



Date December 22, 2025

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT
FOR 9TH & LOCUST PARKING GARAGE ELEVATOR IMPROVEMENTS,
LLOYD CONSTRUCTION COMPANY**

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 & Locust Parking Garage Elevator Improvements, Activity ID 042020010 ("Project"), in accordance with the contract approved on November 4, 2024, by Roll Call No. 24-1534, between Lloyd Construction Company, Chris Thorkelson, President, 150 E 4th Place, Suite 600, Sioux Falls, SD, 57104, 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 \$751,500.00 is the total cost, of which \$728,955.00 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 \$22,545.00 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/ Glenna K. Frank

Glenna K. Frank
Deputy City Attorney

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		

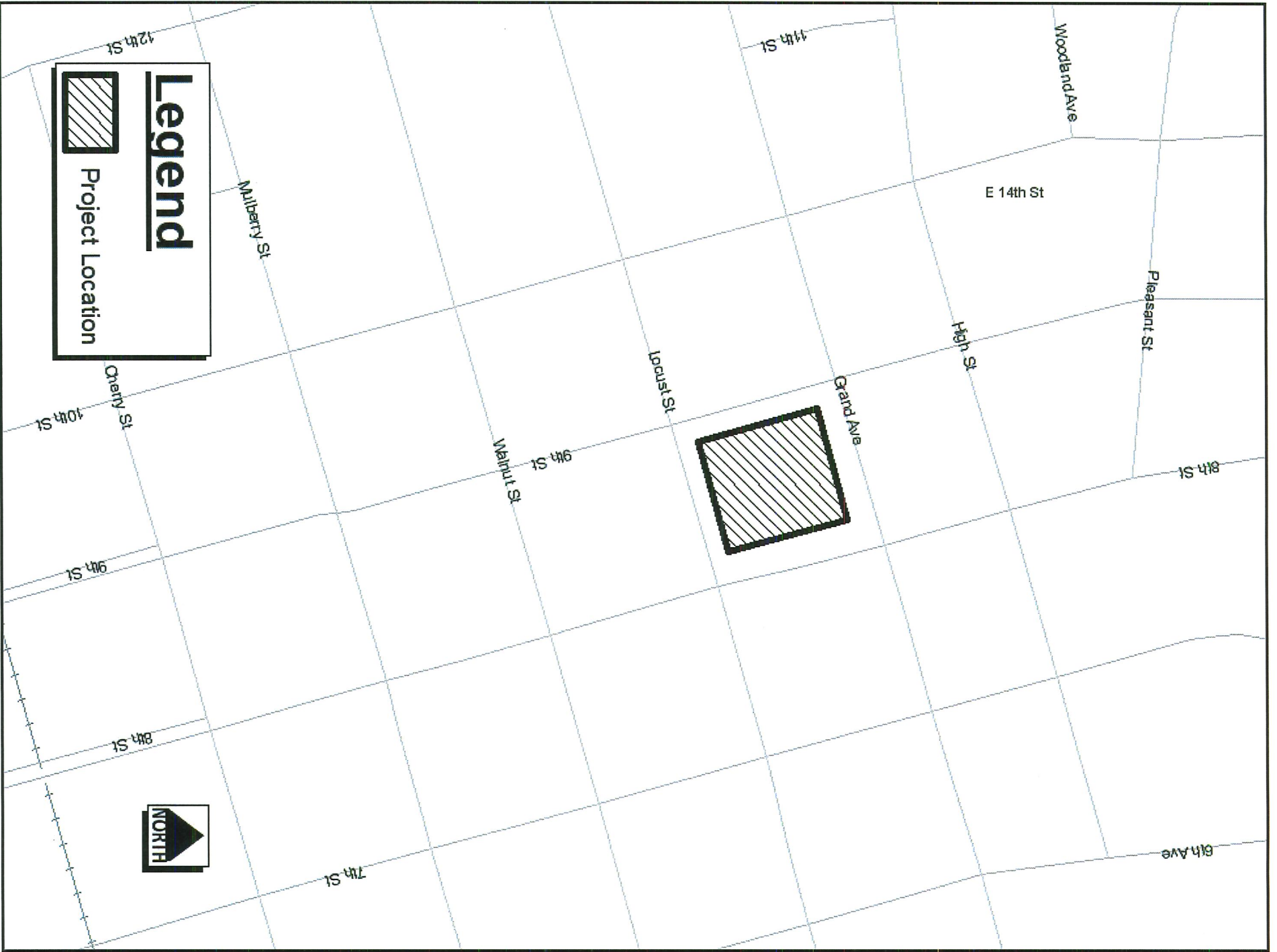
Mayor

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





9D

PROJECT SUMMARY

9th & Locust Parking Garage Elevator Improvements

Activity ID 042020010

On November 4, 2024, under Roll Call No. 24-1534, the Council awarded the contract for the above improvements to Lloyd Construction Company, in the amount of \$751,500.00 Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
No Change Orders			

9D

Department of Engineering
City of Des Moines, Iowa



December 22, 2025

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the 9th & Locust Parking Garage Elevator Improvements, Lloyd Construction Company.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$751,500.00 As-Built Contract Cost

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

CERTIFICATION OF COMPLETION:


On November 4, 2024, under Roll Call No. 24-1534, the City Council awarded a contract to Lloyd Construction Company, Chris Thorkelson, President, 150 E 4th Place, Suite 600, Sioux Falls, SD 57104 for the construction of the following improvement:

9th & Locust Parking Garage Elevator Improvements, 042020010

The improvement includes the modernization of two (2) 7-stop, electric overhead geared traction passenger elevators located in one shared hoistway in the northwest corner of the 9th & Locust Parking Garage, mechanical improvements in the elevator penthouses in the northwest and southeast corners of the garage, and all associated electrical improvements, all in accordance with the contract documents including Plan File No. 668-210/232, located at the 9th & Locust Parking Garage, 801 Locust Street, Des Moines, Iowa. The potential add-alternate included in the original bidding documents is not being selected for this project

I hereby certify that the construction of said 9th & Locust Parking Garage Elevator Improvements, Activity ID 042020010, 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 May 1, 2025, and was completed on December 3, 2025.

I further certify that \$751,500.00 is the total cost of said improvement, of which \$728,955.00 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 \$22,545.00 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

9D

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA



ESTIMATE OF CONSTRUCTION COMPLETED

FINAL PAYMENT - PARTIAL PAYMENT NO. 5

PROJECT: 9TH & LOCUST PARKING GARAGE ELEVATOR IMPROVEMENTS
CONTRACTOR: LLOYD CONSTRUCTION COMPANY

Proj No: N/A
Activity ID: 04-2020-010
Date: 12/03/2025

LINE NO.	DESCRIPTION	UNIT	UNITS		CONSTRUCTED TO DATE	UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED			
1	9th & Locust Parking Garage Elevator Improvements	LS	1.000	1.000	1.000000	\$751,500.00	\$751,500.00
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS			\$751,500.00				
PARTIAL PAYMENT NO. 1			\$447,228.25				
PARTIAL PAYMENT NO. 2			\$227,992.93				
PARTIAL PAYMENT NO. 3			\$43,503.43				
PARTIAL PAYMENT NO. 4			\$10,230.39				
THIS PARTIAL PAYMENT			\$0.00				
TOTAL PARTIAL PAYMENTS			\$728,955.00				
BALANCE			\$22,545.00				
			97.0%				
TOTAL							\$751,500.00
RETAINAGE							\$22,545.00
TOTAL LESS RETAINAGE							\$728,955.00
LESS PREVIOUS PAYMENT							\$728,955.00
AMOUNT DUE							\$0.00

PREPARED BY: John Kender

CHECKED BY: D. Kender

FINAL PAYMENT - PARTIAL PAYMENT NO. 5