

12.B

DATE January 14, 2019

ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR CITY HALL IMPROVEMENTS, HENNING PARIC COMMERCIAL, LLC

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 City Hall Improvements, 10-2016-004, in accordance with the contract approved between Henning Paric Commercial, LLC, Kevin Walker, President, 5800 Merle Hay Road, Suite 14, Johnston, IA 50131, under Roll Call No. 16-1009, of June 13, 2016, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and accepted, and

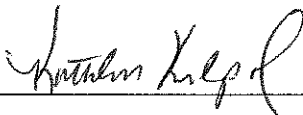
BE IT FURTHER RESOLVED: That \$7,542,958.68 is the total cost, of which \$7,316,669.92 has been paid the Contractor, and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$226,288.76 is to be paid at the end of thirty days, with funds retained 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.

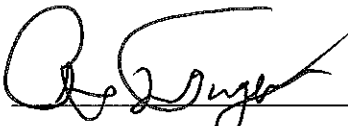
Moved by _____ to adopt.

FORM APPROVED:

FUNDS AVAILABLE



 Kathleen Vanderpool
 Deputy City Attorney



 Robert L. Fagen
 Des Moines Finance Director

SLN Funding Source: 2018-2019 CIP, Page Building - 6, City Hall Improvements, BL127, Being: \$3,360,000, Urban Renewal G.O. Bonds, \$555,284 G.O. Bonds Issued; \$1,927,674.68 Transfer of General Fund Balance, \$750,000 - 2016 G.O. Bond Premium; and \$950,000 - 2017 G.O. Bond Premium

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

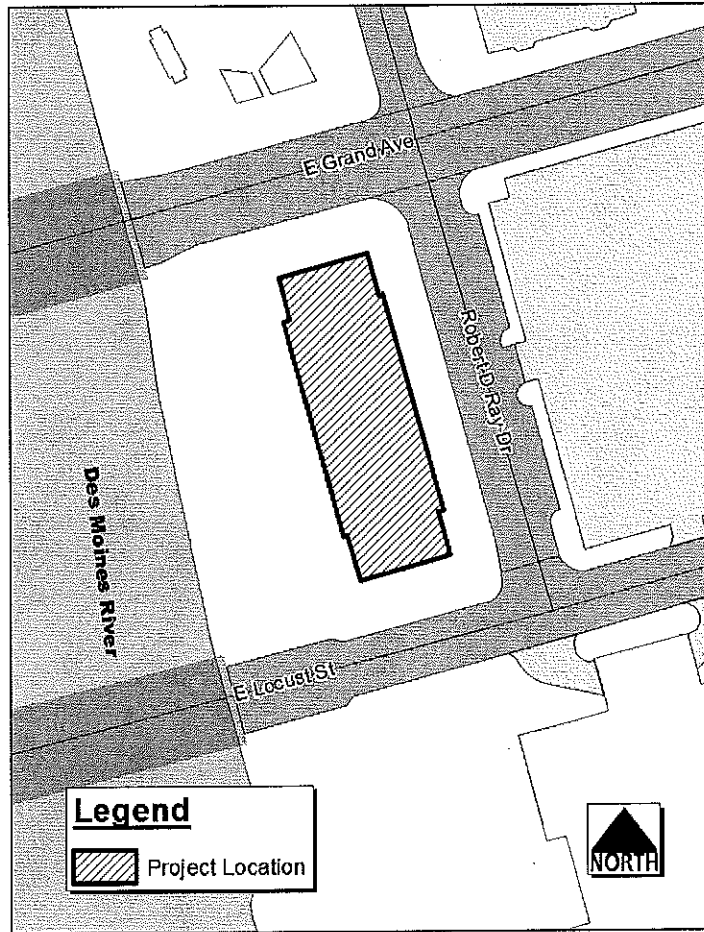
CERTIFICATE

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





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PROJECT SUMMARY

City Hall Improvements

Activity ID 10-2016-004

On June 13, 2016, under Roll Call No. 16-1009, the Council awarded the contract for the above improvements to Henning Paric Commercial, LLC, in the amount of \$5,528,425.00. Tabulated below is a history of project change orders.

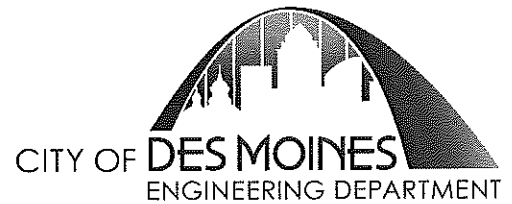
Change Order No.	Initiated By	Description	Amount
1	Contractor	10/31/2016 Additional furniture removal from City Hall to allow for renovation work.	\$24,840.00
2	Contractor	11/17/2016 Storage fees for furniture.	\$13,320.00
3	Contractor	12/15/2016 Existing sewer pipe is cracked and needs replacing. Two electrical panels require additional capacity.	\$16,744.36
4	Regulator	1/9/2017 COR 006 (PR 001) Fire Suppression Changes required by Fire Marshall. COR 007R (RFI 007) Shaft pipe material change to aid in constructability. COR 008R (RFI 010) Chilled water risers in shafts replacement needed due to age. COR 009R (RFI 011) Cold water main in basement replacement needed due to age. COR 010R (PR 007) Water Service Entrance changes required by DMWW. COR 011 (ASI 001) Replace pipe to toilets and urinals in Men's 110 and Women's 112 due to revised layout for ADA compliance. COR 012 (PR 002) Cabinet changes required for ADA compliance. COR 013 (PR 004) Water treatment service and maintenance not needed, duplicating current service contract. COR 015 Abandoned vent pipe removal needed for shaft clearance. COR 016 Replace Pressure Reducing Valve (PRV), shut-offs, & piping due to age.	\$149,244.10
5	City	2/6/2017 Add to replace all existing telecommunications cable and infrastructure.	\$192,115.21
6	Contractor	4/13/2017	\$23,304.08

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		Add structural floor opening, removal of additional ceramic tile, replace leaking roof drain storm pipe in the SW corner of the building, repair leaking gas pipe, and change primer for mechanical roo wall painting. Deduct for not demolishing ductwork in attic.	
7	Contractor	5/8/2017 The change order includes work that was not visible during design; required by authorities having jurisdiction; re-assessed because the component has been better exposed by demolition; and added scope of work by the City.	\$544,679.00
8	City	5/18/2017 Phase 2 interior improvements to lower level and first floor.	\$831,000.00
9	Contractor	10/31/2017 Additional work for custom rails for the elevator and for modifications for lighting control. Additional furniture moving and storage for Phase 2 work.	\$23,041.71
10	Regulator	11/29/2017 Fire rated construction to maintain shaft rating. Replace cooling tower suction diffuser with in-line strainer. Existing electrical code issues.	\$24,399.77
11	Regulator	12/27/2017 Added work to address electrical code issues, final furniture layout changes, and other issues uncovered during construction.	\$24,848.75
12	Regulator	1/30/2018 Added work to address electrical and fire code issues, final furniture layout changes, and other issues uncovered during construction.	\$24,374.27
13	Contractor	2/28/2018 Extended general conditions and construction completion.	\$24,900.00
14	Contractor	5/1/2018 Added work to address electrical and plumbing code issues, lighting controls, and other issues uncovered during construction.	\$24,234.50
15	Engineering	9/26/2018 Adjustment of quantities.	\$32,835.97
16	Contractor	11/30/2018 Adjustment of quantities and plumbing work on existing piping.	\$40,651.96
		Original Contract Amount	\$5,528,425.00
		Total Change Orders	\$2,014,533.68
		Percent of Change Orders to Original Contract	36.44%
		Total Contract Amount	\$7,542,958.68

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January 14, 2019



CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the City Hall Improvements, Henning Paric Commercial, LLC.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$7,542,958.68 As-Built Contract Cost

Funding Source: 2018-2019 CIP, Page Building - 6, City Hall Improvements, BL127, Being: \$3,360,000, Urban Renewal G.O. Bonds, \$555,284 G.O. Bonds Issued; \$1,927,674.68 Transfer of General Fund Balance, \$750,000 - 2016 G.O. Bond Premium; and \$950,000 - 2017 G.O. Bond Premium

CERTIFICATION OF COMPLETION:

On June 13, 2016, under Roll Call No. 16-1009, the City Council awarded a contract to Henning Paric Commercial, LLC, Kevin Walker, President, 5800 Merle Hay Road, Suite 14, Johnston, IA 50131 for the construction of the following improvement:

City Hall Improvements, 10-2016-004

The improvement includes the replacement and/or rehabilitation of HVAC equipment; lighting and lighting controls; installation of a new fire suppression system and upgrades to the fire alarm and detection system; architectural remodeling includes reconfiguration of the Mayor & Council offices; electrical work as required by the equipment replacements and the architectural remodeling; minor data and phone cabling upgrades; new elevator; remodeling to first floor conference room, third floor Legal offices, and first floor public restrooms; all in accordance with the contract documents including Plan File Nos. 563-014/105, located at 400 Robert D. Ray Drive, Des Moines, Iowa

I hereby certify that the construction of said City Hall Improvements, Activity ID 10-2016-004, 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 July 5, 2016, and was completed on December 17, 2019.

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I further certify that \$7,542,958.68 is the total cost of said improvement, of which \$7,316,669.92 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 \$226,288.76 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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ESTIMATE OF CONSTRUCTION COMPLETED

FROM 11/20/2018 TO 12/17/2018

FINAL PAYMENT NO. 24

PROJECT: CITY HALL SYSTEM IMPROVEMENTS

Activity ID: 10-2016-004

CONTRACTOR: HENNING PARIC COMMERCIAL, LLC

Date: 12/01/18

LINE NO.	ITEM NO.	DESCRIPTION	UNIT	TOTAL VALUE	AUTHORIZED QUANTITY	QUANTITY CONSTRUCTED TO DATE	UNIT PRICE	TOTAL AMOUNT
1	CSI 1	General Conditions	LS	\$600,374.43	1.000	1.00000000	\$600,374.43	\$600,374.43
2	CSI 2	Site Construction Work	LS	\$13,062.40	1.000	1.00000000	\$13,062.40	\$13,062.40
3	CSI 3	Concrete Work	LS	\$10,721.36	1.000	1.00000000	\$10,721.36	\$10,721.36
4	CSI 4	Masonry Work	LS	\$900.64	1.000	1.00000000	\$900.64	\$900.64
5	CSI 5	Steel & Metals Work	LS	\$49,021.44	1.000	1.00000000	\$49,021.44	\$49,021.44
6	CSI 6	Wood & Plastics Work	LS	\$32,093.36	1.000	1.00000000	\$32,093.36	\$32,093.36
7	CSI 7	Thermal & Moisture Protection	LS	\$99,949.21	1.000	1.00000000	\$99,949.21	\$99,949.21
8	CSI 8	Doors & Windows	LS	\$24,799.84	1.000	1.00000000	\$24,799.84	\$24,799.84
9	CSI 9	Finishes	LS	\$432,927.07	1.000	1.00000000	\$432,927.07	\$432,927.07
10	CSI 10	Specialties	LS	\$12,298.00	1.000	1.00000000	\$12,298.00	\$12,298.00
11	CSI 14	Conveying Systems	LS	\$60,485.00	1.000	1.00000000	\$60,485.00	\$60,485.00
12	CSI 15	Mechanical (HVAC & Sprinkler)	LS	\$3,164,783.00	1.000	1.0000000000	\$3,164,783.00	\$3,164,783.00
13	CSI 16	Electrical	LS	\$670,000.00	1.000	1.00000000	\$670,000.00	\$670,000.00
14	Bond	Performance Bond	LS	\$55,284.25	1.000	1.00000000	\$55,284.25	\$55,284.25
15	Allowance	Plaster Removal and Replacement	LS	\$5,500.00	1.000	1.00000000	\$5,500.00	\$5,500.00
16	Allowance	Masonry & Plaster Wall Repair	LS	\$2,200.00	1.000	1.00000000	\$2,200.00	\$2,200.00
17	Allowance	Plaster Skim Coat Repair	LS	\$500.00	1.000	1.00000000	\$500.00	\$500.00
18	Allowance	Existing Analog Cabling Removal	LS	\$1,750.00	1.000	1.00000000	\$1,750.00	\$1,750.00
19	Allowance	New Telecom Data Cabling Material & Installation	LS	\$15,225.00	1.000	1.00000000	\$15,225.00	\$15,225.00
20	Allowance	A1 - Carpet Tile	LS	\$30,750.00	1.000	1.00000000	\$30,750.00	\$30,750.00
21	Allowance	A2 - Chiller Refurbish	LS	\$55,000.00	1.000	1.00000000	\$55,000.00	\$55,000.00
22	Allowance	A3 - Cooling Tower Refurbishment	LS	\$36,000.00	1.000	1.00000000	\$36,000.00	\$36,000.00
23	Alternate	AA1 - Restoration of Historic Fixture Type EX1, EX2, EX3	LS	\$46,900.00	1.000	1.00000000	\$46,900.00	\$46,900.00
24	Alternate	AA2 - Restoration of Historic Fixture Type EX4 & EX5	LS	\$74,000.00	1.000	1.00000000	\$74,000.00	\$74,000.00
25	Alternate	AA3 - Rooms 310 & 310B	LS	\$33,900.00	1.000	1.00000000	\$33,900.00	\$33,900.00
26	CO-001	Furniture Moving	LS	\$24,840.00	1.000	1.00000000	\$24,840.00	\$24,840.00
27	CO-002	Furniture Storage	LS	\$13,320.00	1.000	1.00000000	\$13,320.00	\$13,320.00
28	CO-003	Existing Sewer Pipes, Electrical Panels Upgrades	LS	\$16,744.36	1.000	1.00000000	\$16,744.36	\$16,744.36
29	CO-004	Multiple	LS	\$149,244.10	1.000	1.00000000	\$149,244.10	\$149,244.10
30	CO-005	Telecommunication Backbone COR-017	LS	\$192,115.21	1.000	1.00000000	\$192,115.21	\$192,115.21
31	CO-006	Storm Pipe, etc.	LS	\$23,304.08	1.000	1.00000000	\$23,304.08	\$23,304.08
32	CO-007	Variety	LS	\$544,679.00	1.000	1.00000000	\$544,679.00	\$544,679.00
33	CO-008	Phase 2 Interior Improvements	LS	\$831,000.00	1.000	1.00000000	\$831,000.00	\$831,000.00
34	CO-009	Various CORs	LS	\$23,041.71	1.000	1.00000000	\$23,041.71	\$23,041.71
35	CO-010	Various CORs	LS	\$24,399.77	1.000	1.00000000	\$24,399.77	\$24,399.77
36	CO-011	Various CORs	LS	\$24,848.75	1.000	1.00000000	\$24,848.75	\$24,848.75
37	CO-012	Various CORs	LS	\$24,374.27	1.000	1.00000000	\$24,374.27	\$24,374.27
38	CO-013	Various CORs	LS	\$24,900.00	1.000	1.00000000	\$24,900.00	\$24,900.00
39	CO-014	Various CORs	LS	\$24,234.50	1.000	1.00000000	\$24,234.50	\$24,234.50

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LINE NO.	ITEM NO.	DESCRIPTION	UNIT	TOTAL VALUE	AUTHORIZED QUANTITY	QUANTITY CONSTRUCTED TO DATE	UNIT PRICE	TOTAL AMOUNT
40	CO-015	Various CORs	LS	\$32,835.97	1.000	1.00000000	\$32,835.97	\$32,835.97
41	CO-016	Various CORs	LS	\$40,651.96	1.000	1.00000000	\$40,651.96	\$40,651.96
ORIGINAL SUM OF TOTAL CONTRACT AMOUNT				\$5,528,425.00				
NET CHANGE BY CHANGE ORDERS				\$2,014,533.68				
ORIGINAL SUM PLUS CHANGE ORDERS				\$7,542,958.68				
PARTIAL PAYMENT NO. 1				\$53,625.72				
PARTIAL PAYMENT NO. 2				\$133,480.73				
PARTIAL PAYMENT NO. 3				\$173,630.00				
PARTIAL PAYMENT NO. 4				\$247,107.50				
PARTIAL PAYMENT NO. 5				\$389,357.03				
PARTIAL PAYMENT NO. 6				\$322,641.40				
PARTIAL PAYMENT NO. 7				\$401,992.25				
PARTIAL PAYMENT NO. 8				\$480,646.74				
PARTIAL PAYMENT NO. 9				\$561,847.29				
PARTIAL PAYMENT NO. 10				\$429,322.62				
PARTIAL PAYMENT NO. 11				\$418,555.00				
PARTIAL PAYMENT NO. 12				\$515,008.39				
PARTIAL PAYMENT NO. 13				\$402,938.00				
PARTIAL PAYMENT NO. 14				\$420,785.84				
PARTIAL PAYMENT NO. 15				\$507,172.26				
PARTIAL PAYMENT NO. 16				\$339,713.40				
PARTIAL PAYMENT NO. 17				\$382,665.00				
PARTIAL PAYMENT NO. 18				\$398,101.93				
PARTIAL PAYMENT NO. 19				\$487,821.08				
PARTIAL PAYMENT NO. 20				\$82,620.75				
PARTIAL PAYMENT NO. 21				\$96,353.70				
PARTIAL PAYMENT NO. 22				\$31,850.89				
PARTIAL PAYMENT NO. 23				\$39,432.40				
THIS PARTIAL PAYMENT				\$0.00				
TOTAL PARTIAL PAYMENTS				\$7,316,669.92				
BALANCE				\$226,288.76				

PREPARED BY:

[Signature]

CHECKED BY:

[Signature]

TOTAL	\$7,542,958.68
RETAINAGE	\$226,288.76
TOTAL LESS RETAINAGE	\$7,316,669.92
LESS PREVIOUS PAYMENT	\$7,316,669.92
AMOUNT DUE	\$0.00

FINAL PAYMENT NO. 24