CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: May 3, 2021

ITEM:

Resolution - Accepting Work
West Public Services Facility – Building & Site Improvements (Phase 2)

FINANCIAL IMPACT:

The total construction cost for the West Public Services Facility – Building & Site Improvements (Phase 2) was $24,856,791.77 which was paid from account no. 500.000.000.5250.490 with ultimate funding intended to come from Road Use Tax and General Fund Reserve. The original cost of the project was $24,325,500.00. There were fourteen (14) Change Orders on the project that totaled $531,291.77.

BACKGROUND:

Koester Construction was working under an agreement dated March 4, 2019 for construction services for the West Public Services Facility – Building & Site Improvements (Phase 2). Work on this project included the Main Building with a Municipal Operations Center (MOC) Build-Out, Fueling Facility, Cold-Storage Building, Salt Storage Building, Brine Mixing Facility, Covered Bulk Materials Storage, and an East Access Drive to South 88th Street.

This action accepts the public improvements and authorizes staff to pay the retainage no sooner than 30 days.

This agenda item was distributed to the Public Services Subcommittee by e-mail only since there was no meeting.

OUTSTANDING ISSUES: None.

RECOMMENDATION:

City Council Adopt:

- Resolution Accepting Work for West Public Services Facility – Building & Site Improvements (Phase 2).

Lead Staff Member: Brian J. Hemesath, P.E., City Engineer

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION ACCEPTING WORK

WHEREAS, on March 4, 2019, the City Council entered into a contract with Koester Construction of Grimes, Iowa, for the following described public improvement:

West Public Services Facility – Building & Site Improvements (Phase 2)
Project No. 0510-027-2017

and

WHEREAS, said contractor has substantially completed the construction of said improvement in accordance with plans and specifications as shown by the report of the City Engineer filed with the City Clerk on May 3, 2021; and

WHEREAS, the City has retained $127,371.77 (0.51%) of the construction costs;

therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that said report of the City Engineer is hereby approved and said public improvement is accepted as having been substantially completed in accordance with plans and specifications and the total final construction cost of said improvement is $24,856,791.77 as shown in said report, and that the Finance Director is hereby authorized to make payment to the Contractor in the amount of $127,371.77, which includes retainage for the project, no sooner than 30 days subject to the Contractor satisfying all the conditions of the contract.

PASSED AND APPROVED on this **3rd** day of **May, 2021**.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

ENGINEERING SERVICES
4200 Mills Civic Parkway, Suite 2E
PO Box 65320
West Des Moines, IA 50265-0320
(515) 222-3475 Fax (515) 273-0802

RETAINAGE

The City of West Des Moines

Contractor: **Koester Construction Co. Inc.**
3050 SE Enterprise Dr, Suite A
Grimes, IA 50111-5055

Project Title	West Public Services Facility PH2 Building & Site Improvements	
WDM Project File Number	0510-027-2017	
Purchase Order Number	2019-00000578	
Orig. Contract Amount & Date	$24,325,500.00	03/04/19
Estimated Completion Date	09/08/20	
Pay Period	03/03/21 to 05/03/21	
Pay Request Number	RETAINAGE	
Date	05/03/21	

BID ITEMS

Item No.	Description	Unit	Est. Qty	Unit Price	Extended Price	Quantity Completed	Value Completed
B1	Base Bid - Buildings 1 & 2 and Site Improvements	LS	1	$18,990,000.00	$18,990,000.00	1.00	$18,990,000.00
A1	Alternate No. 1 - East Access Drive and Gate	LS	1	$562,500.00	$562,500.00	1.00	$562,500.00
A2	Alternate No. 2 - MOC Build-out	LS	1	$50,000.00	$50,000.00	1.00	$50,000.00
A3	Alternate No. 3 - BLDG 3 - Storage	LS	1	$2,315,000.00	$2,315,000.00	1.00	$2,315,000.00
A4	Alternate No. 4 - BLDG 4 - Salt Storage	LS	1	$1,150,000.00	$1,150,000.00	1.00	$1,150,000.00
A5	Alternate No. 5 - BLDG 5 - Brine Mixing	LS	1	$715,000.00	$715,000.00	1.00	$715,000.00
A6	Alternate No. 6 - BLDG 6 - Covered Outdoor Storage	LS	1	$543,000.00	$543,000.00	1.00	$543,000.00
				TOTAL	$24,325,500.00		$24,325,500.00

MATERIALS STORED SUMMARY

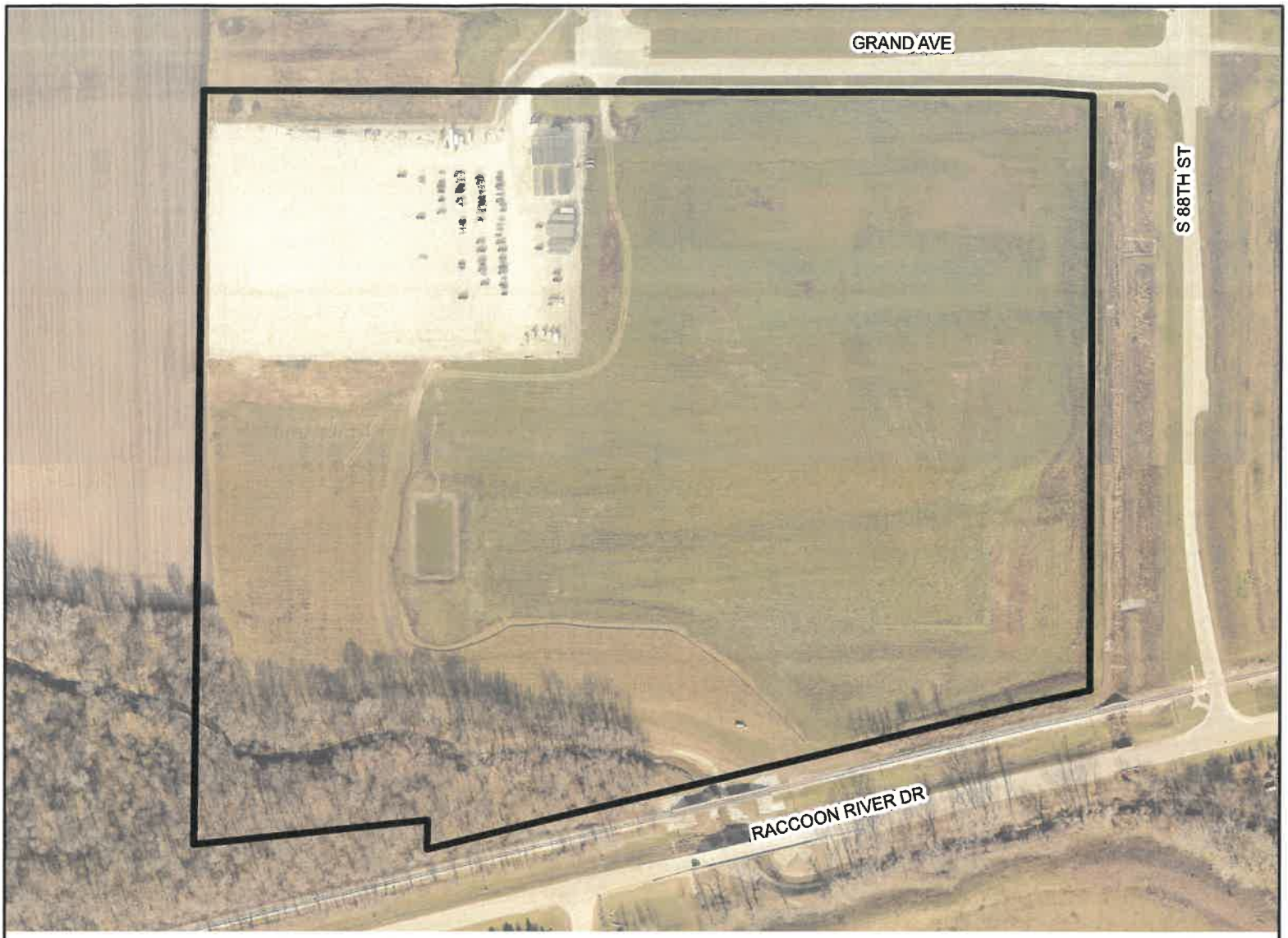
			Description	# of Units	Unit Price	Extended Cost
						$0.00
						$0.00
					TOTAL	$0.00

PAY REQUEST SUMMARY

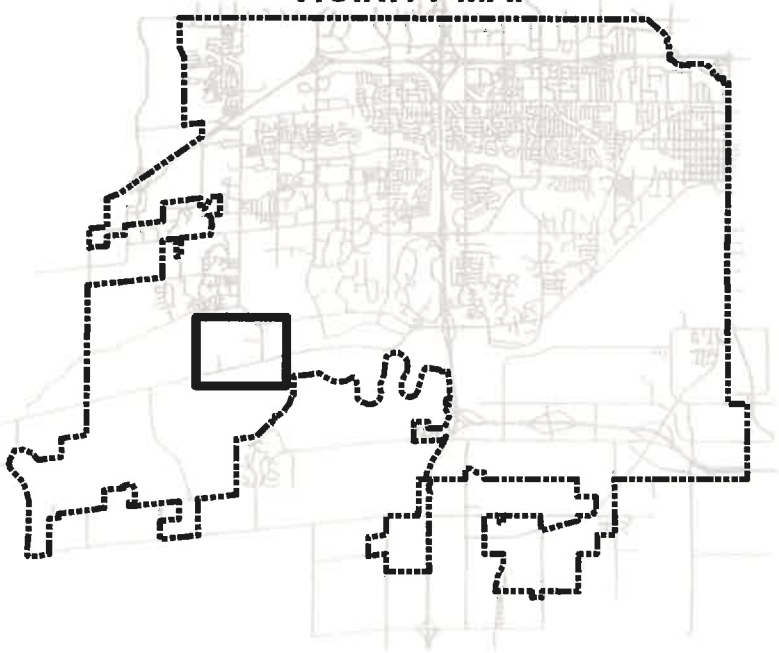
		Total Approved	Total Completed
	Contract Price	$24,325,500.00	$24,325,500.00
	Approved Change Order 1	$11,312.00	$11,312.00
	Approved Change Order 2	$9,074.00	$9,074.00
	Approved Change Order 3	$7,877.00	$7,877.00
	Approved Change Order 4	$16,148.00	$16,148.00
	Approved Change Order 5	$59,588.00	$59,588.00
	Approved Change Order 6	$164,496.00	$164,496.00
	Approved Change Order 7	$66,132.00	$66,132.00
	Approved Change Order 8	$14,523.00	$14,523.00
	Approved Change Order 9	$62,450.00	$62,450.00
	Approved Change Order 10	$24,581.00	$24,581.00
	Approved Change Order 11	$11,091.00	$11,091.00
	Approved Change Order 12	$52,549.00	$52,549.00
	Approved Change Order 13	$24,300.77	$24,300.77
	Approved Change Order 14	$7,169.00	$7,169.00
	Revised Contract Price	$24,856,791.77	$24,856,791.77
		Materials Stored	$0.00
		Retainage (5%)	$0.00
		Total Earned Less Retainage	$24,856,791.77
Total Previously Approved (list each)	Pay Request 1	$678,837.46	
	Pay Request 2	$672,282.13	
	Pay Request 3	$781,113.86	
	Pay Request 4	$2,021,785.00	
	Pay Request 5	$2,333,455.20	
	Pay Request 6	$2,198,299.59	
	Pay Request 7	$1,566,157.67	
	Pay Request 8	$1,642,001.83	
	Pay Request 9	$1,083,151.64	
	Pay Request 10	$1,243,857.33	
	Pay Request 11	$1,273,662.27	
	Pay Request 12	$1,262,072.48	
	Pay Request 13	$975,326.14	
	Pay Request 14	$1,248,862.58	
	Pay Request 15	$1,979,105.02	
	Pay Request 16	$1,459,152.34	
	Pay Request 17	$965,279.60	
	Pay Request 18	$126,277.44	
	Pay Request 19	$1,179,249.65	
	Pay Request 20	$19,490.20	
		Total Previously Approved	$24,728,419.41
		Amount Due This Request	**$127,371.77**
		Percent Complete	100%
		Percent of Contract Period Utilized	100%

The amount $127,372.36 is recommended for approval for payment in accordance with the terms of the Contr

Contractor:	Recommended By:	Checked By:
Koestar Construction Company, Inc.	FEH Design	City of West Des Moines
Signature:	Signature:	Signature:
Name:	Name:	Name: Brian J. Hemesath, P.E.
Title:	Title:	Title: City Engineer
Date:	Date:	Date: 4.23.21



VICINITY MAP



LEGEND

PROJECT LOCATION

N
W E
S

THE CITY OF WEST DES MOINES

PROJECT:

West Public Services Facility Phase 2

LOCATION: South 88th Street & Grand Avenue

DRAWN BY: REF	DATE: 01/07/2019	PROJECT NUMBER/NAME: 0510-027-2017	SHT. 1 of 1