

DATE June 25, 2012

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT  
FOR DEMOLITION AT 717 GRAND AVENUE FORMER YWCA, DORE & ASSOCIATES  
CONTRACTING, 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 Demolition at 717 Grand Avenue former YWCA, 25-2011-006, in accordance with the contract approved between Dore & Associates Contracting, Inc., Arthur M. Dore, President, 900 Harry S. Truman Parkway, PO Box 146, Bay City, MI 48706, under Roll Call No. 11-1402, of August 8, 2011, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and accepted, and

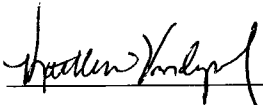
BE IT FURTHER RESOLVED: That \$1,194,954.75 is the total cost, of which \$1,082,088.06 has been paid the Contractor, and \$77,018.05 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$35,848.64 is to be paid at the end of thirty days, with funds retained for unresolved claims on file in accordance with Iowa Code Chapter 573.

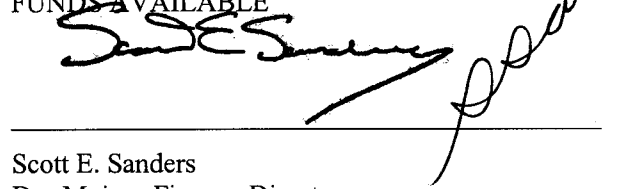
BE IT FURTHER RESOLVED: That the Des Moines Finance Director be and is hereby authorized to release said retainage if suit is not filed as above provided.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

FUNDS AVAILABLE





*KVB*

Kathleen Vanderpool  
Deputy City Attorney

Scott E. Sanders  
Des Moines Finance Director

Funding Source: 2012 Operating Budget, Page 42, YWCA Acquisition, SP743, CMO980717, OPR187, Being: Economic Development Enterprise Account to be reimbursed with Tax Increment Funds (TIF) generated by the Downtown TIF District

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

**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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## PROJECT SUMMARY

Demolition at 717 Grand Avenue former YWCA

Activity ID 25-2011-006

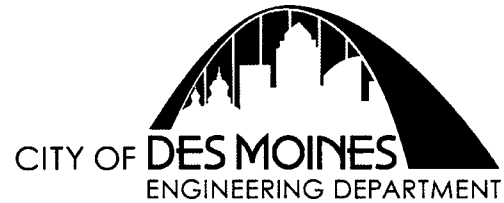
On August 8, 2011, under Roll Call No. 11-1402, the Council awarded the contract for the above improvements to Dore & Associates Contracting, Inc., in the amount of \$1,033,200.00. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	City	9/9/2011 Increase size of two sump pumps, add an alarm system, and provide electrical power from adjacent parking garage.	\$17,869.47
2	City	9/22/2011 Disconnection of 6" fire service at the main.	\$11,152.14
3	City	11/14/2011 Installation of roof modifications for the new roof over the skywalk.	\$8,044.85
4	Contractor	12/8/2011 Modify Skywalk roof drain through the YWCA plumbing; additional smooth concrete cap on the 4th floor/Skywalk roof.	\$12,188.66
5	City	12/16/2011 Replacement of sheetrock with cement board to weather proof the back of the YWCA's facade.	\$19,461.93
6	City	12/20/2011 Infilling areas with concrete block within the remaining stairwell adjacent to the skywalk.	\$12,358.57
7	City	1/18/2012 Contract adjustments and scope changes to be completed prior to restoration of the YWCA site.	\$21,943.08
8	City	3/16/2012 Repair heat tape and insulate sump pump line; relocate dry standpipe connection, as required by the Fire Department.	\$20,014.88
9	City	5/8/2012 Contract adjustments and scope changes to be completed prior to restoration of the YWCA site	\$24,578.22

10	City	5/14/2012	\$14,142.95
		Contract adjustments & changes in scope that need to be completed for the final restoration of the YWCA.	
		<b>Original Contract Amount</b>	\$1,033,200.00
		<b>Total Change Orders</b>	\$161,754.75
		<b>Percent of Change Orders to Original Contract</b>	15.66%
		<b>Total Contract Amount</b>	\$1,194,954.75

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June 25, 2012



**CERTIFICATION OF COMPLETION**

**AGENDA HEADING:**

Accepting completed construction and approving final payment for the Demolition at 717 Grand Avenue former YWCA, Dore & Associates Contracting, Inc.

**SYNOPSIS:**

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

**FISCAL IMPACT:**

Amount: \$1,194,954.75 As-Built Contract Cost

Funding Source: 2012 Operating Budget, Page 42, YWCA Acquisition, SP743, CMO980717, OPR187, Being: Economic Development Enterprise Account to be reimbursed with Tax Increment Funds (TIF) generated by the Downtown TIF District

**CERTIFICATION OF COMPLETION:**

On August 8, 2011, under Roll Call No. 11-1402, the City Council awarded a contract to Dore & Associates Contracting, Inc., Arthur M. Dore, President, 900 Harry S. Truman Parkway, PO Box 146, Bay City, MI 48706 for the construction of the following improvement:

Demolition at 717 Grand Avenue former YWCA, 25-2011-006

The improvement includes demolition of the former YWCA at 717 Grand Avenue, Des Moines, Iowa, protection of the existing skywalk structures which will remain in place, site clearance with the lower level of the building structure to remain in place, and disconnection of select utilities; all in accordance with the contract documents including Plan File Nos. 533-169/184

I hereby certify that the construction of said Demolition at 717 Grand Avenue former YWCA, Activity ID 25-2011-006, 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 August 17, 2011, and was completed on June 20, 2012.

I further certify that \$1,194,954.75 is the total cost of said improvement, of which \$1,082,088.06 has been paid the Contractor and \$77,018.05 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$35,848.64 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.

A handwritten signature in black ink, appearing to read "JEB Brewer" with a small mark at the end.

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

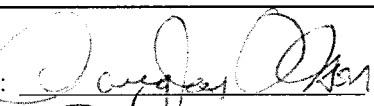
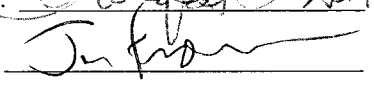
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# ESTIMATE FOR CONSTRUCTION COMPLETED

PARTIAL PAYMENT: NO. 7 & Final  
March 2, 2012 To June 5, 2012

PROJECT: DEMOLITION AT 717 GRAND AVENUE FORMER YWCA    ACTIVITY I.D.:25-2011-006  
PLAN FILE NO: NONE  
DATE: JUNE 5, 2012

STEP	DESCRIPTION	ESTIMATED UNITS	CONSTRUCTED TO DATE	BID UNIT PRICE	AMOUNT
1	DEMOLITION OF 717 GRAND AVENUE	1JOB	100%	\$1,033,200.00	\$1,033,200.00
	Change order No.1 Part B 9/7/2011	1JOB	100%	\$17,869.47	\$17,869.47
	Change order No.2 Part B 9/20/2011	1JOB	100%	\$11,152.14	\$11,152.14
	Change order No.3 Part B 11/9/2011	1JOB	100%	\$8,044.85	\$8,044.85
	Change order No.4 Part B 11/16/2011	1JOB	100%	\$12,188.66	\$12,188.66
	Change order No.5 Part B 12/15/2011	1JOB	100%	\$19,461.93	\$19,461.93
	Change order No.6 Part B 12/16/2011	1JOB	100%	\$12,358.57	\$12,358.57
	Change order No.7 Part B 1/18/2012	1JOB	100%	\$21,943.08	\$21,943.08
	Change order No.8 Part B 3/16/2012	1JOB	100%	\$20,014.88	\$20,014.88
	Change order No.9 Part B 5/8/2012	1JOB	100%	\$24,578.22	\$24,578.22
	Change order No.10 Part B 5/14/2012	1JOB	100%	\$14,142.95	\$14,142.95
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDER			\$1,194,954.75		
	PARTIAL PAYMENT NO. ONE		\$150,330.60		
	PARTIAL PAYMENT NO. TWO		\$178,481.56		
	PARTIAL PAYMENT NO. THREE		\$270,595.08		
	PARTIAL PAYMENT NO. FOUR		\$179,979.15		
	PARTIAL PAYMENT NO. FIVE		\$201,240.56		
	PARTIAL PAYMENT NO. SIX		\$101,461.11		
	PARTIAL PAYMENT NO. SEVEN		\$77,018.05		
	BALANCE TO BE PAID		\$35,848.64		

PREPARED BY:   
CHECKED BY: 

TOTAL	\$1,194,954.75
RETAINAGE	\$35,848.64
TOTAL LESS RETAINAGE	\$1,159,106.11
LESS PREVIOUS PAYMENT	\$1,082,088.06
AMOUNT DUE	\$77,018.05