

COUNCIL COMMUNICATION

	Number:	25-400	Meeting:	November 3, 2025
	Agenda Item:	38	Roll Call:	25-1506
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on 3rd & Court Skywalk Corridor Heating, Ventilation, and Air Conditioning (HVAC) Replacement: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as All Iowa Mechanical, LLC (James Vigon, CEO), \$102,900.

SYNOPSIS:

This is a public hearing to allow for public input on the 3rd & Court Skywalk Corridor HVAC Replacement, and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project includes the installation of two (2) new HVAC units and two (2) new exhaust fans for the skywalk corridor along the north side of the 3rd & Court Parking Garage.

FISCAL IMPACT:

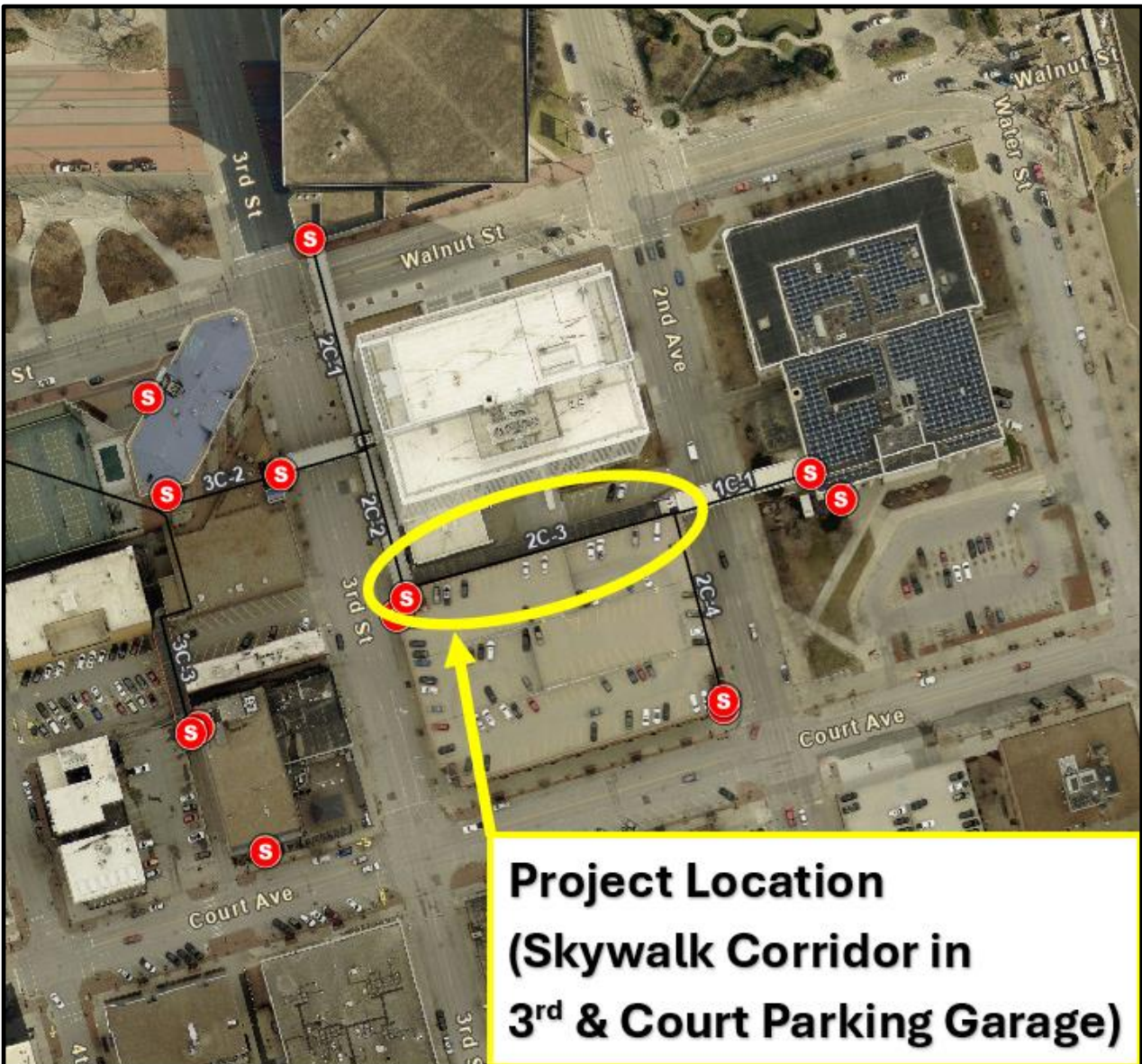
Amount: \$102,900 Construction Contract (\$150,000 City Engineer's Estimate)

Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 71, Parking Facility Rehabilitation/Repair Program, PG016, Parking Fund

ADDITIONAL INFORMATION:

- On September 29, 2025, under Roll Call No. 25-1264, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the 3rd & Court Skywalk Corridor HVAC Replacement. 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 3rd & Court Skywalk Corridor HVAC Replacement, Activity ID 04-2025-013. The improvement includes the installation of two (2) new HVAC units and two (2) new exhaust fans, all in accordance with the contract documents including Plan File No. 671-146/150 located within the 3rd & Court Parking Garage, 210 Walnut Street.
- Sealed bids for said improvement were submitted by the following bidders:
 - All Iowa Mechanical, LLC, Des Moines, IA – Low Bid
 - Excel Mechanical Company, Inc., Des Moines, IA

- Air-Con Mechanical Corporation, Des Moines, IA
- A J Allen Mechanical Contractors, Inc., Des Moines, IA (Bid not read. Bidder added terms and conditions to bid.)
- 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 21, 2025.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by All Iowa Mechanical, LLC (James Vigon, CEO; 2317 Dixon Street, Des Moines, IA 50316) in the amount of \$102,900, 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 in spring 2026.



PREVIOUS COUNCIL ACTION(S):

Date: September 29, 2025

Roll Call Number: [25-1264](#)

Action: [Ordering](#) construction of 3rd & Court Skywalk Corridor HVAC Replacement: Receiving of bids, (10-21-25) and Setting date of hearing, (11-3-25), Engineer's estimate, \$150,000. [\(Council Communications No. 25-364\)](#) 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.