

Date June 8, 2026

ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR SKYWALK 4F HVAC RELOCATION, ALL IOWA MECHANICAL, LLC

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 Skywalk 4F HVAC Relocation, Activity ID 042026004 (“Project”), in accordance with the contract approved under Roll Call No. 26-0094, of January 26, 2026, between All Iowa Mechanical, LLC, James Vigon, CEO, 2317 Dixon Street, Des Moines, IA, 50316, 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 \$105,500.00 is the total cost, of which \$102,335.00 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 \$3,165.00 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

/s/ Nickolas J. Schaul

Glenna K. Frank
Deputy City Attorney

Nickolas J. Schaul
Director of Finance

Funding Source: 2026-27 CIP, Page 166, Skywalk System, SW094, Tax Increment Funding Bonds



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



Legend

 Project Location





PROJECT SUMMARY

Skywalk 4F HVAC Relocation

Activity ID 042026004

On January 28, 2026, under Roll Call No. 26-0094, the Council awarded the contract for the above improvements to All Iowa Mechanical, LLC, in the amount of \$105,500.00. Tabulated below is a history of project change orders.

<u>Change Order No.</u>	<u>Initiated By</u>	<u>Description</u>	<u>Amount</u>
No Change Orders			

Department of Engineering City of Des Moines, Iowa



June 8, 2026

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the Skywalk 4F HVAC Relocation, All Iowa Mechanical, LLC.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$105,500.00 As-Built Contract Cost

Funding Source: 2026-27 CIP, Page 166, Skywalk System, SW094, Tax Increment Funding Bonds

CERTIFICATION OF COMPLETION:

On January 26, 2026, under Roll Call No. 26-0094, the City Council awarded a contract to All Iowa Mechanical, LLC, James Vigon, CEO, 2317 Dixon Street, Des Moines, IA 50316 for the construction of the following improvement:

Skywalk 4F HVAC Relocation, 042026004

The Engineering Department has prepared plans, specifications, form of contract documents, and Engineer's estimate for the construction of the Skywalk 4F HVAC Relocation, Activity ID 04-2026-004. The Roof Top Unit (RTU) which serves skywalk 4F is currently sitting on top of Brown's Garage structure, located at 401 Grand Avenue. The owner of this parking garage is planning on demolishing the building in the spring of 2026, thus requiring the City of Des Moines to relocate the RTU. This project will be to relocate the RTU to the salvaged section of skywalk corridor to the west. The contractor shall relocate electrical, gas, and HVAC ducts to provide a fully functional solution. The contractor shall provide for a third-party Testing and Balancing (TAB) review of the existing unit when complete, all in accordance with the contract documents including Plan File No. 671-165/168, Skywalk 4F located north of Brown's Garage Building on the north side of Grand Avenue between 4th Street and 5th Avenue

I hereby certify that the construction of said Skywalk 4F HVAC Relocation, Activity ID 042026004, 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 January 20, 2026, and was completed on April 29, 2026.

I further certify that \$105,500.00 is the total cost of said improvement, of which \$102,335.00 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 \$3,165.00 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

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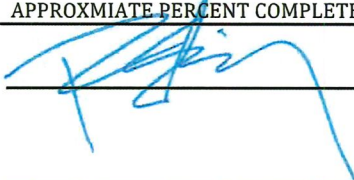
ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA



ESTIMATE OF CONSTRUCTION COMPLETED
FOR WORK DONE FROM 01/31/2026 to 04/30/2026
FINAL PAYMENT

PROJECT: Skywalk 4F HVAC Relocation
CONTRACTOR: All Iowa Mechanical, LLC

ACTIVITY ID: 04-2026-004
DATE: 5/11/2026

ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
1	Skywalk HVAC Relocation as Specified and Described in Contract Do	LS	1.00	1.00	\$ 1.00	\$ -	\$ 105,500.00	\$ 105,500.00
	ORIGINAL CONTRACT AMOUNT		\$ 105,500.00					
	TOTAL CHANGE ORDERS		\$ -					
	ORIGINAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$ 105,500.00					
	PARTIAL PAYMENT 1		\$ 102,335.00					
	TOTAL PARTIAL PAYMENTS		\$ 102,335.00					
	BALANCE		\$ 3,165.00					
	APPROXIMATE PERCENT COMPLETE		100.0%					
PREPARED BY: 							TOTAL	\$ 105,500.00
CHECKED BY: _____							RETAINAGE	\$ 3,165.00
							TOTAL LESS RETAINAGE	\$ 102,335.00
							LESS PREVIOUS PAYMENT	\$ 102,335.00
							AMOUNT DUE	\$ -

FINAL PAYMENT