

8B

DATE August 8, 2011

ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR 5TH AND KEO PARKING GARAGE REHABILITATION - PHASE 1, CRAMER AND ASSOCIATES, INC.

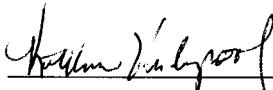
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached report of the Des Moines City Engineer, showing the cost of the construction of the 5th and Keo Parking Garage Rehabilitation - Phase 1, 04-2005-012, in accordance with the contract approved between Cramer and Associates, Inc., Robert Cramer, President/CAO, 990 NE 44th Avenue, Des Moines, IA 50313, under Roll Call No. 05-2100, of August 22, 2005, 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 \$1,063,240.10 is the total cost, of which \$1,010,078.09 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 \$53,162.01 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.

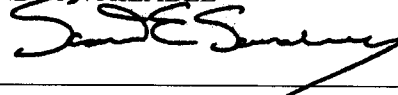
Moved by _____ to adopt.

FORM APPROVED:

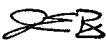


Kathleen Vanderpool
Deputy City Attorney

FUNDS AVAILABLE



Scott E. Sanders
Des Moines Finance Director

 Funding Source: 2011-2012 CIP, Page Parking-7, Parking Facility Rehab/Repair Program, PKG016, Various Funding, Being: Parking System Revenue with a \$180,000 transfer of Parking Funds from Surface Parking Program Expansion, EN054, ENG990000, PKG028

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED APPROVED

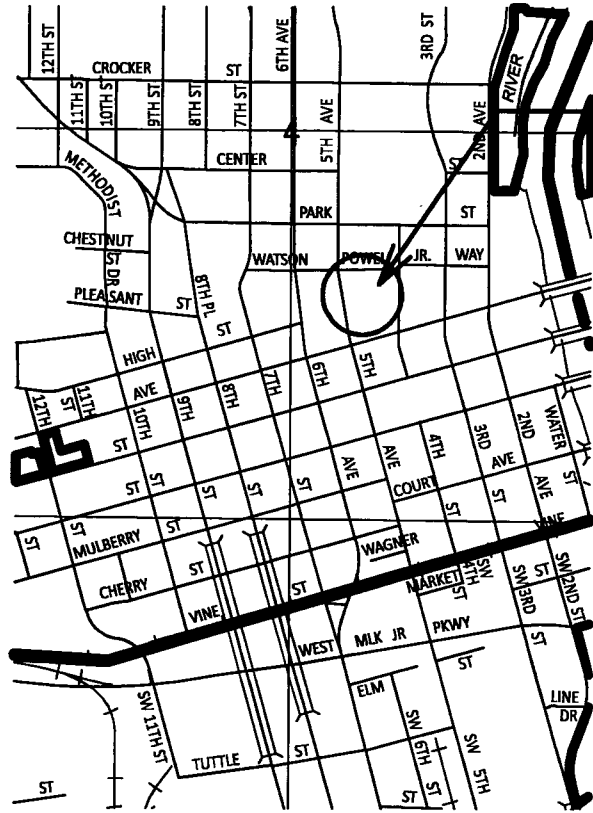
Mayor

CERTIFICATE

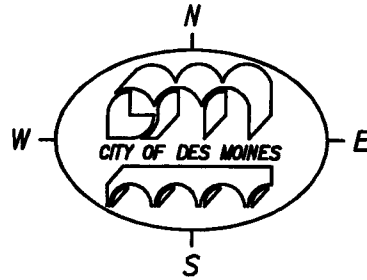
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

City Clerk



PROJECT LOCATION



5th AND KEO PARKING GARAGE
 REHABILITATION- PH I
 ACTIVITY I.D. 04-2005-012

PROJECT SUMMARY

5th and Keo Parking Garage Rehabilitation - Phase 1

Activity ID 04-2005-012

On August 22, 2005, under Roll Call No. 05-2100, the Council awarded the contract for the above improvements to Cramer and Associates, Inc., in the amount of \$1,181,935.00. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	User	11/7/2005 Remove and replace the sidewalk along 5th Ave and Watson Powell Jr. Way	\$9,712.50
2	User	6/22/2006 Repair spall area on Level 2W deck of the 5th and Walnut Garage.	\$875.00
3	Engineering	7/10/2006 Replacement lighting and electrical work on levels 1 - 3 on the north end. Blast, prime and finish coat currently exposed structural steel on levels 1, 2 and 3.	\$68,781.00
4	Engineering	Adjust Final Quantities to 'As-Built' Quantities.	\$(198,063.40)
Original Contract Amount			\$1,181,935.00
Total Change Orders			\$(118,694.90)
Percent of Change Orders to Original Contract			(10.04)%
Total Contract Amount			\$1,063,240.10

ESTIMATE OF CONSTRUCTION COMPLETED
FOR WORK DONE FROM 11/01/2006 TO 04/14/2011
PARTIAL PAYMENT NO. 9 - FINAL

PROJECT: 5th and Keo Parking Garage Rehabilitation - Phase I
CONTRACTOR: Cramer and Associates, Inc.

PARTIAL PAYMENT NO. 9 - FINAL

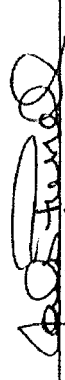


LINE NO.	DESCRIPTION	UNIT	UNITS			CONSTRUCTED TO DATE	UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED				
0010	Project Mobilization	LS	1	1		1.00	\$125,000.00	\$125,000.00
0020	Floor Preparation - Topping Removal	SF	38910	28,274.52		28,274.52	\$11.00	\$311,019.72
0030	Floor Repair - Partial Depth	SF	4310	4,914.18		4,914.18	\$18.00	\$88,455.24
0040	Floor Repair - Install Concrete Topping	SF	38910	28,274.52		28,274.52	\$8.00	\$226,196.16
0050	Wall Repair - Partial Depth / Shallow	SF	20	0.00		0.00	\$90.00	\$0.00
0060	Overhead Precast Plank Repair	SF	690	669.23		669.23	\$100.00	\$66,923.00
0070	Exp Joint Preparation - New Concrete Wash with Blockout	LF	180	234.40		234.40	\$60.00	\$14,064.00
0080	Expansion Joint - Premolded	LF	40	0.00		0.00	\$60.00	\$0.00
0090	Expansion Joint - Elastomeric Concrete Edged	LF	180	234.40		234.40	\$95.00	\$22,268.00
0100	Seal Cracks and Joints	LF	9800	10,219.65		10,219.65	\$3.50	\$35,768.78
0110	Remove and Replace 1"-1.5" Joint	LF	112	0.00		0.00	\$8.00	\$0.00
0120	Tool and Seal Control Joints	LF	7910	6,400.50		6,400.50	\$3.50	\$22,401.75
0130	Cove Sealant	LF	2720	1,002.00		1,002.00	\$3.50	\$3,507.00
0140	Concrete Sealer - Floors	SF	38910	28,066.00		28,066.00	\$0.40	\$11,226.40
0150	Electrical Allowance	LS	1	1.15		1.15	\$10,000.00	\$11,500.00
0160	Replace Stair Riser / Pan / Fill	EA	20	20.00		20.00	\$1,200.00	\$24,000.00
0170	Steel Beam and Column Repair	LS	1	1.00		1.00	\$12,000.00	\$12,000.00
0180	Add Supplemental Reinforcement	LBS	1000	4,008.00		4,008.00	\$2.00	\$8,016.00
0190	Paint Traffic Markings	LS	1	1.00		1.00	\$3,000.00	\$3,000.00
CO No. 1	1.01 Remove and Replace Sidewalk on 5th Ave and W. Powell Jr. Pkwy	SF	-	890.60		890.60	\$9.25	\$8,238.05
CO No. 2	2.01 Repair Floor Spall Level 2W of 5th and Walnut Garage	LS	-	1,000		1,000	\$875.00	\$875.00
CO No. 3	3.01 Replacement Electrical Lighting	LS	-	1,000		1,000	\$59,431.00	\$59,431.00
	3.02 Blast, Prime and Paint Structural	LS	-	1,000		1,000	\$9,350.00	\$9,350.00
CO No. 4	Adjust Final Quantities to 'As-Built' Quantities	LS						\$0.00

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PROJECT: 5th and Keo Parking Garage Rehabilitation - Phase I
 CONTRACTOR: Cramer and Associates, Inc. PARTIAL PAYMENT NO. 9 - FINAL

LINE NO.	DESCRIPTION	UNIT	UNITS		CONSTRUCTED TO DATE	UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED			
	ORIGINAL CONTRACT AMOUNT		\$1,181,935.00				
	TOTAL AMOUNT CHANGE ORDER NO. 1 THROUGH 4		-\$118,694.90				
	TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS NO. 1, 2, 3 and 4		\$1,063,240.10				
	PARTIAL PAYMENT NO. 1		\$118,717.30				
	PARTIAL PAYMENT NO. 2		\$859.50				
	PARTIAL PAYMENT NO. 3		\$10,942.66				
	PARTIAL PAYMENT NO. 4		\$199,877.44				
	PARTIAL PAYMENT NO. 5		\$380,530.10				
	PARTIAL PAYMENT NO. 6		\$73,271.67				
	PARTIAL PAYMENT NO. 7		\$175,415.85				
	PARTIAL PAYMENT NO. 8		\$50,463.57				
	THIS PARTIAL PAYMENT		\$0.00				
	TOTAL PARTIAL PAYMENTS		\$1,010,078.09				
	BALANCE		\$53,162.01				
	Percent Complete	100%					
	TOTAL						\$1,063,240.10
	RETAINAGE						\$53,162.01
	TOTAL LESS RETAINAGE						\$1,010,078.09
	LESS PREVIOUS PAYMENT						\$1,010,078.09
	AMOUNT DUE						\$0.00

PARTIAL PAYMENT NO. 9 - FINAL

PREPARED BY: 
 CHECKED BY: 
 CONTRACTOR APPROVAL: 

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August 8, 2011



CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the 5th and Keo Parking Garage Rehabilitation - Phase 1, Cramer and Associates, Inc..

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$1,063,240.10 As-Built Contract Cost

Funding Source: 2011-2012 CIP, Page Parking-7, Parking Facility Rehab/Repair Program, PKG016, Various Funding, Being: Parking System Revenue with a \$180,000 transfer of Parking Funds from Surface Parking Program Expansion, EN054, ENG990000, PKG028.

CERTIFICATION OF COMPLETION:

On August 22, 2005, under Roll Call No. 05-2100, the City Council awarded a contract to Cramer and Associates, Inc., Robert Cramer, President/CAO, 990 NE 44th Avenue, Des Moines, IA 50313 for the construction of the following improvement:

5th and Keo Parking Garage Rehabilitation - Phase 1, 04-2005-012

Topping removal, partial depth floor repairs, install concrete topping, partial depth/shallow wall repairs, overhead PC plank repair, expansion joint preparation, expansion joint premolded supply and install, crack and joint seal, remove and replace 1"-1.5" joint, tool and seal control joints, cove sealant, concrete floor sealer, replace stair riser/pan/fill, supplemental structural steel supply and install, and traffic paint markings in accordance with the contract documents, including Plan File Nos. 453-036/049 at the City of Des Moines Parking Garage, 5th Avenue and Watson Powell Jr. Parkway, Des Moines, Iowa

I hereby certify that the construction of said 5th and Keo Parking Garage Rehabilitation - Phase 1, Activity ID 04-2005-012, 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 10, 2005, and was completed on July 27, 2011.

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I further certify that \$1,063,240.10 is the total cost of said improvement, of which \$1,010,078.09 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 \$53,162.01 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.



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