
COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
Dave Gobin, Community Development Director
From: Adam Thompson, Community Development Coordinator
Date: November 15, 2016
Re: Request to approve Contract Modification No. 5 related to the Muscatine CDBG Downtown Revitalization Façade Project.

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.5 items include the following:

- CAR 008
 - 113 Iowa Ave \$460 – Additional Plywood Cover
 - 128 E 2nd Ave \$1,412 – Additional deck and step rework
 - 106/108 E 2nd Ave \$345 – Down spout
 - Utility masts removal \$575 - Various addresses
- Contract End Date (11/18/16)

\$2,792.00 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 |
| Change Order No.5 | | |
| | CAR 008 | \$ 2,792.00 |
| Changer Order No.5 Total | | \$ 2,792.00 |
| Total Construction Contract Amount | | \$ 376,575.00 |
| Property Owner Contribution | | \$ 28,000.00 |
| Total Grant Fund Contributions | | \$ 348,575.00 |

Below is a summary of current total project cost:

| | |
|---|---------------|
| Current Contract Façade Grant Total | \$ 348,575.00 |
| Current Contracted Stormwater Grant Total | \$ 46,913.50 |
| Project Design and Soft Cost | \$ 96,875.72 |
| Project Total | \$ 492,364.22 |

RECOMMENDATION/RATIONALE: It is recommended that City Council approve the attached Contract Modification No. 5 related to the Muscatine CDBG Downtown Revitalization Façade Project with Woodruff Construction.

1. Contract Modification No. 5
2. Change Authorization Request (CAR) 008

501 Greenfield Drive
Tiffin, Iowa 52340
319.545.2410
Fax 319.545.2411

November 14, 2016

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

RE: Muscatine CDBG Downtown Revitalization

SUBJ: CAR #008 – Utility masts, Steps rework and patio plywood cover

Dear Mr. Thompson

Per your request, we completed the following:

- 113 Iowa Ave \$460 – Additional Plywood Cover
- 128 E 2nd Ave \$1,412 – Additional deck and step rework
- 106/108 E 2nd Ave \$345 – Down spout
- Utility masts removal \$575 - Various addresses

Our total price to complete the subject changed work is \$2,792. Supporting documentation is attached.

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: 11/14/2016

CAR - 008

CHANGE DESCRIPTION: Utility masts, step work and patio plywood cover

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> | = \$ | <u>-</u> | |
| TOTAL WOODRUFF LABOR COST | = \$ | <u>950.00</u> | |
| TOTAL WOODRUFF MATERIAL COST | = \$ | <u>1,178.00</u> | |
| SUBTOTAL | = \$ | <u>2,128.00</u> | |
| plus OH&P @ 15% | = \$ | <u>319</u> | = \$ <u>2,447.00</u> |

| | | | |
|-------------------------------|------|------------|-----------------|
| TOTAL SUBCONTRACT COST | = \$ | <u>330</u> | |
| plus OH&P @ 5% | = \$ | <u>15</u> | = \$ <u>345</u> |

| | | | |
|---------------------------------|------|----------|--|
| CREDITS (IF APPLICABLE) | | | |
| TOTAL LABOR CREDIT | = \$ | <u>-</u> | |
| TOTAL MATERIAL CREDIT | = \$ | <u>-</u> | |
| TOTAL SUBCONTRACT CREDIT | = \$ | <u>-</u> | |

TOTAL PRICE THIS POTENTIAL CHANGE ORDER \$ 2,792



CONTRACT MODIFICATION

No. 5

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 008

- 113 Iowa Ave - \$460 Deck Cover
- 128 E 2nd - \$1412 Deck and Step Rework
- 106/108 E 2nd – Down Spout
- Various Addresses - \$575 Utility Masts Removal
- Contract End Date

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.5 adds \$2,792 to the total work. Brings total construction contract to \$376,575.00.

D – Items included in contract

CAR 008

- 113 Iowa Ave \$460 – Additional Plywood Cover
- 128 E 2nd Ave \$1,412 – Additional deck and step rework
- 106/108 E 2nd Ave \$345 – Down spout
- Utility masts removal \$575 - Various addresses

Contract End Date



| | | | |
|---|---------|---------------------|----------------------|
| 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 | |
| Change Order No.5 | | | |
| | CAR 008 | \$ 2,792.00 | |
| Changer Order No.5 Total | | \$ 2,792.00 | |
| Total Construction Contract Amount | | | \$ 376,575.00 |
| Property Owner Contribution | | | \$ 28,000.00 |
| Total Grant Fund Contributions | | | \$ 348,575.00 |

Contract Time Adjustment: Time Added: _____ Contract End Date: 11/18/16

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

| | |
|---------------|-----------------------------|
| Contractor | Project Manager / Engineer |
| Agreed: _____ | Recommend: _____ |
| Date | Date |
| By: _____ | By: <u>Adam J. Thompson</u> |
| | City Administrator |
| | Approved: _____ |
| | Date |
| | By: <u>Gregg Mandsager</u> |