

# MARSHALLTOWN

— I O W A —

Joel Greer, Mayor  
Jessica Kinser, City Administrator  
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**TO:** Mayor, Council & City Administrator  
**FROM:** Michelle Spohnheimer, Housing & Community Development Director  
**DATE:** 02/27/23  
**RE:** Resolution ordering construction for DTR project (ECO 21-002)

## 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:

Strategy 1: Invest in Downtown redevelopment. The improvements to the downtown participating buildings promote redevelopment of existing buildings

Strategy 2: Reduce blight and promote safety in neighborhoods. The downtown is a business neighborhood and the DTR grant is focused on blight remediation.

**Recommendation:** Staff is recommending approval of the resolution to order construction for the Downtown Revitalization Project – Façade Rehabilitation and begin the bid process. This is a rebid from 2022.

**Budget Impact:** The City previously allocated \$500,000 in matching funding for this project.

**Description/Background:** The City has been working with Region 6 on this project that would revitalize downtown through a public/private partnership. Improvements are proposed to be made to the following buildings:

- 13-15 S Center St
- 14-16-18 N Center St
- 1 W Main St
- ~~19 W Main St~~ (This property has been withdrawn from the original project)
- 21 W Main St
- 23 W Main St
- 25 W Main St
- 14 W Main St

This project was let in 2022 and due to the only bid coming in on August 16<sup>th</sup>, 2022 at \$1,867,250 for base + alternates which was \$629,750 over the architect's estimate – the bid was not awarded.

Plan preparation for this project was performed by RDG, an architectural firm. Plan and grant administration for this project is being performed by Region 6. The substantial completion date is June 30<sup>th</sup>, 2024.

## CITY COUNCIL

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



We recommend the following bid timeline:

- Ordering construction at the February 27<sup>th</sup>, 2023 council meeting
- Pre-bid conference at 2:00 PM on March 9<sup>th</sup>, 2023
- Public Hearing at the March 13<sup>th</sup>, 2023 council meeting
- Receiving/Opening Bids at 2:00 PM, March 21<sup>st</sup>, 2023
- Awarding Bid at the April 10<sup>th</sup>, 2023 council meeting.

Attachments: Official Notice of Hearing & Letting

**CITY COUNCIL**

Al Hoop, Gabriel Isom, Barry Kell, Mike Ladehoff,  
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