



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

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: December 13, 2010

Re: Housing Rehab Committee Bid Recommendation/Contract Approval

INTRODUCTION: Bids on a single CDBG housing rehabilitation project at 104 George Street were opened at 4 p.m. Friday, December 10, 2010. Invitations to bid were distributed to approximately 70 area contractors and two planning rooms. A public notice was also published in the Muscatine Journal. Four contractors participated in a walk-through of the property on December 3, 2010. All four of those contractors eventually submitted bids.

The Muscatine Rehabilitation Committee met at 11:30 a.m. on Monday, December 13, 2010 at city hall to review the bids. A recommendation to accept the low bid of S&H Construction of Grandview, Iowa for \$ 21,750.00 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.

Bid Summary

2009 CDBG Housing Rehab Program
December 13, 2010

Contractor	104 George Street (Hubbard)
North Construction	\$27,744.00
S&H Construction	\$21,750.00
Carver Construction	\$24,380.00
Daniels Construction	\$23,475.00
City Estimate	\$29,315.00

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

BACKGROUND: This property will represent the fifth 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 2-0 (Kelly/Jones) in favor of recommending S&H Construction be awarded a contract. Heller was absent from the meeting.

BACKUP INFORMATION: None – council resolution on next page

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 S & H Construction, Grandview, Iowa in the amount of \$21,750.00 was received December 10, 2010 for rehabilitation of the residence located at 104 George Street, Muscatine, IA; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE that the low bid of \$21,750.00 submitted by S & H Construction, Grandview, Iowa be accepted as the low bid on this project and the City is hereby authorized to execute a contract with S & H Construction, Grandview, Iowa in the amount of the low bid.

PASSED, APPROVED, AND ADOPTED this 16th day of December 2010.

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

ATTEST:

Richard W. O'Brien, Mayor

Gregg Mandsager, City Clerk