

COMMUNITY DEVELOPMENT

MEMORANDUM

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator
Dave Gobin, Community Development Director

From: Adam Thompson, Community Development Coordinator

Date: January 12, 2015

Re: CDBG Downtown Revitalization Project, IEDA Project No. 13-DTR-001
Resolution rejecting bid and setting public hearings to consider plans and specifications related to the CDBG revitalization project.

Introduction and Background: The City of Muscatine received and accepted a grant from the Iowa Economic Development Authority to complete a downtown revitalization project. The City of Muscatine entered into a contract with HBK Engineering for engineering services to design, prepare plans, specifications, bid documents, and construction oversight for the CDBG Downtown Revitalization Project. Bids were opened on December 2nd with one bid received from Woodruff Construction. The bid was significantly higher than the engineers estimate and funds available provided by the grant. After discussing the bid with IEDA, Grant Administrator and HBK Engineering, it was determined to rebid the entire project.

Several changes are being made with the hope to improve bids and the number of bidders. The façade improvements and the stormwater improvements are being bid separately. The scope of work was reduced by removing all alternates and other items that bid significantly higher than the engineers estimate. Additionally the engineers estimate will be included in the project manual so that interested bidders will have a better idea of what we expecting. The engineers estimate for building façade improvements and stormwater improvements are approximately \$345,000 and \$45,000 respectively.

The public hearings to consider the plans and specifications for the building façade improvements and stormwater improvements are being scheduled for January 21st, 2016 at 7:00pm. Once the public hearings are held and the plans and specifications are approved the project will go out for bids. Bids will be opened on February 11th at 10am.

RECOMMENDATION/RATIONALE: It is recommended that City Council approve the resolution as submitted.

1. Resolution

"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain

RESOLUTION NO. _____

**RESOLUTION REJECTING BID AND SETTING THE TIME AND PLACE TO CONDUCT PUBLIC HEARINGS TO CONSIDER THE PLANS, SPECIFICATIONS, FORM OF CONTRACT, COST ESTIMATE, AND ESTABLISHING A BID OPENING DATE RELATED TO THE CDBG DOWNTOWN REVITALIZATION PROJECT
(IEDA CDBG Project No. 13-DTR-001)**

WHEREAS, the City Council for the City of Muscatine, Iowa, strongly supports revitalization of Historic Downtown Muscatine; and

WHEREAS, the City of Muscatine received and accepted a grant from the Iowa Economic Development Authority to complete a downtown revitalization project; and

WHEREAS, the City of Muscatine entered into a contract with HBK Engineering for engineering services to design, prepare plans, specifications, bid documents, and construction oversight for the CDBG Downtown Revitalization Project; and

WHEREAS, one bid was received from Woodruff Construction for the proposed project that was opened on December 2, 2015. The bid received from Woodruff Construction was significantly higher than the engineer's estimate and higher than grant funds available; and

WHEREAS, before moving forward with rebidding the building façade improvements and stormwater improvements, the bid from Woodruff Construction must be rejected; and

WHEREAS, plans and specifications have been prepared separating the building façade improvements from the stormwater infiltration improvements; and

WHEREAS, the costs of the CDBG Downtown Revitalization project are funded in part by State of Iowa, City of Muscatine, Muscatine Power & Water and individual property owners; and

WHEREAS, public hearings concerning the plans, specifications, cost estimate, and establishing a bid opening date for building façade improvements and the plans, specifications, cost estimate and establishing a bid opening date for stormwater infiltration improvements are set for Thursday, January 21, 2016, at 7:00 p.m.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that the bid from Woodruff Construction is rejected

BE IT FURTHER RESOLVED that public hearings are hereby established to review and approve the plans, specifications, cost estimate, form of contract, and establish a bid opening date for the building façade improvements and stormwater infiltration improvements for the Muscatine CDBG Downtown Revitalization project, also known as "IEDA CDBG Project No. 13-DTR-001". Said hearings to be conducted at 7:00 p.m. on Thursday, January 21, 2016, in the City Hall Council Chambers

PASSED, APPROVED, AND ADOPTED this 14th day of January, 2016.

CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA

ATTEST:

Diana Broderson, Mayor

Gregg Mandsager, City Clerk

PUBLIC NOTICE

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON PROPOSED BUILDING FAÇADE IMPROVEMENTS
FOR THE CITY OF MUSCATINE'S CDBG
DOWNTOWN REVITALIZATION PROJECT**

Public Notice is hereby given that the City Council of the City of Muscatine, Iowa, will hold a Public Hearing to allow comments on the proposed building façade improvements for the City of Muscatine's CDBG Downtown Revitalization Project.

This Public Hearing will be held in the City Council Chambers of City Hall in Muscatine, Iowa, on January 21, 2016 at 7:00 p.m. All interested persons are invited to attend and will be given an opportunity to be heard relative to this matter.

Gregg Mandsager, City Clerk

PUBLIC NOTICE

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON PROPOSED STORMWATER INFILTRATION IMPROVEMENTS
FOR THE CITY OF MUSCATINE'S CDBG
DOWNTOWN REVITALIZATION PROJECT**

Public Notice is hereby given that the City Council of the City of Muscatine, Iowa, will hold a Public Hearing to allow comments on the proposed building façade improvements for the City of Muscatine's CDBG Downtown Revitalization Project.

This Public Hearing will be held in the City Council Chambers of City Hall in Muscatine, Iowa, on January 21, 2016 at 7:00 p.m. All interested persons are invited to attend and will be given an opportunity to be heard relative to this matter.

Gregg Mandsager, City Clerk