

MEMORANDUM

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator
Steve Boka, Director of Community Development

From: Jim Rudisill, Planning/CD Coordinator

Date: April 5, 2011

Re: **Housing Rehab Change Orders for 104 George**

INTRODUCTION:

Approval of two change orders totaling \$11,325 is requested for the housing rehabilitation contract at 104 George Street.

BACKGROUND:

A \$21,750 housing rehabilitation contract for 104 George Street was approved by the city council on December 16, 2010. A \$1,770 change order was implemented in February and a second change order totaling \$9,555 is now presented to the council for approval. Both change orders reflect unexpected construction and lead-based paint interim control costs associated with the project. Funding through Muscatine's 2009 Community Development Block Grant is available to cover both change orders.

In addition to the two change orders to the CDBG contract, an additional \$2,461 in funding from the Muscatine Housing Trust Fund grant will be used on this project to repair the sewer line into the house. This was also an unexpected expense. The Muscatine Housing Rehab CDBG Program was awarded \$3000 in funding from the trust fund in January. While the award money will be used on the properties identified for the rehab program, because of the late start of the trust fund grant, the funding is actually not part of the CDBG contract.

RECOMMENDATION/RATIONALE:

The attached resolution is presented for council action to accept the change orders for 104 George Street.

BACKUP INFORMATION:

1. **Change Order 1**
2. **Change Order 2**

RESOLUTION NO._____

**A RESOLUTION TO ACCEPT CHANGE ORDERS
FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT**

WHEREAS, the City of Muscatine, Iowa entered into a rehabilitation contract with S&H Construction and the owner of 104 George Street in the amount of \$21,750.00 on January 11, 2011; and

WHEREAS, two change orders, totaling in whole an increase of \$11,325 over the approved contract amount, is needed to complete work at the property; and

WHEREAS, funding is available through the CDBG program to cover the additional work detailed in the change order; and both change orders have been reviewed and approved by city staff, contractor and property owner;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE that the two change orders for 104 George Street be approved and the new contract amount amended to be \$33,075.

PASSED, APPROVED, AND ADOPTED this 7th day of April 2011.

BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

ATTEST:

Richard W. O'Brien, Mayor

Gregg Mandsager, City Clerk

MUSCATINE OWNER-OCCUPIED REHABILITATION PROGRAM
CHANGE ORDER # 1

CONTRACTOR: S&H CONSTRUCTION

ADDRESS: 201 N. MAIN; BOX 4

CITY / STATE / ZIP: GRANDVIEW, IA 52752

OWNER: JESSICA HUBBARD

ADDRESS: 104 GEORGE STREET

CITY / STATE / ZIP: MUSCATINE, IA 52761

The parties of the MUSCATINE OWNER-OCCUPIED REHABILITATION PROGRAM CONTRACT dated January 11, 2011 (\$21,750.00), 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>
Drop Spec 6.03	Install partition walls – bedroom spare	- \$ 625.00
Drop Spec 6.03	Cut new closet door opening – bedroom spare	- \$ 100.00
Drop Spec 6.03	Prime/paint – bedroom spare	- \$ 125.00
Drop Spec 6.04	Close-up door – bathroom	- \$ 175.00
Drop Spec 6.04	Prime/paint – bedroom master	- \$ 150.00
Drop Spec 6.04	Close-up door – bedroom spare	- \$ 175.00
Modify Spec 3.03	Drop tear out door - bathroom	- \$ 100.00
Modify Spec 3.03	Drop tear out door – bedroom spare (salvage)	- \$ 100.00
Modify Spec 3.03	Drop tear out closet door – bedroom spare (salvage)	- \$ 100.00
Modify Spec 4.03	Drop raise clean-out – basement	- \$ 150.00
Modify Spec 5.03	Drop gas shut-off for dryer – basement	- \$ 40.00
Modify Spec 5.03	Drop install permanent gas line to dryer – basement	- \$ 50.00
Modify Spec 5.03	Relocate dryer to west basement wall – include gas shutoff and permanent gas line costs in moving costs	\$ 275.00
Modify Spec 5.04	Drop repair toilet leak – basement	- \$ 50.00
Modify Spec 5.05	Drop install electric heat - hallway	- \$ 250.00
Modify Spec 6.04	New shelf – basement	\$ 75.00
Modify Spec 6.07	Drop paint gable	- \$ 450.00
Modify Spec 7.03	Drop additional hallway outlet – hallway	- \$ 60.00
Modify Spec 8.02	Drop relocate door – bedroom spare	- \$ 350.00
Modify Spec 8.02	Drop relocate door – bathroom	- \$ 150.00
Modify Spec 9.01	Additional LBP expenses	\$ 1,810.00
No Spec Number	Renovate bathroom – basement	\$ 2,710.00
No Spec Number	New washer/dryer outlet	\$ 100.00

The CONTRACTOR agrees to perform this change in work for the SUM of \$1,770.00.
The total of the revised work CONTRACT will now be \$ 23,520.00.

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

MUSCATINE OWNER-OCCUPIED REHABILITATION PROGRAM CHANGE ORDER # 2

CONTRACTOR: S&H CONSTRUCTION

ADDRESS: 201 N. MAIN; BOX 4

CITY / STATE / ZIP: GRANDVIEW, IA 52752

OWNER: JESSICA HUBBARD

ADDRESS: 104 GEORGE STREET

CITY / STATE / ZIP: MUSCATINE, IA 52761

The parties of the MUSCATINE OWNER-OCCUPIED REHABILITATION PROGRAM CONTRACT dated January 11, 2011 (\$21,750.00; Revised with Change Order #1 (February 09, 2011) - \$23,520.00, 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>
Drop Spec 3.02	Tear out window – dining room	- \$ 35.00
Drop Spec 8.01	Replace window – dining room	- \$ 350.00
Drop Spec 8.03	Window wrap – exterior	- \$ 325.00
Modify Spec 2.01	Drop one smoke detector – shift funds to addition wiring	\$ NC
Modify Spec 3.03	Tear out two doors – bathroom	\$ 100.00
Modify Spec 5.01	Repair sewer line - interior	\$ 800.00
Modify Spec 5.05	Install one heater with fan in each room	\$ NC
Modify Spec 7.01	Additional rewiring – various sites	\$.3,449.00
Modify Spec 9.01	Additional LBP Costs	\$ 5,016.00
No Spec Number	Sub recaulk/repair window – dining room (for 3.02 & 8.01)	\$ 75.00
No Spec Number	Add window tear out and replace – bathroom	\$ 200.00
No Spec Number	Add replace both doors – bathroom	\$ 250.00
No Spec Number	Repair ceiling/insulation – bathroom	\$ 75.00
No Spec Number	Repair floor joists - bathroom	\$ 100.00
No Spec Number	Repair wall framing/insulation – bathroom	\$ 200.00

The CONTRACTOR agrees to perform this change in work for the SUM of \$9,555.00.
The total of the revised work CONTRACT will now be \$33,075.00.

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

S&H CONSTRUCTION
CONTRACTOR (Firm Name)

OWNER (Signature)

CONTRACTOR (Signature)

OWNER (Signature)

DATE: _____

DATE: _____

APPROVAL RECOMMENDED

PROGRAM ADMINISTRATOR

DATE: