

MEMORANDUM

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator
Steven Boka, Director of Planning, Zoning & Building Safety

From: Jim Rudisill, Planning/CD Coordinator

Date: March 15, 2011

Re: **CDBG Housing Rehab Project Closeout – 1720 Hershey Avenue**

INTRODUCTION: The City of Muscatine has been conducting housing rehabilitation projects under a 2009 Community Development Block Grant. These projects have included issuing of contracts for rehabilitation work completed according to specifications developed by the city's housing rehab coordinator.

BACKGROUND: A minimum of seven projects are projected to be completed under the 2009 housing rehab program. A project at 1720 Hershey Avenue has been completed under a contract previously approved by the city council.

The project at 1720 Hershey Avenue was completed by Daniels Construction, Muscatine, on March 17, 2010. The initial project bid was \$31,245.00. The contract for that amount was signed on November 30, 2010, following approval by the city council. There was one change order to this project that totaled an addition of \$994.00, establishing an adjusted contract amount of \$32,239.00.

RECOMMENDATION/RATIONALE: It is recommended the council approve the final acceptance of the work and authorize the project be closed. A resolution is attached.

BACKUP INFORMATION:

1. **Change Order 1**
- 2.
- 3.

RESOLUTION NO. _____

**RESOLUTION ACCEPTING COMPLETED HOUSING REHABILITATION WORK
PERFORMED AT 1720 HERSEY AVENUE, MUSCATINE; AND APPROVING
FINAL PAYMENT**

WHEREAS, the City of Muscatine, entered into a Community Development Block Grant contract with the Iowa Department of Economic Development in 2009 to complete a minimum of seven rehabilitation projects in a targeted area of Muscatine; and

WHEREAS, a rehabilitation construction contract for 1720 Hershey Avenue was signed between the city, owner and Daniels Construction on November 30, 2011 in the amount of \$31,245.00; and

WHEREAS, one change order resulted in a net addition of \$994.00, establishing a final contract cost of \$32,239.00; and

WHEREAS, all work under this contract has been completed by the contractor, approved and accepted by the property owner and the city's project administrator and rehabilitation committee and meets the requirements of the project plans and specifications as developed; and

WHEREAS, the amount of \$18,319.50 has been previously paid to Daniels Construction;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA that the City of Muscatine hereby accepts work performed under this contract and authorizes final payment to the contractor in the amount of \$13,919.50, which includes \$11,884.00 in final regular payment and \$2,035.50 in retained payments.

PASSED, APPROVED and ADOPTED this 17th day of March 2011.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

BY: _____
Richard O'Brien, Mayor

ATTEST:

Gregg Mandsager, City Clerk

MUSCATINE OWNER-OCCUPIED REHABILITATION PROGRAM

CHANGE ORDER #1

CONTRACTOR: DANIELS CONSTRUCTION

ADDRESS: 1646 LINDLE STREET

CITY / STATE / ZIP: MUSCATINE, IA 52761

OWNER: CHARLES & TARA LATIMER

ADDRESS: 1720 HERSHEY AVENUE

CITY / STATE / ZIP: MUSCATINE, IA 52761

The parties of the MUSCATINE OWNER-OCCUPIED REHABILITATION PROGRAM CONTRACT dated November 30, 2010 (\$31,245.00), have agreed upon a change in the work to be accomplished. The change(s) are as follows:

<u>SPEC #</u>	<u>ITEM DESCRIPTION</u>	
<u>COST</u>		
Modify Spec 3.04	Drop tear out windows - basement	- \$ 20.00
Modify Spec 3.04	Breakout of LBP costs	- \$ 50.00
Modify Spec 3.05	Drop tear out interior door - basement	- \$ 150.00
Modify Spec 3.06	Breakout of LBP costs	- \$ 155.00
Modify Spec 3.07	Breakout of LBP costs	- \$ 180.00
Modify Spec 3.08	Breakout of LBP costs	- \$ 60.00
Modify Spec 6.03	Breakout of LBP costs	- \$ 900.00
Modify Spec 6.05	Breakout of LBP costs	- \$ 285.00
Modify Spec 6.06	Breakout of LBP costs	- \$ 1,321.00
Modify Spec 6.07	Drop trim work - bathroom	- \$
75.00		
Modify Spec 6.08	Breakout of LBP costs	- \$ 260.00
Modify Spec 8.01	Breakout of LBP costs	- \$ 290.00
Modify Spec 8.01	Drop install windows - basement	- \$ 900.00
Modify Spec 8.02	Drop install interior door - basement	- \$
350.00		
Modify Spec 9.01	LBP costs split from above projects & additional demands	+\$ 6,990.00
Drop Spec 4.01	Install new driveway	- \$ 1,000.00
Modify contract length	Extend contract by 50 days to March 25, 2011	
NC		

The CONTRACTOR agrees to perform this change in work for the SUM of \$ 994.00.
The total of the revised work CONTRACT will now be \$ 32,239.00.

This CHANGE ORDER is made a part of the CONTRACT dated first above, and the parties have hereunto set their signatures:

DANIELS CONSTRUCTION
CONTRACTOR (Firm Name)

OWNER (Signature)

(Signature)

CONTRACTOR

OWNER (Signature)

DATE: _____

DATE: _____

APPROVAL RECOMMENDED:

PROGRAM ADMINISTRATOR
DATE: _____