



AGENDA
City Council Meeting
City Hall Council Chambers - Webster City, Iowa
November 4, 2024 6:00 p.m.

This meeting will be open to the public and can be viewed live on the City Facebook page <https://www.facebook.com/cityofwebstercity/> or viewed on the City of Webster City website <https://webstercity.com/government/city-council/city-council-meetings/> the morning following the meeting.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

Motion on Approval of Agenda

1. PETITIONS – COMMUNICATIONS – REQUESTS

This is the time of the meeting that a citizen may address the Council on a matter not on the Agenda. **(No more than five minutes per person)** Except in cases of emergency, the City Council will not take any action at this meeting, but may ask the City Staff to research the matter or have the matter placed on the Agenda for a future meeting.

- a. Public Information
- b. [PROCLAMATION](#) on Veterans Day – November 11, 2024

2. MINUTES, CLAIMS, REPORTS, LICENSES, REQUESTS

The following items have been deemed to be non-controversial, routine actions to be approved by the Council in a single motion. If a Council member, or a member of the audience wishes to have an item removed from this list, it will be considered in its normal sequence on the Agenda.

- a. [MINUTES](#) of October 21, 2024 Regular City Council Meeting
- b. [CLAIMS](#), including Payroll ending October 19, 2024 and [FUND LIST](#)
- c. Council Committee Reports
- d. Other reports and recommendations

3. GENERAL AGENDA

- a. [COUNCIL MEMORANDUM](#) Presentation by Veenstra & Kimm (V & K) on Building Inspection Services.

b. Second Reading of an [ORDINANCE](#) amending the Code of Ordinances of the City of Webster City, Iowa, 2019, by Replacing Chapter 24, Article III Pertaining to Natural Gas Franchise, Granting to Black Hills/Iowa Gas Utility Company, LLC D/B/A Black Hills Energy, a Delaware Limited Liability Corporation, Its Lessees, Successors and Assigns, a Nonexclusive Authority for a Period of Twenty-Five (25) Years to Erect, Maintain and Operate a Gas Distribution System and any and all Necessary Mains, Pipes, Services and Other Appurtenances thereunto Appertaining in, Upon, Over, Across and Along the Streets, Alleys, Bridges and Public Places of the City, and for the Transmission, Transportation, Distribution and Sale of Natural and/or Mixed Gas for Heating, Industrial and all other Uses and Purposes in the City and for the purpose of Transmitting, Transporting and Conveying such Gas into, Through or Beyond the Immediate Limits of the City to Other Cities, Towns and Customers, and Prescribing the Terms and Conditions under which the company is to Operate.

c. [RESOLUTION](#) approving executed Airport Management Agreement and Fixed Base Operator’s Lease Agreement between Webster City Airport Commission and Storm Flying Service. [AGREEMENTS](#)

d. [COUNCIL MEMORANDUM](#) [RESOLUTION](#) authorizing approval of Application for the Webster City Revitalization Plan Involving Residential Tax Abatement.

[HOUSE PLAN](#) [APPLICATION](#) [TAX ABATE PLAN](#)

e. [COUNCIL MEMORANDUM](#) [RESOLUTION](#) providing for Notice of Hearing on Proposed Plans and Specifications, Proposed Form of Contract and Estimate of Cost for the Construction of the 2025 Fair Meadow Drive Reconstruction Project. *(December 16, 2024)*

[NOTICE OF HEARING](#) [NOTICE TO BIDDERS](#) [ENGR PROJ COST](#) [CONTRACT DOCUMENTS](#) [PLANS](#)

f. [COUNCIL MEMORANDUM](#) [RESOLUTION](#) providing for Notice of Hearing on Proposed Plans and Specifications, Proposed Form of Contract and Estimate of Cost for the Construction of the Brewer Street and Willson Avenue Improvement Project. *(December 16, 2024)*

[NOTICE OF HEARING](#) [NOTICE TO BIDDERS](#) [ENGR PROJ COST](#) [CONTRACT DOCUMENTS](#) [PLANS](#)

g. [COUNCIL MEMORANDUM](#) [RESOLUTION](#) approving the Conveyance of an Easement from R & R Investments, L.L.C. to the City of Webster City, Iowa, and authorizing the execution of the Easement Agreement. [EASEMENT](#)

4. OTHER ITEMS SENT TO COUNCIL

a. City Attorney [REPORT/UPDATE](#) for October 2024.

5. CLOSED SESSION

Meet in Closed Session to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation as provided by Chapter 21.5c. of the Code of Iowa.

6. ADJOURN

NOTE: The Council may act by motion, resolution or ordinance on items listed on the Agenda.

PROCLAMATION

VETERANS DAY – NOVEMBER 11, 2024

WHEREAS, the contributions and sacrifices of the men and women who served in the Armed Forces have been vital in maintaining our freedoms and way of life; and

WHEREAS, tens of millions of Americans have served in the Armed Forces of the United States during the past century; and

WHEREAS, our veterans are brave and selfless individuals who, when duty called, willingly put themselves in harm's way to defend the lives and liberty of others; and

WHEREAS their abiding patriotism and enduring devotion to the ideals on which the United States is founded can never fail to inspire us; and

WHEREAS, our veterans understand the important task before those American service men and women now keeping watch.

NOW, THEREFORE I, John Hawkins, Mayor of the City of Webster City, Iowa do hereby proclaim November 11, 2024 as Veterans Day in Webster City, Iowa and hereby commend its observance to the citizens of our community urging everyone to honor the contributions of our veterans to the principles of democracy, individual freedom and human rights.

and,

I urge all citizens to pause for a moment of silence this year at the 11th hour on the 11th day of the 11th month in remembrance of the end of World War I in 1918.

Signed this 4th day of November, 2024

John Hawkins Mayor
City of Webster City, Iowa

CITY COUNCIL MEETING MINUTES

Webster City, Iowa October 21, 2024 – 6:00 p.m.

The City Council met in regular session at the City Hall, Webster City, Iowa at 6:00 p.m. on October 21, 2024 upon call of the Mayor and the advance agenda. The meeting was called to order by Mayor John Hawkins and roll being called there were present in Council Chambers the following Council Members: Abbie Hansen, Megan McFarland, Matt McKinney and Logan Welch.

This meeting was open to the public and can be viewed live on the City Facebook page <https://www.facebook.com/cityofwebstercity/> or viewed on the City of Webster City website <https://webstercity.com/government/city-council/city-council-meetings/> the following morning.

Mayor John Hawkins led the Pledge of Allegiance.

It was moved by McFarland and seconded by Hansen to approve the agenda
ROLL CALL: Hansen, Hawkins, McFarland, McKinney and Welch voting aye.

PETITIONS- COMMUNICATIONS- REQUESTS

None brought forth.

PUBLIC INFORMATION

None brought forth.

MINUTES, CLAIMS, REPORTS, LICENSES, REQUESTS

It was moved by Hansen and seconded by McKinney that the following minutes, claims, reports, licenses and requests (a-e) be approved collectively:

- a. Meeting Minutes of October 7, 2024 Regular City Council Meeting
- b. Claims, including Payroll ending October 5, 2024 and Fund List
- c. Reports of Wastewater, Electric, Water for September 2024 be accepted and placed on file.
- d. Police Department Activity Report for September 2024 be accepted and placed on file.
- e. Fire Department Report for September 2024 be accepted and placed on file.
- f. Council Committee Reports – none brought forth
- g. Other reports and recommendations – none brought forth

ROLL CALL: Hawkins, McFarland, McKinney, Welch and Hansen voting aye.

GENERAL AGENDA

PUBLIC HEARINGS 6:05 p.m.

a. October 21, 2024 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City, Iowa being the time and place for a Public Hearing on the Plans and Specifications, proposed Form of Contract and Estimate of Cost for furnishing Minor Materials for the Phase 1 Electric Distribution Improvements, the same was held. No written objections were filed and no oral objections were presented.

It was moved by Welch and seconded by McFarland that Resolution No. 2024-154 finally approving Plans and Specifications, proposed Form of Contract and Estimate of Cost and authorizing the City Manager to execute and award contracts for furnishing Minor Materials for the Phase 1 Electric Distribution Improvements to: Fletcher-Reinhardt Company \$72,058.33 (for Bid Nos. 1 and 4); Border States \$29,647.86 (for Bid Nos. 2, 3 and 5) and Dakota Supply Group \$8,645.20 (for Bid Nos. 6 and 7) for the total amount before taxes of \$110,351.39 - \$118,075.99 including taxes, be passed and adopted

ROLL CALL: McFarland, McKinney, Welch, Hansen and Hawkins voting aye.

City Council Meeting Minutes, October 21, 2024

b. October 21, 2024 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City Iowa being the time and place for a Public Hearing on the proposition of the disposal of interest in real property owned by the Municipal Gas Utility, under an agreement for the use of the City Utility Distribution Facilities and the transportation of Natural Gas, the same was held. No written objections were filed and no oral objections were presented.

It was moved by McKinney and seconded by Welch that Resolution No. 2024-155 finally approving the Disposal of Interest in Real Property owned by the Municipal Gas Utility, under an agreement for the use of the City Utility Distribution Facilities and the transportation of Natural Gas to Black Hills Energy be passed and adopted.

ROLL CALL: McKinney, Welch, Hansen, Hawkins and McFarland voting aye.

c. October 21, 2024 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City, Iowa being the time and place for a Public Hearing on the Proposed renewal of the Gas Franchise Ordinance with Black Hills Energy, the same was held. No written objections were filed and no oral objections were presented.

Approval of First Reading of a proposed Ordinance Amending the Code of Ordinances of the City of Webster City and granting Renewal of the Gas Franchise Ordinance with Black Hills Energy was considered by Council.

It was moved by Welch and seconded by Hansen that the First Reading of an Ordinance amending the Code of Ordinances of the City of Webster City, Iowa, 2019, by Replacing Chapter 24, Article III Pertaining to Natural Gas Franchise, Granting to Black Hills/Iowa Gas Utility Company, LLC D/B/A Black Hills Energy, a Delaware Limited Liability Corporation, Its Lessees, Successors and Assigns, a Nonexclusive Authority for a Period of Twenty-Five (25) Years to Erect, Maintain and Operate a Gas Distribution System and any and all Necessary Mains, Pipes, Services and Other Appurtenances thereunto Appertaining In, Upon, Over, Across and Along the Streets, Alleys, Bridges and Public Places of the City, and for the Transmission, Transportation, Distribution and Sale of Natural and/or Mixed Gas for Heating, Industrial and all other Uses and Purposes in the City and for the purpose of Transmitting, Transporting and Conveying such Gas Into, Through or Beyond the Immediate Limits of the City to Other Cities, Towns and Customers, and Prescribing the Terms and Conditions under which the Company is to Operate, be approved.

ROLL CALL: Welch, Hansen, Hawkins, McFarland and McKinney voting aye.

Aaron Hilligas of Ahlers and Cooney, P.C. was present and spoke on agenda items b and c.

d. It was moved by Hansen and seconded by McFarland that Resolution No. 2024-156 approving the Purchase of a 2025 Vermeer VX50 Series Vacuum Excavator for the City of Webster City Line Department from Vermeer Iowa & N. Missouri, Des Moines, Iowa in the amount of \$74,872.00 plus tax, be passed and adopted.

ROLL CALL: Hansen, Hawkins, McFarland, McKinney and Welch voting aye.

e. It was moved by McFarland and seconded by Hansen that Resolution No. 2024-157 Accepting and Approving the Minor Subdivision Plat of Lockwood Estates Addition, Hamilton County, Iowa be passed and adopted.

ROLL CALL: Hawkins, McFarland, McKinney, Welch and Hansen voting aye.

City Council Meeting Minutes, October 21, 2024

f. It was moved by Welch and seconded by McKinney that Resolution No. 2024-158 authorizing the Street Department Supervisor to Sign and Execute Partial Payment Application No. 3 in the amount of \$5,754.15 and Final Recommended Project Acceptance for the 2025 HMA Improvements Project, with retainage in the amount of \$42,213.75 to be paid in 30 days to Heartland Asphalt, Inc., Mason City, Iowa, be passed and adopted.

ROLL CALL: McFarland, McKinney, Welch, Hansen and Hawkins voting aye.

g. It was moved by McKinney and seconded by Hansen that Resolution No. 2024-159 approving the conveyance of an Easement at 345 Fair Meadow Drive, Webster City, Iowa, to the City of Webster City, Iowa, and Authorizing the City Manager to execute the Easement Agreement, be passed and adopted.

ROLL CALL: McKinney, Welch, Hansen, Hawkins and McFarland voting aye.

CLOSED SESSION

It was moved by McFarland and seconded by Hansen that the Council meet in closed session to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property, or reduce the price the governmental body would receive for that property as provided by Chapter 21.5 j. of the Code of Iowa.

ROLL CALL: Welch, Hansen, Hawkins, McFarland and McKinney voting aye.

Council went out of Open Session at 6:25 p.m.

Council took a short recess.

Council went into Closed Session at 6:30 p.m.

Council returned to Open Session at 7:12 p.m.

It was moved by Hansen and seconded by McFarland that Council adjourn.

ROLL CALL: Hansen, Hawkins, McFarland, McKinney and Welch voting aye.

The October 21, 2024 Regular City Council meeting stood adjourned at 7:13 p.m.

John Hawkins, Mayor

Karyl K. Bonjour, City Clerk

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
SNETHEN, JOSEPH (4101)							
062124	2	Adjustmen	ENERGY EFFICIENCY REBATE	06/21/2024	50.00-	02/25	601-23-36-5930-979
Total 062124:					50.00-		
Total SNETHEN, JOSEPH (4101):					50.00-		
Total 07/15/2024:					50.00-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
MATTHEW'S PLUMBING & BACKHOE SVC, LLC (2759)							
1026-6374	2	Adjustmen	NOKOMIS PARK BATHROOM PLUMBING	07/30/2024	2,215.31-	02/25	100-22-42-5222-226
Total 1026-6374:					2,215.31-		
Total MATTHEW'S PLUMBING & BACKHOE SVC, LLC (2759):					2,215.31-		
Total 08/19/2024:					2,215.31-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
HEARTLAND ASPHALT INC. (5799)							
3 SUBFINAL	1	Invoice	2025 HMA STREET IMPROVEMENTS PROJE	10/01/2024	5,754.15	04/25	525-23-30-5310-299
Total 3 SUBFINAL:					5,754.15		
Total HEARTLAND ASPHALT INC. (5799):					5,754.15		
MOORE CLEANING SERVICE, LLC (2902)							
102124	1	Invoice	CLEANING SERVICES FOR CITY HALL	10/21/2024	1,300.00	04/25	100-24-36-5480-299
Total 102124:					1,300.00		
Total MOORE CLEANING SERVICE, LLC (2902):					1,300.00		
Total 10/23/2024:					7,054.15		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
NORTH IOWA MUNICIPAL ELECTRIC (705)							
100924	1	Invoice	PURCHASED POWER - SEPTEMBER 2024	10/09/2024	700,822.10	04/25	601-23-50-5555-233
Total 100924:					700,822.10		
Total NORTH IOWA MUNICIPAL ELECTRIC (705):					700,822.10		
PEOPLES CREDIT UNION (4140)							
102424	1	Invoice	LOAN PAYMENT-POLICE-PRINCIPAL PAYME	10/24/2024	5,260.19	04/25	100-41-21-5110-910
102424	2	Invoice	LOAN PAYMENT-POLICE-INTEREST PAYMEN	10/24/2024	106.30	04/25	100-41-21-5110-911
Total 102424:					5,366.49		
Total PEOPLES CREDIT UNION (4140):					5,366.49		
Total 10/24/2024:					706,188.59		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
WCF FINANCIAL BANK (5526)							
103024	1	Invoice	6 Month CD @ 4.71%	10/30/2024	1,500,000.00	04/25	603-11003
Total 103024:					1,500,000.00		
103024A	1	Invoice	12 Month CD @ 4.34%	10/30/2024	1,500,000.00	04/25	603-11003
Total 103024A:					1,500,000.00		
Total WCF FINANCIAL BANK (5526):					3,000,000.00		
Total 10/30/2024:					3,000,000.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
TONY'S TIRE SERVICE (958)							
184848	1	Invoice	TIRES - TRK #10/LINE DEPT	08/13/2024	690.00	04/25	601-23-52-5935-227
Total 184848:					690.00		
Total TONY'S TIRE SERVICE (958):					690.00		
Total 10/31/2024:					690.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
ACCESS SYSTEMS (3917)							
INV1659112	1	Invoice	PRINTER CONTRACT- FINANCE/UTILITY OF	10/16/2024	253.56	05/25	100-24-14-5435-225
Total INV1659112:					253.56		
Total ACCESS SYSTEMS (3917):					253.56		
ALTEC INDUSTRIES, INC. (35)							
51530476	1	Invoice	TK 10	10/17/2024	494.24	05/25	601-23-52-5935-227
Total 51530476:					494.24		
Total ALTEC INDUSTRIES, INC. (35):					494.24		
ANDERSON, RICHARD (8067)							
10/21/24	1	Invoice	REFUND DEPOSIT	10/21/2024	100.00	05/25	601-21011
Total 10/21/24:					100.00		
Total ANDERSON, RICHARD (8067):					100.00		
APCO INTERNATIONAL (5069)							
1130479	1	Invoice	2025 APCO MEMBERSHIP DUES	10/17/2024	391.00	05/25	100-21-21-5180-215
Total 1130479:					391.00		
Total APCO INTERNATIONAL (5069):					391.00		
ARNOLD MOTOR SUPPLY (68)							
26NV110170	1	Invoice	TEST CLIP	10/08/2024	8.49	05/25	601-23-52-5588-311
Total 26NV110170:					8.49		
26NV110699	1	Invoice	BLK TIE WRAP	10/18/2024	19.99	05/25	100-21-21-5110-318
Total 26NV110699:					19.99		
26NV110739	1	Invoice	WASHER FLUID/PD	10/19/2024	3.98	05/25	100-21-21-5110-314
Total 26NV110739:					3.98		
26NV110757	1	Invoice	DEF FOR BACKHOE	10/21/2014	16.99	05/25	100-23-42-5371-315
Total 26NV110757:					16.99		
26NV111098	1	Invoice	VELCRO FASTNER & 2 PERFECT VIEW CAR	10/28/2024	31.44	05/25	100-21-21-5110-314
Total 26NV1110989:					31.44		
Total ARNOLD MOTOR SUPPLY (68):					80.89		
ASCENDANCE TRUCKS MIDWEST, LLC (7946)							
RA30400057	1	Invoice	ST #22	10/24/2024	802.61	05/25	204-23-30-5310-227
Total RA304000577:01:					802.61		
RA30400058	1	Invoice	TK#4	10/22/2024	3,707.99	05/25	601-23-52-5935-227

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total RA304000588:01:					3,707.99		
Total ASCENDANCE TRUCKS MIDWEST, LLC (7946):					4,510.60		
ASTRA SECURITY (6495)							
58743	1	Invoice	GRACELAND CEMETERY	10/10/2024	461.53	05/25	100-23-42-5371-299
Total 58743:					461.53		
Total ASTRA SECURITY (6495):					461.53		
AVAILA BANK (6318)							
10/28/24	1	Invoice	FULLER HALL INTEREST PYMT	10/28/2024	4,760.84	05/25	300-22-98-5295-911
10/28/24	2	Invoice	FULLER HALL PRINCIPAL PAYMENT	10/28/2024	4,393.46	05/25	300-22-98-5295-910
Total 10/28/24:					9,154.30		
Total AVAILA BANK (6318):					9,154.30		
BLACK HILLS ENERGY (3466)							
2074931097	1	Invoice	GAS UTILITY/CEMETERY	10/22/2024	40.72	05/25	100-23-42-5371-234
Total 2074931097 10/22/24:					40.72		
4752063290	1	Invoice	GAS UTILITY/DEPOT	10/16/2024	71.60	05/25	100-22-42-5221-234
Total 4752063290 10/16/24:					71.60		
5542531803	1	Invoice	GAS UTILITY/FIRE STATION	10/16/2024	38.25	05/25	100-21-22-5140-234
Total 5542531803 10/16/24:					38.25		
6886529163	1	Invoice	GAS UTILITY/OD POOL	10/23/2024	37.73	05/25	100-22-42-5242-234
Total 6886529163 10/23/24:					37.73		
7824805624	1	Invoice	GAS UTILITY/WWTP	10/23/2024	1,054.04	05/25	603-23-70-5642-234
Total 7824805624 10/23/24:					1,054.04		
8081102404	1	Invoice	GAS UTILITY/SENIOR CENTER	10/16/2024	81.10	05/25	100-22-42-5280-234
Total 8081102404 10/16/24:					81.10		
9634407409	1	Invoice	GAS UTILITY/STREET DEPT	10/23/2024	103.96	05/25	204-23-30-5310-234
Total 9634407409 10/23/24:					103.96		
Total BLACK HILLS ENERGY (3466):					1,427.40		
BOMGAARS (5165)							
62184770	1	Invoice	6" IMPACT SOCKET	10/01/2024	27.99	05/25	601-23-52-5588-311
Total 62184770:					27.99		
62184889	1	Invoice	FASTENERS & PRESSURE CAP	10/01/2024	5.26	05/25	601-23-52-5588-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 62184889:					5.26		
62184934	1	Invoice	RETURN PRESSURE CAPS	10/01/2024	3.58	05/25	601-23-52-5588-318
Total 62184934:					3.58		
62185685	1	Invoice	SET SCREW COUPLING - WB COURTHOUSE	10/04/2024	3.98	05/25	100-22-42-5221-318
Total 62185685:					3.98		
62185723	1	Invoice	MATERIALS FOR WATER PLANT	10/04/2024	190.94	05/25	602-23-61-5642-318
Total 62185723:					190.94		
62187147	1	Invoice	FLEXIBLE ELBOW - URD BORING	10/08/2024	14.99	05/25	601-23-52-5588-318
Total 62187147:					14.99		
62188004	1	Invoice	2X NO TOUCH TIRE CARE	10/11/2024	11.98	05/25	204-23-30-5310-314
Total 62188004:					11.98		
62189197	1	Invoice	TOOLS TKS 3 & 6	10/14/2024	51.96	05/25	601-23-52-5588-311
Total 62189197:					51.96		
62189230	1	Invoice	MATERIALS FOR SPLASH PAD	10/14/2024	13.99	05/25	100-22-42-5210-318
Total 62189230:					13.99		
62189233	1	Invoice	OPEN HOUSE SUPPLIES	10/14/2024	122.12	05/25	100-21-22-5140-318
Total 62189233:					122.12		
62189329	1	Invoice	FASTENERS	10/14/2024	3.45	05/25	603-23-70-5642-318
Total 62189329:					3.45		
62189537	1	Invoice	SCREW DRIVERS TKS 3,6,7	10/15/2024	29.97	05/25	601-23-52-5588-311
62189537	2	Invoice	TARPS TK#3,6	10/15/2024	12.98	05/25	601-23-52-5588-318
Total 62189537:					42.95		
62189856	1	Invoice	REPLACEMENT CHAIN - TREE PROJECT	10/16/2024	17.99	05/25	601-23-52-5935-314
Total 62189856:					17.99		
62189870	1	Invoice	FILTERS-REPLACEMENT CHAIN-PIKSTIK	10/16/2024	145.88	05/25	100-22-42-5210-318
Total 62189870:					145.88		
62190605	1	Invoice	BODY COUPLING	10/18/2024	68.99	05/25	100-22-42-5210-318
Total 62190605:					68.99		
62191831	1	Invoice	SQUARE & QUICK POINT CUTTER	10/21/2014	8.98	05/25	602-23-61-5642-311
62191831	2	Invoice	GLOVES	10/21/2014	15.98	05/25	602-23-61-5642-312

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 62191831:					24.96		
62191939	1	Invoice	ELECTRIC VALVE	10/21/2014	467.97	05/25	100-22-42-5210-314
62191939	2	Invoice	MASKS	10/21/2014	29.97	05/25	100-22-42-5210-318
Total 62191939:					497.94		
62191991	1	Invoice	LOCSET ENTRY	10/21/2014	24.99	05/25	204-23-30-5310-310
Total 62191991:					24.99		
62192089	1	Invoice	ROTARY NOZZLE - VAC UNIT	10/22/2024	29.99	05/25	601-23-52-5935-314
Total 62192089:					29.99		
62192461	1	Invoice	CHAPS - SAFETY EQUIPMENT FOR CUTTIN	10/23/2024	289.98	05/25	204-23-30-5310-312
Total 62192461:					289.98		
62192548	1	Invoice	ANTIFREEZE -OD POOL	10/23/2024	17.94	05/25	100-22-42-5242-318
Total 62192548:					17.94		
62192557	1	Invoice	FASTENERS - IT	10/23/2024	1.65	05/25	100-21-21-5110-314
Total 62192557:					1.65		
62192560	1	Invoice	PARTS FOR SHOP & ST SIGNS	10/23/2024	67.58	05/25	204-23-30-5310-318
Total 62192560:					67.58		
62193073	1	Invoice	MAINT FOR BORING UNIT	10/25/2024	137.98	05/25	601-23-52-5935-314
Total 62193073:					137.98		
Total BOMGAARS (5165):					1,811.90		
BORDER STATES INDUSTRIES INC (109)							
929269143	1	Invoice	FIBERGLASS XARMS	10/21/2024	6,243.45	05/25	601-23-52-5588-318
Total 929269143:					6,243.45		
Total BORDER STATES INDUSTRIES INC (109):					6,243.45		
BSN SPORTS, LLC (125)							
927451434	1	Invoice	2 EASY-UP YOUTH MINI GOALS	10/23/2024	1,954.00	05/25	100-22-42-5233-318
Total 927451434:					1,954.00		
Total BSN SPORTS, LLC (125):					1,954.00		
CABELLO-MORENA, MARCO ANTONIO (8068)							
10/19/24	1	Invoice	CUSTOMER DEPOSIT REFUND	10/23/2024	57.55	05/25	601-21011
Total 10/19/24:					57.55		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total CABELLO-MORENA, MARCO ANTONIO (8068):					57.55		
CAPITAL SANITARY SUPPLY (6096)							
C395719	1	Invoice	DISINFECTANT CLEANER	10/14/2024	84.95	05/25	100-22-42-5233-318
Total C395719:					84.95		
C395904	1	Invoice	FH SUPPLIES	10/23/2024	125.46	05/25	100-22-42-5233-318
Total C395904:					125.46		
C396026	1	Invoice	FH SUPPLIES	10/23/2024	133.29	05/25	100-22-42-5233-318
Total C396026:					133.29		
Total CAPITAL SANITARY SUPPLY (6096):					343.70		
CARRICO AQUATIC RESOURCES (6820)							
20246715	1	Invoice	INDOOR POOL CHEMICALS	10/14/2024	415.75	05/25	100-22-42-5233-318
Total 20246715:					415.75		
Total CARRICO AQUATIC RESOURCES (6820):					415.75		
CASTOR CONSTRUCTION, LLC (6890)							
203690	1	Invoice	SEWER REPAIR FAIRMEADOW DUE TO CEN	10/10/2024	1,440.00	05/25	603-23-71-5673-229
Total 203690:					1,440.00		
Total CASTOR CONSTRUCTION, LLC (6890):					1,440.00		
CEMSTONE CONCRETE MATERIALS, LLC (6320)							
7612353	1	Invoice	WATER MAIN PATCH	10/14/2024	412.50	05/25	602-23-62-5662-318
Total 7612353:					412.50		
Total CEMSTONE CONCRETE MATERIALS, LLC (6320):					412.50		
CITY OF WEBSTER CITY (176)							
102524	1	Invoice	CITY UTILITIES	10/25/2024	1,515.44	05/25	100-21-22-5140-233
102524	2	Invoice	CITY UTILITIES	10/25/2024	647.52	05/25	100-21-30-5120-233
102524	3	Invoice	CITY UTILITIES	10/25/2024	487.89	05/25	100-22-42-5210-233
102524	4	Invoice	CITY UTILITIES	10/25/2024	.00	05/25	100-22-42-5221-233
102524	5	Invoice	CITY UTILITIES	10/25/2024	934.30	05/25	100-22-42-5222-233
102524	6	Invoice	CITY UTILITIES	10/25/2024	3,536.76	05/25	100-22-42-5233-233
102524	7	Invoice	CITY UTILITIES	10/25/2024	548.26	05/25	100-22-42-5242-233
102524	8	Invoice	CITY UTILITIES	10/25/2024	988.85	05/25	100-22-42-5280-233
102524	9	Invoice	CITY UTILITIES	10/25/2024	.00	05/25	100-23-30-5340-233
102524	10	Invoice	CITY UTILITIES	10/25/2024	495.66	05/25	100-23-42-5371-233
102524	11	Invoice	CITY UTILITIES	10/25/2024	199.99	05/25	100-23-43-5361-233
102524	12	Invoice	CITY UTILITIES	10/25/2024	1,812.96	05/25	100-24-36-5480-233
102524	13	Invoice	CITY UTILITIES	10/25/2024	1,188.64	05/25	204-23-30-5310-233
102524	14	Invoice	CITY UTILITIES	10/25/2024	187.22	05/25	601-23-51-5566-233
102524	15	Invoice	CITY UTILITIES	10/25/2024	10,469.11	05/25	601-23-52-5585-233
102524	16	Invoice	CITY UTILITIES	10/25/2024	187.22	05/25	601-23-52-5586-233
102524	17	Invoice	CITY UTILITIES	10/25/2024	187.22	05/25	601-23-52-5588-233
102524	18	Invoice	CITY UTILITIES	10/25/2024	35,942.54	05/25	602-23-60-5601-233
102524	19	Invoice	CITY UTILITIES	10/25/2024	2,965.85	05/25	602-23-61-5642-233

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
102524	20	Invoice	CITY UTILITIES	10/25/2024	277.84	05/25	602-23-62-5662-233
102524	21	Invoice	CITY UTILITIES	10/25/2024	16,513.54	05/25	603-23-70-5642-233
102524	22	Invoice	CITY UTILITIES	10/25/2024	302.77	05/25	603-23-71-5662-233
Total 102524:					79,389.58		
Total CITY OF WEBSTER CITY (176):					79,389.58		
CLARK, TERRI (8077)							
10/21/24	1	Invoice	REIMBURSE MILEAGE AND MEAL - 2 DAY C	10/21/2024	134.81	05/25	100-21-21-5180-231
Total 10/21/24:					134.81		
Total CLARK, TERRI (8077):					134.81		
COMBINED SYSTEMS TECH, INC. (4548)							
168214	1	Invoice	GETAC LAPTOP & DOCKING	10/10/2024	4,876.07	05/25	100-41-16-5420-513
Total 168214:					4,876.07		
168282	1	Invoice	FIREWALL SUPPORT	10/18/2024	67.50	05/25	100-24-16-5420-212
Total 168282:					67.50		
Total COMBINED SYSTEMS TECH, INC. (4548):					4,943.57		
COMPUTER INFORMATION SYSTEMS, INC. (6391)							
239577	1	Invoice	MOBILE FIELD REPORTING CLIENT- REMOT	10/15/2024	5,300.00	05/25	100-21-21-5110-299
Total 239577:					5,300.00		
Total COMPUTER INFORMATION SYSTEMS, INC. (6391):					5,300.00		
CREXENDO BUSINESS SOLUTIONS (7604)							
10/19/24	1	Invoice	NETSAPIENS DOMAIN	10/19/2024	89.46	05/25	100-22-42-5280-230
Total 10/19/24:					89.46		
Total CREXENDO BUSINESS SOLUTIONS (7604):					89.46		
CTI READY MIX, INC. (7518)							
123773	1	Invoice	FAIR MEADOW & KAMEN	10/10/2024	1,327.50	05/25	603-23-71-5662-318
Total 123773:					1,327.50		
Total CTI READY MIX, INC. (7518):					1,327.50		
DAILY FREEMAN JOURNAL, INC. (211)							
10/15/24	1	Invoice	10/7/24 COUNCIL MTG	10/15/2024	275.50	05/25	100-24-14-5435-210
Total 10/15/24:					275.50		
SEPTEMBE	1	Invoice	OUR HOMETOWN - SEPTEMBER 2024	09/30/2024	495.00	05/25	100-24-12-5430-223
Total SEPTEMBER 2024:					495.00		
Total DAILY FREEMAN JOURNAL, INC. (211):					770.50		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
DESIGNER GRAPHIX PLUS, INC (1214)							
2024-3641	1	Invoice	YOUTH VOLLEYBALL TEE	09/17/2024	8.25	05/25	100-22-42-5222-318
Total 2024-3641:					8.25		
2024-3679	1	Invoice	PUBLIC WORKS LOGOS ON 2 COATS	10/14/2024	8.00	05/25	204-23-30-5310-312
Total 2024-3679:					8.00		
Total DESIGNER GRAPHIX PLUS, INC (1214):					16.25		
DGR ENGINEERING (5967)							
00271505	1	Invoice	MISC ENGINEERING SERVICES	10/16/2024	3,194.00	05/25	601-23-52-5588-212
Total 00271505:					3,194.00		
00271506	1	Invoice	ENG - REISNER SUBSTATION (#9-23-011)	10/16/2024	14,604.72	05/25	611-23-51-5566-299
Total 00271506:					14,604.72		
00271507	1	Invoice	ENG - PHASE 1 69kV TRANSMISSION IMPRO	10/16/2024	4,143.50	05/25	613-23-51-5566-299
Total 00271507:					4,143.50		
00271508	1	Invoice	ENG - PHASE 1 DIST IMPROVEMENTS #9-25-	10/16/2024	10,361.00	05/25	612-23-52-5588-299
Total 00271508:					10,361.00		
Total DGR ENGINEERING (5967):					32,303.22		
DON'S PEST CONTROL (3349)							
8371	1	Invoice	PEST CONTROL/WATER PLANT	10/14/2024	51.00	05/25	602-23-61-5651-299
Total 8371:					51.00		
Total DON'S PEST CONTROL (3349):					51.00		
ECHO GROUP, INC. (6306)							
S010878849.	1	Invoice	3/4 T - WWTP	10/17/2024	100.05	05/25	603-23-70-5642-318
S010878849.	2	Invoice	HEX KEY SET	10/17/2024	15.99	05/25	601-23-51-5566-311
S010878849.	3	Invoice	3/4" X 1/2" REDUCING BUSHING	10/17/2024	183.05	05/25	601-23-52-5588-318
Total S010878849.001:					299.09		
Total ECHO GROUP, INC. (6306):					299.09		
EXCELL DIAMOND BLADE SUNSHINE (279)							
41564	1	Invoice	26"X.165 X1" WET CUT DIAMOND BLADE	07/08/2024	412.62	05/25	204-23-30-5310-318
41564	2	Invoice	26"X.165 X1" WET CUT DIAMOND BLADE	07/08/2024	125.58	05/25	602-23-62-5662-318
41564	3	Invoice	26"X.165 X1" WET CUT DIAMOND BLADE	07/08/2024	59.80	05/25	603-23-71-5662-318
Total 41564:					598.00		
Total EXCELL DIAMOND BLADE SUNSHINE (279):					598.00		
FAREWAY STORES, INC. #395 (284)							
00145158	1	Invoice	FIRE - OPEN HOUSE SUPPLIES	10/15/2024	48.90	05/25	100-21-22-5140-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 00145158:					48.90		
Total FAREWAY STORES, INC. #395 (284):					48.90		
GERBER AUTO CARE (342)							
147993	1	Invoice	#2207 K9 - BRAKE & ROTORS	10/10/2024	623.75	05/25	100-21-21-5110-227
Total 147993:					623.75		
148052	1	Invoice	1803- NEW BATTERY	10/14/2024	292.56	05/25	100-21-21-5110-227
Total 148052:					292.56		
148168	1	Invoice	2018 CHEVY TAHOE #3 - EVAPORATIVE CAN	10/24/2024	241.56	05/25	100-21-21-5110-227
Total 148168:					241.56		
Total GERBER AUTO CARE (342):					1,157.87		
GORDON FLESCH COMPANY (6978)							
IN14891079	1	Invoice	CANON/IR C350IF	10/19/2024	41.00	05/25	603-23-80-5931-225
Total IN14891079:					41.00		
Total GORDON FLESCH COMPANY (6978):					41.00		
GRAINGER (3288)							
9270361257	1	Invoice	SOLENOID VALVE FOR SODA ASH DRY BIN	10/03/2024	192.64	05/25	602-23-61-5642-318
Total 9270361257:					192.64		
Total GRAINGER (3288):					192.64		
GRIFFIN, LANDON (8069)							
10/18/24	1	Invoice	CUSTOMER REFUND DEPOSIT	10/23/2024	123.02	05/25	601-21011
Total 10/18/24:					123.02		
Total GRIFFIN, LANDON (8069):					123.02		
HAMILTON COUNTY (366)							
10/14/24	1	Invoice	EASEMENTS FORKNUTHS & ANDERSON - U	10/14/2024	54.00	05/25	601-23-52-5588-871
Total 10/14/24:					54.00		
Total HAMILTON COUNTY (366):					54.00		
HAWKINS, INC. (3668)							
6882814	1	Invoice	SODIUM BISULFITE	10/04/2024	1,536.16	05/25	603-23-70-5641-318
Total 6882814:					1,536.16		
6895321	1	Invoice	CHLORINE/LPC-DP/LPC-AM/SODIUM ALUMI	10/21/2024	12,394.77	05/25	602-23-61-5641-318
Total 6895321:					12,394.77		
6899625	1	Invoice	SODIUM BISULFITE	10/25/2024	1,512.16	05/25	603-23-70-5641-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 6899625:					1,512.16		
Total HAWKINS, INC. (3668):					15,443.09		
HEARTLAND ASPHALT INC. (5799)							
FINAL RETAI	1	Invoice	2025 HMA STREET IMPROVEMENTS PROJE	10/21/2024	42,213.75	05/25	525-23-30-5310-299
Total FINAL RETAINAGE 9-25-002-1:					42,213.75		
Total HEARTLAND ASPHALT INC. (5799):					42,213.75		
HOLMES MURPHY & ASSOCIATES, LLC (5556)							
797247	1	Invoice	HOLMES MURPHY FEES	10/17/2024	2,415.00	05/25	902-11215
Total 797247:					2,415.00		
Total HOLMES MURPHY & ASSOCIATES, LLC (5556):					2,415.00		
HOWARD, HEATHER (7632)							
10/21/24	1	Invoice	YOUTH VOLLEYBALL 4TH-6TH GRADE	10/21/2024	500.00	05/25	100-22-42-5233-299
Total 10/21/24:					500.00		
Total HOWARD, HEATHER (7632):					500.00		
HYDRO KLEAN, INC. (422)							
091072	1	Invoice	SANITARY CLEAN & TELEVISE 10/7-10/10/24	10/17/2024	11,066.10	05/25	603-23-71-5673-229
Total 091072:					11,066.10		
Total HYDRO KLEAN, INC. (422):					11,066.10		
HY-VEE ACCOUNTS RECEIVABLE (424)							
235643	1	Invoice	TRAINING SUPPLIES	10/15/2024	69.45	05/25	100-24-12-5430-231
Total 235643:					69.45		
927192	1	Invoice	CANDY	10/23/2024	160.77	05/25	100-21-21-5110-318
Total 927192:					160.77		
Total HY-VEE ACCOUNTS RECEIVABLE (424):					230.22		
IOWA FIREFIGHTER'S ASSOCIATION (475)							
12027	1	Invoice	IFA MEMBER DUES (29) 2025	10/29/2024	609.00	05/25	100-21-22-5140-215
Total 12027:					609.00		
Total IOWA FIREFIGHTER'S ASSOCIATION (475):					609.00		
IOWA SPECIALITY HOSPITAL-CLARION (7796)							
9401205224	1	Invoice	3RD QTR DRUG TESTING	10/21/2024	75.00	05/25	204-23-30-5310-212
9401205224	2	Invoice	3RD QTR DRUG TESTING	10/21/2024	25.00	05/25	602-23-61-5923-212
Total 9401205224 - 09/01-09/30/24:					100.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total IOWA SPECIALITY HOSPITAL-CLARION (7796):					100.00		
JONES, CAMBER (8070)							
10/10/24	1	Invoice	CUSTOMER REFUND DEPOSIT	10/11/2024	68.18	05/25	601-21011
Total 10/10/24:					68.18		
Total JONES, CAMBER (8070):					68.18		
KELLY, KRISTINE (8071)							
10/21/24	1	Invoice	METER DEPOSIT REFUND	10/21/2024	140.00	05/25	601-21011
Total 10/21/24:					140.00		
Total KELLY, KRISTINE (8071):					140.00		
LINCOLN NATL LIFE INSURANCE CO (3031)							
4760828963	1	Invoice	LIFE INSURANCE PREMIUMS - NOV	10/18/2024	1,612.18	05/25	902-11215
Total 4760828963:					1,612.18		
Total LINCOLN NATL LIFE INSURANCE CO (3031):					1,612.18		
LOPEZ, EVELIO HERNANDEZ (8073)							
10/21/24	1	Invoice	DEPOSIT REFUND	10/21/2024	200.00	05/25	601-21011
Total 10/21/24:					200.00		
Total LOPEZ, EVELIO HERNANDEZ (8073):					200.00		
LYNCH DALLAS, P.C./ATTY AT LAW (6336)							
219528	1	Invoice	ATTY/NUISANCES	10/16/2024	225.00	05/25	100-21-18-5190-212
Total 219528:					225.00		
Total LYNCH DALLAS, P.C./ATTY AT LAW (6336):					225.00		
LYNX SUPPLIES (6300)							
21313	1	Invoice	BATH TISSUE FOR FD	10/16/2024	52.97	05/25	100-21-22-5140-318
Total 21313:					52.97		
Total LYNX SUPPLIES (6300):					52.97		
MEDIACOM (5464)							
10/16/24	1	Invoice	DIGITAL BOX RENTAL	10/16/2024	7.86	05/25	100-21-21-5110-230
Total 10/16/24:					7.86		
Total MEDIACOM (5464):					7.86		
MENARDS (622)							
19851	1	Invoice	EMT SETSCREW COUPLING & CONNECTOR	10/17/2024	26.72	05/25	601-23-52-5588-318
19851	2	Invoice	WIRE-HEATER-CONDUIT-COUPPLINGS & CO	10/17/2024	240.26	05/25	603-23-70-5642-318
Total 19851:					266.98		
20202	1	Invoice	BREAKER-CORD-PLUGS FOR ST DEPT DEF	10/23/2024	133.41	05/25	204-23-30-5310-314

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 20202:					133.41		
20345	1	Invoice	LADDER	10/25/2024	136.14	05/25	204-23-30-5330-318
20345	2	Invoice	LADDER	10/25/2024	19.73	05/25	603-23-71-5662-318
20345	3	Invoice	LADDER	10/25/2024	41.44	05/25	602-23-62-5662-318
20345	4	Invoice	AIR FRESHNERS	10/25/2024	45.08	05/25	204-23-30-5310-316
20345	5	Invoice	GARAGE DOOR SPRAY	10/25/2024	31.92	05/25	204-23-30-5310-318
Total 20345:					274.31		
Total MENARDS (622):					674.70		
MID-IOWA GARAGE DOOR, LLS (6997)							
1162	1	Invoice	REPLACE BOTTOM PANEL TK4 DOOR	10/17/2024	990.00	05/25	601-23-52-5591-226
Total 1162:					990.00		
Total MID-IOWA GARAGE DOOR, LLS (6997):					990.00		
MISSISSIPPI LIME COMPANY (652)							
CD27989	1	Invoice	QUICKLIME 24.54T 10/7/24	10/07/2024	7,779.18	05/25	602-23-61-5641-318
Total CD27989:					7,779.18		
CD28774	1	Invoice	QUICKLIME 24.81T 10/9/24	10/09/2024	7,864.77	05/25	602-23-61-5641-318
Total CD28774:					7,864.77		
Total MISSISSIPPI LIME COMPANY (652):					15,643.95		
MOGNEI, ROGRIGO VELA (8074)							
10/21/24	1	Invoice	DEPOSIT REFUND	10/23/2024	46.70	05/25	601-21011
Total 10/21/24:					46.70		
Total MOGNEI, ROGRIGO VELA (8074):					46.70		
MORK, SHILOH (662)							
10/16/24	1	Invoice	MILEAGE/CPM TRAINING-DRAKE 10/15-10/16	10/24/2024	203.68	05/25	100-21-21-5110-231
Total 10/16/24:					203.68		
Total MORK, SHILOH (662):					203.68		
MUNICIPAL SUPPLY, INC. (672)							
0924784-IN	1	Invoice	AMI - ELECTRIC METERS	10/22/2024	174,720.00	05/25	615-23-52-5586-299
Total 0924784-IN:					174,720.00		
Total MUNICIPAL SUPPLY, INC. (672):					174,720.00		
MURPHY TRACTOR & EQUIP- FT DODGE (3780)							
2328696	1	Invoice	GRADER 11 HYDRAULIC CYLINDER LEAK	10/15/2024	192.30	05/25	204-23-30-5310-314
Total 2328696:					192.30		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total MURPHY TRACTOR & EQUIP- FT DODGE (3780):					192.30		
NAPA AUTO PARTS (677)							
992898	1	Invoice	V-BELTS	10/03/2024	59.97	05/25	603-23-70-5642-318
Total 992898:					59.97		
993683	1	Invoice	ORING	10/17/2024	2.49	05/25	100-22-42-5210-318
Total 993683:					2.49		
993966	1	Invoice	FLT WASHERS/SIGN WORK	10/23/2024	9.50	05/25	204-21-30-5120-318
Total 993966:					9.50		
Total NAPA AUTO PARTS (677):					71.96		
NCL OF WISCONSIN, INC. (687)							
510442	1	Invoice	SOLUTIONS-WASTEWATER	10/14/2024	792.16	05/25	603-23-70-5642-319
Total 510442:					792.16		
510607	1	Invoice	QA/QC STANDARD	10/17/2024	84.20	05/25	603-23-70-5642-319
Total 510607:					84.20		
Total NCL OF WISCONSIN, INC. (687):					876.36		
NEW CENTURY FS (7877)							
80028758	1	Invoice	PROPANE TANK RENTAL	09/30/2024	50.00	05/25	100-23-42-5371-225
Total 80028758:					50.00		
Total NEW CENTURY FS (7877):					50.00		
OLERICH, ANGELA (8075)							
10/12/24	1	Invoice	ENERGY EFFICIENCY REBATE	10/12/2024	250.00	05/25	601-23-36-5930-979
Total 10/12/24:					250.00		
Total OLERICH, ANGELA (8075):					250.00		
PAGEL REPAIR (3497)							
1022-99	1	Invoice	KEYS AND WINDOW REPAIR	10/22/2024	240.28	05/25	601-23-52-5588-318
Total 1022-99:					240.28		
Total PAGEL REPAIR (3497):					240.28		
PRINTING SERVICES, INC. (1130)							
10763	1	Invoice	OFFICE SUPPLIES/FULLER HALL	10/17/2024	87.97	05/25	100-22-42-5233-316
Total 10763:					87.97		
Total PRINTING SERVICES, INC. (1130):					87.97		
RELIANT GASES, LTD (6253)							
130-1645387	1	Invoice	20,250 LBS OF CO2	10/14/2024	1,743.53	05/25	602-23-61-5641-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 130-1645387:					1,743.53		
Total RELIANT GASES, LTD (6253):					1,743.53		
RENEE ART WORKS, LLC (8010)							
26-OCT	1	Invoice	HALLOWEEN FACE PAINTING	10/26/2024	150.00	05/25	100-22-42-5233-299
Total 26-OCT:					150.00		
Total RENEE ART WORKS, LLC (8010):					150.00		
RICOH USA, INC. (4831)							
108672195	1	Invoice	COPY MACHINE LEASE/COPY CHARGES/PD	10/11/2024	157.30	05/25	100-21-21-5110-225
Total 108672195:					157.30		
Total RICOH USA, INC. (4831):					157.30		
ROBERTS, MELISSA (8078)							
10/21/24	1	Invoice	YOUTH VOLLEYBALL 3-6 GRADES	10/21/2024	350.00	05/25	100-22-42-5233-299
Total 10/21/24:					350.00		
Total ROBERTS, MELISSA (8078):					350.00		
ROSARIO, HILARIO DEL (8076)							
10/18/24	1	Invoice	DEPOSIT REFUND	10/18/2024	250.00	05/25	601-21011
Total 10/18/24:					250.00		
Total ROSARIO, HILARIO DEL (8076):					250.00		
SKARSHAUG TESTING LAB, INC. (878)							
280851	1	Invoice	CLEAN & TEST GLOVES & SLEEVES	10/02/2024	653.64	05/25	601-23-52-5935-227
Total 280851:					653.64		
Total SKARSHAUG TESTING LAB, INC. (878):					653.64		
SNYDER & ASSOCIATES (2951)							
124.0071.01-	1	Invoice	ON-CALL ENGINEERING	10/28/2024	10,061.29	05/25	100-24-30-5380-212
124.0071.01-	2	Invoice	WILSON ESTATES DEVELOPMENT REVIEW	10/28/2024	276.75	05/25	100-24-18-5470-212
124.0071.01-	3	Invoice	ADA COMPLIANCE REVIEW	10/28/2024	738.75	05/25	100-24-18-5470-212
Total 124.0071.01-9:					11,076.79		
124.0071.01	1	Invoice	ON CALL ENGINEERING SVC 2024 WWTP	04/30/2024	5,556.25	05/25	603-23-70-5923-212
Total 124.0071.01A-1:					5,556.25		
124.0071.01	1	Invoice	ON CALL ENGINEERING SVC 2024 WWTP	05/30/2024	17,281.75	05/25	603-23-70-5923-212
Total 124.0071.01A-2:					17,281.75		
124.0071.01	1	Invoice	ON CALL ENGINEERING SVC 2024 WWTP	07/29/2024	4,343.00	05/25	603-23-70-5923-212

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 124.0071.01A-3:					4,343.00		
124.0781.01-	1	Invoice	ENG - BEACH ST PCC REHAB PROJECT	10/28/2024	17,999.75	05/25	543-23-30-5310-299
Total 124.0781.01-4:					17,999.75		
Total SNYDER & ASSOCIATES (2951):					56,257.54		
SOWLE, AMANDA (7841)							
10/21/24	1	Invoice	YOUTH VOLLEYBALL COACH 3RD-6TH GRA	10/21/2024	400.00	05/25	100-22-42-5233-299
Total 10/21/24:					400.00		
Total SOWLE, AMANDA (7841):					400.00		
STATE HYGIENIC LABORATORY (423)							
288197	1	Invoice	WASTEWATER TESTING & SLUDGE HAULIN	09/30/2024	1,158.00	05/25	603-23-70-5923-212
Total 288197:					1,158.00		
288198	1	Invoice	WATER PLANT TESTING	09/30/2024	130.50	05/25	602-23-61-5651-299
288198	2	Invoice	WASTEWATER TESTING	09/30/2024	63.00	05/25	603-23-70-5923-212
Total 288198:					193.50		
Total STATE HYGIENIC LABORATORY (423):					1,351.50		
STOREY KENWORTHY (5937)							
PINV121098	1	Invoice	BLANK NOTICES - AR	10/23/2024	1,017.77	05/25	100-24-14-5435-316
Total PINV1210987:					1,017.77		
Total STOREY KENWORTHY (5937):					1,017.77		
TERMINAL SUPPLY CO. (6527)							
73281-00	1	Invoice	REPLACED FLASHING LIGHTS/STROBES O	10/23/2024	659.77	05/25	204-23-30-5310-314
Total 73281-00:					659.77		
Total TERMINAL SUPPLY CO. (6527):					659.77		
THE TILE PROS, INC. (2701)							
16562	1	Invoice	EMERGENCY REPAIR - URD CONTRACTOR	10/18/2024	403.20	05/25	602-23-62-5673-299
Total 16562:					403.20		
WO-1590	1	Invoice	COLUMBIA ST - EMERGENCY WATER LINE R	10/16/2024	300.00	05/25	602-23-62-5673-299
Total WO-1590:					300.00		
Total THE TILE PROS, INC. (2701):					703.20		
TNEMEC COMPANY, INC. (955)							
2692722	1	Invoice	OUTDOOR POOL PAINT	10/03/2024	1,098.60	05/25	100-22-42-5242-318
Total 2692722:					1,098.60		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total TNE MEC COMPANY, INC. (955):					1,098.60		
TOLLE AUTOMOTIVE, INC. (3188)							
2728	1	Invoice	GRAVELY TIRE REPAIR	10/09/2024	30.35	05/25	100-23-42-5371-227
Total 2728:					30.35		
2825	1	Invoice	TIRE REPAIR	10/22/2024	35.70	05/25	100-23-42-5371-227
Total 2825:					35.70		
Total TOLLE AUTOMOTIVE, INC. (3188):					66.05		
US CELLULAR (986)							
85465469	10	1 Invoice	WATERFILL STATION	10/10/2024	15.72	05/25	602-23-62-5662-230
Total 85465469 10/10/24:					15.72		
Total US CELLULAR (986):					15.72		
UTILITY SERVICE CO., INC. (3294)							
612647	1	Invoice	QTRLY PYMT/520 WATER TOWER	10/01/2024	6,444.31	05/25	602-23-60-5614-299
Total 612647:					6,444.31		
612648	1	Invoice	QRTLY PYMT/GROUND STORAGE TANK	10/01/2024	5,422.76	05/25	602-23-60-5614-299
Total 612648:					5,422.76		
612649	1	Invoice	QRTLY PYMT/PEDISPHERE HY-VEE TOWER	10/01/2024	5,485.03	05/25	602-23-60-5614-299
Total 612649:					5,485.03		
Total UTILITY SERVICE CO., INC. (3294):					17,352.10		
VALUTECH PEST CONTROL (6822)							
5217	1	Invoice	PEST CONTROL/CEMETERY	10/18/2024	37.00	05/25	100-23-42-5371-299
Total 5217:					37.00		
5218	1	Invoice	PEST CONTROL/SENIOR CENTER	10/18/2024	38.00	05/25	100-22-42-5280-299
Total 5218:					38.00		
5219	1	Invoice	PEST CONTROL/CITY HALL	10/18/2024	32.00	05/25	100-24-36-5480-299
Total 5219:					32.00		
5220	1	Invoice	PEST CONTROL/FULLER HALL	10/18/2024	35.00	05/25	100-22-42-5233-299
Total 5220:					35.00		
5221	1	Invoice	PEST CONTROL/BREWER CREEK PARK	10/18/2024	32.00	05/25	100-22-42-5210-299
Total 5221:					32.00		
5222	1	Invoice	PEST CONTROL/WILSON BREWER PARK	10/18/2024	140.00	05/25	100-22-42-5221-299

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 5222:					140.00		
5223	1	Invoice	DOWNTOWN AREA-SSMID	10/18/2024	68.00	05/25	260-23-36-5393-299
Total 5223:					68.00		
Total VALUTECH PEST CONTROL (6822):					382.00		
VAN-HOF TRUCKING, INC. (2655)							
21203	1	Invoice	FREIGHT ON LIME 10/4/24	10/04/2024	2,430.92	05/25	602-23-61-5921-221
Total 21203:					2,430.92		
21204	1	Invoice	FREIGHT ON LIME 10/8/24	10/08/2024	2,427.13	05/25	602-23-61-5921-221
Total 21204:					2,427.13		
21205	1	Invoice	FREIGHT ON LIME 10/10/24	10/10/2024	2,452.73	05/25	602-23-61-5921-221
Total 21205:					2,452.73		
Total VAN-HOF TRUCKING, INC. (2655):					7,310.78		
VISUAL EDGE IT, INC. (3995)							
24AR216848	1	Invoice	PRINTER CONTRACT - WASTEWATER DEPT	10/21/2024	25.32	05/25	603-23-70-5931-225
Total 24AR2168480:					25.32		
24AR216848	1	Invoice	PRINTER CONTRACT - FINANCE/UTILITY OF	10/21/2024	162.81	05/25	100-24-14-5435-225
Total 24AR2168481:					162.81		
Total VISUAL EDGE IT, INC. (3995):					188.13		
VOLTMER, INC. (7817)							
10/1/24 #2	1	Invoice	#2 ~ FAA AIP No. 3-19-0097-021-2003 FAA BIL	10/01/2024	157,206.59	05/25	205-23-45-5372-880
Total 10/1/24 #2:					157,206.59		
10/1/24 #3	1	Invoice	#3 ~ FAA AIP No. 3-19-0097-021-2003 FAA BIL	10/01/2024	10,833.00	05/25	205-23-45-5372-880
Total 10/1/24 #3:					10,833.00		
Total VOLTMER, INC. (7817):					168,039.59		
WAGNER, CHRISTIN (6317)							
10/21/24	1	Invoice	YOUTH VOLLEYBALL COACH 3RD-6TH GRA	10/21/2024	400.00	05/25	100-22-42-5233-299
Total 10/21/24:					400.00		
Total WAGNER, CHRISTIN (6317):					400.00		
WAHLTEK SALES & SERVICES (2468)							
IN109215	1	Invoice	EVENTIDE/NEXLOG 740 DX BASE SYSTEM	09/16/2024	14,595.00	05/25	100-21-21-5110-299
Total IN109215:					14,595.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total WAHLTEK SALES & SERVICES (2468):					14,595.00		
WEBSTER CITY TRUE VALUE (2155)							
2409-066252	1	Invoice	GAP & CRACK SMART	09/30/2024	9.99	05/25	601-23-52-5588-318
Total 2409-066252:					9.99		
2410-066759	1	Invoice	FITTINGS & COVERS - WB COURTHOUSE (B	10/03/2024	21.27	05/25	100-22-42-5221-318
Total 2410-066759:					21.27		
2410-067822	1	Invoice	COUPLING FOR BORING UNDERGROUND	10/10/2024	18.48	05/25	601-23-52-5588-318
Total 2410-067822:					18.48		
2410-068439	1	Invoice	STATION CLEANING SUPPLIES	10/14/2024	5.99	05/25	100-21-22-5140-318
Total 2410-068439:					5.99		
2410-068811	1	Invoice	LOOSE FASTENERS - WW Barnes	10/16/2024	50.11	05/25	603-23-70-5642-318
Total 2410-068811:					50.11		
2410-069055	1	Invoice	BATTERIES	10/18/2024	39.98	05/25	601-23-52-5588-318
Total 2410-069055:					39.98		
Total WEBSTER CITY TRUE VALUE (2155):					145.82		
WINDOW MAN LLC (3653)							
5821	1	Invoice	WINDOW CLEANING @ SENIOR CENTER	10/16/2024	42.00	05/25	100-22-42-5280-299
Total 5821:					42.00		
Total WINDOW MAN LLC (3653):					42.00		
ZIEGLER, INC. (1071)							
IN001680123	1	Invoice	CEP - VIBRATING PLATE COMPACTOR ATTA	10/22/2024	8,200.00	05/25	204-41-30-5310-515
Total IN001680123:					8,200.00		
Total ZIEGLER, INC. (1071):					8,200.00		
Total 11/04/2024:					706,854.07		
Grand Totals:					4,418,521.50		

Report GL Period Summary

GL Period	Amount
04/25	3,713,932.74
02/25	2,265.31-
05/25	706,854.07

GL Period	Amount
Grand Totals:	<u>4,418,521.50</u>

Vendor number hash: 702547
Vendor number hash - split: 762597
Total number of invoices: 174
Total number of transactions: 213

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	<u>4,418,521.50</u>	<u>4,418,521.50</u>
Claims Totals:	<u>4,418,521.50</u>	<u>4,418,521.50</u>
Payroll ending October, 19 2024	210,144.97	
GRAND TOTAL:	\$4,628,666.47	

FUND LIST TOTALS FOR BILLS November 4, 2024

<u>Account</u>	<u>Fund</u>	<u>Total Amount</u>
100	General	\$ 64,932.77
204	Road Use Tax Funds	\$ 12,393.48
205	Airport Fund	\$ 168,039.59
260	SSMID	\$ 68.00
300	Debt Service	\$ 9,154.30
525	Street Improvements	\$ 47,967.90
543	Beach Street Improvements	\$ 17,999.75
601	Electric Utility	\$ 729,934.15
602	Water Utility	\$ 95,544.84
603	Sewer Fund	\$ 3,064,630.32
611	Reisner Substation Project	\$ 14,604.72
612	69 kV Distribution Project	\$ 10,361.00
613	69 kV Transmission Project	\$ 4,143.50
615	AMI Meter Project – Electric	\$ 174,720.00
902	Medical/Flex	\$ 4,027.18
	Claims Total	\$ 4,418,521.50
<u>PAYROLL</u>		
Payroll Ending October 19, 2024		\$210,144.97
	Grand Total	\$ 4,628,666.47

MEMORANDUM

TO: Mayor and City Council

FROM: Ariel Bertran Community Development Director

DATE: November 4, 2024

RE: Presentation from Veenstra & Kimm (V&K) regarding their building inspection services provided to Webster City.

SUMMARY: In the last decade, Webster City has seen turnover with five internal building inspectors, alongside brief contracted services with Safe Building and, currently, V&K. The need for a stable and dependable inspection service has been a consistent feedback point from community stakeholders and the turnover disrupts the ongoing development initiatives within our community.

The City prioritizes reliable and consistent inspection services to enhance developer and contractor support. V&K has partnered with Webster City to offer a more reliable and supportive building inspection framework for developers. Their services include dedicated inspection days on Tuesdays and Thursdays, flexibility for urgent inspection needs such as concrete pours, and a contractor hotline for immediate inquiry assistance. The V&K team is committed to a responsive and knowledgeable approach, which aligns with Webster City's commitment to fostering development in the community.

Through this partnership, Webster City can provide a stable building inspection process to support local contractors and developers, enhancing the consistency and reliability of inspections. While V&K staff are on-site for inspections twice a week, City Hall staff are available daily to assist residents and assist with permit and inspection inquiries, maintaining a local touchpoint

ORDINANCE NO. 2024 - xxxx

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEBSTER CITY, IOWA, 2019, BY REPLACING CHAPTER 24, ARTICLE III PERTAINING TO NATURAL GAS FRANCHISE, GRANTING TO BLACK HILLS/IOWA GAS UTILITY COMPANY, LLC D/B/A BLACK HILLS ENERGY, A DELAWARE LIMITED LIABILITY CORPORATION, ITS LESSEES, SUCCESSORS AND ASSIGNS, A NONEXCLUSIVE AUTHORITY FOR A PERIOD OF TWENTY-FIVE (25) YEARS TO ERECT, MAINTAIN AND OPERATE A GAS DISTRIBUTION SYSTEM AND ANY AND ALL NECESSARY MAINS, PIPES, SERVICES AND OTHER APPURTENANCES THEREUNTO APPERTAINING, UPON, OVER, ACROSS AND ALONG THE STREETS, ALLEYS, BRIDGES AND PUBLIC PLACES OF THE CITY, AND FOR THE TRANSMISSION, TRANSPORTATION, DISTRIBUTION AND SALE OF NATURAL AND/OR MIXED GAS FOR HEATING, INDUSTRIAL AND ALL OTHER USES AND PURPOSES IN THE CITY AND FOR THE PURPOSE OF TRANSMITTING, TRANSPORTING AND CONVEYING SUCH GAS INTO, THROUGH OR BEYOND THE IMMEDIATE LIMITS OF THE CITY TO OTHER CITIES, TOWNS AND CUSTOMERS, AND PRESCRIBING THE TERMS AND CONDITIONS UNDER WHICH THE COMPANY IS TO OPERATE.

BE IT ENACTED by the City Council of the City of Webster City, Iowa:

SECTION 1. CHAPTER MODIFIED. That Chapter 24, Article III of the Code of Ordinances of the City of Webster City, Iowa, 2019 is repealed and the following adopted in lieu thereof:

CHAPTER 24
ARTICLE III
NATURAL GAS FRANCHISE

24-67 Franchise Granted	24-73 Supply
24-68 Use of City-Owned Distribution System for Transportation	24-74 Indemnification of City
24-69 Excavations	24-75 Grantee Default
24-70 Improvements	24-76 Term, Right to Cancel and Repeal
24-71 Service	24-77 User Fee
24-72 Authority of City	24-78 Conditions Precedent
	24-79 Right-of-First Refusal

24-67 FRANCHISE GRANTED. That Black Hills/Iowa Gas Utility Company, LLC d/b/a Black Hills Energy, a Delaware limited liability corporation, its lessees, successors and assigns, hereinafter referred to as “Grantee,” be and are hereby granted a nonexclusive authority for a period of twenty-five (25) years to erect, construct, maintain and operate a gas distribution system and any and all necessary mains, pipes, services and other appurtenances and equipment thereunto appertaining in, upon, over, across and along the present and future streets, alleys, bridges and public places in the City of Webster City, Iowa, for the transmission, distribution and sale of natural and/or mixed gas for heating, industrial and all other uses and purposes in the City and for the

purpose of transmitting, transporting and conveying such gas into, through or beyond the immediate limits of the City to other cities, towns and customers.

24-68 USE OF CITY-OWNED GAS DISTRIBUTION SYSTEM FOR TRANSPORTATION.

This franchise shall include the right of the Grantee to use, transport, and sell natural and/or mixed gas over that portion of the gas distribution system owned by the City of Webster City, Iowa, for heating, industrial and all other uses and purposes for a period of twenty-five (25) years under the terms and conditions as set forth by a separate agreement between the Grantee and the City of Webster City, Iowa.

24-69 EXCAVATIONS. Whenever Grantee, in the construction or maintenance of its system or in the installation of any extension thereto, shall cut into or take up any pavement or shall make any excavation in any street, avenue, alley or public place within the corporate limits of the City of Webster City, Iowa, the same shall be done in a manner so as not to unreasonably interfere with the use of such thoroughfares by the public. Grantee shall use such safeguards as may be reasonably necessary to prevent injury to persons or property during such construction work, and upon its completion, all pavement shall be replaced in as good condition as it was before taken up. All excavation shall be refilled and all obstructions shall be removed at the expense of the Grantee and to the satisfaction of the City. In the event that the Grantee shall fail to comply with the provisions of this section after having been given reasonable notice, the City may do such work as may be needed to properly repair said thoroughfare and the cost thereof shall be repaid to the City by the Grantee.

24-70 IMPROVEMENTS. Grantee, in constructing and maintaining its gas distribution system, and in entering and using the streets, highways, avenues, alleys and public places in the City of Webster City, Iowa, and in laying and installing its mains, services, piping, and related appurtenances and equipment, shall not in any manner interfere with or injure any improvements which the City now has, or may hereafter have, upon any of its streets, alleys, highways or public places. In the event a natural gas line interferes with an existing or future public project, then that line shall be relocated at the reasonable expense of the Grantee.

If City elects to change the grade of or otherwise alter any street, alley, highway, avenue, bridge, public right-of-way or public place for a public purpose, Grantee, upon reasonable notice from City, shall remove and relocate its facilities or equipment, at the cost and expense of Grantee, if such removal is necessary to prevent interference.

If City orders or requests Grantee to relocate its facilities or equipment for the primary benefit of a commercial or private project, and such removal is necessary to prevent interference, then Grantee shall receive payment for the cost of such relocation as a precondition to relocating its facilities or equipment.

City shall consider reasonable alternatives in designing its public works projects and exercising its authority under this section so as not to arbitrarily cause Grantee unreasonable additional expense. If alternative public right-of-way space is available, City shall also provide a reasonable alternative location for Grantee's facilities. City shall give Grantee reasonable written notice of an order or request to vacate a public right-of-way.

The City will give Grantee reasonable notice of plans for street improvements where paving or resurfacing of a permanent nature is involved that affects Grantee's facilities. The notice shall contain the nature and character of the improvements, the rights-of-way upon which the improvements are to be made, the extent of the improvements, and the time when the City will start the work, and, if more than one right-of-way is involved, the order in which the work is to proceed. The notice shall be given to the Grantee as soon as reasonably practical in advance of the actual commencement of the work, considering seasonable working conditions, to permit the Grantee to make any additions, alterations, or repairs to its facilities.

Failure by Grantee to relocate said natural gas lines within a reasonable time of notice of the necessity to relocate being provided by the City, may result in City undertaking said relocation and/or the City incurring additional costs related to said delay by Grantee to relocate within a reasonable time. These costs, including the City's costs in relocating said natural gas lines and/or the City's additional costs for said delay/failure, shall be assessed to Grantee and Grantee shall immediately reimburse City for said additional costs.

24-71 SERVICE. Grantee agrees for and on behalf of itself, its lessees, successors and assigns, that for and during the term and period of this grant it will maintain in the City an adequate, modern, standard and sufficient gas system and equipment and will maintain and operate the same in a modern and adequate fashion. Grantee will provide safe, reliable service in a reasonable and prudent manner in conformance with industry standards.

Grantee will, from time to time during the term of this Ordinance, make such enlargements and extensions of its distribution system as the business of the Grantee and the growth of the City justify, in accordance with its Rules and Regulations relating to customer connections and main and service line extensions currently in effect and on file from time to time with the Iowa Utilities Commission or other competent authority having jurisdiction in the premises; provided, however, that no obligation shall extend to, or be binding upon the Grantee to construct or extend its mains or furnish natural gas or natural gas service within the City if Grantee is, for any reason, unable to obtain delivery of natural gas at or near the corporate limits of the City or an adequate supply thereof to warrant the construction or extension of its mains for the furnishing of such natural gas or gas service; provided, further, than when the amount of natural gas supplied to Grantee at or near the limits of the City is insufficient to meet the additional firm requirements of connected or new customers, Grantee shall have the right to prescribe reasonable rules and regulations for allocating the available supply of natural gas for such additional firm requirements to residential, commercial and industrial consumers, in that order of priority.

Black Hills shall make a reasonable effort to place a drop box or make other arrangements for customers in the City to drop off their monthly gas payments at a convenient location in the City, such as a local grocery store.

24-72 AUTHORITY OF CITY. Grantee agrees for and on behalf of itself, its lessees, successors, and assigns, that all authority and rights in this Ordinance contained shall at all times be subject to all rights, power and authority now and hereafter possessed by the City of Webster City, Iowa, to regulate the manner in which Grantee shall use the streets, alleys, bridges and public places of

the City and concerning the manner in which Grantee shall use and enjoy the franchise herein granted.

24-73 SUPPLY. Grantee shall, at all times, maintain an adequate supply of clean, standard gas with a British Thermal Unit heating value of not less than that prescribed in its Rules and Regulations relating thereto in effect and on file from time to time with the Iowa Utilities Commission or other competent authority having jurisdiction in the premises.

24-74 INDEMNIFICATION OF CITY. Grantee shall hold the City harmless from any and all claims and actions, litigation or damage, arising out of the passage of this Ordinance, out of the construction, erection, installation, maintenance and operation of its properties, operated by authority of this Ordinance within the corporate limits of the City of Webster City, Iowa, or the negligence of its employees in the operation thereof, including the court costs and reasonable attorney fees in making defense against such claims; provided, however, that Grantee shall not be liable for the negligence of the City, its employees or agents. A copy of any process served upon the city shall be served by the City upon the Grantee. The Grantee shall have the right to defend in the name of the City and to employ counsel for such purpose. No provision of this Ordinance is intended, or shall be construed, to be a waiver for any purpose of any applicable state limits in liability.

24-75 GRANTEE DEFAULT. In case of failure by the Grantee to comply with any of the provisions of this Ordinance, or if the Grantee should do or cause to be done any act or thing prohibited by or in violation of the terms of this Ordinance, the Grantee shall forfeit all rights and privileges granted by this Ordinance and all rights hereunder shall terminate, provided that said termination shall not take effect until the City of Webster City, Iowa shall carry out proceedings in accordance with the following. Before the City of Webster City, Iowa proceeds to cancel this Ordinance, it shall first serve a written notice upon the Grantee setting forth in detail in such notice the alleged neglect or failure complained of, and the Grantee shall have thirty (30) days thereafter in which to comply with the conditions of this grant and privilege. If at the end of such period the City of Webster City, Iowa deems that the conditions have not been complied with and that this Ordinance is subject to repeal by reasons thereof, the City of Webster City, Iowa shall enact a repealing ordinance setting out the grounds upon which said grant and privilege is to be canceled or terminated. If within thirty (30) days after the effective date of said repealing ordinance, the Grantee shall not have instituted an action in any court of competent jurisdiction to determine whether the Grantee has violated the terms of this Ordinance, this Ordinance shall be canceled. If within such thirty (30) day period the Grantee does institute an action as above provided to determine whether or not the Grantee has violated the terms of this Ordinance and prosecutes such action to final judgment with due diligence, then, in that event, if the court finds that this Ordinance is subject to cancellation by reason of the violation of its terms, then this Ordinance shall terminate thirty (30) days after such final judgment is rendered.

24-76 TERM, RIGHT TO CANCEL AND REPEAL. The right and authority granted herein shall be nonexclusive and shall continue for a period of twenty-five (25) years from and after the effective date of this Ordinance. ; provided, however, either party may cancel this franchise on the eighth (8th) or sixteenth (16th) anniversary of this Ordinance by notifying the other party in writing of its desire to do so, said notification to be given not more than ninety (90) days before the 8th or

16th anniversary respectively, of this Ordinance. If either party is not notified of cancellation on either the 8th or 16th anniversary of this Ordinance, then this franchise shall continue without cancellation or repeal until the twenty-fifth (25th) year. The anniversary date shall be the date this franchise is accepted by Grantee or otherwise effective by operation of law.

24-77 USER FEE. That a fee may be imposed by the City on all gas sales and related services within the City in lieu of local sales and service tax adopted by any governmental authority authorized to do so pursuant to Section 423B.5 of the Iowa Code. Any such fee imposed shall be directly charged to customers. The City Council may, in its discretion after a public hearing and upon an affirmative vote of the members of the Council, impose a franchise fee not to exceed 5% of the gross revenue of Grantee generated from all gas sales within the City; provided, however, that the fee shall not be effective against Grantee unless and until the City imposes a fee or tax of the same percentage on the gross revenue of gas sales within the City by all other gas suppliers with which the City has an effective franchise ordinance allowing such fee. Any such franchise fee imposed shall be a direct charge to customers as required by the Iowa Utilities Commission, and any such franchise fee shall be in compliance with applicable state law and in compliance with applicable Iowa Utilities Commission rules and regulations.

24-78 CONDITIONS PRECEDENT. The effectiveness of this Ordinance shall be expressly subject to and conditioned upon: (a) the passage and approval by the City Council of the City pursuant to Section 364.2 of the Iowa Code of this Ordinance for the same duration as a successor use agreement to the 2005 “Agreement for the Use of City Utility Distribution Facilities and Transportation of Natural Gas” (“Successor Use Agreement”); (b) Grantee’s acceptance of this Ordinance by written instrument; and (c) the existence of a valid Successor Use Agreement between the City and Grantee that is in effect for the same duration as this Ordinance and which has been approved by a majority of the qualified voters of the City of Webster City, voting in an election called for the purpose of voting thereon, pursuant to Iowa Code section 388.2.

24-79 RIGHT-OF-FIRST REFUSAL. Except as provided below, all rights, privileges and authority hereby granted to Grantee shall inure to the benefit of its successors and assigns, subject to all the terms, provisions and conditions herein contained, and all obligations hereby imposed upon Grantee shall be binding upon its successors and assigns. No prior notice or consent of such assignment is necessary from City where such assignment or transfer is made (1) pursuant to reorganization or merger in which Grantee or entity controlled by Grantee is a successor or surviving corporation, (2) where Grantee is pledging, mortgaging, or otherwise assigning its rights hereunder as security for indebtedness, or (3) to a transferee or assignee of all of Grantee’s gas properties located in Iowa following a sale approved by the Iowa Utilities Commission.

Before Grantee sells its rights, privileges and other assets in the City of Webster City, Iowa, as the sale of a single city natural gas distribution system, Grantee shall provide the City with notice of such proposed sale. The City shall thereafter have a period of thirty (30) days in which to meet the price, terms and conditions of any bona fide offer which Grantee intends to accept for the sale of the system. If the City meets the offer with the same or better terms, then Grantee shall sell the franchise, and other natural gas facilities and equipment, of its Webster City system to the City of Webster City, Iowa.

If Grantee sells its rights, privileges and other assets in the City of Webster City, Iowa, as part of a sale, other than a sale of a single city natural gas distribution system, then Grantee will provide: (a) notice to the City of the proposed sale, subject to confidential protection of the terms and conditions of such sale, and (b) notice to any qualified buyer, prior to close of any proposed sale of the Webster City assets, of the City’s desire to purchase the natural gas distribution system located in Webster City.

All successors, assigns, and purchasers shall be subject to the terms of the Successor Use Agreement and be made a party thereto. Failure to bind a successor, assign, and/or purchaser to the Successor Use Agreement shall render the succession, assignment, transfer, and/or sale null and void.

Before the City sells its rights, privileges and other assets of its Gas Distribution Properties located within the City of Webster City, Iowa, either as a whole or in part, the City shall provide Grantee with notice of such intention for the proposed sale and Grantee shall thereafter have a period of thirty (30) days in which to meet the price, terms and conditions of any bona fide offer which City intends to accept for the sale of the system. If the Grantee meets the offer with the same or better terms, then the City shall sell the system to the Grantee.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. EFFECTIVE DATE AND ACCEPTANCE. This Ordinance shall become effective contemporaneously with the effective date of the Successor Use Agreement between the City and Grantee, which date shall be no earlier than March 30, 2025, or the date on which the last of the following occurs, whichever is later: (1) immediately upon the expiration of the 2005 “Agreement for the Use of City Utility Distribution Facilities and the Transportation of Natural Gas” that is set to expire at the end of the day March 29, 2025; (2) following final passage and approval of the Ordinance by the City, in accordance with applicable laws and regulations, and upon Grantee’s acceptance by written instrument within thirty (30) days of passage by the City Council and filing with the City Clerk; (3) satisfaction of all Conditions Precedent set forth in this Ordinance; and (4) satisfaction of all Conditions Precedent set forth in the Successor Use Agreement. Upon the effective date of this Ordinance, all prior gas franchises granted by the City to Grantee are hereby repealed and all other ordinances or parts of ordinances in conflict herewith are also hereby repealed.

First Reading Passed: October 21, 2024
Second Reading Passed: _____
Second Reading suspended by motion on: _____
Third Reading Passed: _____
Third Reading suspended by motion on: _____

Passed and adopted this _____ day of _____, _____.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST: _____
Karyl K. Bonjour, City Clerk

RESOLUTION NO. 2024 - xxx

**APPROVING EXECUTED AIRPORT MANAGEMENT AGREEMENT AND
FIXED BASE OPERATOR'S LEASE AGREEMENT
BETWEEN WEBSTER CITY AIRPORT COMMISSION AND STORM FLYING SERVICE**

WHEREAS, the Airport Commission is authorized with the responsibility of operation and management of the Webster City Municipal Airport; and

WHEREAS, on October 22, 2024 the Webster City Airport Commission and Storm Flying Service, Inc. entered into an Airport Management Agreement and Fixed Base Operator's Lease Agreement for a three year term for the period of June 4, 2024 to June 3, 2027; and

WHEREAS, said agreements were prepared by the City Attorney and have been executed by all parties and appear to be in proper order; and

WHEREAS, said agreements are now ready to be approved by the City Council.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa:

Section 1. The above mentioned Airport Management Agreement and Fixed Base Operator's Lease Agreement between the Webster City Airport Commission and Storm Flying Service, Inc. are hereby approved.

Section 2. The Mayor and City Clerk are authorized to execute the agreements.

Passed and adopted this 4th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

AIRPORT MANAGEMENT AGREEMENT

This Airport Management Agreement is made and entered into on this 22nd day of October 2024, by and between the Webster City Airport Commission, hereinafter referred to as the *Commission*, and Storm Flying Service, Inc., hereinafter referred to as the *Manager*.

RECITALS

1. The *Commission* is authorized under Chapter 4 of the Municipal Code for the City of Webster City, Iowa, and Chapter 392 of the Code of Iowa, with the responsibility of operation and management of the Webster City Municipal Airport.
2. The *Manager* is currently serving under an Airport Management Agreement with the *Commission* that expired on April 30, 2024.
3. The parties have negotiated a new airport management agreement and desire to reduce their agreement to writing for the purpose of formal execution and for the approval of the City Council of Webster City, Iowa.

IT IS THEREFORE, in consideration of the mutual covenants expressed herein, agreed by and between the parties as follows:

ARTICLE I Term of Agreement

1. The term of this Agreement shall be for a period of three (3) years, commencing on the 4th day of June, 2024 and ending on the 3rd day of June, 2027.
2. The Agreement herein may be periodically extended upon the request of the *Manager* and the approval of the *Commission*; however, said extension shall not exceed a total of three (3) years.

ARTICLE II Compensation

1. The *Manager* is an independent contractor and shall be paid for duties and services performed in the amount of fifty-five thousand dollars (\$55,000.00) per year, payable monthly.

2. During the term of the Agreement, the *Manager* shall be entitled to an annual cost of living increase equal in amount to the cost of living increase for non-union Webster City employees as established by the City Council, but not to exceed 4% annually.

ARTICLE III Duties of Manager

1. Administrative Leadership

(a). The *Manager* will submit an annual budget to the *Commission* by November 1st of each year as to the revenues and expenditures required for the operation of the airport.

(b). The *Manager* shall provide the *Commission* with timely reports on the financial needs for capital improvements and other matters as may be requested by the *Commission*.

(c). The *Manager* shall be fully informed on the policies, rules and regulations of the Federal Aviation Administration in reference to the operation and management of the airport and shall advise the *Commission* accordingly to assure full compliance.

(d). The *Manager* shall provide the necessary expertise in the securing of grants through the various local, state and federal agencies.

(e). The *Manager* shall furnish the *Commission* monthly informational reports on the operation of the airport.

2. Public Relations

(a). The *Manager* will promote and encourage activities that educate and inform the community as to the benefits of the airport.

(b). The *Manager* shall perform all duties under this Agreement in a professional and lawful manner.

3. Supervision

(a). The *Manager* shall supervise the compliance and enforcement of all policies, rules and regulations of the Federal Aviation Administration, the State of Iowa, the City of Webster City, Iowa, and the *Commission*.

(b). The *Manager* shall supervise the rentals of the hangar stalls.

(c). The *Manager* shall supervise the maintenance and control of all airport records required in the operation of the airport by the *Commission* and/or by any other authorized governmental agency.

4. Inspection

(a). The *Manager* will oversee and inspect the condition of all buildings, equipment, runways, taxiways, parking areas, airport lighting systems, land and other facilities owned by the airport.

(b). The *Manager* will report to the *Commission* any conditions of the airport facilities that require maintenance or repair.

5. Maintenance

(a). The *Manager* will notify and pay the contractor responsible for the mowing of the grass areas when necessary to assure the safety of aircraft, auto traffic and those persons visiting or utilizing the airport facilities.

(b). The *Manager* will notify and pay the contractor responsible for the snow removal from the runways, taxiways, driveways, parking areas and hangar entrances when necessary to assume safety of aircraft, auto traffic and those persons visiting or utilizing the airport facilities.

(c). The *Manager* will ensure that fuel storage tanks, pumps and related equipment are properly maintained, tested and licensed as required by law.

(d). The *Manager* will keep all loose articles, chemicals, spray equipment and the like stored in proper areas in compliance with the policies, rules and regulations of the Federal Aviation Administration, the State of Iowa, the City of Webster City, Iowa and the *Commission*.

(e). Maintenance cost of five hundred dollars (\$500.00) or less may be incurred by the *Manager* without prior approval of the *Commission*. All costs of repair and maintenance that exceeds five hundred dollars (\$500.00) will require *Commission* approval;

6. Hours

The *Manager* will ensure that the *Fixed Base Operator* at the airport will provide the following hours for service, to-wit:

(a). That telephone and radio service will be provided to the general public from 8:00 A.M. to 5:00 P.M., Monday through Friday.

(b). In addition to the above stated hours, any and all after hours telephone calls will be answered by the *Fixed Base Operator*, or its designee.

(c). That the home located upon the airport premises and leased to the *Fixed Base Operator* will be utilized for personnel to secure on a 24 hour per day basis, the airport, its facilities and equipment and the airplanes located thereon.

ARTICLE IV
Termination

Termination of this Agreement may be made as follows:

1. Mutual Consent: The parties may by mutual consent terminate this Agreement prior to the expiration date.

2. Manager: The *Manager* may terminate this Agreement upon providing a sixty (60) day written notice to the *Commission*.

3. Commission: In the event the *Commission* should find that the *Manager* has failed to perform the duties and obligations set forth by this Agreement, the *Commission* shall notify the *Manager* by written notice of its findings and set a date and time for the *Manager* to respond. If the *Manager* fails to respond to the *Commission's* request, or fails to correct the requirements made by the *Commission* within a period of sixty (60) days from the date of the hearing, the *Commission* may thereafter proceed to terminate this Agreement upon giving a thirty (30) day written notice of termination to the *Manager*.

4. Peaceful Possession: Upon the expiration or termination of this Agreement, the *Manager* agrees to return peaceful possession of the airport and the facilities to the *Commission*.

ARTICLE V
Reservation of Rights

1. Landing Area:

(a). The *Commission* reserves the right to further develop or improve the landing area and all publicly-owned air navigation facilities of the airport as it sees fit, regardless of the desires or views of *Manager*, and to do so without interference or hindrance.

2. Aerial Approaches:

(a). The *Commission* reserves the right to take any action it considers necessary to protect the aerial approaches of the airport against obstruction, together with the right to prevent *Manager* from erecting, or permitting the erection of any building or other structure on the airport which, in the opinion of the *Commission*, would limit the usefulness of the airport or constitute a hazard to aircraft.

3. United States Government:

(a). The *Commission* shall have the right to enter into an agreement with the United States Government for military aircraft or naval use of part or all of the landing areas, the publicly owned air navigation facilities and/or other areas or facilities of the airport. If any such agreement is executed, any provisions of this Agreement with *Manager* that are inconsistent with the provisions of an agreement with the Government, shall be suspended.

(b). This Agreement shall be subordinate to the provisions of any existing or future agreement between the *Commission* and the United States relative to the operation or maintenance of the airport, the execution of which has been, or may be, required as a condition precedent to the expenditure of federal funds for the development of said airport.

ARTICLE VI
Official Notices

1. Notices to Commission: Notices to the *Commission* as referred to in this Agreement shall be sent by certified mail to the *Commission Chairperson* at City Hall, 400 2nd. Street, Webster City, Iowa 50595.

2. Notices to Manager: Notices to *Storm* as referred to in this Agreement shall be sent by certified mail to Storm Flying Service, Inc., 1524 240th Street, Webster City, Iowa 50595.

ARTICLE VII Approval of City Council

1. Approval of City Council: As the sponsoring agent for the *Commission* under the policies and regulations of the Federal Aviation Administration, this Agreement is subject to the approval of the City Council of Webster City pursuant to Section 392.3 of the Code of Iowa.

ARTICLE VIII General Terms

1. Applicable Law: The existence, validity, construction and operation of this Agreement, and all of its covenants, agreements, representations, warranties, terms, and conditions, shall be determined in accordance with the laws of the State of Iowa.

2. Entire Agreement: This Agreement sets forth the entire agreement between the undersigned, and fully supersedes any and all prior and/or contemporaneous agreements or understandings between the undersigned, which pertain to the subject matter hereof. The terms of this Agreement may not be contradicted by evidence of any prior or contemporaneous agreement and no extrinsic evidence whatsoever may be introduced to vary its terms in any judicial proceeding involving this Agreement.

3. Modification: This Agreement may be modified, but only if the modification is in writing and signed by the undersigned to this Agreement.

4. Severability: Should any provision of this Agreement be declared or determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby, and said illegal or invalid part, term, or provision shall be deemed not to be part of this Agreement.

5. Counterparts: This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. Faxed signatures may be accepted as originals.

6. Mutual Drafting: This Agreement is the product of negotiations "at arms length" between the undersigned. As such, the terms of this Agreement are mutually agreed-upon, and no part of this Agreement will be construed against the drafter.

IN WITNESS WHEREOF, the parties hereto have hereunto affixed their signatures on the day and year above shown.

WEBSTER CITY AIRPORT
COMMISSION OF
WEBSTER CITY, IOWA

STORM FLYING SERVICE, INC.
OF WEBSTER CITY, IOWA

By: Scott Bargfrede
Scott Bargfrede, Chairperson
P.O. Box 217
Webster City, Iowa 50595

By: Stephen T. Luedtke
Stephen T. Luedtke
1524 240th Street
Webster City, Iowa 50595

ATTEST:

By: Michael K. Luedtke
Michael K. Luedtke
1524 240th Street
Webster City, Iowa 50595

Diane Knudson
Diane Knudson, Secretary
C/o City Clerk
City Hall
P.O. Box 217
Webster City, Iowa 505095
Telephone: (515) 832-9151

STATE OF IOWA, COUNTY OF HAMILTON: ss.

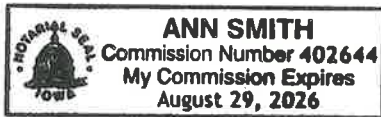
On this 22 day of Oct, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared Scott Bargfrede and Diane Knudsen, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and Secretary of the Webster City Airport Commission, and that the instrument was signed on behalf of the said Webster City Airport Commission, by authority of its Board of Directors, and that Scott Bargfrede and Diane Knudsen acknowledged the execution of this instrument to be their voluntary act and deed and the voluntary act and deed of the Webster City Airport Commission, by it voluntarily executed.



Ann Smith
Notary Public in and for the
State of Iowa.

STATE OF IOWA, COUNTY OF HAMILTON: ss.

On this 22 day of Oct, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared Stephen T. Luedtke and Michael K. Luedtke, to me personally known, and, who, being by me duly sworn, did say that they are the President and Secretary of the Storm Flying Service, Inc. of Webster City, Iowa, and that this instrument was signed on behalf of the said Storm Flying Service, Inc. by authority of its Board of Directors, and that Stephen T. Luedtke and Michael K. Luedtke acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the Storm Flying Service, Inc., by it voluntarily executed.



Ann Smith
Notary Public in and for the
State of Iowa.

APPROVAL BY CITY COUNCIL

THIS AGREEMENT is approved by resolution of the City Council of the City of Webster City, Iowa, on this ____ day of _____, 2024.

By: _____
John Hawkins, Mayor

ATTEST:

Karyl Bonjour, City Clerk

FIXED BASE OPERATOR'S LEASE AGREEMENT

This Fixed Base Operator's Agreement is made and entered into on this 22ND day of OCTOBER 2024, by and between the Webster City Airport Commission, hereinafter referred to as the *Commission*, and Storm Flying Service, Inc. hereinafter referred to as *Storm*.

RECITALS

1. The Commission is authorized under Chapter 4 of the Municipal Code for the City of Webster City, Iowa and Chapter 392 of the Code of Iowa to lease certain areas located upon the airport premises to a Fixed Base Operator for the purpose of providing aviation related services to the public.

2. *Storm* is currently operating from the airport as a fixed base operator under a Lease Agreement which expired on April 30, 2024.

3. The parties have negotiated a new Fixed Base Operator's Lease Agreement and desire to reduce their agreement to writing for the purpose of formal execution and for the approval of the City Council for the City of Webster City, Iowa.

IT IS THEREFORE, in consideration of the mutual covenants expressed, herein agreed by and between the parties as follows:

ARTICLE I Leased Premises

1. The Commission herein leases to *Storm* the house, the office, the classroom facilities, the public meeting rooms, the spray loading areas, ^{THREE (3)} ~~SIX (6)~~ hangar stalls, the navigation facilities, fuel tanks, the Unicom, telephone and the terminal facilities located upon the premises of the Webster City Municipal Airport in the Northwest Quarter (NW¼) of Section Fifteen (15), Township Eighty-Eight (88) North, Range Twenty-Six (26) West of the 5th P.M., Hamilton County, Iowa. The house herein above described is provided for by a separate residential lease which is attached hereto, marked as "Attachment A" and made a part hereof by this reference.

2. It is agreed between the parties that nothing herein contained in this lease shall be construed to grant or to authorize the granting of an exclusive right which is prohibited by Section 308 of the Federal Aviation Act of 1958, as amended.

ARTICLE II Terms of Lease Agreement

1. The term of the Lease Agreement shall be for a period of three (3) years, commencing on the 4th day of June, 2024, and ending on 3rd day of June, 2027.

2. The Agreement herein may be periodically extended upon the request of *Storm* and the approval of the *Commission*; however, said extension shall not exceed three (3) years.

ARTICLE III Use of Premises

1. *Storm* agrees to lease the airport facilities as described in Article I above for the purpose of doing business as a Fixed Base Operator.

2. As the Fixed Base Operator, *Storm* agrees to provide aviation related services to the general public including, but not limited to the operation of a flight training school, aerial crop spraying, aircraft charters, sales of aviation fuel and oil and aircraft sales and rentals.

3. *Storm* agrees that the leased premises shall not be used for any non-aeronautical services, nor for any unlawful purpose and shall comply with all local, state and federal policies, rules and regulations, including the Iowa Department of Transportation and the Federal Aviation Administration.

4. *Storm* agrees to pay any property taxes, if any that may be assessed against the leased property or improvements thereon.

5. All improvements made to the leased property shall be owned by the City of Webster City.

6. During the term of the lease, *Storm* agrees to answer all telephone and radio communications from Monday through Friday between the hours of 8:00 A.M. to 5:00 P.M., and to provide the general public with information as to the available services.

7. After hours, telephone calls will be answered by *Storm* or its designee.

8. The house located on the premises will be utilized for personnel of *Storm* to secure on a twenty-four (24) hours per day basis the airport facility, equipment and aircraft located thereon.

9. *Storm* agrees to immediately notify the *Commission* and the City Manager for the City of Webster City as to any safety concerns.

ARTICLE IV Compensation

1. *Storm* agrees to pay rent and certain fees for the leased portion of the airport facilities as described in Article I above, as follows:

(a). A storage fee of .05¢ per gallon of all aviation and jet fuel sold on the leased premises.

ARTICLE V. Insurance

1. *Storm* agrees to procure and maintain at its expense general liability and casualty insurance against claims for injuries to persons or damages to property which may arise from or in connection with its Fixed Base Operation on the airport premises.

2. *Storm* agrees to furnish the *Commission* with a Certificate of Insurance for comprehensive general liability in the minimum amount of \$1,000,000.00 per occurrence for bodily injury and property damage.

3. *Storm* further agrees to furnish the *Commission* with a Certificate of Insurance for worker's compensation as may be required by the State of Iowa.

4. The City of Webster City, Iowa and the *Commission* shall be named as an additional insured on the general liability and casualty insurance of *Storm*.

5. *Storm* agrees to provide adequate insurance coverage for its own fuel transport and storage tanks located upon the leased premises and hold harmless the *Commission* from general liability.

ARTICLE VI

Rules and Regulations

1. The *Commission* has the right to adopt and enforce reasonable rules and regulations for the use of the airport.
2. Storm agrees to observe and comply with all rules and regulations that may be adopted by the *Commission*.
3. Storm further agrees to observe and comply with all policies, rules and regulations of the State of Iowa and the Federal Aviation Administration.

ARTICLE VII Rights of the Commission

1. The *Commission* reserves the right to protect the aerial approaches of the airport against obstructions, together with the right to prohibit Storm from erecting, or permitting to be erected, any building or other structure on the airport, which in the opinion of the *Commission*, would limit the usefulness of the airport or constitute a hazard to aircraft or violate any local, state, or federal law, policy, rule or regulation.
2. Storm agrees not to act as an agent or to represent itself as an agent of the *Commission* in any matter.

ARTICLE VIII Rights of Storm

1. Storm shall have the non-exclusive right to the use of the landing field, the runways, taxiways, lighting system, ramp and tie down areas of the airport.
2. Storm shall have the non-exclusive right to ingress and egress and unlimited access to the leased premises and shall have peaceful possession and quiet enjoyment thereof during the term of this lease.

ARTICLE IX Termination

Termination of this Lease Agreement may be made as follows:

1. Mutual Consent: The parties may, by mutual consent, terminate this Lease Agreement prior to the expiration date.

2. Commission: The *Commission* may terminate this Lease Agreement prior to the expiration date, upon providing *Storm* an official notice for any of the following reasons:

- (a). *Storm* files a petition in bankruptcy or has an involuntary petition in bankruptcy filed against *Storm*;
- (b). *Storm* makes a general assignment of assets for the benefit of creditors;
- (c). *Storm* found to abandon the airport premises;
- (d). *Storm* found to be in default on the payment of fees and rents, as stated in this Agreement;
- (e). *Storm* found to break any of the covenants and agreements contained herein;
- (f). In the event of civil commotion, acts of God, damage to runways, Court order restraining the use of the airport or similar events, which interrupt normal business operation at the airport for a period of more than sixty (60) days.

(3) Storm: *Storm* may terminate this Lease Agreement for any of the following reasons:

- (a). *Storm* desires to terminate and may do so by providing the Commission a sixty (60) day official notice.
- (b). In the event of civil commotion, acts of God, damage to the runways, Court order restraining the use of the airport or similar events, which interrupt normal business operations at the airport for a period of more than sixty (60) days.

ARTICLE X Inspections

1. The *Commission* reserves the right to enter upon the leased premises at any reasonable time for the purpose of making an inspection of the facilities.

2. Said inspection may be done at any time in case of an emergency and/or accompanied by *Storm* or its employee during regular hours of operation.

ARTICLE XI
Advertising

1. *Storm* agrees that no signs or advertising material shall be placed or erected upon the leased premises without the prior written consent of the *Commission*.

2. All signs and advertising material shall be well maintained and in a readable condition.

3. Any such signs or advertising material that is determined by the Commission or the City of Webster City to be in non-conformance of the sign ordinance shall be removed.

ARTICLE XII
Official Notice

1. Official notices to the *Commission* shall be sent by certified mail to the Airport Commission Chairperson, City Hall, 400 2nd Street, Webster City, Iowa 50595.

2. Official notice to *Storm* shall be sent by certified mail to Storm Flying Service, Inc., 1524 240th Street, Webster City, Iowa 50595.

3. *Storm* shall provide the *Commission* written notice for the following:

(a). There is any abandonment or expected abandonment of any of the leased buildings or premises.

(b). When there is or is expected any breakdown in services or reduction or increase of services for a period of more than 48 hours. Interruption of fueling service must be reported within 8 hours to the Airport Manager or an Airport Commission member.

(c). When there is a change in the use of the leased premises or a planned or anticipated change in the use of the leased premises.

(d). When any condition exists that may lead to major maintenance and repair of Storm's facilities and equipment.

(e) Any event in which the Commission may be subjected to a major loss, accident, investigation, or need of representation by a City official.

ARTICLE XIII
Assignment or Transfer

1. *Storm* shall not assign or transfer this lease, or any interest herein, or sublet the premises or any part thereof without the prior written consent of the *Commission*.

2. This Agreement shall extend to and be binding upon the heirs, executors, administrators, trustees, successors, receivers, and assigns of the parties hereto.

ARTICLE XIV
Changes to be in Writing

1. This Agreement shall not be modified, waived, or abandoned except in writing duly executed by both parties.

2. This Agreement contains the whole agreement of the parties, and is not assignable by either party without the written consent of the other.

ARTICLE XV
Indemnification

1. To the fullest extent permitted by law, *Storm* and the *Commission* and the City of Webster City, its agents, servants, and employees shall indemnify and hold harmless each of the other parties against all claims, demands, and judgments, including attorney's fees, made or recovered for damages to real or tangible personal property, or for personal injury, bodily injury or death to any person arising out of, or in connection with, any acts or omissions or use or misuse of the leased premises by *Storm*, its agents, or sub lessees or any one directly or indirectly employed by any one of them.

ARTICLE XVI
Federal Aviation Administration

1. *Storm*, for itself, heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the said property described in this lease (license, lease, permit, etc.) for a purpose for which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits,

Fixed Base Operator's Lease Agreement- Page 7

the (licensee, *Storm*, permittee, etc.) shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said Regulations may be amended.

2. *Storm*, for itself, its personal representative, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that: (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subject to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subject to discrimination, (3) that *Storm*, shall use the premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said Regulations may be amended.

3. It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958 or current revisions thereof.

4. *Storm* agrees to furnish service on a fair, equal and not unjustly discriminatory basis to all users thereof, and to charge fair, reasonable and not unjustly discriminatory prices for each unit or service; provided, that *Storm* may make reasonable and non-discriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

5. *Commission* reserves the right (but shall not be obligated to *Storm*) to maintain and repair the landing area of the airport and all publicly-owned facilities of the airport, together with the right to direct and control all activities of *Storm* in this regard.

6. *Commission* reserves the right further to develop or improve the landing area and all publicly-owned air navigation facilities of the airport as it sees fit, regardless of the desires or view of *Storm*, and without interferences or hindrance.

7. *Commission* reserves the right to take any action it considers necessary to protect the aerial approaches of the airport against obstructions, together with the right to prevent *Storm* from erecting, or permitting to be erected, any building or other structure

on the airport which in the opinion of *Commission* would limit the usefulness of the airport or constitute a hazard to aircraft.

8. *Commission* shall have the right to enter into an agreement with the United States Government for military or naval use of part or all of the landing area, the publicly-owned air navigation facilities and/or other areas or facilities of the airport. If any such agreement is executed, the provisions of this instrument, insofar as they are inconsistent with the provisions of the agreement with the Government, shall be suspended.

9. It is understood and agreed that the rights granted by this Agreement will not be exercised in such a way as to interfere with or adversely affect the use, operation, maintenance or development of the airport.

10. There is hereby reserved to the *Commission*, its successors and assigns, for the use and benefit of the public, a free and unrestricted right of flight for the passage of aircraft in the airspace above the surface of the premises herein conveyed, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace or landing at, taking off from, or operating on or about the airport.

11. The lease shall become subordinate to provisions of any existing or future agreement between the *Commission* and the United States of America or any agency thereof relative to the operation, development, or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the airport.

ARTICLE XVII Severability

1. In the event any portion of this lease is found invalid, the remaining portions shall be deemed severable and shall remain in full force and effect.

ARTICLE XVIII City Council Approval


1. As the sponsoring agent for the Commission under the policies and regulations of the Federal Aviation Administration, this Agreement is subject to the

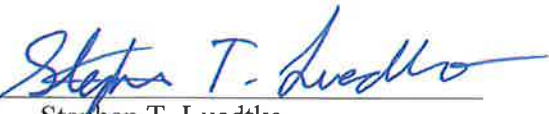
approval of the City Council of Webster City pursuant to Section 392.3 of the Code of Iowa.

IN WITNESS WHEREOF, the parties hereto have hereunto affixed their signatures on the day and year above shown.


WEBSTER CITY AIRPORT
COMMISSION OF
WEBSTER CITY, IOWA

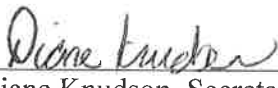
STORM FLYING SERVICE, INC.
OF WEBSTER CITY, IOWA

By: 
Scott Bargfrede, Chairperson
P.O. Box 217
Webster City, Iowa 50595

By: 
Stephen T. Luedtke
1524 240th Street
Webster City, Iowa 50595

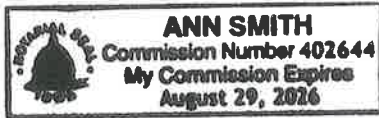
ATTEST:

By: 
Michael K. Luedtke
1524 240th Street
Webster City, Iowa 50595


Diane Knudson, Secretary
C/o City Clerk
City Hall
P.O. Box 217
Webster City, Iowa 505095
Telephone: (515) 832-9151

STATE OF IOWA, COUNTY OF HAMILTON: ss.

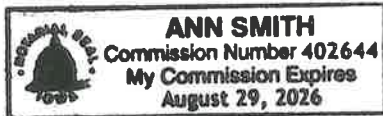
On this 22 day of Oct, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared Scott Bargfrede and Diane Knudsen, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and Secretary of the Webster City Airport Commission, and that the instrument was signed on behalf of the said Webster City Airport Commission, by authority of its Board of Directors, and that Scott Bargfrede and Diane Knudsen acknowledged the execution of this instrument to be their voluntary act and deed and the voluntary act and deed of the Webster City Airport Commission, by it voluntarily executed.



Ann Smith
Notary Public in and for the
State of Iowa.

STATE OF IOWA, COUNTY OF HAMILTON: ss.

On this 22 day of Oct, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared Stephen T. Luedtke and Michael K. Luedtke, to me personally known, and, who, being by me duly sworn, did say that they are the President and Secretary of the Storm Flying Service, Inc. of Webster City, Iowa, and that this instrument was signed on behalf of the said Storm Flying Service, Inc. by authority of its Board of Directors, and that Stephen T. Luedtke and Michael K. Luedtke acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the Storm Flying Service, Inc., by it voluntarily executed.



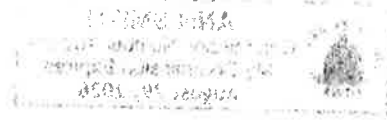
Ann Smith
Notary Public in and for the
State of Iowa.

APPROVAL BY CITY COUNCIL

THIS AGREEMENT is approved by resolution of the City Council of the City of Webster City, Iowa, on this ____ day of _____, 2024.

By: _____

John Hawkins, Mayor



ATTEST:

Karyl Bonjour, City Clerk



MEMORANDUM

TO: Mayor and City Council

FROM: Ariel Bertran Community Development Director

DATE: November 4, 2024

RE: Residential Infill Lot Tax Abatement Application and Request for 805 Funk Street

SUMMARY: Brady Hartmann has submitted a request for tax abatement for a proposed construction project at 805 Funk Street. This project involves the construction of a 2-bedroom, 1-bathroom cottage intended for use as a rental property. The total dollar value of the proposed construction is \$154,351.40. The application submitted meets all requirements for the 3-year tax abatement and is ready for Council review and approval.

PREVIOUS COUNCIL ACTION: City Council approves all tax abatement applications.

BACKGROUND/DISCUSSION: In May of 1993, the City Council approved and adopted the Webster City Revitalization Plan involving tax abatement. Every three years the Council reviews this program and, to date, has renewed it each time, most recently in May of 2023. To date this application will bring the total to 141 property owners which have qualified to take advantage of the 3-year tax abatement program.

Brady Hartmann applied requesting tax abatement for a proposed construction at 805 Funk Street. This construction will be a 2-bedroom, 1-bathroom cottage and is valued at \$154,351.40. The property is intended for rental use and will be owned and constructed by the applicant. Building permits have been applied for and approved and the project is set to start in the coming weeks. The property qualifies for a 100% tax abatement over 3-years under the current city residential tax abatement plan.

FINANCIAL IMPLICATIONS: The property owner does not have to pay taxes on the new construction for 3-years. Property taxes are still paid on the lot, resulting in a reduced amount the City collects during this time. This has no effect on the current budget.

RECOMMENDATION: Staff recommends the approval of the 3-year, 100% tax abatement request to Brady Hartmann for the property located at 805 Funk St.

RESOLUTION NO. 2024 - xxx

AUTHORIZING APPROVAL OF APPLICATION FOR THE WEBSTER CITY REVITALIZATION PLAN INVOLVING RESIDENTIAL TAX ABATEMENT

WHEREAS, on the 3rd day of May, 1993, the City of Webster City adopted Ordinance No. 93-1413 designating an Urban Revitalization District for tax abatement in association with construction of new residential units on currently developed lots within the corporate limits of Webster City, Iowa and:

WHEREAS, the following property owner has applied for said tax abatement:

Brady Hartmann – 805 Funk Street

WHEREAS, City Staff has reviewed the application and found it to be in compliance with the tax abatement plan adopted by the City Council; and

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Webster City, Iowa, that the application of the above-mentioned property owner is hereby approved; and

BE IT FURTHER RESOLVED that the City of Webster City, Iowa, forward for review the approved application to the Hamilton County Assessor.

Passed and adopted this 4th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

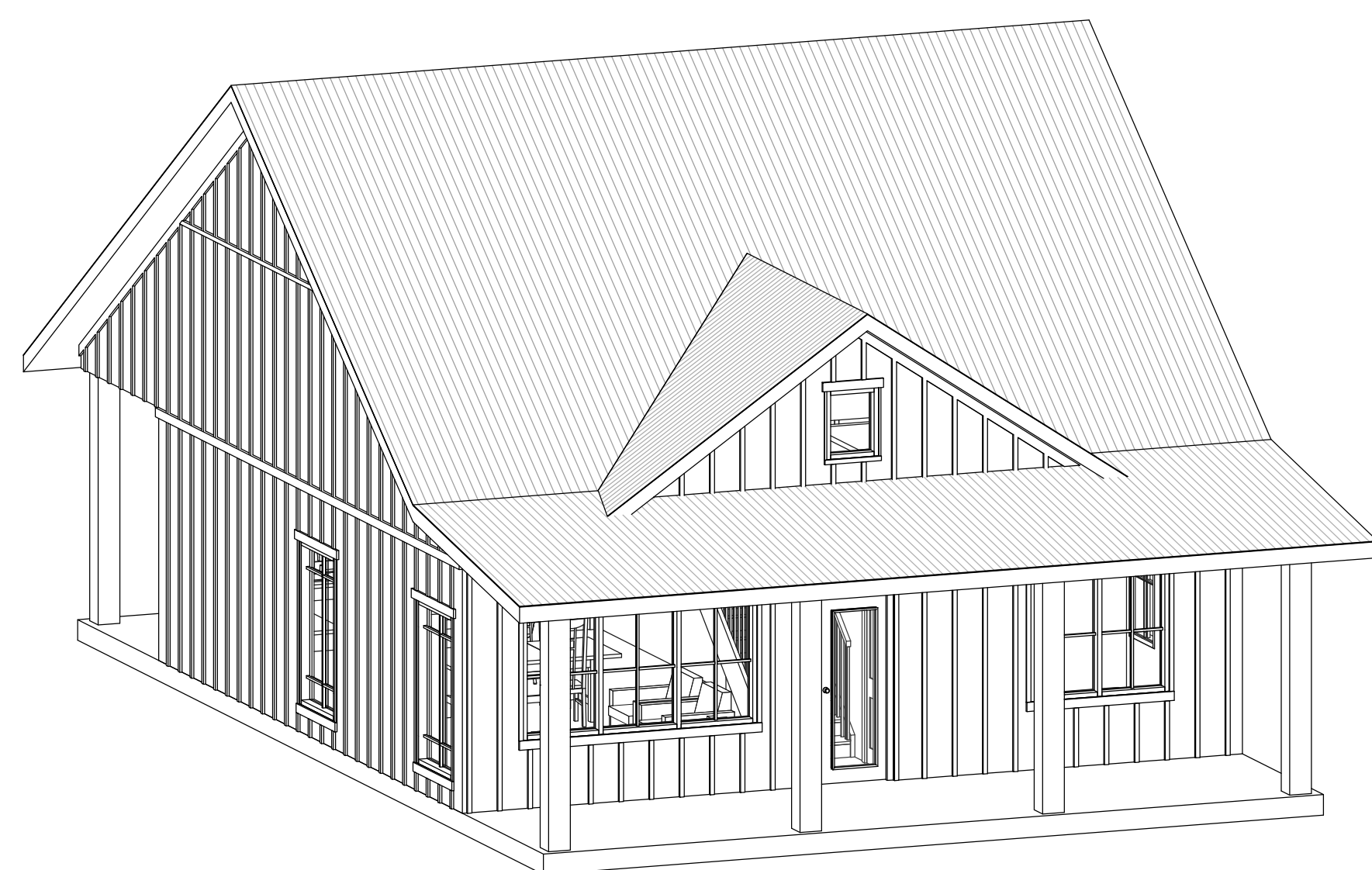
John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk



AXONOMETRIC VIEW



SYMBOLS LEGEND

	SECTION MARKER		SOIL
	ELEVATION MARKER		CONCRETE
	INTERIOR ELEVATIONS		BRICK
	DETAIL CALLOUT		CMU BLOCK
	DATUM MARKER		RIGID INSULATION
	SLOPE MARKER		BATT INSULATION
	COMPASS (TRUE NORTH)		DIMENSIONAL LUMBER
	WINDOW CALLOUT		ELECTRIC OUTLET
	DOOR CALLOUT		SWITCH
			CEILING LIGHT
			RECESSED LIGHT
			WALL-MOUNTED LIGHT
			CEILING FAN

SHEET INDEX

- A-000 COVER PAGE
- A-001 GROUND FLOOR PLAN
- A-002 ELEVATION
- A-003 ELEVATION
- B-101 FOUNDATION PLAN
- B-102 SLAB FOUNDATION PLAN
- B-103 DETAILED GROUND FLOOR PLAN
- B-103.5 FLOOR PLAN - LOFT OPTION
- B-104 DETAILED ELEVATION
- B-105 DETAILED ELEVATION
- B-106 GROUND FLOOR ELECTRICAL PLAN
- B-107 ROOF PLAN
- B-108 ROOF FRAMING PLAN
- B-109 SECTION DETAIL
- B-109.5 SECTION DETAIL - LOFT OPTION
- B-110 DETAILS
- B-111 DETAILS
- C-101 DOOR SCHEDULE
- C-102 WINDOW SCHEDULE

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NOTES

1. DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL, CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
3. MATERIALS AND FINISHES ILLUSTRATED IN THIS SET ARE TYPICAL, AND SHOULD BE VERIFIED BY YOUR BUILDER OR DESIGNER BEFORE CONSTRUCTION.
4. THIS DRAWING SET IS NOT INTENDED FOR PERMITTING OR CONSTRUCTION. CONSULT WITH YOUR LOCAL BUILDING DEPARTMENT FOR BUILDING CODE REQUIREMENTS.

No.	Description	Date

AMERICAN COTTAGE

COVER PAGE

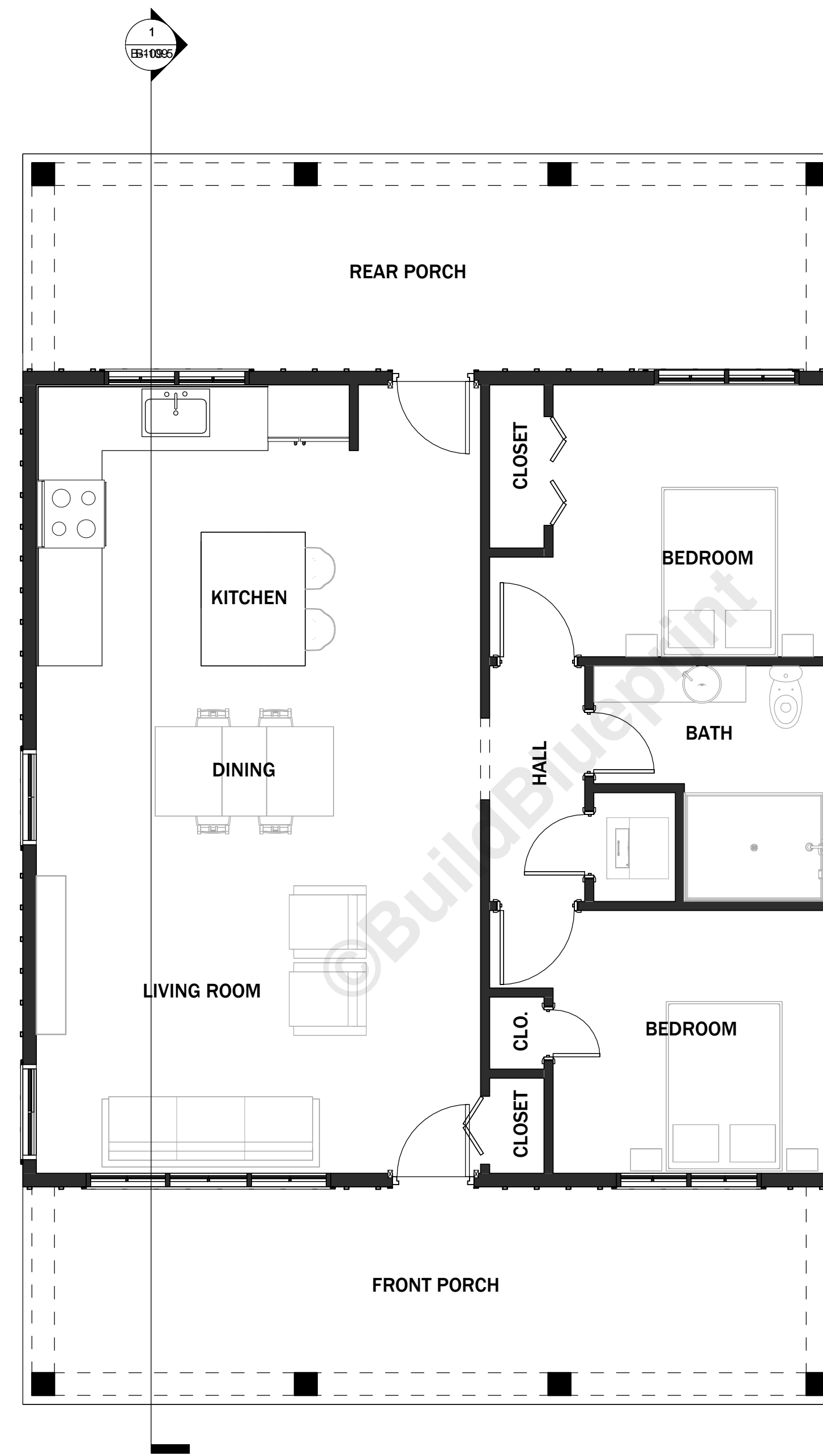
Project number	BB-HP0028
Date	
Drawn by	B.B
Checked by	J.L

A-000

Sheet Number	
Scale	

NOTES

1. DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING 1/4" = 1'-0"
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL, CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
3. MATERIALS AND FINISHES ILLUSTRATED IN THIS SET ARE TYPICAL, AND SHOULD BE VERIFIED BY YOUR BUILDER OR DESIGNER BEFORE CONSTRUCTION.
4. THIS DRAWING SET IS NOT INTENDED FOR PERMITTING OR CONSTRUCTION. CONSULT WITH YOUR LOCAL BUILDING DEPARTMENT FOR BUILDING CODE REQUIREMENTS.



GROUND FLOOR PLAN

SCALE = 1/4" : 1' - 0"

No.	Description	Date

AMERICAN COTTAGE

GROUND FLOOR PLAN

Project number **BB-HP0028**

Date

Drawn by **B.B**

Checked by **J.L**

A-001

Sheet Number

Scale **1/4" = 1'-0"**

RESIDENTIAL TAX ABATEMENT APPLICATION

CITY OF WEBSTER CITY

APPLICANT INFORMATION

NAME: Brady Hartmann

ADDRESS: 3054 Kantor Ave
Stanhope IA 50246

TELEPHONE: 515-297-2847

PROJECT INFORMATION

1. Is your project for construction of a new structure (home)? Yes No

2. What is the approximate dollar value of the proposed construction? \$ 154,351.40

Please attach cost estimates and construction drawings.

3. Where will the construction be located (give legal description and common address)?

Corner of Funk Street and First Street.
805 Funk Street as legal address.

4. Please attach plat showing the location of the home upon the lot, including setbacks and other identifiable dimensions of the structure.


Signature of Applicant

10/17/2024
Date

City of Webster City

City-Wide Urban Revitalization Plan

For Residential Tax Abatement

April 2023

**City of Webster City
City-Wide Urban Revitalization Plan
For Residential Tax Abatement
For New Construction Projects**

Webster City is a community that takes pride in its appearance and civic functions, has a viable commercial base and a strong industrial framework, and contains quality residential neighborhoods. The community has achieved success in providing community improvements which will assure its continued viability. However, the decade of the 1980's saw a 10% decline in population within Hamilton County and an 8% decline within Webster City. The average family size between 1980 and 1990 has declined by approximately 15% to 2.2, a fact that requires additional housing units to accommodate the same population. However, over the same 1980 to 1990 time period the number of available housing units remained stable, a fact caused by the demolition of approximately 80 units in response to create expansion space for a major industrial redevelopment in the center of the city.

<u>Year</u>	<u>People</u>	<u>Housing Units</u>	<u>Average Family Size</u>
1980	8,572	3,433	2.49
1990	7,894	3,435	2.28

In addition, supporting research conducted by a Hamilton County Housing Taskforce indicates that: 1) a low number of new housing starts were recorded throughout the county; 2) a shortage of available homes for sale in the low to middle income price ranges were documented through surveys of potential residents, realtors, and lenders; 3) a large number of workers employed by Hamilton County businesses commute to work from outside the county; 4) the City of Webster City has available a considerable number of single family lots available for construction. A primary goal of the City is to encourage development of current lots; and 5) the recent addition of a large number of new area jobs has created a labor and housing shortage within the Webster City area as documented by surveys returned by local lenders and realtors.

To address the above issues local officials are reviewing and implementing options for the facilitation of additional living units within Webster City. One option is the creation of tax abatement incentives to encourage people to build new housing units within Webster City and to provide for the substantial rehabilitation of existing substandard units. Tax abatement will be viewed as one of several "tools" to be used by the community encouraging further housing development. Other partners will include municipal utilities, local realtors, local contractors, private utility companies, lenders, and local business establishments.

THE PLAN:

Area: The proposed boundary of the Webster City Revitalization Plan is the corporate limits of Webster City, Iowa.

Proposed Land Uses: Webster City has adopted a Future Land Use Plan and Map. To be eligible for benefits of the Tax Abatement Program, proposed developments must be residential, must be zoned for a residential use, and must be included within a future residential area as shown on the Future Land Use Map. Attachment #4 to this Plan contains a map of zoning and land use patterns.

Proposed Extension of City Services: Attachment #5 to this Plan outlines future capital improvements envisioned by the City.

Property Classes to Receive Benefits: Property eligible to receive urban revitalization benefits under this Plan is that which is assessed as residential property or residential rental units that may be classified as commercial property by the County Assessor's Office. Commercial rental housing units must consist of three or more separate living quarters with at least 75% of the total building space used for residential purposes.

Type of Eligible Improvements: Construction of new dwelling units are eligible for urban revitalization benefits if all other requirements are met. Further, to be eligible for Urban Revitalization benefits, the property upon which the residential structure is to be built must: 1) be fronted by an existing public street as of the 1st day of January, 1996; and 2) must have municipal water service within fifty (50) feet of the lot boundaries; and 3) must have municipal sewer service within fifty (50) feet of the lot boundaries.

Minimum Assessment Increases: In order to qualify for revitalization benefits, eligible improvements must show a minimum increase of 10% of the assessed value of the existing improvements. If property was previously unimproved, new dwelling units are automatically eligible if all other criteria are met, including that listed in Section 404.3(7) of the Code of Iowa.

Duration of Benefit: The benefit is designed for a period of three years from the date of adoption; however, benefits granted under this plan may extend past the termination date of the plan to the extent of eligibility under the limit for any individual project. The City Council may extend this plan by resolution pursuant Code of Iowa, Chapter 404.2.

Exemption Schedule: Real estate improvements which qualify under this plan shall be eligible for the following forms of tax exemption which are based on the assessment classifications:

Property zoned and assessed as residential and for commercially assessed property used for residential purposes with three or more separate living quarters with at least seventy-five percent of the space used for residential purposes:

Year	Amount of Abatement
1	100%
2	100%
3	100%

Relocation: In cases where construction may cause the temporary dislocation of a tenant, Webster City shall require compensation of at least one month's rent and shall require compensation of actual relocation expenses be paid to a qualified tenant whose displacement is due to action on the part of a property owner to qualify for the benefits under this Plan. Webster City may require the persons causing the qualified tenant to be displaced to pay all or a part of the relocation payments as a condition for receiving a tax exemption.

Bonding/Other Financing: Webster City currently has no plans to issue bonds in conjunction with this Plan. In the future, the City may choose to supplement local development efforts with any State or Federal monies as may be applicable.

Exemption Approval: A person must submit a proposal for an improvement project to the City to receive prior approval for eligibility for a tax exemption on the project. The City shall, by resolution, give its prior approval for an improvement project if the project is in conformance with the Plan for revitalization developed by the City. Such prior approval shall not entitle the owner to exemption from taxation until the improvements have been completed and found to be qualified real estate; however, if the proposal is not approved, the person may submit an amended proposal for the City to approve or reject.

An application shall be filed for each new exemption claimed, as required in Section 404.4, Code of Iowa. The application for an exemption shall be filed with the City, by the owner of the property, by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation. The application shall contain, but not be limited to the following information: the nature of the improvement, its cost, the estimated or actual date of completion, the tenants that occupied the owner's property the date the City adopted the resolution of finding.

The City shall approve the application, subject to review by the local assessor pursuant to Section 404.5, Code of Iowa, if the project is in conformance with the Plan for revitalization developed by the City, is located within a designated revitalization area, and if the improvements were made during the time the area was so designated. The City shall forward for review all approved applications to the assessor by March 1 of each year with a statement of the exemption. The tax exemptions for the succeeding years shall be granted without the taxpayer having to file an application for the succeeding years.

Attachment 1

Plan Adoption Proceedings

RESOLUTION NO. 2023-075

RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING ON PROPOSAL TO RENEW THE CITY-WIDE URBAN REVITALIZATION PLAN FOR RESIDENTIAL TAX ABATEMENT.

WHEREAS, the Iowa Urban Revitalization Act of 1979 enables cities to designate areas of the City as urban revitalization areas to attract development to specific areas, thereby increasing the tax base; and

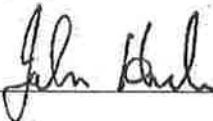
WHEREAS, on May 3, 1993, the City of Webster City adopted an Urban Revitalization Plan for Residential Tax Abatement; and

WHEREAS, on April 10, 2023, the Planning and Zoning Commission considered and recommended the continuation of the existing Plan for another 3-year period; and

WHEREAS, a public hearing must be set for the City Council to adopt the continuation of the Plan.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Webster City, Iowa that a Public Hearing for continuation of the City-Wide Urban Revitalization Plan for Residential Tax Abatement will be held in person at City Hall in Council Chambers, Webster City, Iowa on the 1st day of May, 2023, at 6:05 P.M., and that the City Clerk is directed to publish notice as required by law.

Passed and adopted this 17th day of April, 2023.



John Hawkins, Mayor

ATTEST:



Karyl K. Bonjour, City Clerk

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Webster City, Iowa, will hold a hearing on the 1st day of May, 2023 at 6:05 p.m. in Council Chambers at City Hall, Webster City, Iowa on the continuation of the Urban Revitalization Plan for the following described property:

All residential property within the Corporate Limits of Webster City, Iowa, that is property used according to current zoning practices and in agreement with the Webster City Future Land Use Plan

The purpose of the Revitalization Plan is to enable the City Council to offer tax abatement on the construction of new residential structures within the City limits of Webster City, Iowa. To be eligible for the tax abatement, eligible property must: 1) be fronted by an existing public street; 2) must have municipal water services within fifty (50) feet of the lot boundaries; 3) must have municipal sewer service within fifty (50) feet of the lot boundaries.

At this hearing, Council will receive and consider any objections or comments made by any interested party regarding the continuation of the Urban Revitalization Plan. This Notice is given by authority of the City Council, Webster City, Iowa and dated this 17th day of April, 2023.

CITY OF WEBSTER CITY
Karyl K. Bonjour, City Clerk

RESOLUTION NO. 2023 – 085

**RESOLUTION ADOPTING THE CONTINUANCE OF THE
URBAN REVITALIZATION PLAN FOR RESIDENTIAL TAX ABATEMENT**

WHEREAS, the Iowa Urban Revitalization Act of 1979 enables cities to designate areas of the City as urban revitalization areas to attract development to specific areas, thereby increasing the tax base; and

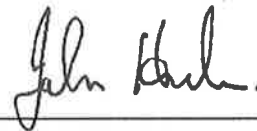
WHEREAS, The City of Webster City adopted an Urban Revitalization Plan for Residential Tax Abatement purposes in May of 1993 in which incentives were provided to new dwelling construction; and

WHEREAS, since the adoption of that Plan, the City Council has reviewed execution of the plan and has determined that benefits of the Residential Tax Abatement Plan should be extended for 3 years; and

WHEREAS, notice was published as required by law and a hearing was held on May 1, 2023 with no oral or written objections noted.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Webster City, Iowa, that the above-described extension of the City-Wide Urban Revitalizations Plan for Residential Tax Abatement for the City of Webster City, Iowa is hereby approved and adopted.

Passed and adopted this 1st day of May, 2023.



John Hawkins, Mayor

ATTEST:



Karyl K. Bonjour, City Clerk

Attachment 2

Boundary Map of District

CORPORATE LIMITS OF WEBSTER CITY, IOWA

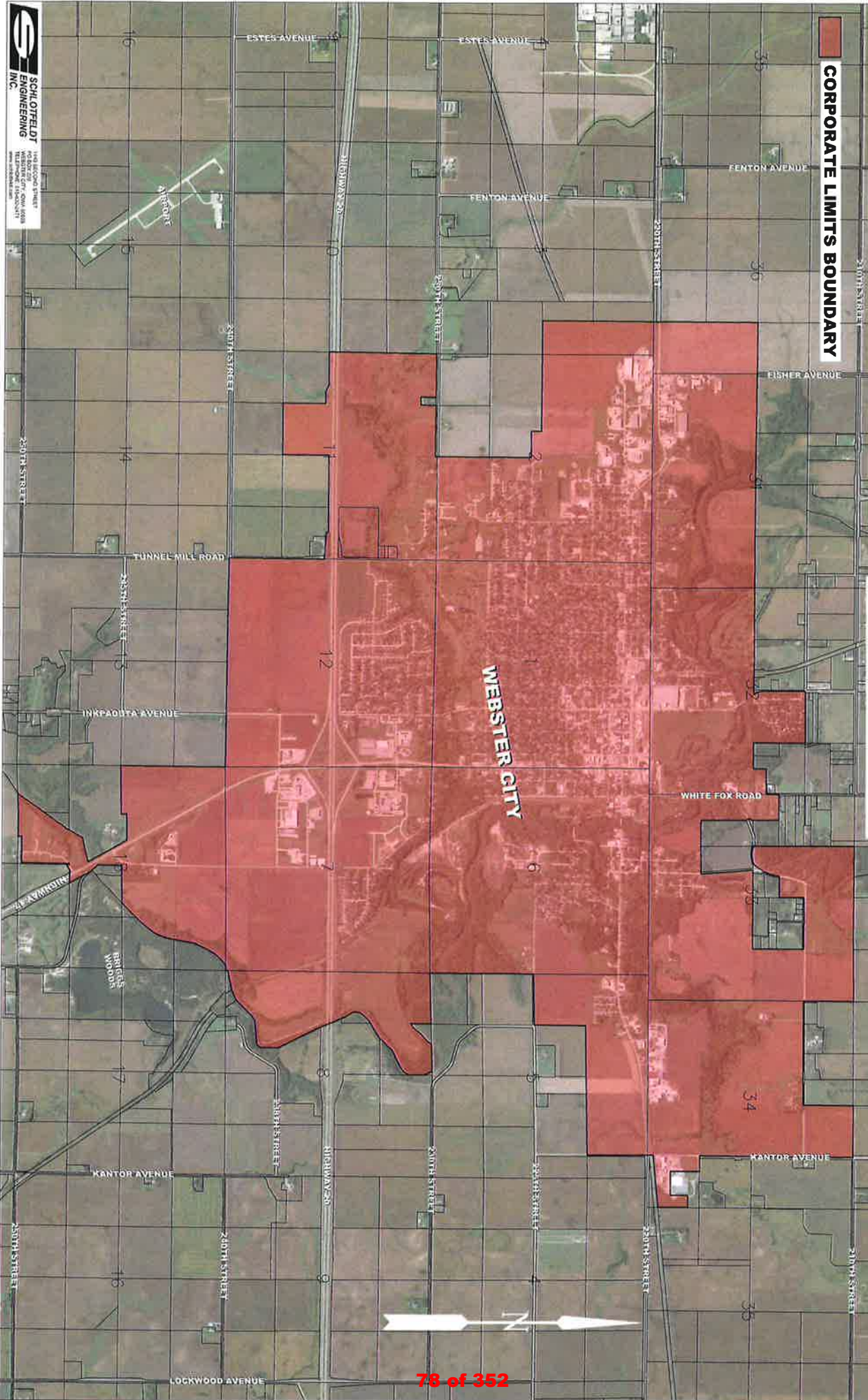
Commencing at the SW corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of section 36-89-26; thence north to the NW corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of section 36-89-26; thence east on the quarter section line to the center of section 32-89-25; thence north to the NW corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 32-89-25; thence east to the NE corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 32-89-25; thence south to the SE corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 32-89-25; thence east to the SW corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of section 32-89-25; thence north to the NW corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of section 32-89-25; thence east to the east line of section 32-89-25; thence north to the NW corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of section 33-89-25; thence east to the NE corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of section 33-89-25; thence south to the NE corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of section 33-89-25; thence east to the centerline of Maple Avenue; thence north along the centerline of Maple Avenue to the east and west centerline of section 33-89-25; thence east to the SE corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 33-89-25; thence north to the NE corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 33-89-25; thence west to the NW corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 33-89-25; thence south along the west line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 33-89-25, 693 feet; thence west 550 feet; thence southwesterly to a point on the east and west centerline of section 33-89-25, said point being 726.00 feet west of the center of section 33-89-25; thence west to the SW corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of section 33-89-25; thence north to the NW corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of section 33-89-25; thence east to the NW corner of section 34-89-25; thence south to the SW corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of section 34-89-25; thence east to the SW corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 34-89-25; thence north to the NW corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 34-89-25; thence east to the NE corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 34-89-25; thence south to the NW corner of the SE $\frac{1}{4}$ SE of section 34-89-25; thence east along the north line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 34-89-25 383 feet; thence south 738.58 feet; thence north 89 degrees 53'30" east 50 feet; thence north 89 degrees 47'00" east 583.22 feet; thence north 444 feet; thence east 300 feet to the east line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of section 34-89-25; thence south on the east line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ 747 feet to the north right-of-way line of the Chicago Central and Pacific Railroad; thence in a southwesterly direction along the north right-of-way line of the Chicago Central and Pacific Railroad to the west line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of section 34-89-25; thence south to the SE corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of section 34-89-25; thence south along previously mentioned line, extended, to the south line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of section 5-88-25; thence west to the SE corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of section 6-88-25; thence south to the SE corner of section 6-88-25; thence east to the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 8-88-25; thence south on the east line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 8-88-25 to the centerline of the Boone River; thence in a northeasterly direction along the centerline of the Boone River to its intersection with the north line of section 8-88-25; thence east along the north line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to a point on the centerline of the Boone River; thence southwesterly along the centerline of the Boone River to the south line of the NE $\frac{1}{4}$ of section 18-88-25; thence west to the center of section 18-88-25; thence south along the west line of the SE $\frac{1}{4}$ of said section 18 to the easterly right-of-way of Iowa Highway 17; thence southeasterly along the said easterly right-of-way to the south line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said section 18; thence westerly on the said south line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of section 18 to the westerly right-of-way of Iowa Highway 17; thence northerly along the said westerly right-of-way of Iowa Highway 17 to the southeast corner of county auditor's Parcel

Letter "C" of section 18-88-25, also being the southerly right-of-way line of Virginia Parkway; thence southwesterly 98.62 feet along the south line of said Parcel Letter "C" also being the southerly right-of-way line of Virginia Parkway; thence southwesterly 79.05 feet along the south line of said Parcel Letter 'C', also being the southerly right-of-way line of Virginia Parkway to the west line of the SE $\frac{1}{4}$ of said section 18; thence southwesterly to the northeast corner of Lot 8 of Gourley's Minor Subdivision; ; thence south along a line parallel with and 25 feet west of the east line of the SW $\frac{1}{4}$ of said section 18 to a point 100 feet north of the south line of said section 18; thence west along a line parallel with and 100 feet north of the south line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 18 a distance of 675 feet; thence south to the south line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 18; thence west along said south line to the SW corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 18; thence west along the south line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 18 to the centerline of the Boone River; thence northeasterly along the centerline of the Boone River to the west right-of-way of Iowa Highway 17; thence northwesterly along the westerly right-of-way of said Highway to a point 140 feet north of the south line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said section 18; thence west along a line parallel with and 140 feet north of the south line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ to the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ thence south along said west line to the south line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ thence west along the said south line to the SW corner of the NW $\frac{1}{4}$ of said section 18; thence north along the west line of the NW $\frac{1}{4}$ of said section 18 to the SE corner of section 12-88-26; thence west to the SW corner of section 12-88-26; thence north on the west line of said section 12 to a point on the south right-of-way line of Highway 20, said point being 217.30 feet south of the W1/4 corner of said section 12; thence westerly on the said south right-of-way line to a point on the east line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 11-88-26, said point being 133.30 feet south of the Center of said section 11; thence south on the east line of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 11 to the southeast corner thereof; thence west on the south line of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 11 to the southwest corner thereof; thence north on the west line of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 11 to a point on the south right-of-way line of Highway 20, said point being 228.60 feet south of the NW corner of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 11 ; thence westerly on the said south right-of-way line to a point on the west line of the SW $\frac{1}{4}$ of said section 11, said point being 148.90 feet south of the W1/4 corner of said section 11; thence north on the west line of the NW $\frac{1}{4}$ of said section 11 to a point on the south right-of-way line of 230th Street/Wall Street, said point being 45.00 feet south of the NW corner of said section 11; thence east on said south right-of-way line to a point on the west line of Lot 1 of Reveiz Subdivision; thence south on said west line of Lot 1 of Reveiz Subdivision to the southwest corner thereof; thence east on the south line of said Lot 1 of Reveiz Subdivision to the southeast corner thereof; thence north on the east line of said Lot 1 of Reveiz Subdivision to a point on the south right-of-way line of 230th Street/Wall Street, said point being 45.00 feet south of the northeast corner of said Lot 1 of Reveiz Subdivision; thence east on said south right-of-way line to a point on the east line of the NW $\frac{1}{4}$ of said section 11, said point being 45.00 feet south of the N1/4 corner of said section 11; thence north to a point 247' south of the center of section 2-88-26; thence west 671' along a line 247' south of and parallel to the centerline of section 2-88-26; thence north to a point on east west centerline of said section, said point being 671' west of the center of said section 2-88-26; thence west on the centerline to the west line of section 2-88-26; thence continuing west on the centerline of section 3-88-26 to a point directly south of the point of beginning; thence north to the point of beginning.

CORPORATE LIMITS BOUNDARY

WEBSTER CITY - CORPORATE LIMITS MAP

EFFECTIVE DECEMBER 2021



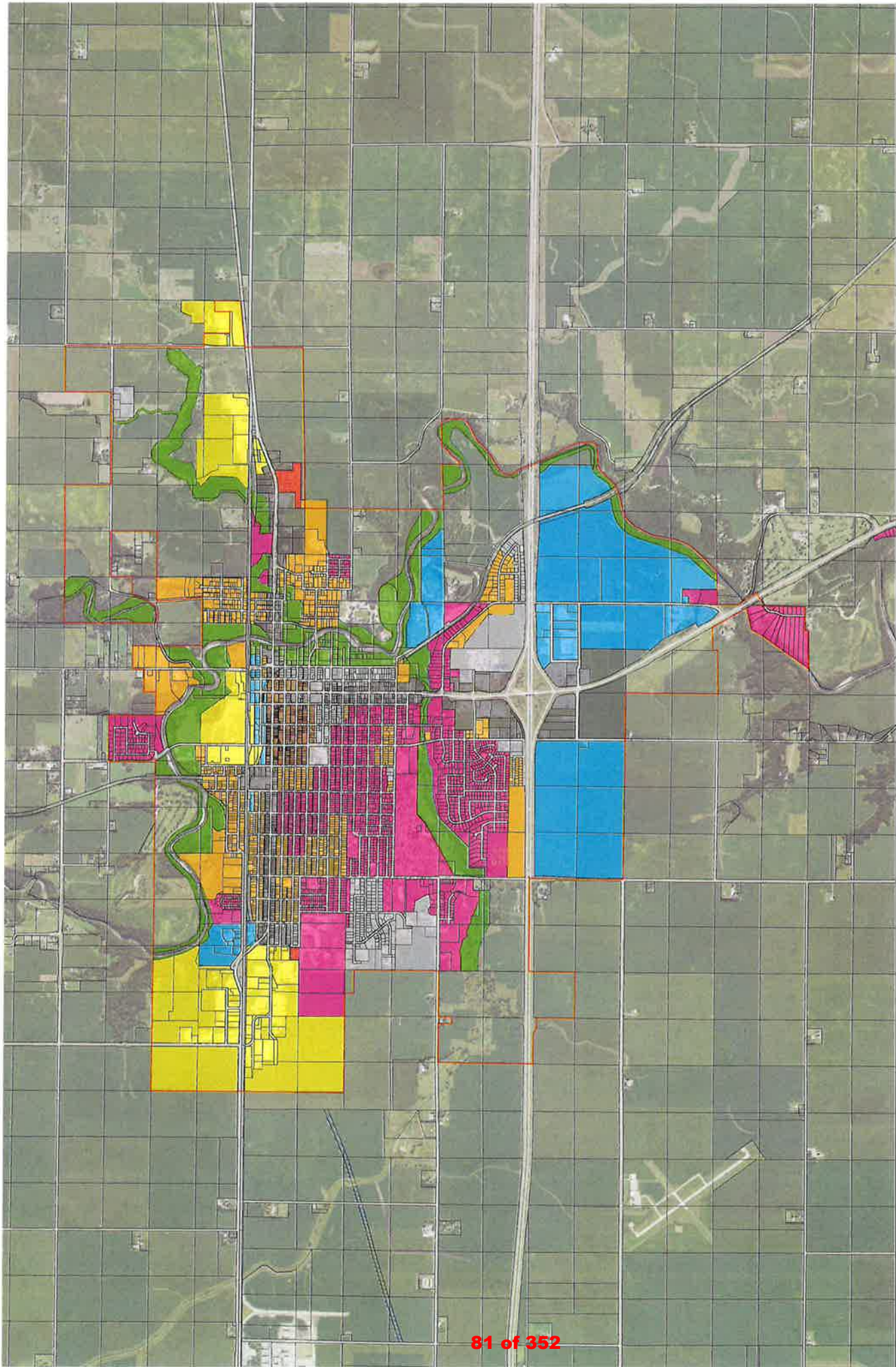
Went back to
1996 and
cannot find
what this
attachment is.

Attachment 3

List of Known Owners & Assessed Values

Attachment 4

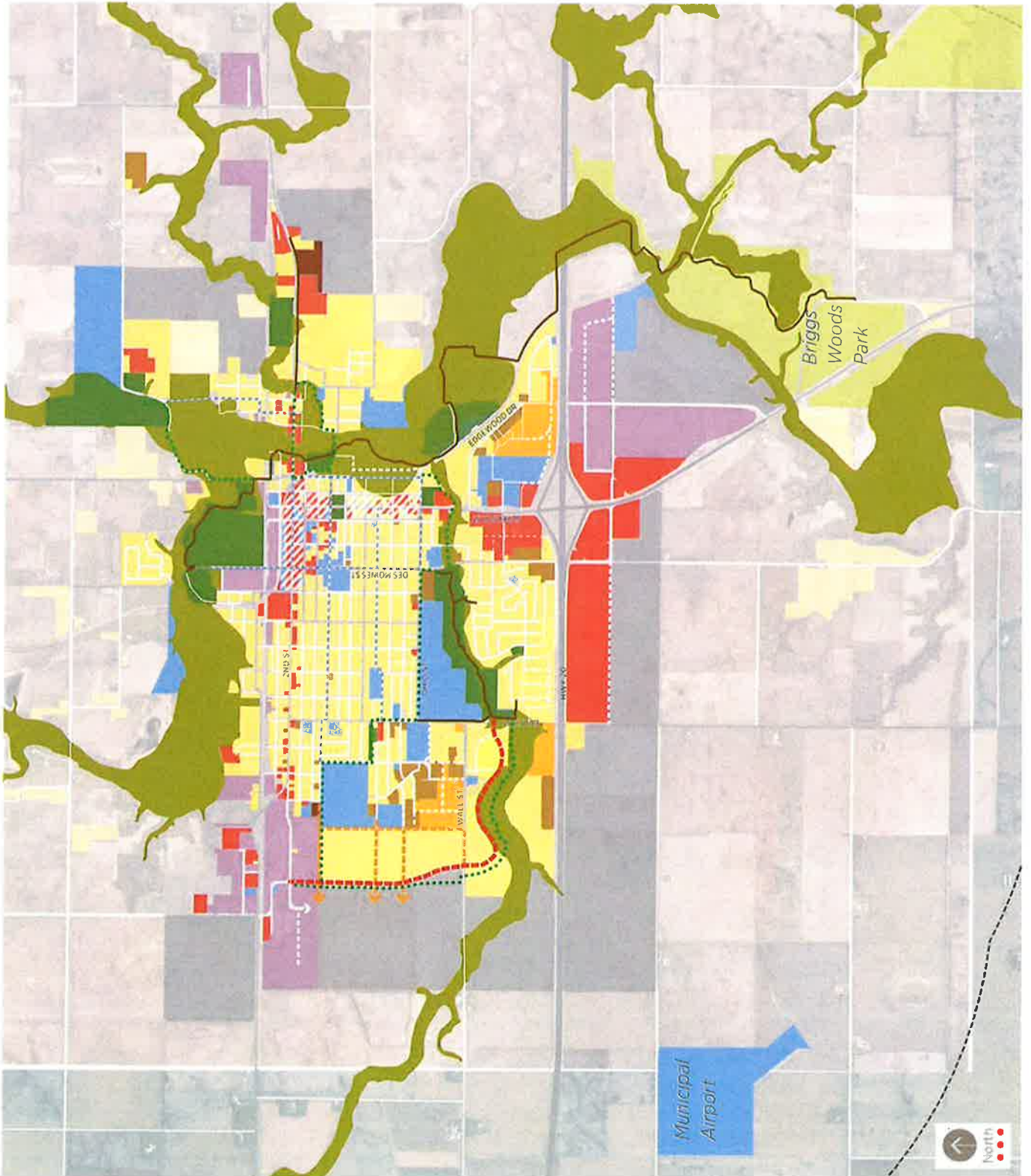
Zoning & Land Use Maps



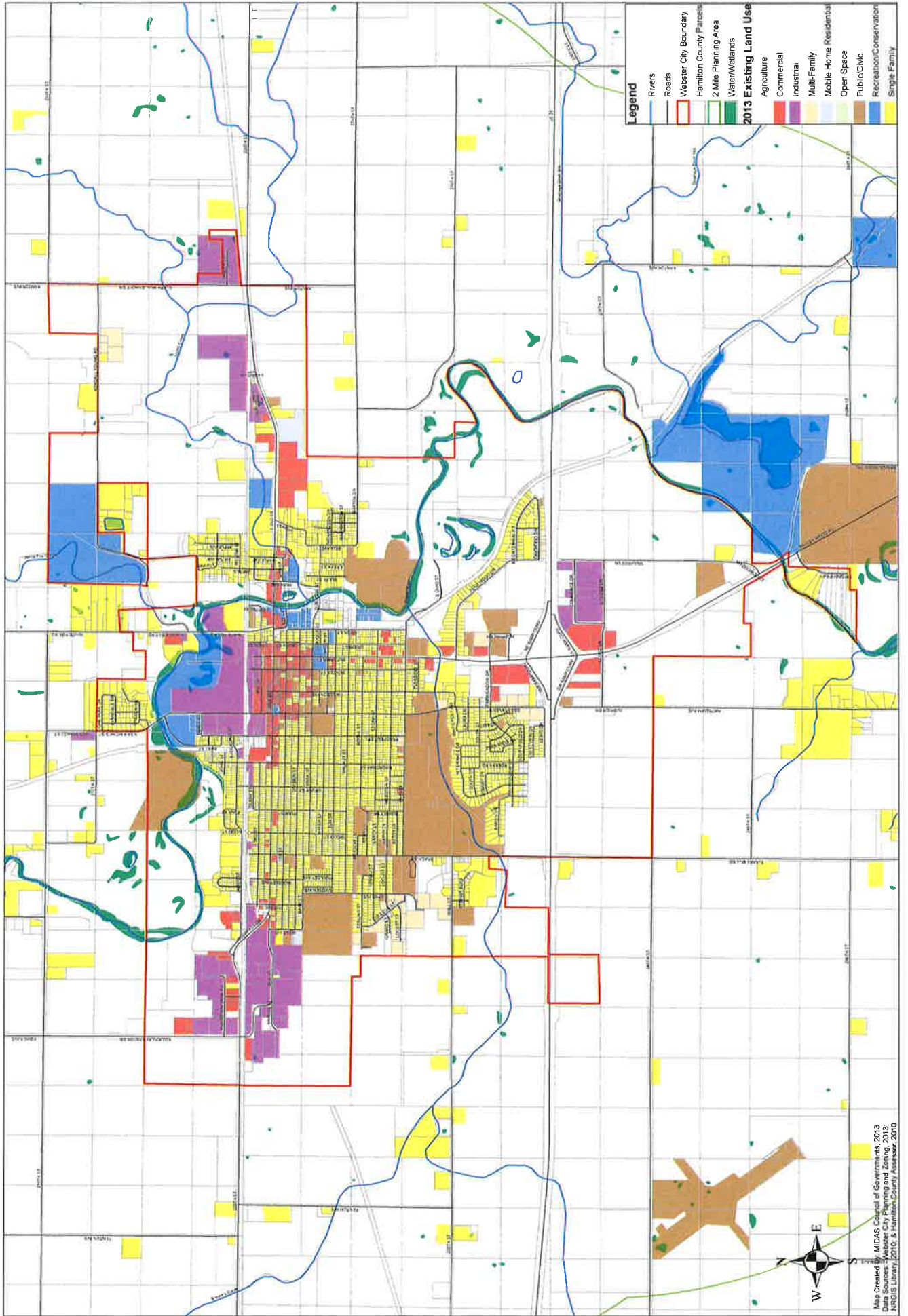
Legend

-  city limits
-  G-1 Greenbelt
-  A-1 Agricultural
-  R-1 Single Family
-  R-2 Multiple Family
-  R-3 Over Four Unit
-  R-4 Mobile Home Park
-  C-2 Central Business
-  C-3 Highway Business
-  M-1 Light Industrial
-  M-2 Heavy Industrial
-  Parcels

FIGURE 3.1.1: Future Land Use Map



Webster City Existing Land Use Map - 2013



Attachment 5

*Available Public Utility Maps
And
Proposed Public Facility/Utility Improvements*

SUMMARY

5-YEAR CAPITAL IMPROVEMENT PLAN

1. Transportation

The Street Department continues to do routine maintenance on all streets. Funds are budgeted annually for street maintenance that is performed by Street Department staff as well as contracted maintenance for crack sealing and partial depth patching of concrete streets, annual removal of logs and debris from bridge piers; and bridge deck sealing.

A plan to install trees on 2nd Street from Beach Street to Overpass drive is also identified in the CIP as well as a stormwater system study and storm sewer rehabilitation.

2. Sewage Facility

Improvements to the sanitary sewer collection system and wastewater treatment facility continue to be identified. A new wastewater treatment facility is identified in the plan.

Funds are budgeted annually for sanitary sewer cleaning, televising, and root cutting, as well as sanitary sewer rehabilitation and/or lining. When video inspection of the sanitary sewer reveals major condition issues, project cost estimates are developed and placed in the CIP.

3. Water Facilities

Improvements to the water distribution system and water treatment facility continue to be identified with a number of projects listed in the CIP, including fire hydrants/valve replacement and water distribution system upgrade to provide system reliability and high-quality water service to all citizens.

4. Police and Fire Protection

Over the next five years, the police department would like to update the dispatch console desk to improve the efficient and purpose made console and console desk. The CIP also identifies updated in-car camera systems and other equipment to ensure that all emergency services are being met within the community.

The fire department has identified replacing an outdoor tornado siren and replacement of overhead door motors. The fire department will move forward with concrete maintenance projects at the fire station.

5. Public Grounds and Park Facilities

Improvements to the Graceland Cemetery by asphaltting the unpaved road areas and tuckpointing of the bandstand, Kendall Young Park shelter, building and fence improvements, Lions Park improvements, new splash pad, Nakomis Park building improvement, outdoor pool pipe repair and replacement as well as additional maintenance to the outdoor pool and concrete panel replacement at for the Boone River Trail have all been identified as projects in the CIP.

Attachment 6

*Application for Tax Abatement
To the Webster City City Council*

RESIDENTIAL TAX ABATEMENT APPLICATION

CITY OF WEBSTER CITY

APPLICANT INFORMATION

NAME: _____

ADDRESS: _____

TELEPHONE: _____

PROJECT INFORMATION

1. Is your project for construction of a new structure (home)? Yes ____ No ____

2. What is the approximate dollar value of the proposed construction? \$ _____

Please attach cost estimates and construction drawings.

3. Where will the construction be located (give legal description and common address)?

4. Please attach plat showing the location of the home upon the lot, including setbacks and other identifiable dimensions of the structure.

Signature of Applicant

Date



MEMORANDUM

TO: Mayor and City Council

FROM: Brandon Bahrenfuss, Street Department Supervisor
John Harrenstein, City Manager

DATE: November 4, 2024

RE: Adopt a Resolution Providing for Notice of Hearing on Proposed Plans and Specifications, proposed Form of Contract and Estimate of Cost for the Construction of the 2025 Fair Meadow Drive Reconstruction Project

SUMMARY: The 2025 Fair Meadow Drive Reconstruction Project plans and specifications are complete and ready to be advertised for letting purposes. The improvement area includes Fair Meadow Drive from Des Moines Street to Rodlyn Road, and includes sidewalk construction on the east side of Des Moines Street from Fair Meadow Drive to connect to existing sidewalk at Middle Street. The City Council is requested to set a public hearing to consider the Proposed Plans and Specifications and proposed form of Contract and Estimate of Cost for the Construction of the Project. Hearing is requested for December 16, 2024.

PREVIOUS COUNCIL ACTION: The Council approved Amendment No. 32 with Snyder & Associates, Inc. to complete the project development, administration, survey, design and construction administration of the 2025 Fair Meadow Drive Reconstruction Project on May 20, 2024.

The Council has incorporated this as part of the 5-year CIP in the FY 2024-25 Budget.

Council also discussed, reviewed and provided direction on elements of the project at the August 5, 2024 Council meeting.

BACKGROUND/DISCUSSION: The City routinely plans for improvements of its local roads and infrastructure. The 2025 Fair Meadow Drive Reconstruction Project was approved as part of the Capital Improvement Plan for the FY 24-25 and FY 25-26. The project consists of curb and gutter, hot mix asphalt pavement, Portland Cement Concrete (PCC) sidewalk, PCC driveway approach pavement, PCC side street and roadway connection patching, water main replacement, storm sewer extension and improvement, and sanitary sewer rehabilitation (CIPP lining) on Fair Meadow Drive. The project also includes sidewalk and ADA ramp improvements on Des Moines Street from Fair Meadow Drive to Middle Street, to complete sidewalk connections.



Detailed plans and specifications are available at City Hall for review. To advance the project, the City Council must set a date for the public hearing on the proposed plans and specifications, proposed form of contract and estimate of cost for the construction of 2025 Fair Meadow Drive Reconstruction Project and post public notices of such in accordance with Iowa Law. The public hearing date proposed by Staff is December 16, 2024.

The proposed project schedule is:

City Council Sets Bid Opening Date/Time and Public Hearing Date/Time	November 4, 2024
Publish Notice to Bidders	November 5, 2024
Publish Notice of Public Hearing	November 29, 2024
Bid Opening	December 5, 2024
City Council Reviews Bids/Receives Contract	December 16, 2024

Begin Construction (Late Start)

May 5, 2025

Construction Substantially Complete (Estimated)

November 2025

FINANCIAL IMPLICATIONS: The updated Engineer's Opinion of Probable Cost for the construction portion of this project is \$2,342,000.

RECOMMENDATION: Staff recommends the City Council adopt a resolution setting December 16, 2024 at 6:05 p.m. in Council Chambers at City Hall for a public hearing on proposed plans and specifications, proposed form of contract and estimate of cost for the construction of the 2025 Fair Meadow Drive Reconstruction Project.

RESOLUTION NO. 2024 - xxx

**RESOLUTION PROVIDING FOR NOTICE OF HEARING ON PROPOSED PLANS AND SPECIFICATIONS,
PROPOSED FORM OF CONTRACT AND ESTIMATE OF COST FOR THE CONSTRUCTION OF THE
2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT**

WHEREAS, the City of Webster City is ready to set the hearing on proposed plans and specifications, proposed form of contract and estimate of cost for the 2025 Fair Meadow Drive Reconstruction Project; and

WHEREAS, the City of Webster City has proposed the following project schedule:

City Council Sets Bid Opening Date/Time and Public Hearing Date/Time	November 4, 2024
Publish Notice to Bidders	November 5, 2024
Publish Notice of Public Hearing	November 29, 2024
Bid Opening	December 5, 2024
City Council Reviews Bids/Receives Contract	December 16, 2024
Begin Construction (Late Start)	May 5, 2025
Construction Substantially Complete (Estimated)	November 2025

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa

SECTION 1: Adopt a Resolution Providing for Notice of Hearing on Proposed Plans and Specifications, proposed Form of Contract and Estimate of Cost for the Construction of the 2025 Fair Meadow Drive Reconstruction Project.

Passed and adopted this 4th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

NOTICE OF HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF
CONTRACT AND ESTIMATE OF COST FOR:

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT
JURISDICTION OF CITY OF WEBSTER CITY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Notice is hereby given that a public hearing will be held by the City of Webster City, Iowa on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the **2025 Fair Meadow Drive Reconstruction Project** at its meeting at **6:05 P.M. on December 16th, 2024**, in said City Council Chambers, Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

The **2025 Fair Meadow Drive Reconstruction Project** is located on Fair Meadow Drive between Rodlyn Road and Des Moines Street within the City of Webster City. The project consists of approximately 2,585 LF of curb and gutter; 4,344 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 6,027 SY of pavement removal; 1,104 SY of 6-inch thick PCC driveway pavement; 781 SY of 4-inch thick PCC Sidewalk; 6,233 SY of subgrade treatment, geogrid type 2; 6,233 SY of modified subbase (City Furnished); 359 LF of 15-inch diameter Class III RCP trenched storm sewer; 41 LF of 18-inch diameter Class III RCP trenched storm sewer; 600 LF of 24-inch diameter Class III RCP trenched storm sewer 2,889 LF of 6-inch diameter subdrain; 2,005 LF of 8" PVC water main with fittings; 27 each 1" water services; 3 each fire hydrants; 7 each SW-501 intakes; temporary traffic control; erosion control and seeding; and various related removals and improvements.

The project includes an additional approximately 205 SY of 4-inch sidewalk construction located on Des Moines Street between Fair Meadow Drive and Middle Street.

At said hearing, the City Council will consider the proposed plans, specifications, form of contract and estimate of cost for said project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any comments/objections to said plans, specifications and form of contract or to the estimated cost of said improvements made by any interested party.

The City of Webster City does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Webster City, Iowa.

Dated at Webster City, Iowa, this ____th day of November, 2024.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Published in the FREEMAN JOURNAL on the ____ day of November, 2024.

NOTICE TO BIDDERS

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT JURISDICTION OF CITY OF WEBSTER CITY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement

Notice is hereby given that a public hearing will be held by the City of Webster City, Iowa on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the **2025 Fair Meadow Drive Reconstruction Project** at its meeting at **6:05 P.M. on the 16th day of December, 2024**, in said City Council Chambers, Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

Time and Place for Filing Sealed Proposals

Sealed bids for the work comprising the improvements as stated below must be filed before **2:00 P.M.** according to the clock in said City Council Chambers on the **5th day of December, 2024**, at the reception desk in the City Hall, 400 Second Street, Webster City, Iowa 50595.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened by the City Staff and bids tabulated at **2:00 P.M.** on the **5th day of December, 2024**, in said City Council Chambers. Bids will be considered by the City Council at its meeting on the **16th of December, 2024 at 6:05 P.M.** The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Contract Documents

A copy of said plans, specifications, and form of contract, and estimated total cost is now on file in the office of the City Clerk and may be examined at Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

An electronic copy of the Contract Documents is available at www.snyder-associates.com/bids for no cost and choosing the **2025 Fair Meadow Drive Reconstruction Project** on the left. Project information, estimated total cost, and planholder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com.

Paper copies of the Contract Documents are available from Snyder & Associates, Inc., 911 Central Avenue, Fort Dodge, Iowa 50501, for a fee of Twenty-five Dollars (\$25.00) per set. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar days after the award of the project. You must call 515-573-2030 in advance to reserve a paper copy.

General Nature of the Public Improvement

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT

The **2025 Fair Meadow Drive Reconstruction Project** is located on Fair Meadow Drive between Rodlyn Road and Des Moines Street within the City of Webster City. The project consists of approximately 2,585 LF of curb and gutter; 4,344 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 6,027 SY of pavement removal; 1,104 SY of 6-inch thick PCC driveway pavement; 781 SY of 4-inch thick PCC Sidewalk; 6,233 SY of subgrade treatment, geogrid type 2; 6,233 SY of modified subbase (City Furnished); 359 LF of 15-inch diameter Class III RCP trenched storm sewer; 41 LF of 18-inch diameter Class III RCP trenched storm sewer; 600 LF of 24-inch diameter Class III RCP trenched storm sewer 2,889 LF of 6-inch diameter subdrain; 2,005 LF of 8" PVC water main with fittings; 27 each 1" water services; 3 each fire hydrants; 7 each SW-501 intakes; temporary traffic control; erosion control and seeding; and various related removals and improvements.

The project includes an additional approximately 205 SY of 4-inch sidewalk construction located on Des Moines Street between Fair Meadow Drive and Middle Street.

Bid Security

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 the award of Contract a corporate Surety Bond, in a form acceptable to the City of Webster City, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions 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 City of Webster City. The bid shall contain no condition except as provided in the specifications.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Webster City 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 Webster City from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of two (2) years from and after acceptance of the Contract.

Title VI Compliance

The City of Webster City, Iowa, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, or disability in consideration for an award.

Completion of Work

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract, in the spring of 2025 and a late start date of May 5, 2025.

The Contractor shall substantially complete the project within 120 Working Days. Substantially complete includes all work items excluding final seeding and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to substantially complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is substantially completed.

The Contractor shall fully complete the project within 15 working days following substantial completion and notice to proceed when weather conditions allow (permanent lawn mix can be applied between March 1 and April 30, 2026). Fully complete shall be defined as surface restoration being completed and all improvements being ready for final acceptance. Should the Contractor fail to fully complete the work within 15 working days following substantial completion, liquidated damages of Five Hundred Dollars (\$500) per calendar day shall be applied for each calendar day until the work is fully completed.

The City of Webster City does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Webster City, Iowa.

Dated at Webster City, Iowa, this ___th day of November 2024.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Posted on City of Webster City website on the ____ day of **November, 2024**.

Posted at Master Builders of Iowa Plan Room on the ____ day of **November, 2024**.

ENGINEER'S OPINION OF PROBABLE PROJECT COSTS



FAIR MEADOW DRIVE (1,350' FULL RECONSTRUCTION)
 RODLYN ROAD TO DES MOINES STREET
 WEBSTER CITY, IA
 124.0690.01

ITEM #	ITEM CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE	COMMENTS
							\$244,101.00
EARTHWORK							
2.01	2010-C	Clearing and Grubbing	1	LS	\$ 15,000.00	\$ 15,000.00	Grubbing/trimming only
2.02	2010-D-2	Topsoil, Amended	458	CY	\$ 35.00	\$ 16,030.00	
2.03	2010-E	Excavation, Class 10	1831	CY	\$ 25.00	\$ 45,775.00	+21 CY for Field Adjustments
2.04	2010-I	Subgrade Treatment, Geogrid (Triaxial)	6254	SY	\$ 12.00	\$ 75,048.00	+21 SY for Field Adjustments
2.05	2010-J	Subbase, Modified, 8-Inch Thick (City furnished)	6254	SY	\$ 12.00	\$ 75,048.00	+21 SY for Field Adjustments
2.06	2010-J	Subbase, Special Backfill, 8-Inch Thick (Contractor furnished)	460	SY	\$ 20.00	\$ 9,200.00	+30 SY for Field Adjustments
2.07	2010-M	Compaction Testing	1	LS	\$ 8,000.00	\$ 8,000.00	5% Subgrade subtotal
2.08	2999-A	Temporary Granular Surfacing, Roadway, 2-Inch Thick	6254	SY	\$ 3.00	\$ 18,762.00	+21 SY for Field Adjustments
							\$4,000.00
TRENCHING							
3.01	3010-F	Trench Compaction Testing	1	LS	\$ 4,000.00	\$ 4,000.00	1% Trenched item subtotal
							\$356,703.00
SEWERS AND DRAINS							
4.01	4010-A-1	Sanitary Sewer Gravity Main, Trenched, AWWA C900 PVC, 8-Inch Dia.	74	LF	\$ 80.00	\$ 5,920.00	
4.02	4010-H	Removal of Sanitary Sewer, Vitrified Clay Pipe, 8-Inch Dia.	74	LF	\$ 25.00	\$ 1,850.00	
4.03	4020-A-1	Storm Sewer, Trenched, Class III RCP, 15-Inch Diameter	359	LF	\$ 100.00	\$ 35,900.00	
4.04	4020-A-1	Storm Sewer, Trenched, Class III RCP, 18-Inch Diameter	41	LF	\$ 120.00	\$ 4,920.00	
4.05	4020-A-1	Storm Sewer, Trenched, Class III RCP, 24-Inch Diameter	600	LF	\$ 150.00	\$ 90,000.00	
4.06	4020-D	Removal of Storm Sewer, 24-Inch Dia. Or Less	627	LF	\$ 25.00	\$ 15,675.00	
4.07	4020-G	Storm Sewer Abandonment, Fill and Plug, 10-Inch Diameter	52	LF	\$ 25.00	\$ 1,300.00	
4.08	4020-G	Storm Sewer Abandonment, Fill and Plug, 18-Inch Diameter	136	LF	\$ 30.00	\$ 4,080.00	
4.09	4040-A	Subdrain, Longitudinal, HDPE, Perforated Dual Wall, 6-Inch Dia.	2889	LF	\$ 25.00	\$ 72,225.00	
4.10	4040-B	Footing Drain Collector, HDPE, Perforated Dual Wall, 8-Inch Dia.	150	LF	\$ 30.00	\$ 4,500.00	
4.11	4040-C-1	Subdrain Cleanout, Type A-2, 6-Inch Dia.	12	EA	\$ 750.00	\$ 9,000.00	
4.12	4040-D-1	Subdrain Outlet & Connections, Into Structure	22	EA	\$ 500.00	\$ 11,000.00	
4.13	4040-D-2	Footing Drain Outlets and Connections, Into Structure	3	EA	\$ 500.00	\$ 1,500.00	
4.14	4050-A-1	Pre-Rehabilitation Pipe Cleaning and Inspection, 4" to 12"	1956	LF	\$ 3.00	\$ 5,868.00	
4.15	4050-A-2	Additional Sewer Cleaning	10	HR	\$ 650.00	\$ 6,500.00	Contingency
4.16	4050-C-1	CIPP Main Lining, 8-Inch Dia.	1956	LF	\$ 45.00	\$ 88,020.00	
4.17	4050-C-2	Sanitary Sewer Service Reinstatement	34	EA	\$ 85.00	\$ 2,890.00	All services incl. those appearing doubled
4.18	4050-C-3	CIPP End Seals, 8-Inch Dia.	19	EA	\$ 175.00	\$ 3,325.00	1 per run per manhole incl. Des Moines
4.19	4050-G	Bypass Pumping	1	LS	\$ 9,000.00	\$ 9,000.00	
							\$588,925.00
WATER MAIN AND APPURTENANCES							
5.01	5010-A-1	Water Main, Trenched, 8-Inch Dia. C900	2005	LF	\$ 80.00	\$ 160,400.00	
5.02	5010-A-1	Water Main, Trenched, 12-Inch Dia. C900	35	LF	\$ 90.00	\$ 3,150.00	
5.03	5010-C-2	Fitting, DIP	3621	LB	\$ 25.00	\$ 90,525.00	+10% Field Adj.
5.04	5010-E-1	Water Service, Copper or Polyethylene, 1-Inch Dia.	835	LF	\$ 40.00	\$ 33,400.00	Parcels excl. 25
5.05	5010-E-1	Water Service, Polyethylene, 2-Inch Dia., Temporary	2600	LF	\$ 48.00	\$ 124,800.00	Estimated
5.06	5010-E-2	Water Service Corporation, Double Strap Saddle and Ball Corporation Stop, 1-Inch Dia.	32	EA	\$ 200.00	\$ 6,400.00	
5.07	5010-E-3	Water Service Curb Stop and Box, 1-Inch Dia.	27	EA	\$ 750.00	\$ 20,250.00	Parcels excl. 25
5.08	5010-G	Water Main Abandonment, Cap, 12-Inch Dia. Or Less	7	EA	\$ 1,000.00	\$ 7,000.00	
5.09	5010-H	Water Main Removal, 12-Inch Dia. Or Less	1468	LF	\$ 25.00	\$ 36,700.00	
5.10	5020-A	Gate Valve, 6"	1	EA	\$ 1,800.00	\$ 1,800.00	
5.11	5020-A	Gate Valve, 8"	13	EA	\$ 2,750.00	\$ 35,750.00	
5.12	5020-A	Gate Valve, 12"	1	EA	\$ 4,500.00	\$ 4,500.00	
5.13	5020-C	Fire Hydrant Assembly	3	EA	\$ 8,000.00	\$ 24,000.00	
5.14	5020-E	Flushing Device (Blowoff), Temporary	16	EA	\$ 1,200.00	\$ 19,200.00	
5.15	5020-K	Valve Removals, 12-Inch Dia. Or Less	9	EA	\$ 750.00	\$ 6,750.00	
5.16	5020-L	Valve Box Removal	4	EA	\$ 500.00	\$ 2,000.00	
5.17	5020-J	Fire Hydrant Assembly Removal	1	EA	\$ 1,500.00	\$ 1,500.00	
5.18	5999-A	Temporary Service Connection	27	EA	\$ 400.00	\$ 10,800.00	
							\$125,480.00
STRUCTURES FOR SANITARY AND STORM							
6.01	6010-A	Manhole, Type SW-401, 48" Diameter	6	EA	\$ 5,500.00	\$ 33,000.00	
6.02	6010-B	Intake, Storm, SW-501	7	EA	\$ 4,500.00	\$ 31,500.00	
6.03	6010-B	Intake, Storm, SW-541	3	EA	\$ 9,000.00	\$ 27,000.00	
6.04	6010-E-1	Manhole Adjustment, Minor	7	EA	\$ 2,000.00	\$ 14,000.00	
6.05	6010-E-2	Intake Adjustment, Minor	3	EA	\$ 2,000.00	\$ 6,000.00	
6.06	6010-G-1	Connection to Existing Manhole	1	EA	\$ 3,500.00	\$ 3,500.00	
6.07	6010-H-2	Remove Intake	6	EA	\$ 1,000.00	\$ 6,000.00	
6.08	6010-H-1	Remove Manhole	4	EA	\$ 1,000.00	\$ 4,000.00	
6.09	6020-D	Manhole Lining with Epoxy Seal	8	VF	\$ 60.00	\$ 480.00	Cement block sanitary manhole
							\$732,562.00
STREETS AND RELATED WORK							
7.01	7010-A	PCC Pavement, 7-Inch Thick, C-4WR, C-4WRC-20	536	SY	\$ 85.00	\$ 45,560.00	+26 SY for Field Adjust., Side Streets
7.02	7010-A	PCC Pavement, 8-Inch Thick, C-4WR, C-4WRC-20	68	SY	\$ 90.00	\$ 6,120.00	+5 SY for Field Adjustments
7.03	7010-E	Curb and Gutter, 2.5-FT Width, 7-Inch Thick	2585	LF	\$ 55.00	\$ 142,175.00	
7.04	7010-999-A	Valley Gutter, 7-Inch Thick	100	SY	\$ 65.00	\$ 6,500.00	
7.05	7020-B	Pavement, Asphalt, 2-Inch Thickness, Surface Course	4344	SY	\$ 14.00	\$ 60,816.00	
7.06	7020-B	Pavement, Asphalt, 4-Inch Thickness, Base Course, 1/2-Inch Agg., 58-28S, Standard Traffic	4344	SY	\$ 24.00	\$ 104,256.00	
7.07	7010-I, 7020-I	PCC and HMA Pavement Samples and Testing	1	LS	\$ 10,000.00	\$ 10,000.00	
7.08	7030-A-1	Removal of Sidewalk	543	SY	\$ 15.00	\$ 8,145.00	+10% Field Adj.
7.09	7030-A-3	Removal of Driveway	539	SY	\$ 20.00	\$ 10,780.00	+10% Field Adj.
7.10	7030-E	Sidewalk, PCC, 4-Inch Thickness	986	SY	\$ 55.00	\$ 54,230.00	+5% Field Adj.
7.11	7030-E	Sidewalk, PCC, 6-Inch Thickness	161	SY	\$ 70.00	\$ 11,270.00	
7.12	7030-G	Detectable Warning	166	SF	\$ 55.00	\$ 9,130.00	
7.13	7030-H-1	Driveway, Paved, PCC, 6-Inch Thickness	1104	SY	\$ 75.00	\$ 82,800.00	+5% Field Adj.
7.14	7040-A	Full Depth Patch, PCC, 8-Inch Thickness	41	SY	\$ 150.00	\$ 6,150.00	Services on FMD west of recon limit, +5 SY Field Adj.
7.15	7040-A	Full Depth Patch, PCC, 9-Inch Thickness	37	SY	\$ 165.00	\$ 6,105.00	For Water @ Rodlyn, +5 SY Field Adj.
7.16	7040-A	Full Depth Patch, PCC, 11-Inch Thickness	186	SY	\$ 185.00	\$ 34,410.00	For Storm @ Des Moines Street, +10 SY Field Adj.
7.17	7040-B	Subbase Over-excavation, Special Backfill (Contractor Furnish)	400	TON	\$ 40.00	\$ 16,000.00	
7.18	7040-H	Pavement Removal	5921	SY	\$ 15.00	\$ 88,815.00	+40 SY for Field Adjustments
7.19	7999-A	Temporary Granular Surfacing	500	TON	\$ 55.00	\$ 27,500.00	
7.20	7999-B	Curb Grinding	18	LF	\$ 100.00	\$ 1,800.00	
							\$20,000.00
TRAFFIC CONTROL							
8.01	8030-A	Temporary Traffic Control	1	LS	\$ 15,000.00	\$ 15,000.00	
8.02	8999-A	Portable Dynamic Message Sign	20	EA	\$ 250.00	\$ 5,000.00	

ENGINEER'S OPINION OF PROBABLE PROJECT COSTS



FAIR MEADOW DRIVE (1,350' FULL RECONSTRUCTION)
 RODLYN ROAD TO DES MOINES STREET
 WEBSTER CITY, IA
 124.0690.01

ITEM #	ITEM CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE	COMMENTS
SITE WORK AND LANDSCAPING							\$81,899.00
9.01	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	3.6	AC	\$ 7,000.00	\$ 25,200.00	Includes 2 seeding applications
9.02	9040-A-1	SWPPP Preparation	1	LS	\$ 1,500.00	\$ 1,500.00	
9.03	9040-A-2	SWPPP Management	1	LS	\$ 3,000.00	\$ 3,000.00	
9.04	9040-F-1	Wattle, 9-Inch Diameter	3608	LF	\$ 2.00	\$ 7,216.00	Includes additional 25%
9.05	9040-F-2	Wattle, Removal	3608	LF	\$ 1.00	\$ 3,608.00	Includes additional 25%
9.06	9040-T-1	Inlet Protection Device, Drop-In	15	EA	\$ 175.00	\$ 2,625.00	
9.07	9040-T-1	Inlet Protection Device, Iowa DOT SRP EC-602	12	EA	\$ 175.00	\$ 2,100.00	
9.08	9040-T-2	Inlet Protection Device, Maintenance	3	EA	\$ 50.00	\$ 150.00	
9.09	9060-F	Temporary Fence, Orange Safety Fence, 48-Inch Height	3500	LF	\$ 9.00	\$ 31,500.00	
9.10	9999-A	Remove and Reinstall Landscape Wall	1	LS	\$ 5,000.00	\$ 5,000.00	
MISCELLANEOUS							\$152,800.00
11.01	11,020-A	Mobilization	1	LS	\$ 130,000.00	\$ 130,000.00	6% of Project Subtotal
11.02	11,030-A	Maintenance of Postal Service	1	LS	\$ 5,000.00	\$ 5,000.00	
11.03	11,030-B	Maintenance of Solid Waste Collection	1	LS	\$ 5,000.00	\$ 5,000.00	
11.04	11,050-A	Concrete Washout	1	LS	\$ 2,000.00	\$ 2,000.00	
11.05	11,999-A	Remove and Reinstall Mailbox	36	EA	\$ 300.00	\$ 10,800.00	Mailbox for every parcel as contingency

Subtotal: \$ 2,342,000 Rounded
 Contingency (0%): \$ - Rounded
CONSTRUCTION TOTAL: \$ 2,342,000

Other Project Costs
 City Electrical Relocation: Not Included
 Right of Way/Temporary Construction Easements: Donated
 Engineering, Construction, and Administration: \$ 340,600
TOTAL PROJECT COST: \$ 2,682,600

	TOTAL PRICE	
WATER MAIN AND APPURTENANCES:	\$ 765,562	
STORM SEWER AND STRUCTURES:	\$ 340,264	
SANITARY SEWER AND STRUCTURES:	\$ 179,524	
STREETS (Note 7):	\$ 1,397,252	
PROJECT TOTAL:	\$ 2,682,602	Includes Engineering & General Provisions

Notes and Assumptions

- (1) Concept Construction Total = \$1,965,734. Diff = \$376,266.
- (2) Concept Total Project Total = \$2,295,734 includes Engineering, construction and administration. Diff = \$386,866
- (3) Additional project scope adds total \$318,900 and include:
 - a. Added Storm Sewer Replacement fro Lisa Drive to Des Moines Street = \$220,000
 - b. Added sewer CIPP lining \$14,300. (Fair Meadow Drive to South Street)
 - c. City performing sign removal and permanent signing reduces costs by \$9600.
 - d. Added Sidewalk for north side replacement = \$9500.
 - e. Engineering and construction fees for added scope (storm sewer primarily), estimated at \$48,000.
 - f. Added sidewalk on east side of Des Moines Street = \$36,700, construction costs only
- (7) Streets work includes excavation, subdrain, roadway and sidewalk pavement, and prorated general provisions (Div. 8, 9, & 11) and engineering costs.

Contract Documents

for

2025 Fair Meadow Drive Reconstruction Project

Prepared for:

*City of Webster City
Public Works Department
400 Second Street
Webster City, Iowa 50595*



Prepared by:

*Snyder & Associates
2727 SW Snyder Boulevard
Ankeny, IA 50023*



Contract Documents


for

2025 Fair Meadow Drive Reconstruction Project

Prepared for:

*City of Webster City
Public Works Department
400 Second Street
Webster City, Iowa 50595*

Prepared by:

	<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.</p> <hr/> <p>Laura C. Lamberty, P.E. Date License Number P21814 My License Renewal Date is December 31, 2024 Pages or sheets covered by this seal:</p> <hr/> <hr/>
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Prepared by:

*Snyder & Associates, Inc.
2727 SW Snyder Blvd.
Ankeny, IA 50023*

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STANDARD SPECIFICATIONS

The 2024 Edition of the Statewide Urban Design and Specifications (SUDAS) Standard Specifications shall apply to all work performed on this project unless otherwise noted herein, or within the Special Provisions included in the Contract Documents.

- In addition to the Contract Documents, the Contractor is required to have a copy of the 2024 Edition of the SUDAS Standard Specifications Manual on the job site at all times.
- A paper copy of the SUDAS Standard Specifications Manual may be purchased at the following link: <https://iowasudas.org/order-the-manuals/>
- An electronic copy of the SUDAS Standard Specifications Manual may be found at the SUDAS website: www.iowasudas.org. The electronic copy can be printed free of charge.

Bidding Information

NOTICE TO BIDDERS

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT JURISDICTION OF CITY OF WEBSTER CITY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement

Notice is hereby given that a public hearing will be held by the City of Webster City, Iowa on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the **2025 Fair Meadow Drive Reconstruction Project** at its meeting at **6:05 P.M. on the 16th day of December, 2024**, in said City Council Chambers, Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

Time and Place for Filing Sealed Proposals

Sealed bids for the work comprising the improvements as stated below must be filed before **2:00 P.M.** according to the clock in said City Council Chambers on the **5th day of December, 2024**, at the reception desk in the City Hall, 400 Second Street, Webster City, Iowa 50595.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened by the City Staff and bids tabulated at **2:00 P.M.** on the **5th day of December, 2024**, in said City Council Chambers. Bids will be considered by the City Council at its meeting on the **16th of December, 2024 at 6:05 P.M.** The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Contract Documents

A copy of said plans, specifications, and form of contract, and estimated total cost is now on file in the office of the City Clerk and may be examined at Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

An electronic copy of the Contract Documents is available at www.snyder-associates.com/bids for no cost and choosing the **2025 Fair Meadow Drive Reconstruction Project** on the left. Project information, estimated total cost, and planholder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com.

Paper copies of the Contract Documents are available from Snyder & Associates, Inc., 911 Central Avenue, Fort Dodge, Iowa 50501, for a fee of Twenty-five Dollars (\$25.00) per set. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar days after the award of the project. You must call 515-573-2030 in advance to reserve a paper copy.

General Nature of the Public Improvement

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT

The **2025 Fair Meadow Drive Reconstruction Project** is located on Fair Meadow Drive between Rodlyn Road and Des Moines Street within the City of Webster City. The project consists of approximately 2,585 LF of curb and gutter; 4,344 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 6,027 SY of pavement removal; 1,104 SY of 6-inch thick PCC driveway pavement; 781 SY of 4-inch thick PCC Sidewalk; 6,233 SY of subgrade treatment, geogrid type 2; 6,233 SY of modified subbase (City Furnished); 359 LF of 15-inch diameter Class III RCP trenched storm sewer; 41 LF of 18-inch diameter Class III RCP trenched storm sewer; 600 LF of 24-inch diameter Class III RCP trenched storm sewer 2,889 LF of 6-inch diameter subdrain; 2,005 LF of 8" PVC water main with fittings; 27 each 1" water services; 3 each fire hydrants; 7 each SW-501 intakes; temporary traffic control; erosion control and seeding; and various related removals and improvements.

The project includes an additional approximately 205 SY of 4-inch sidewalk construction located on Des Moines Street between Fair Meadow Drive and Middle Street.

Bid Security

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 the award of Contract a corporate Surety Bond, in a form acceptable to the City of Webster City, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions 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 City of Webster City. The bid shall contain no condition except as provided in the specifications.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Webster City 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 Webster City from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of two (2) years from and after acceptance of the Contract.

Title VI Compliance

The City of Webster City, Iowa, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, or disability in consideration for an award.

Completion of Work

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract, in the spring of 2025 and a late start date of May 5, 2025.

The Contractor shall substantially complete the project within 120 Working Days. Substantially complete includes all work items excluding final seeding and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to substantially complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is substantially completed.

The Contractor shall fully complete the project within 15 working days following substantial completion and notice to proceed when weather conditions allow (permanent lawn mix can be applied between March 1 and April 30, 2026). Fully complete shall be defined as surface restoration being completed and all improvements being ready for final acceptance. Should the Contractor fail to fully complete the work within 15 working days following substantial completion, liquidated damages of Five Hundred Dollars (\$500) per calendar day shall be applied for each calendar day until the work is fully completed.

The City of Webster City does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Webster City, Iowa.

Dated at Webster City, Iowa, this ___th day of November 2024.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Posted on City of Webster City website on the ____ day of **November, 2024**.

Posted at Master Builders of Iowa Plan Room on the ____ day of **November, 2024**.

NOTICE OF HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR:

**2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT
JURISDICTION OF CITY OF WEBSTER CITY, IOWA PUBLIC IMPROVEMENT PROJECT**

Public Notice is hereby given that a public hearing will be held by the City of Webster City, Iowa on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the **2025 Fair Meadow Drive Reconstruction Project** at its meeting at **6:05 P.M. on December 16th, 2024**, in said City Council Chambers, Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

The **2025 Fair Meadow Drive Reconstruction Project** is located on Fair Meadow Drive between Rodlyn Road and Des Moines Street within the City of Webster City. The project consists of approximately 2,585 LF of curb and gutter; 4,344 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 6,027 SY of pavement removal; 1,104 SY of 6-inch thick PCC driveway pavement; 781 SY of 4-inch thick PCC Sidewalk; 6,233 SY of subgrade treatment, geogrid type 2; 6,233 SY of modified subbase (City Furnished); 359 LF of 15-inch diameter Class III RCP trenched storm sewer; 41 LF of 18-inch diameter Class III RCP trenched storm sewer; 600 LF of 24-inch diameter Class III RCP trenched storm sewer 2,889 LF of 6-inch diameter subdrain; 2,005 LF of 8” PVC water main with fittings; 27 each 1” water services; 3 each fire hydrants; 7 each SW-501 intakes; temporary traffic control; erosion control and seeding; and various related removals and improvements.

The project includes an additional approximately 205 SY of 4-inch sidewalk construction located on Des Moines Street between Fair Meadow Drive and Middle Street.

At said hearing, the City Council will consider the proposed plans, specifications, form of contract and estimate of cost for said project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any comments/objections to said plans, specifications and form of contract or to the estimated cost of said improvements made by any interested party.

The City of Webster City does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Webster City, Iowa.

Dated at Webster City, Iowa, this ___th day of November, 2024.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Published in the FREEMAN JOURNAL on the ____ day of November, 2024.

INSTRUCTIONS TO BIDDERS

Project Name: 2025 Fair Meadow Drive Reconstruction Project

The work comprising the above referenced project shall be constructed in accordance with the 2024 Edition of the SUDAS Standard Specifications and as further modified by Special Provisions included in the Contract Documents. Before submitting your bid, review the requirements of Division 1, General Provisions and Covenants, in particular the sections regarding proposal requirements, bonding, contract execution, and insurance requirements. Be certain that all documents have been completed properly, as failure to complete and sign all documents and to comply with the requirements listed below can cause your bid not to be read.

I. BID SECURITY

The bid security must be in the minimum amount of **ten percent (10%)** of the total bid amount including all add alternates (do not deduct the amount of deduct alternates). Bid security shall be in the form of a cashier's check or a certified check, drawn on an FDIC insured bank in Iowa or drawn 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 executed by a corporation authorized to contract as a surety in Iowa or satisfactory to the Jurisdiction. The bid bond must be submitted on the enclosed Bid Bond form as no other bid bond forms are acceptable. All signatures on the Bid Bond must be original signatures in ink; facsimile (fax) of any signature or use of an electronic signature on the Bid Bond is not acceptable. Bid security other than said Bid Bond shall be made payable to **City of Webster City, Iowa**. "Miscellaneous Bank Checks," and personal checks, as well as "Money Orders" and "Traveler's Checks" issued by persons, firms, or corporations licensed under Chapter 533C of the Iowa Code, are not acceptable bid security.

II. SUBMISSION OF THE PROPOSAL AND IDENTITY OF BIDDER

- A. The proposal shall be sealed in an envelope, properly identified as the Proposal with the project title and the name and address of the bidder and deposited with the Jurisdiction at or before the time and at the place provided in the Notice to Bidders and Notice of Public Hearing. It is the sole responsibility of the Bidder to see that its Proposal is delivered to the Jurisdiction prior to the time for opening bids, along with the appropriate bid security sealed in a separate envelope identified as Bid Security and attached to the outside of the bid proposal envelope. Any Proposal received after the scheduled time for the receiving of proposals will be returned to the Bidder unopened and will not be considered. If the Jurisdiction provides envelopes for proposals and bid security, bidders shall be required to utilize such envelopes in the submission of their bids.
- B. The following documents shall be completed, signed, and returned in the Proposal envelope. The bid cannot be read if any of these documents are omitted from the Proposal envelope.

1. PROPOSAL – Complete each of the following parts:

- Part B – Acknowledgement of Addenda if any have been issued
- Part C – Bid Items, Quantities, and Prices
- Part F – Additional Requirements

The following proposal attachments must be completed and attached:

<u>ITEM NO.</u>	<u>DESCRIPTION OF ATTACHMENT</u>
1.	<u>Bidder Status Form</u>
2.	<u>Statement of Bidder's Qualifications Form</u>
3.	_____
4.	_____
5.	_____
6.	_____

- Part G – Identity of Bidder

Sign the Proposal. The signature of the Proposal and all proposal attachments must be an original signature in ink signed by the same individual who is the Company Owner or an authorized Officer of the Company; copies or facsimile of any signature or electronic signatures will not be accepted.

The Bidder Status Form is required by the Iowa Labor Commissioner, pursuant to the Iowa Administrative Code rule 875-156.2(1). The Bidder must complete and submit the Bidder Status Form, signed by an authorized representative of the Bidder, with their bid proposal. Under Iowa Administrative Code rule 875-156.2(1), failure to provide the Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

III. UNBALANCED BIDS

Unbalanced bids may not be accepted.

IV. COMMENCEMENT OF WORK

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract, in the spring of 2025 and a late start date of May 5, 2025.

The Contractor shall substantially complete the project within 120 Working Days. Substantially complete includes all work items excluding final seeding and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to substantially complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is substantially completed.

The Contractor shall fully complete the project within 15 working days following substantial completion and notice to proceed when weather conditions allow (permanent lawn mix can be applied between March 1 and April 30, 2026). Fully complete shall be defined as surface restoration being completed and all improvements being ready for final acceptance. Should the Contractor fail to fully complete the work within 15 working days following substantial completion, liquidated damages of Five Hundred Dollars (\$500) per calendar day shall be applied for each calendar day until the work is fully completed.

V. PREFERENCE OF PRODUCTS AND LABOR

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

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.

Failure to submit a fully completed and accurate Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

VI. STATEMENT OF BIDDER'S QUALIFICATIONS

Failure to submit a fully completed and accurate Statement of Bidder's Qualifications Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

VII. PAYMENT

Payment to the Contractor will be made in cash from such fund or funds as are legally available including, but not limited to, proceeds from the sale of General Obligation Bonds and/or Revenue Bonds.

VIII. SALES TAX EXEMPTION

The City of Webster City will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Tax exemption certificates are applicable only for the specific project for which the tax exemption certificate is issued. The Contractor shall provide to the City: company name, Federal ID number, contact person, phone number and the service being provided. The Contractor also must file appropriate lien waivers before final payment will be released.

IX. NON-DEBARRED CONTRACTORS AND SUBCONTRACTORS

The contractor and all of its subcontractors shall, at the time of bid opening and for the performance of this public works contract, be non-debarred contractors and not be ineligible contractors.

The bidder, by submission of a bid and under penalty of perjury, certifies that they or any other person associated therewith in the capacity of owner, partner, director, officer, manager, or persons acting in these capacities for any subcontractor:

- a. is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal or state agency;
- b. has not been suspended, debarred, voluntarily excluded, or determined ineligible by any federal or state agency within the past three (3) years;
- c. does not have a proposed debarment pending; and
- d. has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three (3) years.

The following documents must be submitted as printed. No alterations, additions, or deletions are allowed. If the Bidder notes a requirement in the Contract Documents that the Bidder believes will require a conditioned or unsolicited alternate bid, the Bidder must immediately notify the Engineer in writing. The Engineer will issue any necessary interpretation by an addendum.

PROPOSAL

PROPOSAL: PART A – SCOPE

The **City of Webster City**, hereinafter called the “Jurisdiction,” has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the office of the **City Clerk**, at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT

The **2025 Fair Meadow Drive Reconstruction Project** is located on Fair Meadow Drive between Rodlyn Road and Des Moines Street within the City of Webster City. The project consists of approximately 2,585 LF of curb and gutter; 4,344 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 6,027 SY of pavement removal; 1,104 SY of 6-inch thick PCC driveway pavement; 781 SY of 4-inch thick PCC Sidewalk; 6,233 SY of subgrade treatment, geogrid type 2; 6,233 SY of modified subbase (City Furnished); 359 LF of 15-inch diameter Class III RCP trenched storm sewer; 41 LF of 18-inch diameter Class III RCP trenched storm sewer; 600 LF of 24-inch diameter Class III RCP trenched storm sewer 2,889 LF of 6-inch diameter subdrain; 2,005 LF of 8” PVC water main with fittings; 27 each 1” water services; 3 each fire hydrants; 7 each SW-501 intakes; temporary traffic control; erosion control and seeding; and various related removals and improvements.

The project includes an additional approximately 205 SY of 4-inch sidewalk construction located on Des Moines Street between Fair Meadow Drive and Middle Street.

PROPOSAL: PART B – ACKNOWLEDGEMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the Contract Documents when issued and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____
ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS, QUANTITIES, AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices, and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the Jurisdiction shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

BASE BID CONTRACTS: The Bidder must provide any Bid Prices, any Alternate Prices, and the Total of the Base Bid plus any Add-Alternates on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The Total of the Base Bid plus any Alternates selected by the Jurisdiction shall be used only for comparison of bids. The Total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the Jurisdiction, in advertising for public bids for this project, reserves the right to:

1. Reject any or all bids. Award of the Contract, if any, to be to the lowest responsible, responsive Bidder; and
2. Reject any or all alternates in determining the items to be included in the Contract. Designation of the lowest responsible, responsive Bidder to be based on comparison of the total bid plus any selected alternates; and
3. Make such alterations in the Contract Documents or in the Proposal quantities as it determines necessary in accordance with the Contract Documents after execution of the Contract. Such alterations shall not be considered a waiver of any conditions of the Contract Documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a Contract, if this Proposal is selected, in the form approved by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a Performance, Payment, and Maintenance Bond; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such Contract and/or to furnish said Bond; and
3. Notice to Proceed shall be issued after satisfactory review of executed bonds, insurance, and contract.
4. The Contractor shall complete the work as follows:

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract, in the spring of 2025 and a late start date of May 5, 2025.

The Contractor shall substantially complete the project within 120 Working Days. Substantially complete includes all work items excluding final seeding and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to substantially complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is substantially completed.

The Contractor shall fully complete the project within 15 working days following substantial completion and notice to proceed when weather conditions allow (permanent lawn mix can be applied between March 1 and April 30, 2026). Fully complete shall be defined as surface restoration being completed and all improvements being ready for final acceptance. Should the Contractor fail to fully complete the work within 15 working days following substantial completion, liquidated damages of Five Hundred Dollars (\$500) per calendar day shall be applied for each calendar day until the work is fully completed.

PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this Proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the Jurisdiction; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and
4. That this Proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and
5. That the individual(s) executing this Proposal have the authority to execute this Proposal on behalf of the Bidder.

PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

The Bidder hereby agrees to comply with the additional requirements listed below that are included in this Proposal and identified as proposal attachments:

<u>ITEM NO.</u>	<u>DESCRIPTION OF ATTACHMENT</u>
1.	<u>Bidder Status Form</u>
2.	<u>Statement of Bidder’s Qualifications Form</u>
3.	_____
4.	_____
5.	_____
6.	_____

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is submitted by a/an:

- Individual, Sole Proprietorship
- Partnership
- Corporation
- Limited Liability Company
- Joint-venture: all parties must join-in and execute all documents
- Other

Bidder

Signature

By: _____
Name (Print/Type)

Title

Street Address

City, State, Zip Code

Telephone Number

Type or print the name and title of the company's owner, president, CEO, etc. if a different person than entered above.

Name

Title

The Bidder shall enter its Public Registration Number _____ - _____ issued By the Iowa Commissioner of Labor Pursuant Section 91C.5 of the Iowa Code.

Failure to provide said Registration Number shall result in the bid being read under advisement. A contract will not be executed until the Contractor is registered.

NOTE:

- 1. The signature on this Proposal must be an original signature in ink; copies, facsimiles, or electronic signatures will not be accepted.**

PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES, AND PRICES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Bid Price(s), and the Total of the Base Bid in this Proposal Attachment: Part C – Bid Items, Quantities, and Prices the total of the base bid plus any alternates selected by the Jurisdiction shall be used only for comparison of bids. The total of the Base Bid shall be used for determining the sufficiency of the bid security.

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
	Earthwork				
2.01	Clearing and Grubbing	LS	1	\$	\$
2.02	Topsoil, Amended	CY	458	\$	\$
2.03	Excavation, Class 10	CY	1831	\$	\$
2.04	Subgrade Treatment, Geogrid (Triaxial)	SY	6254	\$	\$
2.05	Subbase, Modified, 8-Inch Thick (City furnished)	SY	6254	\$	\$
2.06	Subbase, Special Backfill, 8-Inch Thick (Contractor furnished)	SY	460	\$	\$
2.07	Compaction Testing	LS	1	\$	\$
2.08	Temporary Granular Surfacing, Roadway, 2-Inch Thick	SY	6254	\$	\$
	Trenching				
3.01	Trench Compaction Testing	LS	1	\$	\$
	Sewers and Drains				
4.01	Sanitary Sewer Gravity Main, Trenched, AWWA C900 PVC, 8-Inch Dia.	LF	74	\$	\$
4.02	Removal of Sanitary Sewer, Vitrified Clay Pipe, 8-Inch Dia.	LF	74	\$	\$
4.03	Storm Sewer, Trenched, Class III RCP, 15-Inch Diameter	LF	359	\$	\$
4.04	Storm Sewer, Trenched, Class III RCP, 18-Inch Diameter	LF	41	\$	\$
4.05	Storm Sewer, Trenched, Class III RCP, 24-Inch Diameter	LF	600	\$	\$
4.06	Removal of Storm Sewer, 24-Inch Dia. Or Less	LF	627	\$	\$
4.07	Storm Sewer Abandonment, Fill and Plug, 10-Inch Diameter	LF	52	\$	\$
4.08	Storm Sewer Abandonment, Fill and Plug, 18-Inch Diameter	LF	136	\$	\$
4.09	Subdrain, Longitudinal, HDPE, Perforated Dual Wall, 6-Inch Dia.	LF	2889	\$	\$
4.10	Footing Drain Collector, HDPE, Perforated Dual Wall, 8-Inch Dia.	LF	150	\$	\$
4.11	Subdrain Cleanout, Type A-2, 6-Inch Dia.	EA	12	\$	\$
4.12	Subdrain Outlet & Connections, Into Structure	EA	22	\$	\$

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
4.13	Footing Drain Outlets and Connections, Into Structure	EA	3	\$	\$
4.14	Pre-Rehabilitation Pipe Cleaning and Inspection, 4" to 12"	LF	1956	\$	\$
4.15	Additional Sewer Cleaning	HR	10	\$	\$
4.16	CIPP Main Lining, 8-Inch Dia.	LF	1956	\$	\$
4.17	Sanitary Sewer Service Reinstatement	EA	34	\$	\$
4.18	CIPP End Seals, 8-Inch Dia.	EA	19	\$	\$
4.19	Bypass Pumping	LS	1	\$	\$
	Water Main and Appurtenances				
5.01	Water Main, Trenched, 8-Inch Dia. C900	LF	2005	\$	\$
5.02	Water Main, Trenched, 12-Inch Dia. C900	LF	35	\$	\$
5.03	Fitting, DIP	LB	3621	\$	\$
5.04	Water Service, Copper or Polyethylene, 1-Inch Dia.	LF	835	\$	\$
5.05	Water Service, Polyethylene, 2-Inch Dia., Temporary	LF	2600	\$	\$
5.06	Water Service Corporation, Double Strap Saddle and Ball Corporation Stop, 1-Inch Dia.	EA	32	\$	\$
5.07	Water Service Curb Stop and Box, 1-Inch Dia.	EA	27	\$	\$
5.08	Water Main Abandonment, Cap, 12-Inch Dia. Or Less	EA	7	\$	\$
5.09	Water Main Removal, 12-Inch Dia. Or Less	LF	1468	\$	\$
5.10	Gate Valve, 6"	EA	1	\$	\$
5.11	Gate Valve, 8"	EA	13	\$	\$
5.12	Gate Valve, 12"	EA	1	\$	\$
5.13	Fire Hydrant Assembly	EA	3	\$	\$
5.14	Flushing Device (Blowoff), Temporary	EA	16	\$	\$
5.15	Valve Removals, 12-Inch Dia. Or Less	EA	9	\$	\$
5.16	Valve Box Removal	EA	4	\$	\$
5.17	Fire Hydrant Assembly Removal	EA	1	\$	\$
5.18	Temporary Service Connection	EA	27	\$	\$
	Structures for Sanitary and Storm Sewers				
6.01	Manhole, Type SW-401, 48" Diameter	EA	6	\$	\$
6.02	Intake, Storm, SW-501	EA	7	\$	\$

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
6.03	Intake, Storm, SW-541	EA	3	\$	\$
6.04	Manhole Adjustment, Minor	EA	7	\$	\$
6.05	Intake Adjustment, Minor	EA	3	\$	\$
6.06	Connection to Existing Manhole	EA	1	\$	\$
6.07	Remove Intake	EA	6	\$	\$
6.08	Remove Manhole	EA	4	\$	\$
6.09	Manhole Lining with Epoxy Seal	VF	8	\$	\$
	Streets and Related Work				
7.01	PCC Pavement, 7-Inch Thick, C-4WR, C-4WRC-20	SY	536	\$	\$
7.02	PCC Pavement, 8-Inch Thick, C-4WR, C-4WRC-20	SY	68	\$	\$
7.03	Curb and Gutter, 2.5-FT Width, 7-Inch Thick	LF	2585	\$	\$
7.04	Valley Gutter, 7-Inch Thick	SY	100	\$	\$
7.05	Pavement, Asphalt, 2-Inch Thickness, Surface Course	SY	4344	\$	\$
7.06	Pavement, Asphalt, 4-Inch Thickness, Base Course, 1/2-Inch Agg., 58-28S, Standard Traffic"	SY	4344	\$	\$
7.07	PCC and HMA Pavement Samples and Testing	LS	1	\$	\$
7.08	Removal of Sidewalk	SY	543	\$	\$
7.09	Removal of Driveway	SY	539	\$	\$
7.10	Sidewalk, PCC, 4-Inch Thickness	SY	986	\$	\$
7.11	Sidewalk, PCC, 6-Inch Thickness	SY	161	\$	\$
7.12	Detectable Warning	SF	166	\$	\$
7.13	Driveway, Paved, PCC, 6-Inch Thickness	SY	1104	\$	\$
7.14	Full Depth Patch, PCC, 8-Inch Thickness	SY	41	\$	\$
7.15	Full Depth Patch, PCC, 9-Inch Thickness	SY	37	\$	\$
7.16	Full Depth Patch, PCC, 11-Inch Thickness	SY	186	\$	\$
7.17	Subbase Over-excavation, Special Backfill (Contractor Furnish)	TON	400	\$	\$
7.18	Pavement Removal	SY	5921	\$	\$
7.19	Temporary Granular Surfacing	TON	500	\$	\$
7.20	Curb Grinding	LF	18	\$	\$
	Traffic Control				
8.01	Temporary Traffic Control	LS	1	\$	\$

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
8.02	Portable Dynamic Message Sign	EA	20	\$	\$
	Site Work and Landscaping				
9.01	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	AC	3.6	\$	\$
9.02	SWPPP Preparation	LS	1	\$	\$
9.03	SWPPP Management	LS	1	\$	\$
9.04	Wattle, 9-Inch Diameter	LF	3608	\$	\$
9.05	Wattle, Removal	LF	3608	\$	\$
9.06	Inlet Protection Device, Drop-In	EA	15	\$	\$
9.07	Inlet Protection Device, Iowa DOT SRP EC-602	EA	12	\$	\$
9.08	Inlet Protection Device, Maintenance	EA	3	\$	\$
9.09	Temporary Fence, Orange Safety Fence, 48-Inch Height	LF	3500	\$	\$
9.10	Remove and Reinstall Landscape Wall	LS	1	\$	\$
	Miscellaneous				
11.01	Mobilization	LS	1	\$	\$
11.02	Maintenance of Postal Service	LS	1	\$	\$
11.03	Maintenance of Solid Waste Collection	LS	1	\$	\$
11.04	Concrete Washout	LS	1	\$	\$
11.05	Remove and Reinstall Mailbox	EA	36	\$	\$

TOTAL CONSTRUCTION COST BASE BID: \$ _____

All bidders must submit the following completed form to the governmental body requesting bids per 875 Iowa Administrative Code Chapter 156.

Bidder Status Form

To be completed by all bidders

Part A

Please answer "Yes" or "No" for each of the following:

- Yes No My company is authorized to transact business in Iowa.
(To help you determine if your company is authorized, please review the worksheet on the next page).
- Yes No My company has an office to transact business in Iowa.
- Yes No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.
- Yes No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.
- Yes No My company is not a subsidiary of another business entity, or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a non-resident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders

Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: ___ / ___ / ___ to ___ / ___ / ___ Address: _____

City, State, Zip: _____

Dates: ___ / ___ / ___ to ___ / ___ / ___ Address: _____

City, State, Zip: _____

Dates: ___ / ___ / ___ to ___ / ___ / ___ Address: _____

You may attach additional sheet(s) if needed. City, State, Zip: _____

To be completed by non-resident bidders

Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State: _____
2. Does your company's home state or foreign country offer preferences to bidders who are residents? Yes No
3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

You may attach additional sheet(s) if needed.

To be completed by all bidders

Part D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: _____

Signature: _____ Date: _____

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

- Yes No My business is currently registered as a contractor with the Iowa Division of Labor.

- Yes No My business is a sole proprietorship, and I am an Iowa resident for Iowa income tax purposes.

- Yes No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.

- Yes No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.

- Yes No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa Secretary of State, has filed its most recent biennial report with the Secretary of State, and has neither received a certificate of withdrawal from the Secretary of state nor had its authority revoked.

- Yes No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.

- Yes No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.

- Yes No My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state and has not filed a statement of termination.

- Yes No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa Secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.

- Yes No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.

- Yes No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.

Statement of Bidder’s Qualifications Form

All Contractors intending to submit a Proposal for the listed Project shall submit a fully completed written statement on this form sworn to before an officer authorized by law to administer oaths. The Contractor shall be bound by the information set forth in the statement.

Failure to submit a fully completed and accurate Statement of Bidder’s Qualifications Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

Instructions

1. All Questions must be answered completely and correctly.
2. Do not leave blanks.
3. If a question or section is not applicable, write “Not Applicable” or “N/A”.
4. “Information Provided Upon Request” or similar responses are not acceptable.
5. If you need additional space to complete an answer, use a separate piece of paper and attach it to this form.

Project Information

Project Name: 2025 Fair Meadow Drive Reconstruction Project

Owner’s Name: City of Webster City, Iowa

Owner’s Address: Webster City City Hall, 400 Second Street, Webster City, Iowa, 50595

Contractor Information

1. Identification
 - A. Name of Organization: _____
 - B. Name and Title of Responsible Individual: _____
 - C. Contractor’s Address: _____
 - D. Telephone Number: _____
 - E. Fax Number: _____
 - F. Email: _____

2. Responsibility

A. Has the Contractor's Registration ever been suspended or revoked in any jurisdiction?

_____ Yes _____ No

If yes, provide all relevant information and documentation regarding the suspension or revocation.

B. Has the Contractor ever been unable to obtain a bond or been denied a bond?

_____ Yes _____ No

If yes, provide all relevant information and documentation regarding the refusal or denial.

C. Has the Contractor had any judgments entered against it or been a party to arbitration proceedings or litigation within the past five (5) years, or are there any currently pending arbitration proceedings or litigation involving the Contractor or any of its officers?

_____ Yes _____ No

If yes, provide listings, status, and outcomes regarding the judgments, arbitration proceedings, or litigation. The Owner reserves the right to request additional information, if deemed necessary.

D. Within the past five (5) years, has the Contractor, or the Contractor's proposed subcontractor(s) for the Project, ever been prohibited, debarred, disqualified, or removed by any federal, state, or local governmental entity from bidding on any project?

_____ Yes _____ No

If yes, provide all relevant information and documentation regarding the prohibition, debarment, disqualification, or removal.

E. Within the past five (5) years, has the Contractor, or the Contractor's proposed subcontractor(s) for the Project, received notification of breach or default on any contract; had any contract terminated; had any owner request to take over work; failed to substantially complete any project in a timely manner; or failed to fully complete any project in a timely manner?

_____ Yes _____ No

If yes, provide all relevant information and documentation regarding said breach, default, termination, owner request to take over work, or failure to complete.

F. The Contractor affirms its responsibility to retain only subcontractors who can fully comply with the Contract Documents for the Project, including those that can address requirements concerning labor.

_____ Yes _____ No

G. The Contractor affirms its responsibility to ensure that each subcontractor meets quality assurance specifications as presented in the Contract Documents for the Project.

_____ Yes _____ No

H. The Contractor agrees to submit to the Owner a list of all proposed subcontractors at the time of the preconstruction conference for the Project. In the event that any of the Contractor's designated subcontractors for the Project are found by the Owner to have "Yes" answers to either of questions 2.D. and 2.E. or not meet the requirements of questions 2.F. and 2.G. above, such subcontractor(s) may be prohibited from the Project. If said subcontractor(s) are prohibited from the Project, the Contractor shall propose qualified replacement subcontractor(s) prior to starting the Project. The replacement subcontractor(s) shall be subject to the Owner's approval. Such approval will not be unreasonably withheld.

_____ Yes _____ No

3. Certification

I hereby certify that:

(1) all the information submitted in this Statement of Bidder's Qualifications Form, including all attachments, is true to the best of my knowledge and belief;

(2) I am authorized to sign this Statement of Bidder's Qualifications Form on behalf of the Contractor whose name appears in Item 1 above; and

(3) if any of the information I have provided herein becomes inaccurate, prior to execution of any Contract for the Project, I will immediately provide the Owner with updated accurate information in writing.

Dated this ____ day of _____, 20__.

Name of Contractor:

By: _____

Title: _____

State of _____)
) SS
_____ County)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

Notary Public in and for the State of _____
My commission expires _____, 20__

BID BOND

KNOW ALL BY THESE PRESENTS:

That we, _____, as Principal, and _____, as Surety, are held and firmly bound unto the **City of Webster City, Iowa**, as Obligee, (hereinafter referred to as the "Jurisdiction"), in the penal sum of _____ **DOLLARS (\$ _____)**, or **ten percent (10%)** of the amount bid in lawful money of the United States, for which payment said Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents.

The condition of the above obligation is such that whereas the Principal has submitted to the Jurisdiction a certain Proposal, in a separate envelope, and hereby made a part hereof, to enter into a Contract in writing, for the following described improvements:

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT

The **2025 Fair Meadow Drive Reconstruction Project** is located on Fair Meadow Drive between Rodlyn Road and Des Moines Street within the City of Webster City. The project consists of approximately 2,585 LF of curb and gutter; 4,344 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 6,027 SY of pavement removal; 1,104 SY of 6-inch thick PCC driveway pavement; 781 SY of 4-inch thick PCC Sidewalk; 6,233 SY of subgrade treatment, geogrid type 2; 6,233 SY of modified subbase (City Furnished); 359 LF of 15-inch diameter Class III RCP trenched storm sewer; 41 LF of 18-inch diameter Class III RCP trenched storm sewer; 600 LF of 24-inch diameter Class III RCP trenched storm sewer 2,889 LF of 6-inch diameter subdrain; 2,005 LF of 8" PVC water main with fittings; 27 each 1" water services; 3 each fire hydrants; 7 each SW-501 intakes; temporary traffic control; erosion control and seeding; and various related removals and improvements.

The project includes an additional approximately 205 SY of 4-inch sidewalk construction located on Des Moines Street between Fair Meadow Drive and Middle Street.

The Surety hereby stipulates and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the Jurisdiction may accept such bid or execute such Contract; and said Surety does hereby waive notice of any such extension.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be **Hamilton** County, State of Iowa. If legal action is required by the Jurisdiction against the Surety or Principal to enforce the provisions of the Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Surety or Principal agrees to pay the Jurisdiction all damages, costs, and attorney fees incurred by enforcing any of the provisions of this Bond. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against Principal or whether Principal is joined in any such action or actions or not.

NOW, THEREFORE, if said Proposal by the Principal be accepted, and the Principal shall enter into a Contract with Jurisdiction in accordance with the terms of such Proposal, including the provision of insurance and of a Bond as may be specified in the Contract Documents, with good and sufficient Surety for the faithful performance of such Contract, for the prompt payment of labor and material furnished in the prosecution thereof, and for the maintenance of said improvements as may be required therein, then this obligation shall become null and void; otherwise, the Principal shall pay to the Jurisdiction the full amount of the Bid Bond, together with court costs, attorney's fees, and any other expense of recovery.

Signed and sealed this _____ day of _____, 20____.

SURETY:

PRINCIPAL:

<p>_____ Surety Company</p> <p>By: _____ Signature Attorney-in-Fact/Officer</p> <p>_____ Printed Name of Attorney-in-Fact/Officer</p> <p>_____ Company Name</p> <p>_____ Company Address</p> <p>_____ City, State, Zip Code</p> <p>_____ Company Telephone Number</p>	<p>_____ Bidder</p> <p>By: _____ Signature</p> <p>_____ Printed Name</p> <p>_____ Title</p> <p>_____ Address</p> <p>_____ City, State, Zip Code</p> <p>_____ Telephone Number</p>
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NOTE:

1. All signatures on this Bid Bond must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.
2. This Bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this Bond must be valid on its face and sealed with the Surety's raised, embossing seal.

NON-COLLUSION AFFIDAVIT STATEMENT

STATE OF IOWA)
) ss
HAMILTON COUNTY)

I _____ being first duly sworn, depose and

say that I am the _____
(Sole Owner, Partner, President, Secretary, etc.)

of _____,
(Contractor)

the party making the foregoing bid; that such bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization, or corporation; that such bid is genuine and not collusive or sham; that said bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded conspired, connived, or agreed with any bidder or anyone else to put in a false or sham bid, or that anyone shall refrain from bidding; that said bidder has not solicited or induced any individual or entity to refrain from bidding; that said bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to get the bid price of said bidder or of any other bidder, not to fix any overhead, profit, or cost advantage against the public body awarding the contract or anyone interested in the proposed contract; that bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the contract; that all statements contained in such bid are true; and further, that said bidder has not directly or indirectly submitted his/her bid price or any breakdown thereof, nor the contents thereof, nor divulged information or data relative thereto, nor paid and will not pay fee in connection therewith to any corporation, partnership, company, association, organization, bid depository, nor to any member or agent thereof, nor to any other individual except to such person or persons as have a partnership or other financial interest with said bidder in his/her general business.

By: _____

Subscribed and sworn to before this _____ day of _____, 2023.

(Notarial Acknowledgment)

Signature of Officer Administering Oath

SUBCONTRACTORS LIST

Bidder supplies the following information for any subcontractor, supplier, fabricator, equipment rental with operator, etc. to be used on the **2025 Fair Meadow Drive Reconstruction Project**.

Name and Telephone No.	Address	License No.	Bid Item No. or Work to be Performed
()			
()			
()			
()			
()			
()			
()			
()			

(Use additional sheets as necessary)

BID CERTIFICATION

The undersigned certifies they are familiar with the various state and local laws affecting labor, length of working days, employer's liabilities, Sunday and holiday work, alien labor, domestic materials, subcontractors, etc. It is understood and agreed that the work under the contract will be commenced by the undersigned bidder, if awarded the contract, within fourteen (14) calendar days after receipt of the Notice to Proceed and will be completed by the Contractor in the time set forth in the AGREEMENT. Contract time shall begin on the date of the Notice to Proceed and "winter work" shall be as specified in the Special Provisions.

Enclosed find bidders bond, certified check no. or cashier's check no. _____ on the _____ Bank,

in the amount of _____ which is as stipulated in the bid bond, submitted by the undersigned made payable to the City of Webster City, Iowa and which is given as a guarantee that the bidder agrees that in case of their default in executing said contract with necessary bonds, the bond or check accompanying this bid and the money made payable shall become and remain the property of the City.

It is understood and agreed that the City has the right to waive defects and to accept or reject any or all bids. The following required information is true and correct. Failure to complete this information renders the bid non-responsive and the bid must be rejected.

_____ Company Name	_____ Authorized Signature
_____ Mailing Address	_____ Signatory's Title
_____ City, State, Zip	_____ State License Number
_____ Street Address (if different from Mailing Address)	_____ Email Address
_____ Telephone Number	_____ Fax Number

Dated this _____ day of _____, 2024.

RECEIPT OF ADDENDA:

Addendum #1 _____ Addendum #2 _____ Addendum #3 _____

CONTRACT

THIS CONTRACT, made and entered into at **Webster City City Hall** this _____ day of _____, 20____, by and between the **City of Webster City, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the “Jurisdiction,” and _____, hereinafter called the “Contractor.”

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvements as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the office of the **City Clerk**. This Contract includes all Contract Documents. The work under this Contract shall be constructed in accordance with the SUDAS Standard Specifications, 2024 Edition, and as further modified by the Supplemental Specifications and Special Provisions included in said Contract Documents. The Contractor further agrees to complete the work in strict accordance with said Contract Documents, and to guarantee the work as required by law, for the time required in said Contract Documents, after its acceptance by the Jurisdiction.

This Contract is awarded and executed for completion of the work specified in the Contract Documents for the bid prices shown on the Contract Attachment: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvements:

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT

The **2025 Fair Meadow Drive Reconstruction Project** is located on Fair Meadow Drive between Rodlyn Road and Des Moines Street within the City of Webster City. The project consists of approximately 2,585 LF of curb and gutter; 4,344 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 6,027 SY of pavement removal; 1,104 SY of 6-inch thick PCC driveway pavement; 781 SY of 4-inch thick PCC Sidewalk; 6,233 SY of subgrade treatment, geogrid type 2; 6,233 SY of modified subbase (City Furnished); 359 LF of 15-inch diameter Class III RCP trenched storm sewer; 41 LF of 18-inch diameter Class III RCP trenched storm sewer; 600 LF of 24-inch diameter Class III RCP trenched storm sewer 2,889 LF of 6-inch diameter subdrain; 2,005 LF of 8” PVC water main with fittings; 27 each 1” water services; 3 each fire hydrants; 7 each SW-501 intakes; temporary traffic control; erosion control and seeding; and various related removals and improvements.

The project includes an additional approximately 205 SY of 4-inch sidewalk construction located on Des Moines Street between Fair Meadow Drive and Middle Street.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction’s payment of the bid amount of _____ DOLLARS (\$ _____), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond.

The Contractor shall complete the work as follows:

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract, in the spring of 2025 and a late start date of May 5, 2025.

The Contractor shall substantially complete the project within 120 Working Days. Substantially complete includes all work items excluding final seeding and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to substantially complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is substantially completed.

The Contractor shall fully complete the project within 15 working days following substantial completion and notice to proceed when weather conditions allow (permanent lawn mix can be applied between March 1 and April 30, 2026). Fully complete shall be defined as surface restoration being completed and all improvements being ready for final acceptance. Should the Contractor fail to fully complete the work within 15 working days following substantial completion, liquidated damages of Five Hundred Dollars (\$500) per calendar day shall be applied for each calendar day until the work is fully completed.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION:

CONTRACTOR:

By: _____

Contractor

(Seal)
ATTEST:

By: _____
Signature

Title

Street Address

City, State, Zip Code

Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number _____ - ____ issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.
2. Out-of-State Contractors:
 - A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the Division of Labor Services of the Iowa Department of Workforce Development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.
 - B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

NOTE:

1. **All signatures on this Contract must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.**

CORPORATE ACKNOWLEDGEMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known, who, being by me duly sworn, did say that they are the _____, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that _____ and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

PARTNERSHIP ACKNOWLEDGEMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

INDIVIDUAL ACKNOWLEDGEMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

Notary Public in and for the State of _____
My commission expires _____, 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____ of said _____, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

CONTRACT ATTACHMENT: BID ITEMS, QUANTITIES, AND PRICES

This Contract is award and executed for completion of the work specified in the Contract Documents for the bid prices tabulated below as proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing. All quantities are subject to revision by the Jurisdiction. Quantity changes that amount to twenty percent (20%) or less of the amount bid shall not affect the unit bid price.

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
	Earthwork				
2.01	Clearing and Grubbing	LS	1	\$	\$
2.02	Topsoil, Amended	CY	458	\$	\$
2.03	Excavation, Class 10	CY	1831	\$	\$
2.04	Subgrade Treatment, Geogrid (Triaxial)	SY	6254	\$	\$
2.05	Subbase, Modified, 8-Inch Thick (City furnished)	SY	6254	\$	\$
2.06	Subbase, Special Backfill, 8-Inch Thick (Contractor furnished)	SY	460	\$	\$
2.07	Compaction Testing	LS	1	\$	\$
2.08	Temporary Granular Surfacing, Roadway, 2-Inch Thick	SY	6254	\$	\$
	Trenching				
3.01	Trench Compaction Testing	LS	1	\$	\$
	Sewers and Drains				
4.01	Sanitary Sewer Gravity Main, Trenched, AWWA C900 PVC, 8-Inch Dia.	LF	74	\$	\$
4.02	Removal of Sanitary Sewer, Vitrified Clay Pipe, 8-Inch Dia.	LF	74	\$	\$
4.03	Storm Sewer, Trenched, Class III RCP, 15-Inch Diameter	LF	359	\$	\$
4.04	Storm Sewer, Trenched, Class III RCP, 18-Inch Diameter	LF	41	\$	\$
4.05	Storm Sewer, Trenched, Class III RCP, 24-Inch Diameter	LF	600	\$	\$
4.06	Removal of Storm Sewer, 24-Inch Dia. Or Less	LF	627	\$	\$
4.07	Storm Sewer Abandonment, Fill and Plug, 10-Inch Diameter	LF	52	\$	\$
4.08	Storm Sewer Abandonment, Fill and Plug, 18-Inch Diameter	LF	136	\$	\$
4.09	Subdrain, Longitudinal, HDPE, Perforated Dual Wall, 6-Inch Dia.	LF	2889	\$	\$
4.10	Footing Drain Collector, HDPE, Perforated Dual Wall, 8-Inch Dia.	LF	150	\$	\$
4.11	Subdrain Cleanout, Type A-2, 6-Inch Dia.	EA	12	\$	\$
4.12	Subdrain Outlet & Connections, Into	EA	22	\$	\$

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
	Structure				
4.13	Footing Drain Outlets and Connections, Into Structure	EA	3	\$	\$
4.14	Pre-Rehabilitation Pipe Cleaning and Inspection, 4" to 12"	LF	1956	\$	\$
4.15	Additional Sewer Cleaning	HR	10	\$	\$
4.16	CIPP Main Lining, 8-Inch Dia.	LF	1956	\$	\$
4.17	Sanitary Sewer Service Reinstatement	EA	34	\$	\$
4.18	CIPP End Seals, 8-Inch Dia.	EA	19	\$	\$
4.19	Bypass Pumping	LS	1	\$	\$
	Water Main and Appurtenances				
5.01	Water Main, Trenched, 8-Inch Dia. C900	LF	2005	\$	\$
5.02	Water Main, Trenched, 12-Inch Dia. C900	LF	35	\$	\$
5.03	Fitting, DIP	LB	3621	\$	\$
5.04	Water Service, Copper or Polyethylene, 1-Inch Dia.	LF	835	\$	\$
5.05	Water Service, Polyethylene, 2-Inch Dia., Temporary	LF	2600	\$	\$
5.06	Water Service Corporation, Double Strap Saddle and Ball Corporation Stop, 1-Inch Dia.	EA	32	\$	\$
5.07	Water Service Curb Stop and Box, 1-Inch Dia.	EA	27	\$	\$
5.08	Water Main Abandonment, Cap, 12-Inch Dia. Or Less	EA	7	\$	\$
5.09	Water Main Removal, 12-Inch Dia. Or Less	LF	1468	\$	\$
5.10	Gate Valve, 6"	EA	1	\$	\$
5.11	Gate Valve, 8"	EA	13	\$	\$
5.12	Gate Valve, 12"	EA	1	\$	\$
5.13	Fire Hydrant Assembly	EA	3	\$	\$
5.14	Flushing Device (Blowoff), Temporary	EA	16	\$	\$
5.15	Valve Removals, 12-Inch Dia. Or Less	EA	9	\$	\$
5.16	Valve Box Removal	EA	4	\$	\$
5.17	Fire Hydrant Assembly Removal	EA	1	\$	\$
5.18	Temporary Service Connection	EA	27	\$	\$
	Structures for Sanitary and Storm Sewers				
6.01	Manhole, Type SW-401, 48" Diameter	EA	6	\$	\$

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
6.02	Intake, Storm, SW-501	EA	7	\$	\$
6.03	Intake, Storm, SW-541	EA	3	\$	\$
6.04	Manhole Adjustment, Minor	EA	7	\$	\$
6.05	Intake Adjustment, Minor	EA	3	\$	\$
6.06	Connection to Existing Manhole	EA	1	\$	\$
6.07	Remove Intake	EA	6	\$	\$
6.08	Remove Manhole	EA	4	\$	\$
6.09	Manhole Lining with Epoxy Seal	VF	8	\$	\$
	Streets and Related Work				
7.01	PCC Pavement, 7-Inch Thick, C-4WR, C-4WRC-20	SY	536	\$	\$
7.02	PCC Pavement, 8-Inch Thick, C-4WR, C-4WRC-20	SY	68	\$	\$
7.03	Curb and Gutter, 2.5-FT Width, 7-Inch Thick	LF	2585	\$	\$
7.04	Valley Gutter, 7-Inch Thick	SY	100	\$	\$
7.05	Pavement, Asphalt, 2-Inch Thickness, Surface Course	SY	4344	\$	\$
7.06	Pavement, Asphalt, 4-Inch Thickness, Base Course, 1/2-Inch Agg., 58-28S, Standard Traffic"	SY	4344	\$	\$
7.07	PCC and HMA Pavement Samples and Testing	LS	1	\$	\$
7.08	Removal of Sidewalk	SY	543	\$	\$
7.09	Removal of Driveway	SY	539	\$	\$
7.10	Sidewalk, PCC, 4-Inch Thickness	SY	986	\$	\$
7.11	Sidewalk, PCC, 6-Inch Thickness	SY	161	\$	\$
7.12	Detectable Warning	SF	166	\$	\$
7.13	Driveway, Paved, PCC, 6-Inch Thickness	SY	1104	\$	\$
7.14	Full Depth Patch, PCC, 8-Inch Thickness	SY	41	\$	\$
7.15	Full Depth Patch, PCC, 9-Inch Thickness	SY	37	\$	\$
7.16	Full Depth Patch, PCC, 11-Inch Thickness	SY	186	\$	\$
7.17	Subbase Over-excavation, Special Backfill (Contractor Furnish)	TON	400	\$	\$
7.18	Pavement Removal	SY	5921	\$	\$
7.19	Temporary Granular Surfacing	TON	500	\$	\$
7.20	Curb Grinding	LF	18	\$	\$
	Traffic Control				

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, _____, as Principal (hereinafter the “Contractor” or “Principal”) and _____, as Surety, are held and firmly bound unto the **City of Webster City, Iowa**, as Obligee, (hereinafter referred to as the “Jurisdiction”), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of _____ DOLLARS (\$ _____), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives, and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the _____ day of _____, 20____, (hereinafter the “Contract”) wherein said Contractor undertakes and agrees to construct the following described improvements:

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT

The **2025 Fair Meadow Drive Reconstruction Project** is located on Fair Meadow Drive between Rodlyn Road and Des Moines Street within the City of Webster City. The project consists of approximately 2,585 LF of curb and gutter; 4,346 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 5,575 SY of pavement removal; 1,037 SY of 6-inch thick PCC driveway pavement; 759 SY of 4-inch thick PCC Sidewalk; 6,409 SY of subgrade treatment, geogrid type 2; 6,409 SY of modified subbase (City Furnished); 334 LF of 15-inch diameter Class III RCP trenched storm sewer; 38 LF of 18-inch diameter Class III RCP trenched storm sewer; 577 LF of 24-inch diameter Class III RCP trenched storm sewer 2,914 LF of 6-inch diameter subdrain; 1,999 LF of 8” PVC water main with fittings; 26 each 1” water services; 3 each fire hydrants; 7 each SW-501 intakes; temporary traffic control; erosion control and seeding; and various related removals and improvements.

The project includes an additional approximately 271 SY of 4-inch sidewalk construction located on Des Moines Street between Fair Meadow Drive and Middle Street.

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents.

It is expressly understood and agreed by the Contractor and Surety in this Bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor’s default or failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.

2. **PAYMENT:** The Contractor and the Surety on this Bond are hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price which the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:
 - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of **two (2) years** from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
 - B. To keep all work in continuous good repair; and
 - C. To pay the Jurisdiction's reasonable costs of monitoring and inspecting to assure that any defects are remedied, and to repair the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.
4. **GENERAL:** Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
 - A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
 - B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than twenty percent (20%) of the total contract price, and that this Bond shall then be released as to such excess increase; and
 - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.
 - D. That no provision of this Bond or of any other contract shall be valid which limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.

- E. That as used herein, the phrase “all outlay and expense” is not to be limited in any way but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits, and overhead where applicable. Accordingly, “all outlay and expense” would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorney’s fees (including overhead expenses of the Jurisdiction’s staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor’s failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any “outlay and expense” in defending itself with respect to any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety’s obligation under this Bond shall not exceed 125% of the penal sum of this Bond.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be **Hamilton** County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly and severally, to pay the Jurisdiction all outlay and expense incurred therefore by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all of the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a word, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Witness our hands, in triplicate, this _____ day of _____, 20____.

Surety Countersigned By:

PRINCIPAL:

Signature of Agent

Contractor

By: _____
Signature

Printed Name of Agent

Title

Company Name

SURETY:

Company Address

Surety Company

City, State, Zip Code

By: _____
Signature Attorney-in-Fact Officer

Company Telephone Number

Printed Name of Attorney-in-Fact Officer

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

NOTE:

- 1. All signatures on this Performance, Payment, and Maintenance Bond must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.**
- 2. This Bond must be sealed with the Surety's raised, embossing seal.**
- 3. The Certificate or Power of Attorney accompanying this Bond must be valid on its face and sealed with the Surety's raised, embossing seal.**
- 4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this Bond must be exactly as listed on the Certificate of Power or Attorney accompanying this Bond.**

NOTICE TO PROCEED

PROJECT: 2025 Fair Meadow Drive Reconstruction Project

OWNER: **City of Webster City, Iowa**

DATE: _____

TO: Contractor Name: _____

Contractor Address: _____

You are hereby notified to commence work in accordance with the Contract dated _____, on or by the Late Start Date of May 5, 2025. Work is intended to be substantially complete within 120 Working days may be suspended by the Engineer when locations are substantially complete.

Should the Contractor fail to substantially complete the project within 120 Working Days, liquidated damages of One Thousand Dollars (\$1,000.00) per calendar day will be assessed for work not completed.

By: _____

Title: Project Engineer

ACCEPTANCE OF NOTICE

Receipt of the above Notice to Proceed is hereby acknowledged by _____ of

_____ on this the _____ day of _____, 20__.

By: _____

Title: _____

Special Provisions

PART 1 – SPECIAL CONSTRUCTION

1. SCOPE OF WORK

The **2025 Fair Meadow Drive Reconstruction Project** is located on Fair Meadow Drive between Rodlyn Road and Des Moines Street within the City of Webster City. The project consists of approximately 2,585 LF of curb and gutter; 4,344 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 6,027 SY of pavement removal; 1,104 SY of 6-inch thick PCC driveway pavement; 781 SY of 4-inch thick PCC Sidewalk; 6,233 SY of subgrade treatment, geogrid type 2; 6,233 SY of modified subbase (City Furnished); 359 LF of 15-inch diameter Class III RCP trenched storm sewer; 41 LF of 18-inch diameter Class III RCP trenched storm sewer; 600 LF of 24-inch diameter Class III RCP trenched storm sewer 2,889 LF of 6-inch diameter subdrain; 2,005 LF of 8" PVC water main with fittings; 27 each 1" water services; 3 each fire hydrants; 7 each SW-501 intakes; temporary traffic control; erosion control and seeding; and various related removals and improvements.

The project includes an additional approximately 205 SY of 4-inch sidewalk construction located on Des Moines Street between Fair Meadow Drive and Middle Street.

2. TRAFFIC CONTROL

Traffic. The traffic control plan shall be as specified in the J-sheets. Access to residences shall be maintained at all practical times, at the end of working hours and on weekends.

Detours. All detour signage shall be installed prior to the closure of specified portion of roadway(s) and shall be maintained during closure.

The Contractor shall open roadways, driveways, and sidewalks to traffic promptly, to minimize inconvenience to the public.

3. EXISTING LANDSCAPE AND IRRIGATION SYSTEMS

Existing landscaping and irrigation systems may be encountered during construction of this project. The Contractor shall verify with the property owner and the project inspector, whether all affected irrigation items work correctly or not, and the condition of all affected landscape items. The Contractor will notify the property owner and the project inspector if irrigation improvements are located within the project construction limits for the property owner to remove, salvage, or relocate.

Existing irrigation systems shall include, but not be limited to those items within City right-of-way that service adjacent private property and are maintained by the property owner; those items on private property adjacent to City right-of-way that are maintained by the private property owner; those items within the City right-of-way that service agricultural properties and are maintained by a water company; and those items owned and operated by the City on public property.

4. TREE PRUNING/REMOVAL

The Contractor shall trim trees in the public right-of-way to prevent damage from construction equipment and operations.

PART 1 – SPECIAL CONSTRUCTION

5. STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

This project requires coverage under the NPDES General Permit No. 2 for storm water discharges associated with construction activities from the IDNR, as required by the Environmental Protection Agency (EPA). The Contractor shall comply with laws, codes, ordinances, and requirements of governing agencies regarding the discharge of pollutants, air and water pollution control and any other requirements for this project.

Sawcutting Residue. The Contractor shall pick up and remove all residue from any sawcutting operation at the time sawcutting work is performed. Sawcutting residue shall not be washed into gutters, allowed to dry and/or be tracked by vehicular or pedestrian traffic.

6. EXISTING UTILITIES

Locations of utility lines, mains, cables, and appurtenances shown on the plans are from information provided by utility company and records of Jurisdiction. Prior to construction, contact all utility companies and have all utility lines and services located. The Contractor is responsible for excavating and exposing underground utilities in the line of work. Confirm location of underground utilities by excavating ahead of work. The Contractor is solely responsible for any damage to utilities or private or public property due to utility disruption. The Contractor shall notify utility company immediately if a utility line is damaged during construction.

Utility lines, poles, and appurtenances, except water and sewer lines, in direct conflict with the line and grade of work will be relocated by utility company before or during construction. Support and protect all utilities that are not moved. Utility services are generally shown on the plans; protect and maintain services during construction. No claims for additional compensation will be allowed to the Contractor for interference or delay caused by the utility company. The Contractor shall coordinate their operations with private construction companies on adjacent properties.

7. UTILITY COORDINATION AND RELOCATION SCHEDULE

The following information has been obtained from representatives with franchise utility companies located within the project corridor and is for informational purposes only. The Contractor is required to coordinate with the utility companies throughout construction. No claims for additional compensation will be allowed to Contractor for interference or delay caused by utility company. Utilities anticipated to be relocated prior to construction include, Black Hills Energy, Mediacom, Lumen, and Platinum Connect.

8.1 Webster City Municipal Electric

8.1.1 Contact: Adam Dickinson
Phone: (515) 297-1307
Email: adam@webstercity.com

8.2 Webster City (Water Main, Storm Sewer, and Sanitary Sewer)

8.2.1 Contact: Brandon Bahrenfuss
Phone: (515) 832-9123
Email: bbahrenfuss@webstercity.com

PART 1 – SPECIAL CONSTRUCTION

8.3 Black Hills Energy (Gas)

8.3.1 Contact: Mike Broshous
Phone: (515) 987-8971
Email: mike.broshous@blackhillscorp.com

8.4 Mediacom

8.4.1 Contact: Mike W. Hollinger
Phone: (641) 210-2883
Email: mhollinger@mediacomcc.com

8.5 Lumen

8.5.1 Contact: Sadie Hull
Phone: (918)547-0147
Email: sadie.hull@lumen.com

8.6 Platinum Connect, LLC

8.5.1 Contact: Mike Lawson (Vantage Point)
Phone: (615) 975-0143
Email: mike.lawson@vantagepnt.com

8. ACCESS TO TEMPORARY CONSTRUCTION EASEMENT AREAS.

City acquisition of temporary construction areas is complete except as follows. City acquisition of temporary construction easements for the following Parcels

- Parcel 1 823 Fair Meadow Drive
- Parcel 2 819 Fair Meadow Drive
- Parcel 3 817 Fair Meadow Drive
- Parcel 9 801 Fair Meadow Drive
- Parcel 14 711 Fair Meadow Drive
- Parcel 15 709 Fair Meadow Drive
- Parcel 17 705 Fair Meadow Drive
- Parcel 18 703 Fair Meadow Drive
- Parcel 19 2203 Des Moines Street
- Parcel 20 702 Fair Meadow Drive
- Parcel 21 704 Fair Meadow Drive
- Parcel 28 802 Fair Meadow Court
- Parcel 29 810 Fair Meadow Court
- Parcel 30 812 Fair Meadow Drive
- Parcel 31 814 Fair Meadow Drive
- Parcel 34 820 Fair Meadow Drive
- Parcel 38 601 Fair Meadow Drive
- Parcel 39 2108 Des Moines Street

PART 1 – SPECIAL CONSTRUCTION

- Parcel 40 2104 Des Moines Street

will be complete by March 1, 2025. Access to these parcels may not occur until after easement acquisition is complete.

9. COOPERATION AND COORDINATION WITH OTHERS

During work on this project, various utility companies may be working on their facilities within the project limits. The Contractor shall cooperate and coordinate with various contractors working for and/or with the utility companies. No additional contract time or compensation for delays and/or coordination shall be allowed unless delays are beyond utility company's ability to control in completing their work. Utility contact information can be found on Sheet A.1 of the Project plan set. Refer to Section 8 for utility contact information.

10. CONSTRUCTION SCHEDULE

The Engineer must be provided with a proposed schedule of construction showing dates of starting and completing various portions of work. This schedule is required at the Preconstruction Meeting and shall be updated for each weekly or bi-weekly meeting. The Contractor shall demonstrate that sufficient manpower and equipment is scheduled for construction work to maintain a timely and orderly construction.

11. CONSTRUCTION YARD

The Contractor shall provide and maintain as necessary, any additional property required for storage of equipment, materials, etc., to perform work on this project. When private property is used for a yard area, the Contractor shall secure written authorization from the private property owner and supply a copy of such to the City before any monthly progress payment is submitted. At the end of the project, the Contractor shall clean up and remove all trash and debris, including all organic trash and debris and provide the City a written release from the private property owner that they are satisfied with all cleanup removal work.

The City will permit storage of materials and equipment at the following locations:

- Properties called out as Staging Area on sheet A.1
- City Street Maintenance Facility, 100 E. Ohio Street, Webster City

All storage of equipment and materials, is subject to the Contractor making the area sufficiently secure, and the storage is at the Contractor's risk. At the end of the project, and as directed by the City, the Contractor shall clean up and remove all trash and debris. Site restoration is required.

PART 1 – SPECIAL CONSTRUCTION

12. PRESERVATION OF PAVED SURFACES, ENVIRONMENTAL FACTORS, RESTORATION OF WORK SITES, AND DISPOSAL OF SPOIL AND WASTE MATERIALS

Access to the work site is by paved public roads. The Contractor shall utilize said roads in such a manner as to not damage the existing roads or the adjacent property. Any damage to said roads shall be repaired by the Contractor to the satisfaction of the agency having jurisdiction over the roadway.

The Contractor shall not perform work outside the work site limits as shown by existing road right-of-way on the construction drawings and shall not leave said work site except when entering or leaving the area via the paved public roads. All areas adjacent to or in the vicinity of the work site shall be restored to pre-job conditions and shall meet all requirements of the property owner. The Contractor is obligated to keep visual impacts for the work site to a minimum; therefore, the Contractor is required to restore all areas altered by construction to near pre-construction conditions. Such areas shall include, but not be limited to, areas used for travel, parking and storage of vehicles, equipment, and materials.

The Contractor shall be responsible for the proper disposal of all waste materials resulting from his operations, including rubbish, and packing material, in a manner and location suitable to the City. The Contractor shall clean the work site and remove all trash and rubbish from premises a minimum of one time per week. Material and equipment, including mounds of earth and other debris, shall be stored on the job site only as needed and removed from the site daily, or as soon as they are no longer necessary, as determined by the Engineer. All cleanup costs shall be included in the Contractor's bid.

The Contractor shall take all necessary precautions to control dust created by construction operations. The Contractor shall be especially diligent in implementing dust control program and shall be prepared to respond immediately and positively to any instructions for corrective action given by the City. The Contractor shall use dust palliatives if necessary to satisfactorily control dust; however, the Contractor shall secure the City and property owner approval for use of dust palliatives other than water.

13. PAYMENT OF STORED MATERIALS

Not Used.

14. INCIDENTAL CONTRACT ITEMS

The following list includes major items that are incidental to the project and will not be paid for as separate bid items. Other items may be designated as incidental under certain bid items.

- Dewatering and handling storm water flow during construction
- Excavation, verification and protection of existing utilities, potholing if necessary
- Material & Field testing, not specified elsewhere
- Pipe bedding material
- Temporary sheets and shoring
- Coordination and cooperation with utility companies
- Coordination and cooperation with affected property owners
- Coordination and cooperation with the City of Webster City

PART 1 – SPECIAL CONSTRUCTION

- Protection of existing utilities and light poles
- Handbill notification of street closures & utility disruption to affected residents
- Monitoring weather conditions
- Finish grading
- Watering of seeded and sodded areas
- Dust control measures
- Construction staging & phasing
- Working backfill to reduce moisture content
- Control of stormwater
- Curb and pavement backfill
- Repair of invisible fences if damaged during construction
- Repair of private irrigation systems, if damaged during construction

15. CONSTRUCTION SURVEY

Construction staking will be provided by the Engineer for construction of the Project as per SUDAS 11,010. The original stakes set by the surveyor shall be preserved. If in the opinion of the Engineer the original survey stakes or marks have been carelessly or willfully destroyed or disturbed by the Contractor, replacement of said stakes will be deemed as restaking and will be charged back to the Contractor. Restaking charges will be invoiced from the Engineer to the Contractor with detailed descriptions weekly to the Contractor for payment.

16. SEEDING

Refer to pages SP-7 to SP-8 for the City Ordinance regarding seeding.

ORDINANCE NO. 2022 – 1854

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEBSTER CITY, IOWA, 2019 BY AMENDING CHAPTER 10 ARTICLE IV, PERTAINING TO THE IOWA STATEWIDE URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS AND THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUALS.

BE IT ENACTED by the City Council of the City of Webster City, Iowa, as follows, to-wit:

SECTION 1. SECTION MODIFIED. The Code of Ordinances of the City of Webster City, Iowa, 2019, is amended by repealing and replacing Chapter 10, Article IV. Public Improvement Standards, as follows:

SEC. 10-202 PURPOSE. The purpose of this article is to protect public health, property, welfare, and safety by establishing reasonable minimum requirements for the construction and design of public improvements within Webster City. These design standards and construction specifications, along with the supplemental specifications, will be used to design and construct public improvements within Webster City.

SEC. 10-203 ADOPTION OF PUBLIC IMPROVEMENTS STANDARDS. Except as hereinafter added to, deleted, modified or amended, the following manuals are hereby adopted as, and constitute, Statewide Urban Design and Specifications (SUDAS) manuals for public improvements of the City of Webster City, Iowa.

1. **SUDAS Design Manual.** The Iowa Statewide Urban Design Standards for Public Improvements manual, 2024 edition, as published by the Iowa SUDAS corporation, is hereby adopted by reference in full except for the following portions that are deleted, modified, or amended:
 - a. Chapter 7 Erosion and Sediment Control, Table 7E-23.01: Classification of Vegetation, delete from list: Kudzu; Lespedeza; Crabgrass; Red Top; Centipedegrass; Common Lespedeza.
 - b. Chapter 8 Parking Lots, – Delete
2. **SUDAS Specifications Manual.** The Iowa Statewide Urban Standard Specifications for Public Improvements manual, 2024 edition, as published by the Iowa SUDAS corporation, is hereby adopted by reference in full except for the following portions that are deleted, modified, or amended:
 - a. Division 9 Site Work and Landscaping, Table 9010.01 Domestic Grasses, delete from the list: Brome, smooth-LINCOLN; Fescue, creeping, red; Wildrye, Russian.
 - b. Division 9 Site Work and Landscaping, Table 9010.02 Legumes, shall not be used near native plantings.

- c. Division 9 Site Work and Landscaping, Table 9010.02 Legumes, delete from the list: Lespedeza.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and adopted this 7th day of March, 2022.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

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LEGEND Features

Existing	Proposed
Spot Elevation 93.0	Spot Elevation x93.0
Contour Elevation 93	Major Contour 999
Fence (Barbed, Field, Hog)	Minor Contour 999
Fence (Chain Link)	Construction Limits
Fence (Wood)	Roadway Alignment
Fence (Steel)	Roadway Stationing
Tree Line	Fence
Tree Stump	Safety Fence
	Silt Fence
	Filter Sock
	Retaining Wall
	Traffic Sign
	Street Light
	Traffic Signal
	Traffic Cabinet
	Traffic Ped Push Pole
	Fiber Optic
	Overstory Tree
	Understory Tree
	Shrubs
	Edge of Pavement
	Pavement Shading
	Granular Surfacing
	Pavement Jointing
	Pavement Sawcut
	Edge of Sidewalk
	Sidewalk Shading
	Sidewalk Ramp Shading
	Sidewalk Landing Shading
	Sidewalk Detectable Warnings
	Water Main
	Water Main Service
	Water Main Valve
	Water Main Reducer
	Water Main Hydrant
	Sanitary Sewer
	Sanitary Sewer Service
	Sanitary Sewer Cleanout
	Sanitary Manhole Type SW-301
	Storm Sewer Pipe
	Storm Sewer Subdrain
	Storm Sewer Service
	Storm Sewer Trenchdrain
	Storm Sewer Subdrain Cleanout
	Storm Sewer Manhole Type SW-401
	Storm Sewer Intake Type SW-505
	Storm Sewer Intake Type SW-506
	Storm Sewer Rip Rap
	Right of Way Acquisition Line
	Right of Way Acquisition Shading
	Temporary Easement Line
	Temporary Easement Shading
	Permanent Easement Line
	Permanent Easement Shading
	Staging - Current Pavement Shading
	Staging - Previous Pavement Shading
	Staging - Existing Pavement Shading
	Staging - Pavement Removals
	Staging - Sidewalk Removals
	Staging - Traffic Sign
	Staging - 42" Channelling Device
	Staging - Drum
	Staging - Type III Barricade
	Staging - Safety Closure
	Staging - Traffic Flow Arrows
	Staging - Temporary Barrier Rail
	Sanitary Manhole 12" ST
	Storm Sewer with Size Storm Manhole
	Single Storm Sewer Intake
	Double Storm Sewer Intake
	Fire Hydrant
	Fire Hydrant on Building
	Water Main Valve
	Water Service Valve
	Well
	Utility Pole
	Guy Anchor
	Utility Pole with Light
	Utility Pole with Transformer
	Street Light
	Yard Light
	Electric Box
	Electric Transformer
	Traffic Sign
	Communication Pedestal
	Communication Manhole
	Communication Handhole
	Fiber Optic Manhole
	Fiber Optic Handhole
	Gas Valve
	Gas Manhole
	Gas Apparatus
	Fence Post or Guard Post
	Underground Storage Tank
	Above Ground Storage Tank
	Sign
	Satellite Dish
	Mailbox
	Soil Boring
	Right-of-Way Line
	Property Line
	Public Utility Easement Line
	Storm Sewer Easement Line

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY CONTACT INFORMATION

G-GAS MAIN	BLACK HILLS ENERGY WEB CTY Chuck Woods 515-343-2037 chuck.woods@blackhillscorp.com	C1-COMMUNICATIONS 1	CENTURYLINK Sadie Hull 918-547-0147 sadie.hull@lumen.com
E-UNDERGROUND ELECTRIC OE-OVERHEAD ELECTRIC	CITY OF WEBSTER CITY Adam Dickhson 515-832-9159 adam@webstercity.com	C2-COMMUNICATIONS 2	MEDIACOM Mike Lawler 515-571-2183 mlawler@mediacomcc.com
S-SANITARY SEWER ST-STORM SEWER	CITY OF WEBSTER CITY Brandon Bahrenfuss 515-832-9123 bbahrenfuss@webstercity.com		
W-WATER MAIN			
F-FIBER F02-FIBER 2	PLATINUM CONNECT, LLC Jake Van Roekel 712-722-3451 jakevr@mypremieronline.com		

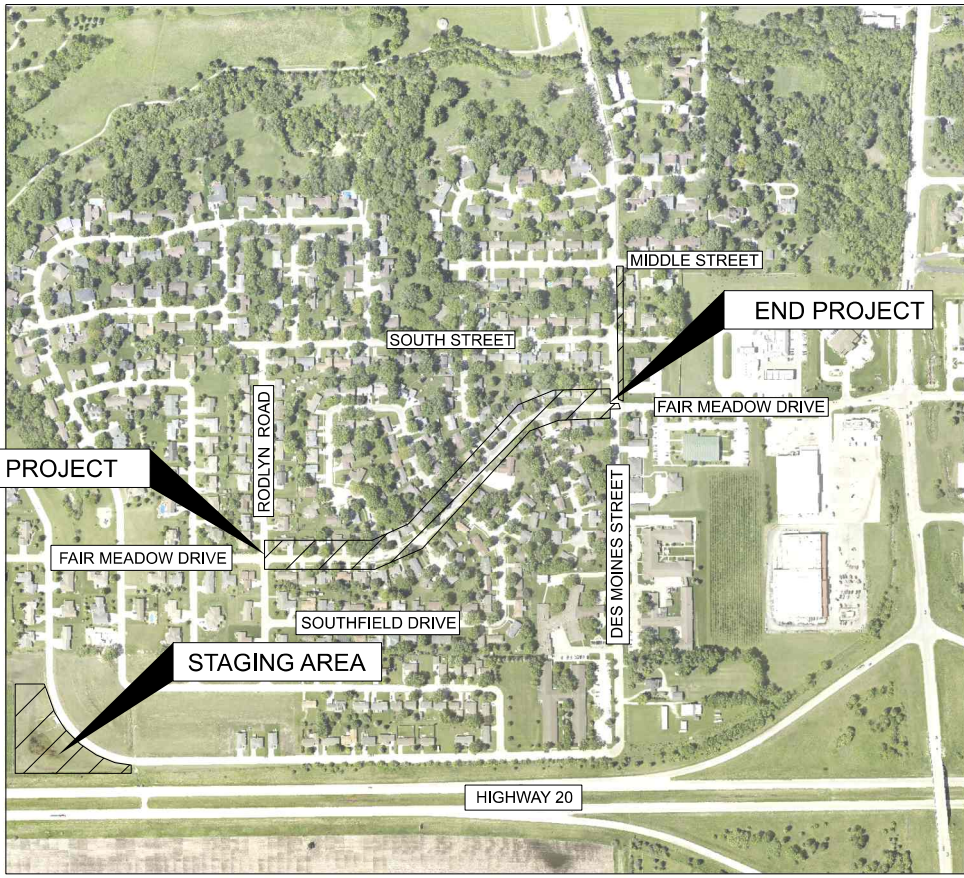
ROADWAY IMPROVEMENT PLANS FOR CITY OF WEBSTER CITY

HAMILTON COUNTY, IOWA

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT

CITY PROJECT # 9-25-005-1

THE 2024 STATEWIDE URBAN DESIGN STANDARDS AND STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, CITY OF WEBSTER CITY SUPPLEMENTAL SPECIFICATIONS, AND SPECIAL PROVISIONS SHALL APPLY TO CONSTRUCTION WORK ON THIS PROJECT.

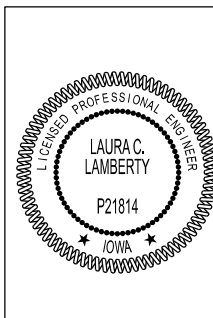


VICINITY MAP

NOT TO SCALE

INDEX OF SHEETS

- A.1 TITLE SHEET
- B.1-B.4 TYPICAL SECTIONS AND DETAILS
- C.1-C.4 QUANTITIES, TABLES, ESTIMATE REFERENCE INFORMATION
- D.1-D.5 MAINLINE PLAN AND PROFILE SHEETS
- F.1-F.3 REMOVAL SHEETS
- G.1 SURVEY CONTROL SHEET
- H.1-H.3 RIGHT OF WAY SHEETS
- J.1 TRAFFIC CONTROL NOTES
- J.2 STAGING TYPICAL SECTION
- J.3-J.8 TRAFFIC CONTROL AND STAGING SHEETS
- J.9-J.10 DETOUR SHEETS
- L.1-L.2 ROADWAY GEOMETRIC AND STAKING SHEETS
- L.3-L.5 DRIVEWAY GEOMETRIC AND STAKING SHEETS
- L.6 JOINTING LAYOUT
- MWM.1-MWM.2 WATER MAIN TABULATION
- MWM.3-MWM.8 WATER MAIN PLAN AND PROFILE SHEETS
- MWM.9-MWM.14 WATER MAIN STAGING SHEETS
- R.1 SWPPP SHEET
- R.2-R.6 EROSION CONTROL SHEETS
- S.1-S.10 SIDEWALK LAYOUT SHEETS
- W.1-W.16 MAINLINE CROSS SECTIONS



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

10/30/2024
Date
Laura C. Lamberty, P.E.

License Number P21814
My License Renewal Date is December 31, 2024

Pages or sheets covered by this seal:
ALL SHEETS

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"=20'	
Technician: KSB	Date: \$DATE\$	Field Bk:	

Project No: 1240690
Sheet A.1



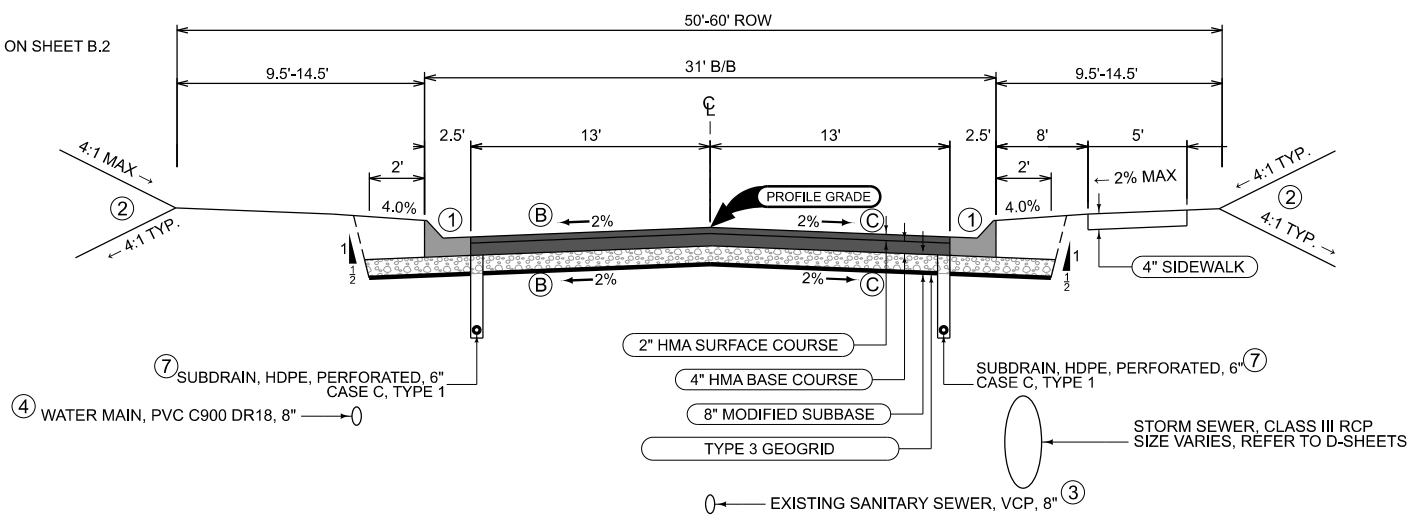
Project No: 1240690

Sheet A.1

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- NOTE:
- ① 2.5' PCC 6" STANDARD CURB AND GUTTER PER SUDAS 7010.102, REFER TO TYP-3 ON SHEET B.2
 - ② REFER TO CROSS SECTIONS FOR MORE INFORMATION
 - ③ FOR SANITARY SEWER LOCATION AND INFORMATION REFER TO D-SHEETS
 - ④ REFER TO MWM-SHEETS FOR WATER MAIN INFORMATION
 - ⑤ REFER TO L-SHEETS FOR GEOMETRIC AND JOINTING INFORMATION
 - ⑥ REFER TO S- SHEETS FOR SIDEWALK LOCATIONS AND INFORMATION
 - ⑦ REFER TO C-SHEETS FOR TABULATION INFORMATION
 - ⑧ TOPSOIL PLACED SHALL BE AMENDED TOPSOIL

BEGIN STATION	END STATION	(B)
105+03.82	105+40.00	0.65%-2.00%
105+40.00	108+60.55	2.00%-2.00%



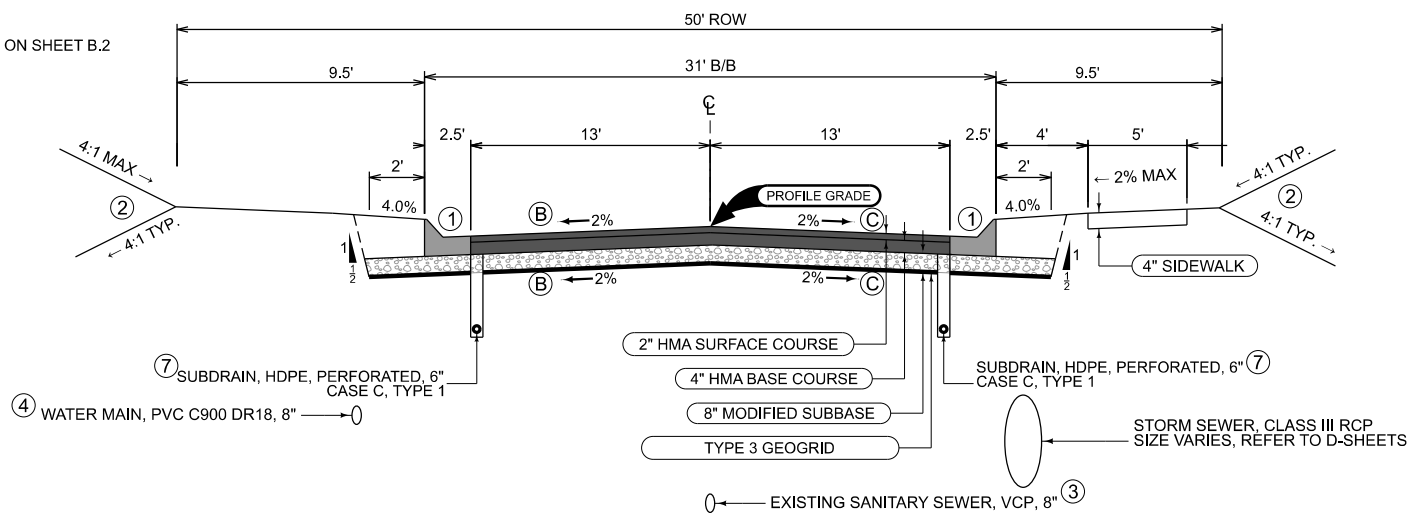
BEGIN STATION	END STATION	(C)
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105+40.00	108+60.55	2.00%-2.00%

**TYPICAL CROSS SECTION
TWO-LANE URBAN ROADWAY
FAIR MEADOW DRIVE - 50'-60' ROW**

TYP-2

- NOTE:
- ① 2.5' PCC 6" STANDARD CURB AND GUTTER PER SUDAS 7010.102, REFER TO TYP-3 ON SHEET B.2
 - ② REFER TO CROSS SECTIONS FOR MORE INFORMATION
 - ③ FOR SANITARY SEWER LOCATION AND INFORMATION REFER TO D-SHEETS
 - ④ REFER TO MWM-SHEETS FOR WATER MAIN INFORMATION
 - ⑤ REFER TO L-SHEETS FOR GEOMETRIC AND JOINTING INFORMATION
 - ⑥ REFER TO S- SHEETS FOR SIDEWALK LOCATIONS AND INFORMATION
 - ⑦ REFER TO C-SHEETS FOR TABULATION INFORMATION
 - ⑧ TOPSOIL PLACED SHALL BE AMENDED TOPSOIL

BEGIN STATION	END STATION	(B)
108+60.55	118+45.00	2.00%-2.00%
118+45.00	118+76.39	2.00%-0.70%



BEGIN STATION	END STATION	(C)
108+60.55	118+35.00	2.00%-2.00%
118+35.00	118+76.39	2.00%-0.20%

**TYPICAL CROSS SECTION
TWO-LANE URBAN ROADWAY
FAIR MEADOW DRIVE - 50' ROW**

TYP-3

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT

TYPICAL CROSS SECTIONS AND DETAILS WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

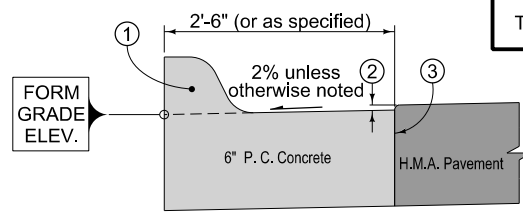
2727 SW SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | WWW.SNYDER-ASSOCIATES.COM



Project No: 1240690

Sheet B.1

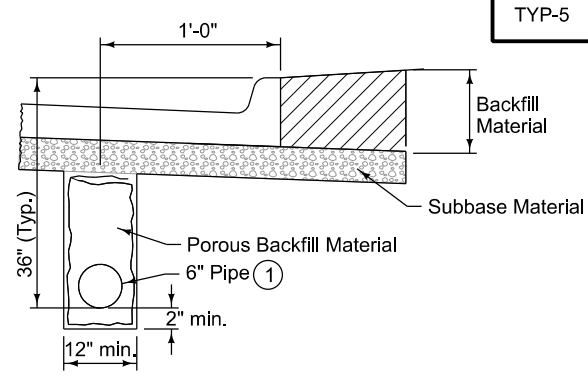
Sheet B.1
Project No: 1240690



TYP-3

- ① 6 inch Standard Curb, 6 inch Sloped Curb, or 3 inch Sloped Curb as specified.
- ② 1/8 inch if Proposed Pavement is HMA. No elevation difference if Proposed Pavement is PCC.
- ③ 'BT', 'KT', or 'L' joint if Proposed Pavement is PCC. 'B' joint if Proposed Pavement is HMA.

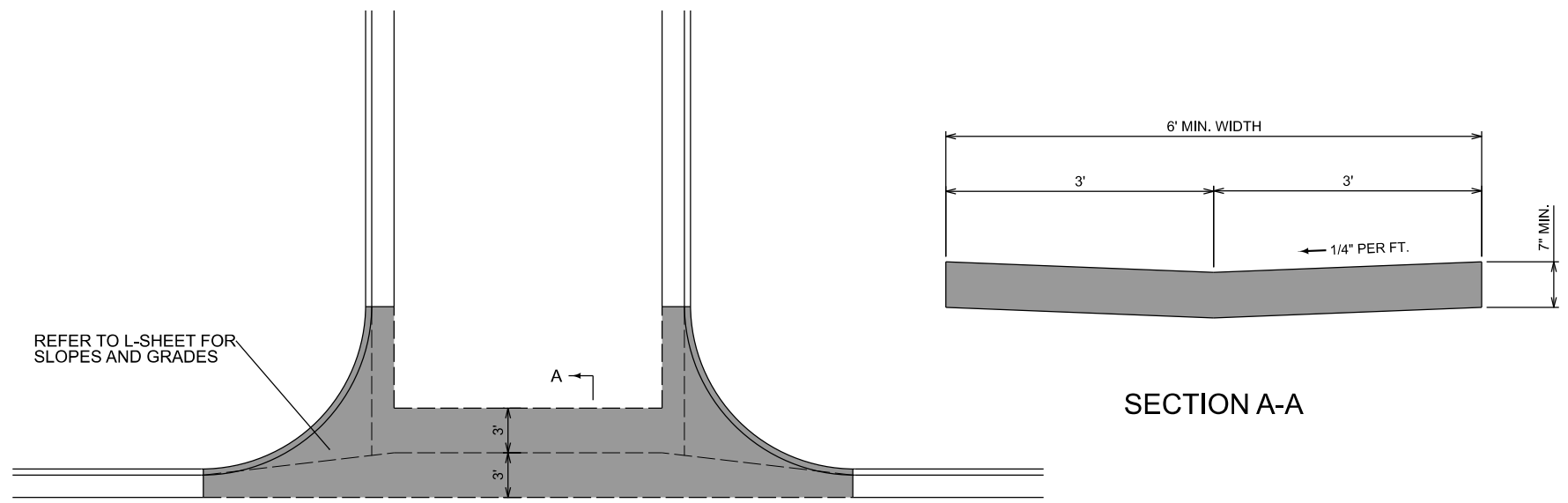
CURB AND GUTTER UNIT



TYP-5

CASE C
TYPE 1

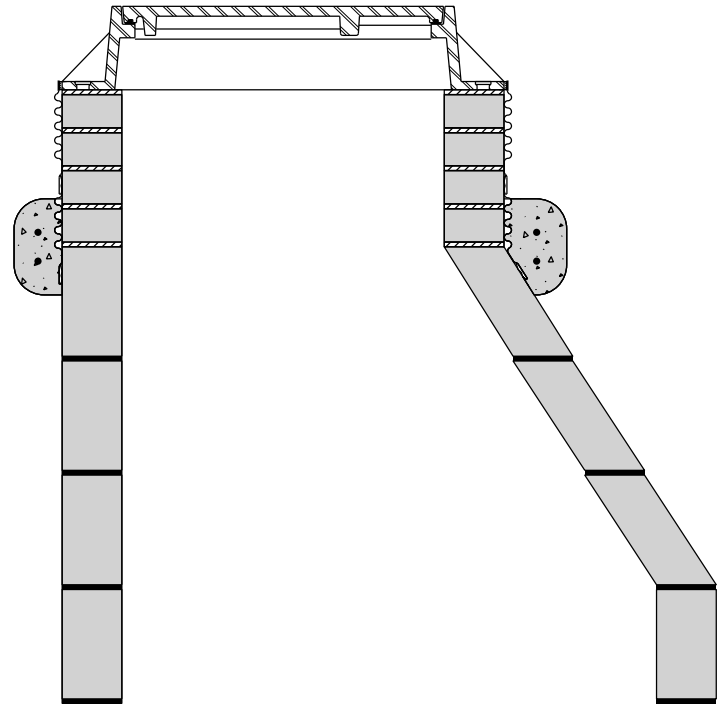
MODIFIED 6" SUBDRAIN



TYP-4

SECTION A-A

VALLEY GUTTER



MANHOLE ADJUSTMENT, MINOR

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"=20'	
Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:

Project No: 1240690
Sheet B.2

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT

TYPICAL CROSS SECTIONS AND DETAILS

WEBSTER CITY, IOWA

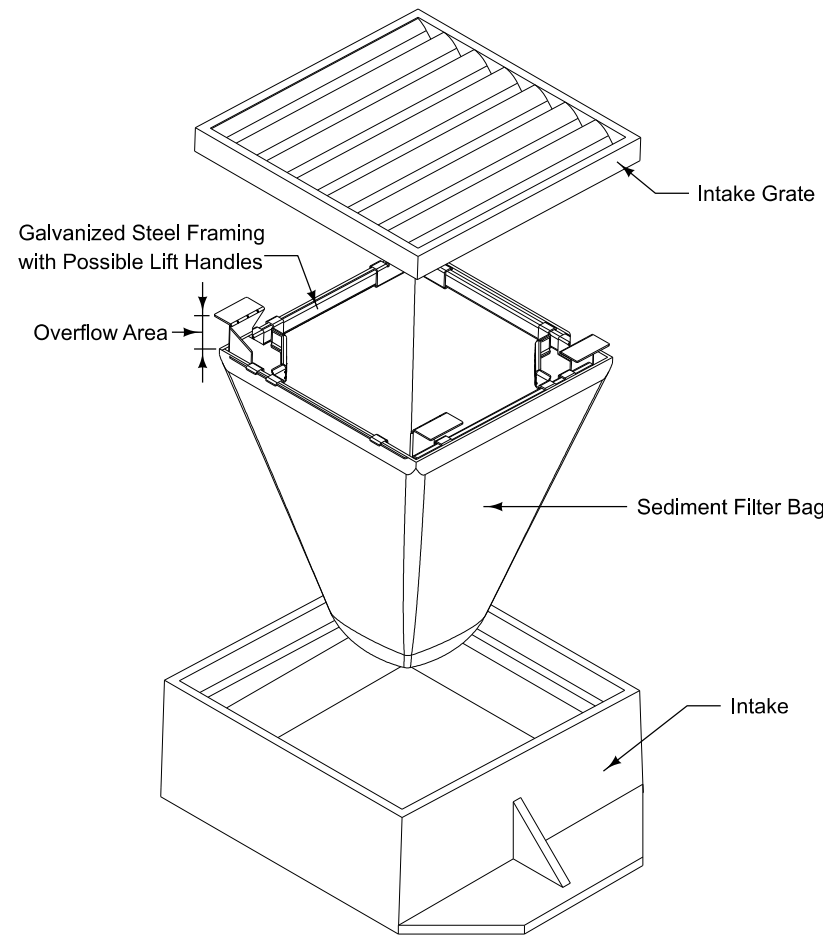
SNYDER & ASSOCIATES, INC.

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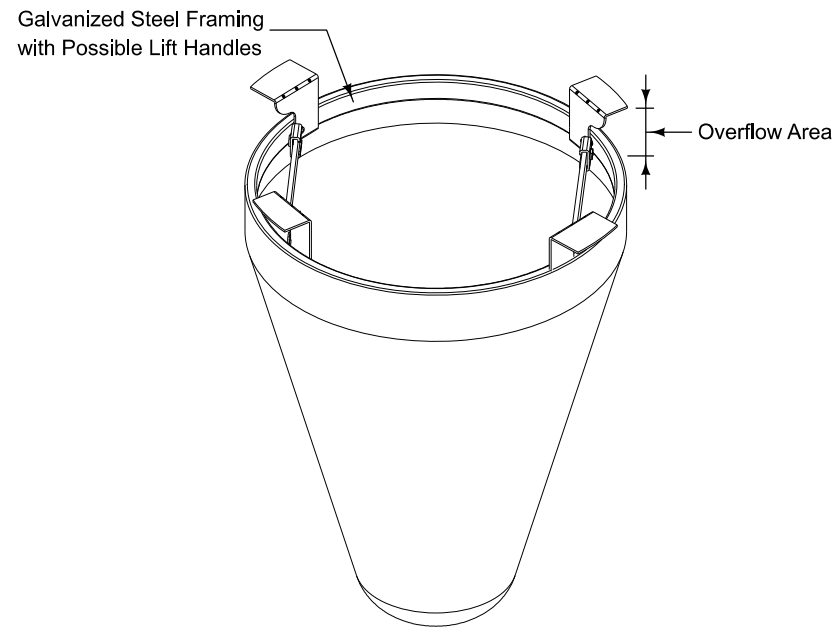


Project No: 1240690

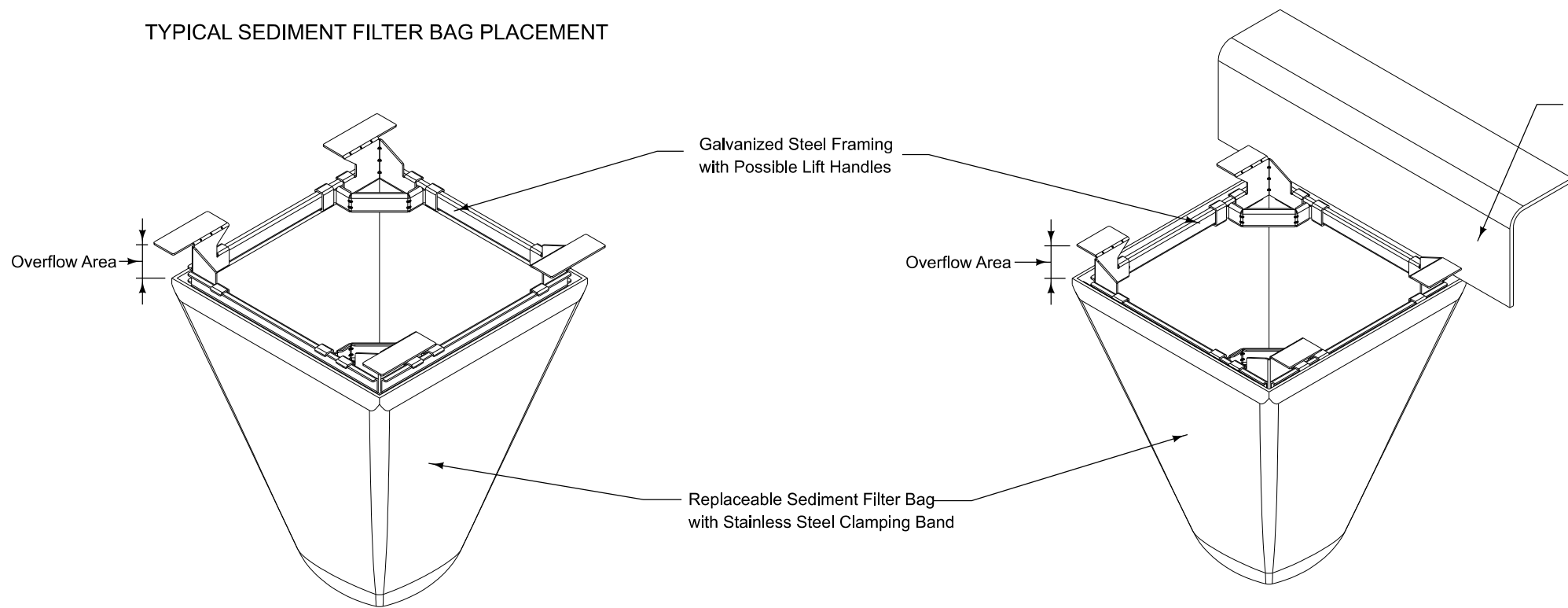
Sheet B.2



TYPICAL SEDIMENT FILTER BAG PLACEMENT



SEDIMENT FILTER BAG FOR CIRCULAR GRATE



SEDIMENT FILTER BAG FOR SQUARE OR RECTANGULAR GRATE

SEDIMENT FILTER BAG FOR COMBINATION GRATE WITH CURB OPENING

Use sediment filter bag consisting of woven material meeting the requirements of Table 4196.01-1 of the Standard Specifications, except a maximum apparent opening size of US Sieve No. 10 and a minimum flow rate of 145 gallons per minute per square foot. Sediment filter bags without steel frame and clamping bands will be allowed if overflow is provided.

Remove sediment filter bag upon stabilization of sediment sources.

Measurement for Grate Intake Sediment Filter Bag will be by count.

Basis of Payment for Grate Intake Sediment Filter Bag will be at the contract unit price for each device installed. Payment is full compensation for furnishing all equipment, labor, and materials required to install the Grate Intake Sediment Filter Bag as shown.

Method of Measurement for Maintenance of Grate Intake Sediment Filter Bag will be by count.

Basis of Payment for Maintenance of Grate Intake Sediment Filter Bag will be at the contract unit price for each occurrence. Payment is full compensation for clean out and disposal of material when capacity reaches 50%, and for any other repair needed during the project.

Measurement for Removal of Grate Intake Sediment Filter Bag will be by count.

Basis of Payment for Removal of Grate Intake Sediment Filter Bag will be at the contract unit price for each device removed. Payment is full compensation for all labor and equipment required for removal.

Possible Contract Items:
 Grate Intake Sediment Filter Bag
 Maintenance of Grate Intake Sediment Filter Bag
 Removal of Grate Intake Sediment Filter Bag

Possible Tabulation:
 100-37

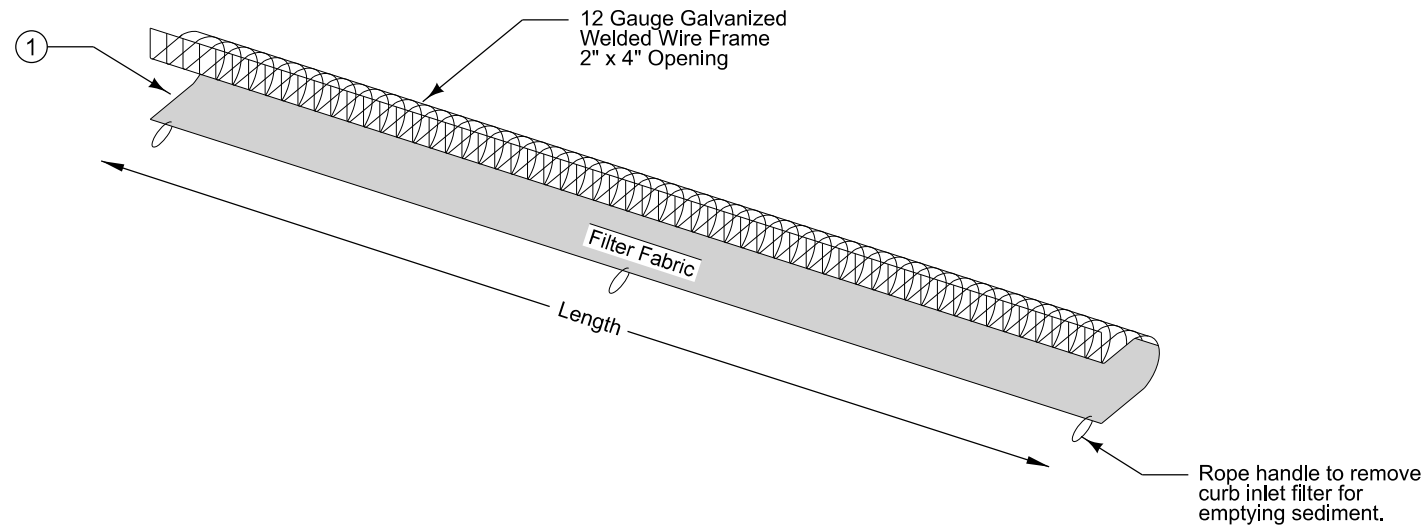
STANDARD ROAD PLAN	REVISION	
	New	10-17-23
EC-604		SHEET 1 of 1
REVISIONS: New. Replaces Detail 570-7.		
APPROVED BY DESIGN METHODS ENGINEER		
GRATE INTAKE SEDIMENT FILTER BAG		

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"=20'	
Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:
Project No: 1240690			Sheet B.4

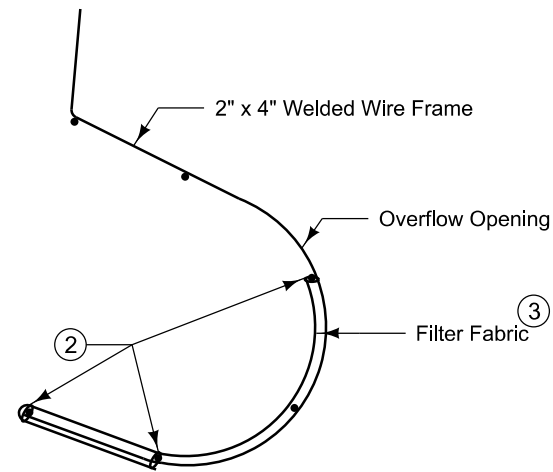
2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 TYPICAL CROSS SECTIONS AND DETAILS
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM


SNYDER & ASSOCIATES
 Project No: 1240690
 Sheet B.4

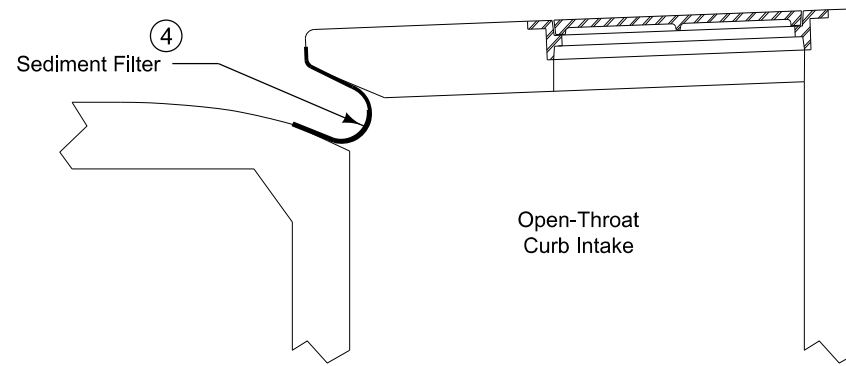
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OPEN-THROAT CURB INTAKE SEDIMENT FILTER



SEDIMENT FILTER CROSS SECTION



SEDIMENT FILTER PLACEMENT

Remove sediment filter upon stabilization of sediment sources.

- ① Trim frame as needed to tightly fit in the intake throat. Overlap fabric a minimum of 3 inches and securely fasten.
- ② Securely attach filter fabric to the wire frame leaving an overflow opening above the filter fabric.
- ③ Woven material meeting the requirements of Table 4196.01-1 of the Standard Specifications, except a maximum apparent opening size US Sieve No. 10 and a minimum flow rate of 145 gallons per minute per square foot.
- ④ Insert sediment filter to create a compression fit in the intake throat. If overflow opening is not present after inserting filter, trim filter fabric so opening is present.

Possible Contract Items:
 Open-throat Curb Intake Sediment Filter
 Maintenance of Open-throat Curb Intake Sediment Filter
 Removal of Open-throat Curb Intake Sediment Filter

Possible Tabulation:
 100-36

STANDARD ROAD PLAN	REVISION	
	1	10-15-24
EC-602		
SHEET 1 of 1		
REVISIONS: Update logo.		
APPROVED BY DESIGN METHODS ENGINEER		
OPEN-THROAT CURB INTAKE SEDIMENT FILTER		

MARK	REVISION	DATE	BY	Engineer: LEJ	Checked By: LCU	Scale: 1"=20'	Field Bk:	Pg:	Project No: 1240690			Sheet B.3
Technician: KSB	Date: \$DATE\$											

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 TYPICAL CROSS SECTIONS AND DETAILS
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
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 ANKENY, IOWA 50023
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SNYDER & ASSOCIATES

Project No: 1240690
 Sheet B.3

**ESTIMATED ROADWAY QUANTITIES
(1 DIVISION PROJECT)**

101-03

Item No.	Item Code	Item	Unit	Total	As Built Qty.
EARTHWORK					
2.01	2010-C	Clearing and Grubbing	LS	1	
2.02	2010-D-2	Topsoil, Amended	CY	458	
2.03	2010-E	Excavation, Class 10	CY	1810	
2.04	2010-I	Subgrade Treatment, Geogrid (Triaxial)	SY	6233	
2.05	2010-J	Subbase, Modified, 8" Depth (City furnished)	SY	6233	
2.06	2010-J	Subbase, Special Backfill, 8" Depth (Contractor furnished)	SY	430	
2.07	2010-M	Compaction Testing	LS	1	
TRENCH AND TRENCHLES CONSTRUCTION					
3.01	3010-F	Trench Compaction Testing	LS	1	
SEWERS AND DRAINS					
4.01	4010-A-1	Sanitary Sewer Gravity Main, Trenched, AWWA C900 PVC, 8-Inch Dia.	LF	74	
4.02	4010-H	Removal of Sanitary Sewer, Vitrified Clay Pipe, 8-Inch Dia.	LF	74	
4.03	4020-A-1	Storm Sewer, Trenched, Class III RCP, 15-Inch Diameter	LF	359	
4.04	4020-A-1	Storm Sewer, Trenched, Class III RCP, 18-Inch Diameter	LF	41	
4.05	4020-A-1	Storm Sewer, Trenched, Class III RCP, 24-Inch Diameter	LF	600	
4.06	4020-D	Removal of Storm Sewer, 24-Inch Dia. Or Less	LF	627	
4.07	4020-G	Storm Sewer Abandonment, Fill and Plug, 10-Inch Diameter	LF	52	
4.08	4020-G	Storm Sewer Abandonment, Fill and Plug, 18-Inch Diameter	LF	136	
4.09	4040-A	Subdrain, Longitudinal, HDPE, Perforated Dual Wall, 6-Inch Dia.	LF	2889	
4.10	4040-B	Footing Drain Collector, HDPE, Perforated Dual Wall, 8-Inch Dia.	LF	150	
4.11	4040-C-1	Subdrain Cleanout, Type A-2, 6-Inch Dia.	EA	12	
4.12	4040-D-1	Subdrain Outlet & Connections, Into Structure	EA	22	
4.13	4040-D-2	Footing Drain Outlets and Connections, Into Structure	EA	3	
4.14	4050-A-1	Pre-Rehabilitation Pipe Cleaning and Inspection, 4" to 12"	LF	1956	
4.15	4050-A-2	Additional Sewer Cleaning	HR	10	
4.16	4050-C-1	CIPP Main Lining, 8-Inch Dia.	LF	1956	
4.17	4050-C-2	Sanitary Sewer Service Reinstatement	EA	34	
4.18	4050-C-3	CIPP End Seals, 8-Inch Dia.	EA	19	
4.19	4050-G	Bypass Pumping	LS	1	
WATER MAINS AND APPURTENANCES					
5.01	5010-A-1	Water Main, Trenched, 8-Inch Dia. C900	LF	2005	
5.02	5010-A-1	Water Main, Trenched, 12-Inch Dia. C900	LF	35	
5.03	5010-C-2	Fitting, DIP	LB	3621	
5.04	5010-E-1	Water Service, Copper or Polyethylene, 1-Inch Dia.	LF	835	
5.05	5010-E-1	Water Service, Polyethylene, 2-Inch Dia., Temporary	LF	2600	
5.06	5010-E-2	Water Service Corporation, Double Strap Saddle and Ball Corporation Stop, 1-Inch Dia.	EA	32	
5.07	5010-E-3	Water Service Curb Stop and Box, 1-Inch Dia.	EA	27	
5.08	5010-G	Water Main Abandonment, Cap, 12-Inch Dia. Or Less	EA	7	
5.09	5010-H	Water Main Removal, 12-Inch Dia. Or Less	LF	1468	
5.10	5020-A	Gate Valve, 6"	EA	1	
5.11	5020-A	Gate Valve, 8"	EA	13	
5.12	5020-A	Gate Valve, 12"	EA	1	
5.13	5020-C	Fire Hydrant Assembly	EA	3	
5.14	5020-E	Flushing Device (Blowoff), Temporary	EA	16	
5.15	5020-K	Valve Removals, 12-Inch Dia. Or Less	EA	9	
5.16	5020-L	Valve Box Removal	EA	4	
5.17	5020-J	Fire Hydrant Assembly Removal	EA	1	
5.18	5999-A	Temporary Service Connection	EA	27	
STRUCTURES FOR SANITARY AND STORM SEWERS					
6.01	6010-A	Manhole, Type SW-401, 48" Diameter	EA	6	
6.02	6010-B	Intake, Storm, SW-501	EA	7	
6.03	6010-B	Intake, Storm, SW-541	EA	3	
6.04	6010-E-1	Manhole Adjustment, Minor	EA	7	
6.05	6010-E-2	Intake Adjustment, Minor	EA	3	
6.06	6010-G-1	Connection to Existing Manhole	EA	1	
6.07	6010-H-2	Remove Intake	EA	6	
6.08	6010-H-1	Remove Manhole	EA	4	
6.09	6020-D	Manhole Lining with Epoxy Seal	VF	8	
STREETS AND RELATED WORK					
7.01	7010-A	PCC Pavement, 7-Inch Depth, C-4WR, C-4WRC-20	SY	574	
7.02	7010-E	Curb and Gutter, 2.5-FT Width, 7-Inch Thick	LF	2585	
7.03	7010-999-A	Valley Gutter, 7-Inch Thick	SY	100	
7.04	7020-B	Pavement, Asphalt, 2-Inch Thickness, Surface Course	SY	4344	
7.05	7020-B	Pavement, Asphalt, 4-Inch Thickness, Base Course, 1/2-Inch Agg., 58-28S, Standard Traffic	SY	4344	
7.06	7010-I, 7020-I	PCC and HMA Pavement Samples and Testing	LS	1	
7.07	7030-A-1	Removal of Sidewalk	SY	519	
7.08	7030-A-3	Removal of Driveway	SY	515	
7.09	7030-E	Sidewalk, PCC, 4-Inch Thickness	SY	986	
7.10	7030-E	Sidewalk, PCC, 6-Inch Thickness	SY	161	
7.11	7030-G	Detectable Warning	SF	166	
7.12	7030-H-1	Driveway, Paved, PCC, 6-Inch Thickness	SY	1104	
7.13	7040-A	Full Depth Patch, PCC, 8-Inch Thickness	SY	38	
7.14	7040-A	Full Depth Patch, PCC, 9-Inch Thickness	SY	34	
7.15	7040-A	Full Depth Patch, PCC, 11-Inch Thickness	SY	185	
7.16	7040-B	Subbase Over-excavation, Special Backfill (Contractor Furnish)	TON	400	
7.17	7040-H	Pavement Removal	SY	6027	
7.18	7999-A	Temporary Granular Surfacing	TON	500	
TRAFFIC CONTROL					
8.01	8030-A	Temporary Traffic Control	LS	1	
8.02	8999-A	Portable Dynamic Message Sign	EA	20	
SITE WORK AND LANDSCAPING					
9.01	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	AC	3.6	
9.02	9040-A-1	SWPPP Preparation	LS	1	
9.03	9040-A-2	SWPPP Management	LS	1	
9.04	9040-F-1	Wattle, 9-Inch Diameter	LF	3608	
9.05	9040-F-2	Wattle, Removal	LF	3608	
9.06	9040-T-1	Inlet Protection Device, Drop-In	EA	15	

**ESTIMATED ROADWAY QUANTITIES
(1 DIVISION PROJECT)**

101-03

Item No.	Item Code	Item	Unit	Total	As Built Qty.
9.07	9040-T-1	Inlet Protection Device, Iowa DOT SRP EC-602	EA	12	
9.08	9040-T-2	Inlet Protection Device, Maintenance	EA	3	
9.09	9060-F	Temporary Fence, Orange Safety Fence, 48-Inch Height	LF	3500	
9.10	9999-A	Remove and Reinstall Landscape Wall	LS	1	
MISCELLANEOUS					
11.01	11,020-A	Mobilization	LS	1	
11.02	11,030-A	Maintenance of Postal Service	LS	1	
11.03	11,030-B	Maintenance of Solid Waste Collection	LS	1	
11.04	11,050-A	Concrete Washout	LS	1	
11.05	11,999-A	Remove and Reinstall Mailbox	EA	36	

ESTIMATE REFERENCE INFORMATION

101-06

Item No.	Item Code	Description
2.01	2010-C	Clearing and Grubbing Refer to F-Sheets for locations. The Contractor shall protect remaining trees. - Tree removals shown in F-Sheets will be removed to 12" above ground level, by others, prior to the project starting. The Contractor shall grub the remaining stump and remove the root ball of the tree to a depth of 2' below existing ground. - Placement of backfill in area where roots have been removed, and removal and disposal of all materials is considered incidental to this item.
2.02	2010-D-2	Topsoil, Amended Refer to T-Sheets for quantities and locations. Quantity includes stripping, stockpiling, and spreading 6 inches of on-site topsoil for areas between the back of curb to grading limits. Topsoil strip shall be to a minimum depth of 6 inches. Refer to D-Sheets for grading limits. Refer to B-Sheets for typical section. Refer to W-Sheets for cross sections. This item includes 396 CY of topsoil stripping, 409 CY of adjusted compost amended topsoil place, with 89 CY of topsoil waste. Placed topsoil quantities include an assumed 40% shrink factor. - Item is Final Pay Quantity and no measurement will be made.
2.03	2010-E	Excavation, Class 10 Refer to T-Sheets for quantities and locations. Refer to W-Sheets for cross sections. Refer to SUDAS Figure 2010.102 for excavation and fill designation. This bid item includes 1810 CY of Class 10 cut, 81 CY of Class 10 adjusted fill, and 1729 CY of Class 10 waste. Placed Class 10 fill quantities include an assumed 30% shrink factor. All waste material shall become the property of the Contractor to dispose of off-site. - Bidders shall determine quantities and satisfy themselves for all conditions of earthwork requirements in the submittal of a bid. This is a Final Pay Quantity Item and no measurement shall be made. Excess material shall become the property of the Contractor and shall be disposed of off-site.
2.04	2010-I	Subgrade Treatment, Geogrid (Triaxial) Refer to B-Sheets for typical sections. Refer to D-Sheets for locations and layouts. Refer to J-Sheets for staging requirements. Refer to W-Sheets for cross sections. Includes 2' behind back of curb. Quantity includes approximate 5% additional quantity for field adjustments made by the Engineer. - Materials shall be Tensor TX-5 or approved equal. Material shall be capable of providing an equivalent structural number of 3.9, minimum, with 8-inch depth modified subbase and 6-inch depth standard traffic asphalt mix, and otherwise meet the requirements of the SUDAS Geogrid Type 3 specification. CBR of 3 is assumed. - Contractor shall protect utilities and storm sewer pipe during subgrade treatment and preparations in order to prevent damage to utilities and pipe. Contractor shall be responsible for replacing any damage to utilities and/or pipe at no cost to the City. Subgrade shall be compacted to 95% of the maximum dry density as determined by the standard laboratory compaction test (ASTM D698) and paid for under the compaction testing bid item.
2.05	2010-J	Subbase, Modified, 8" Depth (City furnished) Refer to B-Sheets for typical sections. Refer to D-Sheets for locations and layouts. Refer to J-Sheets for staging requirements. Refer to W-Sheets for cross sections. Quantity includes approximate 5% additional quantity for field adjustments made by the Engineer. - Subbase shall be furnished to the Contractor for use on this project. The Contractor shall load, haul, spread, and place modified subbase. Subbase shall be made available to the Contractor at City Public Works Yard, 100 E. Ohio Street, Webster City. Subbase is made available to the Contractor solely for this Contract item. - Contractor shall install an additional 2-inches above finished subbase grade for vehicle traffic. Contractor shall trim top 2-inches prior to placement of curb and gutter and asphalt. Contractor shall maintain the subbase by smoothing out any rutting deeper than 2 inches. Trimming may need to be completed in halves. Placement, trimming, and maintenance of top additional 2-inch layer shall be incidental to this bid item. - Proofrolling is required and shall be incidental to this bid item. Contractor shall notify Engineer and City staff, 24 hours prior to proofrolling subbase. Compaction testing shall be paid for under the Compaction Testing bid item.
2.06	2010-J	Subbase, Special Backfill, 8" Depth (Contractor furnished) For use under full depth patches. Contractor shall supply special backfill material. Compact subbase and provide testing according to SUDAS Section 2010, 3.09.
2.07	2010-M	Compaction Testing Compaction testing shall be performed by a third-party independent testing laboratory approved by the Engineer. Compaction testing shall be performed on subbase preparation. Perform compaction testing per SUDAS Section 2010, 3.09. Coordinate testing results with the Engineer. Subbase that does not meet requirements for moisture content and/or density will be required to be re-tested, at no additional cost to the City, until the required level of compaction is achieved. Testing shall include proctors to be performed at all material changes.
3.01	3010-F	Trench Compaction Testing Item is for compaction of all trenches, including services and around structures. Contractor to coordinate testing with the Engineer for witnessing of tests. Re-tests are at the expense of the Contractor. Testing is to be provided by independent third party laboratory.
4.01	4010-A-1	Sanitary Sewer Gravity Main, Trenched, AWWA C900 PVC, 8-Inch Dia. Refer to Sheet D.3 for locations. Connection to existing 8" VCP with Fernco coupling and steel band clamps or Engineer approved equal. shall be incidental to this bid item. Item also includes a new wye for Parcel 11. Refer to Tab 140-3 in the C Sheets.
4.02	4010-H	Removal of Sanitary Sewer, Vitrified Clay Pipe, 8-Inch Dia. Refer to Sheet D.3 for locations.

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT

QUANTITIES, TABLES, & ESTIMATE REFERENCE INFORMATION

WEBSTER CITY, IOWA

ESTIMATE REFERENCE INFORMATION

SNYDER & ASSOCIATES, INC.

2727 SW SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 124.0690.01

Sheet C.1

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1" = NTS	Field Bk
Technician: KSB	Date: 10/30/2024		
Project No:	124.0690.01	Sheet	C.1

ESTIMATE REFERENCE INFORMATION

101-06

Item No.	Item Code	Description
4.03	4020-A-1	Storm Sewer, Trenched, Class III RCP, 15-Inch Diameter
4.04	4020-A-1	Storm Sewer, Trenched, Class III RCP, 18-Inch Diameter
4.05	4020-A-1	Storm Sewer, Trenched, Class III RCP, 24-Inch Diameter
-	-	Refer to D-Sheets for locations and layouts. Refer to Tab. 104-03 for quantities and information. Gasketing of storm pipe, materials, and compliance with water-sewer crossover requirements are incidental to this item. Temporary plugs and collars are incidental to this item.
-	-	Refer to J- Sheets for Staging requirements.
-	-	All trenches shall be backfilled at the end of the day's work. Trenches within roadway area shall be surfaced with 6-inch thick temporary granular surfacing level with driving surface.
4.06	4020-D	Removal of Storm Sewer, 24-Inch Dia. Or Less
4.07	4020-G	Storm Sewer Abandonment, Fill and Plug, 10-Inch Diameter
4.08	4020-G	Storm Sewer Abandonment, Fill and Plug, 18-Inch Diameter
-	-	Refer to F-Sheets for locations and information. Refer to J-Sheets for staging information and requirements. Compaction of resulting excavation backfill is incidental to trench compaction. Backfill of excavation shall comply with Section 3010 3.05.
4.09	4040-A	Subdrain, Longitudinal, HDPE, Perforated Dual Wall, 6-Inch Dia.
4.10	4040-B	Footing Drain Collector, HDPE, Perforated Dual Wall, 8-Inch Dia.
4.11	4040-C-1	Subdrain Cleanout, Type A-2, 6-Inch Dia.
4.12	4040-D-1	Subdrain Outlet & Connections, Into Structure
4.13	4040-D-2	Footing Drain Outlets and Connections, Into Structure
-	-	Refer to D-sheets for locations and quantities. Subdrain connections include precast or core drilled holes into structures, pipe, and wyes. All trenches shall be backfilled at the end of the day's work. Trenches within roadway area shall be surfaced with 6-inch thick temporary granular surfacing level with driving surface.
-	-	Subdrain includes any fittings and bends. Refer to B sheets for subdrain details.
4.14	4050-A-1	Pre-Rehabilitation Pipe Cleaning and Inspection, 4" to 12"
4.15	4050-A-2	Additional Sewer Cleaning
-	-	Refer to D-Sheets for locations and layouts. Inspection shall be coordinated with the Engineer. Pre-rehabilitation videos and reports shall be provided to the City and the Engineer.
-	-	Additional Sewer Cleaning item is for use at the direction of the Engineer only, and may include root trimming.
4.16	4050-C-1	CIPP Main Lining, 8-Inch Dia.
-	-	Item is for the CIPP lining of the sanitary sewer main with UV Cure method. Item includes post-installation video inspection. Refer to D-Sheets for locations and layouts. Refer to J-Sheets for staging requirements.
-	-	At the Contractor's option, heat cure methods will be permitted in lieu of UV cure providing that the Contractor lining method may be pressure grouts, or seals by other approved methods, any visible pipe inflow prior to CIPP lining of the pipe. Pressure grouting or sealing of inflow is incidental to the item and no additional payment will be made.
-	-	Sanitary sewer videos are available for use in preparation of the bid by contacting the Engineer. The Engineer and the City make no warranty or claim that the video represents current pipe and flow conditions.
4.17	4050-C-2	Sanitary Sewer Service Reinstatement
-	-	Refer to D-Sheets for locations and layouts. Contractor shall confirm live service by dye test prior to reinstatement. Confirmed inactive services are not to be reinstated.
4.18	4050-C-3	CIPP End Seals, 8-Inch Dia.
4.19	4050-G	Bypass Pumping
-	-	Item is for the bypass pumping of sewer flows during the construction of repairs, replacements, CIPP lining, manhole lining, and service replacement as may be required to construct the improvements. Item is for sanitary sewer replacements and CIPP lining items.
5.01	5010-A-1	Water Main, Trenched, 8-Inch Dia. C900
5.02	5010-A-1	Water Main, Trenched, 12-Inch Dia. C900
-	-	Refer to MWM-Sheets for locations and layouts. Refer to Tab 105-01 in the MWM-Sheets for information. Refer to J-Sheets for staging information and requirements. Megalug fittings are required and are incidental.
-	-	Pressure testing, chlorination, and disinfection per AWWA C651-14 is required and is incidental to this item.
-	-	Refer to MWM-Sheets for critical crossing information.
-	-	All trenches shall be backfilled at the end of the day's work. Trenches within roadway area shall be surfaced with 6-inch thick temporary granular surfacing level with driving surface.
5.03	5010-C-2	Fitting, DIP
-	-	Refer to MWM-Sheets for locations and layouts. Refer to Tab 105-03 for information. Refer to J- Sheets for staging requirements. Item includes double polyethylene wrapping of all ductile iron fittings. Quantities include an additional 10% for adjustments authorized by the Engineer to accommodate field conditions.
-	-	Coordinate with Engineer to inspect all fittings.
5.04	5010-E-1	Water Service, Copper or Polyethylene, 1-Inch Dia.
-	-	Refer to MWM-Sheets for locations and layouts. Refer to J-Sheets for staging requirements and information. Refer to Tab. 105-04 in the MWM-Sheets. for quantities. Item includes the connection to existing service, replacement of curb stop and box, installation of saddle tap and corporation stop. Protect existing services until transferred over to new main. Tracer wire is required for polyethylene services. Water services include additional 2 services to include services that will require reconnection as directed by the Engineer, but not shown on current mapping.
5.05	5010-E-1	Water Service, Polyethylene, 2-Inch Dia., Temporary
-	-	Refer to J-Sheets for staging requirements and information. Unit price includes, but is not limited to, trench excavation (if necessary); dewatering; and installing pipe; furnishing, placing, and compacting bedding and backfill material; tracer wire (if trenched); testing; disinfection; protection from equipment or vehicles traffic crossing temporary service; connection to water main or fire hydrant; fittings; removal of temporary service line. Testing and disinfection shall be per SUDAS 5030.
5.06	5010-E-2	Water Service Corporation, Double Strap Saddle and Ball Corporation Stop, 1-Inch Dia.
5.07	5010-E-3	Water Service Curb Stop and Box, 1-Inch Dia.
-	-	Refer to MWM-Sheets for locations and layouts. Refer to J-Sheets for staging requirements and information. Refer to Tab. 105-03 for quantities. Items include the connection to existing service, replacement of curb stop and box. Protect existing services until transferred over to new main. Tracer wire is required for polyethylene services.
5.08	5010-G	Water Main Abandonment, Cap, 12-Inch Dia. Or Less
5.09	5010-H	Water Main Removal, 12-Inch Dia. Or Less
-	-	Refer to MWM-Sheets for locations. Cutting and capping of line is incidental to removal item.

ESTIMATE REFERENCE INFORMATION

101-06

Item No.	Item Code	Description
5.10	5020-A	Gate Valve, 6"
5.11	5020-A	Gate Valve, 8"
5.12	5020-A	Gate Valve, 12"
-	-	Refer to MWM-Sheets for locations. Refer to Tab. 105-04 for information.
5.13	5020-C	Fire Hydrant Assembly
-	-	Refer to D- and MWM-Sheets for locations. Refer to Tab. 105-04 for information. Fittings shall be double wrapped in polyethylene wrap in accordance with SUDAS 3.05. Fire hydrant assemblies shall be Mueller Super Centurion polyethylene wrap in accordance with SUDAS 3.05. Fire hydrant assemblies shall be Mueller Super Centurion 250 #A423 or Clow Medallion with 3 way nozzles and 5-1/4" barrel or approved equal as determined by City. All fittings, spools, tracer wire testing stations and appurtenances are considered incidental to the item.
-	-	Tracer wire testing stations shall be Copperhead Industries Cobra style or approved equal.
5.14	5020-E	Flushing Device (Blowoff), Temporary
-	-	Refer to J-sheets for staging information. Item is for temporarily installing a blowoff device for pressure testing and flushing. Restrained joints, thrust blocks or restraints, and removal of temporary flushing device shall be incidental to the bid item.
5.15	5020-K	Valve Removals, 12-Inch Dia. Or Less
5.16	5020-L	Valve Box Removal
-	-	Refer to MWM-sheets for locations. Valves boxes within abandonment limits shall be removed. Coordinate with City for any valves or valve boxes to be salvaged.
5.17	5020-J	Fire Hydrant Assembly Removal
-	-	Refer to MWM-Sheets for locations. Refer to J-Sheets for staging information. Coordinate with the City for valves or hydrants selected to be salvaged and delivered to the City. Valves and hydrants not selected by the City to be salvaged shall become the property of the Contractor.
5.18	5999-A	Temporary Service Connection
-	-	Refer to J-sheets for locations and information. Unit price includes, but is not limited to trench excavation (if necessary); connecting to existing service including materials; and furnishing, placing, and compacting bedding and backfill material.
-	-	Measurement: Each temporary service connection will be counted.
-	-	Payment: Payment shall be made at the unit price for each temporary service connection.
6.01	6010-A	Manhole, Type SW-401, 48" Diameter
6.02	6010-B	Intake, Storm, SW-501
6.03	6010-B	Intake, Storm, SW-541
-	-	Refer to Tab. 104-03 for information and details. Refer to D-Sheets for layouts and information. Refer to J-Sheets for staging information.
-	-	All excavations shall be backfilled at the end of the day's work. Excavations within roadway area shall be surfaced with 6-inch thick temporary granular surfacing level with driving surface.
-	-	Collars for pipe connections, temporary plating of structures, and subdrain connection holes is incidental to this item.
6.04	6010-E-1	Manhole Adjustment, Minor
6.05	6010-E-2	Intake Adjustment, Minor
-	-	Refer to F-Sheets for locations and information. Chimney seals are required for sanitary manholes. Internal chimney seals are not permitted. Removal of brick rings shall be incidental to the bid item. Item includes circular box outs where manholes are located in the pavement; Type B or Type F castings using a height adjustment mechanism, per Standard Road Plans SW-601 and SW-602, are required for all manholes in pavement; Type A or Type E castings will be allowed outside the pavement; Expanded polypropylene (EPP) adjustment rings are allowed; sloped adjusting rings as necessary and sealant material; and concrete boxout per SUDAS Figure 7020.201 for manholes in asphalt pavement or Figure 7010.103 for manholes in concrete pavement. The maximum height of adjusting rings allowed for manhole castings is 16 inches. Refer to Manhole Adjustment, Minor Detail on sheet B.2 for more information.
6.06	6010-G-1	Connection to Existing Manhole
-	-	Item is to connect to existing sanitary sewer manhole for replaced sanitary sewer pipe shown on Sheet D.3.
6.07	6010-H-2	Remove Intake
6.08	6010-H-1	Remove Manhole
-	-	Refer to F-sheets for locations and details.
6.09	6020-D	Manhole Lining with Epoxy Seal
-	-	Refer to D.3 Sheets for locations. Refer to J-Sheets for staging requirements. All material shall become property of the Contractor to dispose of off site.
7.01	7010-A	PCC Pavement, 7-Inch Depth, C-4WR, C-4WRC-20
-	-	Refer to B-sheets for special details. Refer to D-sheets for locations. Refer to L-sheets for geometrics and jointing. Refer to J Sheets for Staging requirements.
7.02	7010-E	Curb and Gutter, 2.5-FT Width, 7-Inch Thick
-	-	Refer to B-Sheets for typical sections and details. Refer to D-Sheets for locations and layouts. Refer to J-Sheets for staging information and requirements.
7.03	7010-999-A	Valley Gutter, 7-Inch Thick
-	-	Refer to B-Sheets for typical sections and details. Refer to D-Sheets for locations and layouts. Refer to J-Sheets for staging information and requirements.
-	-	Measurement shall be paid per the square yard exclusive of adjacent curb and gutter measured for payment.
-	-	Payment shall be made at the contract unit price for the area measured for payment.
7.04	7020-B	Pavement, Asphalt, 2-Inch Thickness, Surface Course, 1/2-Inch Agg., 58-28S, Standard Traffic
7.05	7020-B	Pavement, Asphalt, 4-Inch Thickness, Base Course, 1/2-Inch Agg., 58-28S, Standard Traffic
-	-	Refer to D-Sheets for locations and layouts. Pavement shall include a minimum of two courses: 4-inch thick base course and 2-inch thick surface course, for a total of 6-inch thickness.
-	-	Refer to J-Sheets for staging requirements. Item includes tack coat. Thickness, smoothness, and density provisions are in effect.
7.06	7010-I, 7020-I	PCC and HMA Pavement Samples and Testing
-	-	Item is for the Contractor to provide independent third party laboratory and field sampling and testing for plastic and hardened PCC, air and slump, thickness cores, uncompacted HMA samples. All testing in accordance with SUDAS requirements for PCC and HMA pavement samples and testing. The Independent Lab shall cut, cast, collect and transport all cylinders, cores, and samples. HMA sampling and testing specifically requires laboratory testing, aggregate sampling and the provision of Iowa DOT Asphalt Paving Daily Plant Report for uncompacted HMA samples at the required testing frequency. The Contractor shall use nuclear density gauge to establish a rolling pattern. The nuclear density gauge results shall not be used for acceptance or calculation of pay factors. Profilograph for pavement areas is required unless waived by Engineer.

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT

QUANTITIES, TABLES, & ESTIMATE REFERENCE INFORMATION



SNYDER & ASSOCIATES

Project No: 124.0690.01

Sheet C.2

MARK: REVISION: DATE: BY:
 Engineer: LEJ Checked By: LCL Scale: 1" = NTS
 Technician: KSB Date: 10/30/2024 Field Bk Pg.
 Project No: 124.0690.01 Sheet C.2

WEBSTER CITY, IOWA
 2727 SW SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

ESTIMATE REFERENCE INFORMATION			101-06
Item No.	Item Code	Description	
7.07	7030-A-1	Removal of Sidewalk	
7.08	7030-A-3	Removal of Driveway Refer to F-Sheets for locations and layouts. Refer to J-Sheets for staging requirements. Existing sidewalk is assumed 4-inch thick. Existing paved driveway is assumed 5-inch thick. No adjustment in unit pricing will be made for variation of thickness. Removed pavement materials, free from dirt, shall be delivered to the City shop at 100 E. Ohio Street, Webster City. HMA and PCC materials shall be separated for delivery to the City. - Additional quantity of approximately 5% is included for field adjustments made by the Engineer.	
7.09	7030-E	Sidewalk, PCC, 4-Inch Thickness	
7.10	7030-E	Sidewalk, PCC, 6-Inch Thickness Refer to B-Sheets for typical sections. Refer to D- and S-Sheets for locations. Refer to S-Sheets for grade information. Refer to SUDAS detail 7030.205 for curb ramp details. All curb ramps and landings shall be 6-inch thickness. Sidewalk through driveway shall be quantified under the paved driveway bid item. - Additional quantity for 4" PCC Sidewalk of approximately 5% is included for field adjustments made by the Engineer.	
7.11	7030-G	Detectable Warning Refer to S-sheets for locations. Detectable warnings shall be Neenah Foundry Cast Iron Detectable Warnings, Plain Gray.	
7.12	7030-H-1	Driveway, Paved, PCC, 6-Inch Thickness Refer to D- and E-Sheets for locations. Refer to L-Sheets for jointing and geometric information. Refer to J-Sheets for staging information. Refer to SUDAS details 7030.101 for details. - Additional quantity of approximately 5% is included for field adjustments made by the Engineer.	
7.13	7040-A	Full Depth Patch, PCC, 8-Inch Thickness	
7.14	7040-A	Full Depth Patch, PCC, 9-Inch Thickness	
7.15	7040-A	Full Depth Patch, PCC, 11-Inch Thickness Refer to D-sheets for locations and information. Refer to SUDAS figures 7040.101 and 7040.102. Dowel bars are required if existing pavement is 8-inch thick or greater. Additional 2-inch pavement thickness shall be incidental to the bid item. Removed pavement materials shall be delivered to the City Shop at 100 E. Ohio Street, Webster City. - Item includes approximate 5% additional quantity for the use in field adjustments made by the Engineer.	
7.16	7040-B	Subbase Over-excavation, Special Backfill (Contractor Furnish) Item is to be used only at the direction of the Engineer. Assumed depth of core-out is 12 inches. Replace core out area with Contractor furnished special backfill per SUDAS 2010, 2.04, D, 1. Truck tickets are required and shall be submitted to the engineer.	
7.17	7040-H	Pavement Removal Item includes removal of HMA and PCC pavements, PCC curb and gutter, and pavement patches. Refer to F-Sheets for locations and layouts. Roadway pavement depth is assumed at 6 inch depth. No additional compensations will be made for varying thicknesses. Removed pavement materials, free from dirt, shall be delivered to the City Shops at 100 E. Ohio Street, Webster City. HMA and PCC materials shall be separated for delivery to the City. - Item includes approximate 5% additional quantity for field adjustments directed by the Engineer.	
7.18	7999-A	Temporary Granular Surfacing Item is for furnishing, placing, and removing temporary granular surfacing at locations shown in the J-sheets, or as directed by the Engineer to maintain access and to provide temporary driveway or roadway surfacing. Overhaul will not be paid. - Material shall be asphalt millings, or per SUDAS 2010, 2.04, D. Removed material may be reused for temporary granular surfacing with Engineers approval. Modified subbase shall not be from City stockpile. Modified subbase may be used for roadway subbase with Engineers approval. - Measurement shall be by the ton based on certified weight tickets. Use of on-site materials shall be based on area, thickness, and Iowa DOT density factors per Chapter 1B-4.	
8.01	8030-A	Temporary Traffic Control Refer to J-Sheets for traffic control and staging information. Additional traffic control devices, signs, flaggers, barrier rails, or items required to maintain traffic or provide temporary safety closures shall be incidental to this item.	
8.02	8999-A	Portable Dynamic Message Sign Item is for furnishing, placing, operating as specified Portable Dynamic Message Signs per Iowa DOT 2528.03, B. PDMS shall be installed on Fair Meadow Drive westbound at Des Moines Street and eastbound on Rodlyn Road. Signs shall be in place five (5) calendar days prior to construction start. Coordinate with Engineer for final locations and PDMS message. - Measurement: Shall be per Iowa DOT 2528.04, B. - Payment: Shall be per Iowa DOT 2528.05, B.	
9.01	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1 Refer to R-Sheets for locations and quantities. This bid item includes Type 1 seed mixture on all disturbed areas for permanent seeding. Quantity includes seeding between the back of curb and ROW or temporary easements limits for a total of one full application. Seeding areas outside of the temporary construction easements or Right-of-Way shall be the responsibility of the Contractor at no additional cost to the City. Quantity includes an additional 50% overrun for use per the Engineer's direction.	
9.02	9040-A-1	SWPPP Preparation Item includes filing the required public notices, filing a Notice of Intent for coverage of the project under the Iowa DNR NPDES General Permit No. 2, and payment of associated NPDES permit fees.	
9.03	9040-A-2	SWPPP Management Contractor shall provide the SWPPP inspection reports to the Engineer and the City on a weekly basis. - Payment will not be made if weekly inspections reports are not provide to the Engineer and City.	
9.04	9040-F-1	Wattle, 9-Inch Diameter	
9.05	9040-F-2	Wattle, Removal Refer to R-Sheets for locations, quantities and layouts. An additional 25% is included and may be used at the Engineer's direction.	
9.06	9040-T-1	Inlet Protection Device, Drop-In	
9.07	9040-T-1	Inlet Protection Device, Iowa DOT SRP EC-602	
9.08	9040-T-2	Inlet Protection Device, Maintenance Refer to R-Sheets for locations and quantities. Remove device upon completion of the project after permanent grass has been established. Refer to manufacturer's recommendation for silt removal process and interval. Iowa DOT SRP EC-602 shall comply with Iowa DOT Standard road plan EC-602. - Measurement for Iowa DOT SRP EC-602 will be in linear feet measured along the device installed. Maintenance for Iowa DOT SRP EC-602 shall be by each device installed. Payment for Iowa DOT SRP EC-602 will be made at the unit price per linear feet of device installed.	

ESTIMATE REFERENCE INFORMATION			101-06
Item No.	Item Code	Description	
9.09	9060-F	Temporary Fence, Orange Safety Fence, 48-Inch Height Maintenance and replacement of damaged safety fence shall be incidental. Temporary safety fence shall be placed 6 inches inside the temporary construction easement or ROW along the project. Leave openings for driveways, sidewalk, and access points.	
9.10	9999-A	Remove and Reinstall Landscape Wall Refer to F-Sheets for locations and quantities. This bid item includes the dismantling, temporary storage, and replacement of landscaping brick on Parcel 10. Any bricks damaged in contractor operations are to be replaced in kind.	
11.01	11,020-A	Mobilization This item includes, but is not limited to, mobilization of personnel, equipment, and supplies for all items under this contract. This item shall also include notifying the City and Engineer at least 7 days prior to site work and proper site cleanup following completion of work. Coordinate with utility companies, City, Engineer, and property owners. Locating and potholing of utilities shall be incidental to this bid item. - Handbills and property owner notifications are incidental to this item. - Construction staking shall be provided by the Engineer and requires a minimum 72 hour notice. Construction re-staking due to Contractor carelessness or willingness to disturb survey stakes will be charged back to the Contractor. - The City has designated two lots off of Newcastle Drive the Contractor may store materials and equipment. If utilized by the Contractor the Contractor is responsible for the following and is incidental to this bid item: 1. Provide a "Construction Entrance Only" sign off of Lewis Drive/Kamen Drive. 2. Securing of the site. 3. Furnishing, Installing, Maintaining, and Removal of all erosion control devices, including silt fence, per SUDAS figure 9040.119 around the perimeter of the site at locations of drainage runoff or around stockpiled topsoil, intake erosion bags per Iowa DOT Standard Road Plans detail EC-604 for the nearest downstream intakes, and stabilized construction entrance per SUDAS figure 9040.120 4. Removal of all material and equipment from the site prior to close out of the project. 5. Seeding, fertilizing, and mulching for hydraulic seeding using Type 1 seed mix per SUDAS 9040, 1.08, B. Execution per SUDAS Section 9010, Part 3.	
11.02	11,030-A	Maintenance of Postal Service This item shall include temporary cluster mailbox to be located at the designated location determined by the postmaster. Item shall include coordination with the Webster City Postmaster.	
11.03	11,030-B	Maintenance of Solid Waste Collection Coordinate with the Solid Waste Collection Company for common location for collection. Coordination with the property owners for pick up and delivery of trash receptacles shall be incidental to this bid item.	
11.04	11,050-A	Concrete Washout Coordinate with Engineer for concrete washout locations.	
11.05	11,999-A	Remove and Reinstall Mailbox Item is for the removal, storage, and reinstallation of mailboxes. Removal of footings shall be incidental. Replacement of damaged mailboxes from removal, storing, or reinstallation shall be replaced by the Contractor at no expense to the City. Placement location of curbside mailboxes shall be in compliance with USPS standards. - Measurement: Each mailbox removed and stored shall be measured as 0.5 Each. Each mailbox reinstalled shall be measured as 0.5 Each. - Payment: Shall be made at the contract unit price for each mailbox remove and reinstalled measured.	

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1" = NTS	Field Bk
Technician: KSB	Date: 10/30/2024	Project No: 124.0690.01	
Project No: 124.0690.01			Sheet C.3

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT	
QUANTITIES, TABLES, & ESTIMATE REFERENCE INFORMATION	WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.	
2727 SW SNYDER BLVD. ANKENY, IOWA 50023 www.snyder-associates.com	

Project No: 124.0690.01
Sheet C.3

STORM SEWER

104-03

INTAKES AND UTILITY ACCESSES

PIPES

Design length, slope, and flowlines are calculated from inside wall to inside wall along the centerline of pipe. An additional 2 ft length is added to each side of the design length to account for estimated length to center of structures, unless end connect to an apron.

No.	Location Station and Offset	Type or Standard Road Plan	Form Grade	Bottom Well	Rim	Notes	Line Number	Intake/Utility Access No.		Material Type	Pipe Size		Bid Length	Design Length	Slope	Elevation			Pipe Profile Sheet No.	Notes		
			Elev.	Elev.	Elev.			From	To		IN	FT				FT	%	Inlet Elevation			Outlet Elevation	Other Elevation
ST-1	106+53.91, 44.54' LT	SW-501	1091.85	1088.05			STP-1	ST-1	ST-2	RCP	15	31	27	0.96		1088.55	1088.29		D.5			
ST-2	106+88.53, 44.29' LT	SW-501	1091.69	1087.48			STP-2	ST-2	ST-3	RCP	15	66	62	0.95		1087.98	1087.39		D.5			
ST-3	106+85.00, 21.00' RT	SW-401 (48")		1086.59	1092.85		STP-3	ST-3	ST-4	RCP	15	146	142	0.89		1087.09	1085.84		D.2			
ST-4	108+25.01, 21.05' RT	SW-401 (48")		1085.24	1092.01		STP-4	ST-5	ST-6	RCP	15	32	28	1.99		1084.68	1084.13		D.5			
ST-5	110+49.40, 33.25' RT	SW-501	1088.33	1084.18			STP-5	ST-6	ST-7	RCP	15	22	18	0.69		1083.83	1083.66		D.5			
ST-6	110+80.40, 39.22' RT	SW-501	1087.83	1083.33			STP-6	EX	ST-7	RCP	18	8	6			EX	1083.46		D.2			
ST-7	110+81.97, 18.26' RT	SW-401 (48")		1082.87	1087.95		STP-7	ST-7	EX	RCP	18	8	6			1083.37	EX		D.2			
ST-8	112+86.98, 20.12' RT	18-Inch, 17 Degree Bend				Prefabricated Bend	STP-8	EX	ST-8	RCP	18	8	8			EX	1079.35		D.3			
ST-9	113+06.00, 15.50' RT	SW-541		1078.09	1084.52		STP-9	ST-8	ST-9	RCP	18	17	15	2.00		1079.19	1078.89		D.3			
ST-10	114+96.51, 10.02' RT	SW-401 (48")		1076.70	1082.59		STP-10	ST-9	ST-10	RCP	24	189	185	0.70		1078.59	1077.30		D.3			
ST-11	115+58.00, 15.50' RT	SW-541		1076.21	1082.07		STP-11	ST-10	ST-11	RCP	24	59	55	0.70		1077.2	1076.81		D.3			
ST-12	116+25.00, 15.50' LT	SW-501		1077.90	1082.05		STP-12	ST-11	ST-12	RCP	24	71	67	0.70		1076.71	1076.24		D.3			
ST-13	116+32.00, 15.50' RT	SW-541		1075.64	1084.04		STP-13	ST-12	ST-13	RCP	15	30	26	2.00		1078.4	1077.87		D.5			
ST-14	116+84.18, 10.50' RT	SW-401 (48")		1075.22	1082.02		STP-14	ST-13	ST-14	RCP	24	50	46	0.70		1076.14	1075.82		D.3/D.4			
ST-15	118+30.00, 15.50' LT	SW-501	1080.94	1076.09			STP-15	ST-14	ST-16	RCP	24	146	142	0.70		1075.72	1074.73		D.4			
ST-16	118+31.00, 7.00' RT	SW-401 (48")		1074.13	1081.51		STP-16	ST-15	ST-16	RCP	15	23	19	2.32		1076.59	1076.16		D.5			
ST-17	118+32.00, 15.50' RT	SW-501	1080.94	1076.09			STP-17	ST-17	ST-16	RCP	15	9	5	3.28		1076.59	1076.44		D.5			
							STP-18	ST-16	EX	RCP	24	85	81	0.70		1074.63	1074.06		D.4	GASKETED		
TOTALS							TOTALS															
		SW-401 (48")	6							RCP	15	359										
		SW-501	7							RCP	18	41										
		SW-541	3							RCP	24	600										
		18-Inch, 17 Degree Bend	1																			

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT

QUANTITIES, TABLES, & ESTIMATE REFERENCE INFORMATION WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC. | 2727 SW SNYDER BLVD. ANKENY, IOWA 50023 | 515-964-2020 | www.snyder-associates.com

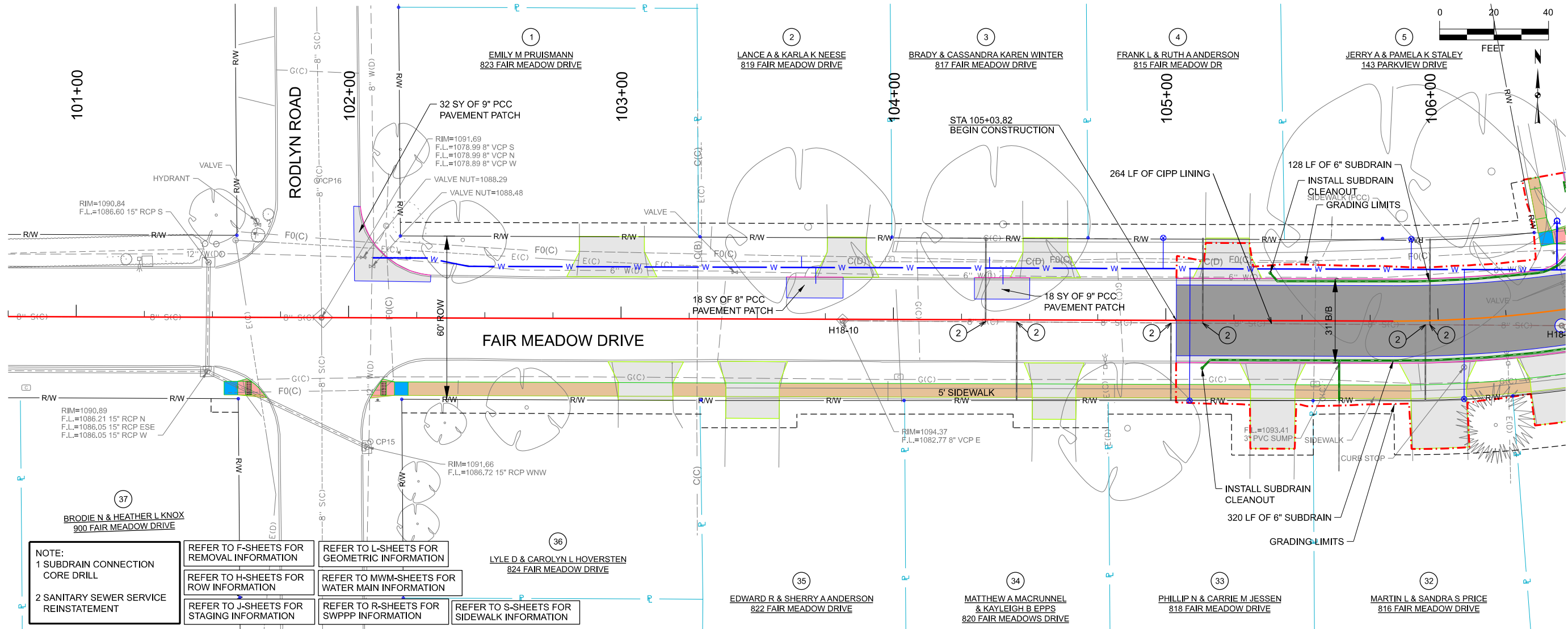


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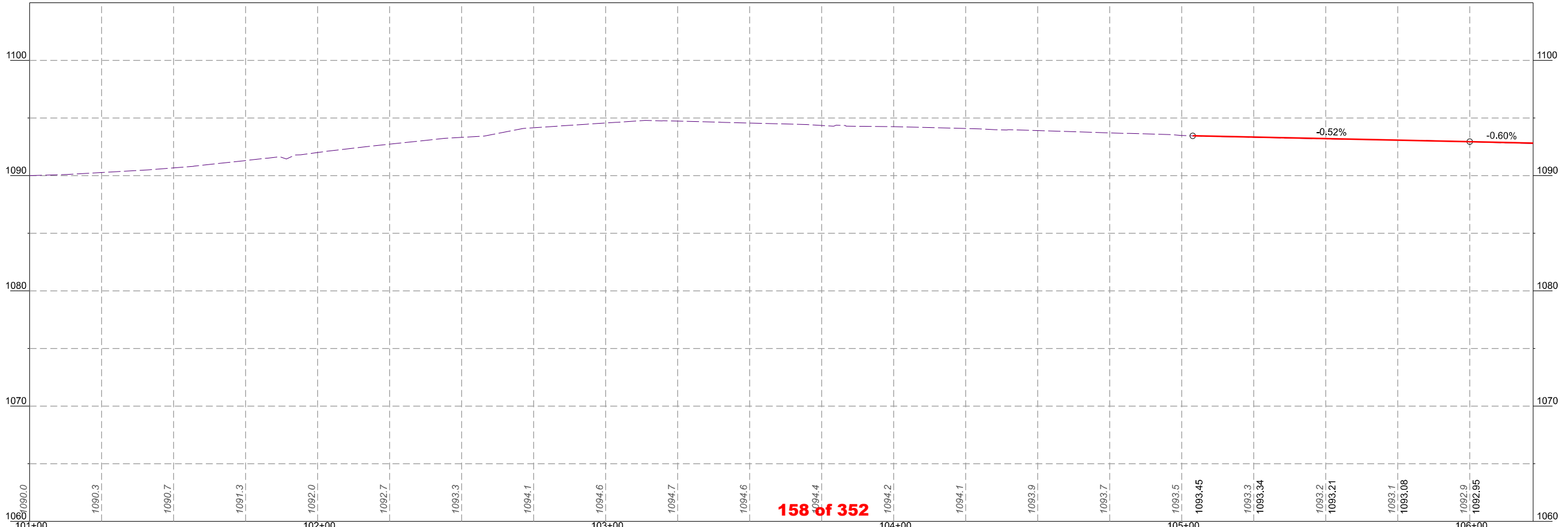
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Technician: KSB	Date: 10/30/2024	Field Bk	Pg.
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- NOTE:**
 1 SUBDRAIN CONNECTION CORE DRILL
 2 SANITARY SEWER SERVICE REINSTATEMENT
- | | |
|---|--|
| REFER TO F-SHEETS FOR REMOVAL INFORMATION | REFER TO L-SHEETS FOR GEOMETRIC INFORMATION |
| REFER TO H-SHEETS FOR ROW INFORMATION | REFER TO MWM-SHEETS FOR WATER MAIN INFORMATION |
| REFER TO J-SHEETS FOR STAGING INFORMATION | REFER TO R-SHEETS FOR SWPPP INFORMATION |
| | REFER TO S-SHEETS FOR SIDEWALK INFORMATION |

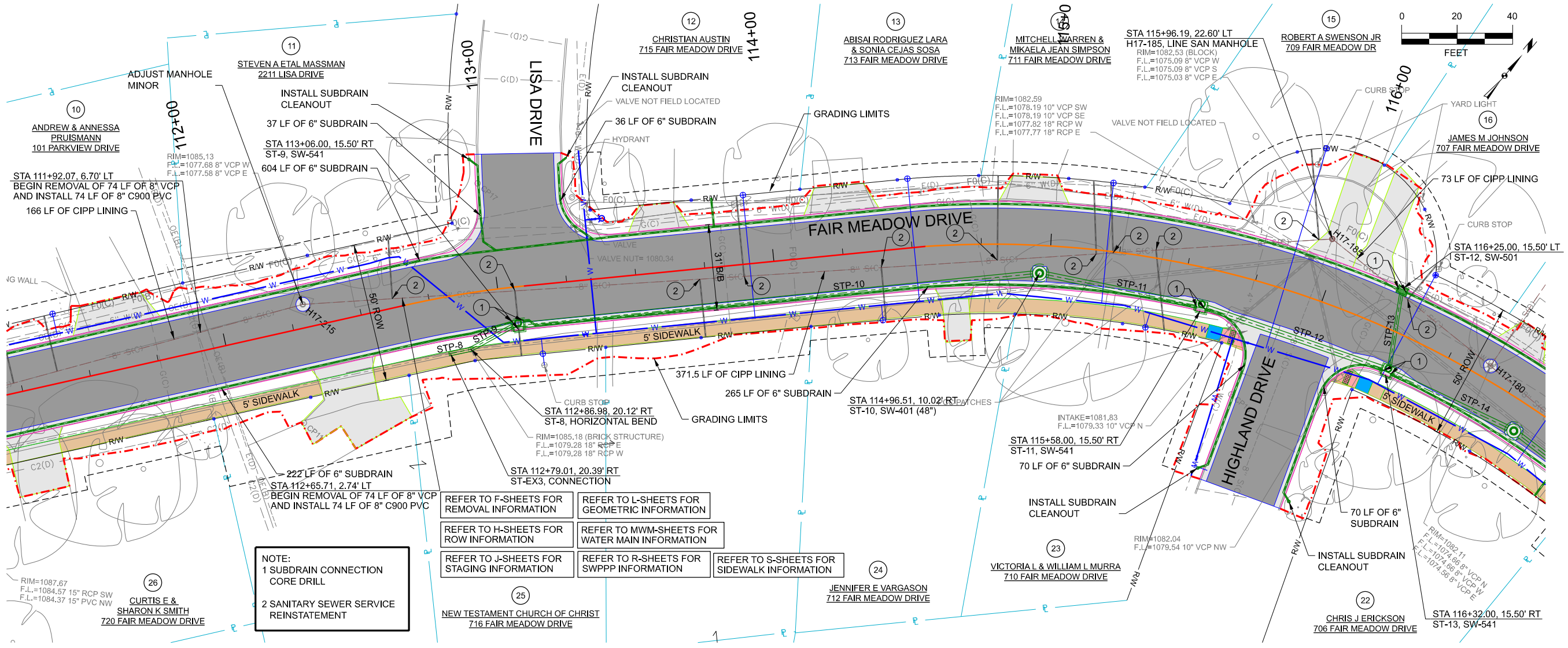


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Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:
Project No: 1240690			Sheet D.1

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
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 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
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 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

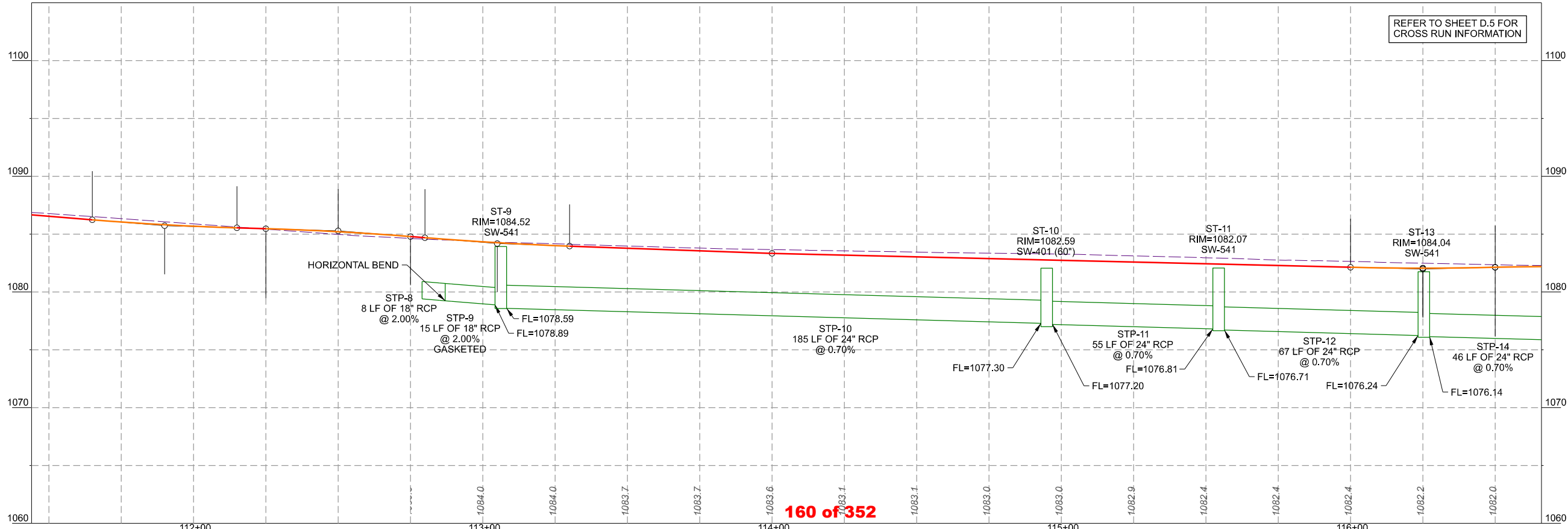
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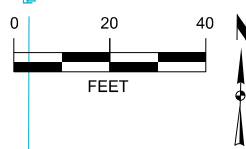
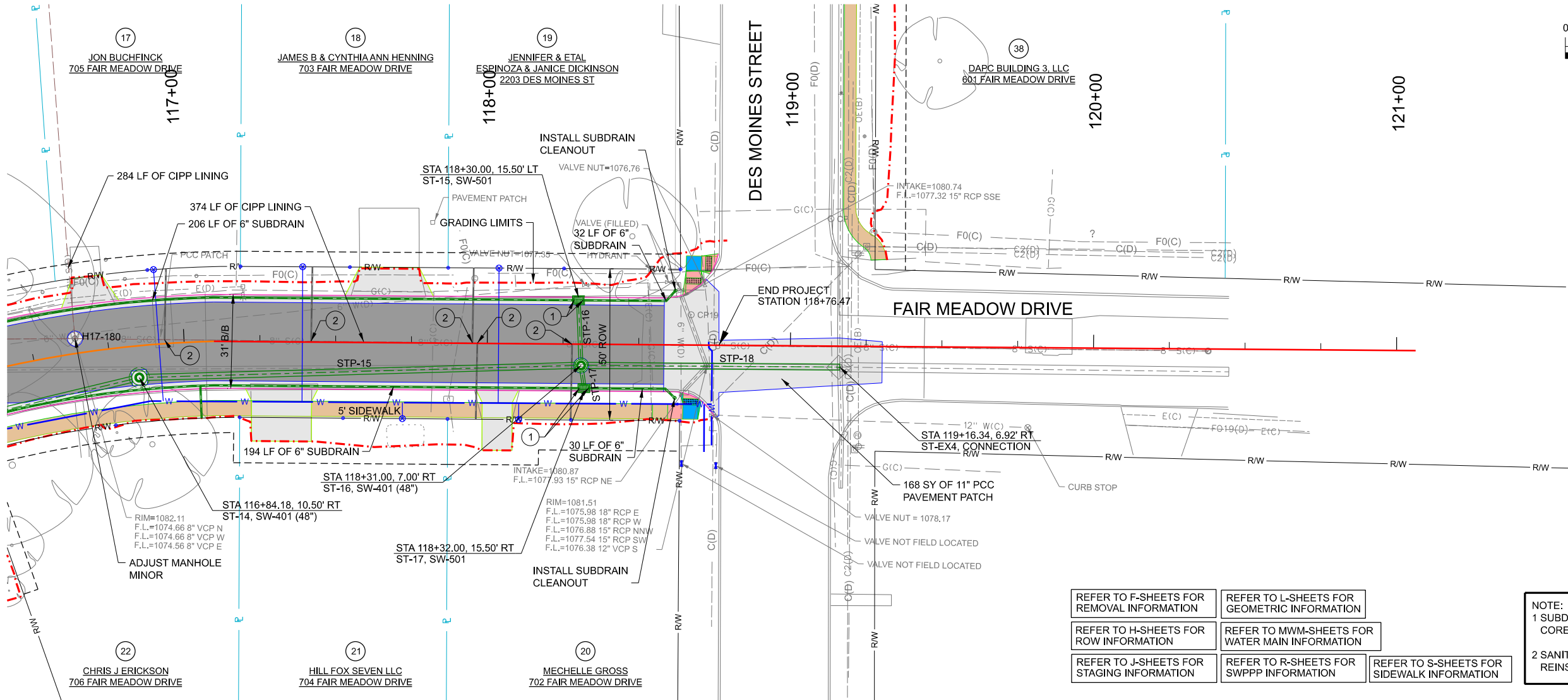
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 2 SANITARY SEWER SERVICE REINSTATEMENT

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| REFER TO H-SHEETS FOR ROW INFORMATION | REFER TO MWM-SHEETS FOR WATER MAIN INFORMATION |
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| | REFER TO S-SHEETS FOR SIDEWALK INFORMATION |

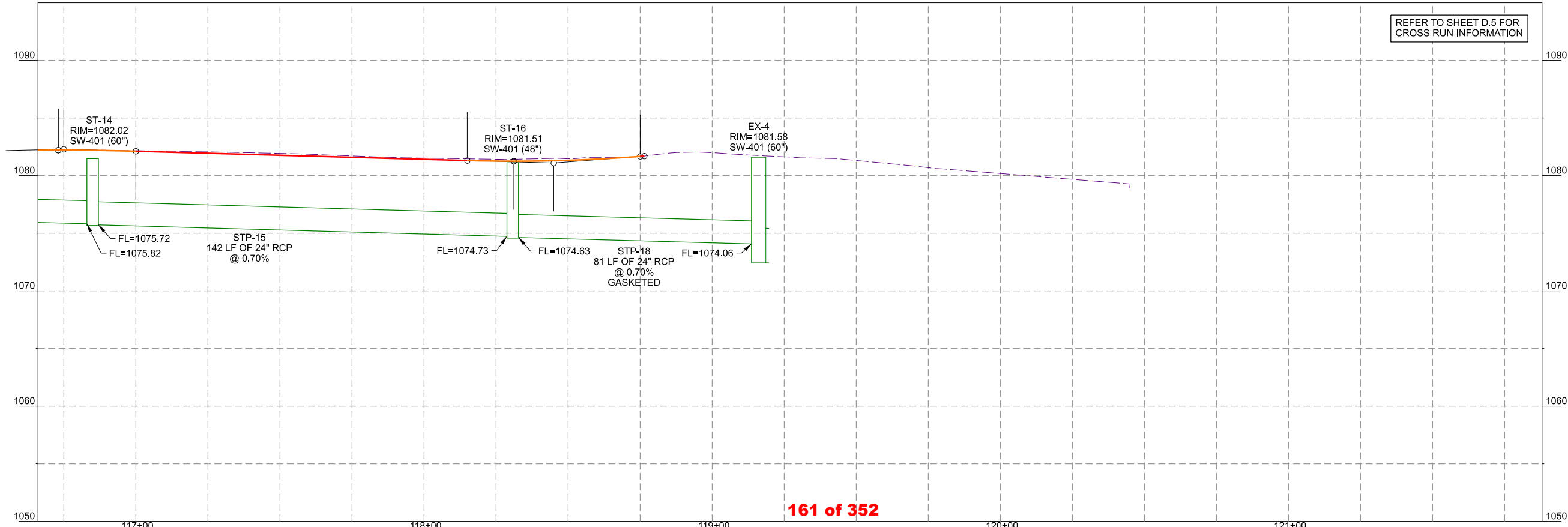


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 SNYDER & ASSOCIATES, INC.		2727 SW SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 WWW.SNYDER-ASSOCIATES.COM	
Project No: 1240690	Sheet D.3	Scale: 1" = 20'	Field Bk: Pgs.
Checked By: LCL	Date: 5/24/25	Technician: KSB	Engineer: LEJ
MARK	REVISION	DATE	BY

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- REFER TO F-SHEETS FOR REMOVAL INFORMATION
 - REFER TO L-SHEETS FOR GEOMETRIC INFORMATION
 - REFER TO H-SHEETS FOR ROW INFORMATION
 - REFER TO MWM-SHEETS FOR WATER MAIN INFORMATION
 - REFER TO J-SHEETS FOR STAGING INFORMATION
 - REFER TO R-SHEETS FOR SWPPP INFORMATION
 - REFER TO S-SHEETS FOR SIDEWALK INFORMATION
- NOTE:
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 2 SANITARY SEWER SERVICE REINSTATEMENT

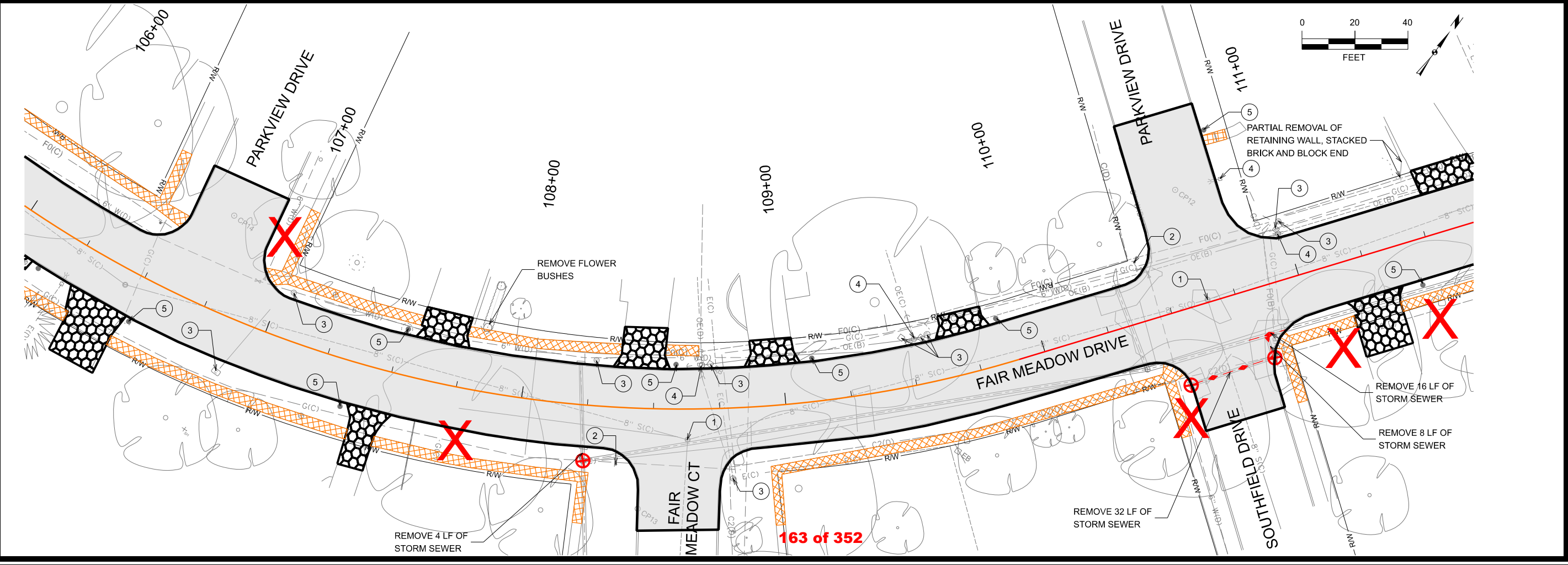
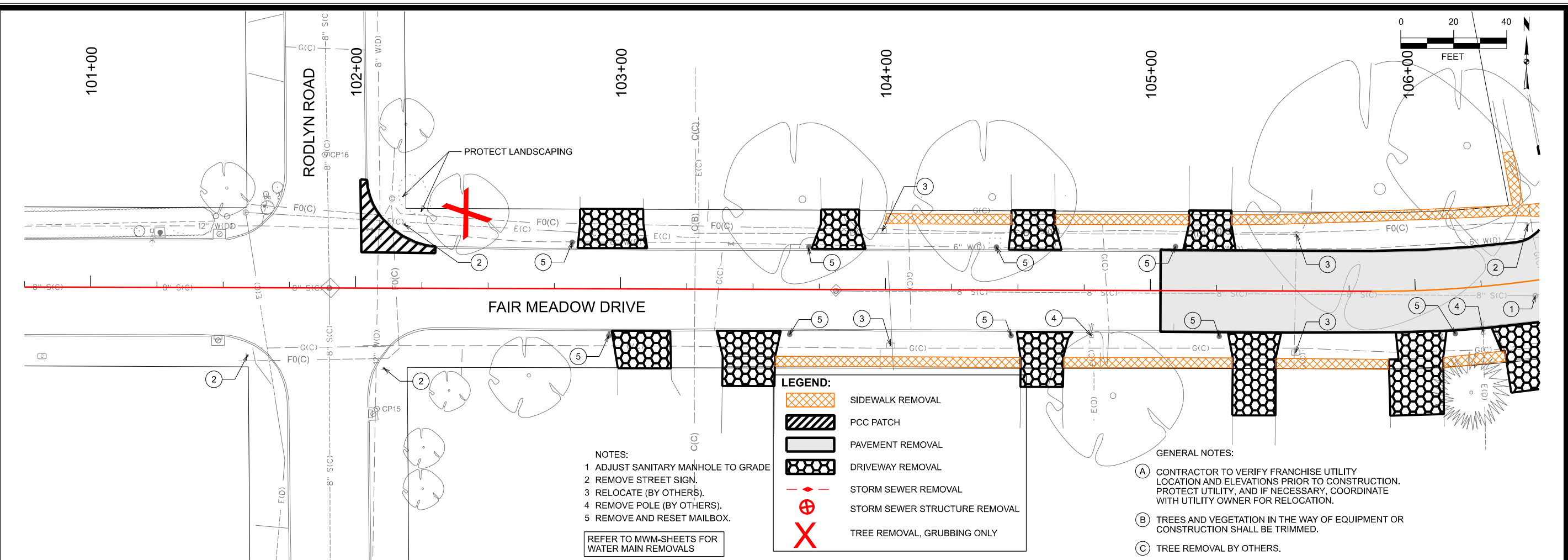


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Technician: KSB	Date: \$DATE\$	Field Bk:	Project No: 1240690
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2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 MAINLINE PLAN AND PROFILE
 WEBSTER CITY, IOWA
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Project No: 1240690
 Sheet D.4

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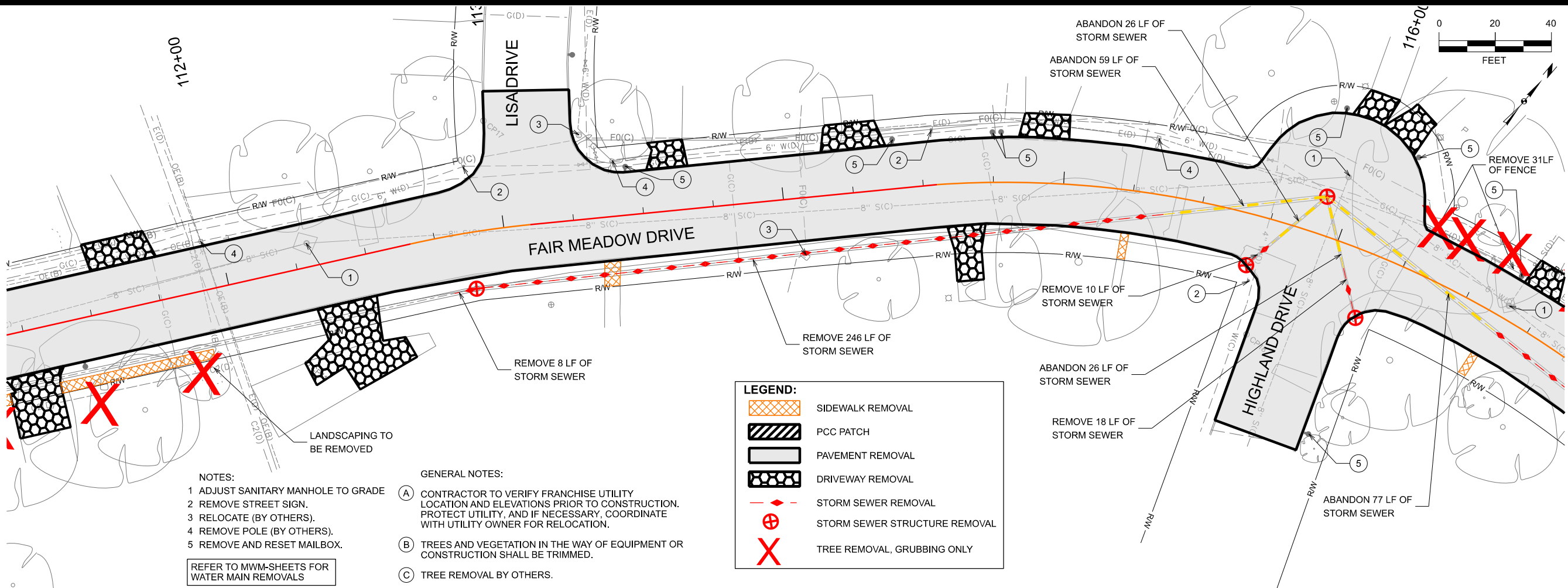
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Technician: KSB	Date: \$DATE\$	Field Bk:	Pgr:
Project No: 1240690			Sheet F.1

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 REMOVAL SHEETS
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
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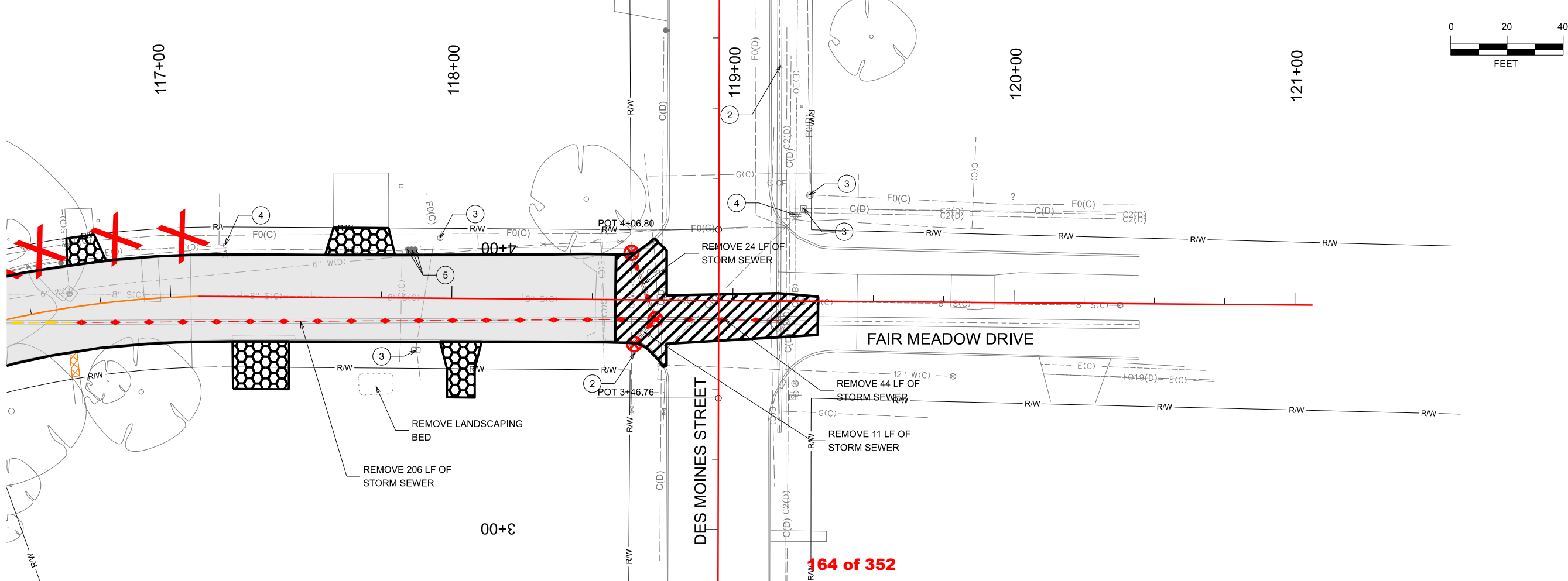


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- NOTES:**
- 1 ADJUST SANITARY MANHOLE TO GRADE
 - 2 REMOVE STREET SIGN.
 - 3 RELOCATE (BY OTHERS).
 - 4 REMOVE POLE (BY OTHERS).
 - 5 REMOVE AND RESET MAILBOX.
- REFER TO MWM-SHEETS FOR WATER MAIN REMOVALS
- GENERAL NOTES:**
- (A) CONTRACTOR TO VERIFY FRANCHISE UTILITY LOCATION AND ELEVATIONS PRIOR TO CONSTRUCTION. PROTECT UTILITY, AND IF NECESSARY, COORDINATE WITH UTILITY OWNER FOR RELOCATION.
 - (B) TREES AND VEGETATION IN THE WAY OF EQUIPMENT OR CONSTRUCTION SHALL BE TRIMMED.
 - (C) TREE REMOVAL BY OTHERS.



2025 FAIR MEADOW DR RECONSTRUCTION PROJECT

REMOVAL SHEETS

WEBSTER CITY, IOWA

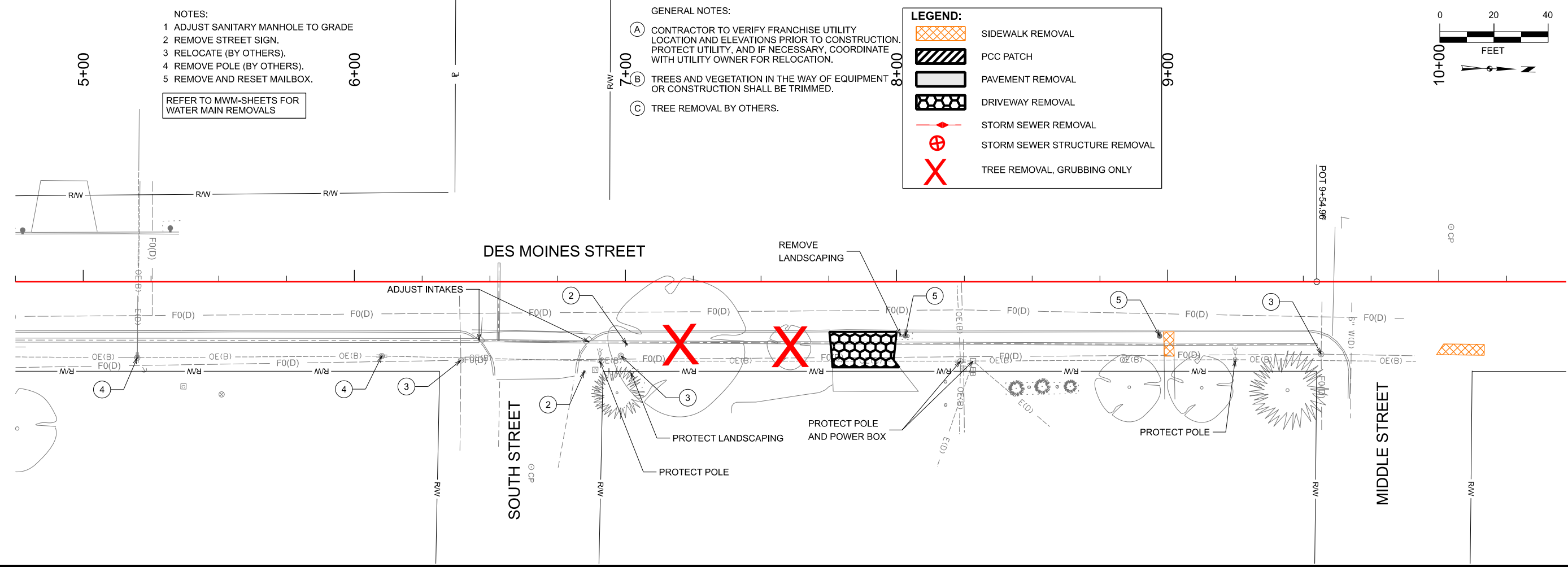


Project No: 1240690
 Sheet F.2

2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

SNYDER & ASSOCIATES, INC.

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"=20'	
Technician: KSB	Date: \$DATES	Field Bk:	Pg:
Project No: 1240690			Sheet F.2



- NOTES:
- 1 ADJUST SANITARY MANHOLE TO GRADE
 - 2 REMOVE STREET SIGN.
 - 3 RELOCATE (BY OTHERS).
 - 4 REMOVE POLE (BY OTHERS).
 - 5 REMOVE AND RESET MAILBOX.
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- GENERAL NOTES:
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 - (B) TREES AND VEGETATION IN THE WAY OF EQUIPMENT OR CONSTRUCTION SHALL BE TRIMMED.
 - (C) TREE REMOVAL BY OTHERS.

LEGEND:

- SIDEWALK REMOVAL
- PCC PATCH
- PAVEMENT REMOVAL
- DRIVEWAY REMOVAL
- STORM SEWER REMOVAL
- STORM SEWER STRUCTURE REMOVAL
- TREE REMOVAL, GRUBBING ONLY

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"=20'	
Technician: KSB	Date: \$DATE\$	Field Bk:	Pgr:
Project No: 1240690			Sheet F.3

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT

REMOVAL SHEETS

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

2727 SW SNYDER BLVD
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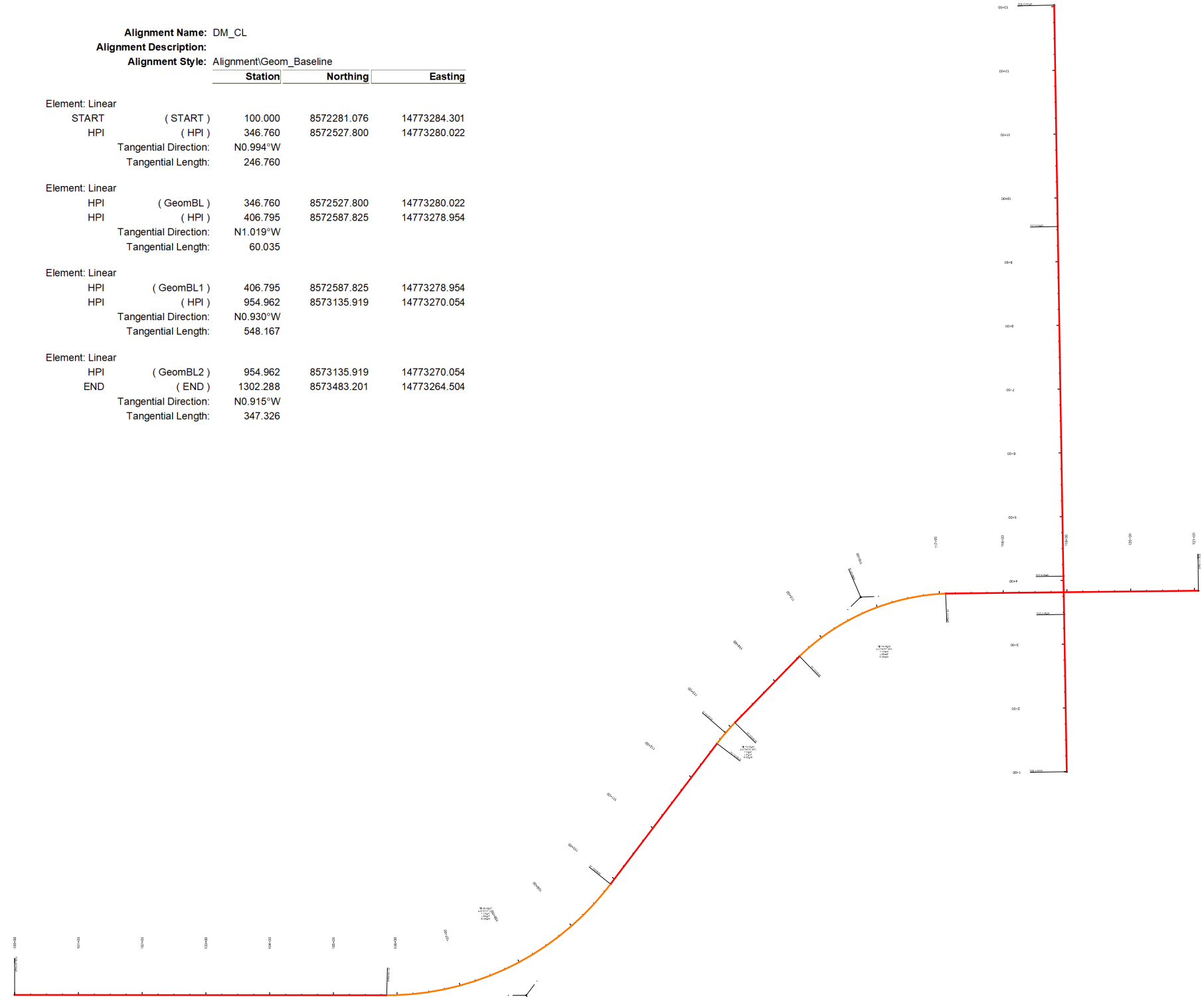
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Alignment Name: DM_CL
Alignment Description:
Alignment Style: Alignment/Geom_Baseline

	Station	Northing	Easting
Element: Linear			
START (START)	100.000	8572281.076	14773284.301
HPI (HPI)	346.760	8572527.800	14773280.022
Tangential Direction:	N0.994°W		
Tangential Length:	246.760		
Element: Linear			
HPI (GeomBL)	346.760	8572527.800	14773280.022
HPI (HPI)	406.795	8572587.825	14773278.954
Tangential Direction:	N1.019°W		
Tangential Length:	60.035		
Element: Linear			
HPI (GeomBL1)	406.795	8572587.825	14773278.954
HPI (HPI)	954.962	8573135.919	14773270.054
Tangential Direction:	N0.930°W		
Tangential Length:	548.167		
Element: Linear			
HPI (GeomBL2)	954.962	8573135.919	14773270.054
END (END)	1302.288	8573483.201	14773264.504
Tangential Direction:	N0.915°W		
Tangential Length:	347.326		



CONTROL POINTS

IOWA RCS ZONE 4 SIOUX CITY-40WA FALLS COORDINATE SYSTEM
NAD83(2011) (EPOCH 2010.00) IARTN DERIVED - US FEET

CP	N	E	Z
CP11	8573508.36	14772734.99	1087.44
SET MAG NAIL IN CHURCH PARKING LOT JOINT @ RETURN			
CP12	8572191.27	14772576.62	1088.95
SET MAG NAIL CENTERLINE PARKVIEW +- 50' N OF MH ON FM			
CP13	8571974.51	14772485.46	1091.29
CUT X TOP OF CURB, WEST SIDE FM CT +- 10' S OF RETURN			
CP14	8571974.329	14772297.19	1092.55
CUT X CENTERLINE PARKVIEW DR +- 20' N OF N GUTTER FM			
CP15	8571885.42	14771842.06	1091.68
CUT X NE COR MH VINT, SE QUAD RODLYN AND FM			
CP16	8571981.26	14771822.27	14771822.27
CUT X CENTERLINE RODLYN +- 60' N OF MH ON FM			
CP17	8572375.47	14772727.20	1083.74
CUT X W TOC LISA DR, +- 6' N OF RETURN			
CP18	8572492.44	14772663.70	1083.03
CUT X WEST TOP OF CURB AT HIGHLAND DRIVE +- 10' SOUTH OF RETURN			
CP19	8572572.28	14773251.57	1081.29
CUT X NW QUADRANT DESMOINES AND FM +- 5' S OF INTAKE ON CURB			

DATE OF SURVEY

JUNE 4, 2024

Alignment Name: Fair_CL
Alignment Description:
Alignment Style: Alignment/Geom_Baseline

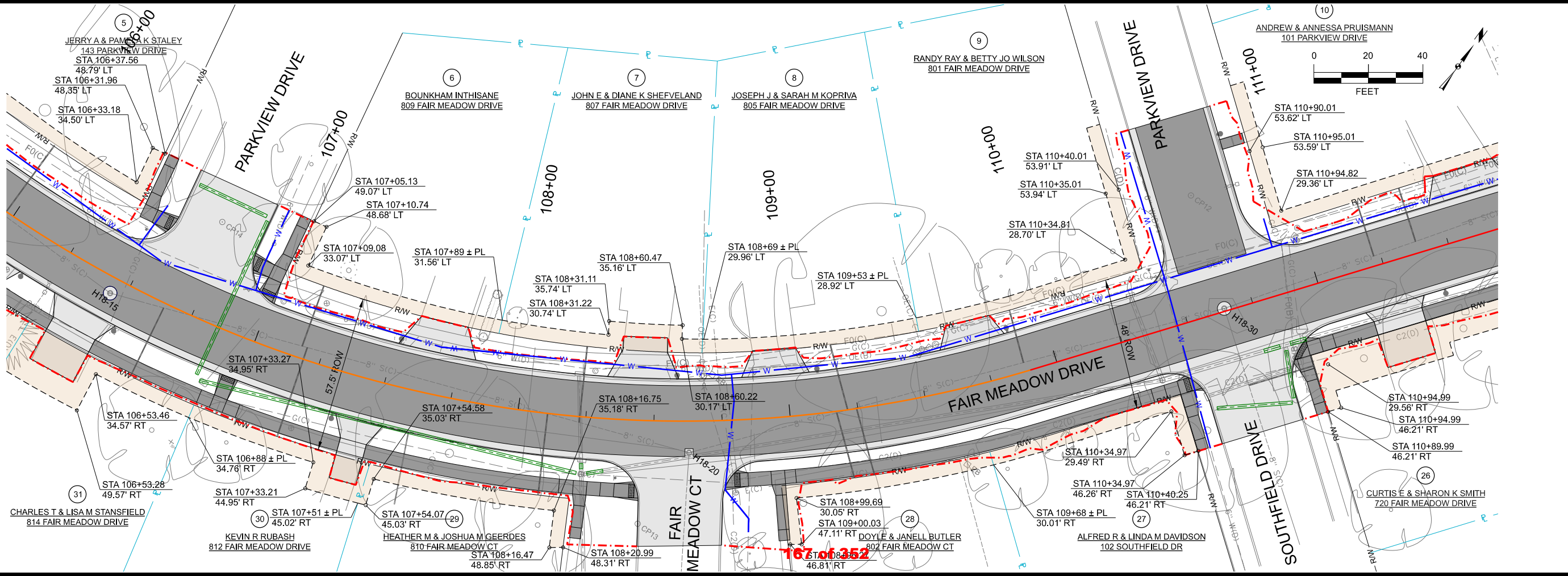
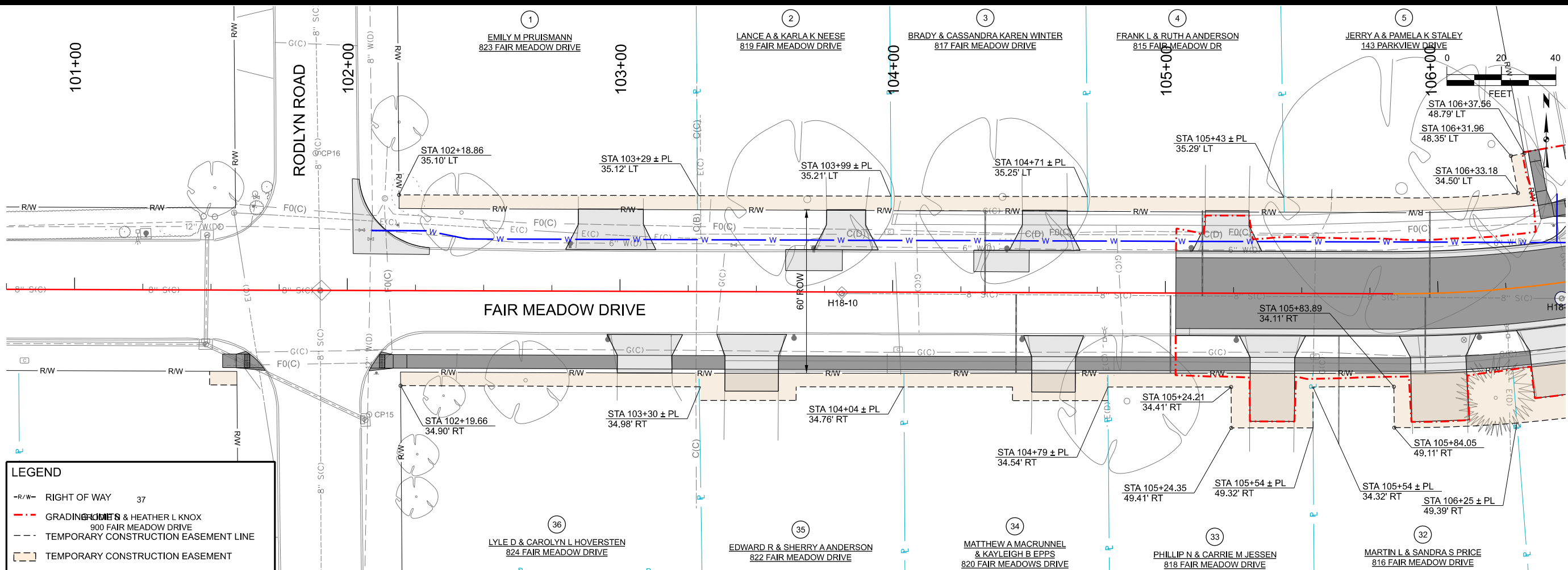
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START (START)	10000	8571931.15	14771633.97
PC (PC)	10583.558	8571930.577	14772217.52
Tangential Direction:	S89.944°E		
Tangential Length:	583.558		
Element: Circular			
PC (GeomBL)	10583.558	8571930.577	14772217.52
HPI (HPI)	10802.473	8571930.362	14772436.44
CC (CC)		8572370.577	14772217.96
PT (GeomBL1)	10989.83	8572104.844	14772568.65
Radius:	440		
Delta:	52.904° Left		
Degree of Curvature (Arc):	13.022°		
Length:	406.272		
Tangent:	218.915		
Chord:	391.993		
Middle Ordinate:	46.064		
External:	51.451		
Back Tangent Direction:	S89.944°E		
Back Radial Direction:	S0.056°W		
Chord Direction:	N63.604°E		
Ahead Radial Direction:	S52.848°E		
Ahead Tangent Direction:	N37.152°E		
Element: Linear			
PT (PT)	10989.83	8572104.844	14772568.65
PC (PC)	11266.307	8572325.206	14772735.63
Tangential Direction:	N37.152°E		
Tangential Length:	276.478		
Element: Circular			
PC (PC)	11266.307	8572325.206	14772735.63
HPI (HPI)	11287.927	8572342.437	14772748.68
CC (CC)		8572113.827	14773014.59
PT (PT)	11309.493	8572357.931	14772763.76
Radius:	350		
Delta:	7.070° Right		
Degree of Curvature (Arc):	15.370°		
Length:	43.185		
Tangent:	21.62		
Chord:	43.158		
Middle Ordinate:	0.666		
External:	0.667		
Back Tangent Direction:	N37.152°E		
Back Radial Direction:	S52.848°E		
Chord Direction:	N40.687°E		
Ahead Radial Direction:	S45.778°E		
Ahead Tangent Direction:	N44.222°E		
Element: Linear			
PT (PT)	11309.493	8572357.931	14772763.76
PC (PC)	11454.867	8572462.113	14772865.15
Tangential Direction:	N44.222°E		
Tangential Length:	145.374		
Element: Circular			
PC (GeomBL2)	11454.867	8572462.113	14772865.15
HPI (HPI)	11588.292	8572554.945	14772960.99
CC (CC)		8572210.718	14773108.67
PT (GeomBL3)	11709.812	8572560.423	14773094.3
Radius:	350		
Delta:	41.735° Right		
Degree of Curvature (Arc):	15.370°		
Length:	254.946		
Tangent:	133.425		
Chord:	249.346		
Middle Ordinate:	22.958		
External:	24.569		
Back Tangent Direction:	N45.912°E		
Back Radial Direction:	S44.088°E		
Chord Direction:	N66.779°E		
Ahead Radial Direction:	S2.353°E		
Ahead Tangent Direction:	N87.647°E		
Element: Linear			
PT (PT)	11709.812	8572560.423	14773094.3
END (END)	12106.303	8572565.012	14773490.76
Tangential Direction:	N89.337°E		
Tangential Length:	396.49		

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 20'	
Technician: KSB	Date: \$DATE\$	Field Bk:	Fig:
Project No: 1240690			Sheet G.1

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT	SURVEY SHEETS	WEBSTER CITY, IOWA	SNYDER & ASSOCIATES, INC.	2727 SW SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 WWW.SNYDER-ASSOCIATES.COM
				Project No: 1240690

SNYDER & ASSOCIATES	Sheet G.1
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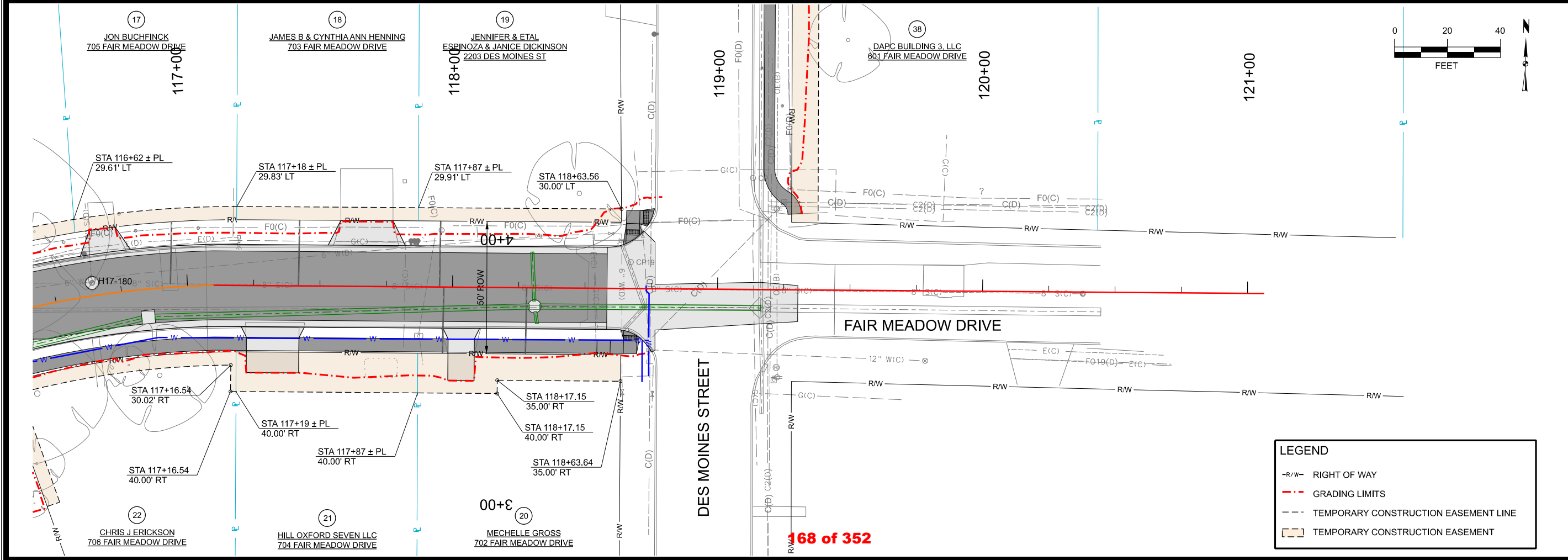
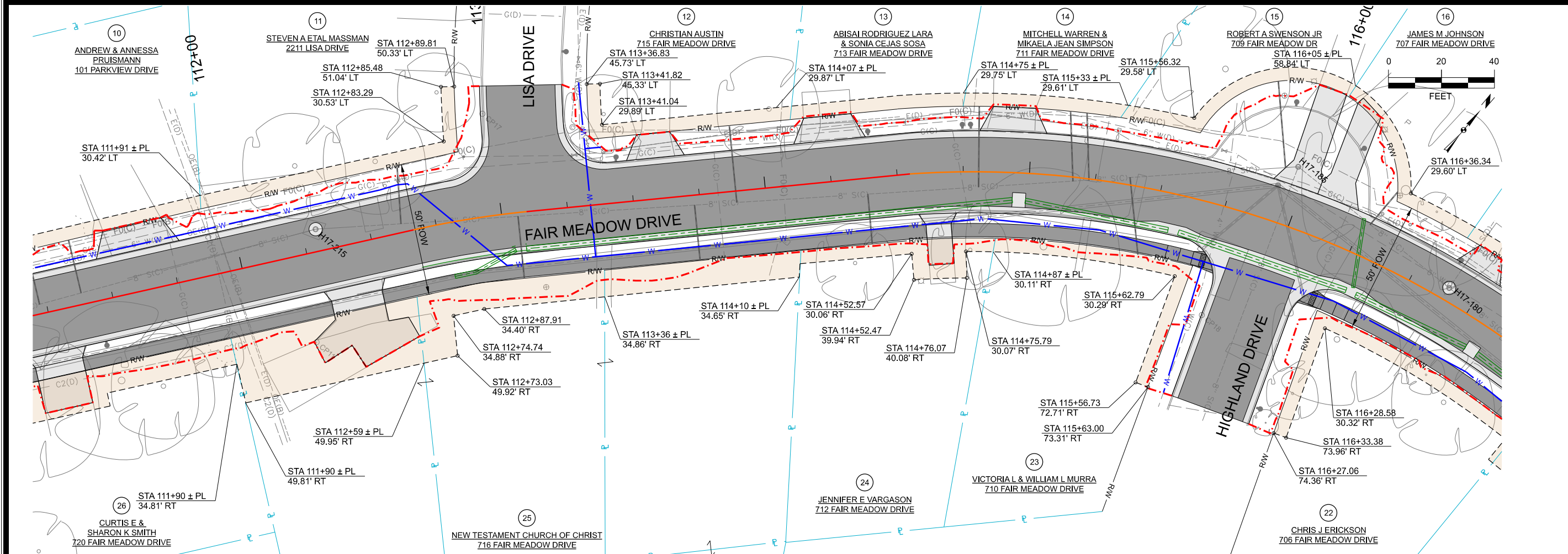
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Technician: KSB	Date: \$DATE\$	Field Bk: Pgr	

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
RIGHT OF WAY SHEETS
WEBSTER CITY, IOWA
Project No: 1240690
Sheet H.1

SNYDER & ASSOCIATES
2727 SW SNYDER BLVD
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515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

Project No: 1240690
Sheet H.1

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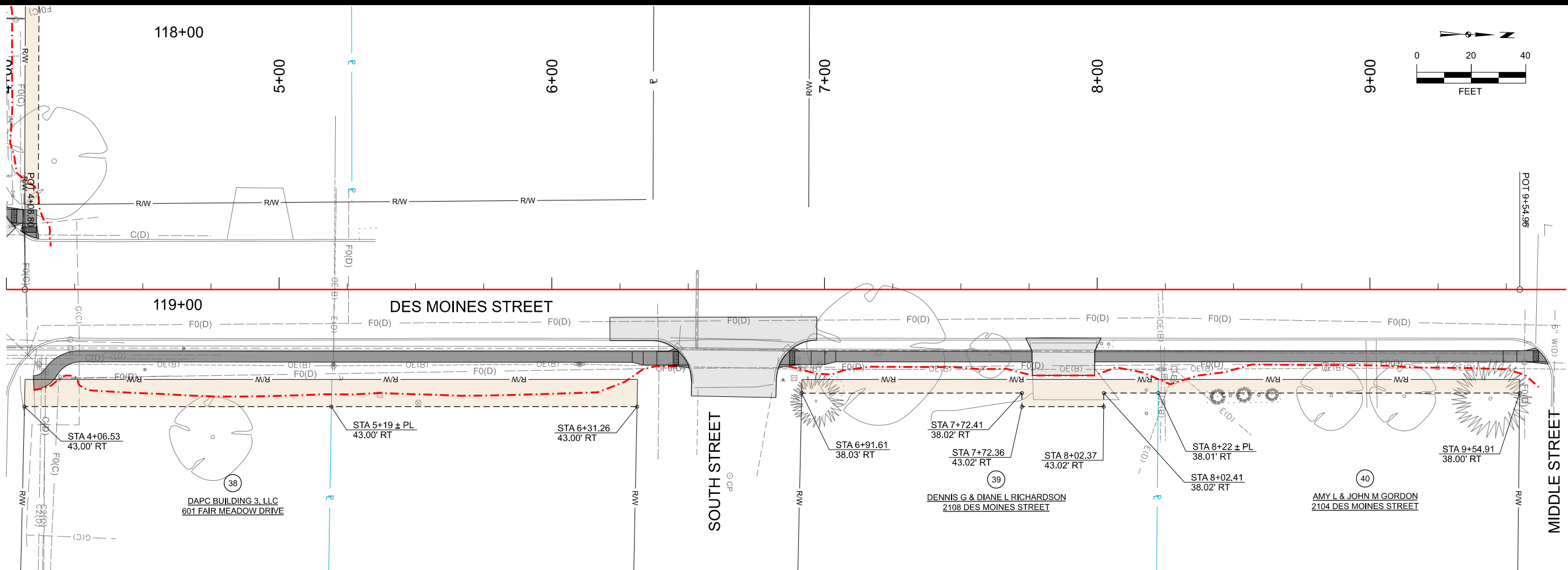
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Project No: 1240690			Sheet H-2

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 RIGHT OF WAY SHEETS
 WEBSTER CITY, IOWA
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SNYDER & ASSOCIATES

Project No: 1240690
 Sheet H.2



MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"=20'	
Technician: KSB	Date: \$DATE\$	Field Bk:	Fig:

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 RIGHT OF WAY SHEETS
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
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108-15

TRAFFIC CONTROL NOTES

1. REFER TO REMAINING J-SHEETS FOR SPECIAL LAYOUTS FOR CONSTRUCTION STAGING.
2. THE CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL OPERATIONS WITH OTHER PROJECTS IN THE AREA
3. TRAFFIC CONTROL ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AS ADOPTED BY THE IOWA DEPARTMENT OF TRANSPORTATION AND 751 OF THE IOWA ADMINISTRATIVE CODE (IAC) CHAPTER 130
4. INGRESS AND EGRESS FROM THE WORK AREA WILL BE ALLOWED ONLY AT LOCATIONS SPECIFIED IN THE CONTRACT DOCUMENTS OR AS APPROVED BY THE ENGINEER. ALL TRUCK HAULING MATERIAL TO AND FROM THE WORK AREA SHALL DISPLAY A 16-INCH X 48-INCH RETRO-REFLECTIVE SIGN WITH THE LEGEND DO NOT FOLLOW INTO THE WORK AREA. THE SIGN SHALL BE ORANGE WITH BLACK LETTERING (4-INCH HEIGHT) AND BE COMPRISED OF TYPE VII SHEETING.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, CLEANED, AND REMOVED BY THE CONTRACTOR. THE CONTRACTOR SHALL CHECK TRAFFIC CONTROL DEVICES AND REPAIR OR REPLACE DAMAGED DEVICES PROMPTLY.
6. WHERE POSSIBLE, ALL POST MOUNTED SIGNS SHALL BE PLACED AT LEAST 2-FEET CLEAR BEYOND THE CURB OR EDGE OF THE SHOULDER.
7. THE LOCATION FOR STORAGE OF EQUIPMENT BY THE CONTRACTOR SHALL BE AS APPROVED BY THE ENGINEER IN CHARGE OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR SECURING A SAFE STORAGE AREA FOR EQUIPMENT AND MATERIALS USED ON THE PROJECT. REFER TO PROJECT SPECIAL PROVISIONS FOR ADDITIONAL LOCATIONS FOR STORAGE OF MATERIALS AND EQUIPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF LOCATION FOR STORAGE OF EQUIPMENT AND MATERIALS.
8. PROPOSED SIGN SPACING MAY BE MODIFIED AS APPROVED BY THE ENGINEER TO MEET EXISTING FIELD CONDITIONS OR PREVENT OBSTRUCTION OF THE MOTORIST'S VIEW OF PERMANENT SIGNING.
9. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE FOR THE TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE ENGINEER.
10. THE CONTRACTOR SHALL PROVIDE, PRIOR TO THE START OF CONSTRUCTION, THE NAME AND 24-HOUR PHONE NUMBER OF THE CONTRACTOR'S REPRESENTATIVE IN CHARGE OF THE TRAFFIC CONTROL. ALL ADDITIONAL STANDARD TRAFFIC CONTROL DEVICES, SIGNS, BARRICADES, CONES, ETC., THAT ARE REQUIRED SHALL BE DELIVERED AND INSTALLED AT THE PROJECT SIDE WITH FOUR (4) HOURS OF NOTIFICATION, INCLUDING WEEKENDS.
11. PROPOSED CHANGES IN THE TRAFFIC CONTROL PLAN SHALL BE REVIEWED WITH THE ENGINEER AT LEAST 48-HOURS PRIOR TO CHANGES BEING MADE IN THE FIELD.
12. THE CONTRACTOR SHALL COMMUNICATE TRAFFIC CONTROL CHANGES DETAILED IN THESE PLANS AND DETOUR ROUTES WITH PROPERTY OWNERS ALONG THE PROJECT CORRIDOR AT LEAST ONE WEEK PRIOR TO CHANGES.
13. THE CONTRACTOR SHALL COORDINATE POSTAL SERVICE ALONG THE PROJECT CORRIDOR WITH THE POST OFFICE PRIOR TO BEGINNING CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GARBAGE AND RECYCLING COLLECTION SERVICE WITH LOCAL PROVIDERS. THIS SHALL INCLUDE MOVING WASTE RECEPTACLES TO A DESIGNATED LOCATION OUTSIDE THE CORRIDOR FOR COLLECTION AND RETURNING THE RECEPTACLES TO THE OWNER'S DRIVEWAY UPON COLLECTION.
15. THE CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE PROJECT CORRIDOR AS FOLLOWS:
 - A. AT THE START OF THE PROJECT, DES MOINES STREET IS ALLOTTED A FOURTEEN CONSTRUCTION DAY CLOSURE. THIS MUST BE COORDINATED WITH THE 2025 BREWERWILLSON PROJECT. BOTH CLOSURES ON DES MOINES STREET FOR THIS PROJECT AND THE 2025 BREWERWILLSON PROJECT CANNOT OCCUR SIMULTANEOUSLY.
 - B. THE CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS TO MAINTAIN ACCESS WITH MINIMUM ONE 11' LANE OF TRAFFIC THROUGH THE CORRIDOR. REASONABLE DELAYS ARE PERMITTED. THE CONTRACTOR IS ENCOURAGED TO COORDINATE OPERATIONS WITH HOMEOWNERS TO ALLOW FOR PERIODIC ROAD CLOSURES AS MAY BE COORDINATED.
 - C. THE CONTRACTOR SHALL COMMUNICATE LANE CLOSURES, DRIVEWAY CLOSURES, DESIGNATED PARKING AREAS, CHANGES IN TRAFFIC PATTERNS AND TEMPORARY DETOURS TO THE RESIDENTS THROUGH DOOR HANGERS, HANDBILLS AND RESIDENT CONTACT 72 HOURS IN ADVANCE OF ACTIVITY.
 - D. EMERGENCY SERVICES ACCESS SHALL BE MAINTAINED AT ALL TIMES.
16. THE CONTRACTOR SHALL MAINTAIN ACCESS TO DRIVEWAYS DURING NON-WORK HOURS EXCEPT DURING CURB AND GUTTER CONSTRUCTION. DRIVEWAY CONSTRUCTION, AND MATURITY CURE PERIOD. DRIVEWAYS AND CURB AND GUTTER MAY BE OPENED TO RESIDENTIAL ACCESS ONCE CONCRETE REACHES A MINIMUM MATURITY OF 2,500 PSI.
17. THE CONTRACTOR SHALL PROVIDE A MINIMUM 6-INCH THICK TEMPORARY GRANULAR SURFACING FOR UTILITY INSTALLATION AREAS WHERE PAVEMENT IS REMOVED, DRIVEWAY APPROACHES, AND TO MAINTAIN ACCESS THROUGH THE CORRIDOR.

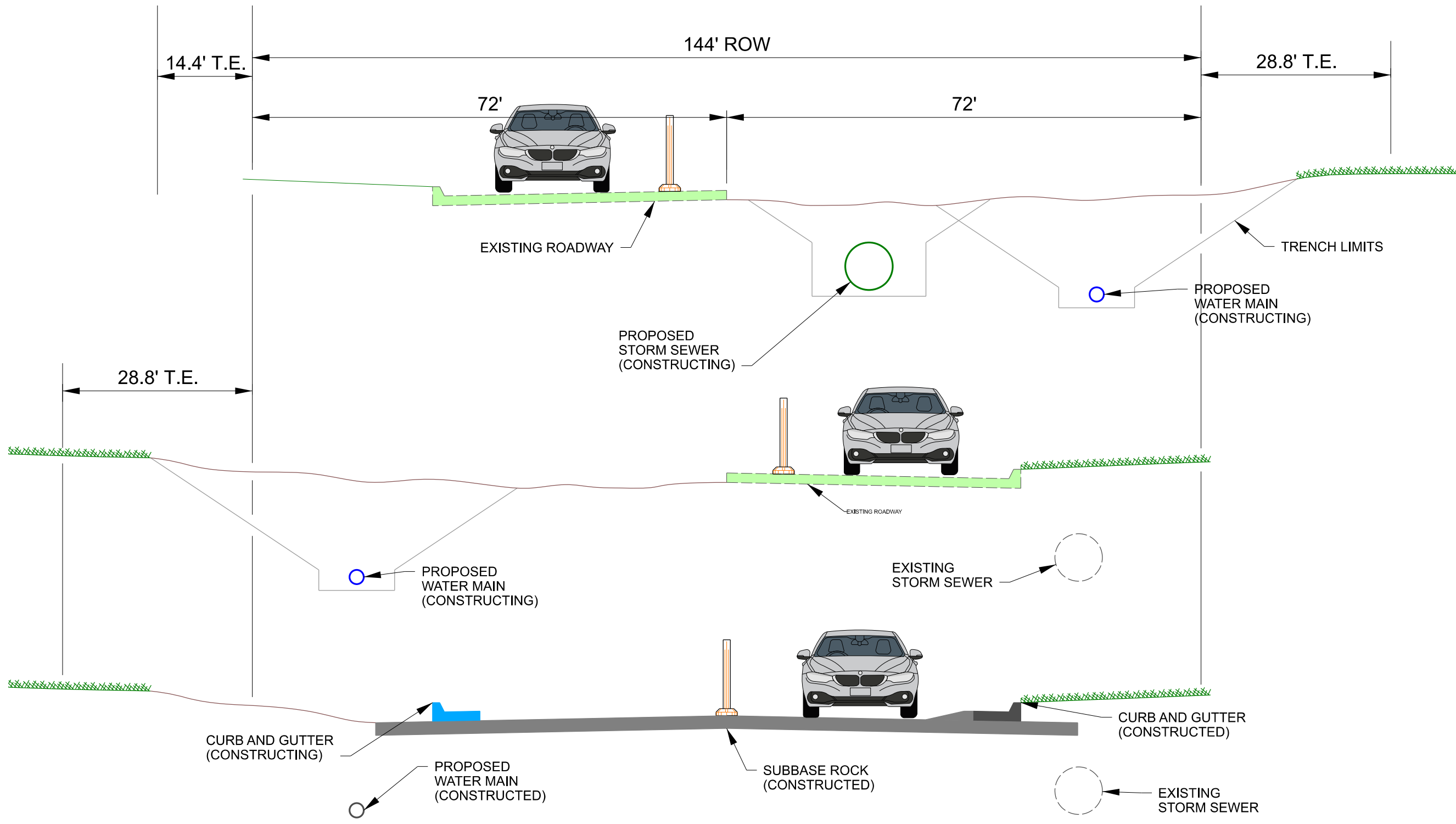
108-15

STAGING NOTES

- GENERAL STAGING NOTES**
1. CONTRACTOR SHALL FILL ALL OPEN TRENCHES BEFORE LEAVING SITE FOR THE DAY OR PRIOR TO 6 P.M.
 2. CONTRACTOR SHALL PROVIDE ACCESS TO EMERGENCY SERVICES AT ALL TIMES.
 3. CONTRACTOR SHALL PROVIDE NOTICE TO RESIDENCES A MINIMUM OF 72-HOURS PRIOR TO IMPACTS TO DRIVEWAYS WITH DOOR HANGERS. ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT A MINIMUM BETWEEN THE HOURS OF 4 PM TO 9 AM. WITH EXCEPTION DURING CONCRETE PAVING OPERATIONS AND CURING OF CONCRETE CURB AND GUTTER AND DRIVEWAYS. IN WHICH THE CONTRACTOR SHALL PROVIDE A PARKING LOCATION OPPOSITE THE DRIVEWAY THAT IS CLEAR OF STORED MATERIALS, TRIP HAZARDS, IMPACTS TO SIGHT LINES, AND WILL NOT IMPEDE THROUGH TRAFFIC.
 4. CONTRACTOR SHALL MAINTAIN A MINIMUM OF ONE LANE OF TRAFFIC AT ALL TIMES DURING CONSTRUCTION OF UNDERGROUND FACILITIES, CURB AND GUTTER, AND DRIVEWAYS. THE USE OF TEMPORARY GRANULAR MATERIALS MAY BE USED TO PROVIDE ACCESS.
 5. CONTRACTOR SHALL PROVIDE NOTICE TO RESIDENCES A MINIMUM OF 72-HOURS PRIOR TO IMPACTS TO WATER SERVICE WITH BY DOOR HANGERS
- STAGE 1**
1. INSTALL TRAFFIC CONTROL DEVICES, BARRIERS, AND DETOUR SIGNAGE
 2. REMOVE EXISTING PAVEMENT
 3. COMPLETE WATER MAIN REPLACEMENT
 4. COMPLETE STORM SEWER REPLACEMENT
 5. COMPLETE FULL DEPTH PATCH PAVEMENT
 6. INSTALL TEMPORARY GRANULAR MATERIAL ON FAIR MEADOW DRIVE
- STAGE 2**
1. INSTALL TRAFFIC CONTROL DEVICES, BARRIERS, AND DETOUR SIGNAGE
 2. INSTALL TEMPORARY WATER MAIN, COMPLETE TESTING, AND COMPLETE CONNECTIONS TO EXISTING WATER SERVICE
 3. REMOVE EXISTING WESTBOUND FAIR MEADOW DRIVE AND PARKVIEW DRIVE PAVEMENT
 4. COMPLETE WATER MAIN REPLACEMENT ALONG FAIR MEADOW DRIVE AND PARKVIEW DRIVE. REFER TO WATER MAIN STAGING FOR WATER VALVE SHUTOFFS, CAPPING, AND TEMPORARY BLOW-OFF LOCATIONS
 - 4A. ONLY REMOVE EXISTING DRIVEWAYS DURING WATER MAIN CROSSING OF DRIVEWAY
 - 4B. INSTALL TEMPORARY GRANULAR MATERIAL FOR DRIVEWAYS AFTER WATER MAIN IS THROUGH DRIVEWAY
 5. REMOVE EXISTING EASTBOUND AND NORTHBOUND PAVEMENT FOR FAIR MEADOW DRIVE AND FAIR MEADOW COURT
 6. COMPLETE WATER MAIN REPLACEMENT ALONG FAIR MEADOW COURT
 7. INSTALL TEMPORARY GRANULAR MATERIAL FOR EASTBOUND AND NORTHBOUND LANES ON FAIR MEADOW DRIVE AND FAIR MEADOW COURT
 8. COMPLETE WATER SERVICE CROSSING ACROSS FAIR MEADOW DRIVE
 - 8A. INSTALL WATER MAIN SERVICE LONG SIDE CROSSING FROM WATER MAIN TO EDGE CENTER OF FAIR MEADOW DRIVE
 - 8B. INSTALL GEOGRID AND MODIFIED SUBBASE FOR WESTBOUND LANE ON FAIR MEADOW DRIVE
 - 8C. REMOVE FAIR MEADOW DRIVE EASTBOUND PAVEMENT AT LONG SIDE WATER MAIN CROSSINGS
 - 8D. SWITCH TRAFFIC TO RUN ON MODIFIED SUBBASE
 - 8E. INSTALL REMAINING LONG SIDE SERVICE
 - 8F. INSTALL TEMPORARY GRANULAR MATERIAL FOR EASTBOUND LANES ON FAIR MEADOW DRIVE
 9. REMOVE EXISTING TEMPORARY WATER MAIN
 10. INSTALL STORM SEWER AT FAIR MEADOW DRIVE AND PARKVIEW DRIVE
 - 10A. ONLY REMOVE EXISTING EASTBOUND FAIR MEADOW DRIVE PAVEMENT DURING STORM SEWER CROSSING AND MANHOLE PLACEMENT
- STAGE 3A**
1. INSTALL TRAFFIC CONTROL DEVICES AND BARRIERS
 2. INSTALL TEMPORARY WATER MAIN, COMPLETE TESTING, AND COMPLETE CONNECTIONS TO EXISTING WATER SERVICE
 3. REMOVE EXISTING WESTBOUND LANES ON FAIR MEADOW DRIVE TO LISA DRIVE
 - 3A. MAINTAIN EXISTING NORTHBOUND PARKVIEW DRIVE PAVEMENT UNTIL WATER MAIN CROSSING
 - 3B. INSTALL TEMPORARY GRANULAR MATERIAL FOR NORTHBOUND PARKVIEW DRIVE AFTER WATER MAIN CROSSING IS COMPLETE
 4. REMOVE EXISTING EASTBOUND FAIR MEADOW DRIVE PAVEMENT BETWEEN PARKVIEW DRIVE AND FAIR MEADOW COURT FOR STORM SEWER CONSTRUCTION
 5. COMPLETE STORM SEWER CONSTRUCTION ALONG FAIR MEADOW DRIVE BETWEEN PARKVIEW DRIVE AND FAIR MEADOW COURT
 6. COMPLETE WATER MAIN REPLACEMENT ALONG FAIR MEADOW DRIVE TO LISA DRIVE
 7. REMOVE EXISTING SOUTHBOUND PAVEMENT FOR PARKVIEW DRIVE AND SOUTHFIELD DRIVE
 - 7A. MAINTAIN EXISTING EASTBOUND FAIR MEADOW DRIVE PAVEMENT AT SOUTHFIELD DRIVE UNTIL WATER MAIN CROSSING
 - 7B. INSTALL TEMPORARY GRANULAR MATERIAL FOR EASTBOUND FAIR MEADOW DRIVE AFTER WATER MAIN CROSSING IS COMPLETE
 8. COMPLETE WATER MAIN REPLACEMENT ALONG PARKVIEW DRIVE AND SOUTHFIELD DRIVE
 - 8A. COMPLETE WATER MAIN REPLACEMENT ACROSS FAIR MEADOW DRIVE IN HALVES TO MAINTAIN ONE LANE OF TRAFFIC
 9. COMPLETE WATER MAIN LONG SIDE SERVICES TO CENTER OF FAIR MEADOW DRIVE
 10. INSTALL GEOGRID AND MODIFIED SUBBASE FOR WESTBOUND LANE OF FAIR MEADOW DRIVE BETWEEN LISA DRIVE AND JUST WEST OF SOUTHFIELD DRIVE
- STAGE 3B**
1. SHIFT TRAFFIC CONTROL AND TRAFFIC TO MODIFIED SUBBASE ON WESTBOUND LANE OF FAIR MEADOW DRIVE
 2. COMPLETE REMOVAL OF EASTBOUND FAIR MEADOW DRIVE LANE FROM SOUTHFIELD DRIVE TO HIGHLAND DRIVE
 3. COMPLETE STORM SEWER REPLACEMENT FROM LISA DRIVE TO HIGHLAND DRIVE
 4. COMPLETE WATER MAIN REPLACEMENT FROM LISA DRIVE TO HIGHLAND DRIVE
 5. COMPLETE REMAINING LONG SIDE WATER SERVICE
 6. INSTALL GEOGRID AND MODIFIED SUBBASE FROM SOUTHFIELD DRIVE TO HIGHLAND DRIVE FOR EASTBOUND LANE OF FAIR MEADOW DRIVE
- STAGE 4**
1. INSTALL TRAFFIC CONTROL DEVICES AND BARRIERS
 2. REMOVE EXISTING EASTBOUND FAIR MEADOW DRIVE PAVEMENT FROM LISA DRIVE TO DES MOINES STREET
 - 2A. MAINTAIN AT LEAST ONE LANE OF TRAFFIC ON HIGHLAND DRIVE WITH TEMPORARY GRANULAR MATERIAL
 3. COMPLETE STORM SEWER REPLACEMENT FOR EASTBOUND LANE OF FAIR MEADOW DRIVE
 4. COMPLETE WATER MAIN REPLACEMENT
 - 4A. COMPLETE WATER MAIN REPLACEMENT ACROSS HIGHLAND DRIVE IN HALVES TO MAINTAIN ONE LANE OF TRAFFIC ON HIGHLAND DRIVE
 5. REMOVE EXISTING SOUTHBOUND HIGHLAND DRIVE PAVEMENT TO COMPLETE WATER MAIN
 6. INSTALL LONG SIDE WATER SERVICE TO CENTER OF FAIR MEADOW DRIVE
 7. INSTALL GEOGRID AND MODIFIED SUBBASE FOR EASTBOUND LANE OF FAIR MEADOW DRIVE
- STAGE 5**
1. SHIFT TRAFFIC TO MODIFIED SUBBASE FOR EASTBOUND LANE OF FAIR MEADOW DRIVE BETWEEN LISA DRIVE AND DES MOINES STREET
 2. COMPLETE REMAINING PAVEMENT REMOVALS FOR PROJECT
 3. INSTALL REMAINING LONG SIDE SERVICE.
 4. COMPLETE REMAINING GEOGRID AND MODIFIED SUBBASE
- STAGE 6**
1. COMPLETE CURB AND GUTTER, DRIVEWAYS, AND SIDEWALK ON THE SOUTH SIDE OF FAIR MEADOW DRIVE, INCLUDING SIDE STREETS ON THE SOUTH SIDE
 - 1A. COMPLETE CONCRETE VALLEY GUTTER AND FULL WIDTH PCC PAVEMENT IN HALVES TO MAINTAIN AT LEAST ONE LANE OF TRAFFIC TO SIDE STREETS
 2. AFTER CURB AND GUTTER ON SOUTH SIDE IS CURED COMPLETE CURB AND GUTTER AND DRIVEWAYS ON THE NORTH SIDE OF FAIR MEADOW DRIVE, INCLUDING SIDE STREETS ON THE NORTH SIDE
 - 2A. COMPLETE CONCRETE VALLEY GUTTER AND FULL WIDTH PCC PAVEMENT IN HALVES TO MAINTAIN AT LEAST ONE LANE OF TRAFFIC TO SIDE STREETS
 3. COMPLETE ASPHALT ROADWAY PAVEMENT BASE LIFT FROM WEST LIMITS TO JUST WEST OF CHURCH ENTRANCE IN ONE DAY
 4. THE FOLLOWING DAY OR DAYS AFTER COMPLETE ASPHALT ROADWAY PAVEMENT BASE LIFT FROM JUST WEST OF CHURCH ENTRANCE TO EAST LIMITS IN ONE DAY
 5. COMPLETE ASPHALT ROADWAY PAVEMENT BASE LIFT FOR SIDE STREETS IN ONE DAY
 6. COMPLETE ASPHALT ROADWAY PAVEMENT INTERMEDIATE LIFT FOR ENTIRE PROJECT IN ONE DAY
 7. COMPLETE ASPHALT ROADWAY PAVEMENT SURFACE LIFT FOR ENTIRE PROJECT IN ONE DAY

DATE	BY	REVISION	Checked By	LCL	Scale:	1" = NTS	Field Bk	
MARK	LEJ	Engineer:	KSB	Date:	10/30/2024	Project No:	124.0690.01	
2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT TRAFFIC CONTROL							WEBSTER CITY, IOWA SNYDER & ASSOCIATES, INC. 2727 SW SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	Sheet J.1
SNYDER & ASSOCIATES							Project No: 124.0690.01	Sheet J.1

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Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT

STAGING TYPICAL SECTION

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

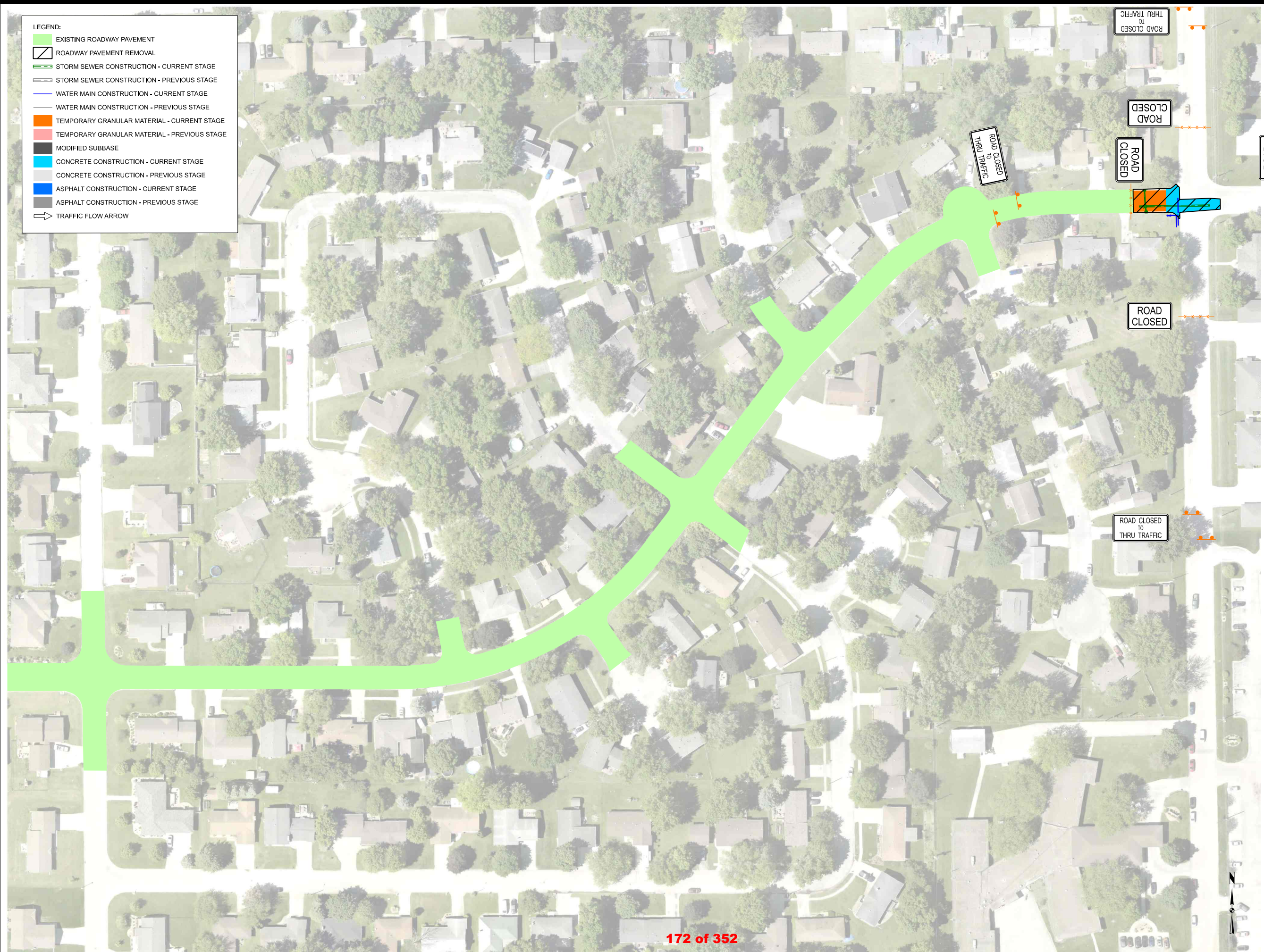
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Project No: 1240690

Sheet J.2


Project No: 1240690

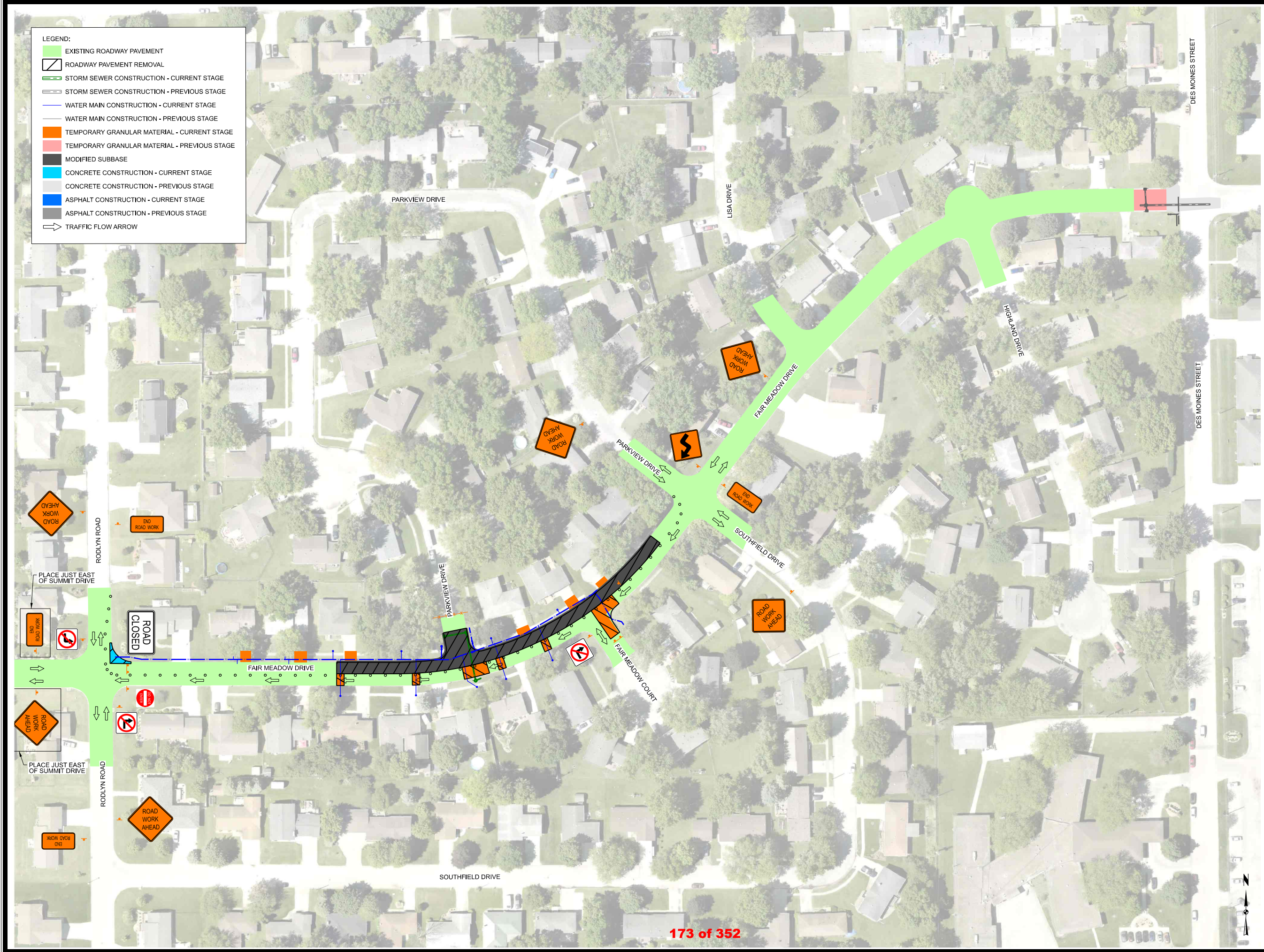
Sheet J.2



LEGEND:


- EXISTING ROADWAY PAVEMENT
- ROADWAY PAVEMENT REMOVAL
- STORM SEWER CONSTRUCTION - CURRENT STAGE
- STORM SEWER CONSTRUCTION - PREVIOUS STAGE
- WATER MAIN CONSTRUCTION - CURRENT STAGE
- WATER MAIN CONSTRUCTION - PREVIOUS STAGE
- TEMPORARY GRANULAR MATERIAL - CURRENT STAGE
- TEMPORARY GRANULAR MATERIAL - PREVIOUS STAGE
- MODIFIED SUBBASE
- CONCRETE CONSTRUCTION - CURRENT STAGE
- CONCRETE CONSTRUCTION - PREVIOUS STAGE
- ASPHALT CONSTRUCTION - CURRENT STAGE
- ASPHALT CONSTRUCTION - PREVIOUS STAGE
- TRAFFIC FLOW ARROW

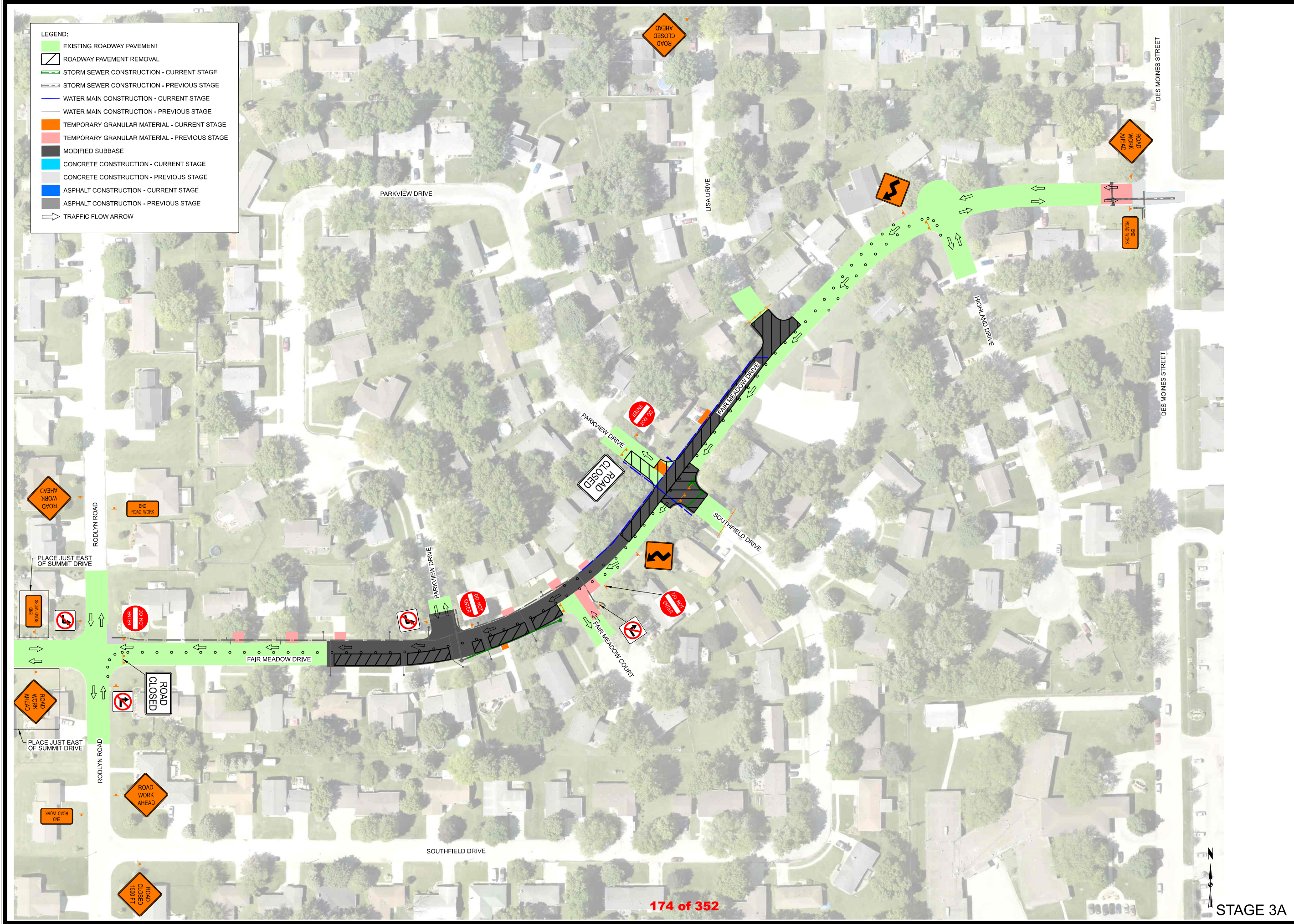
2025 FAIR MEADOW DR RECONSTRUCTION PROJECT		WEBSTER CITY, IOWA	
TRAFFIC CONTROL AND STAGING		Project No: 1240690	
SNYDER & ASSOCIATES, INC.		Sheet J.3	
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MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"=80'	Field Bk: Pg: 1
Technician: KSB	Date: \$DATE\$		



LEGEND:

- EXISTING ROADWAY PAVEMENT
- ROADWAY PAVEMENT REMOVAL
- STORM SEWER CONSTRUCTION - CURRENT STAGE
- STORM SEWER CONSTRUCTION - PREVIOUS STAGE
- WATER MAIN CONSTRUCTION - CURRENT STAGE
- WATER MAIN CONSTRUCTION - PREVIOUS STAGE
- TEMPORARY GRANULAR MATERIAL - CURRENT STAGE
- TEMPORARY GRANULAR MATERIAL - PREVIOUS STAGE
- MODIFIED SUBBASE
- CONCRETE CONSTRUCTION - CURRENT STAGE
- CONCRETE CONSTRUCTION - PREVIOUS STAGE
- ASPHALT CONSTRUCTION - CURRENT STAGE
- ASPHALT CONSTRUCTION - PREVIOUS STAGE
- TRAFFIC FLOW ARROW

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT		WEBSTER CITY, IOWA	
TRAFFIC CONTROL AND STAGING		Project No: 1240690	
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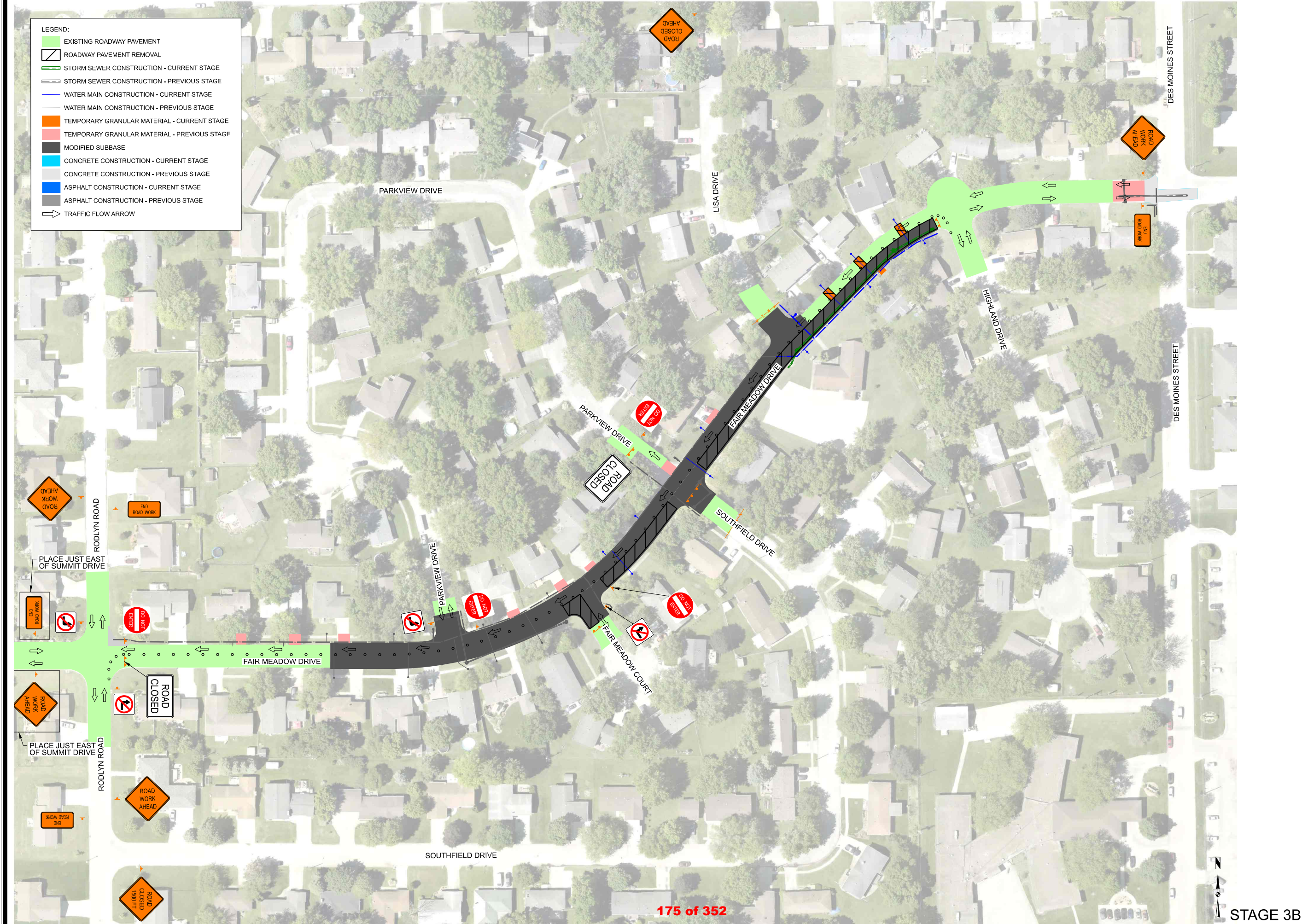


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Project No: 1240690			Sheet J.5

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
TRAFFIC CONTROL AND STAGING
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Project No: 1240690
 Sheet J.5



LEGEND:

- EXISTING ROADWAY PAVEMENT
- ROADWAY PAVEMENT REMOVAL
- STORM SEWER CONSTRUCTION - CURRENT STAGE
- STORM SEWER CONSTRUCTION - PREVIOUS STAGE
- WATER MAIN CONSTRUCTION - CURRENT STAGE
- WATER MAIN CONSTRUCTION - PREVIOUS STAGE
- TEMPORARY GRANULAR MATERIAL - CURRENT STAGE
- TEMPORARY GRANULAR MATERIAL - PREVIOUS STAGE
- MODIFIED SUBBASE
- CONCRETE CONSTRUCTION - CURRENT STAGE
- CONCRETE CONSTRUCTION - PREVIOUS STAGE
- ASPHALT CONSTRUCTION - CURRENT STAGE
- ASPHALT CONSTRUCTION - PREVIOUS STAGE
- TRAFFIC FLOW ARROW

MARK	REVISION	DATE	BY
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2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
TRAFFIC CONTROL AND STAGING
SNYDER & ASSOCIATES, INC.
 WEBSTER CITY, IOWA
 Project No: 1240690
 Sheet J.6



Project No: 1240690
 Sheet J.6

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 Sheet J.6

LEGEND:

- EXISTING ROADWAY PAVEMENT
- ROADWAY PAVEMENT REMOVAL
- STORM SEWER CONSTRUCTION - CURRENT STAGE
- STORM SEWER CONSTRUCTION - PREVIOUS STAGE
- WATER MAIN CONSTRUCTION - CURRENT STAGE
- WATER MAIN CONSTRUCTION - PREVIOUS STAGE
- TEMPORARY GRANULAR MATERIAL - CURRENT STAGE
- TEMPORARY GRANULAR MATERIAL - PREVIOUS STAGE
- MODIFIED SUBBASE
- CONCRETE CONSTRUCTION - CURRENT STAGE
- CONCRETE CONSTRUCTION - PREVIOUS STAGE
- ASPHALT CONSTRUCTION - CURRENT STAGE
- ASPHALT CONSTRUCTION - PREVIOUS STAGE
- TRAFFIC FLOW ARROW



MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"=80'	
Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:
Project No: 1240690			Sheet J.7

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
TRAFFIC CONTROL AND STAGING
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Project No: 1240690
 Sheet J.7

LEGEND:

- EXISTING ROADWAY PAVEMENT
- ROADWAY PAVEMENT REMOVAL
- STORM SEWER CONSTRUCTION - CURRENT STAGE
- STORM SEWER CONSTRUCTION - PREVIOUS STAGE
- WATER MAIN CONSTRUCTION - CURRENT STAGE
- WATER MAIN CONSTRUCTION - PREVIOUS STAGE
- TEMPORARY GRANULAR MATERIAL - CURRENT STAGE
- TEMPORARY GRANULAR MATERIAL - PREVIOUS STAGE
- MODIFIED SUBBASE
- CONCRETE CONSTRUCTION - CURRENT STAGE
- CONCRETE CONSTRUCTION - PREVIOUS STAGE
- ASPHALT CONSTRUCTION - CURRENT STAGE
- ASPHALT CONSTRUCTION - PREVIOUS STAGE
- TRAFFIC FLOW ARROW



MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"=80'	
Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT

TRAFFIC CONTROL AND STAGING

SNYDER & ASSOCIATES, INC.

WEBSTER CITY, IOWA

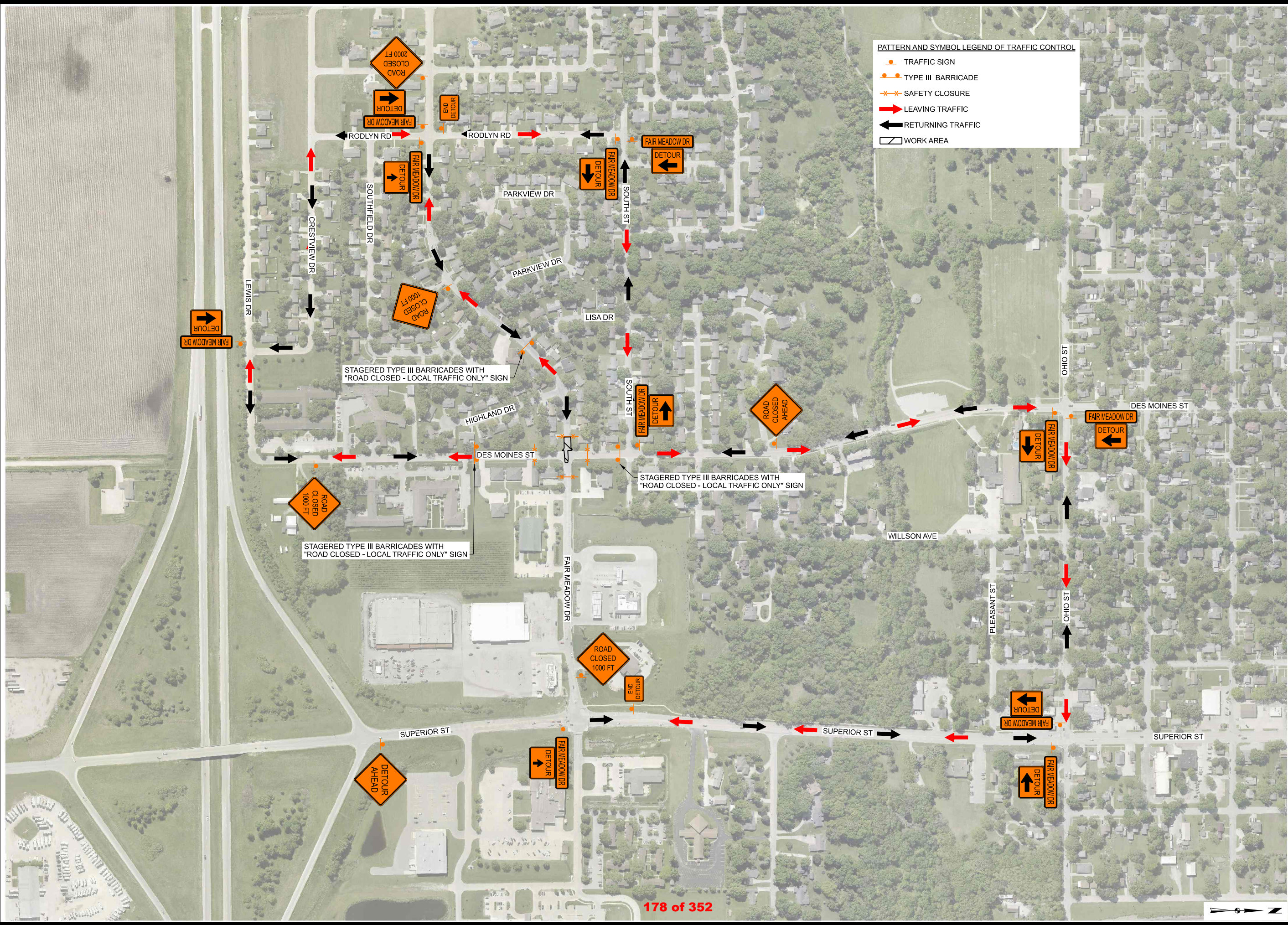
Project No: 1240690

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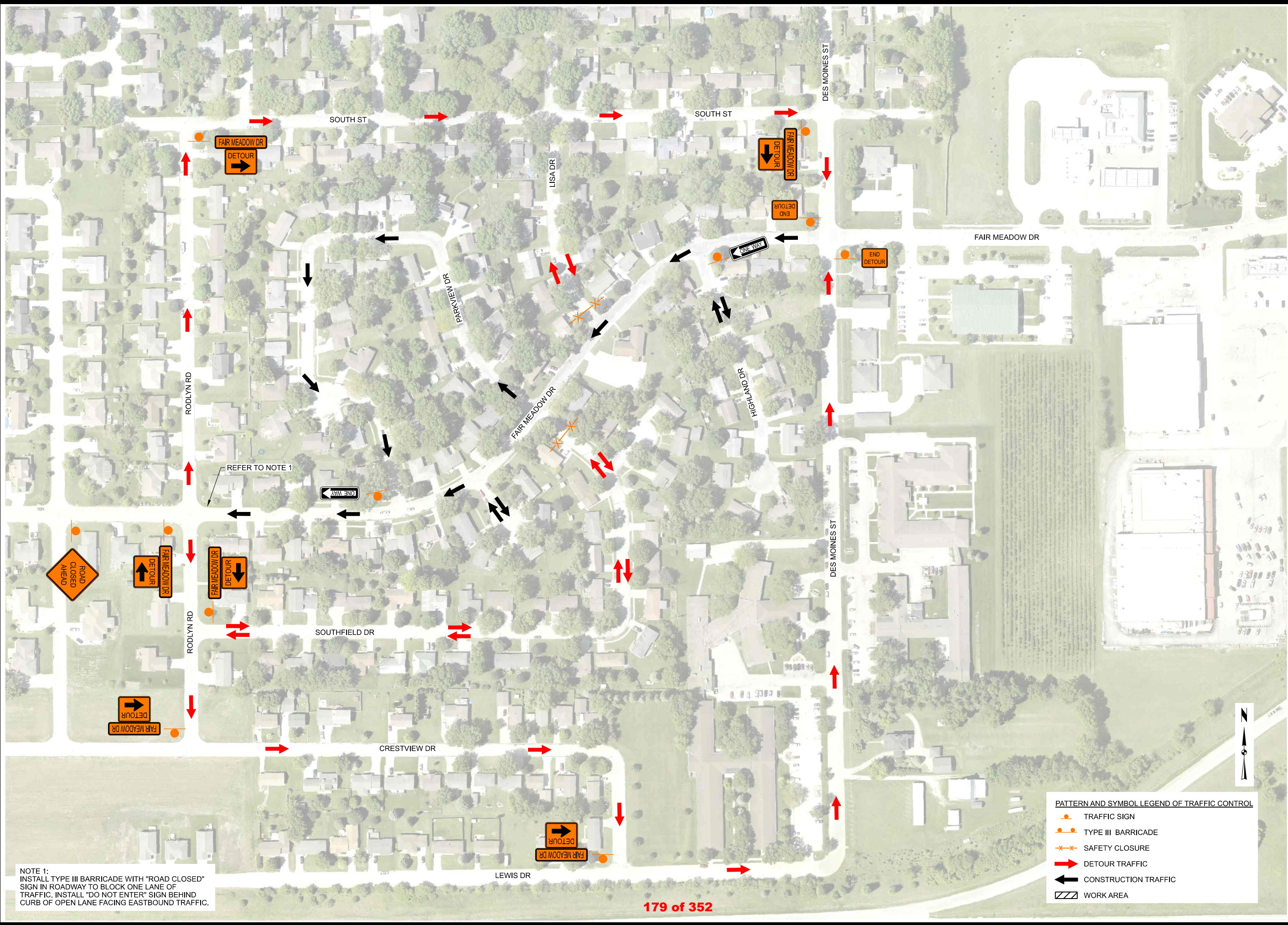
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Project No: 1240690			Sheet J.9

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 DETOUR SHEET
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Project No: 1240690
 Sheet J.9

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NOTE 1:
 INSTALL TYPE III BARRICADE WITH "ROAD CLOSED"
 SIGN IN ROADWAY TO BLOCK ONE LANE OF
 TRAFFIC. INSTALL "DO NOT ENTER" SIGN BEHIND
 CURB OF OPEN LANE FACING EASTBOUND TRAFFIC.

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 DETOUR SHEET

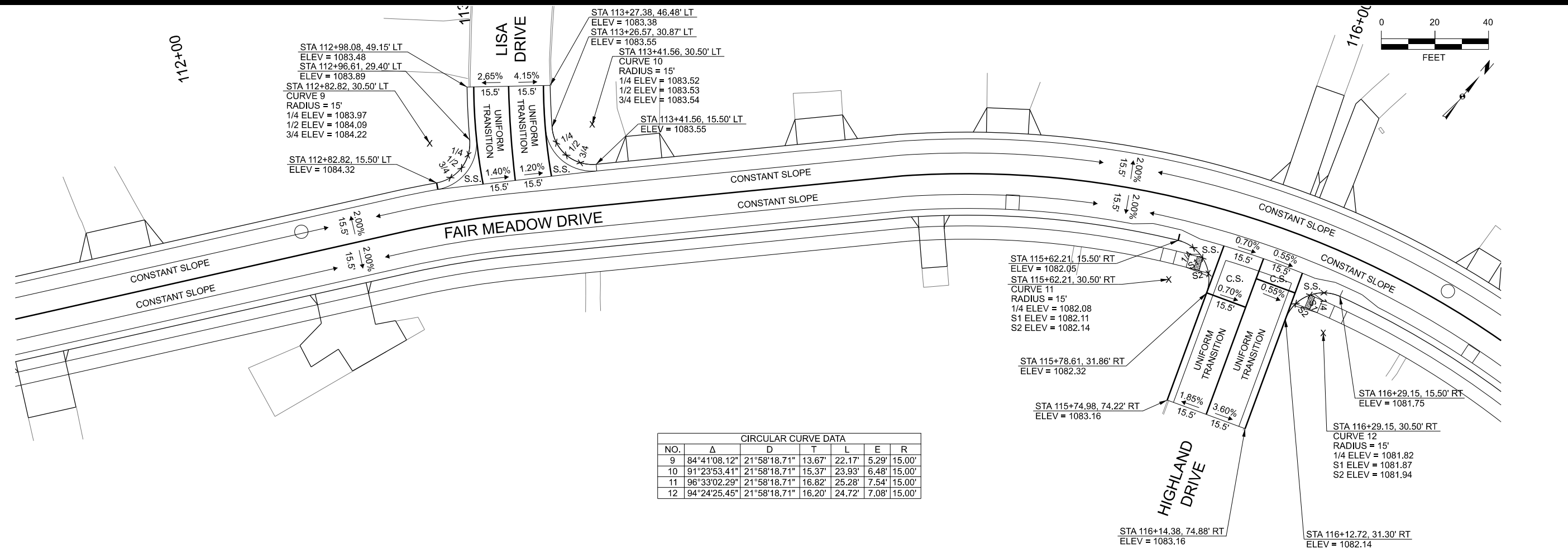
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Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:
Project No: 1240690			Sheet J.10



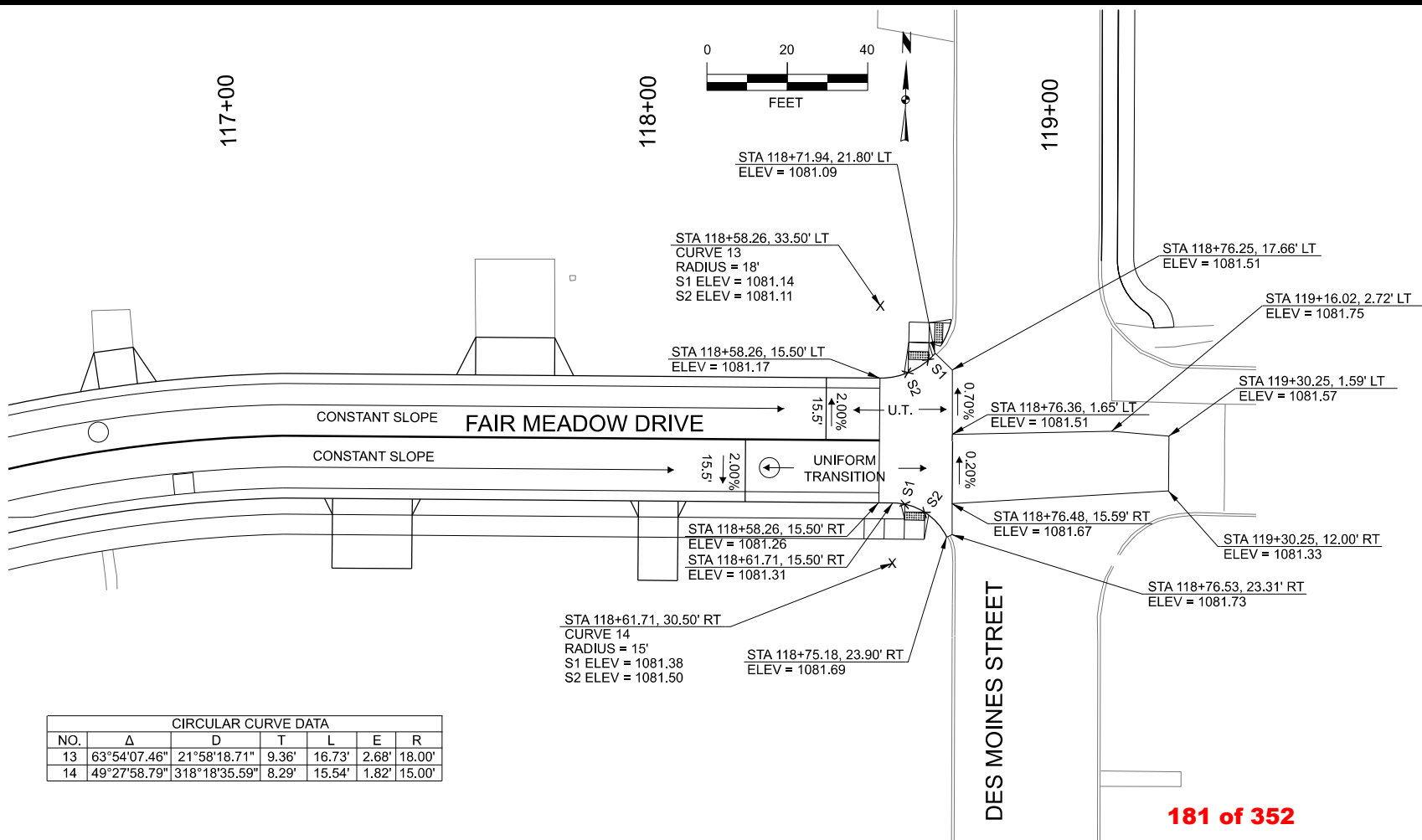
Project No: 1240690
 Sheet J.10

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 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

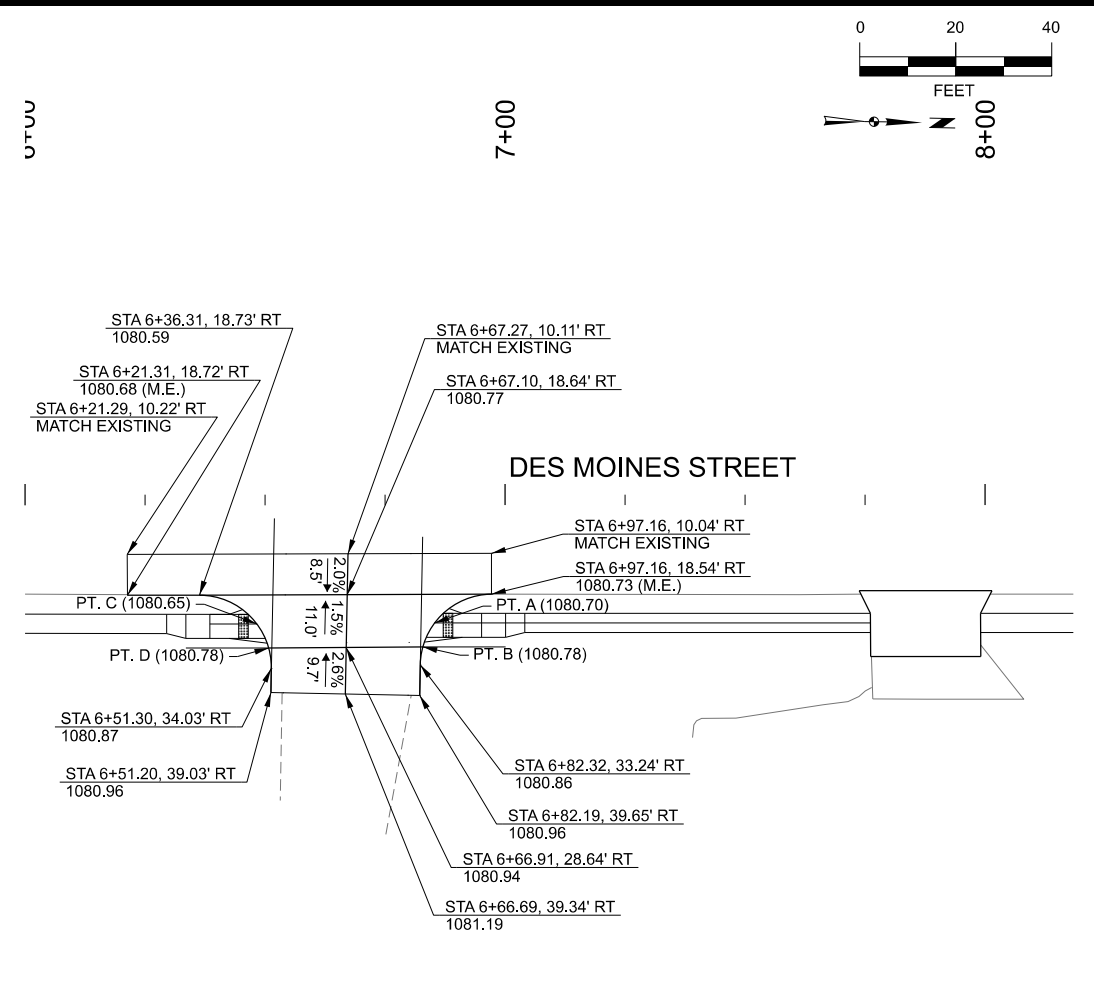
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CIRCULAR CURVE DATA						
NO.	Δ	D	T	L	E	R
9	84°41'08.12"	21°58'18.71"	13.67'	22.17'	5.29'	15.00'
10	91°23'53.41"	21°58'18.71"	15.37'	23.93'	6.48'	15.00'
11	96°33'02.29"	21°58'18.71"	16.82'	25.28'	7.54'	15.00'
12	94°24'25.45"	21°58'18.71"	16.20'	24.72'	7.08'	15.00'



CIRCULAR CURVE DATA						
NO.	Δ	D	T	L	E	R
13	63°54'07.46"	21°58'18.71"	9.36'	16.73'	2.68'	18.00'
14	49°27'58.79"	318°18'35.59"	8.29'	15.54'	1.82'	15.00'

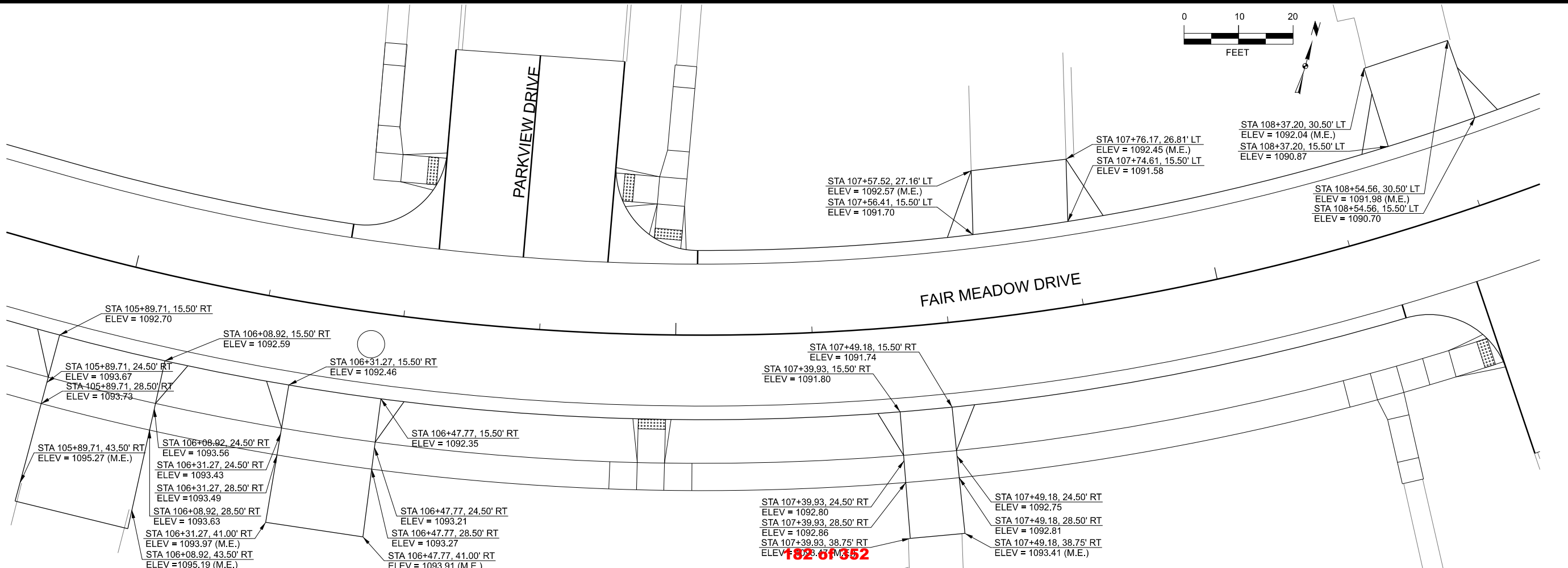
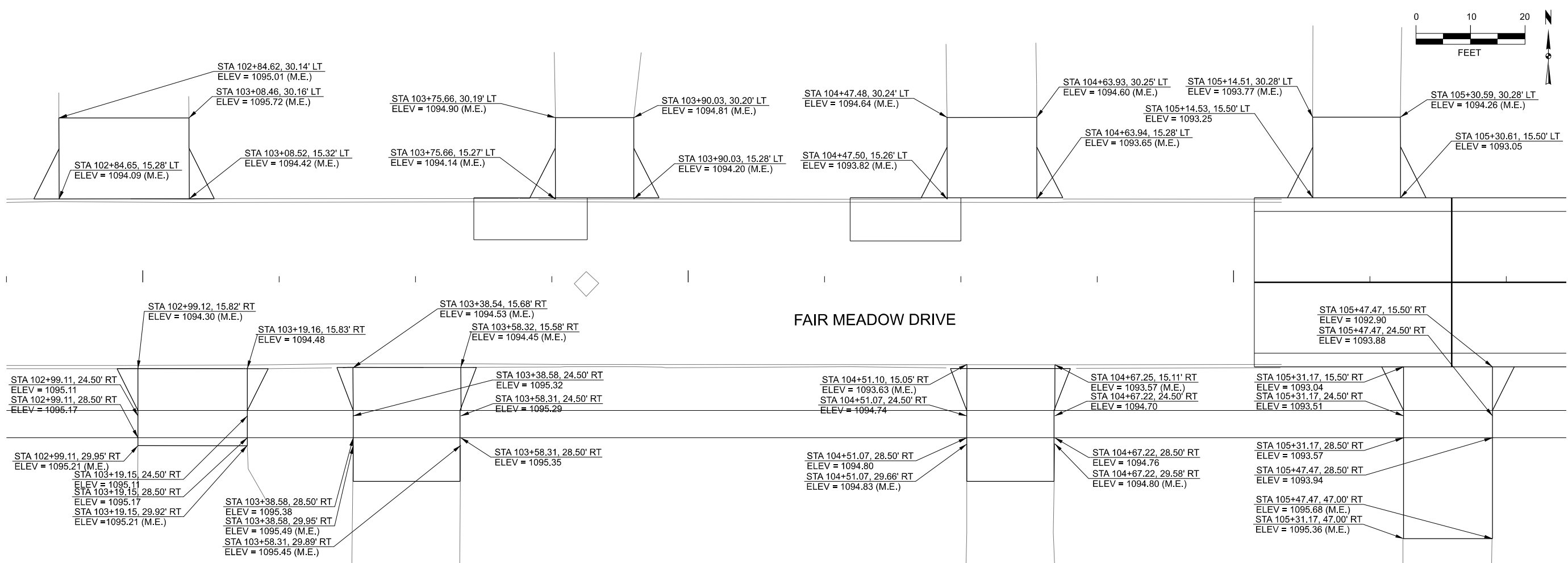


MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"=20'	
Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 GEOMETRIC AND STAKING INFORMATION
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 Project No: 1240690
 Sheet L.2

Project No: 1240690
 Sheet L.2

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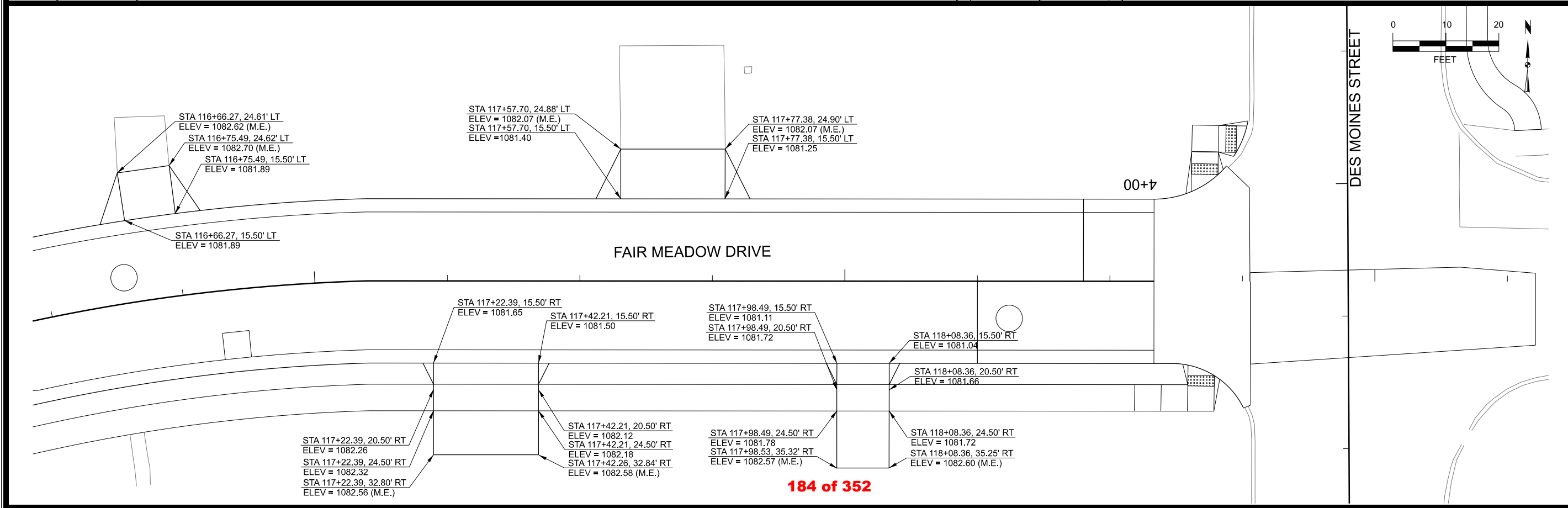
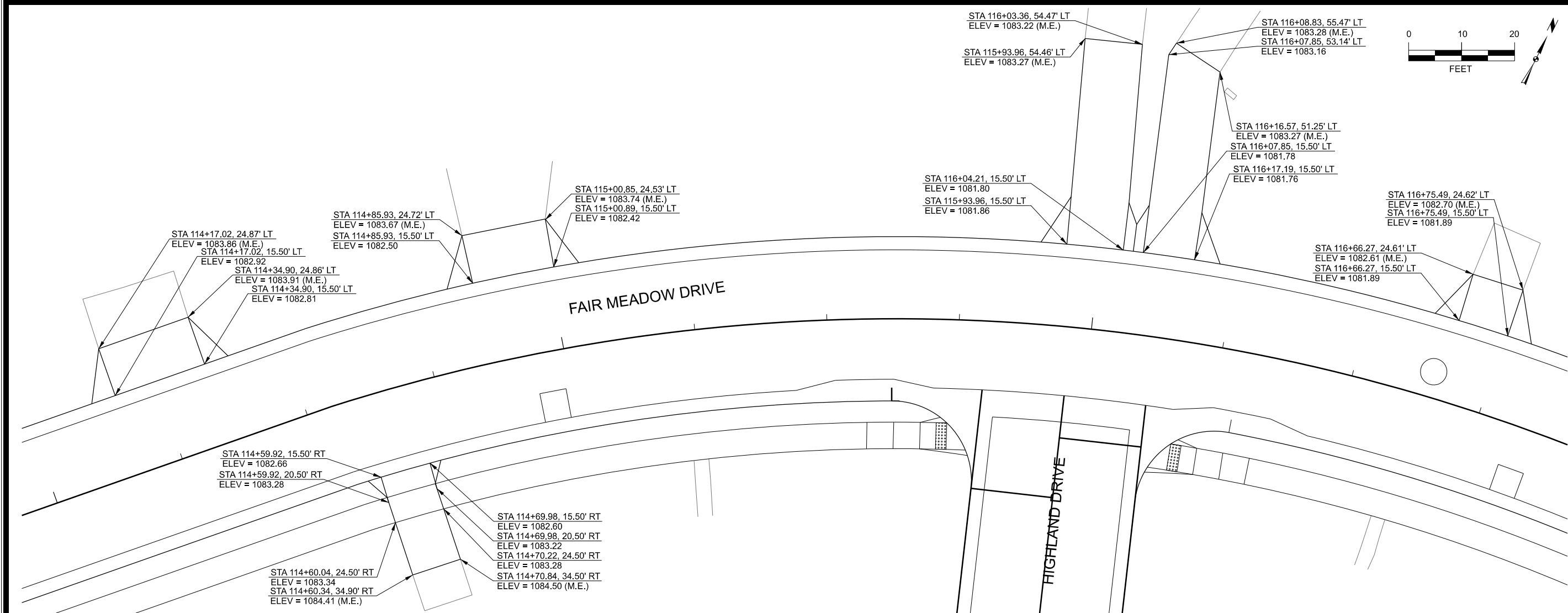
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Engineer: LEJ	Checked By: LCI	Scale: 1" = 10'	
Technician: KSB	Date: 5/24/25	Field Bk:	
Project No: 1240690			Sheet L.3

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
GEOMETRIC AND STAKING INFORMATION
WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
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Project No: 1240690
Sheet L.3

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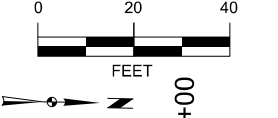
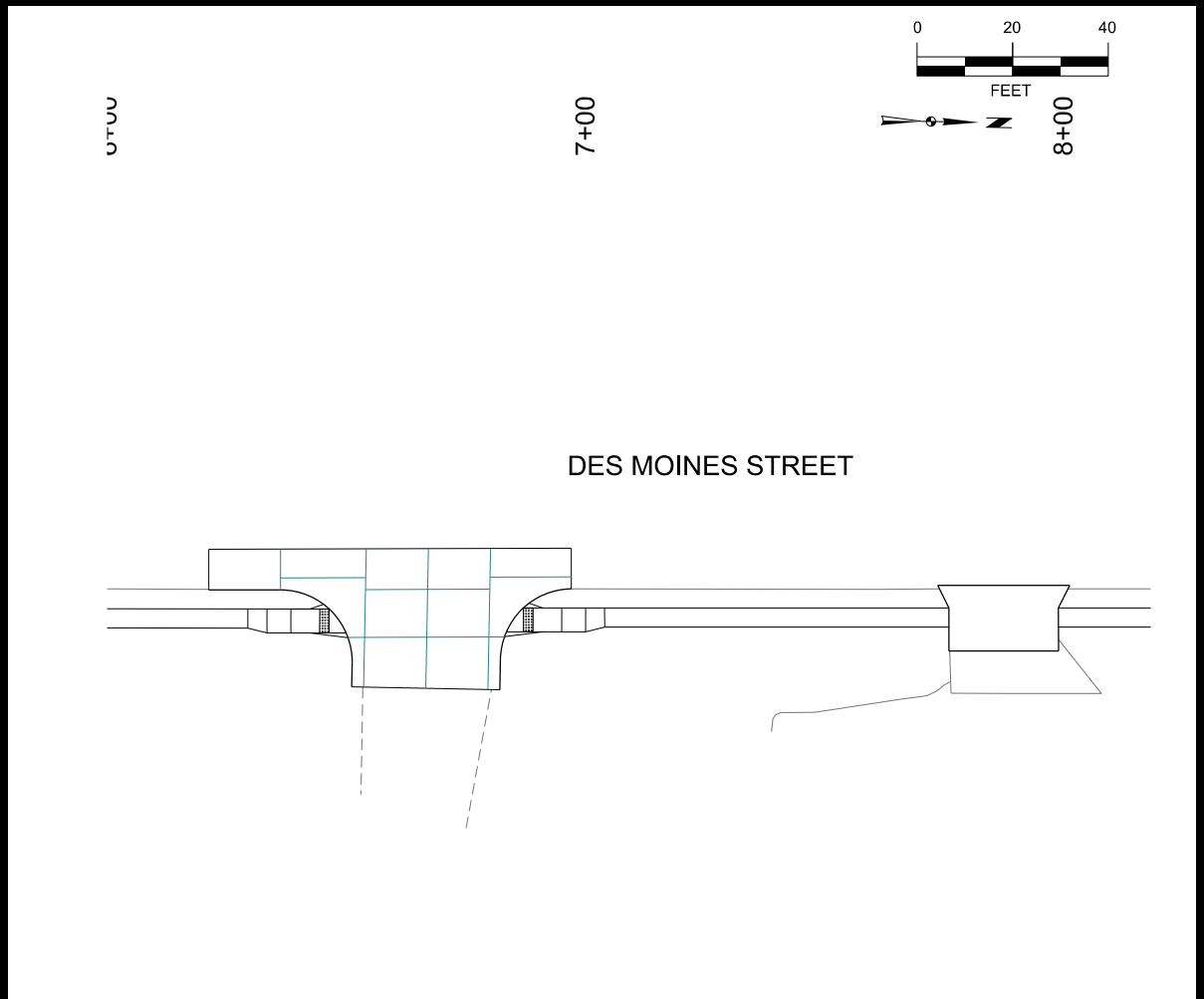
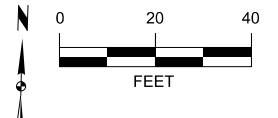
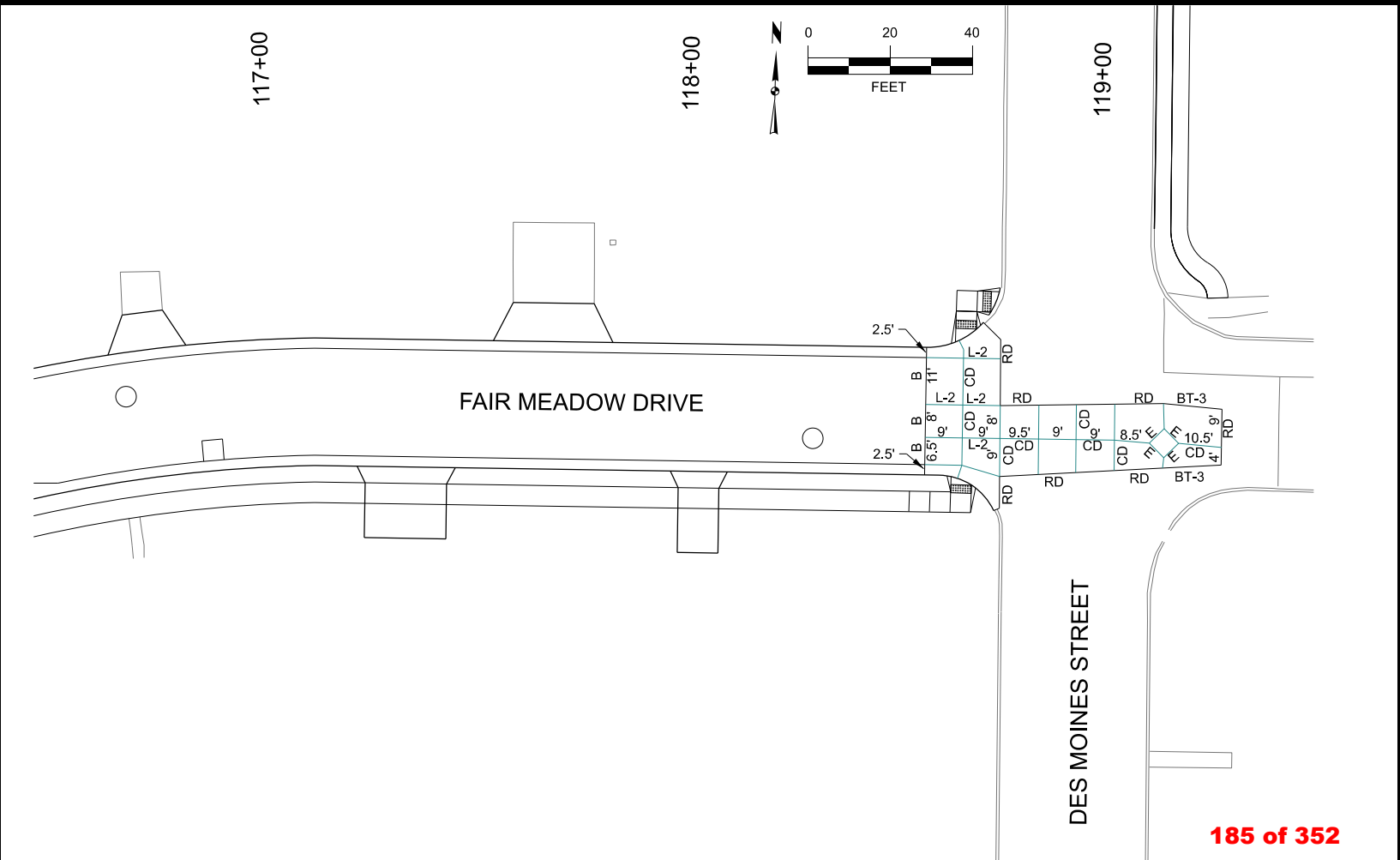
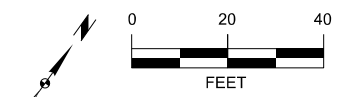
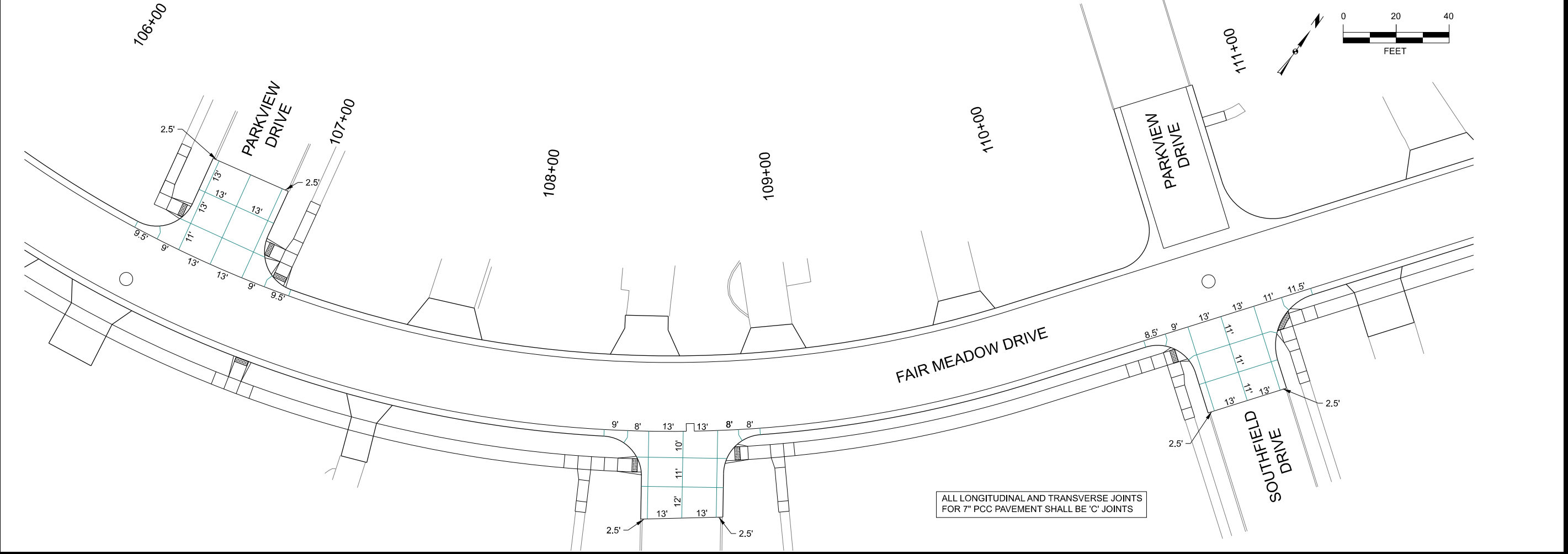
MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 10'	
Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
GEOMETRIC AND STAKING INFORMATION
WEBSTER CITY, IOWA
Project No: 1240690
Sheet L.4

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Project No: 1240690
Sheet L.5

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MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"=20'	
Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:
Project No: 1240690			Sheet L.6

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 JOINTING LAYOUT
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM



Project No: 1240690
 Sheet L.6

WATER MAIN						105-01
Road Identification	To Station	Side	Length		Material	Comments
			LT/RT	LF		
FAIR MEADOW DRIVE	118+74.22	BOTH	1,655.00		8" PVC	
PARVIEW DRIVE	106+93.92	LT	33.00		8" PVC	
FAIR MEADOW COURT	108+82.59	BOTH	61.00		8" PVC	
PARKVIEW DRIVE	110+46.77	LT	57.00		8" PVC	
SOUTHFIELD DRIVE	110+44.80	BOTH	65.00		8" PVC	
LISA DRIVE	113+33.81	BOTH	66.00		8" PVC	
HIGHLAND DRIVE	115+70.81	RT	52.00		8" PVC	
DES MOINES STREET	118+71.72	RT	16.00		8" PVC	
DES MOINES STREET	118+74.27	RT	35.00		12" PVC	

WATER MAIN FITTINGS						105-03
Road Identification	Station	Offset	Side	Type	Comments	
						LT/RT
FAIR MEADOW DRIVE	102+08.80	22.00'	LT	12" X 8" REDUCER		
FAIR MEADOW DRIVE	102+28.80	22.00'	LT	8" 11.25 DEGREE BEND		
FAIR MEADOW DRIVE	102+43.88	19.00'	LT	8" 11.25 DEGREE BEND		
FAIR MEADOW DRIVE	106+56.51	13.14'	LT	8" 22.5 DEGREE BEND		
FAIR MEADOW DRIVE	106+93.40	17.68'	LT	8" X 8" TEE		
PARKVIEW DRIVE	106+93.92	49.63'	LT	8" X 6" REDUCER		
FAIR MEADOW DRIVE	107+67.69	17.69'	LT	8" 11.25 DEGREE BEND		
FAIR MEADOW DRIVE	108+75.34	16.67'	LT	8" 11.25 DEGREE BEND		
FAIR MEADOW DRIVE	108+79.11	16.85'	LT	8" X 8" TEE		
FAIR MEADOW COURT	108+79.67	6.87'	LT	8" 11.25 DEGREE BEND		
FAIR MEADOW COURT	108+75.29	25.45'	RT	8" 45 DEGREE BEND		
FAIR MEADOW COURT	108+82.94	36.34'	RT	8" 45 DEGREE BEND		
FAIR MEADOW COURT	108+82.59	41.33'	RT	8" X 6" REDUCER		
FAIR MEADOW DRIVE	110+46.71	17.50'	LT	8" X 8" CROSS		
PARKVIEW DRIVE	110+46.77	73.86'	LT	8" X 6" REDUCER		
SOUTHFIELD DRIVE	110+44.80	46.47'	RT	8" X 6" REDUCER		
FAIR MEADOW DRIVE	112+63.93	17.99'	LT	8" 11.25 DEGREE BEND		
FAIR MEADOW DRIVE	112+67.82	17.50'	LT	8" 45 DEGREE BEND		
FAIR MEADOW DRIVE	112+99.69	19.36'	RT	8" 45 DEGREE BEND		
FAIR MEADOW DRIVE	113+33.81	19.49'	RT	8" X 8" TEE		
LISA DRIVE	113+33.81	46.62'	LT	8" X 6" REDUCER		
FAIR MEADOW DRIVE	114+82.73	17.66'	RT	8" 11.25 DEGREE BEND		
FAIR MEADOW DRIVE	115+29.23	18.58'	RT	8" 11.25 DEGREE BEND		
FAIR MEADOW DRIVE	115+72.57	22.22'	RT	8" X 8" TEE		
HIGHLAND DRIVE	115+70.81	73.94'	RT	8" X 6" REDUCER		
FAIR MEADOW DRIVE	118+27.04	19.61'	RT	8" 11.25 DEGREE BEND		
FAIR MEADOW DRIVE	118+87.28	18.56'	RT	8" 11.25 DEGREE BEND		
FAIR MEADOW DRIVE	118+71.72	19.50'	RT	8" X 8" TEE		
FAIR MEADOW DRIVE	118+74.22	19.49'	RT	12" X 8" TEE		
DES MOINES STREET	118+71.78	35.25'	RT	8" X 6" REDUCER		
DES MOINES STREET	118+74.27	33.06'	RT	12" SOLID SLEEVE		
DES MOINES STREET	118+74.14	3.86'	LT	12" SOLID SLEEVE		
FAIR MEADOW DRIVE	112+77.48	5.18'	LT	8" 45 DEGREE BEND	VERTICAL BEND	
FAIR MEADOW DRIVE	112+79.38	2.88'	LT	8" 45 DEGREE BEND	VERTICAL BEND	
FAIR MEADOW DRIVE	112+85.91	4.71'	RT	8" 45 DEGREE BEND	VERTICAL BEND	
FAIR MEADOW DRIVE	112+87.11	6.07'	RT	8" 45 DEGREE BEND	VERTICAL BEND	
FAIR MEADOW DRIVE	115+85.06	22.33'	RT	8" 45 DEGREE BEND	VERTICAL BEND	
FAIR MEADOW DRIVE	115+88.26	22.29'	RT	8" 45 DEGREE BEND	VERTICAL BEND	
FAIR MEADOW DRIVE	115+98.93	21.96'	RT	8" 45 DEGREE BEND	VERTICAL BEND	
FAIR MEADOW DRIVE	116+02.13	21.80'	RT	8" 45 DEGREE BEND	VERTICAL BEND	
PARKVIEW DRIVE	106+92.92	32.64'	LT	8" 11.25 DEGREE BEND	VERTICAL BEND	
PARKVIEW DRIVE	106+93.53	43.12'	LT	8" 11.25 DEGREE BEND	VERTICAL BEND	
FAIR MEADOW COURT	108+79.24	3.90'	LT	8" 11.25 DEGREE BEND	VERTICAL BEND	
FAIR MEADOW COURT	108+77.91	5.61'	RT	8" 11.25 DEGREE BEND	VERTICAL BEND	
FAIR MEADOW COURT	108+76.06	19.48'	RT	8" 45 DEGREE BEND	VERTICAL BEND	
FAIR MEADOW COURT	108+75.67	22.45'	RT	8" 45 DEGREE BEND	VERTICAL BEND	
PARKVIEW DRIVE	110+46.76	66.86'	LT	8" 11.25 DEGREE BEND	VERTICAL BEND	
PARKVIEW DRIVE	110+46.75	56.86'	LT	8" 11.25 DEGREE BEND	VERTICAL BEND	
SOUTHFIELD DRIVE	110+45.22	32.48'	RT	8" 11.25 DEGREE BEND	VERTICAL BEND	
SOUTHFIELD DRIVE	110+44.98	40.47'	RT	8" 11.25 DEGREE BEND	VERTICAL BEND	
LISA DRIVE	113+33.81	38.54'	LT	8" 11.25 DEGREE BEND	VERTICAL BEND	
LISA DRIVE	113+33.81	27.54'	LT	8" 11.25 DEGREE BEND	VERTICAL BEND	
HIGHLAND DRIVE	115+71.63	52.21'	RT	8" 11.25 DEGREE BEND	VERTICAL BEND	
HIGHLAND DRIVE	115+71.18	64.51'	RT	8" 11.25 DEGREE BEND	VERTICAL BEND	
DES MOINES STREET	118+74.15	.09'	RT	12" 45 DEGREE BEND	VERTICAL BEND	
DES MOINES STREET	118+74.16	2.29'	RT	12" 45 DEGREE BEND	VERTICAL BEND	
DES MOINES STREET	118+74.20	13.49'	RT	12" 45 DEGREE BEND	VERTICAL BEND	
DES MOINES STREET	118+74.21	15.78'	RT	12" 45 DEGREE BEND	VERTICAL BEND	
TOTALS						
	Amount	Weight	Type			
	22	860	8" 11.25 DEGREE BEND			40 LBS/EA
	1	44	8" 22.5 DEGREE BEND			44 LBS/EA
	14	686	8" 45 DEGREE BEND			49 LBS/EA
	4	404	12" 45 DEGREE BEND			101 LBS/EA
	7	378	8" X 6" REDUCER			54 LBS/EA
	1	82	12" X 8" REDUCER			82 LBS/EA
	5	435	8" X 8" TEE			87 LBS/EA
	1	123	12" X 8" TEE			123 LBS/EA
	1	108	8" X 8" CROSS			108 LBS/EA
	2	152	12" SOLID SLEEVE			76 LBS/EA

WATER MAIN VALVES AND APPURTENANCES							105-04
Road Identification	Station	Offset	Side	Type	Comments		
						LT/RT	
FAIR MEADOW DRIVE	102+21.78	22.00'	LT	8" Gate Valve			
FAIR MEADOW DRIVE	106+48.54	32.57'	LT	Hydrant Assembly			
PARKVIEW DRIVE	106+92.75	29.63'	LT	8" Gate Valve			
FAIR MEADOW DRIVE	106+97.55	18.00'	LT	8" Gate Valve			
FAIR MEADOW DRIVE	108+83.26	17.06'	LT	8" Gate Valve			
FAIR MEADOW COURT	108+76.31	17.55'	RT	8" Gate Valve			
FAIR MEADOW DRIVE	110+36.71	17.50'	LT	8" Gate Valve			
PARKVIEW DRIVE	110+46.77	27.50'	LT	8" Gate Valve			
HIGHLAND DRIVE	110+45.40	26.48'	RT	8" Gate Valve			
FAIR MEADOW DRIVE	110+87.78	28.52'	LT	Hydrant Assembly			
FAIR MEADOW DRIVE	113+29.81	19.49'	RT	8" Gate Valve			
LISA DRIVE	113+33.81	15.51'	LT	8" Gate Valve			
LISA DRIVE	113+39.81	21.51'	RT	Hydrant Assembly			
HIGHLAND DRIVE	115+71.08	67.20'	RT	8" Gate Valve			
FAIR MEADOW DRIVE	115+77.91	22.32'	RT	8" Gate Valve			
FAIR MEADOW DRIVE	118+62.25	19.54'	RT	8" Gate Valve			
FAIR MEADOW DRIVE	103+66.23	23.00'	LT	1" SERVICE	5-FT LENGTH		
FAIR MEADOW DRIVE	103+71.44	13.00'	LT	1" SERVICE	6-FT LENGTH		
FAIR MEADOW DRIVE	104+35.19	23.00'	LT	1" SERVICE	5-FT LENGTH		
FAIR MEADOW DRIVE	104+40.19	13.00'	LT	1" SERVICE	6-FT LENGTH		
FAIR MEADOW DRIVE	104+98.96	30.27'	LT	1" SERVICE AND CURB STOP	11-FT LENGTH		
FAIR MEADOW DRIVE	105+08.84	29.46'	RT	1" SERVICE AND CURB STOP	49-FT LENGTH		
FAIR MEADOW DRIVE	105+90.51	30.13'	LT	1" SERVICE AND CURB STOP	11-FT LENGTH		
FAIR MEADOW DRIVE	106+07.97	29.28'	RT	1" SERVICE AND CURB STOP	48-FT LENGTH		
FAIR MEADOW DRIVE	106+84.84	29.74'	RT	1" SERVICE AND CURB STOP	47-FT LENGTH		
FAIR MEADOW DRIVE	107+20.32	23.07'	LT	1" SERVICE AND CURB STOP	4-FT LENGTH		
FAIR MEADOW DRIVE	107+22.53	29.91'	RT	1" SERVICE AND CURB STOP	49-FT LENGTH		
FAIR MEADOW DRIVE	107+84.89	30.12'	RT	1" SERVICE AND CURB STOP	49-FT LENGTH		
FAIR MEADOW DRIVE	108+23.27	25.10'	LT	1" SERVICE AND CURB STOP	6-FT LENGTH		
FAIR MEADOW DRIVE	109+23.21	24.39'	LT	1" SERVICE AND CURB STOP	8-FT LENGTH		
FAIR MEADOW DRIVE	109+30.48	25.03'	RT	1" SERVICE AND CURB STOP	42-FT LENGTH		
FAIR MEADOW DRIVE	109+92.33	23.23'	LT	1" SERVICE AND CURB STOP	6-FT LENGTH		
FAIR MEADOW DRIVE	110+97.00	25.07'	RT	1" SERVICE AND CURB STOP	48-FT LENGTH		
FAIR MEADOW DRIVE	111+41.59	24.88'	LT	1" SERVICE AND CURB STOP	8-FT LENGTH		
FAIR MEADOW DRIVE	113+13.94	24.93'	RT	1" SERVICE AND CURB STOP	10-FT LENGTH		
FAIR MEADOW DRIVE	113+91.26	24.87'	LT	1" SERVICE AND CURB STOP	45-FT LENGTH		
FAIR MEADOW DRIVE	114+37.03	24.91'	RT	1" SERVICE AND CURB STOP	6-FT LENGTH		
FAIR MEADOW DRIVE	114+50.78	24.94'	LT	1" SERVICE AND CURB STOP	45-FT LENGTH		
FAIR MEADOW DRIVE	115+19.84	24.63'	LT	1" SERVICE AND CURB STOP	44-FT LENGTH		
FAIR MEADOW DRIVE	115+38.69	25.24'	LT	1" SERVICE AND CURB STOP	6-FT LENGTH		
FAIR MEADOW DRIVE	115+85.14	52.93'	LT	1" SERVICE AND CURB STOP	75-FT LENGTH		
FAIR MEADOW DRIVE	116+33.10	24.60'	LT	1" SERVICE AND CURB STOP	45-FT LENGTH		
FAIR MEADOW DRIVE	116+91.68	24.64'	LT	1" SERVICE AND CURB STOP	44-FT LENGTH		
FAIR MEADOW DRIVE	117+38.93	24.85'	LT	1" SERVICE AND CURB STOP	45-FT LENGTH		
FAIR MEADOW DRIVE	117+72.17	25.00'	RT	1" SERVICE AND CURB STOP	6-FT LENGTH		
FAIR MEADOW DRIVE	118+03.70	24.93'	LT	1" SERVICE AND CURB STOP	45-FT LENGTH		
FAIR MEADOW DRIVE	118+10.55	25.00'	RT	1" SERVICE AND CURB STOP	6-FT LENGTH		
HIGHLAND DRIVE	115+77.20	70.51'	RT	1" SERVICE	5-FT LENGTH		

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT

WATER MAIN PLAN AND PROFILE

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

2727 SW SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 124.0690.01

Sheet MWM.1

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1" = NTS	Field Bk
Technician: KSB	Date: 10/30/2024		
Project No: 124.0690.01	Sheet	MWM.1	

WATER MAIN STAGING NOTES

MWM-1

- STAGE 1:**
- CLOSE BELOW VALVES:
 - H17-WV-22
 - H17-WV-24
 - H17-WV-19
 - H17-WV-20
 - H17-WV-21
 - REMOVE EXISTING 6" AND 12" CIP
 - CONSTRUCT NEW 12" MAIN
 - CAP THE 12" STUB WEST OF THE NEW VALVE
- STAGE 2:**
- CLOSE BELOW VALVES:
 - G17-WV-15
 - G18-WV-26
 - G18-WV-27
 - H18-WV-27
 - INSTALL A TEMPORARY BLOWOFF WEST OF THE TEE BY VALVE H18-WV-25 ON EXISTING 6" MAIN
 - CONSTRUCT TEMPORARY WATER MAIN OFF OF TEMPORARY BLOWOFF AND CAP EXISTING MAIN TO THE WEST
 - DEWATER ISOLATED EXISTING LINES VIA THE TEMPORARY BLOWOFF
 - REMOVE 6" CIP EAST OF THE CROSS AT RODLYN AND FAIR MEADOW DRIVE
 - INSTALL A 12" GATE VALVE ON NEW 12" LINE HEADING EAST
 - CLOSE 12" GATE VALVE
 - REOPEN BELOW VALVES AND RESUME SERVICE TO WATER MAIN ON RODLYN
 - G17-WV-15
 - G18-WV-26
 - G18-WV-27
 - CLOSE BELOW VALVES:
 - H18-WV-26
 - H18-WV-25
 - H18-WV-29
 - CONTINUE 6" REMOVAL AND 12" PLACEMENT THROUGH THE OFFSET TEE AT FAIR MEADOW COURT
 - CAP 12" MAIN EAST OF THE TEE
 - CLOSE VALVE H18-WV-30 AND DEWATER PARKVIEW LINE FROM HYDRANT 148
 - CUT AND CAP EXISTING PARKVIEW LINE AT PROJECT LIMITS
 - OPEN VALVE H18-WV-30 AND RESUME SERVICE
 - CONSTRUCT NEW 8" FROM THE 12X8 TEE AT PARKVIEW
 - INSTALL TEMPORARY BLOWOFF AT THE END OF NEW 8" LINE
 - CONSTRUCT NEW 8" FROM THE 12X8 TEE AT FAIR MEADOW COURT
 - INSTALL TEMPORARY BLOWOFF AT THE END OF NEW 8" LINE
 - CONDUCT PRESSURE AND BACTERIA TESTS ON NEW 8"/12" LINE
 - CLOSE VALVE H18-WV-30 AND DEWATER PARKVIEW LINE FROM HYDRANT 148
 - CONNECT EXISTING 6" CIP TO NEW 8" ON PARKVIEW WITH REDUCER
 - CONNECT EXISTING 6" CIP TO NEW 8" ON FAIR MEADOW COURT WITH REDUCER
- STAGE 3:**
- CLOSE BELOW VALVES:
 - NEW 8" H18-WV-25
 - H17-WV-40
 - H17-WV-38
 - H18-WV-28
 - H18-WV-30
 - NEW 12" VALVE ON SW LEG OF TEE AT FAIR MEADOW COURT

WATER MAIN STAGING NOTES

MWM-1

- INSTALL A TEMPORARY BLOWOFF SW OF H17-WV-40
 - CONSTRUCT TEMPORARY WATER MAIN OFF OF TEMPORARY BLOWOFF AND CAP EXISTING MAIN
 - DEWATER ISOLATED LINES
 - REMOVE CAP FROM NORTHEAST LEG OF FAIR MEADOW COURT TEE
 - REMOVE 6" CIP AND PLACE 12" MAIN TO END OF STAGE LIMITS
 - CAP 12" MAIN
 - CLOSE VALVE H17-WV-13
 - DEWATER PARKVIEW LINE
 - CUT AND CAP EXISTING PARKVIEW LINE AT PROJECT LIMITS
 - OPEN VALVE H17-WV-13 AND RESUME SERVICE
 - CONSTRUCT NEW NW 8" LINE FROM THE 12X8 CROSS AT FAIR MEADOW DRIVE AND PARKVIEW/SOUTHFIELD
 - INSTALL TEMPORARY BLOWOFF AT THE END OF NW 8" LINE
 - CLOSE VALVE H18-WV-24
 - DEWATER SOUTHFIELD LINE
 - CUT AND CAP EXISTING SOUTHFIELD LINE AT PROJECT LIMITS
 - OPEN VALVE H18-WV-24 AND RESUME SERVICE
 - CONSTRUCT NEW SE 8" LINE FROM THE 12X8 CROSS AT FAIR MEADOW DRIVE AND PARKVIEW/SOUTHFIELD
 - INSTALL TEMPORARY BLOWOFF AT THE END OF NEW SE 8" LINE
 - CUT AND CAP EXISTING LISA DRIVE LINE AT PROJECT LIMITS; AVOID GETTING SOIL INTO EXISTING STUB
 - OPEN VALVE H17-WV-38 AND RESUME SERVICE
 - CONSTRUCT NEW 8" LINE FROM THE 12X8 TEE AT LISA DRIVE
 - INSTALL TEMPORARY BLOWOFF AT THE END OF NEW 8" LINE
 - CONDUCT PRESSURE AND BACTERIA TESTS ON NEW 8"/12" LINE
 - CLOSE VALVE H17-WV-13 AND DEWATER PARKVIEW LINE FROM HYDRANT 148
 - CONNECT EXISTING 6" CIP TO NEW 8" ON PARKVIEW WITH REDUCER
 - CONNECT EXISTING 6" CIP TO NEW 8" ON SOUTHFIELD WITH REDUCER
 - CONNECT EXISTING 6" CIP TO NEW 8" ON LISA WITH REDUCER
- STAGE 4:**
- CLOSE VALVES:
 - H17-WV-22
 - H17-WV-24
 - H17-WV-21
 - H17-WV-20
 - H17-WV-19
 - NEW H17-WV-14
 - CONSTRUCT NEW 12" MAIN TO MEET WITH WEST STUB AT DES MOINES
 - INSTALL TEMPORARY BLOWOFF ON THE NEW 8" HIGHLAND LINE
 - CONDUCT PRESSURE AND BACTERIA TEST ON NEW 8"/12" LINE
 - DEWATER EXISTING MAIN
 - CUT AND CAP EXISTING HIGHLAND LINE AT PROJECT LIMITS
 - CONNECT EXISTING 6" CIP TO NEW 8" ON HIGHLAND WITH REDUCER

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT

WEBSTER CITY, IOWA

TRAFFIC CONTROL

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Project No: 124.0690.01

Sheet MWM.2

REVISION

Checked By: LCL

Date: 10/30/2024

MARK

Engineer: LEJ

Technician: KSB

Scale: 1" = NTS

Field Bk

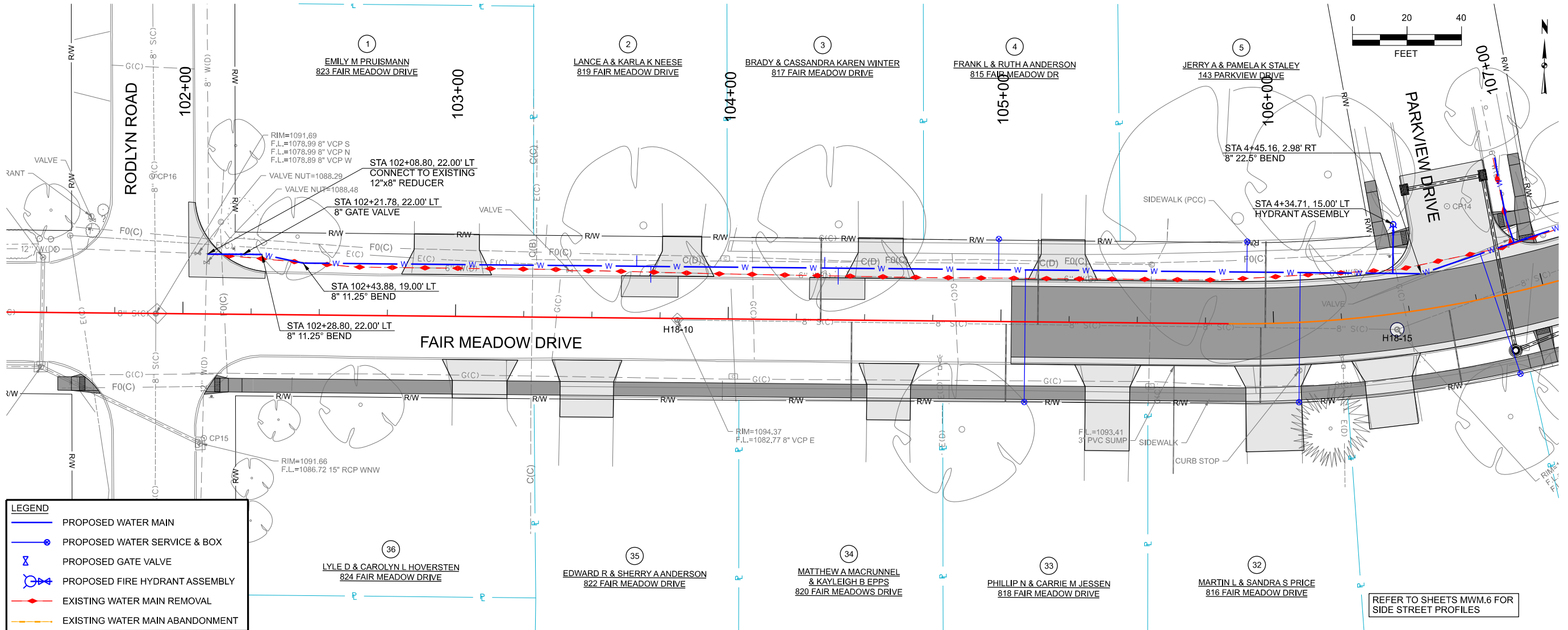
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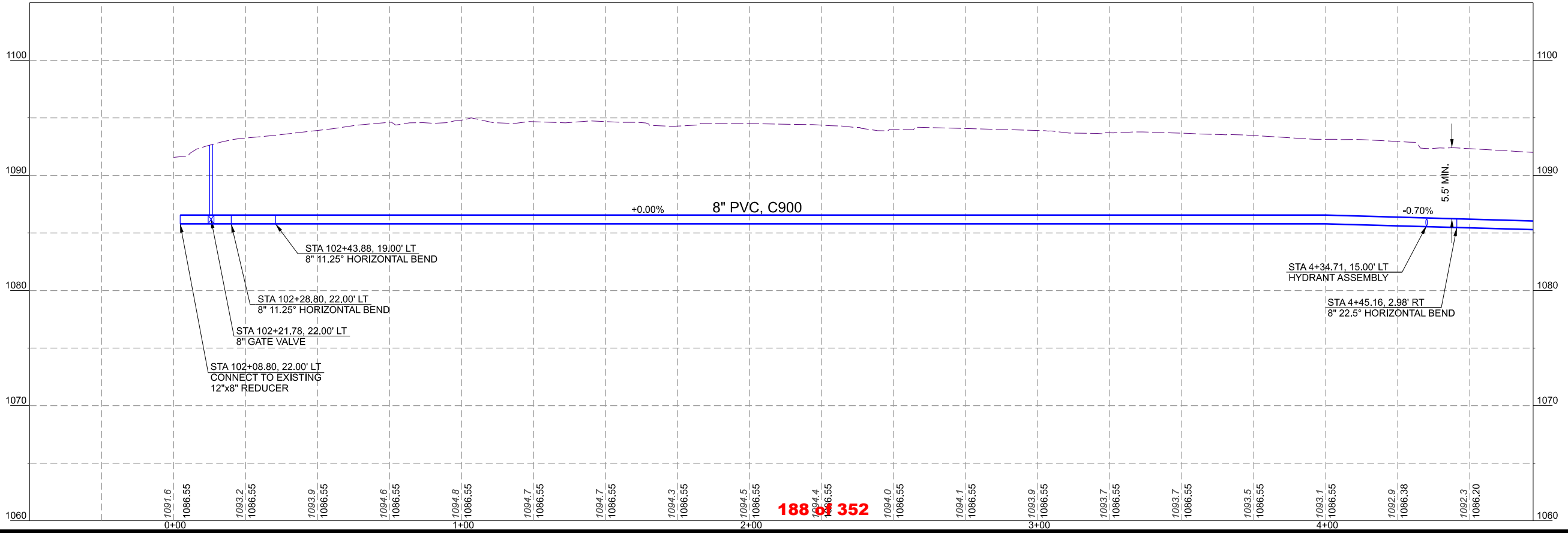
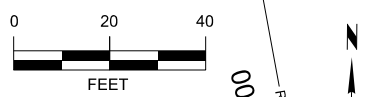
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REFER TO SHEETS MWM.6 FOR SIDE STREET PROFILES



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Technician: KSB	Date: \$DATE\$	Field Bk: Pgr	

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 WATER MAIN PLAN AND PROFILE
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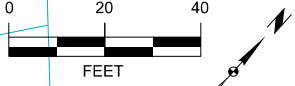
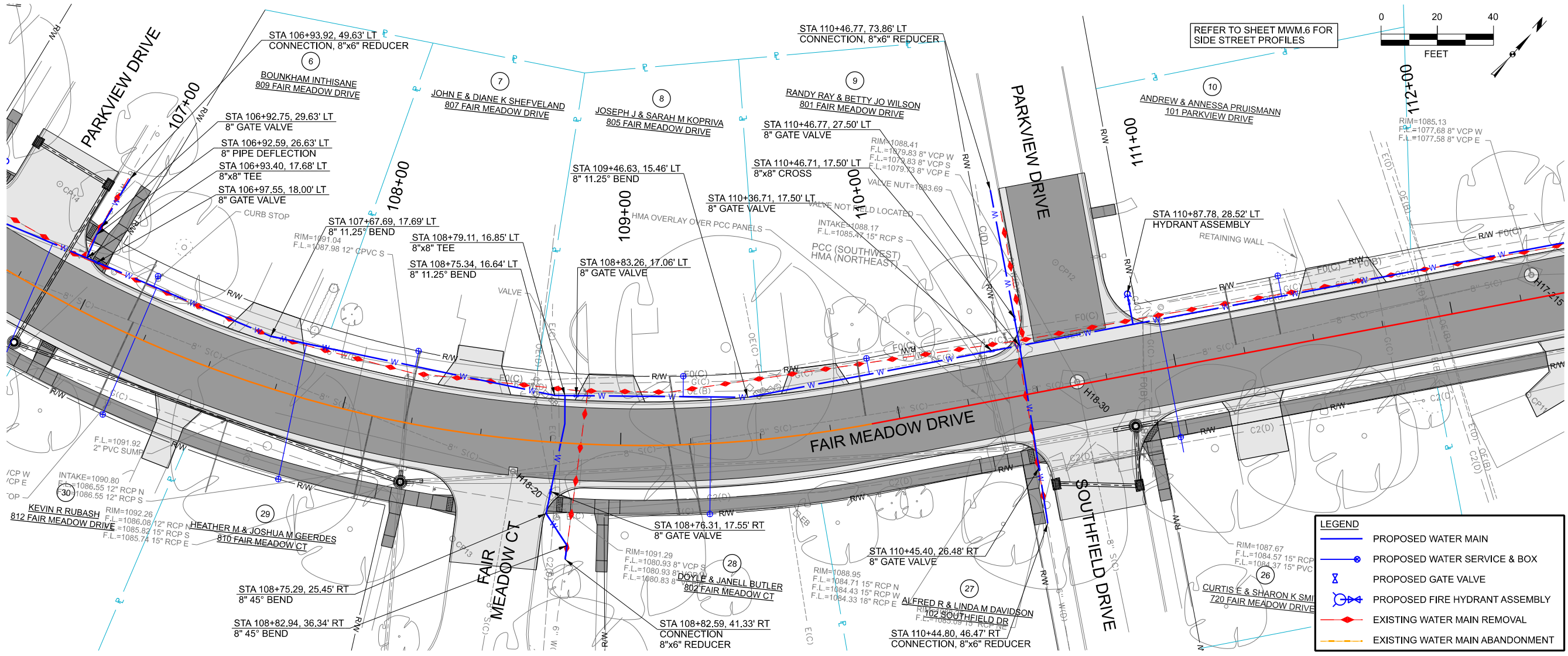
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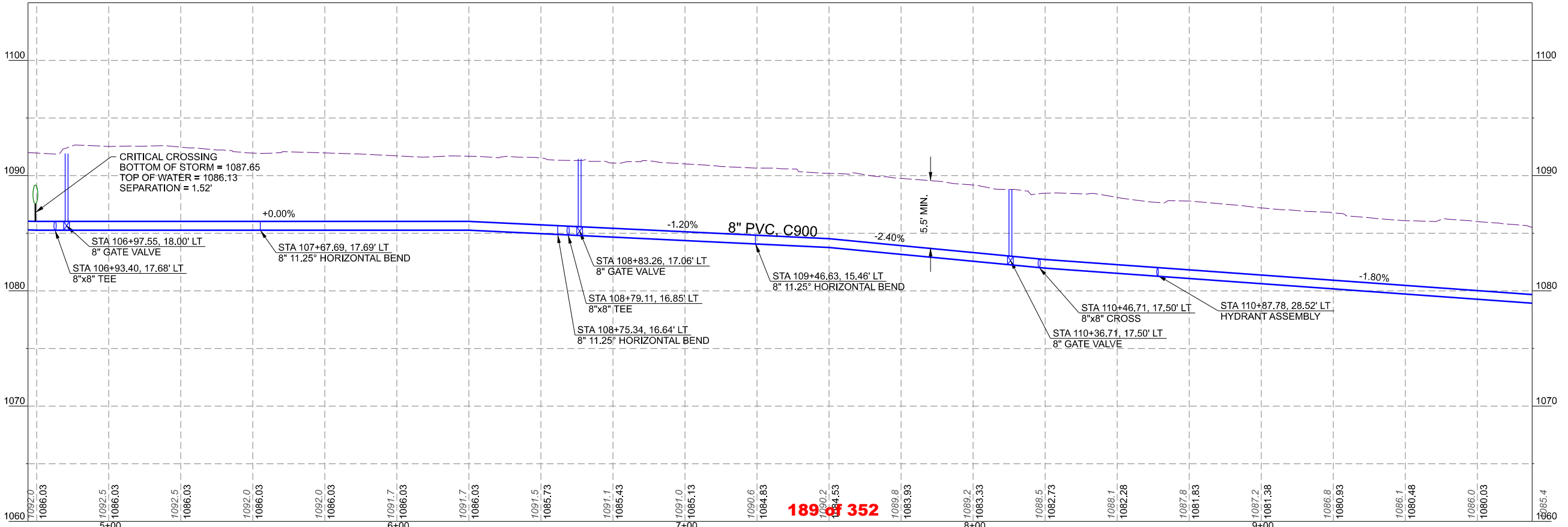
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LEGEND	
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE & BOX
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING WATER MAIN REMOVAL
	EXISTING WATER MAIN ABANDONMENT



MARK	REVISION	DATE	BY

Project No: 1240690
 Sheet MWM.4
 WEBSTER CITY, IOWA

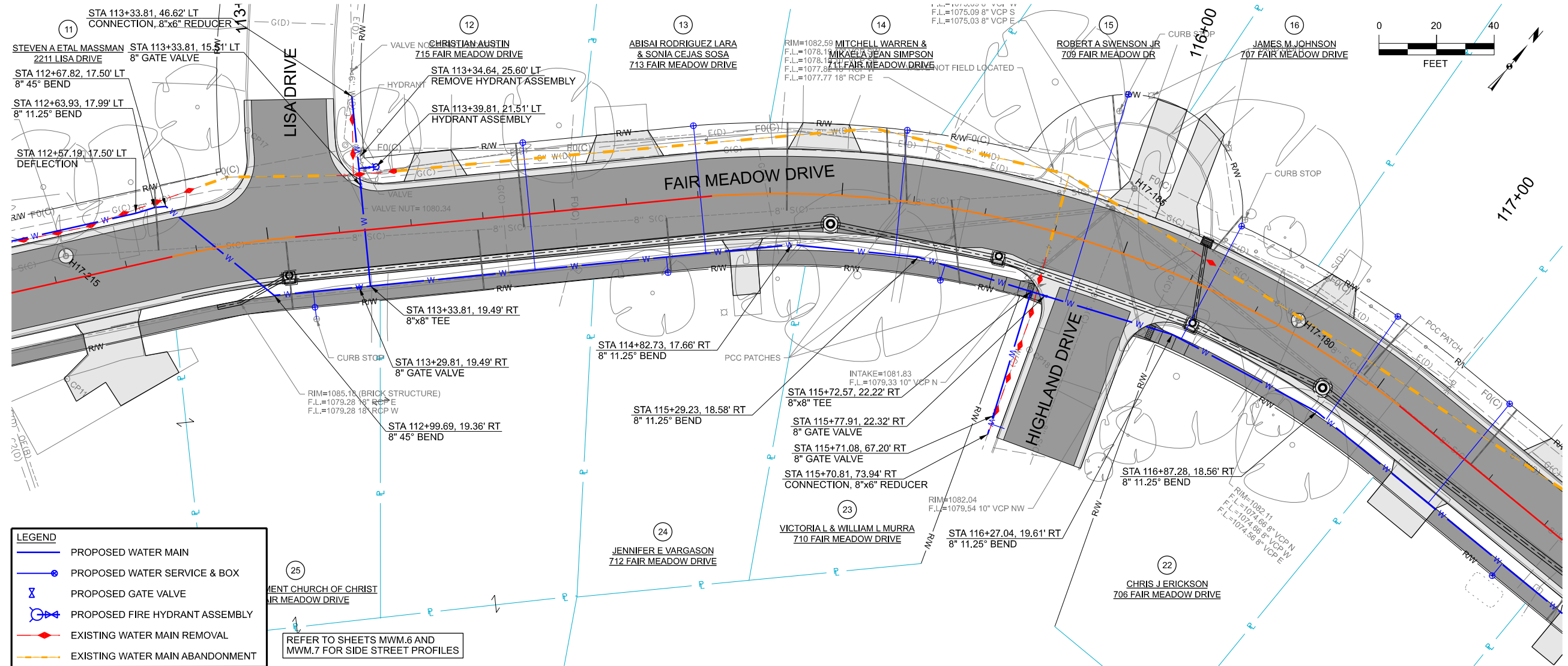
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WATER MAIN PLAN AND PROFILE

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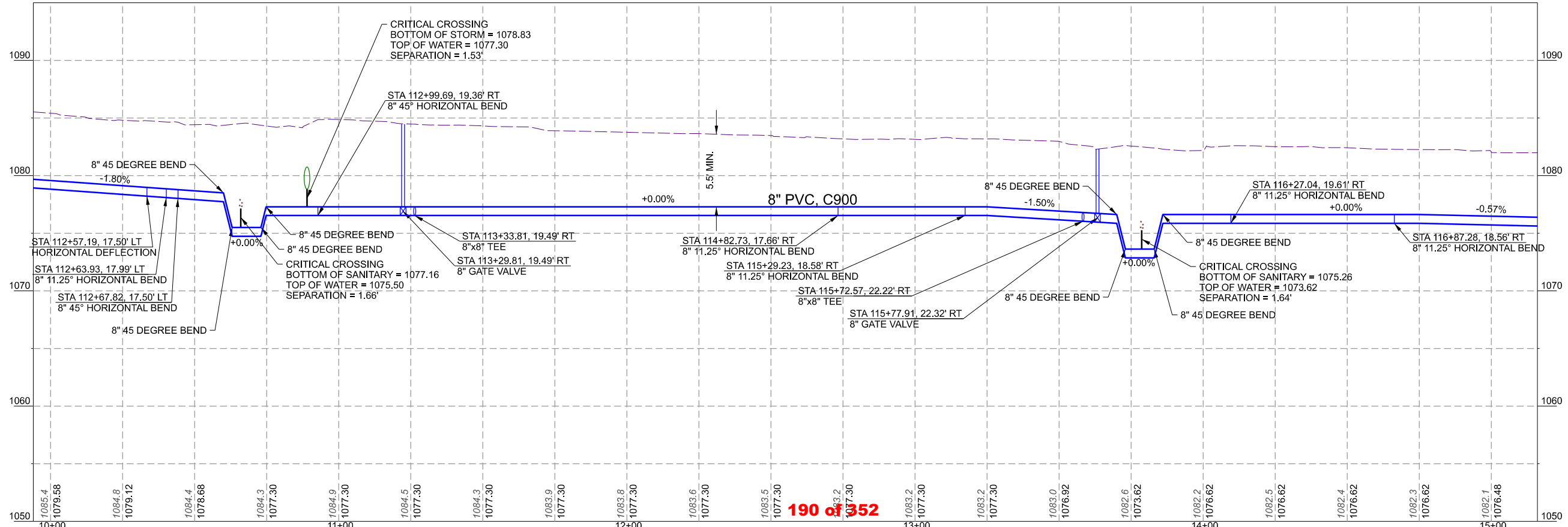
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LEGEND

- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE & BOX
- ⊗ PROPOSED GATE VALVE
- ⊕ PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING WATER MAIN REMOVAL
- EXISTING WATER MAIN ABANDONMENT

REFER TO SHEETS MWM.6 AND MWM.7 FOR SIDE STREET PROFILES



MARK	REVISION	DATE	BY

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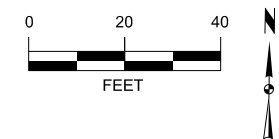
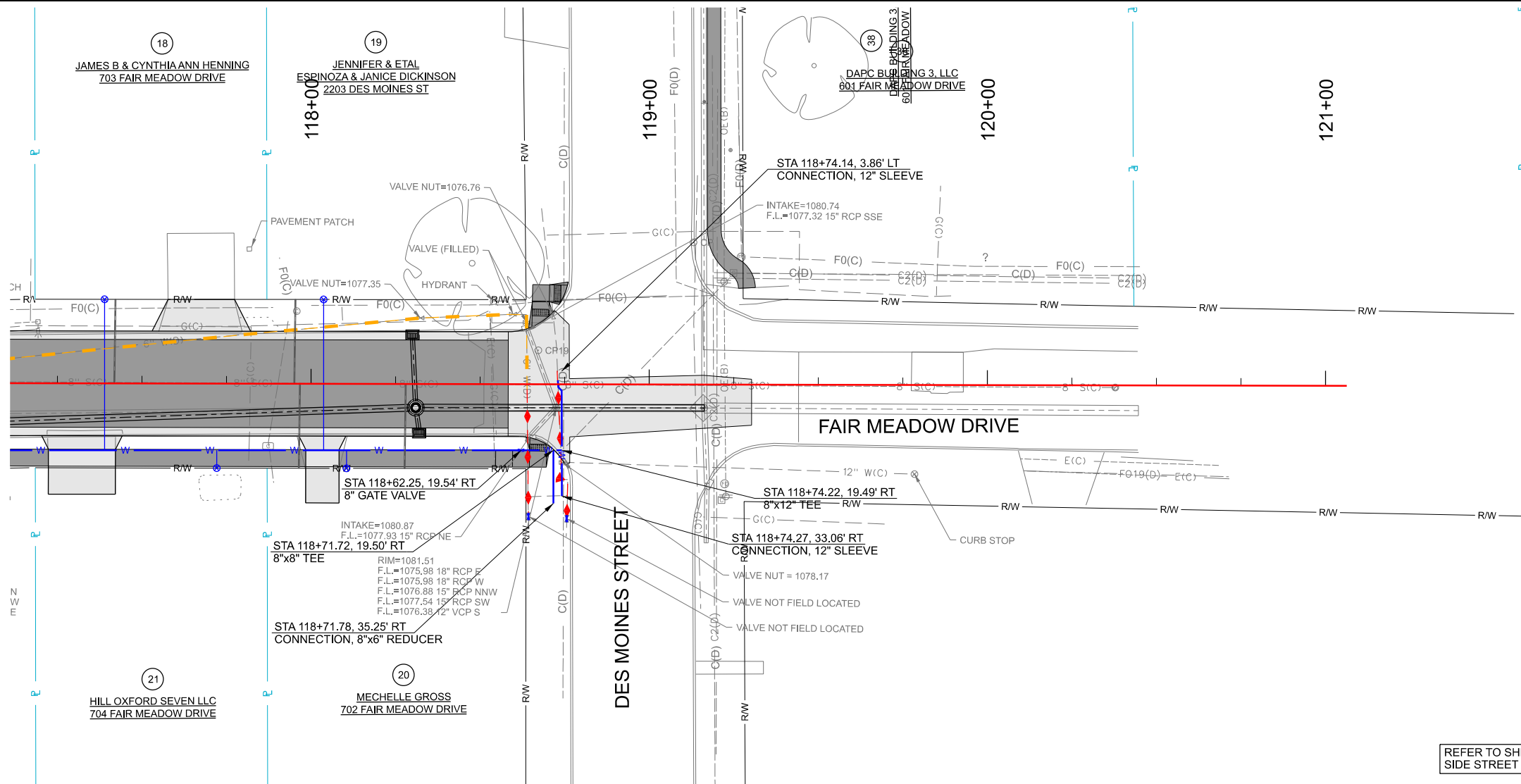
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LEGEND	
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE & BOX
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING WATER MAIN REMOVAL
	EXISTING WATER MAIN ABANDONMENT

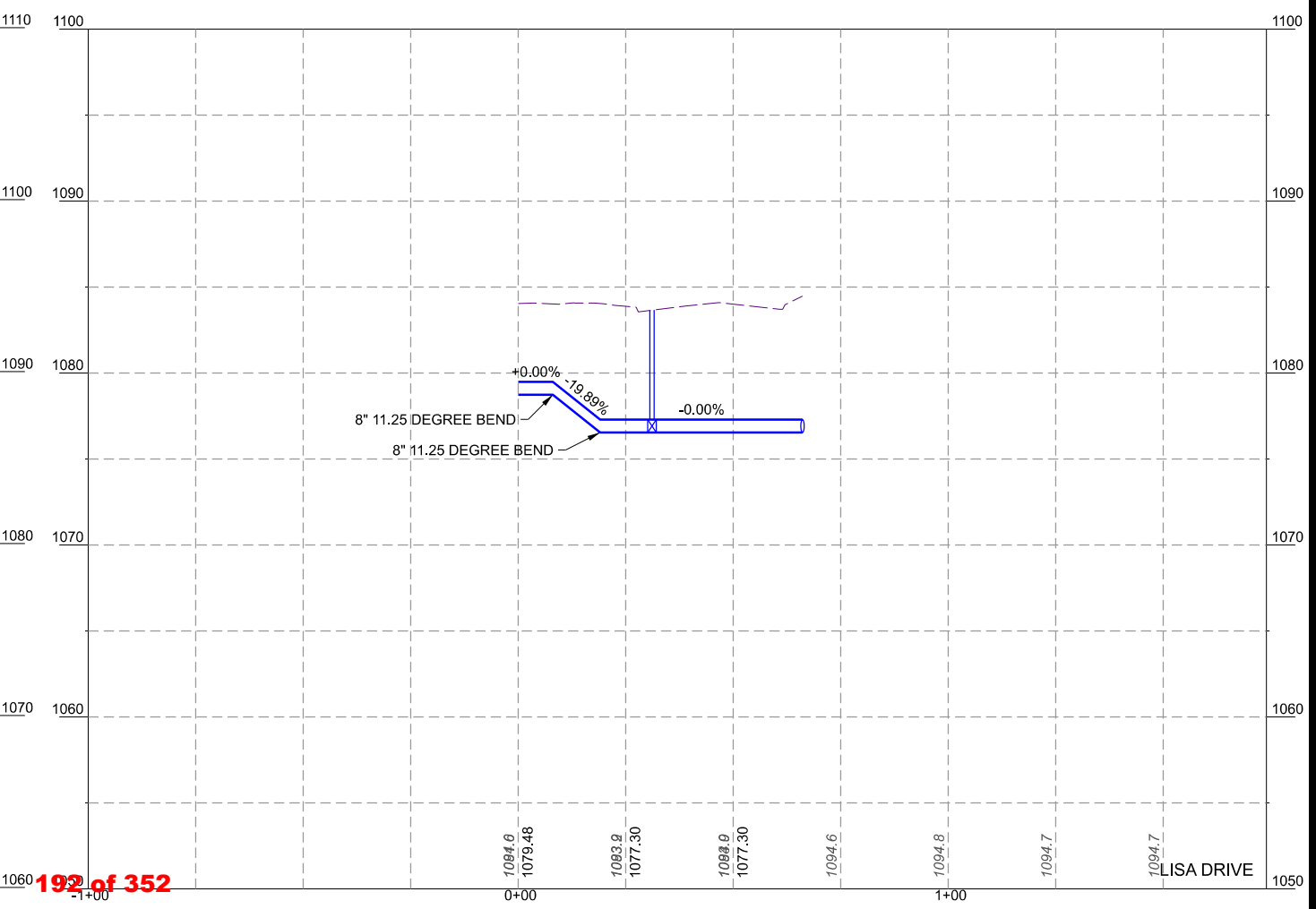
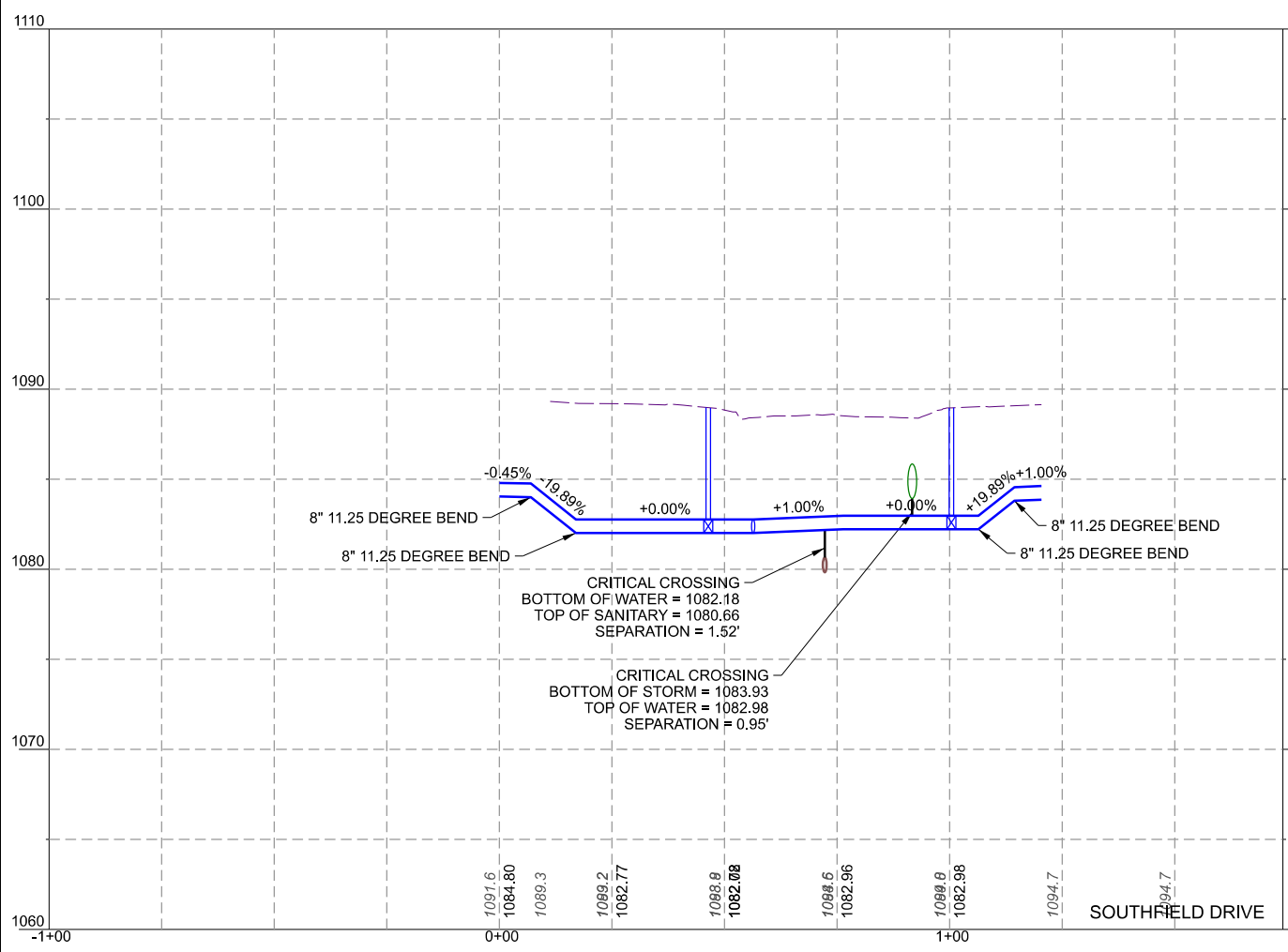
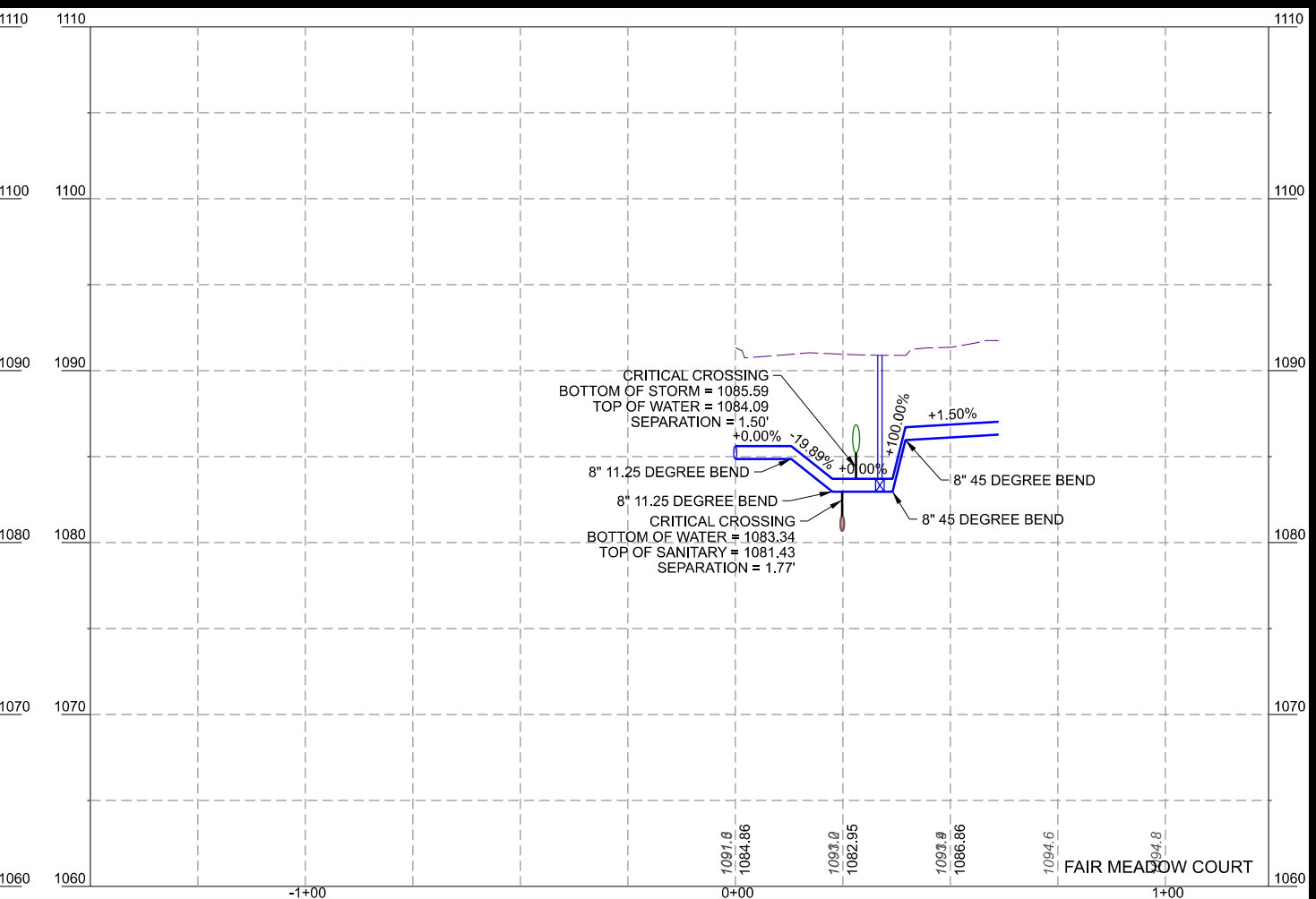
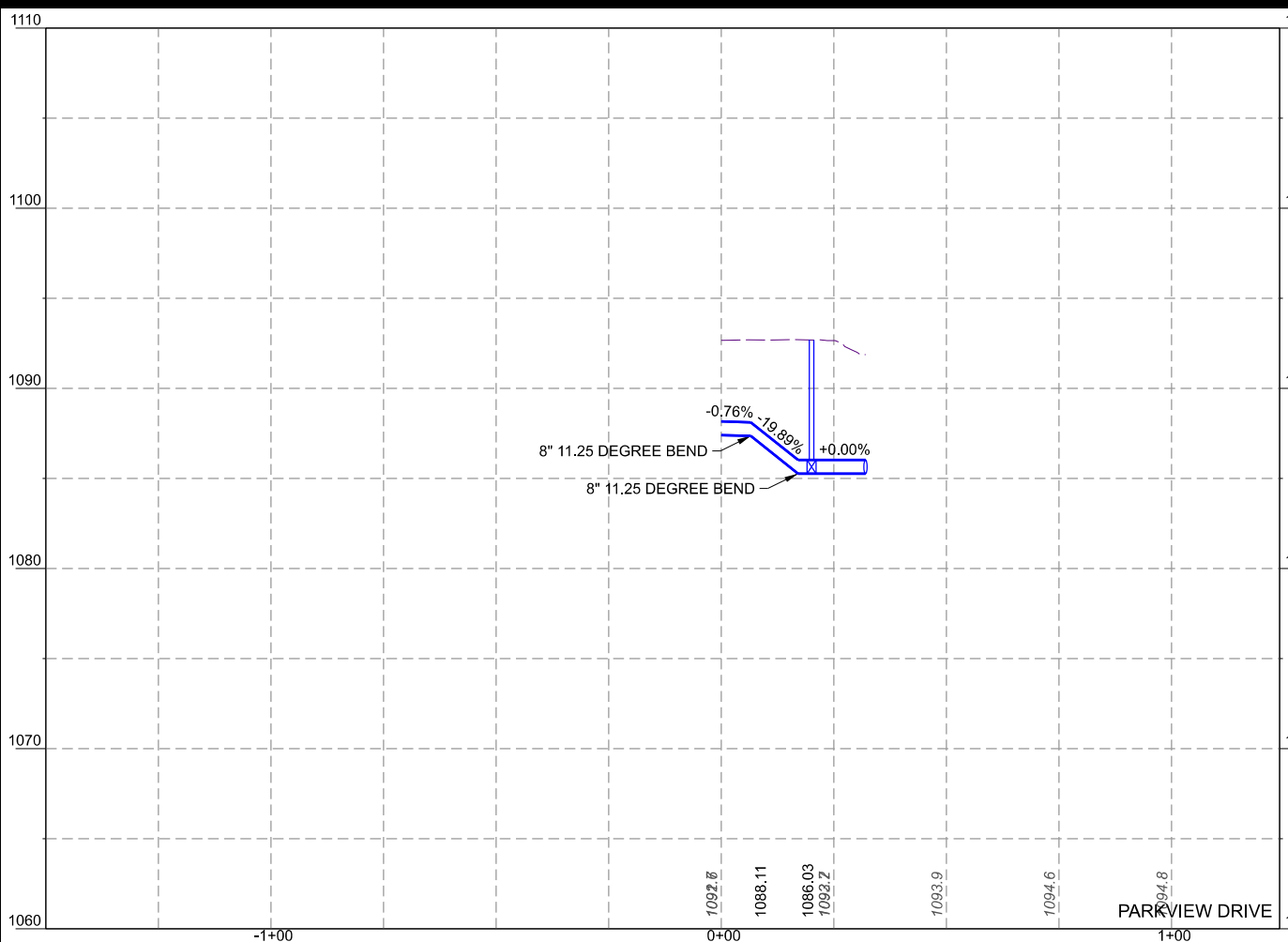
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Technician: KSB	Date: \$DATE\$	Field Bk: Pgr	

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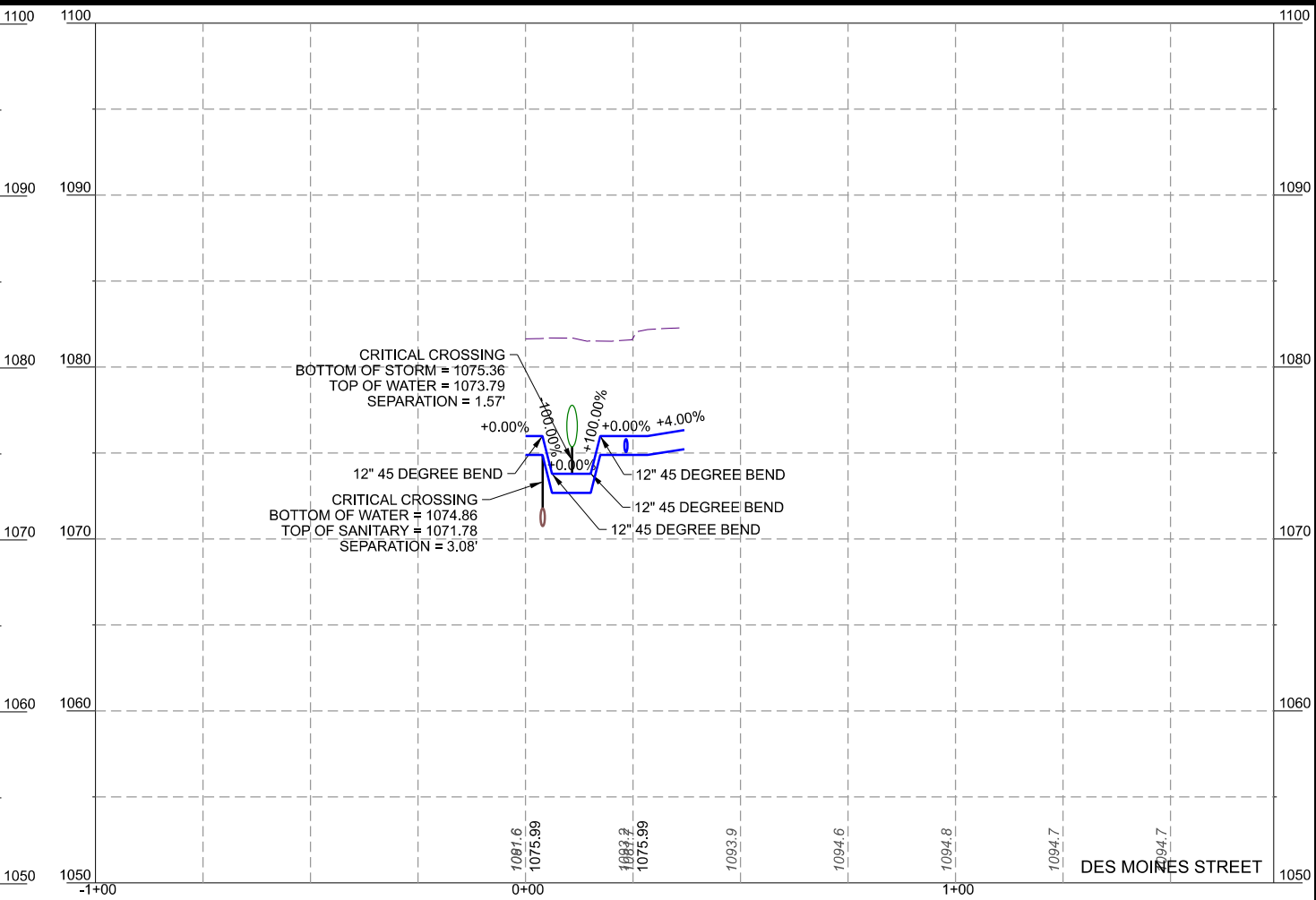
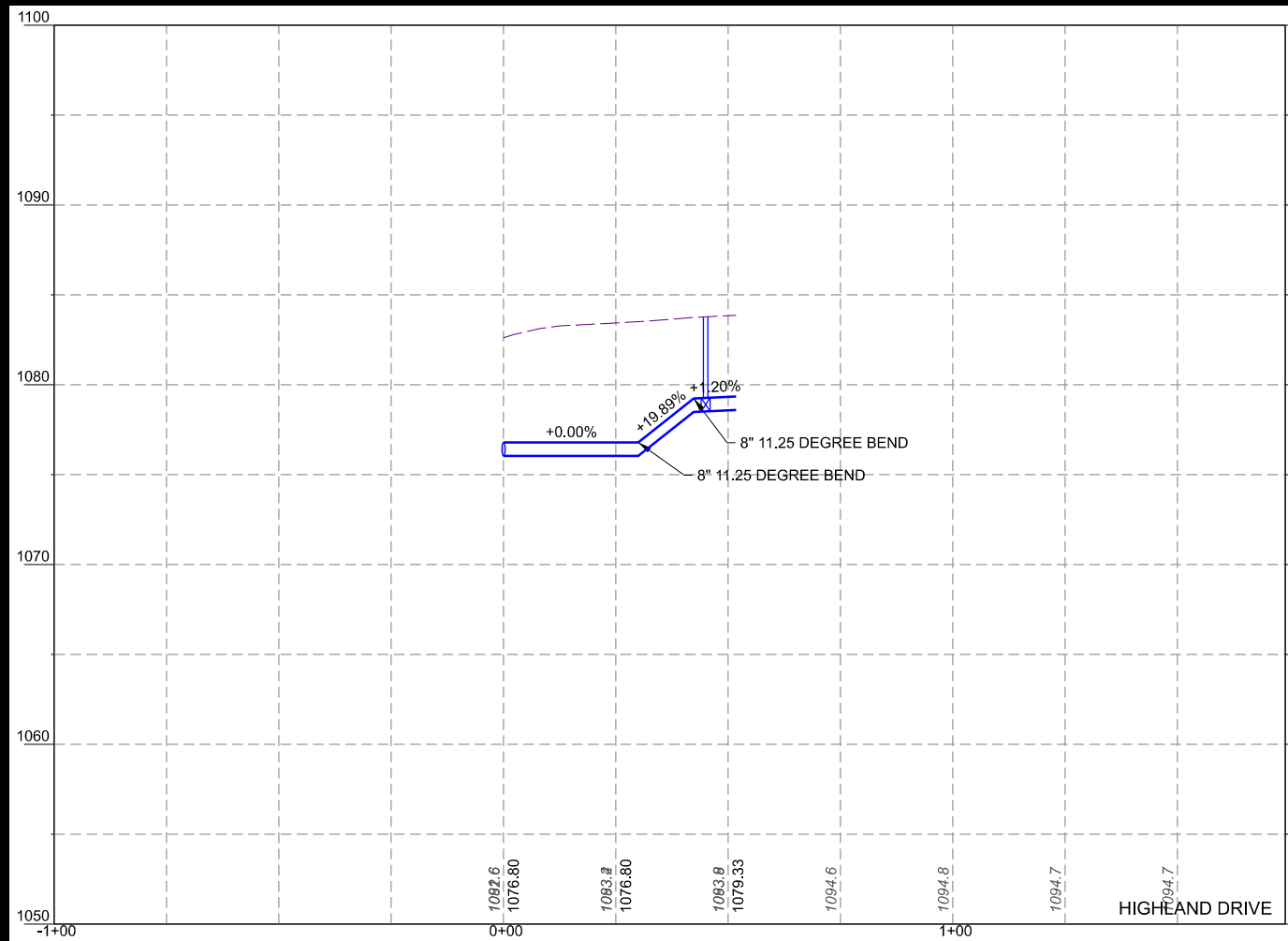


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Technician: KSB	Date: 5/24/25	Field Bk:	Pg:

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2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 WATER MAIN PLAN AND PROFILE
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 Sheet MWM.8

Sheet MWM.8

WATER MAIN STAGING NOTES

MWM-1

STAGE 1:

1. CLOSE BELOW VALVES:
 - H17-WW-22
 - H17-WW-24
 - H17-WW-19
 - H17-WW-20
 - H17-WW-21
2. REMOVE EXISTING 6" AND 12" CIP
3. CONSTRUCT NEW 12" MAIN
4. CAP THE 12" STUB WEST OF THE NEW VALVE

STAGE 2:

1. CLOSE BELOW VALVES:
 - G17-WW-15
 - G18-WW-26
 - G18-WW-27
 - H18-WW-27
2. INSTALL A TEMPORARY BLOWOFF WEST OF THE TEE BY VALVE H18-WW-25 ON EXISTING 6" MAIN
3. CONSTRUCT TEMPORARY WATER MAIN OFF OF TEMPORARY BLOWOFF AND CAP EXISTING MAIN TO THE WEST
4. DEWATER ISOLATED EXISTING LINES VIA THE TEMPORARY BLOWOFF
5. REMOVE 6" CIP EAST OF THE CROSS AT RODLYN AND FAIR MEADOW DRIVE
6. INSTALL A 12" GATE VALVE ON NEW 12" LINE HEADING EAST
7. CLOSE 12" GATE VALVE
8. REOPEN BELOW VALVES AND RESUME SERVICE TO WATER MAIN ON RODLYN
 - G17-WW-15
 - G18-WW-26
 - G18-WW-27
9. CLOSE BELOW VALVES:
 - H18-WW-26
 - H18-WW-25
 - H18-WW-29
10. CONTINUE 6" REMOVAL AND 12" PLACEMENT THROUGH THE OFFSET TEE AT FAIR MEADOW COURT
11. CAP 12" MAIN EAST OF THE TEE
12. CLOSE VALVE H18-WW-30 AND DEWATER PARKVIEW LINE FROM HYDRANT 148
13. CUT AND CAP EXISTING PARKVIEW LINE AT PROJECT LIMITS
14. OPEN VALVE H18-WW-30 AND RESUME SERVICE
15. CONSTRUCT NEW 8" FROM THE 12X8 TEE AT PARKVIEW
16. INSTALL TEMPORARY BLOWOFF AT THE END OF NEW 8" LINE
17. CONSTRUCT NEW 8" FROM THE 12X8 TEE AT FAIR MEADOW COURT
18. INSTALL TEMPORARY BLOWOFF AT THE END OF NEW 8" LINE
19. CONDUCT PRESSURE AND BACTERIA TESTS ON NEW 8"/12" LINE
20. CLOSE VALVE H18-WW-30 AND DEWATER PARKVIEW LINE FROM HYDRANT 148
21. CONNECT EXISTING 6" CIP TO NEW 8" ON PARKVIEW WITH REDUCER
22. CONNECT EXISTING 6" CIP TO NEW 8" ON FAIR MEADOW COURT WITH REDUCER

STAGE 3:

1. CLOSE BELOW VALVES:
 - NEW 8" H18-WW-25
 - H17-WW-40
 - H17-WW-38
 - H18-WW-28
 - H18-WW-30
 - NEW 12" VALVE ON SW LEG OF TEE AT FAIR MEADOW COURT
2. INSTALL A TEMPORARY BLOWOFF SW OF H17-WW-40
3. CONSTRUCT TEMPORARY WATER MAIN OFF OF TEMPORARY BLOWOFF AND CAP EXISTING MAIN
4. DEWATER ISOLATED LINES
5. REMOVE CAP FROM NORTHEAST LEG OF FAIR MEADOW COURT TEE
6. REMOVE 6" CIP AND PLACE 12" MAIN TO END OF STAGE LIMITS
7. CAP 12" MAIN
8. CLOSE VALVE H17-WW-13
9. DEWATER PARKVIEW LINE
10. CUT AND CAP EXISTING PARKVIEW LINE AT PROJECT LIMITS
11. OPEN VALVE H17-WW-13 AND RESUME SERVICE
12. CONSTRUCT NEW NW 8" LINE FROM THE 12X8 CROSS AT FAIR MEADOW DRIVE AND PARKVIEW/SOUTHFIELD
13. INSTALL TEMPORARY BLOWOFF AT THE END OF NW 8" LINE
14. CLOSE VALVE H18-WW-24
15. DEWATER SOUTHFIELD LINE
16. CUT AND CAP EXISTING SOUTHFIELD LINE AT PROJECT LIMITS
17. OPEN VALVE H18-WW-24 AND RESUME SERVICE
18. CONSTRUCT NEW SE 8" LINE FROM THE 12X8 CROSS AT FAIR MEADOW DRIVE AND PARKVIEW/SOUTHFIELD
19. INSTALL TEMPORARY BLOWOFF AT THE END OF NEW SE 8" LINE
20. CUT AND CAP EXISTING LISA DRIVE LINE AT PROJECT LIMITS; AVOID GETTING SOIL INTO EXISTING STUB
21. OPEN VALVE H17-WW-38 AND RESUME SERVICE
22. CONSTRUCT NEW 8" LINE FROM THE 12X8 TEE AT LISA DRIVE
23. INSTALL TEMPORARY BLOWOFF AT THE END OF NEW 8" LINE
24. CONDUCT PRESSURE AND BACTERIA TESTS ON NEW 8"/12" LINE
25. CLOSE VALVE H17-WW-13 AND DEWATER PARKVIEW LINE FROM HYDRANT 148
26. CONNECT EXISTING 6" CIP TO NEW 8" ON PARKVIEW WITH REDUCER
27. CONNECT EXISTING 6" CIP TO NEW 8" ON SOUTHFIELD WITH REDUCER
28. CONNECT EXISTING 6" CIP TO NEW 8" ON LISA WITH REDUCER

STAGE 4:

1. CLOSE VALVES:
 - H17-WW-22
 - H17-WW-24
 - H17-WW-21
 - H17-WW-20
 - H17-WW-19
 - NEW H17-WW-14
2. CONSTRUCT NEW 12" MAIN TO MEET WITH WEST STUB AT DES MOINES
3. INSTALL TEMPORARY BLOWOFF ON THE NEW 8" HIGHLAND LINE
4. CONDUCT PRESSURE AND BACTERIA TEST ON NEW 8"/12" LINE
5. DEWATER EXISTING MAIN
6. CUT AND CAP EXISTING HIGHLAND LINE AT PROJECT LIMITS
7. CONNECT EXISTING 6" CIP TO NEW 8" ON HIGHLAND WITH REDUCER

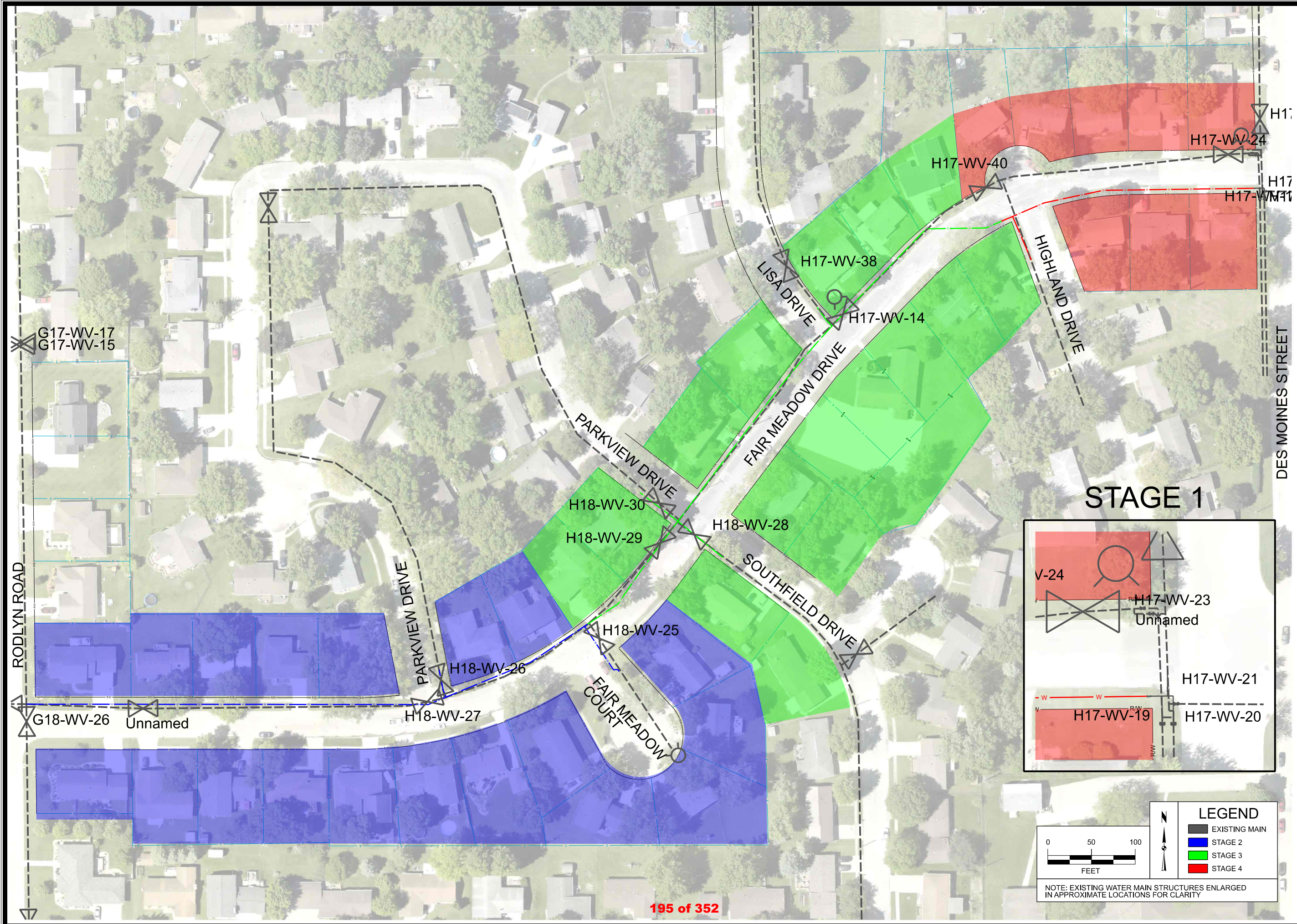
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Technician: KSB	Date: \$DATE\$	Field Bk:	Pg: 1



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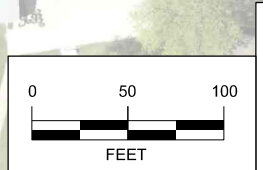
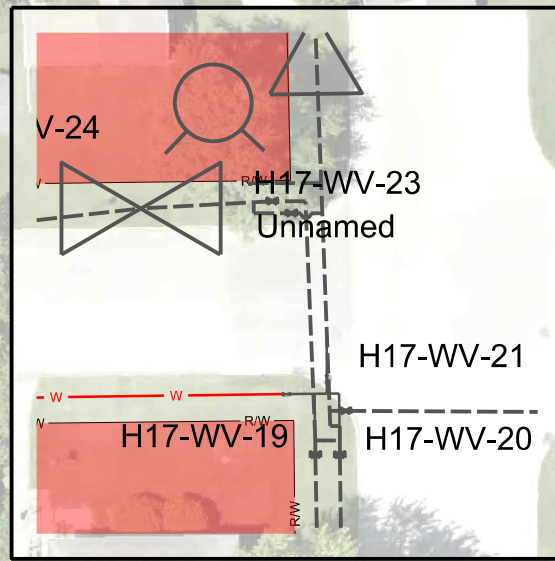
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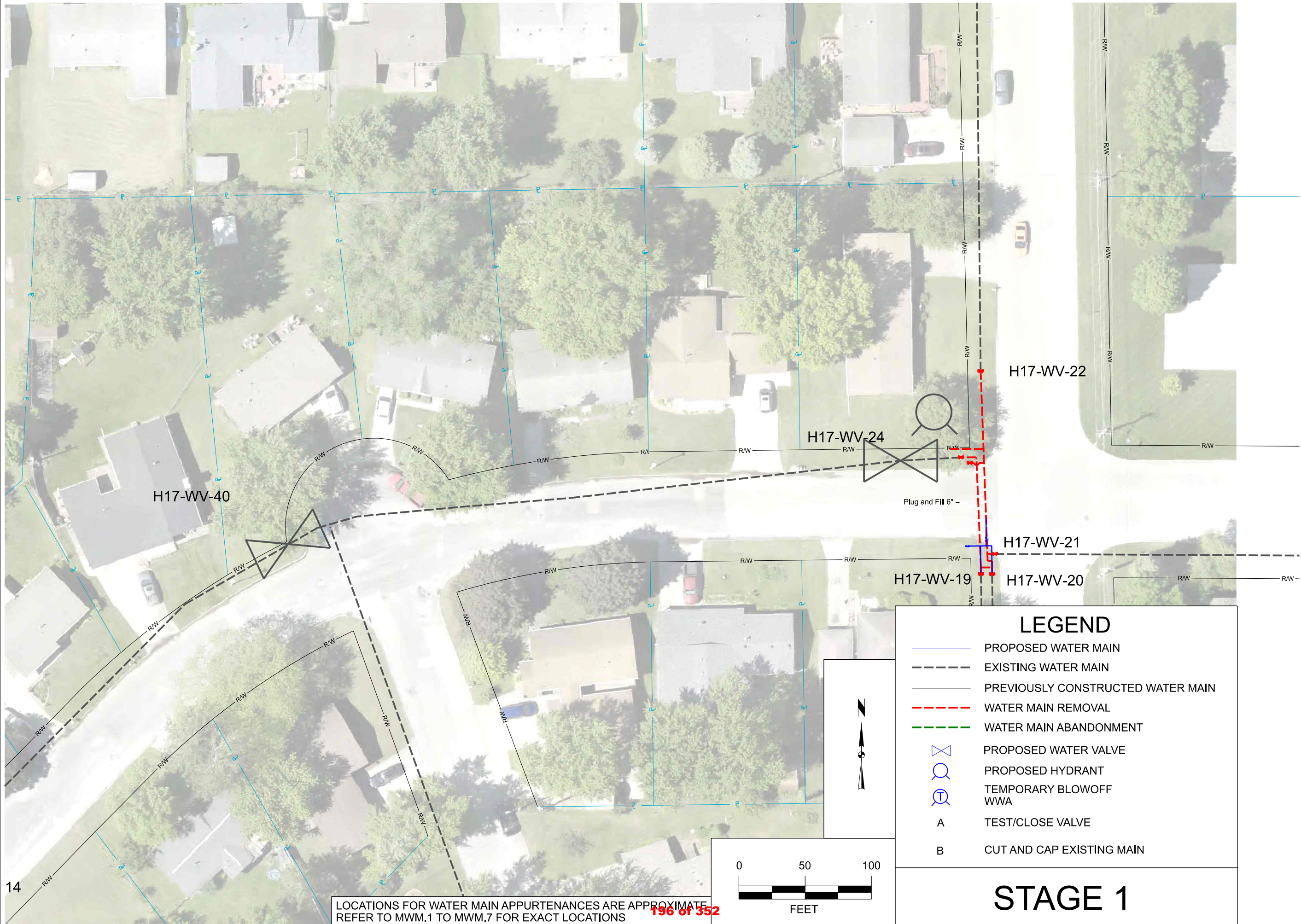
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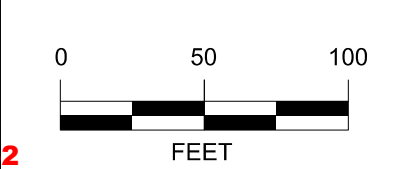
- EXISTING MAIN
- STAGE 2
- STAGE 3
- STAGE 4

NOTE: EXISTING WATER MAIN STRUCTURES ENLARGED IN APPROXIMATE LOCATIONS FOR CLARITY



LEGEND

- PROPOSED WATER MAIN
- - - - - EXISTING WATER MAIN
- PREVIOUSLY CONSTRUCTED WATER MAIN
- - - - - WATER MAIN REMOVAL
- - - - - WATER MAIN ABANDONMENT
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- TEMPORARY BLOWOFF WWA
- A TEST/CLOSE VALVE
- B CUT AND CAP EXISTING MAIN



LOCATIONS FOR WATER MAIN APPURTENANCES ARE APPROXIMATE. REFER TO MWM.1 TO MWM.7 FOR EXACT LOCATIONS

STAGE 1

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 20'	
Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:
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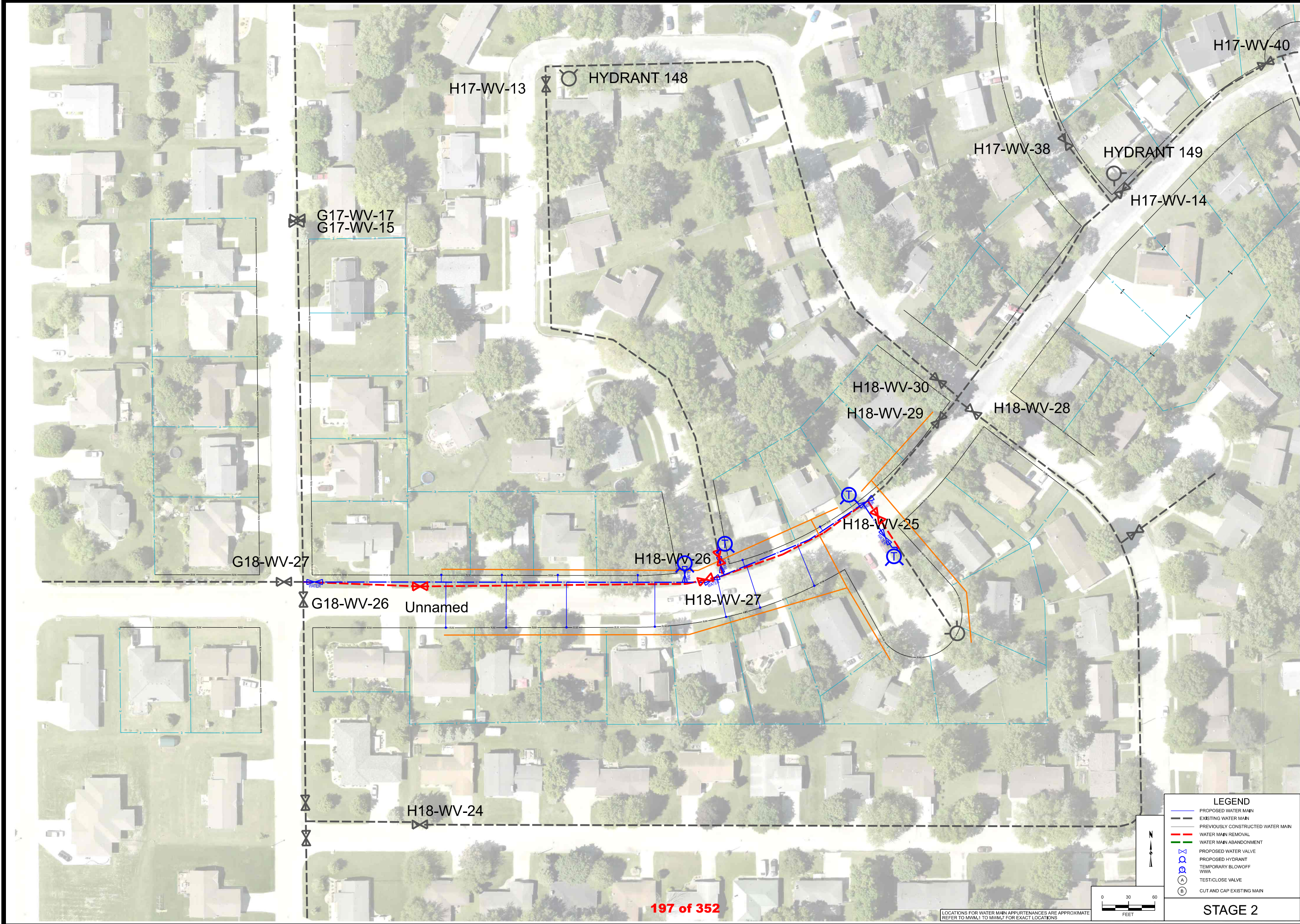
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Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:
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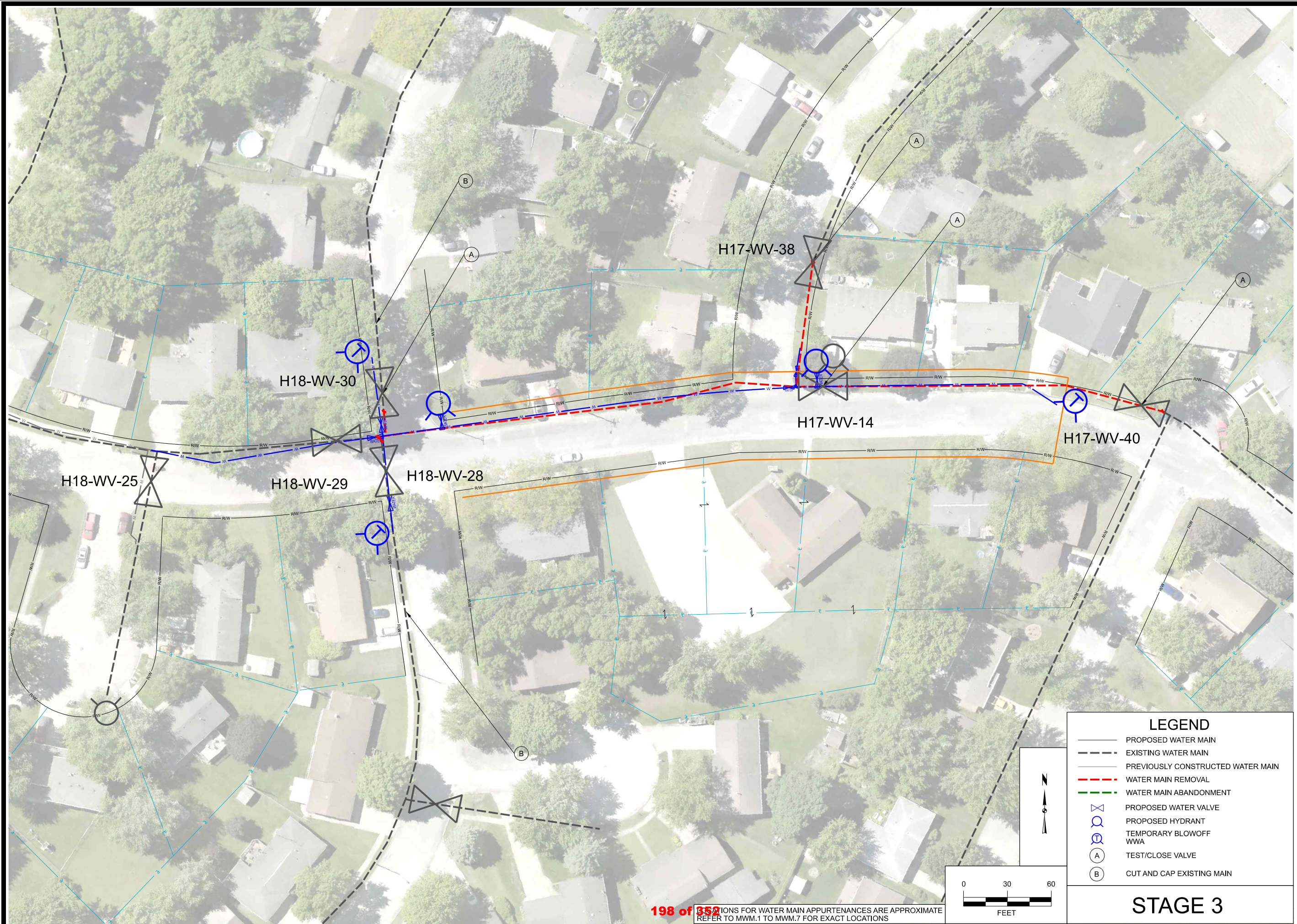
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LEGEND

- PROPOSED WATER MAIN
- - - EXISTING WATER MAIN
- - - PREVIOUSLY CONSTRUCTED WATER MAIN
- WATER MAIN REMOVAL
- WATER MAIN ABANDONMENT
- ⊕ PROPOSED WATER VALVE
- ⊕ PROPOSED HYDRANT
- ⊕ TEMPORARY BLOWOFF
- ⊕ WWA
- ⊕ TEST/CLOSE VALVE
- ⊕ CUT AND CAP EXISTING MAIN

STAGE 2

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198 of 352 LOCATIONS FOR WATER MAIN APPURTENANCES ARE APPROXIMATE
 REFER TO MWM.1 TO MWM.7 FOR EXACT LOCATIONS

LEGEND	
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	EXISTING WATER MAIN
	PREVIOUSLY CONSTRUCTED WATER MAIN
	WATER MAIN REMOVAL
	WATER MAIN ABANDONMENT
	PROPOSED WATER VALVE
	PROPOSED HYDRANT
	TEMPORARY BLOWOFF
	WWA
	TEST/CLOSE VALVE
	CUT AND CAP EXISTING MAIN

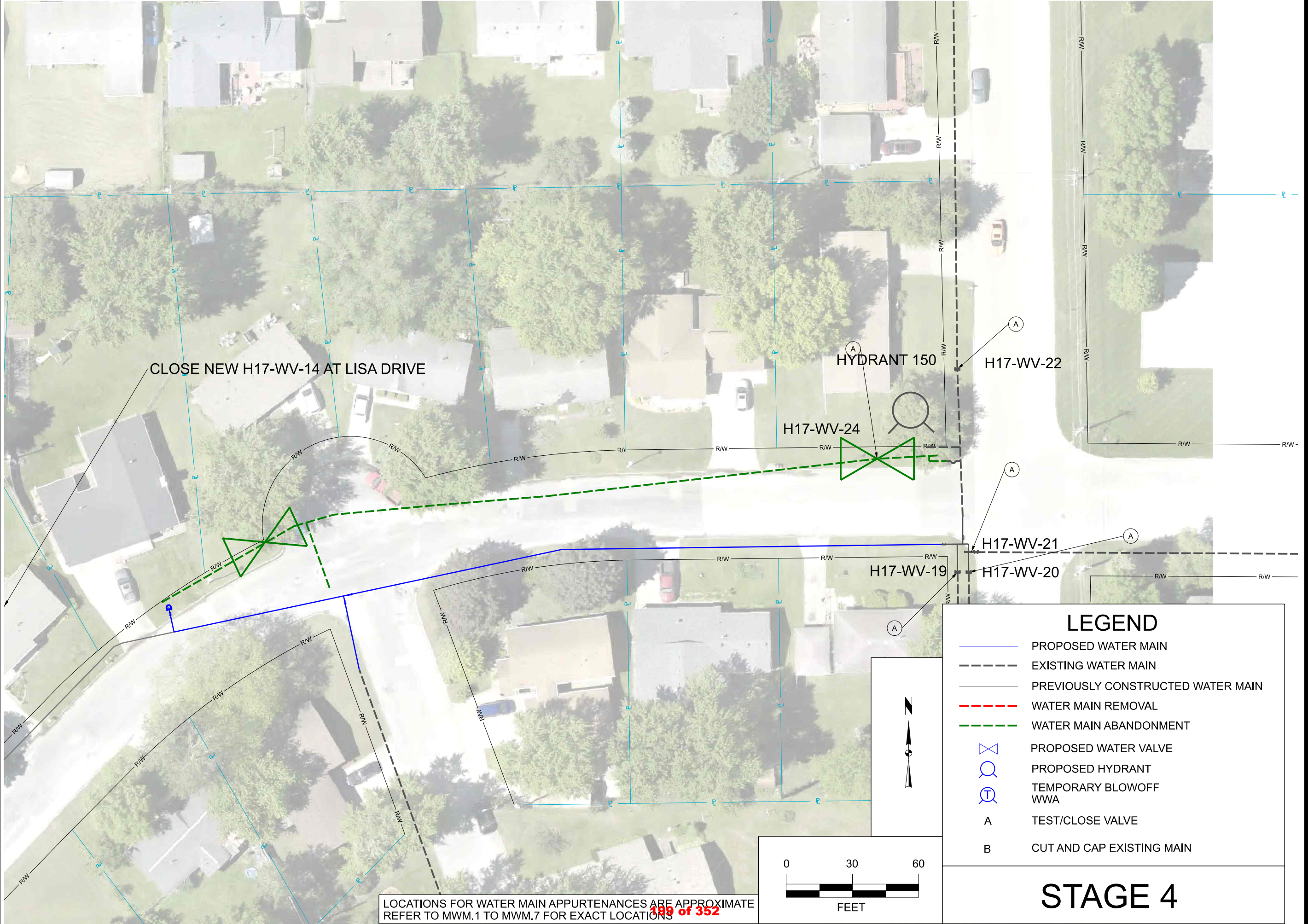
STAGE 3

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Technician: KSB	Date: 5/24/25	Field Bk:	Pg:

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LOCATIONS FOR WATER MAIN APPURTENANCES ARE APPROXIMATE
REFER TO MWM.1 TO MWM.7 FOR EXACT LOCATIONS
189 of 352

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PREVIOUSLY CONSTRUCTED WATER MAIN
- WATER MAIN REMOVAL
- WATER MAIN ABANDONMENT
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- TEMPORARY BLOWOFF WWA
- A TEST/CLOSE VALVE
- B CUT AND CAP EXISTING MAIN

STAGE 4

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT			MARK	REVISION	DATE	BY
			Engineer: LEJ	Checked By: LCL	Scale: 1"= 20'	
WATER MAIN			Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:
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POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. **CODE COMPLIANCE:** THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. **DAMAGE CLAIMS:** THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER, FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA), THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.

2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.

3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.

4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:

a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.

b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.

c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.

d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.

e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS, RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.

f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.

g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.

h. RESPREAD A MINIMUM OF 4 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.

i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP, UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.

k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

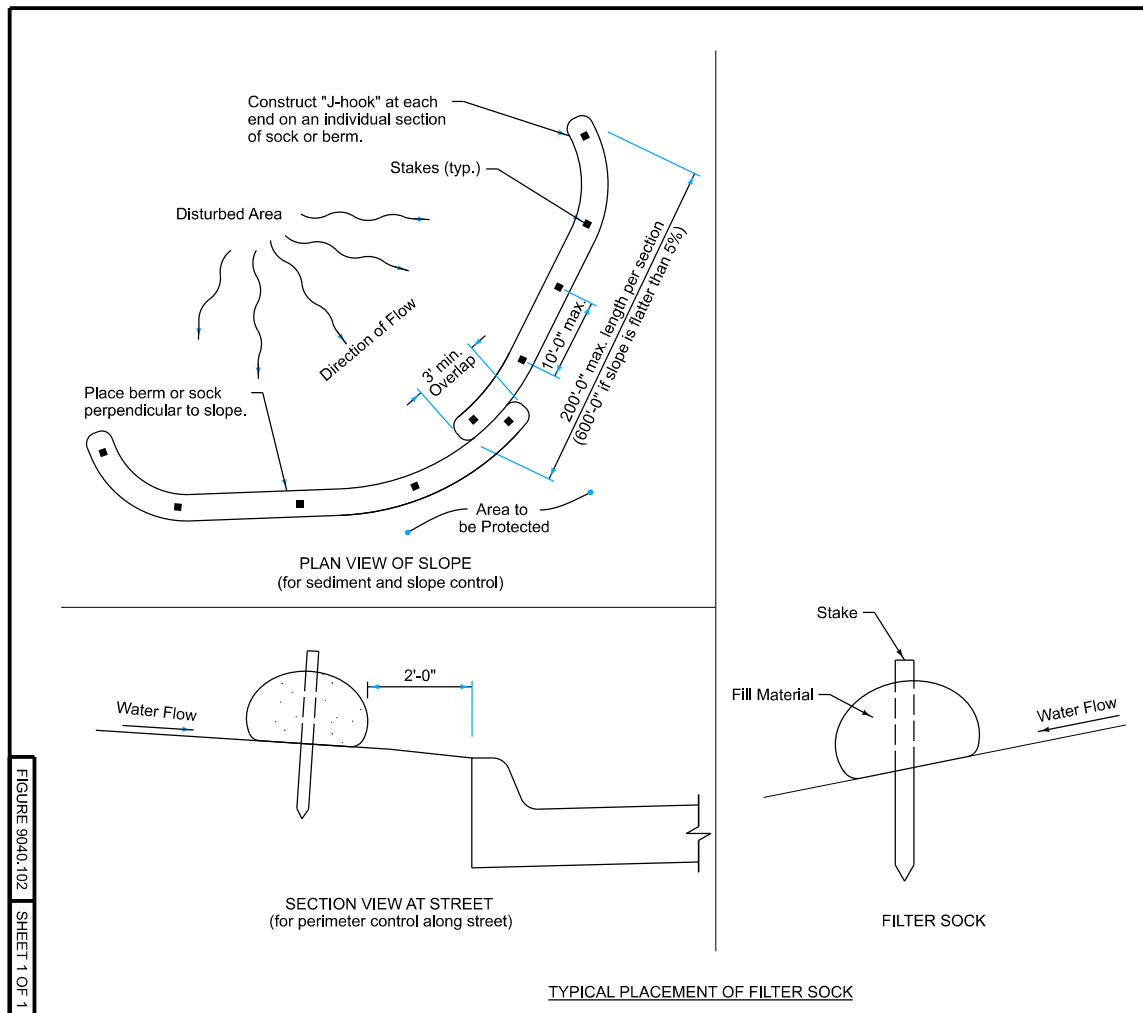
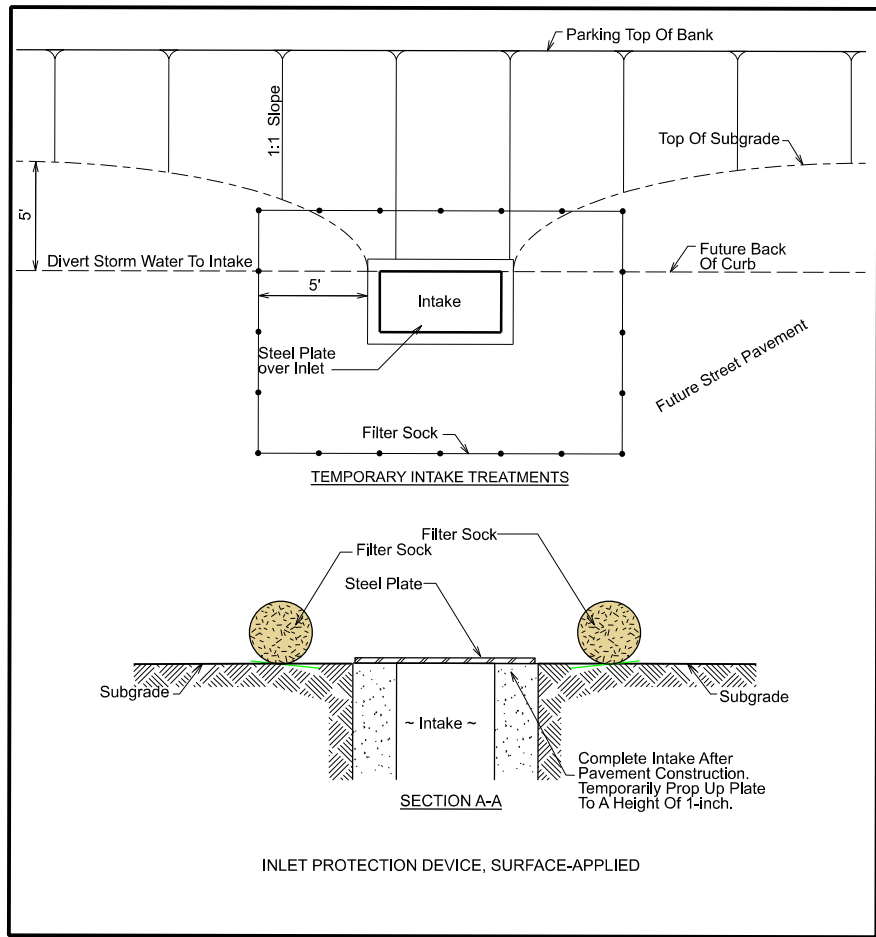
GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.

2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.

3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.

4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.



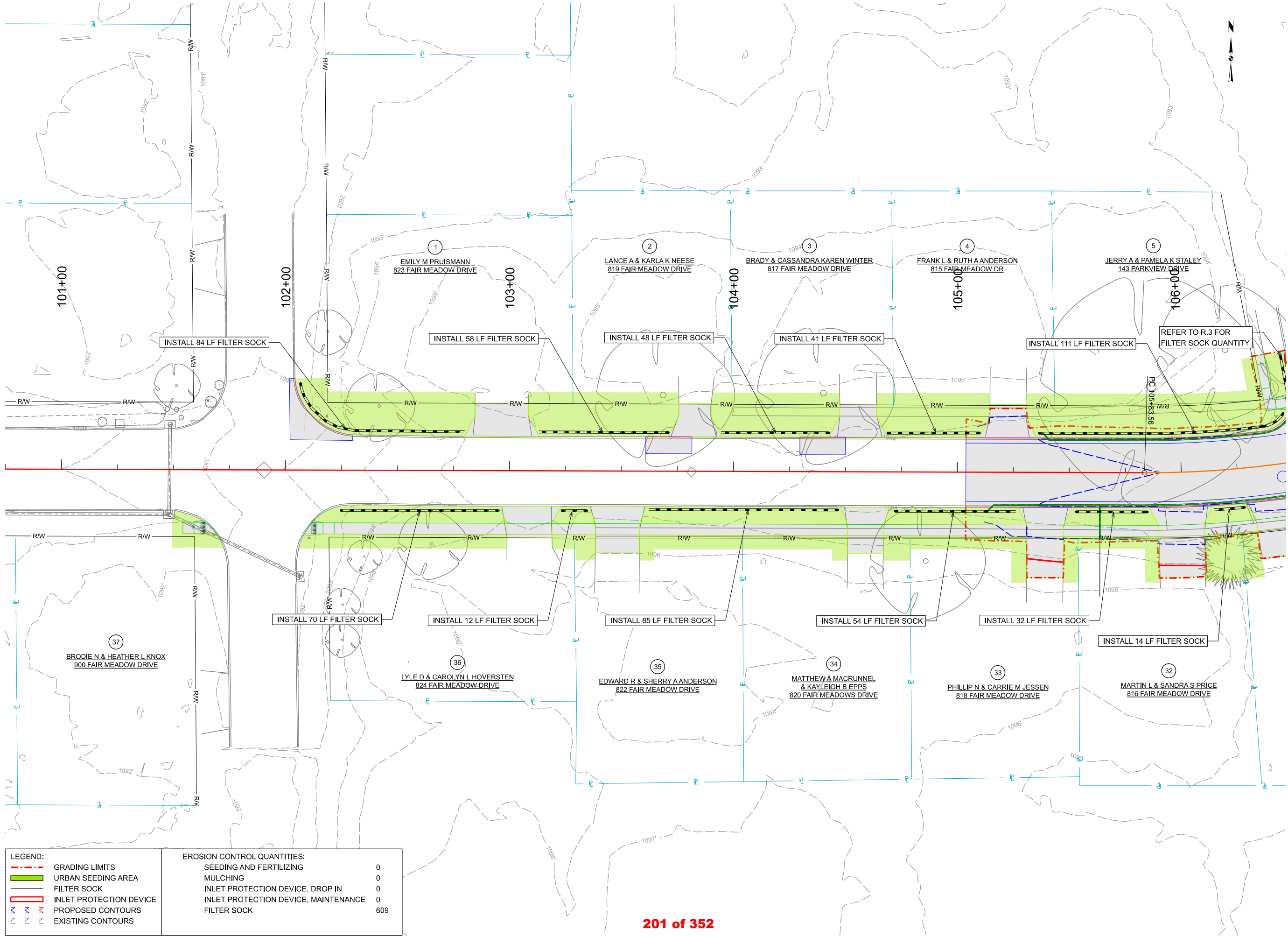
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Technician: KSB	Date:	Field Bk:	Pg: 1
Project No: 1240690			Sheet R.1

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
SWPPP
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
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Project No: 1240690
Sheet R.1

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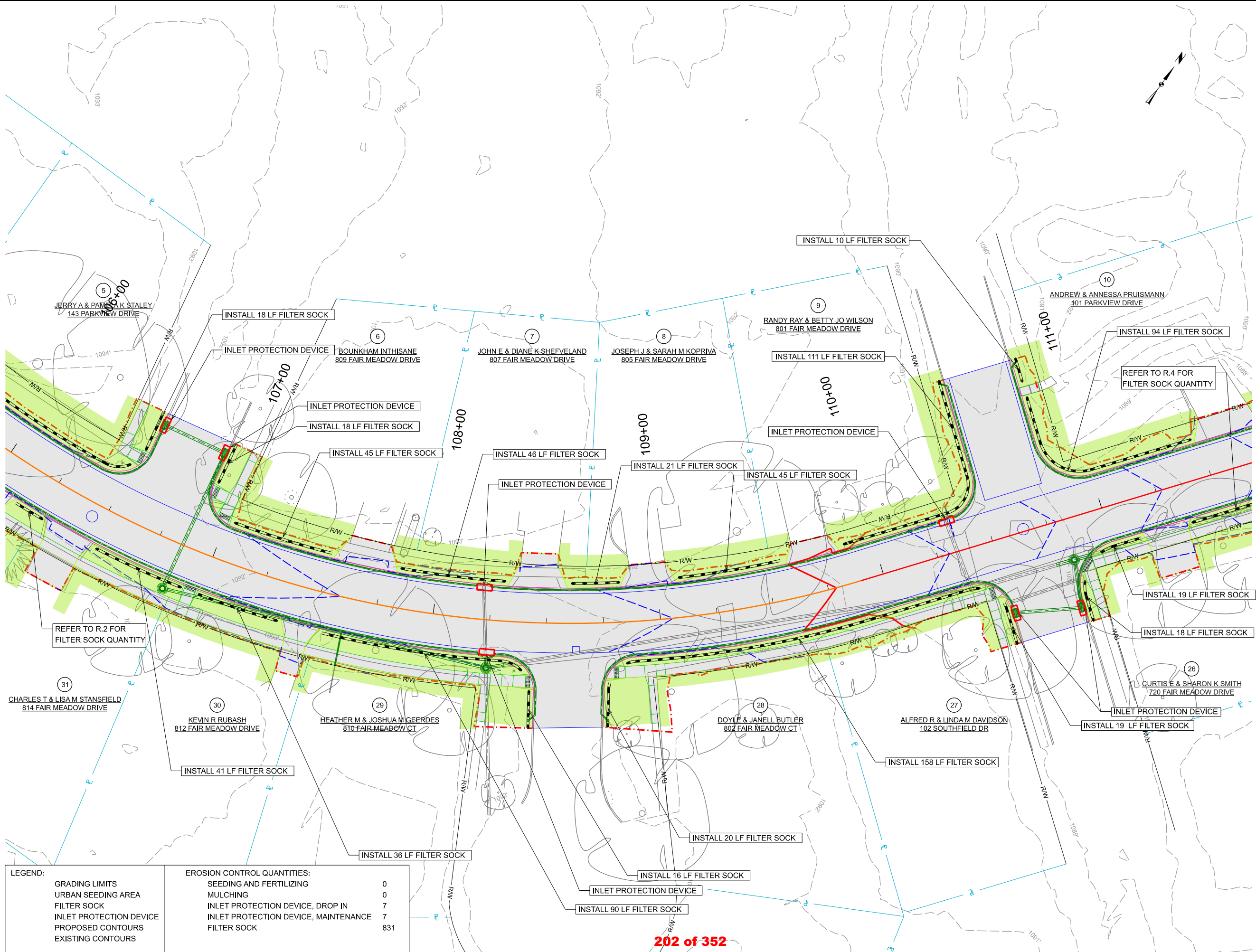
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	INLET PROTECTION DEVICE	INLET PROTECTION DEVICE, MAINTENANCE	0
	PROPOSED CONTOURS	FILTER SOCK	609
	EXISTING CONTOURS		

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCI	Scale: 1"= 20'	
Technician: KSB	Date: 5/DATE\$	Field Bk:	Pg:
Project No: 1240690			Sheet R.2

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 EROSION CONTROL PLAN SHEETS
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
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Project No: 1240690
 Sheet R.2

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URBAN SEEDING AREA		MULCHING	0
FILTER SOCK		INLET PROTECTION DEVICE, DROP IN	7
INLET PROTECTION DEVICE		INLET PROTECTION DEVICE, MAINTENANCE	7
PROPOSED CONTOURS		FILTER SOCK	831
EXISTING CONTOURS			

202 of 352

MARK	REVISION	DATE	BY

Engineer: LEJ	Checked By: LCL	Scale: 1"=20'
Technician: KSB	Date: 5/24/25	Field Bk: Pgt

Project No: 1240690
Sheet R.3

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
EROSION CONTROL PLAN SHEETS
WEBSTER CITY, IOWA

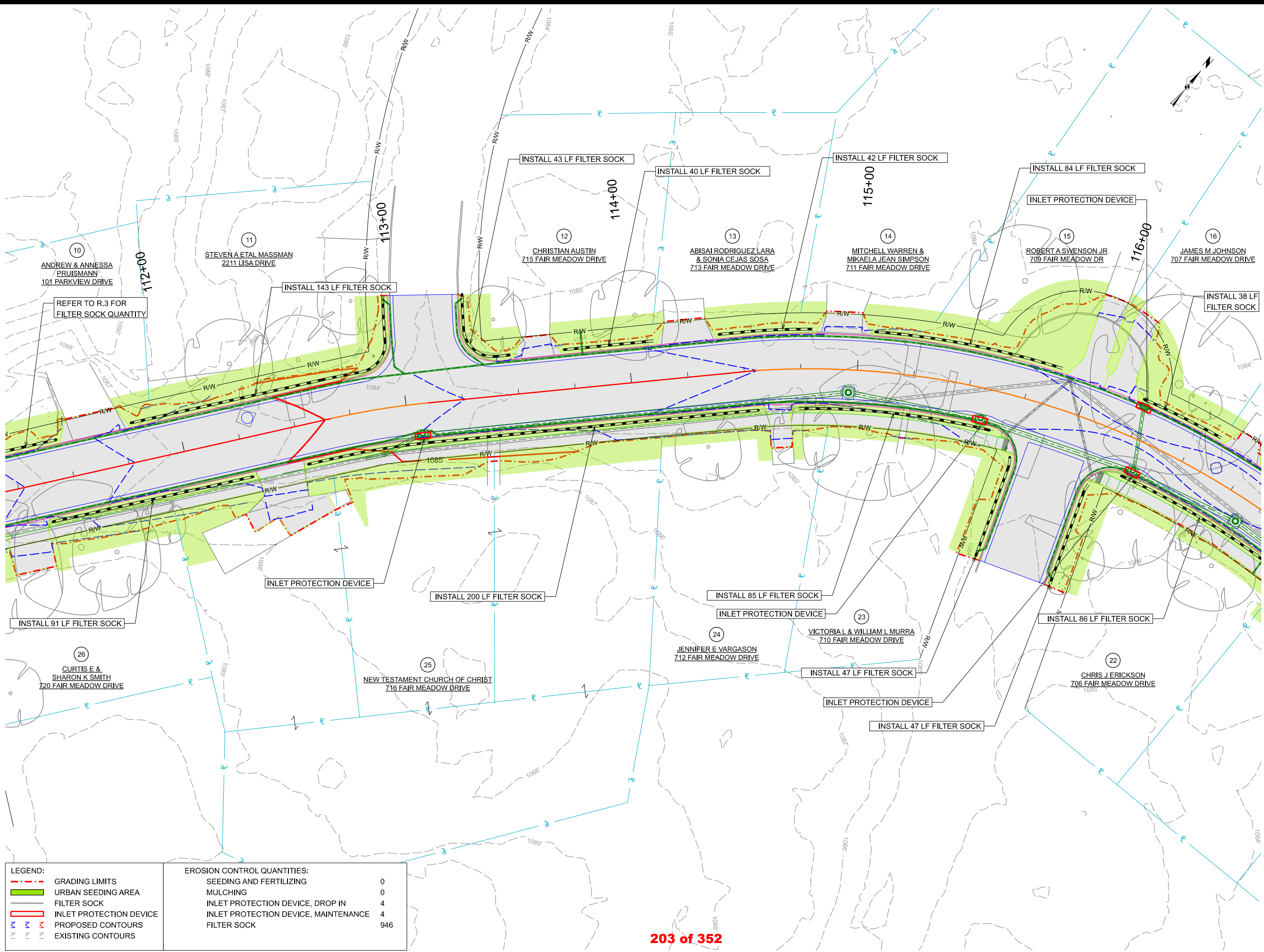
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Project No: 1240690
Sheet R.3

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LEGEND:	
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	URBAN SEEDING AREA
	FILTER SOCK
	INLET PROTECTION DEVICE
	PROPOSED CONTOURS
	EXISTING CONTOURS

EROSION CONTROL QUANTITIES:	
SEEDING AND FERTILIZING	0
MULCHING	0
INLET PROTECTION DEVICE, DROP IN	4
INLET PROTECTION DEVICE, MAINTENANCE	4
FILTER SOCK	946

MARK	REVISION	DATE	BY

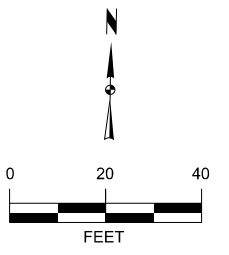
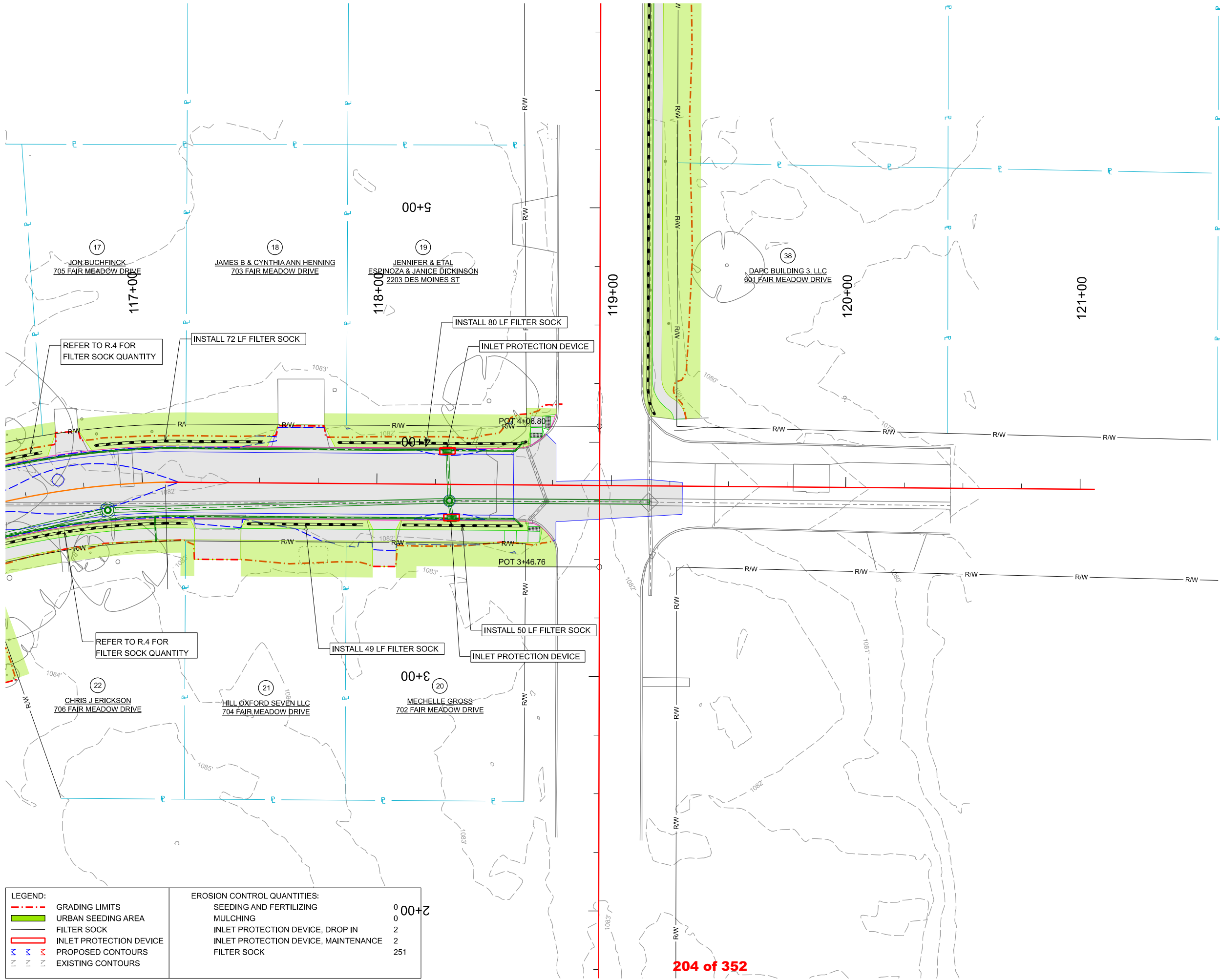
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2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 EROSION CONTROL PLAN SHEETS
 WEBSTER CITY, IOWA
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Project No: 1240690
 Sheet R.4

Project No: 1240690
 Sheet R.4

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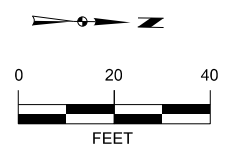
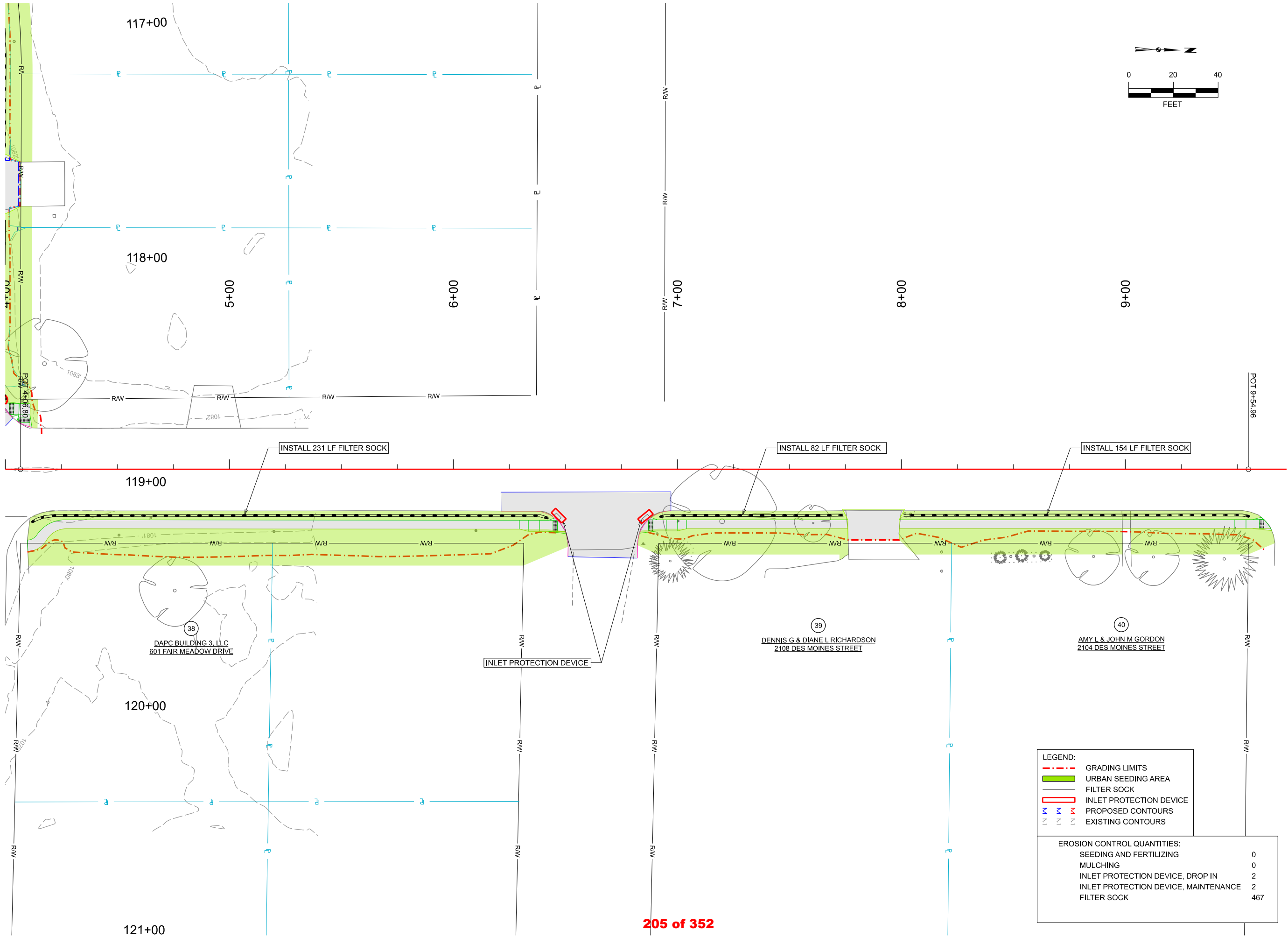
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	FILTER SOCK
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	PROPOSED CONTOURS
	EXISTING CONTOURS

EROSION CONTROL QUANTITIES:	
SEEDING AND FERTILIZING	0
MULCHING	0
INLET PROTECTION DEVICE, DROP IN	2
INLET PROTECTION DEVICE, MAINTENANCE	2
FILTER SOCK	251

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT	
EROSION CONTROL PLAN SHEETS	
SNYDER & ASSOCIATES, INC.	
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Project No: 1240690	
Sheet R.5	

MARK	REVISION	DATE	BY
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Technician: KSB	Date: 5/24/25	Field Bk:	Pg:
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LEGEND:	
	GRADING LIMITS
	URBAN SEEDING AREA
	FILTER SOCK
	INLET PROTECTION DEVICE
	PROPOSED CONTOURS
	EXISTING CONTOURS

EROSION CONTROL QUANTITIES:	
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MULCHING	0
INLET PROTECTION DEVICE, DROP IN	2
INLET PROTECTION DEVICE, MAINTENANCE	2
FILTER SOCK	467

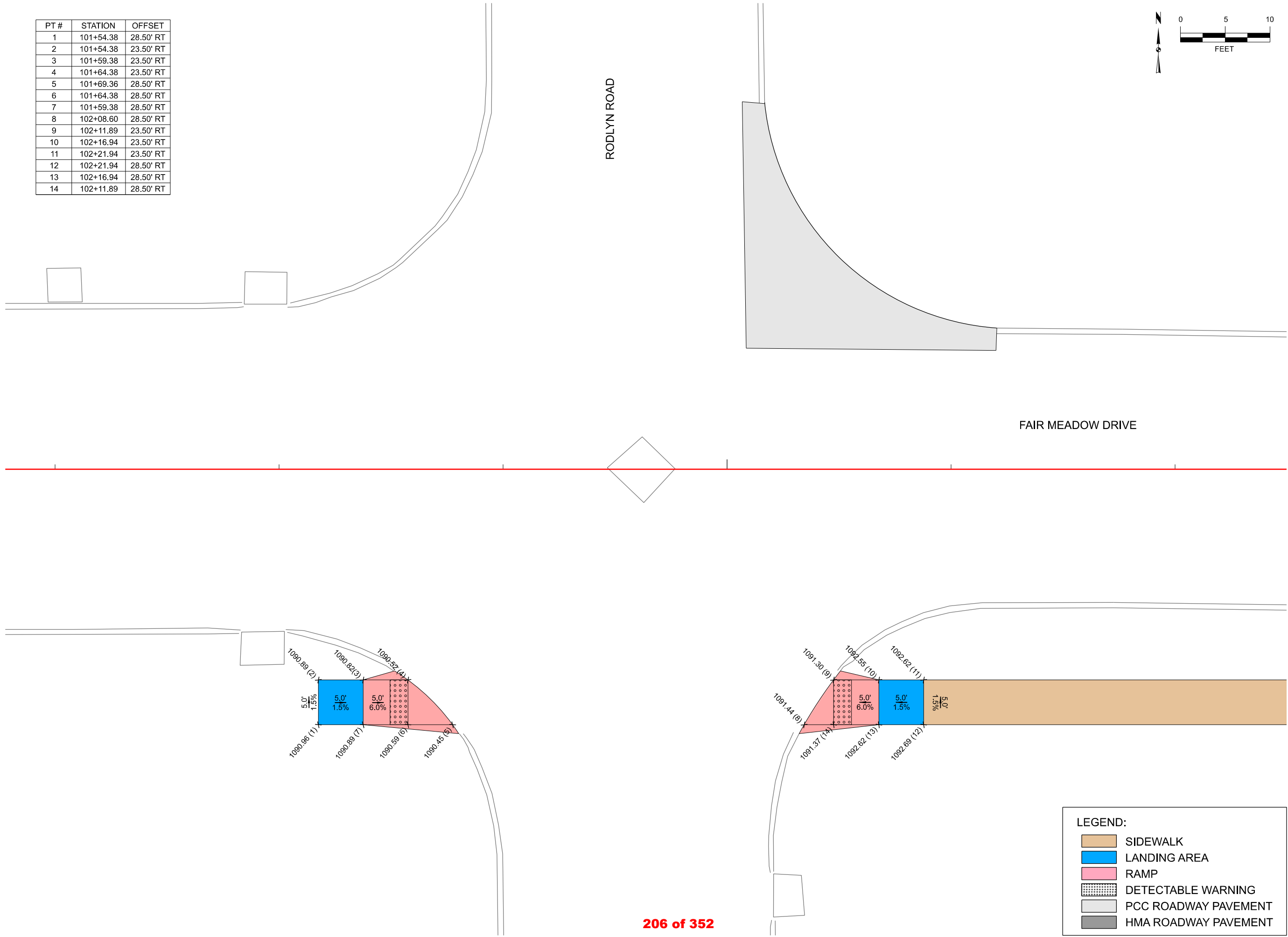
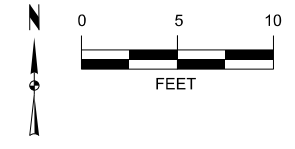
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Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
EROSION CONTROL PLAN SHEETS
 WEBSTER CITY, IOWA
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11	102+21.94	23.50' RT
12	102+21.94	28.50' RT
13	102+16.94	28.50' RT
14	102+11.89	28.50' RT



LEGEND:

- SIDEWALK
- LANDING AREA
- RAMP
- DETECTABLE WARNING
- PCC ROADWAY PAVEMENT
- HMA ROADWAY PAVEMENT

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 5'	
Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT

SIDEWALK SHEETS

WEBSTER CITY, IOWA

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Project No: 1240690

Sheet S.1

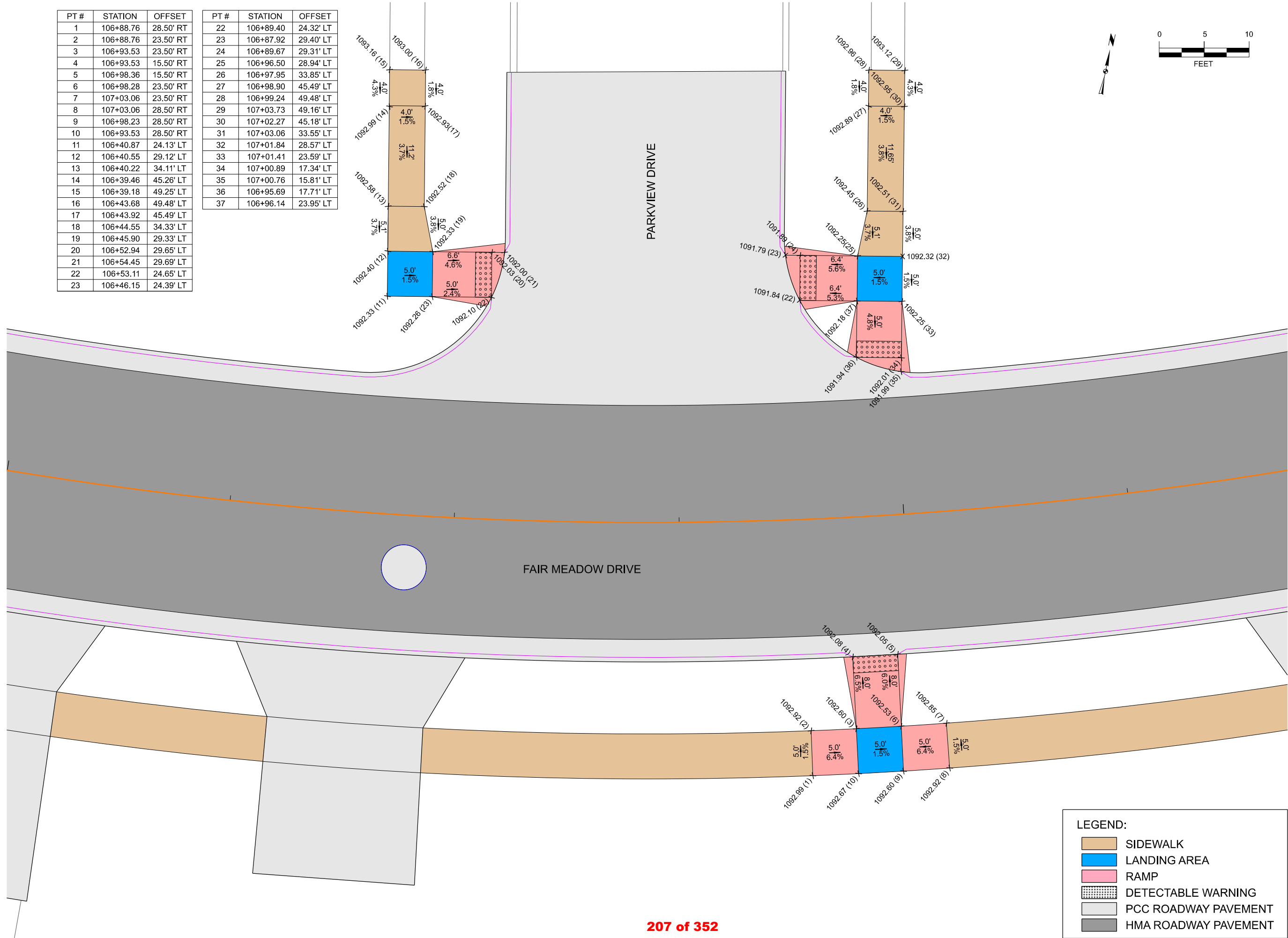
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Project No: 1240690

Sheet S.1

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9	106+98.23	28.50' RT
10	106+93.53	28.50' RT
11	106+40.87	24.13' LT
12	106+40.55	29.12' LT
13	106+40.22	34.11' LT
14	106+39.46	45.26' LT
15	106+39.18	49.25' LT
16	106+43.68	49.48' LT
17	106+43.92	45.49' LT
18	106+44.55	34.33' LT
19	106+45.90	29.33' LT
20	106+52.94	29.65' LT
21	106+54.45	29.69' LT
22	106+53.11	24.65' LT
23	106+46.15	24.39' LT

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27	106+98.90	45.49' LT
28	106+99.24	49.48' LT
29	107+03.73	49.16' LT
30	107+02.27	45.18' LT
31	107+03.06	33.55' LT
32	107+01.84	28.57' LT
33	107+01.41	23.59' LT
34	107+00.89	17.34' LT
35	107+00.76	15.81' LT
36	106+95.69	17.71' LT
37	106+96.14	23.95' LT



LEGEND:

- SIDEWALK
- LANDING AREA
- RAMP
- DETECTABLE WARNING
- PCC ROADWAY PAVEMENT
- HMA ROADWAY PAVEMENT

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT

SIDEWALK SHEETS WEBSTER CITY, IOWA

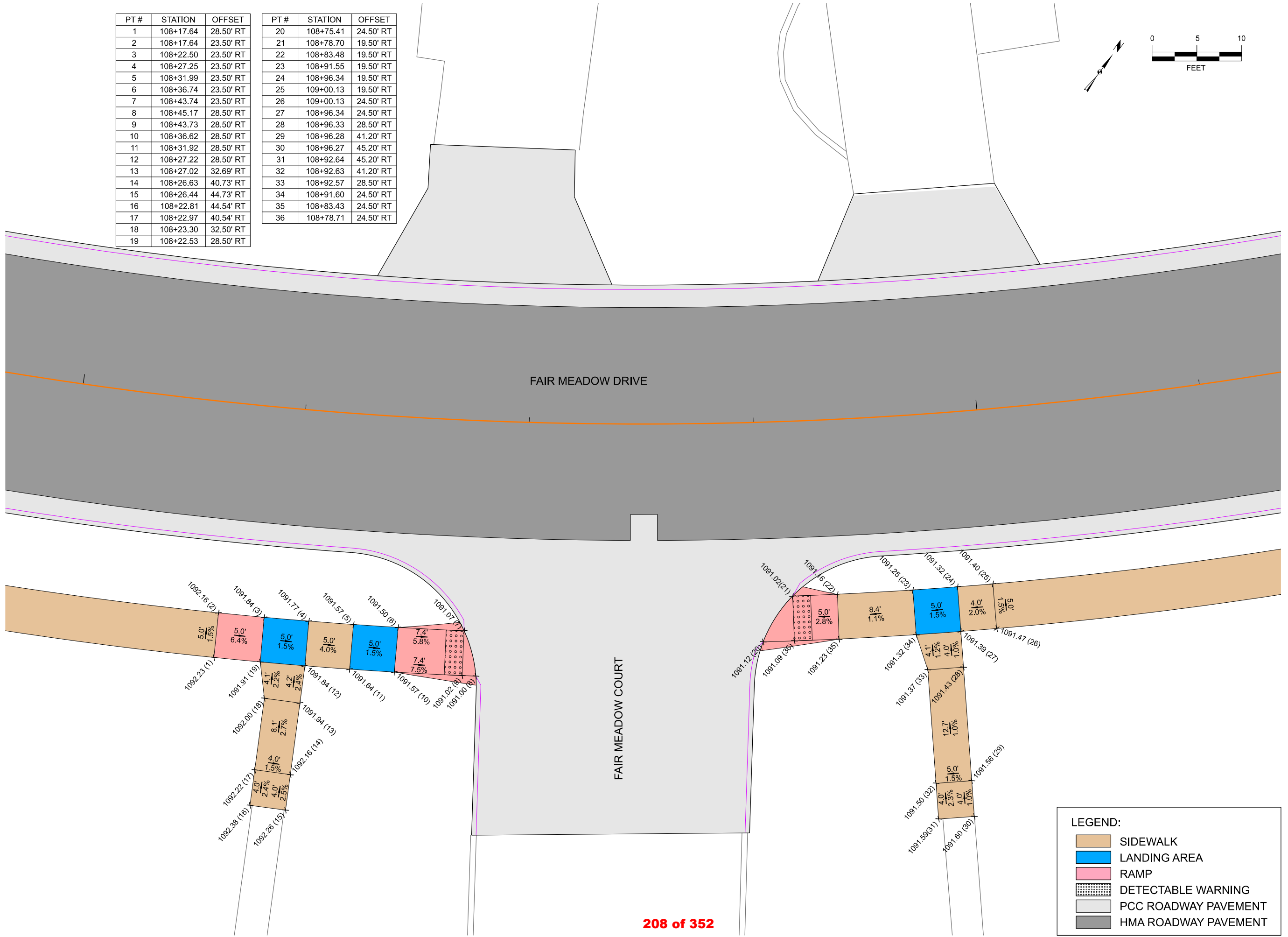
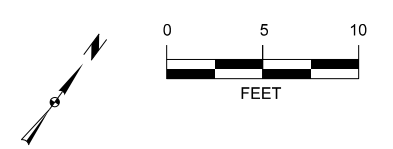
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MARK	REVISION	DATE	BY
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Technician: KSB	Date: \$DATES	Field Bk:	
Project No: 1240690			Sheet S.2

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PT #	STATION	OFFSET
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22	108+83.48	19.50' RT
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25	109+00.13	19.50' RT
26	109+00.13	24.50' RT
27	108+96.34	24.50' RT
28	108+96.33	28.50' RT
29	108+96.28	41.20' RT
30	108+96.27	45.20' RT
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32	108+92.63	41.20' RT
33	108+92.57	28.50' RT
34	108+91.60	24.50' RT
35	108+83.43	24.50' RT
36	108+78.71	24.50' RT



LEGEND:

- SIDEWALK
- LANDING AREA
- RAMP
- DETECTABLE WARNING
- PCC ROADWAY PAVEMENT
- HMA ROADWAY PAVEMENT

MARK	REVISION	DATE	BY

Engineer: LEJ	Checked By: LCL	Scale: 1"=5'
Technician: KSB	Date: 5/24/25	Field Bk: Pgs:

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT

SIDEWALK SHEETS

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

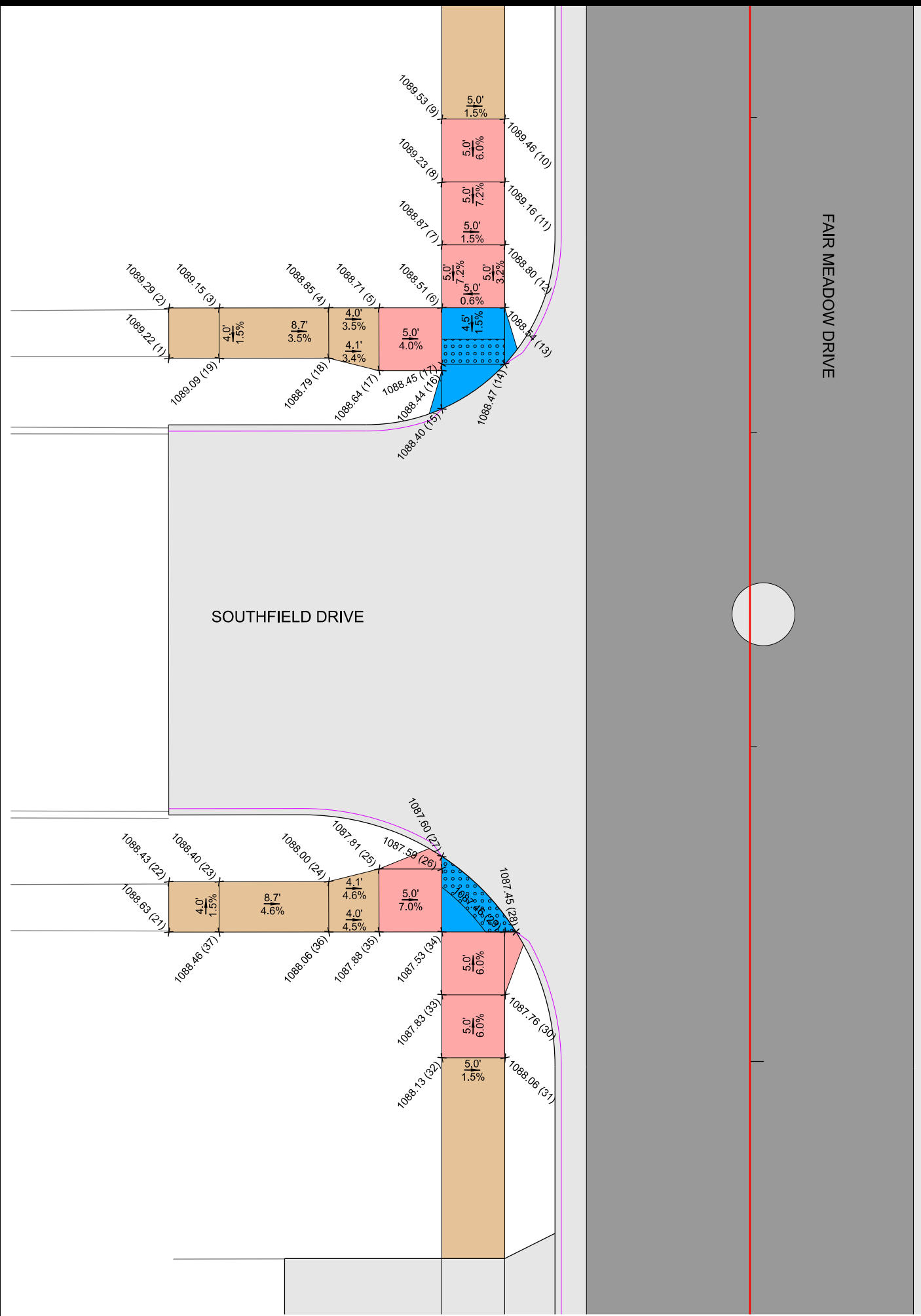
Project No: 1240690

Sheet S.3

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Project No: 1240690

Sheet S.3



FAIR MEADOW DRIVE

SOUTHFIELD DRIVE

PARKVIEW DRIVE

111+00

PT #	STATION	OFFSET
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2	110+40.12	46.21' RT
3	110+40.12	42.21' RT
4	110+40.11	33.50' RT
5	110+40.11	29.50' RT
6	110+40.10	24.50' RT
7	110+35.10	24.50' RT
8	110+30.10	24.50' RT
9	110+25.10	24.50' RT
10	110+25.10	19.50' RT
11	110+30.10	19.50' RT
12	110+35.10	19.50' RT
13	110+40.10	19.50' RT
14	110+44.59	19.50' RT
15	110+48.14	24.50' RT
16	110+44.59	24.50' RT
17	110+45.10	24.50' RT
18	110+45.09	29.50' RT
19	110+44.11	33.50' RT
20	110+44.12	42.21' RT

PT #	STATION	OFFSET
21	110+89.71	46.21' RT
22	110+85.71	46.22' RT
23	110+85.71	42.22' RT
24	110+85.70	33.50' RT
25	110+84.70	29.50' RT
26	110+84.70	24.50' RT
27	110+83.70	24.50' RT
28	110+89.70	18.60' RT
29	110+89.70	19.50' RT
30	110+94.70	19.50' RT
31	110+99.70	19.50' RT
32	110+99.70	24.50' RT
33	110+94.70	24.50' RT
34	110+89.70	24.50' RT
35	110+89.70	29.50' RT
36	110+89.70	33.50' RT
37	110+89.70	42.21' RT
38	110+80.79	57.09' LT
39	110+80.72	60.78' LT
40	110+89.22	60.73' LT
41	110+89.11	57.04' LT



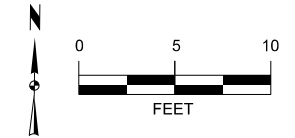
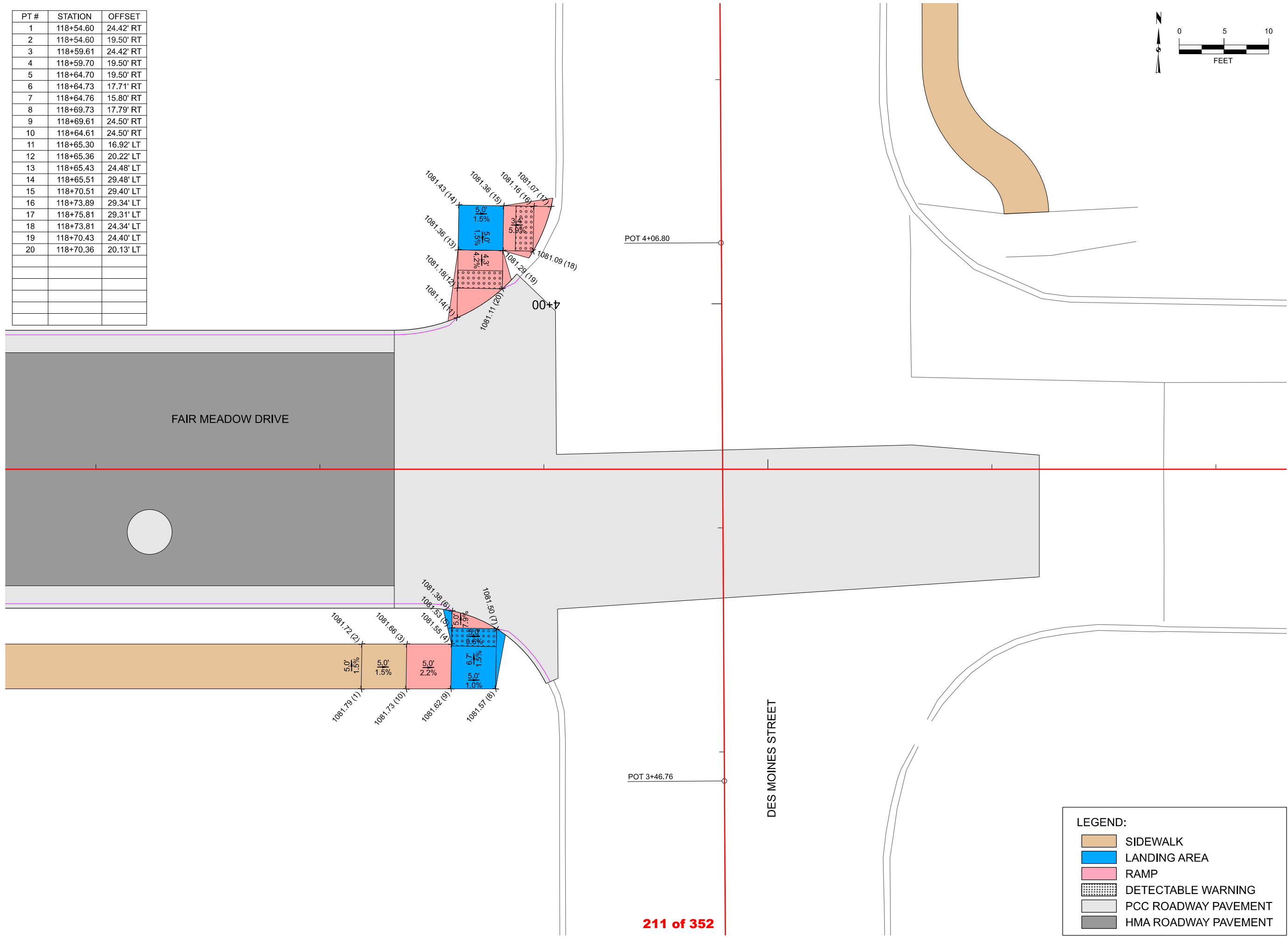
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	SIDEWALK
	LANDING AREA
	RAMP
	DETECTABLE WARNING
	PCC ROADWAY PAVEMENT
	HMA ROADWAY PAVEMENT

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT		WEBSTER CITY, IOWA	
SIDEWALK SHEETS		Project No: 1240690	
SNYDER & ASSOCIATES, INC.		Sheet S.4	
2727 SW SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 WWW.SNYDER-ASSOCIATES.COM		Project No: 1240690	
SNYDER & ASSOCIATES		Sheet S.4	

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PT #	STATION	OFFSET
1	118+54.60	24.42' RT
2	118+54.60	19.50' RT
3	118+59.61	24.42' RT
4	118+59.70	19.50' RT
5	118+64.70	19.50' RT
6	118+64.73	17.71' RT
7	118+64.76	15.80' RT
8	118+69.73	17.79' RT
9	118+69.61	24.50' RT
10	118+64.61	24.50' RT
11	118+65.30	16.92' LT
12	118+65.36	20.22' LT
13	118+65.43	24.48' LT
14	118+65.51	29.48' LT
15	118+70.51	29.40' LT
16	118+73.89	29.34' LT
17	118+75.81	29.31' LT
18	118+73.81	24.34' LT
19	118+70.43	24.40' LT
20	118+70.36	20.13' LT



LEGEND:

	SIDEWALK
	LANDING AREA
	RAMP
	DETECTABLE WARNING
	PCC ROADWAY PAVEMENT
	HMA ROADWAY PAVEMENT

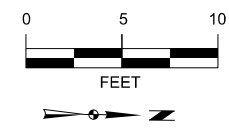
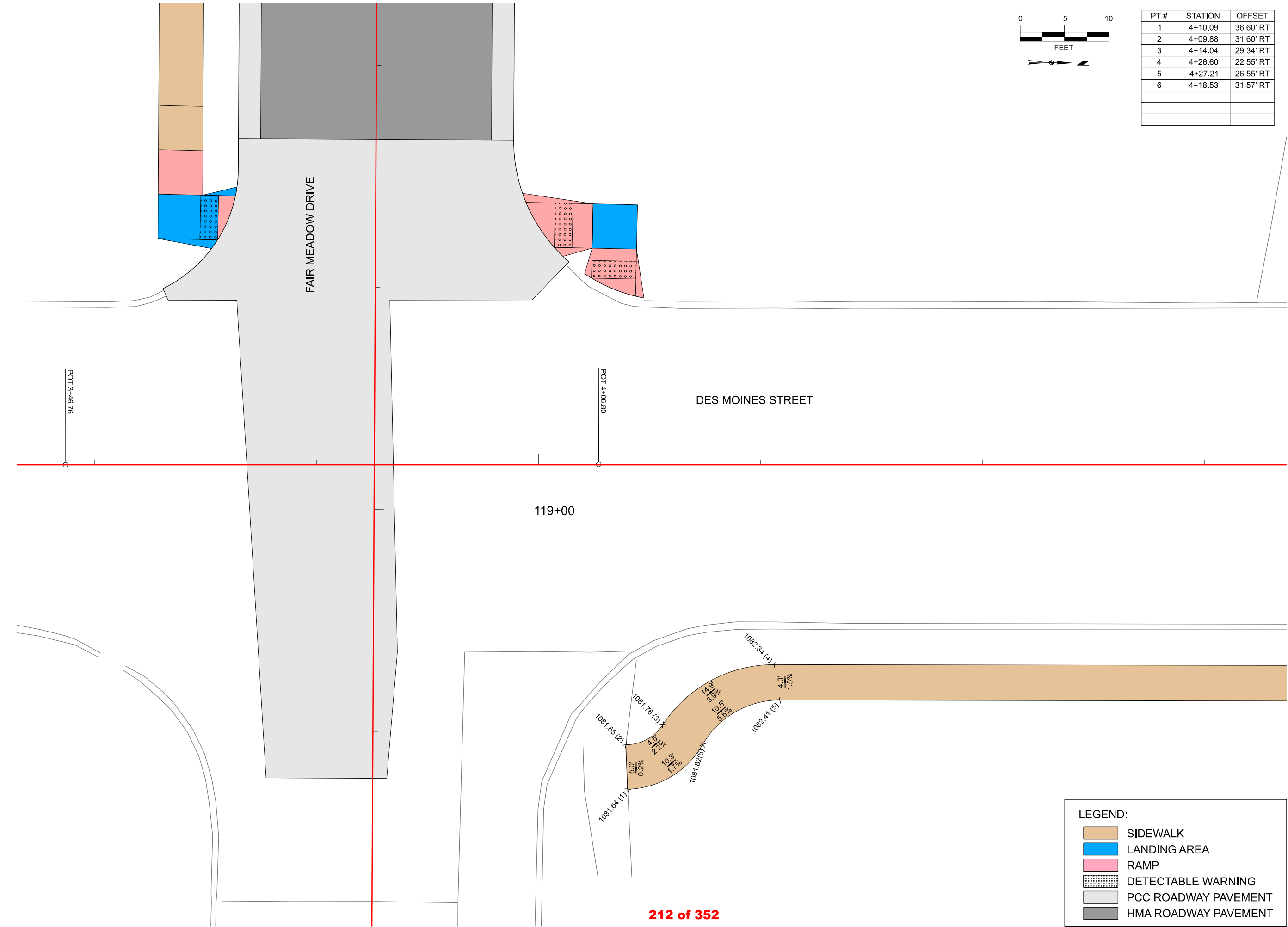
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MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 5'	
Technician: KSB	Date: 5/24/25	Field Bk:	Pg:

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
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Project No: 1240690
 Sheet S.6


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PT #	STATION	OFFSET
1	4+10.09	36.60' RT
2	4+09.88	31.60' RT
3	4+14.04	29.34' RT
4	4+26.60	22.55' RT
5	4+27.21	26.55' RT
6	4+18.53	31.57' RT

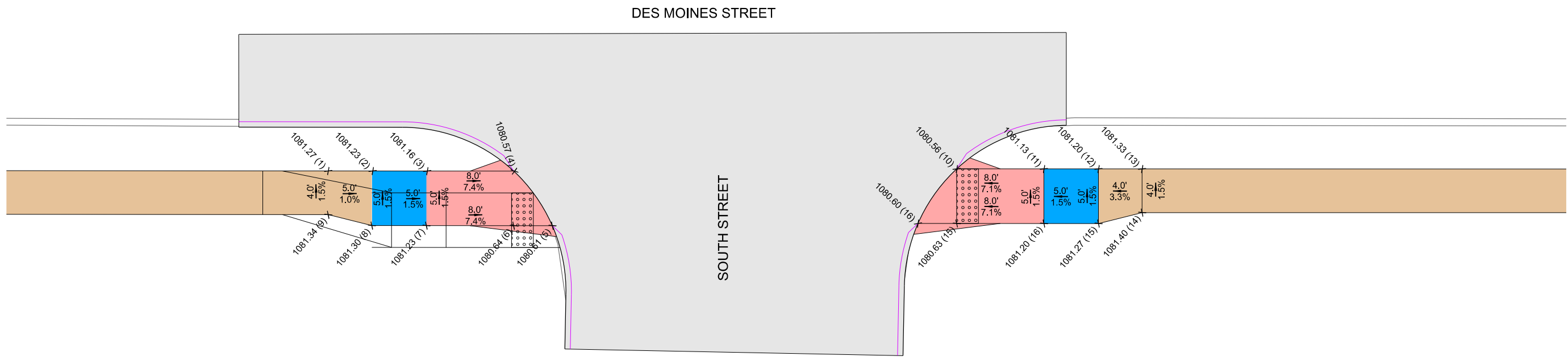
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	SIDEWALK
	LANDING AREA
	RAMP
	DETECTABLE WARNING
	PCC ROADWAY PAVEMENT
	HMA ROADWAY PAVEMENT

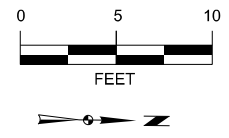
2025 FAIR MEADOW DR RECONSTRUCTION PROJECT		Project No: 1240690
SIDEWALK SHEETS		Sheet S.7
WEBSTER CITY, IOWA		2727 SW SNYDER BLVD ANKENY, IOWA 50023
SNYDER & ASSOCIATES, INC.		515-964-2020 WWW.SNYDER-ASSOCIATES.COM
 SNYDER & ASSOCIATES		Project No: 1240690
REVISION Checked By: LCL Engineer: LEJ Technician: KSB		Date: 5/24/25 Scale: 1"= 5' Field Bk: Pgs

LEGEND:

- SIDWALK
- LANDING AREA
- RAMP
- DETECTABLE WARNING
- PCC ROADWAY PAVEMENT
- HMA ROADWAY PAVEMENT









PT #	STATION	OFFSET
1	6+29.49	22.73' RT
2	6+33.51	22.73' RT
3	6+38.51	22.74' RT
4	6+46.51	22.74' RT
5	6+50.05	27.75' RT
6	6+46.50	27.74' RT
7	6+38.50	27.74' RT
8	6+33.50	27.73' RT
9	6+29.50	26.73' RT
10	6+87.12	22.54' RT
11	6+95.12	22.54' RT
12	7+00.12	22.55' RT
13	7+04.12	22.55' RT
14	7+04.12	26.55' RT
15	7+00.12	27.55' RT
16	6+95.12	27.54' RT
17	6+87.12	27.54' RT
18	6+83.57	27.54' RT

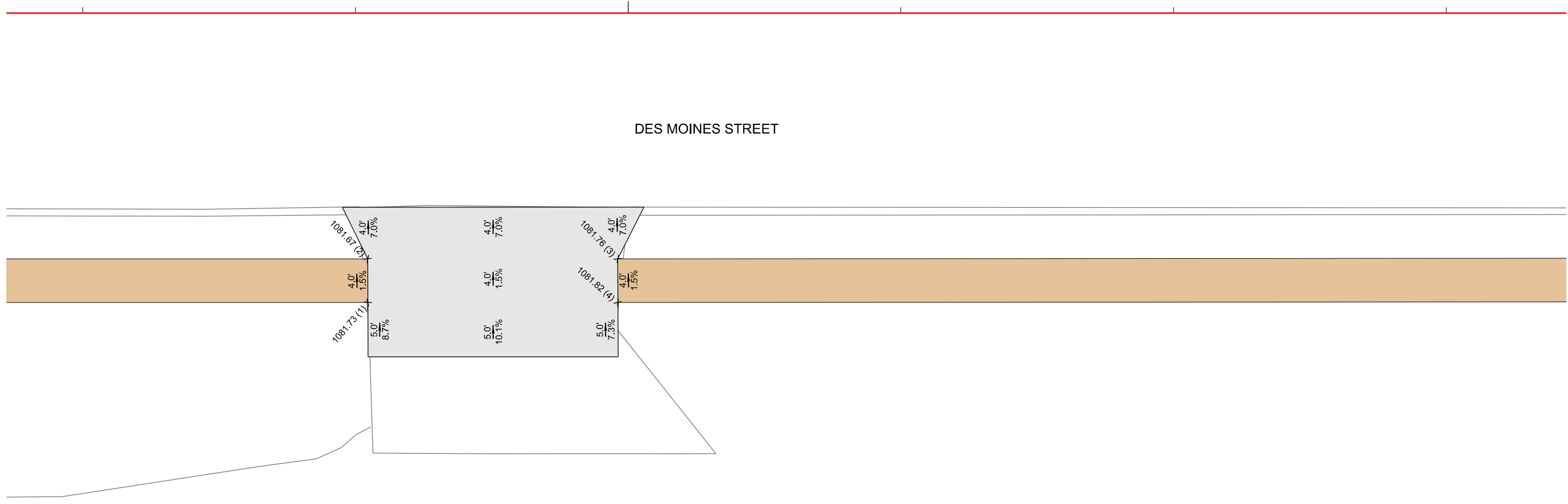
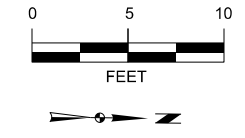


2025 FAIR MEADOW DR RECONSTRUCTION PROJECT		MARK		DATE		BY	
SIDEWALK SHEETS		REVISION		Scale: 1"= 5'		Field Bk: Pg: 1	
WEBSTER CITY, IOWA		Checked By: LCL		Date: 5/24/25		Project No: 1240690	
SNYDER & ASSOCIATES, INC.		Engineer: LEJ		Date: 5/24/25		Sheet S.8	
2727 SW SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 WWW.SNYDER-ASSOCIATES.COM		Technician: KSB		Date: 5/24/25		Project No: 1240690	

LEGEND:

-  SIDEWALK
-  LANDING AREA
-  RAMP
-  DETECTABLE WARNING
-  PCC ROADWAY PAVEMENT
-  HMA ROADWAY PAVEMENT

PT #	STATION	OFFSET
1	7+76.12	26.55' RT
2	7+76.12	22.55' RT
3	7+99.04	22.55' RT
4	7+99.04	26.55' RT



2025 FAIR MEADOW DR RECONSTRUCTION PROJECT

SIDEWALK SHEETS

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.







2727 SW SNYDER BLVD
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515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

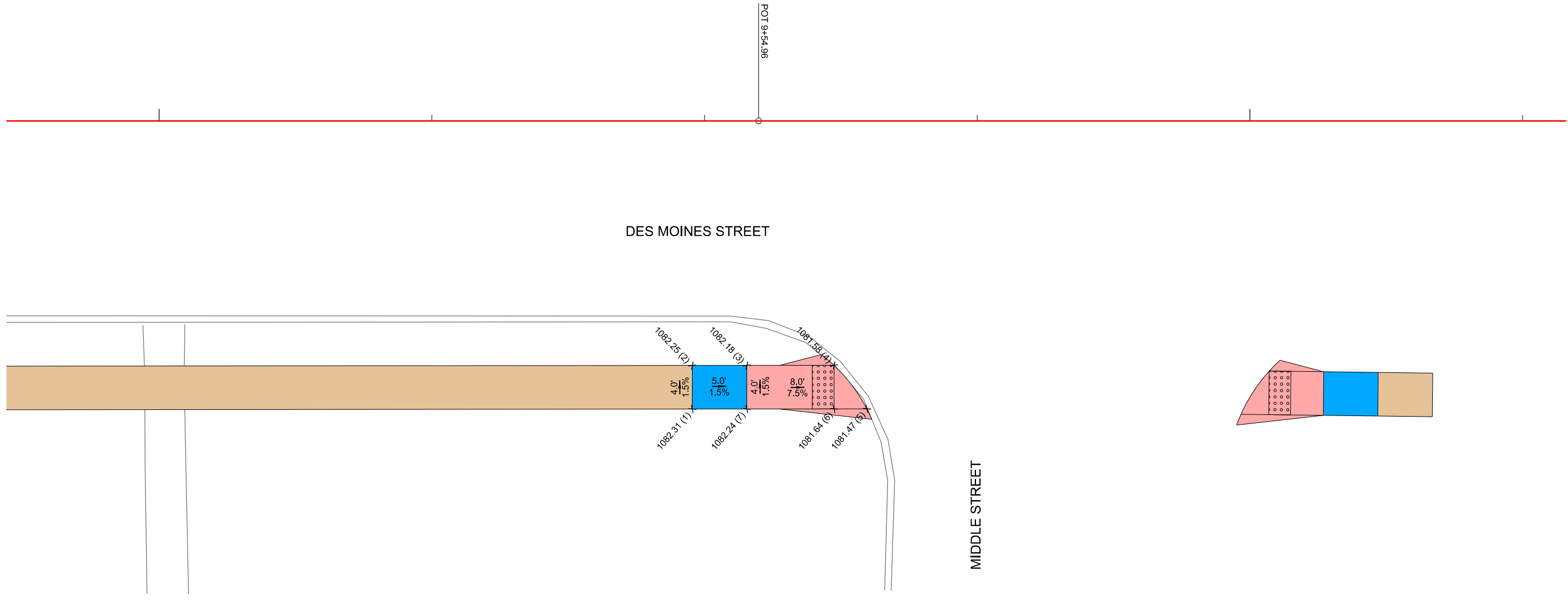
MARK	REVISION	DATE	BY

Engineer: LEJ Checked By: LCL Scale: 1"= 5'
 Technician: KSB Date: \$DATE\$ Field Bk: Pgt: Project No: 1240690 Sheet S.9

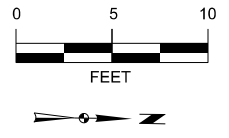
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LEGEND:

	SIDEWALK
	LANDING AREA
	RAMP
	DETECTABLE WARNING
	PCC ROADWAY PAVEMENT
	HMA ROADWAY PAVEMENT



PT #	STATION	OFFSET
1	9+48.88	26.44' RT
2	9+48.87	22.44' RT
3	9+53.88	22.43' RT
4	9+61.88	22.43' RT
5	9+65.36	26.42' RT
6	9+61.88	26.43' RT
7	9+53.88	26.43' RT
8		
9		
10		
11		
12		
13		
14		



2025 FAIR MEADOW DR RECONSTRUCTION PROJECT

SIDEWALK SHEETS

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

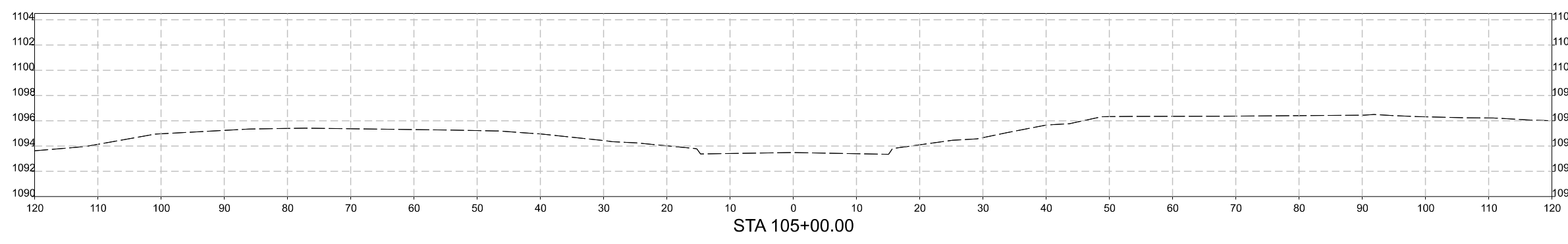
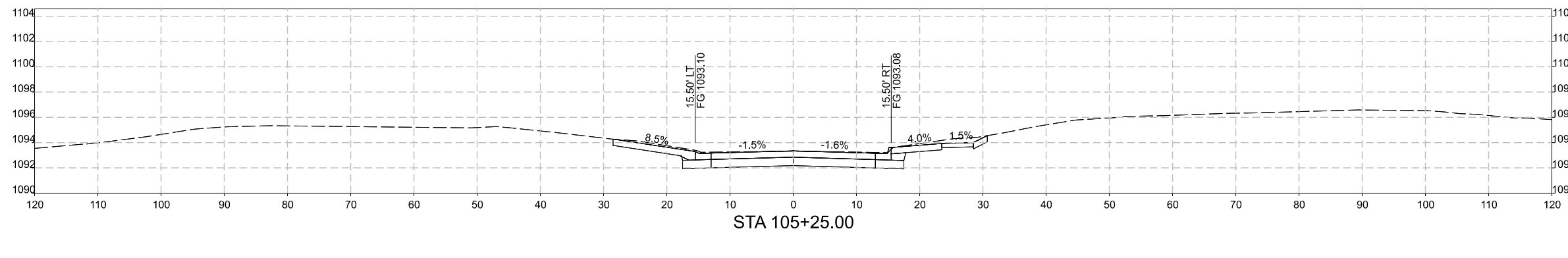
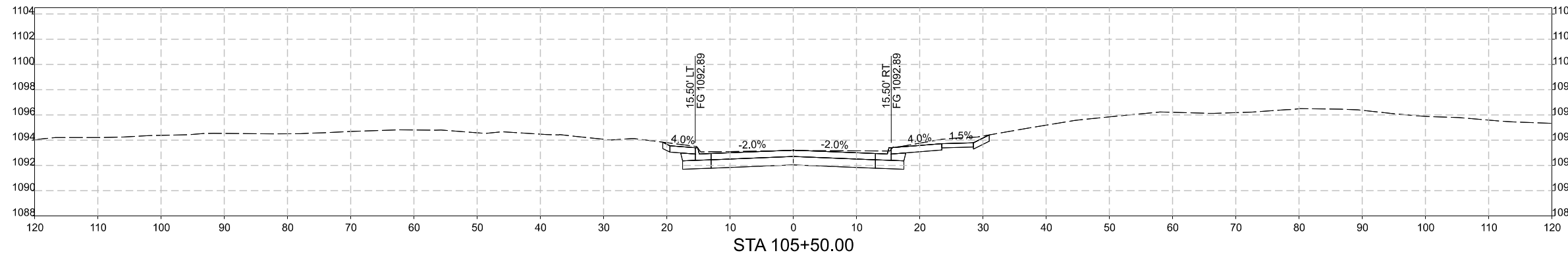
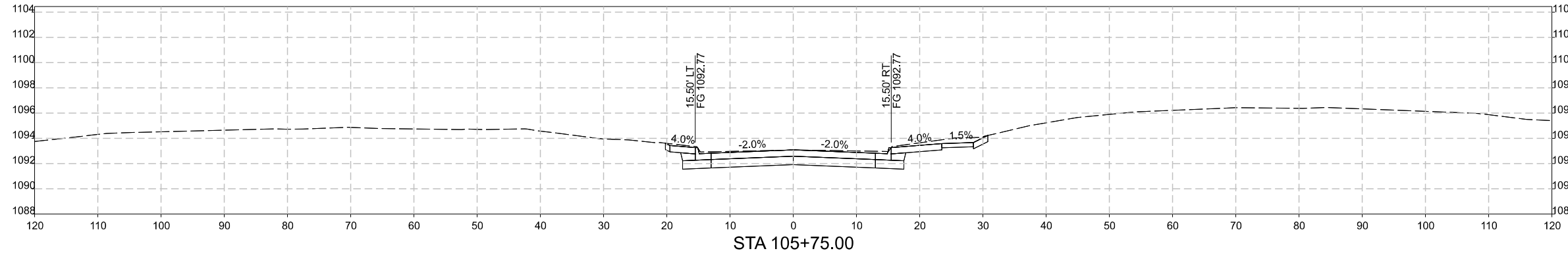
2727 SW SNYDER BLVD
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MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 5'	
Technician: KSB	Date: \$DATE\$	Field Bk:	Pg: 1

Project No: 1240690
 Sheet S.10

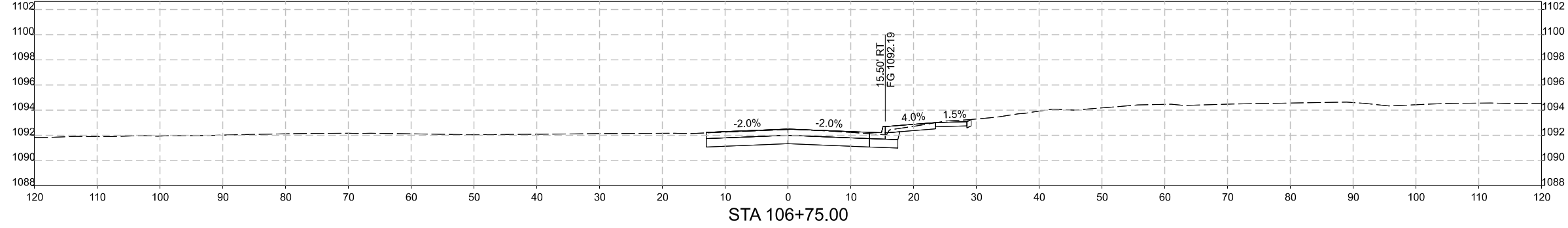
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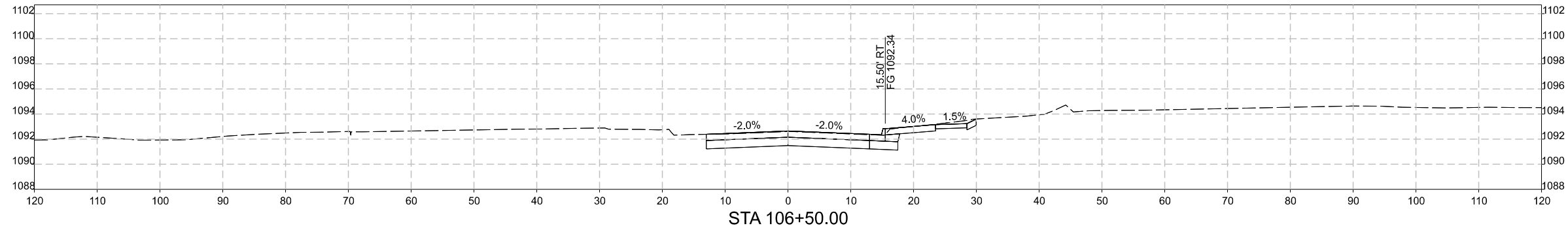
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Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
MAINLINE CROSS SECTIONS
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
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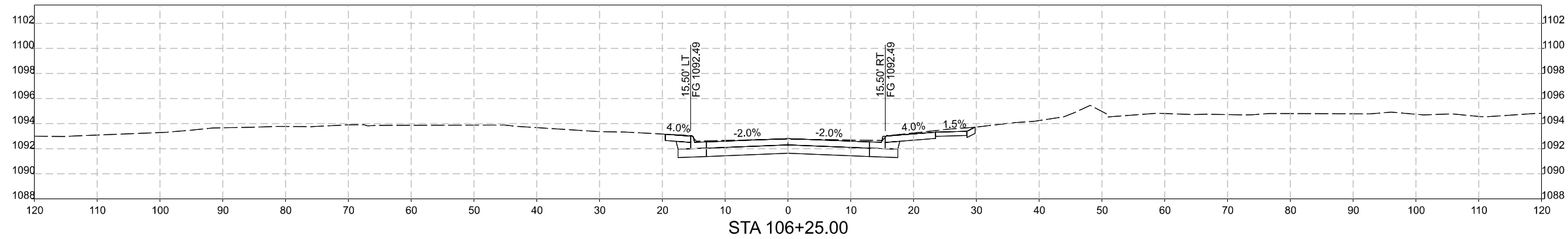




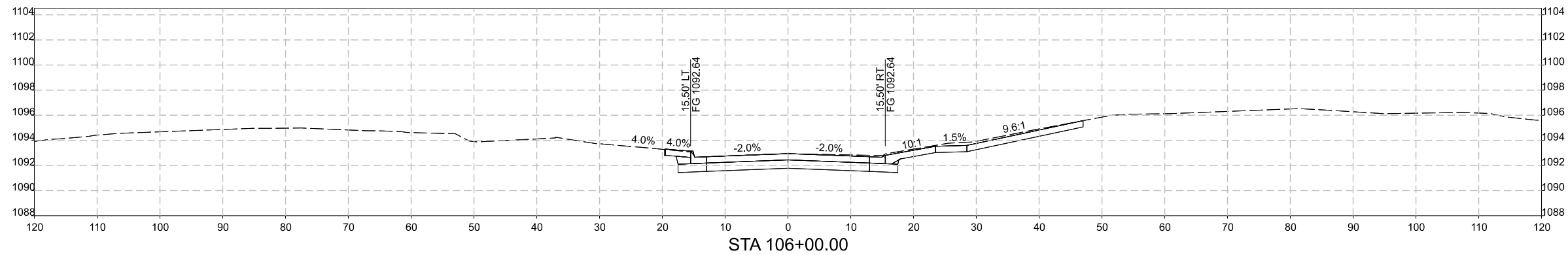
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STA 106+25.00



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2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 MAINLINE CROSS SECTIONS

WEBSTER CITY, IOWA

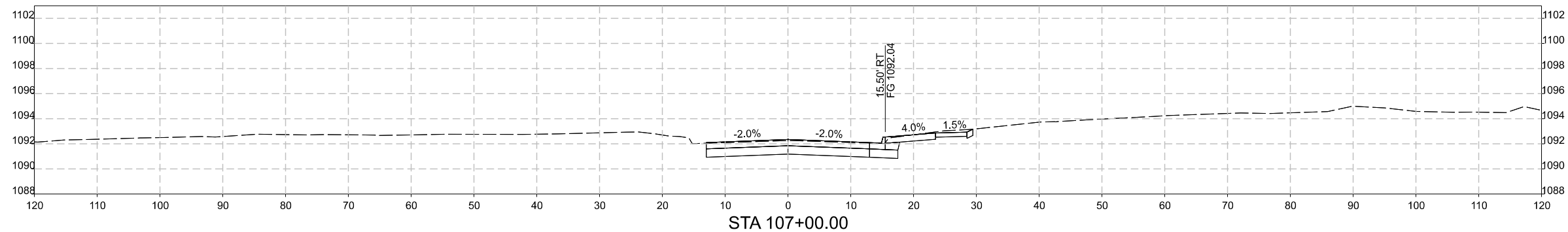
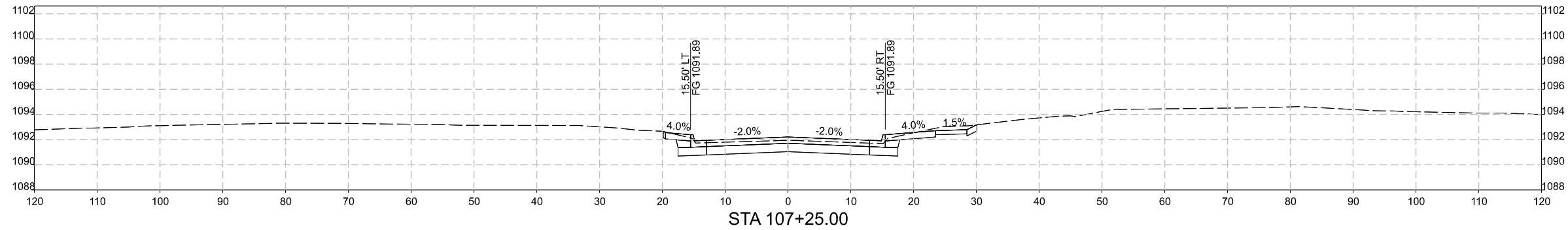
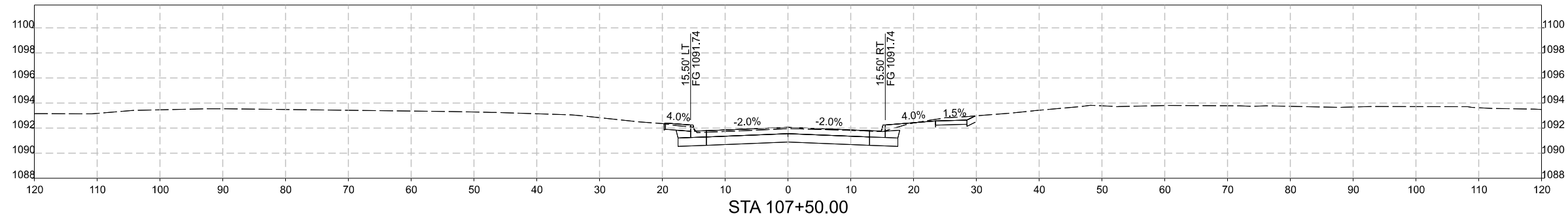
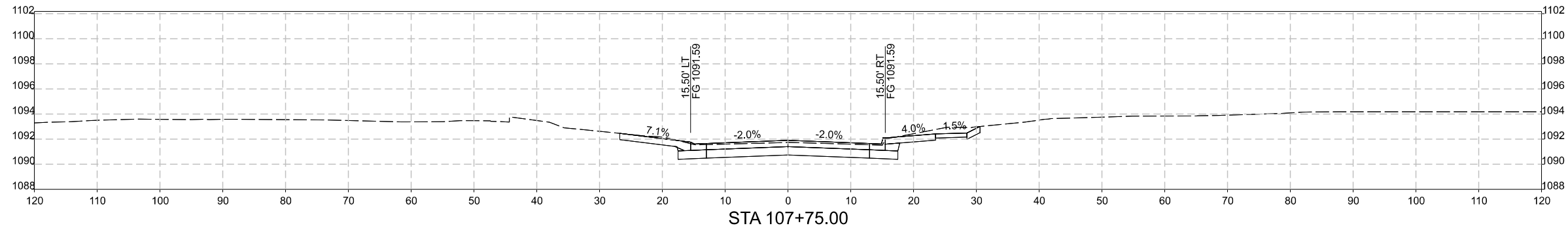
SNYDER & ASSOCIATES, INC.

2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM



MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 10'	
Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:
Project No: 1240690			Sheet W.2

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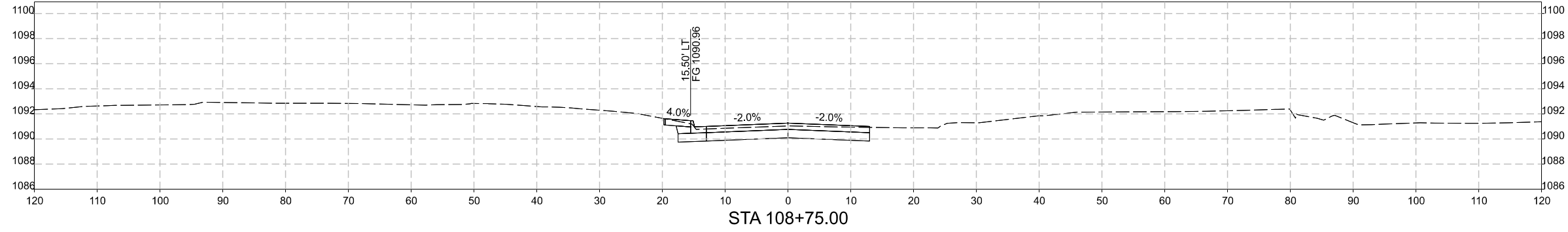


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Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:

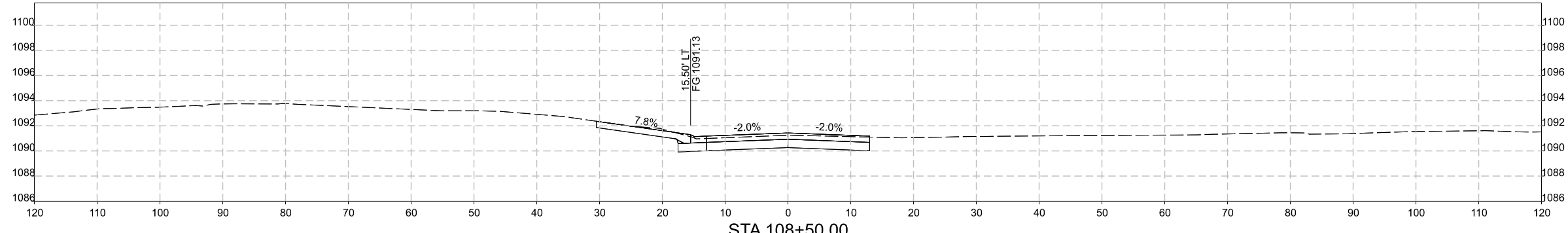
2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 MAINLINE CROSS SECTIONS
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 Project No: 1240690
 Sheet W.3

2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

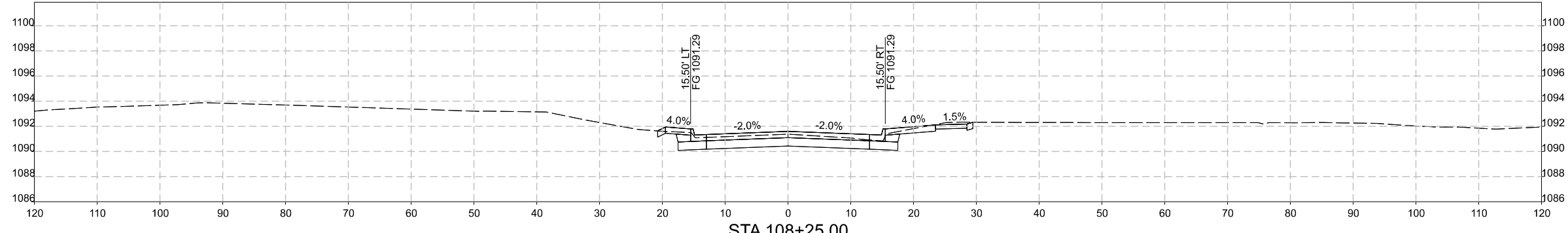




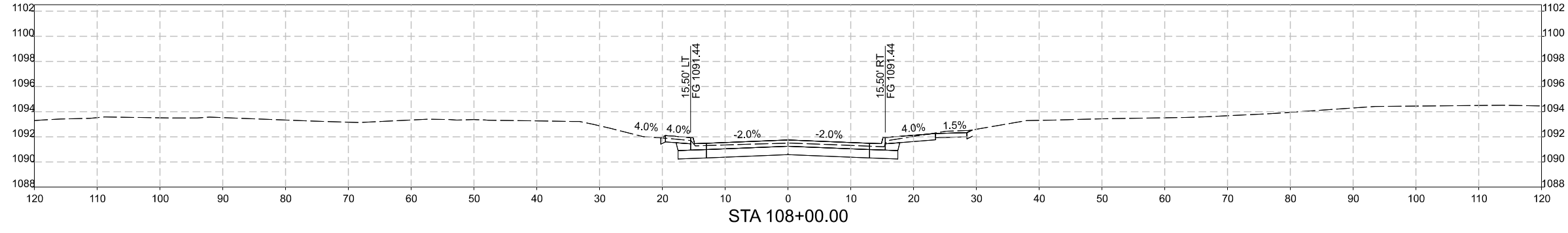
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STA 108+25.00

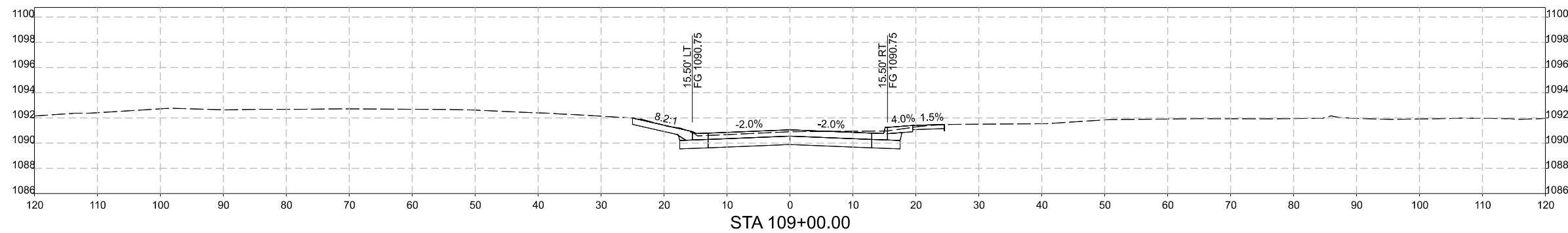
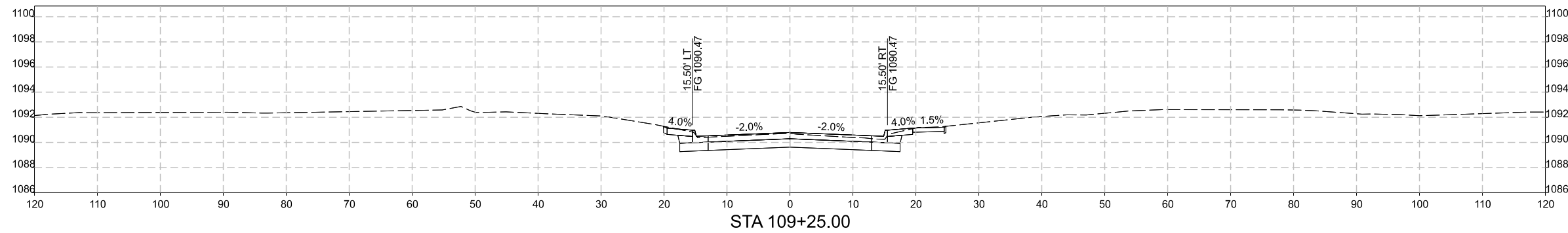
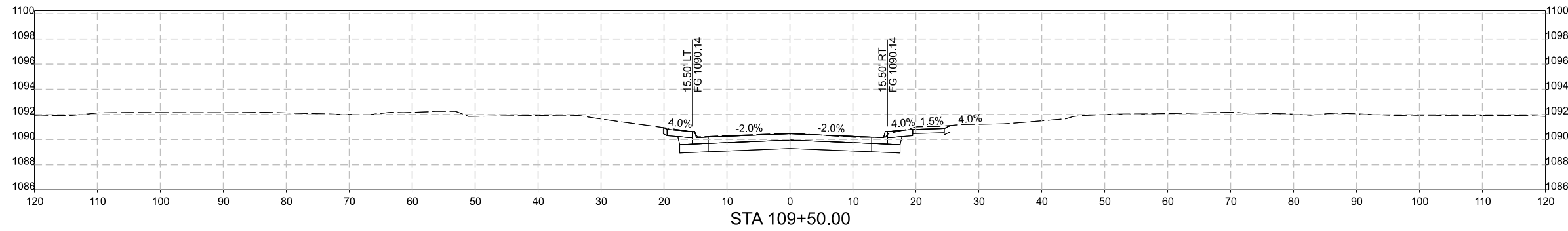
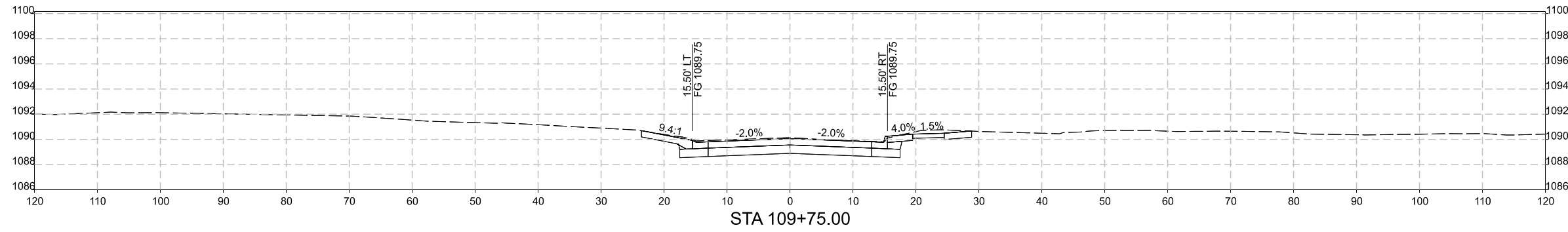


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Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
MAINLINE CROSS SECTIONS
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
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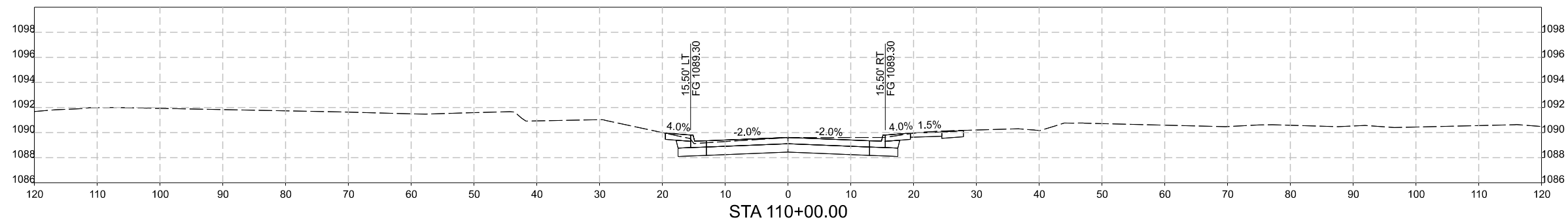
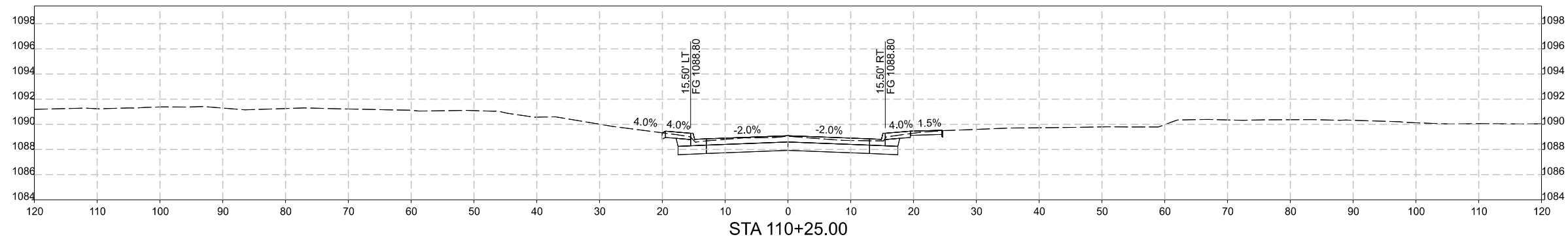
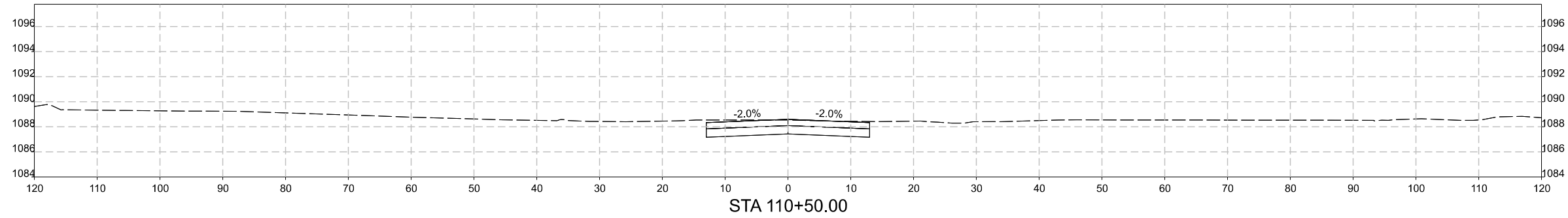
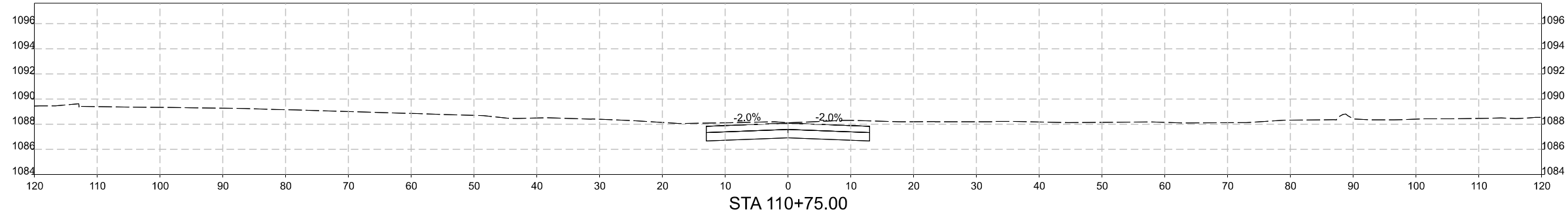


2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
MAINLINE CROSS SECTIONS
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
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MARK	REVISION	DATE	BY
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Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:

Project No: 1240690
Sheet W.5

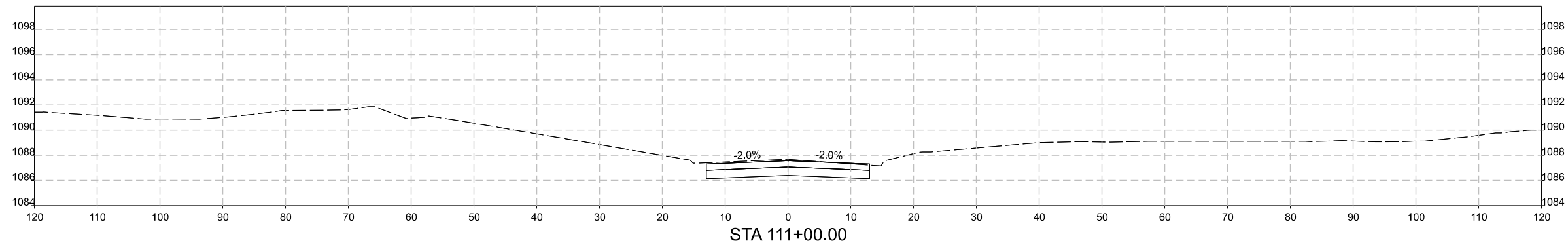
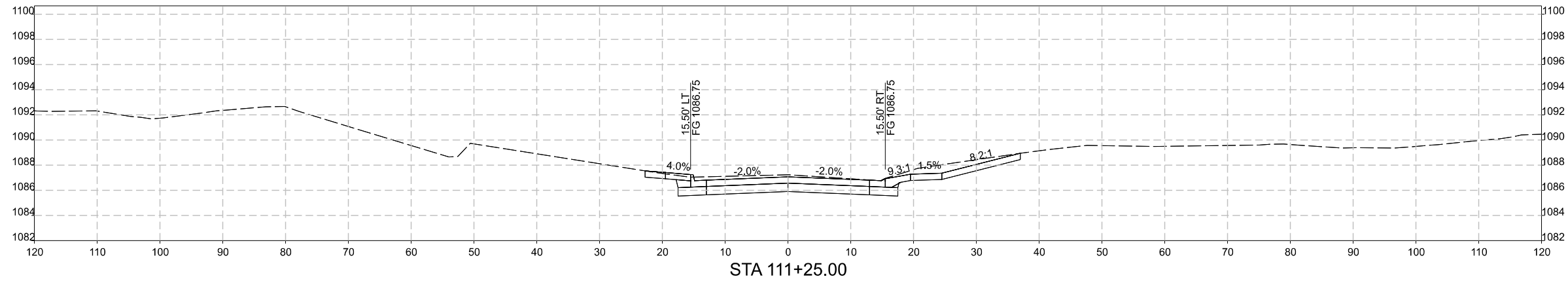
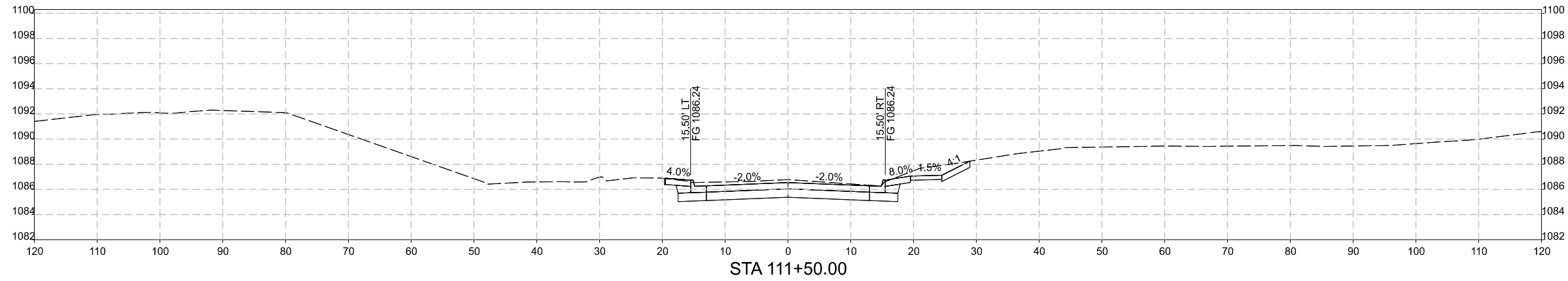


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Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 MAINLINE CROSS SECTIONS
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 Project No: 1240690
 Sheet W.6



2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

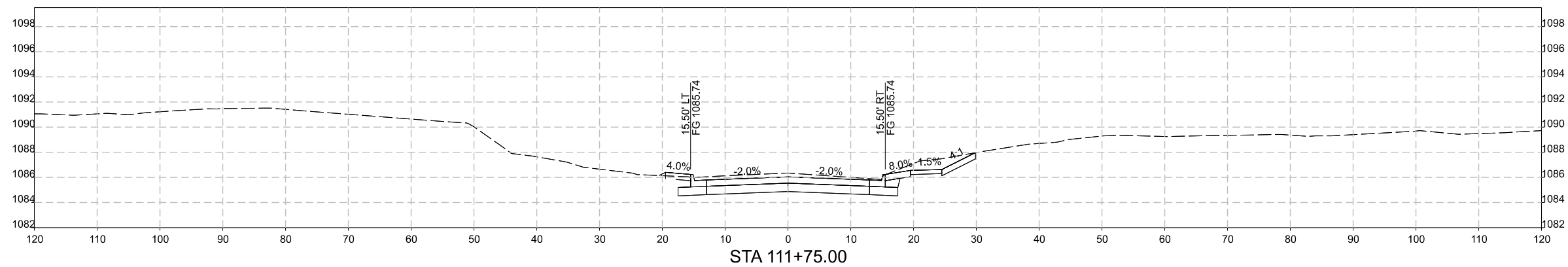
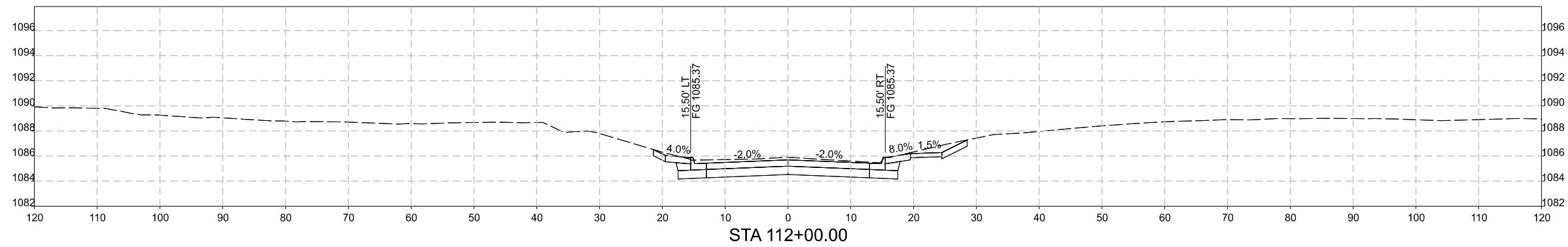
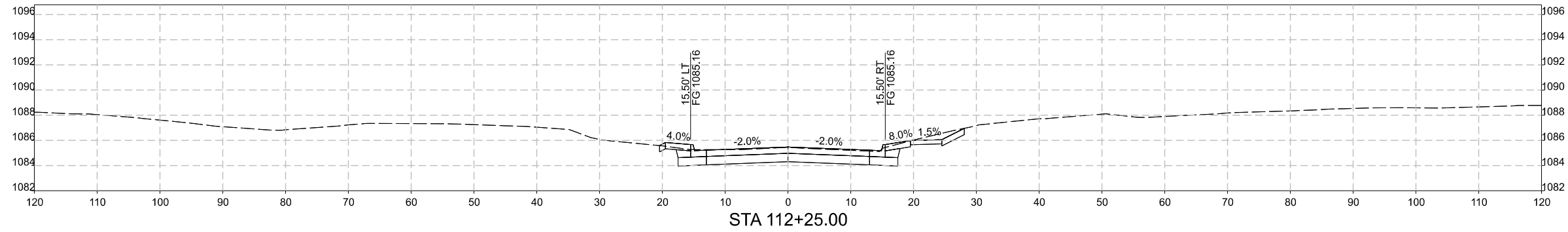


MARK	REVISION	DATE	BY
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Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:
Project No: 1240690			Sheet W.7

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 MAINLINE CROSS SECTIONS
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
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MARK	REVISION	DATE	BY
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Technician: KSB	Date: \$DATE\$	Field Bk:	Pg:
Project No: 1240690			Sheet W.8

2025 FAIR MEADOW DR RECONSTRUCTION PROJECT

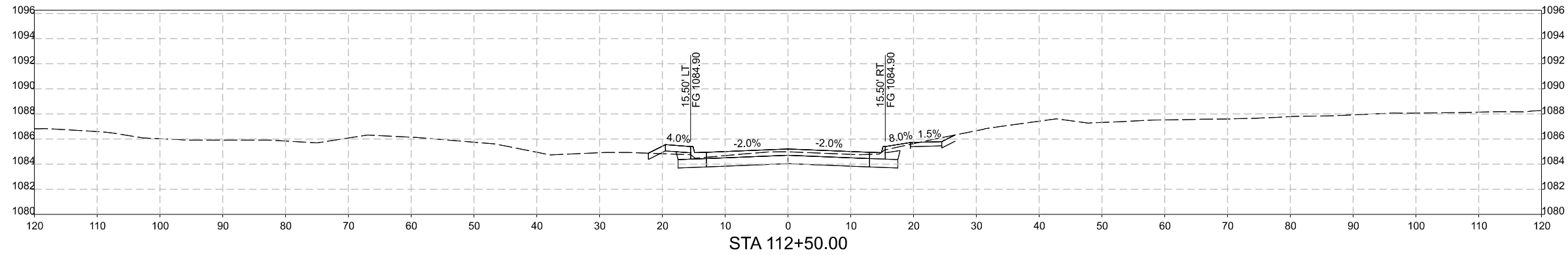
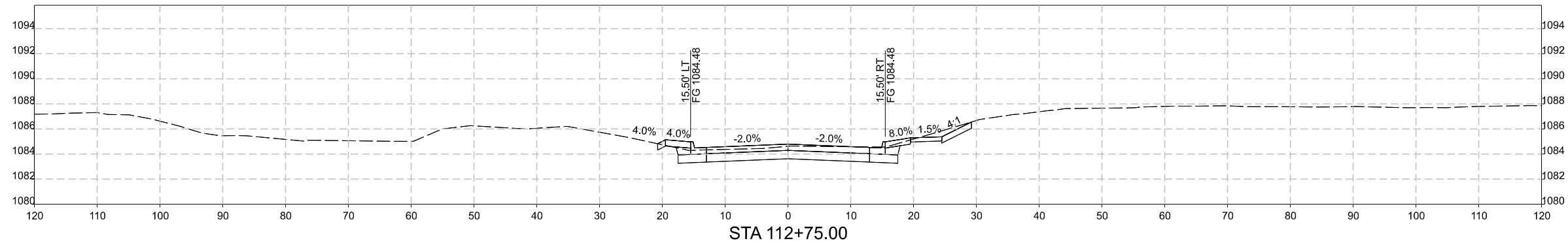
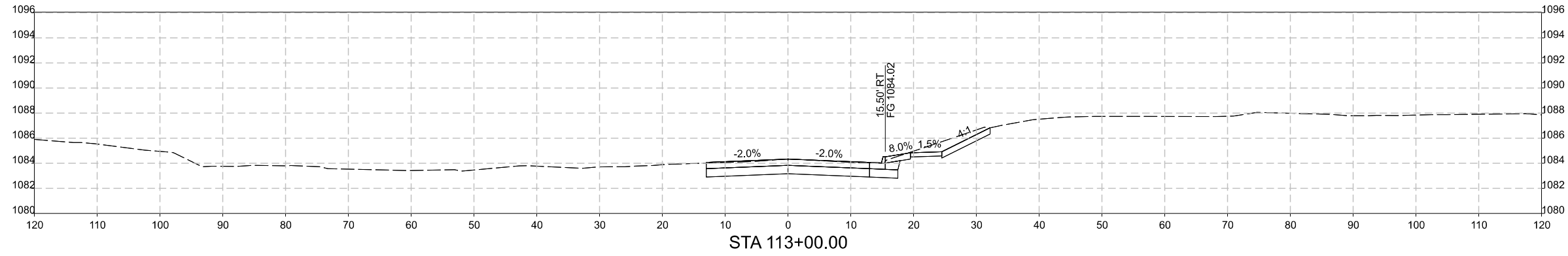
MAINLINE CROSS SECTIONS

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM





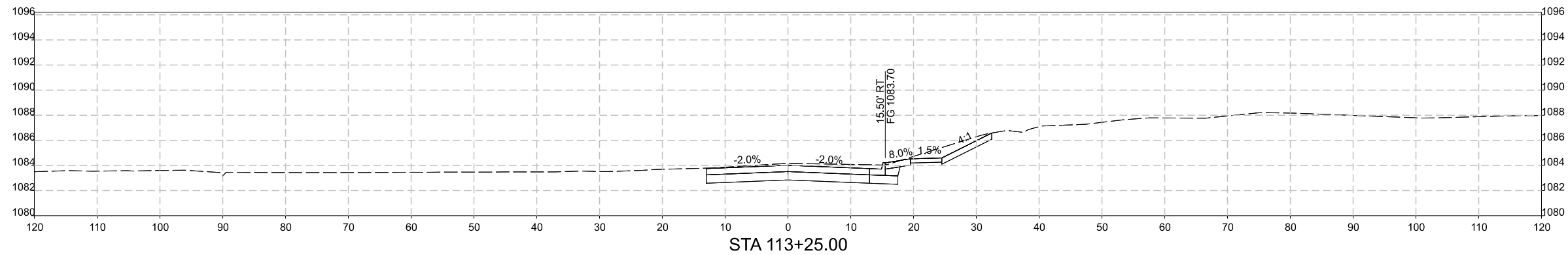
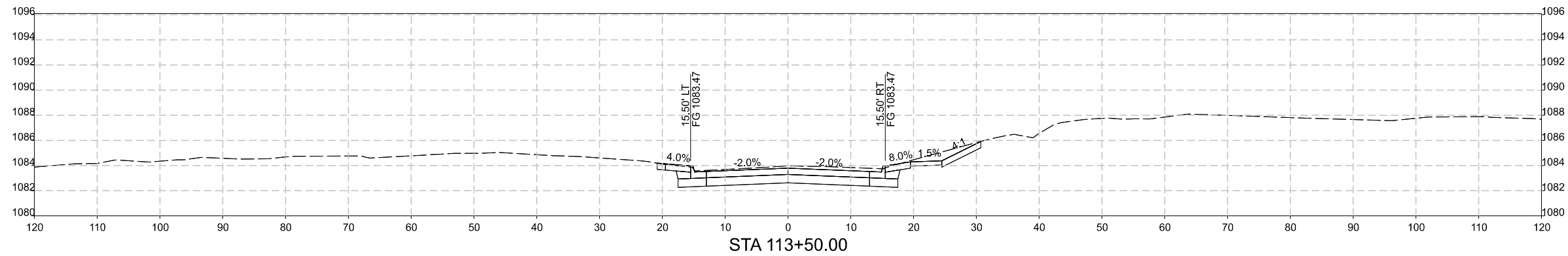
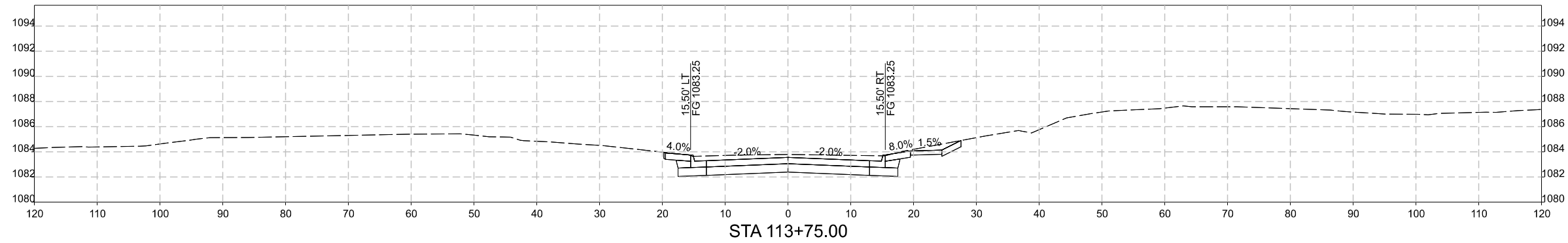
2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
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 WEBSTER CITY, IOWA



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MARK	REVISION	DATE	BY
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Project No: 1240690			Sheet W.9

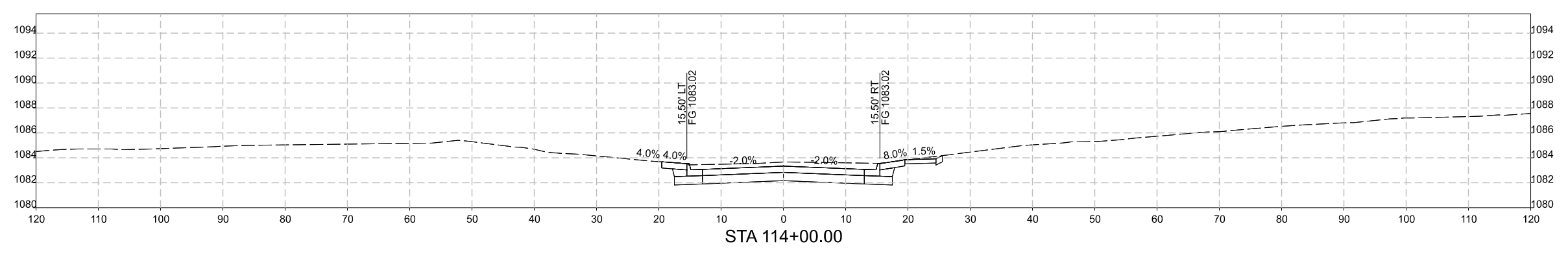
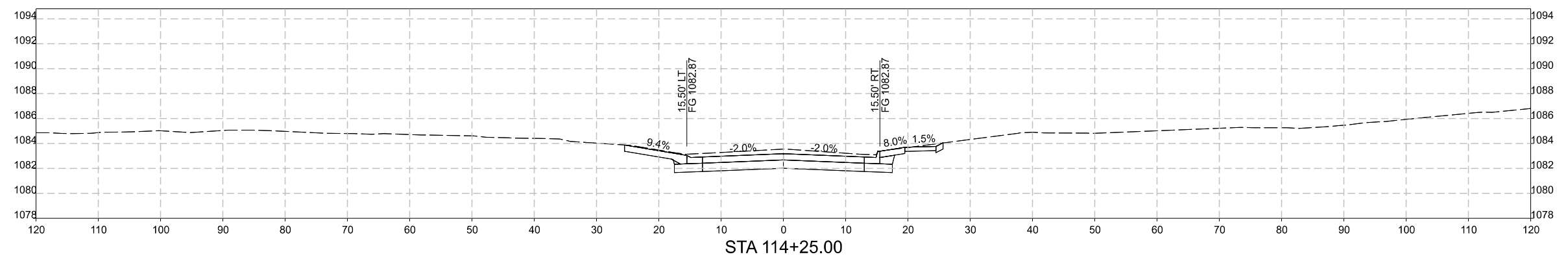
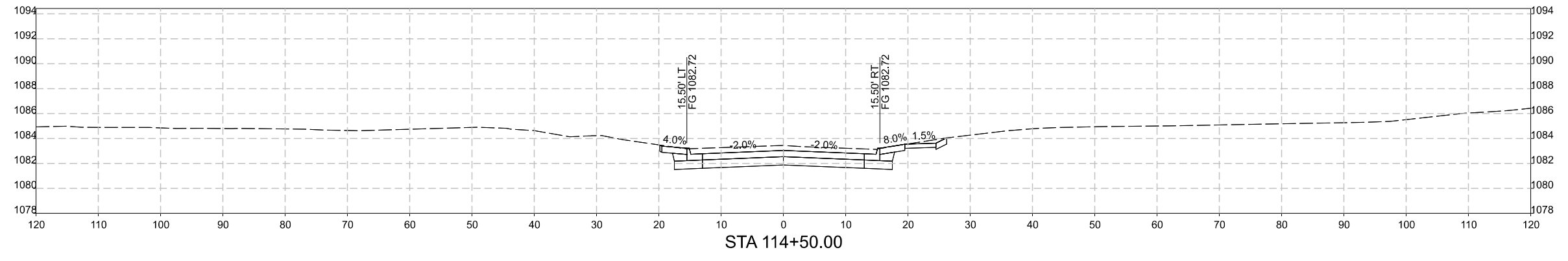
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2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
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SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IOWA 50023
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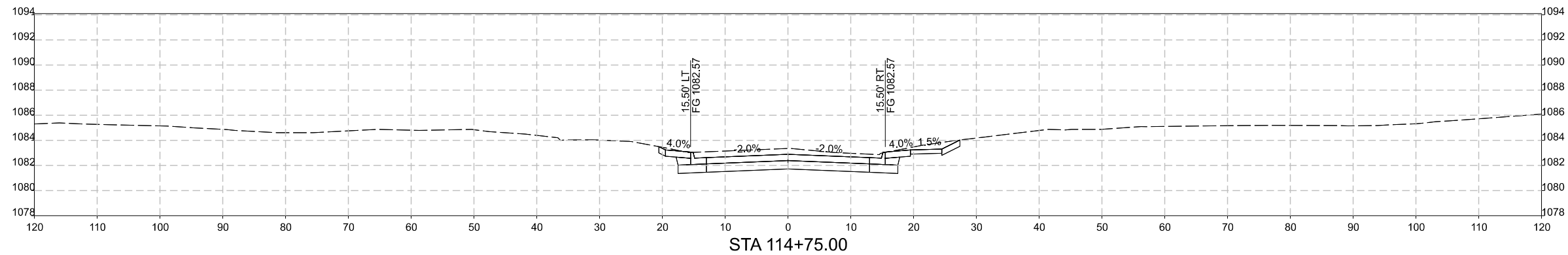
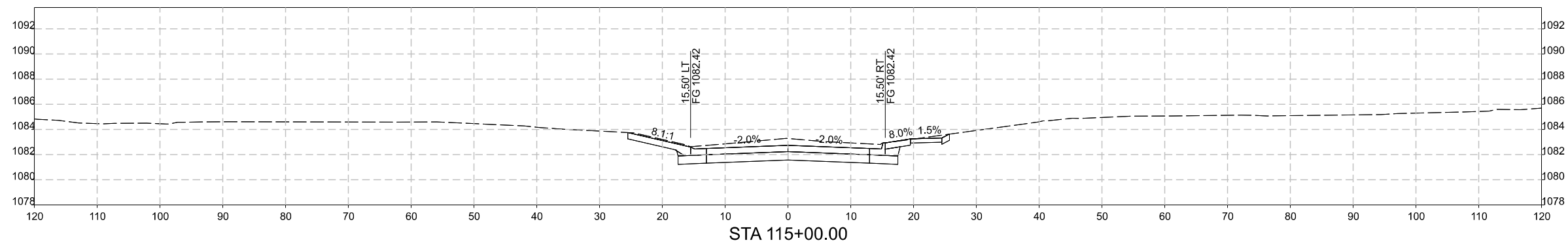
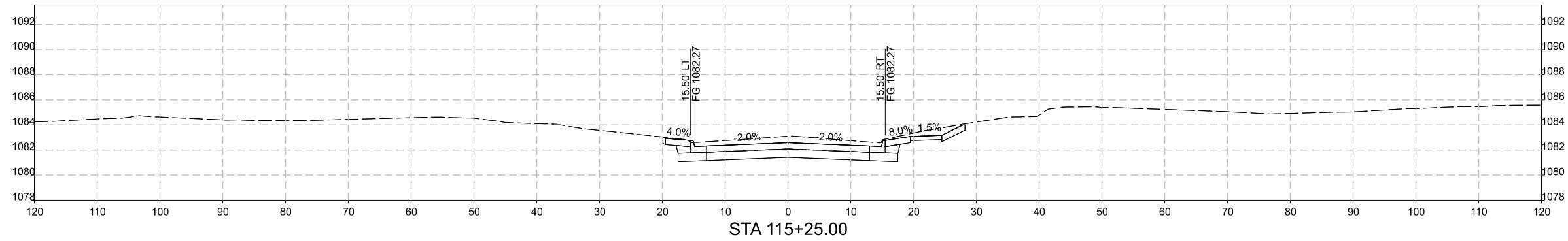


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2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
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WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
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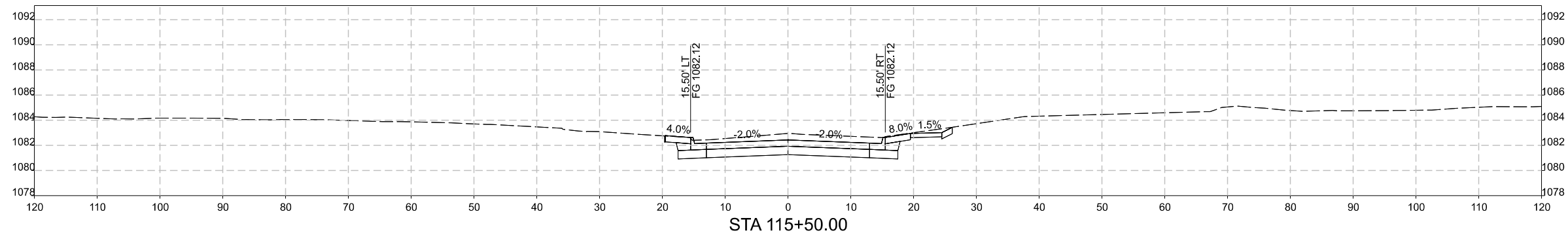
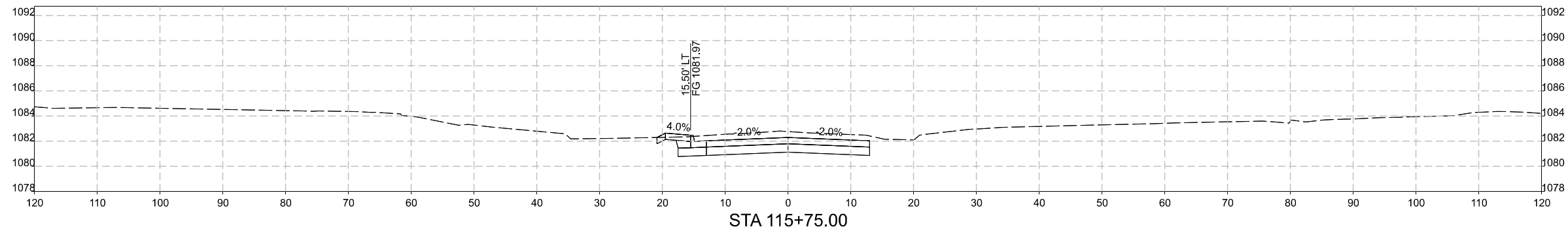
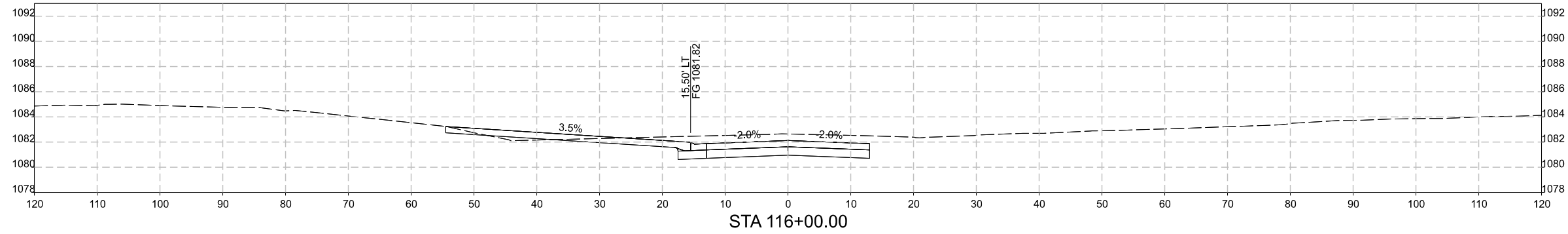
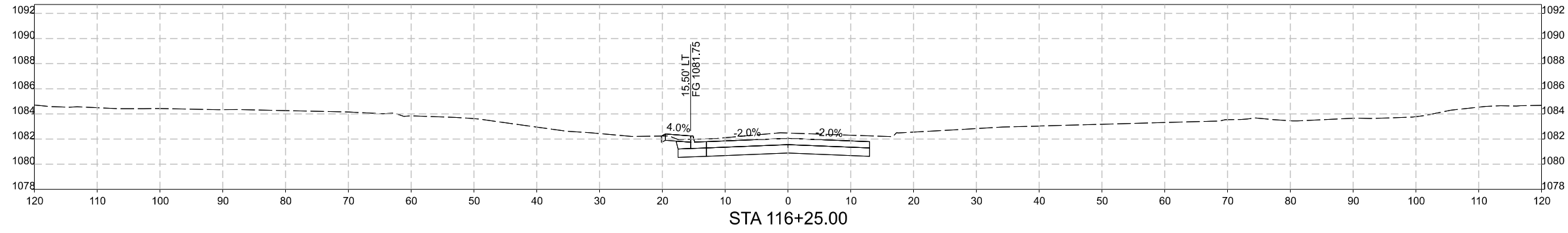
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2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
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 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM
 Project No: 1240690
 Sheet W.12



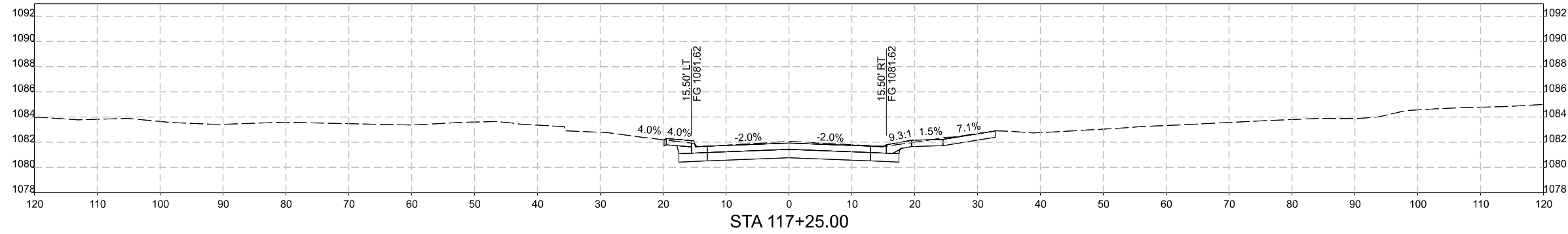


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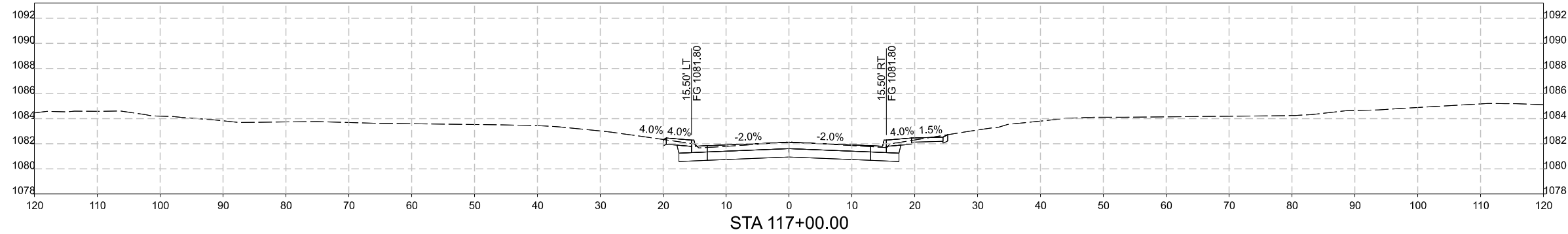
2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
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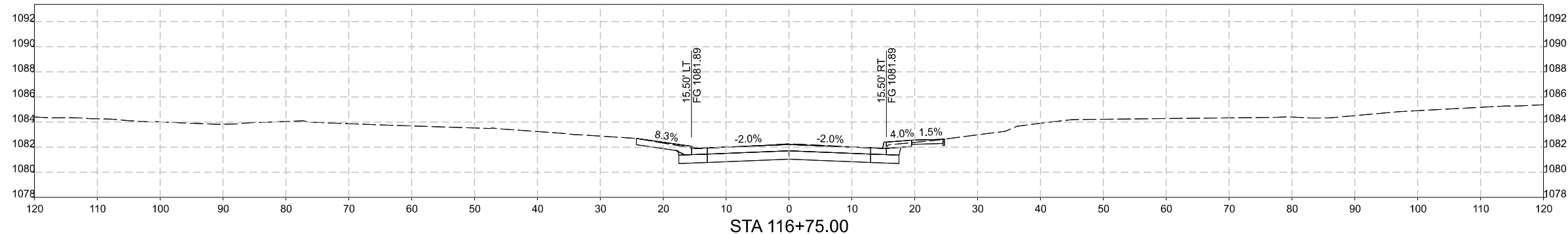
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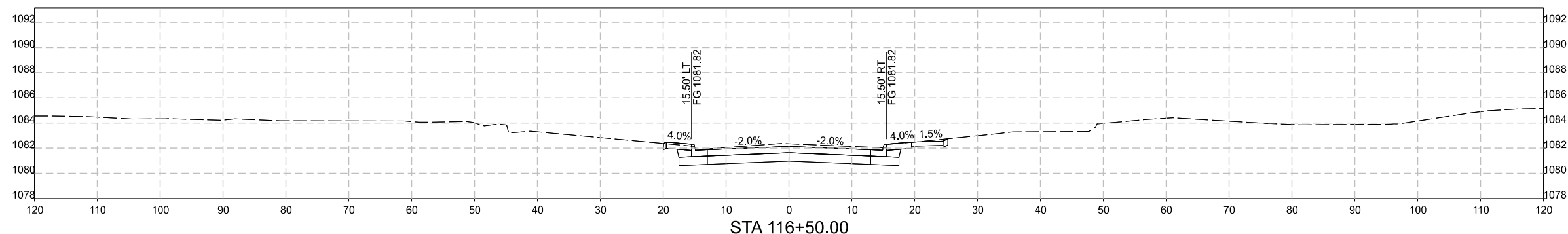
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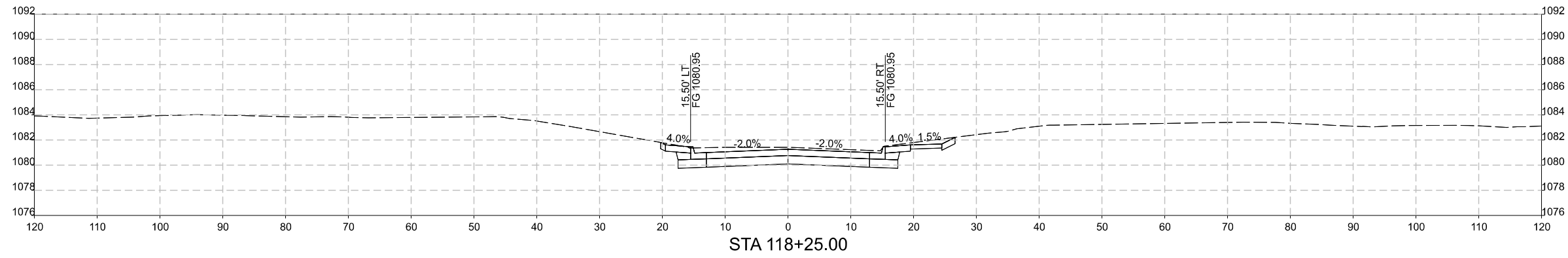


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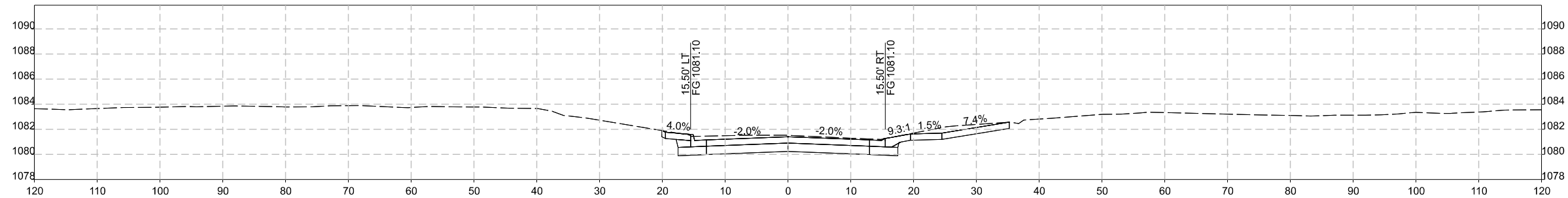
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2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 MAINLINE CROSS SECTIONS
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 Project No: 1240690
 Sheet W.14

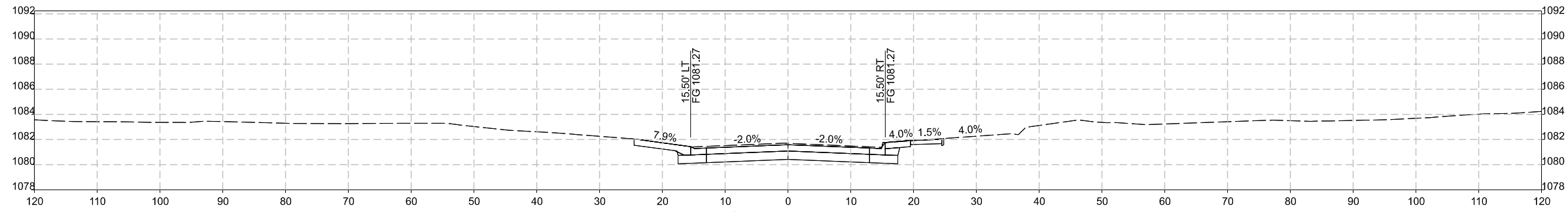




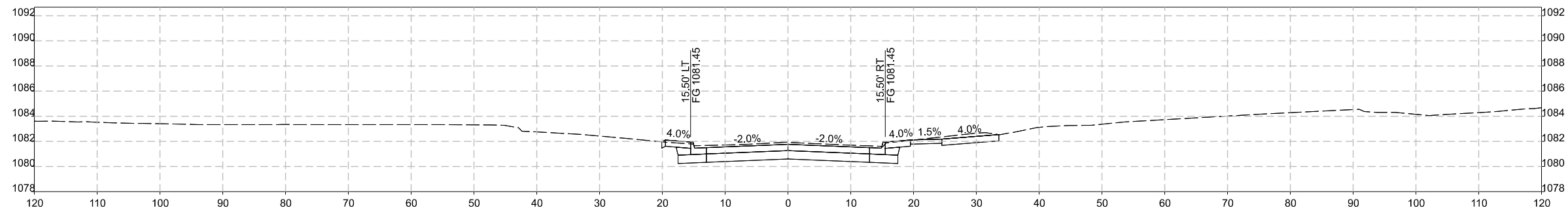
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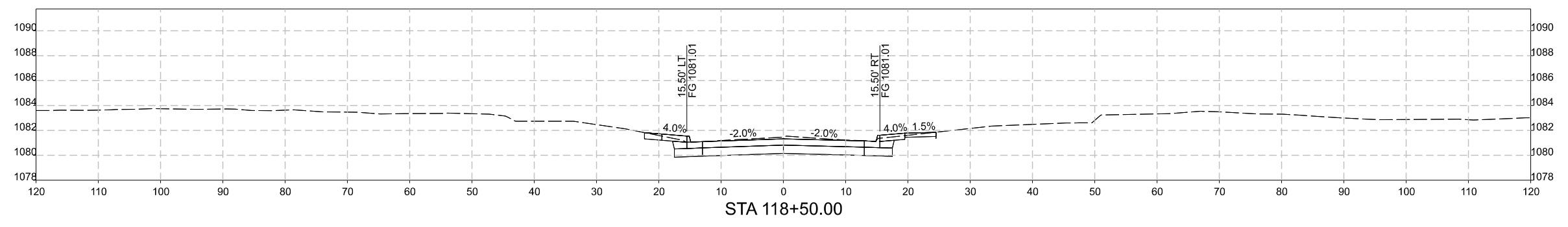
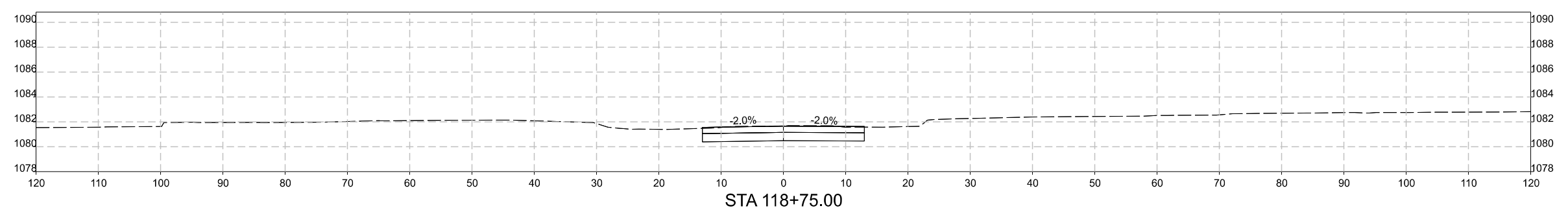
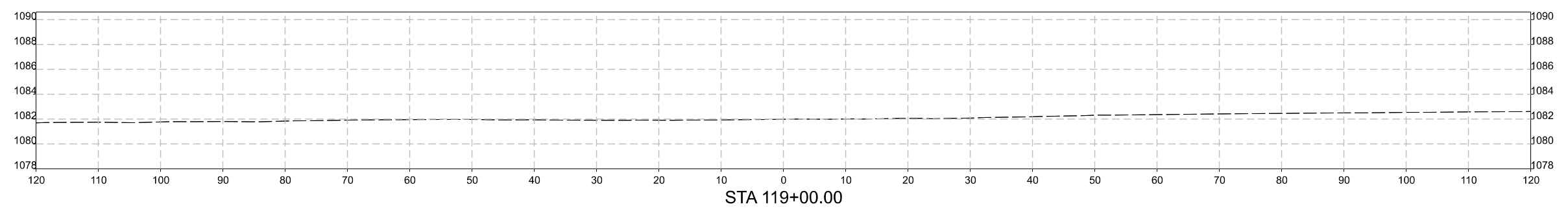


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2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
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2025 FAIR MEADOW DR RECONSTRUCTION PROJECT
 MAINLINE CROSS SECTIONS

WEBSTER CITY, IOWA

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 ANKENY, IOWA 50023
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MARK	REVISION	DATE	BY
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Project No: 1240690			Sheet W.16



MEMORANDUM

TO: Mayor and City Council

FROM: Brandon Bahrenfuss, Street Department Supervisor
John Harrenstein, City Manager

DATE: November 4, 2024

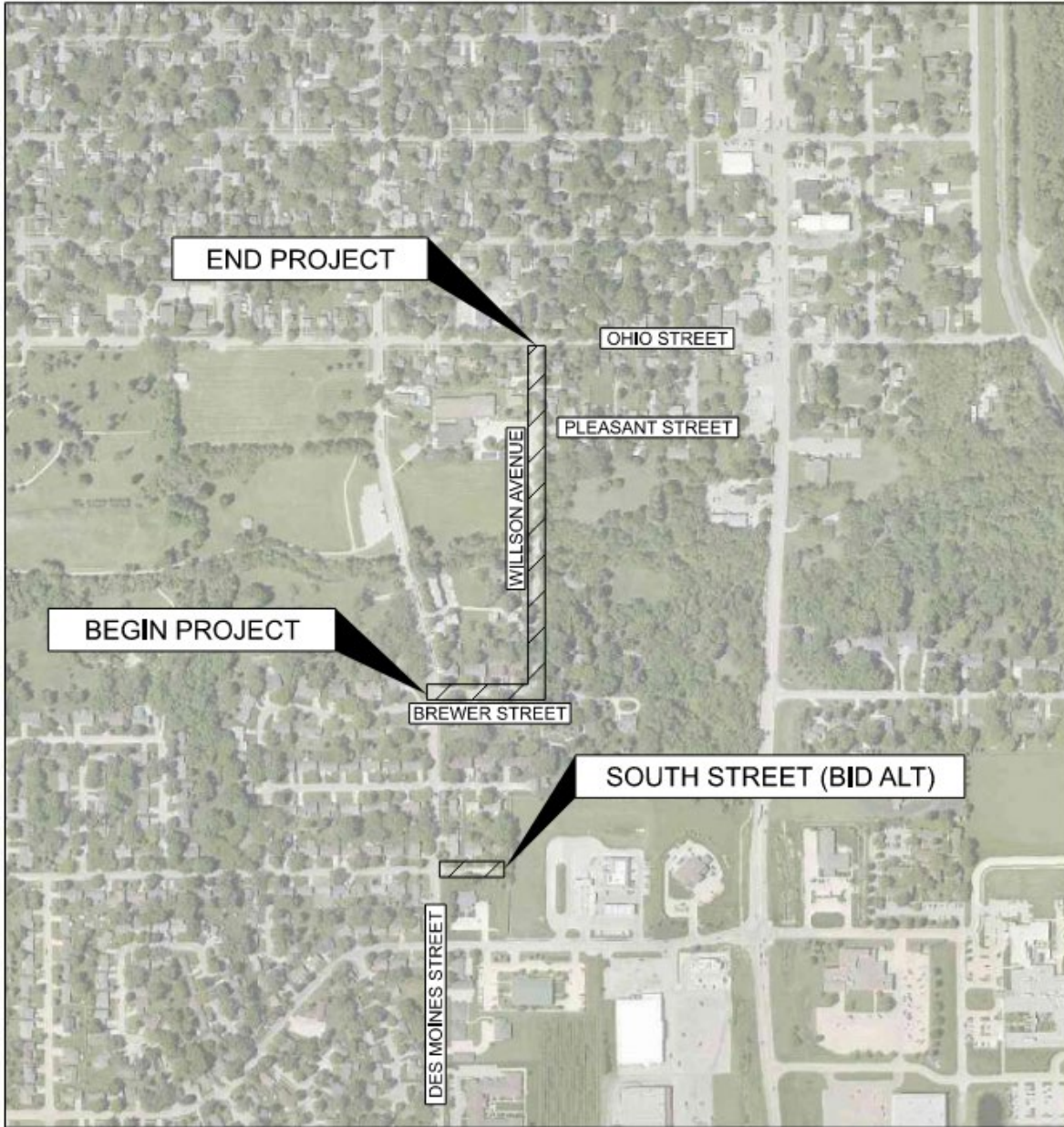
RE: Adopt a Resolution Providing for Notice of Hearing on proposed Plans and Specifications, proposed Form of Contract and Estimate of Cost for the Construction of the Brewer Street and Willson Avenue Improvements Project

SUMMARY: The Brewer Street and Willson Avenue Improvements Project plans and specifications are complete and ready to be advertised for letting purposes. The improvement area includes Brewer Street and Willson Avenue from Des Moines Street to Ohio Street, and includes a bid alternate to pave South Street from Des Moines Street east one block (215 Feet). The City Council is requested to set a public hearing to consider the Proposed Plans and Specifications and proposed form of Contract and Estimate of Cost for the Construction of the Project. Hearing is requested for December 16, 2024.

PREVIOUS COUNCIL ACTION: The Council approved Amendment No. 30 with Snyder & Associates, Inc. to complete the project development, administration, survey, design and construction administration of the 2024 HMA Street Improvements Project Location 1: Brewer Street and Willson Avenue from Des Moines Street to Ohio Street.

The Council has incorporated this as part of the 5-year CIP in the FY 2024-25 Budget.

BACKGROUND/DISCUSSION: The City routinely plans for improvements of its local roads and infrastructure. The Brewer Street and Willson Avenue Improvements Project was approved as part of the Capital plan for FY 24-25 and FY 25-26. The project consists of curb and gutter, hot mix asphalt pavement, Portland Cement Concrete (PCC) sidewalk, PCC driveway approach pavement, water main replacement in Brewer Street to connect, storm sewer extension and outfall improvement for Brewer Street and Willson Avenue south of the Brewer Creek bridge and for milling and HMA overlay north of the bridge to Ohio Street. The project also includes a bid alternate to pave South Street. Extensive coordination with the school district has occurred to maintain school related traffic.



Detailed plans and specifications are available at City Hall for review. To advance the project, the City Council must set a date for the public hearing on the proposed plans and specifications, proposed form of contract and estimate of cost for the construction of the Brewer Street and Willson Avenue Reconstruction Project and post public notices of such in accordance with Iowa Law. The public hearing date proposed by Staff is December 16, 2024.

The proposed project schedule is:

City Council Sets Bid Opening Date/Time and Public Hearing Date/Time	November 4, 2024
Publish Notice to Bidders	November 5, 2024
Publish Notice of Public Hearing	November 29, 2024
Bid Opening	December 10, 2024
City Council Reviews Bids/Receives Contract	December 16, 2024
Begin Construction (Late Start)	May 5, 2025
Construction Substantially Complete (Estimated)	September 2025

FINANCIAL IMPLICATIONS: The updated Engineer’s Opinion of Probable Cost for the construction portion of this project is **\$1,159,339** for the base bid and **\$22,890** for the Bid Alternate.

RECOMMENDATION: Staff recommends the City Council adopt a resolution setting December 16, 2024 at 6:05 p.m. in Council Chambers at City Hall for a public hearing on proposed plans and specifications, proposed form of contract and estimate of cost for the construction of the Brewer Street and Willson Avenue Reconstruction Project.

RESOLUTION NO. 2024 - xxx

**RESOLUTION PROVIDING FOR NOTICE OF HEARING ON PROPOSED PLANS AND SPECIFICATIONS,
PROPOSED FORM OF CONTRACT AND ESTIMATE OF COST FOR THE CONSTRUCTION OF THE
BREWER STREET AND WILLSON AVENUE IMPROVEMENT PROJECT**

WHEREAS, the City of Webster City is ready to set the hearing on proposed plans and specifications, proposed form of contract and estimate of cost for the Brewer Street and Willson Avenue Improvements Project; and

WHEREAS, the City of Webster City has proposed the following project schedule:

City Council Sets Bid Opening Date/Time and Public Hearing Date/Time	November 4, 2024
Publish Notice to Bidders	November 5, 2024
Publish Notice of Public Hearing	November 29, 2024
Bid Opening	December 10, 2024
City Council Reviews Bids/Receives Contract	December 16, 2024
Begin Construction (Late Start)	May 5, 2025
Construction Substantially Complete (Estimated)	September 2025

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa

SECTION 1: Adopt a Resolution Providing for Notice of Hearing on Proposed Plans and Specifications, proposed Form of Contract and Estimate of Cost for the Construction of the Brewer Street and Willson Avenue Improvements Project.

Passed and adopted this 4th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

NOTICE OF HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF
CONTRACT AND ESTIMATE OF COST FOR:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
JURISDICTION OF CITY OF WEBSTER CITY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Notice is hereby given that a public hearing will be held by the City of Webster City, Iowa on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the **Brewer Street and Willson Avenue Improvement Project** at its meeting at **6:05 P.M. on December 16th, 2024**, in said City Council Chambers, Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

The **Brewer Street and Willson Avenue Improvements Project** is located on Brewer Street and Willson Avenue between Des Moines Street and Ohio Street, within the City of Webster City. The project consists of approximately 1,733 LF of curb and gutter; 2,619 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 2,172 SY of asphalt overlay standard traffic ½ inch mix, PG 58-28S; 2,173 SY of milling; 494 SY of PCC driveway pavement; 3,356 SY of subgrade treatment, geogrid type 3; 3,356 SY of modified subbase (City Furnished); 636 LF of 15-inch diameter Class III RCP trenched storm sewer; 108 LF of 18-inch diameter Class III RCP trenched storm sewer; 1,683 LF of 6-inch diameter subdrain; 423 LF of 8" PVC water main with fittings; 9 each 1" water services; 5 each fire hydrants; 3 each SW-508 intakes with SW-542 extension units; temporary traffic control; erosion control and seeding; and various related removals and improvements.

There is one bid alternate located on South Street just east of Des Moines Street. The bid alternate includes approximately 658 SY of asphalt overlay standard traffic ½ in mix, PG 58-28S; 10 LF of curb and gutter; 28 tons of shoulder finishing; temporary traffic control; and various related removals and improvements.

At said hearing, the City Council will consider the proposed plans, specifications, form of contract and estimate of cost for said project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any comments/objections to said plans, specifications and form of contract or to the estimated cost of said improvements made by any interested party.

The City of Webster City does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Webster City, Iowa.

Dated at Webster City, Iowa, this ____ day of November, 2024.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Published in the FREEMAN JOURNAL on the ____ day of November, 2024.

NOTICE TO BIDDERS

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT JURISDICTION OF CITY OF WEBSTER CITY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement

Notice is hereby given that a public hearing will be held by the City of Webster City, Iowa on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the **Brewer Street and Willson Avenue Improvement Project** at its meeting at **6:05 P.M. on the 16th day of December, 2024**, in said City Council Chambers, Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

Time and Place for Filing Sealed Proposals

Sealed bids for the work comprising the improvements as stated below must be filed before **2:00 P.M.** according to the clock in said City Council Chambers on the **10th day of December, 2024**, at the reception desk in the City Hall, 400 Second Street, Webster City, Iowa 50595.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened by the City Staff and bids tabulated at **2:00 P.M.** on the **10th day of December, 2024**, in said City Council Chambers. Bids will be considered by the City Council at its meeting on the **16th day of December, 2024 at 6:05 P.M.** The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Contract Documents

A copy of said plans, specifications, and form of contract, and estimated total cost is now on file in the office of the City Clerk and may be examined at Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

An electronic copy of the Contract Documents is available at www.snyder-associates.com/bids for no cost and choosing the **Brewer Street and Willson Avenue Improvements Project** on the left. Project information, estimated total cost, and planholder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com.

Paper copies of the Contract Documents are available from Snyder & Associates, Inc., 911 Central Avenue, Fort Dodge, Iowa 50501, for a fee of Twenty-five Dollars (\$25.00) per set. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar days after the award of the project. You must call 515-573-2030 in advance to reserve a paper copy.

General Nature of the Public Improvement

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

The **Brewer Street and Willson Avenue Improvements Project** is located on Brewer Street and Willson Avenue between Des Moines Street and Ohio Street, within the City of Webster City. The project consists of approximately 1,733 LF of curb and gutter; 2,619 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 2,172 SY of asphalt overlay standard traffic ½ inch mix, PG 58-28S; 2,173 SY of milling; 494 SY of PCC driveway pavement; 3,356 SY of subgrade treatment, geogrid type 3; 3,356 SY of modified subbase (City Furnished); 636 LF of 15-inch diameter Class III RCP trenched storm sewer; 108 LF of 18-inch diameter Class III RCP trenched storm sewer; 1,683 LF of 6-inch diameter subdrain; 423 LF of 8" PVC water main with fittings; 9 each 1" water services; 5 each fire hydrants; 3 each SW-508 intakes with SW-542 extension units; temporary traffic control; erosion control and seeding; and various related removals and improvements.

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Bid Security

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 the award of Contract a corporate Surety Bond, in a form acceptable to the City of Webster City, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions 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 City of Webster City. The bid shall contain no condition except as provided in the specifications.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Webster City 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 Webster City from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **two (2) years** from and after acceptance of the Contract.

Title VI Compliance

The City of Webster City, Iowa, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, or disability in consideration for an award.

Completion of Work

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract, in the spring of 2025 with a late start date of May 5, 2025.

The Contractor shall fully complete the project within 75 Working Days. Fully complete includes having all pavement, driveways, utility adjustments, and site restoration and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to fully complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is fully completed.

The selection of Bid Alternate will add five (5) working days to the contract.

The City of Webster City does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Webster City, Iowa.

Dated at Webster City, Iowa, this ___ day of November, 2024.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Posted on City of Webster City website on the ___ day of **November, 2024**.

Posted at Master Builders of Iowa Plan Room on the ___ day of **November, 2024**.

NOTICE OF HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
JURISDICTION OF CITY OF WEBSTER CITY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Notice is hereby given that a public hearing will be held by the City of Webster City, Iowa on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the **Brewer Street and Willson Avenue Improvement Project** at its meeting at **6:05 P.M.** on **December 16th, 2024**, in said City Council Chambers, Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

The **Brewer Street and Willson Avenue Improvements Project** is located on Brewer Street and Willson Avenue between Des Moines Street and Ohio Street, within the City of Webster City. The project consists of approximately 1,733 LF of curb and gutter; 2,619 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 2,172 SY of asphalt overlay standard traffic ½ inch mix, PG 58-28S; 2,173 SY of milling; 494 SY of PCC driveway pavement; 3,356 SY of subgrade treatment, geogrid type 3; 3,356 SY of modified subbase (City Furnished); 636 LF of 15-inch diameter Class III RCP trenched storm sewer; 108 LF of 18-inch diameter Class III RCP trenched storm sewer; 1,683 LF of 6-inch diameter subdrain; 423 LF of 8” PVC water main with fittings; 9 each 1” water services; 5 each fire hydrants; 3 each SW-508 intakes with SW-542 extension units; temporary traffic control; erosion control and seeding; and various related removals and improvements.

There is one bid alternate located on South Street just east of Des Moines Street. The bid alternate includes approximately 658 SY of asphalt overlay standard traffic ½ in mix, PG 58-28S; 10 LF of curb and gutter; 28 tons of shoulder finishing; temporary traffic control; and various related removals and improvements.

At said hearing, the City Council will consider the proposed plans, specifications, form of contract and estimate of cost for said project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any comments/objections to said plans, specifications and form of contract or to the estimated cost of said improvements made by any interested party.

The City of Webster City does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Webster City, Iowa.

Dated at Webster City, Iowa, this ____ day of November, 2024.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Published in the FREEMAN JOURNAL on the ____ day of November, 2024.



ITEM #	ITEM CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE	COMMENTS
EARTHWORK							Division 2 Total = \$143,319.00
2.01	2010-C	Clearing and Grubbing	1	LS	\$ 10,000.00	\$ 10,000.00	approx. 15 trees and 17 shrubs
2.02	2010-D-2	Topsoil, Compost-amended	268	CY	\$ 40.00	\$ 10,720.00	
2.03	2010-D-3	Topsoil, Off-site	26	CY	\$ 60.00	\$ 1,560.00	
2.04	2010-E	Excavation, Class 10	1,249	CY	\$ 25.00	\$ 31,225.00	
2.05	2010-I	Subgrade Treatment, Geogrid (Type 3)	3,356	SY	\$ 12.00	\$ 40,272.00	'+5% field adj.,
2.06	2010-J	Subbase, Modified, 6-Inch Depth (City Furnished)	3,356	SY	\$ 12.00	\$ 40,272.00	'+5% field adj.,
2.07	2010-J	Subbase, Special Backfill, 8-Inch Depth (Contractor Furnished)	116	SY	\$ 20.00	\$ 2,320.00	'+5% field adj.,
2.08	2010-K-3-a	Removal of Known Pipe and Conduit, CMP, 12-Inch Dia.	118	LF	\$ 25.00	\$ 2,950.00	
2.09	2010-M	Compaction Testing	1	LS	\$ 4,000.00	\$ 4,000.00	
TRENCH AND TRENCHLESS CONSTRUCTION							Division 3 Total = \$2,000.00
3.01	3010-F	Trench Compaction Testing	1	LS	\$ 2,000.00	\$ 2,000.00	
SEWERS AND DRAINS							Division 4 Total = \$130,425.00
4.01	4010-A-1	Sanitary Sewer Gravity Main, Trenched, AWWA C900 PVC, 8-Inch Dia.	40	LF	\$ 80.00	\$ 3,200.00	
4.02	4010-H	Removal of Sanitary Sewer, Vitrified Clay Pipe, 8-Inch Dia.	40	LF	\$ 25.00	\$ 1,000.00	
4.03	4020-A-1	Storm Sewer, Trenched, RCP, 15-Inch Dia.	636	LF	\$ 90.00	\$ 57,240.00	Extra 389 LF to structures at Brewer
4.04	4020-A-1	Storm Sewer, Trenched, RCP, 18-Inch Dia.	108	LF	\$ 120.00	\$ 12,960.00	
4.05	4020-A-1	Storm Sewer, Trenched, RCP, 24-Inch Dia.	18	LF	\$ 150.00	\$ 2,700.00	
4.06	4030-B, C, D	Pipe Apron, RCP, 24-Inch Dia., with Footing and Guard	1	EA	\$ 2,500.00	\$ 2,500.00	
4.07	4040-A	Subdrain, Corrugated PVC, 6-Inch Dia.	1,683	LF	\$ 25.00	\$ 42,075.00	
4.08	4040-C-1	Subdrain Cleanout, Type A-2, 6-Inch Dia.	5	EA	\$ 750.00	\$ 3,750.00	
4.09	4040-D-1	Subdrain Outlets and Connections, Into-Structure	16	EA	\$ 500.00	\$ 8,000.00	Extra 6 for added structures at Brewer
4.10	4040-E	Storm Sewer Service Stub, 6-Inch Dia.	10	LF	\$ 120.00	\$ 1,200.00	
WATER MAIN AND APPURTENANCES							Division 5 Total = \$191,920.00
5.01	5010-A-1	Water Main, Trenched, PVC, 6-Inch Dia.	26	LF	\$ 100.00	\$ 2,600.00	
5.02	5010-A-1	Water Main, Trenched, PVC, 8-Inch Dia.	423	LF	\$ 80.00	\$ 33,840.00	
5.03	5010-C-2	Fittings, Ductile Iron	657	LB	\$ 25.00	\$ 16,425.00	
5.04	5010-E-1	Water Service Pipe, Copper or Polyethylene, 1-Inch Dia.	197	LF	\$ 40.00	\$ 7,880.00	Includes 60 LF for east side of Willson
5.05	5010-E-2	Water Service Corporation, Double Strap Saddle and Ball Corporation, 1-Inch Dia.	6	EA	\$ 200.00	\$ 1,200.00	
5.06	5010-E-3	Water Service Curb Stop and Box, 1-Inch Dia.	9	EA	\$ 600.00	\$ 5,400.00	Includes 3 on east side of Willson
5.07	5010-999-A	Water Service Stub, Trenchless, Copper or Polyethylene, 1-Inch Dia.	760	LF	\$ 65.00	\$ 49,400.00	
5.08	5010-F	Water Main Abandonment, Cap, 6-Inch Dia. Or Less	2	EA	\$ 500.00	\$ 1,000.00	
5.09	5010-H	Water Main Removal, 6-Inch Dia. Or Less	181	LF	\$ 25.00	\$ 4,525.00	
5.10	5020-A	Gate Valve, Ductile Iron, 6-Inch Dia.	1	EA	\$ 2,000.00	\$ 2,000.00	
5.11	5020-A	Gate Valve, Ductile Iron, 8-Inch Dia.	2	EA	\$ 2,700.00	\$ 5,400.00	
5.12	5020-B	Tapping Valve Assembly, 12-Inch Dia. X 8-Inch Dia.	1	EA	\$ 9,000.00	\$ 9,000.00	
5.13	5020-C	Fire Hydrant Assembly	5	EA	\$ 8,000.00	\$ 40,000.00	Added 2 Hydrants on Willson
5.14	5020-F	Valve Box Adjustment, Minor	4	EA	\$ 1,000.00	\$ 4,000.00	
5.15	5020-J	Fire Hydrant Assembly Removal	2	EA	\$ 1,500.00	\$ 3,000.00	
5.16	5999-A	Water Insulation	125	LF	\$ 50.00	\$ 6,250.00	
STRUCTURES FOR SANITARY AND STORM							Division 6 Total = \$95,000.00
6.01	6010-A	Manhole, SW-401, 48-Inch Dia.	2	EA	\$ 7,000.00	\$ 14,000.00	Added manholes at Brewer
6.02	6010-B	Intake, SW-505	1	EA	\$ 5,500.00	\$ 5,500.00	
6.03	6010-B	Intake, SW-506	1	EA	\$ 8,000.00	\$ 8,000.00	
6.04	6010-B	Intake, SW-509	1	EA	\$ 9,000.00	\$ 9,000.00	Added intake at Brewer
6.05	6010-B	Intake, SW-508, With SW-545 7'-10" Extension Length	2	EA	\$ 12,000.00	\$ 24,000.00	
6.06	6010-B	Intake, SW-508, With SW-545 13'-10" Extension Length	1	EA	\$ 14,000.00	\$ 14,000.00	
6.07	6010-E-1	Manhole Adjustment, Minor	8	EA	\$ 2,000.00	\$ 16,000.00	
6.08	6010-G-1	Connection to Existing Manhole	1	EA	\$ 3,500.00	\$ 3,500.00	
6.09	6010-H-2	Remove Intake	1	EA	\$ 1,000.00	\$ 1,000.00	Area intake at curve
STREETS AND RELATED WORK							Division 7 Total = \$426,943.00
7.01	7010-E	Curb and Gutter, 2.5-FT Width, 6-Inch Thick	1,733	LF	\$ 55.00	\$ 95,315.00	'+5% field adj.,
7.02	7010-I	PCC Pavement Samples and Testing	1	LS	\$ 3,000.00	\$ 3,000.00	
7.03	7020-B	Pavement, Asphalt, 3-Inch Thick, Base Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	2,619	SY	\$ 20.00	\$ 52,380.00	'+5% field adj.,
7.04	7020-B	Pavement, Asphalt, 1.5-Inch Thick, Intermediate Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	2,619	SY	\$ 10.00	\$ 26,190.00	'+5% field adj.,
7.05	7020-B	Pavement, Asphalt, 1.5-Inch Thick, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	2,619	SY	\$ 10.00	\$ 26,190.00	'+5% field adj.,
7.06	7020-I	Asphalt Pavement Samples and Testing	1	LS	\$ 4,000.00	\$ 4,000.00	
7.07	7021-B	Asphalt Overlay, 1.5-Inch Thick, Intermediate Layer, 1/2 Inch Dia. Agg., PG 58-28S, Standard Traffic	2,172	SY	\$ 11.00	\$ 23,892.00	Includes Driveways
7.08	7021-B	Asphalt Overlay, 1.5-Inch Thick, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S, Standard Traffic	2,172	SY	\$ 11.00	\$ 23,892.00	Includes Driveways
7.09	7030-A-1	Removal of Sidewalk	26	SY	\$ 15.00	\$ 390.00	5 SY field adjust
7.10	7030-A-3	Removal of Driveway	558	SY	\$ 20.00	\$ 11,160.00	20 SY field adjust
7.11	7030-E	Sidewalk, PCC, 4-Inch Depth	23	SY	\$ 75.00	\$ 1,725.00	5 SY field adjust
7.12	7030-E	Sidewalk, PCC, 6-Inch Depth	9	SY	\$ 85.00	\$ 765.00	
7.13	7030-G	Detectable Warning	16	SF	\$ 55.00	\$ 880.00	
7.14	7030-H-1	Driveway, Paved, PCC, 6-Inch Thick	494	SY	\$ 80.00	\$ 39,520.00	20 SY Field Adjust
7.15	7030-H-1	Driveway, Paved, Asphalt, 4-Inch Thick	9	SY	\$ 100.00	\$ 900.00	
7.16	7030-H-3	Driveway, Granular, 6-Inch Thick	10	TON	\$ 50.00	\$ 500.00	
7.17	7040-A	Full Depth Patches, PCC, 8-Inch Thick	120	SY	\$ 150.00	\$ 18,000.00	30 SY field adj., Willson Avenue
7.18	7040-A	Full Depth Patches, Asphalt, 6-Inch Thick	16	SY	\$ 175.00	\$ 2,800.00	Des Moines Street
7.19	7040-B	Subbase Over-excavation, Special Backfill (Contractor Furnish)	210	TON	\$ 40.00	\$ 8,400.00	10% of Subbase Area, 1' Depth
7.20	7040-G	Milling, 3-Inch Depth	2,173	SY	\$ 8.00	\$ 17,384.00	
7.21	7040-H	Pavement Removal	2,619	SY	\$ 15.00	\$ 39,285.00	+5% field adj.
7.22	7040-I	Curb and Gutter Removal	15	LF	\$ 25.00	\$ 375.00	
7.23	7999-A	Temporary Granular Surfacing (Contractor Furnished)	600	TON	\$ 50.00	\$ 30,000.00	
TRAFFIC CONTROL							Division 8 Total = \$13,000.00
8.01	8030-A	Temporary Traffic Control	1	LS	\$ 8,000.00	\$ 8,000.00	
8.02	8999-A	Portable Dynamic Message Sign	20	EA	\$ 250.00	\$ 5,000.00	



ITEM #	ITEM CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE	COMMENTS
SITE WORK AND LANDSCAPING							Division 9 Total = \$70,382.00
9.01	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	1.2	AC	\$ 7,000.00	\$ 8,400.00	Inlcudes 2 applications
9.02	9040-A-1	SWPPP Preparation	1	LS	\$ 1,500.00	\$ 1,500.00	
9.03	9040-A-2	SWPPP Management	1	LS	\$ 3,000.00	\$ 3,000.00	
9.04	9040-E	Temporary RECP, Type 1.D	580	SY	\$ 12.00	\$ 6,960.00	On long slopes, 4:1 or greater
9.05	9040-F-1	Wattle, 9-Inch Diameter	2,194	LF	\$ 2.00	\$ 4,388.00	Includes 25% overrun
9.06	9040-F-2	Wattle, Removal	2,194	LF	\$ 1.00	\$ 2,194.00	Includes 25% overrun
9.07	9040-J	Rip Rap, Class E Revetment	17	TON	\$ 200.00	\$ 3,400.00	
9.08	9040-O-1	Stabilized Construction Entrance	222	SY	\$ 10.00	\$ 2,220.00	
9.09	9040-R	Turf Reinforcement Mats, Type 4	2	SQ	\$ 200.00	\$ 400.00	
9.10	9040-T-1	Inlet Protection Device, Drop-In	4	EA	\$ 175.00	\$ 700.00	
9.11	9040-T-2	Inlet Protection Device, Maintenance	8	EA	\$ 50.00	\$ 400.00	
9.12	9060-F	Temporary Fence, Orange Safety Fence, 48-Inch Height	2,130	LF	\$ 9.00	\$ 19,170.00	Reconstruction Perimeter + 25%
9.13	9999-A	Landscape Removal	1	LS	\$ 2,500.00	\$ 2,500.00	
9.14	9999-B	Concrete Step Removal	22	SF	\$ 100.00	\$ 2,200.00	
9.15	9999-C	Inlet Protection Device, Iowa DOT SRP EC-602	74	LF	\$ 175.00	\$ 12,950.00	
9.16	9999-D	Concrete Grout	7	CY	\$ 250.00	\$ 1,750.00	
MISCELANEOUS							Division 11 Total = \$80,400.00
11.01	11,020-A	Mobilization	1	LS	\$ 69,000.00	\$ 69,000.00	6% of Subtotal
11.02	11,030-A	Maintenance of Postal Service	1	LS	\$ 1,500.00	\$ 1,500.00	
11.03	11,030-B	Maintenance of Solid Waste Collection	1	LS	\$ 2,500.00	\$ 2,500.00	
11.04	11,050-A	Concrete Washout	1	LS	\$ 1,000.00	\$ 1,000.00	
11.05	11,999-A	Remove and Reinstall Mailboxes	16	EA	\$ 400.00	\$ 6,400.00	
Base Bid Construction Subtotal:						\$ 1,159,339.00	
BID ALTERNATE (SOUTH STREET)							
2.01A	2010-E	Excavation, Class 10	66	CY	\$ 25.00	\$ 1,650.00	Trim grade and remove humps
6.01A	6010-E-1	Manhole Adjustment, Minor	1	EA	\$ 2,000.00	\$ 2,000.00	
7.01A	7010-E	Curb and Gutter, 2.5-FT Width, 6-Inch Depth	10	LF	\$ 55.00	\$ 550.00	
7.02A	7010-I	PCC Pavement Samples and Testing	1	LS	\$ 500.00	\$ 500.00	
7.03A	7020-B	Pavement, Asphalt, 1.5-Inch Depth, Intermediate Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	658	SY	\$ 10.00	\$ 6,580.00	Includes Driveways
7.04A	7020-B	Pavement, Asphalt, 1.5-Inch Depth, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	658	SY	\$ 10.00	\$ 6,580.00	Includes Driveways
7.05A	7020-I	Asphalt Pavement Samples and Testing	1	LS	\$ 1,000.00	\$ 1,000.00	
7.06A	7040-H	Pavement Removal	13	SY	\$ 40.00	\$ 520.00	
7.07A	7999-A	Shoulder Finishing	4.6	STA	\$ 350.00	\$ 1,610.00	
8.01A	8030-A	Temporary Traffic Control	1	LS	\$ 500.00	\$ 500.00	
11.01A	11,020-A	Mobilization	1	LS	\$ 1,400.00	\$ 1,400.00	
Bid Alternate Construction Subtotal:						\$ 22,890.00	
Contingency (0%):						\$ -	Rounded
Construction Total:						\$ 1,182,000.00	Rounded
Lighting:						\$ -	City Electric Relocation
Engineering, Construction, and Administration:						\$ 149,500.00	Amendment 30
TOTAL PROJECT COST:						\$ 1,332,000.00	

Notes

- (1) Concept Construction Total = \$917,224 (diff of \$264,776)
 Concept did not include South Street Bid Alternate (\$22,890), a roadway width of 31' B-B from 26' B-B (Extra 467 SY of pavement, subbase, and geogrid = \$30,000), 3 extra fire hydrant assemblys (\$24,000), additional storm sewer on Brewer Street (\$61,900), mill/fill from Brewer Creek Bridge to Pleasant St (\$19,100), and two trenchless water services (\$49,400)
- (2) Concept Total Project Cost = \$1,101,224 (diff of \$230,776)
- (3) Cost opinion does not include any right-of-way, temporary easements, or permanent easements

Contract Documents

for

Brewer Street and Willson Avenue Improvements Project

Prepared for:

*City of Webster City
Public Works Department
400 Second Street
Webster City, Iowa 50595*



Prepared by:

*Snyder & Associates
2727 SW Snyder Boulevard
Ankeny, IA 50023*



Contract Documents


for

Brewer Street and Willson Avenue Improvements Project

Prepared for:

*City of Webster City
Public Works Department
400 Second Street
Webster City, Iowa 50595*

Prepared by:

	<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.</p>
	<p>_____ Date</p> <p>Laura C. Lamberty, P.E.</p> <p>License Number P21814</p> <p>My License Renewal Date is December 31, 2024</p> <p>Pages or sheets covered by this seal:</p> <p>_____</p> <p>_____</p>

Prepared by:

*Snyder & Associates, Inc.
2727 SW Snyder Blvd.
Ankeny, IA 50023*

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STANDARD SPECIFICATIONS

The 2024 Edition of the Statewide Urban Design and Specifications (SUDAS) Standard Specifications shall apply to all work performed on this project unless otherwise noted herein, or within the Special Provisions included in the Contract Documents.

- In addition to the Contract Documents, the Contractor is required to have a copy of the 2024 edition of the SUDAS Standard Specifications Manual on the job site at all times.
- A paper copy of the SUDAS Standard Specifications Manual may be purchased at the following link: <https://iowasudas.org/order-the-manuals/>
- An electronic copy of the SUDAS Standard Specifications Manual may be found at the SUDAS website: www.iowasudas.org. The electronic copy can be printed free of charge.

Bidding Information

NOTICE TO BIDDERS

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT JURISDICTION OF CITY OF WEBSTER CITY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement

Notice is hereby given that a public hearing will be held by the City of Webster City, Iowa on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the **Brewer Street and Willson Avenue Improvement Project** at its meeting at **6:05 P.M. on the 16th day of December, 2024**, in said City Council Chambers, Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

Time and Place for Filing Sealed Proposals

Sealed bids for the work comprising the improvements as stated below must be filed before **2:00 P.M.** according to the clock in said City Council Chambers on the **10th day of December, 2024**, at the reception desk in the City Hall, 400 Second Street, Webster City, Iowa 50595.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened by the City Staff and bids tabulated at **2:00 P.M.** on the **10th day of December, 2024**, in said City Council Chambers. Bids will be considered by the City Council at its meeting on the **16th day of December, 2024 at 6:05 P.M.** The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Contract Documents

A copy of said plans, specifications, and form of contract, and estimated total cost is now on file in the office of the City Clerk and may be examined at Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

An electronic copy of the Contract Documents is available at www.snyder-associates.com/bids for no cost and choosing the **Brewer Street and Willson Avenue Improvements Project** on the left. Project information, estimated total cost, and planholder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com.

Paper copies of the Contract Documents are available from Snyder & Associates, Inc., 911 Central Avenue, Fort Dodge, Iowa 50501, for a fee of Twenty-five Dollars (\$25.00) per set. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar days after the award of the project. You must call 515-573-2030 in advance to reserve a paper copy.

General Nature of the Public Improvement

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

The **Brewer Street and Willson Avenue Improvements Project** is located on Brewer Street and Willson Avenue between Des Moines Street and Ohio Street, within the City of Webster City. The project consists of approximately 1,733 LF of curb and gutter; 2,619 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 2,172 SY of asphalt overlay standard traffic ½ inch mix, PG 58-28S; 2,173 SY of milling; 494 SY of PCC driveway pavement; 3,356 SY of subgrade treatment, geogrid type 3; 3,356 SY of modified subbase (City Furnished); 636 LF of 15-inch diameter Class III RCP trenched storm sewer; 108 LF of 18-inch diameter Class III RCP trenched storm sewer; 1,683 LF of 6-inch diameter subdrain; 423 LF of 8” PVC water main with fittings; 9 each 1” water services; 5 each fire hydrants; 3 each SW-508 intakes with SW-542 extension units; temporary traffic control; erosion control and seeding; and various related removals and improvements.

There is one bid alternate located on South Street just east of Des Moines Street. The bid alternate includes approximately 658 SY of asphalt overlay standard traffic ½ in mix, PG 58-28S; 10 LF of curb and gutter; 28 tons of shoulder finishing; temporary traffic control; and various related removals and improvements.

Bid Security

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 the award of Contract a corporate Surety Bond, in a form acceptable to the City of Webster City, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder’s security shall be in the amount fixed in the Instructions 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 City of Webster City. The bid shall contain no condition except as provided in the specifications.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Webster City 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 Webster City from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **two (2) years** from and after acceptance of the Contract.

Title VI Compliance

The City of Webster City, Iowa, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, or disability in consideration for an award.

Completion of Work

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract, in the spring of 2025 with a late start date of May 5, 2025.

The Contractor shall fully complete the project within 75 Working Days. Fully complete includes having all pavement, driveways, utility adjustments, and site restoration and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to fully complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is fully completed.

The selection of Bid Alternate will add five (5) working days to the contract.

The City of Webster City does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Webster City, Iowa.

Dated at Webster City, Iowa, this ___ day of November, 2024.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Posted on City of Webster City website on the ___ day of **November, 2024**.

Posted at Master Builders of Iowa Plan Room on the ___ day of **November, 2024**.

NOTICE OF HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
JURISDICTION OF CITY OF WEBSTER CITY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Notice is hereby given that a public hearing will be held by the City of Webster City, Iowa on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the **Brewer Street and Willson Avenue Improvement Project** at its meeting at **6:05 P.M.** on **December 16th, 2024**, in said City Council Chambers, Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

The **Brewer Street and Willson Avenue Improvements Project** is located on Brewer Street and Willson Avenue between Des Moines Street and Ohio Street, within the City of Webster City. The project consists of approximately 1,733 LF of curb and gutter; 2,619 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 2,172 SY of asphalt overlay standard traffic ½ inch mix, PG 58-28S; 2,173 SY of milling; 494 SY of PCC driveway pavement; 3,356 SY of subgrade treatment, geogrid type 3; 3,356 SY of modified subbase (City Furnished); 636 LF of 15-inch diameter Class III RCP trenched storm sewer; 108 LF of 18-inch diameter Class III RCP trenched storm sewer; 1,683 LF of 6-inch diameter subdrain; 423 LF of 8” PVC water main with fittings; 9 each 1” water services; 5 each fire hydrants; 3 each SW-508 intakes with SW-542 extension units; temporary traffic control; erosion control and seeding; and various related removals and improvements.

There is one bid alternate located on South Street just east of Des Moines Street. The bid alternate includes approximately 658 SY of asphalt overlay standard traffic ½ in mix, PG 58-28S; 10 LF of curb and gutter; 28 tons of shoulder finishing; temporary traffic control; and various related removals and improvements.

At said hearing, the City Council will consider the proposed plans, specifications, form of contract and estimate of cost for said project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any comments/objections to said plans, specifications and form of contract or to the estimated cost of said improvements made by any interested party.

The City of Webster City does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Webster City, Iowa.

Dated at Webster City, Iowa, this ____ day of November, 2024.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Published in the FREEMAN JOURNAL on the ____ day of November, 2024.

INSTRUCTIONS TO BIDDERS

Project Name: **Brewer Street and Willson Avenue Improvements Project**

The work comprising the above referenced project shall be constructed in accordance with the 2024 Edition of the SUDAS Standard Specifications and as further modified by Special Provisions included in the Contract Documents. Before submitting your bid, review the requirements of Division 1, General Provisions and Covenants, in particular the sections regarding proposal requirements, bonding, contract execution, and insurance requirements. Be certain that all documents have been completed properly, as failure to complete and sign all documents and to comply with the requirements listed below can cause your bid not to be read.

I. BID SECURITY

The bid security must be in the minimum amount of **ten percent (10%)** of the total bid amount including all add alternates (do not deduct the amount of deduct alternates). Bid security shall be in the form of a cashier’s check or a certified check, drawn on an FDIC insured bank in Iowa or drawn 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 executed by a corporation authorized to contract as a surety in Iowa or satisfactory to the Jurisdiction. The bid bond must be submitted on the enclosed Bid Bond form as no other bid bond forms are acceptable. All signatures on the Bid Bond must be original signatures in ink; facsimile (fax) of any signature or use of an electronic signature on the Bid Bond is not acceptable. Bid security other than said Bid Bond shall be made payable to **City of Webster City, Iowa**. “Miscellaneous Bank Checks,” and personal checks, as well as “Money Orders” and “Traveler’s Checks” issued by persons, firms, or corporations licensed under Chapter 533C of the Iowa Code, are not acceptable bid security.

II. SUBMISSION OF THE PROPOSAL AND IDENTITY OF BIDDER

- A. The proposal shall be sealed in an envelope, properly identified as the Proposal with the project title and the name and address of the bidder and deposited with the Jurisdiction at or before the time and at the place provided in the Notice to Bidders and Notice of Public Hearing. It is the sole responsibility of the Bidder to see that its Proposal is delivered to the Jurisdiction prior to the time for opening bids, along with the appropriate bid security sealed in a separate envelope identified as Bid Security and attached to the outside of the bid proposal envelope. Any Proposal received after the scheduled time for the receiving of proposals will be returned to the Bidder unopened and will not be considered. If the Jurisdiction provides envelopes for proposals and bid security, bidders shall be required to utilize such envelopes in the submission of their bids.
- B. The following documents shall be completed, signed, and returned in the Proposal envelope. The bid cannot be read if any of these documents are omitted from the Proposal envelope.

1. PROPOSAL – Complete each of the following parts:

- Part B – Acknowledgement of Addenda if any have been issued
- Part C – Bid Items, Quantities, and Prices
- Part F – Additional Requirements

The following proposal attachments must be completed and attached:

<u>ITEM NO.</u>	<u>DESCRIPTION OF ATTACHMENT</u>
1.	<u>Bidder Status Form</u>
2.	<u>Statement of Bidder's Qualifications Form</u>
3.	<u>_____</u>
4.	<u>_____</u>
5.	<u>_____</u>
6.	<u>_____</u>

- Part G – Identity of Bidder

Sign the Proposal. The signature of the Proposal and all proposal attachments must be an original signature in ink signed by the same individual who is the Company Owner or an authorized Officer of the Company; copies or facsimile of any signature or electronic signatures will not be accepted.

The Bidder Status Form is required by the Iowa Labor Commissioner, pursuant to the Iowa Administrative Code rule 875-156.2(1). The Bidder must complete and submit the Bidder Status Form, signed by an authorized representative of the Bidder, with their bid proposal. Under Iowa Administrative Code rule 875-156.2(1), failure to provide the Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

III. UNBALANCED BIDS

Unbalanced bids may not be accepted.

IV. COMMENCEMENT OF WORK

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract, in the spring of 2025 with a late start date of May 5, 2025.

The Contractor shall fully complete the project within 75 Working Days. Fully complete includes having all pavement, driveways, utility adjustments, and site restoration and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to fully complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is fully completed.

The selection of Bid Alternate will add five (5) working days to the contract.

V. PREFERENCE OF PRODUCTS AND LABOR

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

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.

Failure to submit a fully completed and accurate Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

VI. STATEMENT OF BIDDER'S QUALIFICATIONS

Failure to submit a fully completed and accurate Statement of Bidder's Qualifications Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

VII. PAYMENT

Payment to the Contractor will be made in cash from such fund or funds as are legally available including, but not limited to, proceeds from the sale of General Obligation Bonds and/or Revenue Bonds.

VIII. SALES TAX EXEMPTION

The City of Webster City will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Tax exemption certificates are applicable only for the specific project for which the tax exemption certificate is issued. The Contractor shall provide to the City: company name, Federal ID number, contact person, phone number and the service being provided. The Contractor also must file appropriate lien waivers before final payment will be released.

IX. NON-DEBARRED CONTRACTORS AND SUBCONTRACTORS

The contractor and all of its subcontractors shall, at the time of bid opening and for the performance of this public works contract, be non-debarred contractors and not be ineligible contractors.

The bidder, by submission of a bid and under penalty of perjury, certifies that they or any other person associated therewith in the capacity of owner, partner, director, officer, manager, or persons acting in these capacities for any subcontractor:

- a. is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal or state agency;
- b. has not been suspended, debarred, voluntarily excluded, or determined ineligible by any federal or state agency within the past three (3) years;
- c. does not have a proposed debarment pending; and
- d. has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three (3) years.

The following documents must be submitted as printed. No alterations, additions, or deletions are allowed. If the Bidder notes a requirement in the Contract Documents that the Bidder believes will require a conditioned or unsolicited alternate bid, the Bidder must immediately notify the Engineer in writing. The Engineer will issue any necessary interpretation by an addendum.

PROPOSAL

PROPOSAL: PART A – SCOPE

The **City of Webster City**, hereinafter called the “Jurisdiction,” has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the office of the **City Clerk**, at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

The **Brewer Street and Willson Avenue Improvements Project** is located on Brewer Street and Willson Avenue between Des Moines Street and Ohio Street, within the City of Webster City. The project consists of approximately 1,733 LF of curb and gutter; 2,619 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 2,172 SY of asphalt overlay standard traffic ½ inch mix, PG 58-28S; 2,173 SY of milling; 494 SY of PCC driveway pavement; 3,356 SY of subgrade treatment, geogrid type 3; 3,356 SY of modified subbase (City Furnished); 636 LF of 15-inch diameter Class III RCP trenched storm sewer; 108 LF of 18-inch diameter Class III RCP trenched storm sewer; 1,683 LF of 6-inch diameter subdrain; 423 LF of 8” PVC water main with fittings; 9 each 1” water services; 5 each fire hydrants; 3 each SW-508 intakes with SW-542 extension units; temporary traffic control; erosion control and seeding; and various related removals and improvements.

There is one bid alternate located on South Street just east of Des Moines Street. The bid alternate includes approximately 658 SY of asphalt overlay standard traffic ½ in mix, PG 58-28S; 10 LF of curb and gutter; 28 tons of shoulder finishing; temporary traffic control; and various related removals and improvements.

PROPOSAL: PART B – ACKNOWLEDGEMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the Contract Documents when issued and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS, QUANTITIES, AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices, and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the Jurisdiction shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

BASE BID CONTRACTS: The Bidder must provide any Bid Prices, any Alternate Prices, and the Total of the Base Bid plus any Add-Alternates on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The Total of the Base Bid plus any Alternates selected by the Jurisdiction shall be used only for comparison of bids. The Total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the Jurisdiction, in advertising for public bids for this project, reserves the right to:

1. Reject any or all bids. Award of the Contract, if any, to be to the lowest responsible, responsive Bidder; and
2. Reject any or all alternates in determining the items to be included in the Contract. Designation of the lowest responsible, responsive Bidder to be based on comparison of the total bid plus any selected alternates; and
3. Make such alterations in the Contract Documents or in the Proposal quantities as it determines necessary in accordance with the Contract Documents after execution of the Contract. Such alterations shall not be considered a waiver of any conditions of the Contract Documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a Contract, if this Proposal is selected, in the form approved by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a Performance, Payment, and Maintenance Bond; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such Contract and/or to furnish said Bond; and
3. Notice to Proceed shall be issued after satisfactory review of executed bonds, insurance, and contract.
4. The Contractor shall complete the work as follows:

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract, in the spring of 2025 with a late start date of May 5, 2025.

The Contractor shall fully complete the project within 75 Working Days. Fully complete includes having all pavement, driveways, utility adjustments, and site restoration and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to fully complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is fully completed.

The selection of Bid Alternate will add five (5) working days to the contract.

PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this Proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the Jurisdiction; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and
4. That this Proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and
5. That the individual(s) executing this Proposal have the authority to execute this Proposal on behalf of the Bidder.

PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

The Bidder hereby agrees to comply with the additional requirements listed below that are included in this Proposal and identified as proposal attachments:

<u>ITEM NO.</u>	<u>DESCRIPTION OF ATTACHMENT</u>
1.	<u>Bidder Status Form</u>
2.	<u>Statement of Bidder’s Qualifications Form</u>
3.	<u>_____</u>
4.	<u>_____</u>
5.	<u>_____</u>
6.	<u>_____</u>

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is submitted by a/an:

- Individual, Sole Proprietorship
- Partnership
- Corporation
- Limited Liability Company
- Joint-venture: all parties must join-in and execute all documents
- Other

Bidder

Signature

By: _____
Name (Print/Type)

Title

Street Address

City, State, Zip Code

Telephone Number

Type or print the name and title of the company's owner, president, CEO, etc. if a different person than entered above.

Name

Title

The Bidder shall enter its Public Registration Number _____ - _____ issued By the Iowa Commissioner of Labor Pursuant Section 91C.5 of the Iowa Code.

Failure to provide said Registration Number shall result in the bid being read under advisement. A contract will not be executed until the Contractor is registered.

NOTE:

- 1. The signature on this Proposal must be an original signature in ink; copies, facsimiles, or electronic signatures will not be accepted.**

PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES, AND PRICES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Bid Price(s), and the Total of the Base Bid in this Proposal Attachment: Part C – Bid Items, Quantities, and Prices the total of the base bid plus any alternates selected by the Jurisdiction shall be used only for comparison of bids. The total of the Base Bid shall be used for determining the sufficiency of the bid security.

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
	Earthwork				
2.01	Clearing and Grubbing	LS	1	\$	\$
2.02	Topsoil, Compost-Amended	CY	268	\$	\$
2.03	Topsoil, Off-site	CY	26	\$	\$
2.04	Excavation, Class 10	CY	1,249	\$	\$
2.05	Subgrade Treatment, Geogrid (Type 3)	SY	3,356	\$	\$
2.06	Subbase, Modified, 6-Inch Depth (City Furnished)	SY	3,356	\$	\$
2.07	Subbase, Special Backfill, 8-Inch Depth (Contractor Furnished)	SY	116	\$	\$
2.08	Removal of Known Pipe and Conduit, CMP, 12-Inch Dia.	LF	118	\$	\$
2.09	Compaction Testing	LS	1	\$	\$
	Trench and Trenchless Construction				
3.01	Trench Compaction Testing	LS	1	\$	\$
	Sewers and Drains				
4.01	Sanitary Sewer Gravity Main, Trenched, AWWA C900 PVC, 8-Inch Dia.	LF	40	\$	\$
4.02	Removal of Sanitary Sewer, Vitrified Clay Pipe, 8-Inch Dia.	LF	40	\$	\$
4.03	Storm Sewer, Trenched, RCP, 15-Inch Dia.	LF	636	\$	\$
4.04	Storm Sewer, Trenched, RCP, 18-Inch Dia.	LF	108	\$	\$
4.05	Storm Sewer, Trenched, RCP, 24-Inch Dia.	LF	18	\$	\$
4.06	Pipe Apron, RCP, 24-Inch Dia., with Footing and Guard	EA	1	\$	\$
4.07	Subdrain, Corrugated PVC, 6-Inch Dia.	LF	1,683	\$	\$
4.08	Subdrain Cleanout, Type A-2, 6-Inch Dia.	EA	5	\$	\$
4.09	Subdrain Outlets and Connections, Into-Structure	EA	16	\$	\$
4.10	Storm Sewer Service Stub, 6-Inch Dia.	LF	10	\$	\$

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
	Water Main and Appurtenances				
5.01	Water Main, Trenched, PVC, 6-Inch Dia.	LF	26	\$	\$
5.02	Water Main, Trenched, PVC, 8-Inch Dia.	LF	423	\$	\$
5.03	Fittings, Ductile Iron	LB	657	\$	\$
5.04	Water Service Pipe, Copper or Polyethylene, 1-Inch Dia.	LF	197	\$	\$
5.05	Water Service Corporation, Double Strap Saddle and Ball Corporation, 1-Inch Dia.	EA	6	\$	\$
5.06	Water Service Curb Stop and Box, 1-Inch Dia.	EA	9	\$	\$
5.07	Water Service Stub, Trenchless, Copper or Polyethylene, 1-Inch Dia.	LF	760	\$	\$
5.08	Water Main Abandonment, Cap, 6-Inch Dia. Or Less	EA	2	\$	\$
5.09	Water Main Removal, 6-Inch Dia. Or Less	LF	181	\$	\$
5.10	Gate Valve, Ductile Iron, 6-Inch Dia.	EA	1	\$	\$
5.11	Gate Valve, Ductile Iron, 8-Inch Dia.	EA	2	\$	\$
5.12	Tapping Valve Assembly, 12-Inch Dia. X 8-Inch Dia.	EA	1	\$	\$
5.13	Fire Hydrant Assembly	EA	5	\$	\$
5.14	Valve Box Adjustment, Minor	EA	4	\$	\$
5.15	Fire Hydrant Assembly Removal	EA	2	\$	\$
5.16	Water Insulation	LF	125	\$	\$
	Structures for Sanitary and Storm				
6.01	Manhole, SW-401, 48-Inch Dia.	EA	2	\$	\$
6.02	Intake, SW-505	EA	1	\$	\$
6.03	Intake, SW-506	EA	1	\$	\$
6.04	Intake, SW-509	EA	1	\$	\$
6.05	Intake, SW-508, With SW-545 7'-10" Extension Length	EA	2	\$	\$
6.06	Intake, SW-508, With SW-545 13'-10" Extension Length	EA	1	\$	\$
6.07	Manhole Adjustment, Minor	EA	8	\$	\$
6.08	Connection to Existing Manhole	EA	1	\$	\$
6.09	Remove Intake	EA	1	\$	\$
	Streets and Related Work				
7.01	Curb and Gutter, 2.5-FT Width, 6-Inch Thick	LF	1,733	\$	\$
7.02	PCC Pavement Samples and Testing	LS	1	\$	\$

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
7.03	Pavement, Asphalt, 3-Inch Thick, Base Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	2,619	\$	\$
7.04	Pavement, Asphalt, 1.5-Inch Thick, Interm. Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	2,619	\$	\$
7.05	Pavement, Asphalt, 1.5-Inch Thick, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	2,619	\$	\$
7.06	Asphalt Pavement Samples and Testing	LS	1	\$	\$
7.07	Asphalt Overlay, 1.5-Inch Thick, Intermediate Layer, 1/2 Inch Dia. Agg., PG 58-28S, Standard Traffic	SY	2,172	\$	\$
7.08	Asphalt Overlay, 1.5-Inch Thick, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S, Standard Traffic	SY	2,172	\$	\$
7.09	Removal of Sidewalk	SY	26	\$	\$
7.10	Removal of Driveway	SY	558	\$	\$
7.11	Sidewalk, PCC, 4-Inch Thick	SY	23	\$	\$
7.12	Sidewalk, PCC, 6-Inch Thick	SY	9	\$	\$
7.13	Detectable Warning	SF	16	\$	\$
7.14	Driveway, Paved, PCC, 6-Inch Thick	SY	494	\$	\$
7.15	Driveway, Paved, Asphalt, 4-Inch Thick	SY	9	\$	\$
7.16	Driveway, Granular, 6-Inch Thick	TON	10	\$	\$
7.17	Full Depth Patches, PCC, 8-Inch Thick	SY	120	\$	\$
7.18	Full Depth Patches, Asphalt, 6-Inch Thick	SY	16	\$	\$
7.19	Subbase Over-excavation, Special Backfill (Contractor Furnish)	TON	210	\$	\$
7.20	Milling, 3-Inch Depth	SY	2,173	\$	\$
7.21	Pavement Removal	SY	2,619	\$	\$
7.22	Curb and Gutter Removal	LF	15	\$	\$
7.23	Temporary Granular Surfacing (Contractor Furnished)	TON	600	\$	\$
	Traffic Control				
8.01	Temporary Traffic Control	LS	1	\$	\$
8.02	Portable Dynamic Message Sign	EA	20	\$	\$
	Site Work and Landscaping				
9.01	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	AC	1.2	\$	\$
9.02	SWPPP Preparation	LS	1	\$	\$

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
9.03	SWPPP Management	LS	1	\$	\$
9.04	Temporary RECP, Type 1.D	SY	580	\$	\$
9.05	Wattle, 9-Inch Diameter	LF	2,194	\$	\$
9.06	Wattle, Removal	LF	2,194	\$	\$
9.07	Rip Rap, Class E Revetment	TON	17	\$	\$
9.08	Stabilized Construction Entrance	SY	222	\$	\$
9.09	Turf Reinforcement Mats, Type 4	SQ	2	\$	\$
9.10	Inlet Protection Device, Drop-In	EA	4	\$	\$
9.11	Inlet Protection Device, Maintenance	EA	8	\$	\$
9.12	Temporary Fence, Orange Safety Fence, 48-Inch Height	LF	2,130	\$	\$
9.13	Landscape Removal	LS	1	\$	\$
9.14	Concrete Step Removal	SF	22	\$	\$
9.15	Inlet Protection Device, Iowa DOT SRP EC-602	LF	74	\$	\$
9.16	Concrete Grout	CY	7	\$	\$
	Miscellaneous				
11.01	Mobilization	LS	1	\$	\$
11.02	Maintenance of Postal Service	LS	1	\$	\$
11.03	Maintenance of Solid Waste Collection	LS	1	\$	\$
11.04	Concrete Washout	LS	1	\$	\$
11.05	Remove and Reinstall Mailboxes	EA	16	\$	\$

TOTAL CONSTRUCTION COST BASE BID: \$ _____

Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
	Bid Additive Alternate: South Street				
2.01A	Excavation, Class 10	CY	66	\$	\$
6.01A	Manhole Adjustment, Minor	EA	1	\$	\$
7.01A	Curb and Gutter, 2.5-FT Width, 6-Inch Depth	LF	10	\$	\$
7.02A	PCC Pavement Samples and Testing	LS	1	\$	\$
7.03A	Pavement, Asphalt, 1.5-Inch Depth, Intern. Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	658	\$	\$

7.04A	Pavement, Asphalt, 1.5-Inch Depth, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	658	\$	\$
7.05A	Asphalt Pavement Samples and Testing	LS	1	\$	\$
7.06A	Pavement Removal	SY	13	\$	\$
7.07A	Shoulder Finishing	TON	28	\$	\$
8.01A	Temporary Traffic Control	LS	1	\$	\$
11.01A	Mobilization	LS	1	\$	\$

TOTAL CONSTRUCTION COST BID ADDITIVE ALTERNATE A: \$

All bidders must submit the following completed form to the governmental body requesting bids per 875 Iowa Administrative Code Chapter 156.

Bidder Status Form

To be completed by all bidders

Part A

Please answer "Yes" or "No" for each of the following:

- Yes No My company is authorized to transact business in Iowa.
(To help you determine if your company is authorized, please review the worksheet on the next page).
- Yes No My company has an office to transact business in Iowa.
- Yes No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.
- Yes No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.
- Yes No My company is not a subsidiary of another business entity, or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a non-resident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders

Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: ____ / ____ / ____ to ____ / ____ / ____ Address: _____

City, State, Zip: _____

Dates: ____ / ____ / ____ to ____ / ____ / ____ Address: _____

City, State, Zip: _____

Dates: ____ / ____ / ____ to ____ / ____ / ____ Address: _____

You may attach additional sheet(s) if needed. City, State, Zip: _____

To be completed by non-resident bidders

Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State: _____
2. Does your company's home state or foreign country offer preferences to bidders who are residents? Yes No
3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

You may attach additional sheet(s) if needed.

To be completed by all bidders

Part D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: _____

Signature: _____ Date: _____

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

- Yes No My business is currently registered as a contractor with the Iowa Division of Labor.

- Yes No My business is a sole proprietorship, and I am an Iowa resident for Iowa income tax purposes.

- Yes No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.

- Yes No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.

- Yes No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa Secretary of State, has filed its most recent biennial report with the Secretary of State, and has neither received a certificate of withdrawal from the Secretary of state nor had its authority revoked.

- Yes No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.

- Yes No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.

- Yes No My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state and has not filed a statement of termination.

- Yes No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa Secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.

- Yes No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.

- Yes No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.

Statement of Bidder’s Qualifications Form

All Contractors intending to submit a Proposal for the listed Project shall submit a fully completed written statement on this form sworn to before an officer authorized by law to administer oaths. The Contractor shall be bound by the information set forth in the statement.

Failure to submit a fully completed and accurate Statement of Bidder’s Qualifications Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

Instructions

1. All Questions must be answered completely and correctly.
2. Do not leave blanks.
3. If a question or section is not applicable, write “Not Applicable” or “N/A”.
4. “Information Provided Upon Request” or similar responses are not acceptable.
5. If you need additional space to complete an answer, use a separate piece of paper and attach it to this form.

Project Information

Project Name: **BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT**

Owner’s Name: City of Webster City, Iowa

Owner’s Address: Webster City City Hall, 400 Second Street, Webster City, Iowa, 50595

Contractor Information

1. Identification
 - A. Name of Organization: _____
 - B. Name and Title of Responsible Individual: _____
 - C. Contractor’s Address: _____
 - D. Telephone Number: _____
 - E. Fax Number: _____
 - F. Email: _____

2. Responsibility

A. Has the Contractor's Registration ever been suspended or revoked in any jurisdiction?

_____Yes _____No

If yes, provide all relevant information and documentation regarding the suspension or revocation.

B. Has the Contractor ever been unable to obtain a bond or been denied a bond?

_____Yes _____No

If yes, provide all relevant information and documentation regarding the refusal or denial.

C. Has the Contractor had any judgments entered against it or been a party to arbitration proceedings or litigation within the past five (5) years, or are there any currently pending arbitration proceedings or litigation involving the Contractor or any of its officers?

_____Yes _____No

If yes, provide listings, status, and outcomes regarding the judgments, arbitration proceedings, or litigation. The Owner reserves the right to request additional information, if deemed necessary.

D. Within the past five (5) years, has the Contractor, or the Contractor's proposed subcontractor(s) for the Project, ever been prohibited, debarred, disqualified, or removed by any federal, state, or local governmental entity from bidding on any project?

_____Yes _____No

If yes, provide all relevant information and documentation regarding the prohibition, debarment, disqualification, or removal.

E. Within the past five (5) years, has the Contractor, or the Contractor's proposed subcontractor(s) for the Project, received notification of breach or default on any contract; had any contract terminated; had any owner request to take over work; failed to substantially complete any project in a timely manner; or failed to fully complete any project in a timely manner?

_____Yes _____No

If yes, provide all relevant information and documentation regarding said breach, default, termination, owner request to take over work, or failure to complete.

F. The Contractor affirms its responsibility to retain only subcontractors who can fully comply with the Contract Documents for the Project, including those that can address requirements concerning labor.

_____Yes _____No

G. The Contractor affirms its responsibility to ensure that each subcontractor meets quality assurance specifications as presented in the Contract Documents for the Project.

_____Yes _____No

BID BOND

KNOW ALL BY THESE PRESENTS:

That we, _____, as Principal, and _____, as Surety, are held and firmly bound unto the **City of Webster City, Iowa**, as Obligee, (hereinafter referred to as the "Jurisdiction"), in the penal sum of _____ **DOLLARS (\$ _____)**, or **ten percent (10%)** of the amount bid in lawful money of the United States, for which payment said Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents.

The condition of the above obligation is such that whereas the Principal has submitted to the Jurisdiction a certain Proposal, in a separate envelope, and hereby made a part hereof, to enter into a Contract in writing, for the following described improvements:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

The **Brewer Street and Willson Avenue Improvements Project** is located on Brewer Street and Willson Avenue between Des Moines Street and Ohio Street, within the City of Webster City. The project consists of approximately 1,733 LF of curb and gutter; 2,619 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 2,172 SY of asphalt overlay standard traffic ½ inch mix, PG 58-28S; 2,173 SY of milling; 494 SY of PCC driveway pavement; 3,356 SY of subgrade treatment, geogrid type 3; 3,356 SY of modified subbase (City Furnished); 636 LF of 15-inch diameter Class III RCP trenched storm sewer; 108 LF of 18-inch diameter Class III RCP trenched storm sewer; 1,683 LF of 6-inch diameter subdrain; 423 LF of 8" PVC water main with fittings; 9 each 1" water services; 5 each fire hydrants; 3 each SW-508 intakes with SW-542 extension units; temporary traffic control; erosion control and seeding; and various related removals and improvements.

There is one bid alternate located on South Street just east of Des Moines Street. The bid alternate includes approximately 658 SY of asphalt overlay standard traffic ½ in mix, PG 58-28S; 10 LF of curb and gutter; 28 tons of shoulder finishing; temporary traffic control; and various related removals and improvements.

The Surety hereby stipulates and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the Jurisdiction may accept such bid or execute such Contract; and said Surety does hereby waive notice of any such extension.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be **Hamilton** County, State of Iowa. If legal action is required by the Jurisdiction against the Surety or Principal to enforce the provisions of the Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Surety or Principal agrees to pay the Jurisdiction all damages, costs, and attorney fees incurred by enforcing any of the provisions of this Bond. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against Principal or whether Principal is joined in any such action or actions or not.

NOW, THEREFORE, if said Proposal by the Principal be accepted, and the Principal shall enter into a Contract with Jurisdiction in accordance with the terms of such Proposal, including the provision of insurance and of a Bond as may be specified in the Contract Documents, with good and sufficient Surety for the faithful performance of such Contract, for the prompt payment of labor and material furnished in the prosecution thereof, and for the maintenance of said improvements as may be required therein, then this obligation shall become null and void; otherwise, the Principal shall pay to the Jurisdiction the full amount of the Bid Bond, together with court costs, attorney's fees, and any other expense of recovery.

Signed and sealed this _____ day of _____, 20____.

SURETY:

PRINCIPAL:

<p>_____</p> <p style="text-align: center;">Surety Company</p> <p>By: _____</p> <p style="text-align: center;">Signature Attorney-in-Fact/Officer</p> <p>_____</p> <p style="text-align: center;">Printed Name of Attorney-in-Fact/Officer</p> <p>_____</p> <p style="text-align: center;">Company Name</p> <p>_____</p> <p style="text-align: center;">Company Address</p> <p>_____</p> <p style="text-align: center;">City, State, Zip Code</p> <p>_____</p> <p style="text-align: center;">Company Telephone Number</p>	<p>_____</p> <p style="text-align: center;">Bidder</p> <p>By: _____</p> <p style="text-align: center;">Signature</p> <p>_____</p> <p style="text-align: center;">Printed Name</p> <p>_____</p> <p style="text-align: center;">Title</p> <p>_____</p> <p style="text-align: center;">Address</p> <p>_____</p> <p style="text-align: center;">City, State, Zip Code</p> <p>_____</p> <p style="text-align: center;">Telephone Number</p>
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NOTE:

1. All signatures on this Bid Bond must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.
2. This Bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this Bond must be valid on its face and sealed with the Surety's raised, embossing seal.

NON-COLLUSION AFFIDAVIT STATEMENT

STATE OF IOWA)
) ss
HAMILTON COUNTY)

I _____ being first duly sworn, depose and

say that I am the _____
(Sole Owner, Partner, President, Secretary, etc.)

of _____,
(Contractor)

the party making the foregoing bid; that such bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization, or corporation; that such bid is genuine and not collusive or sham; that said bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded conspired, connived, or agreed with any bidder or anyone else to put in a false or sham bid, or that anyone shall refrain from bidding; that said bidder has not solicited or induced any individual or entity to refrain from bidding; that said bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to get the bid price of said bidder or of any other bidder, not to fix any overhead, profit, or cost advantage against the public body awarding the contract or anyone interested in the proposed contract; that bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the contract; that all statements contained in such bid are true; and further, that said bidder has not directly or indirectly submitted his/her bid price or any breakdown thereof, nor the contents thereof, nor divulged information or data relative thereto, nor paid and will not pay fee in connection therewith to any corporation, partnership, company, association, organization, bid depository, nor to any member or agent thereof, nor to any other individual except to such person or persons as have a partnership or other financial interest with said bidder in his/her general business.

By: _____

Subscribed and sworn to before this _____ day of _____, 2024.

(Notarial Acknowledgment)

Signature of Officer Administering Oath

SUBCONTRACTORS LIST

Bidder supplies the following information for any subcontractor, supplier, fabricator, equipment rental with operator, etc. to be used on the **Brewer Street and Willson Avenue Improvements**.

Name and Telephone No.	Address	License No.	Bid Item No. or Work to be Performed
()			
()			
()			
()			
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()			
()			

(Use additional sheets as necessary)

BID CERTIFICATION

The undersigned certifies they are familiar with the various state and local laws affecting labor, length of working days, employer's liabilities, Sunday and holiday work, alien labor, domestic materials, subcontractors, etc. It is understood and agreed that the work under the contract will be commenced by the undersigned bidder, if awarded the contract, within fourteen (14) calendar days after receipt of the Notice to Proceed and will be completed by the Contractor in the time set forth in the AGREEMENT. Contract time shall begin on the date of the Notice to Proceed and "winter work" shall be as specified in the Special Provisions.

Enclosed find bidders bond, certified check no. or cashier's check no. _____ on the _____ Bank,

in the amount of _____ which is as stipulated in the bid bond, submitted by the undersigned made payable to the City of Webster City, Iowa and which is given as a guarantee that the bidder agrees that in case of their default in executing said contract with necessary bonds, the bond or check accompanying this bid and the money made payable shall become and remain the property of the City.

It is understood and agreed that the City has the right to waive defects and to accept or reject any or all bids. The following required information is true and correct. Failure to complete this information renders the bid non-responsive and the bid must be rejected.

_____ Company Name	_____ Authorized Signature
_____ Mailing Address	_____ Signatory's Title
_____ City, State, Zip	_____ State License Number
_____ Street Address (if different from Mailing Address)	_____ Email Address
_____ Telephone Number	_____ Fax Number

Dated this _____ day of _____, 2024.

RECEIPT OF ADDENDA:

Addendum #1 _____ Addendum #2 _____ Addendum #3 _____

CONTRACT

THIS CONTRACT, made and entered into at **Webster City City Hall** this _____ day of _____, 20____, by and between the **City of Webster City, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and _____, hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvements as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the office of the **City Clerk**. This Contract includes all Contract Documents. The work under this Contract shall be constructed in accordance with the SUDAS Standard Specifications, 2024 Edition, and as further modified by the Supplemental Specifications and Special Provisions included in said Contract Documents. The Contractor further agrees to complete the work in strict accordance with said Contract Documents, and to guarantee the work as required by law, for the time required in said Contract Documents, after its acceptance by the Jurisdiction.

This Contract is awarded and executed for completion of the work specified in the Contract Documents for the bid prices shown on the Contract Attachment: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvements:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

The **Brewer Street and Willson Avenue Improvements Project** is located on Brewer Street and Willson Avenue between Des Moines Street and Ohio Street, within the City of Webster City. The project consists of approximately 1,733 LF of curb and gutter; 2,619 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 2,172 SY of asphalt overlay standard traffic ½ inch mix, PG 58-28S; 2,173 SY of milling; 494 SY of PCC driveway pavement; 3,356 SY of subgrade treatment, geogrid type 3; 3,356 SY of modified subbase (City Furnished); 636 LF of 15-inch diameter Class III RCP trenched storm sewer; 108 LF of 18-inch diameter Class III RCP trenched storm sewer; 1,683 LF of 6-inch diameter subdrain; 423 LF of 8" PVC water main with fittings; 9 each 1" water services; 5 each fire hydrants; 3 each SW-508 intakes with SW-542 extension units; temporary traffic control; erosion control and seeding; and various related removals and improvements.

There is one bid alternate located on South Street just east of Des Moines Street. The bid alternate includes approximately 658 SY of asphalt overlay standard traffic ½ in mix, PG 58-28S; 10 LF of curb and gutter; 28 tons of shoulder finishing; temporary traffic control; and various related removals and improvements.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of _____ DOLLARS (\$ _____), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond.

The Contractor shall complete the work as follows:

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract, in the spring of 2025 with a late start date of May 5, 2025.

The Contractor shall fully complete the project within 75 Working Days. Fully complete includes having all pavement, driveways, utility adjustments, and site restoration and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to fully complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is fully completed.

The selection of Bid Alternate will add five (5) working days to the contract.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION:

CONTRACTOR:

By: _____

Contractor

(Seal)
ATTEST:

By: _____
Signature

Title

Street Address

City, State, Zip Code

Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number _____ - ____ issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.
2. Out-of-State Contractors:
 - A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the Division of Labor Services of the Iowa Department of Workforce Development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.
 - B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

NOTE:

1. **All signatures on this Contract must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.**

CORPORATE ACKNOWLEDGEMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known, who, being by me duly sworn, did say that they are the _____, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that _____ and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

PARTNERSHIP ACKNOWLEDGEMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

INDIVIDUAL ACKNOWLEDGEMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

Notary Public in and for the State of _____
My commission expires _____, 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____ of said _____, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

CONTRACT ATTACHMENT: BID ITEMS, QUANTITIES, AND PRICES

This Contract is award and executed for completion of the work specified in the Contract Documents for the bid prices tabulated below as proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing. All quantities are subject to revision by the Jurisdiction. Quantity changes that amount to twenty percent (20%) or less of the amount bid shall not affect the unit bid price.

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
	Earthwork				
2.01	Clearing and Grubbing	LS	1	\$	\$
2.02	Topsoil, Compost-Amended	CY	268	\$	\$
2.03	Topsoil, Off-site	CY	26	\$	\$
2.04	Excavation, Class 10	CY	1,249	\$	\$
2.05	Subgrade Treatment, Geogrid (Type 3)	SY	3,356	\$	\$
2.06	Subbase, Modified, 6-Inch Depth (City Furnished)	SY	3,356	\$	\$
2.07	Subbase, Special Backfill, 8-Inch Depth (Contractor Furnished)	SY	116	\$	\$
2.08	Removal of Known Pipe and Conduit, CMP, 12-Inch Dia.	LF	118	\$	\$
2.09	Compaction Testing	LS	1	\$	\$
	Trench and Trenchless Construction				
3.01	Trench Compaction Testing	LS	1	\$	\$
	Sewers and Drains				
4.01	Sanitary Sewer Gravity Main, Trenched, AWWA C900 PVC, 8-Inch Dia.	LF	40	\$	\$
4.02	Removal of Sanitary Sewer, Vitrified Clay Pipe, 8-Inch Dia.	LF	40	\$	\$
4.03	Storm Sewer, Trenched, RCP, 15-Inch Dia.	LF	636	\$	\$
4.04	Storm Sewer, Trenched, RCP, 18-Inch Dia.	LF	108	\$	\$
4.05	Storm Sewer, Trenched, RCP, 24-Inch Dia.	LF	18	\$	\$
4.06	Pipe Apron, RCP, 24-Inch Dia., with Footing and Guard	EA	1	\$	\$
4.07	Subdrain, Corrugated PVC, 6-Inch Dia.	LF	1,683	\$	\$
4.08	Subdrain Cleanout, Type A-2, 6-Inch Dia.	EA	5	\$	\$
4.09	Subdrain Outlets and Connections, Into-Structure	EA	16	\$	\$
4.10	Storm Sewer Service Stub, 6-Inch Dia.	LF	10	\$	\$

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
	Water Main and Appurtenances				
5.01	Water Main, Trenched, PVC, 6-Inch Dia.	LF	26	\$	\$
5.02	Water Main, Trenched, PVC, 8-Inch Dia.	LF	423	\$	\$
5.03	Fittings, Ductile Iron	LB	657	\$	\$
5.04	Water Service Pipe, Copper or Polyethylene, 1-Inch Dia.	LF	197	\$	\$
5.05	Water Service Corporation, Double Strap Saddle and Ball Corporation, 1-Inch Dia.	EA	6	\$	\$
5.06	Water Service Curb Stop and Box, 1-Inch Dia.	EA	9	\$	\$
5.07	Water Service Stub, Trenchless, Copper or Polyethylene, 1-Inch Dia.	LF	760	\$	\$
5.08	Water Main Abandonment, Cap, 6-Inch Dia. Or Less	EA	2	\$	\$
5.09	Water Main Removal, 6-Inch Dia. Or Less	LF	181	\$	\$
5.10	Gate Valve, Ductile Iron, 6-Inch Dia.	EA	1	\$	\$
5.11	Gate Valve, Ductile Iron, 8-Inch Dia.	EA	2	\$	\$
5.12	Tapping Valve Assembly, 12-Inch Dia. X 8-Inch Dia.	EA	1	\$	\$
5.13	Fire Hydrant Assembly	EA	5	\$	\$
5.14	Valve Box Adjustment, Minor	EA	4	\$	\$
5.15	Fire Hydrant Assembly Removal	EA	2	\$	\$
5.16	Water Insulation	LF	125	\$	\$
	Structures for Sanitary and Storm				
6.01	Manhole, SW-401, 48-Inch Dia.	EA	2	\$	\$
6.02	Intake, SW-505	EA	1	\$	\$
6.03	Intake, SW-506	EA	1	\$	\$
6.04	Intake, SW-509	EA	1	\$	\$
6.05	Intake, SW-508, With SW-545 7'-10" Extension Length	EA	2	\$	\$
6.06	Intake, SW-508, With SW-545 13'-10" Extension Length	EA	1	\$	\$
6.07	Manhole Adjustment, Minor	EA	8	\$	\$
6.08	Connection to Existing Manhole	EA	1	\$	\$
6.09	Remove Intake	EA	1	\$	\$
	Streets and Related Work				
7.01	Curb and Gutter, 2.5-FT Width, 6-Inch Thick	LF	1,733	\$	\$
7.02	PCC Pavement Samples and Testing	LS	1	\$	\$

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
7.03	Pavement, Asphalt, 3-Inch Thick, Base Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	2,619	\$	\$
7.04	Pavement, Asphalt, 1.5-Inch Thick, Interm. Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	2,619	\$	\$
7.05	Pavement, Asphalt, 1.5-Inch Thick, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	2,619	\$	\$
7.06	Asphalt Pavement Samples and Testing	LS	1	\$	\$
7.07	Asphalt Overlay, 1.5-Inch Thick, Intermediate Layer, 1/2 Inch Dia. Agg., PG 58-28S, Standard Traffic	SY	2,172	\$	\$
7.08	Asphalt Overlay, 1.5-Inch Thick, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S, Standard Traffic	SY	2,172	\$	\$
7.09	Removal of Sidewalk	SY	26	\$	\$
7.10	Removal of Driveway	SY	558	\$	\$
7.11	Sidewalk, PCC, 4-Inch Thick	SY	23	\$	\$
7.12	Sidewalk, PCC, 6-Inch Thick	SY	9	\$	\$
7.13	Detectable Warning	SF	16	\$	\$
7.14	Driveway, Paved, PCC, 6-Inch Thick	SY	494	\$	\$
7.15	Driveway, Paved, Asphalt, 4-Inch Thick	SY	9	\$	\$
7.16	Driveway, Granular, 6-Inch Thick	TON	10	\$	\$
7.17	Full Depth Patches, PCC, 8-Inch Thick	SY	120	\$	\$
7.18	Full Depth Patches, Asphalt, 6-Inch Thick	SY	16	\$	\$
7.19	Subbase Over-excavation, Special Backfill (Contractor Furnish)	TON	210	\$	\$
7.20	Milling, 3-Inch Depth	SY	2,173	\$	\$
7.21	Pavement Removal	SY	2,619	\$	\$
7.22	Curb and Gutter Removal	LF	15	\$	\$
7.23	Temporary Granular Surfacing (Contractor Furnished)	TON	600	\$	\$
	Traffic Control				
8.01	Temporary Traffic Control	LS	1	\$	\$
8.02	Portable Dynamic Message Sign	EA	20	\$	\$
	Site Work and Landscaping				
9.01	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	AC	1.2	\$	\$
9.02	SWPPP Preparation	LS	1	\$	\$

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
9.03	SWPPP Management	LS	1	\$	\$
9.04	Temporary RECP, Type 1.D	SY	580	\$	\$
9.05	Wattle, 9-Inch Diameter	LF	2,194	\$	\$
9.06	Wattle, Removal	LF	2,194	\$	\$
9.07	Rip Rap, Class E Revetment	TON	17	\$	\$
9.08	Stabilized Construction Entrance	SY	222	\$	\$
9.09	Turf Reinforcement Mats, Type 4	SQ	2	\$	\$
9.10	Inlet Protection Device, Drop-In	EA	4	\$	\$
9.11	Inlet Protection Device, Maintenance	EA	8	\$	\$
9.12	Temporary Fence, Orange Safety Fence, 48-Inch Height	LF	2,130	\$	\$
9.13	Landscape Removal	LS	1	\$	\$
9.14	Concrete Step Removal	SF	22	\$	\$
9.15	Inlet Protection Device, Iowa DOT SRP EC-602	LF	74	\$	\$
9.16	Concrete Grout	CY	7	\$	\$
	Miscellaneous				
11.01	Mobilization	LS	1	\$	\$
11.02	Maintenance of Postal Service	LS	1	\$	\$
11.03	Maintenance of Solid Waste Collection	LS	1	\$	\$
11.04	Concrete Washout	LS	1	\$	\$
11.05	Remove and Reinstall Mailboxes	EA	16	\$	\$

TOTAL CONSTRUCTION COST BASE BID: \$

Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
	Bid Additive Alternate: South Street				
2.01A	Excavation, Class 10	CY	66	\$	\$
6.01A	Manhole Adjustment, Minor	EA	1	\$	\$
7.01A	Curb and Gutter, 2.5-FT Width, 6-Inch Depth	LF	10	\$	\$
7.02A	PCC Pavement Samples and Testing	LS	1	\$	\$
7.03A	Pavement, Asphalt, 1.5-Inch Depth, Interm. Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	658	\$	\$

7.04A	Pavement, Asphalt, 1.5-Inch Depth, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	658	\$	\$
7.05A	Asphalt Pavement Samples and Testing	LS	1	\$	\$
7.06A	Pavement Removal	SY	13	\$	\$
7.07A	Shoulder Finishing	TON	28	\$	\$
8.01A	Temporary Traffic Control	LS	1	\$	\$
11.01A	Mobilization	LS	1	\$	\$

TOTAL CONSTRUCTION COST BID ADDITIVE ALTERNATE A: \$

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, _____, as Principal (hereinafter the “Contractor” or “Principal”) and _____, as Surety, are held and firmly bound unto the **City of Webster City, Iowa**, as Obligee, (hereinafter referred to as the “Jurisdiction”), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of _____ DOLLARS (\$ _____), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives, and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the _____ day of _____, 20____, (hereinafter the “Contract”) wherein said Contractor undertakes and agrees to construct the following described improvements:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

The **Brewer Street and Willson Avenue Improvements Project** is located on Brewer Street and Willson Avenue between Des Moines Street and Ohio Street, within the City of Webster City. The project consists of approximately 1,733 LF of curb and gutter; 2,619 SY of asphalt pavement standard Traffic ½ inch mix, PG 58-28S; 2,172 SY of asphalt overlay standard traffic ½ inch mix, PG 58-28S; 2,173 SY of milling; 494 SY of PCC driveway pavement; 3,356 SY of subgrade treatment, geogrid type 3; 3,356 SY of modified subbase (City Furnished); 636 LF of 15-inch diameter Class III RCP trenched storm sewer; 108 LF of 18-inch diameter Class III RCP trenched storm sewer; 1,683 LF of 6-inch diameter subdrain; 423 LF of 8” PVC water main with fittings; 9 each 1” water services; 5 each fire hydrants; 3 each SW-508 intakes with SW-542 extension units; temporary traffic control; erosion control and seeding; and various related removals and improvements.

There is one bid alternate located on South Street just east of Des Moines Street. The bid alternate includes approximately 658 SY of asphalt overlay standard traffic ½ in mix, PG 58-28S; 10 LF of curb and gutter; 28 tons of shoulder finishing; temporary traffic control; and various related removals and improvements.

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents.

It is expressly understood and agreed by the Contractor and Surety in this Bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor’s default or failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.

2. **PAYMENT:** The Contractor and the Surety on this Bond are hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price which the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:
 - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of **two (2) years** from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
 - B. To keep all work in continuous good repair; and
 - C. To pay the Jurisdiction's reasonable costs of monitoring and inspecting to assure that any defects are remedied, and to repair the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.
4. **GENERAL:** Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
 - A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
 - B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than twenty percent (20%) of the total contract price, and that this Bond shall then be released as to such excess increase; and
 - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.
 - D. That no provision of this Bond or of any other contract shall be valid which limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.

- E. That as used herein, the phrase “all outlay and expense” is not to be limited in any way but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits, and overhead where applicable. Accordingly, “all outlay and expense” would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorney’s fees (including overhead expenses of the Jurisdiction’s staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor’s failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any “outlay and expense” in defending itself with respect to any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety’s obligation under this Bond shall not exceed 125% of the penal sum of this Bond.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be **Hamilton** County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly and severally, to pay the Jurisdiction all outlay and expense incurred therefore by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all of the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a word, term, or phase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Witness our hands, in triplicate, this _____ day of _____, 20____.

Surety Countersigned By:

PRINCIPAL:

Signature of Agent

Contractor

By: _____
Signature

Printed Name of Agent

Title

Company Name

SURETY:

Company Address

Surety Company

City, State, Zip Code

By: _____
Signature Attorney-in-Fact Officer

Company Telephone Number

Printed Name of Attorney-in-Fact Officer

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

NOTE:

- 1. All signatures on this Performance, Payment, and Maintenance Bond must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.**
- 2. This Bond must be sealed with the Surety's raised, embossing seal.**
- 3. The Certificate or Power of Attorney accompanying this Bond must be valid on its face and sealed with the Surety's raised, embossing seal.**
- 4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this Bond must be exactly as listed on the Certificate of Power or Attorney accompanying this Bond.**

NOTICE TO PROCEED

PROJECT: **BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT**

OWNER: City of Webster City, Iowa

DATE: _____

TO: Contractor Name: _____

Contractor Address: _____

You are hereby notified to commence work in accordance with the Contract dated _____, on or by the Late Start Date of May 5, 2025. Work is intended to be fully complete within 75 Working days may be suspended by the Engineer when locations are substantially complete.

Should the Contractor fail to fully complete the project within 75 Working Days, liquidated damages of One Thousand Dollars (\$1,000.00) per calendar day will be assessed for work not completed.

By: _____

Title: Project Engineer

ACCEPTANCE OF NOTICE

Receipt of the above Notice to Proceed is hereby acknowledged by _____ of

_____ on this the _____ day of _____, 20____.

By: _____

Title: _____

Special Provisions 1

PART 1 – SPECIAL CONSTRUCTION

1. EXISTING LANDSCAPE AND IRRIGATION SYSTEMS

Existing landscaping and irrigation systems may be encountered during construction of this project. The Contractor shall verify with the property owner and the project inspector, whether all affected irrigation items work correctly or not, and the condition of all affected landscape items. The Contractor will notify the property owner and the project inspector if irrigation improvements are located within the project construction limits for the property owner to remove, salvage, or relocate.

Existing irrigation systems shall include, but not be limited to those items within City right-of-way that service adjacent private property and are maintained by the property owner; those items on private property adjacent to City right-of-way that are maintained by the private property owner; those items within the City right-of-way that service agricultural properties and are maintained by a water company; and those items owned and operated by the City on public property.

2. TREE PRUNING/REMOVAL

The Contractor shall trim trees in the public right-of-way to prevent damage from construction equipment and operations.

3. UTILITY COORDINATION AND RELOCATION SCHEDULE

The following information has been obtained from representatives with franchise utility companies located within the project corridor and is for informational purposes only. The Contractor is required to coordinate with the utility companies throughout construction. No claims for additional compensation will be allowed to Contractor for interference or delay caused by utility company.

8.1 Webster City Municipal Electric

8.1.1 Contact: Adam Dickinson
Phone: (515) 297-1307
Email: adam@webstercity.com

8.2 Webster City (Water Main, Storm Sewer, and Sanitary Sewer)

8.2.1 Contact: Brandon Bahrenfuss
Phone: (515) 832-9123
Email: bbahrenfuss@webstercity.com

8.3 Black Hills Energy (Gas)

8.3.1 Contact: Mike Broshous
Phone: (515) 987-8971
Email: mike.broshous@blackhillscorp.com

PART 1 – SPECIAL CONSTRUCTION

8.4 Mediacom

8.4.1 Contact: Mike W. Hollinger
Phone: (641) 210-2883
Email: mhollinger@mediacomcc.com

8.5 Lumen

8.5.1 Contact: Sadie Hull
Phone: (918)547-0147
Email: sadie.hull@lumen.com

8.6 Platinum Connect, LLC

8.5.1 Contact: Mike Lawson (Vantage Point)
Phone: (615) 975-0143
Email: mike.lawson@vantagepnt.com

4. ACCESS TO TEMPORARY CONSTRUCTION EASEMENT AREAS.

City acquisition of temporary construction areas is complete except as follows. City acquisition of temporary construction easements for Parcels 5, 6 and 7 will be complete by March 1, 2025. Access to these parcels may not occur until after easement acquisition is complete.

5. CONSTRUCTION SCHEDULE

The Engineer must be provided with a proposed schedule of construction showing dates of starting and completing various portions of work. This schedule is required at the Preconstruction Meeting and shall be updated for each weekly or bi-weekly meeting. The Contractor shall demonstrate that sufficient manpower and equipment is scheduled for construction work to maintain a timely and orderly construction.

6. CONSTRUCTION YARD

The Contractor shall provide and maintain as necessary, any additional property required for storage of equipment, materials, etc., to perform work on this project. When private property is used for a yard area, the Contractor shall secure written authorization from the private property owner and supply a copy of such to the City before any monthly progress payment is submitted. At the end of the project, the Contractor shall clean up and remove all trash and debris, including all organic trash and debris and provide the City a written release from the private property owner that they are satisfied with all cleanup removal work.

The City will permit storage of materials and equipment at the following locations:

- City Street Maintenance Facility, 100 E. Ohio Street, Webster City.

All storage of equipment and materials, is subject to the Contractor making the area sufficiently secure, and the storage is at the Contractor's risk. At the end of the project, and as directed by the City, the Contractor shall clean up and remove all trash and debris. Site restoration is required.

PART 1 – SPECIAL CONSTRUCTION

7. PRESERVATION OF PAVED SURFACES, ENVIRONMENTAL FACTORS, RESTORATION OF WORK SITES, AND DISPOSAL OF SPOIL AND WASTE MATERIALS

Access to the work site is by paved public roads. The Contractor shall utilize said roads in such a manner as to not damage the existing roads or the adjacent property. Any damage to said roads shall be repaired by the Contractor to the satisfaction of the agency having jurisdiction over the roadway.

The Contractor shall not perform work outside the work site limits as shown by existing road right-of-way on the construction drawings and shall not leave said work site except when entering or leaving the area via the paved public roads. All areas adjacent to or in the vicinity of the work site shall be restored to pre-job conditions and shall meet all requirements of the property owner. The Contractor is obligated to keep visual impacts for the work site to a minimum; therefore, the Contractor is required to restore all areas altered by construction to near pre-construction conditions. Such areas shall include, but not be limited to, areas used for travel, parking and storage of vehicles, equipment, and materials.

The Contractor shall be responsible for the proper disposal of all waste materials resulting from their operations, including rubbish, and packing material, in a manner and location suitable to the City. The Contractor shall clean the work site and remove all trash and rubbish from premises a minimum of one time per week. Material and equipment, including mounds of earth and other debris, shall be stored on the job site only as needed and removed from the site daily, or as soon as they are no longer necessary, as determined by the Engineer. All cleanup costs shall be included in the Contractor's bid.

The Contractor shall take all necessary precautions to control dust created by construction operations. The Contractor shall be especially diligent in implementing dust control program and shall be prepared to respond immediately and positively to any instructions for corrective action given by the City. The Contractor shall use dust palliatives if necessary to satisfactorily control dust; however, the Contractor shall secure the City and property owner approval for use of dust palliatives other than water.

8. INCIDENTAL CONTRACT ITEMS

The following list includes major items that are incidental to the project and will not be paid for as separate bid items. Other items may be designated as incidental under certain bid items.

- Dewatering and handling storm water flow during construction
- Excavation, verification and protection of existing utilities, potholing if necessary
- Material & Field testing, not specified elsewhere
- Pipe bedding material
- Temporary sheets and shoring
- Coordination and cooperation with utility companies
- Coordination and cooperation with affected property owners
- Coordination and cooperation with the City of Webster City
- Protection of existing utilities and light poles

PART 1 – SPECIAL CONSTRUCTION

- Handbill notification of street closures & utility disruption to affected residents
- Monitoring weather conditions
- Finish grading
- Watering of seeded and sodded areas
- Dust control measures
- Construction staging & phasing
- Working backfill to reduce moisture content
- Control of stormwater
- Curb and pavement backfill
- Repair of invisible fences if damaged during construction
- Repair of private irrigation systems, if damaged during construction

9. CONSTRUCTION SURVEY

Construction staking will be provided by the Engineer for construction of the Project as per SUDAS 11,010. The original stakes set by the surveyor shall be preserved. If in the opinion of the Engineer the original survey stakes or marks have been carelessly or willfully destroyed or disturbed by the Contractor, replacement of said stakes will be deemed as restaking and will be charged back to the Contractor. Restaking charges will be invoiced from the Engineer to the Contractor with detailed descriptions weekly to the Contractor for payment.

10. SEEDING

Refer to pages SP-6 to SP-7 for the City Ordinance regarding seeding.

ORDINANCE NO. 2022 – 1854

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEBSTER CITY, IOWA, 2019 BY AMENDING CHAPTER 10 ARTICLE IV, PERTAINING TO THE IOWA STATEWIDE URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS AND THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUALS.

BE IT ENACTED by the City Council of the City of Webster City, Iowa, as follows, to-wit:

SECTION 1. SECTION MODIFIED. The Code of Ordinances of the City of Webster City, Iowa, 2019, is amended by repealing and replacing Chapter 10, Article IV. Public Improvement Standards, as follows:

SEC. 10-202 PURPOSE. The purpose of this article is to protect public health, property, welfare, and safety by establishing reasonable minimum requirements for the construction and design of public improvements within Webster City. These design standards and construction specifications, along with the supplemental specifications, will be used to design and construct public improvements within Webster City.

SEC. 10-203 ADOPTION OF PUBLIC IMPROVEMENTS STANDARDS. Except as hereinafter added to, deleted, modified or amended, the following manuals are hereby adopted as, and constitute, Statewide Urban Design and Specifications (SUDAS) manuals for public improvements of the City of Webster City, Iowa.

1. **SUDAS Design Manual.** The Iowa Statewide Urban Design Standards for Public Improvements manual, 2024 edition, as published by the Iowa SUDAS corporation, is hereby adopted by reference in full except for the following portions that are deleted, modified, or amended:
 - a. Chapter 7 Erosion and Sediment Control, Table 7E-23.01: Classification of Vegetation, delete from list: Kudzu; Lespedeza; Crabgrass; Red Top; Centipede grass; Common Lespedeza.
 - b. Chapter 8 Parking Lots, – Delete
2. **SUDAS Specifications Manual.** The Iowa Statewide Urban Standard Specifications for Public Improvements manual, 2024 edition, as published by the Iowa SUDAS corporation, is hereby adopted by reference in full except for the following portions that are deleted, modified, or amended:
 - a. Division 9 Site Work and Landscaping, Table 9010.01 Domestic Grasses, delete from the list: Brome, smooth-LINCOLN; Fescue, creeping, red; Wildrye, Russian.
 - b. Division 9 Site Work and Landscaping, Table 9010.02 Legumes, shall not be used near native plantings.
 - c. Division 9 Site Work and Landscaping, Table 9010.02 Legumes, delete from the list: Lespedeza.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and adopted this 7th day of March, 2022.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Special Provisions 2

**NATURAL RESOURCES CONSERVATION SERVICE
CONSTRUCTION SPECIFICATION**

CONCRETE GROUT FOR RIPRAP

1. SCOPE

The work shall consist of furnishing, transporting, and placing concrete grout in the construction of grouted rock riprap sections as shown on the drawings.

2. MATERIALS

Cement shall be Type I or Type II Portland cement conforming to ASTM C 150. Fly ash shall be in strict compliance with ASTM C618, Class F or C. It may be used as a partial substitution Portland cement for amounts not to exceed 20 percent of the total amount of cementitious material in the grout. The loss by ignition shall not exceed 4.0 percent. Fine Aggregate shall conform to ASTM C 33 and shall be composed of clean, uncoated grains of material. Water shall be clean and free of harmful chemicals. Air entraining admixtures shall conform to ASTM C 260.

3. GROUT MIX

The grout mix shall be as follows:

- | | |
|-----------------------------|---|
| a) Cement: | 10 sacks or 940 pounds per cubic yard |
| b) Fine concrete aggregate: | 2,100 pounds per cubic yard |
| c) Water: | 45 gallons per cubic yard or enough to provide a thick creamy consistency |
| d) Air content: | 6 to 10 percent. |

When ready-mixed grout is furnished, the contractor shall furnish to NRCS a delivery ticket showing the time of loading and the quantities of materials used for each load of grout mix.

No mixing water in excess of the amount called for in the grout mix shall be added during mixing, hauling or after arrival of the mix at the delivery point.

4. CONVEYING AND PLACING

Grout mix shall be delivered to the site and placed within 1 1/2 hours after the introduction of the cement to the aggregates. In hot weather or under conditions contributing to quick setup of the grout mix, discharge of the concrete shall be accomplished in 45 minutes unless a set-retarding admixture is used, in which case the manufacturer's recommended time limit will apply.

Grout mix shall not be dropped more than 5 feet vertically unless suitable equipment is used to prevent segregation.

The grout mix shall not be placed until the rock riprap has been inspected and approved.

Rock to be grouted shall be kept wet for at least 2 hours immediately prior to grouting. Grout shall not be placed in standing or flowing water.

The grout shall be consolidated by spading or mechanical vibration. The grout shall not be forced to flow laterally to its final location.

The average rate of grout application shall be 5.4 cubic feet per square yard of riprap (0.6 cubic feet per square foot).

8. CURING CONCRETE

Concrete shall be cured for 7 days by either:

- A) Applying white pigmented curing compound at a rate of 1 gallon per 150 square feet or as recommended by the manufacturer.
- B) Water soak exposed surface for the entire 7 days.
- C) Cover with burlap, mats or other material and maintain in a moist condition.
- D) Cover with four (4) mil plastic sheeting while concrete is still wet.

Grout mix shall not be placed when daily minimum temperatures are expected to be lower than 40 degrees F unless facilities are provided to maintain the temperature of the materials at 50 degrees F to 90 degrees F during placement and curing period. Grout may not be placed on frozen surfaces. When freezing conditions are expected, rock shall be heated to 50 to 90 degrees F for at least 24 hours prior to placing grout.

9. SPECIAL SPECIFICATIONS

A. Measurement and Payment

Compensation for any work item described in the contract documents but not listed in the bid schedule will be included in the payment for the item of work to which it is made subsidiary. Such items and bid items to which they are made subsidiary are identified in Items of Work and Construction Details section of this specification.

For items of work which lump sum prices are established in the contract, the quantity of work will not be measured for payment. Payment for each item will be made at the contract lump sum price and will constitute full compensation for completion of the work.

For items of work for which specific unit prices are established in the contract, the payment will be made based on the approved quantity measured by the engineer or weight tickets. Payment will constitute full compensation of the work completed as defined by each work item.

B. Items of Work and Construction Details

1. Bid Item 12 - Concrete Grout

This item shall consist of furnishing and placing concrete grout on those portions of the riprap shown on the drawings.

The grout shall be consolidated into the voids with the use of a concrete vibrator. The average rate of grout application shall be adjusted to ensure that the voids are properly filled through the entire riprap depth. A smooth surface is not to be created by the grouting operation.

Grout shall be placed in contact with the downstream sheet pile over the full depth of riprap. There shall be no voids against the sheet pile. Grout against sheet pile upstream shall be smooth and 1 inch below the level of the sheet pile.

Grouting operation shall not be performed except in the presence of the Engineer or Engineer's Representative.

Grout unused or wasted, including any partial batch remaining at the completion of the operation, will be estimated and deducted by the Engineer from the volume for payment.

Payment will constitute full compensation for the following related subsidiary items: Pollution Control; and Removal of Water.

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LEGEND		Features	
Existing		Proposed	
Spot Elevation	93.0	Spot Elevation	x 93.0
Contour Elevation	93	Major Contour	999
Fence (Barbed, Field, Hog)	---	Minor Contour	990
Fence (Chain Link)	---	Construction Limits	100+00
Fence (Wood)	---	Roadway Alignment	
Fence (Silt)	---	Roadway Stationing	
Tree Line	---	Fence	
Tree Stump	---	Safety Fence	
Deciduous Tree \ Shrub	---	Silt Fence	
Coniferous Tree \ Shrub	---	Filter Sock	
Communication		Retaining Wall	
Overhead Communication	C(*)	Street Sign	
Fiber Optic	OC(*)	Traffic Light	
Underground Electric	E(*)	Traffic Cabinet	
Overhead Electric	OE(*)	Traffic Ped Push Pole	
Gas Main with Size	4" G(*)	Fiber Optic	
High Pressure Gas Main with Size	4" HPG(*)	Overstory Tree	
Water Main with Size	8" W(*)	Understory Tree	
Sanitary Sewer with Size	8" S(*)	Shrubs	
Duct Bank	DUCT(*)	Edge of Pavement	
Test Hole Location for SUE w/ID	251	Pavement Shading	
		Granular Surfacing	
		Pavement Jointing	
		Pavement Sawcut	
		Edge of Sidewalk	
		Sidewalk Shading	
		Sidewalk Ramp Shading	
		Sidewalk Landing Shading	
		Sidewalk Detectable Warnings	
		Water Main	
		Water Main Service	
		Water Main Valve	
		Water Main Reducer	
		Water Main Hydrant	
		Sanitary Sewer	
		Sanitary Sewer Service	
		Sanitary Sewer Cleanout	
		Sanitary Manhole Type SW-301	
		Storm Sewer Pipe	
		Storm Sewer Subdrain	
		Storm Sewer Service	
		Storm Sewer Trenchdrain	
		Storm Sewer Subdrain Cleanout	
		Storm Sewer Manhole Type SW-401	
		Storm Sewer Intake Type SW-505	
		Storm Sewer Intake Type SW-506	
		Storm Sewer Rip Rap	
		Right of Way Acquisition Line	
		Right of Way Acquisition Shading	
		Temporary Easement Line	
		Temporary Easement Shading	
		Permanent Easement Line	
		Permanent Easement Shading	
		Staging - Current Pavement Shading	
		Staging - Previous Pavement Shading	
		Staging - Existing Pavement Shading	
		Staging - Pavement Removals	
		Staging - Sidewalk Removals	
		Staging - Traffic Sign	
		Staging - 42" Channeling Device	
		Staging - Drum	
		Staging - Type III Barricade	
		Staging - Safety Closure	
		Staging - Traffic Flow Arrows	
		Staging - Temporary Barrier Rail	
		Right-of-Way Line	
		Property Line	
		Public Utility Easement Line	
		Storm Sewer Easement Line	

ROADWAY IMPROVEMENT PLANS FOR CITY OF WEBSTER CITY

HAMILTON COUNTY, IOWA

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

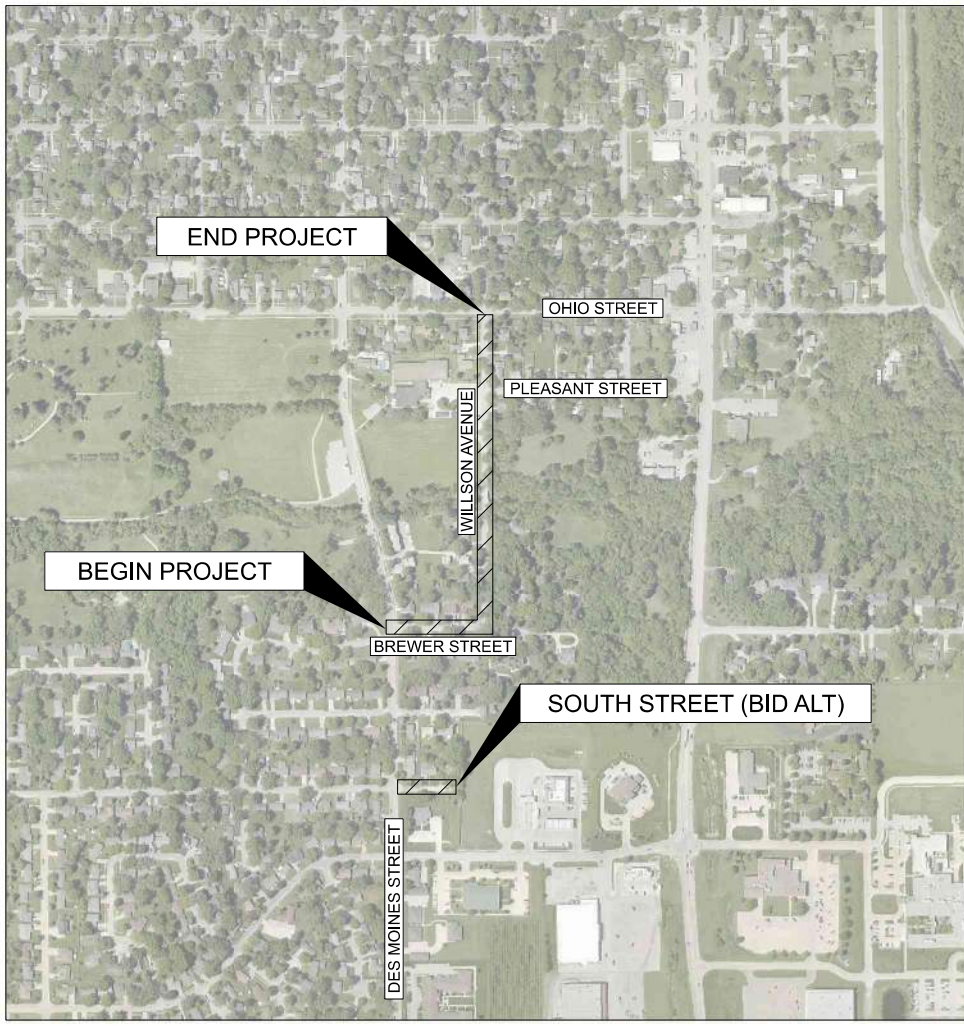
CITY PROJECT # 9-25-003-1

THE 2024 STATEWIDE URBAN DESIGN STANDARDS AND STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, CITY OF WEBSTER CITY SUPPLEMENTAL SPECIFICATIONS, AND SPECIAL PROVISIONS SHALL APPLY TO CONSTRUCTION WORK ON THIS PROJECT.

THIS PROJECT IS COVERED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2. THE CONTRACTOR SHALL CARRY OUT THE TERMS AND CONDITIONS OF GENERAL PERMIT NO. 2 AND THE STORM WATER POLLUTION PREVENTION PLAN WHICH IS PART OF THESE CONTRACT DOCUMENTS. REFER TO SECTION 2602 OF THE STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION.

MARK	REVISION	DATE	BY
	Checked By: LCL	Scale: 1"= 20'	
	Engineer: LEJ	Date: 10/30/2024	
	Technician: EIG	Field Bk: Pgr	

Project No: 1240534
Sheet A:1



INDEX OF SHEETS

A.1	TITLE SHEET
B.1-B.2	TYPICAL CROSS SECTIONS AND DETAILS
C.1-C.4	QUANTITIES AND ESTIMATE REFERENCE INFORMATION
D.1-D.6	BREWER STREET AND WILLSON AVENUE PLAN AND PROFILE SHEETS
E.1	SOUTH STREET PLAN AND PROFILE SHEET (BID ALTERNATE A)
F.1-F.4	REMOVAL SHEETS
G.1	SURVEY SHEETS
H.1-H.4	RIGHT OF WAY SHEETS
J.1-J.7	TRAFFIC CONTROL AND STAGING SHEETS
L.1	GEOMETRIC, STAKING, AND JOINTING SHEETS
MWM.1-MWM.2	WATER MAIN PLAN AND PROFILE SHEETS
R.1-R.2	EROSION CONTROL SHEETS
S.1	SIDEWALK SHEETS
T.1	EARTHWORK QUANTITY SHEETS
U.1-U.2	FRANCHISE UTILITY RELOCATION PLAN SHEETS
W.1-W.7	MAINLINE CROSS SECTIONS

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

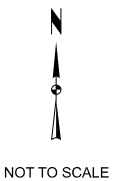
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.


UTILITY CONTACTS

UTILITY CONTACT FORM MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN SYSTEM, TICKET NUMBER 552402413.

G-GAS MAIN	BLACK HILLS ENERGY WEB CTY Mike Broshous 515-987-8971 mike.broshous@blackhillscorp.com	F-FIBER F02-FIBER 2	PLATINUM CONNECT, LLC Jake Van Roekel 712-722-3451 jakevr@mypremieronline.com
E-UNDERGROUND ELECTRIC OE-OVERHEAD ELECTRIC	CITY OF WEBSTER CITY ADAM DICKINSON 515-832-9159 adam@webstercity.com	C1-COMMUNICATIONS 1	CENTURYLINK Sadie Hull 918-547-0147 sadie.hull@lumen.com
S-SANITARY SEWER ST-STORM SEWER W-WATER MAIN	CITY OF WEBSTER CITY Brandon Bahrenfuss 515-832-9123 bbahrenfuss@webstercity.com	C2-COMMUNICATIONS 2	MEDIACOM Mike Lawler 515-571-2183 mlawler@mediacomcc.com

VICINITY MAP





I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

10/30/2024
Date
Laura C. Lamberty, P.E.
License Number P21814
My License Renewal Date is December 31, 2024
Pages or sheets covered by this seal:
ALL SHEETS

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

TITLE SHEET

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

2727 SW SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | WWW.SNYDER-ASSOCIATES.COM



Project No: 1240534
Sheet A.1

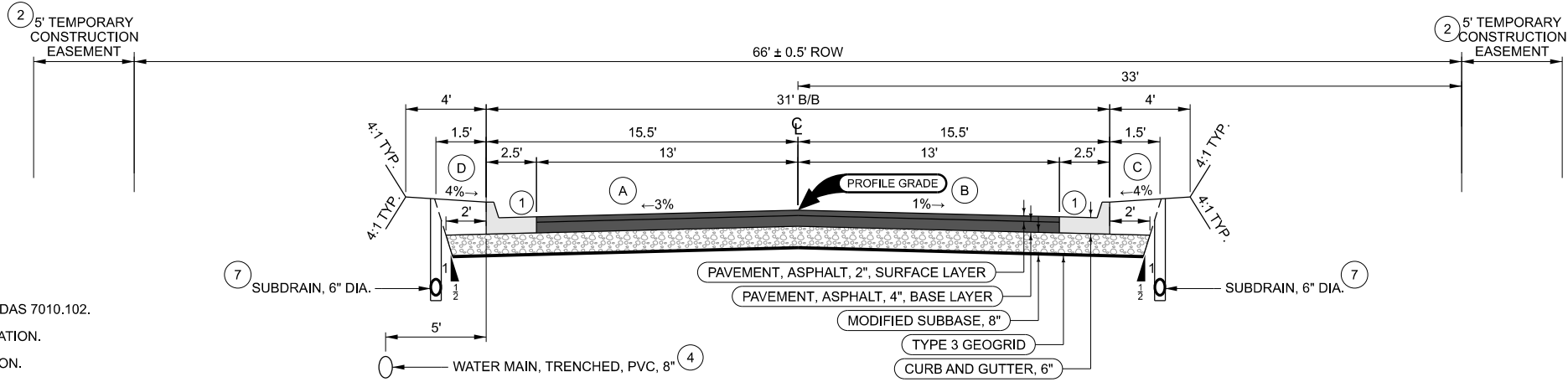
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PAVEMENT SLOPE			
STA.	STA.	(A)	
101+22.72	101+60.00	2.0%	3.0%
101+60.00	103+58.00	3.0%	3.0%
103+58.00	104+09.67	3.0%	6.0%
104+09.67	104+97.41	6.0%	6.0%

PAVEMENT SLOPE			
STA.	STA.	(B)	
101+22.72	101+60.00	-0.1%	-1.0%
101+60.00	102+89.00	-1.0%	-1.0%
102+89.00	103+58.00	-1.0%	3.0%
103+58.00	104+09.67	3.0%	6.0%
104+09.67	104+97.41	6.0%	6.0%

NOTE:

- ① 2.5' PCC 6" STANDARD CURB AND GUTTER PER SUDAS 7010.102.
- ② REFER TO H-SHEETS FOR RIGHT-OF-WAY INFORMATION.
- ③ REFER TO L-SHEETS FOR GEOMETRIC INFORMATION.
- ④ REFER TO MWM-SHEETS FOR WATER MAIN INFORMATION.
- ⑤ REFER TO W-SHEETS FOR MORE INFORMATION.
- ⑥ REFER TO D-SHEETS FOR STORM SEWER INFORMATION.
- ⑦ CASE C, TYPE 1 FOR SUBDRAIN ADJACENT TO LONGITUDINAL STORM SEWER.
CASE B, TYPE 1 FOR SUBDRAIN NOT ADJACENT TO LONGITUDINAL STORM SEWER.



TYPICAL CROSS SECTION
 31' B/B, 6" ASPHALT W/ CURB AND GUTTER
 BREWER STREET
 STA. 101+22.72 TO STA. 104+97.41

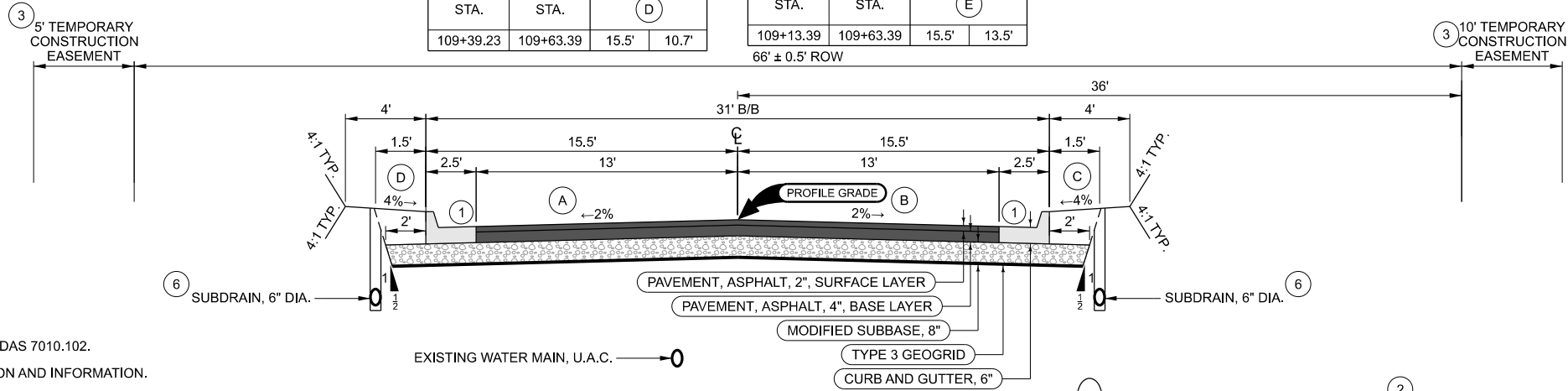
PARKING SLOPE			
STA.	STA.	(C)	
103+75.00	104+00.00	4.0%	10.0%
104+00.00	104+97.41	10.0%	10.0%

PAVEMENT SLOPE			
STA.	STA.	(A)	
104+97.41	105+66.00	6.0%	2.0%
105+66.00	109+35.00	2.0%	2.0%
109+35.00	109+63.39	2.0%	3.4%

PAVEMENT SLOPE			
STA.	STA.	(B)	
104+97.41	105+66.00	6.0%	2.0%
105+66.00	106+35.00	2.0%	-2.0%
106+35.00	109+35.00	-2.0%	-2.0%
109+35.00	109+63.39	-2.0%	-3.0%

NOTE:

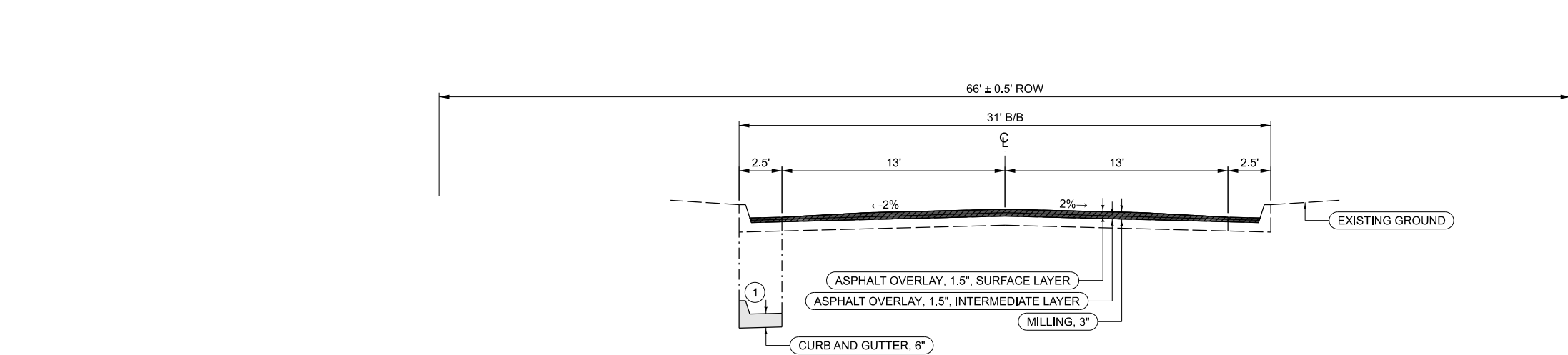
- ① 2.5' PCC 6" STANDARD CURB AND GUTTER PER SUDAS 7010.102.
- ② REFER TO D-SHEETS FOR STORM SEWER LOCATION AND INFORMATION.
- ③ REFER TO H-SHEETS FOR RIGHT-OF-WAY INFORMATION.
- ④ REFER TO L-SHEETS FOR GEOMETRIC INFORMATION.
- ⑤ REFER TO W-SHEETS FOR MORE INFORMATION.
- ⑥ CASE C, TYPE 1 FOR SUBDRAIN ADJACENT TO LONGITUDINAL STORM SEWER.
CASE B, TYPE 1 FOR SUBDRAIN NOT ADJACENT TO LONGITUDINAL STORM SEWER.



TYPICAL CROSS SECTION
 31' B/B, 6" ASPHALT PAVEMENT W/ CURB AND GUTTER
 WILLSON AVENUE
 STA. 104+97.41 TO STA. 109+63.39

PARKING SLOPE			
STA.	STA.	(C)	
104+97.41	106+75.00	10.0%	10.0%
106+75.00	107+00.00	10.0%	4.0%
108+50.00	109+00.00	4.0%	-4.0%
109+00.00	109+39.23	-4.0%	-4.0%
109+39.23	109+63.39	-4.0%	-16.7%

PARKING SLOPE			
STA.	STA.	(D)	
104+85.00	105+00.00	4.0%	16.7%
105+00.00	105+60.00	16.7%	16.7%
105+60.00	105+70.00	16.7%	4.0%
107+10.00	107+15.00	-4.0%	-1.0%
107+15.00	107+25.00	-1.0%	-1.0%
107+25.00	107+30.00	-1.0%	-1.0%
109+39.23	109+63.39	-1.0%	-1.0%



TYPICAL CROSS SECTION
 3" MILL, 3" ASPHALT OVERLAY
 WILLSON AVENUE
 STA. 110+30.36 TO STA. 113.70

NOTE:

- ① REFER TO D-SHEETS FOR LOCATION AND INFORMATION.

DATE	BY
11/15/2024	NTS
Scale:	1"= NTS
Field Bk:	Pg.
REVISION	Checked By: LCL
Engineer: LEJ	Date: 10/30/2024
Technician: EIG	
Project No:	1240534
Sheet	B.1

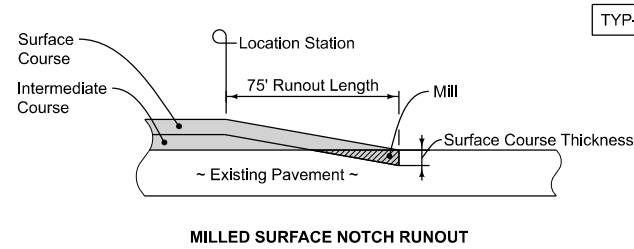
BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
 TYPICAL CROSS SECTIONS AND DETAILS
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM



Project No: 1240534
 Sheet B.1

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FIGURE 7021.101 SHEET 2 OF 2



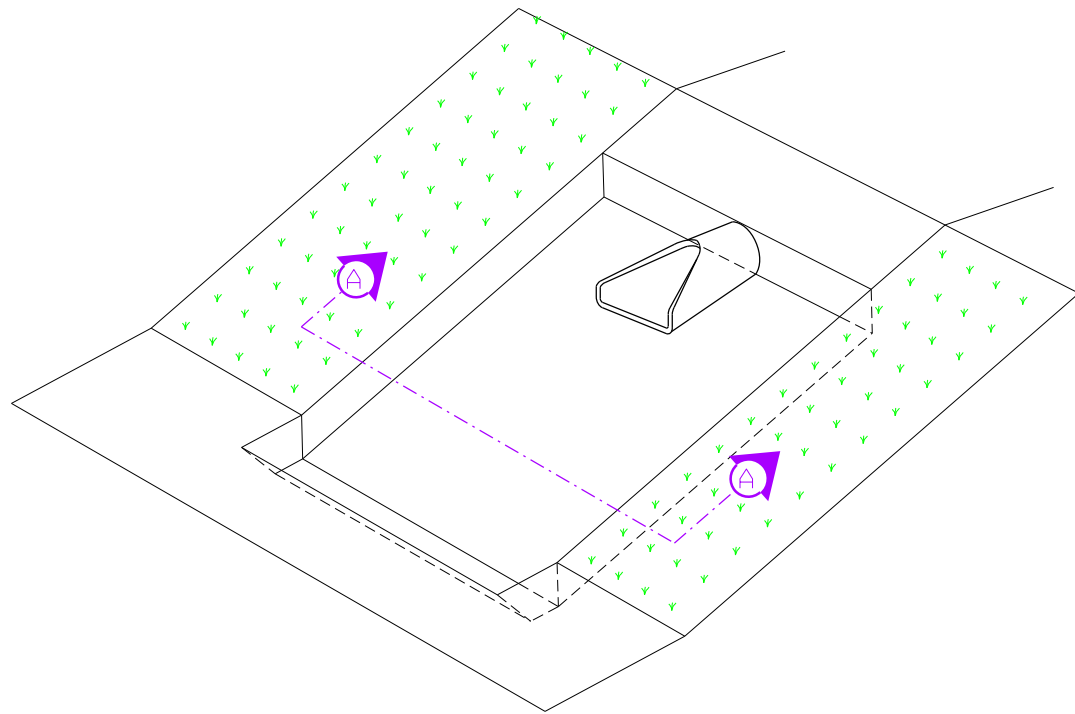
MILLED SURFACE NOTCH RUNOUT

TYP-4

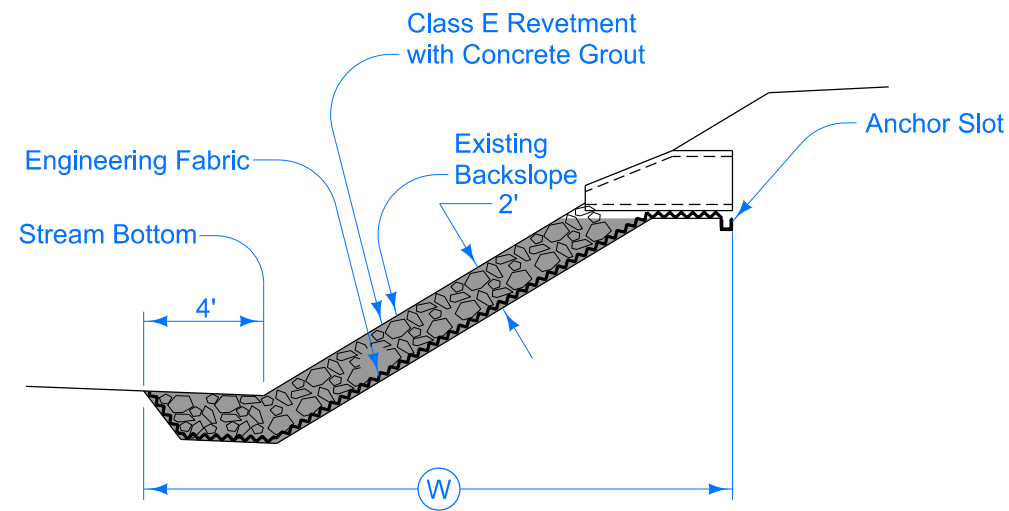
RUNOUT LENGTH	
POSTED SPEED LIMIT (mph)	RUNOUT RATIO (ft. per inch)
20 to 45	25

REVISION	
New	2022 Edition
7021.101	
SHEET 2 of 2	
DETAILS FOR ASPHALT RESURFACING	

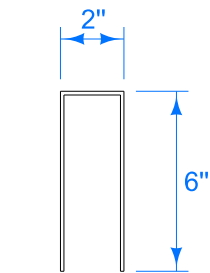
DOUBLE COURSE RESURFACING



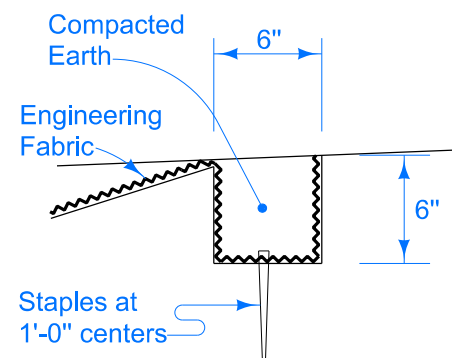
ISOMETRIC VIEW



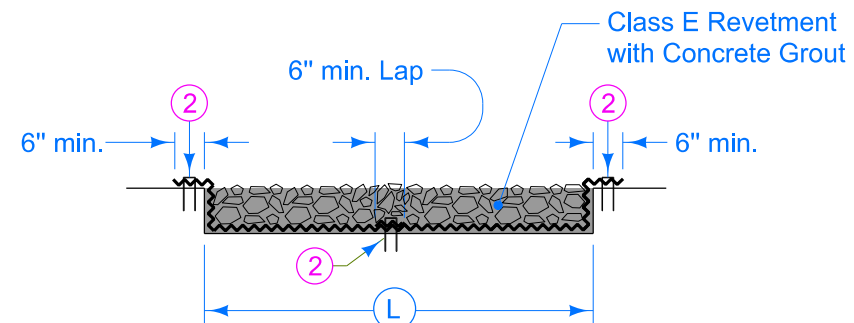
TYPICAL SECTION



STAPLE (No. 11 wire)



ANCHOR SLOT



SECTION A-A

TYP-5

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= NTS	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:
Project No: 1240534			Sheet B.2

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
 TYPICAL CROSS SECTIONS AND DETAILS
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

Project No: 1240534
 Sheet B.2

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101-03

ESTIMATED ROADWAY QUANTITIES (1 DIVISION PROJECT)

Item No.	Item Code	Item	Unit	Total	As Built Qty.
EARTHWORK					
2.01	2010-C	Clearing and Grubbing	LS	1	
2.02	2010-D-2	Topsoil, Compost-Amended	CY	268	
2.03	2010-D-3	Topsoil, Off-site	CY	26	
2.04	2010-E	Excavation, Class 10	CY	1,249	
2.05	2010-I	Subgrade Treatment, Geogrid (Type 3)	SY	3,356	
2.06	2010-J	Subbase, Modified, 6-Inch Depth (City Furnished)	SY	3,356	
2.07	2010-J	Subbase, Special Backfill, 8-Inch Depth (Contractor Furnished)	SY	116	
2.08	2010-K-3-a	Removal of Known Pipe and Conduit, CMP, 12-Inch Dia.	LF	118	
2.09	2010-M	Compaction Testing	LS	1	
TRENCH AND TRENCHLESS CONSTRUCTION					
3.01	3010-F	Trench Compaction Testing	LS	1	
SEWERS AND DRAINS					
4.01	4010-A-1	Sanitary Sewer Gravity Main, Trenched, AWWA C900 PVC, 8-Inch Dia.	LF	40	
4.02	4010-H	Removal of Sanitary Sewer, Vitrified Clay Pipe, 8-Inch Dia.	LF	40	
4.03	4020-A-1	Storm Sewer, Trenched, RCP, 15-Inch Dia.	LF	636	
4.04	4020-A-1	Storm Sewer, Trenched, RCP, 18-Inch Dia.	LF	108	
4.05	4020-A-1	Storm Sewer, Trenched, RCP, 24-Inch Dia.	LF	18	
4.06	4030-B, C, D	Pipe Apron, RCP, 24-Inch Dia., with Footing and Guard	EA	1	
4.07	4040-A	Subdrain, Corrugated PVC, 6-Inch Dia.	LF	1,683	
4.08	4040-C-1	Subdrain Cleanout, Type A-2, 6-Inch Dia.	EA	5	
4.09	4040-D-1	Subdrain Outlets and Connections, Into-Structure	EA	16	
4.10	4040-E	Storm Sewer Service Stub, 6-Inch Dia.	LF	10	
WATER MAIN AND APPURTENANCES					
5.01	5010-A-1	Water Main, Trenched, PVC, 6-Inch Dia.	LF	26	
5.02	5010-A-1	Water Main, Trenched, PVC, 8-Inch Dia.	LF	423	
5.03	5010-C-2	Fittings, Ductile Iron	LB	657	
5.04	5010-E-1	Water Service Pipe, Copper or Polyethylene, 1-Inch Dia.	LF	197	
5.05	5010-E-2	Water Service Corporation, Double Strap Saddle and Ball Corporation, 1-Inch Dia.	EA	6	
5.06	5010-E-3	Water Service Curb Stop and Box, 1-Inch Dia.	EA	9	
5.07	5010-999-A	Water Service Stub, Trenchless, Copper or Polyethylene, 1-Inch Dia.	LF	760	
5.08	5010-F	Water Main Abandonment, Cap, 6-Inch Dia. Or Less	EA	2	
5.09	5010-H	Water Main Removal, 6-Inch Dia. Or Less	LF	181	
5.10	5020-A	Gate Valve, Ductile Iron, 6-Inch Dia.	EA	1	
5.11	5020-A	Gate Valve, Ductile Iron, 8-Inch Dia.	EA	2	
5.12	5020-B	Tapping Valve Assembly, 12-Inch Dia. x 8-Inch Dia.	EA	1	
5.13	5020-C	Fire Hydrant Assembly	EA	5	
5.14	5020-F	Valve Box Adjustment, Minor	EA	4	
5.15	5020-J	Fire Hydrant Assembly Removal	EA	2	
5.16	5999-A	Water Insulation	LF	125	
STRUCTURES FOR SANITARY AND STORM					
6.01	6010-A	Manhole, SW-401, 48-Inch Dia.	EA	2	
6.02	6010-B	Intake, SW-505	EA	1	
6.03	6010-B	Intake, SW-506	EA	1	
6.04	6010-B	Intake, SW-509	EA	1	
6.05	6010-B	Intake, SW-508, With SW-545 7'-10" Extension Length	EA	2	
6.06	6010-B	Intake, SW-508, With SW-545 13'-10" Extension Length	EA	1	
6.07	6010-E-1	Manhole Adjustment, Minor	EA	8	
6.08	6010-G-1	Connection to Existing Manhole	EA	1	
6.09	6010-H-2	Remove Intake	EA	1	
STREETS AND RELATED WORK					
7.01	7010-E	Curb and Gutter, 2.5-FT Width, 6-Inch Thick	LF	1,733	
7.02	7010-I	PCC Pavement Samples and Testing	LS	1	
7.03	7020-B	Pavement, Asphalt, 3-Inch Thick, Base Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	2,619	
7.04	7020-B	Pavement, Asphalt, 1.5-Inch Thick, Interm. Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	2,619	
7.05	7020-B	Pavement, Asphalt, 1.5-Inch Thick, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	2,619	
7.06	7020-I	Asphalt Pavement Samples and Testing	LS	1	
7.07	7021-B	Asphalt Overlay, 1.5-Inch Thick, Intermediate Layer, 1/2 Inch Dia. Agg., PG 58-28S, Standard Traffic	SY	2,172	
7.08	7021-B	Asphalt Overlay, 1.5-Inch Thick, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S, Standard Traffic	SY	2,172	
7.09	7030-A-1	Removal of Sidewalk	SY	26	
7.10	7030-A-3	Removal of Driveway	SY	558	
7.11	7030-E	Sidewalk, PCC, 4-Inch Thick	SY	23	
7.12	7030-E	Sidewalk, PCC, 6-Inch Thick	SY	9	
7.13	7030-G	Detectable Warning	SF	16	
7.14	7030-H-1	Driveway, Paved, PCC, 6-Inch Thick	SY	494	
7.15	7030-H-1	Driveway, Paved, Asphalt, 4-Inch Thick	SY	9	
7.16	7030-H-3	Driveway, Granular, 6-Inch Thick	TON	10	
7.17	7040-A	Full Depth Patches, PCC, 8-Inch Thick	SY	120	
7.18	7040-A	Full Depth Patches, Asphalt, 6-Inch Thick	SY	16	
7.19	7040-B	Subbase Over-excavation, Special Backfill (Contractor Furnish)	TON	210	
7.20	7040-G	Milling, 3-Inch Depth	SY	2,173	
7.21	7040-H	Pavement Removal	SY	2,619	
7.22	7040-I	Curb and Gutter Removal	LF	15	
7.23	7999-A	Temporary Granular Surfacing (Contractor Furnished)	TON	600	
TRAFFIC CONTROL					
8.01	8030-A	Temporary Traffic Control	LS	1	
8.02	8999-A	Portable Dynamic Message Sign	EA	20	
SITE WORK AND LANDSCAPING					
9.01	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	AC	1.2	
9.02	9040-A-1	SWPPP Preparation	LS	1	
9.03	9040-A-2	SWPPP Management	LS	1	
9.04	9040-E	Temporary RECP, Type 1.D	SY	580	
9.05	9040-F-1	Wattle, 9-Inch Diameter	LF	2,194	
9.06	9040-F-2	Wattle, Removal	LF	2,194	
9.07	9040-J	Rip Rap, Class E Revetment	TON	17	
9.08	9040-O-1	Stabilized Construction Entrance	SY	222	
9.09	9040-R	Turf Reinforcement Mats, Type 4	SQ	2	
9.10	9040-T-1	Inlet Protection Device, Drop-In	EA	4	
9.11	9040-T-2	Inlet Protection Device, Maintenance	EA	8	
9.12	9060-F	Temporary Fence, Orange Safety Fence, 48-Inch Height	LF	2,130	
9.13	9999-A	Landscape Removal	LS	1	
9.14	9999-B	Concrete Step Removal	SF	22	
9.15	9999-C	Inlet Protection Device, Iowa DOT SRP EC-602	LF	74	
9.16	9999-D	Concrete Grout	CY	7	

101-03

ESTIMATED ROADWAY QUANTITIES (1 DIVISION PROJECT)

Item No.	Item Code	Item	Unit	Total	As Built Qty.
MISCELLANEOUS					
11.01	11,020-A	Mobilization	LS	1	
11.02	11,030-A	Maintenance of Postal Service	LS	1	
11.03	11,030-B	Maintenance of Solid Waste Collection	LS	1	
11.04	11,050-A	Concrete Washout	LS	1	
11.05	11,999-A	Remove and Reinstall Mailboxes	EA	16	
BID ALTERNATE (SOUTH STREET)					
2.01A	2010-E	Excavation, Class 10	CY	66	
6.01A	6010-E-1	Manhole Adjustment, Minor	EA	1	
7.01A	7010-E	Curb and Gutter, 2.5-FT Width, 6-Inch Depth	LF	10	
7.02A	7010-I	PCC Pavement Samples and Testing	LS	1	
7.03A	7020-B	Pavement, Asphalt, 1.5-Inch Depth, Interm. Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	658	
7.04A	7020-B	Pavement, Asphalt, 1.5-Inch Depth, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	658	
7.05A	7020-I	Asphalt Pavement Samples and Testing	LS	1	
7.06A	7040-H	Pavement Removal	SY	13	
7.07A	7999-A	Shoulder Finishing	TON	28	
8.01A	8030-A	Temporary Traffic Control	LS	1	
11.01A	11,020-A	Mobilization	LS	1	

ESTIMATE REFERENCE INFORMATION

Item No.	Item Code	Description
2.01	2010-C	Clearing and Grubbing Refer to F-Sheets for locations. The Contractor shall protect remaining trees. - Tree removals shown in F-Sheets will be removed to 12" above ground level, by others, prior to the project starting. The Contractor shall grub the remaining stump and remove the root ball of the tree to a depth of 2' below existing ground. - Placement of backfill in area where roots have been removed, and removal and disposal of all materials is considered incidental to this item.
2.02	2010-D-2	Topsoil, Compost-Amended
2.03	2010-D-3	Topsoil, Off-site Refer to T-Sheets for quantities and locations. Quantity includes stripping, stockpiling, and spreading 6 inches of compost-amended topsoil for areas between the back of curb to grading limits. Topsoil strip shall be to a minimum depth of 6 inches. Refer to D-Sheets for grading limits. Refer to B-Sheets for typical section. Refer to W-Sheets for cross sections. This item includes 268 CY of topsoil stripping, 268 CY of adjusted compost-amended topsoil place, with 26 CY of topsoil furnish. Placed topsoil quantities include an assumed 40% shrink factor. - Item is Final Pay Quantity and no measurement will be made.
2.04	2010-E	Excavation, Class 10 Refer to T-Sheets for quantities and locations. Refer to W-Sheets for cross sections. Refer to SUDAS Figure 2010.102 for excavation and fill designation. This bid item includes 1,199 CY of Class 10 cut, 335 CY of Class 10 adjusted fill, and 865 CY of Class 10 waste. Placed Class 10 fill quantities include an assumed 30% shrink factor. All waste material shall become the property of the Contractor to dispose of off-site. Removal of existing gravel driveways shall be incidental to this bid item. Item includes an additional 50 CY of excavation waste material for field adjusted driveway replacement approved by the engineer. - Bidders shall determine quantities and satisfy themselves for all conditions of earthwork requirements in the submittal of a bid. This is a Final Pay Quantity Item and no measurement shall be made. Excess material shall become the property of the Contractor and shall be disposed of off-site.
2.05	2010-I	Subgrade Treatment, Geogrid (Type 3) Refer to B-Sheets for typical sections. Refer to D-Sheets for locations and layouts. Refer to J-Sheets for staging requirements. Refer to W-Sheets for cross sections. Includes 2' behind back of curb. Item includes approximate 5% additional quantity for the use in field adjustments made by the Engineer. - Contractor shall protect utilities and storm sewer pipe during subgrade treatment and preparations in order to prevent damage to utilities and pipe. Contractor shall be responsible for replacing any damage to utilities and/or pipe at no cost to the City. Subgrade shall be compacted to 95% of the maximum dry density as determined by the standard laboratory compaction test (ASTM D698) and paid for under the compaction testing bid item.
2.06	2010-J	Subbase, Modified, 6-Inch Depth (City Furnished) Refer to B-Sheets for typical sections. Refer to D-Sheets for locations and layouts. Refer to J-Sheets for staging requirements. Refer to W-Sheets for cross sections. Item includes approximate 5% additional quantity for the use in field adjustments made by the Engineer. - Subbase shall be furnished to the Contractor for use on this project. The Contractor shall load, haul, spread, and place modified subbase. Subbase shall be made available to the Contractor at City Public Works Yard, 100 E. Ohio Street, Webster City. - Subbase is made available to the Contractor solely for this Contract item. - Proofrolling is required and shall be incidental to this bid item. Contractor shall notify Engineer and City staff, 24 hours prior to proofrolling subbase. Compaction testing shall be paid for under the Compaction Testing bid item.
2.07	2010-J	Subbase, Special Backfill, 8-Inch Depth (Contractor Furnished) Item is for the placement of 8-inches of special backfill under PCC full depth patch locations. Refer to D-sheets for PCC full depth patch locations. Refer to J-sheets for staging requirements. Special backfill shall be furnished by the Contractor. Compaction testing shall be performed and paid for under Compaction Testing bid item. Certified weight tickets are required and shall be submitted to the engineer. Item includes additional 30 SY for field adjustments approved by the Engineer. Item includes approximate 5% additional quantity for the use in field adjustments made by the Engineer.
2.08	2010-K-3-a	Removal of Known Pipe and Conduit, CMP, 12-Inch Dia. Refer to F-sheets for location. If clearing and grubbing is needed to remove the outlet pipe sections, the Contractor shall plug and fill remaining sections of pipe that cannot be removed without clearing and grubbing. Any length of plug and fill shall be paid as Removal of Known Pipe and Conduit, CMP, 12-Inch Dia. Fill material shall be flowable mortar. Removal of aprons shall be incidental, regardless of size and material, and length of apron measured in the total length of removal of known pipe and conduit.
2.09	2010-M	Compaction Testing Compaction testing shall be performed by a third-party independent testing laboratory approved by the Engineer. Compaction testing shall be performed on subbase preparation. Perform compaction testing per SUDAS Section 2010, 3.09. Coordinate testing results with the Engineer. Subbase that does not meet requirements for moisture content and/or density will be required to be re-tested, at no additional cost to the City, until the required level of compaction is achieved.
3.01	3010-F	Trench Compaction Testing Item is for compaction of all trenches, including services and around structures. Contractor to coordinate testing with the Engineer for witnessing of tests. Re-tests are at the expense of the Contractor.

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
 QUANTITIES AND ESTIMATE REFERENCE INFORMATION
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com



Project No: 124.0534.01

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1" = NTS	
Technician: EIG	Date: 10/30/2024	Field Bk	
Project No: 124.0534.01			Sheet C.1

ESTIMATE REFERENCE INFORMATION

101-06

Item No.	Item Code	Description
4.01	4010-A-1	Sanitary Sewer Gravity Main, Trenched, AWWA C900 PVC, 8-Inch Dia. Refer to Sheet D.1 for locations. Connection to existing 8" VCP with Fernco coupling and steel band clamps or Engineer approved equal. shall be incidental to this bid item.
4.02	4010-H	Removal of Sanitary Sewer, Vitrified Clay Pipe, 8-Inch Dia. Refer to Sheet D.1 for locations.
4.03	4020-A-1	Storm Sewer, Trenched, RCP, 15-Inch Dia.
4.04	4020-A-1	Storm Sewer, Trenched, RCP, 18-Inch Dia.
4.05	4020-A-1	Storm Sewer, Trenched, RCP, 24-Inch Dia. Refer to D-Sheets for locations and layouts. Refer to Tab. 104-03 for quantities and information. Refer to J-sheets for staging requirements. Gasketing of storm pipe, materials, and compliance with water-sewer crossover requirements are incidental to this item. Temporary plugs and collars are incidental to this item. All trenches shall be backfilled at the end of the day's work. Trenches within roadway area shall be surfaced with 6-inch thick temporary granular surfacing level with driving surface.
4.06	4030-B, C, D	Pipe Apron, RCP, 24-Inch Dia., with Footing and Guard Refer to Sheet D.4 for location and layout. Refer to Tab. 104-03 for information and quantities. Refer to detail TYP-6 on Sheet B.2 for additional information.
4.07	4040-A	Subdrain, Corrugated PVC, 6-Inch Dia.
4.08	4040-C-1	Subdrain Cleanout, Type A-2, 6-Inch Dia.
4.09	4040-D-1	Subdrain Outlets and Connections, Into-Structure Refer to D-sheets for locations and quantities. Subdrain connections include precast or core drilled holes into structures, pipe, and wyes. All trenches shall be backfilled at the end of the day's work. Trenches within roadway area shall be surfaced with 6-inch thick temporary granular surfacing level with driving surface. Subdrain and connections shall include any fittings and bends.
4.10	4040-E	Storm Sewer Service Stub, 6-Inch Dia. Refer to D-sheets for locations and quantities. Item includes two 6-inch diameter 22.5-degree bends, connection to storm structure by precast or core drilled holes, connection to existing service stub, sawing, coupling, and removal of 20 linear feet of existing 6-inch diameter service stub to connection.
5.01	5010-A-1	Water Main, Trenched, PVC, 6-Inch Dia.
5.02	5010-A-1	Water Main, Trenched, PVC, 8-Inch Dia. Refer to MWM-Sheets for locations and layouts. Refer to Tab 105-01 for information. Refer to J-Sheets for staging information and requirements. Megalug fittings are required and are incidental. Temporary connections, piling, and backfill are incidental to this bid item. Pressure testing, chlorination, and disinfection per AWWA C651-14 is required and is incidental to this item. Refer to MWM-Sheets for critical crossing information. All trenches shall be backfilled at the end of the day's work. Trenches within roadway area shall be surfaced with 6-inch thick temporary granular surfacing level with driving surface.
5.03	5010-C-2	Fittings, Ductile Iron Refer to MWM-Sheets for locations and layouts. Refer to Tab 105-03 for information. Refer to J-Sheets for staging requirements. Item includes double polyethylene wrapping of all ductile iron fittings. Item includes an additional 100 lbs. of fittings to be used if needed and approved by the Engineer. Coordinate with Engineer to inspect all fittings.
5.04	5010-E-1	Water Service Pipe, Copper or Polyethylene, 1-Inch Dia. Refer to MWM-Sheets for locations and layouts. Refer to J-Sheets for staging requirements and information. Refer to Tab. 105-04 in the MWM-Sheets. for quantities. Protect existing services until transferred over to new main. Tracer wire is required for polyethylene services. Item includes an additional 60 LF for service relocation if encountered during storm sewer construction on Willson Avenue. Item includes connection to existing service.
5.05	5010-E-2	Water Service Corporation, Double Strap Saddle and Ball Corporation, 1-Inch Dia. Refer to MWM-Sheets for locations and layouts. Refer to J-Sheets for staging requirements and information. Refer to Tab. 105-03 for quantities. Item includes installation of saddle tap and corporation stop. Saddle shall be double strapped. Corporation shall be ball valve or approved engineer equivalent.
5.06	5010-E-3	Water Service Curb Stop and Box, 1-Inch Dia. Refer to MWM-Sheets for locations and layouts. Refer to J-Sheets for staging requirements and information. Refer to Tab. 105-03 for quantities. Item includes the connection to existing service and replacement of curb stop and box. Protect existing services until transferred over to new main. Tracer wire is required for polyethylene services. Item includes 3 extra curb stop boxes for curb stops encountered and in conflict with storm sewer on Willson Avenue.
5.07	5010-999-A	Water Service Stub, Trenchless, Copper or Polyethylene, 1-Inch Dia. Item is for the trenchless installation of two water service stubs to 500 Brewer Street and 1920 Willson Avenue. Refer to Sheet MWM.1 for locations. Item includes, but is not limited to, trench excavation; dewatering; furnishing and installing service pipe; trenchless installation materials and equipment; pit excavation; furnishing and installing water service corporation, saddle, curb stop and box; furnishing, placing, and compacting bedding and backfill material; and connection to existing service. Measurement shall be in linear feet of water service installed measured along the centerline of the water service. Payment shall be made at the unit price for each linear feet of trenchless water service installed.
5.08	5010-F	Water Main Abandonment, Cap, 6-Inch Dia. Or Less
5.09	5010-H	Water Main Removal, 6-Inch Dia. Or Less Refer to MWM-Sheets for locations. Cutting and capping of line is incidental to removal item. Removal of valve and valve box is incidental to water main removal. Coordinate with the City for any valve or valve box to be salvaged and delivered to the City.
5.10	5020-A	Gate Valve, Ductile Iron, 6-Inch Dia.
5.11	5020-A	Gate Valve, Ductile Iron, 8-Inch Dia.
5.12	5020-B	Tapping Valve Assembly, 12-Inch Dia. x 8-Inch Dia. Refer to MWM-Sheets for locations. Refer to Tab. 105-03 and 105-04 for information. Refer to J-Sheets for staging requirements.
5.13	5020-C	Fire Hydrant Assembly Refer to D- and MWM-Sheets for locations. Refer to Tab. 105-04 for information. Fittings shall be double wrapped in polyethylene wrap in accordance with SUDAS 3.05. Fire hydrant assemblies shall be Mueller Super Centurion polyethylene wrap in accordance with SUDAS 3.05. Fire hydrant assemblies shall be Mueller Super Centurion 250 #A423 or Clow Medallion with 3 way nozzles and 5-1/4" barrel or approved equal as determined by City. All fittings, spools, tracer wire testing stations and appurtenances are considered incidental to the item. Tracer wire testing stations shall be Copperhead Industries Cobra style or approved equal.
5.14	5020-F	Valve Box Adjustment, Minor

ESTIMATE REFERENCE INFORMATION

101-06

Item No.	Item Code	Description
-	-	Refer to D-Sheets for locations. Valve boxes within asphalt pavement area require a 24" circular boxout. Boxouts shall be 6-inch depth and be C-4WR PCC mix design with no class F fly ash substitution allowed. PCC boxouts shall be incidental to the bid item.
5.15	5020-J	Fire Hydrant Assembly Removal Refer to MWM-Sheets for locations. Refer to J-Sheets for staging information. Coordinate with the City for any valve or hydrant to be salvaged and delivered to the City.
5.16	5999-A	Water Insulation Item is for the insulation of existing water main where the cover over the water main is below 5'. Refer to D-sheets for locations. Refer to Sheet B.2 for insulation detail. Item includes, but is not limited to, excavation; dewatering; furnishing, placing, and compacting compacted sand material meeting SUDAS Section 3010, 2.03, A requirements; furnishing and installing insulation rigid foam; and furnishing, placing, and compacting backfill material. Measurement shall be in linear feet of insulation installed along the centerline of the water main. Payment shall be made at the unit price for each linear feet of insulation installed.
6.01	6010-A	Manhole, SW-401, 48-Inch Dia.
6.02	6010-B	Intake, SW-505
6.03	6010-B	Intake, SW-506
6.04	6010-B	Intake, SW-509
6.05	6010-B	Intake, SW-508, With SW-545 7'-10" Extension Length
6.06	6010-B	Intake, SW-508, With SW-545 13'-10" Extension Length Refer to Tab. 104-03 for information and details. Refer to D-Sheets for layouts and information. Refer to J-Sheets for staging information. All excavations shall be backfilled at the end of the day's work. Excavations within roadway area shall be surfaced with 6-inch thick temporary granular surfacing level with driving surface. All intakes and manholes without tops and castings shall be covered with a steel plate before end of day. Collars for pipe connections, temporary plating of structures, and subdrain connection holes is incidental to this item.
6.07	6010-E-1	Manhole Adjustment, Minor Refer to D-Sheets for locations and information. Chimney seals are required for sanitary manholes. Internal chimney seals are not permitted. Removal of brick rings shall be incidental to the bid item. Item includes Type B or Type F castings using a height adjustment mechanism, per Standard Road Plans SW-601 and SW-602, are required for all manholes in pavement; Type A or Type E castings will be allowed outside the pavement; Expanded polypropylene (EPP) or concrete adjustment rings are required; sloped adjusting rings as necessary and sealant material; and concrete boxout per SUDAS Figure 7020.201 for manholes in asphalt pavement or Figure 7010.103 for manholes in concrete pavement. The maximum height of adjusting rings allowed for manhole castings shall be 16 inches. For sanitary sewer manholes with brick adjustments rings, Contractor shall remove brick adjustment rings and place concrete or EPP adjustment rings. Casting shall be installed with a exterior infiltration barrier. Contractor shall place a concrete collar around the existing manhole top and bottom 6 inches of exterior infiltration barrier.
6.08	6010-G-1	Connection to Existing Manhole Item is for connecting to existing sanitary sewer manhole shown on Sheet D.1.
6.09	6010-H-2	Remove Intake Refer to F-Sheets for locations. Refer to J-Sheets for staging requirements. All material shall become property of the Contractor to dispose of off site.
7.01	7010-E	Curb and Gutter, 2.5-FT Width, 6-Inch Thick Refer to B-Sheets for typical sections and details. Refer to D-Sheets for locations and layouts. Refer to J-Sheets for staging information and requirements. Additional 6-inch gutter width for grate intake boxouts shall be incidental to the bid item. PCC mix design shall be C-4WR with no class F fly ash substitution allowed. Item includes approximate 5% additional quantity for the use in field adjustments made by the Engineer.
7.02	7010-I	PCC Pavement Samples and Testing Item is for the Contractor to provide independent third party laboratory and field sampling and testing for plastic and hardened PCC, and thickness cores. All testing in accordance with SUDAS requirements for PCC samples and testing. The Independent Lab shall cut, cast, collect and transport all cylinders, cores, and samples. The independent lab shall complete air and slump testing. Provide all test data to the Engineer.
7.03	7020-B	Pavement, Asphalt, 3-Inch Thick, Base Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic
7.04	7020-B	Pavement, Asphalt, 1.5-Inch Thick, Interm. Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic
7.05	7020-B	Pavement, Asphalt, 1.5-Inch Thick, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic Refer to D-Sheets for locations and layouts. Pavement shall include a minimum of three courses: 3-inch thick base course, 1.5-inch thick intermediate course, and a 1.5-inch thick surface course, for a total of 6-inch thickness. Item includes approximate 5% additional quantity for the use in field adjustments made by the Engineer. Refer to J-Sheets for staging requirements. Item includes tack coat. Thickness, smoothness, and density provisions are in effect.
7.06	7020-I	Asphalt Pavement Samples and Testing Item is for the Contractor to provide independent third party laboratory and field sampling and testing for uncompacted asphalt samples. All testing in accordance with SUDAS requirements for asphalt pavement samples and testing. The Independent Lab shall cut, cast, collect and transport all cylinders, cores, and samples. Asphalt sampling and testing specifically requires laboratory testing, aggregate sampling, and the provision of Iowa DOT Asphalt Paving Daily Plant Report for uncompacted HMA samples at the required testing frequency. The Contractor shall use nuclear density gauge to establish a rolling pattern. The nuclear density gauge results shall not be used for acceptance or calculation of pay factors. Profilograph for asphalt pavement and overlay areas is required unless waived by Engineer. Provide all test data to the Engineer.
7.07	7021-B	Asphalt Overlay, 1.5-Inch Thick, Intermediate Layer, 1/2 Inch Dia. Agg., PG 58-28S, Standard Traffic
7.08	7021-B	Asphalt Overlay, 1.5-Inch Thick, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S, Standard Traffic Refer to D-Sheets for locations and layouts. Pavement shall include a minimum of two courses: 1.5-inch thick intermediate course and 1.5-inch thick surface course, for a total of 3-inch thickness. Compaction to 92% minimum density is required. Refer to J- Sheets for staging requirements. Item includes tack coat. Thickness, smoothness, and density provisions are in effect.
7.09	7030-A-1	Removal of Sidewalk
7.10	7030-A-3	Removal of Driveway Refer to F-Sheets for locations and layouts. Refer to J-Sheets for staging requirements. Existing sidewalk is assumed 4-inch thick. Existing paved driveway is assumed 5-inch thick. No adjustment in unit pricing will be made for variation of thickness. Removed pavement materials, free from dirt, shall be delivered to the City shop at 100 E. Ohio Street, Webster City. HMA and PCC materials shall be separated for delivery to the City. Item includes an additional 20 SY of driveway and 5 SY of sidewalk removal for field adjustments approved by the engineer.
7.11	7030-E	Sidewalk, PCC, 4-Inch Thick
7.12	7030-E	Sidewalk, PCC, 6-Inch Thick Refer to B-Sheets for typical sections. Refer to D-Sheets for locations. Refer to S-Sheets for grade information. Refer to SUDAS detail 7030.205 for curb ramp details. PCC mix design shall be C-4WR with no class F fly ash substitution allowed. Item includes an additional 5 SY of 4" PCC sidewalk for field adjustments approved by the engineer.

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
 QUANTITIES AND ESTIMATE REFERENCE INFORMATION
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.



Project No: 124.0534.01

Sheet C.2

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1" = NTS	Field Bk
Technician: EIG	Date: 10/30/2024		
Project No: 124.0534.01			Sheet C.2

2727 SW SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

ESTIMATE REFERENCE INFORMATION

101-06

Item No.	Item Code	Description
7.02A	7010-I	PCC Pavement Samples and Testing Item is for the Contractor to provide independent third party laboratory and field sampling and testing for plastic and hardened PCC, and thickness cores. All testing in accordance with SUDAS requirements for PCC samples and testing. The Independent Lab shall cut, cast, collect and transport all cylinders, cores, and samples. The independent lab shall complete air and slump testing.
7.03A	7020-B	Pavement, Asphalt, 1.5-Inch Depth, Interm. Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic
7.04A	7020-B	Pavement, Asphalt, 1.5-Inch Depth, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic Refer to D and E Sheets for locations and layouts. Pavement shall include a minimum of two courses: 1.5-Inch thick intermediate course and 1.5-Inch thick surface course, for a total of 3-Inch thickness. Compaction to 92% minimum density is required. Smoothness will be measured with a 10' straight edge.
		Refer to J- Sheets for staging requirements. Item includes tack coat. Thickness, smoothness and density provisions are in effect.
7.05A	7020-I	Asphalt Pavement Samples and Testing Item is for the Contractor to provide independent third party laboratory and field sampling and testing for uncompacted asphalt samples. All testing in accordance with SUDAS requirements for asphalt pavement samples and testing. The Independent Lab shall cut, cast, collect and transport all cylinders, cores, and samples. Asphalt sampling and testing specifically requires laboratory testing, aggregate sampling, and the provision of lowa DOT Asphalt Paving Daily Plant Report for uncompacted HMA samples at the required testing frequency. The Contractor shall use nuclear density gauge to establish a rolling pattern. The nuclear density gauge results shall not be used for acceptance or calculation of pay factors. Profilograph for pavement and overlay asphalt areas is required unless waived by Engineer.
7.06A	7040-H	Pavement Removal Item includes removal of HMA and PCC pavements, PCC curb and gutter, pavement patches, and driveways. Refer to F-Sheets for locations and layouts. Roadway pavement depth is assumed at 6 inch depth. No additional compensations will be made for varying thicknesses. Removed pavement materials, free from dirt, shall be delivered to the City Shops at 100 E. Ohio Street, Webster City. HMA and PCC materials shall be separated for delivery to the City.
7.07A	7999-A	Shoulder Finishing Item is for placing a 2' wide Class A granular material meeting Iowa DOT Section 2315 along the edges of asphalt roadway pavement to a minimum depth of 6-inches. Refer to Sheet E.1 for locations. Item includes, but is not limited to, furnishing, placing, and compacting class A granular material; and excavation. Measurement shall be made at the tonnage amount installed by certified weight tickets. Payment shall be made at the unit price per tonnage measured.
8.01A	8030-A	Temporary Traffic Control Refer to J-Sheets for traffic control and staging information. Additional traffic control devices, signs, flaggers, barrier rails, or items required to maintain traffic or provide temporary safety closures shall be incidental to this item.
11.01A	11,020-A	Mobilization This item includes, but is not limited to, mobilization of personnel, equipment, and supplies for all items under this contract. This item shall also include notifying the City and Engineer at least 7 days prior to site work and proper site cleanup following completion of work. Coordinate with utility companies, City, Engineer, and property owners. Locating and potholing of utilities shall be incidental to this bid item. Handbills and property owner notifications are incidental to this item. Construction staking shall be provided by the Engineer and requires a minimum 72 hour notice. Construction re-staking due to Contractor carelessness or willingness to disturb survey stakes will be charged back to the Contractor.

STORM SEWER

104-03

INTAKES AND UTILITY ACCESSES							PIPES													
No.	Location Station and Offset	Type or Standard Road Plan	Form Grade	Rim	Bottom Well	Notes	Line Number	Intake/Utility Access No.		Material Type	Pipe Size	Bid Length	Design Length	Slope	Flow Lines			Pipe Profile Sheet No.	Notes	
			Elev.	Elev.	Elev.			From	To						Inlet Elevation	Outlet Elevation	Other Elevation			
ST-01	103+00.00, 15.50' RT	SW-509	1075.50		1071.38		P-01	ST-01	ST-02	RCP	15	149	145	3.00	1071.88	1067.54		D.1		
ST-02	104+38.00, 28.00' RT	SW-401 (48")		1071.55	1066.73		P-02	ST-02	ST-03	RCP	15	78	74	6.50	1067.23	1062.44		D.1		
ST-03	104+95.00, 18.00' RT	SW-401 (48")		1066.75	1061.64		P-03	ST-03	ST-05	RCP	15	156	152	11.50	1062.14	1044.69		D.1/D.2		
ST-04	106+50.00, 15.50' LT	SW-508 W/ SW-545 EXT.	1049.21		1039.90	13'-10" EXTENSION	P-04	ST-04	ST-05	RCP	15	35	31	2.00	1040.40	1039.78		D.3		
ST-05	106+50.00, 15.50' RT	SW-508 W/ SW-545 EXT.	1049.21		1038.98	7'-10" EXTENSION	P-05	ST-05	ST-06	RCP	15	190	186	2.50	1039.48	1034.83		D.3/D.5		
ST-06	108+40.00, 15.50' RT	SW-508 W/ SW-545 EXT.	1038.41		1033.99	7'-10" EXTENSION	P-06	ST-06	ST-08	RCP	18	108	104	1.40	1034.49	1033.04		D.5		
ST-07	109+45.00, 14.35' LT	SW-505	1037.00		1032.51		P-07	ST-07	ST-08	RCP	15	28	24	2.00	1033.01	1032.53		D.5		
ST-08	109+43.00, 14.75' RT	SW-506	1037.05		1031.73		P-08	ST-08	ST-09	RCP	24	18	16	1.50	1032.23	1031.99		D.5		
ST-09	109+69.00, 25.00' RT	24" RCP APRON	1031.89			FG = OUTLET FL	P-09	EX	ST-02	PVC	6	10	10		1070.30	1068.38			INCLUDES TWO 22.5 DEG BENDS	
TOTALS																				
										RCP	15	636								
										RCP	18	108								
										RCP	24	18								
										PVC	6	10								

BREWSTER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

QUANTITIES AND ESTIMATE REFERENCE INFORMATION

WEBSTER CITY, IOWA

2727 SW SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 | www.snyder-associates.com

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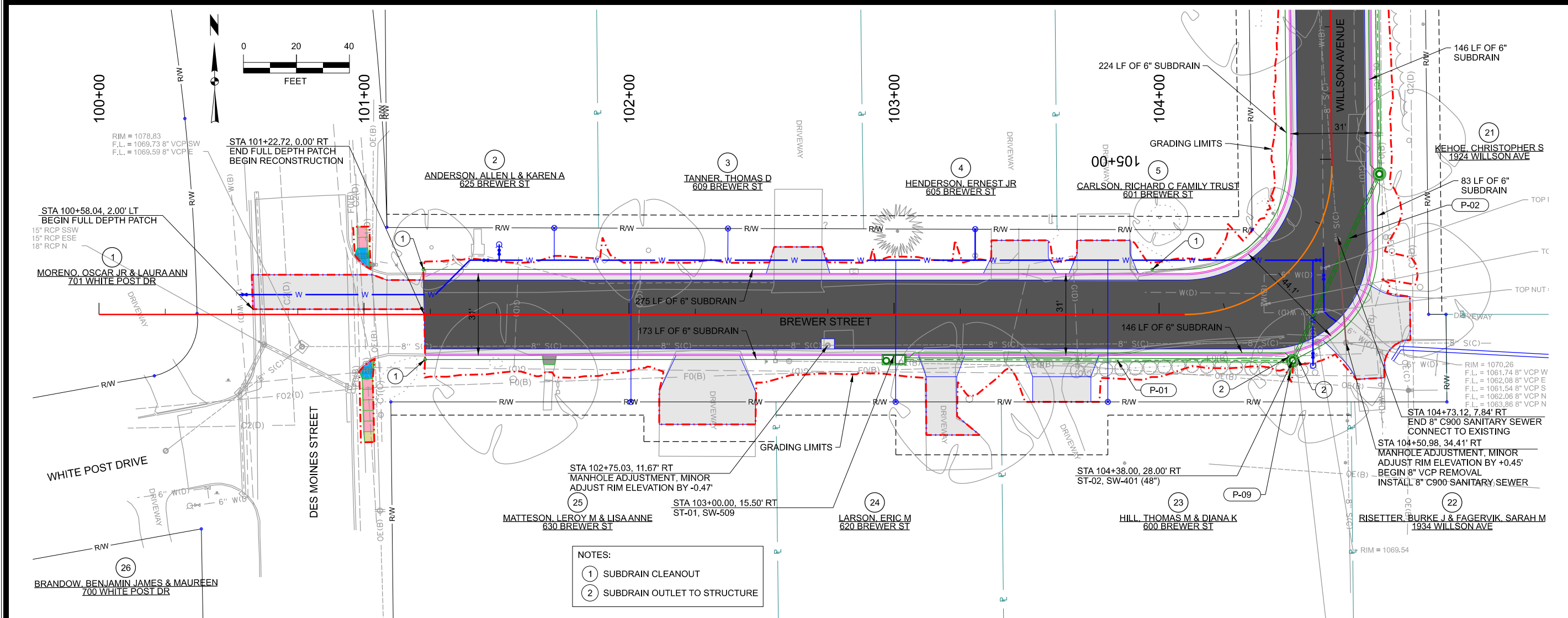


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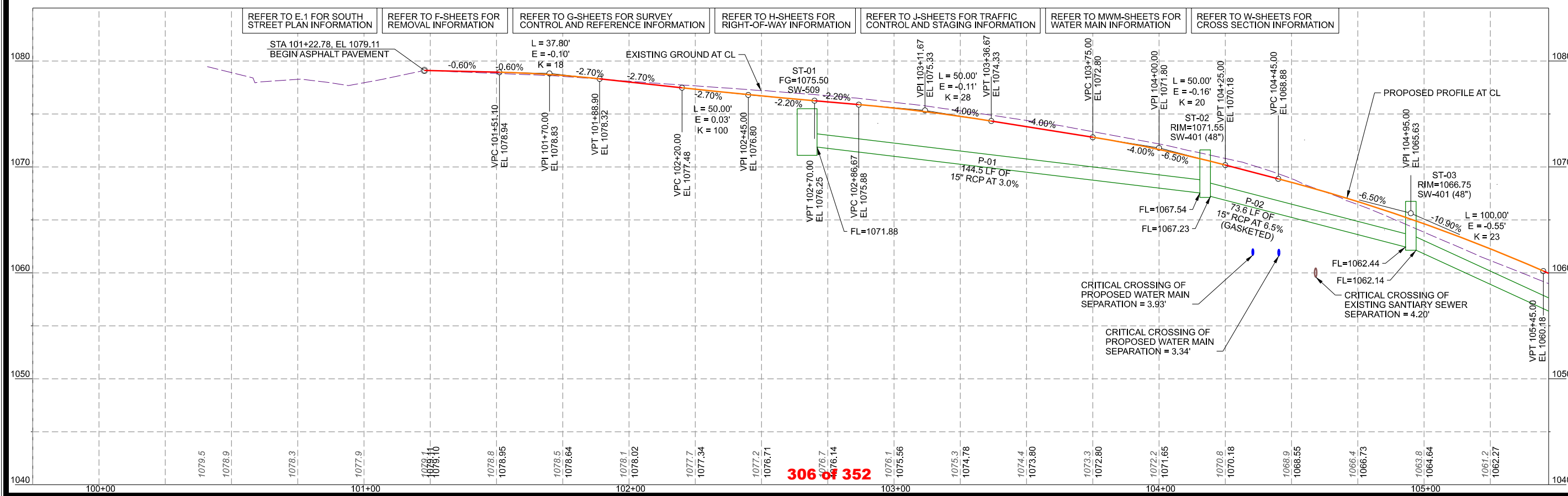
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Project No: 124.0534.01 Sheet C.4

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- NOTES:
- ① SUBDRAIN CLEANOUT
 - ② SUBDRAIN OUTLET TO STRUCTURE



	REVISION	DATE	BY
	Checked By: LCL	Scale: 1"=20'	
	Engineer: LEJ	Date: 10/30/2024	Field Bk:
	Technician: EIG		
Project No: 1240534			Sheet D.1

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

BREWER STREET PLAN AND PROFILE

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

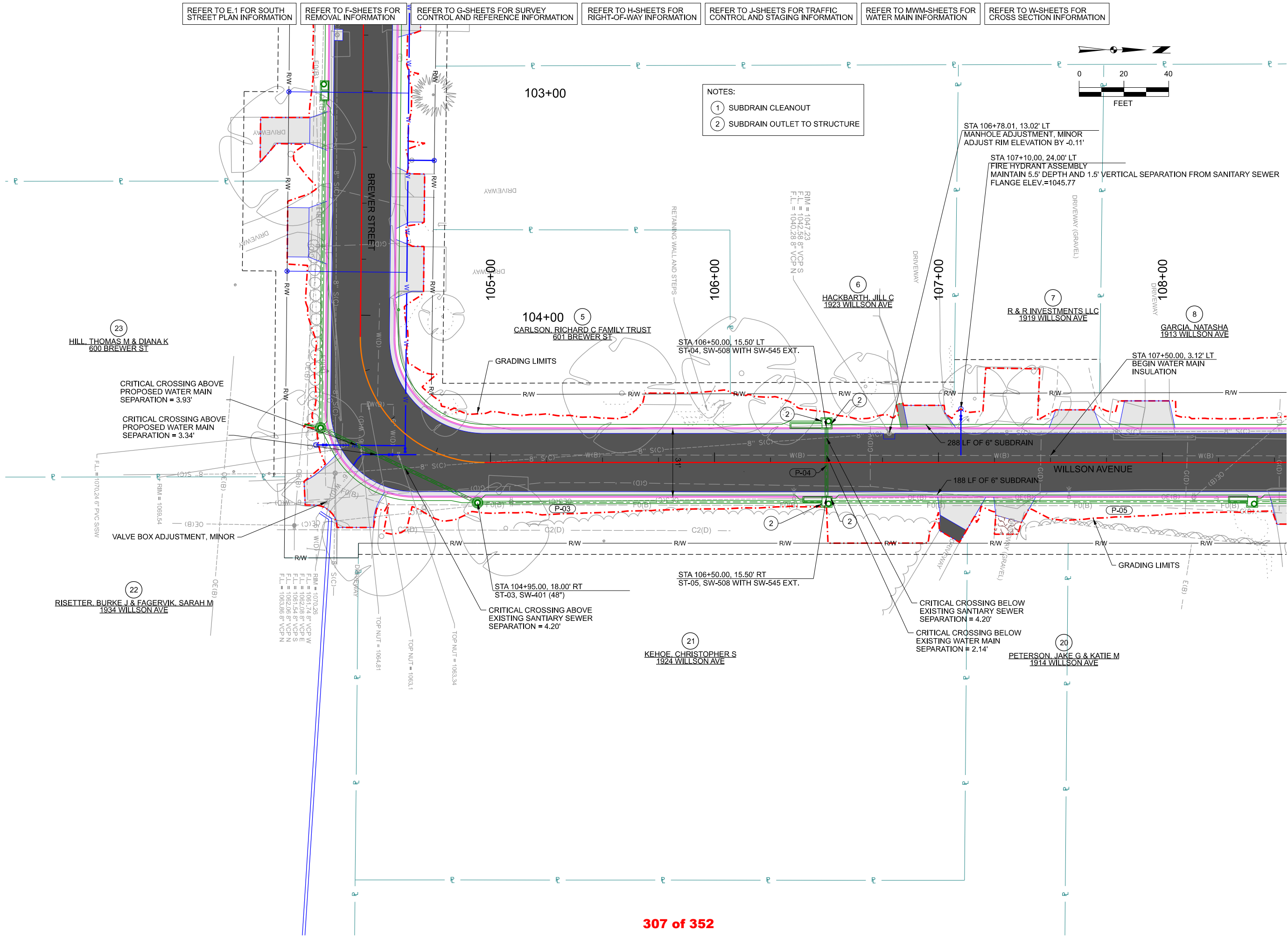
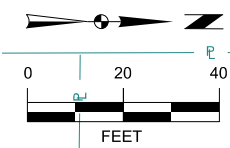
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Project No: 1240534
Sheet D.1

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REFER TO E.1 FOR SOUTH STREET PLAN INFORMATION
REFER TO F-SHEETS FOR REMOVAL INFORMATION
REFER TO G-SHEETS FOR SURVEY CONTROL AND REFERENCE INFORMATION
REFER TO H-SHEETS FOR RIGHT-OF-WAY INFORMATION
REFER TO J-SHEETS FOR TRAFFIC CONTROL AND STAGING INFORMATION
REFER TO MWM-SHEETS FOR WATER MAIN INFORMATION
REFER TO W-SHEETS FOR CROSS SECTION INFORMATION

- NOTES:
- 1 SUBDRAIN CLEANOUT
 - 2 SUBDRAIN OUTLET TO STRUCTURE



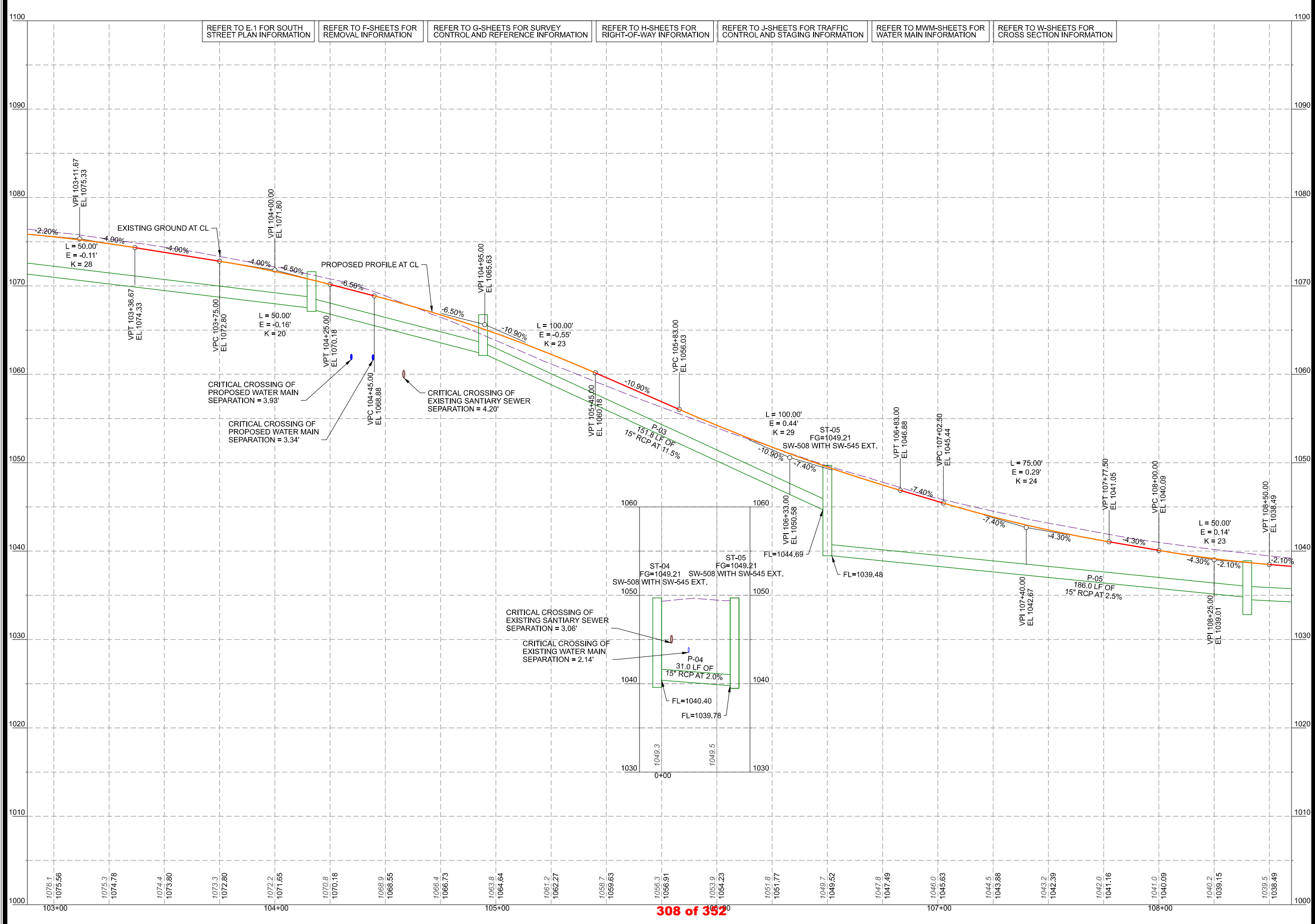
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Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
WILLSON AVENUE PLAN
WEBSTER CITY, IOWA

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REFER TO J-SHEETS FOR TRAFFIC CONTROL AND STAGING INFORMATION

REFER TO MWM-SHEETS FOR WATER MAIN INFORMATION

REFER TO W-SHEETS FOR CROSS SECTION INFORMATION

MARK	REVISION	DATE	BY

Checked By: LCL
Date: 10/30/2024
Scale: 1"=20'
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BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

WILLSON AVENUE PROFILE

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

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Project No: 1240534
Sheet D.3

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REFER TO H-SHEETS FOR RIGHT-OF-WAY INFORMATION

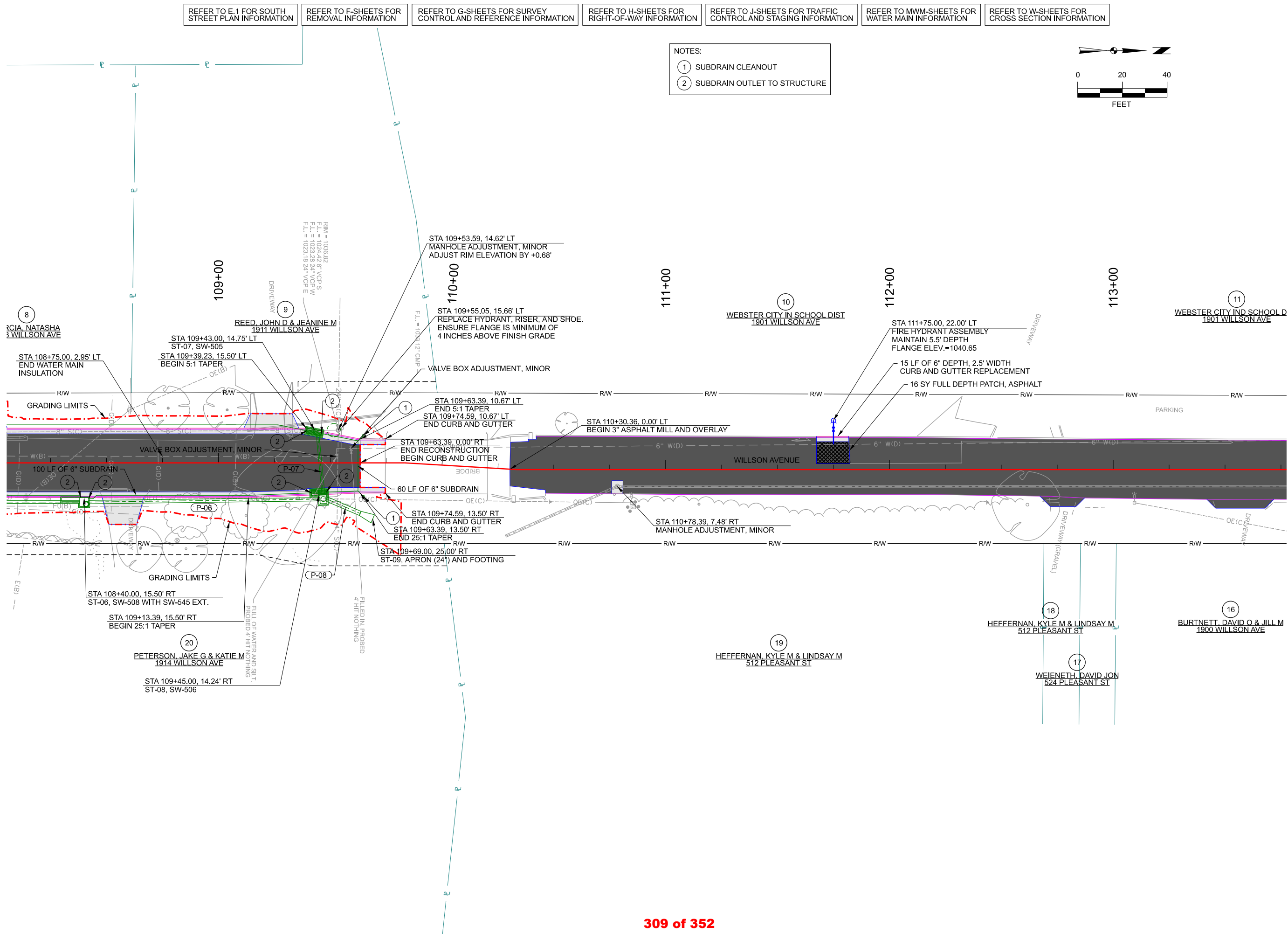
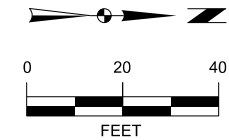
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REFER TO MWM-SHEETS FOR WATER MAIN INFORMATION

REFER TO W-SHEETS FOR CROSS SECTION INFORMATION

NOTES:

- 1 SUBDRAIN CLEANOUT
- 2 SUBDRAIN OUTLET TO STRUCTURE



BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

WILLSON AVENUE PLAN

WEBSTER CITY, IOWA

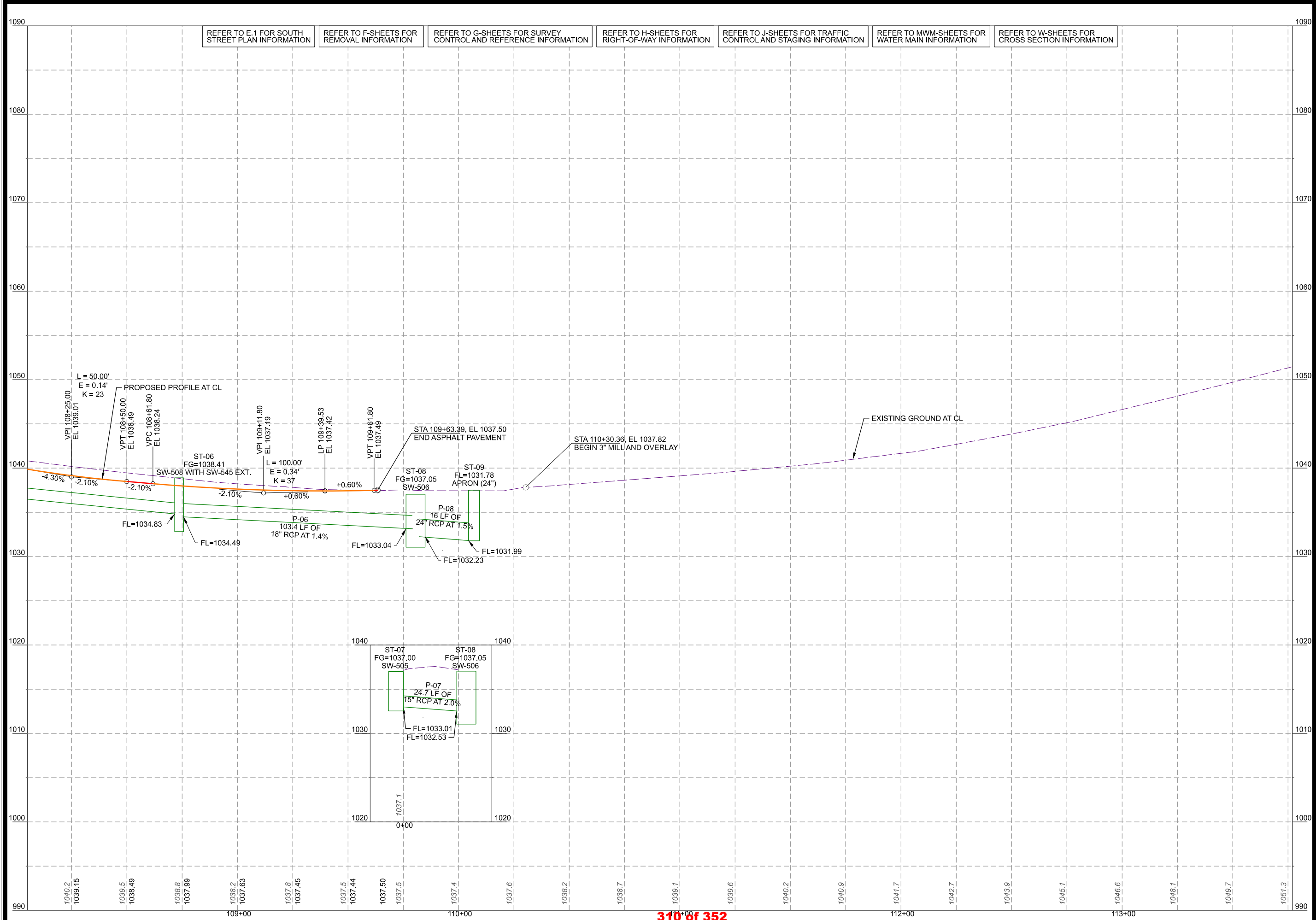
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Project No: 1240534
Sheet D.4



Project No: 1240534
Sheet D.4

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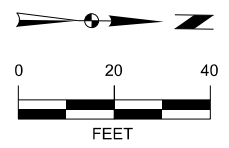
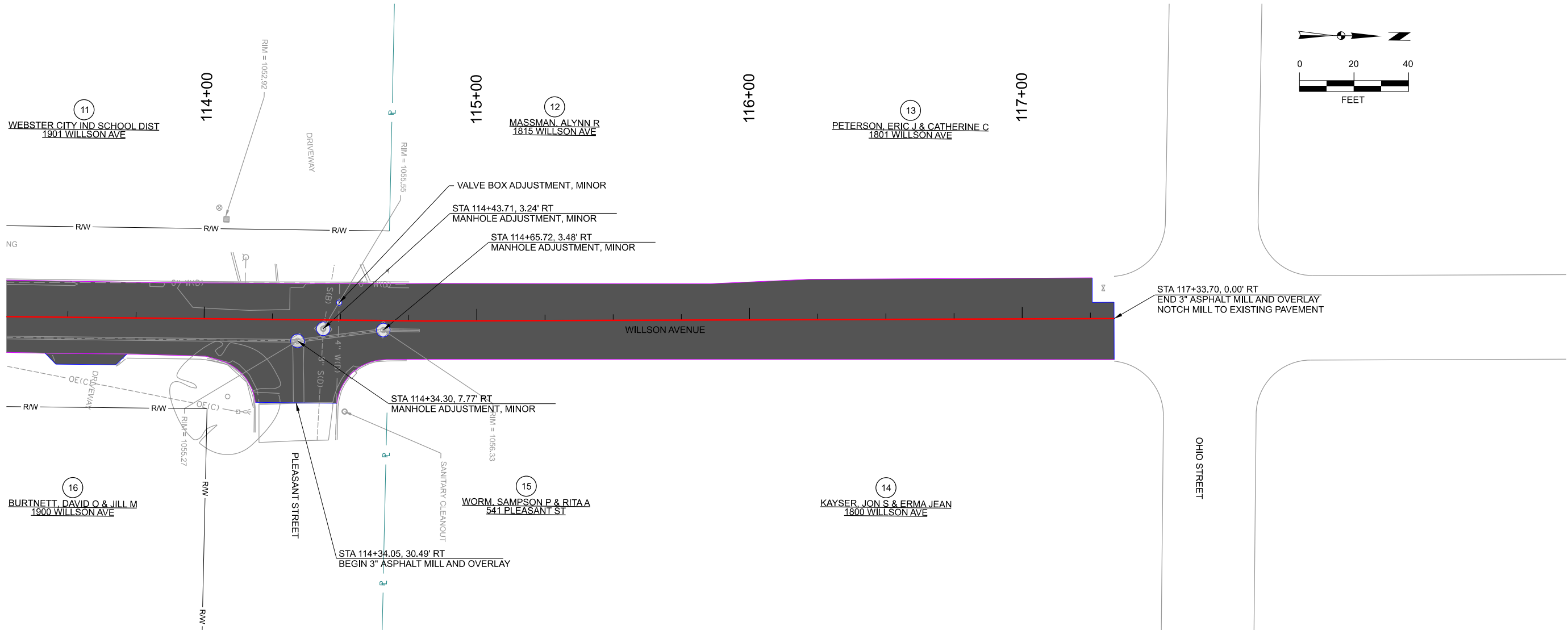
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MARK	REVISION	DATE	BY
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Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:
Project No: 1240534			Sheet D.5

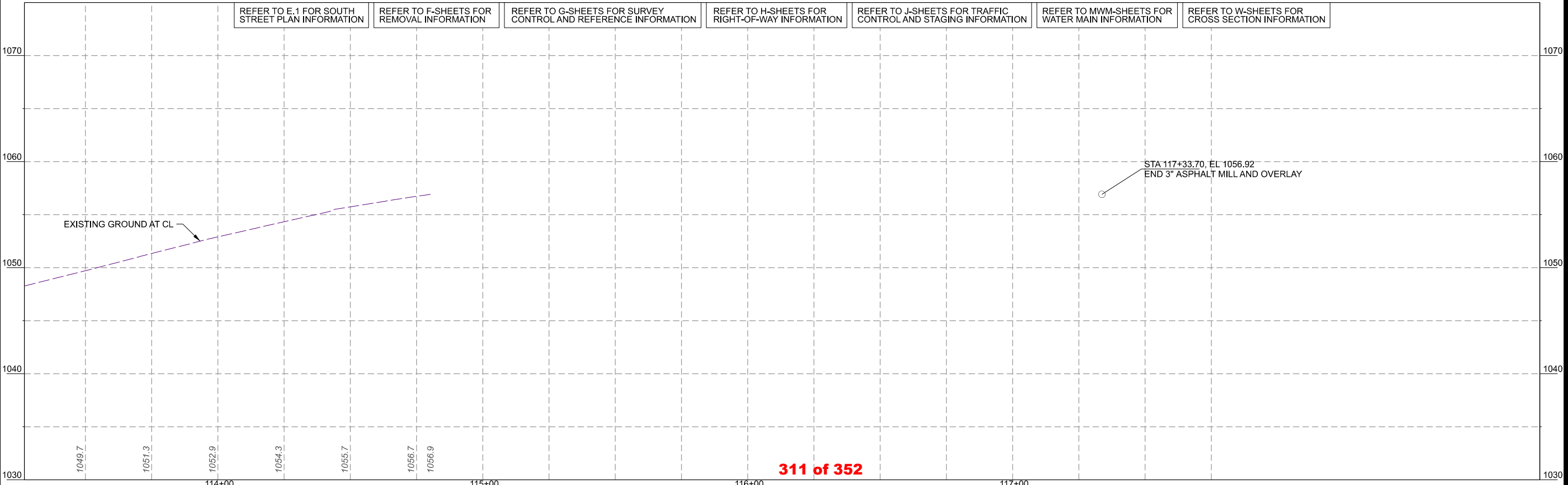
BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
WILLSON AVENUE PROFILE
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Project No: 1240534
 Sheet D.5

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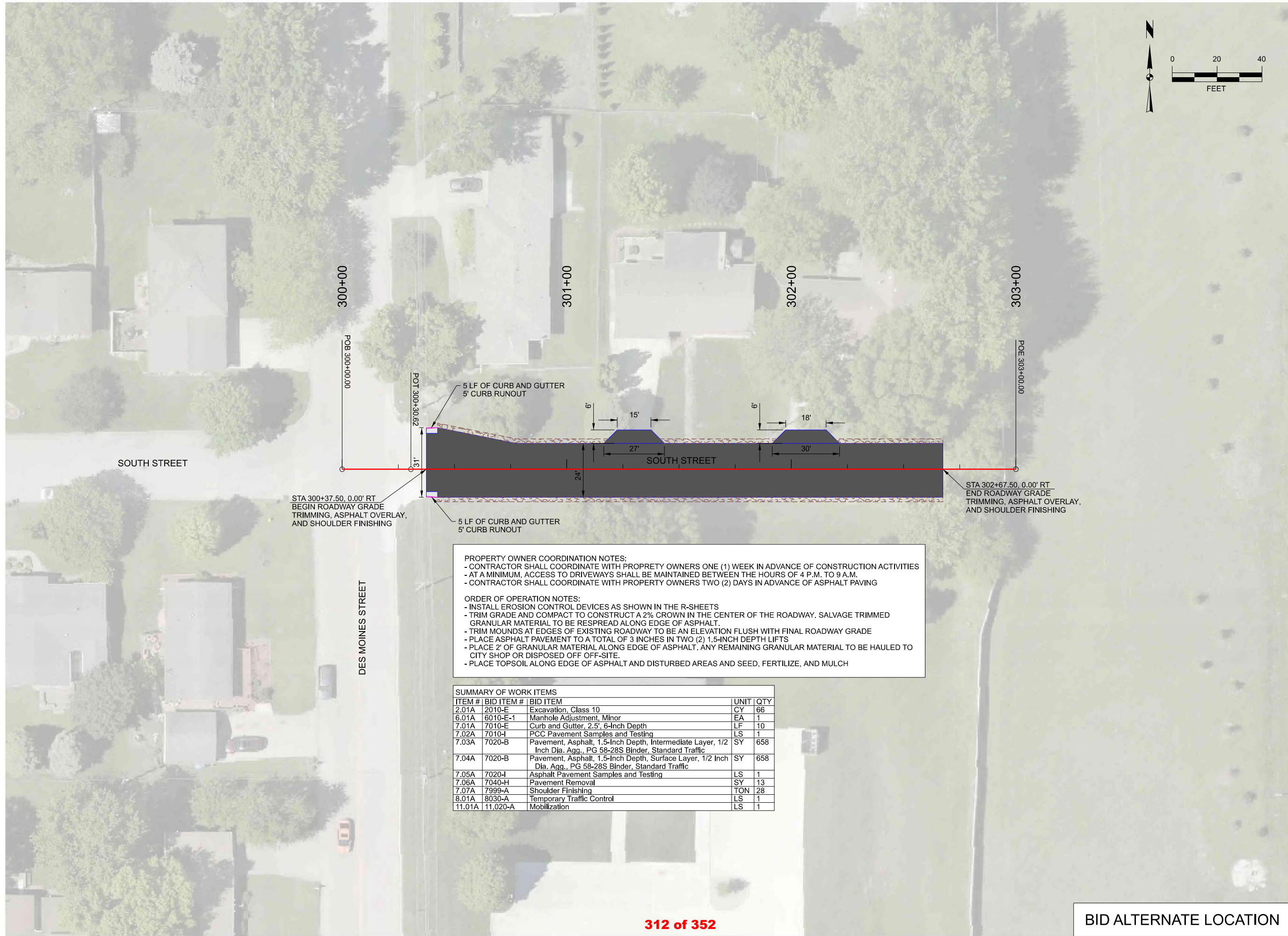
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 REFER TO W-SHEETS FOR CROSS SECTION INFORMATION



MARK	REVISION	DATE	BY
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Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:
Project No: 1240534			Sheet D.6

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
WILLSON AVENUE PLAN AND PROFILE
WEBSTER CITY, IOWA
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Project No: 1240534
 Sheet D.6



PROPERTY OWNER COORDINATION NOTES:

- CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS ONE (1) WEEK IN ADVANCE OF CONSTRUCTION ACTIVITIES
- AT A MINIMUM, ACCESS TO DRIVEWAYS SHALL BE MAINTAINED BETWEEN THE HOURS OF 4 P.M. TO 9 A.M.
- CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS TWO (2) DAYS IN ADVANCE OF ASPHALT PAVING

ORDER OF OPERATION NOTES:

- INSTALL EROSION CONTROL DEVICES AS SHOWN IN THE R-SHEETS
- TRIM GRADE AND COMPACT TO CONSTRUCT A 2% CROWN IN THE CENTER OF THE ROADWAY. SALVAGE TRIMMED GRANULAR MATERIAL TO BE RESPREAD ALONG EDGE OF ASPHALT.
- TRIM MOUNDS AT EDGES OF EXISTING ROADWAY TO BE AN ELEVATION FLUSH WITH FINAL ROADWAY GRADE
- PLACE ASPHALT PAVEMENT TO A TOTAL OF 3 INCHES IN TWO (2) 1.5-INCH DEPTH LIFTS
- PLACE 2" OF GRANULAR MATERIAL ALONG EDGE OF ASPHALT. ANY REMAINING GRANULAR MATERIAL TO BE HAULED TO CITY SHOP OR DISPOSED OFF-SITE.
- PLACE TOPSOIL ALONG EDGE OF ASPHALT AND DISTURBED AREAS AND SEED, FERTILIZE, AND MULCH

SUMMARY OF WORK ITEMS				
ITEM #	BID ITEM #	BID ITEM	UNIT	QTY
2.01A	2010-E	Excavation, Class 10	CY	66
6.01A	6010-E-1	Manhole Adjustment, Minor	EA	1
7.01A	7010-E	Curb and Gutter, 2.5' 6-Inch Depth	LF	10
7.02A	7010-I	PCC Pavement Samples and Testing	LS	1
7.03A	7020-B	Pavement, Asphalt, 1.5-Inch Depth, Intermediate Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	658
7.04A	7020-B	Pavement, Asphalt, 1.5-Inch Depth, Surface Layer, 1/2 Inch Dia. Agg., PG 58-28S Binder, Standard Traffic	SY	658
7.05A	7020-I	Asphalt Pavement Samples and Testing	LS	1
7.06A	7040-H	Pavement Removal	SY	13
7.07A	7999-A	Shoulder Finishing	TON	28
8.01A	8030-A	Temporary Traffic Control	LS	1
11.01A	11.020-A	Mobilization	LS	1

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 20'	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

SOUTH STREET PLAN

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

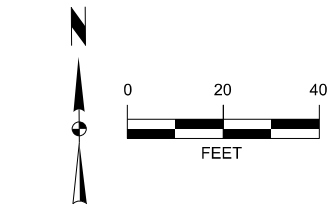
2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
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Project No: 1240534
 Sheet E.1

Project No: 1240534
 Sheet E.1

BID ALTERNATE LOCATION

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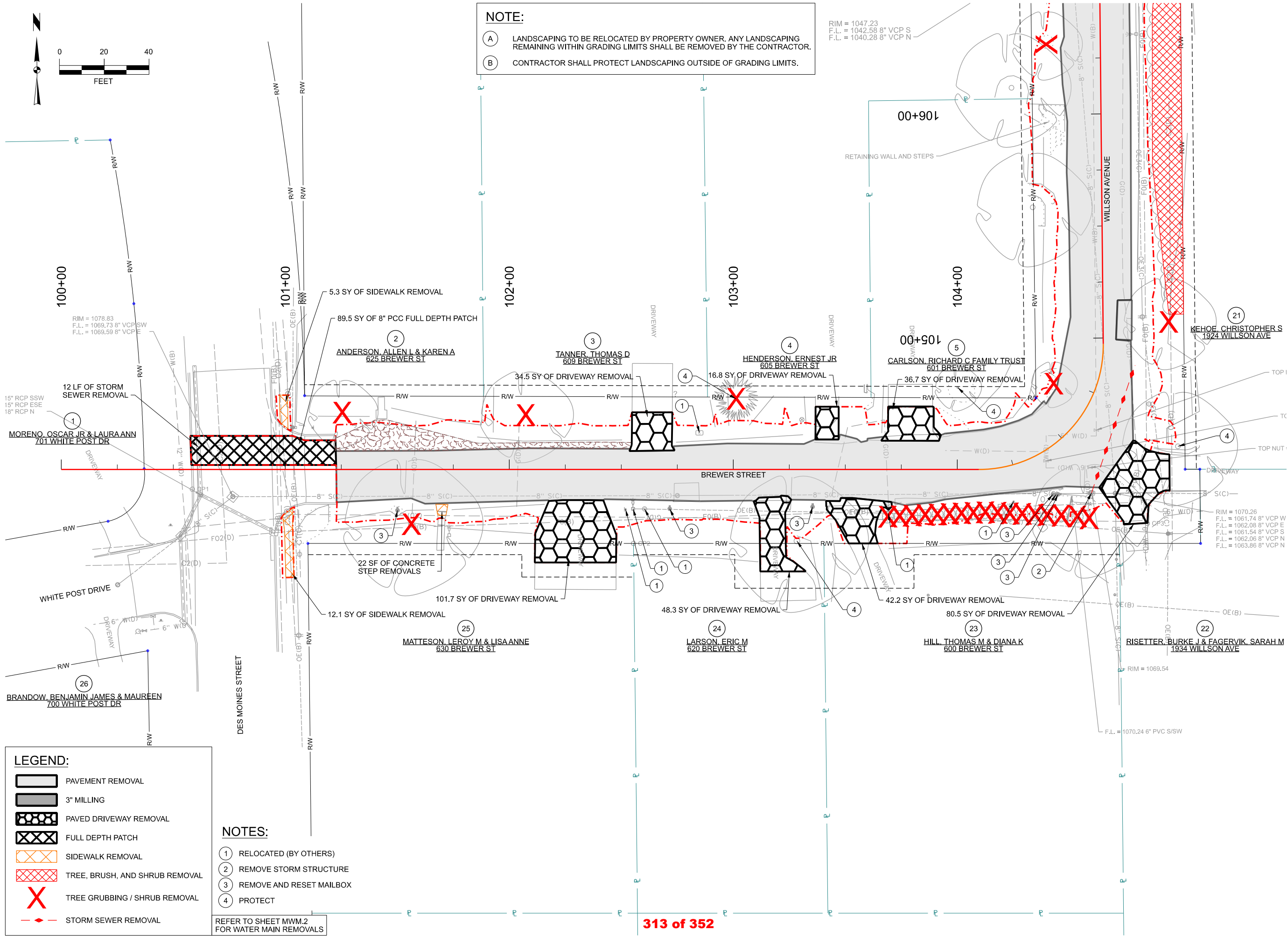


NOTE:

(A) LANDSCAPING TO BE RELOCATED BY PROPERTY OWNER. ANY LANDSCAPING REMAINING WITHIN GRADING LIMITS SHALL BE REMOVED BY THE CONTRACTOR.

(B) CONTRACTOR SHALL PROTECT LANDSCAPING OUTSIDE OF GRADING LIMITS.

RIM = 1047.23
 T.L. = 1042.58 8" VCP S
 F.L. = 1040.28 8" VCP N



LEGEND:

- PAVEMENT REMOVAL
- 3" MILLING
- PAVED DRIVEWAY REMOVAL
- FULL DEPTH PATCH
- SIDEWALK REMOVAL
- TREE, BRUSH, AND SHRUB REMOVAL
- TREE GRUBBING / SHRUB REMOVAL
- STORM SEWER REMOVAL

NOTES:

- (1) RELOCATED (BY OTHERS)
- (2) REMOVE STORM STRUCTURE
- (3) REMOVE AND RESET MAILBOX
- (4) PROTECT

REFER TO SHEET MWM.2 FOR WATER MAIN REMOVALS

MARK	REVISION	DATE	BY

Checked By: LCI
 Date: 10/30/2024
 Engineer: LEJ
 Technician: EIG
 Scale: 1"= 20'
 Field Bk: Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

REMOVALS

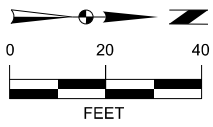
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SNYDER & ASSOCIATES, INC.

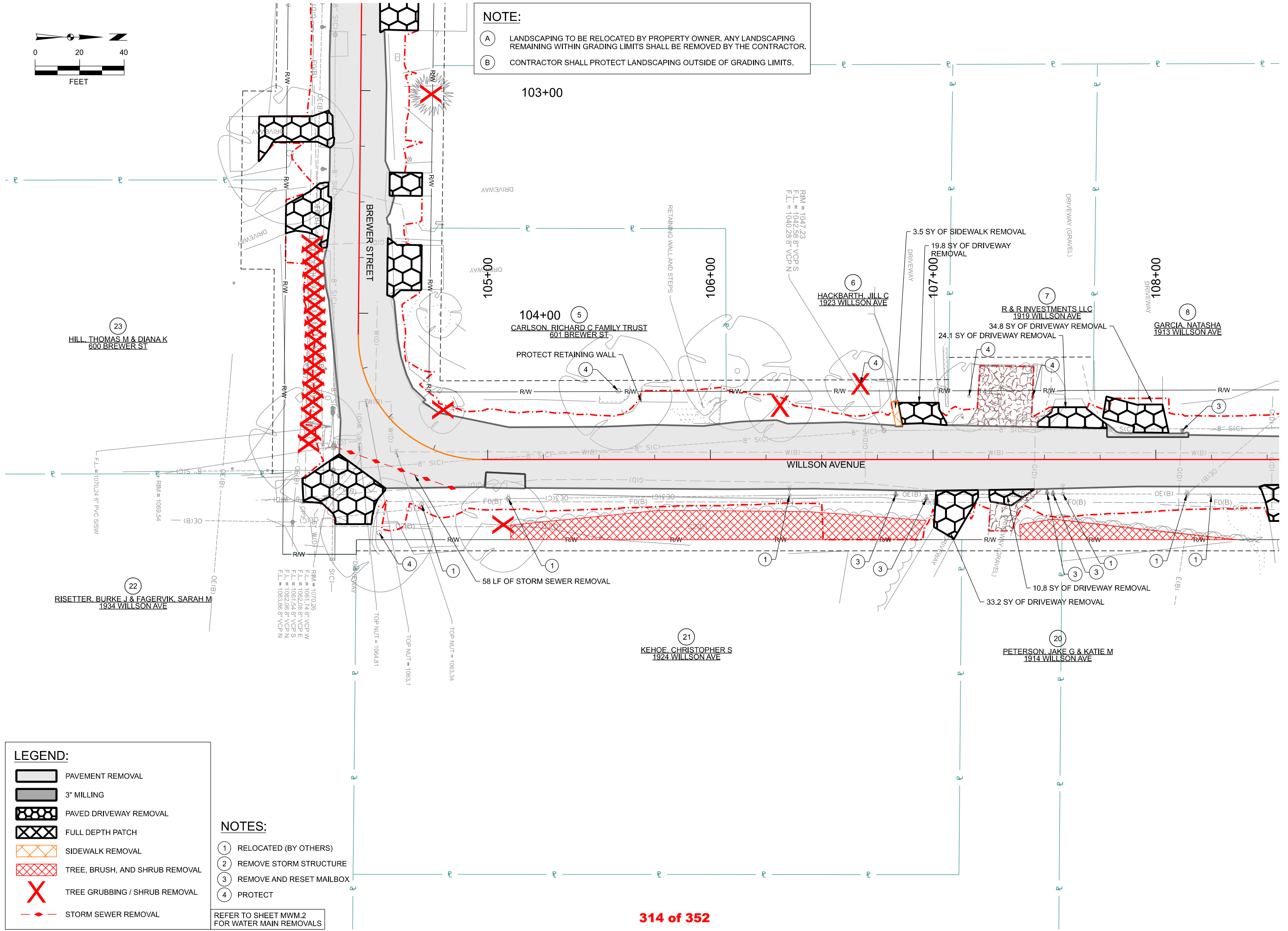
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Project No: 1240534
 Sheet F.1

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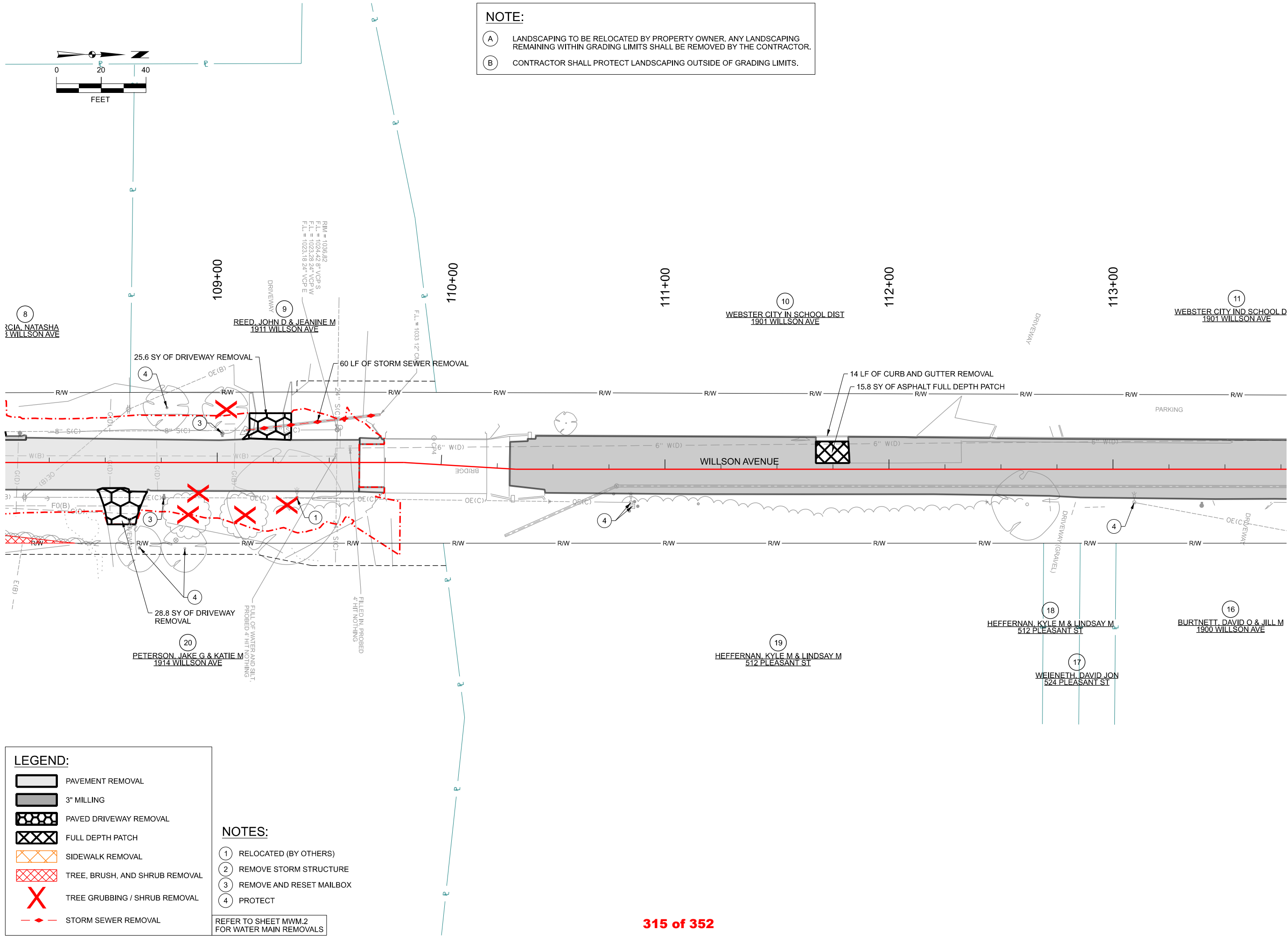
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Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
REMOVALS
 WEBSTER CITY, IOWA

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Project No: 1240534
 Sheet F.2

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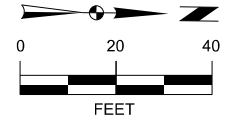
(2) REMOVE STORM STRUCTURE

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REFER TO SHEET MWM.2 FOR WATER MAIN REMOVALS

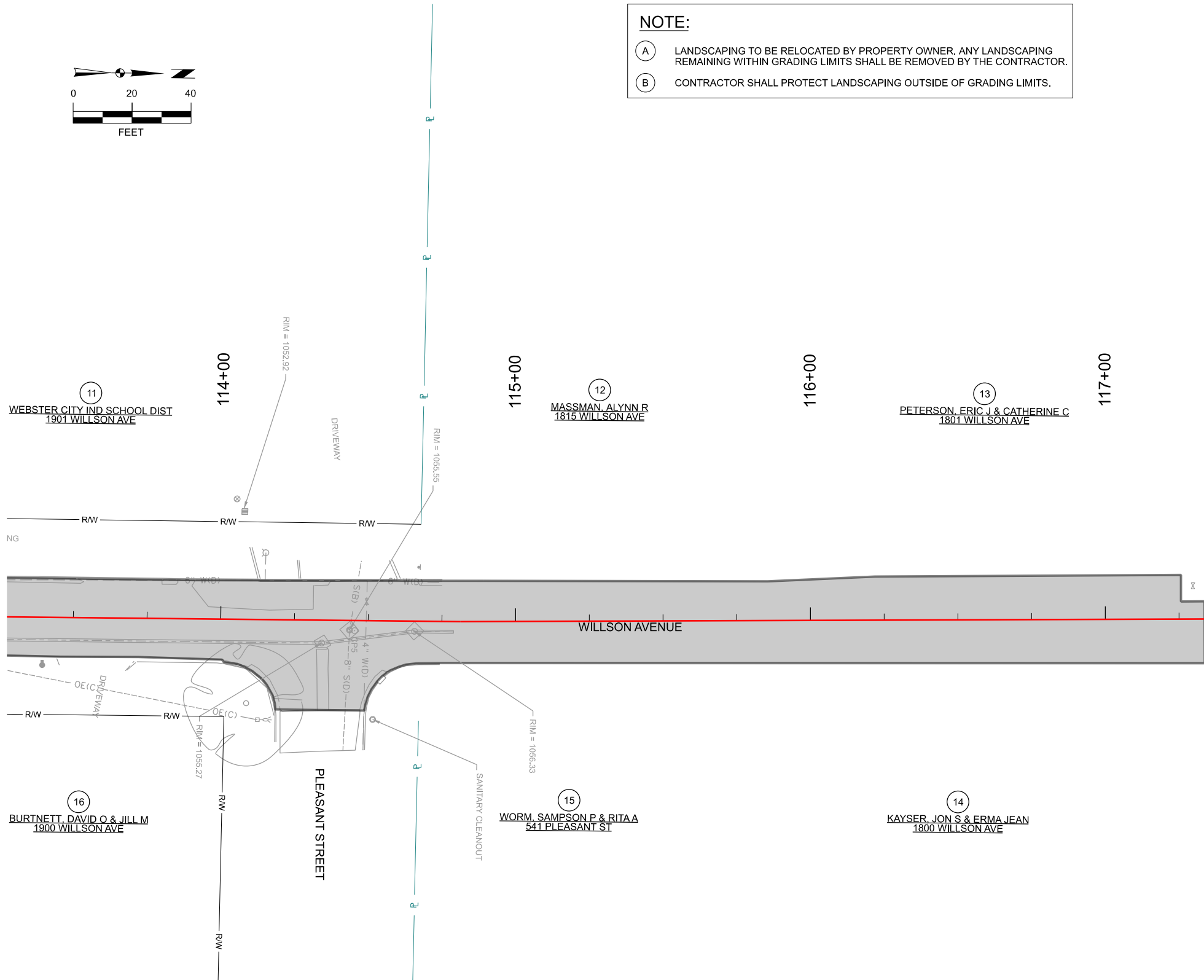
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 SNYDER & ASSOCIATES, INC. 2727 SW SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 WWW.SNYDER-ASSOCIATES.COM	Project No: 1240534 Sheet F.3																		
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REFER TO SHEET MWM.1 FOR WATER MAIN REMOVALS

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Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

REMOVALS

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

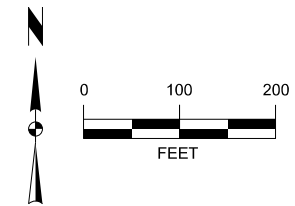
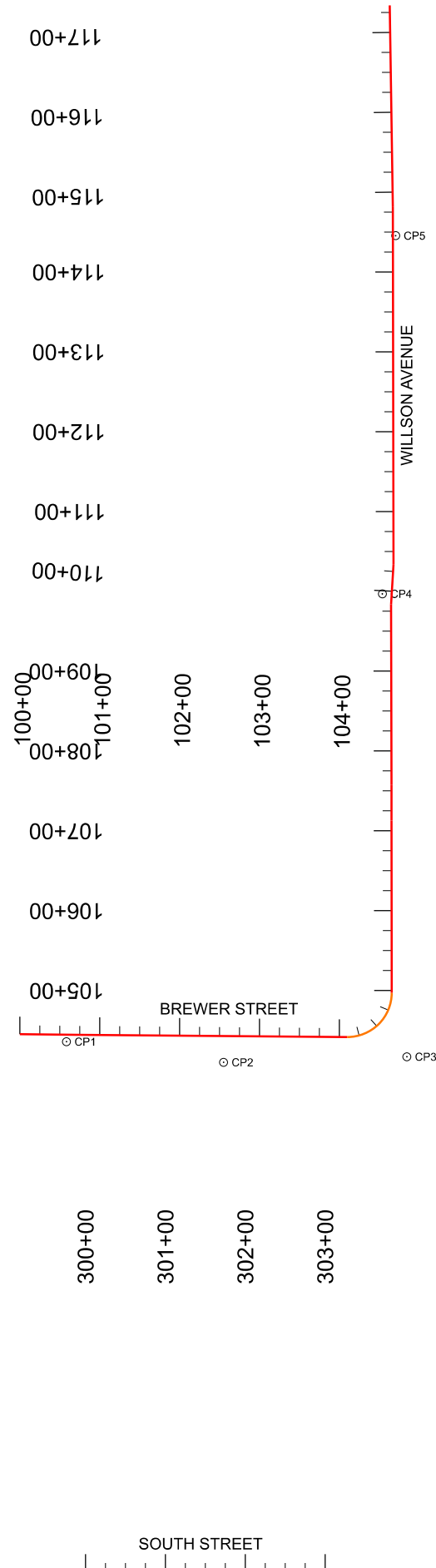
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Project No: 1240534

Sheet F.4

Project No: 1240534

Sheet F.4



BREWER STREET

Alignment Name: BREWER1
Alignment Description: Alignment\Geom_Baseline
Alignment Style: Alignment\Geom_Baseline

Element:	Station	Northing	Easting
Linear START	(START) 100+00.000	8573517.656	14773187.59
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Tangential Length: 76.223			
Linear HPI	(HPI) 100+76.223	8573517.013	14773263.81
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Tangential Length: 333.451			
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HPI	(HPI) 104+65.735	8573513.729	14773653.31
CC	(CC) 8573569.699	14773597.22	
PT	(PT) 104+97.411	8573569.79	14773653.22
Radius: 55.5			
Delta: 90.576° Left			
Degree of Curvature (Arc): 103.236°			
Length: 87.738			
Tangent: 56.061			
Chord: 78.883			
Middle Ordinate: 16.453			
External: 23.387			
Back Tangent Direction: S89°31'00.578"E			
Back Radial Direction: S00°28'59.422"W			
Chord Direction: N45°11'41.939"E			
Ahead Radial Direction: N89°54'24.456"E			
Ahead Tangent Direction: N00°05'35.544"W			
Linear PT	(PT) 104+97.411	8573569.79	14773653.22
HPI	(HPI) 107+12.907	8573785.285	14773652.87
Tangential Direction: N00°05'35.544"W			
Tangential Length: 215.496			
Linear HPI	(HPI) 107+12.907	8573785.285	14773652.87
HPI	(HPI) 107+57.894	8573830.272	14773652.84
Tangential Direction: N00°02'01.594"W			
Tangential Length: 44.986			
Linear HPI	(HPI) 107+57.894	8573830.272	14773652.84
HPI	(HPI) 109+83.392	8574055.77	14773652.47
Tangential Direction: N00°05'40.271"W			
Tangential Length: 225.499			
Linear HPI	(HPI) 109+83.392	8574055.77	14773652.47
HPI	(HPI) 110+33.482	8574105.775	14773655.39
Tangential Direction: N03°20'20.798"E			
Tangential Length: 50.09			
Linear HPI	(HPI) 110+33.482	8574105.775	14773655.39
HPI	(HPI) 114+81.219	8574553.511	14773654.65
Tangential Direction: N00°05'40.271"W			
Tangential Length: 447.737			
Linear HPI	(HPI) 114+81.219	8574553.511	14773654.65
END	(END) 117+33.702	8574805.963	14773650.68
Tangential Direction: N00°54'03.479"W			
Tangential Length: 252.482			

SOUTH STREET

Alignment Name: SOUTH
Alignment Description: Alignment\Geom_Baseline
Alignment Style: Alignment\Geom_Baseline

Element:	Station	Northing	Easting
Linear START	(START) 300+00.000	8572844.577	14773269.91
HPI	(HPI) 300+30.620	8572844.577	14773300.53
Tangential Direction: N90°00'00.000"E			
Tangential Length: 30.62			
Linear HPI	(HPI) 300+30.620	8572844.577	14773300.53
END	(END) 303+00.000	8572844.577	14773569.91
Tangential Direction: N90°00'00.000"E			
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DATE OF SURVEY

APRIL 26, 2024

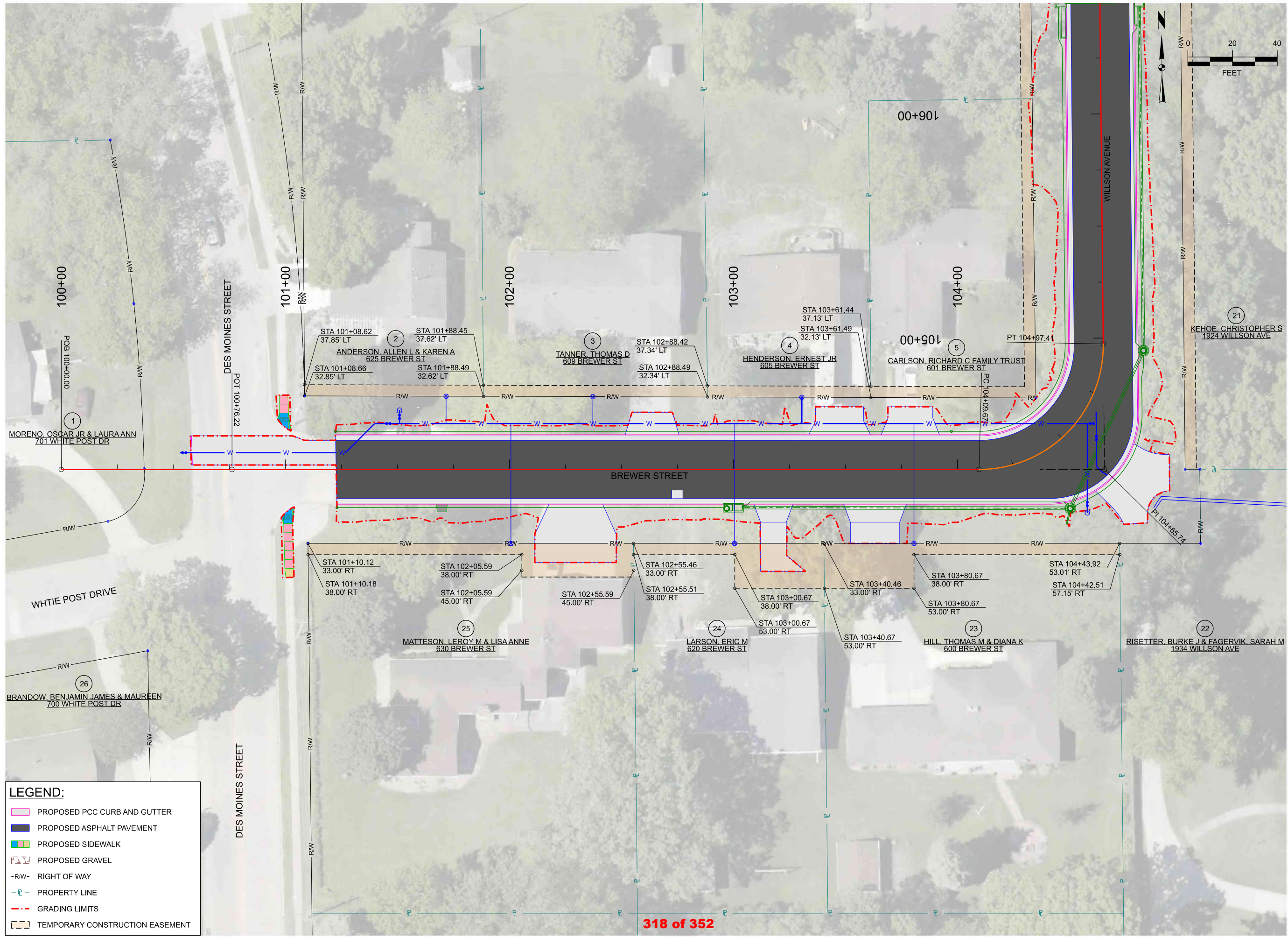
CONTROL POINTS

IOWA STATE PLANE NORTH COORDINATE SYSTEM
 NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US FEET

- CP1 N=8573508.36 E=14773246.03 Z=1078.85
CUT "X" ON BACK OF WEST CURB ON DES MOINES IN LINE WITH CL OF BREWER
- CP2 N=8573482.50 E=14773442.76 Z=1079.08
5/8" REBAR WITH YELLOW PLASTIC CAP 12090 AT NW PROPERTY CORNER FOR 620 BREWER ST
- CP3 N=8573489.49 E=14773672.23 Z=1071.85
CUT X ON NE PAVEMENT CORNER AT SE CORNER OF BREWER AND WILLSON
- CP4 N=8574069.16 E=14773641.48 Z=1038.07
CUT X ON TOP OF CURB ON WEST SIDE OF BRIDGE ON WILLSON
- CP5 N=8574517.71 E=14773658.16 Z=1055.70
CUT X ON N CORNER OF SANITARY BOX AT WILLSON AND PLEASANT

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
SURVEY CONTROL AND REFERENCE INFORMATION WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.



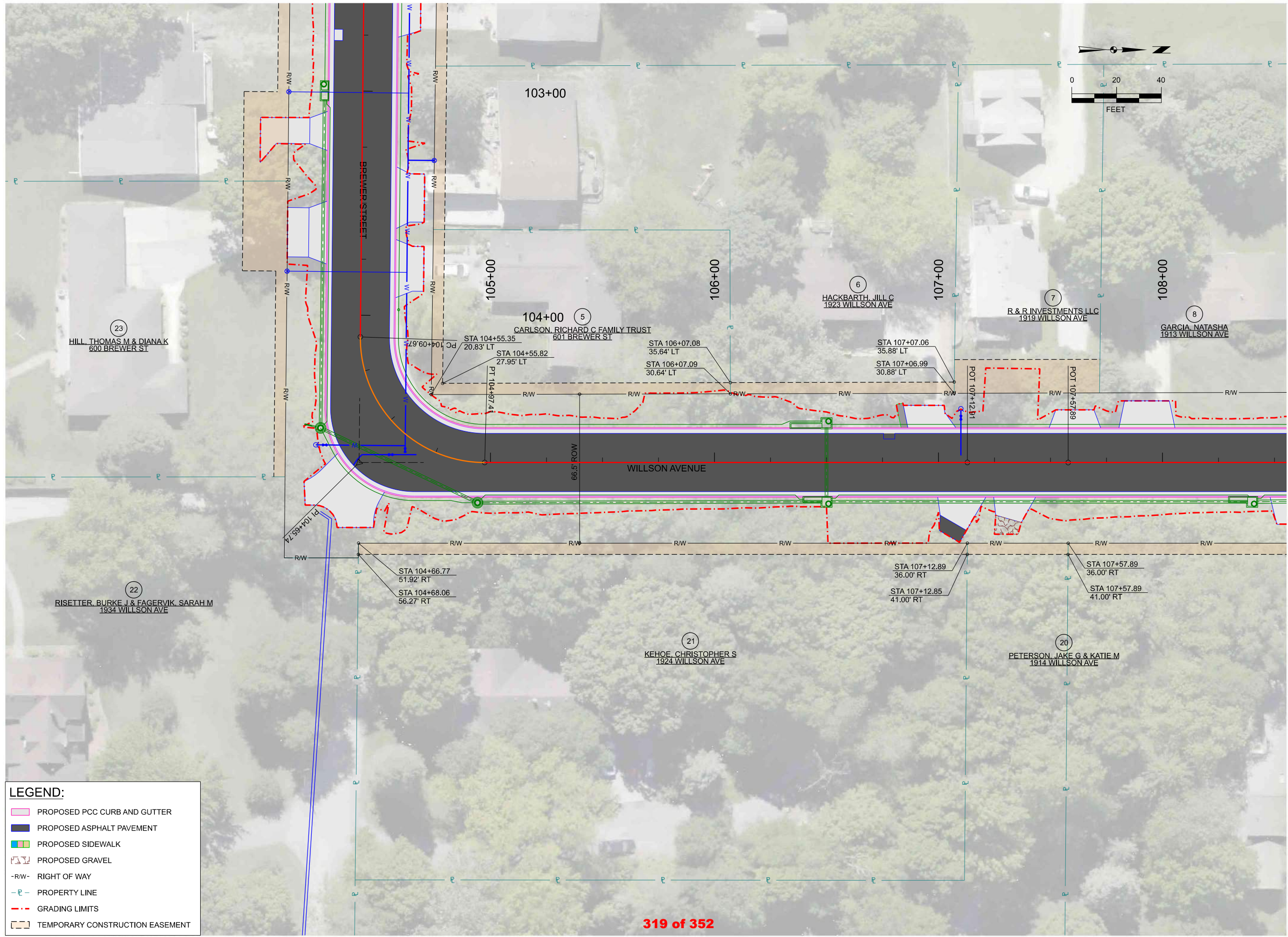


MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCI	Scale: 1"= 20'	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
RIGHT-OF-WAY INFORMATION
WEBSTER CITY, IOWA

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LEGEND:

- PROPOSED PCC CURB AND GUTTER
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED GRAVEL
- RW- RIGHT OF WAY
- P- PROPERTY LINE
- - - GRADING LIMITS
- TEMPORARY CONSTRUCTION EASEMENT

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 20'	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:
Project No: 1240534			Sheet H-2

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

RIGHT-OF-WAY INFORMATION

WEBSTER CITY, IOWA

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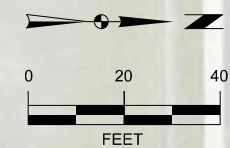
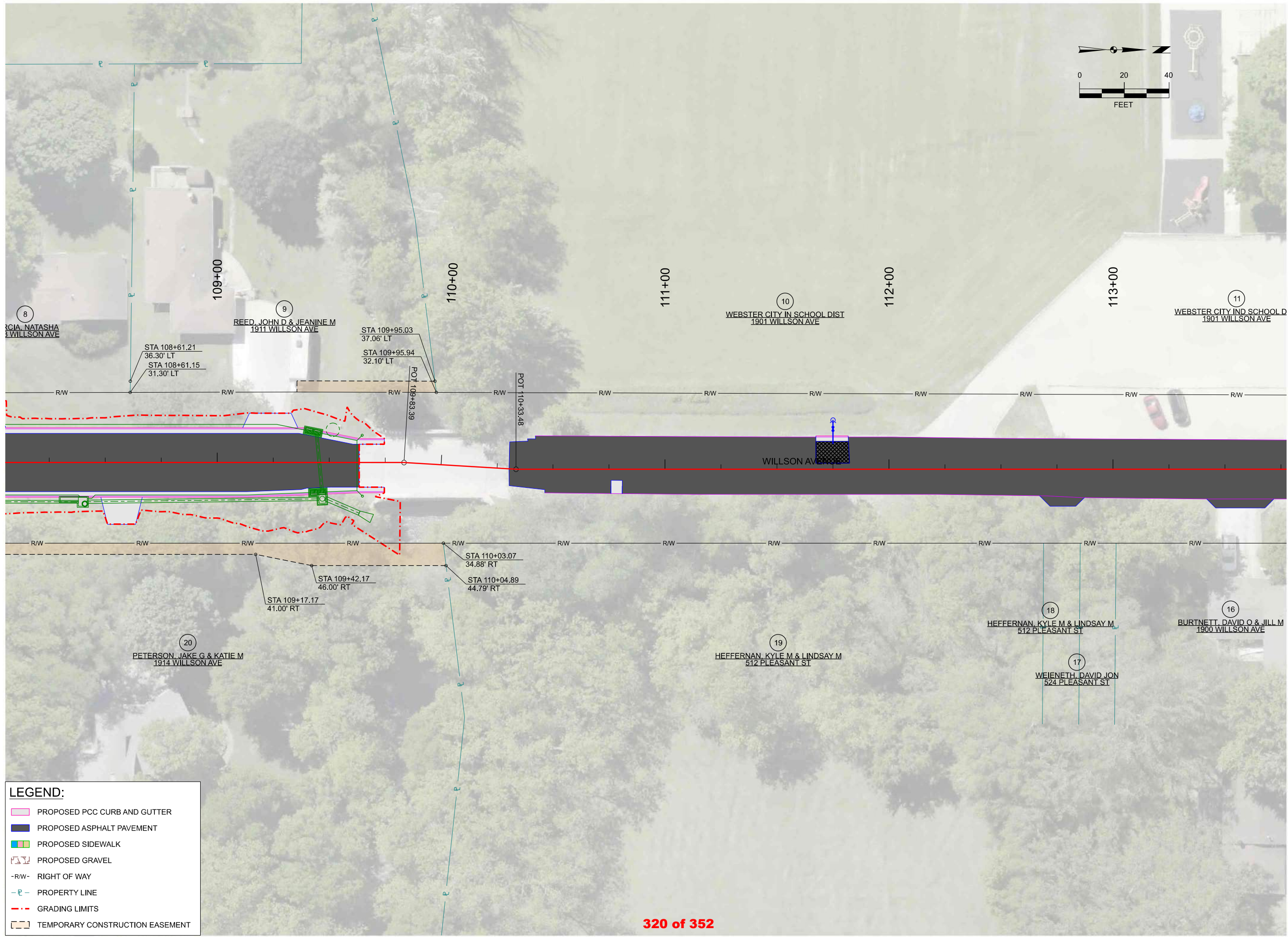
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Project No: 1240534

Sheet H.2

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LEGEND:

	PROPOSED PCC CURB AND GUTTER
	PROPOSED ASPHALT PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED GRAVEL
	-R/W- RIGHT OF WAY
	-P- PROPERTY LINE
	GRADING LIMITS
	TEMPORARY CONSTRUCTION EASEMENT

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 20'	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

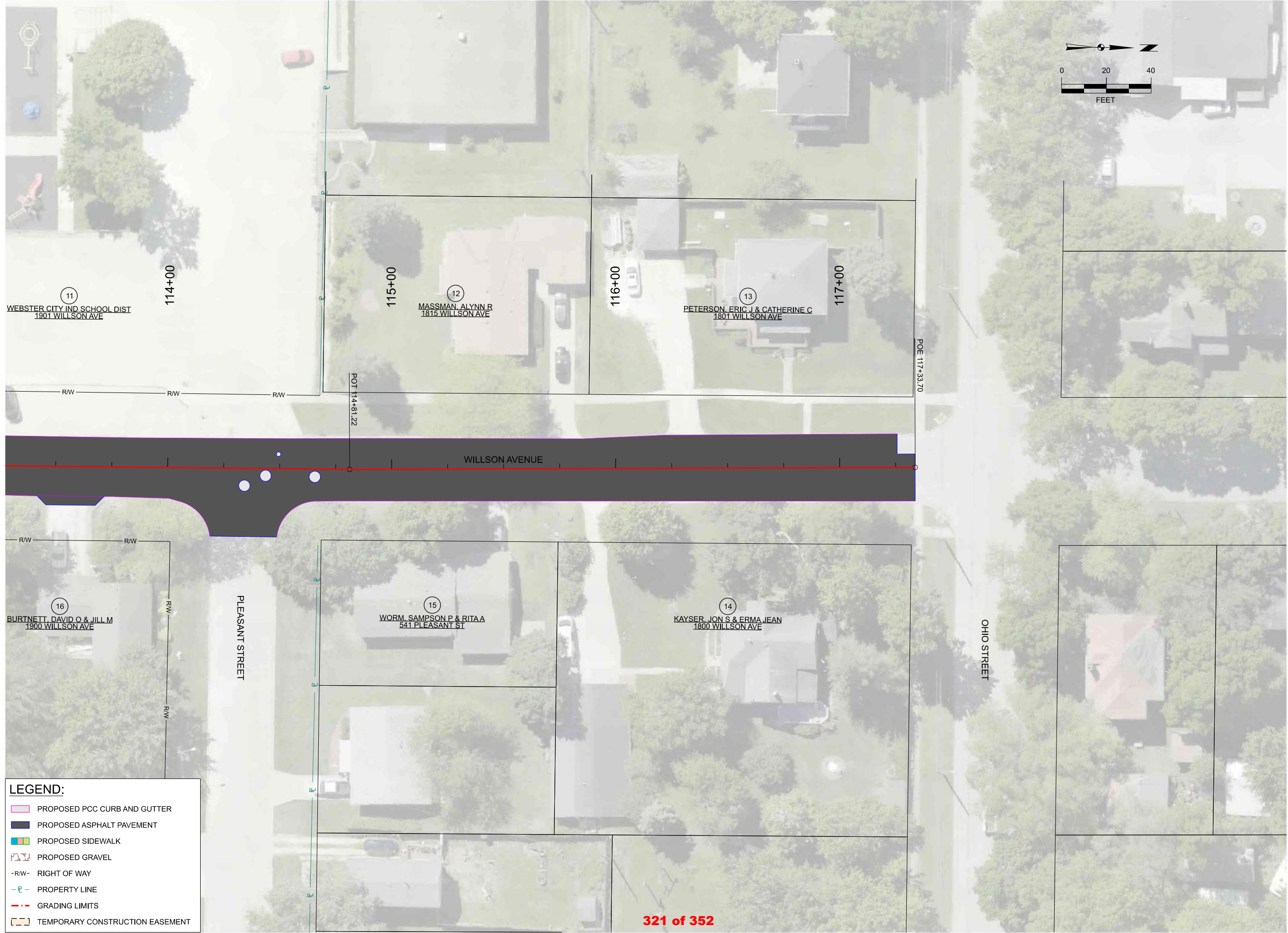
RIGHT-OF-WAY INFORMATION

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Project No: 1240534
 Sheet H.3



MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 20'	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
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Project No: 1240534
 Sheet H.4

Project No: 1240534
 Sheet H.4

TRAFFIC CONTROL NOTES

108-15

- 1. REFER TO REMAINING J-SHEETS FOR SPECIAL LAYOUTS FOR CONSTRUCTION STAGING.
2. THE CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL OPERATIONS WITH OTHER PROJECTS IN THE AREA
3. TRAFFIC CONTROL ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AS ADOPTED BY THE IOWA DEPARTMENT OF TRANSPORTATION AND 751 OF THE IOWA ADMINISTRATIVE CODE (IAC) CHAPTER 130
4. INGRESS AND EGRESS FROM THE WORK AREA WILL BE ALLOWED ONLY AT LOCATIONS SPECIFIED IN THE CONTRACT DOCUMENTS OR AS APPROVED BY THE ENGINEER. ALL TRUCK HAULING MATERIAL TO AND FROM THE WORK AREA SHALL DISPLAY A 16-INCH X 48-INCH RETRO-REFLECTIVE SIGN WITH THE LEGEND DO NOT FOLLOW INTO THE WORK AREA. THE SIGN SHALL BE ORANGE WITH BLACK LETTERING (4-INCH HEIGHT) AND BE COMPRISED OF TYPE VII SHEETING.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, CLEANED, AND REMOVED BY THE CONTRACTOR. THE CONTRACTOR SHALL CHECK TRAFFIC CONTROL DEVICES AND REPAIR OR REPLACE DAMAGED DEVICES PROMPTLY.
6. WHERE POSSIBLE, ALL POST MOUNTED SIGNS SHALL BE PLACED AT LEAST 2-FEET CLEAR BEYOND THE CURB OR EDGE OF THE SHOULDER.
7. THE LOCATION FOR STORAGE OF EQUIPMENT BY THE CONTRACTOR SHALL BE AS APPROVED BY THE ENGINEER IN CHARGE OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR SECURING A SAFE STORAGE AREA FOR EQUIPMENT AND MATERIALS USED ON THE PROJECT. REFER TO PROJECT SPECIAL PROVISIONS FOR ADDITIONAL LOCATIONS FOR STORAGE OF MATERIALS AND EQUIPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF LOCATION FOR STORAGE OF EQUIPMENT AND MATERIALS.
8. PROPOSED SIGN SPACING MAY BE MODIFIED AS APPROVED BY THE ENGINEER TO MEET EXISTING FIELD CONDITIONS OR PREVENT OBSTRUCTION OF THE MOTORIST'S VIEW OF PERMANENT SIGNING.
9. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE FOR THE TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE ENGINEER.
10. THE CONTRACTOR SHALL PROVIDE, PRIOR TO THE START OF CONSTRUCTION, THE NAME AND 24-HOUR PHONE NUMBER OF THE CONTRACTOR'S REPRESENTATIVE IN CHARGE OF THE TRAFFIC CONTROL. ALL ADDITIONAL STANDARD TRAFFIC CONTROL DEVICES, SIGNS, BARRICADES, CONES, ETC., THAT ARE REQUIRED SHALL BE DELIVERED AND INSTALLED AT THE PROJECT SIDE WITH FOUR (4) HOURS OF NOTIFICATION, INCLUDING WEEKENDS.
11. PROPOSED CHANGES IN THE TRAFFIC CONTROL PLAN SHALL BE REVIEWED WITH THE ENGINEER AT LEAST 48-HOURS PRIOR TO CHANGES BEING MADE IN THE FIELD.
12. THE CONTRACTOR SHALL COMMUNICATE TRAFFIC CONTROL CHANGES DETAILED IN THESE PLANS AND DETOUR ROUTES WITH PROPERTY OWNERS ALONG THE PROJECT CORRIDOR AT LEAST ONE WEEK PRIOR TO CHANGES.
13. THE CONTRACTOR SHALL COORDINATE POSTAL SERVICE ALONG THE PROJECT CORRIDOR WITH THE POST OFFICE PRIOR TO BEGINNING CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GARBAGE AND RECYCLING COLLECTION SERVICE WITH LOCAL PROVIDERS. THIS SHALL INCLUDE MOVING WASTE RECEPTACLES TO A DESIGNATED LOCATION OUTSIDE THE CORRIDOR FOR COLLECTION AND RETURNING THE RECEPTACLES TO THE OWNER'S DRIVEWAY UPON COLLECTION.
15. THE CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE PROJECT CORRIDOR AS FOLLOWS:
A. AT THE START OF THE PROJECT, DES MOINES STREET IS ALLOTTED A FOURTEEN CONSTRUCTION DAY CLOSURE. THIS MUST BE COORDINATED WITH THE 2025 BREWERWILLSON PROJECT. BOTH CLOSURES ON DES MOINES STREET FOR THIS PROJECT AND THE 2025 BREWERWILLSON PROJECT CANNOT OCCUR SIMULTANEOUSLY.
B. THE CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS TO MAINTAIN ACCESS WITH MINIMUM ONE 11' LANE OF TRAFFIC THROUGH THE CORRIDOR. REASONABLE DELAYS ARE PERMITTED. THE CONTRACTOR IS ENCOURAGED TO COORDINATE OPERATIONS WITH HOMEOWNERS TO ALLOW FOR PERIODIC ROAD CLOSURES AS MAY BE COORDINATED.
C. THE CONTRACTOR SHALL COMMUNICATE LANE CLOSURES, DRIVEWAY CLOSURES, DESIGNATED PARKING AREAS, CHANGES IN TRAFFIC PATTERNS AND TEMPORARY DETOURS TO THE RESIDENTS THROUGH DOOR HANGERS, HANDBILLS AND RESIDENT CONTACT 72 HOURS IN ADVANCE OF ACTIVITY.
D. EMERGENCY SERVICES ACCESS SHALL BE MAINTAINED AT ALL TIMES.
16. THE CONTRACTOR SHALL MAINTAIN ACCESS TO DRIVEWAYS DURING NON-WORK HOURS EXCEPT DURING CURB AND GUTTER CONSTRUCTION. DRIVEWAY CONSTRUCTION, AND MATURITY CURE PERIOD. DRIVEWAYS AND CURB AND GUTTER MAY BE OPENED TO RESIDENTIAL ACCESS ONCE CONCRETE REACHES A MINIMUM MATURITY OF 2,500 PSI.
17. THE CONTRACTOR SHALL PROVIDE A MINIMUM 6-INCH THICK TEMPORARY GRANULAR SURFACING FOR UTILITY INSTALLATION AREAS WHERE PAVEMENT IS REMOVED, DRIVEWAY APPROACHES, AND TO MAINTAIN ACCESS THROUGH THE CORRIDOR.

STAGING NOTES

108-15

- GENERAL STAGING NOTES
1. CONTRACTOR SHALL FILL ALL OPEN TRENCHES BEFORE LEAVING SITE FOR THE DAY OR PRIOR TO 6 P.M.
2. CONTRACTOR SHALL PROVIDE ACCESS TO EMERGENCY SERVICES AT ALL TIMES.
3. CONTRACTOR SHALL PROVIDE NOTICE TO RESIDENCES A MINIMUM OF 72-HOURS PRIOR TO IMPACTS TO DRIVEWAYS WITH DOOR HANGERS. ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT A MINIMUM BETWEEN THE HOURS OF 4 PM TO 9 AM. WITH EXCEPTION DURING CONCRETE PAVING OPERATIONS AND CURING OF CONCRETE CURB AND GUTTER AND DRIVEWAYS. IN WHICH THE CONTRACTOR SHALL PROVIDE A PARKING LOCATION OPPOSITE THE DRIVEWAY THAT IS CLEAR OF STORED MATERIALS, TRIP HAZARDS, IMPACTS TO SIGHT LINES, AND WILL NOT IMPEDE THROUGH TRAFFIC.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM OF ONE LANE OF TRAFFIC AT ALL TIMES DURING CONSTRUCTION OF UNDERGROUND FACILITIES, CURB AND GUTTER, AND DRIVEWAYS. THE USE OF TEMPORARY GRANULAR MATERIALS MAY BE USED TO PROVIDE ACCESS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO RESIDENCES A MINIMUM OF 72-HOURS PRIOR TO IMPACTS TO WATER SERVICE WITH BY DOOR HANGERS

STAGE 1
1. INSTALL TRAFFIC CONTROL DEVICES, BARRIERS, AND DETOUR SIGNAGE
2. REMOVE EXISTING PAVEMENT
3. COMPLETE WATER MAIN REPLACEMENT
4. COMPLETE STORM SEWER REPLACEMENT
5. COMPLETE FULL DEPTH PATCH PAVEMENT
6. INSTALL TEMPORARY GRANULAR MATERIAL ON FAIR MEADOW DRIVE

STAGE 2
1. INSTALL TRAFFIC CONTROL DEVICES, BARRIERS, AND DETOUR SIGNAGE
2. INSTALL TEMPORARY WATER MAIN, COMPLETE TESTING, AND COMPLETE CONNECTIONS TO EXISTING WATER SERVICE
3. REMOVE EXISTING WESTBOUND FAIR MEADOW DRIVE AND PARKVIEW DRIVE PAVEMENT
4. COMPLETE WATER MAIN REPLACEMENT ALONG FAIR MEADOW DRIVE AND PARKVIEW DRIVE. REFER TO WATER MAIN STAGING FOR WATER VALVE SHUTOFFS, CAPPING, AND TEMPORARY BLOW-OFF LOCATIONS
4A. ONLY REMOVE EXISTING DRIVEWAYS DURING WATER MAIN CROSSING OF DRIVEWAY
4B. INSTALL TEMPORARY GRANULAR MATERIAL FOR DRIVEWAYS AFTER WATER MAIN IS THROUGH DRIVEWAY
5. REMOVE EXISTING EASTBOUND AND NORTHBOUND PAVEMENT FOR FAIR MEADOW DRIVE AND FAIR MEADOW COURT
6. COMPLETE WATER MAIN REPLACEMENT ALONG FAIR MEADOW COURT
7. INSTALL TEMPORARY GRANULAR MATERIAL FOR EASTBOUND AND NORTHBOUND LANES ON FAIR MEADOW DRIVE AND FAIR MEADOW COURT
8. COMPLETE WATER SERVICE CROSSING ACROSS FAIR MEADOW DRIVE
8A. INSTALL WATER MAIN SERVICE LONG SIDE CROSSING FROM WATER MAIN TO EDGE CENTER OF FAIR MEADOW DRIVE
8B. INSTALL GEOGRID AND MODIFIED SUBBASE FOR WESTBOUND LANE ON FAIR MEADOW DRIVE
8C. REMOVE FAIR MEADOW DRIVE EASTBOUND PAVEMENT AT LONG SIDE WATER MAIN CROSSINGS
8D. SWITCH TRAFFIC TO RUN ON MODIFIED SUBBASE
8E. INSTALL REMAINING LONG SIDE SERVICE
8F. INSTALL TEMPORARY GRANULAR MATERIAL FOR EASTBOUND LANES ON FAIR MEADOW DRIVE
9. REMOVE EXISTING TEMPORARY WATER MAIN
10. INSTALL STORM SEWER AT FAIR MEADOW DRIVE AND PARKVIEW DRIVE
10A. ONLY REMOVE EXISTING EASTBOUND FAIR MEADOW DRIVE PAVEMENT DURING STORM SEWER CROSSING AND MANHOLE PLACEMENT

STAGE 3A
1. INSTALL TRAFFIC CONTROL DEVICES AND BARRIERS
2. INSTALL TEMPORARY WATER MAIN, COMPLETE TESTING, AND COMPLETE CONNECTIONS TO EXISTING WATER SERVICE
3. REMOVE EXISTING WESTBOUND LANES ON FAIR MEADOW DRIVE TO LISA DRIVE
3A. MAINTAIN EXISTING NORTHBOUND PARKVIEW DRIVE PAVEMENT UNTIL WATER MAIN CROSSING
3B. INSTALL TEMPORARY GRANULAR MATERIAL FOR NORTHBOUND PARKVIEW DRIVE AFTER WATER MAIN CROSSING IS COMPLETE
4. REMOVE EXISTING EASTBOUND FAIR MEADOW DRIVE PAVEMENT BETWEEN PARKVIEW DRIVE AND FAIR MEADOW COURT FOR STORM SEWER CONSTRUCTION
5. COMPLETE STORM SEWER CONSTRUCTION ALONG FAIR MEADOW DRIVE BETWEEN PARKVIEW DRIVE AND FAIR MEADOW COURT
6. COMPLETE WATER MAIN REPLACEMENT ALONG FAIR MEADOW DRIVE TO LISA DRIVE
7. REMOVE EXISTING SOUTHBOUND PAVEMENT FOR PARKVIEW DRIVE AND SOUTHFIELD DRIVE
7A. MAINTAIN EXISTING EASTBOUND FAIR MEADOW DRIVE PAVEMENT AT SOUTHFIELD DRIVE UNTIL WATER MAIN CROSSING
7B. INSTALL TEMPORARY GRANULAR MATERIAL FOR EASTBOUND FAIR MEADOW DRIVE AFTER WATER MAIN CROSSING IS COMPLETE
8. COMPLETE WATER MAIN REPLACEMENT ALONG PARKVIEW DRIVE AND SOUTHFIELD DRIVE
8A. COMPLETE WATER MAIN REPLACEMENT ACROSS FAIR MEADOW DRIVE IN HALVES TO MAINTAIN ONE LANE OF TRAFFIC
9. COMPLETE WATER MAIN LONG SIDE SERVICES TO CENTER OF FAIR MEADOW DRIVE
10. INSTALL GEOGRID AND MODIFIED SUBBASE FOR WESTBOUND LANE OF FAIR MEADOW DRIVE BETWEEN LISA DRIVE AND JUST WEST OF SOUTHFIELD DRIVE

STAGE 3B
1. SHIFT TRAFFIC CONTROL AND TRAFFIC TO MODIFIED SUBBASE ON WESTBOUND LANE OF FAIR MEADOW DRIVE
2. COMPLETE REMOVAL OF EASTBOUND FAIR MEADOW DRIVE LANE FROM SOUTHFIELD DRIVE TO HIGHLAND DRIVE
3. COMPLETE STORM SEWER REPLACEMENT FROM LISA DRIVE TO HIGHLAND DRIVE
4. COMPLETE WATER MAIN REPLACEMENT FROM LISA DRIVE TO HIGHLAND DRIVE
5. COMPLETE REMAINING LONG SIDE WATER SERVICE
6. INSTALL GEOGRID AND MODIFIED SUBBASE FROM SOUTHFIELD DRIVE TO HIGHLAND DRIVE FOR EASTBOUND LANE OF FAIR MEADOW DRIVE

STAGE 4
1. INSTALL TRAFFIC CONTROL DEVICES AND BARRIERS
2. REMOVE EXISTING EASTBOUND FAIR MEADOW DRIVE PAVEMENT FROM LISA DRIVE TO DES MOINES STREET
2A. MAINTAIN AT LEAST ONE LANE OF TRAFFIC ON HIGHLAND DRIVE WITH TEMPORARY GRANULAR MATERIAL
3. COMPLETE STORM SEWER REPLACEMENT FOR EASTBOUND LANE OF FAIR MEADOW DRIVE
4. COMPLETE WATER MAIN REPLACEMENT
4A. COMPLETE WATER MAIN REPLACEMENT ACROSS HIGHLAND DRIVE IN HALVES TO MAINTAIN ONE LANE OF TRAFFIC ON HIGHLAND DRIVE
5. REMOVE EXISTING SOUTHBOUND HIGHLAND DRIVE PAVEMENT TO COMPLETE WATER MAIN
6. INSTALL LONG SIDE WATER SERVICE TO CENTER OF FAIR MEADOW DRIVE
7. INSTALL GEOGRID AND MODIFIED SUBBASE FOR EASTBOUND LANE OF FAIR MEADOW DRIVE

STAGE 5
1. SHIFT TRAFFIC TO MODIFIED SUBBASE FOR EASTBOUND LANE OF FAIR MEADOW DRIVE BETWEEN LISA DRIVE AND DES MOINES STREET
2. COMPLETE REMAINING PAVEMENT REMOVALS FOR PROJECT
3. INSTALL REMAINING LONG SIDE SERVICE.
4. COMPLETE REMAINING GEOGRID AND MODIFIED SUBBASE

STAGE 6
1. COMPLETE CURB AND GUTTER, DRIVEWAYS, AND SIDEWALK ON THE SOUTH SIDE OF FAIR MEADOW DRIVE, INCLUDING SIDE STREETS ON THE SOUTH SIDE
1A. COMPLETE CONCRETE VALLEY GUTTER AND FULL WIDTH PCC PAVEMENT IN HALVES TO MAINTAIN AT LEAST ONE LANE OF TRAFFIC TO SIDE STREETS
2. AFTER CURB AND GUTTER ON SOUTH SIDE IS CURED COMPLETE CURB AND GUTTER AND DRIVEWAYS ON THE NORTH SIDE OF FAIR MEADOW DRIVE, INCLUDING SIDE STREETS ON THE NORTH SIDE
2A. COMPLETE CONCRETE VALLEY GUTTER AND FULL WIDTH PCC PAVEMENT IN HALVES TO MAINTAIN AT LEAST ONE LANE OF TRAFFIC TO SIDE STREETS
3. COMPLETE ASPHALT ROADWAY PAVEMENT BASE LIFT FROM WEST LIMITS TO JUST WEST OF CHURCH ENTRANCE IN ONE DAY
4. THE FOLLOWING DAY OR DAYS AFTER COMPLETE ASPHALT ROADWAY PAVEMENT BASE LIFT FROM JUST WEST OF CHURCH ENTRANCE TO EAST LIMITS IN ONE DAY
5. COMPLETE ASPHALT ROADWAY PAVEMENT BASE LIFT FOR SIDE STREETS IN ONE DAY
6. COMPLETE ASPHALT ROADWAY PAVEMENT INTERMEDIATE LIFT FOR ENTIRE PROJECT IN ONE DAY
7. COMPLETE ASPHALT ROADWAY PAVEMENT SURFACE LIFT FOR ENTIRE PROJECT IN ONE DAY

2025 FAIR MEADOW DRIVE RECONSTRUCTION PROJECT

TRAFFIC CONTROL

WEBSTER CITY, IOWA

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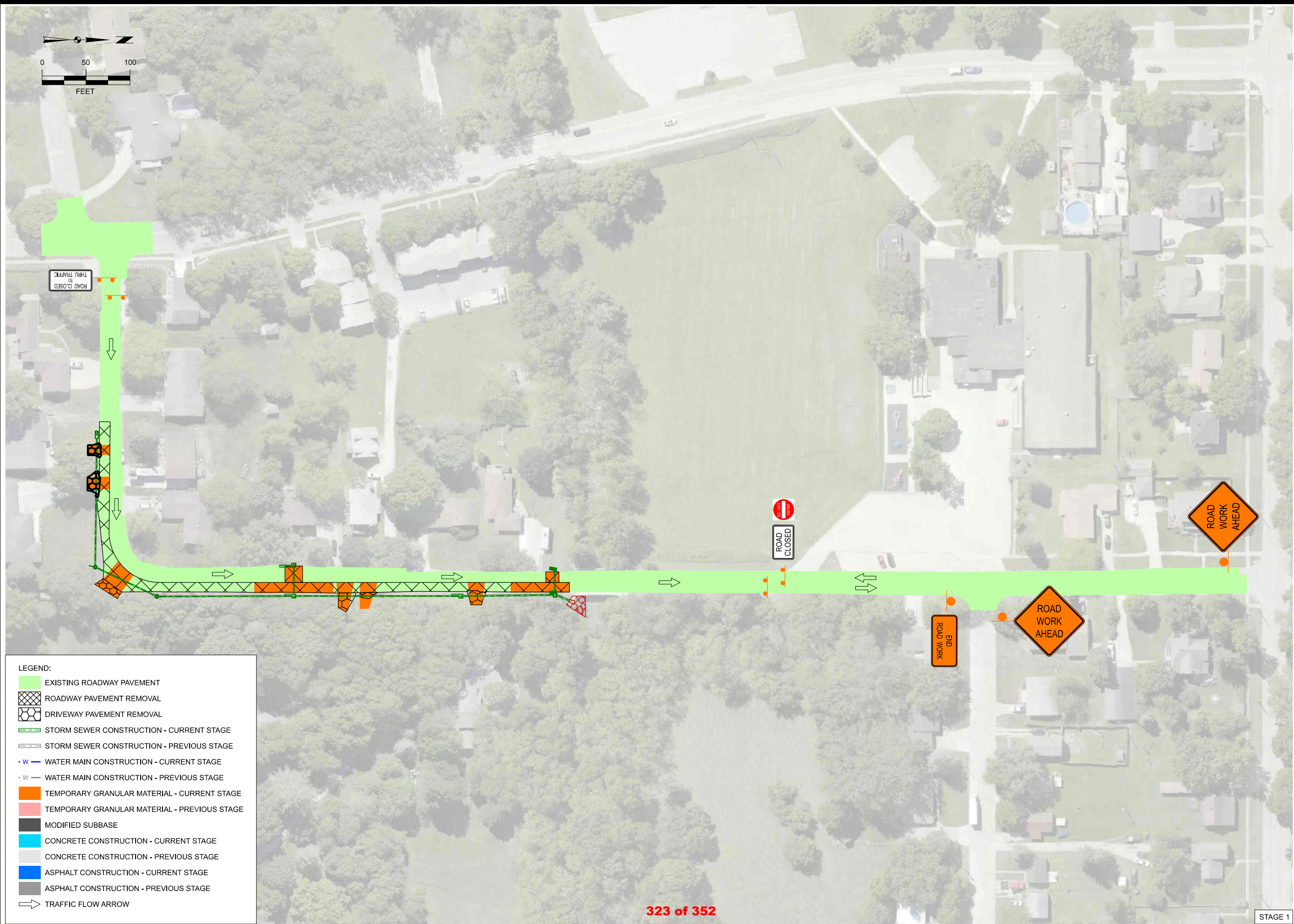


Project No: 124.0690.01

Sheet J.1

MARK: REVISION: DATE: BY:
Checked By: LCL Scale: 1" = NTS
Date: 10/30/2024 Field Bk. Pg.
Engineer: KSB
Technician: Project No: 124.0690.01 Sheet J.1

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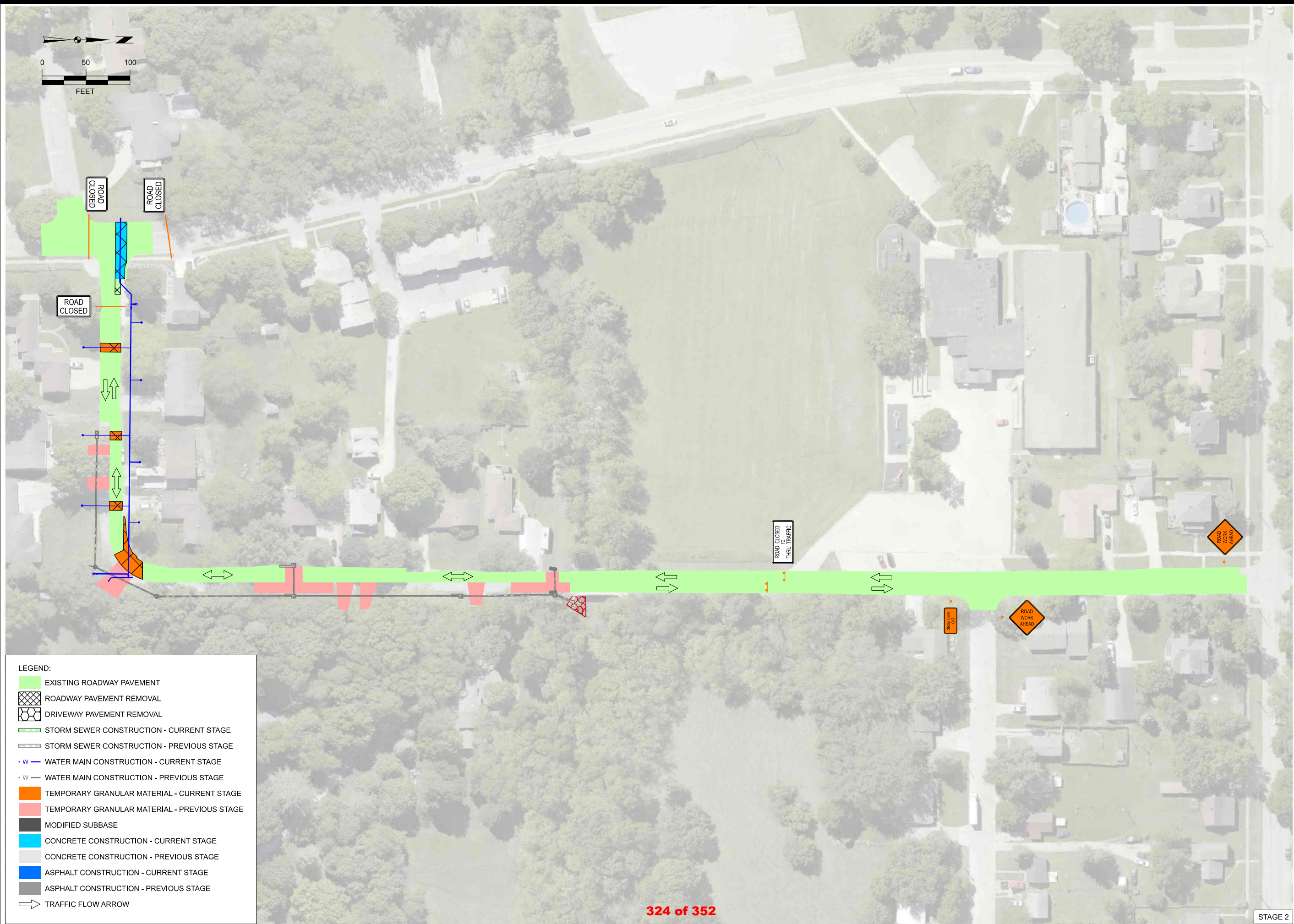
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	DRIVEWAY PAVEMENT REMOVAL
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	STORM SEWER CONSTRUCTION - PREVIOUS STAGE
	WATER MAIN CONSTRUCTION - CURRENT STAGE
	WATER MAIN CONSTRUCTION - PREVIOUS STAGE
	TEMPORARY GRANULAR MATERIAL - CURRENT STAGE
	TEMPORARY GRANULAR MATERIAL - PREVIOUS STAGE
	MODIFIED SUBBASE
	CONCRETE CONSTRUCTION - CURRENT STAGE
	CONCRETE CONSTRUCTION - PREVIOUS STAGE
	ASPHALT CONSTRUCTION - CURRENT STAGE
	ASPHALT CONSTRUCTION - PREVIOUS STAGE
	TRAFFIC FLOW ARROW

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"=50'	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
STAGING PLAN
WEBSTER CITY, IOWA
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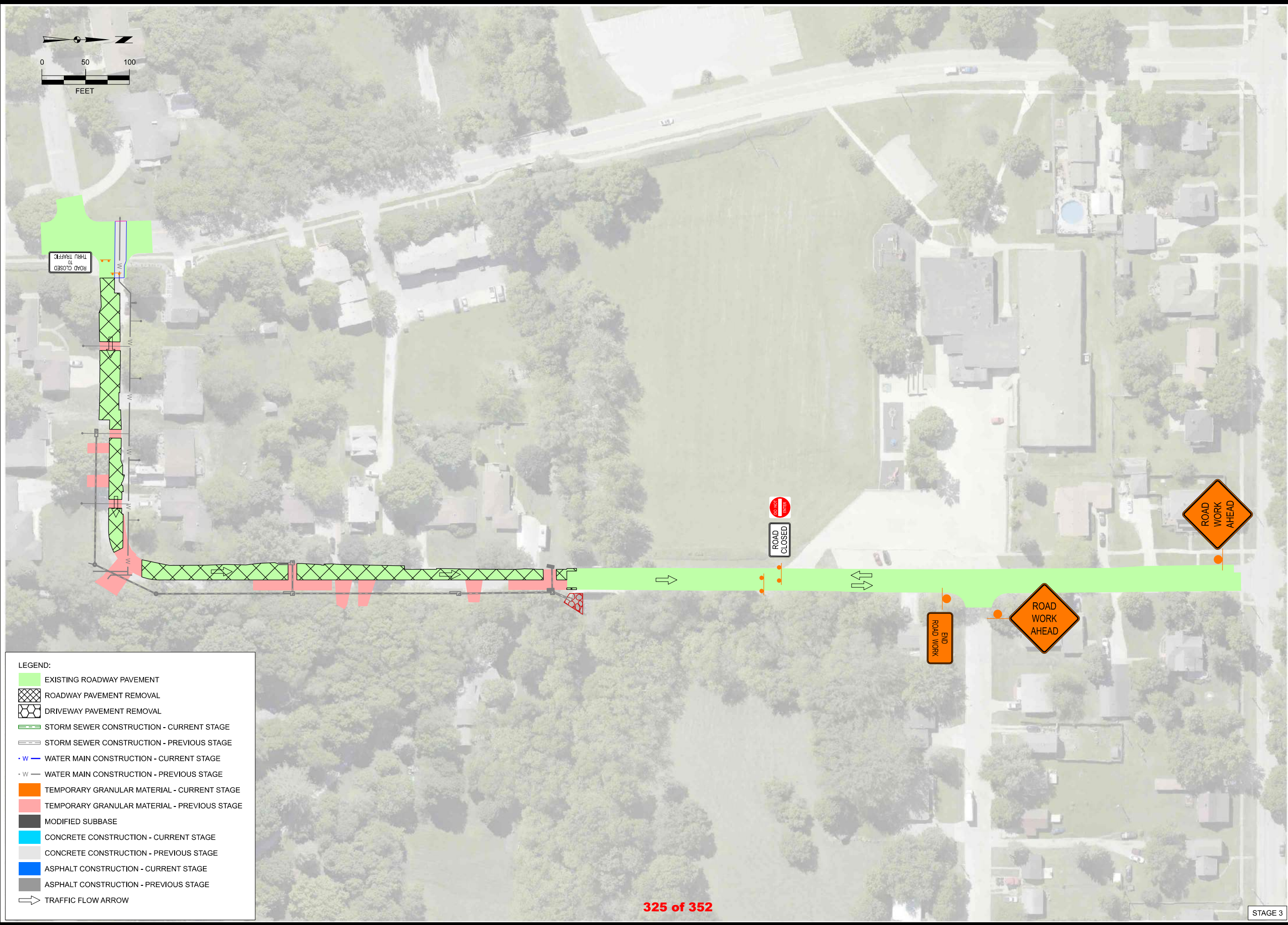
LEGEND:

	EXISTING ROADWAY PAVEMENT
	ROADWAY PAVEMENT REMOVAL
	DRIVEWAY PAVEMENT REMOVAL
	STORM SEWER CONSTRUCTION - CURRENT STAGE
	STORM SEWER CONSTRUCTION - PREVIOUS STAGE
	WATER MAIN CONSTRUCTION - CURRENT STAGE
	WATER MAIN CONSTRUCTION - PREVIOUS STAGE
	TEMPORARY GRANULAR MATERIAL - CURRENT STAGE
	TEMPORARY GRANULAR MATERIAL - PREVIOUS STAGE
	MODIFIED SUBBASE
	CONCRETE CONSTRUCTION - CURRENT STAGE
	CONCRETE CONSTRUCTION - PREVIOUS STAGE
	ASPHALT CONSTRUCTION - CURRENT STAGE
	ASPHALT CONSTRUCTION - PREVIOUS STAGE
	TRAFFIC FLOW ARROW

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 50'	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
STAGING PLAN
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Project No: 1240534
 Sheet J.3



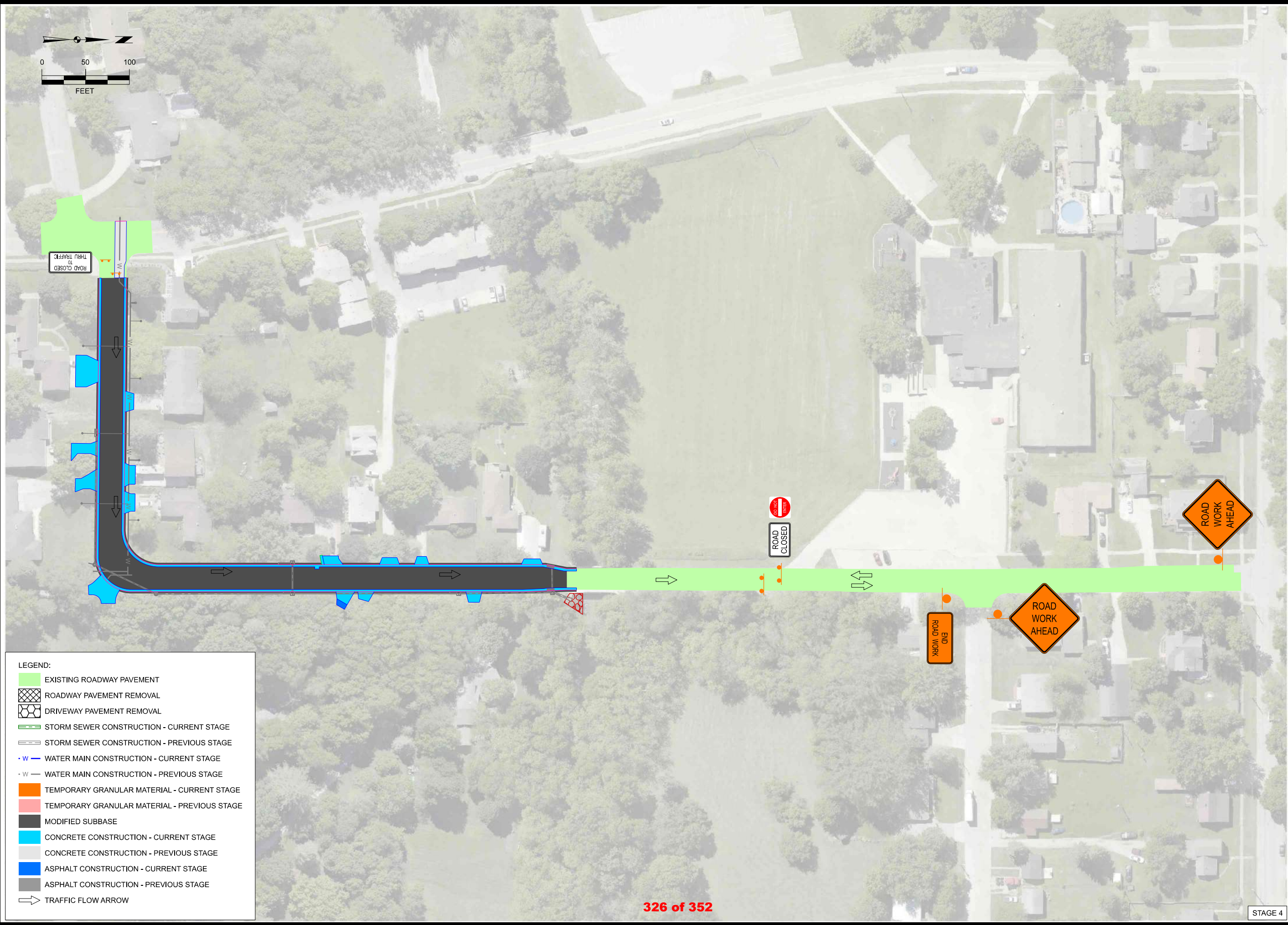
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	EXISTING ROADWAY PAVEMENT
	ROADWAY PAVEMENT REMOVAL
	DRIVEWAY PAVEMENT REMOVAL
	STORM SEWER CONSTRUCTION - CURRENT STAGE
	STORM SEWER CONSTRUCTION - PREVIOUS STAGE
	WATER MAIN CONSTRUCTION - CURRENT STAGE
	WATER MAIN CONSTRUCTION - PREVIOUS STAGE
	TEMPORARY GRANULAR MATERIAL - CURRENT STAGE
	TEMPORARY GRANULAR MATERIAL - PREVIOUS STAGE
	MODIFIED SUBBASE
	CONCRETE CONSTRUCTION - CURRENT STAGE
	CONCRETE CONSTRUCTION - PREVIOUS STAGE
	ASPHALT CONSTRUCTION - CURRENT STAGE
	ASPHALT CONSTRUCTION - PREVIOUS STAGE
	TRAFFIC FLOW ARROW

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 50'	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
STAGING PLAN
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM





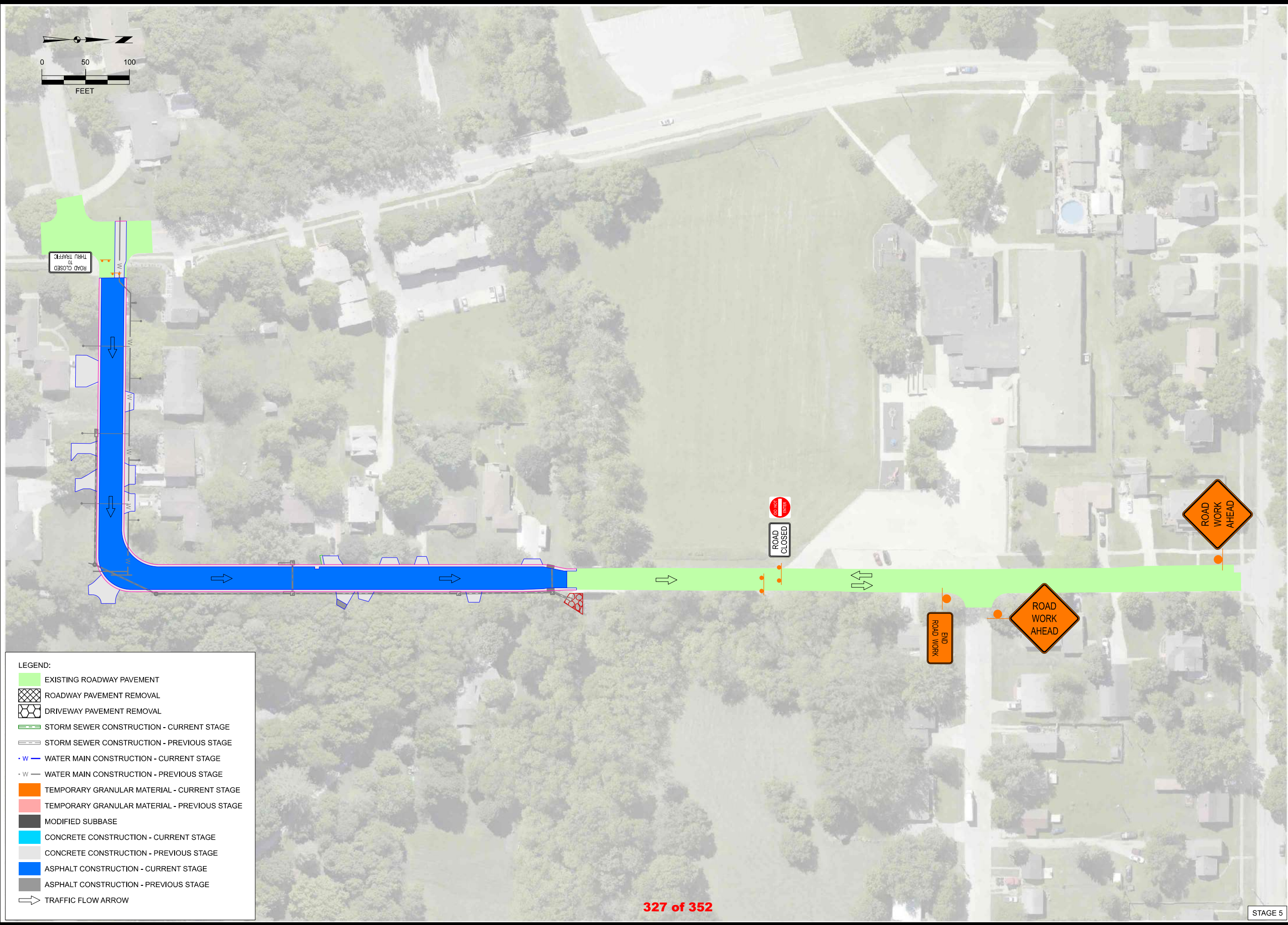
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	EXISTING ROADWAY PAVEMENT
	ROADWAY PAVEMENT REMOVAL
	DRIVEWAY PAVEMENT REMOVAL
	STORM SEWER CONSTRUCTION - CURRENT STAGE
	STORM SEWER CONSTRUCTION - PREVIOUS STAGE
	WATER MAIN CONSTRUCTION - CURRENT STAGE
	WATER MAIN CONSTRUCTION - PREVIOUS STAGE
	TEMPORARY GRANULAR MATERIAL - CURRENT STAGE
	TEMPORARY GRANULAR MATERIAL - PREVIOUS STAGE
	MODIFIED SUBBASE
	CONCRETE CONSTRUCTION - CURRENT STAGE
	CONCRETE CONSTRUCTION - PREVIOUS STAGE
	ASPHALT CONSTRUCTION - CURRENT STAGE
	ASPHALT CONSTRUCTION - PREVIOUS STAGE
	TRAFFIC FLOW ARROW

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 50'	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
STAGING PLAN
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
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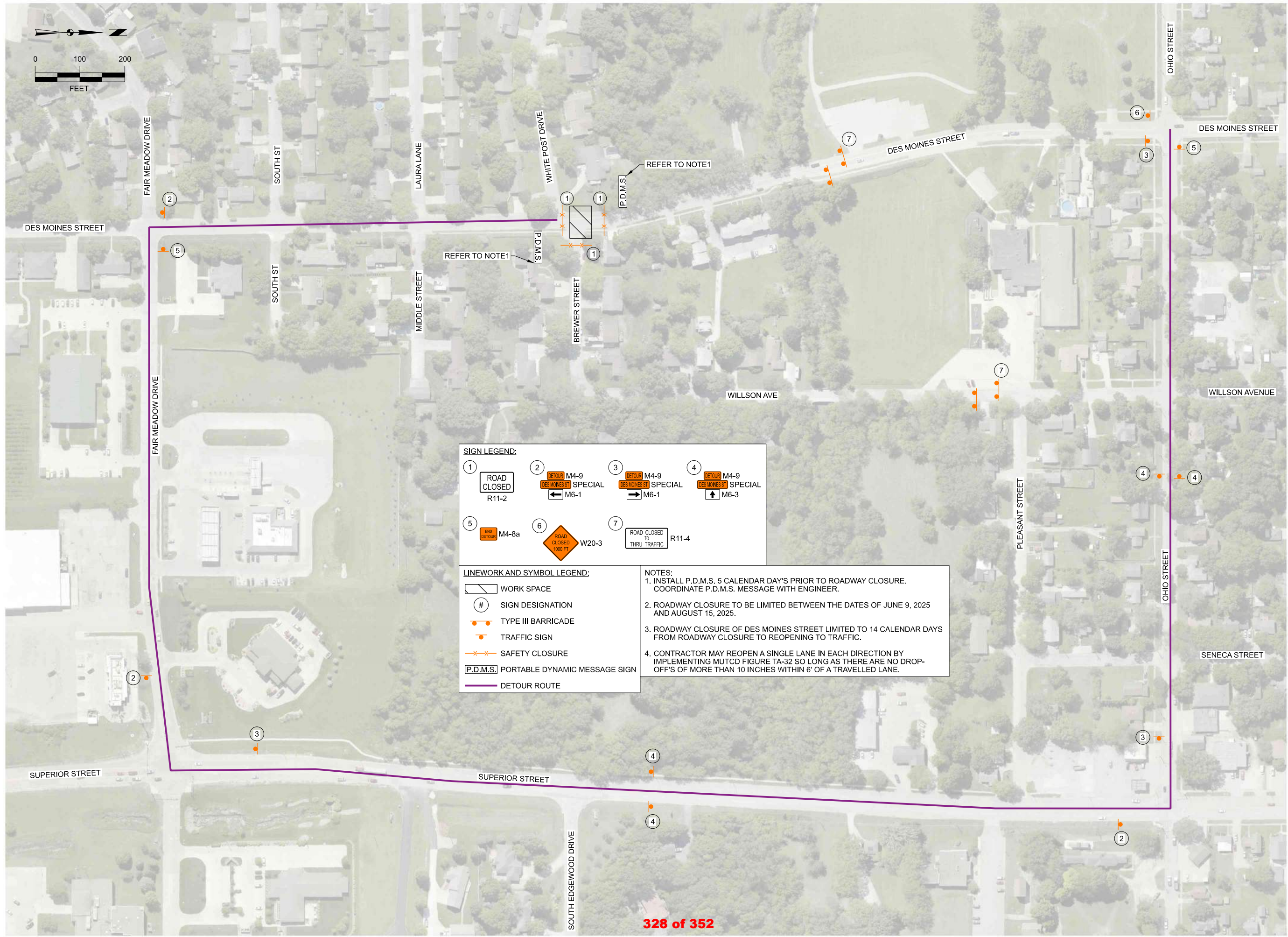
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	EXISTING ROADWAY PAVEMENT
	ROADWAY PAVEMENT REMOVAL
	DRIVEWAY PAVEMENT REMOVAL
	STORM SEWER CONSTRUCTION - CURRENT STAGE
	STORM SEWER CONSTRUCTION - PREVIOUS STAGE
	WATER MAIN CONSTRUCTION - CURRENT STAGE
	WATER MAIN CONSTRUCTION - PREVIOUS STAGE
	TEMPORARY GRANULAR MATERIAL - CURRENT STAGE
	TEMPORARY GRANULAR MATERIAL - PREVIOUS STAGE
	MODIFIED SUBBASE
	CONCRETE CONSTRUCTION - CURRENT STAGE
	CONCRETE CONSTRUCTION - PREVIOUS STAGE
	ASPHALT CONSTRUCTION - CURRENT STAGE
	ASPHALT CONSTRUCTION - PREVIOUS STAGE
	TRAFFIC FLOW ARROW

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 50'	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
STAGING PLAN
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
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SIGN LEGEND:

1 ROAD CLOSED R11-2	2 DETOUR M4-9 DES MOINES ST SPECIAL M6-1	3 DETOUR M4-9 DES MOINES ST SPECIAL M6-1	4 DETOUR M4-9 DES MOINES ST SPECIAL M6-3
5 END DETOUR M4-8a	6 ROAD CLOSED TO W20-3	7 ROAD CLOSED TO THRU TRAFFIC R11-4	

LINWORK AND SYMBOL LEGEND:

WORK SPACE
SIGN DESIGNATION
TYPE III BARRICADE
TRAFFIC SIGN
SAFETY CLOSURE
PORTABLE DYNAMIC MESSAGE SIGN
DETOUR ROUTE

NOTES:

1. INSTALL P.D.M.S. 5 CALENDAR DAY'S PRIOR TO ROADWAY CLOSURE. COORDINATE P.D.M.S. MESSAGE WITH ENGINEER.
2. ROADWAY CLOSURE TO BE LIMITED BETWEEN THE DATES OF JUNE 9, 2025 AND AUGUST 15, 2025.
3. ROADWAY CLOSURE OF DES MOINES STREET LIMITED TO 14 CALENDAR DAYS FROM ROADWAY CLOSURE TO REOPENING TO TRAFFIC.
4. CONTRACTOR MAY REOPEN A SINGLE LANE IN EACH DIRECTION BY IMPLEMENTING MUTCD FIGURE TA-32 SO LONG AS THERE ARE NO DROP-OFF'S OF MORE THAN 10 INCHES WITHIN 6' OF A TRAVELLED LANE.

MARK	REVISION	DATE	BY

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
 DETOUR PLAN
 WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.
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Project No: 1240534
 Sheet J.7
 Project No: 1240534
 Sheet J.7

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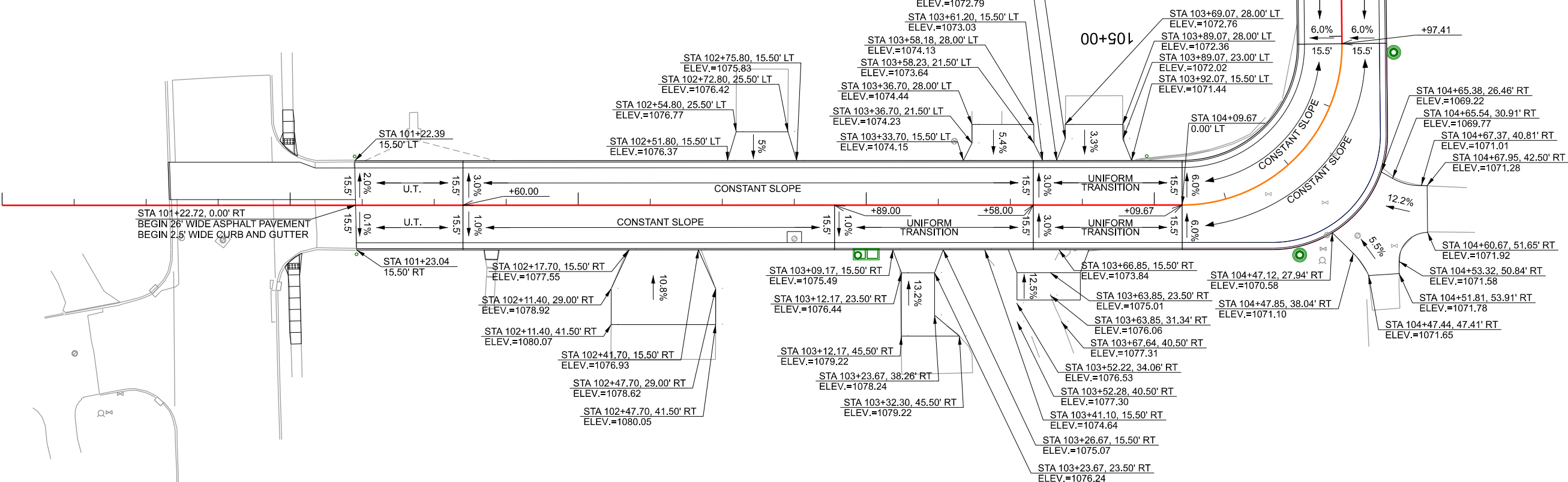
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101+00

102+00

103+00

104+00



106+00

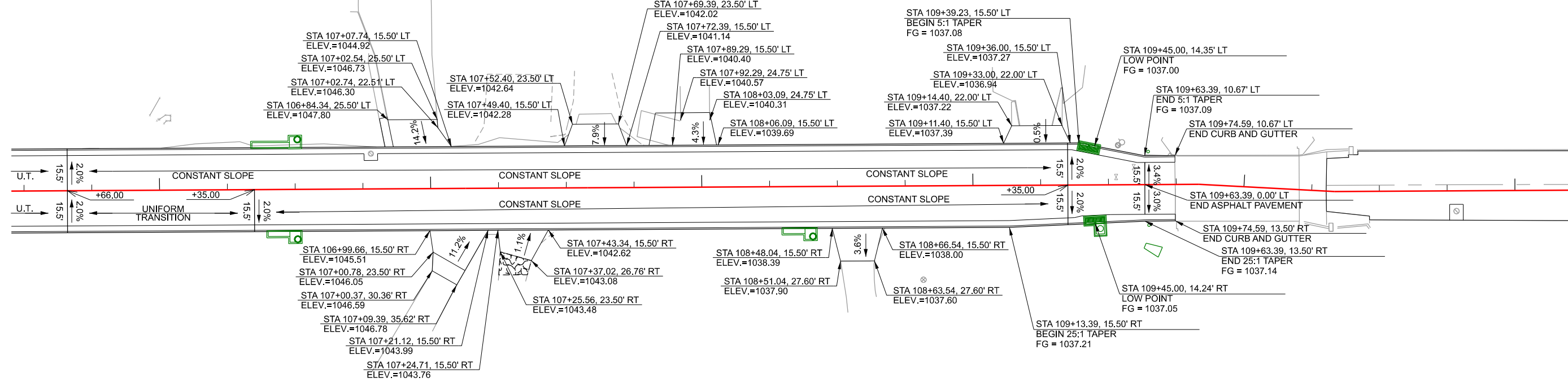
107+00

108+00

109+00

110+00

111+00



MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"=20'	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
 GEOMETRIC AND STAKING INFORMATION
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.



10/10/2024 10:00:00 AM
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WATER MAIN						105-01
Road Identification	To Station	Side	Length	Material	Comments	
		LT/RT	LF			
BREWER ST	104+64.16	LT/RT	417	PVC C900		
BREWER ST	104+66.08	RT	6	PVC C900		
BREWER ST	104+62.09	RT	23	PVC C900		
BREWER ST	104+68.03	RT	3	PVC C900		
			423	PVC C900		
			26	PVC C900		

WATER MAIN FITTINGS AND SERVICES						105-03
Road Identification	Station	Offset	Side	Type	Comments	
			LT/RT			
BREWER ST	100+52.88	7.50'	LT	12" X 8" TAPPING VALVE ASSEMBLY		
BREWER ST	100+57.89	7.50'	LT	8" 45 DEGREE BEND	VERTICAL	
BREWER ST	100+60.38	7.50'	LT	8" 45 DEGREE BEND	VERTICAL	
BREWER ST	101+08.38	7.50'	LT	8" 45 DEGREE BEND	VERTICAL	
BREWER ST	101+10.89	7.50'	LT	8" 45 DEGREE BEND	VERTICAL	
BREWER ST	101+26.91	7.50'	LT	8" 45 DEGREE BEND		
BREWER ST	101+39.91	20.50'	LT	8" 45 DEGREE BEND		
BREWER ST	101+71.77	32.67'	LT	1" SERVICE	SHORT SIDE	
BREWER ST	102+00.72	33.00'	RT	1" SERVICE	LONG SIDE	
BREWER ST	102+37.31	32.48'	LT	1" SERVICE	SHORT SIDE	
BREWER ST	103+00.59	33.00'	RT	1" SERVICE	LONG SIDE	
BREWER ST	103+30.63	32.22'	LT	1" SERVICE	SHORT SIDE	
BREWER ST	103+80.69	33.00'	RT	1" SERVICE	LONG SIDE	
BREWER ST	104+52.37	20.06'	RT	6" 45 DEGREE BEND		
BREWER ST	104+52.43	23.06'	RT	6" 11.25 DEGREE BEND		
BREWER ST	104+52.88	25.99'	RT	CONNECT TO EXISTING 6" WATER MAIN	INCIDENTAL	
BREWER ST	104+62.09	9.18'	RT	8" X 6" REDUCER		
BREWER ST	104+64.16	7.49'	RT	8" X 8" TEE		
BREWER ST	104+66.08	6.07'	RT	8" X 6" REDUCER		
BREWER ST	104+68.03	4.77'	RT	CONNECT TO EXISTING 6" WATER MAIN	INCIDENTAL	
WILLSON AVE	107+10.00	3.13'	LT	6" X 6" TAPPING VALVE ASSEMBLY		
WILLSON AVE	111+75.00	11.27'	LT	6" X 6" TAPPING VALVE ASSEMBLY		
BREWER ST				6" 11.25 DEGREE BEND	FOR HYDRANT LEAD LINE	
BREWER ST				6" 11.25 DEGREE BEND	FOR HYDRANT LEAD LINE	
		TOTALS	WEIGHT	TYPE		
		1		12" X 8" TAPPING VALVE ASSEMBLY		
		2		6" X 6" TAPPING VALVE ASSEMBLY		
		1	87	8" X 8" TEE	87 LBS/EA	
		6	294	8" 45 DEGREE BEND	49 LBS/EA	
		1	37	6" 45 DEGREE BEND	37 LBS/EA	
		3	93	6" 11.25 DEGREE BEND	31 LBS/EA	
		2	108	8" X 6" REDUCER	54 LBS/EA	
		2		CONNECT TO EXISTING 6" WATER MAIN		
		6		1" SERVICE		

WATER MAIN FITTINGS AND SERVICES						105-03
Road Identification	Station	Offset	Side	Type	Comments	
			LT/RT			
BREWER ST	100+52.88	7.50'	LT	12" X 8" TAPPING VALVE ASSEMBLY		
BREWER ST	100+57.89	7.50'	LT	8" 45 DEGREE BEND	VERTICAL	
BREWER ST	100+60.38	7.50'	LT	8" 45 DEGREE BEND	VERTICAL	
BREWER ST	101+08.38	7.50'	LT	8" 45 DEGREE BEND	VERTICAL	
BREWER ST	101+10.89	7.50'	LT	8" 45 DEGREE BEND	VERTICAL	
BREWER ST	101+26.91	7.50'	LT	8" 45 DEGREE BEND		
BREWER ST	101+39.91	20.50'	LT	8" 45 DEGREE BEND		
BREWER ST	101+71.77	32.67'	LT	1" SERVICE	SHORT SIDE	
BREWER ST	102+00.72	33.00'	RT	1" SERVICE	LONG SIDE	
BREWER ST	102+37.31	32.48'	LT	1" SERVICE	SHORT SIDE	
BREWER ST	103+00.59	33.00'	RT	1" SERVICE	LONG SIDE	
BREWER ST	103+30.63	32.22'	LT	1" SERVICE	SHORT SIDE	
BREWER ST	103+80.69	33.00'	RT	1" SERVICE	LONG SIDE	
BREWER ST	104+52.37	20.06'	RT	6" 45 DEGREE BEND		
BREWER ST	104+52.43	23.06'	RT	6" 11.25 DEGREE BEND		
BREWER ST	104+52.88	25.99'	RT	CONNECT TO EXISTING 6" WATER MAIN	INCIDENTAL	
BREWER ST	104+62.09	9.18'	RT	8" X 6" REDUCER		
BREWER ST	104+64.16	7.49'	RT	8" X 8" TEE		
BREWER ST	104+66.08	6.07'	RT	8" X 6" REDUCER		
BREWER ST	104+68.03	4.77'	RT	CONNECT TO EXISTING 6" WATER MAIN	INCIDENTAL	
WILLSON AVE	107+10.00	3.13'	LT	6" X 6" TAPPING VALVE ASSEMBLY		
WILLSON AVE	111+75.00	11.27'	LT	6" X 6" TAPPING VALVE ASSEMBLY		
BREWER ST				6" 11.25 DEGREE BEND	FOR HYDRANT LEAD LINE	
BREWER ST				6" 11.25 DEGREE BEND	FOR HYDRANT LEAD LINE	
		TOTALS	WEIGHT	TYPE		
		1		12" X 8" TAPPING VALVE ASSEMBLY		
		2		6" X 6" TAPPING VALVE ASSEMBLY		
		1	87	8" X 8" TEE	87 LBS/EA	
		6	294	8" 45 DEGREE BEND	49 LBS/EA	
		1	37	6" 45 DEGREE BEND	37 LBS/EA	
		3	93	6" 11.25 DEGREE BEND	31 LBS/EA	
		2	108	8" X 6" REDUCER	54 LBS/EA	
		2		CONNECT TO EXISTING 6" WATER MAIN		
		6		1" SERVICE		

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
 WATER MAIN PLAN AND PROFILE
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

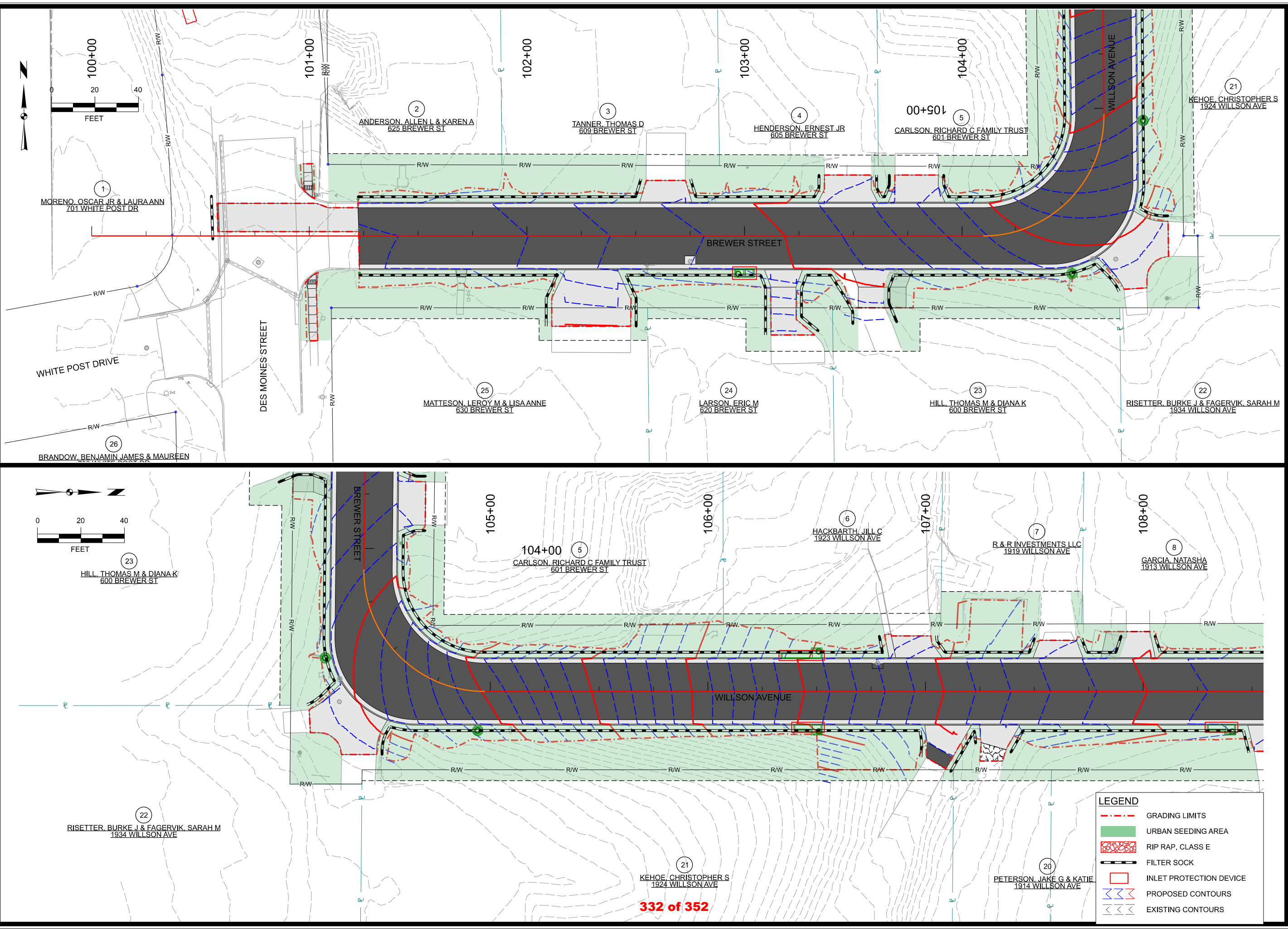


Project No: 124.0534.01

Sheet MWM.1

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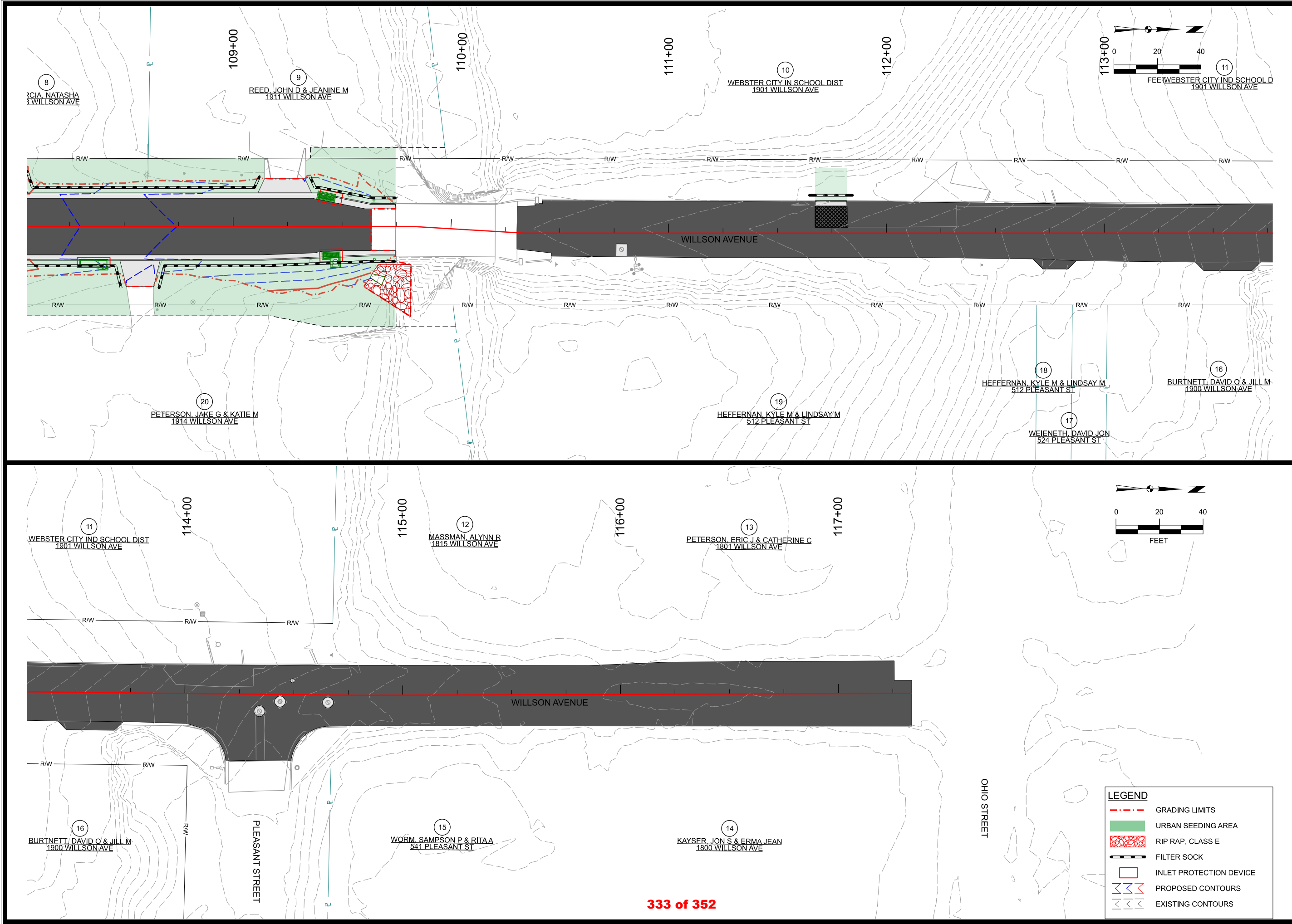
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Engineer: LEJ	Checked By: LCL	Scale: 1"=20'	Pg:
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

Project No: 1240534
 Sheet R.1

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
EROSION CONTROL PLAN
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

Project No: 1240534
 Sheet R.1

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MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"=20'	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pgr:

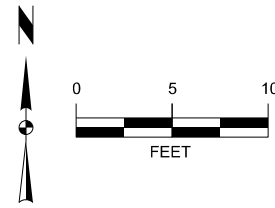
Project No: 1240534
Sheet R.2

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
EROSION CONTROL PLAN
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

Project No: 1240534
Sheet R.2

LEGEND	
	GRADING LIMITS
	URBAN SEEDING AREA
	RIP RAP, CLASS E
	FILTER SOCK
	INLET PROTECTION DEVICE
	PROPOSED CONTOURS
	EXISTING CONTOURS

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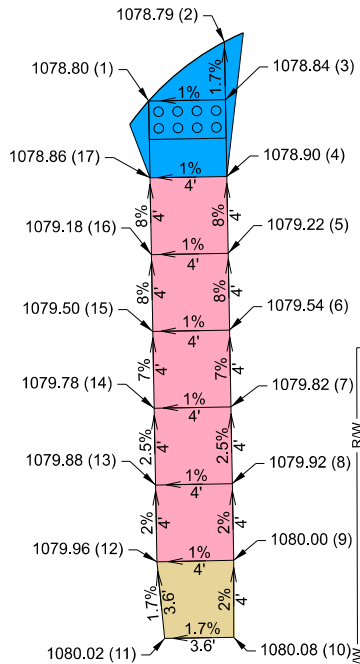
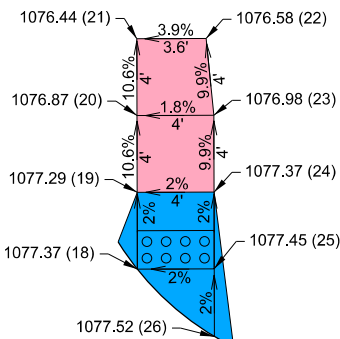
PT #	STATION	OFFSET
1	100+99.18	20.25' RT
2	101+03.10	17.14' RT
3	101+03.18	20.14' RT
4	101+03.28	24.14' RT
5	101+03.39	28.14' RT
6	101+03.49	32.14' RT
7	101+03.60	36.14' RT
8	101+03.70	40.14' RT
9	101+03.80	44.14' RT
10	101+03.84	48.14' RT
11	101+00.24	48.23' RT
12	100+99.81	44.24' RT
13	100+99.70	40.24' RT
14	100+99.60	36.24' RT
15	100+99.49	32.25' RT
16	100+99.39	28.25' RT
17	100+99.28	24.25' RT
18	100+97.51	21.14' LT
19	100+97.47	25.14' LT
20	100+97.43	29.14' LT
21	100+97.39	33.14' LT
22	101+01.00	33.18' LT
23	101+01.43	29.18' LT
24	101+01.47	25.18' LT
25	101+01.51	21.18' LT
26	101+01.55	17.66' LT

NOTES:
 ALL 4' WIDE SIDEWALK SHALL BE 4" DEPTH
 ALL LANDING AND RAMP AREAS SHALL BE 6" DEPTH

WHITE POST DRIVE

DES MOINES STREET

BREWER STREET



LEGEND:

- SIDEWALK
- LANDING AREA
- RAMP
- DETECTABLE WARNING

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

SIDEWALK SHEETS WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 5'	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

Project No: 1240534

2727 SW SNYDER BLVD
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Project No: 1240534
 Sheet S.1

TABULATION OF TEMPLATE QUANTITIES AND ADJUSTMENTS

107-28
8 4 - 2 1 - 15

Station	Cut				Fill							Topsoil				[18]	[19]	[20]	[21]	[22]
	[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]	[11]	[14]	[15]	[16]	[17]					
Total Class 10 Unadjusted Volume	Topsoil Cut Volume	Template Pavement Removal Volume	Total Cut Adjusted	Total Fill Unadjusted Volume	Plowing & Shaping Undercut (+ Fill)	Existing Topsoil Stripping Undercut (+ Fill)	Existing Pavement Undercut (+Fill)	Total Fill Adjusted	Total Fill Adjusted w/ Weighted Average 1.3 Shrink Factor	Total Cut Adjusted Minus Fill w/ Shrink	Topsoil Stripping Undercut Volume	Topsoil Placement Undercut Volume	Topsoil Placement With 1.4 Shrink Factor	Topsoil Stripping Minus Topsoil Placement w/Shrink						
Brewer-Willson																				
101+00.00	2	1	1	2	0	0	0	0	0	2		1	1	1	0					
101+25.00	25	10	7	25	2	2	2	0	0	18		10	0	0	2					
101+50.00	23	9	7	23	2	2	2	0	0	15		9	5	0	2					
101+75.00	26	10	7	26	2	2	2	0	0	19		10	6	0	1					
102+00.00	37	7	11	37	0	2	0	0	2	34		7	4	5	2					
102+25.00	48	6	14	48	0	2	0	0	2	46		6	3	5	1					
102+50.00	47	6	11	47	0	1	0	0	1	45		6	4	6	0					
102+75.00	42	8	8	42	0	2	0	0	2	39		8	5	7	1					
103+00.00	50	7	13	50	0	2	0	0	2	47		7	5	7	0					
103+25.00	44	7	11	44	0	1	0	0	2	42		7	5	7	0					
103+50.00	46	5	14	46	1	1	1	0	2	43		5	2	3	2					
103+75.00	37	6	12	37	2	2	2	0	5	29		6	5	7	-2					
104+00.00	36	6	9	36	1	2	1	0	4	31		6	5	7	0					
104+25.00	43	9	11	43	2	2	2	0	6	35		9	6	9	1					
104+50.00	43	9	15	43	1	1	1	0	3	40		9	5	7	2					
104+75.00	10	9	10	10	8	2	4	2	17	22		9	6	9	0					
105+00.00	4	10	9	4	12	3	4	4	23	-26		10	6	9	2					
105+25.00	1	10	8	1	15	3	5	5	28	-35		10	6	8	2					
105+50.00	2	10	9	2	10	3	5	2	20	-25		10	7	9	1					
105+75.00	9	11	9	9	7	2	6	0	16	-12		11	10	14	-3					
106+00.00	19	10	9	19	6	2	5	0	14	18		10	9	13	-3					
106+25.00	28	7	9	28	3	2	3	0	8	18		7	7	9	-2					
106+50.00	36	11	9	36	1	2	1	0	4	32		11	10	14	-3					
106+75.00	37	8	11	37	3	2	3	0	8	27		8	7	10	-2					
107+00.00	49	1	14	49	0	2	0	0	2	46		1	8	11	-10					
107+25.00	55	2	11	55	1	2	1	0	3	51		2	13	18	-16					
107+50.00	52	6	11	52	3	2	3	0	8	42		6	5	8	-2					
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108+00.00	55	8	8	55	1	2	1	0	5	49		8	5	7	1					
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109+50.00	12	6	4	12	3	1	3	0	6	4		6	5	7	-1					
109+75.00																				
Brewer-Willson Totals:	1,199	268	331	1,199	107	67	71	14	258	335	865	268	210	294	-26					
Excavation, Class 10, Roadway & Borrow																				
Excavation, Class 10, Waste																				
Topsoil, Strip, Salvage, & Spread																				
Topsoil, Furnish & Spread																				

MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= NTS	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:
Project No: 1240534			Sheet T.1

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
 EARTHWORK QUANTITY SHEETS
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM



Project No: 1240534
 Sheet T.1

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1 MORENO, OSCAR JR & LAURA ANN
701 WHITE POST DR

WHITE POST DRIVE

26 BRANDOW, BENJAMIN JAMES & MAUREEN

DES MOINES STREET

101+00

102+00

103+00

104+00

2 ANDERSON, ALLEN L & KARENA
625 BREWER ST

3 TANNER, THOMAS D
609 BREWER ST

4 HENDERSON, ERNEST JR
605 BREWER ST

5 105+00
CARLSON, RICHARD C FAMILY TRUST
601 BREWER ST

21 KEHOE, CHRISTOPHER S
1924 WILLSON AVE

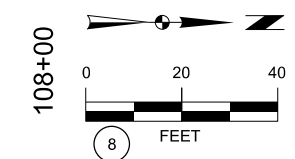
BREWER STREET

25 MATTESON, LEROY M & LISA ANNE
630 BREWER ST

24 LARSON, ERIC M
620 BREWER ST

23 HILL, THOMAS M & DIANAK
600 BREWER ST

22 RISETTER, BURKE J & FAGERVIK, SARAH M
1934 WILLSON AVE



23 HILL, THOMAS M & DIANAK
600 BREWER ST

5 104+00
CARLSON, RICHARD C FAMILY TRUST
601 BREWER ST

6 HACKBARTH, JILL C
1923 WILLSON AVE

7 R & R INVESTMENTS LLC
1919 WILLSON AVE

8 GARCIA, NATASHA
1913 WILLSON AVE

WILLSON AVENUE

22 RISETTER, BURKE J & FAGERVIK, SARAH M
1934 WILLSON AVE

21 KEHOE, CHRISTOPHER S
1924 WILLSON AVE

20 PETERSON, JAKE G & KATIE M
1914 WILLSON AVE

LEGEND:

	ELECTRIC
	GAS
	COMMUNICATION

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT

FRANCHISE UTILITY RELOCATION PLAN WEBSTER CITY, IOWA

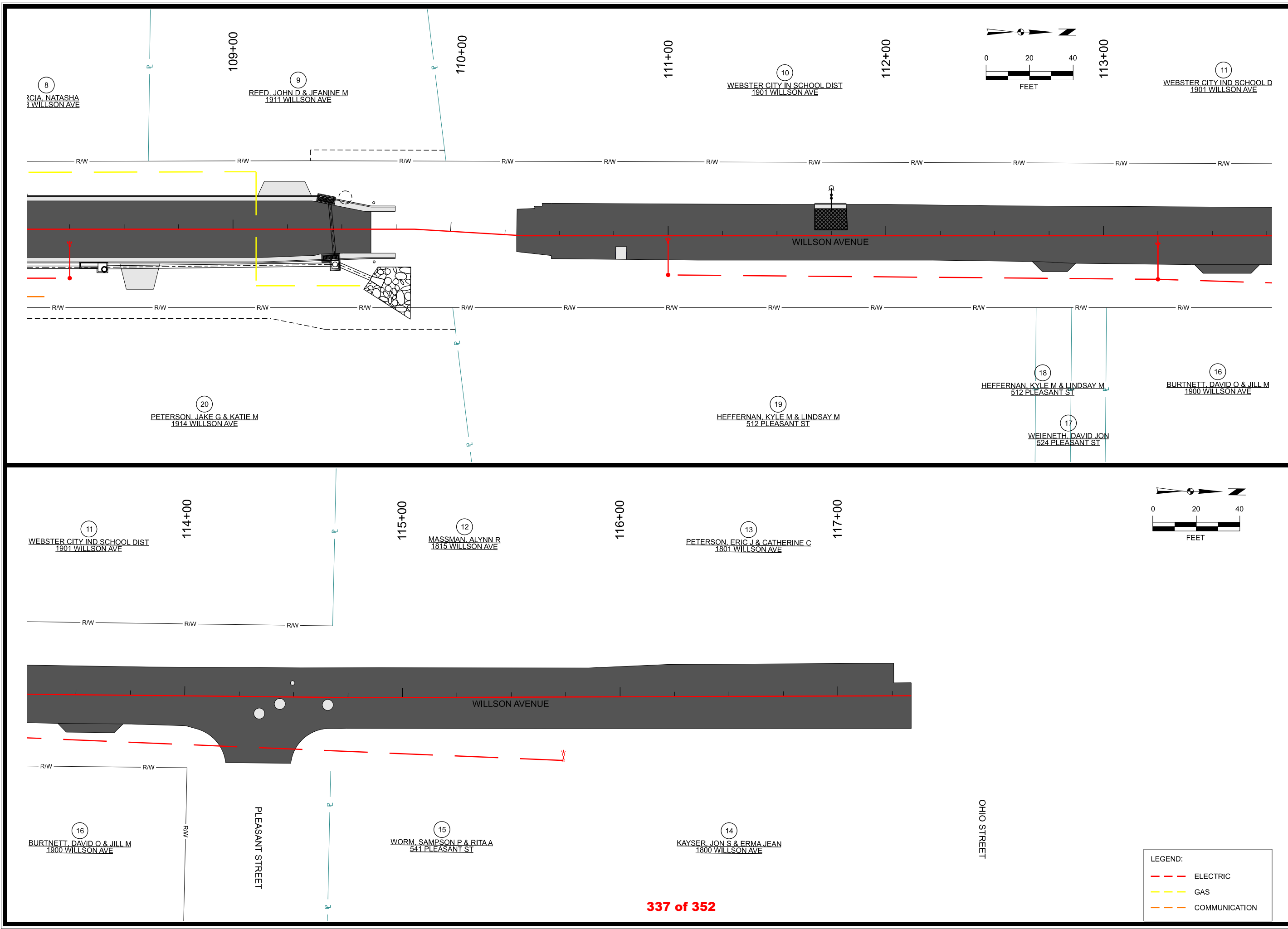
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Technician: EIG	Date: 10/30/2024	Field Bk:	Pgr

Project No: 1240534
Sheet U.1

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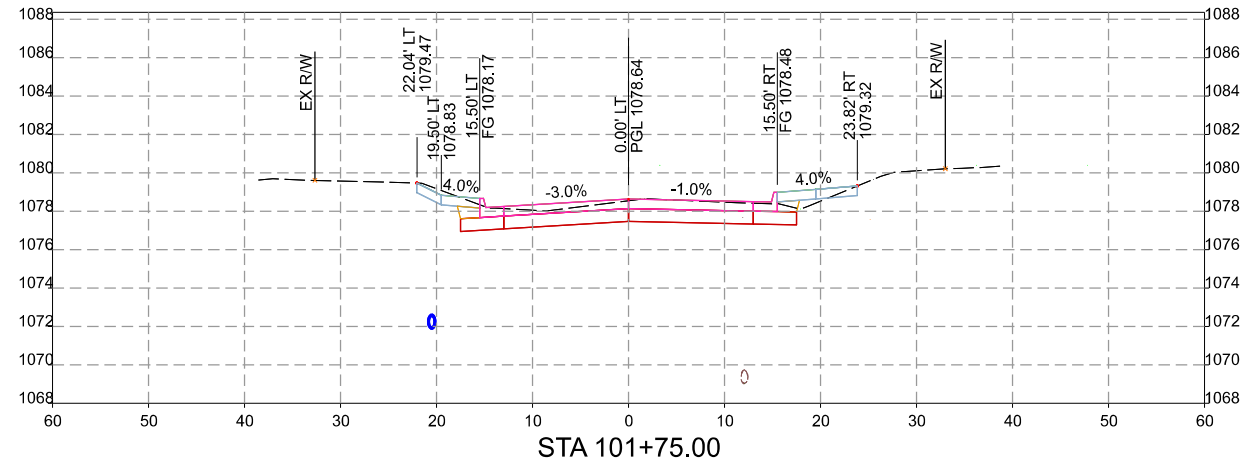


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Technician: EIG	Date: 10/30/2024	Field Bk:	Fig:

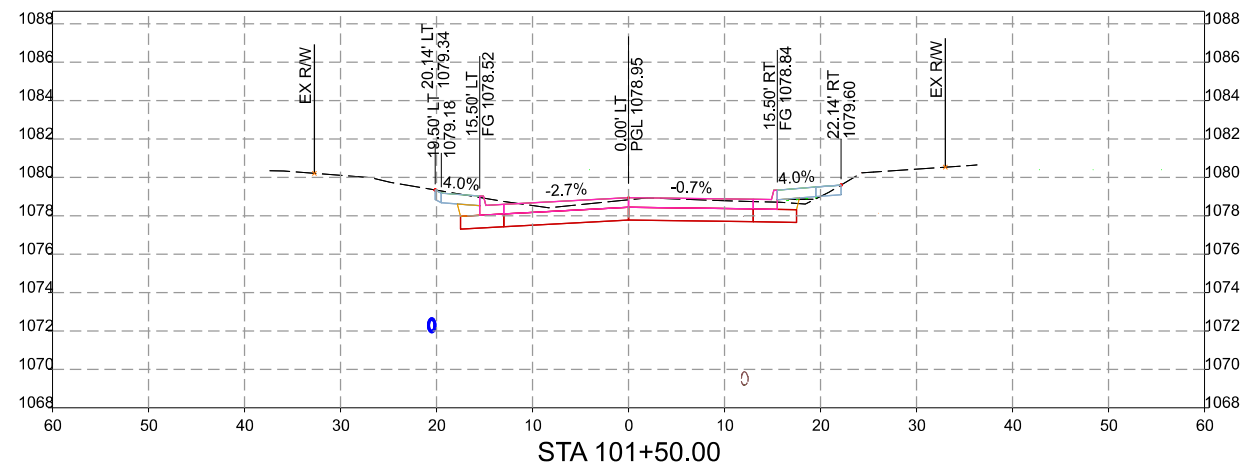
BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
FRANCHISE UTILITY RELOCATION PLAN
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
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SNYDER & ASSOCIATES

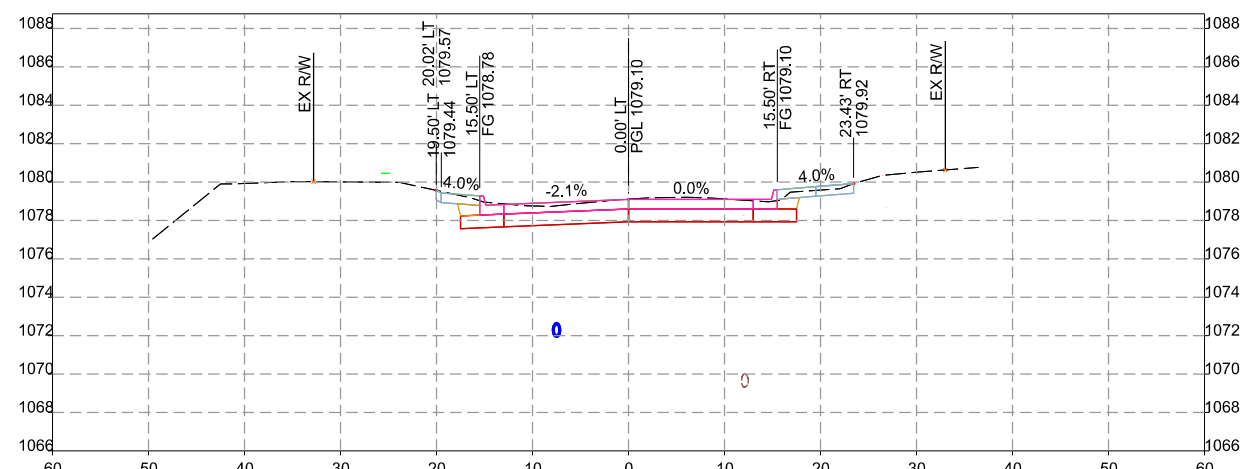
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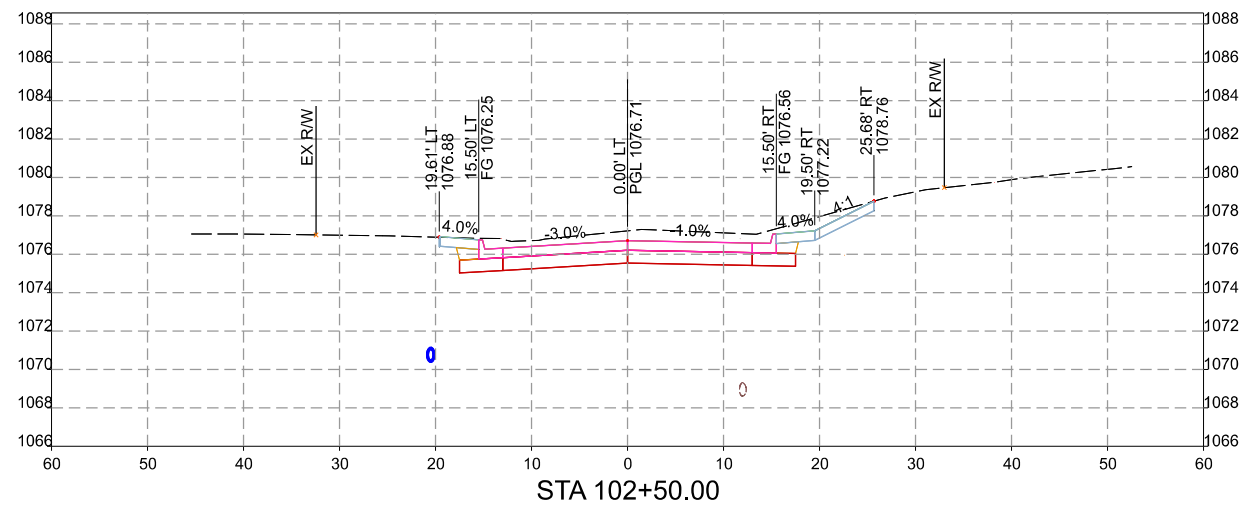
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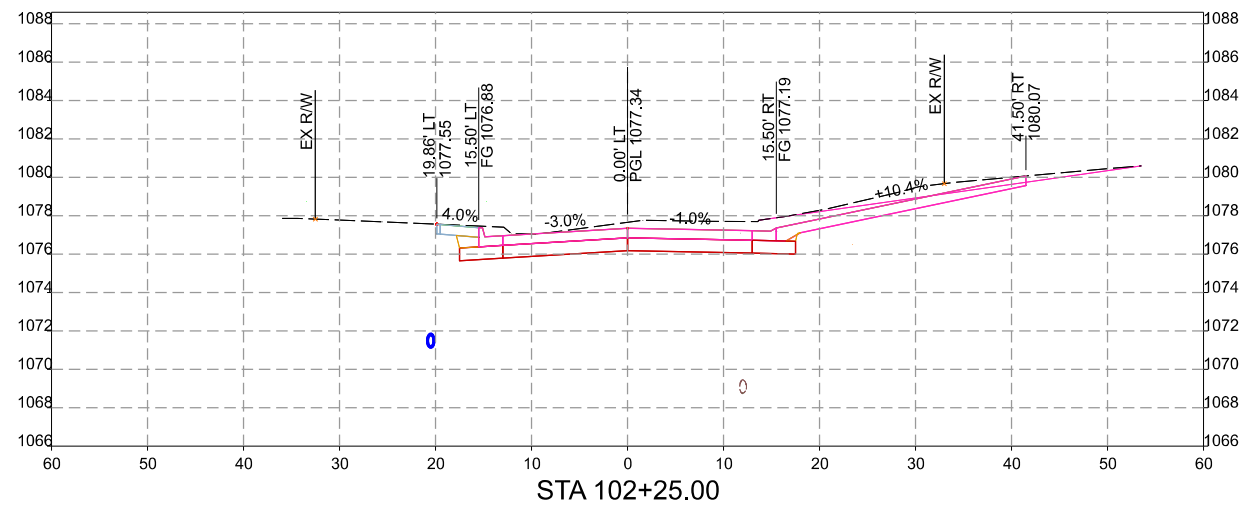
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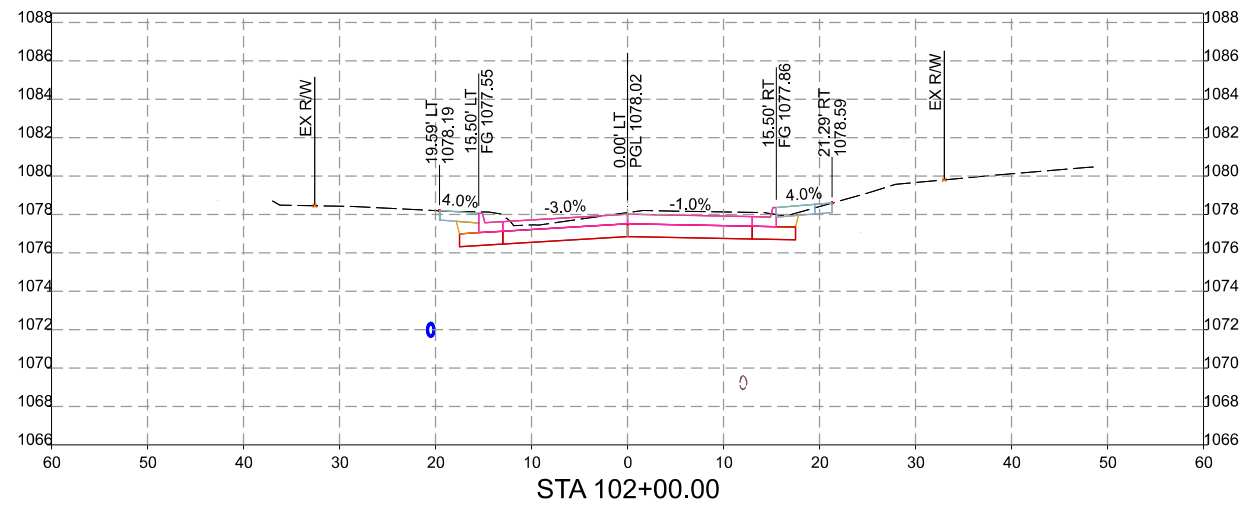
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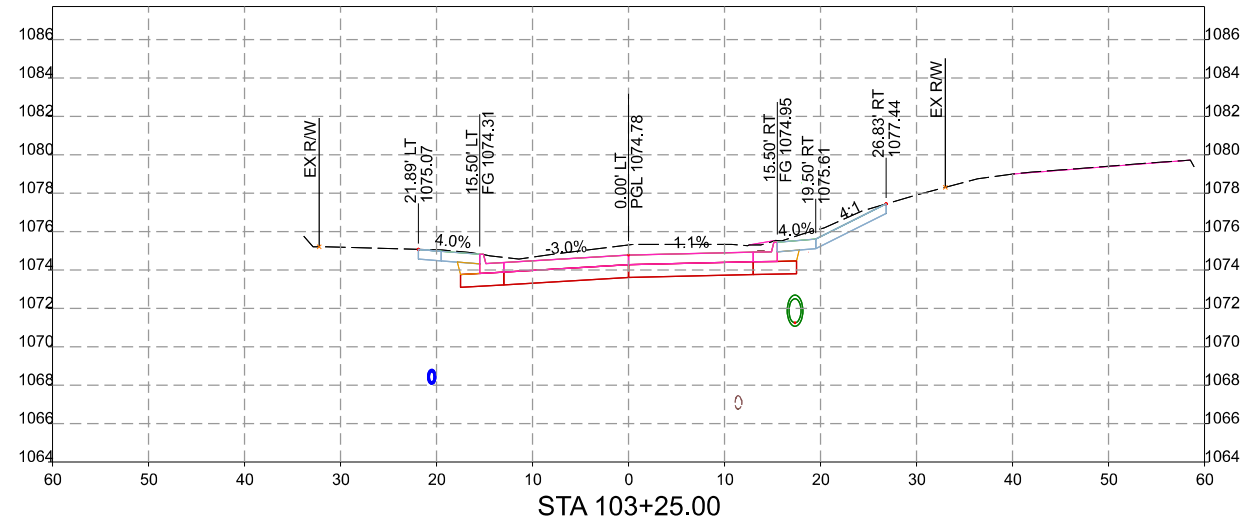


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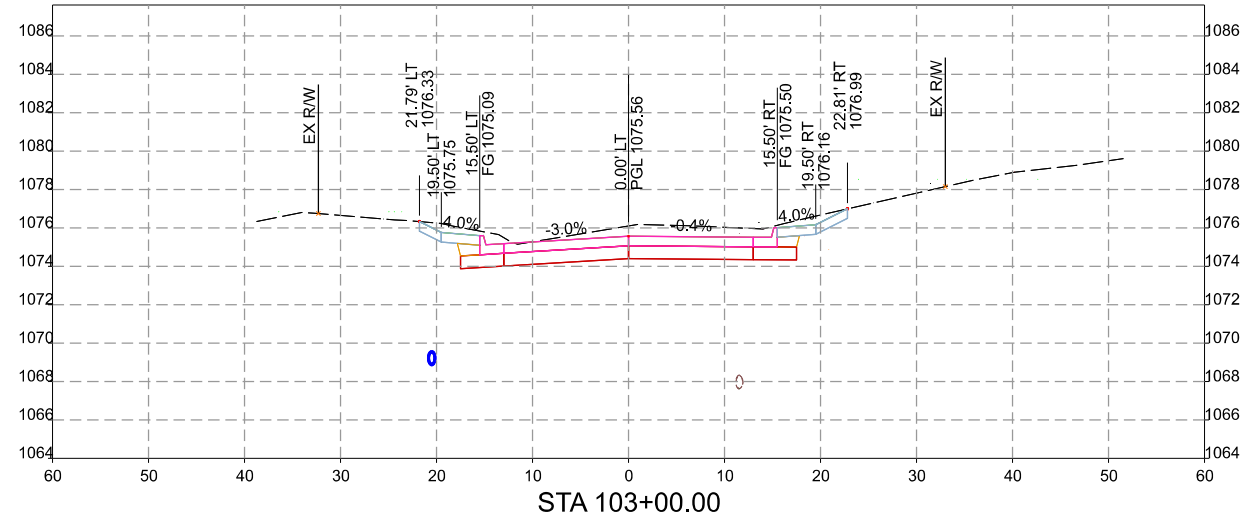
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BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
 MAINLINE CROSS SECTIONS
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
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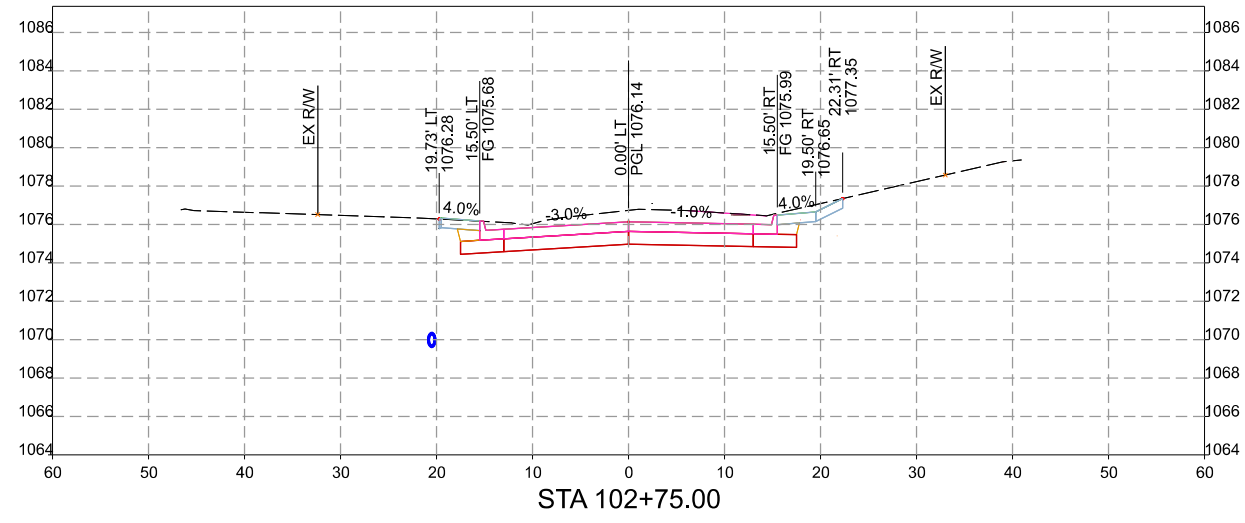




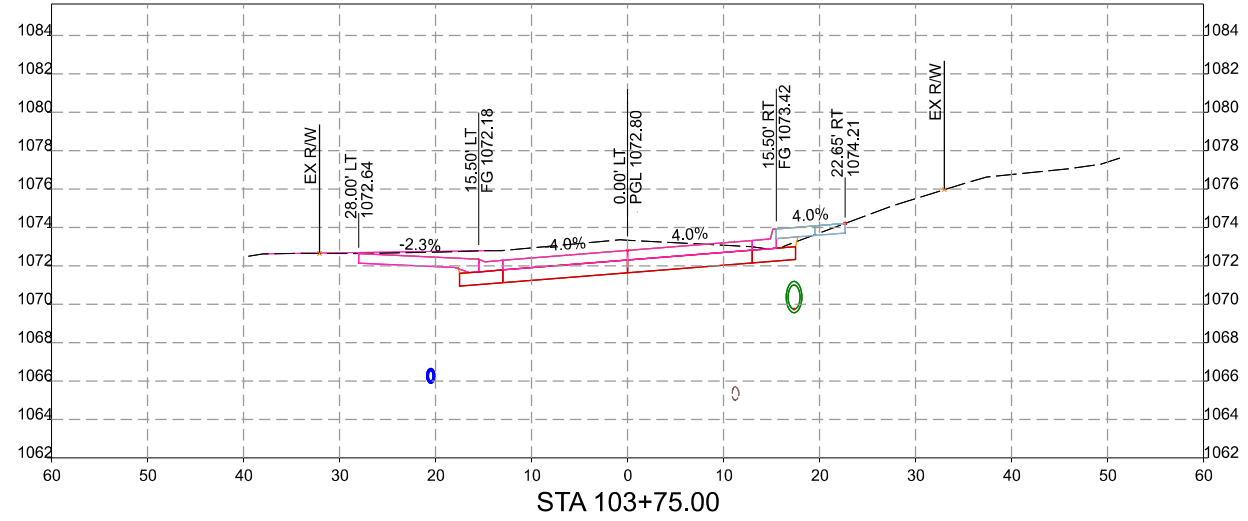
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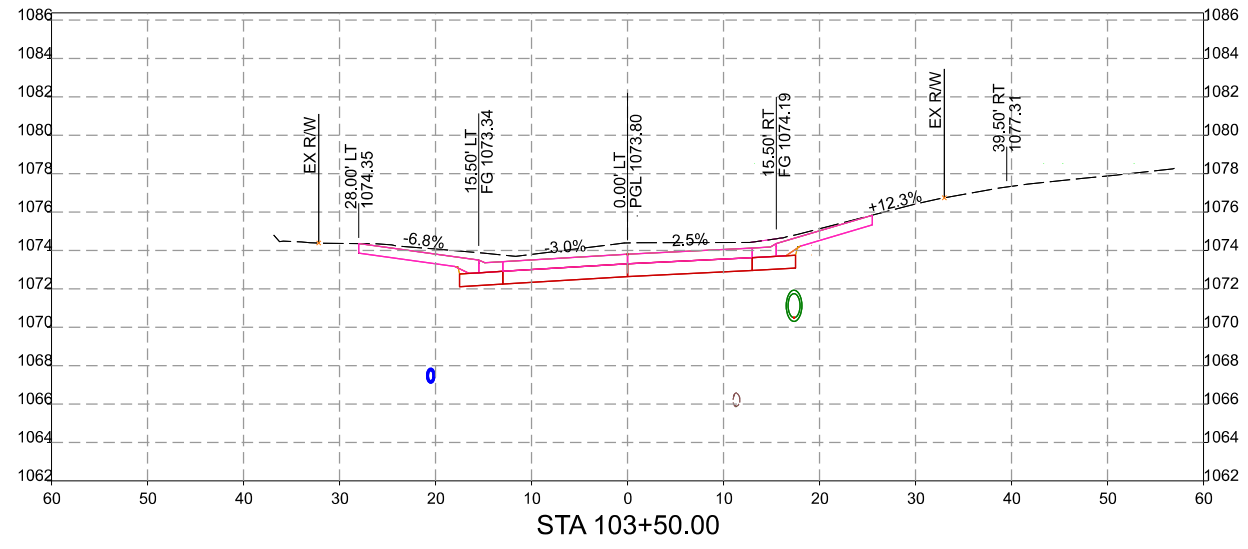
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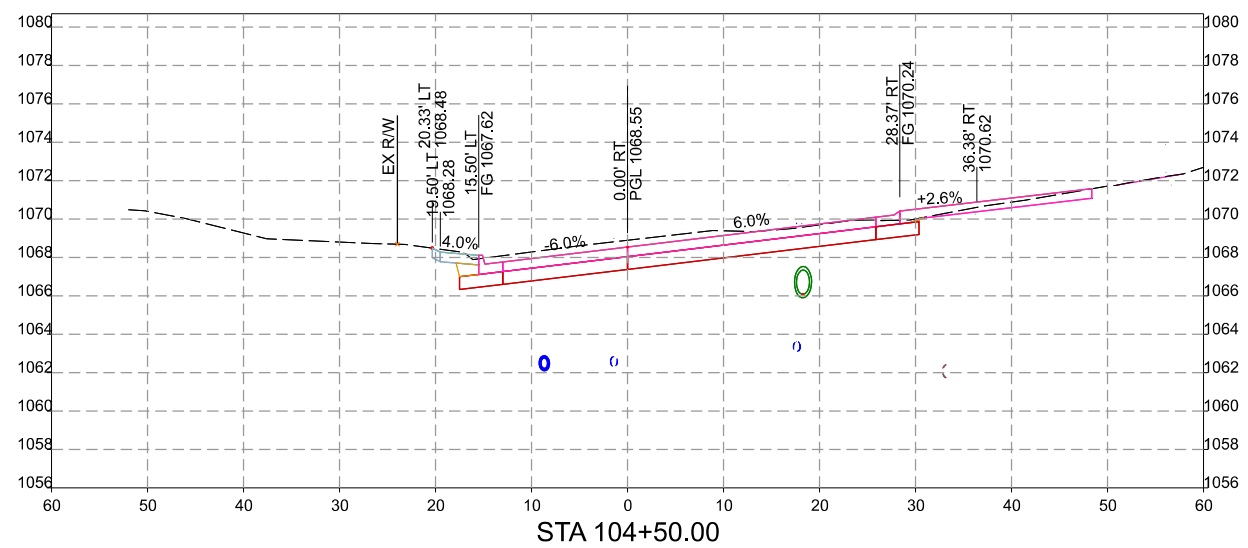
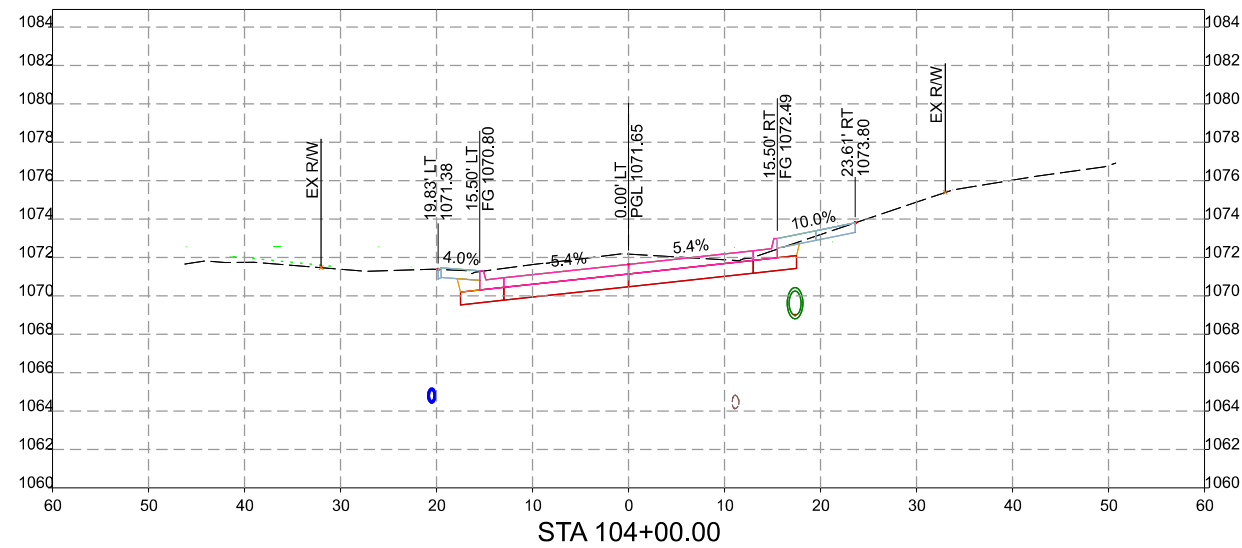
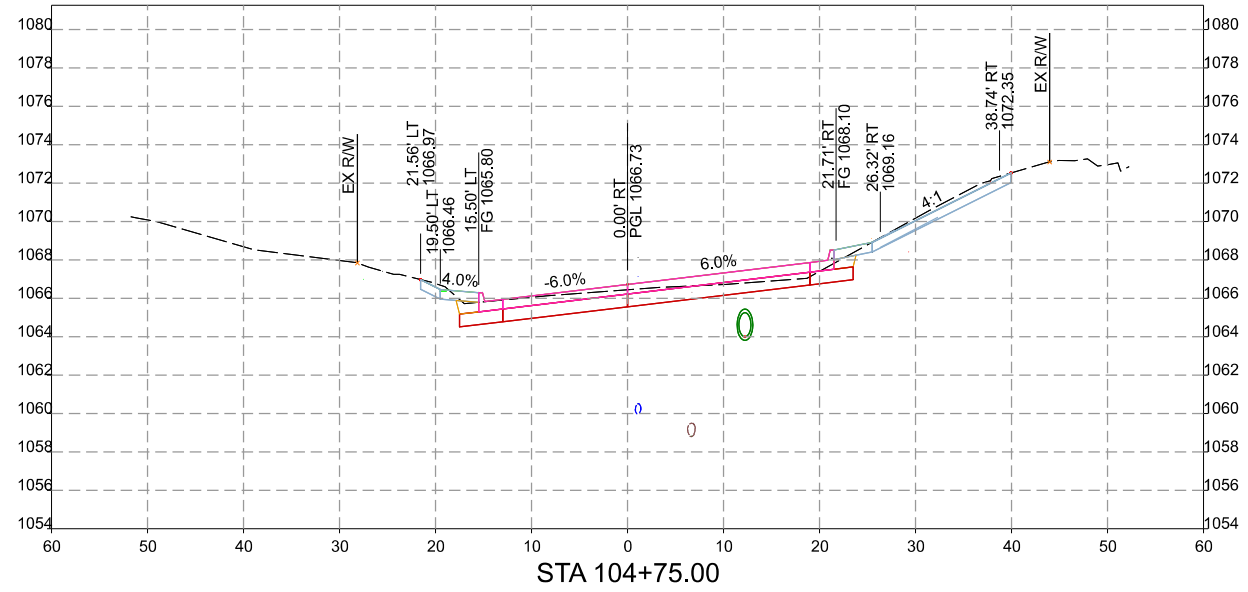
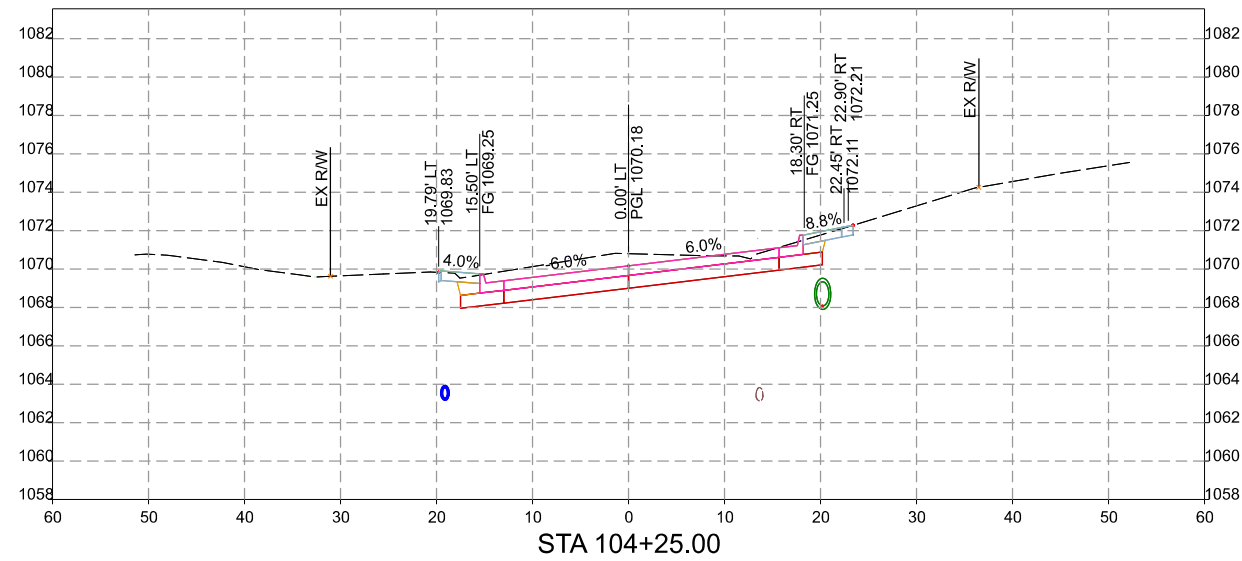


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Project No: 1240534			Sheet W.2

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
MAINLINE CROSS SECTIONS
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
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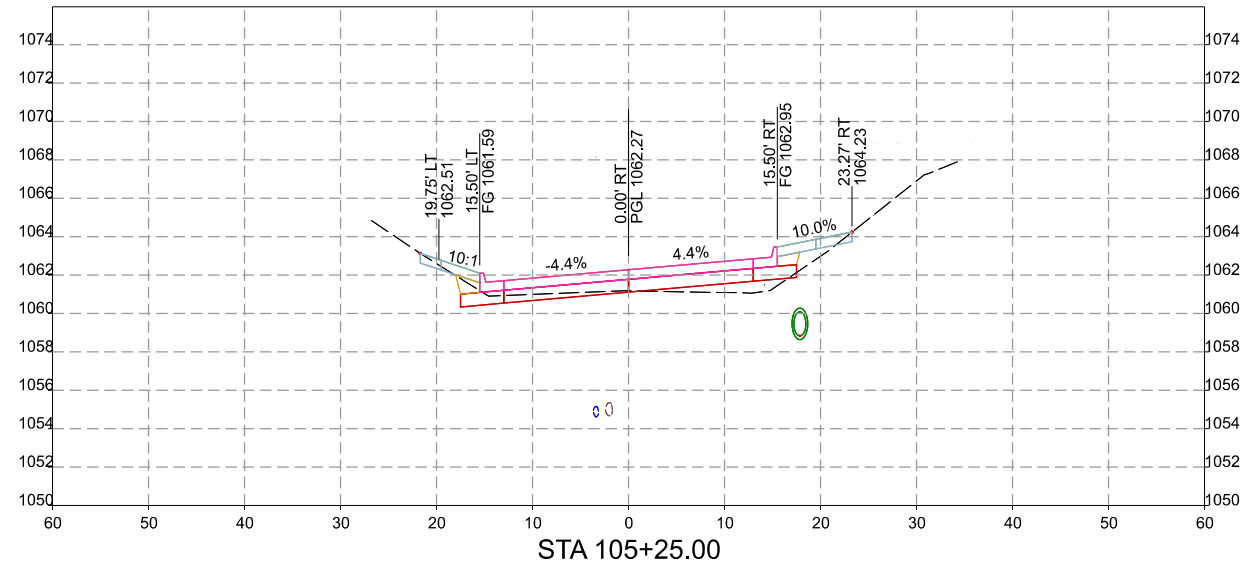




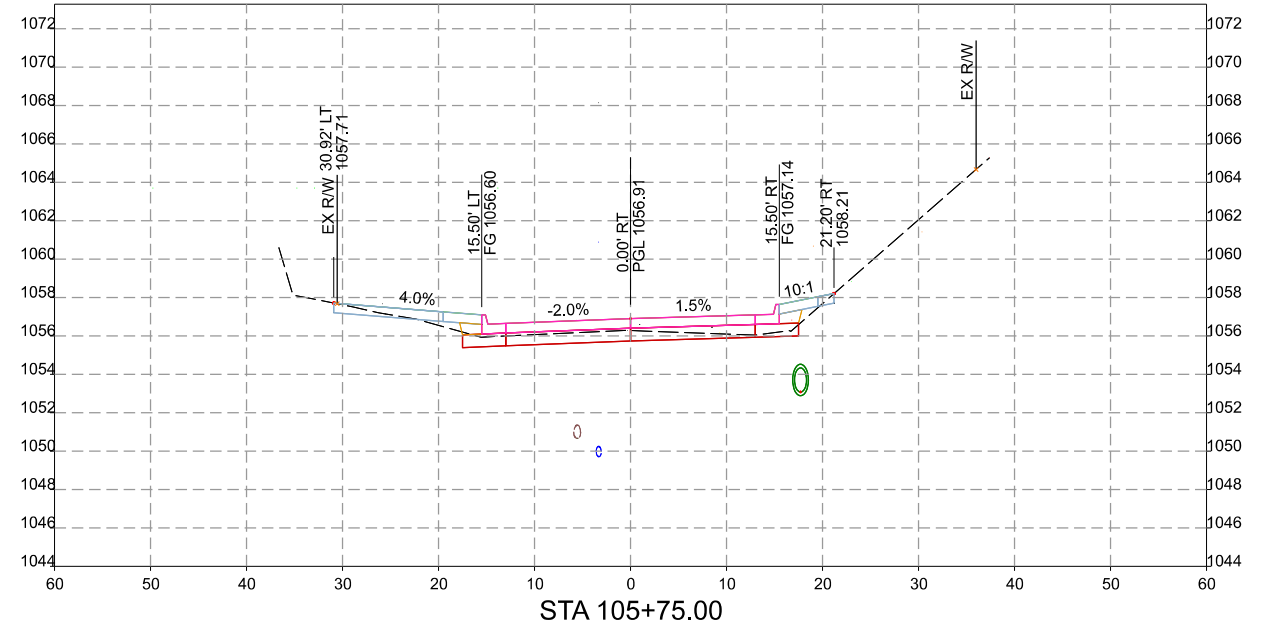
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BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
MAINLINE CROSS SECTIONS
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
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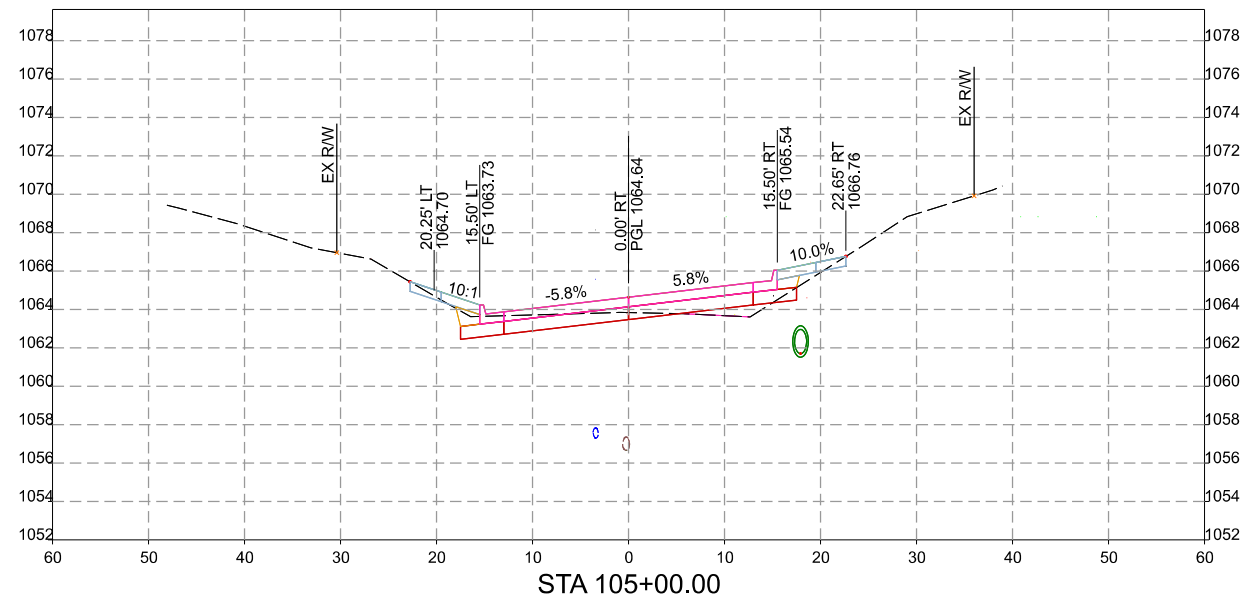




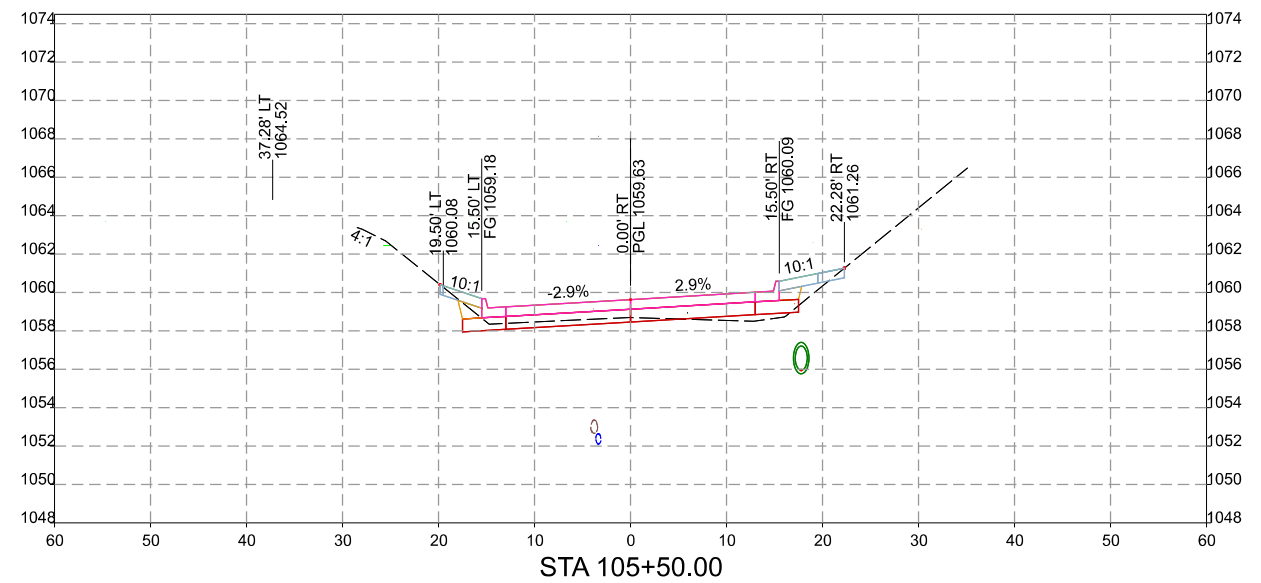
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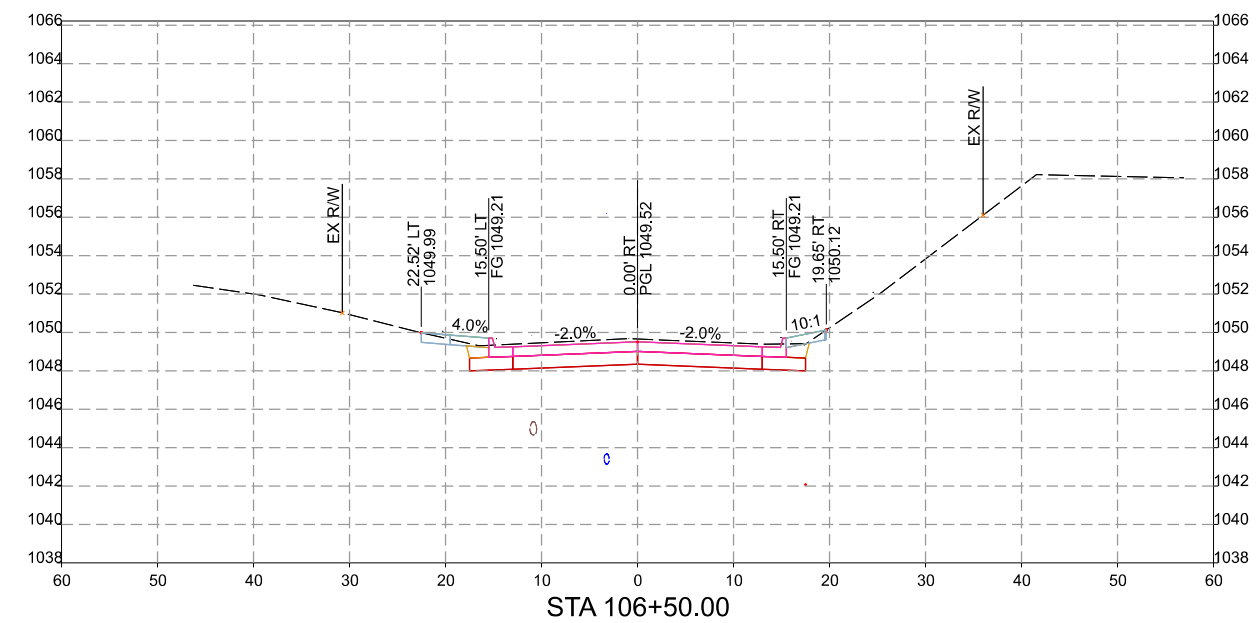
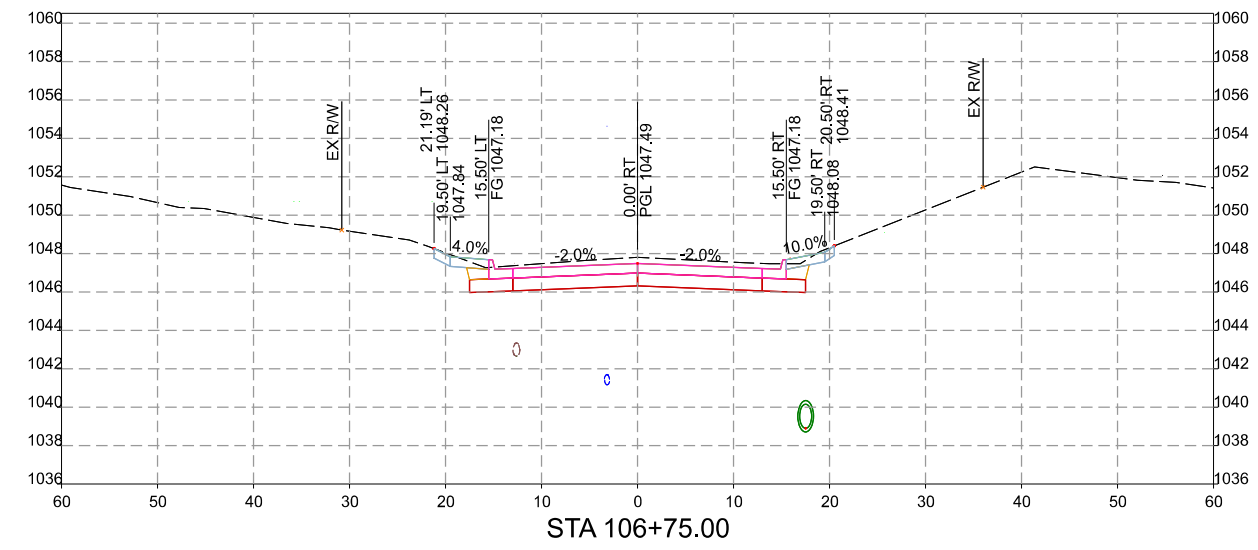
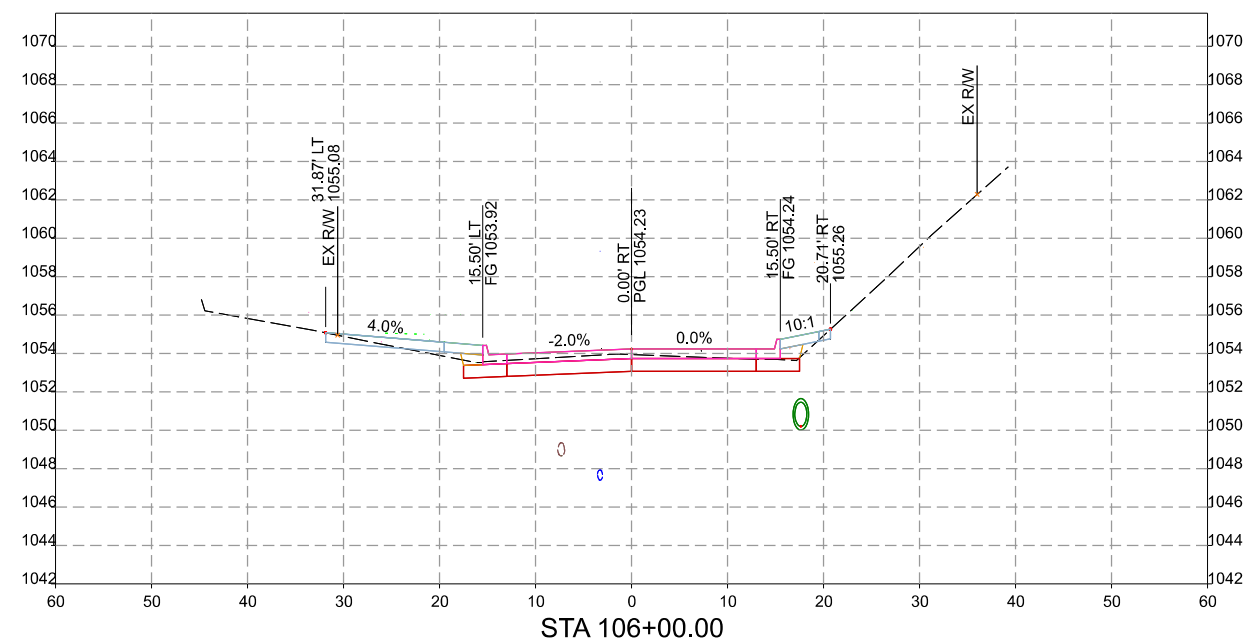
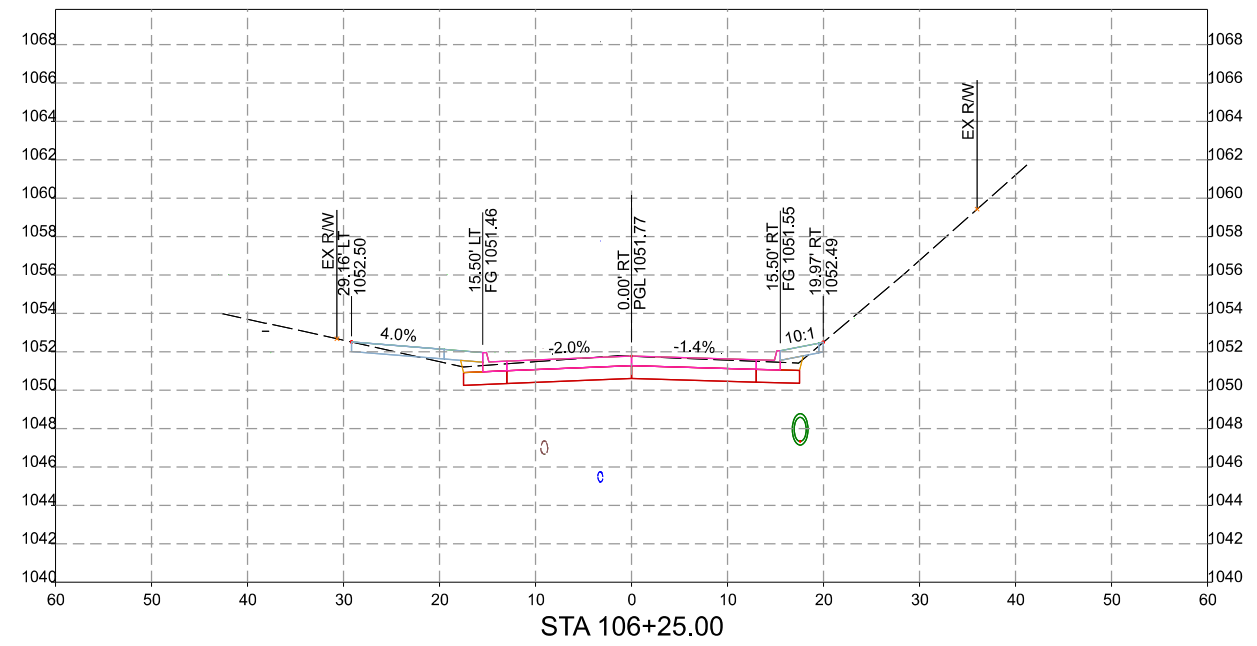
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SNYDER & ASSOCIATES, INC.

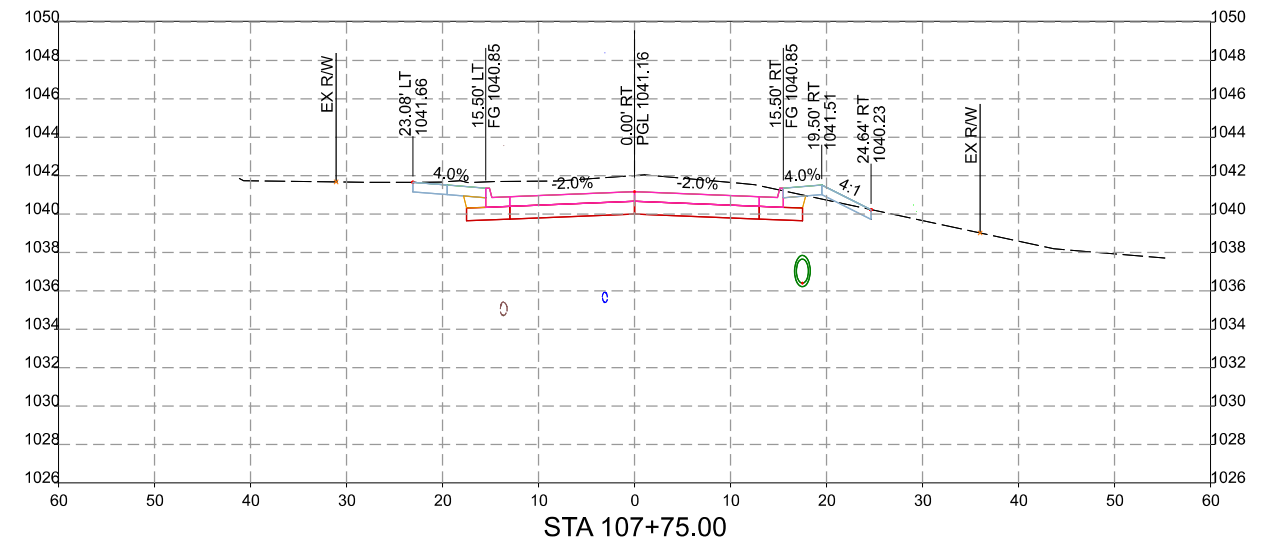
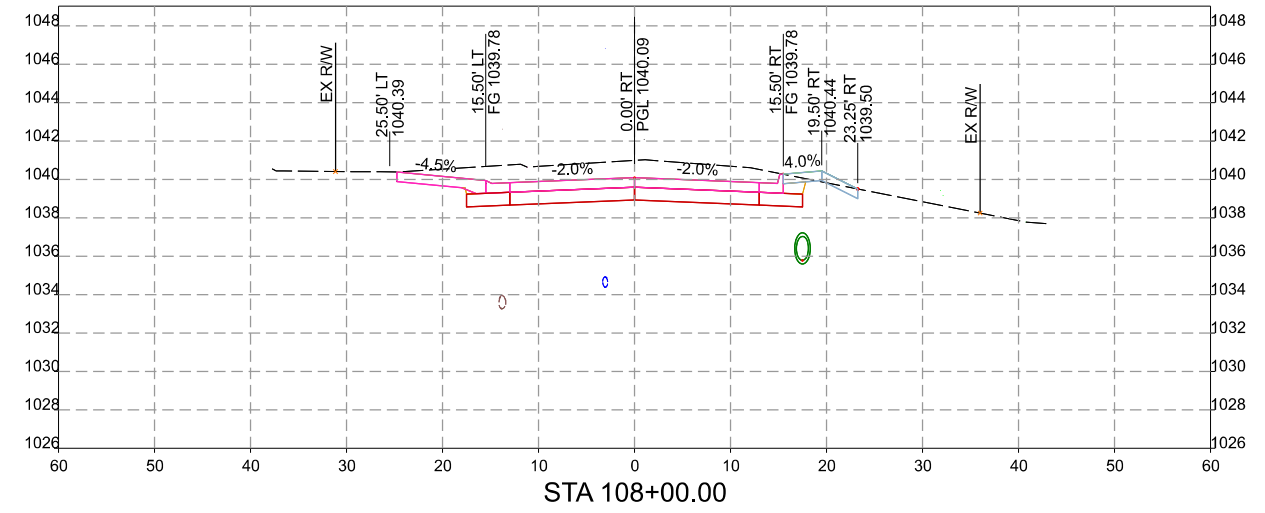
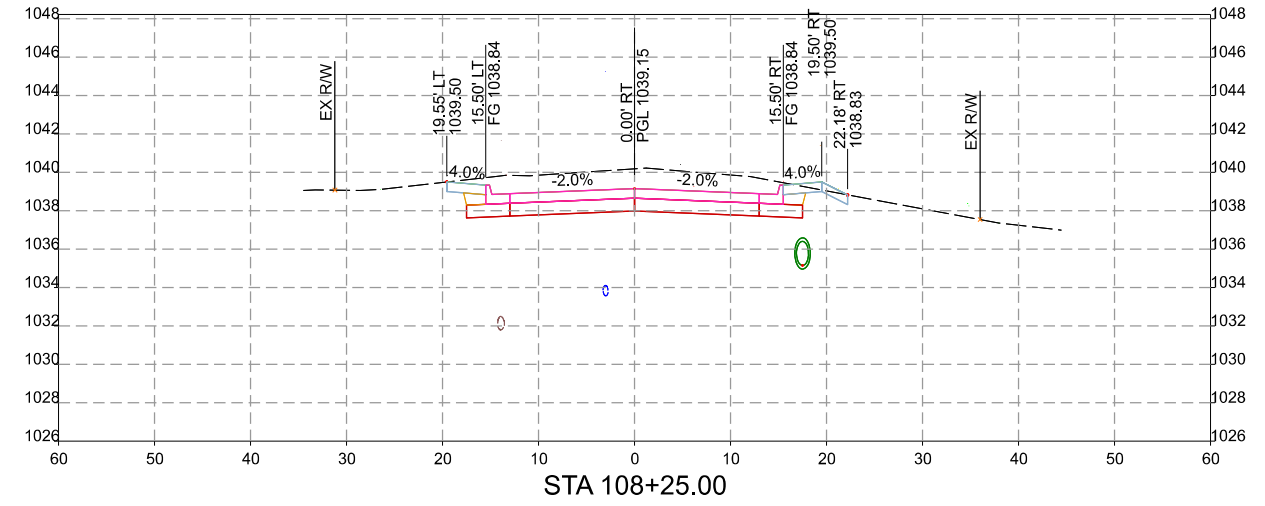
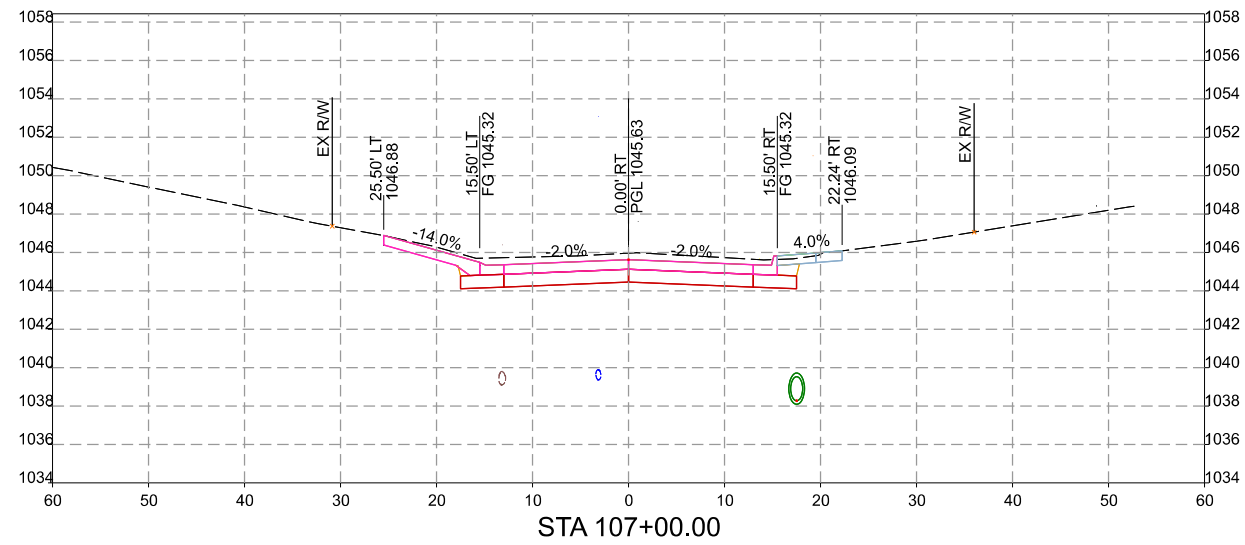
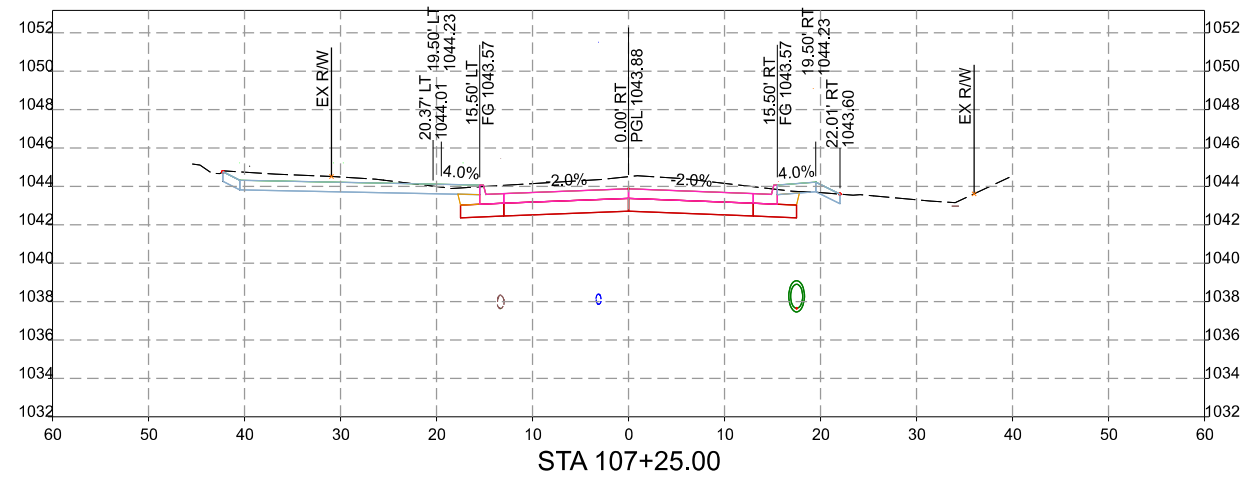
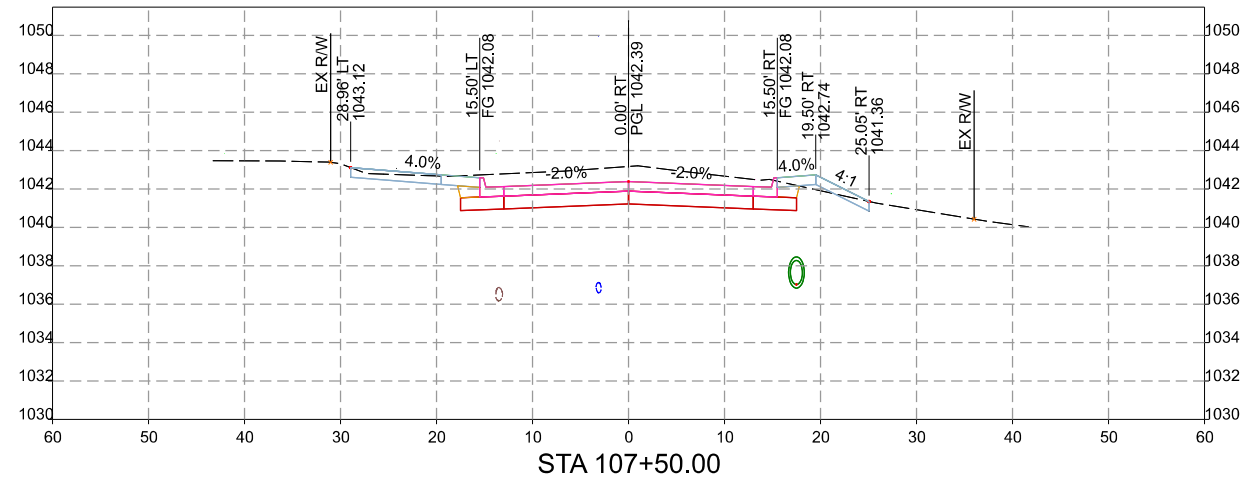
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MARK	REVISION	DATE	BY
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Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:
Project No: 1240534			Sheet W.4



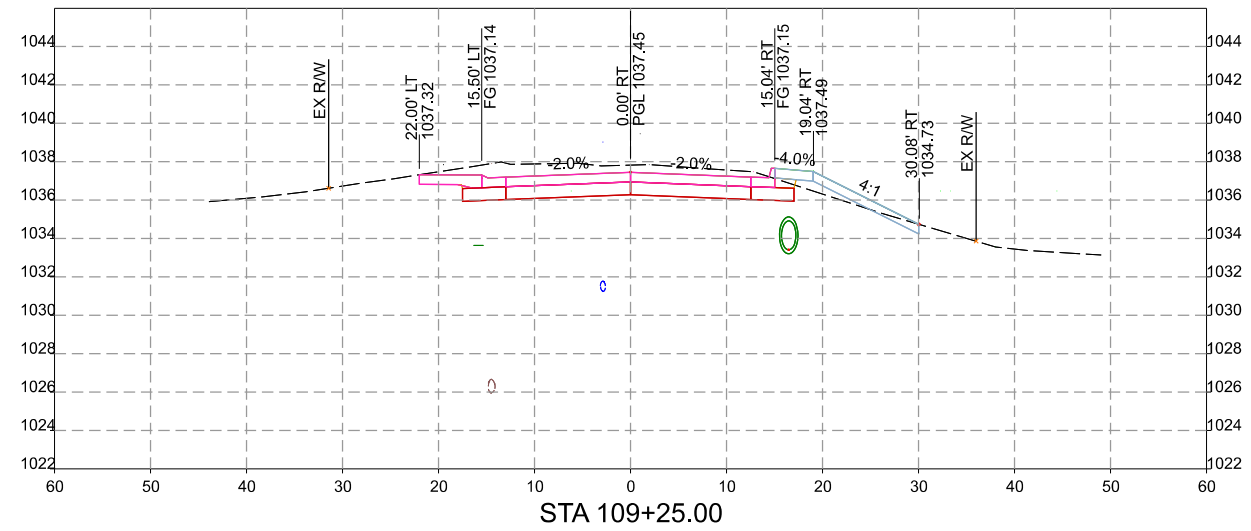
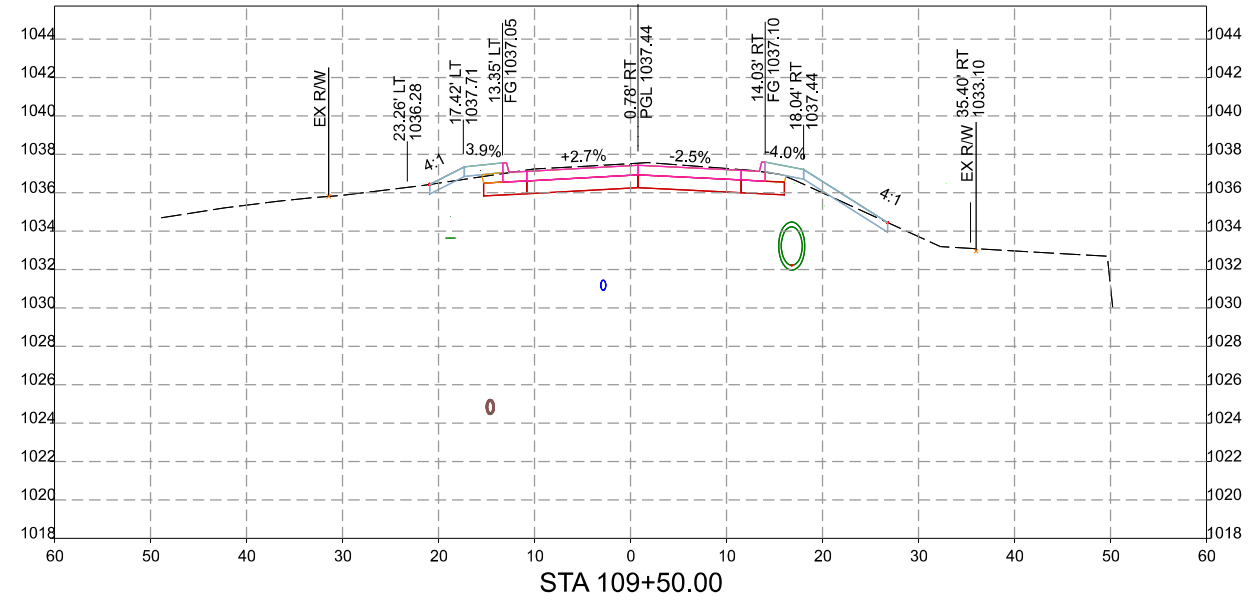
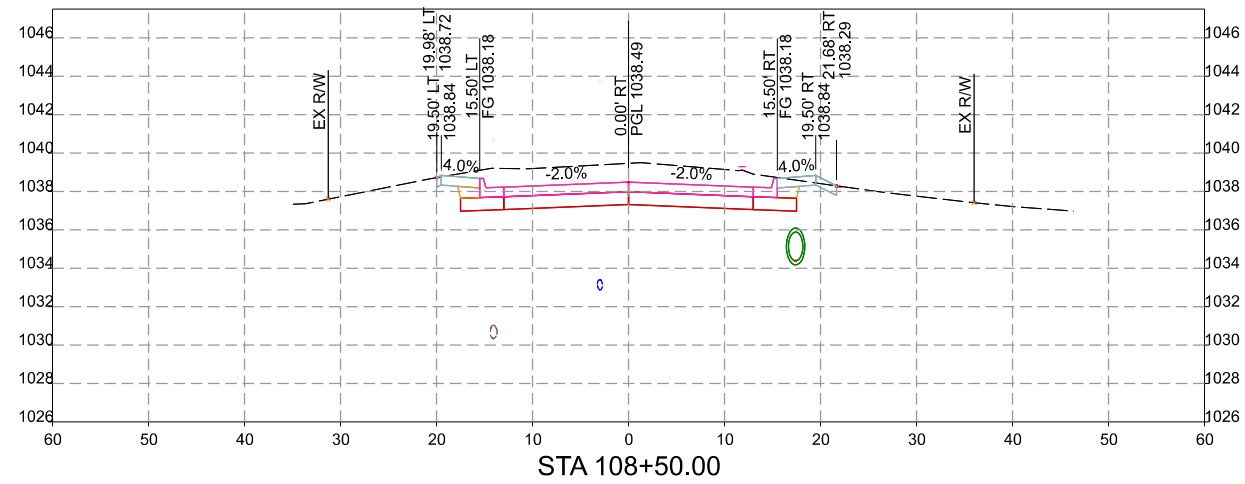
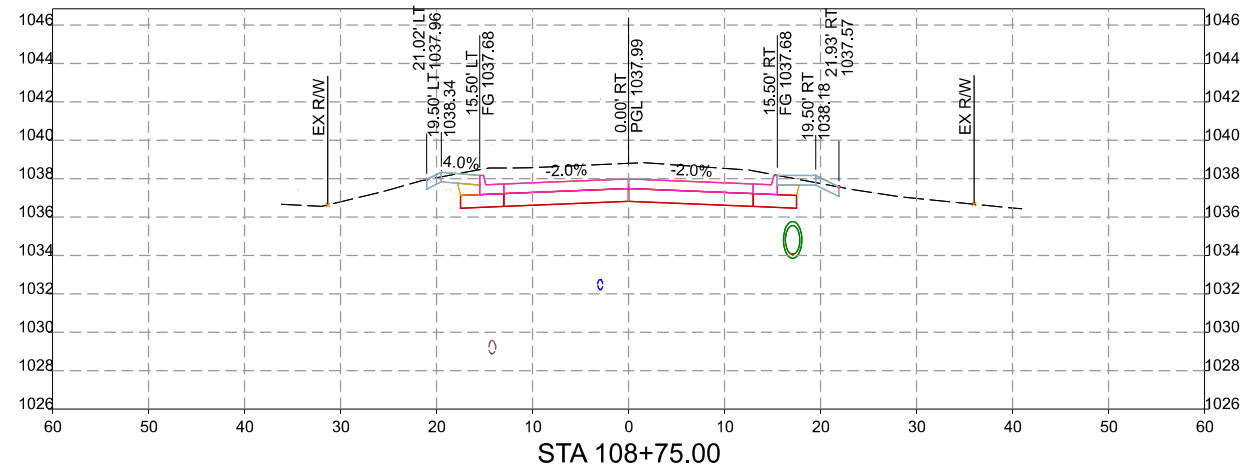
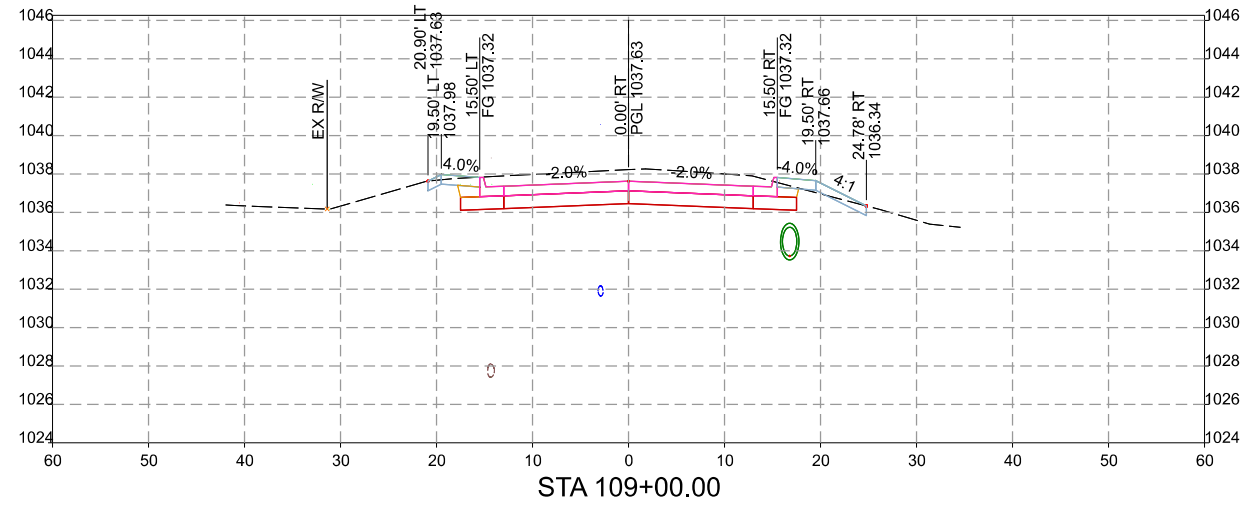
BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT		WEBSTER CITY, IOWA	Project No: 1240534 Sheet W.5
MAINLINE CROSS SECTIONS		SNYDER & ASSOCIATES, INC. <small>2727 SW SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 WWW.SNYDER-ASSOCIATES.COM</small>	
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MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 10'	
Technician: EIG	Date: 10/30/2024	Field Bk:	Pg:

BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
MAINLINE CROSS SECTIONS
WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
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MARK	REVISION	DATE	BY
Engineer: LEJ	Checked By: LCL	Scale: 1"= 10'	
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BREWER STREET AND WILLSON AVENUE IMPROVEMENTS PROJECT
 MAINLINE CROSS SECTIONS
 WEBSTER CITY, IOWA
SNYDER & ASSOCIATES, INC.
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MEMORANDUM

TO: Mayor and City Council

FROM: Adam Dickinson, Electric Utility Supervisor
John Harrenstein, City Manager

DATE: November 4, 2024

RE: Easement Agreement for Public Utility Infrastructure

SUMMARY: Requesting final approval for easement of property owned by R&R Investments between Des Moines Street and Willson Avenue, just south of Pleasant View School and Brewer Creek. .

PREVIOUS COUNCIL ACTION: Plans for street reconstruction are underway along Willson Avenue and Brewer Street with construction anticipated to begin in the spring of 2025.

BACKGROUND/DISCUSSION: R & R Investments, L.L.C. owns the property just south of Brewer Creek between Des Moines Steet and Willson Avenue. This area is legally described as the North 5.00 feet of the following described property: North 80 feet of Lot 2, except North 15 feet thereof, Irregular Survey of South 1/2 of SE 1/4, Section 1, Township 88 North, Range 26 West of the 5th P.M., Webster City, Iowa.

The plans for the upcoming street project reflect relocation of utility poles. To supply an occupancy within this corridor with electricity, this easement is necessary. The City of Webster City has identified the need to secure permanent access to the property to facilitate the construction and ongoing maintenance of essential public utility infrastructure. The easement will ensure that the City and its contractors have unrestricted access to install, maintain, and repair utility lines and other related infrastructure.

The easement agreement also includes provisions related to the restoration of the property following any construction or maintenance activities, ensuring that the land will be returned to its previous condition where possible. Additionally, restrictions on the construction of permanent structures within the easement area are outlined in the agreement to prevent interference with City operations.

FINANCIAL IMPLICATIONS: The City will be responsible for any costs associated with the restoration of the property following construction or maintenance activities. However, there is no direct compensation required for the acquisition of this easement, as the Owner has agreed to grant it in exchange for the outlined considerations.

RECOMMENDATION: Staff recommends that the City Council approve the attached resolution authorizing the conveyance of the easement from R & R Investments, L.L.C. to the City of Webster City as identified in "Exhibit A," and authorizing the execution of all necessary documents. Approval of this easement will allow the City to move forward with essential infrastructure projects that benefit the community.

RESOLUTION NO. 2024 – xxx

**RESOLUTION APPROVING THE CONVEYANCE OF AN EASEMENT FROM R & R INVESTMENTS, L.L.C. TO
THE CITY OF WEBSTER CITY, IOWA,
AND AUTHORIZING THE EXECUTION OF THE EASEMENT AGREEMENT**

WHEREAS, R & R Investments, L.L.C., whose address is 1301 Grand Street, Webster City, Iowa, 50595, hereinafter referred to as "Owner," owns certain real property legally described as the North 5.00 feet of the following described property: North 80 feet of Lot 2, except North 15 feet thereof, Irregular Survey of South 1/2 of SE 1/4, Section 1, Township 88 North, Range 26 West of the 5th P.M., Webster City, Iowa; and

WHEREAS, the City of Webster City, Iowa, a municipal corporation, hereinafter referred to as "City," has requested a permanent and perpetual easement for the purpose of constructing, reconstructing, operating, and maintaining public utilities, including but not limited to water lines, sanitary and storm sewer infrastructure, electric lines, and other utilities on or under the property described above; and

WHEREAS, the Owner has agreed to grant the City the perpetual easement, as more fully described in the attached Easement Agreement (Exhibit A), for the purpose of public utility construction and maintenance on the property; and

WHEREAS, the City Council has reviewed and approved the Easement Agreement, attached hereto as Exhibit A, which outlines the rights and responsibilities of both the Owner and the City regarding the easement; and

WHEREAS, the City Council finds that the conveyance of this easement is in the public interest and will benefit the residents of Webster City by providing access for necessary public utility infrastructure and operations;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa, as follows:

Section 1. Approval of Easement Conveyance. The City Council hereby approves the conveyance of the easement over the property from R & R Investments, L.L.C., to the City of Webster City, Iowa, as described in the attached Easement Agreement (Exhibit A).

Section 2. Authorization to Execute. The Mayor and City Clerk are hereby authorized and directed to execute the Easement Agreement and any other documents necessary to complete the conveyance of the easement on behalf of the City of Webster City.

Passed and approved this 4th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

TERMINI: _____
Karyl K. Bonjour, City Clerk

EASEMENT CONVEYANCE

THIS AGREEMENT, made and entered into on this 3rd day of October, 2024, by and between R & R Investments, L.L.C., whose address for purpose of this Agreement is 1301 Grand Street, Webster City, Iowa 50595, hereinafter referred to as OWNER, and City of Webster City, Iowa, hereinafter referred to as CITY, as follows:

WITNESSETH:

1. That the Owner, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the City, its successors and assigns a permanent and perpetual easement for the purpose of construction, reconstruction, operating and maintaining all public utilities, including but not limited to water lines, sanitary and storm sewer infrastructure, sub-drain and footing drain collectors, electric lines, electronic communication lines and any other form of utility whatsoever, on or under the surface of the ground, together with the right of ingress and egress in, under, across and along a property, herein legally described as follows:

THE NORTH 5.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

NORTH 80 FEET OF LOT 2, EXCEPT NORTH 15 FEET THEREOF, IRREGULAR SURVEY OF SOUTH 1/2 OF SE 1/4, SECTION 1, TOWNSHIP 88 NORTH, RANGE 26 WEST OF THE 5TH P.M., BEING WITHIN THE CORPORATE LIMITS OF WEBSTER CITY, IOWA AS SHOWN BY IRREGULAR SURVEY IN BOOK 1, PAGE 23 IN THE OFFICE OF THE AUDITOR OF HAMILTON COUNTY, IOWA.

As shown on attached Exhibit "A" and by this reference made a part hereof.

2. The Owner and the City further agree to all of the following covenants, terms and conditions as a part of and included within these Easements:
 - (a) The Easements granted by the Owner to the City may be assigned, conveyed or leased by the City, in whole or in part, to any other public or private entity for one or more of the purposes set forth in paragraph (1) above, without notice or additional compensation to the Owner.

- (b) After construction or future maintenance, the City, its successors and assigns, agrees to restore the described land to substantially the same condition as prior to entry, which shall include the restoration of lawns by sodding or seeding; replacement or repair of the damaged portion of concrete or asphalt driveways removed for grading or access purposes; replacement of fences or other structures removed or damaged by the City, its successors and assigns, during the course of construction, with exception of the following: NONE.


It is understood that the consideration set forth in this Easement shall constitute full and adequate compensation for damages to the above listed items.

- (c) The Owner agrees that no buildings, structures or other permanent improvements shall be built or placed upon the above-described easement area and that if such improvements are constructed or placed in violation of this easement, the City, its successors and assigns, shall not be responsible for any damages resulting thereto from the construction, reconstruction, maintenance, operation or repair of the utilities located within the easement area. The City, its successors and assigns shall have the right to clear and remove any obstructions from the easement area. The Owner further agrees that it will not change the grade, elevation or contour of any part of the easement area without the prior written approval of the City.
- (d) The Owner hereby covenants with the City and does further represent to the City that the Owner holds the above described real estate by title and in fee simple, free and clear from all liens and encumbrances except as may be herein set forth. Owner covenants to warrant and defend the premises against the lawful claims of all persons, except as may be above stated. The undersigned Owner further relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement or Easements.
- (e) The parties agree that this document constitutes a perpetual, irrevocable covenant running with the land for the benefit of the City, its successors and assigns, and may not be revoked or rescinded by the Owner, its successors or assigns, for any reason.
- (f) The parties further agree that for purposes of construing this document and the acknowledgment(s) below, the singular shall include the plural and the plural the singular; the masculine gender shall include the feminine and neuter genders and the feminine the masculine and neuter, and the neuter gender shall include both or either masculine or feminine gender wherever appropriate; and references to natural persons shall include corporate bodies, public and private, all wherever appropriate, in order to facilitate a reasonable and uniform interpretation and application of this document. The parties agree that this document constitutes the entire agreement and understanding of the parties and any and all verbal statements or representations made prior to or subsequent to the execution of this document are not binding on either party.
- (g) The parties further agree that the City will indemnify and hold harmless the undersigned Owner, its heirs, successors and assigns from and against all

liability, loss and expense occasioned as a result of the construction, reconstruction, operation, maintenance and/or use of the utilities located within the Easement Area by the City or its agents, contractors, employees or assigns. Alternatively, the undersigned Owner, its heirs, successors and assigns hereby releases the City from any and all liability and relinquishes any and all claim for damages to the Owner's property herein above described or to any and all claims for personal damage or property damage for any incident that occurs within the Easement Area that is not directly resulting from the City's construction, reconstruction, operation, maintenance and/or use of the utilities located within the Easement Area by the City or its agents, contractors, employees or assigns.

IN WITNESS WHEREOF, the parties herein have set their hands this 3rd day of October, 2024.


Owner



Title: Manager
R & R Investments, L.L.C.
Owner

STATE OF IOWA, COUNTY OF HAMILTON: ss

On this 3 day of October 2024, before me, the undersigned a Notary Public in and for the said State, personally appeared Ryan M. Williams to me personally known, who being by me duly sworn, did say that they are the Manager of R & R Investments, L.L.C., that the instrument was signed on behalf of the corporation and and that they acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.



Notary Public in and for the State of Iowa.



City of Webster City Iowa

John Hawkins, Mayor

ATTEST:

Karyl Bonjour, City Clerk

STATE OF IOWA, COUNTY OF HAMILTON: ss

On this _____ day of _____, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Hawkins and Karyl Bonjour, to me personally known, who being by me duly sworn, did say they are the Mayor and City Clerk, respectively, of the City of Webster City, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; that the instrument was signed on behalf of the corporation, by authority of its City Council, and that John Hawkins and Karyl Bonjour acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State of Iowa.

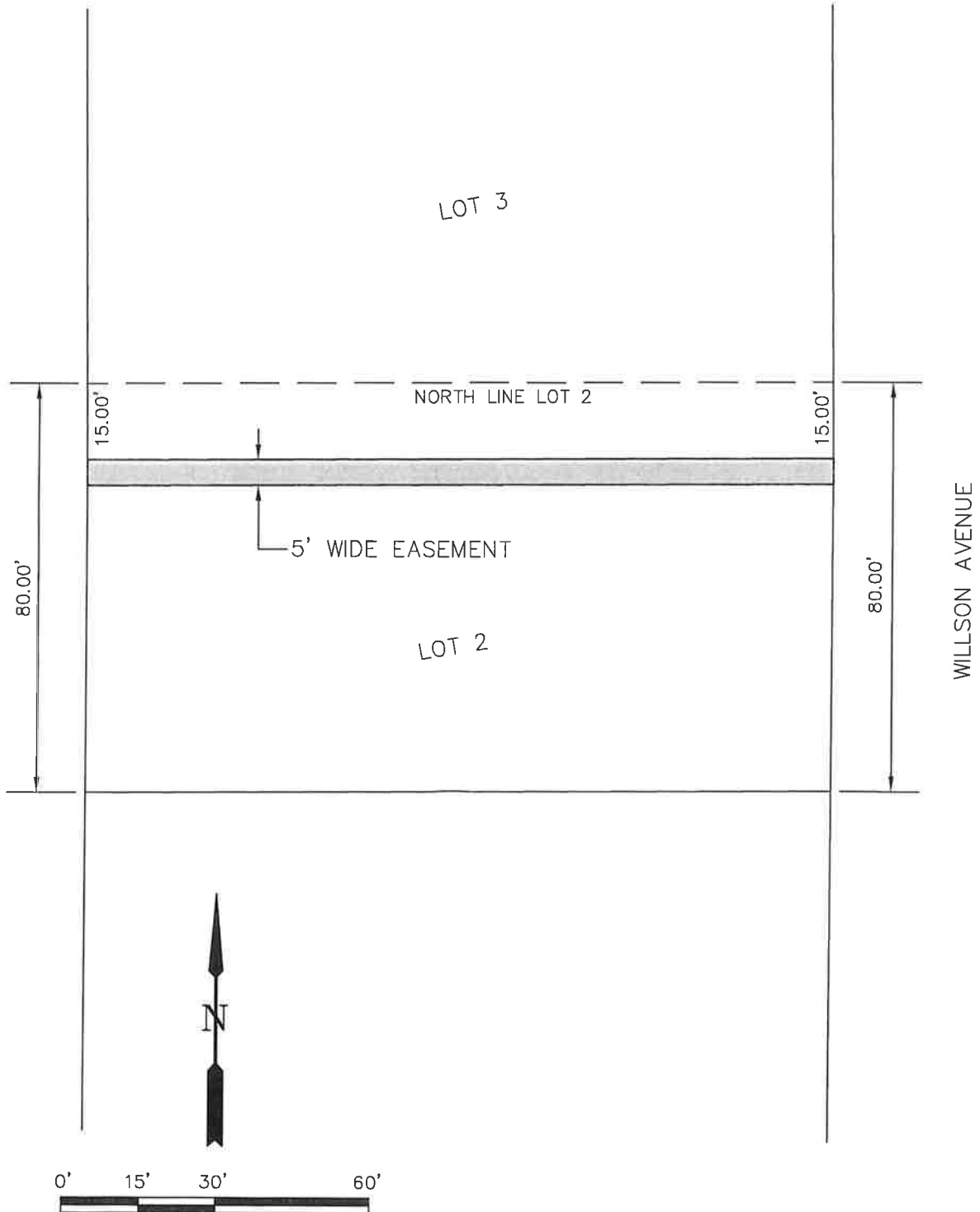


EXHIBIT 'A'

LEGAL DESCRIPTION – PERMANENT EASEMENT

THE NORTH 5.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

NORTH 80 FEET OF LOT 2, EXCEPT NORTH 15 FEET THEREOF, IRREGULAR SURVEY OF SOUTH 1/2 OF SE 1/4, SECTION 1, TOWNSHIP 88 NORTH, RANGE 26 WEST OF THE 5TH P.M., BEING WITHIN THE CORPORATE LIMITS OF WEBSTER CITY, IOWA AS SHOWN BY IRREGULAR SURVEY IN BOOK 1, PAGE 23 IN THE OFFICE OF THE AUDITOR OF HAMILTON COUNTY, IOWA.



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October 30, 2024

TO: Members of the City Council
RE: Summary of Professional Services for October 2024.

Dear Council Members:

Outlined below is a summary of professional services I have provided for the City of Webster City as City Attorney for the month of October 2024. The main issues I addressed this past month were (a) court hearings on two abandoned properties within the community; (b) preparation of revisions to airport agreements; and (c) drafting of additional option agreement for the industrial park South of town.

In regards to two abandoned property hearings we had on October 21st, both went well for the City. At the next council meeting I will be bringing resolutions for the Council to review and approve to accept said properties and decide on future plans for them.

In regards to the various airport agreements, I worked with the airport commission to make the necessary revisions to said agreements which will now come before the Council to review and approve.

Finally, in regards to the option agreement for the industrial park, as was done in August, the development alliance has been working with another property owner South of town to secure an option for potential future development. I have drafted the necessary option agreement and provided it to the development alliance to obtain the necessary signatures before it comes to Council to approve.

Respectfully submitted,

Zachary S. Chizek