

**Tentative Agenda
Glenwood City Council Meeting
May 15, 2025
City Hall
Council Meeting - 6:00 p.m.**

- 1. Pledge Allegiance**
- 2. Call to order/roll call**
- 3. Community Development Block Grant- Downtown Revitalization**
 - a. Motion to approve change order request**
 - i. COR #11 - Cornerstone Construction
 - b. Motion to approve change orders as attached:**
 - i. CO #1R - 6 N Walnut
 - ii. CO #2R - 426 1st Street
 - iii. CO #3R - 11 N Vine Street
 - iv. CO #4R1 - 14 N Walnut Street
 - v. CO #5R - 424 Masonry
 - vi. CO #6R - 4 N Walnut
 - vii. CO #9 - 409 Sharp Street
 - viii. CO #11 - Cornerstone Construction
- 4. Motion to Adjourn**

Order of agenda at discretion of Mayor

For hearing assistance contact City Hall seven business days prior to the meeting date.

Virtually: <https://meet.goto.com/CityofGlenwood> Phone: (786) 535-3211 Access Code: 738-827-117

Cornerstone

Commercial Contractors

401 7th Street
Corning, Iowa 50841

641-322-3862 office
641-322-3405 fax

COR #11

May 12, 2025

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction. Change in construction finish date, due to delays and scheduling.

Request date changed to Oct 30th 2025

Thank You,

Jason Kentner
Project Manager / Owner

Owner Signature: _____

Change Order 6 N Walnut St. CO #01R
Glenwood Facades Phase 1

Date : 05/12/2025

Distribution List:

Owner x
Architect x
Contractor x
Field
Other

Contractor : Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2310
Contract Date: August 13th, 2024

The Contract is Changed As Follows :

Address: 6 N Walnut St. (fixed clerical error on original contract sum)

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction per PR #1, 6 North Walnut demo and relay top 4 course of outer wythe of parapet wall, 20 sq ft. Total Cost: \$2,004.00

The original (contract sum including contingency funds) was \$ 815,550.00

The net change (including contingency fund projections) by
previously authorized Change Orders \$ 815,550.00

The (contract sum) will be ~~(increased)~~ ~~(decreased)~~
(unchanged by using contingency funds under this
facade) by this Change Order in the amount of \$ 2,004.00

The new contract sum including this change order will be \$ 815,550.00

The contract time will be ~~(increased)~~ ~~(decreased)~~
~~(unchanged)~~ by Days: 0

The date of substantial completion as of the date of this
change order therefore is ~~(Unchanged)~~ Date 06-01-2025

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture
3408 Woodland Ave
WDSM, IA 50266

Cornerstone Contracting
401 7th St.
Corning, IA 50841

City of Glenwood
5 N Vine St.
Glenwood, IA 51534

Signature
Rodney L. Curtis
Date: 4-24-25

Signature
Jason Kentner
Date: 5-12-25

Signature
Glenwood
Date: _____

Change Order 426 1st St. CO #02R Distribution List:
Glenwood Facades Phase 1

Date : 05/12/2025

Owner x
Architect x
Contractor x
Field
Other

Contractor : Cornerstone Commercial Contractors Architect's Project Number : 2310
Architect : Curtis Architecture & Design P.C. Contract Date: August 13th, 2024

The Contract is Changed As Follows :

Address: 426 1st St. (fixed clerical error on original contract sum)

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction per PR #2, 426 1st St. - party wall running N and S, shore up existing wall as required, demo deteriorated brick and rebuild party wall back to original Total Cost: \$8,178

The original (contract sum including contingency funds) was \$ 815,550.00

The net change (including contingency fund projections) by
previously authorized Change Orders \$ 815,550.00

The (contract sum) will be ~~(increased)~~ ~~(decreased)~~
(unchanged by using contingency funds under this
facade) by this Change Order in the amount of \$ 8,178.00

The new contract sum including this change order will be \$ 815,550.00

The contract time will be ~~(increased)~~ ~~(decreased)~~
~~(unchanged)~~ by Days: 0

The date of substantial completion as of the date of this
change order therefore is ~~(Unchanged)~~ Date 06-01-2025

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture
3408 Woodland Ave
WDSM, IA 50266

Cornerstone Contracting
401 7th St.
Corning, IA 50841

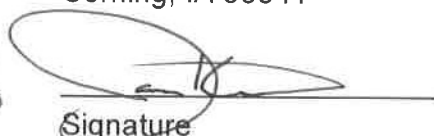
City of Glenwood
5 N Vine St.
Glenwood, IA 51534



Signature

Rodney L. Curtis

Date: 4-24-25



Signature

Jason Kentner

Date: 5-12-25

Signature

Glenwood

Date: _____

Change Order 11 N Vine St. CO #03R
Glenwood Facades Phase 1

Date : 05/12/2025

Distribution List:

Owner x
Architect x
Contractor x

Contractor : Cornerstone Commercial Contractors Architect's Project Number : 2310
Architect : Curtis Architecture & Design P.C. Contract Date: August 13th, 2024

The Contract is Changed As Follows :

Address: 11 N Vine St. (fixed clerical error on original contract sum)

Cornerstone Commercial Contractors, Inc. Would like to request a change order to be issued for a change in construction per PR #3, 11 N. Vine Credits for no tuckpointing above the removed awning, adding tuckpointing the 4 exposed columns and fixing the damaged stucco at 1 window location Total Cost: \$17,390 Owner share to be reduced according to this deduct. (\$4,347.50)

The original (contract sum including contingency funds) was \$ 815,550.00

The net change (including contingency fund projections) by
previously authorized Change Orders \$ 815,550.00

The (contract sum) will be ~~(increased)~~ ~~(decreased)~~
(unchanged by using contingency funds under this
facade) by this Change Order in the amount of \$ 17,390.00 +

The new contract sum including this change order will be \$ 815,550.00

The contract time will be ~~(increased)~~ ~~(decreased)~~
~~(unchanged)~~ by Days: 0

The date of substantial completion as of the date of this
change order therefore is ~~(Unchanged)~~ Date 06-01-2025

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture
3408 Woodland Ave
WDSM, IA 50266

Cornerstone Contracting
401 7th St.
Corning, IA 50841

City of Glenwood
5 N Vine St.
Glenwood, IA 51534


Signature

Rodney L. Curtis

Date: 4.24.25


Signature

Jason Kentner

Date: 5-12-25

Signature

Glenwood

Date: _____

Change Order 14 N Walnut St. CO #04R1
Glenwood Facades Phase 1

Date : 05/12/2025

Distribution List:

Owner ☒
Architect ☒
Contractor ☒
Field ☐
Other ☐

Contractor : Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2310
Contract Date: August 13th, 2024

The Contract is Changed As Follows :

Address: 14 N Walnut St.

Cornerstone Commercial Contractors, Inc. Would like to request a change order to be issued for a change in construction per PR #4, 14 North Walnut

Demo of 2 nd floor plaster and outer wythe brick veneer	\$ 13,390.00
Relay outer wythe brick veneer	\$ 34,620.00
General Conditions	\$ 4,801.00
Total	\$ 52,811.00

Deduct not repointing 600Sf at 2 nd floor	<\$ 22,050.00
Painting credit for not painting existing brick	< \$ 1,000.00>
Total credit for scope change	< \$ 23,050.00>
Total Change Order	\$29,761.00

Base scope remaining work is tuckpointing 100Sf and replacement of 4 sills

\$13,042.50 in Contingency deducts from 11 N Vine CO #3 to be transferred to 14 N Walnut; additional required owner match in the amount of \$4,347.50.

\$29,761.00 - \$13,042.50 (added above) - \$5,599.00 (existing contingency) = \$11,119.50 total cost increase.

The original (contract sum including contingency funds) was \$ 815,550.00

The net change (including contingency fund projections) by
previously authorized Change Orders \$ 815,550.00

The (contract sum) will be (increased)-(decreased)
(unchanged by using contingency funds under this
—facade) by this Change Order in the amount of \$ 11,119.50

The new contract sum including this change order will be \$ 826,669.50

The contract time will be (increased) ~~(decreased)~~
~~(unchanged)~~ by

Days: 0

The date of substantial completion as of the date of this
change order therefore is ~~(Unchanged)~~

Date 06-01-2025

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture
3408 Woodland Ave
WDSM, IA 50266

Cornerstone Contracting
401 7th St.
Corning, IA 50841

City of Glenwood
5 N Vine St.
Glenwood, IA 51534



Signature

Rodney L. Curtis

Date: 05/12/2025



Signature

Jason Kentner

Date: 5-12-25

Signature

Glenwood

Date: _____

Change Order CO #5R

Glenwood Facades Phase 1

Date : 05/13/2025

Distribution List:

Owner x
Architect x
Contractor x
Field
Other

Contractor : Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2310
Contract Date: August 13th, 2024

The Contract is Changed As Follows :

Cornerstone Commercial Contractors, Inc. Would like to request a change order to be issued for a change in construction per PR #5R, 424 Remove and replace deteriorated brick with close matching Unit price \$40.00 per brick

Masonry remove and replace 50 brick	\$ 2,000.00
Dumpster	\$ 100.00
General Conditions	\$ 210.00
TOTAL	\$ 2,310.00

This does not include the brick that they damaged while grinding, those are at their costs

The original (contract sum including contingency funds) was \$ 815,550.00

The net change (including contingency fund projections) by
previously authorized Change Orders \$ 826,669.50

The (contract sum) will be ~~(increased)~~ ~~(decreased)~~
(unchanged by using contingency funds under this
facade) by this Change Order in the amount of \$ 2,310.00

The new contract sum including this change order will be \$ 826,669.50

The contract time will be ~~(increased)~~ ~~(decreased)~~
(unchanged) by Days: 0

The date of substantial completion as of the date of this
change order therefore is ~~(Unchanged)~~ Date 10-30-2025

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture

3408 Woodland Ave
WDSM, IA 50266



Signature

Rodney L. Curtis

Date: 5-13-2025

Cornerstone Contracting

401 7th St.
Corning, IA 50841

Signature

Jason Kentner

Date: 05-13-2025

City of Glenwood

5 N Vine St.
Glenwood, IA 51534

Signature

Glenwood

Date: _____

Change Order 4 N Walnut St. CO #06R Glenwood Facades Phase 1

Date : 05/12/2025

Distribution List:

Owner x
Architect x
Contractor x
Field
Other

Contractor : Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2310
Contract Date: August 13th, 2024

The Contract is Changed As Follows :

Address: 4 N Walnut St. (fixed clerical error on original contract sum)

Cornerstone Commercial Contractors, Inc. Would like to request a change order to be issued for a change in construction 4 N Walnut cost for operable transom above commercial entry.

Total Cost: \$1,452.00

The original (contract sum including contingency funds) was \$ 815,550.00

The net change (including contingency fund projections) by
previously authorized Change Orders \$ 815,550.00

The (contract sum) will be ~~(increased)~~ ~~(decreased)~~
(unchanged by using contingency funds under this
facade) by this Change Order in the amount of \$ 1,452.00

The new contract sum including this change order will be \$ 815,550.00

The contract time will be ~~(increased)~~ ~~(decreased)~~
~~(unchanged)~~ by Days: 0

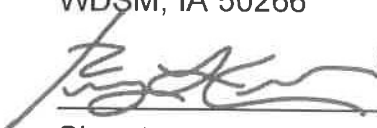
The date of substantial completion as of the date of this
change order therefore is ~~(Unchanged)~~ Date 06-01-2025


NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture
3408 Woodland Ave
WDSM, IA 50266

Cornerstone Contracting
401 7th St.
Corning, IA 50841

City of Glenwood
5 N Vine St.
Glenwood, IA 51534


Signature
Rodney L. Curtis
Date: 4.24.25


Signature
Jason Kentner
Date: 5-12-25


Signature
Glenwood
Date: _____

Change Order 409 Sharp St. CO #09

Glenwood Facades Phase 1

Date : 05/12/2025

Distribution List:

Owner x
Architect x
Contractor x
Field
Other

Contractor : Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2310
Contract Date: August 13th, 2024

The Contract is Changed As Follows :

Address: 409 Sharp St.

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction per PR #9 cost to remove electrical from 409 project. \$2,500 will be added into contingency fund for this address.

Electrical <2,500.00>

The original (contract sum including contingency funds) was \$ 815,550.00

The net change (including contingency fund projections) by
previously authorized Change Orders \$ 815,550.00

The (contract sum) will be ~~(increased)~~ ~~(decreased)~~
(unchanged by using contingency funds under this
facade) by this Change Order in the amount of \$ 0.00

The new contract sum including this change order will be \$ 826,669.50

The contract time will be ~~(increased)~~ ~~(decreased)~~
~~(unchanged)~~ by Days: 0

The date of substantial completion as of the date of this
change order therefore is ~~(Unchanged)~~ Date 06-01-2025

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture

3408 Woodland Ave
WDSM, IA 50266



Signature

Rodney L. Curtis

Date: 05-12-2025

Cornerstone Contracting

401 7th St.
Corning, IA 50841

Signature

Jason Kentner

Date: 05-13-2025

City of Glenwood

5 N Vine St.
Glenwood, IA 51534

Signature

Glenwood

Date: _____

Change Order CO #11

Glenwood Facades Phase 1

Date : 05/12/2025

Distribution List:

Owner ☒
Architect ☒
Contractor ☒
Field ☐
Other ☐

Contractor : Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2310
Contract Date: August 13th, 2024

The Contract is Changed As Follows :

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction. Change in construction finish date, due to delays and scheduling.
Request date changed to Oct 30th 2025

The original (contract sum including contingency funds) was \$ 815,550.00

The net change (including contingency fund projections) by
previously authorized Change Orders \$ 826,669.50

The (contract sum) will be ~~(increased)~~ ~~(decreased)~~
~~(unchanged by using contingency funds under this~~
~~—facade)~~ by this Change Order in the amount of \$ 0.00

The new contract sum including this change order will be \$ 826,669.50

The contract time will be ~~(increased)~~ ~~(decreased)~~
~~(unchanged)~~ by Days: 152

The date of substantial completion as of the date of this
change order therefore is ~~(Unchanged)~~ Date 10-30-2025

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.


Curtis Architecture
3408 Woodland Ave
WDSM, IA 50266

Cornerstone Contracting
401 7th St.
Corning, IA 50841

City of Glenwood
5 N Vine St.
Glenwood, IA 51534


Signature

Rodney L. Curtis
Date: 05-12-2025


Signature

Jason Kentner
Date: 5-12-25

Signature
Glenwood

Date: