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DATE April 9, 2018

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT
FOR PIONEER COLUMBUS COMMUNITY CENTER REMODELING, ROCHON CORPORATION OF
IOWA, 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 Pioneer Columbus Community Center Remodeling, 10-2014-002, in accordance with the contract approved between Rochon Corporation of Iowa, Inc., Ron Rochon, President, 3401 106th Circle, Urbandale, IA 50322, under Roll Call No. 15-2177, of December 21, 2015, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and accepted, and

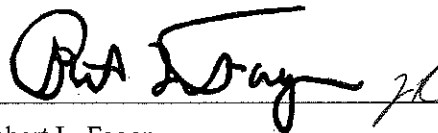
BE IT FURTHER RESOLVED: That \$562,958.00 is the total cost, of which \$544,920.75 has been paid the Contractor, and \$1,148.51 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$16,888.74 is to be paid at the end of thirty days, with funds retained 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:

FUNDS AVAILABLE

Kathleen Vanderpool
Deputy City Attorney

Robert L. Fagen
Des Moines Finance Director

ACE Funding Source: 2018-2019 CIP, Page Park - 5, Community Recreation Center Improvements, PK033, G. O. Bonds

COUNCIL ACTION	YEAS	NAYS	Pass	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

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.

MOTION CARRIED APPROVED

Mayor

City Clerk

PROJECT SUMMARY

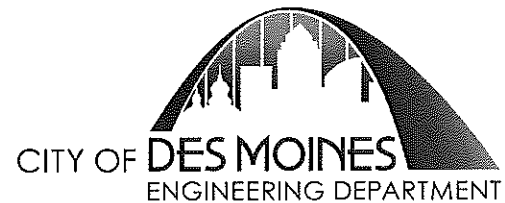
Pioneer Columbus Community Center Remodeling

Activity ID 10-2014-002

On December 21, 2015, under Roll Call No. 15-2177, the Council awarded the contract for the above improvements to Rochon Corporation of Iowa, Inc., in the amount of \$453,150.00. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	Contractor	4/28/2016 Remove existing concrete stoop. Additional window glazing replacement. Remove excess glue under floor tile and carpet. Construct temporary interior construction wall. Remove water lines.	\$7,707.00
2	Contractor	5/23/2016 Overexcavate beneath new vestibule and place rock base. Revise single entrance doors to double. Reroute storm water piping around grease interceptor. Add security camera conduit.	\$20,161.00
3	Contractor	8/2/2016 Upgrade finishes in Fitness 103 and Conference 215. Install new fire alarm panel.	\$16,330.00
4	Contractor	10/10/2016 Upgrade water service, add landscape elements, and extend contract completion date to May 31, 2017.	\$43,398.00
5	Contractor	3/13/2017 Add rubber flooring. Deduct signage. Add return air grills. Add automatic door operator. Replace vestibule heater thermostat. Provide winter conditions site and utility work.	\$21,029.00
6	Contractor	8/21/2017 Repair underground conduit and wiring to parking lot lighting.	\$1,183.00
Original Contract Amount			\$453,150.00
Total Change Orders			\$109,808.00
Percent of Change Orders to Original Contract			24.23%
Total Contract Amount			\$562,958.00

April 9, 2018



CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the Pioneer Columbus Community Center Remodeling, Rochon Corporation of Iowa, Inc.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$562,958.00 As-Built Contract Cost

Funding Source: 2018-2019 CIP, Page Park - 5, Community Recreation Center Improvements, PK033, G. O. Bonds

CERTIFICATION OF COMPLETION:

On December 21, 2015, under Roll Call No. 15-2177, the City Council awarded a contract to Rochon Corporation of Iowa, Inc., Ron Rochon, President, 3401 106th Circle, Urbandale, IA 50322 for the construction of the following improvement:

Pioneer Columbus Community Center Remodeling, 10-2014-002

The improvement includes a partial renovation of interior spaces at the Pioneer Columbus Community Center including limited foundation excavation, concrete foundations, concrete flat work, metal window and door assemblies, millwork, interior floor, wall and ceiling finishes, painting and related mechanical, plumbing, fire protection and electrical systems; all in accordance with the contract documents including Plan File Nos. 561-157/189, located at the Pioneer Columbus Community Center, 2100 S.E. 5th Street, Des Moines, Iowa

I hereby certify that the construction of said Pioneer Columbus Community Center Remodeling, Activity ID 10-2014-002, 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 11, 2016, and was completed on March 20, 2018.

I further certify that \$562,958.00 is the total cost of said improvement, of which \$544,920.75 has been paid the Contractor and \$1,148.51 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$16,888.74 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 05/26/17 to 01/31/2018
FINAL PAYMENT (PARTIAL PAYMENT NO. 14)

PROJECT: Pioneer Columbus Community Center Remodeling
CONTRACTOR: Rochon Corporation of Iowa, Inc.

Proj No:
Activity ID: 10-2014-002
Date: 03/06/18

LINE NO.	DESCRIPTION	UNIT	UNITS			UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE		
Base Bid	Described in Contract Documents, Pioneer Columbus Community Center Remodeling, Complete as Specified	LS	1.0	1,000	1,000	\$27,140.00	\$418,000.00
Add Alt 1	Install new sanitary sewer line	LS	1.0	1,000	1,000	\$180.00	\$13,650.00
Add Alt 2	Install new room finishes in Weight Room 106	LS	1.0	1,000	1,000	\$500.00	\$17,000.00
Add Alt 3	Install new door in Storage 111	LS	1.0	1,000	1,000	\$1,300.00	\$4,500.00
CO 1	Remove existing concrete stoop. Additional window glazing replacement. Remove excess glue under floor tile and carpet. Construct temporary interior construction wall. Remove water lines.		0.0	1,000	1,000	\$7,707.00	\$7,707.00
CO 2	Overexcavate beneath new vestibule and place rock base. Revise single entrance doors to double. Reroute storm water piping around grease interceptor. Add security camera conduit.		0.0		1,000	\$20,161.00	\$20,161.00
CO 3	Upgrade finishes in Fitness 103 and Conference 215. Install new fire alarm panel.	LS	0.0	1,000	1,000	\$16,330.00	\$16,330.00
CO 4	Upgrade water service, add landscape elements, and extend contract completion date to May 31, 2017.	LS	0.0	1,000	1,000	\$43,398.00	\$43,398.00
CO 5	Add rubber flooring. Duct signage. Add return air grills. Add automatic door operator. Replace vestibule heater thermostat. Provide winter conditions site and utility work.	LS	0.0	1,000	1,000	\$21,029.00	\$21,029.00
CO 6	Repair conduit and wiring to parking lot lighting.	LS	0.0	1,000	1,000	\$1,183.00	\$1,183.00
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS			\$562,958.00				
PARTIAL PAYMENT NO. 1			\$56,603.68				
PARTIAL PAYMENT NO. 2			\$103,083.55				
PARTIAL PAYMENT NO. 3			\$85,189.18				
PARTIAL PAYMENT NO. 4			\$53,824.43				
PARTIAL PAYMENT NO. 5			\$29,587.12				
PARTIAL PAYMENT NO. 6			\$27,832.70				
PARTIAL PAYMENT NO. 7			\$64,228.07				
PARTIAL PAYMENT NO. 8			\$5,965.00				
PARTIAL PAYMENT NO. 9			\$32,985.82				
PARTIAL PAYMENT NO. 10			\$27,147.85				
PARTIAL PAYMENT NO. 11			\$8,786.16				
PARTIAL PAYMENT NO. 12			\$41,264.77				
PARTIAL PAYMENT NO. 13			\$8,622.42				
THIS PARTIAL PAYMENT			\$1,148.51				
TOTAL PARTIAL PAYMENTS			\$546,069.26				
BALANCE			\$16,888.74				

PREPARED BY:

CHECKED BY:

TOTAL	\$562,958.00
RETAINAGE	\$16,888.74
TOTAL LESS RETAINAGE	\$546,069.26
LESS PREVIOUS PAYMENT	\$544,920.75
AMOUNT DUE	\$1,148.51

FINAL PAYMENT (PARTIAL PAYMENT NO. 14)