

MARSHALLTOWN

— I O W A —

Joel Greer, Mayor
 Jessica Kinser, Administrator
 24 North Center Street
 Marshalltown, IA 50158-4911
 Tel - (641) 754-5701
 Fax - (641) 754-5717

TO: Mayor Greer and City Council
FROM: Michelle Spohnheimer, Housing & Community Development Director & Heather Thomas, Public Works Director
DATE: September 12, 2022
RE: Reject Bids for ECO 21-002 Downtown Revitalization Project – Façade Rehabilitation

Policy Issue: Rejection/Award of Projects is done by City Council Action.

<input checked="" type="checkbox"/> Goal 1: Expand and improve development	<input type="checkbox"/> Goal 3: Continually improve the City’s organization & services
<input checked="" type="checkbox"/> Goal 2: Enhance Marshalltown’s public image	<input type="checkbox"/> Goal 4: Partner with others to improve quality of life

Specific Objective/Action:

- Goal 1 – Objective 1: Support the MCBF and development in the Downtown.
 The Downtown Revitalization Program grant will include façade restoration for multiple previously identified locations downtown.
- Goal 2 – Objective 1: Eliminate blight throughout the community.
 The goal of this grant is to remediate blight in the downtown.

Recommendation:

Staff recommend rejecting all bids.

Budget Impact:

No current impact. (Previously, city council obligated \$500,000 towards this project to match a State Grant with additional project funding coming from property owners and the Rebuild Marshalltown grant.)

Description/Background:

The city opened bids on August 16, 2022 with one bid submitted as follows:

	Architect Estimate (RDG)	Cornerstone Commercial Contractors, Inc – Corning, IA
Base Bid	\$ 765,000.00	\$ 1,275,000.00
Alternate #1 (Awnings)	\$ 107,500.00	\$ 132,250.00
Alternate #2 (Masonry)	\$ 78,500.00	\$ 134,500.00
Alternate #3 (Storefront Work)	\$ 116,000.00	\$ 102,500.00
Alternate #4 (Windows/Doors)	\$170,500.00	\$ 223,000.00
TOTAL (Base + Alts)	\$1,237,500.00	\$ 1,867,250.00

CITY COUNCIL

Al Hoop, Gabriel Isom, Barry Kell, Mike Ladehoff,
 Jeff Schneider, Gary Thompson, Dex Walker



City staff met with representatives from RDG and Region 6 (Grant Administrator) to review the received bid and felt the bid was higher than what we want to recommend to proceed with.

Discussion was had with the bidder and other potential bidders that did not bid on the project and ultimately, the recommendation is to postpone and rebid this project potentially in the January timeframe.

Between now and then, additional discussions will be had with property owners and internally in the design team for potential cost saving options.

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