

**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:** December 30, 2010

**Re:** **CDBG Housing Rehab Project Closeout – 1828 New Hampshire**

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**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 1828 New Hampshire Street has been completed under a contract previously approved by the city council.

The project at 1828 New Hampshire was completed by Daniels Construction, Muscatine, on December 30, 2010. The initial project bid was \$19,805.00. The contract for that amount was signed on August 3, 2010, following approval by the city council. There was one change order to this project that totaled an addition of \$9,730.00, establishing an adjusted contract amount of \$29,535.00.

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

**BACKUP INFORMATION:**

1. Change Order 1
- 2.
- 3.

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION ACCEPTING COMPLETED HOUSING REHABILITATION WORK  
PERFORMED AT 1828 NEW HAMPSHIRE 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 1828 New Hampshire Street was signed between the city, owner and Daniels Construction on August 3, 2010 in the amount of \$19,805.00; and

**WHEREAS**, one change order resulted in a net addition of \$9,370.00, establishing a final contract cost of \$29,535.00; 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 \$23,179.50 has been previously paid to Daniels 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 \$6,355.50, which includes \$3,780.00 in final regular payment and \$2,575.50 in retained payments.

PASSED, APPROVED and ADOPTED this 6<sup>th</sup> day of January 2011.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

BY: \_\_\_\_\_

Richard O'Brien, Mayor

ATTEST:

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Gregg Mandsager, City Clerk

# MUSCATINE OWNER-OCCUPIED REHABILITATION PROGRAM

## CHANGE ORDER #1

CONTRACTOR: DANIELS CONSTRUCTION

ADDRESS: 1646 LINDLE STREET

CITY / STATE / ZIP: MUSCATINE, IA 52761

OWNER: SUSANNE LEE OZSALAR

ADDRESS: 1828 NEW HAMPSHIRE STREET

CITY / STATE / ZIP: MUSCATINE, IA 52761

The parties of the MUSCATINE OWNER-OCCUPIED REHABILITATION PROGRAM CONTRACT dated August 3, 2010 (for \$19,805.00), 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 6.01	Relocate/close Doors	-\$ 575.00
Add/Modify: Spec 10.06	Tear Out Cabinets (Hard Construction Only)	+\$ 100.00
Add/Modify: Spec 10.07	Install New Cabinets (Hard Construction Only)	+\$ 4,775.00
Add No Spec #	Remove Chimney/Repair Wall (Hard Construction)	+\$ 819.00
Add Spec 3.05	Floor Tear Out For Kitchen & Bath	+\$ 100.00
Modify Spec 3.02 & Spec 8.01	Change Window Tear Out/Replacement To Basement Close Up	NC
Modify Spec 5.03	Change Ventilation Fan To Window Replacement	NC
Modify Spec 6.02	Add 30 SF Flooring Replacement In Bath	+\$ 475.00
Modify Spec 6.02	Change Paint Floor in Porch To Paint Ceiling	NC
Modify Spec: 9.01	LBP Costs Associated With Above Items	+\$ 4,036.00

The CONTRACTOR agrees to perform this change in work for the SUM of \$9,730.00.  
The total of the revised work CONTRACT will now be \$ 29,535.00.

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

DANIELS CONSTRUCTION  
CONTRACTOR (Firm Name)

\_\_\_\_\_  
OWNER (Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
CONTRACTOR  
OWNER (Signature)

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVAL RECOMMENDED:

PROGRAM ADMINISTRATOR  
DATE: