



City Council Communication

Meeting Date: December 5, 2022

Requested By: Development Services Department

Item Title: CONSENT AGENDA

Consider approval of payments of \$2,588.10 to Area 15 Regional Planning Commission, \$2,240.00 to Curtis Architecture, and \$21,006.48 to Christner Contracting, Inc. (CCI), totaling \$25,834.58, for work completed on the Façade Improvement Project Phase III.

Explanation:

The city has received invoices for services completed for the Downtown Façade Improvement Project Phase III. The project architect has certified payment for work completed. Below is a summary of the contract amounts and current pay requests. Five of the six buildings are currently working through substantial completion punch list items. Due to structural delays, work is expected to continue on 102 1st Avenue East until January 2.

Contract	Contract Amount	Spent to Date	Current Pay Request	Remaining on Contract
Area 15 RPC (administration)	\$40,000.00	\$21,188.96	\$2,588.10	\$16,222.94
Curtis Architecture & Design*	\$97,000.00	\$91,942.50	\$2,240.00	\$2,817.50
Christner Contracting, Inc. (CCI)	\$903,631.78	\$750,917.81	\$21,006.48	\$131,707.49
<i>Original approved contract amount</i>	<i>\$890,184.68</i>			
<i>With CM's authorized contingency</i>	<i>\$907,988.37</i>			
<i>Change orders to contract:</i>				
<i>214.CO#1 - 214 S. Market</i>	<i>\$0.00</i>			
<i>214.CO#2 - 214 S. Market</i>	<i>\$0.00</i>			
<i>Completion date extension, 33 days</i>	<i>\$0.00</i>			
<i>114.CO#01-v2 - 114 1st Ave E</i>	<i>\$4,886.99</i>			
<i>112.CO#01 - 112 1st Ave E</i>	<i>\$0.00</i>			
<i>116/118.CO#01 - 116/118 1st Ave E</i>	<i>\$0.00</i>			
<i>102.CO#01 - 102 1st Ave E</i>	<i>\$8,560.11</i>			
<i>Completion date extension to 1/2/23</i>	<i>\$0.00</i>			
<i>Total changes from original contract</i>	<i>\$13,447.10</i>			
Asbestos testing, structural assessments, publication, recording fees	\$9,421.09	\$9,421.09		\$0.00

Builders Risk Insurance	\$1,514.00	\$1,514.00		\$0.00
Risk Insurance renewal for FY23	\$1,780.00	\$1,780.00		\$0.00
Total	\$1,053,346.87	\$876,764.36	\$25,834.58	\$150,747.93
<i>* = Includes \$7k mortar testing. Architectural service expenses are CDBG grant ineligible for façade phase III program.</i>				

Recommended Action:

Staff recommends that the City Council approve the above payments for work completed on the Oskaloosa Downtown Façade Improvement Project Phase III.

Budget Consideration:

\$25,834.58 paid from the Façade Grant Fund for project payments, and \$13,332.00 to be repaid to the Fund by CDBG reimbursement.

Attachments:

CDBG Draw 22 packet:

- Area 15 RPC cover letter
- GAX grant reimbursement form
- Oskaloosa Façade Improvement Project Phase III Master Project Cost Summary
- Area 15 RPC invoices
- CCI Pay Application #15

Curtis Architecture invoice

Progress report 15