



Date August 3, 2026

**PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS,
FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON
SKYWALK EXTERIOR IMPROVEMENTS PHASE 1;
RECEIVE AND FILE BIDS; AND DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE
BIDDER AS MINTURN, INC., CLINTON M. RHOADS, PRESIDENT, \$1,045,700**

WHEREAS, on June 29, 2026, under Roll Call No. 26-0718, 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 Exterior Improvements Phase 1, Activity ID 102024007

This project will repair and restore 12 skywalk exterior finishes, install new water proofing systems, replace window gasketing and seals, thorough cleaning of all skywalk exteriors on Grand Avenue and the immediately adjacent streets, replace existing recessed lighting with new light-emitting diode (LED) lighting, and replace all missing aluminum and steel trim, all in accordance with the contract documents including Plan File No. 679-247/261, on skywalks located along Grand Avenue and immediate adjacent streets, 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; and

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 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:

Minturn, Inc., Brooklyn, IA - Low Bid
Hildreth Construction Services, L.L.C., Cumming, IA

which were received and opened through the City of Des Moines' electronic bid submission system at <https://www.bidexpress.com/businesses/27010/home>, presided over by the Engineer in the T.M. Franklin Cownie City Administration Building, 1200 Locust Street, Des Moines, Iowa at 11:00 a.m. on July 14, 2026. Said bids and the attached tabulation of bids for said public improvement be and are hereby received and filed.



Roll Call Number

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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 Minturn, Inc., Clinton M. Rhoads, President, 144 W. Front Street, PO Box 369, Brooklyn, IA, 52211 in the amount of \$1,045,700, and said bid be and the same is hereby accepted.

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. 26-270 attached)

Moved by _____ to adopt. Second by _____

FORM APPROVED:

FUNDS AVAILABLE:

/s/ Glenna K. Frank

s/Nickolas J. Schaul

Glenna K. Frank
Deputy City Attorney

Nickolas J. Schaul
Director of Finance

SLN
pw

Funding Source: 2026-27 CIP, Page 166, Skywalk System, SW094

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

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Bid Date: 7/14/2026

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

CONTRACTOR'S BID TABULATION
PROJECT: Skywalk Exterior Improvements Phase 1

-----ESTIMATE-----

ITEM	DESCRIPTION	AMOUNT	AMOUNT	AMOUNT
Base Bid	SKYWALK EXTERIOR IMPROVEMENTS, AS SPECIFIED AND DESCRIBED IN THE CONTRACT DOCUMENTS	\$640,000.00	\$972,700.00	\$1,177,000.00
	TOTAL BASE BID	\$640,000.00	\$972,700.00	\$1,177,000.00
Add-Alternate No. 1	SKYWALK 4E-5E EXTERIOR IMPROVEMENTS, AS SPECIFIED AND DESCRIBED IN THE CONTRACT DOCUMENTS	\$60,000.00	\$73,000.00	\$92,000.00
	TOTAL BASE BID PLUS ADD-ALTERNATE NO. 1	\$700,000.00	\$1,045,700.00	\$1,269,000.00
	TOTAL BASE BID PLUS ADD-ALTERNATE SELECTED BY THE CITY PERCENT OF ENGINEER'S ESTIMATE	\$700,000.00	\$1,045,700.00 +49.39% Low	\$1,269,000.00 +81.29%

Minturn, Inc. Brooklyn, IA	Hildreth Construction Services, L.L.C. Cumming, IA
BID SECURITY 10% Bid Bond	BID SECURITY 10% Bid Bond
BID PRICE	BID PRICE

City Engineer is recommending award of Base Bid plus Add-Alternate No. 1