

COUNCIL COMMUNICATION

	Number:	26-055	Meeting:	February 23, 2026
	Agenda Item:	47	Roll Call:	26-0273
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Skywalk 2Ca, 2C-2D and 2C-3C Exterior Improvements: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Bergstrom Construction, Inc., Tom Gorgas, President, \$391,500.

SYNOPSIS:

This is a public hearing to allow for public input on the Skywalk 2Ca, 2C-2D and 2C-3C Exterior Improvements and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project includes exterior improvements to Skywalks 2Ca, 2C-2D, and 2C-3C, located along 3rd Avenue between Walnut Street and the 3rd and Court Parking Garage, including repainting all exterior structural steel, adding snow bar guards to prevent sudden and potentially dangerous releases of snow and ice, and installing flashing for the gutter portion of the roof to help waterproof the roof structure. This project also includes installation of new fire doors in Skywalk 4E-4F, crossing Grand Avenue between 4th Street and 5th Avenue.

FISCAL IMPACT:

Amount: \$391,500 Construction Contract (\$300,000 City Engineer's Estimate)

Funding Source: 2025-26 CIP, Page 169, Skywalk System, SW094, Tax Increment Funding Bonds

ADDITIONAL INFORMATION:

- On January 12, 2026, under Roll Call No. 26-0018, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Skywalk 2Ca, 2C-2D and 2C-3C Exterior 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 2Ca, 2C-2D and 2C-3C Exterior Improvements, Activity ID 102024006. This project will modify the existing roof and gutter system, install new snow bar guards along the roof, abrade and repaint all exterior steel on Skywalk 2Ca, 2C-2D and 2C-3C above 3rd Avenue. This skywalk spans from the Civic Center to the 3rd and Court parking garage and the Neal Smith Federal Building and The Plaza. This project will also replace the fire doors in the skywalk over 4th Street and Grand Avenue, all in accordance with the contract documents including Plan File No. 671-169/177, Skywalk 2Ca, 2C-2D and 2C-3C located above 3rd Avenue between Walnut Street and Court Avenue and other locations directed by the City Engineer.

- Sealed bids for said improvement were submitted by the following bidders:
 - Bergstrom Construction, Inc., Des Moines, IA - Low Bid
 - Neumann Brothers, Inc., Des Moines, IA
- 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, Iowa at 11:00 a.m. on January 27, 2026.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Bergstrom Construction, Inc. (1719 Hull Avenue, Des Moines, IA, 50313; Tom Gorgas, President) in the amount of \$391,500, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- This project is anticipated to begin in spring of 2026 and be completed in summer of 2026.



PREVIOUS COUNCIL ACTION(S):

Date: January 12, 2026

Roll Call Number: [26-0018](#)

Action: Ordering construction of the following:

- (F) [Skywalk](#) 2CA, 2C-2D and 2C-3C Exterior Improvements Receiving of bids, (1-27-26) and Setting date of hearing, (2-23-26), Engineer's estimate, \$300,000. ([Council Communication No. 26-006](#)) 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 second floor of T.M. Franklin Cownie City Administration Building, 1200 Locust Street. 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.