



**Date** January 26, 2026

**APPROVAL OF CONTRACT AND BOND FOR CONSTRUCTION OF PUBLIC IMPROVEMENT  
WITH ESTIMATED COST BELOW IOWA CODE COMPETITIVE BID THRESHOLD,  
SKYWALK 4F HVAC RELOCATION, ALL IOWA MECHANICAL, LLC,  
JAMES VIGON, CEO, \$105,500**

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, the Des Moines City Engineer has prepared an estimate for construction of the following public improvement:

Skywalk 4F HVAC Relocation, 042026004

The Roof Top Unit (RTU) which serves skywalk 4F is currently sitting on top of Brown's Garage structure. The owner of this parking garage is planning on demolishing the building in the spring of 2026 requiring the City of Des Moines to move 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 3rd party Testing and Balancing 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 Grand Avenue between 4th and 5th Avenue and other locations directed by the City Engineer, Des Moines, Iowa

in the amount below said statutory competitive bid threshold of \$92,000; and

WHEREAS, the Des Moines City Engineer has requested competitive quotations for construction of said public improvement in accordance with the process outlined above, and recommends award of contract to All Iowa Mechanical, LLC, James Vigon, CEO, 2317 Dixon Street, Des Moines, IA 50316, in the amount of \$105,500, for construction of said public improvement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the recommendation for construction of the above-described public improvement and the method of financing, and the recommendation of the Des Moines City Engineer submitting plans, specifications, contract documents, and Engineer's estimate of cost for the construction of said public improvement, all as included in the attached communication, be and the same are hereby approved and accepted.

BE IT FURTHER RESOLVED: That this Council hereby determines that it is necessary and advisable to construct said public improvement in the manner set forth in the plans, specifications, and contract documents submitted by the Des Moines City Engineer; and that payment for the cost of said public improvement shall be paid from the funding source identified below.

BE IT FURTHER RESOLVED: That said plans, specifications, contract documents, and Engineer's estimate of construction cost are hereby approved as the plans, specifications, contract documents, and Engineer's estimate of construction cost for said public improvement.



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BE IT FURTHER RESOLVED: That quotations for said public improvement were submitted by the following contractors:

All Iowa Mechanical, LLC, Des Moines, IA - Low Quotation  
Air-Con Mechanical Corporation, Des Moines, IA  
Central Iowa Mechanical Company, West Des Moines, IA  
Corn States Metal Fabricators, Inc., West Des Moines, IA

which were received and opened by the Des Moines City Engineer in the City Engineer's Office, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa 50309 on December 23, 2025. Said quotations and the attached tabulation of quotations for said public improvement be and are hereby received and filed.

BE IT FURTHER RESOLVED: That the Des Moines City Engineer has determined that the lowest responsive, responsible quotation for the construction of said public improvement was submitted by All Iowa Mechanical, LLC, in the amount of \$105,500, and said quotation be and the same is hereby accepted.

BE IT FURTHER RESOLVED: That the Des Moines City Engineer has secured execution by the lowest responsive, responsible contractor and its surety of the contract documents in the form approved by this Council.

BE IT FURTHER RESOLVED: That the contract and bond, in the amount of \$105,500, executed by All Iowa Mechanical, LLC, dated January 26, 2026, for the construction of said public improvement, the same to be performed in accordance with the plans and specifications which have been 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 Department.

BE IT FURTHER RESOLVED: That the Mayor be and is hereby authorized and directed to execute said contract on behalf of the City Council, subject to receipt of 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 Council and said Contractor until said contract has been executed by the Contractor, 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 Engineer is hereby authorized to approve requests to sublet work from the Contractor, 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.

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 public improvement.

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.





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**(Council Communication No. 26-021)**

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

Seconded by \_\_\_\_\_.

**FORM APPROVED:**

**FUNDS AVAILABLE:**

/s/ Glenna K. Frank

Glenna Frank  
Deputy City Attorney

s/Nickolas J. Schaul

Nickolas Schaul  
Director of Finance

**SLN** <sub>pw</sub> Funding Source: 2025-26 CIP, Page 169, Skywalk System, SW094, Tax Increment Funding Bonds

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
BARRON				
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

Bid Date: 12/23/2025

TABULATED BY: N Smith / APPROVED BY: Phillip J. Wagen  
CHECKED BY: [Signature]

**CONTRACTOR'S BID TABULATION**  
PROJECT: Skywalk 4F HVAC Relocation

-----ESTIMATE-----

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>AMOUNT</u>	<u>AMOUNT</u>	<u>AMOUNT</u>	<u>AMOUNT</u>
1	SKYWALK HVAC RELOCATION AS SPECIFIED AND DESCRIBED IN CONTRACT DOCUMENTS	\$92,000.00	\$105,500.00	\$106,450.00	\$117,000.00	\$119,000.00
	TOTAL BASE BID	\$92,000.00	\$105,500.00	\$106,450.00	\$117,000.00	\$119,000.00
	PERCENT OF ENGINEER'S ESTIMATE		+14.67% Low	+15.71%	+27.17%	+29.35%

All Iowa Mechanical, LLC Des Moines, IA	Air-Con Mechanical Corporation Pleasant Hill, IA	Central Iowa Mechanical Company West Des Moines, IA	Corn States Metal Fabricators, Inc. West Des Moines, IA
BID SECURITY N/A	BID SECURITY N/A	BID SECURITY N/A	BID SECURITY N/A
BID PRICE	BID PRICE	BID PRICE	BID PRICE