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COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Steven Boka, Director of Community Development
Date: May 26, 2011
Re: Change Order #4 - 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 final plans & construction documents can be prepared for letting, the City must survey and prepare easement plats affecting the final property owner, CP Rail. The change order will permit the engineer to complete the survey for an estimated 14 parcels, obtain state permits for the closure of 2nd Street during construction and the relocation of utilities, and complete a topo survey for the 2nd street apartment complex prior to preparing plans & specifications.

RECOMMENDATION/RATIONALE: It is recommended that Change Order Number 4 with Anderson-Bogert Engineers and Surveyors, the City's engineer for this project, be approved for \$28,300. 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 4
2. Engineers Explanation for the Change Order.

AGREEMENT CHANGE ORDER NUMBER 4

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

5/19/11

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

1. Topo Survey for 2nd Street Apartment Parking	\$1,500
2. IDOT Permit Applications for 2nd Street	\$2,300
3. Railroad Easements & Parcels	<u>\$24,500</u>
TOTAL	\$28,300

JUSTIFICATION:

1. The Corps did not survey this area; a survey is necessary for the design accuracy required to meet the conditions of the property owner in the easement agreement.
2. Before construction can commence on Phase II of the Corps project, three IDOT permits are required for the improvements on 2nd Street.
3. Changes to easements and additional negotiation required due to change in Corps design to meet railroad's demands. Also, negotiations led to additional parcels on the East side of the creek to be purchased.

The amount of the Agreement will be increased by the sum of: Twenty-eight thousand three hundred (\$28,300).

The agreement total including this and previous Change Orders will be: One hundred fifty-seven thousand nine hundred fourteen dollars (\$157,914).

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

FOR THE CONSULTANT

FOR THE SPONSOR

ANDERSON-BOGERT
Engineers & Surveyors, Inc.

CITY OF MUSCATINE

By:

William W. Bogert, PE
President

By:

Attest:

Attest:

Donelson, Fran

From: Jayne DeCoste [jdecoste@anderson-bogert.com]
Sent: Thursday, May 19, 2011 12:06 PM
To: Boka, Steve
Subject: Mad Creek IDOT Permits, 2nd St. Apt. Topo Survey, & RR Extras
Attachments: Agreemt Chg Ord 4.pdf

Steve,

As you requested, I put together the following estimate for work related to the required IDOT permits.

	Engineer V		Total	Administrative			Grand Total
	Hours	Rate		Hours	Rate	Total	
Perform Work with State R.O.W. Permit application							
Gather previous correspondence	1	\$135	\$135				
Coordination w/ Steve Boka (on contact person, status of council approval of road closure, city maintained detour, signing of updated permit...).	1	\$135	\$135				
Coordination w/ Corps (on sending most up-to-date plans to IDOT, check if current plan set includes road closure...)	1	\$135	\$135				
Coordination with IDOT	1	\$135	\$135				
Application for Utilities Accommodation in the R.O.W.	4	\$135	\$540	1	\$65.00	\$65.00	
IDOT Permit Application for New Closure Structure	8	\$135	\$1,080	1	\$65.00	\$65.00	
TOTAL			\$2,160			\$130.00	\$2,290.00

Since we are adding to the scope for this project (again), I thought it might be a good time to address a couple of other items as follows:

1. 2nd St. Apartment Topo Survey - Last week I found out from the Corps that they did not survey the apartment parking lot/yard. For their design, they were using 2' contours mapped from aerial photography. Generally speaking, this type of elevation information is not accurate enough to design a parking lot. And especially so in this case with one of the property owners' conditions being "improvements 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". So I talked to Bill (Bogert) last week, and we decided to go ahead with the topo survey. We figured the project was more likely to be successful, if we do the survey. So we would like to ask for your consideration to add this work to our approved scope. The estimate for this work is as follows:

	Units	Unit Rate	Total
Manager	2	\$99.00	\$198
Crew	8	\$125.00	\$1,000
Technician	2	\$80.00	\$160

Mileage	144	\$0.51	\$73
TOTAL			\$1,431

2. Railroad Extras - Since last July, we have been recording and billing our time as "extras" for the extra railroad-related work. We talked about this briefly last fall after a meeting at city hall. To this point the billed extras have accrued to \$17,309. Currently our work in progress extras total to \$2,071, and I estimate future extra fees to be about \$5,000 to finish the project. I wasn't sure if you wanted to continue on as we have with this extra work or use this opportunity to formally document it with a change order. I thought you might possibly need this documentation for your LERRD crediting, although; I think we have done a good job of documenting this work in the description in our monthly billing.

Therefore, I have prepared the attached draft change order to cover these three items: IDOT permits, 2nd St Apartment topo survey, and railroad extras, for your consideration.

I am open to however you want to proceed with documenting these items; just let me know your preferences, and I will provide the required documentation.

Jayne C. DeCoste, P.E.

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