

Item # 15
Date: 6/8/26

DATE: 06/04/26

COUNCIL ACTION FORM

AGENDA ITEM: 1139 6th Street

History Report: 1139 6th Street

During the Downtown Business District Reconstruction Project, damage occurred to the building located at 1139 6th Street. In order to restore the property and prevent additional deterioration, several corrective actions are required to address both the exterior and interior portions of the structure. The necessary repairs include replacement of damaged masonry, installation of a new window, and completion of interior finishing work. These improvements are intended to restore the building to its pre-damage condition and ensure that no further damage occurs to the building envelope or interior spaces. The attached quotes represent two of the three repair components needed to fully resolve the issue. For this agenda item, the City Council is being asked to consider and approve the proposals for:

1. Exterior masonry repair and brick replacement.
2. Window replacement.

These two items address the exterior damage and are necessary to protect the structure from weather-related impacts and further deterioration. The third component, interior finishing and restoration work, is still being finalized and will be presented to the City Council for consideration and approval at a future meeting. Approval of all three repair components will be required to fully complete the restoration of the property at 1139 6th Street.

For the window replacement portion of the repair project, staff contacted three qualified contractors to solicit quotes for the work. Responses were received from Reflections Glass and Orning, both of which provided proposals for the replacement of the window. These quotes are included for the Council's review and consideration. For the exterior masonry repairs, staff reached out to three contractors with experience in masonry restoration and brick repair, including Set in Stone, Renaissance Restoration, and a local contractor. Quotes were requested to address the damaged brickwork and restore the exterior façade of the building. The masonry repairs are a critical component of the restoration project, as they will help preserve the structural integrity and appearance of the building while preventing future weather-related deterioration. The quotes received for both the window replacement and masonry restoration represent the exterior repair work necessary to resolve the damage caused during the Downtown Business District Reconstruction Project. Staff has reviewed the proposals and is presenting them to the City Council for consideration and approval.

OPTIONS (Window):

1. Orning Glass: \$4,847.71 - Tax included
2. Reflections Glass: \$5,190 - Tax not included

OPTIONS (Masonry):

- 1. Damon Herral: \$9,750**
- 2. Set in Stone: \$10,500**
- 3. Renaissance: \$16,938 (if bricks need stained); \$13,963 (if bricks do not need stained)**

STAFF'S RECOMMENDED ACTION:

Therefore, City Staff recommends that Council approve Option 1 for both portions: the Window and Masonry work. This will allow both contractors to proceed with the work and fix the damage from the Downtown Business District.



Date: 4.8.26

Job Ref: 1139 6th St.
Nevada, Ia

We propose to provide the materials and labor for the 1 store front north facing

Scope of Work:

- Demo of window and disposal
- Install new frame

Framing

- 2"x 4 1/2" Thermally Broken
- Dark Bronze in Color

Glass

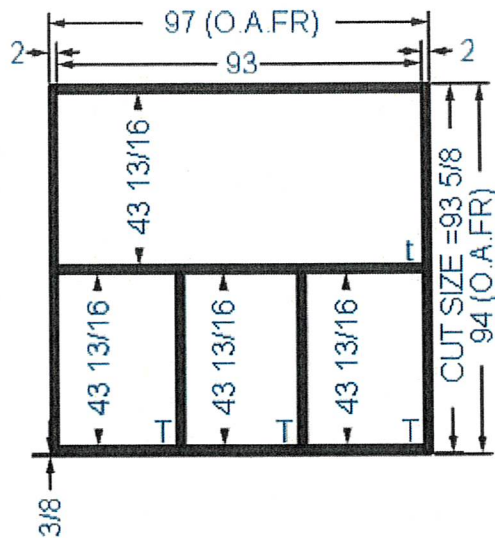
- 1" Insulated low-e over clear

Exclusions

- Any break metal needed, there will need to be a monetary change order
- Interior final cleaning

Four Thousand Eight Hundred Forty-Seven Dollars and 71/100

\$4,847.71 Tax Included.



Thank you,

Aaron Currie



Proposal

Date: 4/7/2026
Project: 1139 6th St. North window
Addendums:
Attn: Jordan

Base Bid: \$ **5,190.00** Tax Not Inc'd

Scope of Work:

Price to provide and install aluminum framed storefront and glass. Storefront to be dark bronze, thermally broken, 2" x 4 1/2". Glazing to be 1" insulated glass units with Low E. Exterior perimeters will be sealed. Demolition is included. Board-up of opening by others if needed due to sill replacement. Interior finishes by others.

Frames Inc'd:

See other attachment for drawing

Standard Exclusions Unless Otherwise Noted Above

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> A. Modifications to openings to accept Aluminum framing B. Blocking or bracing to anchor framing C. Grinding of concrete to obtain a level or plumb surface D. Trims, copings, or flashings not called out in drawings E. Interior sealants of any kind F. Caulking of joints over 3/8" wide, additional costs will incur G. Protections of work when off site H. Final cleaning of glass and frames | <ul style="list-style-type: none"> I. Demolition (unless noted in proposal) J. Electrical Hookups of any kind K. Delegated Design L. Final Keying , or changing all cylinders after hardware is already installed M. Temp enclosures N. Air Barriers , window tapes O. Extended labor warranties past 1 year P. Extended finish warranties (unless noted in proposal) | <ul style="list-style-type: none"> Q. Project Specific Insurance R. Mock ups S. More than 1 pre-punch and more than 1 final punch list T. Framed Mirrors U. Remove panics, closures or other interfering hardware on H.M. or wood doors preventing us from glass install V. Drilling of slugged H.M frames that all screws were not install prior to filling frame |
|---|---|--|

Quote Valid For 30 Days

Payment due net 30 days upon received invoice. Service charge subject to 1.5% late charge per month.

Authorized Signature

Accepted By:

Date

Logan Erb - Estimator

060208

Damon
Herrald

Estimate

Statement

DATE 4-16-26

TERMS

TO City of Nevada
1139 6th St.
Nevada, IA 50201

IN ACCOUNT WITH

Damon Herrald
1712 5th St
Nevada, IA 50201

Replace damaged brick below
sill as requested, replace
broken 9'6" long by 10" x 10" square
sill. Remove window and
prep for new including new steel
lintel + required brick work

Labor, disposal, materials,
and equipment rental

\$ 9,750⁰⁰

* unseen damage \$65 per man hr repair
** payable upon completion

CURRENT

OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT

\$ 9,750⁰⁰



Set in stone masonry services

James Potter
Business Number 641 497 5469
26385 265th St. Eldora, IA 50627
6418497333
masonmogul@live.com

ESTIMATE

ESTO163

DATE

10/08/2024

TOTAL

USD \$10,500.00

TO

City of Nevada

Ryan Hutton
☐ 5157203545
RHutton@cityofnevadaiaowa.org

DESCRIPTION	RATE	QTY	AMOUNT
Limestone	\$2,500.00	1	\$2,500.00
Removal of broken limestone and brick above limestone	\$3,000.00	1	\$3,000.00
Replace limestone and brick above(around window	\$3,500.00	1	\$3,500.00
Cutting out and moving scarred brick	\$1,000.00	1	\$1,000.00
Staining scarred brick	\$500.00	1	\$500.00
TOTAL			USD \$10,500.00

This quote does not include any shoring of any part of the structure or any damage of interior that may occur during masonry phase. Any unseen or hidden damage can be addressed at the rate of 75\$ per hr.

RENAISSANCE RESTORATION, INC.
 Terry W. Cole, General Contractor
 "Certified Restoration Consultants"
 P.O. Box 291
 Galena, Illinois 61036

(815) 777-0556
 FAX (815) 777-9472
 davrrinc@msn.com
 www.rrincorporated.com

PROPOSAL

JOB NAME/NO.: Masonry Repair	
LOCATION:	1136 6 th St Nevada
PHONE: (515) 290-3278	DATE 05/15/2026

To: Upchurch Rentals
 1136 6th St
 Nevada, IA 50201

We hereby submit specifications and estimates for:

Masonry Repairs on North Wall

	<u>Price Quote</u>
I. Brick Replacements	I. \$2,271.00
1. Cut out and replace (7) brick with brick to match; as close as possible. May need to be stained to blend. Not included.	
II. Brick Staining	II. \$2,975.00
1. Stain (7) brick and mortar in repair area with custom blend of mineral stain.	
III. Windowsill Stone Patching	III. \$2,808.00
1. Epoxy crack in window sill and patch with Jahn Limestone Repair Mortar.	
IV. Windowsill Stone Replacement	IV. \$8,884.00
1. Replace (1) 114" windowsill with new stone to match existing; as close as possible.	

Note: Includes use of owner furnished utilities. Excludes any interior work or permits.

WE PROPOSE hereby to furnish material and labor - complete in accordance with these specifications, for the sum of: **(Items I-IV only)**

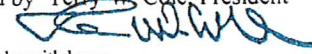
Based on Options Selected and 00/100------(STDB)

Payable as follow:

50% Downpayment, Balance Due Upon Completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner Authorized according to standard practices. Any alteration or deviation from above specifications involving Signature extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully insured by Workmen's Compensation Insurance.

Respectfully proposed by Terry W. Cole, President



NOTE: This proposal may be withdrawn by us if not accepted within **30** days.

ACCEPTANCE OF PROPOSAL — The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature	Date	Signature	Date
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