



Roll Call Number

25-0558

Agenda Item Number

7

Date April 21, 2025

**AUTHORIZING ISSUANCE OF A NOTICE OF INTENT
TO ENTER INTO A GUARANTEED MAXIMUM PRICE CONTRACT
PURSUANT TO IOWA CODE CHAPTER 26A FOR THE
5th & WALNUT PARKING GARAGE SKYWALK IMPROVEMENT PROJECT AND
AUTHORIZATION FOR STAFF TO PROCEED PURSUANT TO
IOWA CODE CHAPTER 26A**

WHEREAS, in accordance with Iowa Code Chapter 26A, a governmental entity is required to publicly disclose the intent to enter into a guaranteed maximum price contract and the governmental entity’s selection criteria in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation, and on an internet site sponsored by either a governmental entity or a statewide association that represents the governmental entity at least fourteen days prior to publishing a request for statement of qualifications; and

WHEREAS, following the requirements of Chapter 26A, the Engineering Department has prepared a Notice of Intent (NOI), Request for Qualifications (RFQ), and Request for Proposals (RFP) to procure a Construction Manager at Risk (CMaR) process for the 5th & Walnut Parking Garage Skywalk Improvement project; and

WHEREAS, staff is requesting authorization to issue the Notice of Intent to Enter into a Guaranteed Maximum Price Contract, including the governmental entity’s selection criteria and proceed with the process of securing a Guaranteed Maximum Price Contract in accordance with Chapter 26A of the Iowa Code.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

1. That the City Engineer is hereby authorized to issue a Notice of Intent (NOI) to Enter into a Guaranteed Maximum Price Contract for the 5th & Walnut Parking Garage Skywalk Improvement project, including the City’s selection criteria.
2. That the City Engineer and City staff are authorized to proceed in accordance with Chapter Iowa Code Chapter 26A, including issuing Request for Qualifications (RFQ), and Request for Proposals (RFP) to procure a Construction Manager at Risk (CMR), for the 5th & Walnut Parking Garage Skywalk Improvement project, including the process of securing a guaranteed maximum price contract in accordance with Chapter 26A of the Iowa Code for recommendation to the City Council.



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(City Council Letter Number 25-145 attached)
Activity ID 10-2025-006

Moved by Coleman to adopt. Second by Gatto

Refer to the City Manager to schedule a work session on this topic and to only take steps that can easily be unwound if Council chooses not to move forward. Concept plan options will be presented to Council before moving forward.

FORM APPROVED: /s/ Thomas G. Fisher Jr.
Thomas G. Fisher Jr.
Deputy City Attorney

SLN
pw

Funding Source: 2025-26 CIP, Page 167, Skywalk System, SW094, Tax Increment Funding Bonds

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
MANDELBAUM		✓		
VOSS	✓			
SIMONSON	✓			
WESTERGAARD		✓		
TOTAL	5	2		

MOTION CARRIED

APPROVED

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.

Connie Boesen

Mayor

Laura Baumgartner

City Clerk