

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
DATE: April 17, 2023
RE: East Main Street Design Process

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: None

Budget Impact: TBD

Description/Background: The City Council approved a contract with Bolton & Menk in November 2022 for the design of Phases 2A and 2B of the Downtown Implementation Plan, which includes East Main Street (Center to 3rd Ave) and Center Street from State Street to Church Street. This scope of work is to get the project through final design and bidding. The funding for this contract was through the 2022 GO Bonds, as the direction was to move expediently with the various phases of revitalization in downtown. The schedule included in the agreement is the following:

III. PROPOSED SCHEDULE

The anticipated project schedule is as follows:

- Topographic Survey: November – December 2022
- 30% Design Review: April 2023
- 60% Design Review: August 2023
- 95% Design Review: October 2023
- Bidding Phase: December 2023

At this time, the survey has been completed and the design is at the 30% mark. A 30% cost estimate will be provided in the coming weeks. The plan was to have a cost estimate in the August timeframe to prepare for this project to be included in the 2023 GO Borrowing (see Fund 353 in the CIP), in order for a December bidding and for construction to begin as early as 2024. A December bid date provides a contractor more lead time for obtaining the necessary materials for construction to actually begin and create a better bidding environment while contractors are planning their next year (2024) and not already committed to other projects. There is no penalty for delaying the contract with Bolton & Menk if the Council would like to do so, other than the contract is only good for 2 years. There is still around 8 months of work remaining to be completed at this time.

CITY COUNCIL

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

