



MUSCATINE MUNICIPAL HOUSING AGENCY

City Hall, 215 Sycamore Street
 Muscatine, IA 52761-3840
 (563) 264-1554
 (563) 264-1550 Voice/TT
 Fax (563) 263-3064

MEMORANDUM

TO: Mayor and City Council Members

CC: Gregg Mandsager, City Administrator

FROM: Richard Yerington, Housing Administrator

DATE: December 10, 2010

RE: Request for Approval of Change Order Number 3,
 Sunset Park Resident Center

INTRODUCTION: A resident center addition is being built at Sunset Park Apartments.

BACKGROUND: On September 2, 2010, the City of Muscatine (Muscatine Municipal Housing Agency) entered into a contract with North Construction to build a 1200 square foot Resident Addition to the existing Sunset Park office building.

On October 7, 2010 the council approved the first change order on this project in the amount of \$4,020.00. On November 7th 2010 the council approved the second change order in the amount of \$3,880.54.

The Housing department is now requesting approval of routine change order number 3 in the amount of \$2,474.85. This order will not change the scope of the project and covers unexpected items that have arose during construction. Items include additional interior and exterior lighting, additional electrical outlets, removal of existing interior window and additional colorant to the concrete patio.

RECOMMENDATION/RATIONALE: Neumann Monson Architects for the project have reviewed the request, have found it to be reasonable and has recommended that City Council approve the change order in the amount of \$2,474.85. This will increase the project to \$124,100.39. The budgeted cost estimate amount for this project is \$173,934.00.

BACK-UP INFORMATION:

Detailed Change Order

“I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them”- Mark Twain



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CHANGE ORDER NO 3

CONTRACTOR: North Construction
1216 Washington Street
Muscatine, IA 52761

OWNER: Muscatine Municipal Housing Agency
Sunset Park Apartments
2806 Bloomington Lane
Muscatine, IA 52761

The parties of the Resident Addition/Sunset Park contract dated September 2, 2010, have agreed to extend this contract to include the following change in the work to be accomplished. The change(s) are as follows:

<u>ITEM DESCRIPTION</u>	<u>COST</u>
Additional Electrical lights & outlets	\$1,681.15
Remove interior window & cover, add colorant to patio concrete	\$ 793.70
Materials / Labor = \$ 2,474.85	

The CONTRACTOR agrees to perform this change in work for the SUM of \$2,474.85 The total of the revised work CONTRACT will now be \$ 124,100.39.

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

North Construction

MUSCATINE MUNICIPAL HOUSING AGENCY

OWNER SIGNATURE

DATE

MUSCATINE MUNICIPAL HOUSING AGENCY

DATE

CONTRACTOR'S PROPOSAL WORKSHEET - SUMMARY

PROJECT: RESIDENT CENTER ADDITION - MUSCATINE SUNSET PARK
OWNER: MUSCATINE HOUSING AUTHORITY
Representative: Richard Yerington.
SUBMITTED BY: NORTH CONSTRUCTION, LLC
Representative: Ana Castaneda
TO (ARCHITECT): NEUMANN MONSON ARCHITECTS
221 E College St, Suite 303, Iowa City, IA 52240
Attn: Roy Neumann
CONTRACT FOR: Construction of Resident Center Addition
DATE: November 16, 2010
PROPOSAL REQUEST NO.: 3

(Attach Detail Worksheet for each element of Work; enter worksheet information below.)

COST OF ADDITIONAL SUBCONTRACT WORK PERFORMED BY: Jeff Hackett Electric, Inc

Item	Description	material	labor	Subtotal
<u>Motion light</u>		material		<u>\$ 165.00</u>
		Labor		<u>\$ 100.00</u>
<u>Switch box wire cover plate</u>		material		<u>\$ 20.00</u>
<u>6 recessed fixtures trims & lamps</u>		material	@ \$36.50 ea.	<u>\$ 195.00</u>
<u>Wire, box, switch, cover plate</u>		material		<u>\$ 40.00</u>
		Labor		<u>\$ 250.00</u>
<u>Add 5 receptacles exterior</u>		material		<u>\$ 125.00</u>
		Labor		<u>\$ 250.00</u>
<u>Add 70w HPS wall pack, photo control & switch.</u>	material			<u>\$ 100.00</u>
		Labor		<u>\$ 100.00</u>
			<u>Subtotals:</u>	<u>\$ 1,345.00</u>

Subcontractor's Net:	<u>\$ 1,345.00</u>
Subcontractor's OH&P:	<u>\$ -0-</u>
Subcontractor's Bond:	<u>\$ -0-</u>
Subcontractor's Total:	<u>\$ 1,345.00</u>
Contractor's Mark-up:	<u>\$ 269.00</u>
Contractor's Subtotal:	<u>\$ 1,614.00</u>

Resident Center Addition
Muscatine Sunset Park

10.059

Contractor's Bond:	\$ 39.87
Insurance:	\$ 27.28
Contractor's Total:	\$ 1,681.15

OWNER'S AUTHORIZATION OF CHANGE IN THE WORK:

The undersigned, on behalf of the City of Muscatine, hereby affirms that the cost of proposed changes to the Work to be performed by Jeff Hackett Electric, Inc pursuant to the above referenced Contract is accepted and a Change Order is hereby authorized in accordance with provisions of the Contract.

By _____ Date _____
(Authorized Representative) (Title)

COST OF PROPOSED ADDITIONAL WORK PERFORMED BY CONTRACTOR:

Item	Description	material	labor	Subtotal
<u>Concrete on patio; color only</u>		materials		\$ 375.00
<u>Remove existing window on old building</u>		labor		\$ 110.00
<u>Close the window gap; frame and drywall.</u>		labor		\$ 150.00
		Subtotals:		\$ 635.00

Contractor's Net:	\$ 635.00
Contractor's OH&P:	\$ 127.00
Contractor's Subtotal:	\$ 762.00
Contractor's Bond:	\$ 18.82
Insurance:	\$ 12.88
Contractor's Total:	\$ 793.70

WORKSHEET TOTAL: \$ 2,474.85

NORTH CONSTRUCTION, LLC

Prepared By: _____ Date: _____, 2010
(Authorized Representative) (Title)

OWNER'S AUTHORIZATION OF CHANGE IN THE WORK:

The undersigned, on behalf of the City of Muscatine, hereby affirms that the cost of proposed changes to the Work to be performed by North Construction, LLC pursuant to the above referenced Contract is accepted and a Change Order is hereby authorized in accordance with provisions of the Contract.

By _____ Date _____
(Authorized Representative) (Title)