



Date February 23, 2026

**PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS,
FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON
SKYWALK 2CA, 2C-2D AND 2C-3C EXTERIOR IMPROVEMENTS;
RECEIVE AND FILE BIDS; AND DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE
BIDDER AS BERGSTROM CONSTRUCTION, INC., TOM GORGAS, PRESIDENT, \$391,500**

WHEREAS, on January 12, 2026, under Roll Call No. 26-0018, 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 public improvement:

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 & 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, Des Moines, Iowa; and

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 public 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 public improvement were submitted by the following bidders:

- Bergstrom Construction, Inc., Des Moines, IA – Low Bid
- Neumann Brothers, Inc., Des Moines, IA

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 January 27, 2026. Said bids and the attached tabulation of bids for said public improvement be and are hereby received and filed.



Roll Call Number

Agenda Item Number

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Date February 23, 2026

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 public improvement was submitted by Bergstrom Construction, Inc., Tom Gorgas, President, 1719 Hull Avenue, Des Moines, IA, 50313 in the amount of \$391,500, and said bid be and the same is hereby accepted.

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. 26-055 attached)

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

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

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| BOESEN | | | | |
| SIMONSON | | | | |
| VOSS | | | | |
| BARRON | | | | |
| WESTERGAARD | | | | |
| MANDELBAUM | | | | |
| GATTO | | | | |
| 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

DEPARTMENT OF ENGINEERING
CITY OF DES MOINES, IOWA

Activity ID: 10-2024-006

Bid Date: 1/27/2026

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

CONTRACTOR'S BID TABULATION

PROJECT: Skywalk 2Ca, 2C-2D, 2C-3C Exterior Improvements

-----ESTIMATE-----

| <u>ITEM</u> | <u>DESCRIPTION</u> | <u>AMOUNT</u> |
|-------------|--|---------------|
| 1 | SKYWALK EXTERIOR IMPROVEMENTS, AS SPECIFIED AND DESCRIBED IN CONTRACT DOCUMENTS | \$275,000.00 |
| 2 | 4TH & GRAND FIRE DOOR & HARDWARE REPLACEMENT, AS SPECIFIED AND DESCRIBED IN CONTRACT DOCUMENTS | \$25,000.00 |
| | TOTAL BASE BID | \$300,000.00 |
| | PERCENT OF ENGINEER'S ESTIMATE | |

| | <u>AMOUNT</u> | <u>AMOUNT</u> |
|--|---------------|--|
| Bergstrom Construction, Inc. Des Moines, IA | | Neumann Brothers, Inc. Des Moines, IA |
| BID SECURITY 10% Bid Bond | | BID SECURITY 10% Bid Bond |
| BID PRICE | | BID PRICE |
| | \$373,000.00 | \$568,000.00 |
| | \$18,500.00 | \$17,000.00 |
| | \$391,500.00 | \$585,000.00 |
| | +30.50% | +95.00% |
| Low | | |