



City of Grand Island

Tuesday, February 12, 2008

Council Session

Item G19

#2008-46 - Approving Substantial Completion of Law Enforcement Center

Staff Contact: Steve Lamken

Council Agenda Memo

From: Steven Lamken, Police Chief

Meeting: February 12, 2008

Subject: Substantial Completion, Law Enforcement Center

Item #'s: G-19

Presenter(s): Steven Lamken, Police Chief

Background

The City awarded Chief Construction the contract in the summer of 2006 to construct the new law enforcement center for a cost of \$7,406,080. The architects for the project recommend awarding Chief Construction substantial completion on the project as of the date of January 18, 2008. Substantial completion provides for the City to occupy the law enforcement center while some work remains to be done for final completion of the project.

Discussion

The law enforcement center project architect firm, Wilson Estes Police Architects conducted a substantial completion inspection of the law enforcement center in January of 2008. The architects determined that Chief Construction had completed enough work on the building to recommend that the City grant Substantial Completion to Chief Construction on the date of January 18, 2008. Substantial completion allowed an occupancy permit to be issued and the Police Department and Sheriff's Office to move into the new center and begin operations from the facility.

The architects prepared a "punch list" of several pages of items that Chief Construction must either correct or complete on the building. This work must be completed by Chief Construction after the date of substantial completion and before final completion of the project. In addition, the architects identified that a considerable amount of outside work and landscaping needed to be completed and would not be done until spring due to weather conditions. The architects have recommended that the City withhold \$293,411 in construction project payments to Chief Construction to cover the costs of the punch list work and remaining outside work that needs to be completed. The \$293,411 includes the cost of the work plus retainage. The Police Department and project architects will inspect

future work as it is completed for approval and payment with the goal of reaching final completion of the contract by May of 2008.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council move to approve substantial completion of the Law Enforcement Center by Chief Construction as of January 18, 2008..

Sample Motion

Move to approve granting substantial completion of the Law Enforcement Center by Chief Construction on January 18, 2008.



AIA[®] Document G704[™] – 2000

Certificate of Substantial Completion

PROJECT:*(Name and address):*

Grand Island / Hall County Law
Enforcement Center
Grand Island, Nebraska

PROJECT NUMBER: 0412/**CONTRACT FOR:** General Construction**CONTRACT DATE:** June 15, 2006**OWNER:** ☒**ARCHITECT:** ☒**CONTRACTOR:** ☒**FIELD:** ☐**OTHER:** ☐**TO OWNER:***(Name and address):*

City of Grand Island
100 East 1st Street
Grand Island, Nebraska 68801

TO CONTRACTOR:*(Name and address):*

Chief Construction Company
2107 North South Road
Grand Island, Nebraska 68803

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

Entire facility, excluding final grading, landscape and irrigation Work. This Work shall commence once weather conditions are favorable. A second Certificate of Substantial Completion that outlines the outstanding exterior items to be corrected or completed will be issued once final inspection of this area occurs.

The Work performed under this Contract 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 above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty

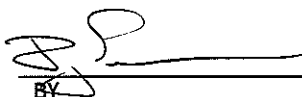
Landscaping and Irrigation

Date of Commencement

T.B.D. when completed.

Wilson Estes Police Architects

ARCHITECT


BY

January 18, 2008

DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. 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.

Cost estimate of Work that is incomplete or defective: \$431,337.45

(continued)

The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (30) days from the above date of Substantial Completion.

Chief Construction Company

CONTRACTOR

BY



DATE

1.25.08

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 8:00 A.M. (time) on January 19, 2008 (date).

City of Grand Island

OWNER

BY

DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

Owner shall assume responsibility for security, maintenance, heat, utilities and damage incurred by use. Contractor shall assume responsibility for damage incurred by defective Work. Owner shall assume responsibility for property insurance. Contractor shall continue to hold in effect insurance covering personnel and/or subcontractor's personnel until all punch list inspection items are corrected.

R E S O L U T I O N 2008-46

WHEREAS, the Chief of Police for the City of Grand Island recommends that a Certificate of Substantial Completion for the Law Enforcement Center be issued, certifying that Chief Construction, of Grand Island, Nebraska, has substantially completed such project according to the terms, conditions, and stipulations of the contract, plans and specifications for such improvements; and

WHEREAS, the Chief of Police recommends the acceptance of the certificate of substantial completion; and

WHEREAS, the substantial completion date for the Law Enforcement Center was January 18, 2008, and the substantial completion date commences the start of all warranties and guarantees required by the contract documents; and

WHEREAS, the final completion date for the Law Enforcement Center is May, 2008.

WHEREAS, the Mayor concurs with such recommendation.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Certificate of Substantial Completion for the Law Enforcement Center be issued and approved.

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Adopted by the City Council of the City of Grand Island, Nebraska, February 12, 2008.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	<input type="checkbox"/>	_____
February 7, 2008	<input type="checkbox"/>	City Attorney