

**COMMUNICATION**  
**URBAN DESIGN REVIEW BOARD**  
CITY OF DES MOINES, IOWA

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MAY 18, 2010 MEETING

<b>Subject:</b>	<b>Recommendation</b>	<b>Prepared by:</b>
CITY HALL WINDOW REPLACEMENT PROJECT	X APPROVE DISAPPROVE NO ACTION OTHER	RITA CONNER 283-4019 PROJECT MANAGER MARK DINGES 237-1302
<b>Attachment Listing:</b> <a href="http://www.dmoed.org/udrb2.htm">HTTP://WWW.DMOED.ORG/UDRB2.HTM</a>		

**Summary:**

The project will replace the existing windows at the Des Moines City Hall building. The project is estimated to begin in July 2010 and completed by November 2010 at a cost of \$450,000. The Board reviewed this item at the May 4 meeting and requested more technical information on glass options and a preferred alternative for wood framed windows.

**Scope of Review – Board to make recommendation to City Council on:**

- Design review of renovation /remodeling/new construction for City-owned or leased project
- Design review for urban renewal project with specific development requirements
- Whether a proposed urban renewal project qualifies for funding from tax increment.
- Whether the level of financial assistance funded from tax increment revenues proposed for a specific individual project are reasonable and appropriate.
- The selection of urban renewal sites for clearance or rehabilitation and problems relating to acquisition, clearance or rehabilitation of property, relocation of displaced persons and disposition of acquired property.
- Skywalk System
- Other

**Urban Design Review Board Action:**

The Board is asked to make its recommendation to City Council regarding the proposed project.

**Staff Recommendation:**

Staff recommends approval as presented, pending any Board comments.

**Background:**

The project will replace the current windows which were installed in 1978. The replacement design has been conducted with an interest in replicating the original patterning. At the May 4 meeting, the Board provided comments on the proposed glass and framing planned for the project. The comments are included below. The project architect will respond to the comments at the May 18 meeting.

**Minutes on this item from May 4**

Board Comments

- Clear glass is strongly preferred, seen to provide “aliveness” to buildings
- Aluminum clad wood framed windows are preferred, even if phasing the project is necessary

**URBAN DESIGN REVIEW BOARD**

**MAY 18, 2010 AGENDA**

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- Need more investigation into wood windows as an alternative
- Budget and schedule challenges are acknowledged

Consensus of the Board was to have the project return with greater technical information on glass options, and a wood solution, with the goal to have the highest standard and value in the design.

**PUBLIC PROJECT  
2010 APPLICATION FOR URBAN DESIGN REVIEW BOARD  
City of Des Moines, Iowa**

Date Submitted: 5/13/2010

**Project Information**

PROJECT NAME & ADDRESS: CITY HALL WINDOW REPLACEMENT

CITY DEPARTMENT: ENGINEERING

PROJECT MANAGER: MARK DINGES

CONSULTING ARCHITECT/DESIGNER AND FIRM: NA

WHO WILL COORDINATE WITH OED STAFF TO SUBMIT MATERIALS PRIOR TO THE MEETING?  
MARK DINGES

**CONTACT INFORMATION:**

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Circle which UDRB meeting (Must be at least 2 weeks in advance of next meeting)

2010					
Jan	5	19	July	6	20
Feb	2	16	Aug	3	17
Mar	2	16	Sept	7	21
April	6	20	Oct	5	19
May	4	18	Nov	2	16
June	8	22	Dec	7	21

**Agendas are sent out the week prior to the meeting. UDRB meetings are held at 7:30 am in the City Council Chambers unless otherwise noted.**

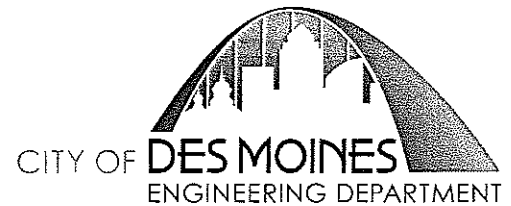
**Action Requested by Applicant:**

Informational Presentation: Applicants are encouraged to make an informational presentation to the URDB to obtain an initial reaction and direction before undertaking detailed design. This consultation is optional; it is an informal session to discuss siting issues, the surroundings, design concepts and gain insight on creating a successful project.

Initial Approval and/or Recommendation: Applicant may obtain initial approval and/or recommendation by presenting schematic design information and details.

Final Approval and/or Recommendation: Applicant may obtain final approval and/or recommendation by presenting final project details. The project must have had an informational presentation or an initial approval recommendation with the Board prior to this final review/recommendation. This step may be waived at the discretion of the staff or Board.

May 13, 2010



Urban Design Review Board  
City of Des Moines, Iowa

RE: City Hall Window Replacement  
City Activity ID: 10-2009-017  
Follow-up responses from the May 4, 2010 Board meeting for the May 18, 2010 meeting

Following are my responses to the two issues raised during the May 4, 2010 Board meeting.

1. Use of low iron content glass
  - a. Current glass specified is 70% transmissive and costs \$6.50 per square foot. Low iron content glass is 73% transmissive and costs \$10.00 per square foot. Based upon 5,912 square feet of glass, this translates to an additional project cost of \$20,692.00. Based upon this cost differential, I will list low iron content glass as an Add Alternate in the Bidding Documents.
  
2. Investigate clad exterior/exposed wood interior window systems as an option to the proposed Wausau aluminum window systems.
  - a. Per Board Chairman Greg Wattier's suggestion I met with Greg Campbell from Weathershield Windows. The following was discussed:
    - i. City Hall Window Replacement parameters
    - ii. Weathershield Windows capabilities
    - iii. Budget/funding issues
  - b. Greg will provide Weathershield Windows product information that I will discuss with the Board.