



Date June 17, 2024

ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR 3RD & COURT PARKING GARAGE ELEVATOR REPLACEMENT, TK ELEVATOR CORPORATION

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 3rd & Court Parking Garage Elevator Replacement, Activity ID 042020023, in accordance with the contract approved between TK Elevator Corporation, Kevin Lavallee, President, 11605 Haynes Bridge Road, Alpharetta, GA, 30009, under Roll Call No. 23-0344, of March 06, 2023, 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 \$443,006.00 is the total cost, of which \$429,715.82 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 \$13,290.18 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:

s/Kathleen Vanderpool

Nickolas J. Schaul

Kathleen Vanderpool
Deputy City Attorney

Nickolas J. Schaul
Director of Finance



Funding Source: 2024-25 CIP, Page 40, Parking Facility Rehabilitation/Repair Program, PG016, Parking Fund

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, COLEMAN, GATTO, MANDELBAUM, SIMONSON, VOSS, WESTERGAARD, and TOTAL.

MOTION CARRIED APPROVED

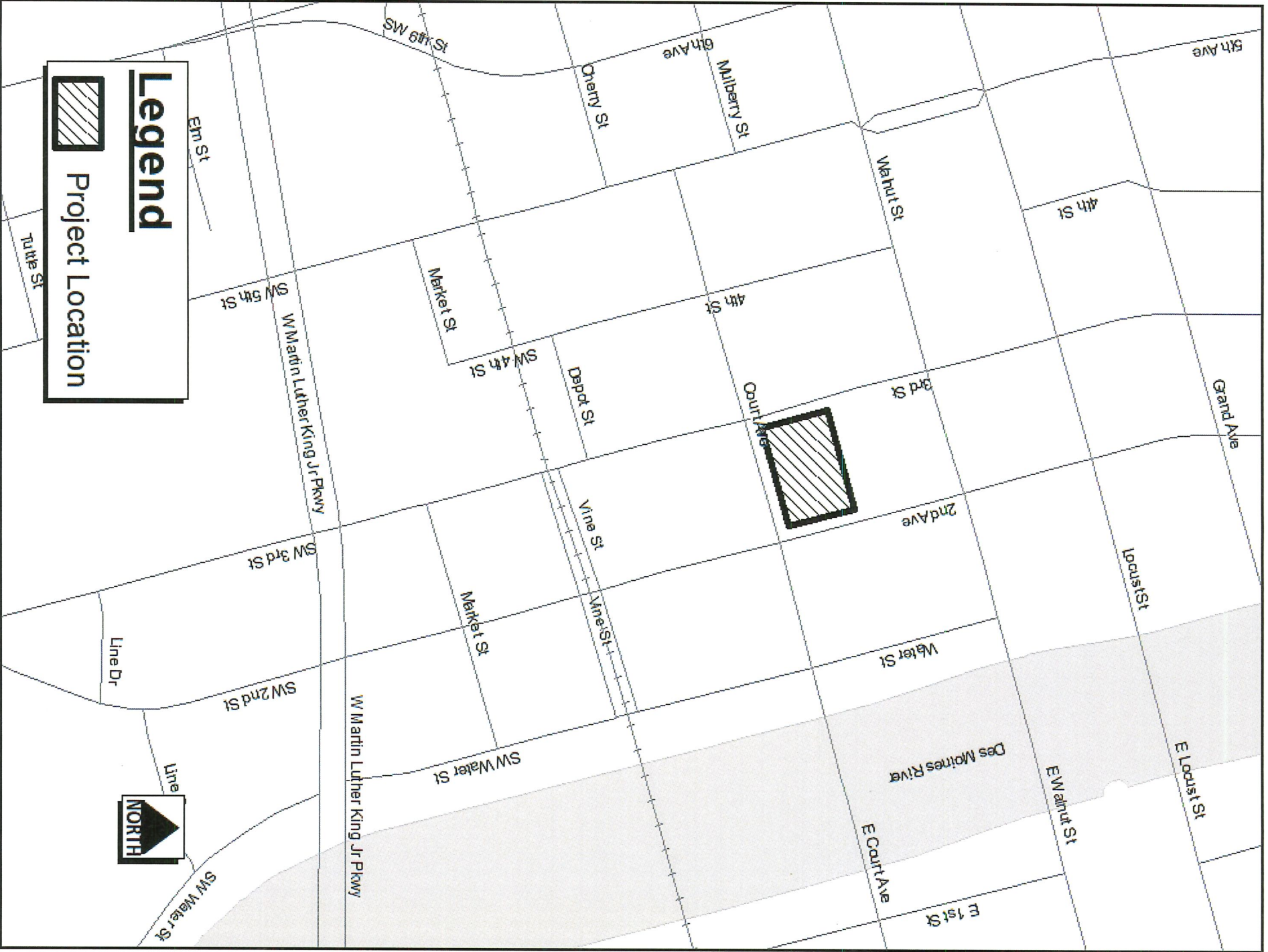
\_\_\_\_\_  
Mayor

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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## PROJECT SUMMARY

### 3rd & Court Parking Garage Elevator Replacement

#### Activity ID 042020023

On March 6, 2023, under Roll Call No. 23-0344, the Council awarded the contract for the above improvements to TK Elevator Corporation, in the amount of \$437,000.00. 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	4/11/2024 Add project changes found during construction.	\$6,006.00
		<b>Original Contract Amount</b>	\$437,000.00
		<b>Total Change Orders</b>	\$6,006.00
		<b>Percent of Change Orders to Original Contract</b>	1.37%
		<b>Total Contract Amount</b>	\$443,006.00

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Department of Engineering  
City of Des Moines, Iowa



June 17, 2024

**CERTIFICATION OF COMPLETION**

**AGENDA HEADING:**

Accepting completed construction and approving final payment for the 3rd & Court Parking Garage Elevator Replacement, TK Elevator Corporation.

**SYNOPSIS:**

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

**FISCAL IMPACT:**

Amount: \$443,006.00 As-Built Contract Cost

Funding Source: 2024-25 CIP, Page 40, Parking Facility Rehabilitation/Repair Program, PG016, Parking Fund

**CERTIFICATION OF COMPLETION:**

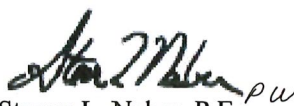
On March 6, 2023, under Roll Call No. 23-0344, the City Council awarded a contract to TK Elevator Corporation, Kevin Lavalley, President, 11605 Haynes Bridge Road, Alpharetta, GA 30009 for the construction of the following improvement:

3rd & Court Parking Garage Elevator Replacement, 042020023

The improvement includes the modernization of two (2) 5-stop under-the-car single cylinder hydraulic elevators, replacement of hoistway pit sump pumps and associated electrical improvements; all in accordance with the contract documents, including Plan File No. 603-097/105, located at the 3rd & Court Parking Garage, 210 2nd Avenue, Des Moines, Iowa 50309

I hereby certify that the construction of said 3rd & Court Parking Garage Elevator Replacement, Activity ID 042020023, 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 November 13, 2023, and was completed on May 30, 2024.

I further certify that \$443,006.00 is the total cost of said improvement, of which \$429,715.82 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 \$13,290.18 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.

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

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ENGINEERING DEPARTMENT  
CITY OF DES MOINES, IOWA



ESTIMATE OF CONSTRUCTION COMPLETED

FINAL - PARTIAL PAYMENT NO. 8

PROJECT: 3rd & Court Parking Garage Elevator Replacement  
CONTRACTOR: TK Elevator Corporation

Proj No: N/A  
Activity ID: 04-2020-023  
Date: 05/30/2024

LINE NO.	DESCRIPTION	UNIT	UNITS			UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE		
1	Metal Fabrications	LS	1.000	1.000	1.000	\$850.00	\$850.00
2	Painting and Firestopping	LS	1.000	1.000	1.000	\$9,465.82	\$9,465.82
3	Hydraulic Elevator Modernization	LS	1.000	1.000	1.000	\$313,216.00	\$313,216.00
4	Plumbing	LS	1.000	1.000	1.000	\$16,157.00	\$16,157.00
5	Electrical	LS	1.000	1.000	1.000	\$97,311.18	\$97,311.18
1001	Elevator Shaft Light Fixture Credit	LS	0.000	1.000	1.000	-\$2,024.00	(\$2,024.00)
1002	Remove and Replace Elevator Platform Flooring	LS	0.000	1.000	1.000	\$8,030.00	\$8,030.00
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS			\$443,006.00				
PARTIAL PAYMENT NO. 1			\$63,583.50				
PARTIAL PAYMENT NO. 2			\$101,995.50				
PARTIAL PAYMENT NO. 3			\$131,560.76				
PARTIAL PAYMENT NO. 4			\$62,378.61				
PARTIAL PAYMENT NO. 5			\$36,855.60				
PARTIAL PAYMENT NO. 6			\$23,902.66				
PARTIAL PAYMENT NO. 7			\$9,439.19				
THIS PARTIAL PAYMENT			\$0.00				
TOTAL PARTIAL PAYMENTS			\$429,715.82				
BALANCE			\$13,290.18				
			100%				

PREPARED BY: John Kuder

CHECKED BY: [Signature]

TOTAL	\$443,006.00
RETAINAGE	\$13,290.18
TOTAL LESS RETAINAGE	\$429,715.82
LESS PREVIOUS PAYMENT	\$429,715.82
AMOUNT DUE	\$0.00

FINAL - PARTIAL PAYMENT NO. 8