

# Property Owner Acknowledgement of Terms for Construction

Definitions, for the purposes of this document:

- “This property” refers to 21 West Main Street, owned by the City of Marshalltown.
- “Construction timeframe” is considered to be occurring until the end date of the city’s Community Development Block Grant, contract # 21-DTR-004, as well as the duration of my agreement to the terms outlined in this document.
- “Façade” refers to that portion of the herein described property consisting of the front facing 24 inches of the structure. This includes all architectural and construction features visible from any point on the public way outside of the building, including without limitation structural materials, facing materials, windows, doors, trim, sills, steps, railings, cornices, moldings, fences and other associated features. Additionally, façade includes connected interior features that necessitate modification or maintenance in order to rehabilitate and maintain the publicly visible features.

## Acknowledgement of scope of work, cost and payment arrangement

I concur with the Marshalltown Façade Rehabilitation Construction Documents and Project Manual (March 2022) as it relates to this property’s façade attached as Exhibit A to this document.

I understand that as a condition of being included in the project, I will be required to contribute \$73,150 of the construction cost of this project.

I understand that bid cost for this scope of work to this facade is \$339,164 for construction and the owner contribution will be \$73,150.

I agree, as my contribution for the façade improvements, to invest in the project a sum of \$73,150. I agree that I will deposit the amount of \$36,575 (first 50%) with the City of Marshalltown, Iowa, on or before June 15, 2023. I will deposit the amount of \$36,575 (final 50%) upon completion of construction for my property within 30 days of the request from the city.

I understand that the City of Marshalltown has the right to place a lien against this property to secure my payment.

## Construction expectations

I understand that the city or other duly authorized agents will be responsible for supervision and coordination of the performance of the contract for implementation of the façade renovation to this property.

I further understand that, in the event that a change order to the original scope of work is deemed necessary by the contractor with the concurrence of the city, I will be expected to pay a proportion or the full amount of any increased cost upon implementation of such change order. Any increased cost that I am expected to pay for a change order will be deposited to the city within 30 days of approval of the change order by the City of Marshalltown city council.

The city or other duly authorized agents or contractors may enter upon this property to perform any required work after first giving me reasonable notice. For the terms of this document, "reasonable notice" shall include

forty-eight (48) hours' notice via telephone, or person to person, or proof of my receipt of notice via certified U.S. Mail delivery.

**Acknowledgement of limitations and requirements on other work to this property**

I have been informed that any other work on my entire building, besides this façade project—including construction, rehabilitation, and changes of materials—is not permitted until after the city's grant with the Iowa Economic Development Authority (IEDA) is closed. If I proceed to do work on my property outside of the façade project, the City's grant and the private investment as a property owner could be in jeopardy. Emergency repairs to my building may be made at the discretion of the City.

If I have questions about the timeframe, status of contract closeout, or feel that emergency repairs are necessary, I will contact the City.


Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_ (Print Name)


\_\_\_\_\_ (Signature)

EXHIBIT A

Construction Documents – 21 West Main Street – Page 1



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**MARSHALLTOWN**  
MORE THAN EVER

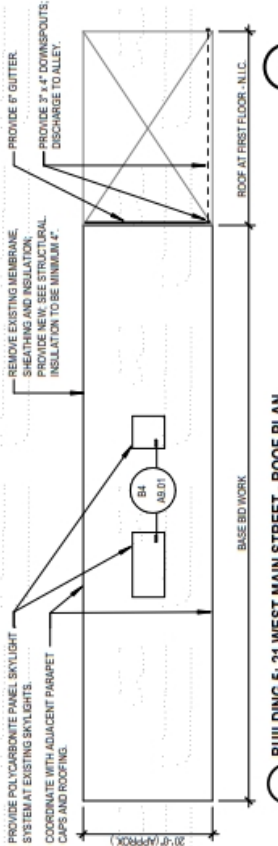
REV.	DATE	DESCRIPTION
ISSUED:	FEBRUARY 20, 2023	
RFD PROJ. NO.:	2008.002.08	

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THIS DOCUMENT IS A PRELIMINARY DESIGN.  
FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.  
MARSHALLTOWN  
FACADE REHABILITATION  
PROJECT. THIS SET MAY NOT BE FULLY FOR CONSTRUCTION. THE ARCHITECT'S INTENT IS TO PROVIDE A GENERAL CONCEPT THAT WILL OCCUR DURING CONSTRUCTION. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION DOCUMENTS.

**BUILDING 5 (21 WEST MAIN)**  
**A05.05**

**MARSHALLTOWN FACADE REHABILITATION**  
**CONSTRUCTION DOCUMENTS**

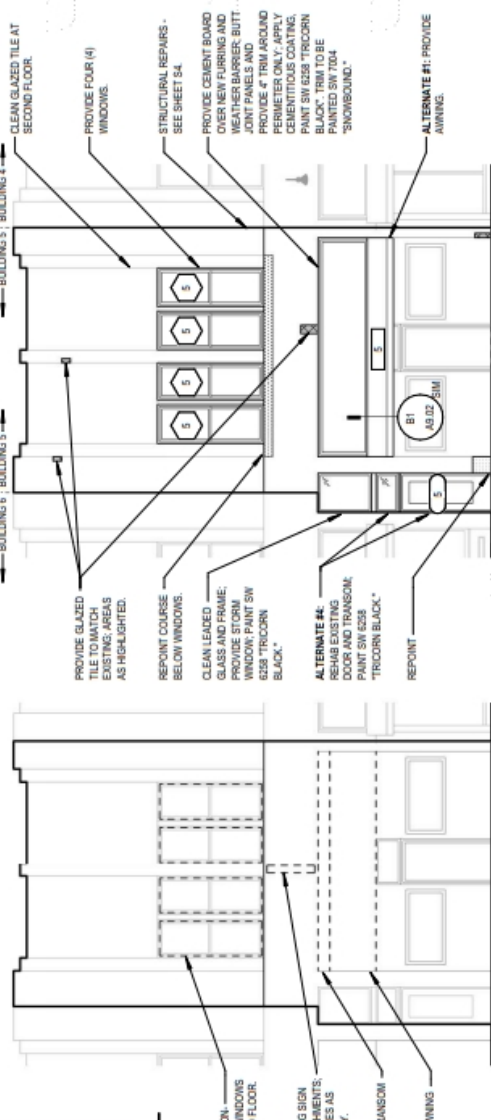
**C3 BUILDING 5: 21 WEST MAIN STREET - ROOF PLAN**  
1/16" = 1'-0"



REMOVE EXISTING MEMBRANE SHEET PILING AND PROVIDE NEW 1/4" STRUCTURAL INSULATION TO BE MINIMUM 4".  
PROVIDE 6" GUTTER.  
PROVIDE 1/4" DOWNSPOUTS. DISCHARGE TO ALLEY.  
REMOVE EXISTING SKYLIGHT SYSTEM AT EXISTING SKYLIGHTS. COORDINATE WITH ADJACENT PARAPET CAPS AND ROOFING.  
PROVIDE POLYCARBONATE PANEL SKYLIGHT SYSTEM AT EXISTING SKYLIGHTS.  
BASE BID WORK  
ROOF AT FIRST FLOOR, N.I.C.  
B4 A9.01

**A2 BUILDING 5: 21 WEST MAIN - DEMO**  
1/8" = 1'-0"

**A4 BUILDING 5: 21 WEST MAIN - IMPROVEMENTS**  
1/8" = 1'-0"




REMOVE NON-ORIGINAL WINDOWS AT SECOND FLOOR.  
REMOVE PROJECTING SIGN AND ATTACHMENTS. PATCH HOLES AS NECESSARY.  
REMOVE TRANSOM INFILL.  
REMOVE AWNING FRAME.  
PROVIDE GLAZED TILE TO MATCH EXISTING AREAS AS HIGHLIGHTED.  
REPOINT COURSE BELOW WINDOWS.  
CLEAN LEADED GLASS AND FRAME. PROVIDE STORM WINDOW. PAINT SW 6238 "TRICORN BLACK".  
ALTERNATE #4: REHAB EXISTING DOOR AND TRANSOM. PAINT SW 6238 "TRICORN BLACK".  
REPOINT.  
ALTERNATE #1: PROVIDE AWNING.  
CLEAN GLAZED TILE AT SECOND FLOOR.  
PROVIDE FOUR (4) WINDOWS.  
STRUCTURAL REPAIRS - SEE SHEET 5A.  
PROVIDE CEMENT BOARD OVER NEW FURRING AND WEATHER BARRIER. BUTT JOINT PANELS AND PROVIDE 4" TRIM AROUND PERMETER ONLY. APPLY CEMENT BOARD OVER EXISTING PANE SW 6238 "TRICORN BLACK". TRIM TO BE PAINTED SW 7004 "SNOWBOUND".

**MATERIAL LEGEND**

AWNING	"SHERWIN WILLIAMS" SW 6238F
DOOR AND WINDOW COLORS	"BROWN" - (B.O.C.) PELLA ALUMINUM-CLAD
PAINT COLORS	"TRICORN BLACK" - SHERWIN WILLIAMS SW 6238F
AWNING	"SHERWIN WILLIAMS" SW 6238F
"MIDRELAND TAUPE" - SUNBRELLA MODEL "480"	


NOTE: DUE TO VARIATIONS IN PRINTERS AND RESOLUTION SETTINGS, THE SAMPLES SHOWN HERE ARE FOR REFERENCE ONLY. FOR A HIGHER QUALITY MATCH REFERENCE ACTUAL SAMPLES.

**SKYLIGHT AT BUILDING #5**



**INTERIOR WINDOW CONDITIONS (N.T.S.)**

TYPICAL CONDITIONS AT BUILDING #5.



FOR CREDITED ON: 2/28/2023 3:23:44 PM  
SHEET SIZE: 11x17



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ISSUED	FEBRUARY 29, 2022	
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THESE DOCUMENTS ARE MARKED "AS SHOWN" UNLESS OTHERWISE SPECIFIED FOR THE WORK.

**MARSHALLTOWN**  
**FACADE REHABILITATION**

PROJECT: THIS SET IS NOT VALID FOR REUSE IN ANY OTHER PROJECT UNLESS APPROVED BY THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR ALL CHANGES THAT ARE ACCORDING TO THE CONSTRUCTION DOCUMENTS, GENERAL CONTRACT DOCUMENTS, GENERAL OFFICIAL CONSTRUCTION DOCUMENTS.


**CONSTRUCTION DOCUMENTS**

**MATERIAL LEGEND**

	AWNINGS
	"BLACK/TAUPE FANCY" - SUMBRELLA MODEL "184F"
	DOOR AND WINDOW COLORS
	WINDOWS: "BROWN" - (B.O.D.) PELLA ALUMINUM-CLAD
	STOREFRONT DOOR: "ANODIZED ALUMINUM"
	PAINT COLORS
	"TRICORN BLACK" - SHERWIN WILLIAMS "SW 623F"

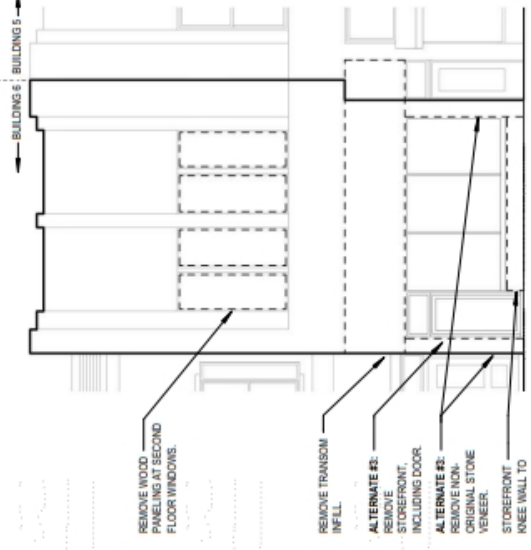
NOTE: DUE TO VARIATIONS IN PRINTERS AND RESOLUTION SETTINGS, THE SAME COLORS SHOWN HERE ARE FOR REFERENCE ONLY. FOR A HIGHER QUALITY MATCH REFERENCE ACTUAL SAMPLES.

**INTERIOR WINDOW CONDITIONS (N.T.S.)**



TYPICAL CONDITIONS AT BUILDING #6

**BUILDING 6: 23 W. MAIN STREET - DEMO**  
1/8" = 1'-0"



REMOVE WOOD PANELING AT SECOND FLOOR WINDOWS.

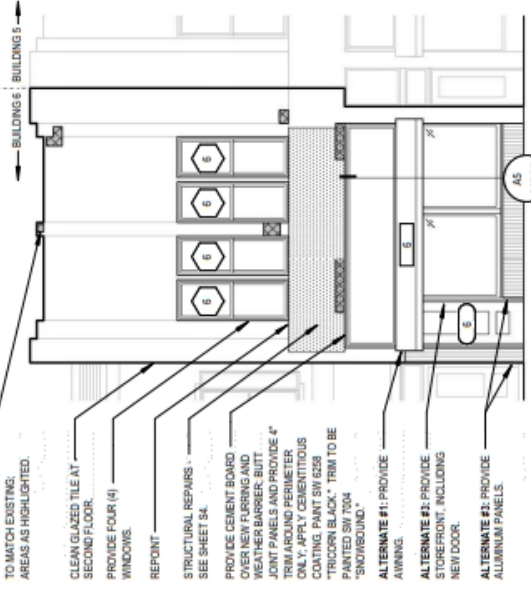
REMOVE TRANSOM INFILL.

ALTERNATE #2: REMOVE STOREFRONT INCLUDING DOOR.

ALTERNATE #3: REMOVE NON-ORIGINAL STONE TIEBEEN.

STOREFRONT KNEE WALL TO REMAIN.

**BUILDING 6: 23 W. MAIN STREET - IMPROVEMENTS**  
1/8" = 1'-0"



PROVIDE GLAZED TILE TO MATCH EXISTING. AREAS AS HIGHLIGHTED.

CLEAN GLAZED TILE AT SECOND FLOOR.

PROVIDE FOUR (4) WINDOWS.

REPOINT.

STRUCTURAL REPAIRS - SEE SHEET S4.

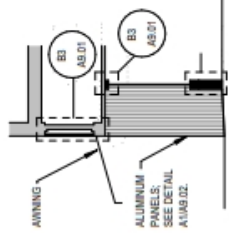
PROVIDE CEMENT BOARD OVER NEW FLOORING AND FINISH WITH 1/2" JOINT PANELS AND PROVIDE 4" TRIM AROUND PERIMETER ONLY. APPLY CEMENTITIOUS COATING. PAINT SW 623F "TRICORN BLACK". TRIM TO BE PAINTED SW 7004 "SNOW/BOUND".

ALTERNATE #1: PROVIDE AWNING.

ALTERNATE #2: PROVIDE STOREFRONT, INCLUDING NEW DOOR.

ALTERNATE #3: PROVIDE ALUMINUM PANELS.

**SECTION A**  
1/8" = 1'-0"



AWNING

ALUMINUM PANELS: SEE DETAIL A104.02.

**Bid Breakdown for 21 West Main Street – Base Bid and Alternates**

<b><u>Building #5 21 West Main</u></b>			
Demo	\$3,150.00	<b>Alternate #1</b>	\$9,340.00
Masonry/structural repairs	\$34,875.00		
Carpentry	\$42,612.00	<b>Alternate #4</b>	\$6,647.00
Paint	\$5,200.00		
Windows 4/storms	\$13,963.00		
Roofing	\$92,000.00		
Skylights	\$19,542.00		
Misc materials	\$21,440.00		
Performance bond	\$4,000.00		
GC's OH&P	\$76,735.00		
Allowance #2 glazed tile	\$19,000.00		
<b>Building Total</b>	\$332,517.00	<b>Total w/Alternates</b>	\$348,504.00