



Date March 18, 2024

ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR ANIMAL CONTROL FACILITY BID PACKAGE NO.'S 3, 6, 8, 10, AND 11 - GENERAL CARPENTRY, ARCHITECTURAL MILLWORK, GLAZING AND METAL PANELS, TILE, AND FLUID APPLIED FLOORING, WOODRUFF CONSTRUCTION, 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 Animal Control Facility Bid Package No.'s 3, 6, 8, 10, and 11 - General Carpentry, Architectural Millwork, Glazing and Metal Panels, Tile, and Fluid Applied Flooring, Activity ID 102022020, in accordance with the contract approved between Woodruff Construction, Inc., Donald A. Woodruff, President, 1890 Kountry Lane, Fort Dodge, IA, 50501, under Roll Call No. 22-0739, of May 09, 2022, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and accepted.

BE IT FURTHER RESOLVED: That \$2,242,669.52 is the total cost, of which \$2,175,389.43 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 \$67,280.09 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/Kathleen Vanderpool

Nickolas J. Schaul

Kathleen Vanderpool
Deputy City Attorney

Nickolas J. Schaul
Director of Finance



Funding Source: 2023-24 CIP, Page 60, Animal Control Facility, BL130, Being: General Obligation Bonds, Private Grant, Road Use Tax

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, COLEMAN, GATTO, MANDELBAUM, VOSS, WESTERGAARD, and TOTAL.

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.

MOTION CARRIED APPROVED

Mayor

City Clerk

SE 14th St
SE 14th St

Harriett St

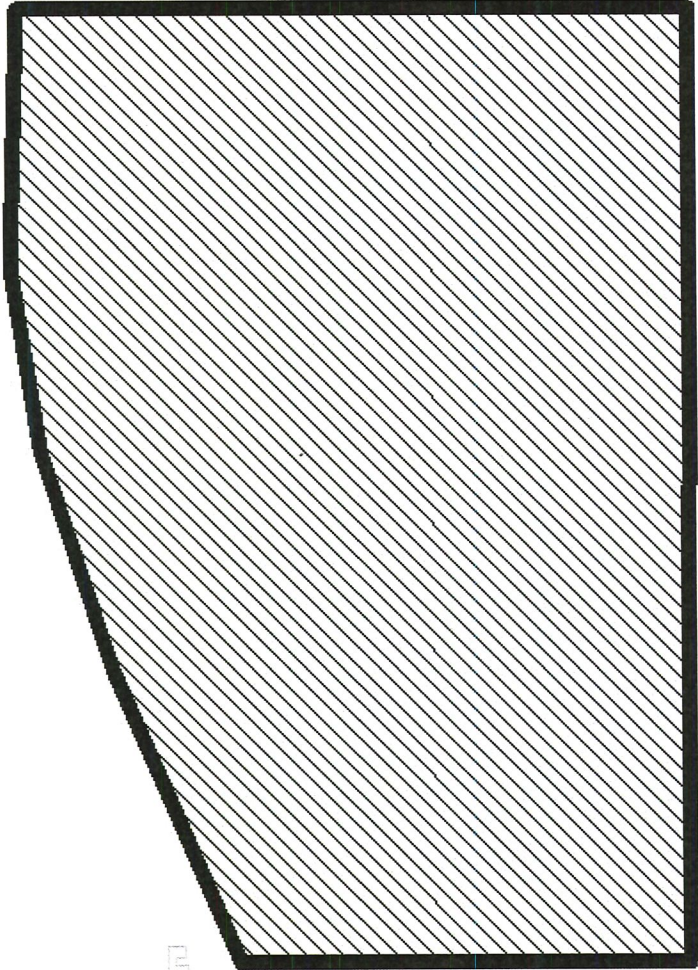
SE 15th St

Des Moines River

Legend



Project Location



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PROJECT SUMMARY

Animal Control Facility Bid Package No.'s 3, 6, 8, 10, and 11 - General Activity ID 102022020

On May 9, 2022, under Roll Call No. 22-0739, the Council awarded the contract for the above improvements to Woodruff Construction, Inc., in the amount of \$2,088,700.00. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	City	12/8/2022 Add changes found during construction as per PCO 9.	\$2,477.20
2	City	2/6/2023 Add changes found during construction as per PCO-16.	\$(334.95)
3	City	3/21/2023 Add changes found during construction as per PCO-20 and PCO-24.	\$1,791.50
4	City	5/16/2023 Add changes found during construction as per PCO-28 and PCO-32.	\$(8,580.45)
5	City	6/26/2023 Add project changes found during construction as per PCO 33.	\$147,007.08
6	City	7/19/2023 Add project changes found during construction as per PCO-037 and PCO-038.	\$3,310.23
7	City	9/15/2023 Add project changes found during construction as per PCO-042 and PCO-046.	\$6,021.20
8	City	10/30/2023 Add project changes found during construction as per PCO-056.	\$(17,919.29)
9	City	2/5/2024 Add project changes found during construction as per PCO 60, 61, 64, 65, 69, 71, and 72.	\$20,197.00
Original Contract Amount			\$2,088,700.00
Total Change Orders			\$153,969.52
Percent of Change Orders to Original Contract			7.37%
Total Contract Amount			\$2,242,669.52

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March 18, 2024

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the Animal Control Facility Bid Package No.'s 3, 6, 8, 10, and 11 - General Carpentry, Architectural Millwork, Glazing and Metal Panels, Tile, and Fluid Applied Flooring, Woodruff Construction, Inc..

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$2,242,669.52 As-Built Contract Cost

Funding Source: 2023-24 CIP, Page 60, Animal Control Facility, BL130, Being: General Obligation Bonds, Private Grant, Road Use Tax

CERTIFICATION OF COMPLETION:

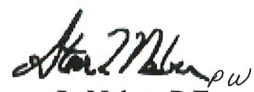
On May 9, 2022, under Roll Call No. 22-0739, the City Council awarded a contract to Woodruff Construction, Inc., Donald A. Woodruff, President, 1890 Kountry Lane, Fort Dodge, IA 50501 for the construction of the following improvement:

Animal Control Facility Bid Package No.'s 3, 6, 8, 10, and 11 - General Carpentry, Architectural Millwork, Glazing and Metal Panels, Tile, and Fluid Applied Flooring, 102022020

The improvement includes new construction of an approximately 21,900 square feet animal care and control facility which includes animal intake and service areas, adoption service areas, animal housing, veterinary clinic with surgery, and drive-thru sally port; design consists of brick masonry base, metal panel and cedar siding, glazed aluminum storefront and windows; wall structure consists of perimeter bearing stud walls and internal steel columns and bearing concrete masonry walls; floor structure is concrete slab-on-grade; roof structure is metal roof joists and decking; roofing system is a single-ply fully adhered membrane on low slope roof areas; Portland Cement Concrete (PCC) parking lots, PCC sidewalks, sanitary sewer, sanitary sewer manholes, water main, fiber and conduit, chain link fenced outdoor dog runs, surface restoration, and other incidental items; all in accordance with the contract documents associated with Bid Package No.'s 3, 6, 8, 10, and 11 – General Carpentry, Architectural Millwork, Glazing and Metal Panels, Tile, and Fluid Applied Flooring, including Plan File No. 633-001/218, located at 1441 Harriet Street, Des Moines, Iowa

I hereby certify that the construction of said Animal Control Facility Bid Package No.'s 3, 6, 8, 10, and 11 - General Carpentry, Architectural Millwork, Glazing and Metal Panels, Tile, and Fluid Applied Flooring, Activity ID 102022020, 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 July 11, 2022, and was completed on February 8, 2024.

I further certify that \$2,242,669.52 is the total cost of said improvement, of which \$2,175,389.43 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 \$67,280.09 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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ESTIMATE OF CONSTRUCTION COMPLETED

FINAL PAYMENT - PARTIAL PAYMENT NO. 15

PROJECT: Animal Control Facility Bid Package No.3, 6, 8, 10, & 11
CONTRACTOR: Woodruff Construction, Inc

Proj No: N/A
Activity ID: 10-2022-020
Date: 02/15/2024

LINE NO.	DESCRIPTION	UNIT	UNITS			UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE		
1	No. 3 - General Carpentry	LS	1.000	1.000	1.000	\$988,700.00	\$988,700.00
2	No. 6 - Architectural Millwork	LS	1.000	1.000	1.000	\$231,700.00	\$231,700.00
3	No. 8 - Glazing & Metal Panels	LS	1.000	1.000	1.000	\$541,300.00	\$541,300.00
4	No. 10 - Tile	LS	1.000	1.000	1.000	\$40,100.00	\$40,100.00
5	No. 11 - Fluid Applied Flooring	LS	1.000	1.000	1.000	\$286,900.00	\$286,900.00
101	PCO 9 Add vinyl sign, cane detection, gate hardware	LS	0.000	1.000	1.000	\$2,477.20	\$2,477.20
2001	PCO 016 Door Hardware Changes	LS	0.000	1.000	1.000	(\$334.95)	(\$334.95)
3001	PCO 020 Door Hardware Changes per ASI 5	LS	0.000	1.000	1.000	(\$382.00)	(\$382.00)
3002	PCO 024 Revise Ceramic Tile	LS	0.000	1.000	1.000	\$2,173.50	\$2,173.50
4001	PCO 028 Revise fence post size and spacing	LS	0.000	1.000	1.000	(\$4,959.00)	(\$4,959.00)
4002	PCO 032 Deduct to remove (4) quartz countertops per ASI 12	LS	0.000	1.000	1.000	(\$3,621.45)	(\$3,621.45)
5001	PCO 033 Add Site Work and Building Construction General Conditions	LS	0.000	1.000	1.000	\$147,007.08	\$147,007.08
6001	PCO 037 Blocking revisions per ASI-010	LS	0.000	1.000	1.000	\$1,153.13	\$1,153.13
6002	PCO 038 Signage revisions per ASI-014	LS	0.000	1.000	1.000	\$2,157.10	\$2,157.10
7001	PCO 042 Gate Hardware Revisions	LS	0.000	1.000	1.000	\$5,587.05	\$5,587.05
7002	PCO 046 Additional Blocking	LS	0.000	1.000	1.000	\$434.15	\$434.15
8001	PCO-056 - Credit for Graphic Allowance Not Used	LS	0.000	1.000	1.000	(\$18,000.00)	(\$18,000.00)
8002	PCO-056 - Add Hooks at Grooming Tub	LS	0.000	1.000	1.000	\$80.71	\$80.71
9001	PCO-060 - Grouting Door Frames	LS	0.000	1.000	1.000	\$25,456.88	\$25,456.88
9002	PCO-061 - Change in Fence Layout to Accommodate Gas Line	LS	0.000	1.000	1.000	\$8,678.25	\$8,678.25
9003	PCO-064 - Credit for Masonry Repairs	LS	0.000	1.000	1.000	(\$203.63)	(\$203.63)
9004	PCO-065 - Return Allowances for Final Cleaning and Glass Repair	LS	0.000	1.000	1.000	(\$2,000.00)	(\$2,000.00)
9005	PCO-069 - Credit for Additional Water Leakage Testing	LS	0.000	1.000	1.000	(\$12,503.00)	(\$12,503.00)
9006	PCO-071 - Wall Tile Re-Work in Restrooms	LS	0.000	1.000	1.000	\$399.00	\$399.00
9007	PCO-072 - Add (4) Garage Door Controllers	LS	0.000	1.000	1.000	\$369.50	\$369.50
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS			\$2,242,669.52				
PARTIAL PAYMENT #1			\$45,317.07				
PARTIAL PAYMENT #2			\$21,286.20				
PARTIAL PAYMENT #3			\$6,822.33				
PARTIAL PAYMENT #4			\$139,923.20				
PARTIAL PAYMENT #5			\$128,501.61				
PARTIAL PAYMENT #6			\$43,956.84				
PARTIAL PAYMENT #7			\$470,607.54				
PARTIAL PAYMENT #8			\$383,807.33				
PARTIAL PAYMENT #9			\$244,782.77				
PARTIAL PAYMENT #10			\$218,602.77				
PARTIAL PAYMENT #11			\$134,914.20				
PARTIAL PAYMENT #12			\$269,389.81				
PARTIAL PAYMENT #13			\$33,614.27				
PARTIAL PAYMENT #14			\$33,863.49				
THIS PARTIAL PAYMENT			\$0.00				
TOTAL PARTIAL PAYMENTS			\$2,175,389.43				
BALANCE			\$67,280.09				
			100%				

PREPARED BY: John Kuder
CHECKED BY: D. K.

TOTAL	\$2,242,669.52
RETAINAGE	\$67,280.09
TOTAL LESS RETAINAGE	\$2,175,389.43
LESS PREVIOUS PAYMENT	\$2,175,389.43
AMOUNT DUE	\$0.00

FINAL PAYMENT - PARTIAL PAYMENT NO. 15