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PLANNING, ZONING AND BUILDING SAFETY

Public Health,
Housing Inspections &
Inspection Services

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Steven Boka, Director of Community Development
Date: March 31, 2011
Re: Change Order #3 - Mad Creek Levee Project

INTRODUCTION: As a part of the Project Cooperation Agreement with the United States Army Corps of Engineers (USACE) for the construction of Phase II of the Mad Creek Levee Improvement Project, the City was required to obtain all temporary and permanent easements related to the Project. To date, the city has secured all permanent and temporary easements except for one property owner. That negotiation is expected to be completed in the very near future and will permit the Project to move forward.

BACKGROUND: Before the Project construction can begin, the City must accomplish work related to the easements affecting Tracts #30, #33, & #37-PE, a part of Lot 1 in Block 25 and Lots 9 & 10 in Block 25 of the Original Plat of Muscatine. Essentially, the work will result in the removal and relocation of 10 parking spaces in the parking lot serving a multi-family residence located at 903 East 2nd Street, relocate three existing parking lot lights, and insure that adequate security lighting is provided for the new parking areas. These improvements were approved by City Council Resolution # 91412-1010 and dated October 7, 2010. To complete the work and construct the improvements in accordance with the terms of the easement acquisition, it is now necessary to complete the survey work, prepare suitable engineering plans & specifications and prepare a bid package.

RECOMMENDATION/RATIONALE: It is recommended that Change Order Number 3 with Anderson-Bogert Engineers and Surveyors, the City's engineer for this project, be approved for \$12,000. The cost for this change order will be fully credited to the City's obligation for the completion of the Mad Creek Levee Improvement Project.

BACKUP INFORMATION:

1. Agreement Change Order Number 3
2. Site Plan

AGREEMENT CHANGE ORDER NUMBER 3

To Agreement for Engineering and/or Land Surveying Services
Land/Easement Acquisition for the Corps of Engineers Levee Improvement Project
along Mad Creek from Second Street to Washington Street

City of Muscatine, Iowa
215 Sycamore Street
Muscatine, IA 52761
Sponsor

4/7/11

Change Order Date

ANDERSON-BOGERT
Engineers & Surveyors, Inc.
4001 River Ridge Drive NE
Cedar Rapids, IA 52402
Consultant

12/6/07

Date of Agreement

DESCRIPTION OF CHANGES

INCREASE In Contract Price

Add Bid Package for 2nd Street Apartment
Parking Lot Improvements; Refer to Attachment
A for Scope Details. \$12,000

JUSTIFICATION:

In order to meet FEMA deadlines for levee re-certification, it is proposed to remove the apartment parking lot work from the Corps' Phase II Mad Creek Levee plan of improvements, to have the City bid this work separately, and to require the City's contractor complete the work prior to the start of construction for the Corps project.

The amount of the Agreement will be increased by the sum of: Twelve thousand dollars (\$12,000).

The agreement total including this and previous Change Orders will be: One hundred twenty-nine thousand six hundred fourteen dollars (\$129,614).

This document will become a supplement to the Agreement and all provisions will apply hereto.

FOR THE CONSULTANT

ANDERSON-BOGERT
Engineers & Surveyors, Inc.

FOR THE SPONSOR

CITY OF MUSCATINE

By:

William W. Bogert, PE
President

By:

Attest:

Attest:

ATTACHMENT A
SCOPE OF ENGINEERING SERVICES
AGREEMENT CHANGE ORDER NUMBER 3

To Agreement for Engineering and/or Land Surveying Services
Land/Easement Acquisition for the Corps of Engineers Levee Improvement Project
along Mad Creek from Second Street to Washington Street
2ND STREET APARTMENT PARKING LOT IMPROVEMENTS
CITY OF MUSCATINE, IOWA

1. Prepare construction plans for parking lot pavement relocation. The construction plans are planned to be prepared for bidding as listed below.

- Title sheet
- Legend/general notes
- Project location plan and quantities
- Traffic control/phasing plan
- Soil boring location map and boring logs
- Removal plan
- Typical pavement cross section
- Parking area site plan
- Lighting plan/details
- General details (pavement joints, etc.)

Construction plans shall be developed in AutoCAD by either electronically "tracing" applicable sections of the Corps of Engineers Plan of Improvements or by converting Corps' Microstation drawing files to AutoCAD. No substantial additions or revisions to the Corps' parking area design are included in the scope of this agreement amendment. However, the improvements shown on the construction plans shall satisfy all of the conditions listed in the real estate agreement between the City and the apartment owner as follows:

The ten existing parking spaces within the permanent easement shall be relocated by the City to the north of the building as shown on Exhibit B to the Real Estate Agreement. Said Exhibit B is attached to this agreement.

Before commencing construction of the general adjacent levee improvements, the City shall complete improvements to the access drive from Second Street, the designated parking spaces along and adjacent to the west wall of the apartment building, and the designated parking spaces in the new parking lot north of the apartment building, as shown on said Exhibit B. The City shall construct the new parking area north of the building prior to removing the existing parking area within the permanent easement. The parking lot pavement construction shall include removal and reconstruction of the northerly 22' of the existing parking lot.

During construction of the levee improvements, the City shall provide and maintain access for apartment tenants to the apartment building.

The width of the parking lot immediately West of the apartment building (from East to West) shall be 44 feet from the building to the sawcut edge shown on said Exhibit B.

Concrete for the parking lot pavement shall be an appropriate mix and poured a minimum 6" in thickness.

All improvements made by the City to the area designated as "Temporary Construction Easement" and "Permanent Easement" shall be constructed with elevations that are consistent with the elevation of the door sills in the apartment building, so that good positive drainage is maintained away from the building towards Mad Creek.

The new parking lot to be constructed by the City has a drain line running underneath it, which runs from the easterly wall of the apartment building, extended, in a Westerly direction to Mad Creek. The City shall protect the drain line from damage. If the same is damaged, the City shall replace it.

The City shall repair any damage caused to the building by the City or by the contractors who will be performing the levee improvement work.

Any damage caused by the City or its contractors to the access drive and parking spaces during construction of the levee improvements shall be promptly repaired by the City.

The three existing parking lot security lights shall be relocated and replaced by the City in locations that provide lighting to the parking lots, which is consistent with the existing lighting. The City shall appropriately light the new parking lot to be constructed by the City north of the building. This work shall be completed following the parking lot construction and prior to the completion of the levee improvements.

2. Prepare Bidding Documents/Specifications/Project Manual for the project using SUDAS.
3. Calculate plan quantities and engineer's opinion of probable construction cost.
4. Submit Final Plans and Bidding Documents/Specifications/Project Manual for the project to the CLIENT for review and approval.
5. Set-up the bidding schedule such that construction will be under contract by July 7, 2011.
6. Provide copies of Plans, Specifications, and Bidding Documents to CLIENT, bidders, subcontractors, Corps of Engineers, and other interested parties.

7. Answer contractor questions on Plans, Specifications, and Bidding Documents and prepare addenda as required.
8. Assist in publicizing the proposed construction project to secure competitive bids, in receiving bids, and in awarding the construction contract.
9. Tabulate and evaluate bids, review bid-related documents, and provide a recommendation to the Client for award of contract.
10. Provide consultation and advice to the client during construction.
11. Answer contractor questions during construction.

Exhibit B

