



DATE November 15, 2021

APPROVAL OF CONTRACT AND BOND  
AND PERMISSION TO SUBLET ON  
SKYWALK HVAC REPLACEMENT PHASE 4  
\$218,000.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the contract and bond, in the amount of \$218,000.00, executed by Stein Heating & Cooling Inc., Brian P. Stein, President, 1120 E. 2nd Street, Webster City, IA, 50595 dated November 15, 2021, for the construction of the following improvement:

Skywalk HVAC Replacement Phase 4, 042022002

The improvement includes the removal of existing heating ventilation and air conditioning (HVAC) units and installation of two new HVAC units, electrical connections, structural modifications, access ladder installation, security fence installation, and traffic control; all in accordance with the contract documents, including Plan File Nos. 630-117/124, located at Skywalk bridges identified as 4E-5E (vicinity of 5th Avenue and Grand Avenue), and 6D-6E (vicinity of 6th Street and Locust Street) in downtown Des Moines, Iowa

the same to be performed in accordance with the plans and specifications which have been heretofore approved by this Council, be and the same are hereby approved, subject to receipt of the contract and bond approved as to form by the Legal Department, and certificate of insurance acceptable to the Engineering Departments. The attached "Contractor's Anticipated DBE/TSB Utilization" shows the Contractor's efforts to solicit DBE/TSB Participation in accordance with the Disadvantaged Business Enterprise/Targeted Small Business (DBE/TSB) Program.

BE IT FURTHER RESOLVED: That the Mayor be and is hereby authorized and directed to execute said contract on behalf of the City of Des Moines, subject to receipt of the contract and bond approved as to form by the Legal Department, and certificate of insurance acceptable to the Engineering Department, and the City Clerk, be and is hereby authorized and directed to attest to same. No contract shall be deemed to exist between the City of Des Moines and said Bidder until said contract has been executed by the Bidder, and shall have been approved by this Council and executed by the Mayor and attested to by the City Clerk.

BE IT FURTHER RESOLVED: That after said contract has been executed by the Mayor, the City Clerk be and is hereby authorized and directed to return the Contractor's bid security in accordance with the Instructions to Bidders.

BE IT FURTHER RESOLVED: That the attached Permission to Sublet form, from said Contractor requesting permission to sublet designated items, be and is hereby approved, subject to receipt of the contract and bond approved as to form by the Legal Department, and certificate of insurance acceptable to the Engineering Department; and each subcontractor is hereby granted permission to work on said improvement.



**Roll Call Number**

**Agenda Item Number**

40A

DATE November 15, 2021

BE IT FURTHER RESOLVED: That the Director of Finance is hereby authorized to encumber this contract amount against the funds as identified below, and to acquire Builder's Risk Insurance, if appropriate, for the above referenced improvement.

(City Council Communication Number 21-488 attached)

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED s/Kathleen Vanderpool  
Kathleen Vanderpool  
Deputy City Attorney

**SLN**

Funding Source: 2021-2022 CIP, Page 160, Skywalk System, SW094, TIF-Backed G. O. Bonds

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
WESTERGAARD				
GRAY				
BOESEN				
VOSS				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED				APPROVED

I, P. Kay Cmelik, City Clerk of said City Council, hereby certify that at a meeting of the City Council, held on the above date, among other proceedings the above was adopted.  
  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

Department of Engineering  
City of Des Moines, Iowa



**CONTRACTOR'S ANTICIPATED DBE/TSB UTILIZATION**

**Skywalk HVAC Replacement Phase 4**

**Activity ID 042022002**

On October 19, 2021, Stein Heating & Cooling Inc., Brian P. Stein, President, 1120 E. 2nd Street, Webster City, IA 50595 submitted a proposal for construction of the Skywalk HVAC Replacement Phase 4, Activity ID 042022002, which the City Council has determined to be the lowest responsible, responsive bid for said project in the amount of \$218,000.00. The proposal included a statement that the Disadvantaged Business Enterprise/Targeted Small Business (DBE/TSB) Program shall not apply to this project.

The Engineering Department has prepared this report summarizing the information that Stein Heating & Cooling Inc., has submitted indicating that it anticipates utilizing the following DBE/TSB companies on this project:

<u>DBE/TSB Name</u>	<u>Description of Work</u>	<u>Estimated Amount</u>
None	N/A	\$0.00
	Estimated DBE/TSB Participation	\$0.00
	Stein Heating & Cooling Inc. Amount	\$218,000.00
	Percentage of DBE/TSB Participation	0.00%

*Copy 40A*

**PERMISSION TO SUBLET**

**Project** Skywalk HVAC Replacement Phase 4  
**Contractor** Stein Heating & Cooling Inc.  
**Federal Tax ID** \_\_\_\_\_ **Contract No.** 15652 **Sublet Request No.** 1

<b>ITEM TO BE SUBLET</b>	<b>ORGANIZATION TO PERFORM WORK</b>	<b>DBE Y/N</b>	<b>COST OF SPECIALTY ITEMS</b>	<b>TOTAL COST OF WORK SUBLET</b>
Roof Material Replacement at New Railing and Ladder at 6D-6E	Central States Roofing Co. 1811 E. Lincoln Way PO Box 490 Ames, IA 50010-0288 (515) 232-9133 Federal Tax ID 420939475	No	\$1,780.00	\$1,780.00
Fencing around HVAC unit at 4E-5E	American Fence Co. of Iowa, Inc. 6300 NW Beaver Drive Johnston, IA 50131 (515) 265-6100 Federal Tax ID 421196320	No	\$3,894.00	\$3,894.00
Testing & Balancing of new HVAC Systems	Systems Management and Balancing, Inc. 925 SE Olson Drive Waukee, IA 50263 Federal Tax ID 481276814	No	\$1,840.00	\$1,840.00
HVAC Controls 4E-5E	Baker Group 1600 SE Corporate Dr. Ankeny, IA 50021 (515) 262-4000 Federal Tax ID 420890441	No	\$17,944.00	\$17,944.00
Crane to Remove and Replace HVAC unit at 6D-6E	Barnhart Crane & Rigging Company 4200 SE Beisser Drive Branch 35 Grimes, IA 50111 (515) 480-2497 Federal Tax ID 621269879	No	\$2,500.00	\$2,500.00

	Previous Request	This Request	Total To Date
Cost of Items Sublet		\$27,958.00	\$27,958.00 (a)
Cost of Specialty Items Sublet		\$27,958.00	\$27,958.00 (b)
Cost of Sublet Items Less Specialty Items			(c)
Contract Amount			\$218,000.00 (d)
Contract Amount Less Total Specialty Items (d-			\$190,042.00 (e)
Percentage of Contract Sublet to Date (c/e)			0.00%

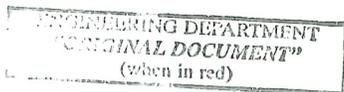
The prime contractor's request for Permission to Sublet the above items of work is approved with the understanding that the prime contractor shall be held responsible for the subcontractors' full compliance of all terms of the contract.

Attachment: Contractor's Letter  
Requesting Subletting

Form Routing: Project Engr. - City Engr. -  
Engr. Admin. - City Clerk/City Manager -  
Engr. Admin. - Distribution

Form Distribution Original - Project File  
Copy - Project Engineer  
Copy - Prime Contractor

21-
11/15/24  
 Roll Call No.                      Date



40A

**Miller, Calvin B.**

---

**From:** Office <office@steinhvac.com>  
**Sent:** Friday, October 29, 2021 10:51 AM  
**To:** Miller, Calvin B.  
**Subject:** Skywalk HVAC Replacement Phase 4 Subcontractor list  
**Attachments:** Skywalk HVAC Replacement Phase 4 Des Moines SUBLIST 10-29-2021.xlsx

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

---

Calvin,

Please see attached subcontractor list for the project.

Thanks and have a good weekend!

Brian Stein  
President  
Stein Heating & Cooling Inc.  
1120 East 2<sup>nd</sup> Street  
Webster City Iowa  
50595  
Phone: 515-832-2333  
Fax: 515-832-2555  
Cell: 515-835-8829  
Email: [office@steinhvac.com](mailto:office@steinhvac.com)



Skywalk HVAC Replacement Phase 4, Des Moines							DBE
	Contact	Phone	Email	Task	Amount		
Central States Roofing	Mark Hanson	515-232-9176	<a href="mailto:mark@csroofing.com">mark@csroofing.com</a>	Roofing Around Railing	\$1,780		NO
Amercian Fence Company	Scott Mattis	515-265-6100	<a href="mailto:s.mattis@americafence.com">s.mattis@americafence.com</a>	Fencing Around CU-4E5	\$3,894		NO
Systems Management & Balancing	Tesha Thraikill	515-987-2825	<a href="mailto:teshat@hvactab.com">teshat@hvactab.com</a>	Test & Balance	\$1,840		NO
Baker Group	Michael Beck	855-262-4000	<a href="mailto:beckm@thebakergroup.com">beckm@thebakergroup.com</a>	HVAC Controls 4E/4D	\$17,944		NO
Barnhart Crane	Dennis Dhainin	515-986-5701	<a href="mailto:ddhainin@barnhartcrane.com">ddhainin@barnhartcrane.com</a>	Crane Rigging RTU-6D6	Budget \$2,500		NO

ENGINEERING DEPARTMENT  
 "ORIGINAL DOCUMENT"  
 (When in red)