



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

CC: Gregg Mandsager, City Administrator

FROM: Jodi Royal-Goodwin, Housing Administrator

DATE: August 15, 2019

RE: Request to Issue Approve Issuance of Purchase Order for Foundation Repairs at Sunset Park

INTRODUCTION: Through the U.S. Department of Housing and Urban Development's Public Housing Program the City constructed Sunset Park in 1984. Unfortunately, several of the buildings are showing signs of settlement, such as sloping floors and door jambs that are no longer closing flush. Settling in one building is significant enough that it has been taken off-line until foundation and associated repairs are complete.

BACKGROUND: Sunset Park is an apartment complex including 50 1-, 2-, 3- and 4-bedroom townhouse style units on Bloomington Lane housing low income. Unfortunately, some years ago we noticed significant settling in one building, and in late 2017 we began investigating the cause and necessary corrective actions.

In September 2018 an engineer's report was obtained. The engineer determined the likely cause of this settlement is groundwater movement washing out fine particles in the soil as the result of a number of confirmed or on-site conditions. It was also recommended two items be addressed to mitigate the settlement problem. First it is recommended downspout extensions be added to move discharge water farther from the buildings. Second that underpinning of the foundation wall be completed.

Based upon this recommendation staff proceeded to solicit quotes for the recommended corrective actions as well as repair work to the building most impacted. As indicated below three quotes were received:

- Stumpf Construction \$34,955
- Helitech \$15,663
- MidAmerican Basement \$10,750

The Stumpf and Helitech quotes responded to all components of work requested. MidAmerican informed staff that due to requirements to comply with Davis Bacon and Section 3 they did not want to assume liability for certified payrolls for subcontractors necessary to perform some aspect of the work.

RECOMMENDATION/RATIONALE: Staff recommends Council approve issuing a purchase order in the amount of \$15,663 for Helitech to complete the required work. This item was included in the Public Housing budget.