



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:** January 17, 2011

**RE:** Request for Approval of Change Order Number 4,  
 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 7, 2010 the council approved the second change order in the amount of \$3,880.54 and on December 16 the council approved change order number 3 in the amount of \$2,474.85.

The Housing department is now requesting approval of change order number 4 in the amount of a deduction of \$2,986.69. This change order represents credits in carpet and hardware allowances along with a credit for seeding.

**RECOMMENDATION/RATIONALE:** Neumann Monson, architects for the project have reviewed the request, have found it to be reasonable and recommended that City Council approve the change order in the amount of a deduction of \$2,986.85. This will decrease the project cost to \$121,113.70.

### BACK-UP INFORMATION:

Detailed Change Order  
 Change Application  
 Contractor Worksheet

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



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

## CHANGE ORDER NO 4

CONTRACTOR: North Construction  
1216 Washington Street  
Muscatine, IA 52761

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

DATE: January 21, 2011

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>
Door Hardware Allowance Deduction	\$1,482.91
Tile & Carpet Allowance Deduction	\$ 803.78
Remove Seeding from Contract	\$ 700.00
<b>Materials / Labor Credit to Contract = \$ 2,986.69.</b>	

The CONTRACTOR agrees to this change for the SUM of \$2,986.69. The total of the revised work CONTRACT will now be \$ 121,113.70.

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

North Construction

MUSCATINE MUNICIPAL HOUSING AGENCY

---

OWNER SIGNATURE

DATE

MUSCATINE MUNICIPAL HOUSING AGENCY

DATE

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

Project Name: Muscatine Sunset Park

Resident Center Addition

Project Number: 10.059

Application No.4

Application Date: 1/12/2011

Period To:

A	B	C	D	E	F	G
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APP	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED	BALANCE TO FINISH
	Gnrl Requirements	10,100.00	7,575.00	2,525.00	10,100.00	-
	Demolition	2,200.00	2,200.00	-	2,200.00	-
	Concrete Work	10,100.00	10,100.00		10,100.00	-
	Masonry Work	8,900.00	8,900.00	-	8,900.00	-
	Carpentry Work	25,200.00	25,200.00	-	25,200.00	-
	Insulation	2,550.00	2,550.00	-	2,550.00	-
	Roofing	4,800.00	4,800.00	-	4,800.00	-
	Doors & Windows	12,100.00	4,000.00	8,100.00	12,100.00	-
	Finishes	6,525.00	-	6,525.00	6,525.00	-
	Specialties	550.00	-	550.00	550.00	-
	Plumbing	4,700.00	2,350.00	2,350.00	4,700.00	-
	HVAC	6,800.00	3,400.00	3,400.00	6,800.00	-
	Electrical	6,500.00	3,250.00	3,250.00	6,500.00	-
	Site Work	4,700.00	2,200.00	2,500.00	4,700.00	-
	Allowances					
	Door Hardware	5,000.00	-	3,000.00	5,000.00	
	Tile Carpeting	3,000.00	-	5,000.00	3,000.00	
	Change Orders				-	-
	#1 - October 22	3,729.25	3,729.25		3,729.25	-
	#2 - October 25	4,171.29	-	4,171.29	4,171.29	-
	#3 - November 16	2,474.85	-	2,474.85	2,474.85	-
	#4 - January 12		-	(\$2,986.69)	(\$2,986.69)	-
	TOTALS	124,100.39	80,254.25	40,859.45	121,113.70	-

Resident Center Addition  
Muscatine Sunset Park

10.059

### 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:** January 12, 2011  
**PROPOSAL REQUEST NO.:** 3

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

#### COST OF PROPOSED ADDITIONAL WORK PERFORMED BY CONTRACTOR:

Item	Description	material	labor	Subtotal
Door Hardware		materials		\$ 3,517.09
<u>Allowance contract sum \$5,000.00 (remaining balance: \$1,482.91)</u>				
Tile & Carpet		materials		\$ 2,196.22
<u>Allowance contract sum \$3,000.00 (remaining balance: \$803.78)</u>				
	Contractor's Total:			\$ 5,713.31
	Allowance Net:			\$ 8,000.00
	Credit:			\$ 2,286.69
Seeding for yard (amount credit)				\$ 700.00
	Total Credit:			\$ 2,986.69

NORTH CONSTRUCTION, LLC

Prepared By: Ronnie Yerington Date: Jan 12, 2011  
(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)

CONTRACTOR'S PROPOSAL WORKSHEET - SUMMARY  
00 9413- 1