

9C

DATE January 14, 2013

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR GRANDVIEW GOLF COURSE CLUBHOUSE, CPMI CONSTRUCTION, L.C.**

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 Grandview Golf Course Clubhouse, 11-2009-009, in accordance with the contract approved between CPMI Construction, L.C., Richard H. Janssen, President, 300 E Locust Street, Suite 300, Des Moines, IA 50309, under Roll Call No. 11-0839, of May 9, 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 \$2,219,125.94 is the total cost, which included a deduction of \$10,000 to compensate the City for damages to Grandview Golf Course Green No. 9, of which \$2,200,095.34 has been paid the Contractor, and \$19,030.60 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$0.00 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 City Manager be and is hereby authorized and directed to certify the Pollution Prevention Plan Inspection Summary and the NPDES Stormwater General Permit Notice of Discontinuation for the above referenced project on behalf of the City of Des Moines and submit said documents to the Iowa Department of Natural Resources.

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.

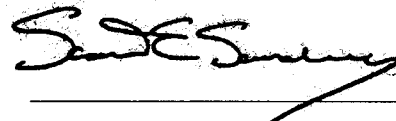
Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

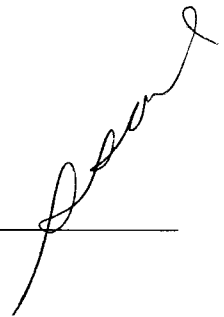
FUNDS AVAILABLE




Kathleen Vanderpool  
Deputy City Attorney



Scott E. Sanders  
Des Moines Finance Director



 Funding Source: 2012-2013 CIP, Page Parks - 6, Bright - Grandview Golf Course Renovations, PKS171, Being: Base Bid 1 (Club House) and Alternate No. 1, \$1,999,559.91 being: \$950,000 Bright Foundation, \$316,900 – FY13 Budget – Economic Development Enterprise Fund, SP743, CMO980717, Page 42, and remaining balance of \$732,659.91 G.O. Bonds Issued; Base Bid 2 and Allowance 1 (Parking Lot and signage): \$219,566.03, G.O. Bonds Issued

★ **Roll Call Number**

**Agenda Item Number**

90

DATE January 14, 2013

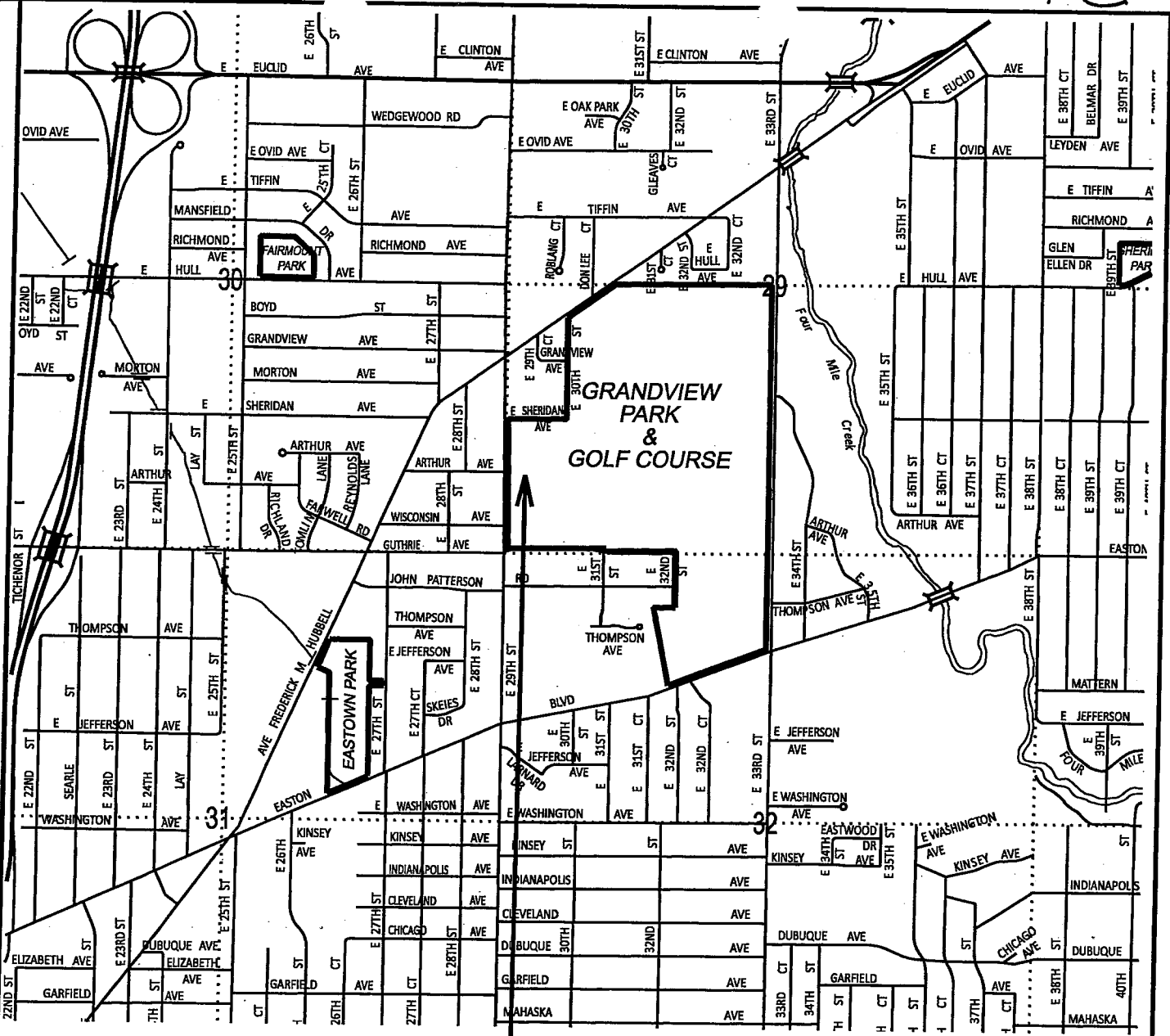
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED		APPROVED		
				Mayor

**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.

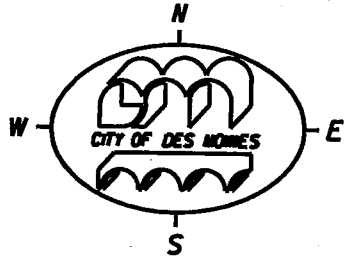
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

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



871e-dets

**PROPERTY  
LOCATION**



**GRANDVIEW GOLF COURSE  
CLUBHOUSE  
ACTIVITY I.D. 11-2009-009**

## PROJECT SUMMARY

### Grandview Golf Course Clubhouse

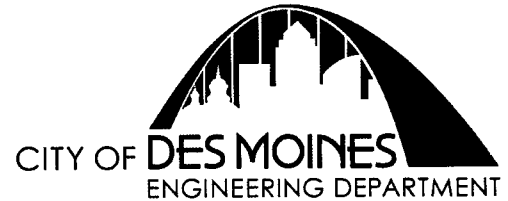
#### Activity ID 11-2009-009

On May 9, 2011, under Roll Call No. 11-0839, the Council awarded the contract for the above improvements to CPMI Construction, L.C., in the amount of \$2,191,130.00. Tabulated below is a history of project change orders.

<b>Change Order No.</b>	<b>Initiated By</b>	<b>Description</b>	<b>Amount</b>
1	User	8/15/2011 Additional column footing.	\$613.14
2	User	8/9/2011 Add 43 lf of storm sewer pipe	\$4,179.52
3	User	9/12/2011 Add fire rated corridor in basement per code. Modify restroom layout for operator.	\$21,074.34
4	Consultant	10/10/2011 Add to remove tree in conflict with storm sewer	\$1,500.00
5	Regulator	11/3/2011 Add disconnect switch, revise P1 location and shift location of door to fit P.	\$5,200.71
6	User	1/23/2012 Repair storm intake; add two ceiling fans; revise bar casework; add door stops to toilet stall doors; add wall hydrant on west wall; add bracing to west wall of walk-in cooler screen wall.	\$8,012.98
7	Consultant	2/23/2012 Remove structural steel for ductwork corridor.	\$763.95
8	Contractor	3/19/2012 Deduct for adjustment to signage allowance	\$(6,855.59)
9	Contractor	4/17/2012 Add for final water bill.	\$172.35
10	User	4/25/2012	\$3,334.54

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January 14, 2013



**CERTIFICATION OF COMPLETION**

**AGENDA HEADING:**

Accepting completed construction and approving final payment for the Grandview Golf Course Clubhouse, CPMI Construction, L.C.

**SYNOPSIS:**

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

**FISCAL IMPACT:**

Amount: \$2,219,125.94 As-Built Contract Cost

Funding Source: 2012-2013 CIP, Page Parks - 6, Bright - Grandview Golf Course Renovations, PKS171, Being: Base Bid 1 (Club House) and Alternate No. 1, \$1,999,559.91 being: \$950,000 Bright Foundation, \$316,900 – FY13 Budget – Economic Development Enterprise Fund, SP743, CMO980717, Page 42, and remaining balance of \$732,659.91 G.O. Bonds Issued; Base Bid 2 and Allowance 1 (Parking Lot and signage): \$219,566.03, G.O. Bonds Issued

**CERTIFICATION OF COMPLETION:**

On May 9, 2011, under Roll Call No. 11-0839, the City Council awarded a contract to CPMI Construction, L.C., Richard H. Janssen, President, 300 E Locust Street, Suite 300, Des Moines, IA 50309 for the construction of the following improvement:

Grandview Golf Course Clubhouse, 11-2009-009

The improvement includes construction of a 6,000 square foot clubhouse for the Grandview Golf Course that is steel frame with metal stud infill construction, which includes a pro shop, snack bar, full commercial kitchen, multi-purpose room, and a 100 car parking lot to the north; all work in accordance with the contract documents including Plan File Nos. 511-001/069, at 2401 E. 29th Street, Des Moines, Iowa

I hereby certify that the construction of said Grandview Golf Course Clubhouse, Activity ID 11-2009-009, 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 June 2, 2011, and was completed on March 9, 2012. A final, deduct change order in the amount of \$10,000 has been negotiated and accepted by the contractor to compensate the City for damage to the existing Grandview Golf Course Green No. 9 due to storm water from the construction site and to waive, release, and discharge all claims, past, present, and future, arising out of or related to the damage to Green No. 9.

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I further certify that \$2,219,125.94 is the total cost of said improvement, of which \$2,200,095.34 has been paid the Contractor and \$19,030.60 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$0.00 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 that reads "JEB Brewer" followed by a small "P.E." to the right.

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

## Application and Certificate for Payment

**TO OWNER:** City of Des Moines  
 PROJECT: Grandview Golf Course Clubhouse  
 APPLICATION NO: 011  
 Des PERIOD TO: December 28, 2012  
 2401 E 29th Street  
 Moines, IA 50309  
 CONTRACT FOR: General Construction  
 CONTRACT DATE: May 25, 2011  
 PROJECT NOS: / /

**FROM** CPMI Construction, LC  
 CONTRACTOR: 300 E Locust Street, Suite 300  
 Moines, IA 50309  
 VIA ARCHITECT: OPN Architects, Inc.  
 100 Court Avenue, Suite 100  
 Des Moines, IA 50309

**Distribution to:**  
 OWNER:  
 ARCHITECT:  
 CONTRACTOR:  
 FIELD:  
 OTHER:

### 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 ..... \$ 2,191,130.00
2. NET CHANGE BY CHANGE ORDERS ..... \$ 27,995.94
3. CONTRACT SUM TO DATE (Line 1 ± 2) ..... \$ 2,219,125.94
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) ..... \$ 2,219,125.94

#### 5. RETAINAGE:

- a. \_\_\_\_\_ % of Completed Work  
 (Column D + E on G703) \$ 0.00
- b. \_\_\_\_\_ % of Stored Material  
 (Column F on G703) \$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703) ..... \$ 0.00

6. TOTAL EARNED LESS RETAINAGE ..... \$ 2,219,125.94  
 (Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT ..... \$ 2,200,095.34  
 (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE ..... \$ 19,030.60

9. BALANCE TO FINISH, INCLUDING RETAINAGE  
 (Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 37,995.94	\$ 0.00
Total approved this Month	\$ -10,000.00	\$ 0.00
<b>TOTALS</b>	<b>\$ 27,995.94</b>	<b>\$ 0.00</b>
NET CHANGES by Change Order	\$	27,995.94

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:** *[Signature]*  
 By: *[Signature]*  
 State of: Iowa Date: 12-28-12



County of: Polk  
 Subscribed and sworn to before me this 28 day of December 2012  
 Notary Public: *Christina Giberson*  
 My Commission expires: 10-24-2014

### 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 ..... \$ 19,030.60  
 (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:** *[Signature]*  
 Date: 12/31/2012

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

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# AIA<sup>®</sup> Document G703<sup>™</sup> - 1992

## Continuation Sheet

AIA Document G702<sup>™</sup>-1992, Application and Certification for Payment, or G736<sup>™</sup>-2009, Project Application and Project Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.  
 In tabulations below, amounts are in US dollars.  
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 11  
 APPLICATION DATE: 12/28/2012  
 PERIOD TO: 12/28/2012  
 ARCHITECT'S PROJECT NO:

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)						
	BASE BID #1					0.00	0.00	0.00	
	General Conditions & Fee	287,069.00	287,069.00			0.00	287,069.00	0.00	0.00
	Building Demolition	20,000.00	20,000.00			0.00	20,000.00	0.00	0.00
	Building Concrete - material	107,719.00	107,719.00			0.00	107,719.00	0.00	0.00
	Building Concrete - labor	116,544.00	116,544.00			0.00	116,544.00	0.00	0.00
	Pre-cast concrete - material	30,595.00	30,595.00			0.00	30,595.00	0.00	0.00
	Structural Steel - material	153,268.00	153,268.00			0.00	153,268.00	0.00	0.00
	Structural Steel - install	45,950.00	45,950.00			0.00	45,950.00	0.00	0.00
	Wood blocking - material	1,400.00	1,400.00			0.00	1,400.00	0.00	0.00
	Wood blocking - labor	2,240.00	2,240.00			0.00	2,240.00	0.00	0.00
	Millwork - material	23,996.00	23,996.00			0.00	23,996.00	0.00	0.00
	Millwork - labor	6,800.00	6,800.00			0.00	6,800.00	0.00	0.00
	Caulking / grout - material	5,211.00	5,211.00			0.00	5,211.00	0.00	0.00
	Caulking / grout - labor	11,268.00	11,268.00			0.00	11,268.00	0.00	0.00
	Foamed insulation -	16,616.00	16,616.00			0.00	16,616.00	0.00	0.00

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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		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)				TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	material									
	Foamed insulation - labor	10,205.00	10,205.00			0.00	10,205.00	100.00 %	0.00	0.00
	Thermal insulation - material	2,800.00	2,800.00			0.00	2,800.00	100.00 %	0.00	0.00
	Thermal insulation - labor	1,200.00	1,200.00			0.00	1,200.00	100.00 %	0.00	0.00
	Roofing - material	55,250.00	55,250.00			0.00	55,250.00	100.00 %	0.00	0.00
	Roofing - labor	34,250.00	34,250.00			0.00	34,250.00	100.00 %	0.00	0.00
	Wood / fiber siding - material	7,222.00	7,222.00			0.00	7,222.00	100.00 %	0.00	0.00
	Wood / fiber siding - labor	5,100.00	5,100.00			0.00	5,100.00	100.00 %	0.00	0.00
	Doors / frames / HW - material	21,500.00	21,500.00			0.00	21,500.00	100.00 %	0.00	0.00
	Doors / frames HW - labor	3,500.00	3,500.00			0.00	3,500.00	100.00 %	0.00	0.00
	OH Door - material	900.00	900.00			0.00	900.00	100.00 %	0.00	0.00
	OH Door - labor	315.00	315.00			0.00	315.00	100.00 %	0.00	0.00
	Access panels	250.00	250.00			0.00	250.00	100.00 %	0.00	0.00
	Glazing - material	65,750.00	65,750.00			0.00	65,750.00	100.00 %	0.00	0.00
	Glazing - labor	27,250.00	27,250.00			0.00	27,250.00	100.00 %	0.00	0.00
	Framing & Drywall - material	27,600.00	27,600.00			0.00	27,600.00	100.00 %	0.00	0.00
	Framing & Drywall - labor	41,350.00	41,350.00			0.00	41,350.00	100.00 %	0.00	0.00
	FRP - material	2,500.00	2,500.00			0.00	2,500.00	100.00 %	0.00	0.00
	FRP - labor	1,250.00	1,250.00			0.00	1,250.00	100.00 %	0.00	0.00
	Acoustical Wall Panels - material	6,600.00	6,600.00			0.00	6,600.00	100.00 %	0.00	0.00
	Acoustical Wall	600.00	600.00			0.00	600.00	100.00 %	0.00	0.00

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User Notes:

A	B	C	D		E		F	G		H	I
			SCHEDULED VALUE	WORK COMPLETED	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
ITEM NO.	DESCRIPTION OF WORK		FROM PREVIOUS APPLICATION (D + E)								
	panels - labor										
	Flooring - material	16,506.00	16,506.00				0.00	16,506.00	100.00 %	0.00	0.00
	Flooring - labor	4,208.00	4,208.00				0.00	4,208.00	100.00 %	0.00	0.00
	Acoustical ceiling - material	8,200.00	8,200.00				0.00	8,200.00	100.00 %	0.00	0.00
	Acoustical Ceiling - labor	2,200.00	2,200.00				0.00	2,200.00	100.00 %	0.00	0.00
	Painting - material	2,705.00	2,705.00				0.00	2,705.00	100.00 %	0.00	0.00
	Painting - labor	13,236.00	13,236.00				0.00	13,236.00	100.00 %	0.00	0.00
	Polished concrete - material	8,100.00	8,100.00				0.00	8,100.00	100.00 %	0.00	0.00
	Polished concrete - labor	6,100.00	6,100.00				0.00	6,100.00	100.00 %	0.00	0.00
	Toilet accessories - material	1,960.00	1,960.00				0.00	1,960.00	100.00 %	0.00	0.00
	Toilet accessories - labor	485.00	485.00				0.00	485.00	100.00 %	0.00	0.00
	Fire extinguishers	300.00	300.00				0.00	300.00	100.00 %	0.00	0.00
	Tensioned wall fabric - material	8,960.00	8,960.00				0.00	8,960.00	100.00 %	0.00	0.00
	Tensioned wall fabric - labor	5,973.00	5,973.00				0.00	5,973.00	100.00 %	0.00	0.00
	Signage Allowance	10,000.00	10,000.00				0.00	10,000.00	100.00 %	0.00	0.00
	Fire protection - material	16,155.00	16,155.00				0.00	16,155.00	100.00 %	0.00	0.00
	Fire protection - labor	18,220.00	18,220.00				0.00	18,220.00	100.00 %	0.00	0.00
	Plumbing - material	59,950.00	59,950.00				0.00	59,950.00	100.00 %	0.00	0.00
	Plumbing - labor	23,050.00	23,050.00				0.00	23,050.00	100.00 %	0.00	0.00
	HVAC, material	177,000.00	177,000.00				0.00	177,000.00	100.00 %	0.00	0.00
	HVAC - labor	40,000.00	40,000.00				0.00	40,000.00	100.00 %	0.00	0.00

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			FROM PREVIOUS APPLICATION (D + E)				TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	Electrical - material	97,660.00	97,660.00			0.00	97,660.00	100.00 %	0.00	0.00
	Electrical - labor	93,690.00	93,690.00			0.00	93,690.00	100.00 %	0.00	0.00
	Site grading	30,645.00	30,645.00			0.00	30,645.00	100.00 %	0.00	0.00
	Concrete paving - material	24,091.00	24,091.00			0.00	24,091.00	100.00 %	0.00	0.00
	Concrete paving - labor	16,391.00	16,391.00			0.00	16,391.00	100.00 %	0.00	0.00
	Pavement markings	1,530.00	1,530.00			0.00	1,530.00	100.00 %	0.00	0.00
	Site Utilities - material	28,900.00	28,900.00			0.00	28,900.00	100.00 %	0.00	0.00
	Site Utilities - labor	50,822.00	50,822.00			0.00	50,822.00	100.00 %	0.00	0.00
	Project Management	60,775.00	60,775.00			0.00	60,775.00	100.00 %	0.00	0.00
	Surveying	2,600.00	2,600.00			0.00	2,600.00	100.00 %	0.00	0.00
	BASE BID # 2	0.00				0.00	0.00	0.00 %	0.00	0.00
	General Conditions & Fee	9,266.00	9,266.00			0.00	9,266.00	100.00 %	0.00	0.00
	Site Demolition	30,260.00	30,260.00			0.00	30,260.00	100.00 %	0.00	0.00
	Site grading	34,500.00	34,500.00			0.00	34,500.00	100.00 %	0.00	0.00
	Concrete paving - material	77,827.00	77,827.00			0.00	77,827.00	100.00 %	0.00	0.00
	Concrete paving - labor	31,767.00	31,767.00			0.00	31,767.00	100.00 %	0.00	0.00
	Landscaping - material	10,957.00	10,957.00			0.00	10,957.00	100.00 %	0.00	0.00
	Landscaping - labor	5,073.00	5,073.00			0.00	5,073.00	100.00 %	0.00	0.00
	Project Management	17,000.00	17,000.00			0.00	17,000.00	100.00 %	0.00	0.00
	Change Order #1	613.14	613.14			0.00	613.14	100.00 %	0.00	0.00
	Change Order #2	4,179.52	4,179.52			0.00	4,179.52	100.00 %	0.00	0.00
	Change Order #3	21,074.34	21,074.34			0.00	21,074.34	100.00 %	0.00	0.00
	Change Order #4	1,500.00	1,500.00			0.00	1,500.00	100.00 %	0.00	0.00

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			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Change Order #5	5,200.71	5,200.71			0.00	5,200.71	0.00	0.00
	Change Order #6	8,012.98	8,012.98			0.00	8,012.98	0.00	0.00
	Change Order #7	763.95	763.95			0.00	763.95	0.00	0.00
	Change Order #8	-6,855.59	-6,855.59			0.00	-6,855.59	0.00	0.00
	Change Order #9	172.35	172.35			0.00	172.35	0.00	0.00
	Change Order #10	3,334.54	3,334.54			0.00	3,334.54	0.00	0.00
	Change Order #11	-10,000.00		-10,000.00		0.00	-10,000.00	0.00	0.00
		0.00				0.00	0.00	0.00	0.00
	<b>GRAND TOTAL</b>	\$2,219,125.94	\$2,229,125.94	\$-10,000.00		\$0.00	\$2,219,125.94	\$0.00	\$0.00

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