

MINUTES OF MEETING TO APPROVE
PLANS AND SPECIFICATIONS, FORMS OF
CONTRACT AND ESTIMATE OF COST
AND TO CONSIDER BIDS

Nevada, Iowa

June 22, 2026

The City Council of the City of Nevada, Iowa, met on June 22, 2026 at 6:00 p.m., at the Council Chambers, City Hall, Nevada, Iowa, pursuant to published notice.

The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present:

Absent:

The Mayor announced that this was the time and place set for hearing on the plans and specifications, forms of contract and estimate of cost for the proposed CDBG Downtown Façade Revitalization Project

Upon investigation, it was found that no persons had appeared and filed objections to the proposed plans, specifications, forms of contract and estimate of cost for the CDBG Downtown Façade Revitalization Project as follows:

The City Council heard said objectors and evidence for or against the proposed CDBG Downtown Façade Revitalization Project; whereupon, the Mayor declared the hearing closed.

Council Member ___ introduced the following resolution and moved its adoption, seconded by Council Member ___; and after due consideration thereof by the City Council, the Mayor put the question upon the motion and the roll being called, the following named Council Members voted:

Ayes: ___

Nays: ___

Whereupon, the Mayor declared the said motion duly carried and the resolution adopted as follows:

RESOLUTION NO. 100 (2025/2026)

Resolution finally approving and confirming plans, specifications, forms of contract and estimate of cost for the CDBG Downtown Façade Revitalization Project

WHEREAS, the City Council of the City of Nevada, Iowa, has heretofore given preliminary approval to the plans, specifications, form of contract and estimate of cost (the "Contract Documents") for the CDBG Downtown Façade Revitalization Project (the "Project"), as described in the notice of hearing on the Contract Documents for the Project; and

WHEREAS, a hearing has been held on the Contract Documents on June 22, 2026;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Nevada, Iowa, as follows:

Section 1. The Contract Documents referred to in the preamble hereof are hereby finally approved, and the prior action of the City Council giving preliminary approval is hereby finally confirmed, and the Project, as provided for in the Contract Documents, is necessary and desirable.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved June 22, 2026.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

SECTION 00 11 13

NEVADA FAÇADE IMPROVEMENTS - CITY OF NEVADA, IOWA

Notice is hereby given that the Nevada City Clerk will be accepting sealed bids for the **NEVADA FAÇADE IMPROVEMENTS** project now on file in the Office of the City Clerk .

Sealed bids will be received at the Office of the City Clerk of the City of Nevada, Iowa located at 1209 6th St., in said City, until **11:00 A.M., Local Time, Tuesday, June 16th, 2026** for the construction of the project, as described in the Construction Documents.

Sealed proposals will be opened, and bids tabulated at a public meeting, presided over by the Mayor or his designee, in City Council Chambers in City Hall at **11:00 A.M., Local Time, Tuesday, June 16th, 2026**. Bids will be acted upon by the City Council at the hearing scheduled to be held at **6:00 P.M., Local Time, on Monday, June 22nd, 2026** at the City Council Chambers in City Hall at 1209 6th St., Nevada, Iowa 50201.

Copies of said Contract Documents are available at the office of the City Clerk of Nevada for examination by the public. Construction Documents for private use may be viewed or obtained from Curtis Architecture & Design P.C., 301 E Court Ave., Suite #105, East Village, Des Moines, IA 50309. A refundable deposit of Eighty dollars (\$80.00) shall be required for each complete set of documents; which is refundable upon receipt of the Drawings and Specifications, if the Construction Documents are returned in good condition within ten (10) days from the date of letting. Partial or separated documents will not be provided. Electronic documents may be obtained for no cost by request via email from Rod Curtis (Rod.curtis@curtisarchitecture.com) or (jacob@curtisarchitecture.com) with Curtis Architecture & Design P.C. A non-refundable postage and handling fee of Twenty-five dollars (\$25.00) will be added for each set of Construction Documents to be mailed. Special arrangements must be made for overnight mail delivery.

The project will include restoration of the front façade of select downtown buildings around Nevada's historic downtown square. All buildings will require special attention. Work will include, but not be limited to: new storefront window systems, tuckpointing, repainting, structural brick repairs, cement board panels and trim, new upper level windows, new doors, new wood framing, demolition, interior trim work, flooring, drywall, and lighting.

Bidder is encouraged to attend pre-bid conference at 10:00 A.M. local time on Friday, June 5th 2026, at the City Council Chambers, at 1209 6th St., Nevada, Iowa 50201. A tour of the included buildings will follow the conference.

Each bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a contract for the work bid upon, and will furnish after Award of Contract a corporate surety bond, in a form acceptable to the Jurisdiction, for the faithful performance of the contract, in an amount equal to 5% of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instruction to Bidders, and shall be in the form of a cashier's check or a certified check drawn on an FDIC-insured bank in Iowa, or on an FDIC-insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa, or chartered under the laws of the United States; or a bid bond on the form provided in the Contract Documents with corporate surety satisfactory to the Jurisdiction. The bid shall contain no condition except as provided in the Specifications.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to

bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

The Contractor shall NOT include sales or use taxes in the bid. Pursuant to Iowa Code and Iowa Administrative Code, the Contractor will be authorized to purchase building materials that will be incorporated into real property on this project tax-free. Iowa Construction Sales Tax Exemption Certificates will be issued by the City, which will authorize suppliers of building materials to sell materials exempt from Iowa sales tax and any applicable local option sales tax and school infrastructure local option sales tax to the entity listed on the certificate. Upon award of the Contract, the successful Contractor will be required to provide project information on the contractor, and each subcontractor and supplier requiring the exemption certificates. Contractor will maintain records identifying the materials purchased sales tax exempt and will maintain records verifying the use of said materials on said improvement.

The Contract will be awarded to the lowest responsive, responsible bidder. However, the City reserves the right to reject any or all proposals, re-advertise for new bids, to waive irregularities, and to accept any proposals, which in the opinion of the City Council, is deemed to be in the best interest of the City.

The City of Nevada reserves the right to defer acceptance of any bid for a period of sixty (60) calendar days after receipt of bids, and no bid may be withdrawn during this period.

Each successful Bidder will be required to furnish a corporate surety bond in an amount equal to 100% of its Contract price. Said bond shall be issued by a responsible surety approved by City of Nevada, and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained, and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Nevada from claims and damages of any kind caused by the operations of the Contract.

The work on this project shall begin upon receipt of the Notice to Proceed, and be fully completed no later than May 1st, 2027.

CDBG Requirements.

HUD Section 3 - The work to be performed under this Contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development, Community Development Block Grant, and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701 V. All contractors and subcontractors must be registered with the Iowa Workforce Development and with the Federal SAM database.

Build America, Buy America Procurement Bid Language: This agreement is for services related to a project that is subject to the Build America, Buy America Act (BABA) requirements under Title IX of the Infrastructure Investment and Jobs Act ("IIJA"), Pub. L. 117-58. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in this project must be produced in the United States, as further outlined by the Office of Management and Budget's Memorandum M-24-02, Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure. Contractor shall include Manufacturer's Certification for BABA requirements for all BABA-covered items to be incorporated into the infrastructure project. Contractor shall comply with BABA requirements, including coordination with manufacturers, distributors, and suppliers to correct deficiencies in any BABA documentation. For any change orders, Contractor shall provide BABA documentation for any new products or materials required by the change.

Prevailing Wages and EEO Requirements. Bidders are advised that all wages are subject to the minimum wages as set forth in a Federal Wage Determination for this project. Bidders are also advised work under this Contract will be required to comply with Labor Standards Contract Provisions and Presidential Executive Order No. 11246.

Published upon order of the City Council of Nevada, Iowa.

Jordan Cook,
City Administrator, Nevada, Iowa

END OF SECTION 00 11 13

SECTION 00 41 00
(Page 1 of 3)
BID FORM

Pursuant to & in compliance w/ the Bidding Documents relating to the Building Contract for:

Nevada Façade Improvements

Including Addenda Nos. _____, the undersigned, having become thoroughly familiar with the terms and conditions of the proposed Contract Documents prepared by Curtis Architecture & Design, with local conditions affecting performance and costs of the Work at the place where the Work is to be completed, and having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the Work in strict accord with the proposed Contract Documents, including furnishing all labor and materials, and to do all the work required to construct and complete said Work in accordance with the Contract Documents, for the consideration of the sum of money stated below.

Included in Bid Envelope are the signed papers for Section 3 located in this Spec Book under section 00 73 33 Line item #7 _____ (Initials)

BASE BID: \$ _____ **(including all Allowances & Contingency per 00 21 13)**
_____ DOLLARS

ESTIMATED CONSTRUCTION TIMELINE _____

We understand the Owner reserves the right to reject this bid, or to negotiate with the Bidder, when such is deemed by the Owner to be in his best interest, but that this bid shall remain open and not be withdrawn for a period of thirty days from the date prescribed for its opening. If written notice of the acceptance of this bid is mailed, faxed, or delivered to the undersigned within thirty days after the date set for the opening of this bid, or at any time thereafter before it is withdrawn, the undersigned will sign and return the Contract Agreement; prepared in accord with the Bidding Documents and this bid as accepted.

Notice of acceptance, or request for additional information, may be addressed to the undersigned at the address set forth below.

Name of Contractor: _____ Date: _____

Signature of Bidder: _____

Typed / hand printed name of signer: _____

Note: If bidder is a corporation, set forth the legal name of the corporation together with the signature of the officer, officers, or agent authorized to sign contracts on behalf of the corporation. If bidder is a partnership, set forth the name of the firm together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership.

Business address: _____

Email address: _____

Telephone #: _____ Federal Tax ID #: _____

* INCLUDED ALTERNATES ON NEXT PAGE *

ALTERNATE LIST & COSTS

(Page 2 of 3)

ALTERNATE #1 – 1122 6th St.: Provide new subfloor, carpet, gyp. bd. ceiling, and lights. See construction documents for details.

Add: _____

Dollars (\$) _____

**Contractor to submit Section 3 Requirement paperwork
on next page with the Bid Form.
(CONTRACTOR INTENT TO COMPLY)**

**BABA Certification Requirements between the
General Contractor and Architect**

The General Contractor understands that the products specified in this project may not all meet BABA requirements for this project. This includes allowed substitutions provided in each category of this specification.

Curtis Architecture has made a good faith effort, vetting out primary products called out on the drawings. It is however the responsibility of the General contractor to possess a certification of BABA compliance for all products used and bid in this project. Such certifications will be required for each pay request submitted to the Architect.

SECTION 3 – CONTRACTOR INTENT TO COMPLY

(Page 3 of 3)

For Project (insert project name): _____

In (Insert City Name): _____ IEDA Project Number: _____

Contractor Name: _____ hereinafter referred to as "CONTRACTOR."

Address: _____ City: _____ State: _____ Zip: _____

This form is the CONTRACTOR's official statement acknowledging their understanding that Section 3 requirements are mandatory for the proposed project which is funded in part with funds from the Department of Housing and Urban Development (HUD). The form also signifies the CONTRACTOR's intent to comply with the Section 3 requirements as outlined in the plans and specifications, including but not limited to, the intent to utilize Section 3 (low to moderate income) workers and subcontractors where possible and complying with all mandatory reporting related to Section 3 HUD guidelines.

In recognition of the intent to comply the CONTRACTOR indicates their compliance with the following certifications:

- YES If awarded a contract for this HUD-funded project, CONTRACTOR is able to determine employee’s hourly wages and addresses.
- YES • NO Is this business a registered Section 3 business with the U.S. Department of Housing and Urban Development? You can search for Section 3 Businesses here: <https://hudapps.hud.gov/OpportunityPortal/>
- YES Willing to provide information on the hours worked by all employees, including Section 3 and Targeted Section 3 employees for this job?
- YES If the need to hire new employees during this job occurs, agree to hire Section 3 qualified employees for those job opportunities presuming all other qualifications are equal with qualified non Section 3 applicants?
- YES If the need to subcontract arises, willing to CONSIDER hiring and subcontracting with a Section 3 business registered with HUD. You can search for Section 3 Businesses here: <https://hudapps.hud.gov/OpportunityPortal/>

The CONTRACTOR estimates that the total hours worked on this project by employees of the CONTRACTOR will be _____.

The CONTRACTOR recognizes that this contracting opportunity is subject to HUD Section requirements (24 CFR Part 75). The CONTRACTOR has read and understands the Section 3 requirements as generally described above and presented in the Section 3 contract language included in the procurement documents for this project (plans and specifications, request for qualification, request for proposals, etc.). If awarded a contract, the CONTRACTOR commits to following Section 3 requirements, as they apply to this project. If awarded a contract for this project, the CONTRACTOR agrees to provide reports to the project’s Grant Administrator on a timely basis) regarding Section 3 efforts and accomplishments.

Signature Date

Print Name: _____ Title: _____

END OF SECTION 00 41 00

The Mayor announced that bids for the construction of the CDBG Downtown Façade Revitalization Project had been received before 11:00 a.m., on June 16, 2026, in the office of the City Clerk, City Hall, Nevada, Iowa, and that on the same day, at the same time, at the same place, such bids had been opened and read, and that this was the time and place set for the consideration of such bids.

Thereupon, the results of the bidding were reported, and Curtis Architecture & Design, P.C., (the "Project Architects") made their recommendations thereon to the City Council. The bids received for the construction of the CDBG Downtown Façade Revitalization Project are as follows:

<u>Name and Address of Bidder</u>	<u>Amount of Bid</u>
Cornerstone Commercial Contractors, Inc. 401 7th Street Corning, Iowa 50841	\$1,494,027.00

It was moved by Council Member _ and seconded by Council Member _ that this meeting be adjourned to _, 2026, at 6 o'clock p.m., at the City Hall, Nevada, Iowa, at which time and place the City Council will meet to further consider such proposals.

The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _

Nays: _

Whereupon, the Mayor declared the said motion duly carried and the meeting was adjourned to the said time and place.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

PROJECT NAME: Nevada Façade Improvements

PROJECT #: 2503

ADDRESS: 1122 6th St., 1110 6th St., 1104 6th St., 1038 6th St., 1032 6th St., 1028 6th St., 532 K Ave., 526 K Ave.



RECEIVED BIDS

Owner: City of Nevada

Bid Date: 06-16-2026

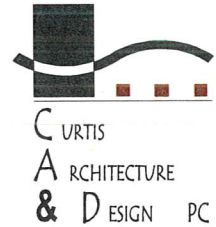
Bid Time: 11:00a.m.

Bid Location: 1209 6th St., Nevada, Iowa

BIDDER	BID SECURITY	SECTION 3 FORMS	ADDENDA	BASE BID	ALT. #1	TOTAL BID
CORNERSTONE COMM. CONT.	Y	Y	Y	\$1,494,027.00	\$22,100.00	\$1,516,127.00
NONE	-	-	-	-	-	-

June 19th, 2026

Mr. Jordan Cook, City Administrator
City of Nevada
1209 6th St.
Nevada, IA 50201



Re: Nevada Façade Improvements Bid Recommendation

Dear Mr. Cook:

Given the submission of only one bid, and after review of the schedule of values for any alarming cost figures, Curtis Architecture & Design, P.C. recommends Cornerstone Commercial Contracting as the lowest bidder for the commercial façade improvement project in your downtown.

Sincerely,

Jacob D. Gockel, AIA

Jacob Gockel, Principal Archtiect
Curtis Architecture & Design, P.C.

301 E Court Ave., Suite #105, Des Moines, IA 50309

MINUTES OF MEETING TO AWARD
CONTRACTS

Nevada, Iowa

June 22, 2026

The City Council of the City of Nevada, Iowa, met on June 22, 2026, at 6:00 o'clock p.m., at the City Council Chambers, in the City, pursuant to adjournment and the rules of this Council.

The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present:

Absent:

The City Council further considered proposals received for the proposed CDBG Downtown Façade Revitalization Project and embodied its findings in the resolution next hereinafter referred to.

Council Member ___ introduced the resolution next hereinafter set out, and moved that the said resolution be adopted; seconded by Council Member ___; and after due consideration thereof by the City Council, the Mayor put the question upon the motion and the roll being called, the following named Council Members voted:

Ayes: ___

Nays: ___

Whereupon, the Mayor declared the said motion duly carried and the said resolution duly adopted.

RESOLUTION NO. 101 (2025/2026)

Resolution awarding contract for the CDBG Downtown Façade Revitalization Project

WHEREAS, pursuant to notice duly posted in the manner and form prescribed by resolution of the City Council of the City of Nevada, Iowa, and as required by law, bids and proposals were received by this Council for the CDBG Downtown Façade Revitalization Project (the "Project"); and

WHEREAS, all of the said bids and proposals have been carefully considered, and it is necessary and advisable that provision be made for the award of the contracts for the Project;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Nevada, Iowa, as follows:

Section 1. The bids for the Project submitted by the following contractors are fully responsive to the plans and specifications for the Project, are heretofore approved by the City Council, and are the lowest responsible bids received, such bids being as follows:

<u>Name and Address of Contractor</u>	<u>Amount of Bid</u>
<u>Cornerstone Commercial Contractors</u>	\$1,494,027.00
<u>401 7th Street</u>	
<u>Corning, Iowa 50841</u>	
<u> </u>	

Section 2. The contracts for the Project are hereby awarded to such contractors at the total estimated costs set out above, the final settlement to be made on the basis of the unit prices therein set out and the actual final quantities of each class of materials furnished, the said contracts to be subject to the terms of the aforementioned resolution, the notice of hearing and letting, the plans and specifications and the terms of the bidders' written proposals.

Section 3. The Mayor and City Clerk are hereby authorized and ordered to enter into a written contract with each of the said contractors for the Project, but only after each contractor submits the performance and/or payment bonds which are required by the contract documents, and after the Project Engineers submit a written determination that such surety bonds and the other contract documents are satisfactory. No additional City Council action shall be required to approve the executed contracts or surety bonds.

Section 4. The amount of each contractor's performance and/or payment bonds is hereby fixed and determined to be 100% of the amount of the contract.

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved June 22, 2026.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

••••

On motion and vote, the meeting adjourned.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

ATTESTATION CERTIFICATE:

STATE OF IOWA

COUNTY OF STORY

CITY OF NEVADA

SS:

I, the undersigned, City Clerk of the City of Nevada, Iowa, hereby certify that the attached is a true, correct and complete transcript of the proceedings had and action taken by the City Council up to the present time in connection with the CDBG Downtown Façade Revitalization Project, including a true, correct and complete copy of the resolutions referred to in such minutes.

WITNESS MY HAND this ____ day of _____, 2026.

Erin Mousel, City Clerk

USA TODAY CO.



PO Box 631851 Cincinnati, OH 45263-1851

AFFIDAVIT OF PUBLICATION

CITY CLERK'S OFFICE
City Of Nevada
1209 6Th ST

Nevada IA 50201-1536

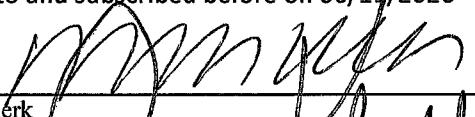
STATE OF WISCONSIN, COUNTY OF BROWN

The Nevada Journal, a weekly newspaper printed and published at Ames, Story County, Iowa, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspaper in the issues dated:

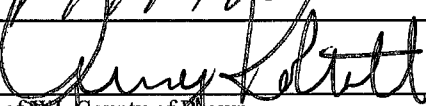
AMS amestrib.com 06/11/2026
AMS Nevada Journal 06/11/2026

and that the fees charged are legal.

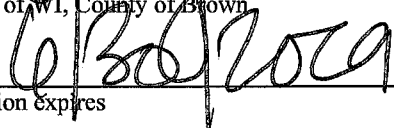
Sworn to and subscribed before on 06/11/2026



 Legal Clerk



 Notary, State of WI, County of Brown



 My commission expires

Publication Cost:	\$35.84	
Tax Amount:	\$0.00	
Payment Cost:	\$35.84	
Order No:	12365373	# of Copies:
Customer No:	842186	0
PO #:	LIOW0527714	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

AMY KOKOTT Notary Public State of Wisconsin

**NOTICE OF PUBLIC HEARING ON PROPOSED PLANS AND SPECIFICATIONS,
FORM OF CONTRACT AND ESTIMATE OF COST FOR CDBG DOWNTOWN
FAÇADE REVITALIZATION PROJECT NEVADA, IA**

Notice is Hereby Given: That at 6:00 PM, at the Council Chambers, City Hall, 1209 6th Street, Nevada, IA 50201 on June 22, 2026, the City Council of the City of Nevada, Iowa (The "City") will hold a public hearing on the proposed plans and specifications, form of contract and estimate of cost (the "Contract Documents") for the CDBG Downtown Façade Revitalization Project (the "Project").

The Project shall consist of:

Restoration of the front façade of select downtown buildings in Nevada's historic downtown. All buildings will require special attention. Work will include but not be limited to: new storefront window systems, tuckpointing, repainting, structural brick repairs, cement board panels and trim, new upper-level windows, new doors, new wood framing, demolition, interior trim work, flooring, drywall, and lighting. Specific project location along with the kind and approximate quantity of materials to be used shall be as set forth in the Plans and Specifications.

A copy of the proposed Contract Documents is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

Erin Mousel, City Clerk
June 11 2026
LIOW0527714