



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



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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

Materials / Labor Credit to Contract = \$ 2,986.69.

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

Project Name: Muscatine Sunset Park
Resident Center Addition

Application No.4
Application Date: 1/12/2011
Period To:

Project Number: 10.059

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	-

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	materiallabor	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:			<u>\$ 5,713.31</u>
Allowance Net:			<u>\$ 8,000.00</u>
Credit:			<u>\$ 2,286.69</u>
<u>Seeding for yard (amount credit)</u>			<u>\$ 700.00</u>
Total Credit:			<u>\$ 2,986.69</u>

NORTH CONSTRUCTION, LLC

Prepared By: Kimberly Kogut 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)