CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: August 15, 2022

ITEM:

Resolution - Accepting Work
Parks Maintenance Facility Demolition

FINANCIAL IMPACT:

The total construction cost for the Parks Maintenance Facility Demolition was $236,530.70 which was paid from account no. 500.000.000.5250.490 with the ultimate funding intended to come from General Obligation Bonds. The original cost of the project was $224,000.00. There were three (3) Change Orders on the project that totaled $12,530.70. The City of West Des Moines received $15,000.00 from the State of Iowa's Underground Storage Tank (UST) Fund as reimbursement for proper decommissioning and removal of the onsite underground fuel storage tanks.

BACKGROUND:

Elder Corporation was working under an agreement dated August 2, 2021 for construction services for the Parks Maintenance Facility Demolition. Work on this project included removal and abatement of asbestos-containing materials and other regulated materials located in six (6) designated on-site buildings; utility disconnections; demolition of buildings, parking lots, and miscellaneous items; and complete closure and removal of underground fuel storage tanks and appurtenances.

Two (2) USTs were removed from the site in October 2021. Closure sampling conducted according to the Iowa Department of Natural Resources (IDNR) guidance indicated groundwater concentrations exceeded the Tier 1 Action Level for total extractable hydrocarbons (TEH) as diesel and the source concentration reported during the previous Leaking Underground Storage Tanks (LUST) assessment at the site. Since several City of West Des Moines water wells are located within 1,000 feet of the site and the UST closure groundwater concentration exceeded the drinking water well target level, a Tier 2 Report and associated field activities were completed. The IDNR accepted what was presented and no further action is needed.

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

OUTSTANDING ISSUES: None.

RECOMMENDATION:

City Council Adopt:

- Resolution Accepting Work for the Parks Maintenance Facility Demolition.

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	Public Services		
Date Reviewed	August 8, 2022		
Recommendation	Yes	No	Split

RESOLUTION ACCEPTING WORK

WHEREAS, on August 2, 2021, the City Council entered into a contract with Elder Corporation of Des Moines, Iowa, for the following described public improvement:

Parks Maintenance Facility Demolition
Project No. 0510-004-2020

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 August 15, 2022; and,

WHEREAS, the City has retained 5% 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 $236,530.70 as shown in said report, and that the Finance Director is hereby authorized to make payment to the Contractor in the amount of $11,826.54, 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 **15th** day of **August, 2022**.

_____
Russ Trimble, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

ENGINEERING SERVICES
4200 Mills Civic Parkway, Suite 2D
PO Box 65320
West Des Moines, IA 50265-0320
(515) 222-3475 Fax (515) 273-0602

West Des Moines

RETAINAGE

Contractor: **Elder Corporation**

Project Title	WDM Parks Maintenance Facility	
WDM Project File Number	0510-004-2020	
Purchase Order Number	2022-00000175	
Orig. Contract Amount & Date	$224,000.00	08/02/21
Estimated Completion Date	07/05/22	
Pay Period End Date	8/1/22	
Pay Request Number	Retainage	
Date	09/19/22	

BID ITEMS

Item No.	Description	Unit	Est. Qty	Unit Price	Extended Price	Quantity Completed	Value Completed
1	Abatement - 9"X9" Floor Tile	SF	972	$2.40	$2,332.80	972	$2,332.80
2	Abatement - Carpet Glue Building 1	SF	300	$2.05	$615.00	300	$615.00
3	Abatement - Black Sealant Building 1	SF	25	$31.50	$787.50	25	$787.50
4	Abatement - White Window Caulking Building 1	Each	8	$105.00	$840.00	8	$840.00
5	Abatement - White Window Glazing Building 1	Each	19	$157.50	$2,992.50	19	$2,992.50
6	Abatement - Black Roofing Tar Building 1	SF	25	$26.25	$656.25	25	$656.25
7	Abatement - HVAC Vibration Joint Building 2	SF	25	$26.25	$656.25	25	$656.25
8	Abatement - Mastic Under 12"X12" Floor Tile Building 2	SF	1805	$2.40	$4,332.00	1,805	$4,332.00
9	Abatement - Gray Brown Tar Building 2	SF	25	$21.00	$525.00	25	$525.00
10	Abatement - Black Roofing Tar Building 3	SF	25	$31.50	$787.50	25	$787.50
11	Abatement - Black Roofing Tar Building 6	SF	25	$31.50	$787.50	25	$787.50
12	Abatement - Surfacing Material Assocaited With Ceramic Wall Tile	SF	0	$0.00	$0.00	0	$0.00
13	Regulated Materials Removal	LS	1	$8,400.00	$8,400.00	1	$8,400.00
14	Demolition - Building Demolitions	LS	1	$79,000.00	$79,000.00	1	$79,000.00
15	Demolition - Parking Lot Demolitions	LS	1	$23,287.70	$23,287.70	1	$23,287.70
16	Demolition - Utility Disconnects and Capping	LS	1	$33,000.00	$33,000.00	1	$33,000.00
17	Demolition - Grading and Erosion Control	LS	1	$46,000.00	$46,000.00	1	$46,000.00
18	UST - System Closure, Removal, and Disposal	LS	1	$12,000.00	$12,000.00	1	$12,000.00
19	UST - Disposal of Generated Sludge	Gallons	100	$1.75	$175.00	0	$0.00
20	UST - Disposal of Generated Wastewater	Gallons	300	$1.75	$525.00	46	$80.50
21	UST - Disposal of Petroleum Impacted Soil	Tons	50	$100.00	$5,000.00	0	$0.00
22	UST - Exploratory of Potential UST Identified with GPR Survey	LS	1	$1,300.00	$1,300.00	1	$1,300.00
7001	CO #1 Hydrant Removal	LS	1	$7,104.20	$7,104.20	1	$7,104.20
7002	CO #2 Super Turf II Seeding	LS	1	$7,917.00	$7,917.00	1	$7,917.00
7003	CO #2 Fire Tower Black Vinyl Gate	LS	1	$3,129.00	$3,129.00	1	$3,129.00
					$0.00		$0.00
				TOTAL	$242,150.20		$236,530.70

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	$224,000.00	$236,530.70
	Approved Change Order 1	$7,104.20	
	Approved Change Order 2	$11,046.00	
	Approved Change Order 3	($5,619.50)	
	Revised Contract Price	$236,530.70	$236,530.70
		Materials Stored	$0.00
		Retainage (5%)	
		Total Earned Less Retainage	$236,530.70
Total Previously Approved (list each)	Pay Request 1	$118,856.68	
	Pay Request 2	$69,317.50	
	Pay Request 3	$36,529.98	
	Pay Request 4		
	Pay Request 5		
	Pay Request 6		
		Total Previously Approved	$224,704.16
		Amount Due This Request	**$11,826.54**
		Percent Complete	100%
		Percent of Contract Period Utilized	100%

The amount **$11,826.54** **is recommended for approval for payment in accordance with the terms of the Contract**

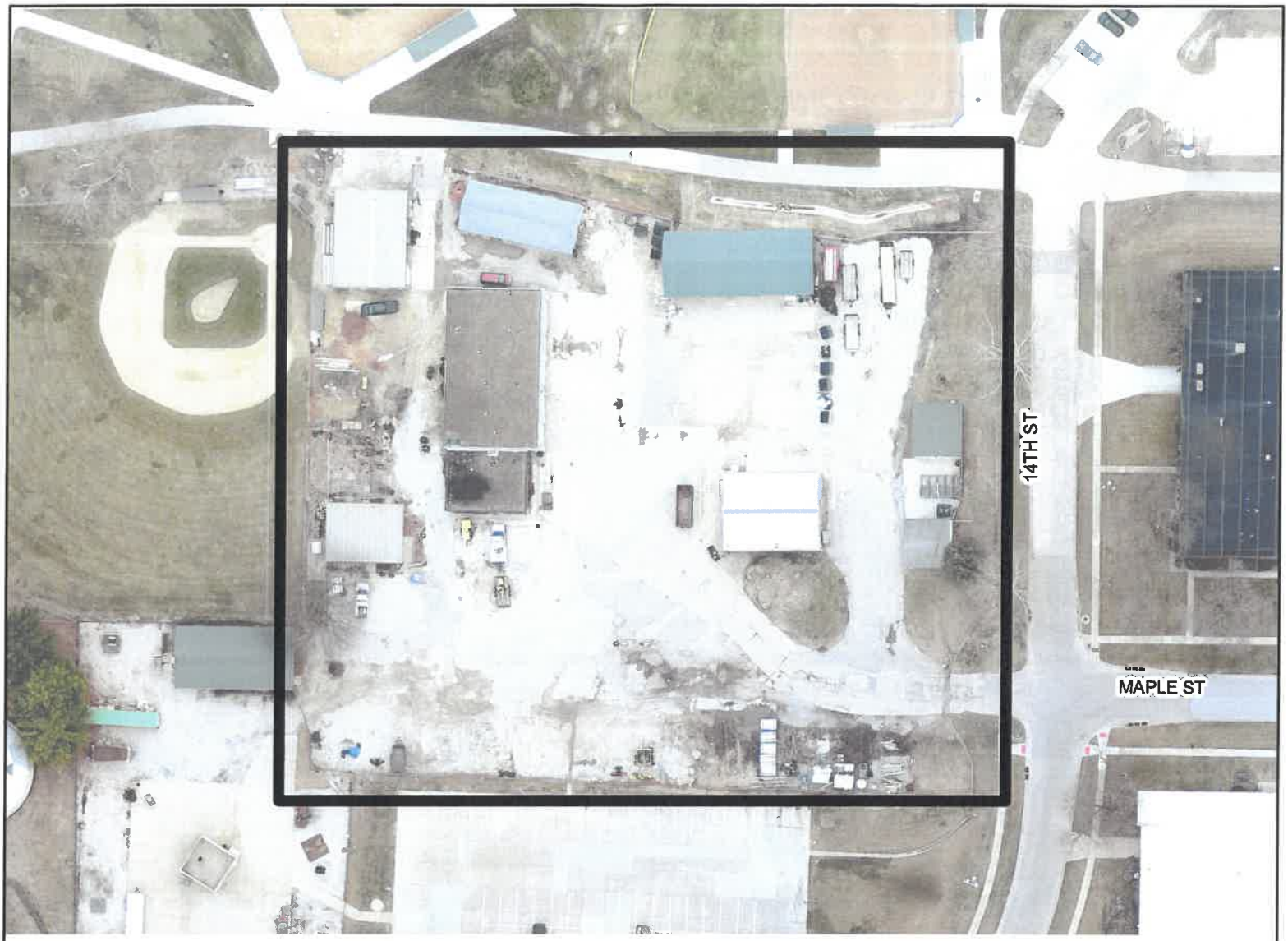
Contractor: Elder Corporation		**Recommended By:** TSVC, INC.		**Checked By:** **City of West Des Moines**	
Signature:	Linda Breeden	Signature:	Jesse Nelson	Signature:	
Name:	Linda Breeden	Name:	Jesse Nelson	Name:	Brian Hemesath
Title:	Project Administrator	Title:	Senior Scientist	Title:	City Engineer
Date:	Aug 3, 2022	Date:	Aug 3, 2022	Date:	Aug 3, 2022

Signature: Clint Carpenter

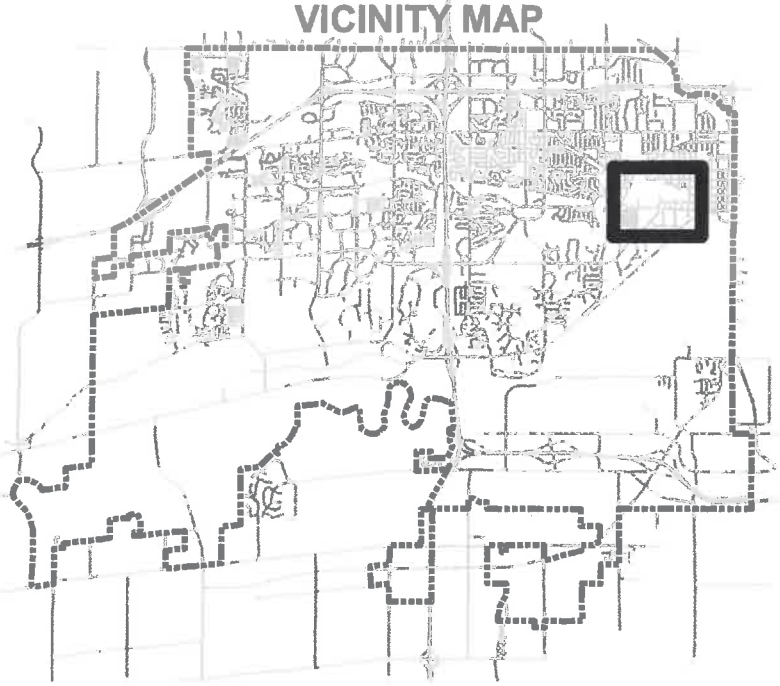
Email: Clint.Carpenter@wdm.iowa.gov

Signature: Jason Schlickbernd (Aug 3, 2022 14:33 CDT)

Email: jason.schlickbernd@wdm.iowa.gov



VICINITY MAP



LEGEND

PROJECT LOCATION

N
W E
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THE CITY OF WEST DES MOINES	PROJECT: **Parks Maintenance Facility Demolition**		
	LOCATION: **1423 Maple Street**		
	DRAWN BY: JDR	DATE: 1/23/2020	PROJECT NUMBER/NAME: 0510-004-2020	SHT. 1 of 1