

DATE April 3, 2017

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT
FOR SKYWALK BRIDGE 6D-7D REPAIRS, NEUMANN BROTHERS, 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 Skywalk Bridge 6D-7D Repairs, 12-2015-001, in accordance with the contract approved between Neumann Brothers, Inc., Mike Simpson, President/CEO, 1435 Ohio Street, Des Moines, IA 50314, under Roll Call No. 15-1570, of September 14, 2015, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and accepted, and

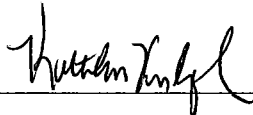
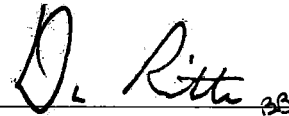
BE IT FURTHER RESOLVED: That \$489,777.21 is the total cost, of which \$475,083.89 has been paid the Contractor, and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$14,693.32 is to be paid at the end of thirty days, with funds retained 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

Kathleen Vanderpool
Deputy City Attorney

Daniel E. Ritter
Des Moines Finance Director

Funding Source: 2017-2018 CIP, Page Street – 35, Skywalk System, SW094, Being: \$55,579.39 Tax Increment Funds, and the remaining \$434,197.82 funded by insurance proceeds

COUNCIL ACTION	YEAS	NAYS	Pass	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

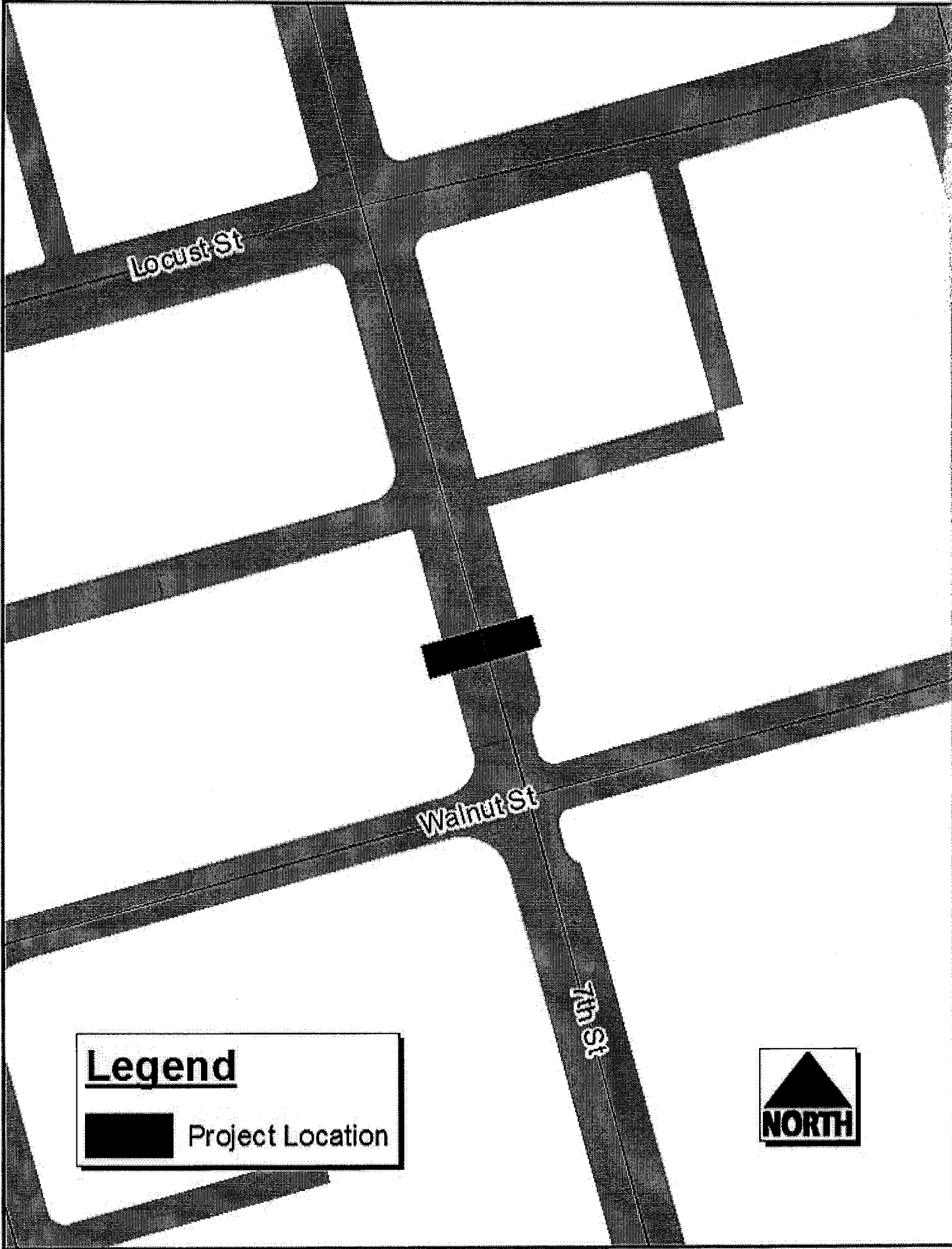
CERTIFICATE

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



Legend

 Project Location





10

PROJECT SUMMARY

Skywalk Bridge 6D-7D Repairs

Activity ID 12-2015-001

On September 14, 2015, under Roll Call No. 15-1570, the Council awarded the contract for the above improvements to Neumann Brothers, Inc., in the amount of \$449,400.00. Tabulated below is a history of project change orders:

Change Order No.	Initiated By	Description	Amount
1	City	11/25/2015 Replace original sheathing with galvanized backing and sheathing.	\$15,769.00
2	City	12/17/2015 Wall sheathing required to be changed to a non-combustible material. Include a 10 day extension for completion date of March 11, 2016.	\$1,649.33
3	City	9/6/2016 Repair damaged angles and plates, which were discovered after demolition as a result of the original fire. Provide alternative thermofiber insulation due to inaccessibility. Replace damaged drain pipe. Extend deadline to August 31, 2016.	\$17,490.65
4	City	10/31/2016 Install additional roof coping to match wall panels. Install sheet metal at west column supports.	\$5,468.23
Original Contract Amount			\$449,400.00
Total Change Orders			\$40,377.21
Percent of Change Orders to Original Contract			8.98%
Total Contract Amount			\$489,777.21

April 3, 2017



CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the Skywalk Bridge 6D-7D Repairs, Neumann Brothers, Inc..

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$489,777.21 As-Built Contract Cost

Funding Source: 2017-2018 CIP, Page Street – 35, Skywalk System, SW094, Being: \$55,579.39 Tax Increment Funds, and the remaining \$434,197.82 funded by insurance proceeds

CERTIFICATION OF COMPLETION:

On September 14, 2015, under Roll Call No. 15-1570, the City Council awarded a contract to Neumann Brothers, Inc., Mike Simpson, President/CEO, 1435 Ohio Street, Des Moines, IA 50314 for the construction of the following improvement:

Skywalk Bridge 6D-7D Repairs, 12-2015-001

The improvement includes repair of Skywalk Bridge 6D-7D including carpentry, drywall, acoustical ceiling, carpet, painting, glazed aluminum curtain wall, roof flashing, mechanical and electrical work and traffic control, in accordance with the contract documents including Plan File Nos. 561-135/146 located over 7th Street between Walnut and Locust Streets, Des Moines, Iowa

I hereby certify that the construction of said Skywalk Bridge 6D-7D Repairs, Activity ID 12-2015-001, 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 1, 2015, and was completed on March 28, 2017.

I further certify that \$489,777.21 is the total cost of said improvement, of which \$475,083.89 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 \$14,693.32 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 "Pamela S. Cooksey". The signature is written in a cursive, flowing style.

Pamela S. Cooksey, P.E.
Des Moines City Engineer

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA




ESTIMATE OF CONSTRUCTION COMPLETED
FOR WORK DONE FROM 11/01/16 to 12/31/16
FINAL PAYMENT(PAYMENT NO. 11)

PROJECT: Skywalk Bridge 6D-7D Repairs
CONTRACTOR: Neumann Brothers, Inc.

Proj No:
Activity ID: 12-2015-001
Date: 3/24/17

LINE NO.	DESCRIPTION	UNIT	UNITS			UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE		
1	As Described in Contract Documents	LS	1.0	1.000	1.000	\$86,550.00	\$449,400.00
CO 1	Replace the original sheathing with galvanized backing and sheathing at the stud fr	EACH	1.0	1.000	1.0	\$15,769.00	\$15,769.00
CO 2	Price of CO #1 only reflected cost of subcontractor, not total cost of additional wo	EACH	1.0	1.000	1.0	\$1,649.33	\$1,649.33
CO 3	Repair damaged angles and plates	EACH	1.0	1.000	1.0	\$17,490.65	\$17,490.65
CO 4	Install additional roof coping to match wall panels.	EACH	1.0	1.000	1.0	\$5,468.23	\$5,468.23
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS			\$489,777.21				
PARTIAL PAYMENT NO. 1			\$55,187.18				
PARTIAL PAYMENT NO. 2			\$34,447.61				
PARTIAL PAYMENT NO. 3			\$32,204.00				
PARTIAL PAYMENT NO. 4			\$37,944.78				
PARTIAL PAYMENT NO. 5			\$129,270.93				
PARTIAL PAYMENT NO. 6			\$78,715.92				
PARTIAL PAYMENT NO. 7			\$12,998.00				
PARTIAL PAYMENT NO. 8			\$76,087.77				
PARTIAL PAYMENT NO. 9			\$12,923.52				
PARTIAL PAYMENT NO. 10			\$5,304.18				
THIS PARTIAL PAYMENT			\$0.00				
TOTAL PARTIAL PAYMENTS			\$0.00				
BALANCE			\$489,777.21				

PREPARED BY: 

CHECKED BY: 

TOTAL	\$489,777.21
RETAINAGE	\$14,693.32
TOTAL LESS RETAINAGE	\$475,083.89
LESS PREVIOUS PAYMENT	\$475,083.89
AMOUNT DUE	\$0.00

FINAL PAYMENT(PAYMENT NO. 11)

10

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Invoice #14-FINAL

TO: Des Moines; City of
 Attn: Mark Hutchens
 400 Robert D Ray Drive
 Des Moines, IA 50309

PROJECT: DM Skywalk 6D-7D Repairs
 7th at Locust & Walnut
 Des Moines, IA 50309

APPLICATION NO: 14
 PERIOD FROM: 11/1/2016
 TO: 12/31/2016

DISTRIBUTION TO:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM: Neumann Brothers, Inc.
 P.O. Box 1315
 Des Moines, Iowa 50305

ARCHITECT: Slingshot Architecture
 305 East Court Avenue
 Des Moines IA 50309

PROJECT 14931
 SOLICITATION NO: 12-2015-001

CONTRACT DATE: 9/14/2015

FOR: General Construction

CONTRACTOR'S APPLICATION FOR PAYMENT

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

CHANGE ORDER SUMMARY			
CHANGE ORDERS APPROVED IN PREVIOUS MONTHS BY OWNER		ADDITIONS	DEDUCTIONS
TOTAL		40,377.21	-
APPROVED THIS MONTH			
NUMBER	DATE APPROVED		
TOTALS		40,377.21	-
Net change by Change Orders		\$ 40,377.21	

The undersigned Contractor certifies that to the best of his 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 him 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: NEUMANN BROTHERS, INC.

BY: *M. Hutchens* DATE: January 26, 2017

1. ORIGINAL CONTRACT SUM	\$ 449,400.00
2. Net change by Change Orders	\$ 40,377.21
3. CONTRACT SUM TO DATE	\$ 489,777.21
4. TOTAL COMPLETED & STORED TO DATE	\$ 489,777.21
(Column G on G703)	
5. RETAINAGE:	
a. 3.00% of completed work	\$ 14,693.32
(Column D + E on G703)	
b. 0.00% of stored material	\$ -
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	
	\$ 14,693.32
6. TOTAL EARNED LESS RETAINAGE	\$ 475,083.89
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 475,083.89
8. CURRENT PAYMENT DUE	\$ -
9. BALANCE TO FINISH, PLUS RETAINAGE	\$ 14,693.32
(Line 3 less Line 6)	

State of: Iowa County of: Polk
 Subscribed and sworn to before me this 26th day of January 2017
 Notary Public: *Rachelle R Putney*
 My Commission expires: 5/6/2019



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED: \$ _____
 (Attach explanation if amount certified differs from the amount applied for.)
 ARCHITECT: *M. Hutchens* Date: 1/30/17
 By: _____ Date: _____
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

APPLICATION NUMBER: 14-FINAL

Contractor's signed Certificate is attached.

APPLICATION DATE: 1/26/2017

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

PERIOD FROM: 11/01/16

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

TO: 12/31/16

A ITEM No.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H & (G/C)	H BALANCE TO FINISH (C-G)	I RETAINAGE	
			D PREVIOUS APPLICATIONS	F THIS APPLICATION					
				WORK IN PLACE					STORED MATERIALS (not in D or E)
1	GENERAL CONDITIONS	58,841.00	58,841.00		58,841.00	100.0%	0.00	1,765.23	
2	INTERIOR DEMOLITION	18,250.00	18,250.00		18,250.00	100.0%	0.00	547.50	
3	METAL FABRICATIONS	53,850.00	53,850.00		53,850.00	100.0%	0.00	1,615.50	
4	ROUGH CARPENTRY	3,266.00	3,266.00		3,266.00	100.0%	0.00	97.98	
5	FINISH CARPENTRY	5,133.00	5,133.00		5,133.00	100.0%	0.00	153.99	
6	PREFORMED ROOFING/SIDING	201,137.00	201,137.00		201,137.00	100.0%	0.00	6,034.11	
7	MEMBRANE ROOFING	1,059.00	1,059.00		1,059.00	100.0%	0.00	31.77	
8	JOINT SEALANTS	318.00	318.00		318.00	100.0%	0.00	9.54	
9	DRYWALL	50,732.00	50,732.00		50,732.00	100.0%	0.00	1,521.96	
10	CARPETING	6,352.00	6,352.00		6,352.00	100.0%	0.00	190.56	
11	PAINTING	1,792.00	1,792.00		1,792.00	100.0%	0.00	53.76	
12	WALL PROTECTION	185.00	185.00		185.00	100.0%	0.00	5.55	
13	MECHANICAL WORK	28,055.00	28,055.00		28,055.00	100.0%	0.00	841.65	
14	ELECTRICAL WORK	16,833.00	16,833.00		16,833.00	100.0%	0.00	504.99	
15	PERFORMANCE BOND	3,236.00	3,236.00		3,236.00	100.0%	0.00	97.08	
16	INSTALLATION FLOATER	361.00	361.00		361.00	100.0%	0.00	10.83	
17	CHANGE ORDER #1	15,769.00	15,769.00		15,769.00	100.0%	0.00	473.07	
18	CHANGE ORDER #2	1,649.33	1,649.33		1,649.33	100.0%	0.00	49.48	
19	CHANGE ORDER #3	17,490.65	17,490.65		17,490.65	100.0%	0.00	524.72	
20	CHANGE ORDER #4	5,468.23	5,468.23		5,468.23	100.0%	0.00	164.05	
Subtotal Page 2		489,777.21	489,777.21	0.00	0.00	489,777.21	100.0%	0.00	14,693.32