hubbell Realty Company. Moved by Hensley to adopt. Motion Carried 6-1. Nays: Cownie.
- (C) [Setting](#) date of hearing on approval of documents and conveyance of excess City property, south of and adjoining W. Martin Luther King Jr. Pkwy. and west of and adjoining SW 11th Street, to HRC NFS I, LLC, \$970,000, (8-28-17). Moved by Hensley to adopt. Motion Carried 6-1. Nays: Cownie.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Approving Professional Services Agreement with S-B. for professional construction phase services during construction of the pedestrian bridge.
- Acceptance of the project by the City, taking ownership and providing future maintenance of the pedestrian bridge.

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