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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 18, 2016

Re: Request to approve Contract Modification No. 4 related to the Muscatine CDBG
Downtown Revitalization Façade 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.4 items include the following:
CAR 007

- 107 Iowa Avenue - Stucco Repair

\$6,952.00 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
Change Order No.4		
	CAR 007	\$ 6,952.00
Changer Order No.4 Total		\$ 6,952.00
Total Construction Contract Amount		\$ 373,783.00
Property Owner Contribution		\$ 28,000.00
Total Grant Fund Contributions		\$ 345,783.00

Below is a summary of current total project cost:

Current Contract Façade Grant Total	\$ 345,783.00
Current Contracted Stormwater Grant Total	\$ 40,913.50
Project Design and Soft Cost	\$ 96,875.72
Project Total	\$ 483,572.22

RECOMMENDATION/RATIONALE: It is recommended that City Council approve the attached Contract Modification No. 4 related to the Muscatine CDBG Downtown Revitalization Façade Project with Woodruff Construction.

1. Contract Modification No. 4
2. Change Authorization Request (CAR) 007



CONTRACT MODIFICATION

No. 4

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

- 107 Iowa Avenue - Stucco Repair

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.4 adds \$6,952 to the total work. Brings total construction contract to \$373,783.00.

D – Items included in contract

CAR 007

- 107 Iowa Avenue



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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