

DATE July 23, 2018

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT  
FOR 2018 PARKING GARAGE MECHANICAL/ELECTRICAL/PLUMBING REPAIR PROGRAM,  
AIR-CON MECHANICAL CORPORATION**

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 2018 Parking Garage Mechanical/Electrical/Plumbing Repair Program, 04-2017-019, in accordance with the contract approved between Air-Con Mechanical Corporation, James M. Shaffer, President, 3121 S.E. 14th Street, Des Moines, IA 50320, under Roll Call No. 17-1859, of October 23, 2017, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and accepted, and

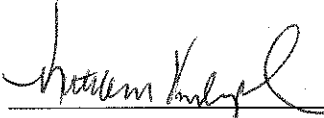
BE IT FURTHER RESOLVED: That \$544,582.05 is the total cost, of which \$528,244.59 has been paid the Contractor, and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$16,337.46 is to be paid at the end of thirty days, with funds retained for unresolved claims on file in accordance with Iowa Code Chapter 573.

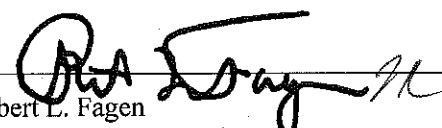
BE IT FURTHER RESOLVED: That the Des Moines Finance Director be and is hereby authorized to release said retainage if suit is not filed as above provided.

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

FORM APPROVED:

FUNDS AVAILABLE

  
\_\_\_\_\_  
Kathleen Vanderpool  
Deputy City Attorney

  
\_\_\_\_\_  
Robert L. Fagen  
Des Moines Finance Director

**SUN** Funding Source: 2018-2019 CIP, Page Parking – 4, Parking Facility Rehab/Repair Program, PG016, Parking System Revenue

COUNCIL ACTION	YEAS	NAYS	Pass	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				
MOTION CARRIED				APPROVED

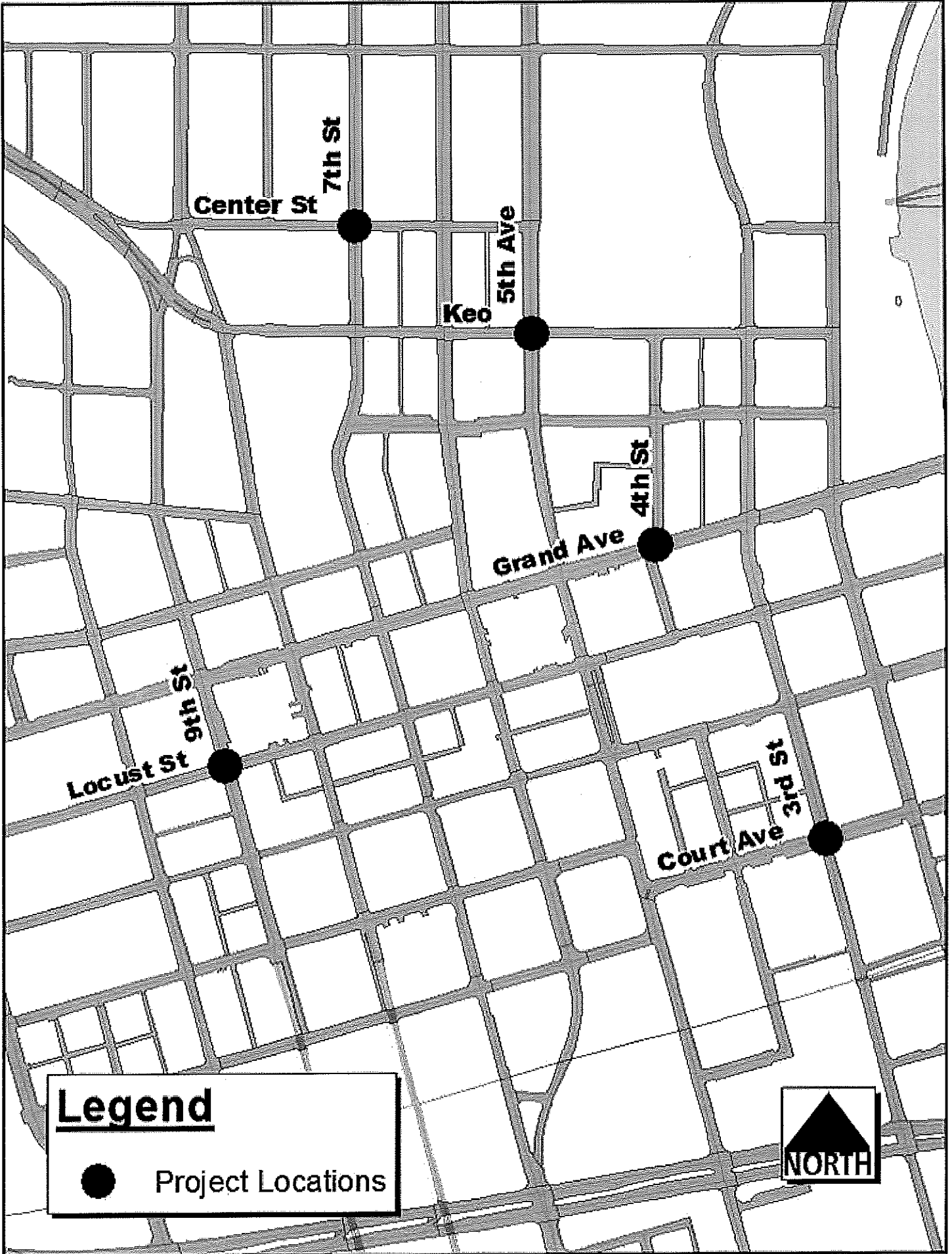
**CERTIFICATE**

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





## PROJECT SUMMARY

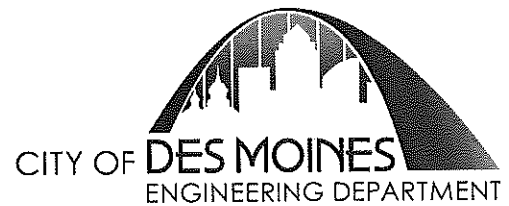
### 2018 Parking Garage Mechanical/Electrical/Plumbing Repair Program

#### Activity ID 04-2017-019

On October 23, 2017, under Roll Call No. 17-1859, the Council awarded the contract for the above improvements to Air-Con Mechanical Corporation, in the amount of \$497,184.00. 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	City	12/22/2017 Additional electrical and plumbing repairs in the 7th & Center parking garage.	\$24,456.00
2	City	3/29/2018 Additional MEP repairs in several Des Moines parking garages.	\$4,181.00
3	City	4/10/2018 Additional MEP repairs in several Des Moines parking garages.	\$3,454.00
4	City	4/24/2018 Additional MEP repairs in several Des Moines parking garages.	\$12,751.05
5	City	5/22/2018 Additional plumbing repairs in the 4th & Grand parking garage.	\$2,556.00
<b>Original Contract Amount</b>			\$497,184.00
<b>Total Change Orders</b>			\$47,398.05
<b>Percent of Change Orders to Original Contract</b>			9.53%
<b>Total Contract Amount</b>			\$544,582.05

July 23, 2018



**CERTIFICATION OF COMPLETION**

**AGENDA HEADING:**

Accepting completed construction and approving final payment for the 2018 Parking Garage Mechanical/Electrical/Plumbing Repair Program, Air-Con Mechanical Corporation.

**SYNOPSIS:**

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

**FISCAL IMPACT:**

Amount: \$544,582.05 As-Built Contract Cost

Funding Source: 2018-2019 CIP, Page Parking – 4, Parking Facility Rehab/Repair Program, PG016, Parking System Revenue

**CERTIFICATION OF COMPLETION:**

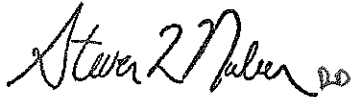
On October 23, 2017, under Roll Call No. 17-1859, the City Council awarded a contract to Air-Con Mechanical Corporation, James M. Shaffer, President, 3121 S.E. 14th Street, Des Moines, IA 50320 for the construction of the following improvement:

2018 Parking Garage Mechanical/Electrical/Plumbing Repair Program, 04-2017-019

The improvement includes the repair of parking garages mechanical, electrical, plumbing, fire alarm and fire suppression systems that include the lights, drains, sprinklers, HVAC, conduit, wiring, electrical panels; all in accordance with the contract documents, including Plan File Nos. 585-097/178, located at the 5th & Keo (525 5th Avenue), 7th & Center Park and Ride (830 6th Avenue), 4th & Grand (400 Grand Avenue), 3rd & Court (210 2nd Avenue), and 9th & Locust (801 Locust Street) Parking Garages, Des Moines, Iowa

I hereby certify that the construction of said 2018 Parking Garage Mechanical/Electrical/Plumbing Repair Program, Activity ID 04-2017-019, 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 24, 2017, and was completed on July 10, 2018.

I further certify that \$544,582.05 is the total cost of said improvement, of which \$528,244.59 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 \$16,337.46 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.



Steven L. Naber, P.E.  
Des Moines City Engineer

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ENGINEERING DEPARTMENT  
CITY OF DES MOINES, IOWA



ESTIMATE OF CONSTRUCTION COMPLETED  
FOR WORK DONE FROM 6/1/2018 to 6/2/2018  
FINAL PARTIAL PAYMENT NO. 8

PROJECT: 2018 PARKING GARAGE MEP REPAIR PROGRAM  
CONTRACTOR: AIR-CON MECHANICAL CORPORATION

Proj No: N/A  
Activity ID: 04-2017-019  
Date: 6/15/18

LINE NO.	DESCRIPTION	UNIT	UNITS			UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE		
1	3RD & COURT ELECTRIC	LS	1.000	1.000	1.000	\$35,825.00	\$35,825.00
2	3RD & COURT PLUMBING/MECH	LS	1.000	1.000	1.000	\$69,637.00	\$69,637.00
3	3RD & COURT INSULATION	LS	1.000	1.000	1.000	\$10,246.00	\$10,246.00
4	3RD & COURT FIRE PROTECTION	LS	1.000	1.000	1.000	\$20,765.00	\$20,765.00
5	4TH & GRAND ELECTRIC	LS	1.000	1.000	1.000	\$79,591.00	\$79,591.00
6	4TH & GRAND PLUMBING/MECH	LS	1.000	1.000	1.000	\$53,143.00	\$53,143.00
7	4TH & GRAND INSULATION	LS	1.000	1.000	1.000	\$14,606.00	\$14,606.00
8	4TH & GRAND FIRE PROTECTION	LS	1.000	1.000	1.000	\$14,715.00	\$14,715.00
9	5TH & KEO ELECTRIC	LS	1.000	1.000	1.000	\$40,169.00	\$40,169.00
10	5TH & KEO PLUMBING/MECH	LS	1.000	1.000	1.000	\$22,558.00	\$22,558.00
11	5TH & KEO INSULATION	LS	1.000	1.000	1.000	\$8,938.00	\$8,938.00
12	7TH & CENTER ELECTRICAL	LS	1.000	1.000	1.000	\$99,320.00	\$99,320.00
13	7TH & CENTER PLUMBING/MECH	LS	1.000	1.000	1.000	\$9,466.00	\$9,466.00
14	7TH & CENTER INSULATION	LS	1.000	1.000	1.000	\$18,205.00	\$18,205.00
1.01	REPAIR CORRODED & BROKEN PIPE	LS	0.000	1.000	1.000	\$24,456.00	\$24,456.00
2.01	DELETE MEDIACOM OWNED CONDUITS 4TH & GRAND	LS	0.000	1.000	1.000	(\$1,608.00)	(\$1,608.00)
2.02	DELETE LABOR TO INSTALL NEW SPLIT UNIT 5TH & KEO	LS	0.000	1.000	1.000	(\$1,975.00)	(\$1,975.00)
2.03	REPAIR ADDITION DRAIN PIPE 7TH & CTR GARAGE	LS	0.000	1.000	1.000	\$3,553.00	\$3,553.00
2.04	DELETE CONCRETE WORK AT 4 " STACK 3RD & CT GARAGE	LS	0.000	1.000	1.000	(\$1,320.00)	(\$1,320.00)
2.05	REPLACE WIRING TO NEW EQUIPMENT AT 3RD & COURT	LS	0.000	1.000	1.000	\$1,350.00	\$1,350.00
2.06	NEW PLAQUE DIFFUSER 3RD & CT	EA	0.000	2.000	2.000	\$192.50	\$385.00
2.07	REPLACE EXISTING DIFFUSERS WITH PLAQUE DIFFUSERS 3RD & CT	EA	0.000	7.000	7.000	\$155.00	\$1,085.00
2.08	6 " CHECK VALVE WITH WEEP HOLES 4TH & GRAND	EA	0.000	1.000	1.000	\$2,189.00	\$2,189.00
2.09	CASTING RING AND LID 4TH & GRAND	EA	0.000	1.000	1.000	\$522.00	\$522.00
3.01	NEW FIRE HOSE CAP & VALVE COVERS	EA	0.000	14.000	14.000	\$60.00	\$840.00
3.02	REL. AND ABANDON 6 INCH HYDRONT CONNECTION	LS	0.000	1.000	1.000	\$2,931.00	\$2,931.00
3.03	DELETE MANHOLE LID AND CASTING RING	LS	0.000	1.000	1.000	(\$522.00)	(\$522.00)
3.04	BUFFALO BOX & CAP AT HYDRANT CONNECTION	LS	0.000	1.000	1.000	\$205.00	\$205.00
4.01	DEMO & REPLACE 50 FT CAST IRON PIPE PLUS FITTINGS	LS	0.000	1.000	1.000	\$2,814.00	\$2,814.00
4.02	NEW NEMA 3R JUNCTION BOX	LS	0.000	1.000	1.000	\$869.00	\$869.00
4.03	REPAIR FLOOR DRAIN WITH RUBBER BOOT	EACH	0.000	2.000	2.000	\$641.00	\$1,282.00
4.04	REPAIR FLOOR DRAIN AND INSULATE	LS	0.000	1.000	1.000	\$971.00	\$971.00
4.05	STORM PIPE REPAIR	EACH	0.000	11.000	11.000	\$619.55	\$6,815.05
5.01	REMOVE & REPLACE FLOOR DRAIN	LS	0.000	1.000	1.000	\$2,556.00	\$2,556.00
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS			\$544,582.05				
PARTIAL PAYMENT #1			\$20,628.97				
PARTIAL PAYMENT #2			\$91,505.41				
PARTIAL PAYMENT #3			\$147,635.65				
PARTIAL PAYMENT #4			\$149,116.97				
PARTIAL PAYMENT #5			\$50,873.21				
PARTIAL PAYMENT #6			\$53,636.54				
PARTIAL PAYMENT #7			\$14,847.84				
THIS PARTIAL PAYMENT			\$0.00				
TOTAL PARTIAL PAYMENTS			\$528,244.59				
BALANCE			\$16,337.46				

PREPARED BY: *[Signature]*  
CHECKED BY: *[Signature]*

TOTAL	\$544,582.05
RETAINAGE	\$16,337.46
TOTAL LESS RETAINAGE	\$528,244.59
LESS PREVIOUS PAYMENT	\$528,244.59
AMOUNT DUE	\$0.00

FINAL PARTIAL PAYMENT NO. 8