

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**RESOLUTION AUTHORIZING CHAIRMAN TO SIGN CERTIFICATE OF SUBSTANTIAL COMPLETION & WARRANTY FOR THE HUMAN SERVICES/VETERAN SERVICES/PERSONNEL REMODEL PROJECT**

WHEREAS, pursuant to Neb. Rev. Stat. §23-104(6) (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. §23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the construction of the Human Services/Veteran Services/Personnel Remodel is substantially complete; and,

WHEREAS, the one year warranty period date of commencement is June 1, 2011.

NOW, THEREFORE, BE IT RESOLVED, By the Sarpy County Board of Commissioners, that the Chairman of such Board is hereby authorized to sign the attached Certificate of Substantial Completion and Warranty for the Human Services/Veteran Services/Personnel Remodel Project.

DATED this 14<sup>th</sup> day of June, 2011.

MOVED by Rusty Hike, seconded by Jim Warren, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

[Signature]

none

none

[Signature]

\_\_\_\_\_

\_\_\_\_\_

[Signature]

\_\_\_\_\_

ABSTAIN:

[Signature]

none

Thomas J. Richard

\_\_\_\_\_

Attest:

SEAL



[Signature]  
County Clerk

# AIA® Document G704™ – 2000

## Certificate of Substantial Completion

**PROJECT:**  
*(Name and address)*  
Sarpy County East Annex Remodel -  
Personnel/Human & Veteran Services  
1210 Golden Gate Drive  
Papillion, NE

**PROJECT NUMBER:** 10133/  
**CONTRACT FOR:** General Construction  
**CONTRACT DATE:** February 22, 2011

**OWNER:**   
**ARCHITECT:**   
**CONTRACTOR:**   
**FIELD:**   
**OTHER:**

**TO OWNER:**  
*(Name and address)*  
Sarpy County Board of  
Commissioners  
1210 Golden Gate Drive #1129  
Papillion, Nebraska

**TO CONTRACTOR:**  
*(Name and address)*  
Calabretto Building Group, Inc.  
2804 S 87 Avenue  
Omaha, NE 68124

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

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**  
1-Year

**Date of Commencement**  
June 1, 2011

Carlson West Povondra Architects

**ARCHITECT**

*Brian DeLund*  
BY

May 23, 2011

**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:** \$0.00

The Contractor will complete or correct the Work on the list of items attached hereto within Zero (0) days from the above date of Substantial Completion.

Calabretto Building Group, Inc.

**CONTRACTOR**

BY *A*

DATE *6-1-11*

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at (time) on June 1, 2011 (date).

Sarpy County Board of  
Commissioners

**OWNER**

BY *Thomas J. Richard*

DATE *6/14/11*

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.)*

6/2/11



# CALABRETTO

BUILDING GROUP

10133

2804 S. 87<sup>th</sup> Avenue - Omaha, NE 68124  
Office Phone: (402) 934-2145  
Fax: (402) 934-2975  
Website: [www.calabrettobuilding.com](http://www.calabrettobuilding.com)

June 1, 2011

Sarpy County Board of Commissioners  
1210 Golden Gate Drive #1129  
Papillion, NE 68046

RECEIVED  
JUN - 2 2011  
CARLSON WEST POVONDRA  
ARCHITECTS

To Whom It May Concern:

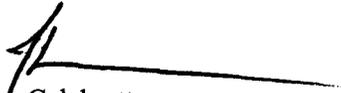
I would like to take this opportunity to thank you for selecting the Calabretto Building Group to work with you on the Sarpy County East Annex Interior Remodel - Personnel/Human & Veteran Services. It has truly been a pleasure to work with you. Please take a moment to review our warranty process outlined in this letter.

We always stand by our product and we understand that at times some portions of the project may weather. As items may arise, please do not hesitate to contact Tisha Simpson, the manager of our Warranty Division at (402) 934-2145. Tisha will coordinate a time for the required trade to come in and take care of the work at your convenience. The warranty period will cover one (1) year of any defect in equipment, material or workmanship. Should there be any problems further down the road, we have also attached a list of all subcontractors involved in the project.

Please note it is the responsibility of the project owner to contact the Calabretto Building Group prior to the one (1) year expiration. A list of warranty items to be addressed should be faxed or emailed to the Calabretto Building Group around the eleven (11) month mark to allow for time to correct the approved warranty items.

Again, it has been a pleasure working with you and we appreciate the opportunity you have provided. If you have any questions, at any time, please do not hesitate to contact our office at (402) 934-2145 or I can be reached directly on my mobile phone at (402) 657-7362.

Respectfully,



Jesse Calabretto  
President

JMC/pds

Enclosure

cc: Brian Dembowski, Carlson West Povondra Architects

**WARRANTY**

Calabretto Building Group pledges to its customers that all material, workmanship, and/or building improvements provided for in the course of their new construction and/or remodeling projects will be free of defects, will be of a specified quality, and will perform properly for a period of one year from the date of project completion or the date owner takes possession, whichever occurs first.

Within ten (10) days of the first knowledge of any defect, or failure to operate properly, Calabretto Building Group is to be notified, in writing by the property owner or his/her agents. CBG shall be given first opportunity to promptly repair, replace, and/or correct the defect, at no cost to the owner, within a reasonable period of time.

The Calabretto Building Group is not responsible and will not perform normal or routine maintenance; CBG is not responsible for failures that result from the owner's failure to perform normal or routine maintenance. Please note: lack of proper maintenance can result in less than ideal conditions under which construction materials may degrade.

Unless the defect is caused by the negligence of the contractor, subcontractor or supplier, the Calabretto Building Group shall not be liable for the repair of any defects of material or design furnished by the owner nor for the repair of any damage that results from any defect in owner furnished material or design. This warranty does not apply to any construction work that has been subjected to an accident, misuse and abuse, nor to any construction work that has been modified, altered, defaced, and/or had repairs made/attempted by others. The Calabretto Building Group is not liable for repair conditions caused by chemical or sedimentary build up, misuse or abuse, failure to clean or maintain as specified by the equipment manufacturer, missing parts, structural changes, fire, freezing, electrical failure or surge, water damage, lightning, mud, earthquake, soil movement, soil sediment, storms, accidents, pest damage, or acts of God.

This warranty is in lieu of all other warranties, express or implied.

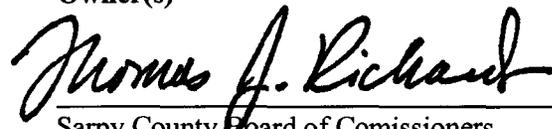
IN WITNESS WHEREOF, the Parties hereto signify their understanding and agreement with the terms hereof by affixing their signature hereunto, effective as of the date signed below.

**The Calabretto Building Group, Inc.**

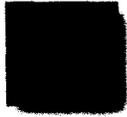
  
\_\_\_\_\_  
Jesse Calabretto, President

6-1-11  
\_\_\_\_\_  
Date

**Owner(s)**

  
\_\_\_\_\_  
Sarpy County Board of Commissioners

6/14/11  
\_\_\_\_\_  
Date



**SARPY COUNTY EAST ANNEX REMODEL  
PERSONNEL/VETERAN & HUMAN SERVICES**

**SUBCONTRACTOR LIST**

**A-1 United Heating & Air Cond.**  
**(Mechanical)**  
4972 "F" Street  
Omaha, NE 68117  
(402) 593-7500

**Johnson Hardware**  
**(Hollow Metal Doors, Frames,  
Door Hardware)**  
1201 Pacific Street  
Omaha, NE 68108  
(402)444-1650

**Nebraska Plumbing & Sewer**  
**(Plumbing Fixtures & Equip.)**  
6262 Lindberg Drive  
Omaha, NE 68110  
(402) 455-0117

**Boone Brothers Roofing**  
**(Flashing)**  
8909 Washington Circle  
Omaha, NE 68127  
(402) 339-2888

**Kay Dee Co.**  
**(Cabinets & Countertops)**  
6827 L Street  
Omaha, NE 68117  
(402) 593-9663

**Porter Trustin Carlson Co.**  
**(Toilet Accessories)**  
2501 Taylor Street  
Omaha, NE 68111  
(402) 453-2000

**C.W. Contracting**  
**(Millwork)**  
5315 Bay Meadows Road  
Omaha, NE 68127  
(402) 616-1726

**Marathon Electric, Inc.**  
**(Electrical)**  
20512 Nicholas Circle  
Elkhorn, NE 68022  
(402) 289-4971

**Walls 2 Floors, Inc.**  
**(Painting & Staining)**  
20515 Nicholas Circle  
Elkhorn, NE 68022  
(402) 445-8814

**Johnson Drywall Company, Inc.**  
**(Metal Framing, Drywall, ACT)**  
301 East First Street  
Papillion, NE 68046  
(402) 592-0079

**Midwest Glass & Glazing, Inc.**  
**(Glazing)**  
520 21<sup>st</sup> Avenue  
Council Bluffs, IA 51501  
(712) 323-3330

# Sarpy County Purchasing Department

SARPY COUNTY COURTHOUSE  
1210 GOLDEN GATE DRIVE  
PAPILLION, NE 68046



Brian Hanson, Purchasing Agent  
(402) 593-2349  
Debby Peoples, Asst. Purchasing Agent  
(402) 593-4164  
Beth Cunard, Senior Buyer/Contract Administrator  
(402) 593-4476  
Lois Spethman, Supply Clerk/Purchaser  
(402) 593-2102

## Memo

To: Sarpy County Board of Commissioners  
From: Beth Cunard  
Re: East Annex Remodel Substantial Completion

During the June 14, 2011 Board meeting, the County Board will be asked to approve the attached Certificate of Substantial Completion for the Human Services, Veteran Services and Personnel Remodel Project. The beginning of our warranty period is June 1, 2011. Carlson West Povondra states the contractor is completed with the project and therefore recommends approval of the attached certificate.

June 9, 2011

  
Beth Cunard

Cc: Deb Houghtaling  
Mark Wayne  
Scott Bovick  
Brian Hanson  
Ross Richards

# Deb Houghtaling

Fred Uhe  
Chief Deputy

# Sarpy County Clerk

Renee Lansman  
Assistant Chief Deputy

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1210 Golden Gate Drive • Papillion, Nebraska 68046-2895  
Phone: 402-593-2105 • Fax: 402-593-4471 • Website [www.Sarpy.com](http://www.Sarpy.com) • Email: [Clerk@sarpy.com](mailto:Clerk@sarpy.com)

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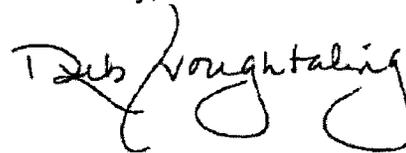
June 20, 2011

Carlson West Povondra Architects  
Brian Dembowski, Construction Administrator  
5060 Dodge Street  
Omaha NE 68132

RE: Human and Veteran Services/Personnel Remodel Project

Please find enclosed two (2) originals of the warranty and certificate of substantial completion which have been approved and signed by the Chairman of the Board on June 14, 2011.

Sincerely,



Deb Houghtaling  
Sarpy County Clerk

Enclosures (2)  
DH/kk