



1202 Musser Street  
Muscatine, IA 52761-1645  
(563) 263-2752  
Fax (563) 263-3720

**WATER POLLUTION CONTROL**

MEMORANDUM

To: Gregg Mandsager, City Administrator  
Cc: Nancy Lueck, Finance Director  
From: Roger Kirby, Director WPCP  
Date: May 15, 2012  
Re: Change Order # 1 for Storage Building (Revised)

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**INTRODUCTION:** Attached is a change order for the building being moved from the old National Guard Armory to the WPCP. The building was erected in 1970 and it was discovered that the roof and a few of the side panels are not in good shape. The roof was previously insulated and the contractor found when it was removed to be in poor condition with two to three times the number of original screws used to hold the roof down. The roof, as well as the ridge cap, "J" channel, and base trim are rusted and thin in some areas.

**RECOMMENDATION/RATIONALE:** This building is substantially in good shape and has lasted over 40 years. Putting on a new roof and replacing all of the side panels, should make the building last for another 40 years. We were originally going to replace some of the side panels and paint the entire building, but found it was over \$1,000 cheaper to just replace all of the panels including the roof with a 40 year warranty on the new panels and then not paint. Staff recommends that change order # 1 be approved by city council in the amount of \$20,531.73. There was \$225,000 budgeted for this storage building and with this change order the total is \$157,234.73. Please add this request to the council agenda for May 17, 2012.



3425 South 11th Avenue, Eldridge, Iowa 52748  
Iowa: 563-285-4344 Illinois 309-757-9150

May 14, 2012

**Change Order #1**  
QCSI Job #: 12-4036

Muscatine Water Pollution Plant  
Attn: Bob Jones  
1202 Musser Street  
Muscatine, IA 52761-1645

RE: New Roof Panels, Ridge Cap & Paint Building (Walls Only)

Quality Construction Services, Inc. proposes to furnish all labor, material, equipment, tools and supervision to:

- |   |             |
|---|-------------|
| 1. Purchase 6,000 square feet of new multi-rib roof panels, material only.              |             |
| • Add:  | \$10,186.00 |
| 2. Approximately 33 pieces of new ridge cap, "J" channel, and base trim, material only. |             |
| • Add:  | \$2,497.73  |
| 3. Replace all side wall panels, material only. Approx. 4200 sq ft.                     |             |
| • Add:  | \$7,848.00  |

All work will be completed in a timely and professional manner. Thank you for this opportunity, and should you have any questions please feel free to call me at 563-285-4344.

Sincerely,  
Quality Construction Services Inc.

Brandon Powell  
Project Manager/Estimator

\*Exclusions Include: Anything not specifically mentioned above.

**Proposal Valid for 30 days**