

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Grinnell will be holding a public hearing on the status of the Community Development Block Grant for the Wastewater Collection Improvements Project for the southeast part of the City at 7 pm on July 5, 2022 at Grinnell City Hall Council Chambers at 520 4th Avenue. At the hearing the following information will be covered: general accomplishments, project expenditures, project beneficiaries, and project completion. The project is being funded in part through a Community Development Block Grant provided by the Iowa Economic Development Authority. If you have any questions concerning the project or if you require special accommodations to attend the hearing such as handicapped accessibility or translation services, please contact the city clerk. Persons interested in the status of funding or the progress, of the project, are welcome to attend this meeting.

Ann Wingerter
Grinnell City Clerk

The SE wastewater collection improvements project currently has \$548,841 of construction and admin expenses. The CDBG share of that cost is \$273,751 and the City share is \$273,750. The project is more than 70% complete. We expect the project to be completed in calendar year 2022. The remaining grant funds total \$116,404. We expect that all the CDBG funds will be requested for this project. The CDBG funds are 50% of the project construction costs up to \$758,990 and after that expenditure level the city will be 100% responsible for project costs.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Grinnell will be holding a public hearing on the status of the Community Development Block Grant for the Downtown Revitalization Project at 7:00 pm on July 5, 2022 at Grinnell City Hall, 520 4th Avenue, Grinnell, IA 50112. At the hearing the following information will be covered: general accomplishments, project expenditures, project beneficiaries, and project completion. The project is being funded in part through a Community Development Block Grant provided by the Iowa Economic Development Authority. If you have any questions concerning the project or if you require special accommodations to attend the hearing such as handicapped accessibility or translation services, please contact 641-236-2600. Persons interested in the status of funding or the progress, of the project, are welcome to attend this meeting.

Ann Wingerter
City Clerk of Grinnell

CITY OF GRINNELL
CDBG DOWNTOWN REVITALIZATION STATUS OF FUNDED ACTIVITIES
TUESDAY, JULY 5, 2022 AT 7:00 PM

A. GENERAL DESCRIPTION OF ACCOMPLISHMENTS TO DATE

The City of Grinnell was awarded a Community Development Block Grant from the Iowa Economic Development Authority in the amount of \$500,000 to be used for façade rehabilitation of 10 buildings in the Grinnell Commercial Historic District. Upon completion of the project, Grinnell will have visually improved storefronts in the Commercial Historic District. The project will benefit the community by removing slum and blight.

Construction began in September 2021. This grant requires a public hearing to be held on the status of funded activities when approximately 50% of the grant funds have been expended.

B. SUMMARY OF EXPENDITURES TO DATE

The total project budget as submitted in the CDBG application and under contract between the State of Iowa and the City of Grinnell is \$1,125,000, of which \$500,000 is federal CDBG funds and \$625,000 is local matching funds. The local matching funds are comprised of contributions from property owners, which are 20% of construction costs for their building, and from the City of Grinnell.

As of May 27, 2022, the time of the last Request for Payment/Activity Status, \$288,931 has been requested in federal CDBG funds and \$368,698 in local funds were expended, bringing to total project expenditures to \$657,629. This equals approximately 58% of the original estimated project costs. The costs have been for construction, architecture/design, asbestos inspection, and general administration.

C. GENERAL DESCRIPTION OF REMAINING WORK

- 805 4th Avenue and 813 4th Avenue have been completed.
- 831 Main will require a steel lintel replacement above the storefront before the new storefront can be installed.
- 901 Main is in the process of having an ADA ramp constructed at the front entrance of the building.
- 903-905 Main has a new storefront installed and will soon install the glass.
- 912-918 Main still has some masonry work to be completed.
- 928 Main may have some additional EIFS work to be completed.
- Some materials for project buildings are still on order such as tiles, door hardware, windows, and light fixtures. These materials are delayed.
- Overall, in addition to the above, some painting and installation of awnings and other final materials remain. The project is expected to be completed on time according to the construction contract and grant requirements.

D. PROJECT COMPLETION

The bulk of the project is expected to be completed by the end of 2022. Per the construction contract, the entire project has a substantial completion date of March 6, 2023. The grant end date for the project is July 31, 2023. At the project's conclusion, the following 10 addresses will be rehabilitated: 803 4th Avenue, 805 4th Avenue, 807 4th Avenue, 831 Main Street, 901 Main Street, 917 Main Street, 928 Main Street, 903-905 Main Street, and 813 4th Avenue.

meeting minutes

Date Issued:	June 29, 2022			
Project:	Grinnell, Iowa – Façade Rehabilitation – Downtown Revitalization			
RDG Project No.:	3003.547.00			
Meeting date:	June 29, 2022	10:00 AM	Meeting No.:	17
Meeting Subject:	Construction Conference		Location:	City Hall
Attendees/Invitees:	<input checked="" type="checkbox"/>	Scotney Fenton	RDG	sfenton@rdgusa.com 515.309.3223
	<input type="checkbox"/>	Michelle Cunliffe	RDG	mcunliffe@rdgusa.com 515.288.3141
	<input checked="" type="checkbox"/>	Jason Kentner	Cornerstone	jason.kentner@cornercc.com 712.215.3862
	<input type="checkbox"/>	Jaime Johnston	Cornerstone	jaim@cornercc.com 641.322.3862
	<input type="checkbox"/>	Jim Allen	Cornerstone	641.322.3862
	<input checked="" type="checkbox"/>	Russ Behrens	City of Grinnell	rbehrens@grinnelliowa.gov 641.236.2606
	<input type="checkbox"/>	Tyler Avis	City of Grinnell	tavis@grinnelliowa.gov
	<input type="checkbox"/>	Julie Winter	Region 6	jwinter@region6resources.org 641.752.0717
	<input type="checkbox"/>	Cheryl Neubert	Hist Pres Comm	cherylmneubert@yahoo.com

Comments, additions, or corrections to this memo should be communicated in writing to RDG Planning & Design within seven (7) days of issuance. If no comments are received within that period, this memo will be assumed accurate and filed as a part of the permanent record for this project.

I. Administrative

A. None.

II. Safety and Security

A. None.

III. Progress Report

- A. 803 4th Avenue (Jack & Cynthia Sherman).....(Eagle Block West) Premier Printing
 - 1. Tile repairs: reported complete.
 - 2. Awning: pending.
- B. 805 4th Avenue (Jack & Cynthia Sherman).....(Eagle Block East) Hair of the Dog
 - 1. Reported complete.
- C. 807 4th Avenue (Kevin Kolbe & Mike Allen)Iowa Rural
 - 1. Doors: pending install this week.
 - 2. Light fixture: pending delivery this week.
- D. 813 4th Avenue (PR #3).....Flower Shop
 - 1. Reported complete.
- E. 831 Main Street (Bill Rozendaal)..... Frontier Cafe



1. Replace steel lintel above storefront (PR #21)
 - a. Structural engineer was on site this morning, for further observations and strategy. Will refine proposed repairs. Jason will update construction budget.
 - b. Consider extent of depth of surface rust and steel condition below it.
 - c. After budget proposal update, will need to bring building owner into decision process.
2. Storefront: pending delivery.
3. Doors: affected by hardware delivery delays.
4. Masonry: commenced, pending lintel resolution. Will also have side wall work pending.
- F. 901 Main Street (Ryan Ferguson)Comeback Cafe
 1. Floor at new entrance:
 - a. Ramp: reported complete. Need to install metal guardrail.
 - b. Carpet: Ryan has new carpet on site. Deduct is pending next change order.
 2. Door: reported complete.
 3. Windows:
 - a. Front window: framing is complete, pending glass delivery next month.
 - b. Windows 1st floor back: pending delivery October [PR #16.1]
 - c. Tenant at 2nd floor has removed screens from his windows.
- G. 903 Main Street (Roger Smith) (IOOF) Bill's Jewelry
 1. Storefront:
 - a. Aluminum storefront: reported complete.
 - b. Door hardware: pending delivery, then can install door.
 2. Additional painting requested at exterior entry ceiling (COR #23): will complete next week.
 3. Awning: fabric replacement pending next week.
- H. 912-918 Main Street (Bill Rozendaal) (Spaulding Block)
 1. Awnings: partially installed. Pending center awning [Alt #2] new fabric.
 2. Masonry: thin brick. Reported complete.
 3. Carpet: installation pending.
- I. 917 Main Street (Matt Blankenfeld)(Longshore Building) Central Iowa Res.
 1. Storefront [Alt #1]: framing is complete, pending glass. Door hardware is delayed.
- J. 928 Main Street (Chris Harris)Masonic Building
 1. Awning: on order, likely by end of month.
 2. EIFS: reported complete including additional scope [COR #22b].
- K. General items
 1. None.

IV. Upcoming Work



A. Schedule: Jaime will update construction forecast when additional information is available.

V. Owner Items

A. None.

VI. Contractor Items

A. None.

VII. Architect Items

A. Scotney out of office: July 3 – July 9.

VIII. Submittals Status

A. None.

IX. Proposed Changes Effects

X. Contract Revisions

Item #	Description	RDG written	Contr. priced	RDG review	Owner			Change Order #
					review	Appr.	decline	
ASI 1	Revise Davis Bacon wage rate CARP0004	7/16	N/A	=	=	=	=	C0 1
ASI #	912: confirm awning pattern							
PR 1	Delete asbestos abatement from bid	8/6	=	=	=	=	=	=
PR 2	Revise mortar analysis method	8/6	=	=	=	=	=	=
PR 3	813: add building to project scope	9/1	X	X		X		C0 3
PR 4	831: revise location of door 831A to back wall of vestibule	10/21	=	X		X		C0 6
PR 5	831: revise sidelight, add (frosted) film to glass at door 831C	10/19	=	X		X		C0 6
PR 6	903: fill additional holes at masonry and paint interior column	9/7	X	X		X		C0 3
PR 7	912: add awnings to north and south locations	9/7	X	X		X		C0 3
PR 8	928: increase insul to 4" thickness; delete new parapet cap	9/3	X	X		X		C0 2
PR 9	831: rebuild masonry above storefront	10/12	X	X		X		C0 3
PR 10	831: repair historic wood transom	10/12	=					
PR 11	917: rebuild masonry above storefront	10/18	X	X		X		C0 3
PR 12	928: retain EIFS substrate and perform winter conditions	10/28	X	X		X		C0 4
PR 13	813: reinstall lower awning and wood repairs	3/2	X	=		X		C0 7
PR 14	901: window masonry infill conditions	3/10	X	X		X		C0 8
PR 15	912: additional demolition 2 nd floor windows	3/16	X	X		X		C0 7
PR 15.1	912: additional repairs 2 nd floor windows	3/16	X	=	X			
PR 16.1	901: reopen and provide additional windows at 1 st floor rev	4/11	X	X		X		C0 8
PR 17	917: paint and repairs to signband above awning	4/11	X	X		X		C0 8
PR 18	917: revise 2 nd floor window installation	5/3						
PR 19	803: revise paint colors eagle pediment	5/17	X	X		X		C0 9
PR 20	901: revise ramp dimensions relocate beam in floor	5/20	X	X		X		Next
PR 21	831: replace steel lintel above storefront	5/9	X					
PR -	901: delete new carpet at entry	6/20	X	=				Next
PR -	912: revise size of replacement windows							
PR -	831: remove paint off stone pilasters at storefront							
COR 11	807: adjust door height (807A)	10/21	N/A	X		X		C0 5
COR 13	903: clarify heights of doors 903A and 903B	=	X	X		X		C0 6



Item #	Description	RDG written	Contr. priced	RDG review	Owner			Change Order #
					review	Appr.	decline	
COR 22	928: claim additional funds EIFS scope addendum #1	5/31	X	=	X			
COR 22b	928: additional EIFS scope	6/14	X	=		X		C0 9
COR 23	903: additional painting at soffit	6/14	X	=		X		C0 9
RFI -	928: additional repairs to terra cotta							

All alternates were accepted.

XI. Schedule

- A. Change Orders and Applications for Payment next milestones:

City Council meets 1st and 3rd Monday each month	7/18/2022	8/1/2022
Agenda published Friday before	7/15/2022	7/29/2022
Agenda final Thursday (date City needs approved copy)	7/14/2022	7/28/2022
RDG requests application on Monday	7/11/2022	7/25/2022
- B. Date of Substantial Completion scheduled (as per Change Order #3) March 2, 2023
- C. Next Construction Meeting:meet at City Hall: **July 14, 2022; 10:00 AM**

XII. Other Discussion

- A. None.

Project site visit:

Time Conducted.....8:00 AM

Weather Conditions.....75°F fair

Work in progress:



Buildings 901 and 903



Building 917

Discussion:

- A. Not applicable.

Respectfully submitted,

Scotney Fenton, AIA
RDG Planning & Design

