



MUSCATINE MUNICIPAL HOUSING AGENCY

City Hall, 215 Sycamore Street  
Muscatine, IA 52761-3840  
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## MEMORANDUM

**TO:** Gregg Mandsager, City Administrator  
**FROM:** Richard Yerington, Housing Administrator  
**DATE:** August 23, 2013  
**RE:** Painting of Exterior Insulation and Finish Systems (EIFS) - Clark House

**INTRODUCTION:** Clark House is a 100-unit, eleven-story high-rise public housing apartment building for persons over 50 years of age.

**BACKGROUND:** The majority of the Clark House exterior is brick and mortar. However, there are exterior insulation and finish systems (EIFS) at each opening, primarily below the windows. All EIFS are in need of caulking and painting in order to ensure a water tight curtain wall. The council-approved budget for this activity is \$60,000.

Bids were solicited from five painting contractors, the local painters union IUPAT, the Small Business Association (SBA), the Minority Business Enterprise Center (MBEC) and others in an effort to receive competitive bids.

The bid notice ran in the Muscatine Journal on July 30, 2013 and a pre-bid conference was held on August 6, 2013.

The bid opening was held at the Muscatine City Hall in the council chambers on August 15, 2013 at 2:05 PM.

The only bid received was:

Terry and Sons Inc. Muscatine	\$49,782
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The next step in the process is to accept the bid and approve entering into a contract with Terry and Sons Inc. of Muscatine IA.

**RECOMMENDATION/RATIONALE:** It is recommended the city council approve the attached resolution accepting the low bid of \$49,782; approve and award a contract to Terry and Sons Inc.

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

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ACCEPTING THE LOW BID AND AWARDING A CONTRACT FOR EXTERIOR PAINTING OF ALL EXTERIOR INSULATION FINISH SYSTEM SUBSTRATES AT CLARK HOUSE**

**WHEREAS**, the City Council of Muscatine has approved the capital outlay budget amount of \$60,000 for exterior painting at Clark House; and

**WHEREAS**, the city opened bids for said project on August 15, 2013; and

**WHEREAS**, it has been determined the following bid is the lowest responsible bid:

<b><u>CONTRACTOR NAME &amp; ADDRESS</u></b>	<b><u>AMOUNT OF BID</u></b>
Terry and Sons, Inc 3119 Lucas Street Muscatine, IA 52761	\$49,782.00

**NOW, THEREFORE, BE IT RESOLVED** by the City Council for the City of Muscatine, Iowa, the bid presented herein for this project is accepted and contract awarded to Terry and Sons, Inc. in the amount of \$49,782.00.

**PASSED, APPROVED, AND ADOPTED** by the City Council for the City of Muscatine, Iowa, on this 5<sup>th</sup> day of September 2013.

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DEWAYNE M. HOPKINS, MAYOR  
MUSCATINE, IOWA

**ATTEST:**

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GREGG MANDSAGER, CITY CLERK  
MUSCATINE, IOWA