



Date May 18, 2015

**RESOLUTION APPROVING CONCEPTUAL PLAN
FOR THE REDEVELOPMENT OF PROPERTY AT 219 8TH STREET
BY EMPLOYERS MUTUAL CASUALTY COMPANY (EMC)**

WHEREAS, on April 20, 2015, by Roll Call No. 15-0703, the City Council approved an Urban Renewal Development Agreement (the "Agreement") with Employers Mutual Casualty Company ("EMC"), whereby EMC agreed construct a four-story building at the southeast corner of the intersection of 8th Street and Walnut Street, which property is now locally known as 712 Walnut Street and to be known as 219 8th Street (Polk County Assessor District/Parcel #020/01101-001-000), which total project cost is estimated at \$39,000,000, subject to considerations set forth in the resolution and the Agreement; and

WHEREAS, the Agreement provides that the building and associated landscaping, streetscape and site improvements are to be constructed in substantial compliance with a Conceptual Plan to be submitted by EMC for approval by the City; and

WHEREAS, on May 5, 2015, the Urban Design Review Board voted 8-0 in support of a motion to recommend approval of the proposed Conceptual Plan for the project submitted by EMC for the redevelopment of property at 219 8th Street.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the Conceptual Plan for the redevelopment of property at 219 8th Street by Employers Mutual Casualty Company (EMC), which is on file and available for public inspection in the office of the City Clerk, is hereby approved pursuant to Article 2 of the Urban Renewal Development Agreement.

MOVED BY _____ TO ADOPT.

FORM APPROVED:


Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

MOTION CARRIED APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk



April 30, 2015

Erin Olson-Douglas, AIA
City of Des Moines
400 Robert D Ray Drive
Des Moines, IA 50309

Re: EMC 219 8th Street – UDRB Response to Comments for Final Approval
BBSAE Project №: 13022

Erin:

In response to the comments from the Urban Design Review Board, during our Preliminary Presentation on March 3, 2015, please find below and attached further information for consideration and Final Approval.

1. **Curtain Wall Glazing and Fins:** Current design anticipates an insulated triple-glazed, unitized curtain wall system comprised of:
 - a. (3) 1/4" Low-Iron Lites separated by 1/2" aluminum spacers.
 - b. Vision Lites will likely have a LowE coating on surfaces 2 & 4.
 - c. Spandrel Lites will be a combination of a Full-Cover High Opacity White Frit and a Full-Cover Grey Frit on surface 6, backed with an air cavity, 6" of Mineral Fiber Insulation and a Steel Backpan.
 - d. Composite System U-Factor per thermal analysis: 0.132
 - e. Vertical Mullion Caps to be comprised of (2) 2" extruded aluminum fins with a maximum horizontal dimension of 6".

2. **LEED Metrics:** See attached Project Credit Checklist. Project Goal is LEED Silver.

3. **700 Walnut Skywalk Access:** EMC models their sky walk access hours off the downtown Sky Walk ordinance which states the sky walk will be open from 6:00 A.M. to 2:00 A.M. each day. EMC has made the decision to maintain its sky walk circulation 24 hours a day without locking off the sky walk circulation for the four allowable hours. EMC has decided to operate its buildings with the core hours of 6:00 A.M. to 6:00 P.M. EMC campus security requirements dictate controlling the perimeter ground level entrances to these hours to maximize facility and staff safety concerns.

Sincerely,

BROOKS BORG SKILES ARCHITECTURE ENGINEERING LLP

Matthew A. Cole, AIA
Architect | Partner

Project Credit Checklist



EMC: 219 8th Street
LEED for New Construction and Major Renovation v2009 (LEED-NC v2009)

SEBESTA

Delivering Solutions • Improving Lives

March 4, 2015

Project Information Forms

Y	?	N				
Y			PI#1	Minimum Program Requirements	REQ	
Y			PI#2	Project Summary Details	REQ	
Y			PI#3	Occupancy and Usage Data	REQ	
Y			PI#4	Schedule and Overview Documents	REQ	

Sustainable Sites 26

Y	?	N				
Y			SSp1	Construction Activity Pollution Prevention	REQ	
1			SSc1	Site Selection	1	
5			SSc2	Development Density & Community Connectivity	5	
	1		SSc3	Brownfield Redevelopment	1	
6			SSc4.1	Alternative Transportation - Public Transportation Access	6	
		1	SSc4.2	Alternative Transportation - Bicycle Storage and Changing Rooms	1	
	3		SSc4.3	Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles	3	
		2	SSc4.4	Alternative Transportation - Parking Capacity	2	
		1	SSc5.1	Site Development - Protect or Restore Open Habitat	1	
	1		SSc5.2	Site Development - Maximize Open Space	1	
		1	SSc6.1	Stormwater Design - Quantity Control	1	
		1	SSc6.2	Stormwater Design - Quality Control	1	
1			SSc7.1	Heat Island Reduction - Non-Roof	1	
	1		SSc7.2	Heat Island Reduction - Roof	1	
	1		SSc8	Light Pollution Reduction	1	

Water Efficiency 10

Y	?	N				
Y			WEp1	Minimum Water Use Reduction	REQ	
2	2		WEc1	Water Efficient Landscaping	2 to 4	
		2	WEc2	Innovative Wastewater Technologies	1	
3	1		WEc3	Water Use Reduction	2 to 4	

Energy & Atmosphere 35

Y	?	N				
Y			EAp1	Fundamental Commissioning	REQ	
Y			EAp2	Minimum Energy Performance	REQ	
Y			EAp3	Fundamental Refrigerant Management	REQ	
7	7	5	EAc1	Optimize Energy Performance	1 to 19	
		7	EAc2	On-Site Renewable Energy	1 to 7	
2			EAc3	Enhanced Commissioning	2	
2			EAc4	Enhanced Refrigerant Management	2	
1	2		EAc5	Measurement and Verification	1 to 3	
	2		EAc6	Green Power	2	

Materials & Resources 14

Y	?	N				
Y			MRp1	Storage and Collection of Recyclables	REQ	
		3	MRc1.1	Building Reuse - Maintain Existing Walls, Floors and Roofs	1 to 3	
		1	MRc1.2	Building Reuse - Maintain 50% of Interior Non-Structural Elements	1	
1	1		MRc2	Construction Waste Management	1 to 2	
		2	MRc3	Materials Reuse	1 to 2	
2			MRc4	Recycled Content	1 to 2	
1	1		MRc5	Regional Materials	1 to 2	
		1	MRc6	Rapidly Renewable Materials	1	
	1		MRc7	Certified Wood	1	

Indoor Environmental Quality 15

Y	?	N				
Y			IEQp1	Minimum Indoor Air Quality Performance	REQ	
Y			IEQp2	Environmental Tobacco Smoke (ETS) Control	REQ	
		1	IEQc1	Outdoor Air Delivery Monitoring	1	
		1	IEQc2	Increased Ventilation	1	
	1		IEQc3.1	Construction IAQ Management - During Construction	1	
		1	IEQc3.2	Construction IAQ Management - Before Occupancy	1	
1			IEQc4.1	Low-Emitting Materials - Adhesives and Sealants	1	
1			IEQc4.2	Low-Emitting Materials - Paints and Coatings	1	
	1		IEQc4.3	Low-Emitting Materials - Flooring Systems	1	
	1		IEQc4.4	Low-Emitting Materials - Composite Wood and Agrifiber Products	1	
	1		IEQc5	Indoor Chemical and Pollutant Source Control	1	
1			IEQc6.1	Controllability of Systems - Lighting	1	
		1	IEQc6.2	Controllability of Systems - Thermal	1	
1			IEQc7.1	Thermal Comfort - Design	1	
1			IEQc7.2	Thermal Comfort - Verification	1	
		1	IEQc8.1	Daylight and Views - Daylight	1	
		1	IEQc8.2	Daylight and Views - Views	1	

Innovation in Design 6

Y	?	N				
1			IDc1.1	Exemplary Performance: SSc4.1	1	
1			IDc1.2	Exemplary Performance: SSc7.1	1	
1			IDc1.3	Exemplary Performance: TBD	1	
1			IDc1.4	Innovation in Design: LEED-EBOM MRc4	1	
1			IDc1.5	Pilot Credit: TBD	1	
1			IDc2	LEED Accredited Professional	1	

Regional Priority Credits 4

LEED-NC v2009 Options for Zip Code 50309: SSc2, SSc4.1, SSc4.2, SSc6.1, WEc2, MRc2 (75%)

Y	?	N				
1			RPc1.1	Regional Priority Credit: SSc2	1	
1			RPc1.2	Regional Priority Credit: SSc4.1	1	
	1		RPc1.3	Regional Priority Credit: MRc2 (75%)	1	
		1	RPc1.4	Regional Priority Credit: N/A	1	

Final NC Rating: CERTIFIED

48 30 32 Total 110

Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80+

W
S



EMC 219 8th STREET FACILITY

Presentation for Initial Approval

City of Des Moines Urban Design Review Board
March 3, 2015



Project Description

The new office building is located at 219 Eighth Street on the northwest corner of the block bordered by Seventh and Eighth Streets and Walnut and Mulberry Streets.

The new four-story building is designed to be contextually compatible with the existing EMC campus buildings at 717 Mulberry and 700 Walnut. The plans include below grade level parking, tenant space on the first floor facing Walnut Street with printing and mail functions located on the south half. A new skywalk concourse and atrium will be included on the second level along with a new wellness facility. Third floor will include conference rooms, collaboration space and a new auditorium. Fourth floor includes additional office and computer equipment. The penthouse at fifth level includes mechanical and electrical systems.

Size:

Four Levels + Penthouse Above Grade
One Level Below Grade Parking (37 Stalls)
Project Gross Square Footage: 106,700 GSF

Access:

EMC Entry on 8th Street
Tenant Space & Entry on Walnut Street

Cost:

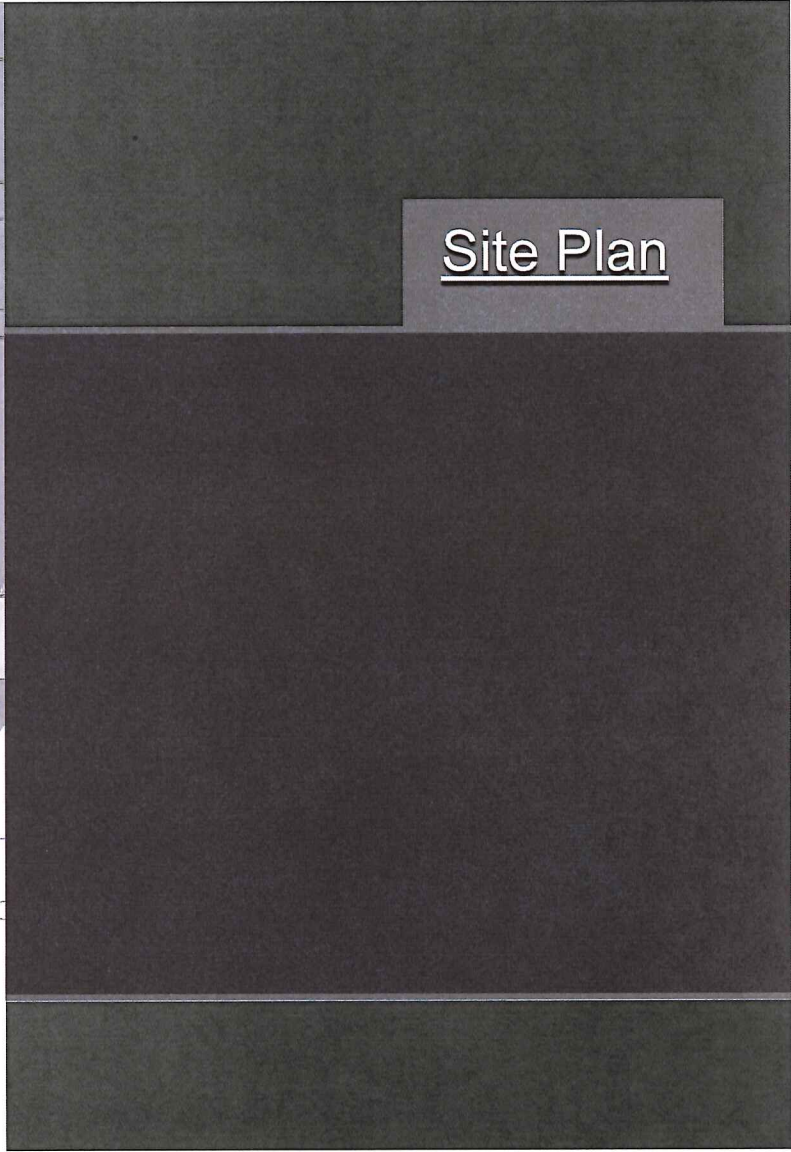
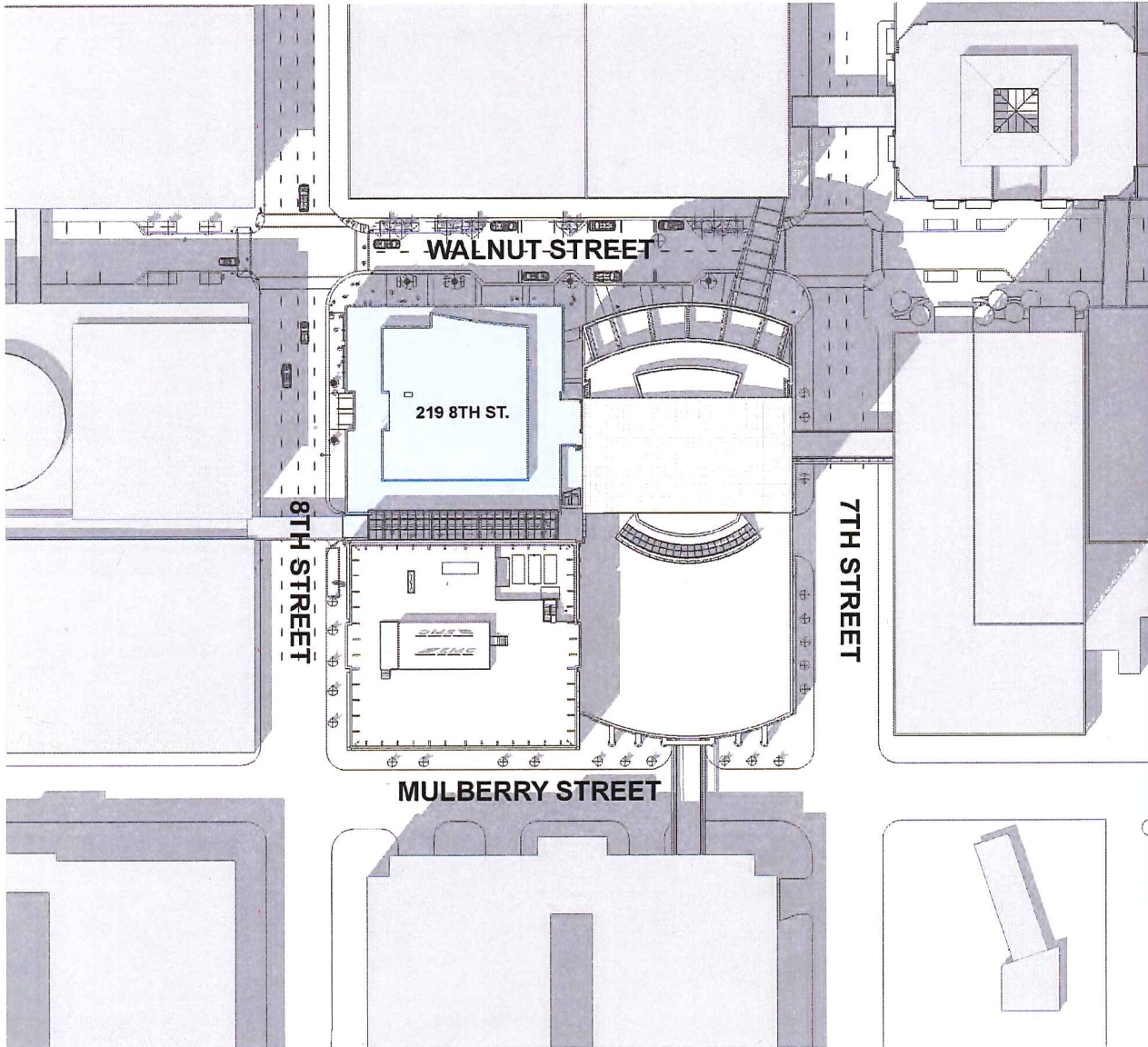
Estimated Construction Cost: \$22.8M

Pursuing LEED Certification

Team:

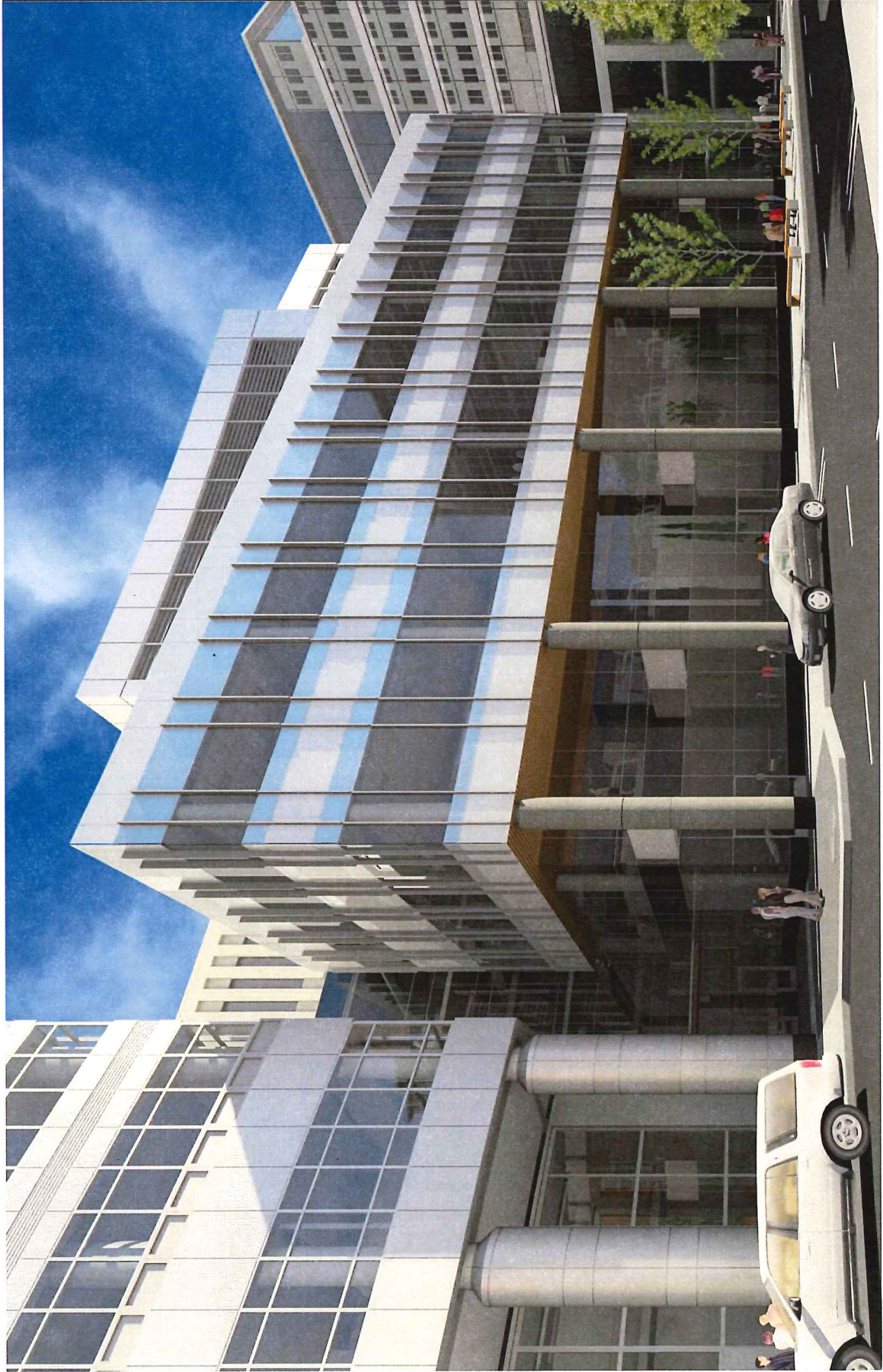
Architecture/Engineering: Brooks Borg Skiles AE, LLP
General Contractor: Neumann Brothers, Inc.

WS



Site Plan







Atrium View Looking East

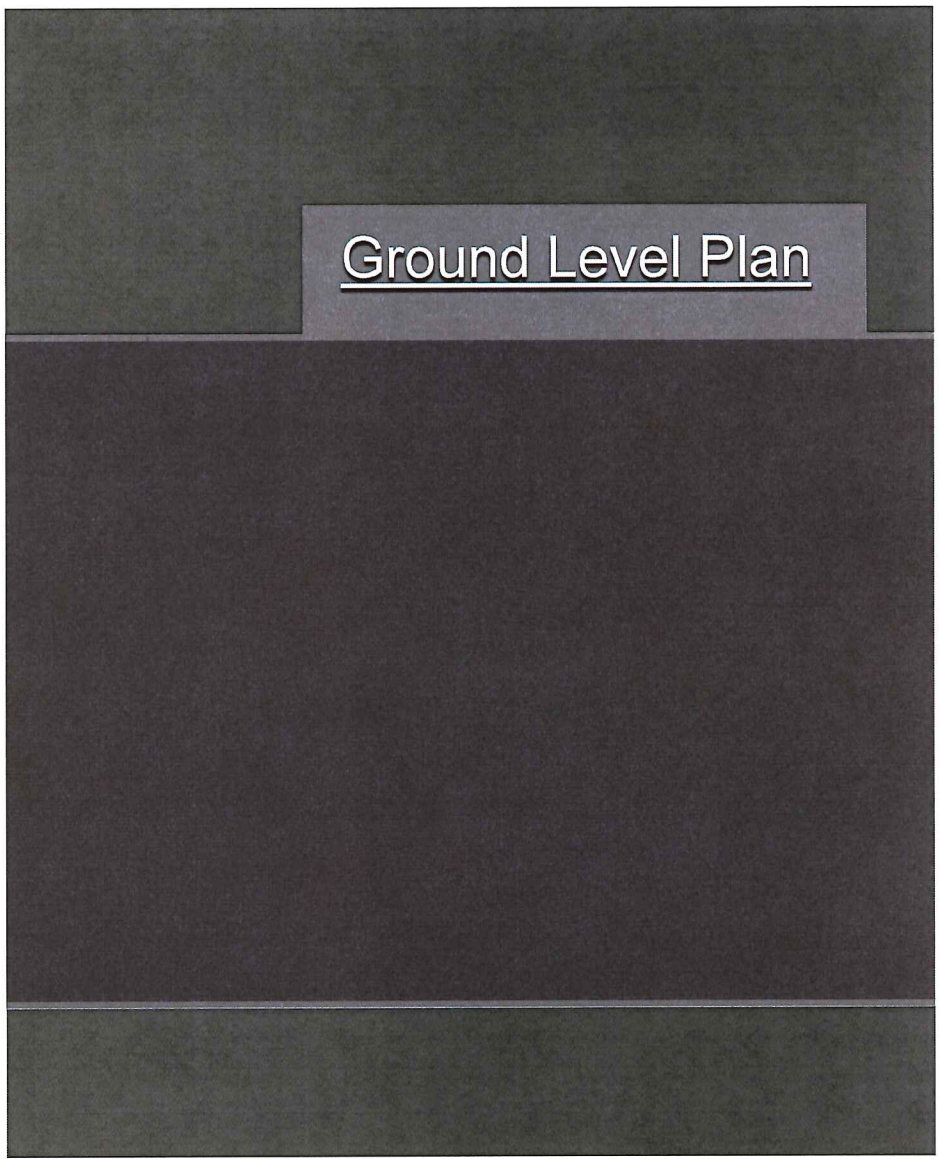
Atrium View Looking West





1 GROUND LEVEL PLAN
1/8" = 1'-0"

- Occupancy Use Legend**
- Public Access
 - Secured Access
 - Building Amenities
 - EMC Office
 - Tenant
 - Service / Utilities

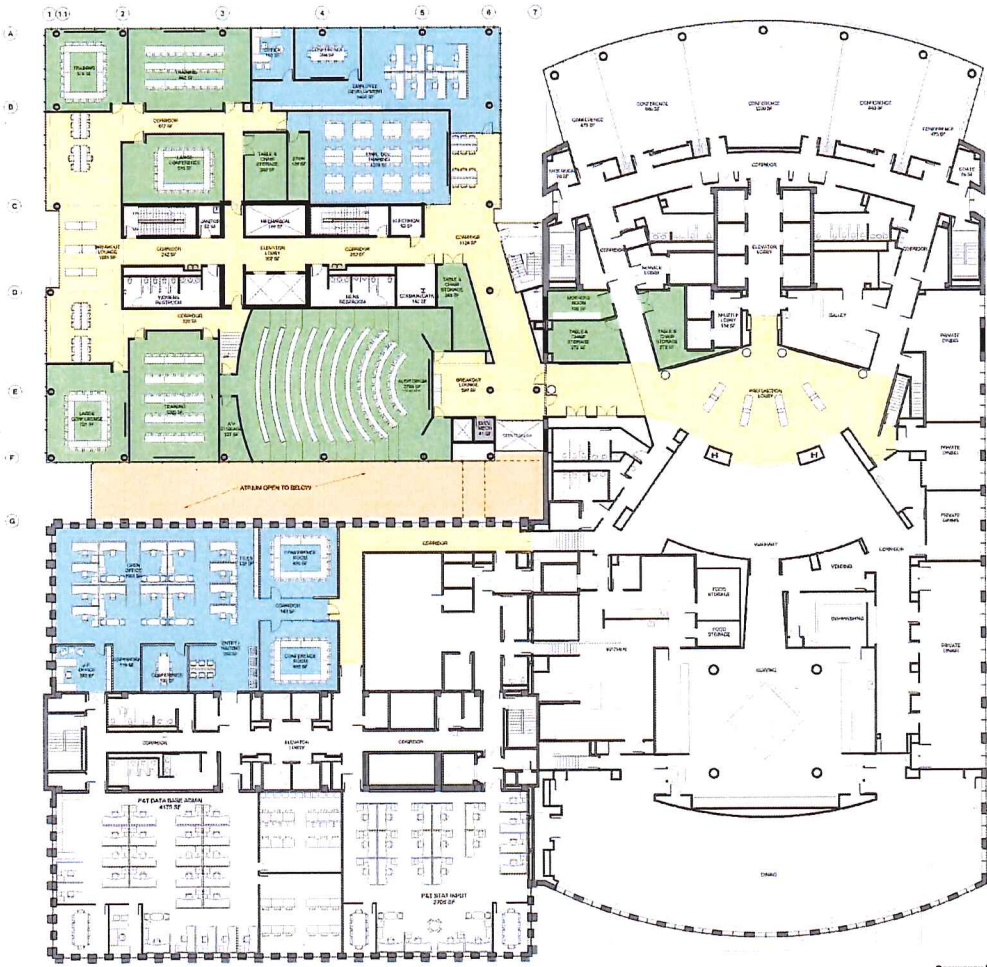


Ground Level Plan

Skywalk Level Plan



CS



1 THIRD LEVEL PLAN
1/2" = 1'-0"

- Occupancy Use Legend**
- Public Access
 - Secured Access
 - Building Amenities
 - EMC Office
 - Tenant
 - Service / Utilities

Third Level Plan

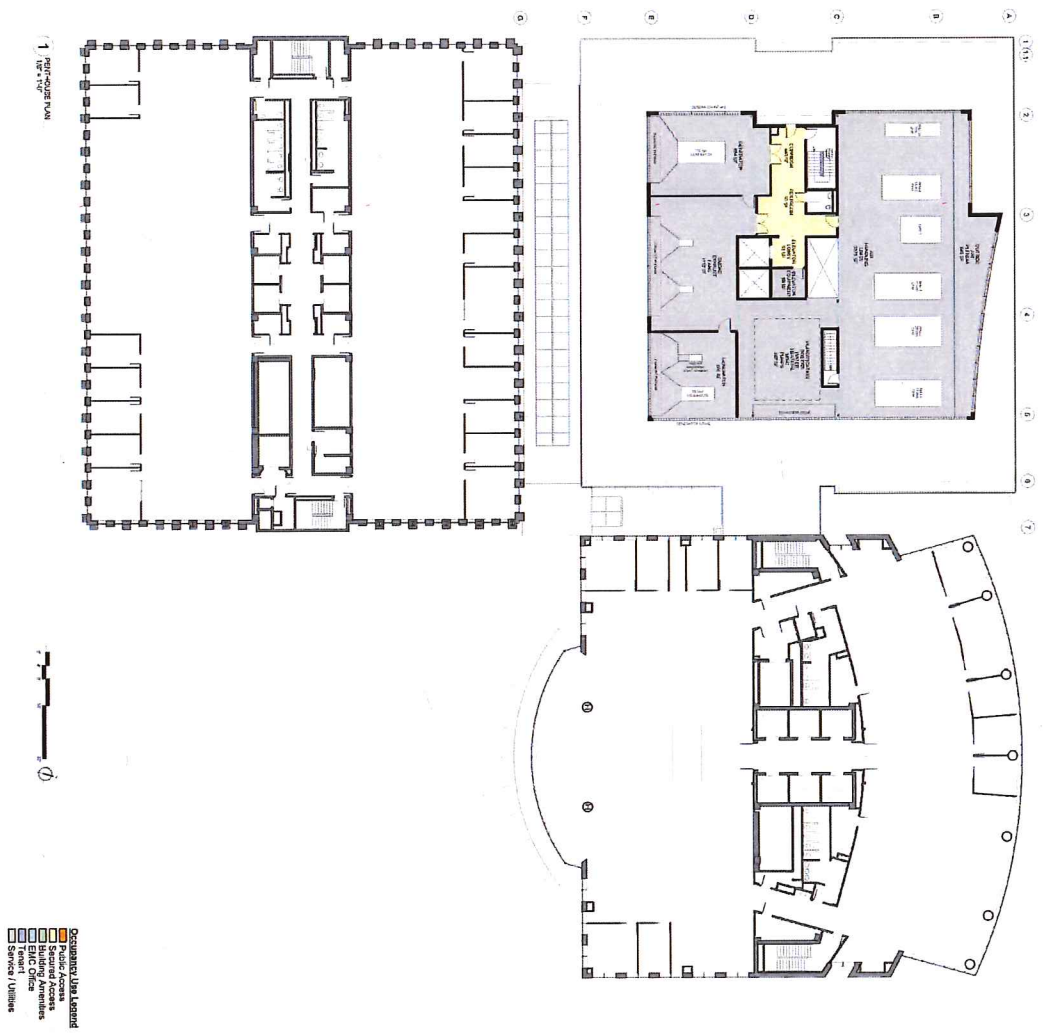


1 FOURTH LEVEL PLAN
1/8" = 1'-0"

- Occupancy Use Legend**
- Public Access
 - Secured Access
 - Building Amenities
 - EMC Office
 - Tenant
 - Service / Utilities

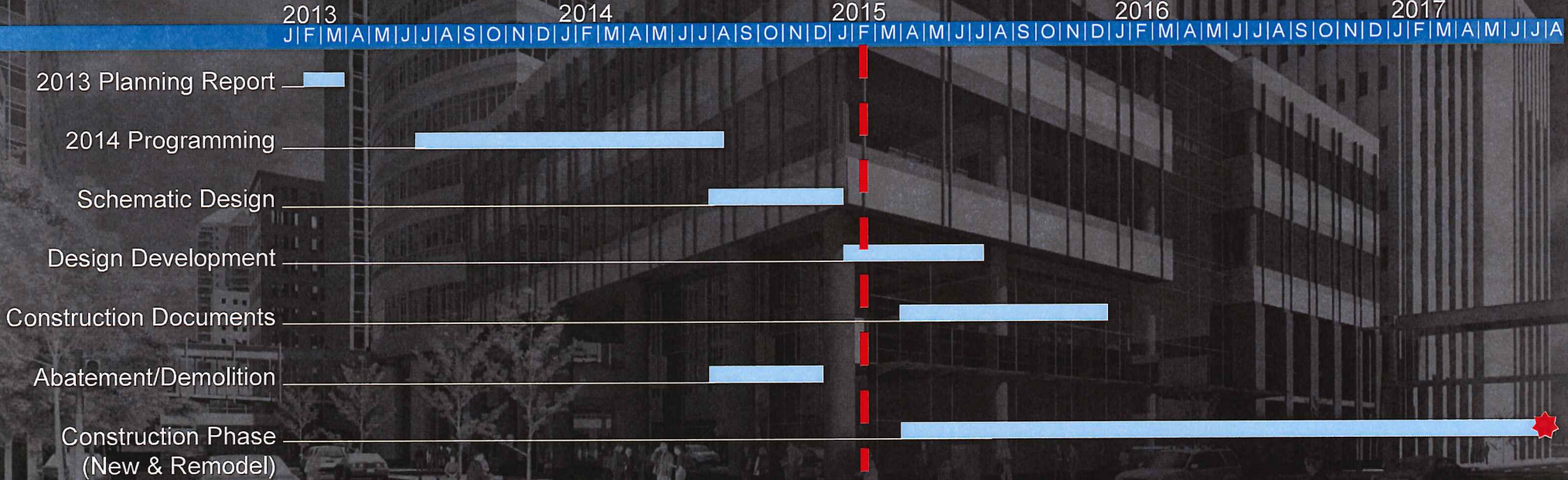
Fourth Level Plan

35



Penthouse Level Plan

Design & Construction Schedule



35



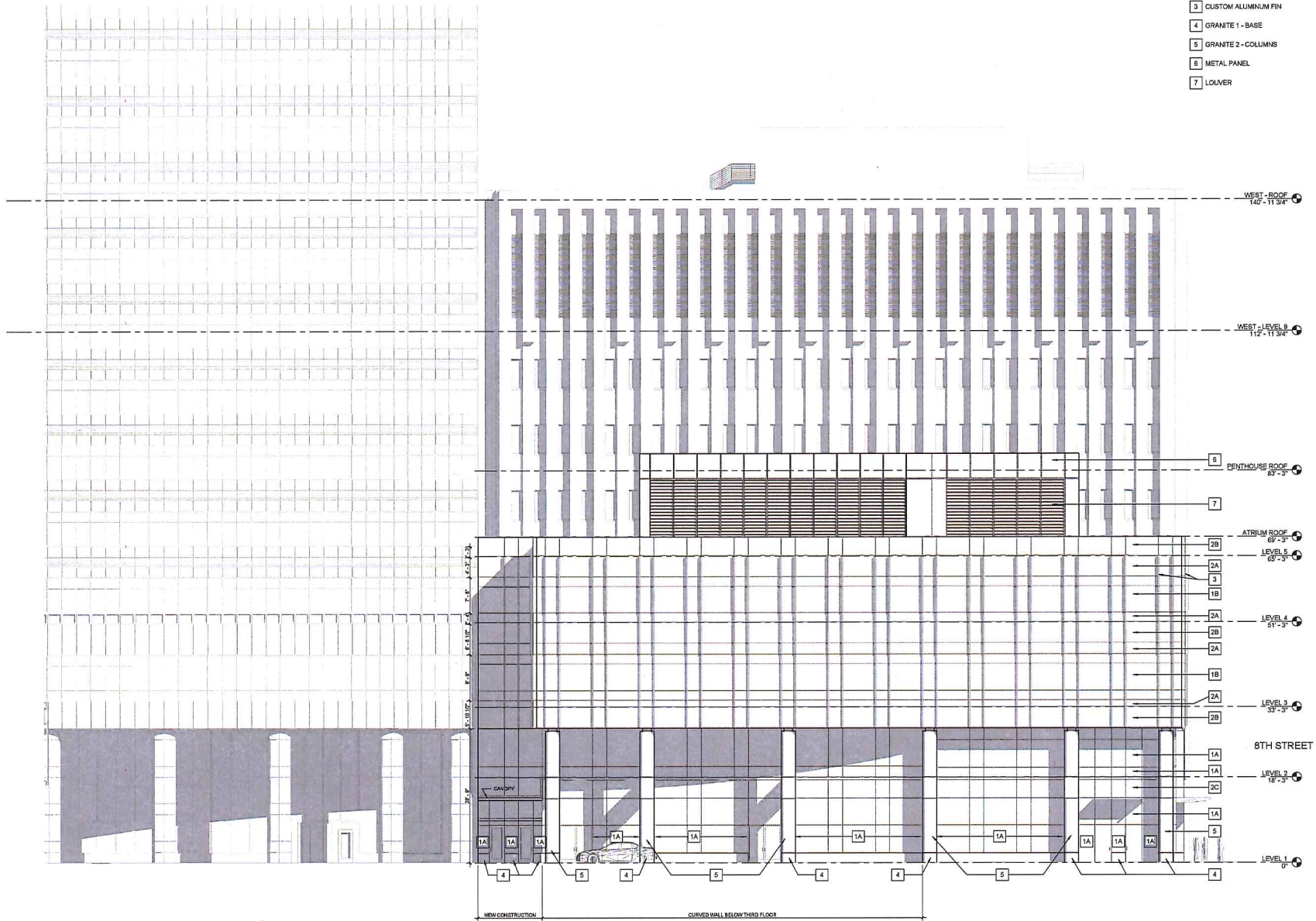


BROOKS BORG SKILES
 CONSULTANTS

DES MOINES, IOWA
 PHONE 515-264-7197
 FAX 515-264-3112
 WEBSITE WWW.BBSK.COM
 CONSULTANT

MATERIAL LEGEND

- 1 VISION GLAZING - A & B
- 2 SPANDREL - A, B & C
- 3 CUSTOM ALUMINUM FIN
- 4 GRANITE 1 - BASE
- 5 GRANITE 2 - COLUMNS
- 6 METAL PANEL
- 7 LOUVER



EMPLOYERS MUTUAL CASUALTY COMPANY
 219 8TH STREET
 DES MOINES, IOWA 50309

REVISION DATE

SHEET TITLE
 NORTH
 EXTERIOR
 ELEVATION

PROJECT LOCATION DES MOINES, IOWA
 PROJECT NUMBER 13022
 ISSUE DATE
 SCHEMATIC DESIGN BUDGET SET #1 10/2015
 SHEET NUMBER

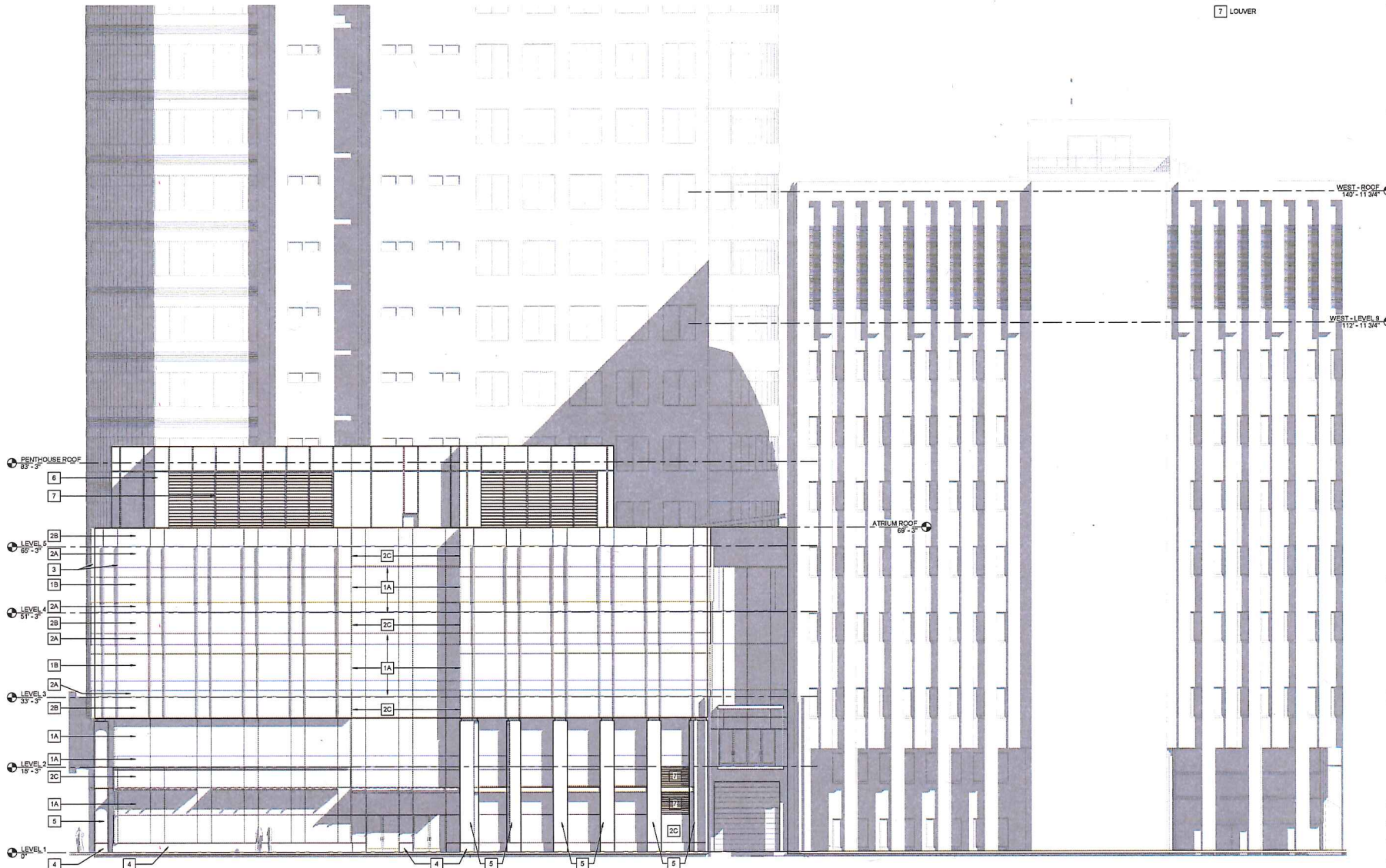
1 NORTH EXTERIOR ELEVATION
 1/8" = 1'-0"



BROOKS BORG SKILES
 ARCHITECTURAL ENGINEERS LLP
 LOCATION: DES MOINES, IOWA
 PHONE: 515-264-7157
 FAX: 515-264-2313
 WEBSITE: WWW.BBSKILS.COM
 CONDUCTOR:

MATERIAL LEGEND

- 1 VISION GLAZING - A & B
- 2 SPANDREL - A, B & C
- 3 CUSTOM ALUMINUM FIN
- 4 GRANITE 1 - BASE
- 5 GRANITE 2 - COLUMNS
- 6 METAL PANEL
- 7 LOUVER



EMPLOYERS MUTUAL CASUALTY COMPANY
 219 8TH STREET
 DES MOINES, IOWA 50309

REVISION: _____ DATE: _____

SHEET TITLE
WEST EXTERIOR ELEVATION

PROJECT LOCATION: DES MOINES, IOWA
 PROJECT NUMBER: 13032
 ISSUE DATE: _____
 SCHEMATIC DESIGN BUDGET SET 01 16 2015
 SHEET NUMBER:

1 PRICING WEST EXTERIOR ELEVATION
 1/8" = 1'-0"

A-203
 W
 CR