NOTICE OF PUBLIC MEETING – Street Committee

The City of Adel Street Committee will meet in the council chambers at Adel City Hall, 301 S. 10th Street, Adel, Iowa, on **Tuesday, December 3, 2019** at **6:00 p.m.**

AGENDA

1. Call to Order
2. Approval of October 1, 2019 Minutes
3. Proposed HWY 169 Growth & Safety Projects
4. HWY 6 Corridor Access Management Plan with the DOT
5. Prioritization of Street Projects
6. Potential Extension of 289th Place
7. ADA Compliance Transition Plan and Coordinator
8. Any Other Business
9. Adjournment

12/2/2019 8:49:12 AM

Please Note: Members or a quorum of members of other City Boards, Commissions, Committees, and / or the Council may be in attendance. Only items on the agenda may be acted upon and / or discussed.

October 1, 2019 Street Committee – Minutes

The City of Adel's Street Committee met in the council chambers of Adel City Hall, 301 S. 10th Street, Adel, Iowa 50003 on September 3, 2019 at 6:00 p.m.

Christensen called the meeting to order at 6:13 p.m. Members present: Christensen and Selby. Miller arrived at 6:36 p.m. Others: Council members McAdon and Ockerman, City Administrator Brown and Public Works Director Overton.

Selby motioned, seconded by Christensen, to approve the September 3, 2019 minutes. Motion carried unanimously.

Discussion began on the proposed HWY 169 Growth & Safety Projects. Christensen stated that McClure Engineering is preparing a letter to send to the DOT. The letter will address the additional study needed based on the DOT's additional questions. Christensen stated that he is planning to contact Adel's State representatives to discuss this project and other items.

Discussion moved to a review and prioritization of potential street projects. Overton stated that he recently rated the condition of many streets with Jeff Schug of McClure. McClure will have prices later this month for the committee to review at the next meet. The committee discussed the need to include how heavily traveled roads are in relation to their condition. McAdon stated that it would be helpful to have notes on storm water and other infrastructure for total reconstruction estimates.

In other business, the committee briefly discussed the potential extension of 289th Place. McClure will be providing draft development agreements at the next meeting. Overton stated that a section of Old Portland Road just south of 302nd Place will be paved soon for the Southbridge Plat 3 subdivision. Christensen stated that he and Selby visited with Kevin Custer regarding the council's parking decision at South 11th and Greenwood Hills Drive.

With no other business, the meeting was adjourned at approximately 6:43 p.m.

Respectfully submitted,

Anthony Brown
City Administrator

County	Dallas
City	Adel & Waukee
Project No.	None
Iowa DOT Agreement No.	2019-16-070
Staff Action No.	

Cooperative Agreement
U.S. 6 Corridor Access Management Plan
Adel to Waukee

This Agreement is entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", the Cities of Adel and Waukee, hereinafter designated the "CITIES", and Dallas County, Iowa, hereinafter designated the "COUNTY", as follows;

WHEREAS, the purpose of this Agreement is to define parameters for transportation management, access management, land-use and development characteristics along the U.S. 6 corridor within the limits defined.

WHEREAS, it is not the purpose of this Agreement to identify specific projects, rather, its purpose is to establish guidelines that promote safe and efficient traffic flow and enhance and sustain economic development along the corridor. This Agreement is intended to supersede the City of Waukee portion of the existing 2003 Corridor Management Agreement 2003-16-085. This Agreement provides the CITIES with a tool for managing economic development along the U.S. 6 corridor between Adel and Waukee.

WHEREAS, the designated corridor extends from the North Raccoon River in Adel east to SE Waco Place in Waukee for a total length of approximately 8.48 miles. The preliminary corridor designation discussed at the initial project management team meeting. The initial project management team included the Cities of Waukee and Adel; Dallas County and the DOT.

NOW, THEREFORE, IT IS AGREED as follows:

1. GENERAL STANDARDS FOR MANAGEMENT OF U.S. 6:

A. OPERATIONS

1) Existing/Future Traffic Signals: have been agreed upon and established as depicted on Exhibit "A". Proposed traffic signals shall be located at predetermined locations, and any additional signal locations shall meet half-mile spacing distance. Proposed traffic signals shall meet DOT signal warrants analysis prior to installation.

- Existing traffic signals (*shown as: green outlined yellow diamond symbol*) are currently located on U.S. 6 at the following: U Ave/10th Street; 6th Street; 4th Street; Warrior Lane; Dartmoor Drive; West Gate Drive; Alice's Road.

- Future traffic signals (*shown as: yellow diamond with red circle symbol*) are currently located on U.S. 6 at the following: 288th Trail; Puckerbrush Road; County Road R16; (one of two future connections identified on map); Richland Place; S Avenue; T Avenue; 120.75 +/- (future connection); 120.89 +/- (future connection); 122.17 +/- (future connection); 123.14 +/- (future connection). Any additional signal locations shall meet half mile spacing distance.

- Future full access signalized (*shown as: yellow diamond*) are currently located on U.S 6. at the following: Prospect Ave; T Avenue; Waco Place.

2) Full Movement Access Locations (*non-signalized*): (See Exhibit "A", *shown as red circle*) These access locations will be subject to future operational restrictions, based on mainline capacity and land use. Traffic impact analysis will be required when there is a change in land use.

3) Right-In/Right-Out, access locations: (See Exhibit "A", *shown as blue circle*) have been identified. Improvements to the existing and the need for future local system development is encouraged. Two of these are denoted as right-in right-out to the south only at 121.01 +/- and 121.27 +/-.

B. PLANNING

1) Existing access connections may be required to have appropriate acceleration and deceleration lanes, tapers and other appropriate geometric features to ensure that the impacts of the adjoining development to the U.S. 6 corridor are fully mitigated. Full directional access connections may also include appropriate left turn storage where necessary.

2) At all public road intersections, the functional area of those intersections shall be maintained. No additional access shall be allowed within the functional areas. The area extends both upstream and downstream from the physical intersection areas and includes the public cross street.

3) Access control should be maintained along the intersection public road connection for the minimum distance of 150 feet, 300 feet preferred, from the near edge of the travel way of the primary highway. This is needed to provide sufficient storage within the proposed connection to prevent spill-back onto the abutting primary highway.

4) The CITIES land use and development regulations shall provide support for proper service road network integration that promotes shared access and inter-parcel circulation. Therefore, regulations should focus on requiring the use of the existing and new local roadway system for direct commercial access. Future establishment of access roads may require developers to build or contribute on a prorated basis for access way construction as part of their subdivision plat approvals.

5) Should U.S. 6 be improved along the designated corridor, public road access allowed by this agreement shall continue unless a change is agreed to by the CITIES, COUNTY, and DOT.

2. GENERAL PARAMETERS FOR IMPLEMENTATION:

A. It is understood that this Agreement may be appended, amended or vacated by the written agreement of all signatory parties.

County	Dallas
City	Adel & Waukee
Project No.	None
Iowa DOT Agreement No.	2019-16-070
Staff Action No.	

B. It is further understood that this Agreement and all contracts entered into under the provisions of this Agreement are binding upon the DOT, the CITIES, and the COUNTY as defined herein.

C. The CITIES and COUNTY agree to amend all necessary zoning ordinances, subdivision ordinances, and/or additional ordinances/resolutions as may be required to abide by the terms of this Agreement.

D. The DOT, CITIES, and COUNTY as defined herein, will meet on an annual basis to review and evaluate this Agreement. The DOT will coordinate the annual meeting by determining the date and location along with gathering input from the CITY and COUNTY for preparation of the agenda.

E. In accordance with Title VI of the Civil Rights Acts of 1964 and Iowa Code Chapter 216 and associated subsequent nondiscrimination laws, regulations and executive orders, the CITIES and COUNTY shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability.

F. If any part of this agreement is found to be void and unenforceable then the remaining provisions of this agreement shall remain in effect.

G. This agreement is not assignable without the prior written consent of the DOT.

H. It is the intent of both (all) parties that no third-party beneficiaries be created by this Agreement.

I. In case of dispute concerning the terms of this agreement, the parties shall submit the matter to arbitration pursuant to Iowa Code Chapter 679A. Either party has the right to submit the matter to arbitration after ten (10) day notice to the other party of their intent to seek arbitration. The written notice must include a precise statement of the disputed question. The DOT, CITIES and COUNTY agree to be bound by the decision of the appointed arbitrator. Neither party may seek any remedy with the State or Federal courts absent exhaustion of the provisions of this paragraph for arbitration.

J. This Agreement may be executed in (five) counterparts, each of which so executed will be deemed to be an original.

K. This Agreement, as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s); represents the entire Agreement between the DOT, CITIES and COUNTY regarding this project. All previously executed agreements will remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement will be in the form of a duly executed amendment to this document.

County	Dallas
City	Adel & Waukee
Project No.	None
Iowa DOT Agreement No.	2019-16-070
Staff Action No.	

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2019-16-070 as of the date shown opposite its signature below:

CITY OF ADEL:

By: _____ Date: _____, 20__.
Title: Mayor

I, _____, certify that I am the Clerk of the CITY, and that _____, who signed said Agreement for and on behalf of the CITY, was duly authorized to execute the same on the _____day of _____, 20__.

Signed_____
City Clerk Adel, Iowa

CITY OF WAUKEE:

By: William F. Beard Date: 11/04, 2019.
Title: Mayor

I, Rebecca D. Schuett, certify that I am the Clerk of the CITY, and that William F. Beard, who signed said Agreement for and on behalf of the CITY, was duly authorized to execute the same on the 4th day of November, 2019.

Signed Rebecca D. Schuett
City Clerk Waukee, Iowa

COUNTY OF DALLAS:

By: _____ Date: _____, 20__.
Title: Chairman Board of Supervisors

I, _____, certify that I am the Auditor of the COUNTY, and that _____, who signed said Agreement for and on behalf of the COUNTY, was duly authorized to execute the same on the _____day of _____, 20__.

Signed_____
Dallas County Auditor

County	Dallas
City	Adel & Waukee
Project No.	None
Iowa DOT Agreement No.	2019-16-070
Staff Action No.	

IOWA DEPARTMENT OF TRANSPORTATION:

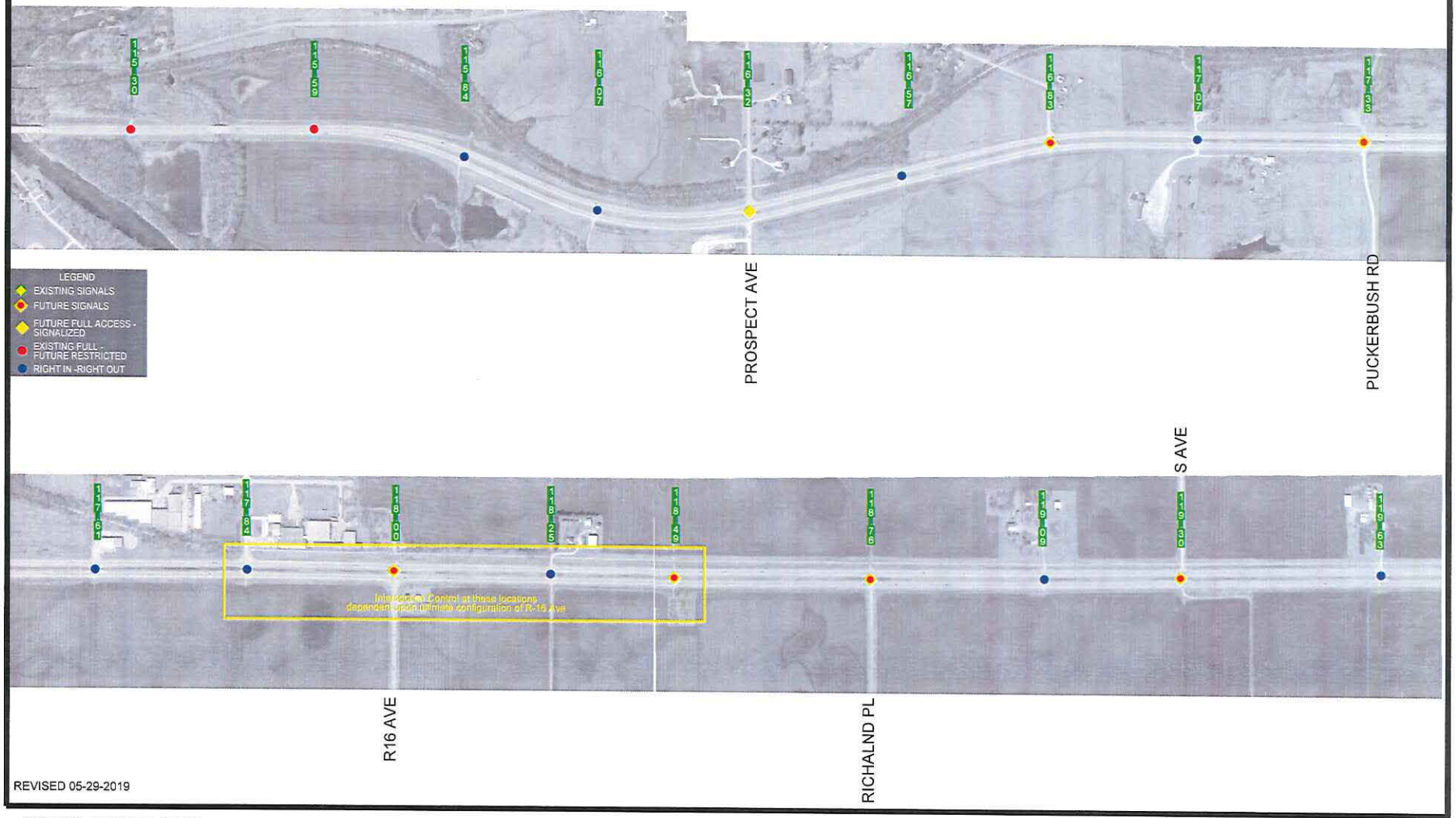
By:_____ Date_____, 20___.
Scott Dockstader, P.E.
District 1 Engineer

IOWA DEPARTMENT OF TRANSPORTATION:

By:_____ Date_____, 20___.
Scott Schram, P.E.
District 4 Engineer

PROPOSED ACCESS CONTROL
DALLAS COUNTY US 6
ADEL TO WAUKEE

EXHIBIT A
1 of 2

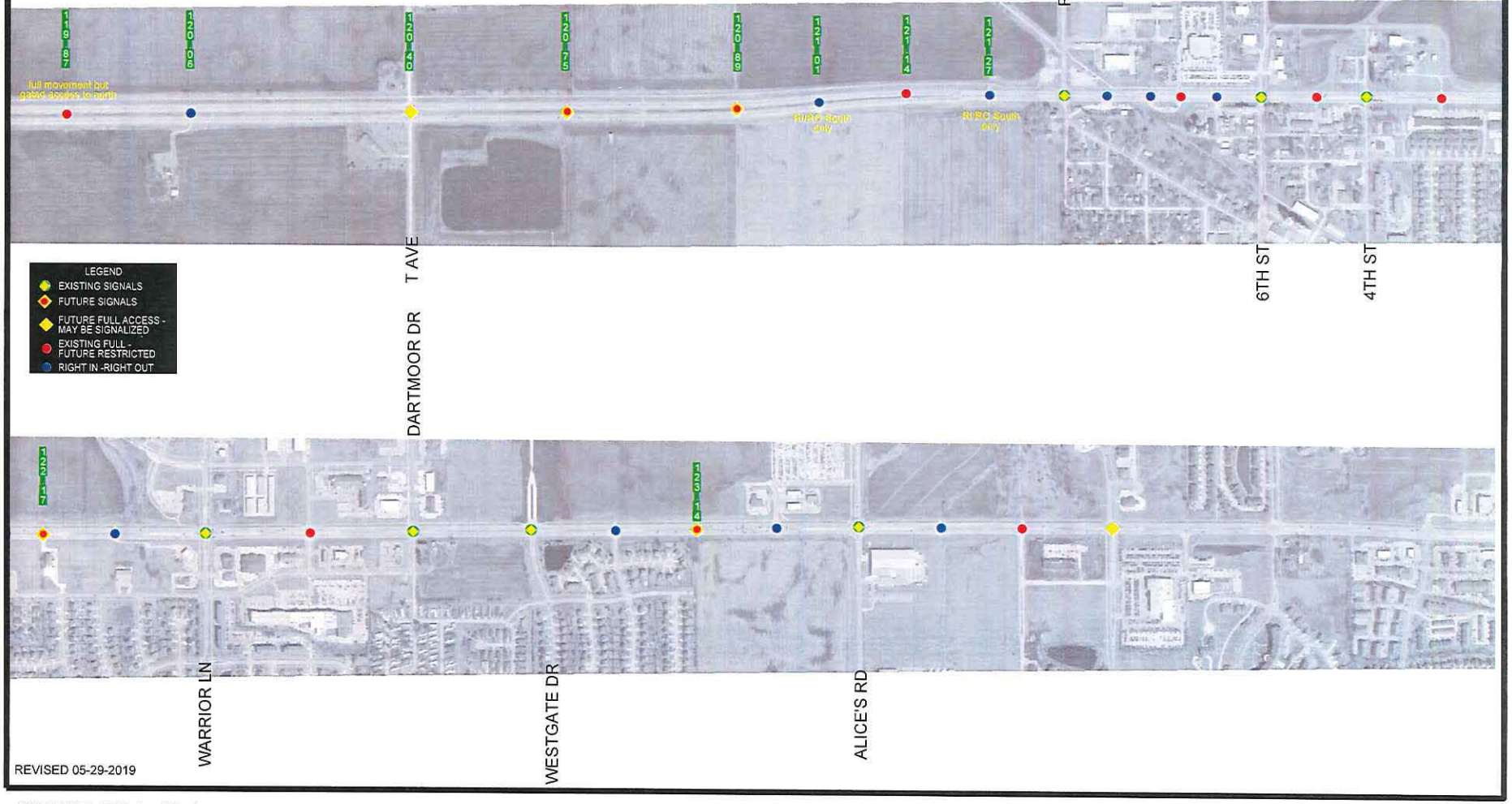


REVISED 05-29-2019

2019-16-070_Adel_Waukee_DallasCo

EXHIBIT A
2 of 2

PROPOSED ACCESS CONTROL
DALLAS COUNTY US 6
ADEL TO WAUKEE



REVISED 05-29-2019

2019-16-070_Adel_Waukee_DallasCo

McClure Engineering Company
1360 NW 121st Street
Clive, IA 50325
Ph: 515-964-1229 Fax: 515-964-2370

2020 to 2025 Streets Capital Improvements Plan - Reconstruction

Owner: City of Adel, Iowa
Proj. No.: 20618034
Location: Adel, Iowa

Item No.	Item	Unit	Unit Price	Rapids St - N 9th to N 15th Quantity	Rapids St - N 9th to N 15th Estimated Cost	Court St. - N 10th to N 15th Quantity	Court St. - N 10th to N 15th Estimated Cost
	DIVISION 1 - GENERAL PROVISIONS AND COVENANTS						
1.1	UNCHARTED UTILITIES CROSSING	EA	$ 500.00	5	$ 2,500.00	5	$ 2,500.00
1.2	UNCHARTED UTILITIES PARALLEL	LF	$ 20.00	2	$ 40.00	2	$ 40.00
	DIVISION 2 - EARTHWORK				$ -		$ -
2.1	CLEARING AND GRUBBING	LS	$ 7,500.00	0	$ -	0	$ -
2.2	TOPSOIL, ON-SITE	CY	$ 10.00	0	$ -	0	$ -
2.3	EXCAVATION, CLASS 10, WASTE	CY	$ 25.00	0	$ -	0	$ -
2.4	SUBGRADE PREPARATION	SY	$ 5.00	7850	$ 39,250.00	6000	$ 30,000.00
2.5	SUBBASE, MODIFIED SUBBASE, 6 IN.	SY	$ 8.00	7850	$ 62,800.00	6000	$ 48,000.00
2.6	FILLING AND PLUGGING PIPE, WATER MAIN	LF	$ 10.00	0	$ -	0	$ -
2.7	COMPACTION TESTING	LS	$ 5,000.00	1	$ 5,000.00	1	$ 5,000.00
	DIVISION 3 - TRENCH EXCAVATION AND BACKFILL				$ -		$ -
3.1	TRENCH FOUNDATION	TON	$ 20.00	0	$ -	0	$ -
3.2	TRENCH COMPACTION TESTING	LS	$ 5,000.00	0	$ -	0	$ -
	DIVISION 4 - SEWERS AND DRAINS				$ -		$ -
4.1	SANITARY SEWER, TRENCHED, PVC, 8 IN.	LF	$ 70.00	2200	$ 154,000.00	650	$ 45,500.00
4.2	SANITARY SEWER, TRENCHED, PVC, PS115, 18 IN.	LF	$ 115.00	0	$ -	1150	$ 132,250.00
4.3	SANITARY SEWER, TRENCHED, PVC, PS115, 24 IN	LF	$ 125.00	0	$ -	0	$ -
4.4	SANITARY SEWER, TRENCHED, PVC, C905 DR25, 24 IN.	LF	$ 140.00	0	$ -	0	$ -
4.5	SANITARY SEWER SERVICE STUB, 4 IN.	EA	$ 3,500.00	34	$ 119,000.00	25	$ 87,500.00
4.6	SANITARY SEWER ABANDONMENT, FILL AND PLUG	LF	$ 15.00	0	$ -	0	$ -
4.7	STORM SEWER, TRENCHED, RCP, CLASS III, 15 IN.	LF	$ 75.00	0	$ -	0	$ -
4.8	STORM SEWER, TRENCHED, RCP, CLASS III, 18 IN.	LF	$ 80.00	0	$ -	0	$ -
4.9	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN.	LF	$ 100.00	2200	$ 220,000.00	1800	$ 180,000.00
4.10	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF	$ 125.00	0	$ -	0	$ -
4.11	REMOVAL OF STORM SEWER, LESS THAN 36 IN. DIA	LF	$ 25.00	0	$ -	0	$ -
4.12	SUBDRAIN, LONGITUDINAL, 6 IN.	LF	$ 15.00	4400	$ 66,000.00	3600	$ 54,000.00
4.13	SUBDRAIN, LONGITUDINAL, TRENCHLESS, 6 IN.	LF	$ 100.00	0	$ -	0	$ -
4.14	SUBDRAIN CLEANOUTS	EA	$ 1,000.00	0	$ -	0	$ -
4.16	SUBDRAIN OUTLETS	EA	$ 500.00	0	$ -	0	$ -
4.16	STORM SEWER SERVICE STUB, 4 IN.	EA	$ 500.00	0	$ -	0	$ -
	DIVISION 5 - WATER MAINS AND APPURTENANCES				$ -		$ -
5.1	WATER MAIN, TRENCHED, PVC, 4 IN.	LF	$ 50.00	1835	$ 91,750.00	0	$ -
5.2	WATER MAIN, TRENCHED, PVC, 6 IN.	LF	$ 55.00	0	$ -	0	$ -
5.3	WATER MAIN, TRENCHED, PVC, 8 IN.	LF	$ 60.00	400	$ 24,000.00	0	$ -
5.4	WATER MAIN FITTINGS	LB	$ 8.00	415	$ 3,320.00	0	$ -
5.5	WATER SERVICE STUB, COPPER, 2 IN. DIA. AND SMALLER	EA	$ 1,500.00	36	$ 54,000.00	0	$ -
5.6	VALVE, GATE, 4 IN. DIA.	EA	$ 1,000.00	1	$ 1,000.00	0	$ -
5.7	VALVE, GATE, 6 IN. DIA.	EA	$ 1,500.00	0	$ -	0	$ -
5.8	VALVE, GATE, 8 IN. DIA.	EA	$ 2,000.00	10	$ 20,000.00	0	$ -
5.9	TAPPING VALVE ASSEMBLY, 4 IN.	EA	$ 2,000.00	36	$ 72,000.00	0	$ -
5.10	TAPPING VALVE ASSEMBLY, 6 IN.	EA	$ 2,500.00	0	$ -	0	$ -
5.11	FIRE HYDRANT ASSEMBLY	EA	$ 5,000.00	6	$ 30,000.00	0	$ -
	DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS				$ -		$ -
6.1	MANHOLE, SANITARY SEWER, SW-301, 48 IN.	EA	$ 5,500.00	7	$ 38,500.00	4	$ 22,000.00
6.2	MANHOLE, SANITARY SEWER, SW-301, 60 IN.	EA	$ 7,500.00	0	$ -	0	$ -
6.3	MANHOLE, STORM SEWER, SW-402, 4' x 4'	EA	$ 5,500.00	0	$ -	0	$ -
6.4	INTAKE, STORM SEWER, SINGLE GRATE, SW-501	EA	$ 3,000.00	10	$ 30,000.00	8	$ 24,000.00
6.5	INTAKE, STORM SEWER, SINGLE GRATE, SW-502, 60 IN.	EA	$ 3,500.00	0	$ -	0	$ -
6.6	INTAKE, STORM SEWER, SINGLE GRATE, SW-503	EA	$ 3,000.00	0	$ -	0	$ -
6.7	INTAKE, STORM SEWER, DOUBLE GRATE, SW-505	EA	$ 5,000.00	0	$ -	0	$ -
6.8	DROP CONNECTION TO SANITARY MANHOLE	EA	$ 4,500.00	0	$ -	0	$ -
6.9	MANHOLE OR INTAKE ADJUSTMENT, MINOR	EA	$ 1,000.00	3	$ 3,000.00	5	$ 5,000.00
6.10	REMOVE MANHOLE OR INTAKE	EA	$ 750.00	7	$ 5,250.00	4	$ 3,000.00
	DIVISION 7 - STREETS AND RELATED WORK				$ -		$ -
7.1	PAVEMENT, STD. OR S-F PCC, CL C, CL 2, 7 IN.	SY	$ 55.00	6360	$ 349,800.00	4800	$ 264,000.00
7.2	PAVEMENT, STD. OR S-F PCC, CL C, CL 2, 7 IN. - UNDER BRICK SURF.	SY	$ 50.00	0	$ -	0	$ -
7.3	CURB AND GUTTER, PCC, 2.5', 7 IN.	LF	$ 45.00	4400	$ 198,000.00	3600	$ 162,000.00
7.4	REMOVAL OF SIDEWALK, SHARED USE PATH, OR DRIVEWAY	SY	$ 15.00	280	$ 4,200.00	180	$ 2,700.00
7.5	SIDEWALK, PCC, 4 IN.	SY	$ 40.00	0	$ -	0	$ -
7.6	SIDEWALK, PCC, 6 IN.	SY	$ 45.00	280	$ 12,600.00	180	$ 8,100.00
7.7	DETECTABLE WARNINGS	SF	$ 40.00	40	$ 1,600.00	34	$ 1,360.00
7.8	DRIVEWAY, PAVED, PCC, 6 IN.	SY	$ 50.00	0	$ -	0	$ -
7.9	PAVEMENT REMOVAL	SY	$ 20.00	100	$ 2,000.00	100	$ 2,000.00
7.10	BRICK SURFACE INSTALLATION	SY	$ 150.00	0	$ -	0	$ -
7.11	FLAT BRICK SURFACE REMOVAL, CLEAN, SALVAGE	SY	$ 35.00	6360	$ 222,600.00	4800	$ 168,000.00
	DIVISION 8 - TRAFFIC CONTROL				$ -		$ -
8.1	TRAFFIC CONTROL	LS	$ 10,000.00	1	$ 10,000.00	1	$ 10,000.00
8.2	REMOVE AND SALVAGE EXISTING SIGNS	EA	$ 25.00	25	$ 625.00	21	$ 525.00
8.3	SIGN INSTALLATION	EA	$ 100.00	25	$ 2,500.00	21	$ 2,100.00
8.4	PAINTED PAVEMENT MARKINGS, DURABLE	STA	$ 30.00	0	$ -	0	$ -
	DIVISION 9 - SITE WORK AND LANDSCAPING				$ -		$ -
9.1	CONVENTIONAL SEEDING, FERTILIZING, AND MULCHING	AC	$ 3,500.00	0.5	$ 1,750.00	0.5	$ 1,750.00
9.2	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), PREP.	LS	$ 3,750.00	1	$ 3,750.00	1	$ 3,750.00
9.3	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), MANAGE.	LS	$ 3,000.00	1	$ 3,000.00	1	$ 3,000.00
9.4	FILTER SOCKS, INSTALLATION	LF	$ 2.00	0	$ -	0	$ -
9.5	FILTER SOCKS, REMOVAL	LF	$ 1.00	0	$ -	0	$ -
9.6	SILT FENCE, INSTALLATION	LF	$ 2.00	0	$ -	0	$ -
9.7	SILT FENCE, REMOVAL OF SEDIMENT	LF	$ 1.00	0	$ -	0	$ -
9.8	SILT FENCE, REMOVAL OF DEVICE	LF	$ 0.50	0	$ -	0	$ -
9.9	EROSION CONTROL MULCHING, CONVENTIONAL MULCHING	AC	$ 500.00	0.5	$ 250.00	0.5	$ 250.00
9.10	INLET PROTECTION DEVICE, INSTALLATION	EA	$ 15.00	3	$ 45.00	5	$ 75.00
9.11	INLET PROTECTION DEVICE, MAINTENANCE	EA	$ 10.00	3	$ 30.00	5	$ 50.00
	DIVISION 10 - DEMOLITION				$ -		$ -
	NOT USED				$ -		$ -
	DIVISION 11 - MISCELLANEOUS				$ -		$ -
11.1	MOBILIZATION	LS	$ 50,000.00	1	$ 50,000.00	1	$ 50,000.00
11.2	MAINTENANCE OF POSTAL SERVICE	LS	$ 1,500.00	1	$ 1,500.00	1	$ 1,500.00
11.3	MAINTENANCE OF SOLID WASTE COLLECTION	LS	$ 5,000.00	1	$ 5,000.00	1	$ 5,000.00
11.4	CONCRETE WASHOUT	LS	$ 1,500.00	1	$ 1,500.00	1	$ 1,500.00
					$ -		$ -

Project Estimate	**$ 1,912,160**	**Project Estimate**	**$ 1,326,450**
Engineering (10%)	$191,216.00	**Engineering (10%)**	$132,645.00
Construction (5%)	$95,608.00	**Construction (5%)**	$66,322.50
TOTAL	**$2,198,984.00**	**TOTAL**	**$1,525,417.50**

McClure Engineering Company
1360 NW 121st Street
Clive, IA 50325
Ph: 515-964-1229 Fax: 515-964-2370

Owner: City of Adel, Iowa
Proj. No.: 20618034
Location: Adel, Iowa

2020 to 2025 Streets Capital Improvements Plan - HMA Resurfacing

JSS
16th st - Greene to short of Horse & Buggy

Item No.	Item	Unit	Unit Price	Greene to H&B	16th St. Cost
	DIVISION 1 - GENERAL PROVISIONS AND COVENANTS				
	NOT USED				
	DIVISION 2 - EARTHWORK				
2.1	TOPSOIL, ON-SITE	CY	$ 20.00		$ -
	DIVISION 3 - TRENCH EXCAVATION AND BACKFILL				$ -
	NOT USED				$ -
	DIVISION 4 - SEWERS AND DRAINS				$ -
	NOT USED				$ -
	DIVISION 5 - WATER MAINS AND APPURTENANCES				$ -
5.1	VALVE BOX EXTENSION	EA	$ 120.00		$ -
	DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS				$ -
6.1	MANHOLE ADJUSTMENT, MINOR	EA	$ 500.00	1	$ 500.00
	DIVISION 7 - STREETS AND RELATED WORK				$ -
7.1	CURB AND GUTTER, 2.5', REMOVE AND REPLACE	LF	$ 75.00	140	$ 10,500.00
7.2	HMA PAVEMENT, STANDARD TRAFFIC PG 58-28H, 6 IN.	SY	$ 35.00		$ -
7.3	HMA PAVEMENT SAMPLES AND TESTING	LS	$ 2,500.00	1	$ 2,500.00
7.4	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 2 IN.	SY	$ 15.00		$ -
7.5	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 3 IN.	SY	$ 20.00	750	$ 15,000.00
7.6	REMOVAL OF SIDEWALK, SHARED USED PATH, OR DRIVEWAY	SY	$ 10.00	25	$ 250.00
7.7	REMOVAL OF CURB	LF	$ 15.00	140	$ 2,100.00
7.8	PCC SIDEWALK, 4 IN.	SY	$ 30.00	0	$ -
7.9	PCC SIDEWALK, 6 IN.	SY	$ 45.00	25	$ 1,125.00
7.10	DETECTABLE WARNINGS	SF	$ 25.00	8	$ 200.00
7.11	MILLING, PCC PAVEMENT	SY	$ 10.00	0	$ -
7.12	CRACK AND SEAT OF PCC PAVEMENT	SY	$ 3.00	0	$ -
7.13	FULL DEPTH SAWCUTTING	LF	$ 6.00	0	$ -
	DIVISION 8 - TRAFFIC CONTROL				$ -
8.1	TEMPORARY TRAFFIC CONTROL	LS	$ 1,200.00	1	$ 1,200.00
	DIVISION 9 - SITE WORK AND LANDSCAPING				$ -
9.1	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING	AC	$ 5,000.00	0.25	$ 1,250.00
9.2	INLET PROTECTION DEVICE, INSTALLATION	EA	$ 200.00	1	$ 200.00
	DIVISION 10 - DEMOLITION				$ -
	NOT USED				$ -
	DIVISION 11 - MISCELLANEOUS				$ -
11.1	MOBILIZATION	LS	$ 1,500.00	1	$ 1,500.00
					$ -
					$ -

		$ 36,325.00
Engineering		$ 3,632.50
Construction		$ 1,816.25
TOTAL		**$ 41,773.75**

McClure Engineering Company
1360 NW 121st Street
Clive, IA 50325
Ph: 515-964-1229 Fax: 515-964-2370

Owner: City of Adel, Iowa
Proj. No.: 20618034
Location: Adel, Iowa

2020 to 2025 Streets Capital Improvements Plan - HMA Resurfacing

JSS

16th st - HyVue to Cedar

Item No.	Item	Unit	Unit Price	Hyvue to Cedar	16th St. Cost
	DIVISION 1 - GENERAL PROVISIONS AND COVENANTS				
	NOT USED				
	DIVISION 2 - EARTHWORK				
2.1	TOPSOIL, ON-SITE	CY	$ 20.00		$ -
	DIVISION 3 - TRENCH EXCAVATION AND BACKFILL				$ -
	NOT USED				$ -
	DIVISION 4 - SEWERS AND DRAINS				$ -
	NOT USED				$ -
	DIVISION 5 - WATER MAINS AND APPURTENANCES				$ -
5.1	VALVE BOX EXTENSION	EA	$ 120.00	1	$ 120.00
	DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS				$ -
6.1	MANHOLE ADJUSTMENT, MINOR	EA	$ 500.00	4	$ 2,000.00
	DIVISION 7 - STREETS AND RELATED WORK				$ -
7.1	CURB AND GUTTER, 2.5', REMOVE AND REPLACE	LF	$ 75.00	190	$ 14,250.00
7.2	HMA PAVEMENT, STANDARD TRAFFIC PG 58-28H, 6 IN.	SY	$ 35.00		$ -
7.3	HMA PAVEMENT SAMPLES AND TESTING	LS	$ 2,500.00	1	$ 2,500.00
7.4	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 2 IN.	SY	$ 15.00		$ -
7.5	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 3 IN.	SY	$ 20.00	2950	$ 59,000.00
7.6	REMOVAL OF SIDEWALK, SHARED USED PATH, OR DRIVEWAY	SY	$ 10.00	50	$ 500.00
7.7	REMOVAL OF CURB	LF	$ 15.00	190	$ 2,850.00
7.8	PCC SIDEWALK, 4 IN.	SY	$ 30.00	0	$ -
7.9	PCC SIDEWALK, 6 IN.	SY	$ 45.00	500	$ 22,500.00
7.10	DETECTABLE WARNINGS	SF	$ 25.00	160	$ 4,000.00
7.11	MILLING, PCC PAVEMENT	SY	$ 10.00	0	$ -
7.12	CRACK AND SEAT OF PCC PAVEMENT	SY	$ 3.00	0	$ -
7.13	FULL DEPTH SAWCUTTING	LF	$ 6.00	0	$ -
	DIVISION 8 - TRAFFIC CONTROL				$ -
8.1	TEMPORARY TRAFFIC CONTROL	LS	$ 1,200.00	1	$ 1,200.00
	DIVISION 9 - SITE WORK AND LANDSCAPING				$ -
9.1	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING	AC	$ 5,000.00	0.5	$ 2,500.00
9.2	INLET PROTECTION DEVICE, INSTALLATION	EA	$ 200.00	6	$ 1,200.00
	DIVISION 10 - DEMOLITION				$ -
	NOT USED				$ -
	DIVISION 11 - MISCELLANEOUS				$ -
11.1	MOBILIZATION	LS	$ 1,500.00	1	$ 1,500.00
					$ -
					$ -

		$ 114,120.00
Engineering		$ 11,412.00
Construction		$ 5,706.00
TOTAL		**$ 131,238.00**

McClure Engineering Company
1360 NW 121st Street
Clive, IA 50325
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Owner: City of Adel, Iowa
Proj. No.: 20618034
Location: Adel, Iowa

2020 to 2025 Streets Capital Improvements Plan - HMA Resurfacing

JSS

14th st - Penoach to Ann

Item No.	Item	Unit	Unit Price	Penoach to Ann	14th St. Cost
	DIVISION 1 - GENERAL PROVISIONS AND COVENANTS				
	NOT USED				
	DIVISION 2 - EARTHWORK				
2.1	TOPSOIL, ON-SITE	CY	$ 20.00		$ -
	DIVISION 3 - TRENCH EXCAVATION AND BACKFILL				$ -
	NOT USED				$ -
	DIVISION 4 - SEWERS AND DRAINS				$ -
	NOT USED				$ -
	DIVISION 5 - WATER MAINS AND APPURTENANCES				$ -
5.1	VALVE BOX EXTENSION	EA	$ 120.00	1	$ 120.00
	DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS				$ -
6.1	MANHOLE ADJUSTMENT, MINOR	EA	$ 500.00	7	$ 3,500.00
	DIVISION 7 - STREETS AND RELATED WORK				$ -
7.1	CURB AND GUTTER, 2.5', REMOVE AND REPLACE	LF	$ 75.00	300	$ 22,500.00
7.2	HMA PAVEMENT, STANDARD TRAFFIC PG 58-28H, 6 IN.	SY	$ 35.00	500	$ 17,500.00
7.3	HMA PAVEMENT SAMPLES AND TESTING	LS	$ 2,500.00	1	$ 2,500.00
7.4	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 2 IN.	SY	$ 15.00		$ -
7.5	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 3 IN.	SY	$ 20.00	5000	$ 100,000.00
7.6	REMOVAL OF SIDEWALK, SHARED USED PATH, OR DRIVEWAY	SY	$ 10.00	70	$ 700.00
7.7	REMOVAL OF CURB	LF	$ 15.00	500	$ 7,500.00
7.8	PCC SIDEWALK, 4 IN.	SY	$ 30.00	0	$ -
7.9	PCC SIDEWALK, 6 IN.	SY	$ 45.00	75	$ 3,375.00
7.10	DETECTABLE WARNINGS	SF	$ 25.00	52	$ 1,300.00
7.11	MILLING, PCC PAVEMENT	SY	$ 10.00	0	$ -
7.12	CRACK AND SEAT OF PCC PAVEMENT	SY	$ 3.00	0	$ -
7.13	FULL DEPTH SAWCUTTING	LF	$ 6.00	0	$ -
	DIVISION 8 - TRAFFIC CONTROL				$ -
8.1	TEMPORARY TRAFFIC CONTROL	LS	$ 1,200.00	1	$ 1,200.00
	DIVISION 9 - SITE WORK AND LANDSCAPING				$ -
9.1	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING	AC	$ 5,000.00	0	$ -
9.2	INLET PROTECTION DEVICE, INSTALLATION	EA	$ 200.00	6	$ 1,200.00
	DIVISION 10 - DEMOLITION				$ -
	NOT USED				$ -
	DIVISION 11 - MISCELLANEOUS				$ -
11.1	MOBILIZATION	LS	$ 1,500.00	1	$ 1,500.00
					$ -
					$ -

		$ 162,895.00
Engineering		$ 16,289.50
Construction		$ 8,144.75
TOTAL		**$ 187,329.25**

McClure Engineering Company
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2020 to 2025 Streets Capital Improvements Plan - HMA Resurfacing

JSS

N 6th - Main to Rapids

Item No.	Item	Unit	Unit Price	Main to Rapids	N 16th
	DIVISION 1 - GENERAL PROVISIONS AND COVENANTS				
	NOT USED				
	DIVISION 2 - EARTHWORK				
2.1	TOPSOIL, ON-SITE	CY	$ 20.00		$ -
	DIVISION 3 - TRENCH EXCAVATION AND BACKFILL				$ -
	NOT USED				$ -
	DIVISION 4 - SEWERS AND DRAINS				$ -
	NOT USED				$ -
	DIVISION 5 - WATER MAINS AND APPURTENANCES				$ -
5.1	VALVE BOX EXTENSION	EA	$ 120.00		$ -
	DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS				$ -
6.1	MANHOLE ADJUSTMENT, MINOR	EA	$ 500.00	1	$ 500.00
	DIVISION 7 - STREETS AND RELATED WORK				$ -
7.1	CURB AND GUTTER, 2.5', REMOVE AND REPLACE	LF	$ 75.00	140	$ 10,500.00
7.2	HMA PAVEMENT, STANDARD TRAFFIC PG 58-28H, 6 IN.	SY	$ 35.00	2000	$ 70,000.00
7.3	HMA PAVEMENT SAMPLES AND TESTING	LS	$ 2,500.00	1	$ 2,500.00
7.4	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 2 IN.	SY	$ 15.00	0	$ -
7.5	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 3 IN.	SY	$ 20.00	0	$ -
7.6	REMOVAL OF SIDEWALK, SHARED USED PATH, OR DRIVEWAY	SY	$ 10.00	50	$ 500.00
7.7	REMOVAL OF CURB	LF	$ 15.00	760	$ 11,400.00
7.8	PCC SIDEWALK, 4 IN.	SY	$ 30.00	0	$ -
7.9	PCC SIDEWALK, 6 IN.	SY	$ 45.00	50	$ 2,250.00
7.10	DETECTABLE WARNINGS	SF	$ 25.00	16	$ 400.00
7.11	MILLING, PCC PAVEMENT	SY	$ 10.00	0	$ -
7.12	CRACK AND SEAT OF PCC PAVEMENT	SY	$ 3.00	0	$ -
7.13	FULL DEPTH SAWCUTTING	LF	$ 6.00	0	$ -
	DIVISION 8 - TRAFFIC CONTROL				$ -
8.1	TEMPORARY TRAFFIC CONTROL	LS	$ 1,200.00	1	$ 1,200.00
	DIVISION 9 - SITE WORK AND LANDSCAPING				$ -
9.1	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING	AC	$ 5,000.00	0	$ -
9.2	INLET PROTECTION DEVICE, INSTALLATION	EA	$ 200.00	0	$ -
	DIVISION 10 - DEMOLITION				$ -
	NOT USED				$ -
	DIVISION 11 - MISCELLANEOUS				$ -
11.1	MOBILIZATION	LS	$ 1,500.00	1	$ 1,500.00
					$ -
					$ -

		$ 100,750.00
Engineering		$ 10,075.00
Construction		$ 5,037.50
TOTAL		**$ 115,862.50**

McClure Engineering Company
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Owner: City of Adel, Iowa
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Location: Adel, Iowa

2020 to 2025 Streets Capital Improvements Plan - HMA Resurfacing

JSS

Item No.	Item	Unit	Unit Price	Aspen Dr. - 16th to 14th: 16th to 14th	Aspen Dr.
	DIVISION 1 - GENERAL PROVISIONS AND COVENANTS				
	NOT USED				
	DIVISION 2 - EARTHWORK				
2.1	TOPSOIL, ON-SITE	CY	$ 20.00		$ -
	DIVISION 3 - TRENCH EXCAVATION AND BACKFILL				$ -
	NOT USED				$ -
	DIVISION 4 - SEWERS AND DRAINS				$ -
	NOT USED				$ -
	DIVISION 5 - WATER MAINS AND APPURTENANCES				$ -
5.1	VALVE BOX EXTENSION	EA	$ 120.00		$ -
	DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS				$ -
6.1	MANHOLE ADJUSTMENT, MINOR	EA	$ 500.00	2	$ 1,000.00
	DIVISION 7 - STREETS AND RELATED WORK				$ -
7.1	CURB AND GUTTER, 2.5', REMOVE AND REPLACE	LF	$ 75.00	150	$ 11,250.00
7.2	HMA PAVEMENT, STANDARD TRAFFIC PG 58-28H, 6 IN.	SY	$ 35.00	2100	$ 73,500.00
7.3	HMA PAVEMENT SAMPLES AND TESTING	LS	$ 2,500.00	1	$ 2,500.00
7.4	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 2 IN.	SY	$ 15.00	0	$ -
7.5	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 3 IN.	SY	$ 20.00	0	$ -
7.6	REMOVAL OF SIDEWALK, SHARED USED PATH, OR DRIVEWAY	SY	$ 10.00	40	$ 400.00
7.7	REMOVAL OF CURB	LF	$ 15.00	150	$ 2,250.00
7.8	PCC SIDEWALK, 4 IN.	SY	$ 30.00	0	$ -
7.9	PCC SIDEWALK, 6 IN.	SY	$ 45.00	40	$ 1,800.00
7.10	DETECTABLE WARNINGS	SF	$ 25.00	8	$ 200.00
7.11	MILLING, PCC PAVEMENT	SY	$ 10.00	0	$ -
7.12	CRACK AND SEAT OF PCC PAVEMENT	SY	$ 3.00	0	$ -
7.13	FULL DEPTH SAWCUTTING	LF	$ 6.00	0	$ -
	DIVISION 8 - TRAFFIC CONTROL				$ -
8.1	TEMPORARY TRAFFIC CONTROL	LS	$ 1,200.00	1	$ 1,200.00
	DIVISION 9 - SITE WORK AND LANDSCAPING				$ -
9.1	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING	AC	$ 5,000.00	0	$ -
9.2	INLET PROTECTION DEVICE, INSTALLATION	EA	$ 200.00	0	$ -
	DIVISION 10 - DEMOLITION				$ -
	NOT USED				$ -
	DIVISION 11 - MISCELLANEOUS				$ -
11.1	MOBILIZATION	LS	$ 1,500.00	1	$ 1,500.00
					$ -
					$ -

	$ 95,600.00
Engineering	$ 9,560.00
Construction	$ 4,780.00
TOTAL	**$ 109,940.00**

McClure Engineering Company
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Clive, IA 50325
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Owner: City of Adel, Iowa
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Location: Adel, Iowa

2020 to 2025 Streets Capital Improvements Plan - HMA Resurfacing

JSS

Main St. - N 7th to N 5th

Item No.	Item	Unit	Unit Price	N 7th to N 5th	Main St.
	DIVISION 1 - GENERAL PROVISIONS AND COVENANTS				
	NOT USED				
	DIVISION 2 - EARTHWORK				
2.1	TOPSOIL, ON-SITE	CY	$ 20.00		$ -
	DIVISION 3 - TRENCH EXCAVATION AND BACKFILL				$ -
	NOT USED				$ -
	DIVISION 4 - SEWERS AND DRAINS				$ -
	NOT USED				$ -
	DIVISION 5 - WATER MAINS AND APPURTENANCES				$ -
5.1	VALVE BOX EXTENSION	EA	$ 120.00	0	$ -
	DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS				$ -
6.1	MANHOLE ADJUSTMENT, MINOR	EA	$ 500.00	2	$ 1,000.00
	DIVISION 7 - STREETS AND RELATED WORK				$ -
7.1	CURB AND GUTTER, 2.5', REMOVE AND REPLACE	LF	$ 75.00	1400	$ 105,000.00
7.2	HMA PAVEMENT, STANDARD TRAFFIC PG 58-28H, 6 IN.	SY	$ 35.00		$ -
7.3	HMA PAVEMENT SAMPLES AND TESTING	LS	$ 2,500.00	1	$ 2,500.00
7.4	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 2 IN.	SY	$ 15.00		$ -
7.5	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 3 IN.	SY	$ 20.00	2500	$ 50,000.00
7.6	REMOVAL OF SIDEWALK, SHARED USED PATH, OR DRIVEWAY	SY	$ 10.00	60	$ 600.00
7.7	REMOVAL OF CURB	LF	$ 15.00	140	$ 2,100.00
7.8	PCC SIDEWALK, 4 IN.	SY	$ 30.00	0	$ -
7.9	PCC SIDEWALK, 6 IN.	SY	$ 45.00	60	$ 2,700.00
7.10	DETECTABLE WARNINGS	SF	$ 25.00	16	$ 400.00
7.11	MILLING, PCC PAVEMENT	SY	$ 10.00	0	$ -
7.12	CRACK AND SEAT OF PCC PAVEMENT	SY	$ 3.00	0	$ -
7.13	FULL DEPTH SAWCUTTING	LF	$ 6.00	0	$ -
	DIVISION 8 - TRAFFIC CONTROL				$ -
8.1	TEMPORARY TRAFFIC CONTROL	LS	$ 1,200.00	1	$ 1,200.00
	DIVISION 9 - SITE WORK AND LANDSCAPING				$ -
9.1	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING	AC	$ 5,000.00	0	$ -
9.2	INLET PROTECTION DEVICE, INSTALLATION	EA	$ 200.00	4	$ 800.00
	DIVISION 10 - DEMOLITION				$ -
	NOT USED				$ -
	DIVISION 11 - MISCELLANEOUS				$ -
11.1	MOBILIZATION	LS	$ 1,500.00	1	$ 1,500.00
					$ -
					$ -

		$ 167,800.00
Engineering		$ 16,780.00
Construction		$ 8,390.00
TOTAL		**$ 192,970.00**

McClure Engineering Company
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Clive, IA 50325
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Owner: City of Adel, Iowa
Proj. No.: 20618034
Location: Adel, Iowa

2020 to 2025 Streets Capital Improvements Plan - HMA Resurfacing

JSS

Main St - N 15th to Main St

Item No.	Item	Unit	Unit Price	N. 15th & N 18th	Main St. Cost
	DIVISION 1 - GENERAL PROVISIONS AND COVENANTS				
	NOT USED				
	DIVISION 2 - EARTHWORK				
2.1	TOPSOIL, ON-SITE	CY	$ 20.00		$ -
	DIVISION 3 - TRENCH EXCAVATION AND BACKFILL				$ -
	NOT USED				$ -
	DIVISION 4 - SEWERS AND DRAINS				$ -
	NOT USED				$ -
	DIVISION 5 - WATER MAINS AND APPURTENANCES				$ -
5.1	VALVE BOX EXTENSION	EA	$ 120.00	0	$ -
	DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS				$ -
6.1	MANHOLE ADJUSTMENT, MINOR	EA	$ 500.00	8	$ 4,000.00
	DIVISION 7 - STREETS AND RELATED WORK				$ -
7.1	CURB AND GUTTER, 2.5', REMOVE AND REPLACE	LF	$ 75.00	240	$ 18,000.00
7.2	HMA PAVEMENT, STANDARD TRAFFIC PG 58-28H, 6 IN.	SY	$ 35.00	300	$ 10,500.00
7.3	HMA PAVEMENT SAMPLES AND TESTING	LS	$ 2,500.00	1	$ 2,500.00
7.4	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 2 IN.	SY	$ 15.00		$ -
7.5	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 3 IN.	SY	$ 20.00	3600	$ 72,000.00
7.6	REMOVAL OF SIDEWALK, SHARED USED PATH, OR DRIVEWAY	SY	$ 10.00	94	$ 940.00
7.7	REMOVAL OF CURB	LF	$ 15.00	240	$ 3,600.00
7.8	PCC SIDEWALK, 4 IN.	SY	$ 30.00	0	$ -
7.9	PCC SIDEWALK, 6 IN.	SY	$ 45.00	94	$ 4,230.00
7.10	DETECTABLE WARNINGS	SF	$ 25.00	30	$ 750.00
7.11	MILLING, PCC PAVEMENT	SY	$ 10.00	0	$ -
7.12	CRACK AND SEAT OF PCC PAVEMENT	SY	$ 3.00	0	$ -
7.13	FULL DEPTH SAWCUTTING	LF	$ 6.00	0	$ -
	DIVISION 8 - TRAFFIC CONTROL				$ -
8.1	TEMPORARY TRAFFIC CONTROL	LS	$ 1,200.00	1	$ 1,200.00
	DIVISION 9 - SITE WORK AND LANDSCAPING				$ -
9.1	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING	AC	$ 5,000.00	0	$ -
9.2	INLET PROTECTION DEVICE, INSTALLATION	EA	$ 200.00	10	$ 2,000.00
	DIVISION 10 - DEMOLITION				$ -
	NOT USED				$ -
	DIVISION 11 - MISCELLANEOUS				$ -
11.1	MOBILIZATION	LS	$ 1,500.00	1	$ 1,500.00
					$ -
					$ -

		$ 121,220.00
Engineering		$ 12,122.00
Construction		$ 6,061.00
TOTAL		**$ 139,403.00**

McClure Engineering Company
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Clive, IA 50325
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Owner: City of Adel, Iowa
Proj. No.: 20618034
Location: Adel, Iowa

2020 to 2025 Streets Capital Improvements Plan - HMA Resurfacing

JSS

Item No.	Item	Unit	Unit Price	N 9th Street - Court to Riverside	N 9th St. Cost
	DIVISION 1 - GENERAL PROVISIONS AND COVENANTS				
	NOT USED				
	DIVISION 2 - EARTHWORK				
2.1	TOPSOIL, ON-SITE	CY	$ 20.00		$ -
	DIVISION 3 - TRENCH EXCAVATION AND BACKFILL				$ -
	NOT USED				$ -
	DIVISION 4 - SEWERS AND DRAINS				$ -
	NOT USED				$ -
	DIVISION 5 - WATER MAINS AND APPURTENANCES				$ -
5.1	VALVE BOX EXTENSION	EA	$ 120.00	0	$ -
	DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS				$ -
6.1	MANHOLE ADJUSTMENT, MINOR	EA	$ 500.00	2	$ 1,000.00
	DIVISION 7 - STREETS AND RELATED WORK				$ -
7.1	CURB AND GUTTER, 2.5', REMOVE AND REPLACE	LF	$ 75.00	260	$ 19,500.00
7.2	HMA PAVEMENT, STANDARD TRAFFIC PG 58-28H, 6 IN.	SY	$ 35.00		$ -
7.3	HMA PAVEMENT SAMPLES AND TESTING	LS	$ 2,500.00	1	$ 2,500.00
7.4	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 2 IN.	SY	$ 15.00		$ -
7.5	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 3 IN.	SY	$ 20.00	3900	$ 78,000.00
7.6	REMOVAL OF SIDEWALK, SHARED USED PATH, OR DRIVEWAY	SY	$ 10.00	56	$ 560.00
7.7	REMOVAL OF CURB	LF	$ 15.00	260	$ 3,900.00
7.8	PCC SIDEWALK, 4 IN.	SY	$ 30.00	0	$ -
7.9	PCC SIDEWALK, 6 IN.	SY	$ 45.00	56	$ 2,520.00
7.10	DETECTABLE WARNINGS	SF	$ 25.00	30	$ 750.00
7.11	MILLING, PCC PAVEMENT	SY	$ 10.00	0	$ -
7.12	CRACK AND SEAT OF PCC PAVEMENT	SY	$ 3.00	0	$ -
7.13	FULL DEPTH SAWCUTTING	LF	$ 6.00	0	$ -
	DIVISION 8 - TRAFFIC CONTROL				$ -
8.1	TEMPORARY TRAFFIC CONTROL	LS	$ 1,200.00	1	$ 1,200.00
	DIVISION 9 - SITE WORK AND LANDSCAPING				$ -
9.1	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING	AC	$ 5,000.00	0	$ -
9.2	INLET PROTECTION DEVICE, INSTALLATION	EA	$ 200.00	5	$ 1,000.00
	DIVISION 10 - DEMOLITION				$ -
	NOT USED				$ -
	DIVISION 11 - MISCELLANEOUS				$ -
11.1	MOBILIZATION	LS	$ 1,500.00	1	$ 1,500.00
					$ -
					$ -

		$ 112,430.00
Engineering		$ 11,243.00
Construction		$ 5,621.50
TOTAL		**$ 129,294.50**

McClure Engineering Company
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Location: Adel, Iowa

2020 to 2025 Streets Capital Improvements Plan - HMA Resurfacing

JSS

Item No.	Item	Unit	Unit Price	N 14th St. - Prairie to Greene	N. 14th St. Cost
				N 14th St. - Prairie to Greene	
	DIVISION 1 - GENERAL PROVISIONS AND COVENANTS				
	NOT USED				
	DIVISION 2 - EARTHWORK				
2.1	TOPSOIL, ON-SITE	CY	$ 20.00		$ -
	DIVISION 3 - TRENCH EXCAVATION AND BACKFILL				$ -
	NOT USED				$ -
	DIVISION 4 - SEWERS AND DRAINS				$ -
	NOT USED				$ -
	DIVISION 5 - WATER MAINS AND APPURTENANCES				$ -
5.1	VALVE BOX EXTENSION	EA	$ 120.00	0	$ -
	DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS				$ -
6.1	MANHOLE ADJUSTMENT, MINOR	EA	$ 500.00	2	$ 1,000.00
	DIVISION 7 - STREETS AND RELATED WORK				$ -
7.1	CURB AND GUTTER, 2.5', REMOVE AND REPLACE	LF	$ 75.00	200	$ 15,000.00
7.2	HMA PAVEMENT, STANDARD TRAFFIC PG 58-28H, 6 IN.	SY	$ 35.00		$ -
7.3	HMA PAVEMENT SAMPLES AND TESTING	LS	$ 2,500.00	1	$ 2,500.00
7.4	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 2 IN.	SY	$ 15.00		$ -
7.5	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 3 IN.	SY	$ 20.00	2800	$ 56,000.00
7.6	REMOVAL OF SIDEWALK, SHARED USED PATH, OR DRIVEWAY	SY	$ 10.00	18	$ 180.00
7.7	REMOVAL OF CURB	LF	$ 15.00	200	$ 3,000.00
7.8	PCC SIDEWALK, 4 IN.	SY	$ 30.00	0	$ -
7.9	PCC SIDEWALK, 6 IN.	SY	$ 45.00	18	$ 810.00
7.10	DETECTABLE WARNINGS	SF	$ 25.00	6	$ 150.00
7.11	MILLING, PCC PAVEMENT	SY	$ 10.00	0	$ -
7.12	CRACK AND SEAT OF PCC PAVEMENT	SY	$ 3.00	0	$ -
7.13	FULL DEPTH SAWCUTTING	LF	$ 6.00	0	$ -
	DIVISION 8 - TRAFFIC CONTROL				$ -
8.1	TEMPORARY TRAFFIC CONTROL	LS	$ 1,200.00	1	$ 1,200.00
	DIVISION 9 - SITE WORK AND LANDSCAPING				$ -
9.1	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING	AC	$ 5,000.00	0	$ -
9.2	INLET PROTECTION DEVICE, INSTALLATION	EA	$ 200.00	3	$ 600.00
	DIVISION 10 - DEMOLITION				$ -
	NOT USED				$ -
	DIVISION 11 - MISCELLANEOUS				$ -
11.1	MOBILIZATION	LS	$ 1,500.00	1	$ 1,500.00
					$ -
					$ -

	$ 81,940.00
Engineering	$ 8,194.00
Construction	$ 4,097.00
TOTAL	**$ 94,231.00**

McClure Engineering Company
1360 NW 121st Street
Clive, IA 50325
Ph: 515-964-1229 Fax: 515-964-2370

Owner: City of Adel, Iowa
Proj. No.: 20618034
Location: Adel, Iowa

2020 to 2025 Streets Capital Improvements Plan - HMA Resurfacing

Item No.	Item	Unit	Unit Price	290th - Brick yard Ent. To Vision	290th Cost
					290th - Brick yard Ent. To Vision
	DIVISION 1 - GENERAL PROVISIONS AND COVENANTS				
	NOT USED				
	DIVISION 2 - EARTHWORK				
2.1	TOPSOIL, ON-SITE	CY	$ 20.00	0	$ -
	DIVISION 3 - TRENCH EXCAVATION AND BACKFILL				$ -
	NOT USED				$ -
	DIVISION 4 - SEWERS AND DRAINS				$ -
	NOT USED				$ -
	DIVISION 5 - WATER MAINS AND APPURTENANCES				$ -
5.1	VALVE BOX EXTENSION	EA	$ 120.00	0	$ -
	DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS				$ -
6.1	MANHOLE ADJUSTMENT, MINOR	EA	$ 500.00	0	$ -
	DIVISION 7 - STREETS AND RELATED WORK				$ -
7.1	CURB AND GUTTER, 2.5', REMOVE AND REPLACE	LF	$ 75.00	0	$ -
7.2	HMA PAVEMENT, STANDARD TRAFFIC PG 58-28H, 6 IN.	SY	$ 35.00	1255	$ 43,925.00
7.3	HMA PAVEMENT SAMPLES AND TESTING	LS	$ 2,500.00	1	$ 2,500.00
7.4	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 2 IN.	SY	$ 15.00	0	$ -
7.5	HMA OVERLAY, STANDARD TRAFFIC PG 58-28S, 3 IN.	SY	$ 20.00	0	$ -
7.6	REMOVAL OF SIDEWALK, SHARED USED PATH, OR DRIVEWAY	SY	$ 10.00	0	$ -
7.7	REMOVAL OF CURB	LF	$ 15.00	0	$ -
7.8	PCC SIDEWALK, 4 IN.	SY	$ 30.00	0	$ -
7.9	PCC SIDEWALK, 6 IN.	SY	$ 45.00	0	$ -
7.10	DETECTABLE WARNINGS	SF	$ 25.00	0	$ -
7.11	MILLING, PCC PAVEMENT	SY	$ 10.00	0	$ -
7.12	CRACK AND SEAT OF PCC PAVEMENT	SY	$ 3.00	0	$ -
7.13	FULL DEPTH SAWCUTTING	LF	$ 6.00	0	$ -
	DIVISION 8 - TRAFFIC CONTROL				$ -
8.1	TEMPORARY TRAFFIC CONTROL	LS	$ 1,200.00	1	$ 1,200.00
	DIVISION 9 - SITE WORK AND LANDSCAPING				$ -
9.1	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING	AC	$ 5,000.00	0	$ -
9.2	INLET PROTECTION DEVICE, INSTALLATION	EA	$ 200.00	4	$ 800.00
	DIVISION 10 - DEMOLITION				$ -
	NOT USED				$ -
	DIVISION 11 - MISCELLANEOUS				$ -
11.1	MOBILIZATION	LS	$ 1,500.00	1	$ 1,500.00
					$ -
					$ -

		$ 49,925.00
Engineering		$ 4,992.50
Construction		$ 2,496.25
TOTAL		**$ 57,413.75**

DEVELOPMENT AGREEMENT
(Petition and Waiver)

AB 5/21/12

THIS AGREEMENT is made and entered into this 26 TH day of SEPTEMBER, 2011, by and between the **CITY OF CARLISLE, IOWA** (the "City") and Beasley Farms, ~~LLC~~ INC., an Iowa ~~limited liability company,~~ corporation (the "Developer").

WHEREAS, The City has been presented with a proposal for a development project on land owned by the Developer on the north side of Highway 5 in Carlisle, Polk County, IA as shown on the attached Exhibit A; and

WHEREAS, the City has received State Revitalizing Iowa's Sound Economy (RISE) funding to help pay a portion of the cost to construct roads; and

WHEREAS, Developer desires that the Project be constructed to benefit their property and that special assessments be levied against their property as hereinafter described, and the City has prepared a preliminary plat and schedule of assessments (attached hereto as Exhibit C).

NOW, THEREFORE, the City and Developer, in consideration of the promises and mutual obligations set forth in this Development Agreement (hereinafter "Agreement"), agree as follows:

ARTICLE I.

Section 1.01 Cost Sharing

The City agrees to construct the Project including roads, storm sewers, water mains, and sanitary sewers. The Developer agrees to pay assessments for all project cost not paid for by the RISE funds granted to the City, and all associated engineering, financing, and related costs as outlined in the attached Exhibit C, through the Project Area within the boundary of the property owned by the Developer as is consistent with City policy of development.

Exhibits B and C, illustrate the cost-sharing methodology between the Developer and the City, and the allocation of assessments, respectively. The parties understand the final assessments will be based on actual construction costs allocated in accordance with the pro-rata methodology outlined in Exhibit B.

Section 1.02 Dedications of Right-of-Way/Ingress and Egress.

The Developer will dedicate to the City at no cost, all street, City utility and electric, and other utility Right-of-Ways, as reflected on the final plats of Beasley Farms Business Park, to be prepared by the Developer's Engineer, and as presented to and approved by the City.

Section 1.03 Assessments - Waiver of Rights to Object

In consideration of the construction of the Project, Developer hereby waives the public hearing on the adoption of the Resolution of Necessity and the mailing and publication of Notice thereof, and all other legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the construction of the Project where the expense of such improvements is to be assessed against private property. Developer expressly waives each and every question of jurisdiction, the intention being to authorize and direct the City to construct described improvements which includes but will not be limited to roads, storm sewers, water mains and sanitary sewers on said property. Developers further agree to subordinate the sale of any part of the listed property to the terms of this Petition and Waiver, and, upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder designated below, by execution of this Petition and Waiver, agrees and consents that his lien or liens shall be subordinated to the lien of the assessments levied pursuant hereto. Further the Developer agrees to not agricultural defer the assessments on this property per Iowa Code 384.62(4).

Section 1.04 - Developer Plan Review

The Developer agrees to work with its own Engineer and to review the construction plans prepared by the McClure Engineering Company on behalf of the City, prior to the plans being submitted to the IDOT for final approval. The Developer acknowledges and agrees there may be additional engineering and construction work outside the boundaries of the "City Portion" of the Project that could affect the land adjacent to the Road construction. The Developer agrees it is not the City's responsibility nor is it intended by the City's Engineer to design any grading or other improvement on the Developers property except as it relates to constructing the Road and associated work. Any platting, surveying, lot grading, lot staking or other work required to complete the Developer's subdivision, per the normal City requirements shall be the responsibility of the Developer.

ARTICLE II.

Section 2.01 Roadway and Rights-or-Way Improvements

The City is requiring 60 feet of road Right-of-Way for the Project. The Right-of-Way may not be centered on the road as necessary to accommodate existing utilities. The Project will include a 31-foot B-B P.C.C. roadway, minimum 8-inches thick, subject to IDOT revisions, except at the Highway 5 intersection where additional lanes may be added.

Section 2.02 Water Main

Per city policy, the developer shall be responsible for 100% of the design and construction of any 12-inch diameter or less water main through the Project Area. The cost shall be included in the assessable cost.

In exchange for construction of these water mains as shown in Exhibit "A" through the Project Area, the City shall waive any Water Main Frontage Fees for the Project Area. Any water main "area wide" or "per acre" connection fees currently applied to this area shall not be waived and shall be paid as each parcel develops and connects to the proposed water mains consistent with the current water main connection fee district policy.

Section 2.04 Sanitary Sewer

Per city policy, the developer shall be responsible for 100% of the design and construction of a sanitary sewer through the Project Area which is of sufficient diameter to serve the proposed development.

Any offsite sanitary sewer shall be paid for by the City up to the east property line of the Project Area. The sanitary sewer and related appurtenances to the extent that they are not located within public Right-of-Ways, the Developer shall dedicate appropriate sanitary sewer easements over, through, under and across the Project Area for such sanitary sewer and related appurtenances.

In exchange for construction and assessment of these sanitary sewer mains as shown in Exhibit "A" through the Project Area, the City shall waive any Sanitary Sewer Frontage Fees for the Project Area. Any sanitary sewer main "area wide" or "per acre" connection fees currently applied to this area shall not be waived and shall be paid as each parcel develops and connects to the proposed sewer mains consistent with the current sanitary sewer connection fee district policy.

Section 2.05 Other Utilities

All gas and electric utilities, street lighting, etc. will be constructed after the completion of the project. The Developer shall coordinate and pay for these utilities, street lighting and any relocation of utilities in the same manner as other standard developments.

ARTICLE III.

Section 3.01 Remedies

(a) In the event the Developer breaches any term of this Agreement and said breach is not cured within thirty (30) days after written notice to the Developer, the City shall have the right to cancel this Agreement, suspend performance, take any legal or administrative action deemed appropriate to enforce the Developer's obligation under this Agreement, or seek any combination of these remedies, provided, however, any defaults shall be considered cured in the event said default reasonably cannot be cured within said thirty (30) day period and Developer commences such cure and is making a good-faith effort to cure the default.

(b) In the event the City breaches any term of this Agreement and said breach is not cured within thirty (30) days after written notice to the City, the Developer shall be entitled to (i) bring any cause of action it may have against the City, whether at law or in equity, to recover damages or enforce the City's obligations under this Agreement, or (ii) to offset any sums owed by the City against any sums owed to the City or Developer.

ARTICLE IV.

Section 4.01 Notification

Developer shall promptly notify the City of the initiation of any claims, lawsuits, bankruptcy proceedings or other proceedings brought against the Developer, which would adversely affect the Project.

Section 4.02 Assignments

Developer shall be permitted to assign its obligations under this Agreement, in whole or in part, provided: (i) the transferee partnership, corporation, limited liability company or individual assumes in writing all of the obligations of the Developer under this Agreement and (ii) the City consents thereto in writing in advance thereof, which consent shall not be unreasonably withheld. Developer shall provide prompt advance notice to the City of any proposed change in the Developer ownership (excluding changes resulting from gifting and inheritance), structure or control.

Section 4.03 Demands/Delays

Neither party shall be liable in damages or have the light to terminate this Agreement for any delay or default in performing hereunder, other than the payment of money, if such delay or default is caused by conditions beyond its control, including, but not limited to, Acts of God, state and/or federal government restrictions, terrorist acts, wars, insurrections, shortages of materials or labor and/or any other case beyond the reasonable control of the party whose performance is affected.

ARTICLE V.

Section 5.01 This Agreement and all related instruments shall be interpreted in accordance with the law of the State of Iowa and any actions relating to this Agreement shall only be commenced in Iowa District Court for Polk County or the United States District Court for the Southern District of Iowa.

Section 5.02 This Agreement and the Exhibits herein referenced shall constitute the entire agreement between the City and the Developer concerning its subject matter and supersedes all other written and oral agreements, discussions and negotiations prior to the date of this Agreement. The terms of this Agreement may not be amended except in writing by agreement of the City and the Developer.

Section 5.03 This Agreement shall be binding upon and inure to the benefit of City, Developer and all successors-in-interest and shall run with this land.

Section 5.04 This Agreement shall take effect immediately upon execution by the parties, and approval by the City Council.

(Signatures appear on next page)

DATED this 26TH day of SEPTEMBER, 2011

CITY OF CARLISLE, IOWA

By: _____
Ruth Randleman, Mayor

ATTEST:

By: _____
Neil Ruddy, City Administrator/Clerk

5/21/12

Beasley Farms, ~~LLC~~ INC

By: _____

By: _____

ACKNOWLEDGMENTS

State of Iowa)
) SS.
County of Warren)

On this 26th day of September, A.D. 2011, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared RUTH RANDLEMAN and NEIL RUDDY, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Administrator/Clerk of the City of Carlisle, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, that said instrument was signed and sealed pursuant to the authority and direction contained in the Resolution adopted by the City Council of Carlisle, Iowa, on the 26th day of September, 2011 and the said RUTH RANDLEMAN and NEIL RUDDY, acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation; by it and by them voluntarily executed.

Andrea K. Black
Notary Public in the State of Iowa

4-26-11

State of Iowa)
) SS.
County of Warren)

On this 21 day of June A.D. 2012, before me, a Notary Public in and for the said State, personally appeared Stephen T. Beasley and N/A, to me personally known, who being by me duly sworn did say that that they are ~~managers~~ of said ~~limited liability company~~, that no seal has been procured by the said ~~limited liability company~~ corporation and that said instrument was signed on behalf of the said ~~limited liability company~~ corporation by authority of its ~~managers~~ VP and the said Stephen T. Beasley and N/A, acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

VP 5/21/12

Danelle Slay
Notary Public in the State ~~of Iowa~~

DANELLE SLAY
Commission Number 728408
My Commission Expires
5-11-13

Exhibit A: Legal Description of Project Area

Exhibit B: Estimated Construction Costs, and Example of Pro-Rata Allocation

Exhibit C: Preliminary Plat and Schedule of Assessments

EXHIBIT A

A parcel of land in the SE ¼ of the SW ¼ of section 33, T-78N, R-23 West of the 5th P.M., Polk County, Iowa: beginning at the S ¼ corner of said section 33, thence N 87°04'32" W (assumed for this description) along the South line of said SE ¼, SW ¼ 1312.32 feet to the SW corner of said SE ¼, SW ¼; thence N 0°10'12" W along the West line of said SE ¼, SW ¼, 1320.66 feet to the NW corner of said SE ¼, SW ¼; thence S 86°58'33" E along the North line of said SE ¼, SW ¼, 999.36 feet; thence S 0°00'00" W, 350.12 feet; thence N90°00'00" E, 316.56 feet to the East line of said SE ¼, SW ¼; thence S 0°00'00" W along said East line, 984.76 feet to the point of beginning containing 37.270 acres, more or less, including 0.565 acres of road right of way along the East side thereof and subject to all easements and restrictions of record.

Exhibit A

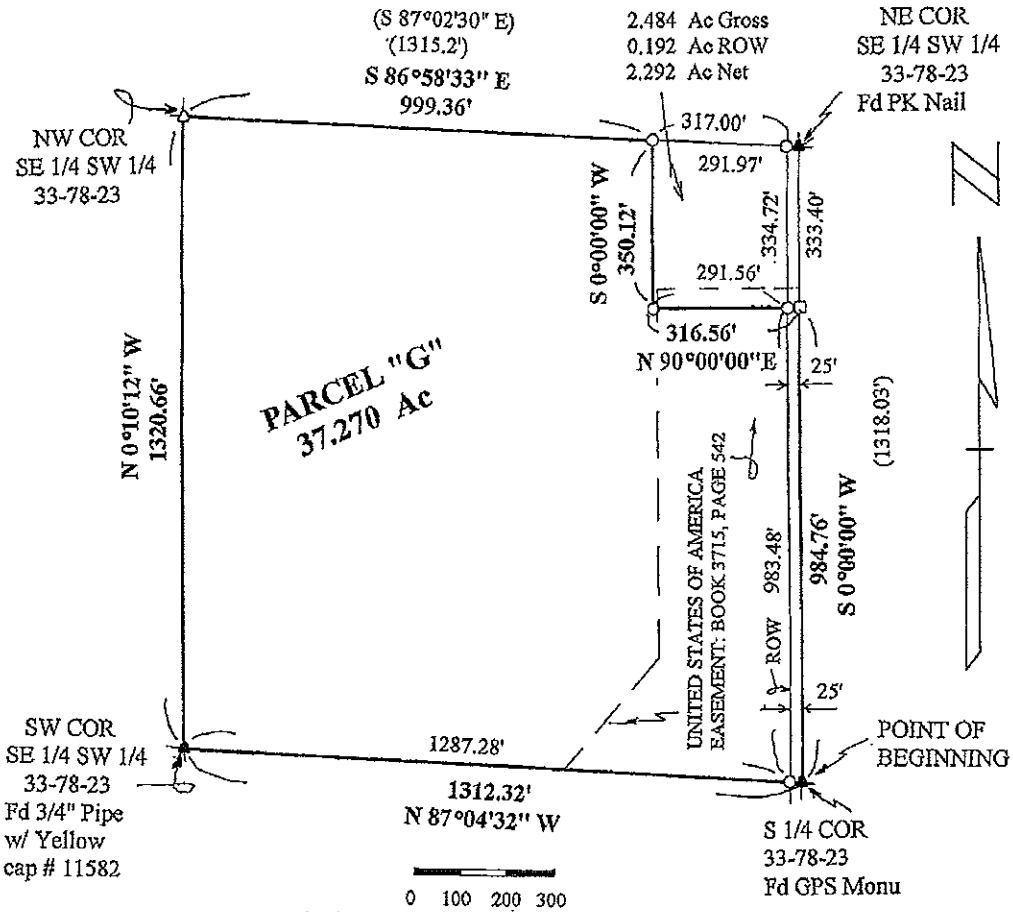
FILED FOR RECORD
POLK COUNTY, IOWA
02 MAR 27 A 9:39.3
TIMOTHY J. BRIEN
RECORDER

INST # 094457
RECORDING FEE 11.00
AUDITOR FEE

Franklin Norton

PLAT OF SURVEY OF

PARCEL "G": See sheet 2 for Legal Description.



▲ = Found Section Corner Monument
○△ = Set 1/2" Iron Rod w/ Yellow cap #5301
□ = Set PK Nail in AC Pav't
(100) = Record Distance and/or Bearing

LICENSED LAND SURVEYOR
FRANKLIN A. NORTON
5301
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

3-23-02

FRANKLIN A. NORTON, L.S. Iowa License No. 5301

My license renewal date is December 31, 2002
Pages or sheets covered by this seal: 2

Parcel Letter Designation
Approved by Polk County Auditor
MICHAEL A. MAURO
Dated This 27 Day of March, 2002
MICHAEL A. MAURO, POLK COUNTY AUDITOR

PROPRIETOR: Douglas & Michelle Walker
Survey made for Carlisle Community School, Carlisle, Iowa

Dwg. No. 02112	Scale 1" = 300'	Date 3-23-02

Northline Surveyors RETURN TO:
425 9th Street • Carlisle, IA 50047 • (515) 989-3677

BK9109PG344

EXHIBIT 'B' - PRELIMINARY OPINION OF PROBABLE COST (09/2011)

SE 52nd Street Re-alignment

Carlisle, Iowa

880 ft. Roadway Extension North of Highway 5, Urban Section, PCC

McCLURE ENGINEERING CO

ITEM NO.	DESCRIPTION	QUANTITY		UNIT COST	EXTENSION	RISE Eligible Cost	RISE 50% Match Assessable	WATER ASSESSIBLE COST	SEWER ASSESSIBLE COST
	MOBILIZATION/TESTING								
	Mobilization	1	LS	$20,000.00	$20,000				
					$0				
				TOTAL	$20,000	$20,000	$10,000		
	TEMPORARY TRAFFIC CONTROL								
	Temporary Traffic Control	1	LS	$10,000.00	$10,000				
				TOTAL	$10,000	$10,000	$5,000		
	REMOVALS								
	Pavement removal/Driveway removal	600	SY	$5.00	$3,000				
				TOTAL	$3,000	$3,000	$1,500		
	GRADING/EARTHWORK								
	Roadway Grading	5000	CY	$6.00	$30,000				
	Topsoil Strip, Salvage, & Respread	1,200	CY	$15.00	$18,000				
	Special Compaction of Subgrade	3,500	SY	$4.00	$14,000				
	Modified Granular Sub-Base	3,500	SY	$20.00	$70,000				
					$0				
				TOTAL	$132,000	$132,000	$66,000		
	STORM SEWER/DRAINAGE								
	48" FES w/ Guard	2	EA	$2,000.00	$4,000				
	15" RCP Storm Sewer	360	LF	$60.00	$21,600				
	18" RCP Storm Sewer	100	LF	$65.00	$6,500				
	24" RCP Storm Sewer	0	LF	$70.00	$0				
	36" RCP Storm Sewer	0	LF	$75.00	$0				
	48" RCP Storm Sewer	50	LF	$110.00	$5,500				
	Intake Type MA	2	EA	$4,200.00	$8,400				
	Intake Type MC	2	EA	$4,400.00	$8,800				
	6" Subdrain	850	LF	$16.00	$13,600				
				TOTAL	$68,400	$68,400	$34,200		
	SANITARY SEWER (Off Site)								
	15" Sanitary Sewer (Onsite)	1,400	LF	$80.00	$112,000				
	Type 'M-A' Manhole (Sanitary Sewer)	5	EA	$3,000.00	$15,000				
				TOTAL	$127,000				$127,000
	SANITARY SEWER (On Site)								
	15" Sanitary Sewer (Onsite)	600	LF	$80.00	$48,000				
	Type 'M-A' Manhole (Sanitary Sewer)	3	EA	$3,000.00	$9,000				
				TOTAL	$57,000				$57,000
	WATER MAIN								
	8" Watermain	0	LF	$40.00	$0				
	Hydrant Assembly	0	EA	$3,000.00	$0				
				TOTAL	$0			$0	
	PAVING/SURFACING								
	Std. or Slip Form P.C.C., Class C, Type I, 8"	3,100	SY	$48.00	$148,800				
				TOTAL	$148,800	$148,800	$74,400		
	LANDSCAPING/STREETSCAPING								
	Type 1 Seeding	2.0	AC	$2,000.00	$4,000				
	Type 2 Seeding	1.0	AC	$1,000.00	$1,000				
	Type 5 Seeding	3.0	AC	$500.00	$1,500				
					$0				
				TOTAL	$6,500	$6,500	$3,250		
	PERMANENT TRAFFIC CONTROL								
					$0				
				TOTAL	$0				
	LIGHTING								
	Street Lighting	1	LS	$20,000.00	$20,000				
				TOTAL	$20,000	$20,000	$10,000		

EXHIBIT 'B' - PRELIMINARY OPINION OF PROBABLE COST (09/2011)

SE 52nd Street Re-alignment

Carlisle, Iowa

880 ft. Roadway Extension North of Highway 5, Urban Section, PCC

McCLURE

ITEM NO.	DESCRIPTION	QUANTITY		UNIT COST	EXTENSION	RISE Eligible Cost	RISE 50% Match Assessable	WATER ASSESSIBLE COST	SEWER ASSESSIBLE COST
	PAVEMENT MARKINGS								
	Painted Pavement Markings, Durable	9	STA	$100.00	$900				
					$0				
				TOTAL	$900	$900	$450		
	TOTAL ESTIMATED CONSTRUCTION COST				$593,600	$409,600	$204,800	$0	$184,000
				Contingency	$59,360	$40,960	$20,480	$0	$18,400
				LAND ACQUISITION	$80,000	$80,000	$40,000		
	PROFESSIONAL SERVICES								
	DESIGN CONCEPTS/PRELIMINARY PLANNING	1	LS	$3,423	$3,423				
	PRELIMINARY DESIGN	1	LS	$21,566	$21,566				
	FINAL DESIGN	1	LS	$14,377	$14,377				
	ADVERTISING/BIDDING/CONTRACT AWARD	1	LS	$3,560	$3,560				
	CONSTRUCTION ADMINISTRATION	1	LS	$5,409	$5,409				
	CONSTRUCTION STAKING	1	LS	$5,409	$5,409				
	ON-SITE PROJECT REPRESENTATION	1	LS	$12,597	$12,597				
	RIGHT-OF-WAY	0	LS	$0	$0				
	SOIL INVESTIGATION	1	LS	$2,191	$2,191				
	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)	1	LS	$2,191	$2,191				
	STORM WATER POLLUTION PREVENTION PLAN - INSPECTION	1	LS	$4,929	$4,929				
	ASSESSMENTS	1	LS	$7,189	$7,189				
	FUNDING ADMINISTRATION	1	LS	$7,189	$7,189				
	RECORD DRAWINGS	1	LS	$685	$685				
	ADDITIONAL MEETINGS	1	LS	$5,751	$5,751				
				TOTAL PROFESSIONAL COST	$96,466	$66,564	$33,282	$0	$29,902
					14.77%				
				TOTAL ESTIMATED PROJECT COST	$829,426	$597,124	$298,562	$0	$232,302

Off-Site Sewer $160,339

Assessable Sewer $71,963

SE 52nd Street Relocation
Preliminary Assessment Schedule
Exhibit C

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1	No.	District Parcel No.	Address	Legal Description	Current Title Holder	100% Assessor's Valuation (Not FMV)	25% Valuation	Frontage (ft)	Depth, y (ft)	Assessment Factor F = 2-2^a	Assessable Units	100% Road Project Assessment	Percent of Total Project Cost	Percent of Lot Value	Road Project Deficiency	Actual Road Assessment After Def.	Sanitary Sewer Assessment	Water Assessment	Total Project Assessment
2												J*Cost Fac.		K/E	K-F or $0	K-F or F			
3	1	40000040445		Parcel "J" (BK 15 PG 25) AND Parcel "U" (BK 53 PG 51)	Tyler Construction Services, Inc.	$450,000	$112,500	462.40	251.52	1.94	935	$62,245	6.68%	13.83%	$0	$62,245	$0	$0	$62,246.12
4	2	40000040444			Scotch Ridge LLC	$200,000	$50,000	358.11	47.41	0.96	345	$22,962	2.46%	11.46%	$0	$22,962	$0	$0	$22,962.20
5	3	131/00012-659-003	544 4TH ST WEST DES MOINES, IA 50265	PARCEL A BK 8940 PG 465 LTS 1 & 2 STEBBEDS ACRES; AND -EX STEBBEDS ACRES- & -EX PARCEL E BK 8940 PG 465, PARCEL I BK 11773 PG 843 & PARCEL K BK 11773 PG 844- & -EX BEG 473F S OF NW COR THN S 382.6F NELY 393.3F NW TO POB- W 1/2 SW 1/4 LESS RD SEC 33-78-23	Scotch Ridge LLC	$550,000	$137,500	656.00	278.42	1.96	1,089	$72,448	7.77%	13.17%	$0	$72,448	$35,757	$0	$108,205.03
6	4	131/00012-659-006	544 4TH ST WEST DES MOINES, IA 50265	PARCEL I BK 11773 PG 843 W 1/2 SW 1/4 SEC 33-78-23	Scotch Ridge LLC	$50,000	$12,500	50.00	180.00	1.84	92	$6,106	0.66%	12.21%	$0	$6,106	$0	$0	$6,106.49
7	5	131/00012-659-001	14705 Horton Avenue Urbandale, Iowa 50323	PARCEL G BK 8100 PG 344 BEG SE COR THN NW 1312.32F N 1320.66F SE 999.36F S 350.12F E316.56F S864.70F TO POB SE 1/4 SW 1/4 LESS .505A RD SEC 33-78-23	Beasley Farms, Inc.	$550,000	$137,500	659.86	300.00	1.97	1,102	$73,357	7.87%	13.34%	$0	$73,357	$36,205	$0	$109,562.79
8	6	39720040424	1531 HWY 5 CARLISLE IA 50047		Laffoon and Co, Inc.	$200,000	$50,000	178.14	276.55	1.96	349	$23,199	2.49%	11.60%	$0	$23,199	$0	$0	$23,198.88
9	7	39720040421	1529 Hwy 5 Carlisle IA 50047		Ruth Ferguson	$250,000	$62,500	280.61	235.00	1.92	540	$35,914	3.85%	14.37%	$0	$35,914	$0	$0	$35,914.16
10	1	39720040420	1527 Hwy 5 Carlisle IA 50047		Michael and Evie Barnes	$109,400	$27,350	583.32	54.13	0.09	35	$2,329	0.25%	2.13%	$0	$2,329	$0	$0	$2,329.32
11																			
12																			
13		Totals					$589,850	3046.44				$296,562			$0	$296,562	$71,963		$370,525.00
14										Total Assessable Units	4,486				Total Assessable Units		2,191		
15		Notes								Total Assessable Cost	$296,562				Total Assessable Cost		$71,963		
16										Unit Cost Factor	$66.55				Unit Cost Factor		$32.85		

DEVELOPMENT AGREEMENT
(Petition and Waiver)

THIS AGREEMENT is made and entered into this 26TH day of SEPTEMBER, 2011, by and between the **CITY OF CARLISLE, IOWA** (the "City") and Scotch Ridge, LLC, an Iowa limited liability company, (the "Developer").

WHEREAS, The City has been presented with a proposal for a development project on land owned by the Developer on the north side of Highway 5 in Carlisle, Warren County and Polk County, IA as shown on the attached Exhibit A; and

WHEREAS, the City has received State Revitalizing Iowa's Sound Economy (RISE) funding to help pay a portion of the cost to construct roads; and

WHEREAS, Developer desires that the Project be constructed to benefit their property and that special assessments be levied against their property as hereinafter described, and the City has prepared a preliminary plat and schedule of assessments (attached hereto as Exhibit C).

NOW, THEREFORE, the City and Developer, in consideration of the promises and mutual obligations set forth in this Development Agreement (hereinafter "Agreement"), agree as follows:

ARTICLE I.

Section 1.01 Cost Sharing

The City agrees to construct the Project including roads, storm sewers, water mains, and sanitary sewers. The Developer agrees to pay assessments for all project cost not paid for by the RISE funds granted to the City, and all associated engineering, financing, and related costs as outlined in the attached Exhibit C, through the Project Area within the boundary of the property owned by the Developer as is consistent with City policy of development.

Exhibits B and C, illustrate the cost-sharing methodology between the Developer and the City, and the allocation of assessments, respectively. The parties understand the final assessments will be based on actual construction costs allocated in accordance with the pro-rata methodology outlined in Exhibit B.

Section 1.02 Dedications of Right-of-Way/Ingress and Egress.

The Developer will dedicate to the City at no cost, all street, City utility and electric, and other utility Right-of-Ways, as reflected on the final plats of Scotch Ridge Business Park, to be prepared by the Developer's Engineer, and as presented to and approved by the City.

The City shall purchase the Tyler right-of-way for a sum of $80,000. Half of the cost for said purchase will be from the RISE funds and half will be included in the assessable cost.

Section 1.03 Assessments - Waiver of Rights to Object

In consideration of the construction of the Project, Developer hereby waives the public hearing on the adoption of the Resolution of Necessity and the mailing and publication of Notice thereof, and all other legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the construction of the Project where the expense of such improvements is to be assessed against private property. Developer expressly waives each and every question of jurisdiction, the intention being to authorize and direct the City to construct described improvements which includes but will not be limited to roads, storm sewers, water mains and sanitary sewers on said property. Developers further agree to subordinate the sale of any part of the listed property to the terms of this Petition and Waiver, and, upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder designated below, by execution of this Petition and Waiver, agrees and consents that his lien or liens shall be subordinated to the lien of the assessments levied pursuant hereto. Further the Developer agrees to not agricultural defer the assessments on this property per Iowa Code 384.62(4).

Section 1.04 - Developer Plan Review

The Developer agrees to work with its own Engineer and to review the construction plans prepared by the McClure Engineering Company on behalf of the City, prior to the plans being submitted to the IDOT for final approval. The Developer acknowledges and agrees there may be additional engineering and construction work outside the boundaries of the "City Portion" of the Project that could affect the land adjacent to the Road construction. The Developer agrees it is not the City's responsibility nor is it intended by the City's Engineer to design any grading or other improvement on the Developers property except as it relates to constructing the Road and associated work. Any platting, surveying, lot grading, lot staking or other work required to complete the Developer's subdivision, per the normal City requirements shall be the responsibility of the Developer.

ARTICLE II.

Section 2.01 Roadway and Rights-or-Way Improvements

The City is requiring 60 feet of road Right-of-Way for the Project, except the Tyler right-of-way which shall be 80 feet. The Right-of-Way may not be centered on the road as necessary to accommodate existing utilities. The Project will include a 31-foot B-B P.C.C. roadway, minimum 8-inches thick, subject to IDOT revisions, except at the Highway 5 intersection where additional lanes may be added.

Section 2.02 Water Main

Per city policy, the developer shall be responsible for 100% of the design and construction of any 12-inch diameter or less water main through the Project Area. The cost shall be included in the assessable cost.

In exchange for construction of these water mains as shown in Exhibit "A" through the Project Area, the City shall waive any Water Main Frontage Fees for the Project Area. Any water main "area wide" or "per acre" connection fees currently applied to this area shall not be waived and shall be paid as each parcel develops and connects to the proposed water mains consistent with the current water main connection fee district policy.

Section 2.04 Sanitary Sewer

Per city policy, the developer shall be responsible for 100% of the design and construction of a sanitary sewer through the Project Area which is of sufficient diameter to serve the proposed development.

Any offsite sanitary sewer shall be paid for by the City up to the east property line of the Project Area. The sanitary sewer and related appurtenances to the extent that they are not located within public Right-of-Ways, the Developer shall dedicate appropriate sanitary sewer easements over, through, under and across the Project Area for such sanitary sewer and related appurtenances.

In exchange for construction and assessment of these sanitary sewer mains as shown in Exhibit "A" through the Project Area, the City shall waive any Sanitary Sewer Frontage Fees for the Project Area. Any sanitary sewer main "area wide" or "per acre" connection fees currently applied to this area shall not be waived and shall be paid as each parcel develops and connects to the proposed sewer mains consistent with the current sanitary sewer connection fee district policy.

Section 2.05 Other Utilities

All gas and electric utilities, street lighting, etc. will be constructed after the completion of the project. The Developer shall coordinate and pay for these utilities, street lighting and any relocation of utilities in the same manner as other standard developments.

ARTICLE III.

Section 3.01 Remedies

(a) In the event the Developer breaches any term of this Agreement and said breach is not cured within thirty (30) days after written notice to the Developer, the City shall have the right to cancel this Agreement, suspend performance, take any legal or administrative action deemed appropriate to enforce the Developer's obligation under this Agreement, or seek any combination of these remedies, provided, however, any defaults shall be considered cured in the event said default reasonably cannot be cured within said thirty (30) day period and Developer commences such cure and is making a good-faith effort to cure the default.

(b) In the event the City breaches any term of this Agreement and said breach is not cured within thirty (30) days after written notice to the City, the Developer shall be entitled to (i) bring any cause of action it may have against the City, whether at law or in equity, to recover damages or enforce the City's obligations under this Agreement, or (ii) to offset any sums owed by the City against any sums owed to the City or Developer.

ARTICLE IV.

Section 4.01 Notification

Developer shall promptly notify the City of the initiation of any claims, lawsuits, bankruptcy proceedings or other proceedings brought against the Developer, which would adversely affect the Project.

Section 4.02 Assignments

Developer shall be permitted to assign its obligations under this Agreement, in whole or in part, provided: (i) the transferee partnership, corporation, limited liability company or individual assumes in writing all of the obligations of the Developer under this Agreement and (ii) the City consents thereto in writing in advance thereof, which consent shall not be unreasonably withheld. Developer shall provide prompt advance notice to the City of any proposed change in the Developer ownership (excluding changes resulting from gifting and inheritance), structure or control.

Section 4.03 Demands/Delays

Neither party shall be liable in damages or have the light to terminate this Agreement for any delay or default in performing hereunder, other than the payment of money, if such delay or default is caused by conditions beyond its control, including, but not limited to, Acts of God, state and/or federal government restrictions, terrorist acts, wars, insurrections, shortages of materials or labor and/or any other case beyond the reasonable control of the party whose performance is affected.

ARTICLE V.

Section 5.01 This Agreement and all related instruments shall be interpreted in accordance with the law of the State of Iowa and any actions relating to this Agreement shall only be commenced in Iowa District Court for Warren County, Polk County or the United States District Court for the Southern District of Iowa.

Section 5.02 This Agreement and the Exhibits herein referenced shall constitute the entire agreement between the City and the Developer concerning its subject matter and supersedes all other written and oral agreements, discussions and negotiations prior to the date of this Agreement. The terms of this Agreement may not be amended except in writing by agreement of the City and the Developer.

Section 5.03 This Agreement shall be binding upon and inure to the benefit of City, Developer and all successors-in-interest and shall run with this land.

Section 5.04 This Agreement shall take effect immediately upon execution by the parties, and approval by the City Council.

(Signatures appear on next page)

DATED this 26TH day of SEPTEMBER, 2011

CITY OF CARLISLE, IOWA

By: _____
Ruth Randleman, Mayor

ATTEST:

By: _____
Neil Ruddy, City Administrator/Clerk

SCOTCH RIDGE, LLC

By: _____ managing member

By: _____

ACKNOWLEDGMENTS

State of Iowa)
) SS.
County of Warren)

On this 26 day of September, A.D. 2011, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared RUTH RANDLEMAN and NEIL RUDDY, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Administrator/Clerk of the City of Carlisle, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, that said instrument was signed and sealed pursuant to the authority and direction contained in the Resolution adopted by the City Council of Carlisle, Iowa, on the 26th day of September, 2011 and the said RUTH RANDLEMAN and NEIL RUDDY, acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation; by it and by them voluntarily executed.

Andrea K. Black
Notary Public in the State of Iowa

4-26-12

State of Iowa)
) SS.
County of ~~Warren~~ Polk)

On this 12th day of January A.D. 2011, before me, a Notary Public in and for the said State, personally appeared Gregory L. Dahm and Keith Williamson, to me personally known, who being by me duly sworn did say that that they are managers of said limited liability company, that no seal has been procured by the said limited liability company and that said instrument was signed on behalf of the said limited liability company by authority of its managers and the said _____ and _____, acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

Notary Public in the State of Iowa

MARIA A. LARSEN
COMMISSION NUMBER 752455
MY COMMISSION EXPIRES
4-24-2014

Exhibit A: Legal Description of Project Area

Exhibit B: Estimated Construction Costs, and Example of Pro-Rata Allocation

Exhibit C: Preliminary Plat and Schedule of Assessments

EXHIBIT A

LEGAL DESCRIPTION – WARREN COUNTY

BOOK 2006, PAGE 8599
ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY, LYING NORTH OF STATE HIGHWAY NO. 5, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 87 DEGREES 05'15" EAST, ALONG THE NORTH LINE OF SAID SECTION 4 A DISTANCE OF 591.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 05'15" EAST, A DISTANCE OF 493.86 FEET; THENCE SOUTH 00 DEGREES 45'39" WEST, A DISTANCE OF 410.35 FEET; THENCE NORTH 63 DEGREES 13'00" WEST, A DISTANCE OF 234.15 FEET; THENCE NORTH 58 DEGREES 43'33" WEST, A DISTANCE OF 324.69 FEET; THENCE NORTH 00 DEGREES 26'26" WEST, A DISTANCE OF 161.35 FEET TO THE POINT OF BEGINNING, CONTAINING 3.29 ACRES, MORE OR LESS, SUBJECT TO AN INGRESS AND EGRESS EASEMENT RUNNING EAST AND WEST ALONG THE SOUTH PORTION OF THIS PROPERTY.

EXCEPT
BOOK 2010, PAGE 5629
PARCEL "U" OF THAT PLAT OF SURVEY DATED MARCH 30, 2010, AND FILED OF RECORD ON 5-12-2010 IN BOOK 2010 AT PAGE 3467 IN THE RECORDS OF THE WARREN COUNTY RECORDER'S OFFICE. SAID PARCEL "U" IS A PART OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA.

LEGAL DESCRIPTION – POLK COUNTY

BOOK 11807, PAGE 791-793
ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, INCLUDING PARCEL "A" OF LOTS 1 & 2 STEBBEDS ACRES, AS SHOWN IN BOOK 8940 PAGE 468 OF THE POLK COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 08'23" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 242.28 FEET TO THE POINT OF BEGINNING, ALSO BEING THE NORTHWEST CORNER OF PARCEL "E" AS SHOWN IN BOOK 8940 PAGE 467 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 08'23" WEST, 1542.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2441.80 FEET AND A CENTRAL ANGLE OF 9 DEGREES 13'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 16 DEGREES 20'03" EAST 392.97 FEET; THENCE NORTHERLY ALONG SAID CURVE, 393.39 FEET; THENCE NORTH 09 DEGREES 36'35" EAST, 442.59 FEET; THENCE SOUTH 87 DEGREES 12'02" EAST, 93.83 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHEASTERLY 37.98 FEET ALONG THE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 02'14"; THENCE SOUTH 00 DEGREES 09'47" EAST TANGENT TO SAID CURVE, 416.50 FEET; THENCE SOUTH 87 DEGREES 08'40" EAST, 60.00 FEET; THENCE NORTH 00 DEGREES 09'5O" WEST, 173.00 FEET; THENCE SOUTH 87 DEGREES 07'45" EAST, 957.66 FEET; THENCE SOUTH 00 DEGREES 12'58" EAST, 2291.76 FEET; THENCE NORTH 87 DEGREES 04'41" WEST, 239.32 FEET; THENCE SOUTH 00 DEGREES 45'39" WEST, 50.00 FEET; THENCE NORTH 87 DEGREES 05'15" WEST, 493.86 FEET; THENCE NORTH 00 DEGREES 26'26" WEST, 325.87 FEET; THENCE SOUTH 85 DEGREES 09'43" WEST, 381.83 FEET; THENCE SOUTH 00 DEGREES 01'31" WEST, 18.70 FEET; THENCE SOUTH 89 DEGREES 16'03" WEST, 208.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN INGRESS AND EGRESS EASEMENT RUNNING EAST AND WEST ALONG

THE SOUTH PORTION OF THIS PROPERTY.

BOOK 11931, PAGE 379
A PARCEL OF LAND IN THE SW 1/4 OF THE SW 1/4 IN SECTION 33, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, IDENTIFIED AS PARCEL "E" ON THE PLAT OF SURVEY RECORDED IN BOOK 8940 AT PAGE 467 IN THE RECORDS OF THE POLK COUNTY RECORDER'S OFFICE. SAID PARCEL "E" IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 33; THENCE N00°04'18"W, 160.55 FEET ON THE WEST LINE OF THE SW ¼ OF SAID SECTION 33 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°04'18"W, 81.77 FEET ON THE SAID WEST LINE; THENCE N89°20'42"E, 208.00 FEET; THENCE SO0°06'42"W, 216.99 FEET; THENCE N57°21'57"W, 246.35 FEET TO THE POINT OF BEGINNING, CONTAINING 0.71 ACRE.

BOOK 11941, PAGE 406
PARCEL 'I' OF THE PLAT OF SURVEY DATED 7/20/2006 AND RECORDED ON 7/28/2006 IN BOOK 11773 AT PAGE 843 IN THE RECORDS OF THE POLK COUNTY RECORDER'S OFFICE. SAID PARCEL 'I' IS A PART OF THE SW1/4 OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

Exhibit A

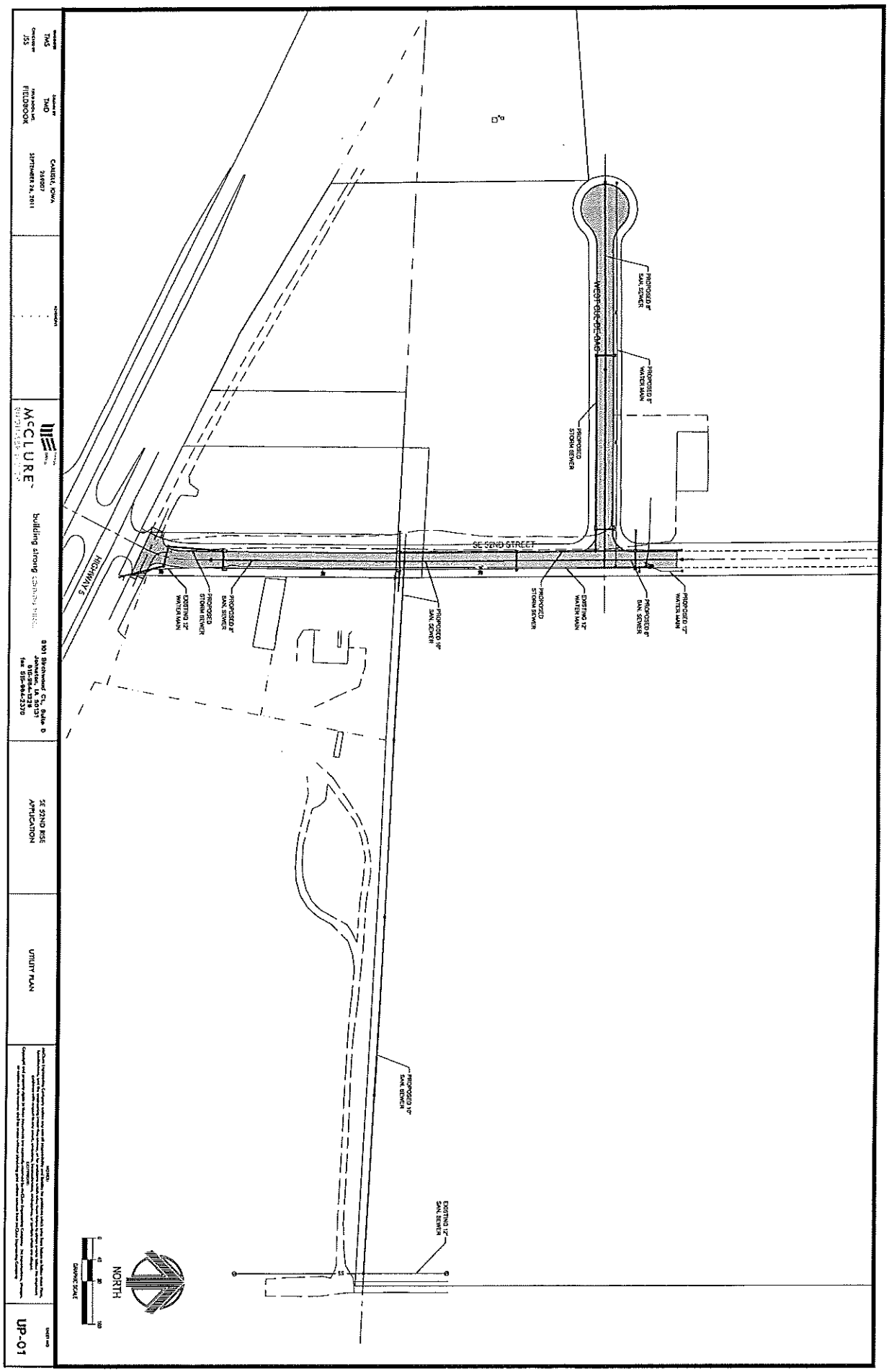
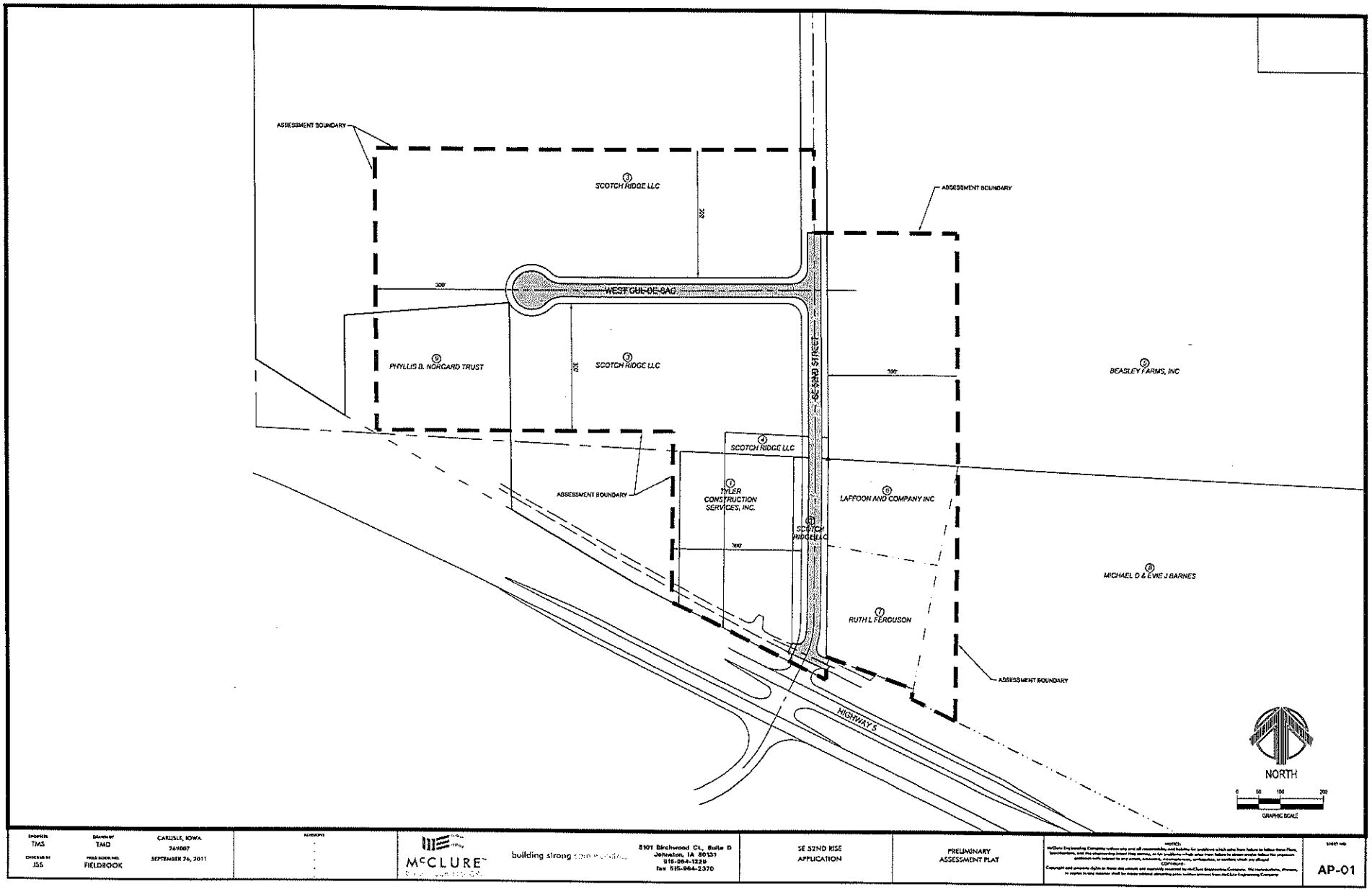

SE 52ND STREET
HIGHWAY 5
PROPOSED 8" SAN. SEWER
PROPOSED 8" WATER MAIN
PROPOSED STORM SEWER
EXISTING 12" WATER MAIN
PROPOSED 8" SAN. SEWER
PROPOSED 12" WATER MAIN
PROPOSED 10" SAN. SEWER
EXISTING 12" SAN. SEWER
NORTH
GRAPHIC SCALE
UTILITY PLAN
SE 52ND RISE APPLICATION
UP-01

Exhibit A



ASSESSMENT BOUNDARY
SCOTCH RIDGE LLC
300'
WEST CUL-DE-SAC
PHYLLIS B. NORGARD TRUST
SCOTCH RIDGE LLC
SE 52ND STREET
BEASLEY FARMS, INC
SCOTCH RIDGE LLC
TYLER CONSTRUCTION SERVICES, INC.
LAFFOON AND COMPANY INC
SCOTCH RIDGE LLC
MICHAEL D & EVIE J BARNES
RUTH L FERGUSON
HIGHWAY 5
NORTH
GRAPHIC SCALE
TMS
TMD
CARLISLE, IOWA
749007
SEPTEMBER 26, 2011
JSS
FIELDBOOK
McCLURE
building strong
5101 Birchwood Ct., Suite D
Johnston, IA 50131
515-964-1229
fax 515-964-2370
SE 52ND RISE
APPLICATION
PRELIMINARY
ASSESSMENT PLAT
AP-01

EXHIBIT 'B' - PRELIMINARY OPINION OF PROBABLE COST (09/2011)

SE 52nd Street Re-alignment

Carlisle, Iowa

880 ft. Roadway Extension North of Highway 5, Urban Section, PCC

McCLURE ENGINEERING CO

ITEM NO.	DESCRIPTION	QUANTITY		UNIT COST	EXTENSION	RISE Eligible Cost	RISE 50% Match Assessable	WATER ASSESSIBLE COST	SEWER ASSESSIBLE COST
	MOBILIZATION/TESTING								
	Mobilization	1	LS	$20,000.00	$20,000				
					$0				
				TOTAL	$20,000	$20,000	$10,000		
	TEMPORARY TRAFFIC CONTROL								
	Temporary Traffic Control	1	LS	$10,000.00	$10,000				
				TOTAL	$10,000	$10,000	$5,000		
	REMOVALS								
	Pavement removal/Driveway removal	600	SY	$5.00	$3,000				
				TOTAL	$3,000	$3,000	$1,500		
	GRADING/EARTHWORK								
	Roadway Grading	5000	CY	$6.00	$30,000				
	Topsoil Strip, Salvage, & Respread	1,200	CY	$15.00	$18,000				
	Special Compaction of Subgrade	3,500	SY	$4.00	$14,000				
	Modified Granular Sub-Base	3,500	SY	$20.00	$70,000				
					$0				
				TOTAL	$132,000	$132,000	$66,000		
	STORM SEWER/DRAINAGE								
	48" FES w/ Guard	2	EA	$2,000.00	$4,000				
	15" RCP Storm Sewer	360	LF	$60.00	$21,600				
	18" RCP Storm Sewer	100	LF	$65.00	$6,500				
	24" RCP Storm Sewer	0	LF	$70.00	$0				
	36" RCP Storm Sewer	0	LF	$75.00	$0				
	48" RCP Storm Sewer	50	LF	$110.00	$5,500				
	Intake Type MA	2	EA	$4,200.00	$8,400				
	Intake Type MC	2	EA	$4,400.00	$8,800				
	6" Subdrain	850	LF	$16.00	$13,600				
				TOTAL	$68,400	$68,400	$34,200		
	SANITARY SEWER (Off Site)								
	15" Sanitary Sewer (Onsite)	1,400	LF	$80.00	$112,000				
	Type 'M-A' Manhole (Sanitary Sewer)	5	EA	$3,000.00	$15,000				
				TOTAL	$127,000				$127,000
	SANITARY SEWER (On Site)								
	15" Sanitary Sewer (Onsite)	600	LF	$80.00	$48,000				
	Type 'M-A' Manhole (Sanitary Sewer)	3	EA	$3,000.00	$9,000				
				TOTAL	$57,000				$57,000
	WATER MAIN								
	8" Watermain	0	LF	$40.00	$0				
	Hydrant Assembly	0	EA	$3,000.00	$0				
				TOTAL	$0			$0	
	PAVING/SURFACING								
	Std. or Slip Form P.C.C., Class C, Type I, 8"	3,100	SY	$48.00	$148,800				
				TOTAL	$148,800	$148,800	$74,400		
	LANDSCAPING/STREETSCAPING								
	Type 1 Seeding	2.0	AC	$2,000.00	$4,000				
	Type 2 Seeding	1.0	AC	$1,000.00	$1,000				
	Type 5 Seeding	3.0	AC	$500.00	$1,500				
					$0				
				TOTAL	$6,500	$6,500	$3,250		
	PERMANENT TRAFFIC CONTROL								
					$0				
				TOTAL	$0				
	LIGHTING								
	Street Lighting	1	LS	$20,000.00	$20,000				
				TOTAL	$20,000	$20,000	$10,000		

EXHIBIT 'B' - PRELIMINARY OPINION OF PROBABLE COST (09/2011)

SE 52nd Street Re-alignment

Carlisle, Iowa

880 ft. Roadway Extension North of Highway 5, Urban Section, PCC

McCLURE ENGINEERING CO.

ITEM NO.	DESCRIPTION	QUANTITY		UNIT COST	EXTENSION	RISE Eligible Cost	RISE 50% Match Assessable	WATER ASSESSIBLE COST	SEWER ASSESSIBLE COST
	PAVEMENT MARKINGS								
	Painted Pavement Markings, Durable	9	STA	$100.00	$900				
					$0				
				TOTAL	$900	$900	$450		
				TOTAL ESTIMATED CONSTRUCTION COST	$593,600	$409,600	$204,800	$0	$184,000
				Contingency	$59,360	$40,960	$20,480	$0	$18,400
				LAND ACQUISITION	$80,000	$80,000	$40,000		
	PROFESSIONAL SERVICES								
	DESIGN CONCEPTS/PRELIMINARY PLANNING	1	LS	$3,423	$3,423				
	PRELIMINARY DESIGN	1	LS	$21,566	$21,566				
	FINAL DESIGN	1	LS	$14,377	$14,377				
	ADVERTISING/BIDDING/CONTRACT AWARD	1	LS	$3,560	$3,560				
	CONSTRUCTION ADMINISTRATION	1	LS	$5,409	$5,409				
	CONSTRUCTION STAKING	1	LS	$5,409	$5,409				
	ON-SITE PROJECT REPRESENTATION	1	LS	$12,597	$12,597				
	RIGHT-OF-WAY	0	LS	$0	$0				
	SOIL INVESTIGATION	1	LS	$2,191	$2,191				
	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)	1	LS	$2,191	$2,191				
	STORM WATER POLLUTION PREVENTION PLAN - INSPECTION	1	LS	$4,929	$4,929				
	ASSESSMENTS	1	LS	$7,189	$7,189				
	FUNDING ADMINISTRATION	1	LS	$7,189	$7,189				
	RECORD DRAWINGS	1	LS	$685	$685				
	ADDITIONAL MEETINGS	1	LS	$5,751	$5,751				
				TOTAL PROFESSIONAL COST	$96,466	$66,564	$33,282	$0	$29,902
					14.77%				
				TOTAL ESTIMATED PROJECT COST	$829,426	$597,124	$298,562	$0	$232,302

Off-Site Sewer $160,339

Assessable Sewer $71,963

EXHIBIT 'B' - PRELIMINARY OPINION OF PROBABLE COST (09/2011)

West Cul-de-Sac Street

Carlisle, Iowa

Approx. 700' from SE 52nd Street, west

McCLURE ENGINEERING CO.

ITEM NO.	DESCRIPTION	QUANTITY		UNIT COST	EXTENSION	RISE Eligible Cost	RISE 50% Match Assessable	WATER ASSESSIBLE COST	SEWER ASSESSIBLE COST
	MOBILIZATION/TESTING								
	Mobilization	1	LS	$10,000.00	$10,000				
					$0				
				TOTAL	$10,000	$10,000	$5,000		
	TEMPORARY TRAFFIC CONTROL								
	Temporary Traffic Control	1	LS	$5,000.00	$5,000				
				TOTAL	$5,000	$5,000	$2,500		
	REMOVALS								
	Pavement removal/Driveway removal	0	SY	$5.00	$0				
				TOTAL	$0	$0	$0		
	GRADING/EARTHWORK								
	Roadway Grading	3000	CY	$6.00	$18,000				
	Topsoil Strip, Salvage, & Respread	650	CY	$15.00	$9,750				
	Special Compaction of Subgrade	2,900	SY	$4.00	$11,600				
	Modified Granular Sub-Base	2,900	SY	$20.00	$58,000				
					$0				
				TOTAL	$97,350	$97,350	$48,675		
	STORM SEWER/DRAINAGE								
	36" FES w/ Guard	1	EA	$1,500.00	$1,500				
	15" RCP Storm Sewer	0	LF	$60.00	$0				
	18" RCP Storm Sewer	105	LF	$65.00	$6,825				
	24" RCP Storm Sewer	400	LF	$70.00	$28,000				
	36" RCP Storm Sewer	200	LF	$75.00	$15,000				
	48" RCP Storm Sewer	0	LF	$110.00	$0				
	Intake Type MA	4	EA	$4,200.00	$16,800				
	Intake Type MC	2	EA	$4,400.00	$8,800				
	Type MA Storm Manholes	2	EA	$2,500.00	$5,000				
	6" Subdrain	600	LF	$16.00	$9,600				
	Subdrain Cleanout	4	EA	$500.00	$2,000				
				TOTAL	$93,525	$93,525	$46,763		
	SANITARY SEWER								
	8" Sanitary Sewer	700	LF	$45.00	$31,500				
	Type 'M-A' Manhole (Sanitary Sewer)	3	EA	$3,000.00	$9,000				
				TOTAL	$40,500				$40,500
	WATER MAIN								
	8" Watermain	700	LF	$40.00	$28,000				
	Hydrant Assembly	3	EA	$3,000.00	$9,000				
				TOTAL	$37,000			$37,000	
	PAVING/SURFACING								
	Std. or Slip Form P.C.C., Class C, Type I, 8"	2,500	SY	$48.00	$120,000				
				TOTAL	$120,000	$120,000	$60,000		
	LANDSCAPING/STREETSCAPING								
	Type 1 Seeding	1.0	AC	$2,000.00	$2,000				
	Type 2 Seeding	1.0	AC	$1,000.00	$1,000				
	Type 5 Seeding	2.0	AC	$500.00	$1,000				
					$0				
				TOTAL	$4,000	$4,000	$2,000		
	PERMANENT TRAFFIC CONTROL								
	Street Signing	1	LS	$5,000.00	$5,000				
				TOTAL	$5,000	$5,000	$2,500		
	LIGHTING								
	Street Lighting	1	LS	$14,000.00	$14,000				
				TOTAL	$14,000	$14,000	$7,000		

EXHIBIT 'B' - PRELIMINARY OPINION OF PROBABLE COST (09/2011)

West Cul-de-Sac Street

Carlisle, Iowa

Approx. 700' from SE 52nd Street, west

McCLURE ENGINEERING CO.

ITEM NO.	DESCRIPTION	QUANTITY		UNIT COST	EXTENSION	RISE Eligible Cost	RISE 50% Match Assessable	WATER ASSESSIBLE COST	SEWER ASSESSIBLE COST
	PAVEMENT MARKINGS								
	Painted Pavement Markings, Durable	2	STA	$500.00	$1,000				
					$0				
				TOTAL	$1,000	$1,000	$500		
				ESTIMATED CONSTRUCTION COST	$427,375	$349,875	$174,938	$37,000	$40,500
				10% CONTINGENCY	$42,738	$34,988	$17,494	$3,700	$4,050
				LAND ACQUISITION	$0				
	PROFESSIONAL SERVICES								
	DESIGN CONCEPTS/PRELIMINARY PLANNING	1	LS	$2,351	$2,351				
	PRELIMINARY DESIGN	1	LS	$14,809	$14,809				
	FINAL DESIGN	1	LS	$9,872	$9,872				
	ADVERTISING/BIDDING/CONTRACT AWARD	1	LS	$2,445	$2,445				
	CONSTRUCTION ADMINISTRATION	1	LS	$3,714	$3,714				
	CONSTRUCTION STAKING	1	LS	$3,714	$3,714				
	ON-SITE PROJECT REPRESENTATION	1	LS	$8,650	$8,650				
	RIGHT-OF-WAY	0	LS	$0	$0				
	SOIL INVESTIGATION	1	LS	$1,504	$1,504				
	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)	1	LS	$1,504	$1,504				
	STORM WATER POLLUTION PREVENTION PLAN - INSPECTION	1	LS	$3,385	$3,385				
	ASSESSMENTS	1	LS	$4,936	$4,936				
	FUNDING ADMINISTRATION	1	LS	$4,936	$4,936				
	RECORD DRAWINGS	1	LS	$470	$470				
	ADDITIONAL MEETINGS	1	LS	$3,949	$3,949				
				TOTAL PROFESSIONAL COST	$66,239	$54,227	$27,114	$5,735	$6,277
					14.09%				
				TOTAL ESTIMATED PROJECT COST	$536,352	$439,090	$219,545	$46,435	$50,827

SE 52nd Street Relocation
Preliminary Assessment Schedule
Exhibit C

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1	No.	District Parcel No.	Address	Legal Description	Current Title Holder	100% Assessor's Valuation (Not FMV)	25% Valuation	Frontage (ft)	Depth, y (ft)	Assessment Factor F = 2-2^a	Assessable Units	100% Road Project Assessment	Percent of Total Project Cost	Percent of Lot Value	Road Project Deficiency	Actual Road Assessment After Def.	Sanitary Sewer Assessment	Water Assessment	Total Project Assessment
2												J*Cost Fac.		K/E	K-F or $0	K-F or F			
3	1	40000040445		Parcel "J" (BK 15 PG 25) AND Parcel "U" (BK 53 PG 51)	Tyler Construction Services, Inc.	$450,000	$112,500	482.40	251.52	1.04	935	$62,246	0.68%	13.83%	$0	$62,246	$0	$0	$62,246.12
4	2	40000040444			Scotch Ridge LLC	$200,000	$50,000	358.11	47.41	0.86	345	$22,962	2.46%	11.48%	$0	$22,962	$0	$0	$22,962.20
5	3	131/00012-659-003	544 4TH ST WEST DES MOINES, IA 50265	PARCEL A BK 8940 PG 465 LTS 1 & 2 STEBBEDS ACRES; AND -EX STEBBEDS ACRES- & -EX PARCEL E BK 8940 PG 465, PARCEL I BK 11773 PG 843 & PARCEL K BK 11773 PG 844- & -EX BEG 473F S OF NW COR THN S 362.6F NELY 393.3F NW TO POB- W 1/2 SW 1/4 LESS RD SEC 33-78-23	Scotch Ridge LLC	$550,000	$137,500	550.00	278.42	1.96	1,080	$72,448	7.77%	13.17%	$0	$72,448	$35,757	$0	$108,205.03
6	4	131/00012-659-006	544 4TH ST WEST DES MOINES, IA 50265	PARCEL I BK 11773 PG 843 W 1/2 SW 1/4 SEC 33-78-23	Scotch Ridge LLC	$50,000	$12,500	50.00	180.00	1.84	92	$6,106	0.66%	12.21%	$0	$6,106	$0	$0	$6,106.49
7	5	131/00012-659-001	14705 Horton Avenue Urbandale, Iowa 50323	PARCEL G BK 8100 PG 344 BEG SE COR THN NW 1312.32F N 1320.66F SE 990.36F S 350.12F E310.56F 6984.70F TO POB SE 1/4 SW 1/4 LESS .565A RD SEC 33-78-23	Beasley Farms, Inc.	$550,000	$137,500	559.80	300.00	1.97	1,102	$73,357	7.87%	13.34%	$0	$73,357	$36,208	$0	$109,562.70
8	6	39720040424	1531 HWY 5 CARLISLE IA 50047		Lattoon and Co. Inc.	$200,000	$50,000	178.14	276.55	1.96	349	$23,199	2.49%	11.60%	$0	$23,199	$0	$0	$23,198.88
9	7	39720040421	1529 Hwy 5 Carlisle IA 50047		Ruth Ferguson	$250,000	$62,500	280.81	235.00	1.92	540	$35,914	3.85%	14.37%	$0	$35,914	$0	$0	$35,914.16
10	1	39720040420	1527 Hwy 5 Carlisle IA 50047		Michael and Evie Barnes	$109,400	$27,350	583.32	54.13	0.06	35	$2,329	0.25%	2.13%	$0	$2,329	$0	$0	$2,329.32
11																			
12																			
13		Totals					$589,850	3048.44				$298,562			$0	$298,562	$71,963		$370,525.00
14										Total Assessable Units	4,486				Total Assessable Units		2,191		
15		Notes								Total Assessable Cost	$298,562				Total Assessable Cost		$71,963		
16										Unit Cost Factor	$66.55				Unit Cost Factor		$32.85		

West Cul-de-Sac Street
Preliminary Assessment Schedule
Exhibit C

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1	No.	District Parcel No.	Address	Legal Description	Current Title Holder	100% Assessor's Valuation (Not FMV)	25% Valuation	Frontage (ft)	Depth, y (ft)	Assessment Factor F = 2-2^a	Assessable Units	100% Road Project Assessment	Percent of Total Project Cost	Percent of Lot Value	Road Project Deficiency	Actual Road Assessment After Def.	Sanitary Sewer Assessment	Water Assessment	Total Project Assessment
2												J*Cost Fac,		K/E	K-F or $0	K-F or F			
3	3	131/00012-499-003	544 4TH ST WEST DES MOINES, IA 50265	PARCEL A BK 8940 PG 405 LTS 1 & 2 STEBBEDS ACRES; AND -EX STEBBEDS ACRES- & -EX PARCEL E BK 8940 PG 405, PARCEL I BK 11773 PG 843 & PARCEL K BK 11773 PG 844- & -EX BEG 473F S OF NW COR THN S 382.6F NELY 393.3F NW TO POB- W 1/2 SW 1/4 LESS RD REC 77-78-23	Scotch Ridge LLC	$550,000	$137,500	640.00	300.00	1.07	1,260	$219,545	35.62%	39.92%	$82,045	$137,500	$50,827	$46,435	$234,762.00
4																			
5																			
6		Totals					$137,500	640.00				$219,545			$82,045	$137,500	$50,827	$46,435	$234,762.00
7										Total Assessable Units	1,260					Total Assessable Units	1,260	1,260	
8		Notes								Total Assessable Cost	$219,545					Total Assessable Cost	$50,827	$46,435	
9										Unit Cost Factor	$174.24					Unit Cost Factor	$40.34	$36.85	