



DATE May 22, 2023

ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR 9TH AND LOCUST STREET PARKING GARAGE SKYWALK & HVAC IMPROVEMENTS, NEUMANN BROTHERS, INC.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached report of the Des Moines City Engineer, showing the cost of the construction of the 9th and Locust Street Parking Garage Skywalk & HVAC Improvements, 042020012, in accordance with the contract approved between Neumann Brothers, Inc., Michael Simpson, President, 1435 Ohio Street, Des Moines, IA 50314, under Roll Call No. 22-0267, of February 21, 2022, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and accepted.

BE IT FURTHER RESOLVED: That \$1,239,845.00 is the total cost, of which \$1,239,481.25 has been paid the Contractor, and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$363.75 is to be paid at the end of thirty days, with funds retained for unresolved claims on file in accordance with Iowa Code Chapter 573.

BE IT FURTHER RESOLVED: That the Director of Finance be and is hereby authorized to release said retainage if suit is not filed as above provided.

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

FORM APPROVED:

FUNDS AVAILABLE

sl Kathleen Vanderpool

Nickolas J. Schaul

Kathleen Vanderpool  
Deputy City Attorney

Nickolas J. Schaul  
Director of Finance

SLN Funding Source: 2023-24 CIP, Page 68, Parking Facility Rehabilitation/Repair Program, PG016, Parking System Revenue

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

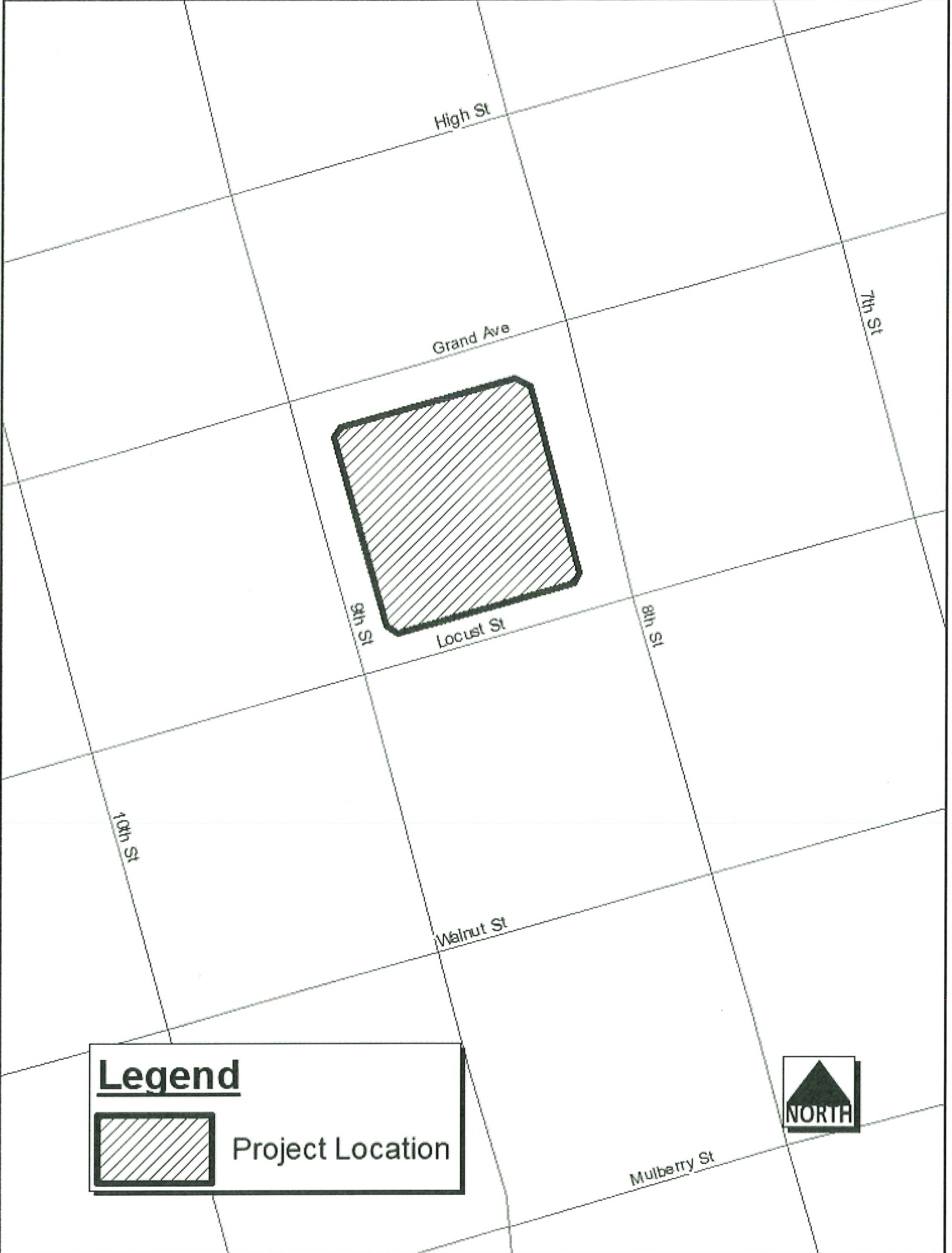
MOTION CARRIED APPROVED

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

Mayor

City Clerk



**Legend**

 Project Location



## PROJECT SUMMARY

### 9th and Locust Street Parking Garage Skywalk & HVAC Improvements

#### Activity ID 042020012

On February 21, 2022, under Roll Call No. 22-0267, the Council awarded the contract for the above improvements to Neumann Brothers, Inc., in the amount of \$1,165,000.00. Tabulated below is a history of project change orders.

<b>Change Order No.</b>	<b>Initiated By</b>	<b>Description</b>	<b>Amount</b>
1	City	5/18/2022 Add project changes found during construction.	\$6,313.00
2	City	8/15/2022 Add project changes found during construction.	\$35,080.00
3	City	10/21/2022 Add project changes found during construction.	\$21,327.00
4	City	2/20/2023 Add project changes found during construction.	\$12,125.00
<b>Original Contract Amount</b>			\$1,165,000.00
<b>Total Change Orders</b>			\$74,845.00
<b>Percent of Change Orders to Original Contract</b>			6.42%
<b>Total Contract Amount</b>			\$1,239,845.00

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May 22, 2023

**CERTIFICATION OF COMPLETION**

**AGENDA HEADING:**

Accepting completed construction and approving final payment for the 9th and Locust Street Parking Garage Skywalk & HVAC Improvements, Neumann Brothers, Inc..

**SYNOPSIS:**

Approve the Engineer's Certification of Completion, accept construction of said improvement, and authorize final payment to the contractor.

**FISCAL IMPACT:**

Amount: \$1,239,845.00 As-Built Contract Cost

Funding Source: 2023-24 CIP, Page 68, Parking Facility Rehabilitation/Repair Program, PG016, Parking System Revenue

**CERTIFICATION OF COMPLETION:**

On February 21, 2022, under Roll Call No. 22-0267, the City Council awarded a contract to Neumann Brothers, Inc., Michael Simpson, President, 1435 Ohio Street, Des Moines, IA 50314 for the construction of the following improvement:

9th and Locust Street Parking Garage Skywalk & HVAC Improvements, 042020012

The improvement includes the modification of parking garage skywalk corridors including selective demolition, expansion joint repair, new carpet and ceiling tile, new air handling units, new ductwork, and electrical improvements; all in accordance with the contract documents, including Plan File No. 603-065/093, located at the 9th and Locust Parking Garage, Des Moines, Iowa

I hereby certify that the construction of said 9th and Locust Street Parking Garage Skywalk & HVAC Improvements, Activity ID 042020012, has been completed in substantial compliance with the terms of said contract, and I hereby recommend that the work be accepted. The work commenced on April 5, 2022, and was completed on May 1, 2023.

I further certify that \$1,239,845.00 is the total cost of said improvement, of which \$1,239,481.25 has been paid the Contractor and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$363.75 is to be paid at the end of thirty days, with funds retained for unresolved claims on file in accordance with Iowa Code Chapter 573. The amount of completed work is shown on the attached Estimate of Construction Completed.

A handwritten signature in blue ink that reads "Steven L. Naber" with a small "fw" at the end.

Steven L. Naber, P.E.  
Des Moines City Engineer

ENGINEERING DEPARTMENT  
CITY OF DES MOINES, IOWA



ESTIMATE OF CONSTRUCTION COMPLETED

PARTIAL PAYMENT NO. 14 - FINAL

PROJECT: 9TH & LOCUST STREET PARKING GARAGE SKWALK & HVAC IMPROVEMENTS  
CONTRACTOR: NEUMANN BROTHERS, INC.

Activity ID: 04-2020-012  
Date: 05/01/2023

LINE NO.	DESCRIPTION	UNIT	UNITS			UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE		
1	MOBILIZATION / FEES / PERMITS	LS	1.0	1.0	1.0000	\$25,982.00	\$25,982.00
2	GENERAL CONDITIONS	LS	1.0	1.0	1.0000	\$122,782.00	\$122,782.00
3	DEMOLITION	LS	1.0	1.0	1.0000	\$55,909.00	\$55,909.00
4	CHAIN LINK FENCING	LS	1.0	1.0	1.0000	\$14,912.00	\$14,912.00
5	CONCRETE INFILL & PADS	LS	1.0	1.0	1.0000	\$19,276.00	\$19,276.00
6	STEEL MATERIAL	LS	1.0	1.0	1.0000	\$79,705.00	\$79,705.00
7	STEEL INSTLLATION	LS	1.0	1.0	1.0000	\$38,187.00	\$38,187.00
8	ROUGH CARPENTRY	LS	1.0	1.0	1.0000	\$6,854.00	\$6,854.00
9	FINISH CARPENTRY	LS	1.0	1.0	1.0000	\$19,747.00	\$19,747.00
10	WATERPROOFING / CAULKING / EXPANSION JOINTS	LS	1.0	1.0	1.0000	\$17,251.00	\$17,251.00
11	EPDM GUTTER	LS	1.0	1.0	1.0000	\$34,894.00	\$34,894.00
12	SHEET METAL PARAPET CAP	LS	1.0	1.0	1.0000	\$35,234.00	\$35,234.00
13	GLASS / GLAZING / HARDWARE	LS	1.0	1.0	1.0000	\$34,328.00	\$34,328.00
14	INTERIOR DRYWALL & CEILING FINISHES	LS	1.0	1.0	1.0000	\$175,050.00	\$175,050.00
15	CARPET & BASE	LS	1.0	1.0	1.0000	\$57,298.00	\$57,298.00
16	PAINTING & HPC	LS	1.0	1.0	1.0000	\$23,571.00	\$23,571.00
17	SPECIALTIES	LS	1.0	1.0	1.0000	\$5,311.00	\$5,311.00
18	MECHANICAL / HVAC	LS	1.0	1.0	1.0000	\$253,744.00	\$253,744.00
19	SPRINKLER DEMOLITION	LS	1.0	1.0	1.0000	\$3,795.00	\$3,795.00
20	ELECTRICAL	LS	1.0	1.0	1.0000	\$141,170.00	\$141,170.00
1001	CR-02 - Video Surveillance Cameras Modification	LS	0.0	1.0	1.0000	-\$1,728.00	(\$1,728.00)
1002	CR-03 - Exterior Sealant	LS	0.0	1.0	1.0000	\$10,976.00	\$10,976.00
1003	CR-04 - Structural Steel Repaint	LS	0.0	1.0	1.0000	\$1,605.00	\$1,605.00
1004	CR-05 - Sill Cover	LS	0.0	1.0	1.0000	\$7,206.00	\$7,206.00
1005	CR-06 - EPDM Gutter Removal	LS	0.0	1.0	1.0000	-\$18,518.00	(\$18,518.00)
1006	CR-07 - Louver Infill	LS	0.0	1.0	1.0000	\$6,772.00	\$6,772.00
2001	CR-08 - Delete Pedestrian Counters	LS	0.0	1.0	1.0000	-\$5,929.00	(\$5,929.00)
2002	CR-09 - Curtain Wall Changes	LS	0.0	1.0	1.0000	\$744.00	\$744.00

LINE NO.	DESCRIPTION	UNIT	UNITS			UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE		
2003	CR-10 - Lighting Branch and Access Doors	LS	0.0	1.0	1.0000	-\$1,326.00	(\$1,326.00)
2004	CR-11 - Exterior Curtainwall Seal Replacement	LS	0.0	1.0	1.0000	\$25,869.00	\$25,869.00
2005	CR-12 - Added PMMA Waterproofing	LS	0.0	1.0	1.0000	\$10,320.00	\$10,320.00
2006	CR-13 - Corridor Ceiling Changes and Diffuser Height	LS	0.0	1.0	1.0000	\$941.00	\$941.00
2007	CR-14 - Add Vid Surveillance Cameras	LS	0.0	1.0	1.0000	\$4,461.00	\$4,461.00
3001	CR-15 - Wall Base at Curtain Wall	LS	0.0	1.0	1.0000	\$406.00	\$406.00
3002	CR-16 - Access Door at Elevator Lobby 301	LS	0.0	1.0	1.0000	\$631.00	\$631.00
3003	CR-17 - Level 4 Exterior Sealant	LS	0.0	1.0	1.0000	\$13,945.00	\$13,945.00
3004	CR-18 - Repair Broken Drain Pipe at West Corridor Bulkhead	LS	0.0	1.0	1.0000	\$1,770.00	\$1,770.00
3005	CR-19 - Water Damage Repairs at NW Lobby	LS	0.0	1.0	1.0000	\$4,575.00	\$4,575.00
4001	CR-20 - Add Steel Framing for RTU Protection	LS	0.0	1.0	1.0000	\$12,125.00	\$12,125.00
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS			\$1,239,845.00				
PARTIAL PAYMENT NO. 1			\$20,073.18				
PARTIAL PAYMENT NO. 2			\$109,710.88				
PARTIAL PAYMENT NO. 3			\$278,327.92				
PARTIAL PAYMENT NO. 4			\$312,156.67				
PARTIAL PAYMENT NO. 5			\$155,981.82				
PARTIAL PAYMENT NO. 6			\$133,590.34				
PARTIAL PAYMENT NO. 7			\$65,408.07				
PARTIAL PAYMENT NO. 8			\$20,687.19				
PARTIAL PAYMENT NO. 9			\$66,336.36				
PARTIAL PAYMENT NO. 10			\$28,615.97				
PARTIAL PAYMENT NO. 11			\$36,831.60				
PARTIAL PAYMENT NO. 12			\$9,821.25				
PARTIAL PAYMENT NO. 13			\$1,940.00				
THIS PARTIAL PAYMENT			\$0.00				
TOTAL PARTIAL PAYMENTS			\$1,239,481.25				
BALANCE			\$363.75				

TOTAL	\$1,239,845.00
RETAINAGE	\$363.75
TOTAL LESS RETAINAGE	\$1,239,481.25
LESS PREVIOUS PAYMENT	\$1,239,481.25
AMOUNT DUE	\$0.00

PREPARED BY: John Kender

CHECKED BY: D. Key

PARTIAL PAYMENT NO. 14 - FINAL