

DATE November 6, 2017

ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR 5TH & KEO PARKING GARAGE STAIR REPLACEMENT, KOESTER CONSTRUCTION COMPANY, 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 5th & Keo Parking Garage Stair Replacement, 04-2016-013, in accordance with the contract approved between Koester Construction Company, Inc., Paul Koester, President, 3050 SE Enterprise Drive, Suite A, Grimes, IA 50111, under Roll Call No. 16-1575, of September 12, 2016, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and accepted, and

BE IT FURTHER RESOLVED: That \$555,820.50 is the total cost, of which \$539,145.88 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 \$16,674.62 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 Des Moines Finance Director be and is hereby authorized to release said retainage if suit is not filed as above provided.


Moved by _____ to adopt.

FORM/APPROVED:


 Kathleen Vanderpool
 Deputy City Attorney

FUNDS AVAILABLE


 Robert L. Fagen
 Des Moines Finance Director

 Funding Source: 2017-2018 CIP, Page Parking – 4, Parking Facility Rehab/Repair Program, PG016, Parking System Revenue

| COUNCIL ACTION | YEAS | NAYS | Pass | ABSENT |
|----------------|------|------|------|--------|
| COWNIE | | | | |
| COLEMAN | | | | |
| GATTO | | | | |
| GRAY | | | | |
| HENSLEY | | | | |
| MOORE | | | | |
| WESTERGAARD | | | | |
| TOTAL | | | | |

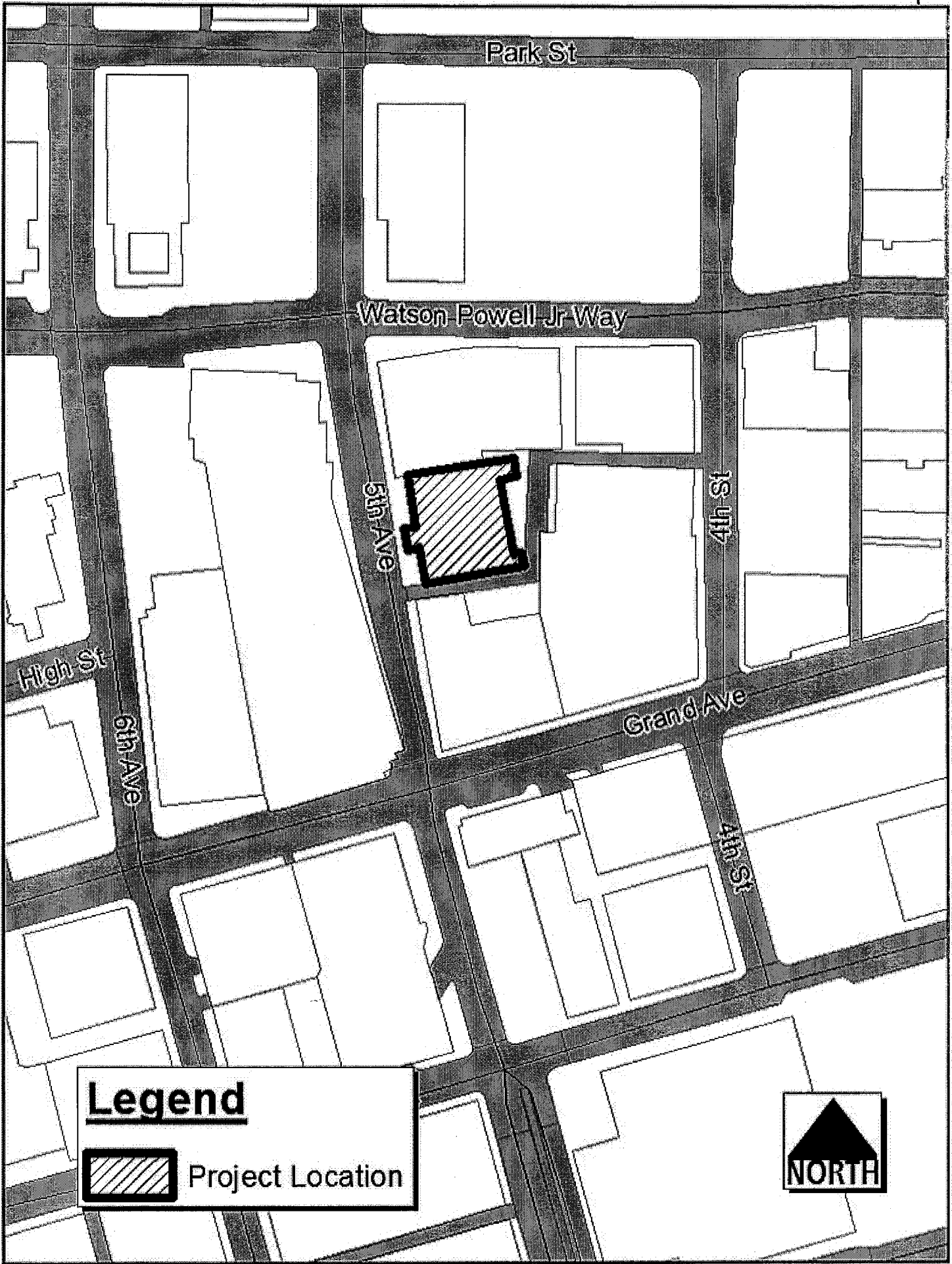
MOTION CARRIED APPROVED
 _____ Mayor

CERTIFICATE

I, DIANE RAUH, 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



9C



PROJECT SUMMARY

5th & Keo Parking Garage Stair Replacement

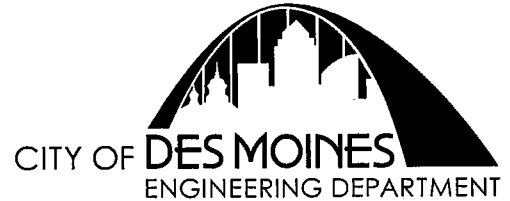
Activity ID 04-2016-013

On September 12, 2016, under Roll Call No. 16-1575, the Council awarded the contract for the above improvements to Koester Construction Company, Inc., in the amount of \$517,500.00. Tabulated below is a history of project change orders.

| Change Order No. | Initiated By | Description | Amount |
|--|---------------------|--|---------------|
| 1 | City | 3/31/2017 Additional ventilation and egress requirements added per code to both stairs. | \$23,622.50 |
| 2 | City | 4/25/2017 Additional precast sealing and mobilization costs. | \$8,805.00 |
| 3 | City | 5/24/2017 Repair exhaust in Stair #1 (NE). | \$3,498.00 |
| 4 | City | 8/10/2017 Repair window stair #4 and install light Stair #3. | \$2,395.00 |
| Original Contract Amount | | | \$517,500.00 |
| Total Change Orders | | | \$38,320.50 |
| Percent of Change Orders to Original Contract | | | 7.40% |
| Total Contract Amount | | | \$555,820.50 |

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November 6, 2017



CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the 5th & Keo Parking Garage Stair Replacement, Koester Construction Company, Inc.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$555,820.50 As-Built Contract Cost

Funding Source: 2017-2018 CIP, Page Parking – 4, Parking Facility Rehab/Repair Program, PG016, Parking System Revenue

CERTIFICATION OF COMPLETION:

On September 12, 2016, under Roll Call No. 16-1575, the City Council awarded a contract to Koester Construction Company, Inc., Paul Koester, President, 3050 SE Enterprise Drive, Suite A, Grimes, IA, 50111 for the construction of the following improvement:

5th & Keo Parking Garage Stair Replacement, 04-2016-013

The improvement includes repair of 5th & Keo Parking Garage stairways 3 and 4 by replacing beam connections, reinforcing steel, concrete patching, structural concrete, exhaust system, and roof repairs; all in accordance with the contract documents, including Plan File Nos. 574-115/127, located at 525 5th Avenue, Des Moines, Iowa.

I hereby certify that the construction of said 5th & Keo Parking Garage Stair Replacement, Activity ID 04-2016-013, 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 25, 2016, and was completed on October 20, 2017.

I further certify that \$555,820.50 is the total cost of said improvement, of which \$539,145.88 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 \$16,674.62 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.

Pamela S. Cooksey, P.E.
Des Moines City Engineer

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA



ESTIMATE OF CONSTRUCTION COMPLETED
FOR WORK DONE FROM 9/21/2017 to 10/9/2017
FINAL PARTIAL PAYMENT

PROJECT: 5TH & KEO PARKING GARAGE STAIR REPLACEMENT
CONTRACTOR: KOESTER CONSTRUCTION COMPANY, INC.

Proj No: N/A
Activity ID: 04-2016-013
Date: 10/11/2017

| LINE NO. | DESCRIPTION | UNIT | UNITS | | | UNIT PRICE | TOTAL AMOUNT |
|--|---|------|------------|------------|---------------------|--------------|--------------|
| | | | ESTIMATED | AUTHORIZED | CONSTRUCTED TO DATE | | |
| 1 | BOND | LS | 1.000 | 1.000 | 1.000 | \$17,500.00 | \$17,500.00 |
| 2 | GENERAL CONDITIONS | LS | 1.000 | 1.000 | 1.000 | \$71,500.00 | \$71,500.00 |
| 3 | DEMOLITION | LS | 1.000 | 1.000 | 1.000 | \$43,700.00 | \$43,700.00 |
| 4 | CONCRETE | LS | 1.000 | 1.000 | 1.000 | \$24,100.00 | \$24,100.00 |
| 5 | MASONRY BEAM POCKETS | LS | 1.000 | 1.000 | 1.000 | \$8,000.00 | \$8,000.00 |
| 6 | STEEL MATERIAL | LS | 1.000 | 1.000 | 1.000 | \$152,700.00 | \$152,700.00 |
| 7 | STEEL ERECTION | LS | 1.000 | 1.000 | 1.000 | \$78,000.00 | \$78,000.00 |
| 8 | FIREPROOFING | LS | 1.000 | 1.000 | 1.000 | \$27,500.00 | \$27,500.00 |
| 9 | SHEET METAL/ROOFING | LS | 1.000 | 1.000 | 1.000 | \$11,000.00 | \$11,000.00 |
| 10 | PAINTING | LS | 1.000 | 1.000 | 1.000 | \$33,200.00 | \$33,200.00 |
| 11 | MECHANICAL | LS | 1.000 | 1.000 | 1.000 | \$19,000.00 | \$19,000.00 |
| 12 | ELECTRICAL | LS | 1.000 | 1.000 | 1.000 | \$31,300.00 | \$31,300.00 |
| 1.01 | EGRESS STAIR #3 | LS | 1.000 | 1.000 | 1.000 | \$8,602.00 | \$8,602.00 |
| 1.02 | STAIR #4 MATERIAL & MECHANICAL CHANGES | LS | 1.000 | 1.000 | 1.000 | \$8,785.00 | \$8,785.00 |
| 1.03 | STAIR #3 MATERIAL & MECHANICAL CHANGES | LS | 1.000 | 1.000 | 1.000 | \$6,235.50 | \$6,235.50 |
| 2.01 | MOBILIZATION, RESUBMITTAL, & ADMINISTRATION | LS | 1.000 | 1.000 | 1.000 | \$7,375.00 | \$7,375.00 |
| 2.02 | CAULKING ALL FLOORS AT PRECAST CONNECTION | EA | 2.000 | 2.000 | 2.000 | \$715.00 | \$1,430.00 |
| 3.01 | INSTALL NEW EXHAUST SYSTEM ST #1 | LS | 1.000 | 1.000 | 1.000 | \$3,498.00 | \$3,498.00 |
| 4.01 | REPLACE WINDOW STAIR #4 | LS | 0.000 | 1.000 | 1.000 | \$1,515.00 | \$1,515.00 |
| 4.02 | INSTALL NEW LED LIGHT STAIR #3 | LS | 0.000 | 1.000 | 1.000 | \$880.00 | \$880.00 |
| TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS | | | 555,820.50 | | | | |
| PARTIAL PAYMENT #1 | | | 23,910.50 | | | | |
| PARTIAL PAYMENT #2 | | | 43,275.58 | | | | |
| PARTIAL PAYMENT #3 | | | 87,268.96 | | | | |
| PARTIAL PAYMENT #4 | | | 65,615.65 | | | | |
| PARTIAL PAYMENT #5 | | | 99,633.55 | | | | |
| PARTIAL PAYMENT #6 | | | 107,842.66 | | | | |
| PARTIAL PAYMENT #7 | | | 104,639.23 | | | | |
| PARTIAL PAYMENT #8 | | | 6,959.75 | | | | |
| THIS PARTIAL PAYMENT | | | 0.00 | | | | |
| TOTAL PARTIAL PAYMENTS | | | 539,145.88 | | | | |
| BALANCE | | | 16,674.62 | | | | |
| | | | 3% | | | | |

CONTRACTOR APPROVAL: _____

PREPARED BY: 

CHECKED BY: 

| | |
|-----------------------|--------------|
| TOTAL | \$555,820.50 |
| RETAINAGE | \$16,674.62 |
| TOTAL LESS RETAINAGE | \$539,145.88 |
| LESS PREVIOUS PAYMENT | \$539,145.88 |
| AMOUNT DUE | \$0.00 |

FINAL PARTIAL PAYMENT

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