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MEMO

To: Gregg Mandsager, City Administrator

From: Melanie Alexander, Art Center Director

Date: June 8, 2017

Re: Muscatine Art Center HVAC Replacement & Windows Improvement
Resolution Accepting Completed Work & Authorizing Final Payment

Introduction:

The City of Muscatine entered into a contract with Crawford Company for \$1,590,520 with 4 change orders for a total contract amount of \$1,780,414.45. Crawford Company has completed all work under the contact. The work has been approved and accepted by the City Engineer and appears to meet the requirements of the plans and specifications. The amount of \$1,704,147.47 has been previously paid to Crawford Company and a balance of \$89,020.73 including 5% retainage remains due and payable. This amount is to be paid thirty days from the acceptance of the completed work.

Details:

Original Contract – The construction contract awarded to Crawford Company included the Base Bid Work, Alternate #1, Alternate #3, and Allowance #1. This contract totaled \$1,590,520.

Change Order #1 – City Council authorized this change order on July 21, 2016.

This work included the following alternates:

Alternate #2A covered window repair work in the Carriage House for \$45,650.

Alternate #2B covered new HVAC in the Carriage House for \$61,675.

Alternate #2C covered the control system work for the HVAC systems for \$19,800.

Alternate #4 covered repair of damaged plaster ceiling and walls in the Musser House Organ control room for \$19,950.

The total for this Change Order was \$147,075.

Change Order #2 – City Council authorized this change order on July 21, 2016. Change Order #2 resulted in an addition of \$51,500.75 to the contract. Of this amount, \$18,751.14 (CAR 7 & CAR 11) is needed for roof repair on the City's deferred maintenance list. Change Authorization Requests 8, 9, 10 and 12 are deferred maintenance items at the Muscatine Art Center.

Change Order #3 – City Council authorized this Change Order on February 2, 2017. Only two of the CARs had additional costs to the City. CAR #19 – install ground rods in the historic Musser Home – adds \$2,046 to the project. CAR #26 – cost difference between a non-operable door/panel in lieu of brick to the Carriage House – adds \$2,697.70. Additional CARs at no cost to the City are recommended by City of Muscatine staff. Other proposed CARs have been rejected. The total cost for Change Order #3 was \$4,743.70.

Change Order #4 – City Council will review this Change Order on June 15, 2017. Change Order #4 accepts the agreement between Crawford Company and the City of Muscatine for a decrease on the Muscatine Art Center HVAC project as compensation for damaged concrete. The repair estimate is \$17,900. Crawford Company proposes a \$13,425.00 decrease on the project. Other contractors working outside of the scope of the Crawford contract were onsite at the same time as Crawford, thus making the agreement for Crawford to cover 75% acceptable to all parties.

Recommendation:

It is staff's recommendation that the Resolution Accepting Completed Work & Authorizing Final Payment for the Muscatine Art Center HVAC Replacement & Windows Improvement be approved by City Council.

Please include this item on the agenda for the June 15, 2017 Council meeting. Please contact me if you have any questions or need additional information.

Attachments:

1. Resolution Accepting Completed Work & Authorizing Final Payment for the Muscatine Art Center HVAC Replacement & Windows Improvement

RESOLUTION NO. _____

**RESOLUTION ACCEPTING COMPLETED WORK PERFORMED UNDER
MUSCATINE ART CENTER HVAC REPLACEMENT & MISCELLANEOUS WINDOW RENOVATIONS PROJECT
AND AUTHORIZING FINAL PAYMENT**

WHEREAS, the City of Muscatine approved the Plans, Specifications, and Form of Contract for the Muscatine Art Center HVAC Replacement & Miscellaneous Window Renovations Project; and

WHEREAS, the City of Muscatine entered into a contract for said project with Crawford Company for \$1,590,520 with 4 change orders for a total contract amount of \$1,780,414.45; and

WHEREAS, all work under the contract has been completed by Crawford Company and approved and accepted by the City Engineer and appears to meet the requirements of the Plans and Specifications heretofore adopted by this Council; and

WHEREAS, the amount of \$1,704,147.47 has been previously paid to Crawford Company and a balance of \$89,020.73 including 5% retainage remains due and payable;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, that the City of Muscatine make immediate payment of \$ 0 to Crawford Company for completed and accepted work under the Muscatine Art Center HVAC Replacement & Miscellaneous Window Renovations Project, thereafter make an additional payment of \$89,020.73 which represents the 5% retainage thirty (30) days from the date of this acceptance.

PASSED, APPROVED, ADOPTED THIS 15TH DAY OF JUNE, 2017.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

By: _____
Robert Bynum, Mayor Pro Tem

Gregg Mandsager, City Clerk