

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: April 28, 2011

Re: **CDBG Housing Rehab Project Closeout – 104 George Street**

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 104 George Street has been completed under a contract previously approved by the city council.

The project at 104 George Street was completed by S&H Construction, Grandview, on May 2, 2011. The initial project bid was \$21,750.00. The contract for that amount was signed on January 11, 2011, following approval by the city council. There were two change orders approved by the city council on April 7 for this project. The first change order increased the project cost by \$1,770 while the second added another \$9,555.00 in costs. Because of an oversight in including some work, the second change order will need to be amended by an additional \$225, bringing the total in change orders to \$11,550.

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

BACKUP INFORMATION:

1. None

RESOLUTION NO. _____

**RESOLUTION ACCEPTING COMPLETED HOUSING REHABILITATION WORK
PERFORMED AT 104 GEORGE STREET, 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 104 George Street was signed between the city, owner and S&H Construction on January 11, 2011 in the amount of \$21,750.00; and

WHEREAS, two change orders resulted in a net addition of \$11,550.00, as amended, were previously approved by the city council, establishing a final contract cost of \$33,300.00; 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 \$28,305.00 has been previously paid to S&H 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 \$4,995.00, which includes \$1,850.00 in final regular payment and \$3,145.00 in retained payments.

PASSED, APPROVED and ADOPTED this 5th day of May 2011.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

BY: _____
Richard O'Brien, Mayor

ATTEST:

Gregg Mandsager, City Clerk