

City of Muscatine

ITEM NUMBER 2025-0015

DATE: 1/16/2025

AGENDA ITEM SUMMARY

STAFF

Jodi Royal-Goodwin, Community Development Director

SUBJECT

Request to Issue Change Order Numbers 1, 2 and 3 for the Downtown Revitalization Project for a Net Reduction of \$223,925.00.

EXECUTIVE SUMMARY

Presented for City Council's consideration are 3 change orders for the Downtown Revitalization Project. The net sum of the change orders is a reduction of \$223,925.00 in the contract price. These change orders account for 2 properties choosing not to proceed, adjustments for materials and supplies when the contractor started work, and necessary building stabilization identified as part of the historical rehabilitation. Change orders 1 to 3 will result in a new total contract price of \$1,096,098.

STAFF RECOMMENDATION

Staff recommends Council approve the change orders.

BACKGROUND/DISCUSSION

Council approved a \$1,320,023.00 contract with Cornerstone Commercial Contractors, Inc. at the December 7, 2023, meeting for up to for the Downtown Revitalization Project (DTR). Two property owners elected to withdraw from the project before work began, resulting in a change order decreasing the contract amount by \$239,843.

This project is rehabilitation of 8 facades on historic downtown properties, and there have been unanticipated conditions. Change Order Number 2 is to provide additional vitrolite and trapezoid glass as well as change doors and door hardware at the contractor's recommendation. This resulted in a \$371 contract savings.

However, in preparing to restore a structural column at one of the buildings unsustainable conditions were found and a structural engineer was hired to develop a plan that would preserve the structural integrity of the building. The first step in this process is to provide additional structural support to shore up the building. This work is included in Change Order

Number 3 with a cost of \$16,289. There will be additional work to restore the column, but this is a necessary interim process.

CITY FINANCIAL IMPACT

There will be no impact to the general fund. Contract expenses will be paid with grant funds, tax increment allocated to the downtown façade program, and private investment.

ATTACHMENTS

1. 2025-0015 Change Orders



${ m AIA}^{\circ}$ Document G701 $^{\circ}$ – 2017

Change Order

PROJECT: (Name and address) Muscatine Downtown Facade

Revitalization

Downtown Business District

Muscatine, IA 52761

OWNER: (Name and address) City of Muscatine, Iowa 215 Sycamore Street

Muscatine, IA 52761

CONTRACT INFORMATION:

Contract For: General Construction

Date: October 19, 2023

ARCHITECT: (Name and address)

Martin Gardner Architecture, P.C. 700 11th Street, Suite 200

Marion, IA 52302

CHANGE ORDER INFORMATION:

Change Order Number: 003

Date: January 3, 2025

CONTRACTOR: (Name and address)

Cornerstone Commercial Contractors, Inc.

401 7th Street

Corning, IA 50841

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

See attached Change Order Request #11 dated December 4, 2024.

The original Contract Sum was

The net change by previously authorized Change Orders

The Contract Sum prior to this Change Order was

The Contract Sum will be increased by this Change Order in the amount of

The new Contract Sum including this Change Order will be

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be unchanged.

1,320,023.00

-240,214.00 1,079,809.00

16,289.00

1,096,098.00

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Martin Gardner Architecture, P.C.

ARCHITECT (Firm name)

sand his

SIGNATURE

Bethany Jordan, AIA, Project Architect

PRINTED NAME AND TITLE

1/7/2025 | 12:35:24 CST

DATE

Cornerstone Commercial Contractors, Inc.

CONTRACTOR (Firm name)

Jason tentuer

SIGNATURE

Jason Kentner, Owner

PRINTED NAME AND TITLE

1/7/2025 | 11:05:20 PST

DATE

City of Muscatine, Iowa

OWNER (Firm name)

Brad Bark, Mayor

PRINTED NAME AND TITLE

Jan 21, 2025

DATE

Commercial Contractors

401 7th Street Corning, Iowa 50841 641-322-3862 office 641-322-3405 fax **COR #11**

Dec 4, 2024

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for Building # 221/223 with the added cost of shoring the front area described on drawing date 11/21/2024.

Shoring materials and labor \$14,809.00
General conditions \$1,480.00
Total \$16,289.00

This cost does not include any demolition of masonry, relaying masonry or repair of area needed for shoring to be installed. These costs will come after the shoring is completed

Cornerstone accepts no responsibility if the shoring shown doesn't hold this building up. This is not our design and there is no Structural Engineer stamp on this drawing provided on 11/21/2024.

Thank You,

Jason Kentner Project Manager / Owner



Design-Builder | Construction Manager | General Contractor

3508 Terrace Drive Cedar Falls, IA 50613

main 319,433.6313 fax 319.753.2208

www.carlanelsonco.com

December 4,2024

Mr. Jason Kentner Cornerstone Construction

RE:

223 E 2nd Ave Muscatine, IA

Dear Mr. Kentner:

We are pleased to submit this lump sum proposal to provide construction services for Shoring the Entrances to 221 and 223 2nd Ave Muscatine, IA. We have based this proposal on our discussions, site visits, and provided documents. Scope of work, pricing, and schedule are below:

Documents:

- 1. Main Floor Demo Plan provided by Cornerstone Construction
- 2. Photos provided by Cornerstone Construction

Scope of Work:

General

- Our Proposal assumes existing toilet facilities may be utilized by our crews.
- Our Proposal assumes onsite dumpsters can be used for construction debris without charges.
- We will Install safety cones and caution tape to barricade storefronts from sidewalks.
- All permits by others
- Our proposal is based on 30-day payment terms
- Our proposal assumes builder's risk insurance is provided by others and that we will be listed as insured with a waiver of subrogation

Demolition

- Remove existing sofit and subceiling as needed to expose steel beams and install shoring
 post. Note: It is assumed we will have to remove all the soffit to expose the steel beams
 and safely install the shoring post.
- All debris will be left in an onsite dumpster provided by the general contractor.

Shoring

- Install (12) 9"x 9" EFCO Super Stud Shoring Posts.
- We are assuming the support beams are approximately 12 feet from sidewalk level.
- Shoring installation includes all necessary lumber for base plates and all accessories necessary for complete and secure installation.
- Shoring Post to remain in place for a maximum period of 2 months
- We have included the product data sheet for the EFCO Super Studs for review and approval by your Engineer.
- We have not included stamped engineering shoring design, alternatively, we are using EFCO listed manufacturer data for shoring capacity that exceeds the required capacity provided by our Engineer.

223 # 2nd Ave Muscatine IA

Removal of Shoring

- Remove all shoring post and accessories after structural repairs have been made
- It is assumed shoring posts will be in the same condition as they were when they were brought & installed to the site i.e. free of mortar, debris or damage from other trades

Pricing (Lump Sum): \$14,809

We propose the schedule of work as follows:

<u>Work Duration</u>: We can have a crew on site next week to remove the sofit and install the shoring post assuming your engineer is acceptable with our shoring system. Installation should be complete in less than a week. We will then return to remove the shoring upon completion of structural repairs performed by others.

We appreciate your treating this proposal as confidential. We look forward to working with you to make this project a success.

Sincerely,

CARL A. NELSON & COMPANY

Matt Shaner

Matt Shaner Project Manager



9" x 9" Dimensional

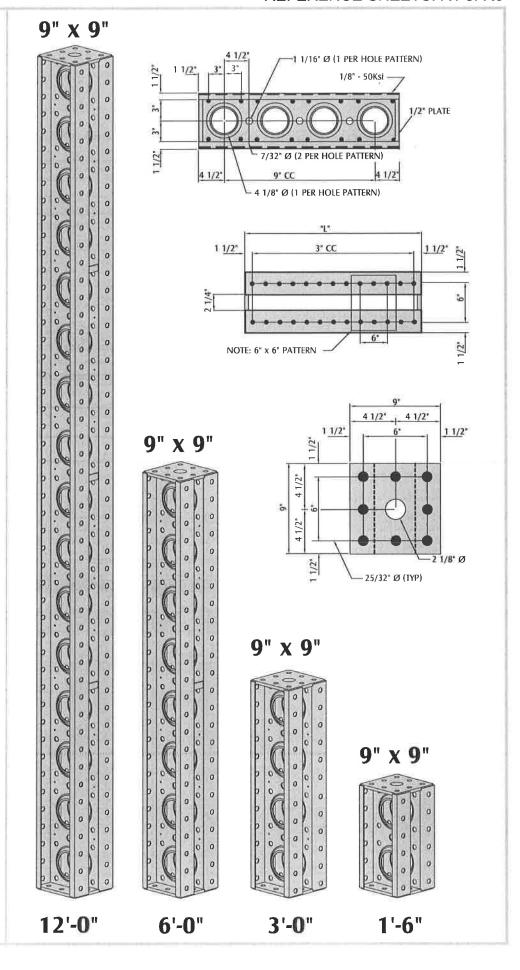
Data

The backbone of the SUPER STUD system is the lightweight, high strength SUPER STUD beam.

SUPER STUDS are available in four modular sizes which, when combined with SUPER STUD accessories (page 32), offer the versatility of a giant "erector set".

9" x 9" SUPER STUD SIZES

Item No.	Size	Wt.
01500	12'-0"	162
02500	6'-0"	94
03500	3'-0"	55
04500	1'-6"	36





SUPER STUD®

Technical Data

This technical data has been developed to assist engineers in the design of your specific SUPER STUD applications.

Capacities are based on safety factors commonly used by the forming and shoring industry. Compression members are rated using 2.5: 1 safety factors.

The users of EFCO SUPER STUDS must design SUPER STUD forming and shoring assemblies to appropriate safety factors and control all field conditions to ensure that SUPER STUDS are not overloaded.

Engineering Properties

9" x 9" SUPER STUD

Material fi= 50 ksi Cross Section Properties for Bending (Properties Between 4"ø Holes)

A =4.18 in² Sx =11.5 in³ lx =51.5 ln⁴ r =3.51 in lw =25.4 in⁴ r = 2.46 ln NOTE: Not Intended for Y-Axis Bending

Cross Section Properties for Axial Compression (Properties At 4"ø Holes)

A = 2.82 ln² S_{xx} = 9.52 in³ I_{xx} = 42.8 ln⁴ I_{xx} = 3.90 ln I_{xx} = 19.8 in⁴ I_{xx} = 2.65 in

SAFE WORK LOADS A. Waler/Stiffback

Mmax = 28.6 K ft (x-x Axis)
Max tie load without tie bearing=10 K
Max tie load with tie bearing=30 K

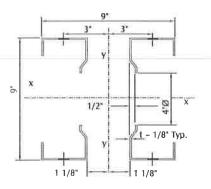
B. Beam Mmax = 2

Mmax = 28.6 K ft (at member or at Joint using four 3/4"ø x 2" Quick Bolts)
Vmax = 20 K (x-Axis only)
C. Shore (Column)

Max = 30 K concentric load to 12 ft Kl/r governs above 12'-0"

D. Wind Brace (See charts page 29)
Max. concentric load = 40 K max.
varying to 12 K at
SUPER STUD length = 54 ft (y-y axis braced).

E. Tension - Max tension is limited by the tensile capacity of the screw lack = 25 K



6" x 6" SUPER STUD

Material fi= 50 ksi
Cross Section Properties for Bending
(Properties Between 3"ø Holes)
A = 1.71 in² Sx = 3.02 in² ix = 9.07 in⁴
rx = 2.30 in ix = 5.27 in⁴ ry = 1.75 in
NOTE: Not Intended for Y-Axis Bending

Cross Section Properties for Axial Compression (Properties At 3*ø Holes)

A =1.31 in² S^{xx} =2.89 in³ I^{xx} =8.67 in⁴ I^{xy} =2.58 in I^{yy} =4.96 in⁴ I^{yy} =1.95 in

SAFE WORK LOADS A. Waler/Stiffback

Mmax = 7.56 K ft (x-x Axis)
Max tle load without tle bearing=5 K
Max tle load with tle bearing=19.2 K

8. Beam Mmax = 7.56 K ft. (at member or at joint using four 3/4"ø x 2" Quick Bolts) Vmax = 12.8 K (x-Axis only)

C. Shore (Column)

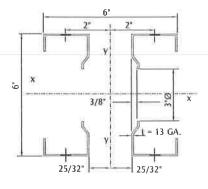
Max = 15 K concentric load to 10 ft.

Kl/r doverns above 10'-0"

D. Wind Brace (See charts page 29)

Max. concentric load = 20 K max. varying to 6 K
at SUPER STUD length = 30 ft (y-y axis braced).

E. Tension - Max tension is limited by the tensile capacity of the screw Jack = 15 K



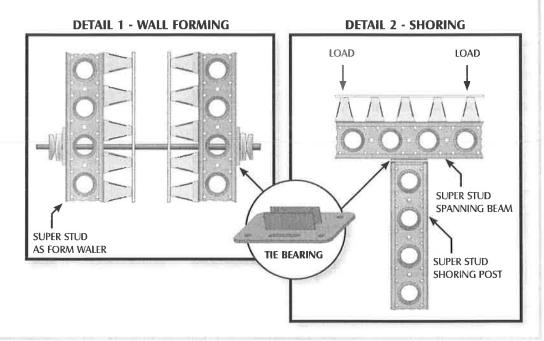
SUPER STUD Intersections and Concentrated loads

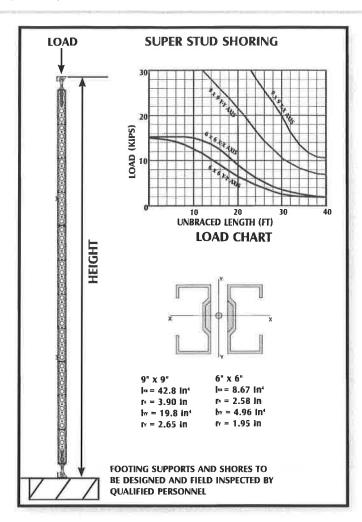
CAUTION

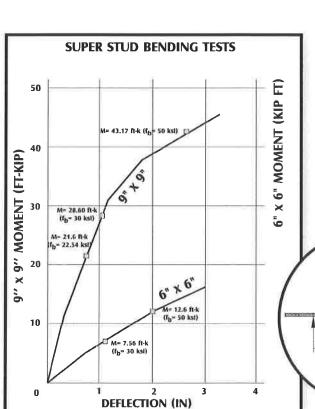
Concentrated Loads without SUPER STUD TIE Bearings may crush and fail the SUPER STUD.

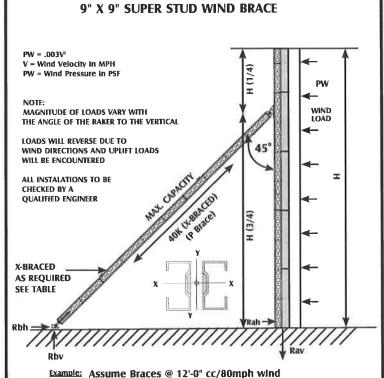
In wall forming, concentrated loads are created at tie locations. Tie Bearings as shown in **Detail 1** are required to prevent crushing failure of the SUPER STUD.

In shoring, concentrated loads are created in spanning SUPER STUDS at shore post locations. Tie Bearings as shown in **Detail 2** are required at shore posts to prevent crushing failure of the spanning SUPER STUD.









	H	Rbv	Rbh	Rav	Rah	P Brace
Typical	18	2.77K	2.77K	2.77K	1.39K	3.92K
Loads for 45°	24	3.70K	3.70K	3.70K	1.85K	5.23K
	30	4.62K	4.62K	4.62K	2.31K	6.53K
	36	5.54K	5.54K	5.54K	2.77K	7.83K
	42.4	6.47K	6.47K	6.47K	3.23K	9.150N
	l	X-E	Bracing RI Y-Y AXIS			

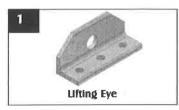
PW= $(.003)(80)^2 = 19.2 \text{ lb/ft}^2$

Wind Uniform Load = (19.2)(12) = 231 #/ft.

NOTE: Capacities are increased 4/3 due to wind loading.

ACCESSORIES

SUPER STUD SYSTEM



Specially designed Lifting Eyes are attached to the thick SUPER STUD end plates and allow for variation in pick points to adjust for center of gravity.

9" x 9" Item No. 03501 Wt. 8.3 b 6" x 6" Item No. 83073 Wt. 4.2 b



Tie Bearings distribute the loadings to the SUPER STUD.

9" x 9" Maximum Load 30,000 lb 6" x 6" Maximum Load 19,200 lb 9" x 9" Item No. 07501 Wt. 11 lb 6" x 6" Item No. 80511 Wt. 5.95 lb



Plumbing Screws are used to plumb and align one-sided wall forming projects.

9" x 9" Item No. 02502 Wt. 29 lb 6" x 6" Item No. 02512 Wt. 12.3 lb



The 1/2" thick SUPER STUD Shim Plate has the exact punching of the SUPER STUD end plate.

9" x 9" Item No. 10501 Wt. 11.49 lb



The panel hinge allows for SUPER STUD Jr's to connect to form panels and collapse easily when cycling without the removal of SUPER STUD Jr. bracing.

5" x 6" Item No. 11511 Wt. 33.4 lb



Diagonal Brace Hinged Connections allow the diagonal braces to swing down to a vertical position to travel with the gang.

9" x 9" Item No. 06501 Wt. 54.01 lb 6" x 6" Item No. 06511 Wt. 23.89 lb



Swivel Head Screw Jacks serve as adjusting screw and easily boft to either or both ends of the SUPER STUD.

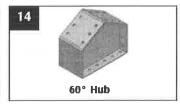
Min. Height - 10" Max. Height - 16"

9" x 9" Item No. 01501 Wt. 62 lb 6" x 6" Item No. 01511 Wt. 42.12 lb



45° Intersection Adapters have been designed for heavy, one-sided forming applications for intersections of kickers, rakers and walers.

9" x 9" Item No. 09501 Wt. 28 lb 6" x 6" Item No. 09511 Wt. 29.73 lb



The SUPER STUD Hub allows SUPER STUDS to be Joined at 60° angles to one another through the end plates.

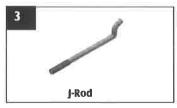
9" x 9" Item No. 20505 Wt. 77.85 lb



The EFCO Quick Bolt allows for fast connection of EFCO form panels and all EFCO accessories.

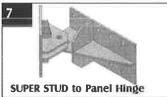
1 1/2"	Item No. 56520	Wt2 lb
2"	Item No. 80180	Wt6 lb
3"	Item No. 80181	Wt7 lb
4"	Item No. 80182	Wt8 lb
5"	Item No. 83182	Wt. 1.0 lb

NOTE: (The primary EFCO form fastener is the 3/4" x 2" Quick Boft. The 3/4" x 1 1/2" is used to connect EFCO F-REAMS in SLIPER STLIDS.)



J-Rods connect the steel forms to SUPER STUDS by hooking through the form panel ribs and holding the form to the face of the SUPER STUD.

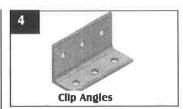
9" x 9" ltern No. 51501 Wt. 1.37 lb Washer ltern No. 57300 Wt. 1.86 lb 3/4" Qulck Nut Wt. .19 lb



The panel hinge allows for Super Studs to connect to form panels and collapse easily when cycling without the removal of SUPER STUD bracing.

9" x 9" Item No. 11501 Wt. 44.3 lb





Connection of steel forms to SUPER STUDS to pick up the vertical form load.

9' x 9' H.D. ltem No. 04502 Wt. 6 lb 9' x 9' to EFCO ltem No. 61501 Wt. .39 lb 6' x 6' H.D. ltem No. 62511 Wt. 3.3 lb 6' x 6' to EFCO ltem No. 61511 Wt. .53 lb

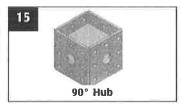


One-sided forming projects require hold down anchors at the wall line. This 45° tte down works in conjunction with embedded anchors. (Anchors not Induded) 9' x 9' ltem No. 08501 Wt. 26 lb 6° x 6° ltem No. 08511 Wt. 17.5 lb



The EFCO SUPER STUD Wheel Assemblies have a 12" alethane wheel with tapered roller bearings and grease fittings. The rating capacity of SUPER STUD wheels is 4,800 lb.

x 9" Item No. 08502 Wt. 55 lb 9" x 9" Item No. 07502 Wt. 70.



The SUPER STUD Hub allows SUPER STUDS to be joined at 90° angles to one another through the end plates.

9" x 9" Item No. 01505 Wt. 48.82 lb

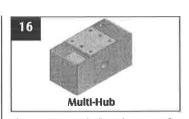
Shaved Bolt Required Item No. 11505 Wt. .56 lb



For use with the 1 1/4"Ø Flared Anchor (20531). The long length of the Bolt w/running nut allows the same bolt to be used in a variety of setting and anchoring situations.

Item No. 50531

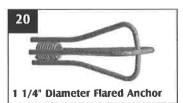
Wt. 11.9 lb



The SUPER STUD Hub allows the Joining of SUPER STUDS on multiple planes.

9" x 9" x 18" Item No. 02505 Wt. 65.03 lb

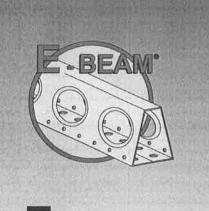
Shaved Bolt Required Item No. 11505 Wt. .56 lb



The flared anchor is placed in concrete and attached at the base tie down comer with a coll rod for secure fastening of a wall set-up.

Item No. 20531

Wt. .5 lb



Engineering DATA

E-BEAM is constructed of high strength, durable galvanized steel.

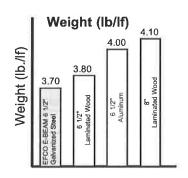
E-BEAMs are available in lengths of 2'-0" increments, up to 40' in length.

E-BEAMs are available for purchase <u>or rent</u> from the EFCO warehouse nearest you.

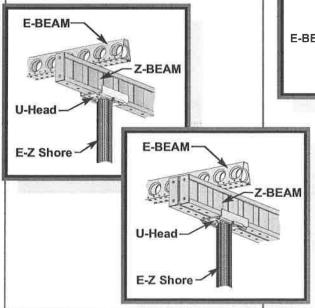
EFCO E-BEAM					
LENGTH	WEIGHT	ITEM NO			
4'-0"	14.8	04474			
6'-0"	22.2	06474			
8'-0"	29.6	08474			
10'-0"	37.6	10474			
12'-0"	44.4	12474			
14'-0"	51.8	14474			
16'-0"	0" 59.2	16474			
18'-0"	66.6	18474			
20'-0"	74.0	20474			
22'-0"	81.4	22474			
24'-0"	88.8	24474			

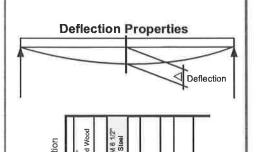
Nail	Size	
E-BEAM Nail EFCO Item #10890	.10 x 1 1/2"	
Gripshank® Nail EFCO Item #12890	.10 x 1 3/8" .2 x 2"	-
E-BEAM Screw EFCO Item #11890	1 5/8"	

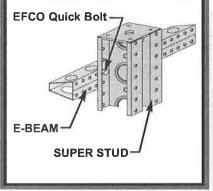
ENGINEERII	NG DATA				
PROPERTIES EFCO E-BEAM					
Metal	Steel				
Height	6 1/2"				
Base Width	5 in.				
Top Width	2 in.				
Nominal Weight	3.7lb./LF				
Dim. to Neutral Axis y from base	2.92 in.				
Ixx (Deflection Calculation)	6.90 in.4				
Sxx (Top, Stress Calculation)	1.56 in.3				
Sxx (Bottom, Stress Calculation)	1.91 in.3				
E	2.9 x 10 ⁷				
Fy	55 ksi				



BEAM	Stiffness E x I (lb in² x 10°)		
6 1/2" Laminated Wood	141		
6 1/2" Aluminum	172		
E-BEAM 6 1/2" Galvanized Steel	200		
8" Laminated Wood	242		

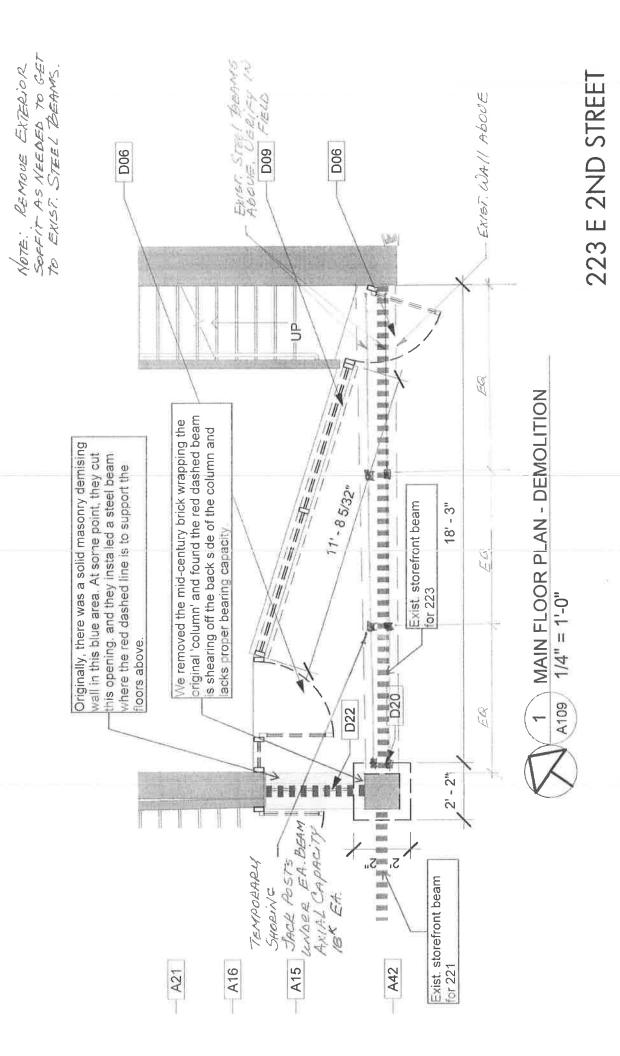






Allowable E-BEAM Bearing capacities:

- E-BEAM on a singleZ-BEAM = 4.34 kips
- E-BEAM on a doubleZ-BEAM = 5.4 kips
- E-BEAM on 9 x 9 SUPER STUD Sr. = 5.32 kips





Certificate Of Completion

Envelope Id: F69367E6-7775-438F-A7A7-C26631E76DE5

Subject: Complete with Docusign: Muscatine Facades Change Order #3

Source Envelope:

Document Pages: 10

Certificate Pages: 2

AutoNav: Enabled
Envelopeld Stamping: Enabled

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Sent

Envelope Originator:

Justin Hoff

700 11th St., Ste. 200

Marion, IA 52302

justinh@martingardnerarch.com IP Address: 98.159.120.237

Record Tracking

Status: Original

1/6/2025 10:12:31 AM

Holder: Justin Hoff

Signatures: 2

Initials: 0

justinh@martingardnerarch.com

Location: DocuSign

Signer Events

Bethany Jordan

bethanyj@martingardnerarch.com

Architect

Martin Gardner Architecture, P.C.

Security Level: Email, Account Authentication

None)

Signature

Between Borden

Signature Adoption: Uploaded Signature Image

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Timestamp

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Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Jason Kentner

jason.kentner@cornercc.com

Security Level: Email, Account Authentication

(None)

Jason kuntnur BD678E7AD386436

Signature Adoption: Pre-selected Style

Using IP Address: 173.26.194.86

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Signed: 1/7/2025 11:05:20 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Brad Bark

bbark@muscatineiowa.gov

Security Level: Email, Account Authentication

(None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Sent: 1/7/2025 11:05:23 AM

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Editor Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Kyle Martin kylem@martingardnerarch.com President Martin Gardner Architecture Security Level: Email, Account Authentication (None)	COPIED	Sent: 1/6/2025 10:15:10 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign Jamie Johnston jamie@cornercc.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 1/7/2025 10:35:27 AM
Jodi Royal-Goodwin jroyal-goodwin@muscatineiowa.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 1/7/2025 11:05:22 AM Viewed: 1/7/2025 11:09:37 AM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/6/2025 10:15:09 AM

Timestamps

Status

Payment Events



$m AIA^{\circ}$ Document G701 $^{\circ}$ – 2017

Change Order

PROJECT: (Name and address) Muscatine Downtown Facade

Revitalization

Downtown Business District Muscatine, IA 52761

OWNER: (Name and address) City of Muscatine, Iowa 215 Sycamore Street Muscatine, IA 52761

CONTRACT INFORMATION:

Contract For: General Construction

Date: October 19, 2023

ARCHITECT: (Name and address) Martin Gardner Architecture, P.C. 700 11th Street, Suite 200

CHANGE ORDER INFORMATION:

Change Order Number: 002

Date: December 12, 2024

CONTRACTOR: (Name and address) Cornerstone Commercial Contractors, Inc.

401 7th Street Corning, IA 50841

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

See the following attached forms:

Substitution Request, dated March 4, 2024

Change Order Request #8, dated May 20, 2024

Change Order Request #9, dated October 29, 2024

Change Order Request #10, dated November 12, 2024

The original Contract Sum was The net change by previously authorized Change Orders The Contract Sum prior to this Change Order was The Contract Sum will be decreased by this Change Order in the amount of The new Contract Sum including this Change Order will be

-239,843.00 1,080,180.00 371.00 1,079,809.00

1,320,023.00

The Contract Time will be increased by One Hundred Forty-seven (147) days.

The new date of Substantial Completion will be April 30, 2025, with Final Completion no later than May 30, 2025.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Martin Gardner Architecture, P.C. ARCHITECT (Firm name)	Contractors Commercial Contractors, Inc. CONTRACTOR (Firm name)	City of Muscatine, Iowa OWNER (Firm name)
SIGNATURE	SIGNATURE	SIGNATURE
Bethany JordanAIA, Project Architect PRINTED NAME AND TITLE	Jason Kentner, Owner PRINTED NAME AND TITLE	Brad Bark, Mayor PRINTED NAME AND TITLE Jan 21, 2025
DATE	DATE	DATE



SUBSTITUTION REQUEST (After the Bidding/Negotiating Phase)

		(After the morning regulating russe)
Project:	Ausortin Doventium Frede	Substitution Request Number: 2
	215 Sylamore St Missoure To	From Cornerstone Contractors
	Betheny Jordan	Date: 3/4/3/
	Martin Gardner Brothstechere	A/b Project Number: 121 (6/01
Rei	Fiberglass Doors, Hardware	
-		The second secon
	tion Title: Door Hardware	Description:
Section:	087100 Page:	Article/Paragraph:
Proposed	Substitution Province Steel Dark	5
	uner Provise Address 2150 St Rd	
Trade Na	inio;	Model No .
Installer:	Address	Phone;
-	by-point comparative data attached REQUIRED BY ATE	Similar quality; just
Reason fo	a and providing specified item. COST, SAVIV	gs .
Sumilar In	istallation:	
	Project: Wicha Futual Archivet:	$(A \cdot b)$
	Address: 50 / Center St Owner:	
	Wilter IR SOTH Date Install	st 4/2623
Proposed .	substitution affects other parts of Work: Ke No LEYes.	explain
Savings to	Owner for accepting substitution: Four 4housah	deighthundred is 4853.00.
Proposed :	and the state of t	Yes [Add] [Deduct]
A THE STATE OF THE	Ships Quickly	arationer Saumas
Supporting	12	Samples Fusts Reports

SUBSTITUTION

(After the Bidding/Negotiating Phase -- Continued)

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- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- · Same warrants will be furnished for proposed substitution as for specified product
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Cost data as stated above is complete. Claims for additional costs related to accepted substitution which may subsequently become apparent are to be waived.

 Proposed substitution does not affect dimensions and functi Payment will be made for changes to building design, inclused, coordination, installation, and changes in the Work as necessarily 	ling AT design, detailing, and construction costs caused by the substitution,
Submitted by:	N.F.K.
Signed by. Which Bolow	
Firm	
Address: 2225 Kinger Byl	
July 15 Sall	
Telephone: Sussible 1 31 1 1	
Attachments:	
A/F's REVIEW AND RECOMMENDATION	
🗵 Approve Substitution - Make submittals in accordance with	Specification Section 01.33 (to Submittal Procedures
 Approve Substitution as noted - Make submittals in accordance. Reject Substitution - Use specified materials. 	ince with Specification Section 01 33 00 Submittel Procedures.
Substitution Request received too late - Use specified mate	ids
Signed by: Bethand Jordan	
70	Date: 5/3/24
OWNER'S REVIEW AND ACTION	
Substitution approved - Make submittals in accordance worker.	ith Specification Section 01/33/00 Submittal Procedures. Prepare Change
LI Substitution approved as noted - Make submittuls in acci-	relative with Specification Section (11.33-0)) Submittal Procedures, Prepare
Change Order. Substitution rejected - The specified materials.	The state of the s
and Vara He des	#.W!
Signed by State St	Date 5-7-24

☐ Contractor

Additional Comments:

11 Supplier

Manufacturer

El Subcontractor

1.1.1.

Commercial Contractors

401 7th Street Corning, Iowa 50841 641-322-3862 office 641-322-3405 fax **COR#8**

May 20th, 2024

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for Building # $225 E 2^{nd}$ Adding additional Vitrolite scope.

(1) green vitrolite panel	\$ 300.00
(2) black vitrolite panels	\$ 150.00
Time/labor to relocate the panels.	\$ 1,025.00
Freight and shipping	\$ 150.00
General Conditions	\$ 162.00
Total	\$ 1,787.00

Thank You,

Jason Kentner Project Manager / Owner

Commercial Contractors

401 7th Street Corning, Iowa 50841 641-322-3862 office 641-322-3405 fax **COR#9**

October 29, 2024

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for Building # 207 added cost of trapezoidal glass.

Trapezoidal glass General Conditions Total \$ 900.00 \$ 90.00 \$ 990.00

Thank You,

Jason Kentner Project Manager / Owner

Commercial Contractors

401 7th Street Corning, Iowa 50841 641-322-3862 office 641-322-3405 fax **COR #10**

November 12, 2024

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for Building # 217 added cost of tearing off and reframing rotten roof structure

Materials	\$ 100.00
Demo to remove rotten structure	\$ 250.00
Labor to replace 10 sf decking, 3 rafters, 6' skirting	\$ 800.00
Lift rental one extra day	\$ 400.00
General conditions	\$ 155.00
Total	\$ 1,705.00

This cost does not include any additional work on the interior of this area

Thank You,

Jason Kentner Project Manager / Owner



Change Order

PROJECT: (Name and address)
Muscatine Downtown Facade

Revitalization

Downtown Business District

Muscatine, IA 52761

OWNER: (Name and address)
City of Muscatine, Iowa
215 Sycamore Street
Muscatine, IA 52761

CONTRACT INFORMATION:

Contract For: General Construction

Date: October 19, 2023

ARCHITECT: (Name and address)
Martin Gardner Architecture, P.C.
700 11th St., Ste. 200

Marion, IA 52302

CHANGE ORDER INFORMATION:

Change Order Number: 001

Date: December 11, 2023

CONTRACTOR: (Name and address)
Cornerstone Commercial Contractors, Inc.

401 7th Street Corning, IA 50841

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Remove buildings 205 E and 215 E from the Project per the individual Building Owner's request.

The original Contract Sum was \$\, \text{1,320,023.00}\$

The net change by previously authorized Change Orders \$\, \text{0.00}\$

The Contract Sum prior to this Change Order was \$\, \text{1,320,023.00}\$

The Contract Sum will be decreased by this Change Order in the amount of \$\, \text{239,843.00}\$

The new Contract Sum including this Change Order will be \$\, \text{1,080,180.00}\$

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be December 4, 2024 with Final Completion no later than January 3, 2025.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Martin Gardner Architecture, P.C. ARCHITECT (Firm name) Bookstapant by Martin Gardner Architecture, P.C.	Cornerstone Commercial Contractors, Inc. CONTRACTOR (Firm name) Jason kuntur	City of Muscatine, Iowa OWNER (Firm name)	
SIGNATURE	SIGNATURE	SIGNATURE	
Bethany Jordan, AIA, Project Architect PRINTED NAME AND TITLE 12/11/2023 15:46:44 CST	Jason Kentnre, Owner PRINTED NAME AND TITLE 1/15/2024 09:09:39 PST	Brad Bark, Mayor PRINTED NAME AND TITLE 12/11/2023 17:09:57 PST	
DATE	DATE	DATE	

Certificate Of Completion

Envelope Id: 817B49B990C34F3F8F8CE1BA27DCB874

Subject: Complete with DocuSign: Muscatine Facades Change Order #1

Source Envelope:

Document Pages: 1 Certificate Pages: 2

AutoNav: Enabled Envelopeld Stamping: Enabled

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:

Justin Hoff

700 11th St., Ste. 200 Marion, IA 52302

justinh@martingardnerarch.com IP Address: 209.252.169.97

Record Tracking

12/11/2023 1:24:41 PM

Holder: Justin Hoff

Signatures: 3

Initials: 0

justinh@martingardnerarch.com

Location: DocuSign

Signer Events

Status: Original

Bethany Jordan bethanyj@martingardnerarch.com

Architect Martin Gardner Architecture, P.C.

Security Level: Email, Account Authentication

(None)

Signature Herkong Bridge

477F3EF586E4417

Signature Adoption: Uploaded Signature Image

Using IP Address: 209.252.169.97

Timestamp

Sent: 12/11/2023 1:28:12 PM Viewed: 12/11/2023 1:45:36 PM Signed: 12/11/2023 1:46:44 PM

Electronic Record and Signature Disclosure: Not Offered via DocuSign

Brad Bark bbark@muscatineiowa.gov

Security Level: Email, Account Authentication

(None)

ECE3D4E2A0DE45E

Signature Adoption: Drawn on Device Using IP Address: 15.181.181.189

Signed using mobile

Sent: 12/11/2023 1:28:13 PM Viewed: 12/11/2023 5:08:15 PM

Signed: 12/11/2023 5:09:57 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Jason Kentner

jason.kentner@cornercc.com

Security Level: Email, Account Authentication

(None)

Jason tentuer 8D678E7AD380438

Signature Adoption: Pre-selected Style Using IP Address: 173.26.194.86

Sent: 12/11/2023 1:28:12 PM

Resent: 12/14/2023 12:46:39 PM Resent: 12/15/2023 9:57:49 AM Viewed: 12/30/2023 2:10:23 AM Signed: 1/15/2024 9:09:39 AM

Electronic Record and Signature Disclosure:

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Carbon Copy Events Status Timestamp Jamie Johnston Sent: 12/11/2023 1:28:13 PM **COPIED** jamie@cornercc.com Security Level: Email, Account Authentication **Electronic Record and Signature Disclosure:** Not Offered via DocuSign Jodi Royal-Goodwin Sent: 12/11/2023 1:28:13 PM COPIED jroyal-goodwin@muscatineiowa.gov Viewed: 12/13/2023 5:55:34 AM Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign Kristin Neppl Sent: 12/11/2023 1:28:14 PM COPIED kristinn@martingardnerarch.com Office Manager Martin Gardner Architecture, P.C. Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign Kyle Martin Sent: 12/11/2023 1:28:14 PM COPIED kylem@martingardnerarch.com President Martin Gardner Architecture, P.C. Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign Witness Events Signature **Timestamp Notary Events** Signature **Timestamp**

Timestamps

Timestamps

12/11/2023 1:28:14 PM

12/30/2023 2:10:23 AM

1/15/2024 9:09:39 AM

1/15/2024 9:09:39 AM

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Completed

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Payment Events

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