

## COMMUNITY DEVELOPMENT

### MEMORANDUM

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

**To:** Mayor and City Council Members

**Cc:** Gregg Mandsager, City Administrator  
Dave Gobin, Community Development Director

**From:** Adam Thompson, Community Development Coordinator

**Date:** September 13, 2016

**Re:** Main Runway 6/24 Reconstruction Project – Resolution reducing retainage

**Introduction:** The City of Muscatine received funding from the FAA to complete pre-design and final design of the Main Runway 6/24 Reconstruction Project. The City of Muscatine continues to utilize Anderson Bogert Engineers & Surveyors, Inc., for design and consultant services at the Muscatine Municipal Airport. The project has been bid and awarded to Manatt's, Inc. Manatt's has substantially completed construction.

**BACKGROUND:** City staff is recommending to leave the construction contract open through the spring to allow for seeding of stock pile locations and any other items that may need to be addressed in the spring. The project is substantially complete and Manatt's has requested a reduction of the held retainage. It is staff's recommendation to reduce retainage since Manatt's has completed their work and only very minor items are remaining. Staff recommends reducing retainage by \$180,503.56 to \$20,000.00. This amount is significant enough to incite the contractor to return to finish work items in the spring.

**RECOMMENDATION/RATIONALE:** It is recommended that City Council approve the resolution reducing retainage for the Runway 6/24 Reconstruction Project.

#### 1. Resolution

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION REDUCING RETAINAGE FOR RUNWAY 6/24 RECONSTRUCTION  
PROJECT  
(AIP 3-19-0063-020)**

**WHEREAS**, the City Council for the City of Muscatine, Iowa, approved a grant agreement to complete the Runway 6/24 Reconstruction; and

**WHEREAS**, the project is substantial complete; and

**WHEREAS**, the City of Muscatine is currently holding \$200,503.56 retainage; and

**WHEREAS**, the contractor, Manatt's, Inc., has requested a reduction of retainage by 90% to \$20,000; and

**WHEREAS**, the Engineer, construction observation staff, Project Manager and FAA Project Manager support the reduction of retainage; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that the city authorizes the release of \$180,503.56 of the retainage 30 days from approval of this resolution, and the final retainage payment will be released 30 days after final work and acceptance of the project.

**PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> day of September, 2016.

CITY COUNCIL OF THE CITY OF  
MUSCATINE, IOWA

ATTEST:

\_\_\_\_\_  
Diana Broderson, Mayor

\_\_\_\_\_  
Gregg Mandsager, City Clerk