★ **Roll Call Number**

____

Agenda Item Number
9A

Date November 17, 2025

ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR THE 4TH & GRAND PARKING GARAGE ELECTRICAL IMPROVEMENTS, VAN MAANEN ELECTRIC, 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 4th & Grand Parking Garage Electrical Improvements, Activity ID 042023016 ("Project"), in accordance with the contract approved by Roll Call No. 23-1652 of November 20, 2023, between Van Maanen Electric, Inc., Nathan Van Maanen, President, 500 Iowa Speedway Drive, Newton, IA, 50208, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and the construction of the Project is accepted.

BE IT FURTHER RESOLVED: That $752,828.73 is the total cost, of which $730,243.87 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 $22,584.86 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:

/s/ Glenna K. Frank

Glenna K. Frank
Deputy City Attorney

FUNDS AVAILABLE:

/s/ Nickolas J. Schaul

Nickolas J. Schaul
Director of Finance

Funding Source: 2025-26 CIP, Page 71, Parking Facility Rehabilitation/Repair Program, PG016, Parking Fund

SLN

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

MOTION CARRIED APPROVED

______________________________ Mayor

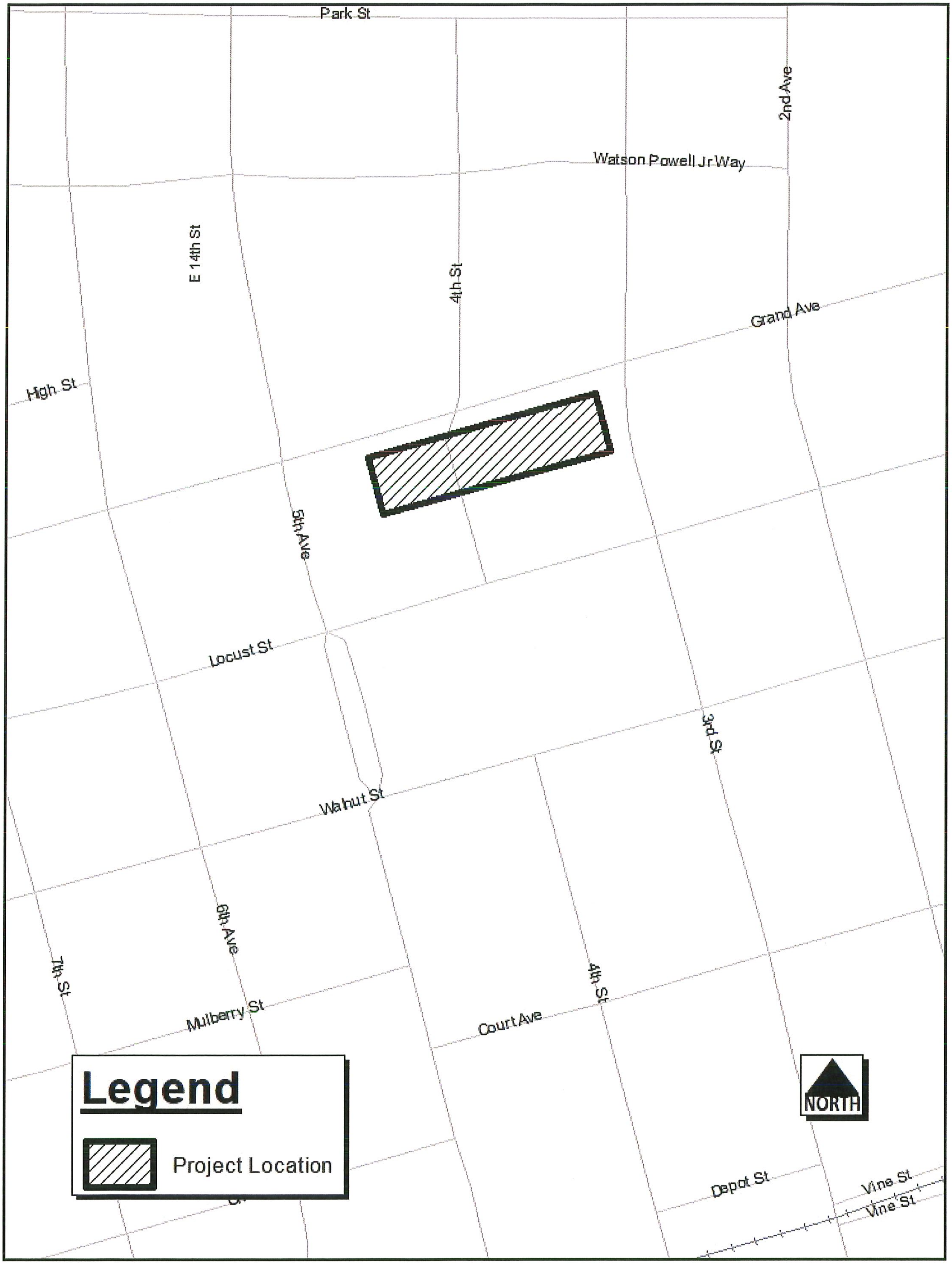
CERTIFICATE

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

9a


Park St
2nd Ave
Watson Powell Jr Way
E 14th St
4th St
Grand Ave
High St
5th Ave
Locust St
3rd St
Walnut St
6th Ave
7th St
4th St
Mulberry St
Court Ave
Legend
Project Location
NORTH
Depot St
Vine St
Vine St

9A

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA

PROJECT SUMMARY

4th & Grand Parking Garage Electrical Improvements

Activity ID 042023016

On November 20, 2023, under Roll Call No. 23-1652, the Council awarded the contract for the above improvements to Van Maanen Electric, Inc., in the amount of $652,900.00. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	City	7/1/2024 Add project changes found during construction.	$85,407.00
2	City	5/8/2025 Add project changes found during construction.	$14,521.73
		Original Contract Amount	$652,900.00
		Total Change Orders	$99,928.73
		Percent of Change Orders to Original Contract	15.31%
		Total Contract Amount	$752,828.73

Department of Engineering
City of Des Moines, Iowa

CITY OF DES MOINES

November 17, 2025

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the 4th & Grand Parking Garage Electrical Improvements, Van Maanen Electric, Inc.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: $752,828.73 As-Built Contract Cost

Funding Source: 2025-26 CIP, Page 71, Parking Facility Rehabilitation/Repair Program, PG016, Parking Fund

CERTIFICATION OF COMPLETION:

On November 20, 2023, under Roll Call No. 23-1652, the City Council awarded a contract to Van Maanen Electric, Inc., Nathan Van Maanen, President, 500 Iowa Speedway Drive, Newton, IA 50208 for the construction of the following improvement:

4th & Grand Parking Garage Electrical Improvements, 042023016

The improvement includes the replacement of all distribution, transformers, and branch circuit panel equipment in the main electrical room and throughout the 4th & Grand Parking Garage, removal of existing lighting and replacement with new LED lighting within the garage, stairwells, and top deck, replacement of the emergency lighting inverter, repair and replacement of select conduit within the garage, replacement of main electrical room door, replacement of the floor drain outside of the main electrical room and an additional drain on level 2, and concrete wall repair and application of traffic coating along the outer wall of the main electrical room, all in accordance with the contract documents, including Plan File No. 647-001/018, located at the 4th & Grand Parking Garage, 400 Grand Avenue, Des Moines, Iowa.

I hereby certify that the construction of said 4th & Grand Parking Garage Electrical Improvements, Activity ID 042023016, 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 July 29, 2024, and was completed on October 29, 2025.

I further certify that $752,828.73 is the total cost of said improvement, of which $730,243.87 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 $22,584.86 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 PW

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

9A

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA

CITY OF DES MOINES ENGINEERING DEPARTMENT

ESTIMATE OF CONSTRUCTION COMPLETED

FINAL - PARTIAL PAYMENT NO. 5

IDOT Proj No: N/A
Activity ID: 04-2023-016
Date: 10/29/2025

PROJECT: 4TH & GRAND PARKING GARAGE ELECTRICAL IMPROVEMENTS
CONTRACTOR: VAN MAANEN ELECTRIC, INC.

LINE NO.	DESCRIPTION	UNIT	UNITS ESTIMATED	UNITS AUTHORIZED	UNITS CONSTRUCTED TO DATE	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION / FEES / PERMITS	LS	1.0	1.0	1.000	$20,000.00	$20,000.00
2	GENERAL CONDITIONS	LS	1.0	1.0	1.000	$65,300.00	$65,300.00
3	DEMOLITION	LS	1.0	1.0	1.000	$15,000.00	$15,000.00
4	LIGHTING	LS	1.0	1.0	1.000	$500,000.00	$500,000.00
5	PLUMBING	LS	1.0	1.0	1.000	$25,000.00	$25,000.00
6	ELECTRICAL	LS	1.0	1.0	1.000	$27,600.00	$27,600.00
1001	EXPANSION JOINT REPAIR & REPLACEMENT	LS	0.0	1.0	1.0000	$85,407.00	$85,407.00
2001	ITC-003 - Add 2200VA Inverter	LS	0.0	1.0	1.0000	$12,739.83	$12,739.83
2002	ITC-003 - Add Temporary Power for Gates & West Elevator	LS	0.0	1.0	1.0000	$1,781.90	$1,781.90

TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	$752,828.73
PARTIAL PAYMENT NO. 1	$557,989.59
PARTIAL PAYMENT NO. 2	$51,927.98
PARTIAL PAYMENT NO. 3	$66,683.62
PARTIAL PAYMENT NO. 4	$53,642.68
THIS PARTIAL PAYMENT	$0.00
TOTAL PARTIAL PAYMENTS	$730,243.87
BALANCE	$22,584.86
	97.0%

TOTAL	$752,828.73
RETAINAGE	$22,584.86
TOTAL LESS RETAINAGE	$730,243.87
LESS PREVIOUS PAYMENT	$730,243.87
AMOUNT DUE	**$0.00**

PREPARED BY: John Kendrick

CHECKED BY: [signature]

FINAL - PARTIAL PAYMENT NO. 5