



MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: Thomas Thomas

SUBJECT: IL/IA Center for Independent Living

DATE: Sept. 19, 2013

As part of the Watchtower redevelopment the City approved and acquired property from IL/IA Center for Independent Living. The contract also called for the donation of a city owned parcel on 11th Street between 4th and 5th Avenue. As we were getting ready to convey the property to IL/IA Center for Independent Living it was discovered the property contained unknown issue during soil borings conducted for foundation design work. This issue is because a number of years ago when the City acquired the property and demolished the homes. During demolishing the old policy to save money left the old foundations and bad soil. This has caused IL/IA Center for Independent Living to spend more money on building the foundation for the new building. The attached letter from Build to Suit, Inc. outlines the additional costs totaling \$83,335.00.

Recommendation:

CED staff recommends paying the additional sum of \$83,335 to IL/IA Center for Independent Living and authorize City Manager to execute necessary documents.

Submitted by: Jeffery Eder, Community & Economic Development Director

Approved: Thomas Thomas, City Manager

Build to Suit
INCORPORATED

September 19, 2013

Tom Skorepa
Law Offices of Thomas A. Skorepa, P.C.
3725 Blackhawk Road, Suite 200
Rock Island, IL 61201

Project: New Facility, 5th Avenue & 11th Street, Rock Island, IL

Tom,

Below I have provided a summary of costs not included in our price due to the existing soil conditions. This summary includes pipe pile and reinforced concrete slab design due to unstable soils (see attached design from Missman). This additional foundation cost includes the pipe pile support based upon a depth of 20 feet, thickened foundation wall, grade beams, and reinforcing steel for a self-supporting floor slab. These costs are above and beyond the typical foundation (spread footing, 8" wide foundation stem-wall and unreinforced floor slab) cost if we had "normal" soil conditions.

Hawkeye Corporation	\$ 29,500
Goetz Concrete	\$ 35,200
Missman (pipe pile layout)	\$ 1,250
Missman (foundation design)	\$ 3,400
Miscellaneous Fees/Permit	<u>\$ 3,553</u>
Subtotal	\$ 72,903
BTS OH&P 8%	<u>\$ 5,832</u>
Total Costs	\$ 78,735

In addition, I have included below a list of other costs associated with investigation of the site:

Phase One Environmental (Seneca)	\$ 1,800
Missman, Inc. (Soil borings)	<u>\$ 2,800</u>
Total Amount	\$ 4,600

Please review this information and feel free to call to discuss or if you have any questions.

Sincerely,

BUILD TO SUIT, INC.

Chuck Meyer
CM/bms