

MARSHALLTOWN

— I O W A —

Joel Greer, Mayor
Jessica Kinser, City Administrator
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TO: Mayor Greer and the City Council
FROM: Jessica Kinser, City Administrator
Michelle Spohnheimer, Housing & Community Development Director
DATE: April 19, 2023
RE: DTR Bid and Awarding Contract

Strategic Plan:

- Strategy 1: Expand and improve development in the community.
- Strategy 2: Enhance Marshalltown’s public image.
- Strategy 3: Continually improve and sustain the City’s infrastructure, organization, and services.
- Strategy 4: Partner with citizens, for-profit, non-profit, and others to improve quality of life.

Plan Objective: Invest in Downtown Redevelopment

Recommendation: To approve the resolution as proposed

Budget Impact: See below

Description/Background: One bid was received for the Downtown Revitalization grant work, and after conversations with the building owners and the contractor, we have arrived at the point where we are ready to accept a bid and change orders. Below is a chart showing the bid broken down by building as it was received.

Address	Base Bid	Alternate	Total Work
1 West Main Street	\$158,902	\$112,551	\$271,453
14, 16, and 18 North Center Street	\$80,917	\$71,571	\$152,488
25 West Main Street	\$73,600	\$30,595	\$104,195
23 West Main Street	\$161,824	\$59,222	\$221,046
21 West Main Street	\$332,517	\$15,987	\$348,504
14 West Main Street	\$125,168	\$16,357	\$141,525
13-15 South Center Street	\$220,095	\$241,499	\$461,594
TOTAL	\$1,153,023	\$547,782	\$1,700,085

The base bid and alternates are over the engineer’s estimate in many areas. However, each owner has had to confirm that they want to be part of the project, which includes a 20% contribution from each owner on the base bid to move forward. Region 6 and the MCBF had those conversations with the owners, and 13-15 South Center Street has withdrawn at this time. As long as the contract is open, it is possible that the City could do a change order in the future for the base or other work to be included.

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Because of the higher than anticipated bid, each owner was asked to contribute 100% of the cost of any alternates. At this time, the only alternates that are recommended for acceptance are on the two City-owned buildings – 21 and 23 West Main Street. The chart below shows the total recommended for approval tonight, as well as the 20% owner contributions.

Address	Base Bid Amount	Alternate Amount	Total Work	Total Owner Contribution
1 West Main Street	\$158,902	--	\$158,902	\$31,780
14, 16, and 18 North Center Street	\$80,917	--	\$80,917	\$16,183
25 West Main Street	\$73,600	--	\$73,600	\$14,720
23 West Main Street	\$161,824	\$49,882	\$211,706	\$82,247
21 West Main Street	\$332,517	\$6,647	\$339,164	\$73,150
14 West Main Street	\$125,168	--	\$125,168	\$25,034
TOTAL	\$932,928	\$56,529	\$989,457	\$243,114

Financially, this leaves this project with some funding cushion to help support change orders on the base bids.

Source	Prof. Fees	Construction	Total
CDBG	71,005	428,995	500,000
City	87,220	412,780	500,000
Rebuild	-	200,000	200,000
Owner	-	243,114	243,114
Total	158,225	1,284,889	1,443,114

This leaves \$295,342 for change orders on the projects, as well as the possibility to accept 13-15 S. Center Street back in to the project. While this number might seem high, these are old buildings, many of which have not had façade work done for years, leaving a lot of unknowns with each project.

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