

Date January 25, 2021

ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR FOURMILE COMMUNITY CENTER RENOVATION AND SPRINKLER SYSTEM, 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 Fourmile Community Center Renovation and Sprinkler System, 112019012, 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. 20-0699, of April 20, 2020, 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 \$539,240.20 is the total cost, of which \$523,062.99 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 \$16,177.21 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.

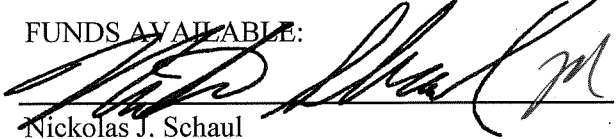
BE IT FURTHER RESOLVED: That the Director of Finance be and is hereby authorized to release said retainage if suit is not filed as above provided.

Moved by _____ to adopt.

FORM APPROVED:

s/Kathleen Vanderpool
Kathleen Vanderpool
Deputy City Attorney

FUNDS AVAILABLE:


Nickolas J. Schaul
Director of Finance

SLN

Funding Source: 2020-2021 CIP, Page Park – 9, Community Recreation Center Improvements, PK033, Being: \$452,240.20 G.O. Bonds issued, \$37,000 transfer from BL110, and \$50,000 transfer from BL074

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED	APPROVED			

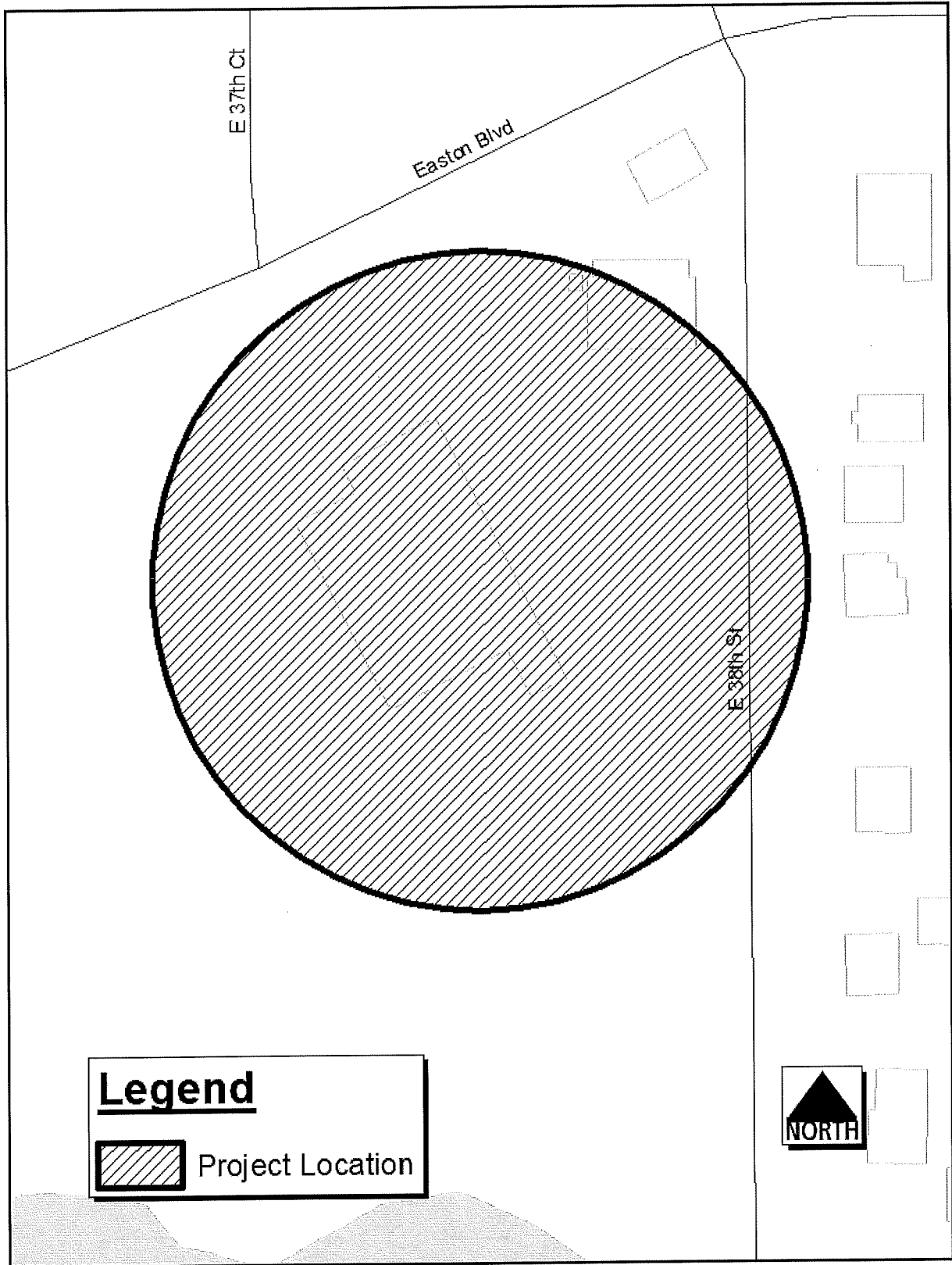
CERTIFICATE

I, P. Kay Cmelik, 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.

Mayor

City Clerk





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PROJECT SUMMARY

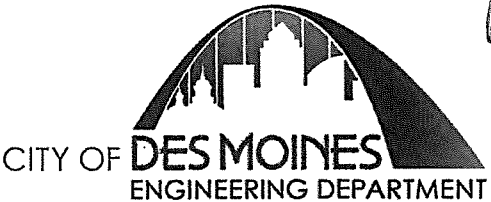
Fourmile Community Center Renovation and Sprinkler System

Activity ID 112019012

On April 20, 2020, under Roll Call No. 20-0699, the Council awarded the contract for the above improvements to Koester Construction Company, Inc., in the amount of \$519,000.00. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	City	7/6/2020 Deduct for Door 24A. Add for wall infill. Add to upgrade from manual to touchless faucets.	\$2,380.00
2	Contractor	8/4/2020 Remove conflicting ductwork. Add wire mold for new electrical devices on brick wall. Infill top of masonry wall, Remove CMU wing wall. Add frost footing at exterior doors.	\$6,742.50
3	Regulator	8/24/2020 Added Fire Alarm Equipment. Add pipe insulation in Multi-purpose Room. Replace exhaust grilles and modify ductwork in Restrooms.	\$6,634.10
4	Consultant	11/12/2020 Add signage, wall patching and painting, and flooring covering patching.	\$4,483.60
Original Contract Amount			\$519,000.00
Total Change Orders			\$20,240.20
Percent of Change Orders to Original Contract			3.90%
Total Contract Amount			\$539,240.20

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January 25, 2021

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the Fourmile Community Center Renovation and Sprinkler System, 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: \$539,240.20 As-Built Contract Cost

Funding Source: 2020-2021 CIP, Page Park – 9, Community Recreation Center Improvements, PK033, Being: \$452,240.20 G.O. Bonds issued, \$37,000 transfer from BL110, and \$50,000 transfer from BL074

CERTIFICATION OF COMPLETION:

On April 20, 2020, under Roll Call No. 20-0699, 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:

Fourmile Community Center Renovation and Sprinkler System, 112019012

The improvements include the addition of a new fire suppression sprinkler system, updates to the fire alarm system, reconfigure areas to better utilize space, renovation of the kitchen and rental space, and relocation of the fitness equipment room; all in accordance with the contract documents, including Plan File Nos. 602-202/267, located at Fourmile Community Recreation Center, 3711 Easton Boulevard, Des Moines, Iowa

I hereby certify that the construction of said Fourmile Community Center Renovation and Sprinkler System, Activity ID 112019012, 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 11, 2020, and was completed on January 4, 2021.

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I further certify that \$539,240.20 is the total cost of said improvement, of which \$523,062.99 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 \$16,177.21 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

**ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA**



**ESTIMATE OF CONSTRUCTION COMPLETED
FOR WORK DONE FROM 11/1/2020 to 11/13/2020
FINAL PAYMENT**

**PROJECT: FOURMILE CC RENOVATION & SPRINKLER SYSTEM
CONTRACTOR: KOESTER CONSTRUCTION**

**Activity ID: 11-2019-012
Date: 11/20/2020**

LINE NO.	DESCRIPTION	SCHEDULED VALUE	PREVIOUS PAYMENT	THIS APPLICATION	CONSTRUCTED TO DATE	% COMPLETE	TOTAL AMOUNT THIS APPLICATION
1	010000 Insurance and Bond	7,000.00	7,000.00	0.00	7,000.00	100.00%	\$0.00
2	010000 Floor Protection	10,000.00	10,000.00	0.00	10,000.00	100.00%	\$0.00
3	020000 Site Work / Erosion Control	8,000.00	8,000.00	0.00	8,000.00	100.00%	\$0.00
4	020000 Demolition	20,000.00	20,000.00	0.00	20,000.00	100.00%	\$0.00
5	030000 Concrete	27,000.00	27,000.00	0.00	27,000.00	100.00%	\$0.00
6	040000 Masonry	9,000.00	9,000.00	0.00	9,000.00	100.00%	\$0.00
7	050000 Steel	2,000.00	2,000.00	0.00	2,000.00	100.00%	\$0.00
8	060000 Casework Materials	7,500.00	7,500.00	0.00	7,500.00	100.00%	\$0.00
9	060000 Casework Labor	6,000.00	6,000.00	0.00	6,000.00	100.00%	\$0.00
10	070000Caulking and Sealants	4,000.00	4,000.00	0.00	4,000.00	100.00%	\$0.00
11	080000 Doors and Hardware Materials	10,500.00	10,500.00	0.00	10,500.00	100.00%	\$0.00
12	080000 Doors and Hardware Labor	8,500.00	8,500.00	0.00	8,500.00	100.00%	\$0.00
13	090000 Framing	10,000.00	10,000.00	0.00	10,000.00	100.00%	\$0.00
14	090000 Drywall and Paneling	27,000.00	27,000.00	0.00	27,000.00	100.00%	\$0.00
15	090000 Floor Covering	15,000.00	15,000.00	0.00	15,000.00	100.00%	\$0.00
16	090000 Painting	22,000.00	22,000.00	0.00	22,000.00	100.00%	\$0.00
17	100000 Specialities	3,000.00	3,000.00	0.00	3,000.00	100.00%	\$0.00
18	120000 Counter Tops	2,500.00	2,500.00	0.00	2,500.00	100.00%	\$0.00
19	210000 Fire Supression	35,000.00	35,000.00	0.00	35,000.00	100.00%	\$0.00
20	220000 Plumbing Materials	15,000.00	15,000.00	0.00	15,000.00	100.00%	\$0.00
21	220000 Plumbing Labor	10,000.00	10,000.00	0.00	10,000.00	100.00%	\$0.00
22	230000 HVAC Materials	21,000.00	21,000.00	0.00	21,000.00	100.00%	\$0.00
23	230000 HVAC Labor	15,000.00	15,000.00	0.00	15,000.00	100.00%	\$0.00
24	230000 HVAC Testing	5,000.00	5,000.00	0.00	5,000.00	100.00%	\$0.00
25	260000 Electrical Materials	35,000.00	35,000.00	0.00	35,000.00	100.00%	\$0.00
26	260000 Electrical Labor	40,000.00	40,000.00	0.00	40,000.00	100.00%	\$0.00
27	270000 Communications	20,000.00	20,000.00	0.00	20,000.00	100.00%	\$0.00

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LINE NO.	DESCRIPTION	SCHEDULED VALUE	PREVIOUS PAYMENT	THIS APPLICATION	CONSTRUCTED TO DATE	% COMPLETE	TOTAL AMOUNT THIS APPLICATION
28	280000 Security	20,000.00	20,000.00	0.00	20,000.00	100.00%	\$0.00
29	310000 Earth Work	24,000.00	24,000.00	0.00	24,000.00	100.00%	\$0.00
30	330000 Site Utilities Materials	45,000.00	45,000.00	0.00	45,000.00	100.00%	\$0.00
31	330000 Site Utilities Labor	35,000.00	35,000.00	0.00	35,000.00	100.00%	\$0.00
32	Change Order 1 delete door, add infill, change faucets	2,380.00	2,380.00	0.00	2,380.00	100.00%	\$0.00
33	Change Order 2 duct conflict,wire mold, masonry, footing	6,742.50	6,742.50	0.00	6,742.50	100.00%	\$0.00
34	Change Order 3 fire alarm, pipe insulation, restroom exhaust	6,634.10	6,634.10	0.00	6,634.10	100.00%	\$0.00
35	Change Order 4 signage, masonry, drywall & floor patching	4,483.60	4,483.60	0.00	4,483.60	100.00%	\$0.00
	ORIGINAL CONTRACT AMOUNT		519,000.00				
	NET CHANGE BY CHANGE ORDERS		20,240.20				
	ORIGINAL CONTRACT AMOUNT PLUS CHANGE ORDERS		539,240.20				
	THIS PARTIAL PAYMENT		0.00				
	PARTIAL PAYMENT NO. 1		42,437.50				
	PARTIAL PAYMENT NO. 2		219,404.30				
	PARTIAL PAYMENT NO. 3		107,160.75				
	PARTIAL PAYMENT NO. 4		132,699.93				
	PARTIAL PAYMENT NO. 5		14,683.42				
	PARTIAL PAYMENT NO. 6		6,677.09				
	TOTAL PARTIAL PAYMENTS		523,062.99				
	BALANCE		16,177.21				

TOTAL THIS PAYMENT	\$539,240.20
RETAINAGE	\$16,177.21
TOTAL LESS RETAINAGE	\$523,062.99
LESS PREVIOUS PAYMENTS	\$523,062.99
AMOUNT DUE	\$0.00

PREPARED BY: Jill Tenney

CHECKED BY: _____

FINAL PAYMENT