

Property Owner Acknowledgement of Terms for Construction

Definitions, for the purposes of this document:

- “This property” refers to 23 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 \$82,247 of the construction cost of this project.

I understand that bid cost for this scope of work to this facade is \$211,706 for construction and the owner contribution will be \$82,247.

I agree, as my contribution for the façade improvements, to invest in the project a sum of \$82,247 I agree that I will deposit the amount of \$41,123.50 (first 50%) with the City of Marshalltown, Iowa, on or before June 15, 2023. I will deposit the amount of \$41,123.50 (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 – 23 West Main Street – Page 1

MATERIAL LEGEND

AWNING
"BLACKTAUPE FANCY" - SUMBRELLA MODEL "1848"
DOOR AND WINDOW COLORS
WINDOWS: "BROWN" - (B.O.D.) PELLA ALUMINUM (CLAD)
STOREFRONT/DOOR: "WOODZED ALUMINUM"
PAINT COLORS
"TRICORN BLACK" - SHERWIN WILLIAMS "SW 6228"

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.

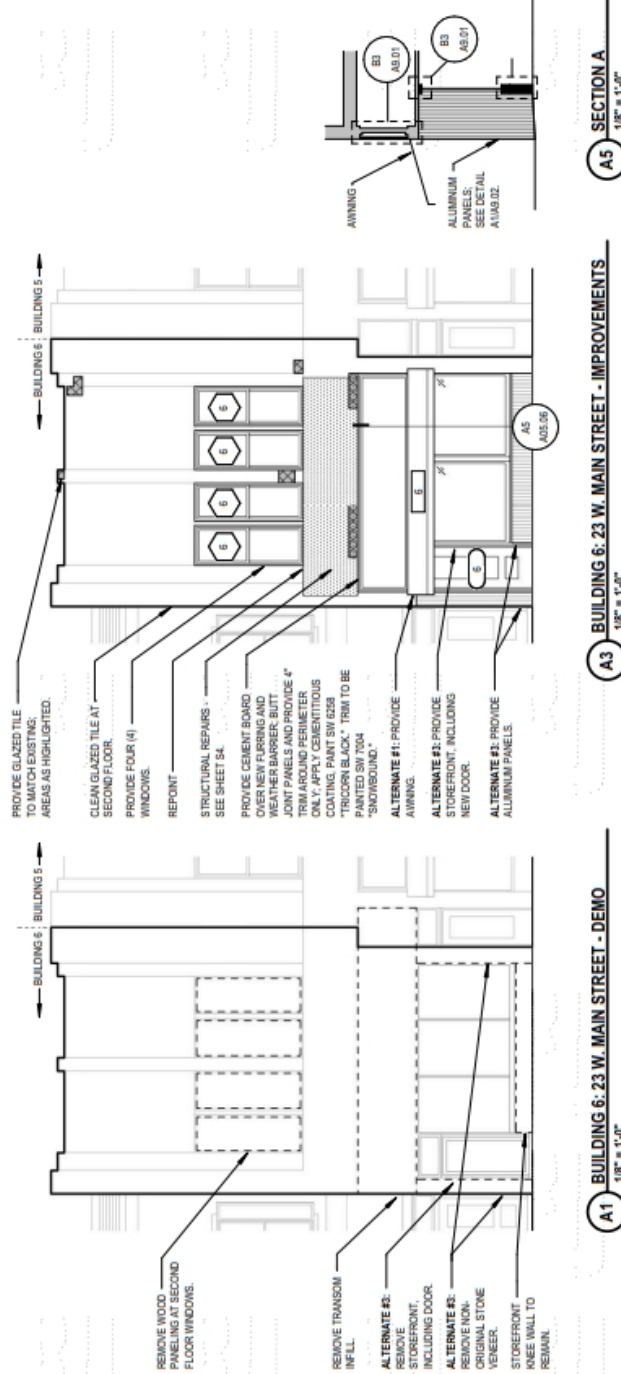
INTERIOR WINDOW CONDITIONS (N.T.S.)



TYPICAL CONDITIONS AT BUILDING #6

MARSHALLTOWN FACADE REHABILITATION

CONSTRUCTION DOCUMENTS



SECTION A1
1/8" = 1'-0"

SECTION A3
1/8" = 1'-0"

SECTION A5
1/8" = 1'-0"

MARSHALLTOWN
MORE THAN EVER

BUILDING 6 (23 WEST MAIN)

A05.06

RDG
PLANNING & DESIGN

ARCHITECT
RDG Planning & Design
1000 Locust Street, Suite 200
Des Moines, Iowa 50309-1776
Phone: 515.281.3141
www.rdgpa.com

REV. DATE DESCRIPTION

ISSUED: FEBRUARY 20, 2023

RDG PROJ. NO.: 3065.005.08

E0203 RDG Planning & Design
THESE DOCUMENTS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY FOR THE PROJECT. ANY REUSE OF THESE DOCUMENTS FOR OTHER PROJECTS OR AT OTHER SITES WITHOUT WRITTEN APPROVAL AND NOTIFICATION OF RDG IS PROHIBITED. RDG SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR AS A RESULT OF THE REUSE OF THESE DOCUMENTS. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

Bid Breakdown for 23 West Main Street – Base Bid and Alternates

<u>Building #6 23 West Main</u>			
Demo	\$3,125.00	Alternate #1	\$9,340.00
Masonry/structural repairs	\$44,152.00		
Carpentry	\$21,800.00	Alternate #3	\$49,882.00
Paint	\$6,000.00		
Windows 4	\$13,963.00		
Asbestos	\$3,740.00		
Misc materials	\$8,700.00		
Performance bond	\$4,000.00		
GC's OH&P	\$37,344.00		
Allowance #2 glazed tile	\$19,000.00		
Building Total	\$161,824.00	Total w/Alternates	\$221,046.00