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PLANNING, ZONING AND BUILDING SAFETY

**Public Health,
Housing Inspections &
Inspection Services**

MEMORANDUM

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator
Steven Boka, Director of Planning, Zoning & Building Safety

From: Jim Rudisill, Planning/CD Coordinator

Date: March 15, 2011

Re: Housing Rehab Committee Bid Recommendation/Contract Approval

INTRODUCTION: Bids on a single CDBG housing rehabilitation project at 312 Green Street were opened at 4 p.m. Friday, March 11, 2011. Invitations to bid were distributed to approximately 70 area contractors and two planning rooms. A public notice was also published in the Muscatine Journal. Three contractors participated in a walk-through of the property on March 4, 2011. All three of those contractors eventually submitted bids.

The Muscatine Rehabilitation Committee met at 11:30 a.m. on Tuesday, March 15, 2011 at city hall to review the bids. A recommendation to accept the low bid of North Construction of Muscatine, Iowa for \$ 34,991.00 was approved at that meeting. The bid summary table is below and shows the city's estimate and the other bids submitted. A council resolution to accept the committee's recommendation is also provided.

RESOLUTION NO. _____

**A RESOLUTION ACCEPTING THE LOW BID FOR THE
MUSCATINE OWNER-OCCUPIED HOUSING REHABILITATION PROGRAM**

WHEREAS, the City of Muscatine, Iowa has entered into a grant agreement with the Iowa Department of Economic Development (IDED) for owner-occupied housing rehabilitation within portions of the Riverbend and 4th Street Park neighborhoods; and

WHEREAS, said grant agreement will fund up to \$24,999 for housing rehabilitation and additional funding for lead-based paint control for each eligible residence; and

WHEREAS, a low bid from North Construction, Muscatine, Iowa in the amount of \$34,991.00 was received March 11, 2011 for rehabilitation of the residence located at 312 Green Street, Muscatine, IA; and

WHEREAS, the Muscatine Housing Rehabilitation Committee has met and recommended a construction contract for that amount be issued to North Construction;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE that the low bid of \$34,991.00 submitted by North Construction, Muscatine, Iowa be accepted as the low bid on this project and the City is hereby authorized to execute a contract with North Construction, Muscatine, Iowa in the amount of the low bid.

PASSED, APPROVED, AND ADOPTED this 17th day of March 2011.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

ATTEST:

Richard W. O'Brien, Mayor

Gregg Mandsager, City Clerk

Bid Summary
2009 CDBG Housing Rehab Program
March 15, 2011

Contractor	312 Green (Hildebrandt)
North Construction	\$34,991.00
S&H Construction	\$35,555.00
Daniels Construction	\$36,960.00
City Estimate	\$32,995.00

BACKGROUND: This property will represent the seventh project of the 2009 Housing Rehab Program. Under the grant agreement between the city and the Iowa Department of Economic Development, a minimum of seven properties are projected to be rehabilitated by June 30, 2011. If a sufficient amount of funding remains after the seven minimum properties are served, an additional property may be assisted.

RECOMMENDATION/RATIONALE: The Muscatine Rehabilitation Committee voted 3-0
(Kelly/Heller) in favor of recommending North Construction be awarded a contract.

BACKUP INFORMATION: None – council resolution on next page