



**Roll Call Number**

**Agenda Item Number**

17 A

DATE June 27, 2022

APPROVING COMPLETION AND ACCEPTANCE OF THE  
STORM SEWER IMPROVEMENTS SET FORTH IN AND CONSTRUCTED  
PURSUANT TO SAID PRIVATE CONSTRUCTION CONTRACT, 206 6TH AVENUE,  
BETWEEN VALLEY PLBG. CO., INC. DBA RHINERS PLUMBING CO. INC. AND 206 6TH AVE., LLC

WHEREAS, on April 20, 2020 under Roll Call No. 20-0609, the City Council approved a private construction contract in the amount of \$110,000.00, between Valley Plbg. Co., Inc. dba Rhiners Plumbing Co. Inc., Dixie L. Rhiner, President, 15201 Hickman Road, Clive, IA, 50325 - as Contractor, and 206 6th Ave., LLC, Mario Tricoci, Managing Member, 833 W. Washington Blvd., 2nd Floor, Chicago, IL, 60607 - as Owner, for construction of Storm Sewer Improvements described as storm sewer improvements to serve the Midland Aparium Surety Hotel located at 206 6th Avenue, as shown on Plan File Numbers 615-164/166, and granted permission to the parties of said contract to construct these improvements in accordance with the contract documents and subject to the inspection and approval of the Des Moines City Engineer.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached report of the Des Moines City Engineer acknowledging the completion and recommending the acceptance of the construction of said Storm Sewer Improvements in the amount of \$110,000.00, which have been constructed in substantial compliance with the contract documents between Valley Plbg. Co., Inc. dba Rhiners Plumbing Co. Inc. and 206 6th Ave., LLC, which were approved under Roll Call No. 20-0609, dated April 20, 2020, be received and filed; and that completion of said Storm Sewer Improvements described as storm sewer improvements to serve the Midland Aparium Surety Hotel located at 206 6th Avenue, as shown on Plan File Numbers 615-164/166, is hereby acknowledged and that said Storm Sewer Improvements are hereby accepted.

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

FORM APPROVED:

*s/Kathleen Vanderpool*  
Kathleen Vanderpool  
Deputy City Attorney

**SLN** Funding Source: All project costs are to be paid by the Owner(s), 206 6th Ave., LLC

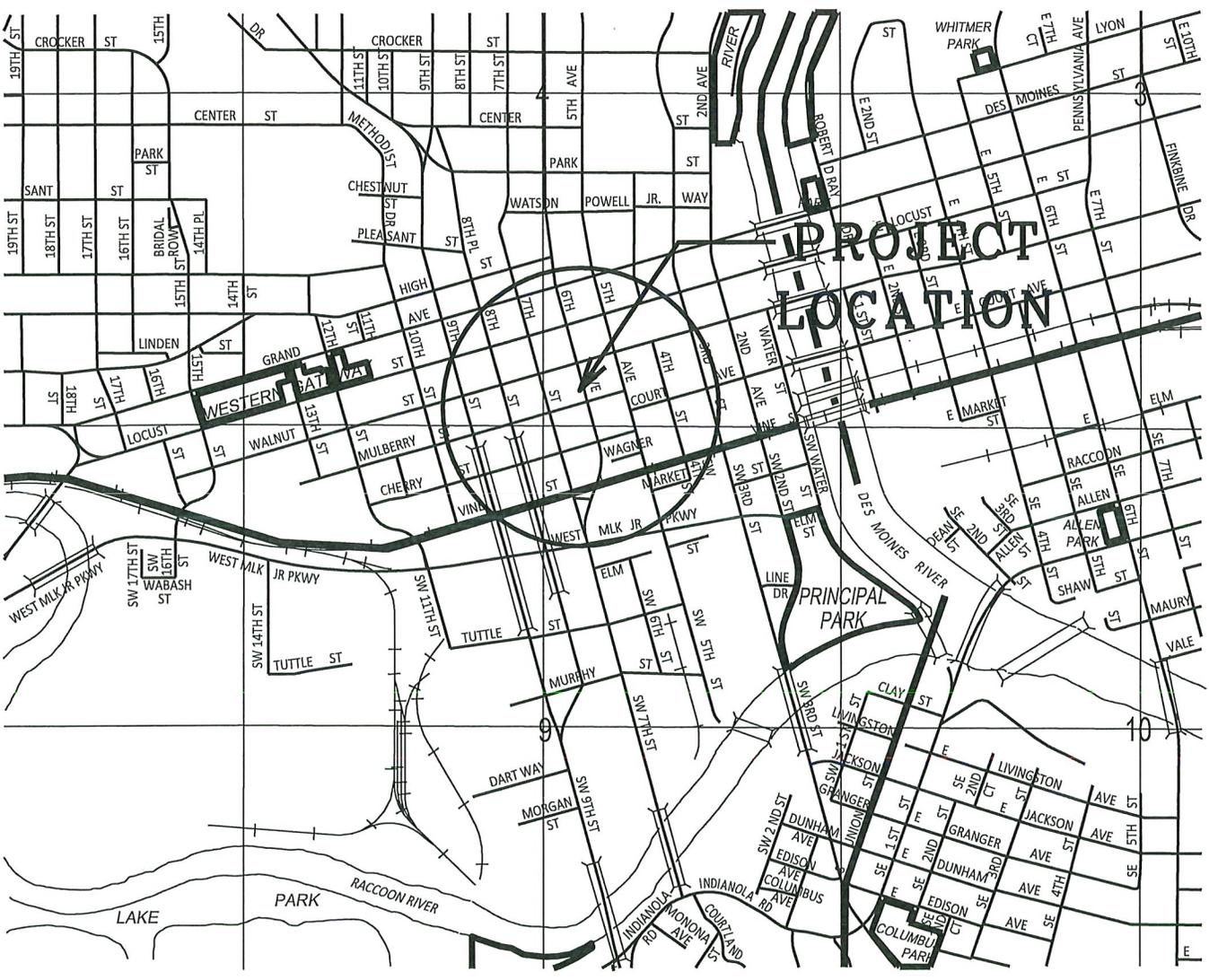
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

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.

Mayor

Acting City Clerk



**MIDLAND APARIUM SURETY HOTEL**  
**206 6TH AVENUE**  
**STORM SEWER**  
**ACTIVITY ID08-2020-103**



17A

June 27, 2022

**CERTIFICATION OF COMPLETION**



**AGENDA HEADING:**

Approving completion and recommending acceptance of the Private Construction Contract for Storm Sewer Improvements 206 6th Avenue, between Valley Plbg. Co., Inc. dba Rhiners Plumbing Co. Inc. and 206 6th Ave., LLC.

**SYNOPSIS:**

Approve the Des Moines City Engineer's Certification of Completion, acknowledge the completion and accept construction of said improvement.

**FISCAL IMPACT:**

Amount: \$110,000.00 As-Built Contract Cost

Funding Source: No Cost to the City of Des Moines; all costs are to be paid by the Owner, 206 6th Ave., LLC

**CERTIFICATION OF COMPLETION:**

On April 20, 2020, under Roll Call No. 20-0609, the City Council approved a private construction contract in the amount of \$110,000.00, between Valley Plbg. Co., Inc. dba Rhiners Plumbing Co. Inc., Dixie L. Rhiner, President, 15201 Hickman Road, Clive, IA 50325 - as Contractor, and 206 6th Ave., LLC, Mario Tricoci, Managing Member, 833 W. Washington Blvd., 2nd Floor, Chicago, IL, 60607 - as Owner, for construction of Storm Sewer Improvements described as storm sewer improvements to serve the Midland Aparium Surety Hotel located at 206 6th Avenue, as shown on Plan File Numbers 615-164/166, and granted permission to the parties of said contract to construct these improvements in accordance with the contract documents and subject to the inspection and approval of the Des Moines City Engineer.

I hereby certify that the construction of said Storm Sewer Improvements described as storm sewer improvements to serve the Midland Aparium Surety Hotel located at 206 6th Avenue, as shown on Plan File Numbers 615-164/166, Activity ID 082020103, has been completed in substantial compliance with the contract documents between Valley Plbg. Co., Inc. dba Rhiners Plumbing Co. Inc. and 206 6th Ave., LLC, which were approved under Roll Call No. 20-0609, dated April 20, 2020 and I hereby recommend that the above Storm Sewer Improvements be accepted.

I further certify that the amount of completed Storm Sewer Improvements is \$110,000.00.

A handwritten signature in black ink that reads "Steven L. Naber". To the right of the signature, the initials "p.w." are written in red ink.

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

ENGINEERING DEPARTMENT  
CITY OF DES MOINES, IOWA

ESTIMATE OF CONSTRUCTION COMPLETED  
FINAL

Project Name Midland Aparium Surety Hotel - Storm Sewer Activity ID 08-2020-103  
 Location 206 6th Avenue Plan No. 615-164/166  
 From \_\_\_\_\_ to \_\_\_\_\_ Date June 14, 2022

ITEM	DESCRIPTION	ESTIMATED UNITS	UNITS CONSTRUCTED TO DATE	BID UNIT PRICE	AMOUNT
1	SW 401 Manhole		1 ea		
2	SW 5" Intake		1 ea		
3	12" RCP		20 lf		
4	12" Ductile Iron Pipe		20 lf		
5	Demo Existing Structures		2 ea		
6	Demo Existing Pipe		40 lf		

Total

Total Construction Cost \$110,000.00

Prepared By 