



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: Resolution accepting completed work performed for the Sunset Park Resident Center project and authorizing final payment.

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) took action to enter into a contract with North Construction to build a 1200 square foot Resident Addition to the existing Sunset Park office building in the amount of \$113,725.

The council also approved a change orders in the net total amount of \$7,388.70 that increased the contract to \$121,113.70.

RECOMMENDATION/RATIONALE: Neumann Monson, architects for the project have inspected all work and recommend the council accept work as completed and authorize final payment be made according to the schedule in the resolution.

Please contact me should you have any questions.

Attachment: Application Final Payment
Final payment resolution

MUSCATINE MUNICIPAL HOUSING AGENCY
APPLICATION AND CERTIFICATE FOR FINAL PAYMENT
SUNSET PARK RESIDENT EDUCATION ADDITION

CONTRACTOR: North Construction, LLC
ADDRESS: 1216 Washington St.
CITY / STATE / ZIP: Muscatine IA, 52761

PROPERTY NAME: Sunset Park Apartments
ADDRESS: 2806 Bloomington Lane
CITY / STATE / ZIP: Muscatine IA 52761
APPLICATION #: 4.
PERIOD: FROM December 4, 2010 TO January 13, 2011
CONTRACT DATE: September 2, 2010

CONTRACTOR'S APPLICATION FOR PAYMENT

A. CHANGE ORDER SUMMARY

<u>NUMBER:</u>	<u>ADDITION AMOUNT</u>	<u>DEDUCTION AMOUNT</u>
<u>#1</u>	<u>4,020.00</u>	_____
<u>#2</u>	<u>3,880.54</u>	_____
<u>#3</u>	<u>2,474.85</u>	
<u>#4</u>	<u>_____</u>	<u>-2,986.69</u>
TOTAL:	<u>7,388.70</u>	

NET AMOUNT OF ALL CHANGE ORDERS: \$ 7,388.70

NOTE: Change Orders must have been previously approved by the OWNER, CONTRACTOR and the Architect to be eligible for payment on this application.

B. APPLICATION FOR PAYMENT

Application is made for **FINAL** payment excluding retainage, The present status of the account for this Contract is as follows:

Original Contract Sum	113,725.00
Net Change by Change Orders	7,388.70
Contract Sum to Date	121,113.70
Total Draws Paid to Date	-72,228.82
Total Retainage to Date	-8,025.42
Balance of Contract	40,859.46
Final Draw Request	40,859.46
Retainage Held from this Draw	-4085.94
Total Amount Approved Final Draw	36,773.52

Total retainage to date

\$12,111.36

***** HOUSING
ADMINISTRATOR ACCEPTANCE / APPROVED FOR PAYMENT

Inspection of the aforementioned property has been completed. The rehabilitation work items detailed on the attached Continuation Sheet have been completed to our satisfaction in accordance with the construction contract. I authorize the finance department to release payment for those items, minus a 10% retention fee.

HOUSING ADMINISTRATOR CONTRACTING OFFICER

DATE

RESOLUTION NO. _____

RESOLUTION ACCEPTING COMPLETED WORK PERFORMED FOR THE
SUNSET PARK COMMUNITY RESIDENT CENTER AT SUNSET PARK AND
AUTHORIZING FINAL PAYMENT

WHEREAS, the City of Muscatine, acting as Board of Commissioners for the Muscatine Municipal Housing Agency, approved a contract for said project with North Construction LLC of Muscatine Iowa. for \$113,725; and

WHEREAS, contract change orders resulted in a net addition of \$7,388.70 and a final contract price of \$121,113.70; and

WHEREAS, all work under this contract has been completed by the contractor, approved and accepted by the Housing Administrator and the Project Architect and appears to meet the requirements of the Plans and Specifications heretofore adopted; and

WHEREAS, the amount of \$72,228.82 has been previously paid to North Construction LLC; and

WHEREAS, a payment of \$36, 773.52 is scheduled for January 21,2011 and a retainage of \$12,111.36 remains due and payable;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA that the City of Muscatine hereby accepts work performed and authorizes payment of \$12,111.36, which represents the required retainage, thirty (30) days from the date of the adoption of this Resolution pursuant to Iowa Code Chapter 573.

PASSED, APPROVED, and ADOPTED this the 20th of January, 2011.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

BY: _____
Richard O'Brien, Mayor

ATTEST:

Gregg Mandsager, City Clerk