City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MSP-W

DATE: November 21, 2019

SUBJECT: Carroll City Hall
Certificate of Substantial Completion

The contractor, Badding Construction, has substantially completed Carroll City Hall. The work was completed on September 9, 2019.

Pursuant to Iowa Code Section 573.28, Badding Construction is requesting early release of retained funds. There is labor and materials yet to be provided on the project. Payment for labor and materials yet to be provided will be withheld from release pursuant to Section 573.28. The total amount of retainage to be withheld from early release is $14,683.98.

A site punch list of items to be completed or corrected will be prepared. The Certificate includes that the site punch list will be completed by March 7, 2020.

RECOMMENDATION: Mayor and City Council consideration of acceptance of the Certificate of Substantial Completion and approval of payment to Badding Construction in the amount of $53,650.39 for the Carroll City Hall project.

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Certificate of Substantial Completion

PROJECT: *(name and address)*	**CONTRACT INFORMATION:**	**CERTIFICATE INFORMATION:**
Carroll City Hall 627 North Adams Carroll, Iowa 51401	Contract For: General Construction Date: January 12, 2018	Certificate Number: 001 Date: October 7, 2017
OWNER: *(name and address)* City of Carroll 627 North Adams Carroll, Iowa 51401	**ARCHITECT:** *(name and address)* OPN Architects, Inc. 100 Court Avenue Suite 100 Des Moines, Iowa 50309	**CONTRACTOR:** *(name and address)* Badding Construction 814 W 9th Street Carroll, Iowa 51401

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.
(Identify the Work, or portion thereof, that is substantially complete.)
Entire Project

OPN Architects, Inc.			September 9, 2019
ARCHITECT *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE OF SUBSTANTIAL COMPLETION**

WARRANTIES
The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)
N/A

WORK TO BE COMPLETED OR CORRECTED
A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)
Punch List items are per OPN Architects, Inc. Outstanding Items List on September 24, 2019. Permanent Certificate of Occupancy was issued on September 17, 2019.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within 180 (one hundred eighty) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: $7,341.99

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:
(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)
September 9, 2019

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

Badding Construction			
CONTRACTOR *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE**
City of Carroll			
OWNER *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE**

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