

DATE January 26, 2009

ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR BLANK PARK ZOO SNOW MONKEY HOLDING AND SAFARI GRILL BUILDING, JOHNSON CONCRETE & PETROLEUM CONST. INC.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached report of the Jurisdictional Engineer, showing the cost of the construction of the Blank Park Zoo Snow Monkey Holding and Safari Grill Building, 11-2006-027, in accordance with the contract approved between Johnson Concrete & Petroleum Const. Inc., Robert L. Johnson, President, 107 Arthur Avenue, Des Moines, IA 50313, under Roll Call No. 07-695, of April 9, 2007, 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 \$1,022,077.99 is the total cost, of which \$970,071.58 has been paid the Contractor, and \$902.50 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$51,103.91 is to be paid at the end of thirty days, provided no claims or liens have been filed against said contract. In the event that at the end of said thirty (30) day period, claims are on file as herein provided, the City of Des Moines shall continue to retain from said unpaid funds, a sum not less than double the total amount of all claims on file, or the full Chapter 573 Code of Iowa retainage amount, whichever is lesser.

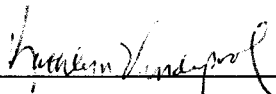
BE IT FURTHER RESOLVED: That the Engineering Department be and is hereby authorized and directed to notify all persons and firms with outstanding Chapter 573 claims against said project, that the project has been given final acceptance as completed by this City Council, that they have 60 days from such acceptance within which to initiate suit to collect on their claims, and that if suit is not commenced within that time, the City of Des Moines will be required to release the retainage which it is now holding.

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.

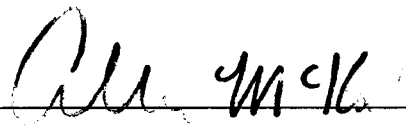
Moved by _____ to adopt.

FORM APPROVED:


FUNDS AVAILABLE



Kathleen Vanderpool
Deputy City Attorney



Allen McKinley
Des Moines Finance Director

 Funding Source: 2008-2009 CIP, Page Park-4, Blank Park Zoo Improvements, PKS013, G. O. Bonds

Roll Call Number

Agenda Item Number

15

★

Date January 26, 2009

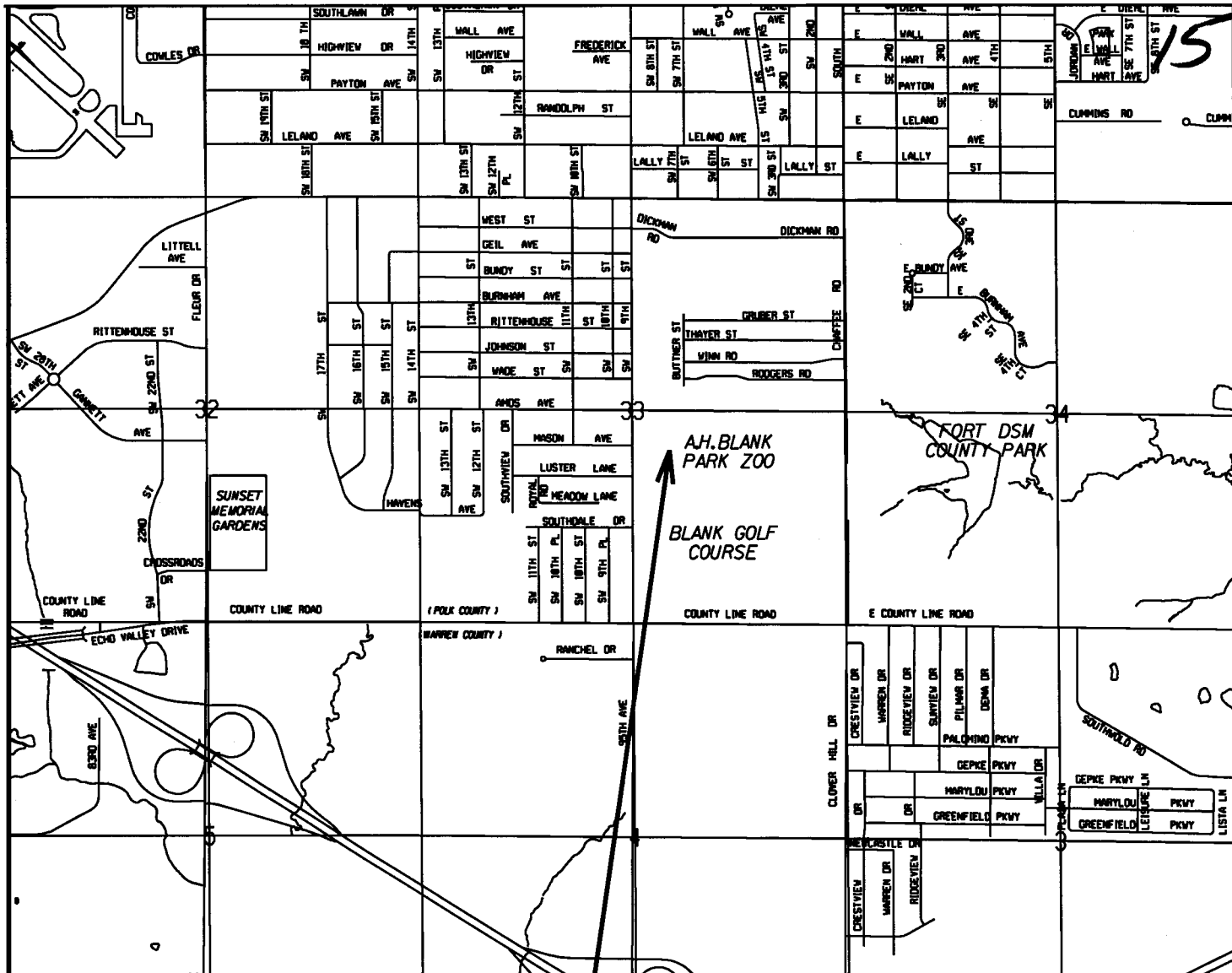
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				
MOTION CARRIED		APPROVED		
_____ Mayor				

CERTIFICATE

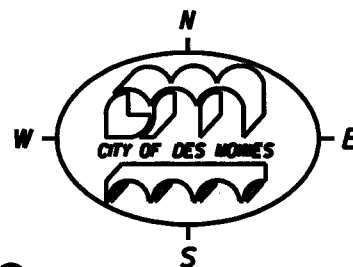
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk



**PROPERTY
LOCATION**



**BLANK PARK ZOO
SNOW MONKEY HOLDING AND
SAFARI GRILL BUILDINGS
ACTIVITY ID 11-2006-027**

PROJECT SUMMARY

Snow Monkey Holding & Safari Grill

Activity ID 11-2006-027

On April 9, 2007, under Roll Call 07-694, the City Council awarded the contract for the above improvement to Johnson Concrete and Petroleum, in the amount of \$955,567.00 for the construction of a new 1600 SF Snow Monkey holding facility and a 300 SF addition and remodeling of the Safari Grill.

Tabulated below is a history of project change orders.

<u>Change Order No.</u>	<u>Description</u>	<u>Initiated By</u>	<u>Amount</u>
1	7/5/2007 Add import fill dirt to replace unsuitable soil, and add culvert to drain ditch south of holding facility.	Contractor	\$13,401.20
2	10/26/2007 Additional concrete and excavation for lowered footing	Consultant	\$12,474.22
3	2/20/2008 Change PVC storm pipe to CIP per code. Relocate 2 shelves in pens. Replace sidewalk to avoid trip hazards. Add pick proof sealant in holding pens. Unsuitable soils at grill required addition foundation work. Add PVC sleeves through foundation wall. Pen chain link fence changes.	User	\$20,907.55
4	6/11/2008 Walk-in cooler/freezer was not specified to be delivered with refrigerant. Printing on underlayment on Grill exterior showed through one layer of willow siding. Zoo requested a vision panel. Shelf location interfered with equipment installation. Ceiling modifications are needed to cover the Grill building overhang structural support. Thickness of the wall created a space for the monkeys to get past the squeeze cage, doors opposite of the shift doors added to block space. Shift door operators needed additional plates for smoother operation. The controller for the gate to exhibit from transition pen was not protected from the monkeys. Wall thickness at door to transition pen created space for monkeys to hide. Concrete wall in holding pen had small holes that would allow feces to accumulate.	User	\$18,142.02

<u>Change Order No.</u>	<u>Description</u>	<u>Initiated By</u>	<u>Amount</u>
5	10/13/2008 Brush seals added at coiling doors of Grill	User	\$636.00
6	12/9/2008 Gypsum board & painting in restroom to cover structural support.	Consultant	\$950.00
Original Contract Amount			\$955,567.00
Total Change Orders			\$66,510.99
Percent of Change Orders to Original Contract			6.96%
Final Contract Amount			\$1,022,077.99

January 26, 2009

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the Blank Park Zoo Snow Monkey Holding and Safari Grill Building, Johnson Concrete & Petroleum Const. Inc..

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$1,022,077.99 As-Built Contract Cost

Funding Source: 2008-2009 CIP, Page Park-4, Blank Park Zoo Improvements, PKS013, G. O. Bonds

CERTIFICATION OF COMPLETION:

On April 9, 2007, under Roll Call No. 07-695, the City Council awarded a contract to Johnson Concrete & Petroleum Const. Inc., Robert L. Johnson, President, 107 Arthur Avenue, Des Moines, IA 50313 for the construction of the following improvement:

Blank Park Zoo Snow Monkey Holding and Safari Grill Building, 11-2006-027

The improvement includes construction of a new 1,600 SF holding facility for Macaque monkeys with load bearing masonry construction with wood roof trusses, masonry and cement board siding exterior, and prefinished metal roof; and also remodeling of the Safari Grill existing 615 SF kitchen and 300 SF addition wood frame construction serving counter; all work in accordance with the contract documents including Plan File Nos. 469-080/126 at the Blank Park Zoo, 7401 SW 9th Street, Des Moines, Iowa

I hereby certify that the construction of said Blank Park Zoo Snow Monkey Holding and Safari Grill Building, Activity ID 11-2006-027, 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 April 23, 2007, and was completed on January 22, 2009.



ENGINEERING DEPARTMENT
CITY HALL
400 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309-1891
(515) 283-4920
FAX (515) 283-4112

ALL-AMERICA CITY
1949, 1976, 1981
2003

I further certify that \$1,022,077.99 is the total cost of said improvement, of which \$970,071.58 has been paid the Contractor and \$902.50 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$51,103.91 is to be paid at the end of thirty days, provided no claims or liens have been filed against said contract. In the event that at the end of said thirty (30) day period, claims are on file as herein provided, the City of Des Moines shall continue to retain from said unpaid funds, a sum not less than double the total amount of all claims on file, or the full Chapter 573 Code of Iowa retainage amount, whichever is lesser. The amount of completed work is shown on the attached Estimate of Construction Completed.



Jeb E. Brewer, P.E.
Des Moines City Engineer



AIA Document G702™ - 1992

Application and Certificate for Payment

FINALS

TO OWNER: CITY OF DES MOINES
PURCHASING DEPARTMENT
CITY HALL
DES MOINES, IA 50309-1891

PROJECT: SNOW MONKEY & SAFARI GRILL
BLANK PARK ZOO
7401 SW 9TH
DES MOINES, IA

APPLICATION NO: 062780000015
PERIOD TO: 12/02/08

DISTRIBUTION TO: OWNER ARCHITECT
CONTRACTOR FIELD OTHER

FROM CONTRACTOR: JOHNSON CONCRETE AND PETE
107 ARTHUR AVE.
DES MOINES, IA 50313

VIA ARCHITECT: DURRANT
308 LOCUST
DES MOINES, IA 50309

CONTRACT FOR: BLANK PARK ZOO SNOW
MONKEY HOLDING & SAFARI

CONTRACT DATE: 4/9/2007

CONTRACT NOS: 0627800 / /

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM \$ 955,567.00
- 2. Net change by Change Orders \$ 66,510.99
- 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 1,022,077.99
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 1,022,077.99

5. RETAINAGE:

- a. 5.00 % of Completed Work
(Column D + E on G703) \$ 51,103.91
- b. % of Stored Material
(Column F on G703) \$

Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 51,103.91

6. TOTAL EARNED LESS RETAINAGE \$ 970,974.08
(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 970,071.58
(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ 902.50

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 51,103.91
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$
Total approved this Month	\$	\$
TOTALS	\$	\$
NET CHANGES by Change Order	\$	\$

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JOHNSON CONCRETE AND PETROLEUM
By: Robert J. Johnson Date: 12-2-08
State of: IOWA

County of: POLK
Subscribed and sworn to before me this 2 day of December 2008
Notary Public: Craig R. Garrison
My Commission expires: May 2010

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 902.50
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT: Durrant Date: 12.2.08

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance of payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

AIA[®] Document G703[™] - 1992

Continuation Sheet

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:

062780000015

APPLICATION DATE:

12/2/2008

PERIOD TO:

12/2/08

ARCHITECT'S PROJECT NO:

0627800

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)							
01	BOND	12,279.30	12,279.30				12,279.30	100.00		613.97
02	PERMIT	7,210.32	7,210.32				7,210.32	100.00		360.52
03	LANDSCAPING	21,159.00	21,159.00				21,159.00	100.00		1,057.96
04	DIRT WORK	27,000.00	27,000.00				27,000.00	100.00		1,350.00
05	MECHANICAL	194,659.30	194,659.30				194,659.30	100.00		9,732.97
06	CAULKING & WATER PROOF	11,286.00	11,286.00				11,286.00	100.00		564.30
07	FLOOR COATING & WALLS	51,330.40	51,330.40				51,330.40	100.00		2,566.52
08	MASONRY	81,860.76	81,860.76				81,860.76	100.00		4,093.04
09	FENCE	46,084.68	46,084.68				46,084.68	100.00		2,304.23
10	ASPHALT	6,711.00	6,711.00				6,711.00	100.00		335.55
11	ROOFER	42,764.00	42,764.00				42,764.00	100.00		2,138.20
12	PAINTING	7,749.00	7,749.00				7,749.00	100.00		387.45
13	ELECTRICAL	44,032.00	44,032.00				44,032.00	100.00		2,201.60
14	FOOTINGS & WALLS	49,680.00	49,680.00				49,680.00	100.00		2,484.00
15	DECK MODIFICATION	6,300.00	6,300.00				6,300.00	100.00		315.00
16	CONCRETE FLAT WORK	52,616.23	52,616.23				52,616.23	100.00		2,630.81
17	FRAMING	128,412.29	128,412.29				128,412.29	100.00		6,420.61
18	WINDOWS ROOF	5,487.28	5,487.28				5,487.28	100.00		274.36
19	DOORS	135,208.44	135,208.44				135,208.44	100.00		6,760.42
20	LOG COLUMNS	9,433.00	9,433.00				9,433.00	100.00		471.65
21	ELECTRIC OPENER	5,284.00	5,284.00				5,284.00	100.00		264.20
22	ROLL-UP DOORS	9,020.00	9,020.00				9,020.00	100.00		451.00
23	CHANGE ORDER #1	13,401.20	13,401.20				13,401.20	100.00		670.06

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AIA Document G703™ - 1992

Continuation Sheet

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062780000015

APPLICATION DATE:

12/2/2008

PERIOD TO:

12/2/08

ARCHITECT'S PROJECT NO:

0627800

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)						
24	CHANGE ORDER #02	12,474.22	12,474.22				12,474.22	623.71	
25	CHANGE ORDER #3	20,907.55	20,907.55				20,907.55	1,045.38	
26	CHANGE ORDER 4	18,142.02	18,142.02				18,142.02	907.10	
27	BRUSH SEALS GRILL DOOR	636.00	636.00				636.00	31.80	
28	CHANGE ORDER 6	950.00		950.00			950.00	47.50	
Totals		1,022,077.99	1,021,127.99		950.00		1,022,077.99	51,103.91	

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