



**Roll Call Number**

**Agenda Item Number**

16 C

DATE June 27, 2022

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT  
FOR DES MOINES FIRE STATION NO. 11, ROCHON CORPORATION OF IOWA, INC., N.K.A.  
GRAPHITE CONSTRUCTION GROUP, 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 Des Moines Fire Station No. 11, 102019001, in accordance with the contract approved between Rochon Corporation of Iowa, Inc., n.k.a. Graphite Construction Group, Inc., Russell Carew, President, 1955 NE 58th Avenue, Suite 100, Des Moines, IA 50313, under Roll Call No. 19-2073, of December 16, 2019, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and accepted.

BE IT FURTHER RESOLVED: That \$5,957,939.36 is the total cost, of which \$5,779,201.18 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 \$178,738.18 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 Director of Finance be and is hereby authorized to release said retainage if suit is not filed as above provided.

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

FORM APPROVED:

FUNDS AVAILABLE

s/ Kathleen Vanderpool

Kathleen Vanderpool  
Deputy City Attorney

Nickolas J. Schaul

Nickolas J. Schaul  
Director of Finance

Funding Source: 2022-23 CIP, Page 32, NE Fire Station, FR041, Being:  
G. O. Bonds, with a transfer of \$180,000 of Gaming Monies from ST217, Roadway Rehabilitation -  
Collector

SLN  
pw



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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

I, Laura Baumgartner, Acting City Clerk of said City Council, hereby certify that at a meeting of the City Council, 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.

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

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



**Legend**

 Project Location





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## PROJECT SUMMARY

Des Moines Fire Station No. 11

Activity ID 102019001

On December 16, 2019, under Roll Call No. 19-2073, the Council awarded the contract for the above improvements to Rochon Corporation of Iowa, Inc., n.k.a. Graphite Construction Group, Inc., in the amount of \$6,129,000.00. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	City	10/14/2020 Remove, stockpile, and haul off debris from under new building. Add additional calendar days to contract.	\$(6,239.62)
2	City	10/14/2020 Add project changes found during material submittal review and value engineering.	\$(48,347.37)
3	City	10/14/2020 Value engineering cost reduction.	\$0.00
4	City	10/21/2020 Add storm damage removals and floor drain.	\$0.00
5	City	1/13/2021 Add project changes found during construction.	\$0.00
6	City	2/16/2021 Add project changes found during construction.	\$0.00
7	City	4/30/2021 Add project changes found during construction. PR24-29.	\$0.00
8	City	7/13/2021 Add project changes found during construction. PR30, 32-39. Add additional calendar days to contract.	\$0.00
9	City	9/2/2021 Add project changes found during construction. PR40, PR42-45, and PR47-49.	\$0.00
10	City	10/19/2021 Add project changes found during construction. PR 50 and PR 51.	\$0.00
11	City	12/7/2021 Add project changes found during construction. PR 52-58.	\$0.00
12	City	4/21/2022 Add project changes.	\$(70,973.65)

Deduct to contract for Liquidated damages

<b>Original Contract Amount</b>	\$6,129,000.00
<b>Total Change Orders</b>	\$(171,060.64)
<b>Percent of Change Orders to Original Contract</b>	(2.79)%
<b>Total Contract Amount</b>	\$5,957,939.36

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**CERTIFICATION OF COMPLETION**

**AGENDA HEADING:**

Accepting completed construction and approving final payment for the Des Moines Fire Station No. 11, Rochon Corporation of Iowa, Inc., n.k.a. Graphite Construction Group, Inc.

**SYNOPSIS:**

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

**FISCAL IMPACT:**

Amount: \$0.00 As-Built Contract Cost

Funding Source: 2022-23 CIP, Page 32, NE Fire Station, FR041, Being: G. O. Bonds, with a transfer of \$180,000 of Gaming Monies from ST217, Roadway Rehabilitation - Collector

**CERTIFICATION OF COMPLETION:**

On December 16, 2019, under Roll Call No. 19-2073, the City Council awarded a contract to Rochon Corporation of Iowa, Inc., n.k.a. Graphite Construction Group, Inc., Russell Carew, President, 1955 NE 58th Avenue, Suite 100, Des Moines, IA 50313 for the construction of the following improvement:

Des Moines Fire Station No. 11, 102019001

The improvement includes new construction of an approximately 14,600 square feet fire station which includes a two-story mechanical area, living quarters, and a three bay apparatus area; design consists of cast stone, brick masonry, glazed aluminum curtainwall and architectural aluminum metal panels; wall structure consists of perimeter bearing walls and internal bearing and non-bearing concrete masonry units; floor structure is steel beam framing and concrete/metal floor decking; roof structure is metal roof joists and decking; roofing system is a single-ply, fully adhered membrane on low slope roof areas and metal roof for the apparatus bay; also sidewalks, utilities and reconstruction of E. 42nd Street; all work in accordance with the contract documents, including Plan File Nos. 601-070/209, located at 4150 E. 42nd Street, Des Moines, Iowa

I hereby certify that the construction of said Des Moines Fire Station No. 11, Activity ID 102019001, 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 March 23, 2020, and was completed on June 14, 2022.

I further certify that \$0.00 is the total cost of said improvement, of which \$5,779,201.18 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 \$178,738.18 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 4/13/2022 to 04/18/2022  
FINAL PARTIAL PAYMENT NO. 22

Proj No: N/A

Activity ID: 10-2019-001

Date: 6/14/2022

PROJECT: DES MOINES FIRE STATION NO. 11  
CONTRACTOR: GRAPHITE CONSTRUCTION GROUP

LINE NO.	DESCRIPTION	UNIT	UNITS			UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE		
1	GENERAL CONDITIONS	LS	1.000	1.000	1.000000	\$364,401.52	\$364,401.52
2	CONCRETE	LS	1.000	1.000	1.000000	\$265,513.00	\$265,513.00
3	MASONRY	LS	1.000	1.000	1.000000	\$606,580.00	\$606,580.00
4	METALS	LS	1.000	1.000	1.000000	\$275,000.00	\$275,000.00
5	WOOD, PLASTIC AND COMPOSITES	LS	1.000	1.000	1.000000	\$143,100.00	\$143,100.00
6	THERMAL & MOISTURE	LS	1.000	1.000	1.000000	\$424,721.48	\$424,721.48
7	DOORS/HARDWARE	LS	1.000	1.000	1.000000	\$387,257.00	\$387,257.00
8	INTERIOR FINISHES	LS	1.000	1.000	1.000000	\$264,960.00	\$264,960.00
9	SPECIALTIES	LS	1.000	1.000	1.000000	\$56,129.00	\$56,129.00
10	EQUIPMENT	LS	1.000	1.000	1.000000	\$39,275.00	\$39,275.00
11	FURNISHINGS	LS	1.000	1.000	1.000000	\$4,461.00	\$4,461.00
12	FIRE SUPPRESSION	LS	1.000	1.000	1.000000	\$34,600.00	\$34,600.00
13	MECHANICAL	LS	1.000	1.000	1.000000	\$1,063,479.00	\$1,063,479.00
14	ELECTRICAL	LS	1.000	1.000	1.000000	\$936,086.00	\$936,086.00
15	SITE WORK	LS	1.000	1.000	1.000000	\$300,840.00	\$300,840.00
16	EXTERIOR IMPROVEMENTS	LS	1.000	1.000	1.000000	\$281,750.00	\$281,750.00
17	UTILITIES	LS	1.000	1.000	1.000000	\$185,920.00	\$185,920.00
	VE ITEMS NOT TAKEN, SUNSHADE & PAGING SYSTEM	LS	0.000	1.000	1.000000	\$175,433.00	\$175,433.00
1.01	MOBILIZE EXCAVATOR	EA	0.000	1.000	1.000000	\$1,200.00	\$1,200.00
1.02	MOBILIZE DOZER	EA	0.000	1.000	1.000000	\$1,200.00	\$1,200.00
1.03	LOAD OF 3-INCH CLEAN STONE	EA	0.000	1.000	1.000	\$675.00	\$675.00
1.04	350 EXCAVATOR	HOURL	0.000	71.000	71.000	\$350.00	\$24,850.00
1.05	D6K DOZER	HOURL	0.000	61.750	61.750	\$225.00	\$13,893.75
1.06	550 SCRAPER	HOURL	0.000	15.500	15.500	\$395.00	\$6,122.50
1.07	TRUCKING	HOURL	0.000	181.250	181.250	\$110.00	\$19,937.50
1.08	SKID STEER	HOURL	0.000	2.500	2.500	\$125.00	\$312.50
1.09	GC MARKUP	LS	0.000	1.000	1.000	\$6,819.13	\$6,819.13
2.01	CONDENSATION PAD PR4	LS	0.000	1.000	1.000	\$200.00	\$200.00
2.02	GENERATOR PAD PR4	LS	0.000	1.000	1.000	\$2,600.00	\$2,600.00
2.03	STRUCTURE TO OH DOOR PR4	LS	0.000	1.000	1.000	\$3,350.00	\$3,350.00
2.04	ADA LOCKER PR4	EACH	0.000	1.000	1.000	\$1,300.00	\$1,300.00
2.05	ADD SOUND SEPERATION TO WALL PR4	LS	0.000	1.000	1.000	\$5,078.70	\$5,078.70
2.06	ADD FIRE RATED FRAME PR4	EACH	0.000	1.000	1.000	\$220.00	\$220.00
2.07	STAINLESS STEEL BEHIND STOVE PR5	LS	0.000	1.000	1.000	\$600.00	\$600.00
2.08	PAGING SYSTEM CHANGES PR5	LS	0.000	1.000	1.000	(\$8,439.48)	(\$8,439.48)
2.09	ADD MECH OPENING STRUCTURAL STEEL PR6	EACH	0.000	3.000	3.000	\$532.88	\$1,598.64
2.13	PRINTING PLAN COSTS	LS	0.000	1.000	1.000	\$967.77	\$967.77
2.14	CHANGE ACCUSTICAL DECK TO 18GA PR9	LS	0.000	1.000	1.000	(\$1,200.00)	(\$1,200.00)
2.15	RELOCATE SEWER LINE PR8	LS	0.000	1.000	1.000	\$533.00	\$533.00
3.20	BID ALLOWANCE-VE COMPLETE AS PER CONTRACT	EACH	0.000	183,088.000	0.000	\$1.00	\$0.00
4.01	CLEARING & GRUBBING	LS	0.000	1.000	1.000	\$9,075.00	\$9,075.00
4.02	ADD DRAIN & VENT FOR ICE MACHINE	LS	0.000	1.000	1.000	\$2,404.60	\$2,404.60
4.03	BID ALLOWANCE-VE COMPLETE AS PER CONTRACT	EA	0.000	-11,479.600	0.000	(\$11,479.60)	\$0.00
5.01	PRECAST FLOOR INFILL	LS	0.000	1.000	1.000	\$2,299.00	\$2,299.00
5.02	FRAMING FOR HOSE BIBS	LS	0.000	1.000	1.000	\$2,321.87	\$2,321.87
5.03	BLOCKING & FLASHING UNDER TRANSL PANELS	LS	0.000	1.000	1.000	\$9,572.09	\$9,572.09
5.04	ICC 500 SIGNAGE	LS	0.000	1.000	1.000	\$500.50	\$500.50
5.05	BID ALLOWANCE-VE COMPLETE AS PER CONTRACT	EA	0.000	-14,693.460	0.000	(\$14,693.46)	\$0.00
6.01	VENTALATION REVISION	LS	0.000	1.000	1.000	\$650.50	\$650.50
6.02	CO2 MONITOR	LS	0.000	1.000	1.000	\$1,045.23	\$1,045.23
6.03	RELOCATE CONDENSOR UNIT	LS	0.000	1.000	1.000	\$1,479.45	\$1,479.45
6.04	ADD OUTLET FOR STAIRMASTER	LS	0.000	1.000	1.000	\$641.77	\$641.77
6.05	WESTNET REVISION FOR KITCHEN	LS	0.000	1.000	1.000	(\$3,304.28)	(\$3,304.28)
6.06	BID ALLOWANCE-VE COMPLETE AS PER CONTRACT	EA	0.000	-512.700	0.000	(\$512.70)	\$0.00
7.01	ADD VAPOR BARRIER	LS	0.000	1.000	1.000	\$2,170.67	\$2,170.67
7.02	ADD LEED SHOWER HEADS	LS	0.000	1.000	1.000	\$2,223.79	\$2,223.79
7.03	ADD CLOSET RODS AND LOCKS	LS	0.000	1.000	1.000	\$8,750.50	\$8,750.50
7.04	ADD 35A2P BREAKER	LS	0.000	1.000	1.000	\$357.27	\$357.27
7.05	ADD LOCKER FRAME WALL	LS	0.000	1.000	1.000	\$3,734.50	\$3,734.50
7.06	ADD FOLDING DOOR FRAME REMOVAL	LS	0.000	1.000	1.000	\$924.00	\$924.00
7.07	DEDUST COST OF BRICK REVEAL	LS	0.000	1.000	1.000	(\$5,000.00)	(\$5,000.00)
7.08	ADD ALLOWANCE-VE	EA	0.000	-13,160.700	0.000	(\$13,160.00)	\$0.00
8001.00	PR30 RADIO/WIFI	LS	0.000	1.000	1.000	\$2,733.59	\$2,733.59

