



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
(563) 262-4141  
Fax (563) 262-4142

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**COMMUNITY DEVELOPMENT**

**Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement**

**MEMORANDUM**

**To:** Mayor and City Council Members

**Cc:** Gregg Mandsager, City Administrator

**From:** Steven Boka, Director of Community Development

**Date:** May 13, 2013

**Re:** Request to Issue Purchase Order – Building Demolition

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**INTRODUCTION:** The City of Muscatine completed the purchase of the former Pierce Mattress Store on Colorado Street in 2012. The purchase was needed to accommodate the new road alignment for the Colorado Street Reconstruction Project scheduled to begin later this year.

**BACKGROUND:** Following a review of several proposed roadway alignments for the Colorado Street Reconstruction Project, the City Council selected an option that included the purchase and demolition of the former Pierce Brothers Mattress Store. Subsequent to that selection, staff negotiated and completed the acquisition, the environmental review, and the required asbestos assessment. Quotes were then requested from demolition contractors for the removal of the building. Two contractors have submitted quotes and those quotes were originally reviewed and considered. Staff discussed the scope of the demolition and maintenance of the site and determined that it would be better to remove the building, loading docks and disconnect utilities but leave the floor slab until it is necessary to remove it with the reconstruction. By leaving the floor slab, the city will reduce the need to grade, seed and maintain the site until it is needed. Also, it the slab may be useable for customer and employee parking. The contractors were then asked to re-quote the demolition with the floor slab to remain.

**RECOMMENDATION/RATIONALE:** The quotes have been received and reviewed by staff and it is recommended that City Council approve the issuance of a purchase order to Sulzberger Excavating, Inc. of Muscatine in the amount of \$15,000 for the demolition of the former Pierce Brothers Mattress Store on Colorado Street in accordance with the approved quotation.

**BACKUP INFORMATION:**

1. Sulzberger Quote
2. Riverbend Quote

**"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain**

# proposal

## SULZBERGER EXCAVATING, INC.

1500 South Houser Street  
MUSCATINE, IA 52761

Phone (563) 263-1697  
Fax (563) 263-0522

TO:  
City of Muscatine  
215 Sycamore Street  
Muscatine, Iowa 52761  
  
Attn: Steve Boka

PHONE <b>262-4141</b>	DATE <b>May 07, 2013</b>
JOB NAME / LOCATION  <b>PIERCE MATTRESS DEMOLITION</b>	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

### >Price includes ...

1. Demolition and disposal of Pierce Mattress Building located at 124 Colorado Street.
2. All demolition debris will be disposed of at an approved landfill and/or dump site as per Muscatine Demolition Permit.
3. All concrete floors, ramps, parking, footings for the demolition of this building will be removed at a later date by others.
4. Sewer & Water will be disconnected by this contractor as per the utility rules & regulations.

**LUMP SUM \$ 15,000.00**

### NOT INCLUDED IN PRICE:

- Gas & electrical disconnect
- Asbestos analysis and/or removal
- Light ballast removal & disposal
- Incorporated material, compaction or compaction testing.
- Landfill fees
- Demolition permit fees
- Fine grading and/or seeding.

### NOTE:

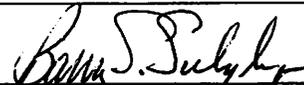
Any and/or all hazardous waste of any kind encountered is not the responsibility of this Contractor  
All salvage will be the property of this contractor.

**We Propose** hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:  
**Fifteen thousand and no/oo** ..... dollars (\$ .... **\$ 15,000.00** ).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs 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 to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Authorized  
Signature



**Barry Sulzberger, Vice President**

Note: This proposal may be  
withdrawn by us if not accepted within

**60** days.

**Acceptance of Proposal** — The above 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 \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

# Riverbend Excavating, Inc.

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3005 Grandview Ave.  
Muscatine, IA 52761  
Phone 563-263-8418  
Fax 563-263-4613

## Proposal

**Date: May 3, 2013**

**To: City of Muscatine**

**Subject: Demo Existing Pierce Furniture/ Mattress Building**

**We propose the following scope of work to be completed on the above referenced subject:**

**Scope A) *\*\*PRICE INCLUDES\*\****

- **Demo of building to floor slab and truck dock area.**
- **Haul off site.**
- **Separate recyclables to reduce landfill fee.**
- **Reclaim Freon from air conditioning units.**
- **City to provide demo permit.**
- **City to pay landfill fee.**
- **No backfill**

**The above scope will be completed for the Lump Sum of: Sixteen thousand, three hundred twenty eight dollars. \$16,328.00**

**Scope B) *\*\*Disconnect water and patch street: \$1,500.00\*\* (Includes signage)***

Any alteration or deviation from the above involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

# Riverbend Excavating, Inc.

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*PAYMENTS SHALL BE MADE UPON COMPLETION OF WORK PORTION THEREOF AS INVOICED. LATE PAYMENT AFTER 30 DAYS FROM DATE OF BILLING WILL BE CHARGED INTEREST AT 1.5% PER MONTH UNTIL PAID IN FULL.*

RESPECTFULLY SUBMITTED BY RIVERBEND EXCAVATING, INC. PER: Tim Lane

{President} \_\_\_\_\_

NOTE- THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 10 DAYS. ACCEPTANCE OF PROPOSAL FROM RIVERBEND EXCAVATING, INC.

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

Accepted \_\_\_\_\_ Signature \_\_\_\_\_

Accepted \_\_\_\_\_ Signature \_\_\_\_\_