



Date November 6, 2017

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO EMPLOYERS MUTUAL CASUALTY COMPANY FOR THE REDEVELOPMENT OF 219 8TH STREET TO ASSEMBLE WITH CORPORATE HEADQUARTERS

WHEREAS, on April 20, 2015, by Roll Call No. 15-0703, the City Council approved an Urban Renewal Development Agreement (Metro Center Urban Renewal Area) with Employers Mutual Casualty Company (EMC) for the construction of a four-story building on real property owned by EMC at 219 8th Street, to be constructed and maintained in conformance with the approved Conceptual Development Plan, with an estimated project cost of \$32,000,000; and

WHEREAS, the Improvements have been completed in substantial compliance with the Development Agreement and the approved Conceptual Development Plan; and

WHEREAS, EMC has requested the City issue a Certificate of Completion as evidence of the satisfaction of its construction obligations under the Agreement.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The City Council hereby finds and acknowledges that as of November 6, 2017, Employers Mutual Casualty Company has satisfied its obligation to complete the Improvements to 219 8th Street, Des Moines, more specifically described as:

Lots 1 and 2 in Block 2 in the Original Town of Fort Des Moines, and the vacated north/south alley lying east of and adjacent thereto, and the vacated east/west alley lying south of Lot 2, including the intersection of the north/south and east/west alleys, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

and as shown on the attached Exhibit A, in substantial compliance with the Urban Renewal Development Agreement (Metro Center Urban Renewal Area) with Employers Mutual Casualty Company and the approved Conceptual Plan. This resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 2.5 of that Agreement.



Roll Call Number

Agenda Item Number

26

Date November 6, 2017

2. The City Clerk is hereby directed to cause a certified copy of this resolution and roll call to be recorded in the office of the Recorder of Polk County, Iowa.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

Glenna K. Frank
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, 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



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:

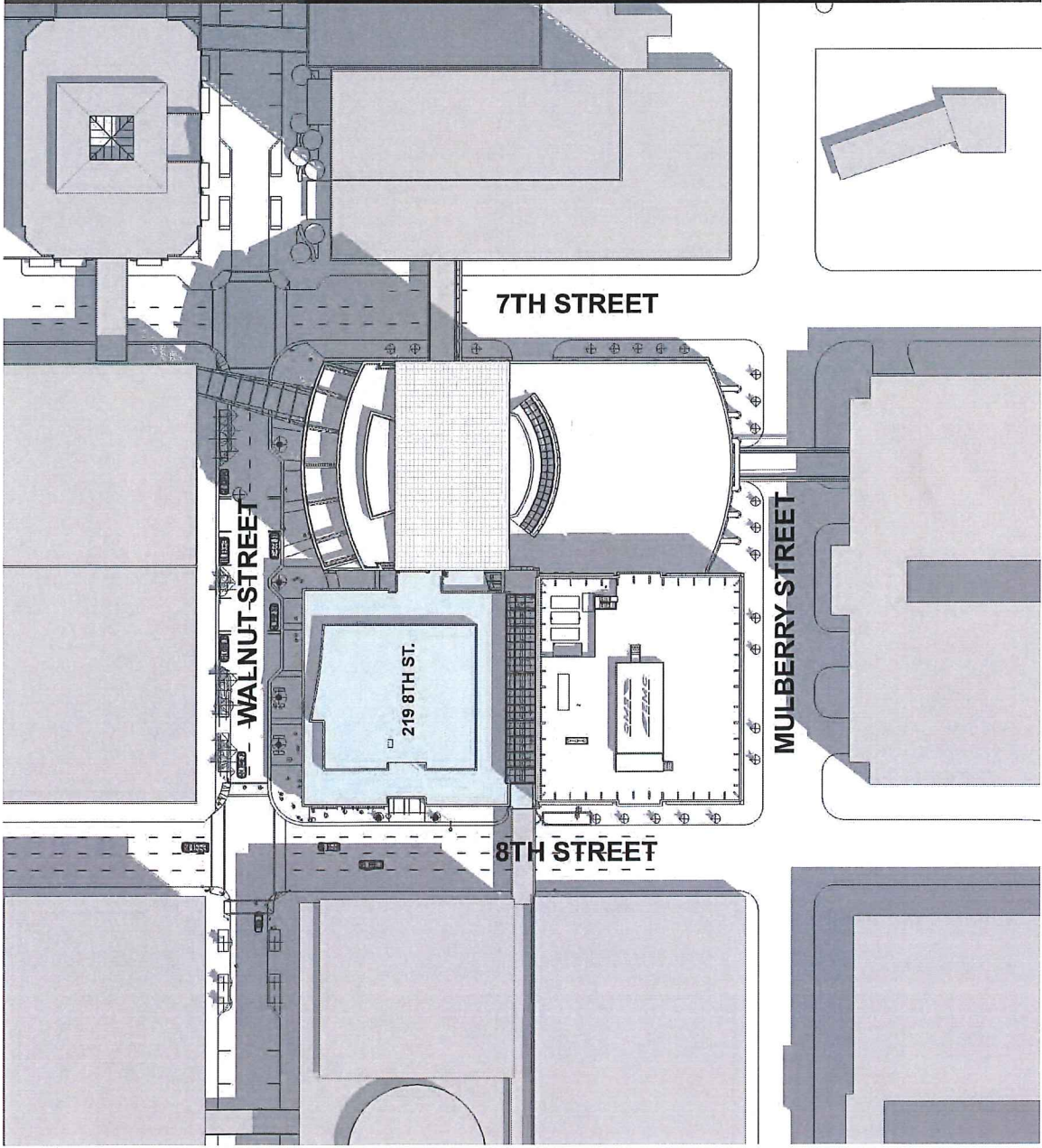
Estimated Construction Cost: \$22.8M

Pursuing LEED Certification

Team:

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

Site Plan





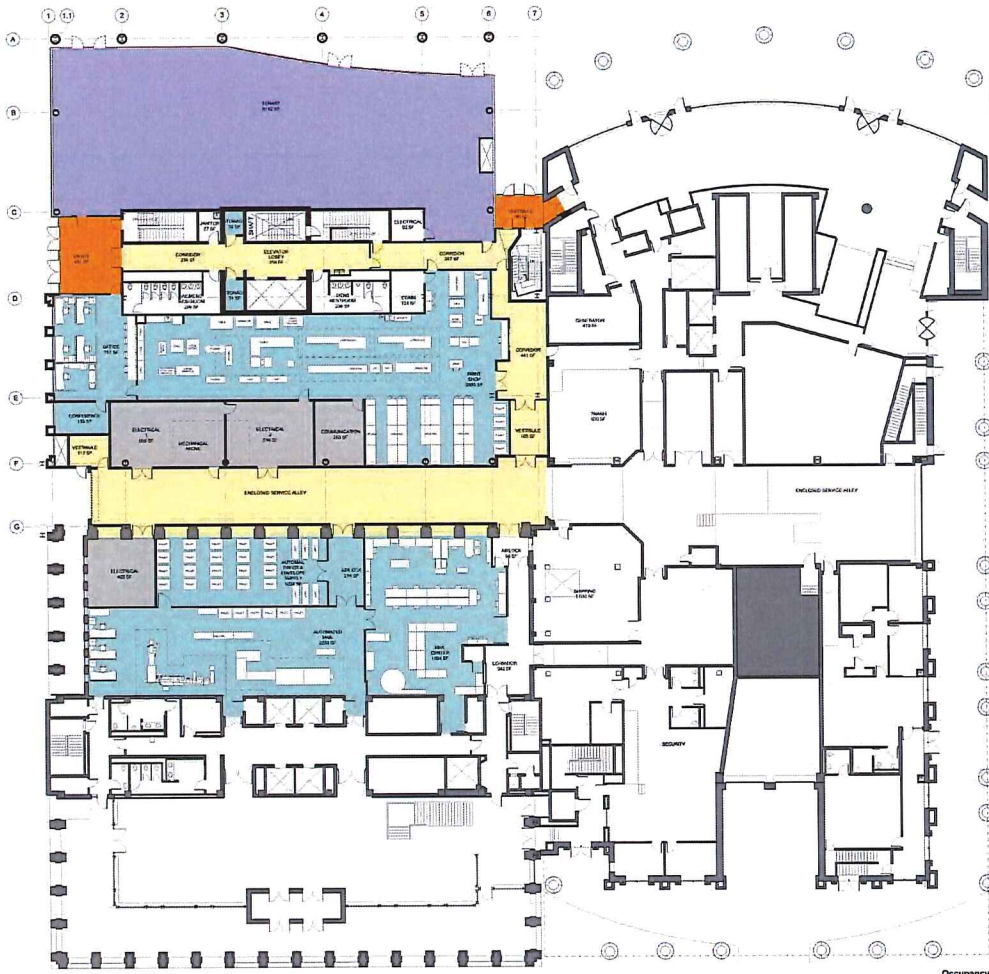




Atrium View Looking East

Atrium View Looking West

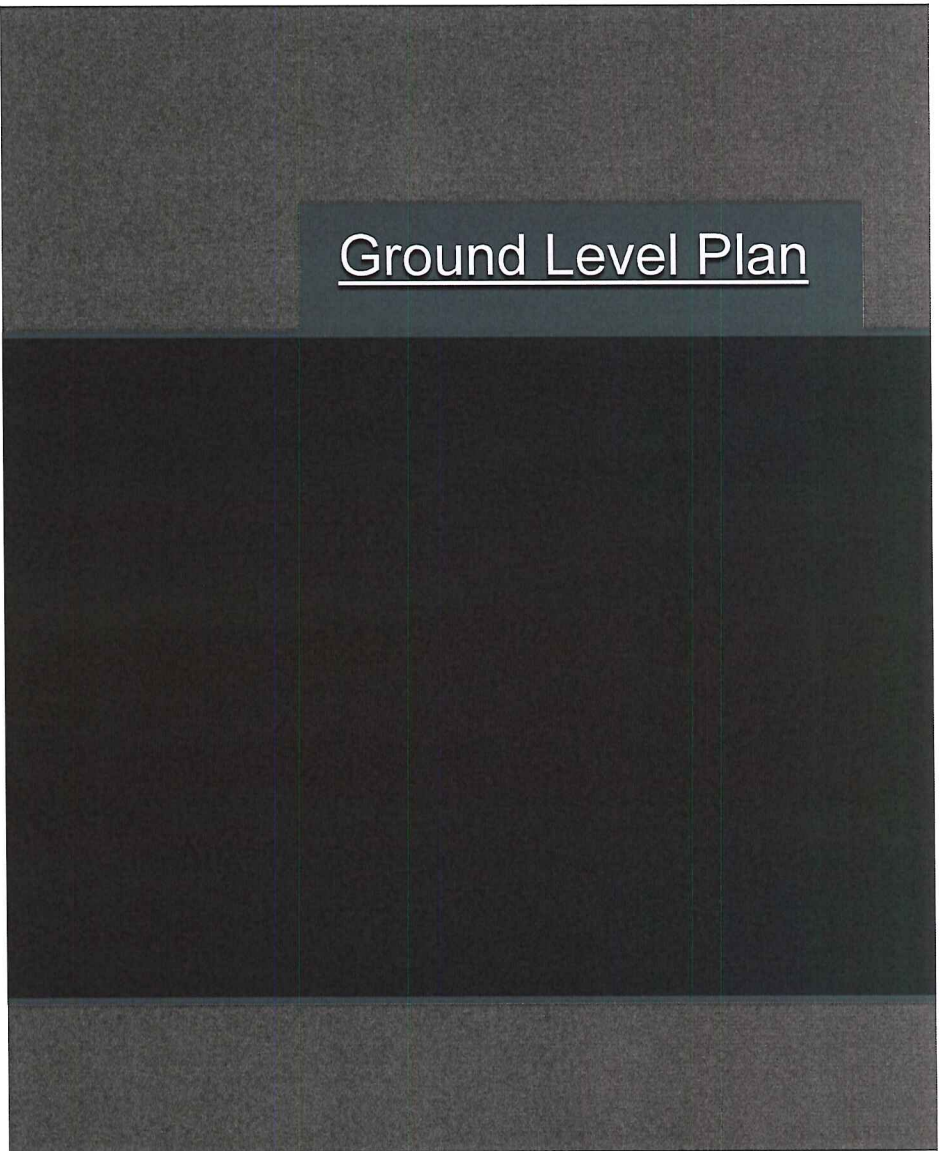




1 GROUND LEVEL PLAN
1/8" = 1'-0"

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

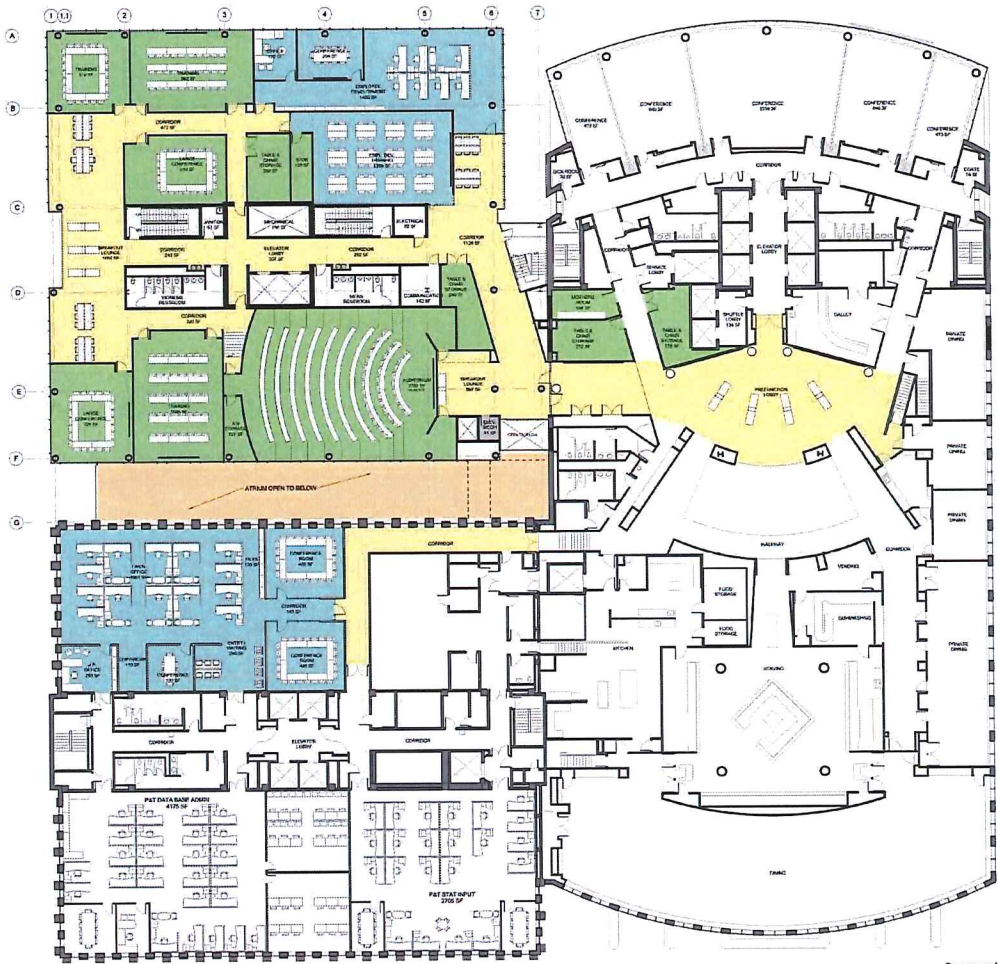
Ground Level Plan





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

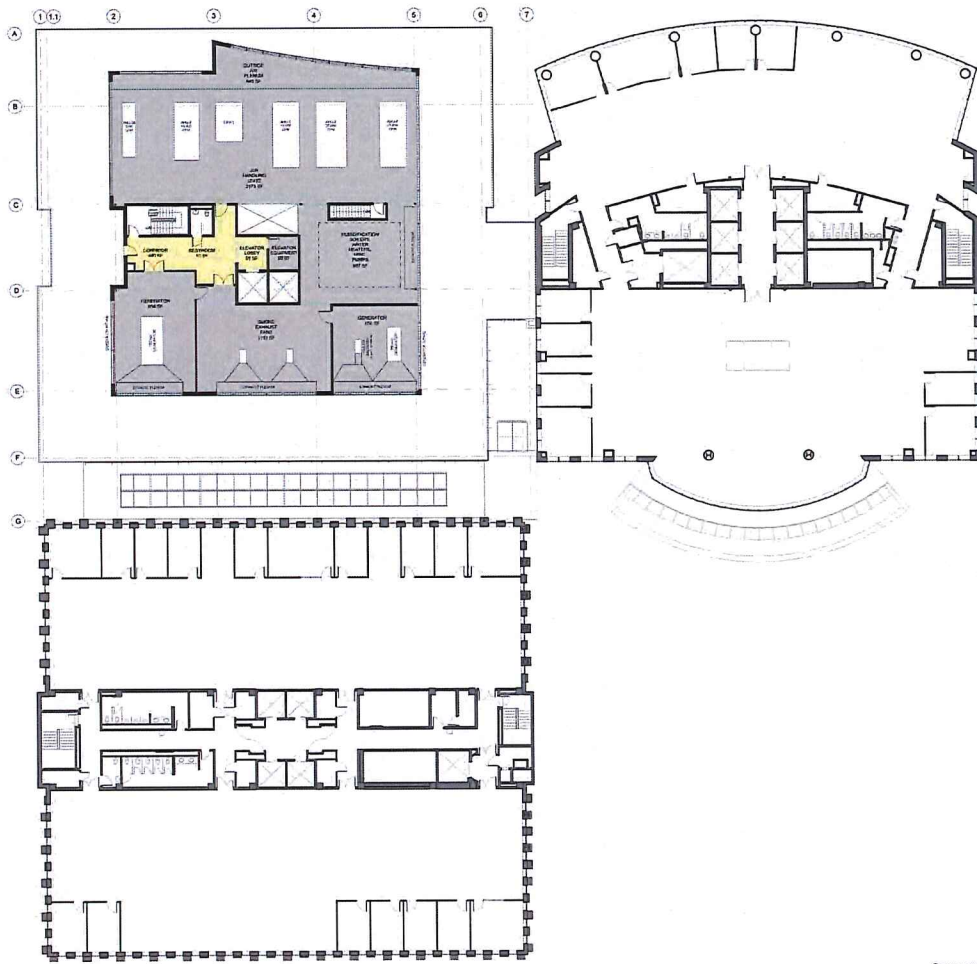
Skywalk Level Plan



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

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

Third Level Plan

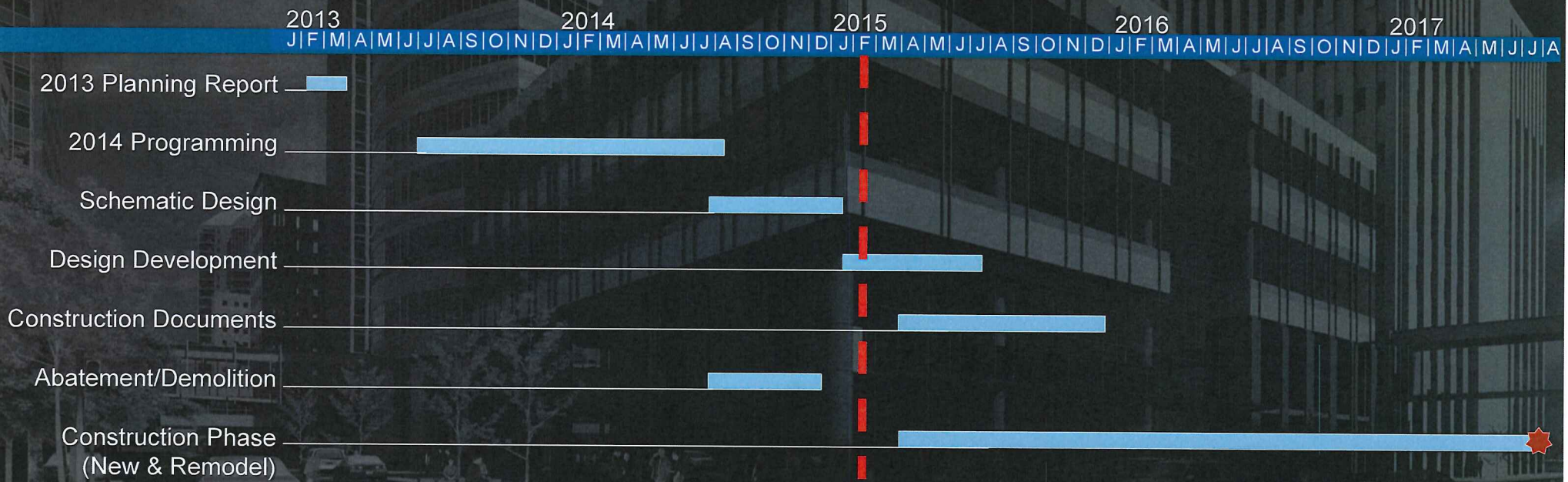


1 PENTHOUSE PLAN
1/8" = 1'-0"

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

Penthouse Level Plan

Design & Construction Schedule



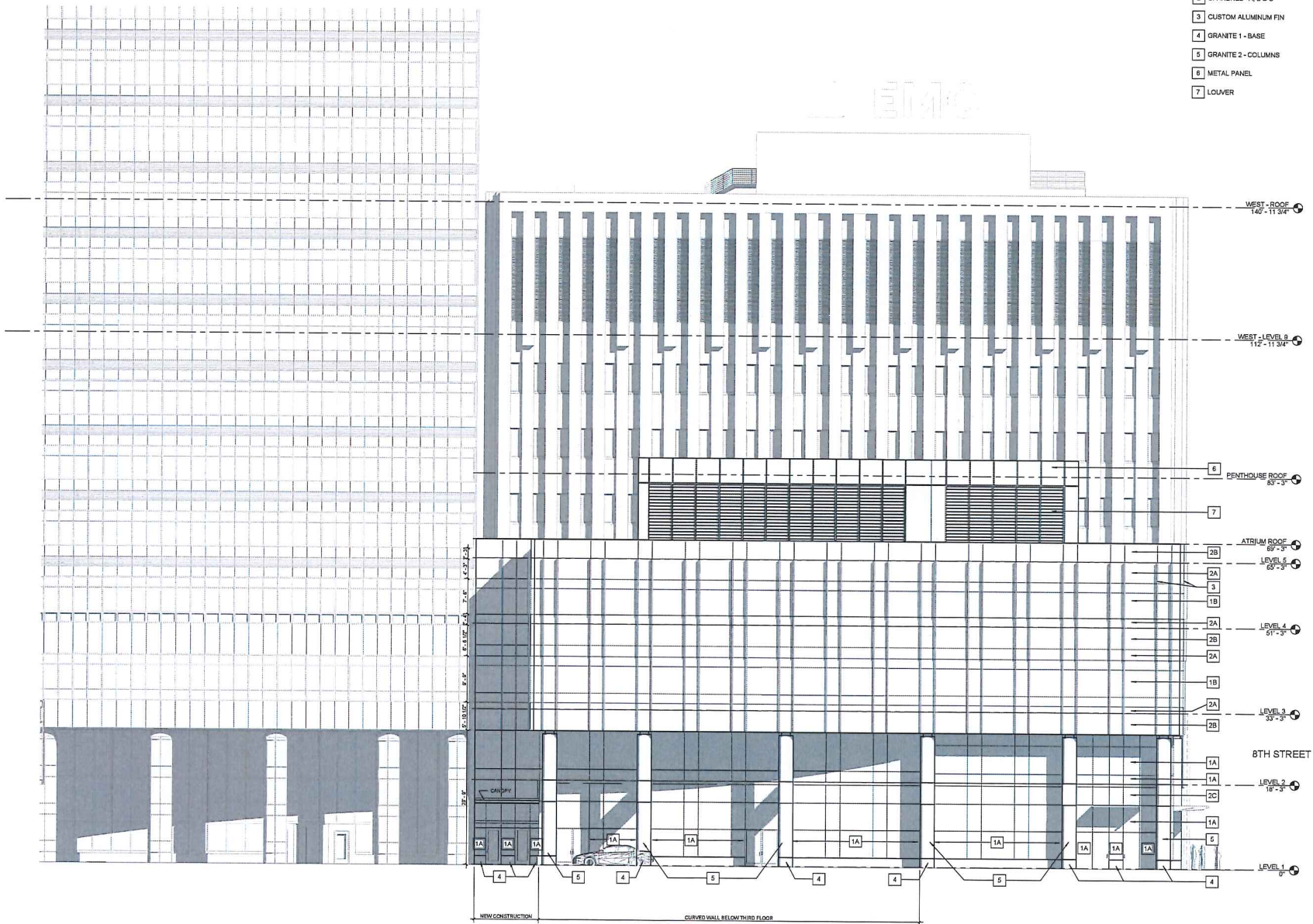




BROOKS BORG SKILES
 CONSULTANT
 LOCATION: DES MOINES, IOWA
 PHONE: 515-264-1917
 FAX: 515-264-2819
 WEBSITE: WWW.BROOKSBORGSKILES.COM

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 01.18.2015
 SHEET NUMBER

A-202

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

2025 11 11 10 48 AM

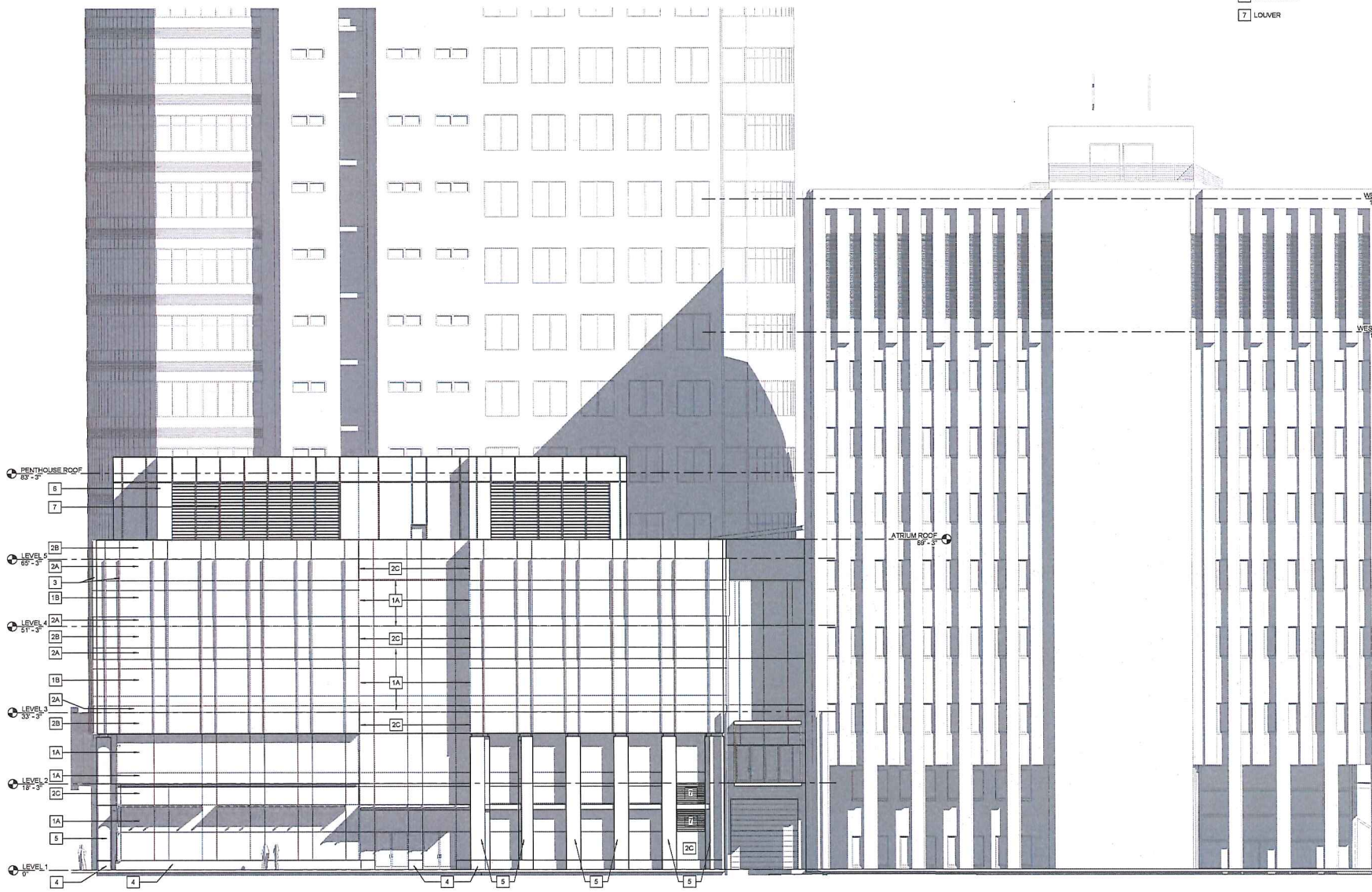


BROOKS BORG SKILES
ARCHITECTURAL CONSULTANTS

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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
WEST EXTERIOR ELEVATION

PROJECT LOCATION DES MOINES, IOWA
 PROJECT NUMBER 13002
 ISSUE DATE SCHEMATIC DESIGN BUDGET SET 01.14.2015
 SHEET NUMBER

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