

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,

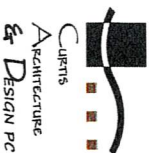
Jacob D. Gockel, AIA

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

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	-	-	-	-	-	-

MINUTES OF MEETING TO AWARD
CONTRACTS

Nevada, Iowa

July 13, 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. 002 (2026/2027)

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>
Cornerstone Commercial Contractors	\$1,494,027.00
401 7 th Street	
Corning, Iowa 50841	

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 July 13, 2026.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

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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