


COUNCIL COMMUNICATION

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|  CITY OF DES MOINES OFFICE OF THE CITY MANAGER | Number: 24-447 | Meeting: November 4, 2024 |
| | Agenda Item: 44 | Roll Call: 24-1535 |
| | Submitted by: Steven L. Naber, P.E., City Engineer | |

AGENDA HEADING:

Hearing on Skywalk 3C-4C & 4E-4F Improvements: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Core Construction Services, LLC (Mike Ogle, Owner) \$425,000.

SYNOPSIS:

This is a public hearing to allow for public input on the Skywalk 3C-4C & 4E-4F Improvements and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project includes the demolition of existing interior finishes on both 3C-4C and 4E-4F skywalks and installation of new finishes on both skywalks. This project will include Heating/Ventilation/Air Conditioning (HVAC) replacement, lighting and electrical work, and security camera installation.

FISCAL IMPACT:

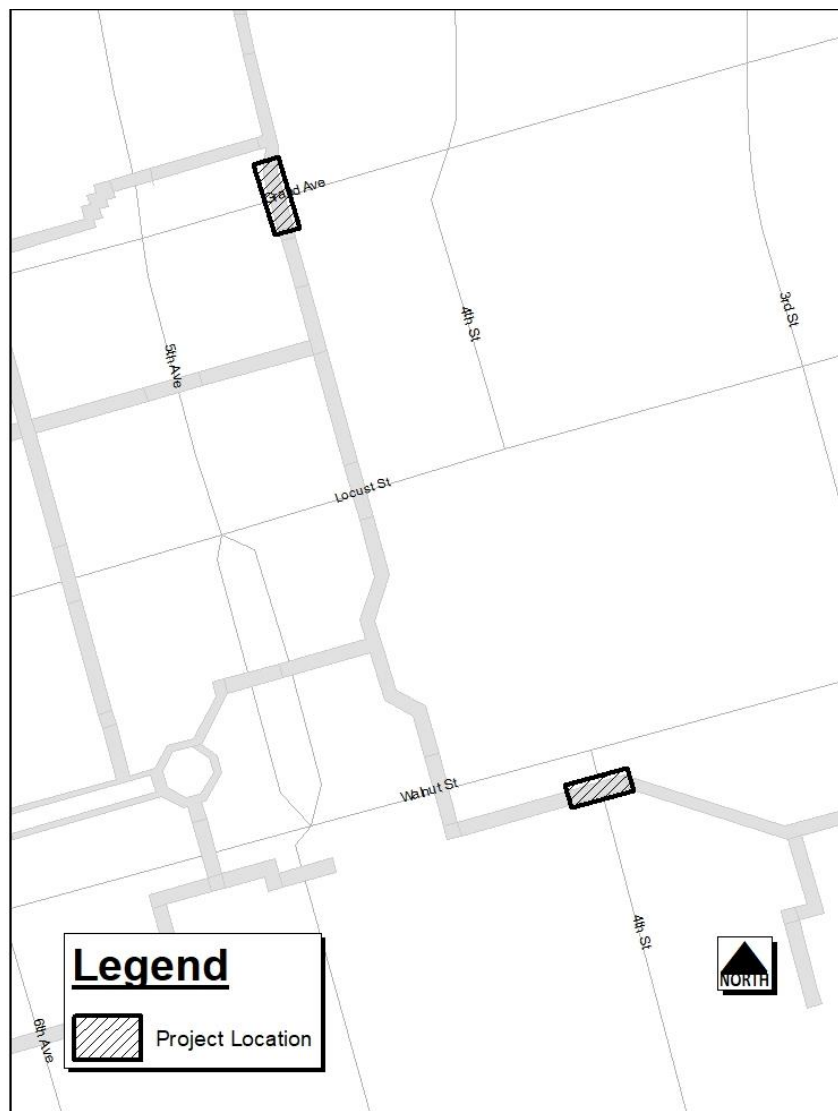
Amount: \$425,000 Construction Contract (\$610,000 City Engineer's Estimate)

Funding Source: Fiscal Year (FY) 2024-2025 Capital Improvement Program (CIP), Page 158, Skywalk System, SW094, Tax Increment Funding Bonds

ADDITIONAL INFORMATION:

- On September 16, 2024, under Roll Call No. 24-1212, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Skywalk 3C-4C & 4E-4F Improvements. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate for the construction of the Skywalk 3C-4C & 4E-4F Improvements, Activity ID 04-2024-016. The improvement includes the demolition of existing HVAC equipment, lighting and electrical, and all existing interior finishes. The project provides for new HVAC equipment, lighting, electrical and security cameras, finishes, carpet, ceiling tile, door hardware, Americans with Disabilities Act (ADA)-compliant door operators, wall base, and painting, all in accordance with the contract documents including Plan File No. 668-233/251, 3C-4C Skywalk located at 4th Street and Walnut Street, and 4E-4F Skywalk located at 4th Street and Grand Avenue.

- Sealed bids for said improvement were submitted by the following bidders:
 - Core Construction Services, LLC, Des Moines, IA - Low Bid
 - Bergstrom Construction, Inc., Des Moines, IA
 - Corn States Metal Fabricators, Inc., West Des Moines, IA
 - Hildreth Construction Services, LLC, Cumming, IA - Bid not read (Bidder status form not completed)
- The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, IA at 11:00 a.m. on October 8, 2024.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Core Construction Services, LLC (Mike Ogle, Owner, 3093 NW Prairie Lane, Des Moines, IA 50313) in the amount of \$425,000, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- Construction of this project is anticipated to be completed by fall 2025.



PREVIOUS COUNCIL ACTION(S):

Date: September 16, 2024

Roll Call Number: [24-1212](#)

Action: Ordering construction of the following:

- (A) [Skywalk](#) 3C-4C & 4E-4F Improvements: Receiving of bids, (10-8-24) and Setting date of hearing, (11-4-24), Engineer's estimate, \$610,000. ([Council Communication No. 24-357](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.