



Date November 03, 2025

**PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS,
FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON
3RD & COURT SKYWALK CORRIDOR HVAC REPLACEMENT;
RECEIVE AND FILE BIDS; AND DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE
BIDDER AS ALL IOWA MECHANICAL, LLC, JAMES VIGON, CEO, \$102,900**

WHEREAS, on September 29, 2025, under Roll Call No. 25-1264, plans, specifications, form of contract documents, and Engineer's estimate of construction cost were filed with the City Clerk, for the construction of the following improvement:

3rd & Court Skywalk Corridor HVAC Replacement, Activity ID 042025013

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, Des Moines, Iowa

WHEREAS, notice of the hearing on the plans, specifications, form of contract documents, and Engineer's estimate of construction cost was published as required by law.

WHEREAS, in accordance with said notice, those interested in said proposed plans, specifications, form of contract documents, and Engineer's estimate of construction cost both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That upon due consideration of the facts, and any and all statements of interested persons, any objections to the plans, specifications, form of contract documents, and Engineer's estimate of construction cost for said improvement are overruled and the hearing is closed and that said plans, specifications, form of contract documents, and Engineer's estimate of construction cost are hereby approved.

BE IT FURTHER RESOLVED: That 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)

which were received and opened at a public meeting presided over by the Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on October 21, 2025. Said bids and the attached tabulation of bids for said improvement be and are hereby received and filed.

BE IT FURTHER RESOLVED: That the Des Moines City Engineer, as the 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 be and the same is hereby accepted.



Roll Call Number

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BE IT FURTHER RESOLVED: That the bid security of the unsuccessful bidders be and is hereby authorized and directed to be returned in accordance with the Instructions to Bidders.

BE IT FURTHER RESOLVED: That the Engineer is hereby directed to secure execution by the lowest responsible, responsive Bidder and its surety of the contract documents in the form heretofore approved by this Council; that the Engineer is directed to thereafter present said contract documents to this Council for approval and authorization to the Mayor to sign; and that 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 the City Council hereby authorizes the necessary closure of all public grounds, streets, sidewalks, alleys, bridges, culverts, overpasses, underpasses, grade crossing separations and approaches, public ways, squares, and commons for the Project.

(Council Communication No. 25-400)

Moved by _____ to adopt. Second by _____

FORM APPROVED:

FUNDS AVAILABLE:

/s/ Glenna K. Frank

Glenna K. Frank
Deputy City Attorney

/s/Nickolas J. Schaul

Nickolas J. Schaul
Director of Finance

SLN
pw

Funding Source: 2025-26 CIP, Page 71, Parking Facility Rehabilitation/Repair Program, PG016, Parking Fund

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, Laura Baumgartner, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, 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.

City Clerk

TABULATED BY: N. Smith
CHECKED BY:  APPROVED BY: 

CONTRACTOR'S BID TABULATION
PROJECT: 3rd & Court Skywalk Corridor HVAC Replacement

-----ESTIMATE-----

ITEM	DESCRIPTION	AMOUNT
Base Bid	3rd & Court Skywalk Corridor HVAC Replacement, Complete as Specified and Described in Contract Documents	\$150,000.00
TOTAL BASE BID		\$150,000.00
TOTAL BASE BID PLUS ALTERNATES SELECTED BY THE CITY PERCENT OF ENGINEER'S ESTIMATE		\$150,000.00

All Iowa Mechanical, LLC Des Moines, IA	Excel Mechanical Company, Inc. Des Moines, IA	Air-Con Mechanical Corporation Des Moines, IA	A. J. Allen Mechanical Contractors, Inc. Des Moines, IA
BID SECURITY 10% Bid Bond	BID SECURITY 10% Bid Bond	BID SECURITY 10% Bid Bond	BID SECURITY 10% Bid Bond
BID PRICE	BID PRICE	BID PRICE	BID PRICE
AMOUNT	AMOUNT	AMOUNT	AMOUNT
\$102,900.00	\$106,000.00	\$121,450.00	
\$102,900.00	\$106,000.00	\$121,450.00	
\$102,900.00 -31.40% Low	\$106,000.00 -29.33%	\$121,450.00 -19.03%	

Bid not read. Bidder added terms and conditions to bid.

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