

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

02-048

SYNOPSIS -

AGENDA:

JANUARY 28, 2002

SUBJECT:

APPROVE DESIGN,
AUTHORIZE
CONSTRUCTION,
AND AUTHORIZE
PAYMENT FOR
SKYWALK BRIDGES
7C-8C AND 8B-8C

On November 20, 2000, by Roll Call No. 00-4401, the City Council approved a Skywalk Agreement with Wells Fargo Financial. Under this agreement, Wells Fargo will design and construct the skywalk bridges from their building over 8th Street and over Mulberry Street; and the City will reimburse Wells Fargo for the design, construction, and inspection costs of the portions of the bridges over the public right-of-way. The City Council is asked to approve the design of the bridges, authorize Wells Fargo Financial to begin construction, and authorize the Finance Department to make payments to Wells Fargo Financial as specified in the Skywalk Agreement.

FISCAL IMPACT -

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

The current estimates from Wells Fargo's contractor, The Weitz Company, are \$425,344 for Skywalk Bridge 7C-8C and \$435,270 for Skywalk Bridge 8B-8C. The City originally estimated the cost of construction at \$421,080 per bridge. The City is required in the Skywalk Agreement with Wells Fargo to reimburse all reasonable and necessary costs, including change orders, to construct the skywalk bridges.

SUBMITTED BY:

JEB E. BREWER, P.E.
ACTING CITY
ENGINEER

RECOMMENDATION -

Approval of the design of Skywalk Bridges 7C-8C and 8B-8C, authorize Wells Fargo Financial to begin construction, and authorize the Finance Department to make payments to Wells Fargo Financial per the Skywalk Agreement.

BACKGROUND -

On November 20, 2000, by Roll Call No. 00-4401, the City Council approved a Skywalk Agreement with Wells Fargo Financial. As stipulated in the Skywalk Agreement, Wells Fargo is responsible for

the design and construction of Skywalk Bridge 7C-8C over 8th Street between their building and the EMC Building, and Skywalk Bridge 8B-8C over Mulberry Street between their building and their parking garage. The City will reimburse Wells Fargo for the design, construction, and inspection costs of the portions of the bridges over the public right-of-way. Wells Fargo selected Herbert Lewis Kruse Blunck (HLKB) Architecture to design the bridges and The Weitz Company to complete the construction. This is the design and construction team that is involved in the new office building and parking garage project. In addition, HLKB has been selected by the City to design Skywalk Bridge 8C-9C over 9th Street connecting to the Hubbell Building as part of the Skywalk System ultimately leading to the new Allied Gateway Campus. This bridge is of a very similar design, and will be constructed by a City contractor selected through competitive bids, which is scheduled to take place on February 26, 2002.

The design of the bridges was presented to the Architectural Advisory Committee on October 9, 2001, and to the Urban Renewal Board on December 11, 2001. Both bodies approved the design of the skywalk bridges as having an architectural quality and efficiency of operation comparable to the skywalk bridges most recently constructed directly by the City. The City Council will be asked to accept the bridges when the construction is completed.

As specified in the Skywalk Agreement, the plans for bridge 7C-8C between Wells Fargo and EMC have been submitted to EMC for their review and comment. EMC to date has not had any comments on the bridge design. City staff has also reviewed the bridge designs and finds them in compliance with the Skywalk Ordinance. As all appropriate and required reviews have been completed, the design is therefore submitted to the City Council for approval.
