



MUSCATINE MUNICIPAL HOUSING AGENCY

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MEMORANDUM

TO: Gregg Mandsager, City Administrator
FROM: Jodi Royal-Goodwin, Housing Administrator
DATE: May 19, 2016
RE: Domestic Water Heater Replacement for Clark House

INTRODUCTION: JL Brady Company, L.L.C. has completed the replacement of the domestic hot water heaters at Clark House per the terms of the executed contract.

BACKGROUND: The Housing Agency solicited bids for the replacement of the domestic hot water heaters at Clark House, a 100-unit, 11-story public housing complex constructed in 1977 for persons 50 years of age and older. This completes the replacement of all boilers at the complex; boilers providing heat to the building were replaced in 2011 and 2012.

A contract with A&J Associates PC for design and project management was approved at the November 5 meeting and project bids were solicited from qualified contractors. Four qualified bids were received January 26, and at the February 4 meeting of the Muscatine City Council the \$49,478 bid from JL Brady Company, L.L.C. accepted as the lowest responsive bid. A contract was awarded and approved February 18. Two change orders were approved at the May 5 meeting totaling \$1,746 for a total project cost of \$51,224.

All contract work has been completed and a Certificate of Substantial Completion has been submitted. The contractor is now entitled to final payment for the project, including the retainage, pursuant to Iowa Code Chapter 573.

RECOMMENDATION: It is recommended that City Council, acting as the Muscatine Public Housing Agency Board of Commissioners, approve the attached resolution accepting the completed project replacing domestic water heaters at Clark House and authorizing final payment of \$7,509, including \$2,561 in retainage, to JL Brady Company, L.L.C. Funding for this and all public housing improvements is through the Capital Fund Program from the U.S. Department of Housing and Urban Development (HUD).

RESOLUTION NO. _____

**RESOLUTION ACCEPTING COMPLETED WORK PERFORMED
FOR DOMESTIC WATER HEATER REPLACEMENT FOR CLARK HOUSE AND
AUTHORIZING FINAL PAYMENT**

WHEREAS, the City Council of Muscatine, acting as the Muscatine Public Housing Agency Board of Commissioners, approved a contract for the replacement of domestic water heaters at the Clark House with JL Brady Company, L.L.C. for \$49,478; and

WHEREAS, two change orders were approved with additional costs of \$1,746 resulting in total project costs of \$51,224; and

WHEREAS, the contractor has been paid \$43,715 with a remaining contract balance of \$7,509, including \$2,561 in retainage, will be due and payable

WHEREAS, all work under this contract has been completed by the contractor, approved and accepted by the project management team and meets the requirements of the plans and specifications.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Muscatine, Iowa, that the City of Muscatine hereby accepts the work performed and authorizes final payment under the contract, including the required retainage, 30 days from the date of the adoption of this resolution pursuant to Iowa Code Chapter 573.

PASSED, APPROVED, AND ADOPTED by the City Council for the City of Muscatine, Iowa, on this 19th day of May 2016.

**City Council of the City of
Muscatine, Iowa**

DIANA L. BRODERSON, MAYOR
MUSCATINE, IOWA

ATTEST:

GREGG MANDSAGER, CITY CLERK
MUSCATINE, IOWA