

**CITY OF MUSCATINE**  
**CDBG FACADE PROJECT**  
**PUBLIC HEARING**  
**Thursday, October 6, 2016**  
**7:00 p.m.**

**PROJECT IS:** Façade Improvements that will result in the historic renovation of approximately 23 facades in the downtown area.

**EXTENSIONS:** There have been one extension on this project; the project end date for the grant is November 30, 2016.

**WHERE AT IN THE PROJECT:** The Facade contractor started mobilizing on August 18th and began work August 22nd. The mason sub has been on site the most and will be working hard to finish by the end of October. The underground electric work was a little behind schedule with weather issues and a few unexpected hitches along the way but the underground electric is substantially complete. These delays pushed the start of the facade work back 2 weeks. Woodruff still believes they should be able to finish construction by the end of October.

100 E 2<sup>nd</sup> : Masonry in progress, painting and siding still to be completed

102 E 2<sup>nd</sup>: Masonry complete, painting still to be completed

104 E 2<sup>nd</sup>: Windows the last week of October

106/108 E 2<sup>nd</sup>: Masonry and stair cover in progress. Chimney rebuild week of 10/10.

Painting thereafter.

110 E 2<sup>nd</sup>: Complete

112 E 2<sup>nd</sup>: Complete

114 E 2<sup>nd</sup>: Masonry complete, painting still to complete.

116 E 2<sup>nd</sup>: Masonry complete, painting bars still to complete

120 E 2<sup>nd</sup>: Complete

122 E 2<sup>nd</sup>: Complete

124 E 2<sup>nd</sup>: Masonry completed, painting still to complete

128 E 2<sup>nd</sup>: Masonry complete. Painting, rear stairs, and basement stair covering still to complete.

130 E 2<sup>nd</sup>: Complete

200 E 2<sup>nd</sup>: Tuckpointing over half complete. Still much work to be completed. Property owner paying \$28,000 for additional work.

204 E 2<sup>nd</sup>: No work let

206 E 2<sup>nd</sup>: All work in progress

208 E 2<sup>nd</sup>: Building work removed from project

210 E 2<sup>nd</sup>: All work in progress

212 E 2<sup>nd</sup>: All work in progress

214 E 2<sup>nd</sup>: Windows ordered, installed week of 10/17 with masonry and painting after.

216 E 2<sup>nd</sup>: Pointing is done and painting will start next week.

Triple B began working on the Bio-cell September 6<sup>th</sup> and have completed. The plants have been ordered, will be picked up October 7<sup>th</sup> and planting will start 10/10.

**WHERE MONEY IS COMING FROM:** The grant in the amount of \$500,000 is coming from Community Development Block Grant (CDBG) from the Iowa Economic Development Authority (IEDA).

This project is benefiting the Low Moderate Income (LMI), and the City of Muscatine has a Residential Anti-Displacement Relocation Act in place for those residents who may have to relocate due to the project. No one resident had to relocate so far during the project.

There is \$270,272.00 left of the Community Development Block Grant (CDBG) money to spend on the project.

WOODRUFF CONSTRUCTION, LLC



**Activity Color Log**

Downtown Revitalization Project  
City of Muscatine

Complete
In-progress
Not Started
Unresolved Issue

ADDRESS	STREET	Masonry/ Parging	Utility Connections	Paint	Downspouts	Roof Work	Misc Work	Misc Work
100	E 2nd Street	In-progress					Fiber Cement Siding	
102	E 2nd Street	Complete						
104	E 2nd Street						Windows	
106&108	E 2nd Street	Fire Escape	In-progress	Fire Escape			Chimney	Stair Cover
110	E 2nd Street	Complete						
112	E 2nd Street	Complete						
114	E 2nd Street	Complete	In-progress				Metal Ladder	
116	E 2nd Street	Complete	In-progress		In-progress			
120	E 2nd Street		In-progress					
122	E 2nd Street		In-progress					
124	E 2nd Street		In-progress					
128	E 2nd Street			Color			Stair Cover	Steps/Railing
130	E 2nd Street	Complete						
200	E 2nd Street	In-progress		Fire Escape	After masonry			
204	E 2nd Street							
206	E 2nd Street			In-progress	Complete		Repair Door	Metal Railing
208	E 2nd Street							
210	E 2nd Street			In-progress	Complete			
212	E 2nd Street	Complete					Remove A/C Unit	
214	E 2nd Street	After Transom/windows					Transom & Windows	
216	E 2nd Street	Complete		In-progress	Complete		Fire escape	8/31/16 Railings
226-1	E 2nd Street							
107	Iowa Ave	Complete						
111	Iowa Ave	Complete						
113	Iowa Ave	Complete					Patio	

All masonry except 106/108 and 200 complete by end of this week  
Windows are ordered

