

**RESOLUTION NO. 93363-0316**

**RESOLUTION ACCEPTING THE LOW BID AND AWARDING THE  
CONTRACT RELATED TO THE MUSCATINE CDBG DOWNTOWN  
REVITALIZATION FAÇADE PROJECT**

**WHEREAS**, the City Council has for the City of Muscatine, Iowa, authorized the preparation of plans and specifications, form of contract, cost estimate, and established a bid opening date for the Muscatine CDBG Downtown Revitalization Façade Project.


**WHEREAS**, the City of Muscatine opened bids for said project on February 12, 2016; and

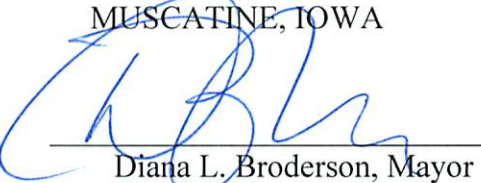
**WHEREAS**, the City Council for the City of Muscatine, Iowa, determined that the following bid is the lowest responsible bid:

<u>Contractor Name &amp; Address</u>	<u>Amount of Bid</u>
Woodruff Construction, LLC 501 Greenfield Dr. Tiffin, IA 52340	\$319,800

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that the Muscatine CDBG Downtown Revitalization Façade Project is hereby accepted and the contract awarded to Woodruff Construction, LLC for \$319,800.00.

**PASSED, APPROVED AND ADOPTED** this 3rd day of March, 2016.

ATTEST  
  
\_\_\_\_\_  
Gregg Mandsager, City Clerk

CITY COUNCIL OF THE CITY OF  
MUSCATINE, IOWA  
  
\_\_\_\_\_  
Diana L. Broderson, Mayor

Monday, February 15, 2016

UTILITY  
INFRASTRUCTURE  
SOLUTIONS

**hbk**  
ENGINEERING

Adam Thompson  
City of Muscatine  
Planning & Community Development Coordinator  
215 Sycamore Street  
Muscatine, IA 52761

**RE: Downtown Revitalization Project – Architectural and Civil Bid Packages**

Mr. Thompson,

Subsequent to our previous discussions and evaluation of the Architectural and Civil phase bids received on February 12<sup>th</sup>, 2016 for the Downtown Revitalization Project for the City of Muscatine – please find the following recommendations:

After a 4 week bid period, bids were received on February 12<sup>th</sup>, 2016. The bids received were from Woodruff Construction out of Tiffin, IA and Swanson Construction out of Bettendorf, IA. Two other firms had indicated they would be bidding the project but did not submit bids. Questions and interest during the bid period both indicated a good amount of interest. Some apprehension was communicated regarding the master-spec/general nature of the documents as well as the potential for lead paint abatement. I expressed to all contractors that lead paint abatement is required by contractors participating in applicable work under Federal Law.

Based on the process to date - HBK recommends the acceptance of the Architectural portion of the bid provided contract agreements can be reached with Woodruff. We recommend the civil portion of the bid be evaluated further and a potential adjustment made to adjust costs. The Architectural bids broke down as follows:

<i>Woodruff Construction (Tiffin, IA)</i>	<i>\$319,800.00</i>
<i>Swanson Construction (Bettendorf, IA)</i>	<i>\$335,950.00</i>

<b>DESIGN PROFESSIONAL ESTIMATE:</b>	<b>\$320,000.00</b>
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A bid tab for both bid packages is included for distribution.

Please notify me immediately if you require any additional information or assistance.

Sincerely,



**Robert Decker**  
*Assistant Office Director*  
*Senior Project Manager*  
**HBK ENGINEERING – Iowa City Office**  
(319) 333-9322  
[rdecker@hbkengeering.com](mailto:rdecker@hbkengeering.com)



BID TABULATIONS: 2/12/2016  
 PROJECT: City of Muscatine Downtown Revitalization Project, Architectural Package  
 DATE: 2/15/2016

ITEM	DESCRIPTION	Swanson Construction Co.		Woodruff Construction LLC	
		UNIT PRICE	EXTENDED AMOUNT	UNIT PRICE	EXTENDED AMOUNT
1.	107 Iowa	\$5,370.00	\$5,370.00	\$3,800.00	\$3,800.00
2.	111 Iowa	\$12,550.00	\$12,550.00	\$12,600.00	\$12,600.00
3.	113 Iowa	\$13,150.00	\$13,150.00	\$16,900.00	\$16,900.00
4.	100 E Second	\$12,730.00	\$12,730.00	\$9,400.00	\$9,400.00
5.	102 E Second	\$11,940.00	\$11,940.00	\$9,700.00	\$9,700.00
6.	104 E Second	\$16,230.00	\$16,230.00	\$16,200.00	\$16,200.00
7.	106-108 E Second	\$37,320.00	\$37,320.00	\$47,300.00	\$47,300.00
8.	110 E Second	\$5,560.00	\$5,560.00	\$5,700.00	\$5,700.00
9.	112 E Second	\$6,860.00	\$6,860.00	\$2,900.00	\$2,900.00
10.	114 E Second	\$7,410.00	\$7,410.00	\$7,400.00	\$7,400.00
11.	116 E Second	\$18,050.00	\$18,050.00	\$14,300.00	\$14,300.00
12.	120 E Second	\$3,630.00	\$3,630.00	\$3,200.00	\$3,200.00
13.	122 E Second	\$5,020.00	\$5,020.00	\$4,000.00	\$4,000.00
14.	124 E Second	\$9,300.00	\$9,300.00	\$9,000.00	\$9,000.00
15.	128 E Second	\$13,600.00	\$13,600.00	\$9,100.00	\$9,100.00
16.	130 E Second	\$11,920.00	\$11,920.00	\$9,600.00	\$9,600.00
17.	200 E Second	\$86,420.00	\$86,420.00	\$98,800.00	\$98,800.00
18.	204 E Second	\$1,170.00	\$1,170.00	\$600.00	\$600.00
19.	206 E Second	\$7,100.00	\$7,100.00	\$4,700.00	\$4,700.00
20.	208 E Second	\$7,550.00	\$7,550.00	\$7,900.00	\$7,900.00
21.	210 E Second	\$8,300.00	\$8,300.00	\$2,600.00	\$2,600.00
22.	212 E Second	\$12,000.00	\$12,000.00	\$8,600.00	\$8,600.00
23.	214 E Second	\$11,820.00	\$11,820.00	\$7,700.00	\$7,700.00
24.	216 E Second	\$10,950.00	\$10,950.00	\$7,800.00	\$7,800.00
<b>BASE BID TOTAL</b>			<b>335,950.00</b>		<b>319,800.00</b>

**REVISED FORM OF PROPOSAL  
 DOWNTOWN REVITALIZATION PROJECT CDBD  
 ARCHITECTURAL PACKAGE**

**NOTICE TO BIDDERS:**

PLEASE DO NOT USE THE FORM OF PROPOSAL INCLUDED IN THE BOUND VOLUME OF THE SPECIFICATIONS. SEPARATE COPIES OF THIS PROPOSAL ARE CONTAINED WITHIN THE BACK COVER OF THIS DOCUMENT.

Name of Bidder SWANSON CONSTRUCTION CO.

Address of Bidder 3900 TRUMAN POINTE DRIVE, BETTENDORF, IA 52722

TO: The Honorable Mayor and City Council  
 City Hall  
 Muscatine, Iowa 52761

The undersigned bidder submits herewith bid security in the amount of \$ \_\_\_\_\_, in accordance with the terms set forth in the "Project Specifications."

The undersigned bidder, having examined and determined the scope of the Contract Documents, hereby proposes to provide the required labor, services, materials and equipment and to perform the Project as described in the Contract Documents, including Addenda 1, 2, and \_\_\_\_\_, and to do all work at the prices set forth herein.

We further propose to do all "Extra Work" which may be required to complete the work contemplated, at unit prices or lump sums to be agreed upon in writing prior to starting such work.

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENDED AMOUNT
1	107 Iowa	1	EA	5370	5370
2	111 Iowa	1	EA	12,550	12,550
3	113 Iowa	1	EA	13,150	13,150
4	100 E Second	1	EA	12,730	12,730
5	102 E Second	1	EA	11,940	11,940
6	104 E Second	1	EA	16,230	16,230
7	106 – 108 E Second	1	EA	37,320	37,320
8	110 E Second	1	EA	5,560	5,560
9	112 E Second	1	EA	6,860	6,860
10	114 E Second	1	EA	7,410	7,410
11	116 E Second	1	EA	18,050	18,050
12	120 E Second	1	EA	3,630	3,630
13	122 E Second	1	EA	5,020	5,020
14	124 E Second	1	EA	9,300	9,300
15	128 E Second	1	EA	13,600	13,600

CITY OF MUSCATINE  
 CDBG – Downtown Revitalization Project

A13-901

16	130 E Second	1	EA	11,920	11920
17	200 E Second	1	EA	86,420	86420
18	204 E Second	1	EA	1,170	1170
19	206 E Second	1	EA	7,100	7100
20	208 E Second	1	EA	7,550	7550
21	210 E Second	1	EA	8,300	8300
22	212 E Second	1	EA	12,000	12000
23	214 E Second	1	EA	11,820	11820
24	216 E Second	1	EA	10,950	10950
				<b>Total Base</b>	<b>\$335,950</b>

The names of those persons, firms, companies or other parties with whom we intend to enter into a subcontract, together with the type of subcontracted work and approximate dollar amount of the subcontract, are as follows:

Northwest Restoration Co - Tack pointing - \$145,000  
Painting Sub undetermined at this time

NOTE: All subcontractors are subject to approval by the City.

The undersigned bidder certifies that this proposal is made in good faith, and without collusion or connection with any other person or persons bidding on the work.

The undersigned bidder states that this proposal is made in conformity with the Contract Documents and agrees that, in the event of any discrepancies or differences between any conditions of this proposal and the Contract Documents prepared by the City of Muscatine, the more specific shall prevail.

Firm: SWANSON CONSTRUCTION CO.  
 Signature: *Steve Swanson*  
 Printed Name: STEVE SWANSON  
 Title: PRESIDENT  
 Address: 3400 TOWNE POINTE DRIVE  
BETTENDORE, IA 52722  
 Phone: 563-392-4859  
 Contact: STEVE SWANSON

**BID BOND**

Swanson Construction Co., as Principal, and Berkley Insurance Company, as Surety declare that we are held and are firmly bound unto the City of Muscatine, Iowa, hereinafter called "OWNER," in the sum of Five Percent of Amount Bid----- Dollars (\$ --5%-- ) to pay said sum as herein provided. We as Principal and Surety further promise and declare that these obligations shall bind our heirs, executors, administrators, and successors jointly and severally. This obligation is conditioned on the Principal submission of the accompanying bid, dated February 11, 2016 for CDBG - Downtown Revitalization Project.

NOW, THEREFORE,

- (a) If said Bid shall be rejected, or in the alternate,
- (b) If said Bid shall be accepted and the Principal shall execute and deliver a contract in the form specified, and the Principal shall then furnish a bond for the Principal's faithful performance of said Project, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the Project, as agreed to by the City's acceptance of said Bid,

then this obligation shall be void. Otherwise this obligation shall remain in full force and effect, provided that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the amount of the obligation stated herein.

By virtue of statutory authority, the full amount of this bid bond shall be forfeited to the Owner in the event that the Principal fails to execute the contract and provide the bond, as provided in the Project specifications or as required by law.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall in no way be impaired or affected by any extension of the time within which the Owner may accept such Bid or may execute such contract documents, and said Surety does hereby waive notice of any such time extension.

The Principal and the Surety hereto execute this bid bond this 3rd day of February, A.D., 2016.

Cathy Long  
Witness

Cindy Bennett  
Witness Cindy Bennett

Swanson Construction Co. (Seal)

Principal  
By Steve Swanson (Title)  
STEVE SWANSON, PRESIDENT

Berkley Insurance Company (Seal)

Surety  
By Dione R. Young (Attorney-in-fact)

Attach Power-of-Attorney

POWER OF ATTORNEY  
BERKLEY INSURANCE COMPANY  
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Cindy G. Bennett; Anne T. Crowner; Brian M. Deimerly; Jay D. Freiermuth; Craig E. Hansen; Stacy L. Venn; Lacey Cramblit; Timothy J. McCulloh; Shirley S. Bartenhagen; or Dione R. Young of Holmes Murphy & Associates, LLC of West Des Moines, IA* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

**RESOLVED**, that, with respect to the Surety business written by Berkley Surety Group, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

**RESOLVED**, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

**RESOLVED**, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

**RESOLVED**, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 16<sup>th</sup> day of March, 2015.

Attest:

Berkley Insurance Company

(Seal)

By

Ira S. Lederman  
Senior Vice President & Secretary

By

Jeffrey M. Hafter  
Senior Vice President

**WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.**

STATE OF CONNECTICUT )

) ss:

COUNTY OF FAIRFIELD )

Sworn to before me, a Notary Public in the State of Connecticut, this 16<sup>th</sup> day of March, 2015, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Senior Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C. RUNDBAKEN  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
APRIL 30, 2019

Maria C. Rundbaker  
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 3rd day of February, 2016.

(Seal)

Andrew M. Tama

WARNING - Any unauthorized reproduction or alteration of this document is prohibited. This power of attorney is void unless seals are readable and the certification seal at the bottom is embossed. The background imprint, warning and confirmation (on reverse) must be in blue ink.

**REVISED FORM OF PROPOSAL  
 DOWNTOWN REVITALIZATION PROJECT CDBD  
 ARCHITECTURAL PACKAGE**

NOTICE TO BIDDERS:

PLEASE DO NOT USE THE FORM OF PROPOSAL INCLUDED IN THE BOUND VOLUME OF THE SPECIFICATIONS. SEPARATE COPIES OF THIS PROPOSAL ARE CONTAINED WITHIN THE BACK COVER OF THIS DOCUMENT.

Name of Bidder Woodruff Construction, LLC  
 Address of Bidder 501 Greenfield Dr., Tiffin, Iowa 52340

TO: The Honorable Mayor and City Council  
 City Hall  
 Muscatine, Iowa 52761

The undersigned bidder submits herewith bid security in the amount of \$ 5% of total Bid, in accordance with the terms set forth in the "Project Specifications."

The undersigned bidder, having examined and determined the scope of the Contract Documents, hereby proposes to provide the required labor, services, materials and equipment and to perform the Project as described in the Contract Documents, including Addenda 1, 2, and \_\_\_\_\_, and to do all work at the prices set forth herein.

We further propose to do all "Extra Work" which may be required to complete the work contemplated, at unit prices or lump sums to be agreed upon in writing prior to starting such work.

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENDED AMOUNT
1	107 Iowa	1	EA	3,800	3,800
2	111 Iowa	1	EA	12,100	12,100
3	113 Iowa	1	EA	16,900	16,900
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5	102 E Second	1	EA	9,700	9,700
6	104 E Second	1	EA	16,200	16,200
7	106 – 108 E Second	1	EA	47,300	47,300
8	110 E Second	1	EA	5,700	5,700
9	112 E Second	1	EA	2,900	2,900
10	114 E Second	1	EA	7,400	7,400
11	116 E Second	1	EA	14,300	14,300
12	120 E Second	1	EA	3,200	3,200
13	122 E Second	1	EA	4,000	4,000
14	124 E Second	1	EA	9,000	9,000
15	128 E Second	1	EA	9,100	9,100

16	130 E Second	1	EA	9,100	9,100
17	200 E Second	1	EA	98,800	98,800
18	204 E Second	1	EA	600	600
19	206 E Second	1	EA	4,700	4,700
20	208 E Second	1	EA	7,900	7,900
21	210 E Second	1	EA	2,100	2,100
22	212 E Second	1	EA	8,100	8,100
23	214 E Second	1	EA	7,700	7,700
24	216 E Second	1	EA	7,800	7,800
<b>Total Base</b>					<b>\$ 319,800</b>

The names of those persons, firms, companies or other parties with whom we intend to enter into a subcontract, together with the type of subcontracted work and approximate dollar amount of the subcontract, are as follows:

Otto Baum Company Masonry/Restoration \$ 178,000  
Jerry Rousch Painting Painting \$ 33,000

NOTE: All subcontractors are subject to approval by the City.

The undersigned bidder certifies that this proposal is made in good faith, and without collusion or connection with any other person or persons bidding on the work.

The undersigned bidder states that this proposal is made in conformity with the Contract Documents and agrees that, in the event of any discrepancies or differences between any conditions of this proposal and the Contract Documents prepared by the City of Muscatine, the more specific shall prevail.

Firm: Woodruff Construction, LLC  
 Signature: Nick Ford  
 Printed Name: Nicholas R. Ford  
 Title: East Region President  
 Address: 501 Greenfield Dr.  
Tiffin, Iowa 52340  
 Phone: (319) 545-2410  
 Contact: nickf@woodruffcompanies.com





UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA  
 UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX  
 FINANCIAL PACIFIC INSURANCE COMPANY, ROCKLIN, CA  
**CERTIFIED COPY OF POWER OF ATTORNEY**  
 (original on file at Home Office of Company – See Certification)

Inquiries: Surety Department  
 118 Second Ave SE  
 Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That UNITED FIRE & CASUALTY COMPANY, a corporation duly organized and existing under the laws of the State of Iowa; UNITED FIRE & INDEMNITY COMPANY, a corporation duly organized and existing under the laws of the State of Texas; and FINANCIAL PACIFIC INSURANCE COMPANY, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint KEVIN J. KNUITSON, OR JODY A. DECKER, OR MICHELLE GRUIS, OR KATHLEEN BREWER, ALL INDIVIDUALLY OF THE CEDAR RAPIDS, IA OFFICE; OR CRAIG E. HANSEN, OR JAY D. FREIERMUTH, OR BRIAN M. DEIMERLY, OR CINDY BENNETT, OR ANNE CROWNER, OR TIM MCCULLOH, OR STACY VENN, OR LACEY CRAMBLIT, OR SHIRLEY S. BARTENHAGEN, OR KYLEE HEUSI, OR DIONE R. YOUNG, ALL INDIVIDUALLY OF DES MOINES IA

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$100,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted is continuous and shall remain in full force and effect until revoked by UNITED FIRE & CASUALTY COMPANY, UNITED FIRE & INDEMNITY COMPANY, AND FINANCIAL PACIFIC INSURANCE COMPANY.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted on May 15, 2013, by the Boards of Directors of UNITED FIRE & CASUALTY COMPANY, UNITED FIRE & INDEMNITY COMPANY, and FINANCIAL PACIFIC INSURANCE COMPANY.

**“Article VI – Surety Bonds and Undertakings”**

Section 2, Appointment of Attorney-in-Fact. “The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal of the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.



IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 15th day of January, 2014  
 UNITED FIRE & CASUALTY COMPANY  
 UNITED FIRE & INDEMNITY COMPANY  
 FINANCIAL PACIFIC INSURANCE COMPANY

By: *Dennis J. Richmann* Vice President

State of Iowa, County of Linn, ss:  
 On 15th day of January, 2014, before me personally came Dennis J. Richmann

to me known, who being by me duly sworn, did depose and say; that he resides in Cedar Rapids, State of Iowa; that he is a Vice President of UNITED FIRE & CASUALTY COMPANY, a Vice President of UNITED FIRE & INDEMNITY COMPANY, and a Vice President of FINANCIAL PACIFIC INSURANCE COMPANY the corporations described in and which executed the above instrument; that he knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



*Mary A. Bertsch*  
 Notary Public  
 My commission expires: 10/26/2016

I, David A. Lange, Secretary of UNITED FIRE & CASUALTY COMPANY and Assistant Secretary of UNITED FIRE & INDEMNITY COMPANY, and Assistant Secretary of FINANCIAL PACIFIC INSURANCE COMPANY, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations  
 this 9th day of February, 2016.



By: *David A. Lange*  
 Secretary, UF&C  
 Assistant Secretary, UF&I/FPIC

## 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:** March 2, 2016

**Re:** Resolution accepting the low bid and awarding the contract related to the Muscatine CDBG Downtown Revitalization Façade Project.

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#### Introduction & 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 February 12<sup>th</sup> with two bids received from Woodruff Construction and Swanson Construction. Both bids were under the engineer's estimate of \$345,000. Woodruff Construction was the low bidder in the amount of \$319,800.

The grant administrator, South East Iowa Regional Planning Commission, recommends awarding a contract at this time to Woodruff Construction.

The CDBG Stormwater Project is still being discussed and reviewed by City staff, grant administrator, design engineer, and the state IEDA project management team.

**RECOMMENDATION/RATIONALE:** It is recommended that City Council approve the attached resolution accepting the low bid of \$319,800 and awarding the contract for the project identified as Muscatine CDBG Downtown Revitalization Facade Project to Woodruff Construction, LLC.

1. Resolution
2. Bid Tabulation