★ **Roll Call Number**

Agenda Item Number
13

Date August 3, 2026

ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR BIRDLAND AND ASHWORTH POOL BUILDING REPAIRS, TNT TUCKPOINTING AND BUILDING RESTORATION, L.L.C.

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 Birdland and Ashworth Pool Building Repairs, Activity ID 112024013 ("Project"), in accordance with the contract approved by Roll Call No. 25-1344, on September 29, 2025, between TNT Tuckpointing and Building Restoration, L.L.C., Joshua L. Smyser, Owner, 202 Iowa Street, Stockton, IA, 52769, 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 $409,965.60 is the total cost, of which $397,666.62 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 $12,298.98 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

SLN pw Funding Source: 2026-27 CIP, Page 79, Swimming Pools and Aquatic Infrastructure, PK153, G.O. Bonds

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

MOTION CARRIED APPROVED

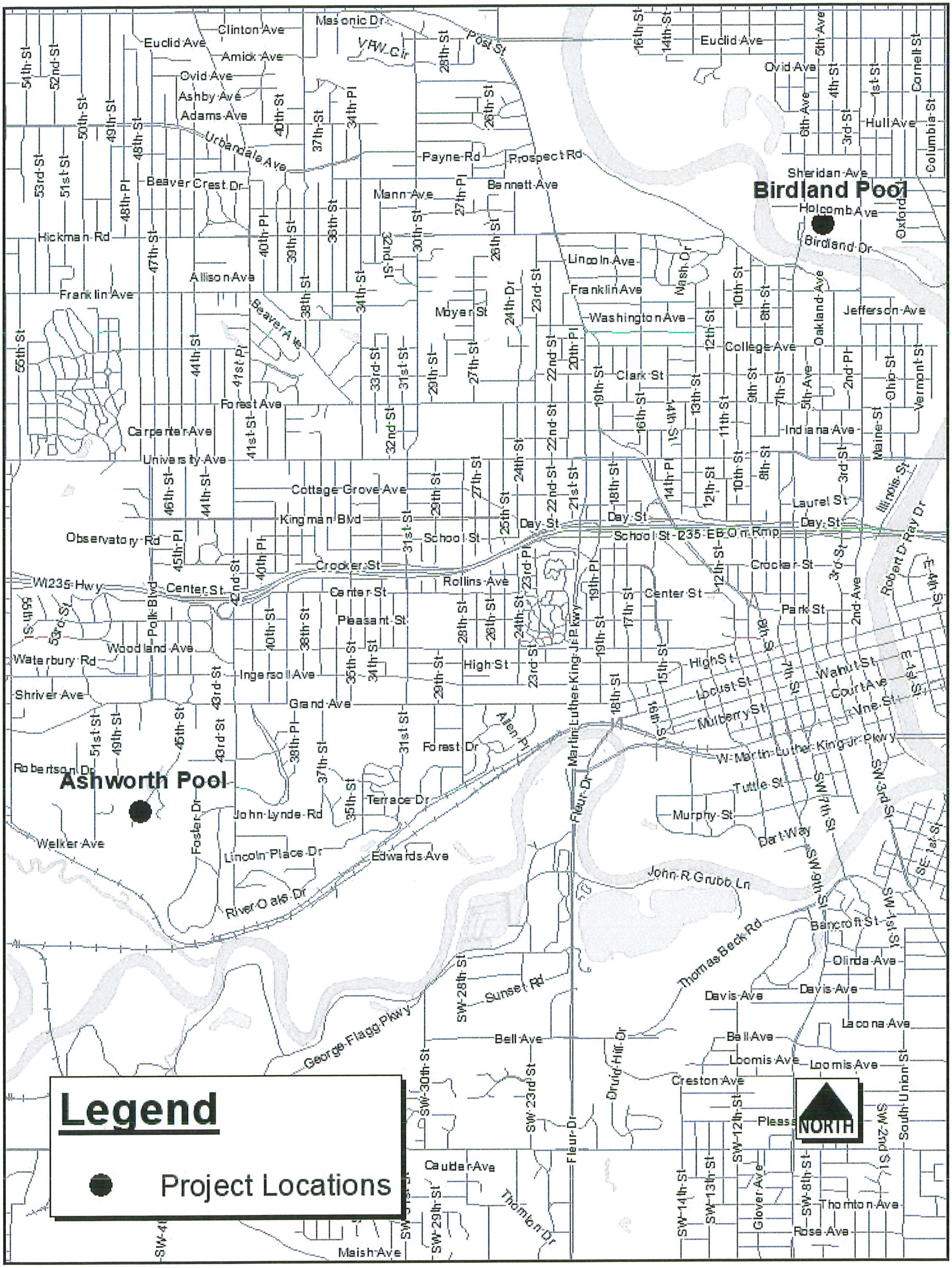
______________________ Mayor

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


Birdland Pool
Ashworth Pool
Legend
Project Locations
NORTH

Department of Engineering
City of Des Moines, Iowa

August 3, 2026

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the Birdland and Ashworth Pool Building Repairs, TNT Tuckpointing and Building Restoration, L.L.C.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: $409,965.60 As-Built Contract Cost

Funding Source: 2026-27 CIP, Page 79, Swimming Pools and Aquatic Infrastructure, PK153, G.O. Bonds

CERTIFICATION OF COMPLETION:

On September 29, 2025, under Roll Call No. 25-1344, the City Council awarded a contract to TNT Tuckpointing and Building Restoration, L.L.C., Joshua L. Smyser, Owner, 202 Iowa Street, Stockton, IA 52769 for the construction of the following improvement:

Birdland and Ashworth Pool Building Repairs, 112024013

The improvement includes the demolition of existing lighting, removal of mortar joints and glazed faces of concrete block, new lighting, repointing of mortar joints throughout, and painting, all in accordance with the contract documents including Plan File No. 665-001/015, located at Birdland Pool Facility, 300 Holcomb Avenue, and Ashworth Pool Facility, 102 45th Street, Des Moines, Iowa, and other locations directed by the Des Moines City Engineer.

I hereby certify that the construction of said Birdland and Ashworth Pool Building Repairs, Activity ID 112024013, 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 October 30, 2025, and was completed on June 23, 2026.

I further certify that $409,965.60 is the total cost of said improvement, of which $397,666.62 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 $12,298.98 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

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA

CITY OF DES MOINES

PROJECT SUMMARY

Birdland and Ashworth Pool Building Repairs

Activity ID 112024013

On September 29, 2025, under Roll Call No. 25-1344, the Council awarded the contract for the above improvements to TNT Tuckpointing and Building Restoration, L.L.C., in the amount of $353,675.00. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	City	3/31/2026 Additional repointing and staining of CMU units at Ashworth Pool.	$43,874.87
2	City	5/26/2026 Birdland Signage Installation and Infill of louvered area on Ashworth Changing Building.	$12,415.73
		Original Contract Amount	$353,675.00
		Total Change Orders	$56,290.60
		Percent of Change Orders to Original Contract	15.92%
		Total Contract Amount	$409,965.60

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA

CITY OF DES MOINES ENGINEERING DEPARTMENT

ESTIMATE OF CONSTRUCTION COMPLETED

FOR WORK DONE FROM 06/01/2026 to 06/23/2026

FINAL PAYMENT

PROJECT: Birdland and Ashworth Pool Building Repairs
CONTRACTOR: TNT Tuckpointing and Building Restoration LLC

ACTIVITY ID: 11-2024-013
DATE: 6/23/2026

ITEM NO.	DESCRIPTION	UNIT	QUANTITIES ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD	UNIT PRICE	TOTAL AMOUNT
1	Birdland and Ashworth Pool Building Repairs Complete, as specified and described in contract documents	LS	1.00	1.00	$ 353,675.00	$ -	$ 353,675.00	$ 353,675.00
	Change Order Items							
1001.00	Additional Repointing @ Ashworth Changing Building	LS	1.00	1.00	$ 30,468.25	$ -	$ 30,468.25	$ 30,468.25
1002.00	Additional Repointing @ Ashworth Filter Building	LS	1.00	1.00	$ 8,710.17	$ -	$ 8,710.17	$ 8,710.17
1003.00	Replacement CMU Staining	LS	1.00	1.00	$ 4,696.45	$ -	$ 4,696.45	$ 4,696.45
2001.00	Aluminum Sign Installation @ Birdland	LS	1.00	1.00	$ 8,278.38	$ -	$ 8,278.38	$ 8,278.38
2002.00	Louver CMU Infill @ Ashworth	LS	1.00	1.00	$ 4,137.35	$ -	$ 4,137.35	$ 4,137.35

ORIGINAL CONTRACT AMOUNT	$ 353,675.00
TOTAL CHANGE ORDERS	$ 56,290.60
ORIGINAL CONTRACT AMOUNT PLUS CHANGE ORDERS	$ 409,965.60
PARTIAL PAYMENT 1	$ 173,242.00
PARTIAL PAYMENT 2	$ 136,583.98
PARTIAL PAYMENT 3	$ 87,840.64
TOTAL PARTIAL PAYMENTS	$ 397,666.62
BALANCE	$ 12,298.98
APPROXMIATE PERCENT COMPLETE	97.0%

TOTAL	$ 409,965.60
RETAINAGE	$ 12,298.98
TOTAL LESS RETAINAGE	$ 397,666.63
LESS PREVIOUS PAYMENT	$ 136,583.98
AMOUNT DUE	$ -

FINAL PAYMENT

PREPARED BY: ______________________

CHECKED BY: ______________________