

## COUNCIL COMMUNICATION



	Number: <b>26-021</b>	Meeting: <b>January 26, 2026</b>
	Agenda Item: <b>7</b>	Roll Call: <b>26-0094</b>
	Submitted by: <b>Steven L. Naber, P.E., City Engineer</b>	

### AGENDA HEADING:

Approval of contract and bond for construction of a public improvement with estimated cost below Iowa Code competitive bid threshold, Skywalk 4F Heating, Ventilation and Air Conditioning (HVAC) Relocation, All Iowa Mechanical, LLC: (James Vigon, CEO), \$105,500.

### SYNOPSIS:

Recommend receiving and filing competitive quotations, designating lowest quotation, and approving contract and bond for the Skywalk 4F HVAC Relocation. This project provides for the relocation of the existing Roof Top HVAC Unit serving skywalk 4F and associated utilities, installation of a safety rail, and modifications to existing ductwork.

### FISCAL IMPACT:

Amount: \$105,500 Construction Contract (\$92,000 City Engineer's Estimate)

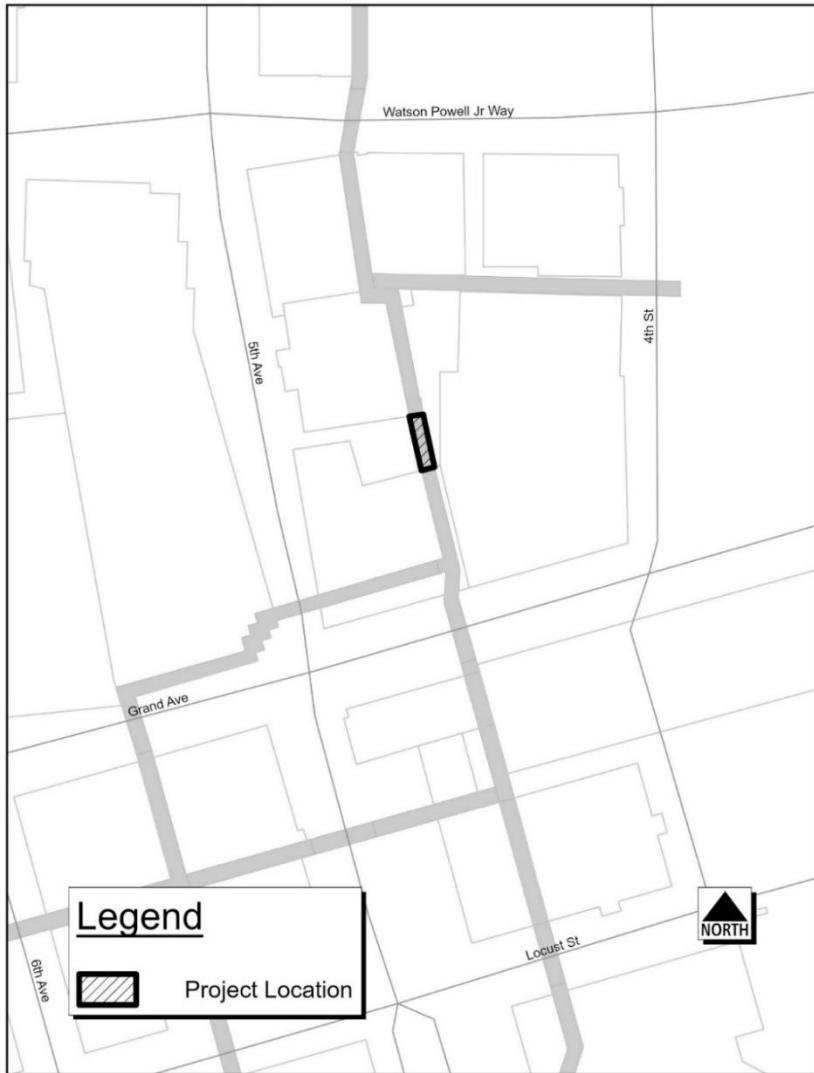
Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 169, Skywalk System, SW094, Tax Increment Funding Bonds

### ADDITIONAL INFORMATION:

- Iowa Code Sections 26.3 and 26.12 exempt the City from advertisement for sealed bids and holding a public hearing on the proposed plans, specifications, form of contract and estimated cost of a public improvement when the Engineer's estimated cost for the public improvement is less than the competitive bid threshold established in Iowa Code Section 314.1B, which is currently \$206,000.
- The City Engineer has utilized the City's competitive quotation process for public improvements below said statutory competitive bid threshold, pursuant to the City's bidding and contracting process approved by the Des Moines City Council on February 12, 2007, under Roll Call No. 07-291.
- The City Engineer's estimate of the following proposed improvement is \$92,000, which is less than the competitive bid threshold under Iowa Code.
- The Engineering Department has prepared plans, specifications, form of contract documents, and Engineer's estimate for the construction of the Skywalk 4F HVAC Relocation, Activity ID 04-2026-004. The Roof Top Unit (RTU) which serves skywalk 4F is currently sitting on top of Brown's Garage structure, located at 401 Grand Avenue. The owner of this parking garage is planning on

demolishing the building in the spring of 2026, thus requiring the City of Des Moines to relocate the RTU. This project will be to relocate the RTU to the salvaged section of skywalk corridor to the west. The contractor shall relocate electrical, gas, and HVAC ducts to provide a fully functional solution. The contractor shall provide for a third-party Testing and Balancing (TAB) review of the existing unit when complete, all in accordance with the contract documents including Plan File No. 671-165/168, Skywalk 4F located north of Brown's Garage Building on the north side of Grand Avenue between 4th Street and 5th Avenue.

- As part of a solicitation for competitive quotations for said improvement, the plans and specifications were issued to contractors that normally bid on City of Des Moines projects of a similar nature, and were also posted on the Engineering Department's project bidding webpage where all other public improvements are advertised, requesting contractors to submit quotations to the office of the City Clerk or to the Des Moines City Engineer on or before 11:00 a.m. on December 23, 2025.
- Competitive quotations for said improvement were submitted by the following contractors:
  - All Iowa Mechanical, LLC, Des Moines, IA – Low Bid
  - Air-Con Mechanical Corporation, Des Moines, IA
  - Central Iowa Mechanical Company, West Des Moines, IA
  - Corn States Metal Fabricators, Inc., West Des Moines, IA
- Competitive quotations 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 December 23, 2025.
- The City Engineer has determined that the lowest responsive, responsible competitive quotation 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 \$105,500 and said quotation should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- This project is anticipated to be completed in spring 2026.



**PREVIOUS COUNCIL ACTION(S): NONE**

**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](mailto:cityclerk@dmgov.org).