

COMMUNITY DEVELOPMENT

MEMORANDUM

To: Mayor and City Council Members

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

From: Adam Thompson, Community Development Coordinator

Date: October 5, 2016

Re: Request to approve Contract Modification No. 3 related to the Muscatine CDBG Downtown Revitalization Facade Project.

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

Introduction & Background:

The City of Muscatine has approved a contract with Woodruff construction to complete façade improvement under the CDBG Downtown Revitalization Project. With this type of project, it is expected for many changes to be made throughout the project as unknown conditions become present. Staff is working to expend the additional grant funds that have not been contracted to use the entire amount of the grant.

The Contract Modification No.3 items include the following:

CAR 005

- 104 E 2nd Street \$653 – Window Changes per Architects Review
- 106/108 E 2nd Street \$10,059 – 7 Courses of outer-wythe brick and coping stone
- 122 E 2nd Street \$210 – Paint Doors Black
- 124 E 2nd Street \$630 – Paint Two Repaired Sides Entirely
- 206 E 2nd Street \$630 – Paint Lower Level
- 210 E 2nd Street \$441 – Paint Lower Level
- 216 E 2nd Street \$420 – New Gutter

\$13,043.00 of grant fund will be used to complete the additional work items. Below is a summary of the Change Authorization Request along with Façade project totals.

Bid Construction Contract Amount		\$ 319,800.00
Change Order No.2		
	CAR 001	\$(17,328.00)
	CAR 002	\$ 288.00
	CAR 003	\$ 48,968.00
	CAR 004	\$ 2,060.00
Changer Order No.2 Total		\$ 33,988.00
Change Order No.3		
	CAR 005	\$ 13,043.00
Changer Order No.3 Total		\$ 13,043.00
Total Construction Contract Amount		\$ 366,831.00
Property Owner Contribution		\$ 28,000.00
Use of grant dollars		\$ 19,031.00
Total Grant Fund Contributions		\$ 338,831.00

Below is a summary of current total project cost:

Current Contract Façade Grant Total	\$338,831.00
Current Contracted Stormwater Grant Total	\$ 40,913.50
Project Design and Soft Cost	\$ 96,875.72
Project Total	\$476,620.22

RECOMMENDATION/RATIONALE: It is recommended that City Council approve the attached Contract Modification No. 3 related to the Muscatine CDBG Downtown Revitalization Façade Project with Woodruff Construction.

1. Contract Modification No. 3
2. Change Authorization Request (CAR) 005



CONTRACT MODIFICATION

No. 3

Project: Muscatine CDBG Downtown Revitalization Façade Project
Project No.: 13-DTR-001
Account No.: 4570-10-4570

You are hereby authorized to make the following changes to the contract documents.

A – Description of changes to be made or work to be done:

CAR 005

- 104 E 2nd Street \$653 – Window Changes per Architects Review
- 106/108 E 2nd Street \$10,059 – 7 Courses of outer-wythe brick and coping stone
- 122 E 2nd Street \$210 – Paint Doors Black
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- 210 E 2nd Street \$441 – Paint Lower Level
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B – Reason for change

Work items have been adjusted to use the grant dollars to the full amount available from the grant

C – Justification for cost(s)

Change order No.3 adds \$13,043.00 to the total work. Brings total construction contract to \$366,831.00.

D – Items included in contract

CAR 005

- | | | |
|---------------------------------|--------------------------|--------------------------|
| • 104 E 2nd Street \$653 | • 122 E 2nd Street \$210 | • 206 E 2nd Street \$630 |
| • 106/108 E 2nd Street \$10,059 | • 124 E 2nd Street \$630 | • 210 E 2nd Street \$441 |
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Contract Time Adjustment: Time Added: _____ Contract End Date: 10/31/16

When authorized, contractor agrees to perform the work outlined above in accordance with provisions of the contract documents.

Contractor

Project Manager / Engineer

Agreed: _____
Date

Recommend: _____
Date

By: _____

By: Adam J. Thompson

City Administrator

Approved: _____
Date

By: Gregg Mandsager

501 Greenfield Drive
Tiffin, Iowa 52340
319.545.2410
Fax 319.545.2411

October 5, 2016

Adam Thompson
City of Muscatine
215 Sycamore Street
Muscatine, Iowa 52761

RE: Muscatine CDBG Downtown Revitalization

SUBJ: Change Order #005 – Paint, Glass, Downspouts

Dear Mr. Thompson

Per your request, we are proposing the following:

- 104 E 2nd Street \$653 – Window Changes per Architects Review
- 106/108 E 2nd Street \$10,059 – 7 Courses of outer-wythe brick and coping stone
- 122 E 2nd Street \$210 – Paint Doors Black
- 124 E 2nd Street \$630 – Paint Two Repaired Sides Entirely
- 206 E 2nd Street \$630 – Paint Lower Level
- 210 E 2nd Street \$441 – Paint Lower Level
- 216 E 2nd Street \$420 – New Gutter

Our total price to perform the subject changed work is \$13,043. Supporting documentation is attached. The additional work should not add any days to the project. The cost does not reflect approval from SHPO and may change if additional historical elements need to be met.

Your written approval is required by October 12, 2016. Action after that date will result in additional costs and added time, which will then be added to the above price.

When this potential change order is signed by the Owner and a copy is returned to the contractor, approval of change(s) is effective IMMEDIATELY and we will proceed with the change(s) described above. Approved changes will be included in a future contract change order. If you require additional clarification, please contact me. Thank you for your prompt response.

Sincerely,

WOODRUFF CONSTRUCTION, LLC.



Emily Nelson
Project Manager

cc: File

_____/_____
Owner Approval / Date

_____/_____
Architect Approval / Date

CAR COST ANALYSIS

Muscatine CDBG

DATE: 10/5/2016

CAR - 001A

CHANGE DESCRIPTION: 104 E 2nd - Window Changes per Architects Review

TIME INCREASE FOR THIS CHANGE ORDER IS _____
WORKING DAYS AFTER WRITTEN APPROVAL 0

JOBSITE SUPERVISION AND GENERAL CONDITIONS	= \$	-
0 Days @ \$ 500		
TOTAL WOODRUFF LABOR COST	= \$	-
TOTAL WOODRUFF MATERIAL COST	= \$	567.45
SUBTOTAL	= \$	567.45
plus OH&P @ 15%	= \$	85
		= \$ 652.57

TOTAL SUBCONTRACT COST	= \$	-
plus OH&P @ 5%	= \$	0
		= \$ -

CREDITS (IF APPLICABLE)	= \$	-
TOTAL LABOR CREDIT	= \$	-
TOTAL MATERIAL CREDIT	= \$	-
TOTAL SUBCONTRACT CREDIT	= \$	-

TOTAL PRICE THIS POTENTIAL CHANGE ORDER \$ 653

CAR COST ANALYSIS

Muscatine CDBG

DATE: 10/5/2016

CAR - 005B

CHANGE DESCRIPTION: 106/108 E 2nd - Seven courses of outer wythe brick repair

TIME INCREASE FOR THIS CHANGE ORDER IS _____
WORKING DAYS AFTER WRITTEN APPROVAL 0

JOBSITE SUPERVISION AND GENERAL CONDITIONS	= \$	-	
0 Days @ \$ 500			
TOTAL WOODRUFF LABOR COST	= \$	-	
TOTAL WOODRUFF MATERIAL COST	= \$	-	
SUBTOTAL	= \$	-	
plus OH&P @ 15%	= \$	0	
		= \$	-

TOTAL SUBCONTRACT COST	= \$	9,580	
plus OH&P @ 5%	= \$	479	
		= \$	10,059

CREDITS (IF APPLICABLE)	= \$	-
TOTAL LABOR CREDIT	= \$	-
TOTAL MATERIAL CREDIT	= \$	-
TOTAL SUBCONTRACT CREDIT	= \$	-

TOTAL PRICE THIS POTENTIAL CHANGE ORDER \$ 10,059



REQUEST FOR CHANGE ORDER #07

866 N. MAIN STREET MORTON, IL 61550
Ph. 309/266-7114 - FAX 309/263-1050

DATE: October 4, 2016

BID: We hereby propose to furnish material & labor to complete the work outlined herein for the sum of:

To: Ms. Emily Nelson
Woodruff Construction
501 Greenfield Drive
Tiffin, IA 52340
Email: emilyn@woodruffcompanies.com

\$ 9,580.00

We hereby submit bid for:

**PROJECT: Muscatine Downtown Revitalization
106 & 108 E. 2nd Street Building Additional Masonry Repairs**

REASON FOR CHANGE:

Per the owner's request, we propose to remove the existing coping stone and the top seven (7) courses of outer-wythe brick for the length of the building on the rear elevation and rebuild with new brick and install new coping stone. The new coping stone will be installed with new stainless steel anchors with epoxy, membrane flashing and stainless steel drip edge. The brick rebuilding will be performed at the unit price that was provided on the bid date.

CHANGE ORDER SCOPE INCLUDES:

ADD

• Remove and rebuild outer-wythe brick as described above.	50 SF @	\$75.00	ea sf	\$	3,750.00
• Remove and replace coping stone as described above.	1 LS @			\$	5,830.00
Total					\$ 9,580.00

EXCLUDES:

- Any roofing or sheet metal repairs.
- Any fire escape repairs or reattachment.

CLARIFICATIONS:

- This pricing applies to this building only.
- Debris to be put in dumpster provided by others.

CONTRACTOR'S GUARANTEE		ACCEPTANCE OF BID	
We guarantee all material used in this contract to be as specified above and the entire job to be done in a neat, workmanlike manner. Any variations from plan or alterations requiring extra labor or material will be performed only upon written order and billed in addition to the sum covered by this contract. Agreements made with our workmen are not recognized.		The above specification, terms and contract are satisfactory, and I (We) hereby authorize the performance of this work.	
DATE: 10/04/16	SIGNED: Carl Cole	DATE:	SIGNED:

This contract is void 30 days from date unless signed and returned to bidder.
WE COMPLY WITH ALL WORKMAN'S COMPENSATION & PROPERTY DAMAGE LIABILITY INSURANCE LAWS
All information contained herein is confidential and proprietary.

CAR COST ANALYSIS

Muscatine CDBG

DATE: 10/5/2016

CAR - 005C

CHANGE DESCRIPTION: 122 E 2nd - Paint Doors

TIME INCREASE FOR THIS CHANGE ORDER IS 0
WORKING DAYS AFTER WRITTEN APPROVAL

JOBSITE SUPERVISION AND GENERAL CONDITIONS			
<u>0</u> Days @ \$ <u>500</u>	= \$	<input type="text" value="-"/>	
TOTAL WOODRUFF LABOR COST	= \$	<input type="text" value="-"/>	
TOTAL WOODRUFF MATERIAL COST	= \$	<input type="text" value="-"/>	
	SUBTOTAL	= \$	<input type="text" value="-"/>
plus OH&P @ <u>15%</u>	= \$	<input type="text" value="0"/>	= \$ <input type="text" value="-"/>

TOTAL SUBCONTRACT COST	= \$	<input type="text" value="200"/>	
plus OH&P @ <u>5%</u>	= \$	<input type="text" value="10"/>	= \$ <input type="text" value="210"/>

CREDITS (IF APPLICABLE)			
TOTAL LABOR CREDIT	= \$	<input type="text" value="-"/>	
TOTAL MATERIAL CREDIT	= \$	<input type="text" value="-"/>	
TOTAL SUBCONTRACT CREDIT	= \$	<input type="text" value="-"/>	

TOTAL PRICE THIS POTENTIAL CHANGE ORDER \$

CAR COST ANALYSIS

Muscatine CDBG

DATE: 10/5/2016

CAR - 005D

CHANGE DESCRIPTION: 124 E 2nd - Paint Two Repaired Sides Entirely

TIME INCREASE FOR THIS CHANGE ORDER IS 0
WORKING DAYS AFTER WRITTEN APPROVAL

JOBSITE SUPERVISION AND GENERAL CONDITIONS			
0	Days @ \$	500	= \$ -
TOTAL WOODRUFF LABOR COST			= \$ -
TOTAL WOODRUFF MATERIAL COST			= \$ -
SUBTOTAL			= \$ -
plus OH&P @	15%	= \$ 0	= \$ -

TOTAL SUBCONTRACT COST			= \$ 600
plus OH&P @	5%	= \$ 30	= \$ 630

CREDITS (IF APPLICABLE)			
TOTAL LABOR CREDIT			= \$ -
TOTAL MATERIAL CREDIT			= \$ -
TOTAL SUBCONTRACT CREDIT			= \$ -

TOTAL PRICE THIS POTENTIAL CHANGE ORDER \$ 630

CAR COST ANALYSIS

Muscatine CDBG

0

CAR - 005D

DATE: 5-Oct-16

CHANGE DESCRIPTION:

124 E 2nd - Paint Two Repaired Sides Entirely

ITEM AND DESCRIPTION FOR ADDITIONAL WORK	QUANTITY	UNIT	UNIT LABOR		UNIT MAT'L		SUBCON	LABOR	MATERIAL	SUBCON	TOTAL
			LABOR	UNIT	MAT'L	UNIT					
WOODRUFF WORK											
SUBCONTRACTORS											
Paint	1	ls					600			600	600
SUBTOTAL											
								-	-	600	600
ADDITIONAL WORK TOTAL											
								-	-	600	600

CAR COST ANALYSIS

Muscatine CDBG

DATE: 10/5/2016

CAR - 005E

CHANGE DESCRIPTION: 206 E 2nd - Paint Lower Level

TIME INCREASE FOR THIS CHANGE ORDER IS _____
WORKING DAYS AFTER WRITTEN APPROVAL 0

JOBSITE SUPERVISION AND GENERAL CONDITIONS	= \$	-	
0 Days @ \$ 500			
TOTAL WOODRUFF LABOR COST	= \$	-	
TOTAL WOODRUFF MATERIAL COST	= \$	-	
SUBTOTAL	= \$	-	
plus OH&P @ 15%	= \$	0	
		= \$	-

TOTAL SUBCONTRACT COST	= \$	600	
plus OH&P @ 5%	= \$	30	
		= \$	630

CREDITS (IF APPLICABLE)	= \$	-
TOTAL LABOR CREDIT	= \$	-
TOTAL MATERIAL CREDIT	= \$	-
TOTAL SUBCONTRACT CREDIT	= \$	-

TOTAL PRICE THIS POTENTIAL CHANGE ORDER \$ 630

CAR COST ANALYSIS

Muscatine CDBG

DATE: 10/5/2016

CAR - 005F

CHANGE DESCRIPTION:

210 E 2nd - Paint Lower Level

TIME INCREASE FOR THIS CHANGE ORDER IS _____
WORKING DAYS AFTER WRITTEN APPROVAL 0

JOBSITE SUPERVISION AND GENERAL CONDITIONS	
0 Days @ \$ 500	= \$ -
TOTAL WOODRUFF LABOR COST	= \$ -
TOTAL WOODRUFF MATERIAL COST	= \$ -
SUBTOTAL	= \$ -
plus OH&P @ 15%	= \$ 0
	= \$ -

TOTAL SUBCONTRACT COST	= \$ 420
plus OH&P @ 5%	= \$ 21
	= \$ 441

CREDITS (IF APPLICABLE)	
TOTAL LABOR CREDIT	= \$ -
TOTAL MATERIAL CREDIT	= \$ -
TOTAL SUBCONTRACT CREDIT	= \$ -

TOTAL PRICE THIS POTENTIAL CHANGE ORDER \$ 441

CAR COST ANALYSIS

Muscatine CDBG

DATE: 10/5/2016

CAR - 005G

CHANGE DESCRIPTION: 21G E 2nd - New Gutter

TIME INCREASE FOR THIS CHANGE ORDER IS 0
WORKING DAYS AFTER WRITTEN APPROVAL

JOBSITE SUPERVISION AND GENERAL CONDITIONS			
<u>0</u> Days @ \$ <u>500</u>	= \$	<input type="text" value="-"/>	
TOTAL WOODRUFF LABOR COST	= \$	<input type="text" value="-"/>	
TOTAL WOODRUFF MATERIAL COST	= \$	<input type="text" value="-"/>	
	SUBTOTAL	= \$	<input type="text" value="-"/>
plus OH&P @	<u>15%</u> = \$ <u>0</u>	= \$	<input type="text" value="-"/>

TOTAL SUBCONTRACT COST	= \$	<input type="text" value="400"/>	
plus OH&P @	<u>5%</u> = \$ <u>20</u>	= \$	<input type="text" value="420"/>

CREDITS (IF APPLICABLE)			
TOTAL LABOR CREDIT	= \$	<input type="text" value="-"/>	
TOTAL MATERIAL CREDIT	= \$	<input type="text" value="-"/>	
TOTAL SUBCONTRACT CREDIT	= \$	<input type="text" value="-"/>	

TOTAL PRICE THIS POTENTIAL CHANGE ORDER

