



# City of Muscatine

ITEM NUMBER 2022-0494

## AGENDA ITEM SUMMARY

DATE: 12/15/2022

### STAFF

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Pat Lynch, City Engineer

### SUBJECT

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Request for Approval of Change Order #2 for the 891 West 8th Street House Relocation Project.

### EXECUTIVE SUMMARY

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Presented for City Council's consideration is a request to approve change order #2 to the 891 W. 8th Street House Relocation Project. The change for Change Order #2 consists of material and labor increases due to inflation as well as additional items needed to bring the house up to current code. This project was scheduled to occur last year, but due to the WHSSP PH 5A Project being behind schedule, this project had to be pushed to this year. A previous change order was processed on May 19, 2023 at the regularly scheduled Council Meeting, but was based on an estimate provided by the contractor. This change order includes actual costs associated with the work completed and will increase the Purchase Order amount by \$8,925.00 to a total of \$140,939.50.

### STAFF RECOMMENDATION

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Staff recommends City Council approve Change Order #2 to the 891 W. 8th Street House Relocation Project for the increased cost of materials in labor as well as additional items to bring the house up to current codes.

### BACKGROUND/DISCUSSION

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Phase 5 of the West Hill Sewer Separation Project (WHSSP) involved reconstructing the trunk sewer line that passed under the corner of the house located at 891 W. 8th Street. It was determined that it would be more cost effective, and easier to maintain, if the house were moved away from the sewer. The house was purchased on March 10, 2021 and has been temporarily relocated to the front of the lot to allow for sewer construction. Now that sewer construction is through the property, the house can now be moved back and reset on a new foundation away from the sewer easement. The original schedule had this happening May/June of 2021, but due to the WHSSP PH5A being behind schedule, this work has been delayed for 12 months. Also, after a meeting with the City's Building Inspector, it was

discovered that there were a few items in the home that did not meet City Code that need to be addressed before the home can be resold.

### **CITY FINANCIAL IMPACT**

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The budget is available to complete this project from identified sources. The cost for this project was estimated to be between \$70,000 and \$100,000. The original purchase order amount was \$109,946.00. The revised total after approval of Change Order #1 was \$132,014.50. Upon approval of Change Order #2, the Project Amount will be \$140,939.50. The cost of this project is a budgeted expense of the WHSSP PH 5 and will come from the Local Option Sales Tax.

### **ATTACHMENTS**

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1. 2022-11-21 Hackett Invoice
2. 2022-05-19 Hackett Extra

# Todd Hackett Construction Co.

2925 Cedar St. Suite 1  
P.O. Box 481  
Muscatine, IA 52761-0481

# INVOICE

Invoice Number: 8th Street House  
Invoice Date: Nov 21, 2022  
Page: 1

*Duplicate*

Voice: 563-264-1539  
Fax: 563-288-2553

Bill To:
City of Muscatine 215 Sycamore St. Muscatine, IA 52761

Ship to:
City of Muscatine-8th Street 891 W 8th Street Musatine, IA 52761

Customer ID	Customer PO	Payment Terms	
MUSCIT		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			12/1/22

Quantity	Description	Unit Price	Amount
1.00	Digging Basement Foundation	2,300.00	2,300.00
1.00	Poured Concrete walls	17,825.00	17,825.00
1.00	4" Washed Rock	1,932.00	1,932.00
1.00	4" Floor Slab	7,245.00	7,245.00
1.00	Grading and Backfilling	2,875.00	2,875.00
1.00	Foundation Coating and Drain Tile	2,875.00	2,875.00
1.00	12' X 12' Patio	1,150.00	1,150.00
1.00	12' X 12' Treated Lumber Deck - Material & Labor	6,325.00	6,325.00
1.00	2" X 6" Framing, sheathing, Insulation - Material & Labor	5,267.00	5,267.00
1.00	Vinyl Siding - Material & Labor	3,220.00	3,220.00
1.00	Vinyl Sliding Glass Door - Material & Labor	966.00	966.00
1.00	Stairs	1,127.00	1,127.00
1.00	Replacement AC & Furnace - Material & Labor	10,925.00	10,925.00
1.00	Plumbing	17,250.00	17,250.00
1.00	Frame & Finish New Bathroom - Material & Labor	4,019.00	4,019.00
1.00	Electrical	17,515.00	17,515.00
1.00	Electrical-Prepping Home to be Moved	2,530.00	2,530.00
1.00	Supervision	4,600.00	4,600.00
1.00	CO 1 - Material & labor increases, mechanical & electrical scope of work changes, and unsuitable soil	22,068.50	22,068.50
1.00	CO 2 - R11 Insulation on wall - 26ft, 1 new window, fix wall studs, rpair soffit & fascia, new door & lock, and new siding	8,475.00	8,475.00

Thank You for your Business!

Check/Credit Memo No:

Subtotal	Continued
Sales Tax	Continued
Total Invoice Amount	Continued
Payment/Credit Applied	
<b>TOTAL</b>	<b>Continued</b>

**Todd Hackett Construction Co.**

2925 Cedar St. Suite 1  
 P.O. Box 481  
 Muscatine, IA 52761-0481

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Customer ID	Customer PO	Payment Terms	
MUSCIT		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			12/1/22

Quantity	Description	Unit Price	Amount
1.00	CO3 - Plumbing Repirs	450.00	450.00

Thank You for your Business!

Check/Credit Memo No:

Subtotal	140,939.50
Sales Tax	
Total Invoice Amount	140,939.50
Payment/Credit Applied	
<b>TOTAL</b>	<b>140,939.50</b>

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City of  
**MUSCATINE**

City Hall  
215 Sycamore St  
Muscatine, Iowa www.muscatineiowa.gov  
52761 (563) 264-1550

**PURCHASE ORDER**  
No. 0000017904

**VENDOR:**

TODD HACKETT CONSTRUCTION CO  
2925 CEDAR STREET SUITE 1

MUSCATINE, IA 52761

**SHIP TO:**

City of Muscatine  
1459 Washington St.

Muscatine, IA 52761-3839

**BILL TO:**

City of Muscatine  
215 Sycamore Street

Muscatine, IA 52761-3839

VENDOR NO.	VENDOR PHONE NUMBER	TERMS	DATE	REQUIRED DELIVERY DATE			
4383		0	04/05/2021				
<b>SHIPPING INSTRUCTIONS</b>							
(none)							
ITEM	QTY	U/M	DESCRIPTION/TASK	PRD CODE	ACCOUNT	UNIT PRICE	AMOUNT
1	1.00		Digging Basement foundation at 891 W. 8th Street House Relocation		4276-40-4276-62530	109,946.00	109,946.00

SUBTOTAL: 109,946.00  
TAX: 0.00  
SHIPPING: 0.00

**TOTAL: 109,946.00**

TAXABLE: No

CONFIRMING:

SPECIAL INSTRUCTIONS

Confirming

*Work will start in Sept.*

IMPORTANT: OUR ORDER NUMBER MUST APPEAR ON EVERY INVOICE AND PACKAGE



Change Order

#1

Date: 5/6/2022

Project: 8th Street House

Owner: City of Muscatine

**Prime Contractor:**

Todd Hackett Construction Co  
2925 Cedar St., Ste 1  
PO Box 481  
Muscatine, IA 52761

**Architect:**

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**CHANGE ORDER DESCRIPTION**

**Subcontractor: Jeff Hackett Electric**

Fix open taps for floor and supply up to 4 GFCI protect receptacles on first floor per Nick Morgan, city inspector.

\$ 2,600.00

Service disconnect, additional wire, conduit and labor for service due to house location distance being approximately 100' farther than original estimate cost.

\$ 1,900.00

Deduct for electrical not prepping the home to be moved.

\$ (2,530.00)

**Total**

\$ 1,970.00

**Subcontractor: R & P Service Company**

Original scope of work was based on ducts to remain in the basement when the house moved. During the move process all ducts were removed. This cost includes the labor and material to install all duct work - supply and return as well as run new gas line.

\$ 3,825.00

**Subcontractor: Perry Othmer Plumbing**

Labor and material costs for running copper water service approximately 100' farther than original estimate cost.

\$ 4,300.00

**Subcontractor: Team Services**

Costs for soil testing needed due to concerns with soil fill after sewer work was completed.

\$ 500.00

**Subcontractor: Sulzburger Excavating**

Cost to overexcavate as identified and calculated by Team Services to put the foundation on.

\$ 1,875.00

**Subcontractor: Duwa Quality Walls**

Cost arising from the additional overexcavating causing deeper foundation walls from 8' as planned to 12' as needed for an approximate length of 20'.

\$ 1,500.00


**Project Scheduling**

Costs associated with the project being delayed from the original schedule of work to occur in the summer of 2021. During this period of delay nearly all building materials had multiple price increases as well as labor rate increases. Below are the areas where costs were increased due to the delay:

Cost Increase - Foundations	\$	1,120.00
Cost Increase - Deck Material	\$	1,100.00
Cost Increase - Floor Slab	\$	250.00
Cost Increase - Vinyl Sliding Glass Door	\$	325.00
Cost Increase - Framing Material and Labor	\$	950.00
Vinyl Siding Material and Labor	\$	650.00
Basement Stair - Material and Labor Increase	\$	425.00
Supervision	\$	400.00
<b>Total</b>		\$ 5,220.00
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<b>Subtotal</b>	\$	<b>19,190.00</b>
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Overhead & Profit @ 15%	\$	2,878.50
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<b>TOTAL</b>	\$	<b>22,068.50</b>
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ORIGINAL CONTRACT SUM	\$	109,946.00
PREVIOUS CHANGE ORDERS		
CONTRACT SUM PRIOR TO THIS CHANGE ORDER		<u>109,946.00</u>
CONTRACT PRICE WILL BE INCREASED OR (DECREASED) BY	\$	<b>22,068.50</b>
NEW CONTRACT PRICE INCLUDING THIS CHANGE ORDER	\$	<b><u>132,014.50</u></b>

  
\_\_\_\_\_  
Authorized Contractor Signature

  
Carol Webb (Dec 17, 2022 08:12 CST)  
\_\_\_\_\_  
Owner(s) Signature  
Dec 17, 2022  
\_\_\_\_\_  
Date