AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
MARCH 25, 2025

NOTICE TO THE PUBLIC: The Mayor and City Council welcome comments from the public during discussion. The Standards of Decorum, posted at the door and available on the City website, define respectful conduct for public participation. If you wish to speak, please fill out the form on the tablet outside the door to the Council Chambers or scan the QR Code to the right to fill out the same form on a personal device. When your name is called, please step to the microphone, state your name for the record, and keep your comments brief so that others may have the opportunity to speak.

REGULAR MEETING OF THE AMES CITY COUNCIL**

**Regular City Council Meeting will immediately follow the meeting of the Ames Area Metropolitan Planning Organization Transportation Policy Committee.

CALL TO ORDER: 6:00 p.m.

CONSENT AGENDA: All items listed under the Consent Agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council members vote on the motion.

1. Motion approving payment of claims
2. Motion approving Summary of Minutes of Regular City Council Meeting on March 11, 2025
3. Motion approving Report of Change Orders for period March 1-15, 2025
4. Motion approving Premises Update for Class C Retail Alcohol License with Outdoor Service - Outlaws Bar, 2522 Chamberlain Street
5. Motion approving Premise Update for Class E Retail Alcohol License - Kum & Go #0217, 3111 South Duff Avenue
6. Motion approving new 5 - Day (May 13 - May 17, 2025) for a Special Class C Retail Alcohol License with Outdoor Service- Lucky Wife Wine Slushies, 5th Street, Pending Dramshop Review
7. Motion approving a new 5-Day (April 22 - April 2, 2025) for a Special Class C Retail Alcohol License with Outdoor Service - Apres Bar Co., 1930 East 13th Street, Pending Dramshop Review
8. Motion approving new Class E Retail Alcohol License - Casey's #4472, 3406 Lincoln Way, Pending Favorable Inspections
9. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
    a. Dangerous Curves, 111 5th Street, Class C Retail Alcohol License
    b. Cinemark Movies 12, 1317 Buckeye Avenue, Class C Retail Alcohol License
    c. Cornbred BBQ, 526 Main Street Ste 106, Class C Retail Alcohol License with Outdoor Service and Catering Privilege
10. Motion accepting Fitch Family Indoor Aquatic Center Monthly Update
11. Resolution approving and adopting Supplement No. 2025-2 to the Ames *Municipal Code*
12. Resolution adopting 2025 Electric Reliability Plan
13. Resolution awarding a one-year extension to Stratus Building Solutions, of West Des Moines, IA for Custodial Services at City Hall in the amount not to exceed $84,962.00
14. Resolution awarding contract extension for FY 2025/26 to Waste Management of Ames, IA, for Hauling Services to the Boone County Landfill in the amount of $20.48/ton
15. Resolution approving Change Order No. 1 to Van Maanen Electric, Inc. of Newton, IA for 2023/24 Intelligent Transportation System Program (Phase 3)

16. Resolution approving Change Order No. 1 to SVPA Architects, West Des Moines, IA, for architectural services for the Parks Maintenance Facility Project in the amount of $23,250
17. Resolution approving preliminary plans and specifications for the 2024/25 Airport Entryway Improvements (Entry Road), setting April 16, 2025, as the bid due date and April 22, 2025, as date of Public Hearing
18. Resolution accepting Baker Subdivision Geothermal Well Installations project as completed by Thorpe Water Development Company, of Ankeny, Iowa, in the amount of $227,208.31

PUBLIC FORUM: This is a time set aside for comments from the public on topics of City business other than those listed on this agenda. Please understand that the Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting.

PLANNING AND HOUSING:

19. Annexation of Ames Golf and Country Club and Irons Subdivision:
    a. Report from City Attorney and Fire Chief
    b. Decision regarding annexation of Ames Golf and Country Club and Irons
20. Resolution approving Memorandum of Understanding with Ames Regional Economic Alliance to identify a developer for City surplus land located at the Harrison and Welbeck intersection
21. Review Draft Urban Revitalization Area and Plan for the Southeast 5th Street
    a. Resolution setting a date of public hearing for May 13, 2025

PUBLIC WORKS:

22. Resource Recovery & Recycling Campus Real Estate Purchases:
    a. Resolution approving Real Estate Purchase Agreement for 306, 312, and 318 Freel Drive
    b. Resolution approving Real Estate Installment Contract for 220 and 400 Freel Drive

ADMINISTRATION:

23. Discussion on Council Connect opportunities
24. Discussion on the viability of the Campus and Community Commission

HEARINGS:

25. Alternative Landscaping Plan for 329 SE 5th Street:
    a. Resolution approving Major Site Development Plan for Alternative Landscaping
26. Hearing on proposal to enter into an Essential Purpose Loan Agreement and General Purpose Loan Agreement:
    a. Resolution taking additional action on proposal to enter into a General Obligation Loan Agreements, combining Loan Agreements, and providing for the levy of taxes to pay General Obligation Corporate Purpose Bonds, Series 2025
27. Hearing on 2024/25 Intelligent Transportation System Program (Phase 4):
    a. Motion accepting the report of bids
    b. Resolution approving final plans and specifications and awarding a contract to Van Maanen Electric, Inc. of Newton, Iowa in the amount of $2,200,000

ORDINANCES:

28. Second reading relating to a Zoning Text Amendment to Chapter 29 of the *Municipal Code* to Create Townhome Building Type Standards
29. Rezoning of property at 5119 Lincoln Way & 5001 Lincoln Way from Agricultural (A) to Suburban Residential Low Density (FS-RL) with Master Plan:
    a. Resolution approving Rezoning Agreement with Master Plan

b. Third reading and adoption of ORDINANCE NO. 4550

30. Third reading and adoption of ORDINANCE NO. 4551 amendment to Section 2.45 of the *Municipal Code*, Duties and Powers of the City Manager, to authorize delegation

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

REPORT OF GOVERNING BODY:

31. Participation with agencies, boards, and commissions:
    a. Discover Ames (ACVB)
    b. Ames Regional Economic Alliance (AREA)
    c. Story County Emergency Management Agency (SCEMA)
    d. Ames Transit Agency Board of Trustees

CLOSED SESSION:

32. Motion to hold Closed Session as provided by Section 21.5(1)(j), *Code of Iowa*, to discuss purchase of particular real estate and Section 20.17(3), C*ode of Iowa*, to discuss collective bargaining strategy
    a. Motion directing staff regarding real estate matters
    b. Resolution approving collective bargaining agreement with International Union of Operating Engineers, Local 234 (Power Plant) for July 1, 2025, through June 30, 2028

COUNCIL COMMENTS:

ADJOURNMENT:

Please note that this agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), *Code of Iowa*.

Item No. 2

MEMO

To: Mayor and City Council

From: City Clerk's Office

Date: March 21, 2025

Subject: Approval of Minutes

Attached are the minutes for the Regular Meeting of the Ames City Council on March 11, 2025, for your review and consideration.

ATTACHMENT(S):
C25-0311 Summary.pdf

SUMMARY MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA **MARCH 11, 2025**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:02 p.m. on the 11th day of March 2025, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were City Council Members Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Emily Boland was also present. Council Member Gloria Betcher joined the meeting telephonically.

Mayor Haila noted the City Council was working from an amended agenda with Item No. 6 withdrawn from consideration, Item No. 10 being presented on behalf of the Ames Regional Economic Alliance, the addition of an item regarding the CBDG Infrastructure program to consent, and a date change for Item No. 36.

CONSENT AGENDA: Moved by Corrieri, seconded by Gartin, to approve the consent agenda.

1. Motion approving payment of claims
2. Motion approving Summary of Minutes of Regular City Council Meeting on February 25, 2025, and Special Meeting on February 21, 2025
3. Motion approving Report of Change Orders for period February 16-28, 2025
4. Motion approving Premise Update for Class C Retail Alcohol License - Levy @ Scheman Building, 1805 Center Street
5. Motion approving new 5-Day (April 11 - April 15, 2025) License for Class C Retail Alcohol License with Outdoor Service - Mucky Duck, 3100 South Duff Avenue, Pending Dramshop Review
6. ~~Motion approving new 5-Day (April 4 - April 8, 2025) Class C Retail Alcohol License, Mucky Duck Pub, 2601 East 13th Street, Pending Dramshop Review~~
7. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
    a. Kwik Spirits #530, 204 S. Duff Ave, Class E Retail Alcohol License
    b. Wal-Mart Store #749, 3105 Grand Ave, Class E Retail Alcohol License
    c. World Liquor & Tobacco + Vapors, 111 Duff Ave, Class E Retail Alcohol License
    d. SipN'Smoke, 4518 Mortensen Road Suite #109, Class E Retail Alcohol License
8. Motion approving the Ames Police Department's application for, and participation in, the 2026 Governor's Traffic Safety Bureau (GTSB) Enforcement Grant Program
9. Requests for Greek Week Olympics, Saturday, April 5, 2025:
    a. Motion approving blanket Temporary Obstruction Permit for the closed area
    b. RESOLUTION NO. 25-075 approving the closure of Ash Avenue, Lynn Avenue, Sunset Drive, Gray Avenue, Greeley Street, and Pearson Avenue from 8:00 a.m. to 6:00 p.m. on April 5, 2025
10. Requests from Ames Main Street for the Ames Summertime Series - Campustown on June 18, 2025:
    a. Motion approving Blanket Temporary Obstruction Permit
    b. Motion approving Blanket Vendor Permit
    c. RESOLUTION NO. 25-076 approving closure of Campustown Lot Z and 26 on-

street metered parking spaces

d. RESOLUTION NO. 25-077 approving waiver of fees for Blanket Vendor Permit (Loss of $50 to the City Clerk's Office)
e. RESOLUTION NO. 25-078 approving/motion denying waiver of parking fees and enforcement ($175 Loss to the Parking Fund)

11. Requests for Midnight Madness on July 18, 2025:
    a. RESOLUTION NO. 25-079 approving partial street closures of Kellogg Avenue from 12th Street to 5th Street, 11th and 12th Street from Burnett Avenue to Kellogg Avenue, 5th Street from Kellogg Avenue to Pearle Avenue, Main Street/Northwestern Avenue from Pearle Avenue to 9th Street, 9th Street from Northwestern Avenue to Hodge Avenue, Hodge Avenue from 9th Street to 7th Street, and 7th Street from Northwestern Avenue to Hodge Avenue for the race route
    b. RESOLUTION NO. 25-080 approving closure of Burnett Avenue from 5th Street to 6th Street for post-race activities
12. RESOLUTION NO. 25-082 approving appointments to various Boards and Commissions
13. RESOLUTION NO. 25-081 approving Letter of Intent with Greenfield Wind Farm Developer
14. RESOLUTION NO. 25-083 setting the date for Public Hearings on proposals to enter into a General Obligation Loan Agreements and to borrow money thereunder
15. Skill-Based Pay Program for Certain City Positions:
    a. RESOLUTION NO. 25-084 approving the Skill-Based Pay Plan
    b. RESOLUTION NO. 25-085 amending the 2024/25 Pay Plan to incorporate Utility Maintenance I and Utility Maintenance II class specifications and rates of pay
16. RESOLUTION NO. 25-086 awarding contract to Ring Central, Inc. of Belmont, California, for a Hosted Voice Over Internet Protocol (VoIP) Phone System in an amount not to exceed $143,824
17. RESOLUTION NO. 25-087 awarding contract to Workspace, Inc. (Iowa Office Interiors), of Ames, IA, in the amount of $130,170.89 for new office furniture for various City departments
18. RESOLUTION NO. 25-088 awarding contract to Southwest Electric Company of Oklahoma City, OK, for substation transformer maintenance and repair services for the Electric Department's Technical Services Division in the amount of $98,820.92
19. RESOLUTION NO. 25-089 awarding contract to Play-Pro Recreation, of Clive, IA, for Playground Equipment and Installation for the Park at Baker Subdivision in the amount of $68,220 with funding through the Community Development Block Grant (CDBG) Program
20. RESOLUTION NO. 25-090 awarding contract to Boland Recreation, Inc., of Marshalltown, IA, for Playground Equipment for Christofferson Park in the amount of $67,000
21. RESOLUTION NO. 25-091 awarding contract to Boland Recreation, Inc., of Marshalltown, IA, for Playground Equipment for Patio Homes West Park in the amount of $67,000
22. RESOLUTION NO. 25-092 awarding contract to Van Wall Equipment of Madrid, IA, for one (1) fairway mower with sun canopy for $68,848
23. RESOLUTION NO. 25-093 awarding contract to Deyarman of Ames, IA, for the purchase of one (1) 2024 RAM 2500 Tradesman crew cab 4WD with EBY aluminum utility body

for the Electric Meter Division in the amount of $58,590.00

24. RESOLUTION NO. 25-094 approving Electric Utility Easement on State of Iowa Property
25. RESOLUTION NO. 25-095 approving preliminary plans and specifications for an Emergency Generator System for the Power Plant, and setting April 23, 2025, as the bid due date, and May 13, 2025, as date of Public Hearing and award of contract
26. RESOLUTION NO. 25-096 approving preliminary plans and specifications for 69kV Transmission Line Reconstruction and setting April 9, 2025, as the bid due date, and April 22, 2025, as date of Public Hearing and award of contract
27. RESOLUTION NO. 25-097 approving preliminary plans and specifications for the Low Point Drainage Improvements, setting April 2, 2025, as the bid due date and April 8, 2025, as the date of Public Hearing
28. RESOLUTION NO. 25-098 approving preliminary plans and specifications for the 2024/25 Pavement Restoration -Slurry Seal Program setting April 2, 2025, as the bid due date and April 8, 2025, as the date of Public Hearing
29. RESOLUTION NO. 25-099 approving contract and bond for the 2023/24 Stormwater Erosion Control Program (College Creek Bank Stabilization - Hemingway Drive) with Jackson Contracting, LLC, of Des Moines, Iowa
30. RESOLUTION NO. 25-100 approving contract and bond for the 2024/25 Arterial Street Pavement Improvements (Hyland Ave) project with All Star Concrete LLC, of Johnston, Iowa
31. RESOLUTION NO. 25-101 approving contract and bond for the 2024/25 Shared Use Path System Expansion (Skunk River) with Howrey Construction, Inc., of Bondurant, Iowa
32. RESOLUTION NO. 25-102 approving Change Order No. 2 to Ritts Law Firm, PLLC, of Alexandria, Virginia, for Legal Services for the Power Plant, in the amount of $25,000

Additional Item: RESOLUTION NO. 25-111 approving preliminary plans and specifications for the 2023/24 CDBG Infrastructure Program (N Russell Avenue - N 2nd Street to N 4th Street) project, setting April 2, 2025, as the bid due date and April 8, 2025, as the date of Public Hearing

Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Haila opened the Public Forum.

Charles Pearson expressed his hope to collaborate with the Ames Human Relations Commission and the Historic Preservation Commission to identify Civil Rights stops throughout the City.

Mayor Haila closed the Public Forum when no one came forward to speak.

UPDATE ON APPLICATIONS RECEIVED FOR NORTH AMES VOLUNTARY ANNEXATION OF MULTIPLE PROPERTIES GENERALLY BETWEEN GEORGE W. CARVER AVENUE AND HYDE AVENUE: Planner Amelia Schoeneman and Director of Planning and Housing Kelly Diekmann presented the update and reviewed the proposed options for City Council action.

Mayor Haila opened the Public Input.

Darryle Vegge, Ron DeJongh, and Chris Gardner spoke to express their opposition to the

annexation.

Mayor Haila closed the Public Input when no one else came forward to speak.

Moved by Corrieri, seconded by Junck, to approve Alternative #2 a.) initiate an 80/20 annexation of the approximately 238 acres along George W. Carver and Hyde related to the Borgmeyer application.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Junck, to request the City Attorney provide a memo responding to correspondence received from the Ames Golf and Country Club and ask the Fire Chief evaluate existing water pressure in the annexation area to be discussed at the March 25, 2025, Regular Meeting of the City Council.
Vote on Motion: 6-0. Motion declared carried unanimously.

JT WAREHOUSE SUBDIVISION ON E 13TH STREET AGREEMENT CHANGES: Director Diekmann reviewed the proposed changes.

Mayor Haila opened and closed the Public Input when no one came forward to speak.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 25-103 Amending Public Improvements Agreement to extend it until September 27, 2026, contingent upon acceptance of the current financial security or updated financial security to the satisfaction of the City Attorney as it relates to the amended agreement.
Roll Call Vote: 5-0-1, Betcher abstaining due to lack of information. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 25-104 Acknowledging Release from Prior Development and Contract Rezoning Agreement.
Roll Call Vote: 5-0-1, Betcher abstaining due to lack of information. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

REQUEST FOR ZONING ORDINANCE CHANGES TO STANDARDS RELATED TO PROPERTY ZONED RESIDENTIAL HIGH DENSITY WITH THE WEST UNIVERSITY IMPACTED OVERLAY AT OAKLAND STREET AND HYLAND AVENUE: Director Diekmann presented the Council Action Form (CAF).

Mayor Haila opened the Public Input.

Justin Dodge, Hunziker Companies, shared support for Alternative #2: Create a new overlay for individual property rezonings that allow lower parking and higher densities on a project-specific basis and stated the developer was looking forward to the challenge achieving the desired level of density for the project.

Mayor Haila closed the Public Input when no one else came forward to speak.

Moved by Gartin, seconded by Corrieri, to approve Alternative #2: Direct staff to create a new overlay for individual property rezonings that allow lower parking and higher densities on a project-specific basis.
Vote on Motion: 4-2, Junck and Rollins dissenting. Motion declared carried.

REQUESTS FROM AMES MAIN STREET FOR 515 DAYS ON MAY 15-16, 2025: Assistant City Manager Brian Phillips provided an overview of the event.

Mayor Haila opened the Public Input.

Travis Toliver, Executive Director of Ames Main Street (AMS), shared excitement over the event and safety measures AMS will have in place for the event.

Mayor Haila closed the Public Input when no one else came forward to speak.

Moved by Rollins, seconded by Corrieri to approve Requests from Ames Main Street for 515 Days on May 15-16, 2025:

a. Motion approving Blanket Temporary Obstruction Permit for Thursday, May 15
b. Motion approving Blanket Vending License for May 15~~-16~~
c. Motion approving street closures of 5th Street from Burnett Ave through Douglas Ave,
   Kellogg Ave from Main Street to 5th St, Douglas Street from Main Street to 5th Street
d. RESOLUTION NO. 25-105 approving waiver of parking meter fees and enforcement for portions of Fifth Street, Kellogg Avenue, and Douglas Avenue on Thursday, May 15
e. RESOLUTION NO. 25-106 approving waiver of Vending License fee for May 15-16
f. RESOLUTION NO. 25-107 approving usage of electricity and waiver of fees for electricity for Thursday, May 15
g. RESOLUTION NO. 25-108 approving suspension of enforcement of Municipal Code Section 17.16 related to minors on premises on May 15

Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

DISCUSSION ON CONSIDERING A MICROMOBILITY ORDINANCE: Assistant City Manager Pa Vang Goldbeck and Sustainability Coordinator Nolan Sagan presented the Staff Report.

Mayor Haila opened the Public Input.

Jeri Neal, Kevin Bourke of Discover Ames, Ronn Ritz, and Travis Toliver presented their support and suggestions for optimizing micromobility in Ames.

Mayor Haila closed the Public Input when no one else came forward to speak.

Moved by Beatty-Hansen, seconded by Rollins, to maintain current rules governing where bicycles

are allowed and not allowed to operate and extend those guidelines to other mobility devices.

Council Member Beatty-Hansen amended the motion to exclude City parks and refer considerations of micromobility in parks to the Parks and Recreation Commission.
Vote on Motion: 5-1, Betcher dissenting. Motion declared carried.

Moved by Beatty-Hansen, seconded by Gartin, to direct staff to proceed with a 20 mph speed limit, except in City parks.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Beatty-Hansen, to include staff recommendations of exceptions for parades and ADA devices.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Rollins, to request staff include signage concepts with the future draft ordinance on micromobility.
Vote on Motion: 6-0. Motion declared carried unanimously.

The City Council recessed at 8:32 p.m. and reconvened at 8:38 p.m.

ADVANCED METERING INFRASTRUCTURE (AMI): Assistant Director of Electric Services Curtis Spence reviewed the CAF.

Mayor Haila opened and closed the Public Input when no one came forward to speak.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 25-109 to award a contract to Aclara Technologies, Inc, of Shelton, Connecticut, for Advanced Metering Infrastructure (AMI) System for the City of Ames, in the not-to-exceed amount of $7,668,293.89, including taxes for Phases 1 & 2.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON 30-YEAR LEASE AGREEMENT WITH AMES YOUTH SPORTS COMPLEX, INC. FOR CITY PROPERTY LOCATED SOUTH OF U.S. HIGHWAY 30 AND WEST OF THE SOUTH SKUNK RIVER: Assistant City Manager Phillips reviewed how the lease agreement allowed land not useful for development to provide programming to the community and the economic development impacts generated by the Ames Youth Sports Complex.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 25-110 approving lease agreement.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON ZONING TEXT AMENDMENT TO CHAPTER 29 OF THE AMES *MUNICIPAL CODE* TO CREATE TOWNHOME BUILDING TYPE STANDARDS: Director Diekmann presented clarifications regarding lots with multiple frontages.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Rollins, to pass on first reading a Zoning Text Amendment to Chapter 29 of the Ames *Municipal Code* to create Townhome Building Type Standards.
Roll Call Vote: 6-0. Motion declared carried unanimously.

SECOND READING OF AMENDMENT TO SECTION 2.45 OF THE *MUNICIPAL CODE*, DUTIES AND POWERS OF THE CITY MANAGER, TO AUTHORIZE DELEGATION OF DUTIES AND POWERS: Moved by Rollins, seconded by Beatty-Hansen, to pass on second reading an amendment to Section 2.45 of the *Municipal Code*, Duties and Powers of the City Manager, to authorize delegation of duties and powers.
Roll Call Vote: 6-0. Motion declared carried unanimously.

SECOND READING TO REZONE PROPERTY AT 5119 AND 5001 LINCOLN WAY FROM AGRICULTURAL (A) TO SUBURBAN RESIDENTIAL LOW DENSITY (FS-RL) WITH A MASTER PLAN: Moved by Beatty-Hansen, seconded by Rollins, to pass on second reading to rezone property at 5119 and 5001 Lincoln Way from Agricultural (A) to Suburban Residential Low Density (FS-RL) with a Master Plan.
Roll Call Vote: 6-0. Motion declared carried unanimously.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were five items for the City Council to review, starting with a Notice of Upcoming Construction on I-35 from IA 5 Interchange to Co. Road C-47 from Jeremy Vortherms, Iowa Department of Transportation Assistant District 1 Engineer. City Manager Steve Schainker stated the item was for information only.

The next item was from David Cornelison, Des Bike Pedicab, requesting Safety Regulations for Bicycle Taxi Services.

Moved by Beatty-Hansen, seconded by Gartin, to request a memo from staff.
Vote on Motion: 6-0. Motion declared carried unanimously.

A request for City Council to conduct reevaluation of front yard parking regulations submitted by Jake Hanson, Ames Homebuilders Association President, was considered.

Moved by Gartin, seconded by Corrieri, to request a memo from staff.
Vote on Motion: 6-0. Motion declared carried unanimously.

A memo from Building Official Sara Van Meeteren regarding carbon monoxide alarms in rental properties was presented.

Moved by Beatty-Hansen, seconded by Gartin, to direct staff to develop a draft ordinance on the

inclusion of carbon monoxide alarms to bring back to the City Council for consideration.
Vote on Motion: 6-0. Motion declared carried unanimously.

The final item to be evaluated was an email with suggestions regarding Special Use Permit requirements from Kate Gregory.

Moved by Gartin, seconded by Beatty-Hansen, to request a memo from staff.
Vote on Motion: 6-0. Motion declared carried unanimously.

REPORT OF GOVERNING BODY: The Mayor and City Council Members provided highlights from their attendance at various board and commission meetings.

COUNCIL COMMENTS: The Mayor and Council Members reported on various meetings attended, upcoming meetings, community events, and items of interest.

Moved by Junck, seconded by Gartin, to request a memo from the Mayor and staff about application data and information about average term lengths for the different boards, ordinance or legal requirements the City must follow for certain boards, feedback from staff representatives or liaisons to the boards and commissions and provide the City Council with recommendations for various options the City Council has to alter term lengths or selection processes for different boards to encourage participation.

Council Member Betcher proposed a friendly amendment to include reappointment eligibility after a certain number of years. Council Member Junck accepted the friendly amendment.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Junck, to place the discussion of providing direction to, or suspension of, the Campus and Community Commission on a future agenda.
Vote on Motion: 6-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Beatty-Hansen, seconded by Rollins, to adjourn the meeting at 9:20 p.m.
Vote on Motion: 6-0. Motion declared carried unanimously.

Grace Bandstra, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk

Item No. 3

MEMO

To: Mayor & City Council

From: City of Ames Purchasing Division

Date: March 21, 2025

Subject: Report of Contract Change Orders

The Report of Change Orders for the period of March 1-15, 2025, is attached for your review and consideration.

ATTACHMENT(S):
Change Order Report - March 1-15, 2025.docx

REPORT OF CONTRACT CHANGE ORDERS

Period:	☒	1st – 15th
	☐	16th – End of Month
Month & Year:	March 2025	
For City Council Date:	March 25, 2025	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Electric Services	Roofing Design Services for the Power Plant	2	$49,768.80	Roof Spec Inc.	$1,499.74	$4,739.22	D. Kom	AM
Transit	CyRide Electric Bus System Upgrades	1	$282,800.00	Jaspering Electric, Inc.	$0.00	$3,243.00	J. Rendall	KS
Facilities	Ames City Hall Interior Updates Phase II	1	$336,500.00	GTG Construction LLC	$0.00	$18,601.89	C. Mellies	AM
Public Works	2023/24 Asphalt Pavement Improvements-Program 1	3	$1,764,990.07	Manatts, Inc	$22,603.25	$21,560.05	B. Phillips	KS
			$		$	$		
			$		$	$		

Item No. 4

MEMO

To: Mayor and City Council

From: Grace Bandstra, Deputy City Clerk

Date: March 25, 2025

Subject: Premises Update for Class C Retail Alcohol License with Outdoor Service - Outlaws Bar, 2522 Chamberlain Street

Please see the attached documentation for a motion approving Premises Update for Class C Retail Alcohol License with Outdoor Service - Outlaws Bar, 2522 Chamberlain Street.

ATTACHMENT(S):
Outlaws Premise Update.pdf

State of Iowa
Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
BOC, INC.	OUTLAWS BAR	(515) 231-8388

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
2522 Chamberlain StreetCampustown		Ames	Story	50014

MAILING ADDRESS	CITY	STATE	ZIP
126 Welch AvenueCampustown	Ames	Iowa	50014

Contact Person

NAME	PHONE	EMAIL
Andrew White	(515) 231-8388	whitecor2@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0050849	Class C Retail Alcohol License	12 Month	Pending Dramshop Review

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Feb 28, 2025	Feb 27, 2026	

SUB-PERMITS

Class C Retail Alcohol License

ALCOHOLIC BEVERAGES DIVISION State of Iowa

State of Iowa
Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Corporation

Ownership

No Ownership information found

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
Founders Insurance Company		

DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE

Item No. 5

MEMO

To: Mayor and City Council

From: Grace Bandstra, Deputy City Clerk

Date: March 25, 2025

Subject: Premise Update for Class E Retail Alcohol License - Kum & Go #0217, 3111 South Duff Avenue

Please see the attached documentation for a motion approving Premise Update for Class E Retail Alcohol License - Kum & Go #0217, 3111 South Duff Avenue.

ATTACHMENT(S):
Kum & Go #0217 Premise Update.pdf

ALCOHOLIC BEVERAGES DIVISION State of Iowa

State of Iowa
Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
Kum & Go, L.C.	Kum & Go #0217	(515) 274-7793

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
3111 South Duff Avenue		Ames	Story	50010

MAILING ADDRESS	CITY	STATE	ZIP
1150 Locust St.	Des Moines	Iowa	50309

Contact Person

NAME	PHONE	EMAIL
Jody Deiter	(515) 274-7793	licensing@maverik.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LE0003353	Class E Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Oct 9, 2024	Oct 8, 2025	

SUB-PERMITS

Class E Retail Alcohol License

PRIVILEGES

ALCOHOLIC BEVERAGES DIVISION State of Iowa

State of Iowa
Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Limited Partnership

Ownership

No Ownership information found

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE

Item No. 6

MEMO

To: Mayor and City Council

From: Grace Bandstra, Deputy City Clerk

Date: March 25, 2025

Subject: New 5 - Day (May 13 - May 17, 2025) for a Special Class C Retail Alcohol License with Outdoor Service- Lucky Wife Wine Slushies, 5th Street

Please see the attached documentation for motion approving new 5 - Day (May 13 - May 17, 2025) for a Special Class C Retail Alcohol License with Outdoor Service- Lucky Wife Wine Slushies, 5th Street, Pending Dramshop Review. The City Council should note that this license will cover the event premises of 515 Days on Thursday, May 15, 2025.

ATTACHMENT(S):
LWWS - 515 Days.pdf

ALCOHOLIC BEVERAGES DIVISION State of Iowa

State of Iowa
Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
CLOUD WINE, LLC	Lucky Wife Wine Slushies	(515) 368-0295

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
5th Street	in the beer garden on 5th between burnett avenue and douglas avenue	Ames	Story	50010

MAILING ADDRESS	CITY	STATE	ZIP
1961 150th Street	Humboldt	Iowa	50548

Contact Person

NAME	PHONE	EMAIL
Dawn Thompson	(515) 368-0295	luckywifewineslushies4@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Retail Alcohol License	5 Day	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS

SUB-PERMITS

Special Class C Retail Alcohol License

ALCOHOLIC BEVERAGES DIVISION State of Iowa

State of Iowa
Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

- **Individual Owners**

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Dawn Thompson	Humboldt	Iowa	50548	owner/ceo	100.00	Yes

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
Founders Insurance Company	May 13, 2025	May 18, 2025

DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE

Item No. 7

MEMO

To: Mayor and City Council

From: Grace Bandstra, Deputy City Clerk

Date: March 25, 2025

Subject: 5-Day (April 22 - April 2, 2025) for a Special Class C Retail Alcohol License with Outdoor Service - Apres Bar Co., 1930 East 13th Street

Please see the attached documentation for a motion approving a new 5-Day (April 22 - April 2, 2025) for a Special Class C Retail Alcohol License with Outdoor Service - Apres Bar Co., 1930 East 13th Street, Pending Dramshop Review.

ATTACHMENT(S):
Apres Bar Co. - April 2025.pdf

ALCOHOLIC BEVERAGES DIVISION State of Iowa

State of Iowa
Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
APRES BAR CO LLC	Apres Bar Co	(515) 779-0044

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1930 East 13th Street		Ames	Story	50010

MAILING ADDRESS	CITY	STATE	ZIP
3610 Holcomb AvenueBeaverdale	Des Moines	Iowa	50310

Contact Person

NAME	PHONE	EMAIL
Jillian Harrington	(515) 779-0044	admin@apresbarco.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Retail Alcohol License	5 Day	Pending Dramshop Review

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS

SUB-PERMITS

Special Class C Retail Alcohol License

PRIVILEGES

Outdoor Service

ALCOHOLIC BEVERAGES DIVISION State of Iowa

State of Iowa
Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

- **Individual Owners**

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Jillian Harrington	Des Moines	Iowa	50310	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

Item No. 8

MEMO

To: Mayor and City Council

From: Grace Bandstra, Deputy City Clerk

Date: March 11, 2025

Subject: New Class E Retail Alcohol License - Casey's #4472, 3406 Lincoln Way

Please see the attached documentation for a motion approving new Class E Retail Alcohol License - Casey's #4472, 3406 Lincoln Way, Pending Favorable Inspections.

ATTACHMENT(S):
Caseys #4472 Application.pdf

ALCOHOLIC BEVERAGES DIVISION State of Iowa

State of Iowa
Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
CASEY'S MARKETING COMPANY	CASEY'S #4472	(515) 304-4620

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
3406 Lincoln Way		Ames	Story	50014

MAILING ADDRESS	CITY	STATE	ZIP
1 Southeast Convenience Boulevard	Ankeny	Iowa	50021

Contact Person

NAME	PHONE	EMAIL
LICENSING TEAM	(515) 381-4090	licensingteam@caseys.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class E Retail Alcohol License	12 Month	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS

SUB-PERMITS

Class E Retail Alcohol License

PRIVILEGES

ALCOHOLIC BEVERAGES DIVISION State of Iowa

State of Iowa
Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Corporation

Ownership

- **Individual Owners**

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
SAMUEL JAMES	Ankeny	Iowa	50021	PRESIDENT	0.00	Yes
BRIAN JOHNSON	Johnston	Iowa	50131	VICE PRESIDENT	0.00	Yes
SCOTT FABER	Johnston	Iowa	50131	SECRETARY	0.00	Yes
ERIC LARSEN	Ankeny	Iowa	50023	TREASURER	0.00	Yes
DOUGLAS BEECH	Ankeny	Iowa	50021	ASSISTANT SECRETARY	0.00	Yes

- **Companies**

COMPANY NAME	FEDERAL ID	CITY	STATE	ZIP	% OF OWNERSHIP
CASEY'S MARKETING COMPANY	42-1435913	Ankeny	Iowa	50021	100.00

Insurance Company Information

ALCOHOLIC BEVERAGES DIVISION State of Iowa

State of Iowa

Alcoholic Beverages Division

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE

Item No. 9

MEMO

To: Mayor John Haila and Ames City Council Members

From: Lieutenant Tom Shelton, Ames Police Department

Date: March 4, 2025

Subject: Beer Permits & Liquor License Renewal Reference City Council Agenda

The following licenses are eligible for renewal:

a. Dangerous Curves, 111 5th Street, Class C Retail Alcohol License
b. Cinemark Movies 12, 1317 Buckeye Avenue, Class C Retail Alcohol License
c. Cornbred BBQ, 526 Main Street Ste 106, Class C Retail Alcohol License with Outdoor Service and Catering Privilege

A review of police records for the past 12 months found no liquor law violations for the above locations. **Therefore, the Police Department recommends the license renewal for the above businesses.**

Item No. 10

MEMO

To: Mayor and City Council

From: Keith Abraham, Parks and Recreation Director

Date: March 21, 2025

Subject: Fitch Family Indoor Aquatic Center

PROJECT UPDATE:

In accordance with a previous directive, staff is required to keep the City Council informed of the construction status of the Fitch Family Indoor Aquatic Center (FFIAC) and will provide a written update at Council's second meeting of each month. Additionally, staff, along with representatives from Story Construction and RDG Planning and Design, will provide an in-person update once per quarter (January, April, July, & October). If anything occurs during the project that requires Council action, staff will present this in a timely manner. Therefore, the City's Construction Manager for the project, Story Construction, has provided a Project Status Report (Attachment A).

Story Construction and RDG Planning and Design are 92% complete with reviewing shop drawings and submittals. This activity will continue until 100% complete.

CHANGE ORDER SUMMARY:

There were no change orders recently approved but the changes thus far on the project are shown on the change order log (Attachment B).

To date, change orders for the project total $251,029, or 11.95% of the contingency budget. The contingency for this project is $2.1 million with a current balance of $1,848,971. There is also $1 million set aside for mitigation of contamination issues, which has not been used at this time.

ATTACHMENT(S):

Attachment A - Story Construction Monthly Project Status Report 2025-3.pdf
Attachment B - Change Order Log - 3-25-25.pdf

Fitch Family Indoor Aquatic Center
Monthly Project Status Report
March 2025

PROGRESS THIS PAST MONTH:

1. Roofing was completed on the Natatorium.
2. Fire sprinkler piping and ductwork has been installed in the ceiling of the Natatorium.
3. Precast concrete in the areas of the building outside of the Natatorium has been completed.
4. Main structural steel installation has been completed outside of the Natatorium, with detailing nearing completion.
5. Special inspections and testing of structural steel and base-of-precast grout continued and are ongoing.
6. Roofing operations began on the lower roof area.
7. Joint sealant work related to the precast concrete panels has been ongoing.
8. Pre-Install meetings were held for pre-wiring rough-ins and pools and concrete slab vapor barrier.
9. Submittals and Requests for Information continued to be processed between the Bid Package Contractors, Story Construction, and RDG Planning & Design.

WORK PLANNED FOR NEXT MONTH:

1. Installation of fire sprinkler piping, ductwork, and electrical conduit in the ceiling of the Natatorium is planned for completion.
2. Painting of the ceiling in the Natatorium.
3. Wellness pool basin work is starting.
4. Structural steel detailing for the area of the building outside of the Natatorium is scheduled for completion.
5. Roofing is scheduled for completion in the area outside of the Natatorium.
6. Removing frost from the subgrade and drying the dirt inside of the building as the roofing is completed.
7. Underground plumbing is planned to begin in the area outside of the Natatorium.
8. Joint sealant work will continue at the joints between the precast concrete wall panels, including the Building Envelope Consult inspections for this work.
9. Development of the Crew Workflow Plan for the site improvements such as storm sewer, grading, and parking lot paving.

SCHEDULE SUMMARY:

Construction Substantial Completion Date: January 20, 2026

PROJECT PHOTOS:

Progress

North Elevation showing structural steel for roof top equipment screening

Taken Date
03/14/2025 at 12:16 pm

Upload Date
03/16/2025 at 10:57 am

Uploaded By
Deb Thurmond

File Name
Exterior Elev View South...



Progress

SW Elevation - Temporary enclosure at future glazing, and temp heat at future water slide opening

03/14/2025 at 12:10 pm

Upload Date
03/16/2025 at 10:57 am

Uploaded By
Deb Thurmond

File Name
West Ext temp opening ...

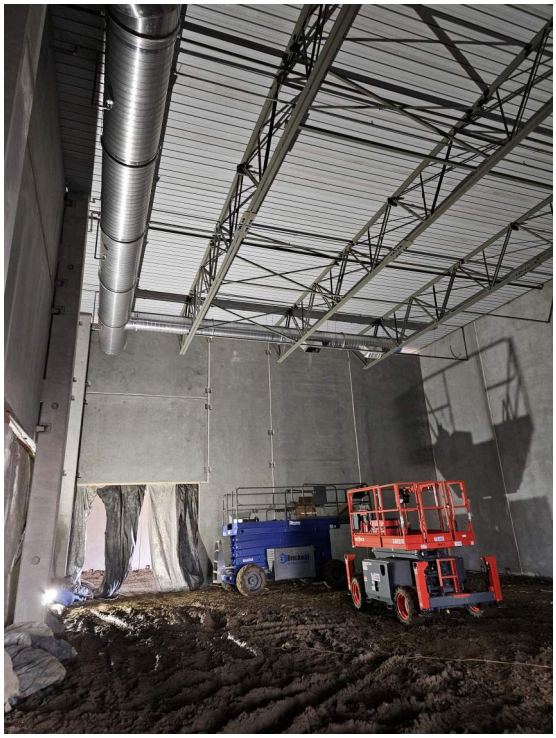


Progress
South wall of Wellness pool high ceiling mechanical rough ins
Taken Date
03/14/2025 at 12:08 pm

Upload Date
03/16/2025 at 10:57 am

Uploaded By
Deb Thurmond

File Name
Wellness high ceiling rou…

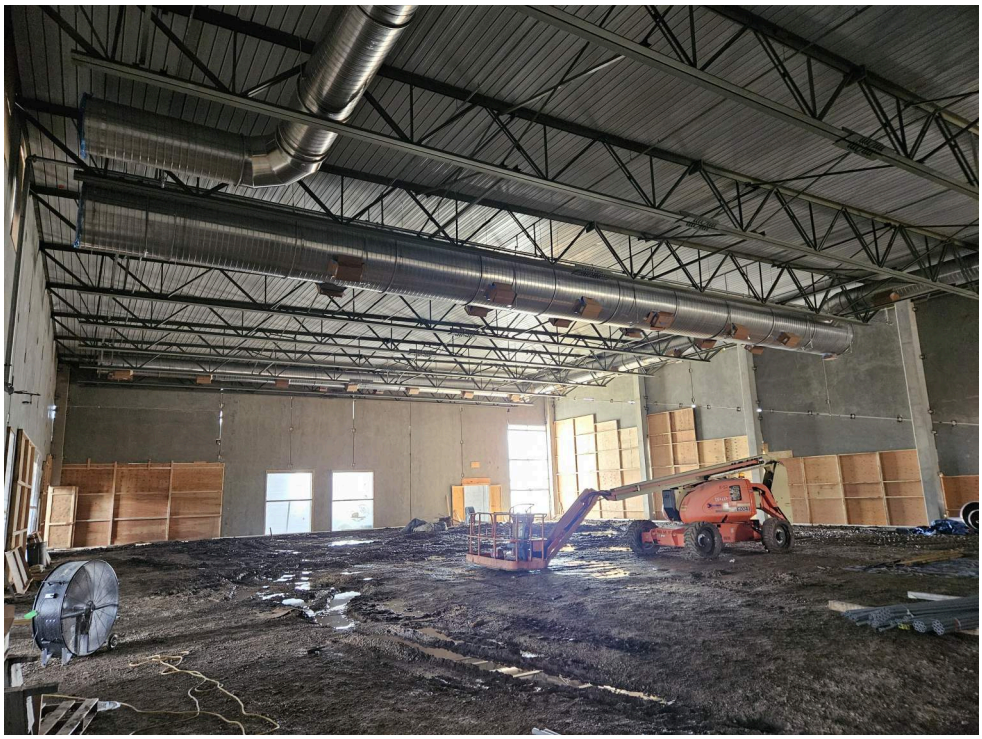


Progress
View to Southeast showing high ceiling mechanical rough ins
Taken Date
03/14/2025 at 12:08 pm

Upload Date
03/16/2025 at 10:57 am

Uploaded By
Deb Thurmond

File Name
Nat view east high ceilin…



Progress

View from top end of walking track showing clerestory glazing openings and completed roof deck

03/14/2025 at 12:00 pm

Upload Date
03/16/2025 at 10:57 am

Uploaded By
Deb Thurmond

File Name
North Walk Track view to...



Progress

North elevation of curtain wall glazing showing walking track space

Taken Date
03/14/2025 at 11:57 am

Upload Date
03/16/2025 at 10:57 am

Uploaded By
Deb Thurmond

File Name
Walk Track joists & decki...



Progress

North Main Entry showing metal framing for future metal panel finishes

Taken Date
03/14/2025 at 11:56 am

Upload Date
03/16/2025 at 10:57 am

Uploaded By
Deb Thurmond

File Name
Main entry framing.jpg



Progress

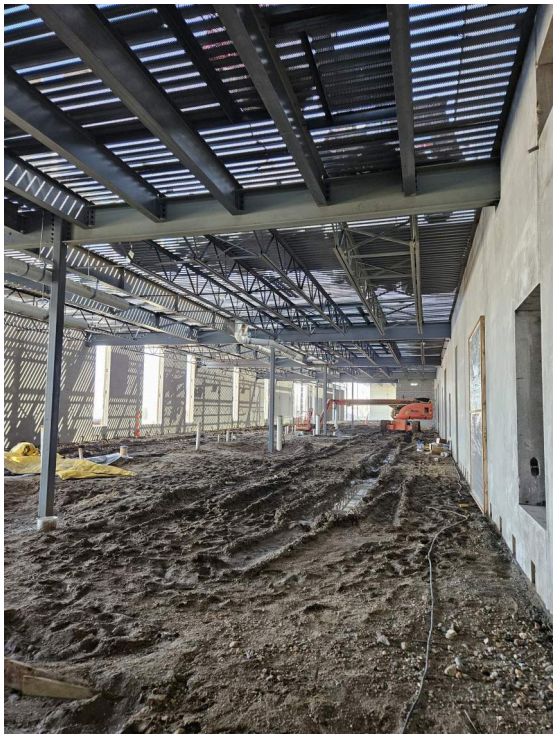
View looking east of locker rooms with roofing and roof drains in progress

Taken Date
03/14/2025 at 11:54 am

Upload Date
03/16/2025 at 10:57 am

Uploaded By
Deb Thurmond

File Name
Locker Room Roofing & ...



Progress

View East over locker rooms showing roof curbs for future roof top units

Taken Date
03/03/2025 at 03:00 pm

Upload Date
03/07/2025 at 02:28 pm

Uploaded By
Eli Rochleau

File Name
2B83073D-A18B-4D13-8...



Progress

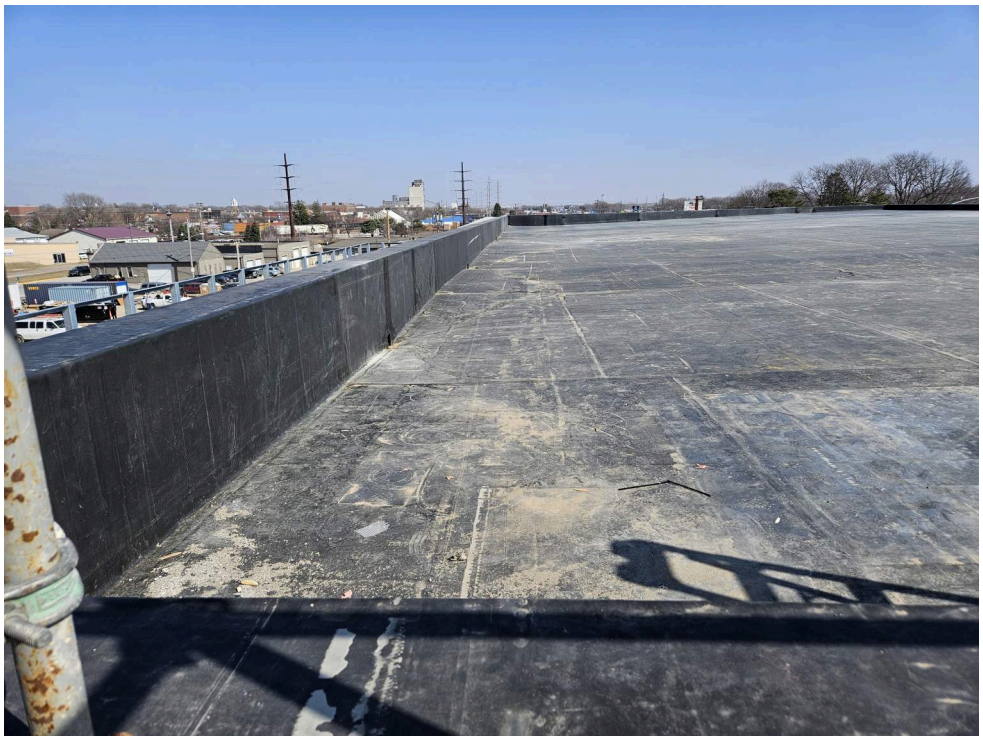
Northwest Natatorium roof showing completed membrane roofing

Taken Date
03/13/2025 at 02:49 pm

Upload Date
03/17/2025 at 03:14 pm

Uploaded By
Deb Thurmond

File Name
20250313_144926.jpg



FITCH FAMILY INDOOR AQUATIC CENTER

CHANGE ORDER LOG

(As of 3/25/25)

Highlighted Rows Indicate New Change Orders Since the Last Update

Contractor	Change Order #	Description	Amount	Balance
Beginning Contingency Balance				$ 2,100,000
All Star Concrete	1	Precast Enbeds Install Change Contracts	$ 10,010	$ 2,089,990
Core Construction	1	IDPH Permit Review, Precast Panel Joint Mods, Mechanical Louver Mods, Steel Lintel, Precast Enbeds Install Change Contracts	$ 22,065	$ 2,067,925
Core Construction	2	Misc. Structural Revisions & South Elevation Glazing Revised	$ 3,979	$ 2,063,946
Core Construction	3	Geared Trolley and Hoist	$ (2,952)	$ 2,066,898
Lansink Construction	1	Wet Room Door Change, Multipurpose Room Cubbies	$ 42,129	$ 2,024,769
Lansink Construction	2	Door 115A Change to FRP	$ 2,858	$ 2,021,911
Lansink Construction	3	Interior Finishes	$ 3,021	$ 2,018,890
Lansink Construction	4	Check-In Standing Desk	$ 3,995	$ 2,014,895
Central States Roofing	1	IDPH Permit Review, Mechanical Louver Mods	$ 1,647	$ 2,013,248
Orning Glass Company	1	Wet Room Door Changes	$ (3,823)	$ 2,017,071
Orning Glass Company	2	Window Frit Revisions	$ 1,743	$ 2,015,328
Hilsabek Schacht	1	Wet Room Door Change	$ -	$ 2,015,328
Hilsabek Schacht	2	Door 115A Change to FRP	$ -	$ 2,015,328
Hilsabek Schacht	3	Donor Wall Drywall	$ 3,557	$ 2,011,771
Hilsabek Schacht	4	Site Signage	$ (350)	$ 2,012,121
Sande Construction	1	IDPH Permit Review Updates	$ 1,370	$ 2,010,751
Sande Construction	2	CO2 Tank Distribution Piping	$ 2,692	$ 2,008,059
Brockway Mechanical	1	Hydronic Pumps Flow Update	$ (2,320)	$ 2,010,379
Brockway Mechanical	2	IDPH Permit Review Updates, 6" Storm Drain Relocation, Mechanical Louver Mods, Glycol Feed Dual Pump	$ 38,702	$ 1,971,677
Brockway Mechanical	3	State Requirements	$ 12,033	$ 1,959,644
Van Maanen Electric	1	IDPH Permit Review Updates	$ 21,953	$ 1,937,691
Van Maanen Electric	2	Transformer Relocate	$ 14,237	$ 1,923,454
Van Maanen Electric	3	Light Fixture SWA Dimming	$ 4,679	$ 1,918,775
Con-Struct	1	Water Service Disconnect	$ 7,747	$ 1,911,028
Con-Struct	2	Building Rubble Removal	$ 45,419	$ 1,865,609
Iowa Pipe & Grading	1	Storm & Existing Water Utility Conflict & Sanitary Tie in at N. 2nd Ave	$ 14,518	$ 1,851,091
Lakeside	1	Site Signage	$ 2,120	$ 1,848,971
Totals / Current Balance			**$ 251,029**	**$ 1,848,971**

Item No. 11

MEMO

To: Mayor & City Council

From: Andrea Whitt, Legal Secretary

Date: March 21, 2025

Subject: Supplement No. 2025-2

Attached and presented for adoption is the Resolution for the Supplement No. 2025-2 to the Ames Municipal Code.

ATTACHMENT(S):
Resolution Code Supplement 2025-2.pdf

RESOLUTION NO. _____

RESOLUTION APPROVING AND ADOPTING SUPPLEMENT NO. 2025-2 TO THE AMES MUNICIPAL CODE

BE IT RESOLVED, by the City Council for the City of Ames, Iowa, that in accordance with the provisions of Section 380.8 Code of Iowa, a compilation of ordinances and amendments enacted subsequent to the adoption of the Ames Municipal Code shall be and the same is hereby approved and adopted, under date of April 1, 2025, as Supplement No. 2025-2 to the Ames Municipal Code.

Adopted this _____ day of _____, 2025.

_____
John A. Haila, Mayor

Attest:

_____
Renee Hall, City Clerk

ITEM #:	**12**
DATE:	**03-25-25**
DEPT:	**ELEC**

COUNCIL ACTION FORM

SUBJECT: **2025 ELECTRIC RELIABILITY PLAN**

BACKGROUND:

Electric Services manages its inspection and maintenance efforts under an adopted reliability plan that has been filed with the Iowa Utilities Commission (IUC). Historically, such plans were prepared and approved at the City staff level.

The Iowa Utilities Commission has recently adopted changes to its administrative code (IAC 199-27.8) and now requires each municipal electric utility to have its adopted reliability plan approved by its respective governing authority prior to filing updates to its existing plans. Therefore, Electric Services is requesting that Council approve the adopted Reliability Plan to satisfy this IUC requirement.

Staff has prepared a Reliability Plan using guides and reference material provided by the Iowa Association of Municipal Utilities (IAMU). The proposed Reliability Plan is attached for reference.

ALTERNATIVES:

1. Approve the adoption of the 2025 Electric Reliability Plan.

2. Do not approve the 2025 Electric Reliability Plan.

3. Delay the approval and request further information from staff.

CITY MANAGER'S RECOMMENDED ACTION:

Iowa Administrative Code now requires the approval of the Electric Utility's Electric Reliability Plan by the City Council. City staff has prepared this plan using reference materials supplied by IAMU to ensure compliance. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
COA Reliability Plan 2025.pdf

CITY OF Ames ELECTRIC SERVICES

Tuesday, March 25th, 2025

CITY OF AMES RELIABILITY PLAN

The City of Ames strives to deliver its customers safe, reliable, and affordable power. While this reliability plan focuses on information pertinent to reliability, other considerations must also be taken into account to balance the needs of the customers with the business decisions of the system's managers. The purpose of this reliability plan is to meet the requirements of Iowa Administrative Code 199-27.8. This reliability plan does not replace but supplements the information provided to the utility's governing authority throughout the year. This plan has been approved by the governing authority of the City of Ames. This plan covers the reporting period of January 1, 2025, through December 31, 2025. During 2024, customers were able to contact the City of Ames 24/7 through an after-hours telephone number. They were able to promptly report service interruptions and other issues with their electric service through clearly defined communication channels.

The City of Ames reliability plan represents an integrated approach addressing the electric system's operation, maintenance, and inspection. Providing safe, reliable, and affordable electric service to meet customers' needs requires a careful balance and consideration of all the above factors, as well as the resources available to achieve the desired results. The City of Ames made reasonable efforts to avoid and prevent service interruptions during the last year. However, when interruptions occurred, service was reestablished within the shortest time practicable, consistent with safety.

The City of Ames has an effective preventive maintenance program and is capable of emergency repair work on an appropriate scale to its scope of operations and the physical condition of its electric facilities. This program is included in our vegetation, substation, and visual inspection plans. To improve its effectiveness, these plans are reviewed annually. Quality of work and final delivery by contractors are also assessed. The City of Ames continues to follow a written program for inspecting and maintaining its electric supply lines and substations to determine the need for replacement, maintenance, and repair for tree pruning or other vegetation management. The City of Ames is following a schedule for this written program to ensure the completion of all areas within a 36-month timeline.

The City of Ames assesses the status of its distribution line equipment, including animal guarding and pole-mounted power factor correction equipment. The City of Ames models and compares consumption metrics during peak load, non-peak load, and warm and cold conditions to issue maintenance jobs based on these assessments and conditions. The City of Ames also installs lightning arresters at appropriate locations on distribution line equipment to reduce outages and protect equipment and inspects them annually using infrared and visual inspections.

The City of Ames has a comprehensive pole inspection program, with the entire system scheduled for completion on a 10-year cycle, including both overhead and groundline conditions. The program consists of a complete inspection of poles over 10 years of age and a report on all rejected poles to be replaced. Poles are generally replaced within six months following an inspection. Besides these two inspections, the City of Ames also conducts a Visual Inspection of all transmission poles every fiscal year.

ITEM #:	**13**
DATE:	**03-25-25**
DEPT:	**FLEET**

COUNCIL ACTION FORM

SUBJECT: **CONTRACT RENEWAL FOR CUSTODIAL SERVICES AT CITY HALL**

BACKGROUND:

All cleaning and custodial services for City Hall are managed by a third-party professional cleaning service. This includes daily routine cleaning tasks and periodic tasks such as carpet shampooing, vinyl and Terrazzo floor maintenance, ceramic tile cleaning, plumbing fixture sanitation, spot cleaning, glass cleaning, and window washing. Additionally, the service is expected to handle unplanned emergency cleanups.

Typically, City contracts can be renewed for up to five years. However, this custodial contract was limited to three years due to difficulties in maintaining a reliable contractor. **Stratus has been providing consistent and reliable services at a reasonable cost. Extending the contract by one year with the current provider ensures continuity while the City makes adjustments to its waste disposal processes, including the possible addition of single stream recycling. The contract will be rebid with an updated scope of services for FY 2026/27.**

The current contract with Stratus Building Solutions, based in West Des Moines, IA, is in the amount not to exceed $84,962 for FY 2024/25. The one-year extension will maintain the same terms and cost for FY 2025/26. The base bid for cleaning tasks is $68,588. For budget-tracking purposes, the total cost for FY 2025/26 will be allocated by location areas for the base bid. This includes all routine daily services and periodic tasks like carpet cleaning and floor waxing. Additional services, such as emergency cleanups and special event cleanups in the auditorium, are quoted separately at $26.00 per hour and will be billed as needed. Additional services as requested by the City are estimated not to exceed $16,374.00.

LOCATION	**AMOUNT**
City Hall, Police Department	$43,647.00
Gymnasium & Community Center	$11,223.50
Public Wellness	$11,223.50
Auditorium	$ 2,494.00
Base Bid Sub Total	**$68,588.00**
Additional Services as Requested by the City (Estimated)	$16,374.00
Base Bid + Additional Services	**$84,962.00**

This renewal covers the period from July 1, 2025, to June 30, 2026, with no further renewal options available. The contract will be rebid for FY 2026/27. The total budget allocated for custodial services in City Hall for FY 2025/26 is $89,689.

ALTERNATIVES:

1. Award the Ames City Hall custodial services contract to Stratus Building Solutions, West Des Moines, IA, in the amount not-to-exceed $84,962 for July 1, 2025 - June 30, 2026.

2. Do not renew and direct staff to re-bid custodial services.

CITY MANAGER'S RECOMMENDED ACTION:

Stratus Building Solutions is committed to meeting the expected results and is ready to provide these services with no increase in cost. Staff has been satisfied with the performance of the contractor over the past several years. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ITEM #:	**14**
DATE:	**03-25-25**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: **AWARD OF CONTRACT EXTENSION FOR HAULING SERVICES TO THE BOONE COUNTY LANDFILL**

BACKGROUND:

On June 25, 2019, City Council awarded a contract to Waste Management of Ames (WMA) for hauling to Boone County Landfill and related services for the Resource Recovery Plant (RRP) during FY 2019/20. The contract was renewed for four additional one-year terms. A one-year extension was then approved for FY 2024/25 and is set to expire on June 30, 2025.

The contract includes furnishing equipment and hauling of reject materials that cannot be processed into refuse derived fuel (RDF) from RRP to the Boone County Landfill. The approved FY 2025/26 budget includes $271,180 for this work. The contract is based on a per-mile, per-ton bid amount and a round trip distance of 36 miles per trip. There is a provision in the contract to allow longer hauls up to 120 miles per round trip as well as a provision to cancel the contract if this type of service is no longer needed due to a change in disposal procedures.

The contract price is adjustable monthly throughout the contract period when diesel fuel is at or above $5.00 per gallon or below $2.00 per gallon. The fuel adjustment is based on the published index for monthly diesel fuel prices for the Department of Energy's (DOE) "Weekly Retail On-Highway Diesel Prices" for the Midwest region on the first Monday of each month.

At the time of initial contract award in 2019, WMA was the only bid at $14.14/ton, with a 3.5% increase each year for the initial five years of the contract. The current one-year extension included a price increase of 16% beyond the annual increase of 3.5%, directly related to the increase in costs of doing business (increases in labor, maintenance, insurance, etc.) that occurred over the last several years. WMA did not request any additional increases to the contract renewal.

In February 2024, the Boone County Landfill notified the City that it no longer wished to accept the construction and demolition material from Story County by the end of June 2024, and all Story County municipal solid waste by the end of June 2025. The 28E agreement and Central Iowa Solid Waste Management Association contract is set to expire at the end of June 2025. The City is currently working with other solid waste comprehensive planning areas to accept waste from Story County and the City of Ames once the Boone County Landfill is no longer available.

As the City works to finalize an agreement with an alternative landfill partner, the Boone County Landfill has expressed willingness to agree to an additional two year extension of the current 28E agreement and contract, to accept municipal solid waste through June 30, 2027. This two-year extension will allow the City to construct and implement the new Resource Recovery and Recycling Campus (R3C).

Due to the potential for significant changes to waste hauling and disposal anticipated in the next few years, and the significant equipment requirements of this contract, Resource Recovery is requesting a two-year extension to continue hauling services through June 30, 2027.

Waste Management offered a 5% increase for a one-year extension, or the City can lock in a 5% annual increase with a two-year extension. The hauling rate of materials that cannot be processed into RDF would increase from $19.50/ton to $20.48/ton for FY 2025/26 and $21.50/ton for FY 2026/27.

The two-year extension meets the City's transition date of June 30, 2027. **City staff is pursuing the possibility to own and operate the City's own fleet of trucks and trailers and may no longer need the contract. At this point, it will be difficult to find another company that would want to establish service for a two-year contract, knowing there will not be any extensions available. A one-year extension with WMA leaves the final year at risk of a larger increase or the possibility that no companies are able and willing to service the contract. WMA has agreed to a non-appropriation clause for the two-year extension.**

ALTERNATIVES:

1. Award a two-year contract extension to Waste Management of Ames in the amount of $20.48/ton for FY 2025/26 and $21.50/ton for FY 2026/27.

2. Award a one-year contract extension for FY 2025/26 to Waste Management of Ames in the amount of $20.48/ton.

3. Rebid the contract.

CITY MANAGER'S RECOMMENDED ACTION:

Landfill hauling and related services are an integral part of RRP operations. The per-ton price for hauling is an acceptable increase and funding for these services is available in the FY 2025/26 Resource Recovery operating budget. The two-year extension provides security for the final years of hauling needs. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ITEM #:	**15**
DATE:	**03-25-25**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: **2023/24 INTELLIGENT TRANSPORTATION SYSTEM PROGRAM (PHASE 3)**

BACKGROUND:

The Intelligent Transportation System (ITS) program provides for the installation of infrastructure for a traffic adaptive signal system that will conduct real-time optimization of traffic and pedestrian flow at signalized intersections. Traffic adaptive systems provide a significant improvement in efficiency and will optimize travel times during all times of the day. Completion of the network is programmed with six phases (an overall phasing map is attached).

Traffic signal improvements rank as one of the highest priority areas from the Ames Resident Satisfaction Survey. **This project is for Phase 3 of the program which will primarily expand the ITS network along Grand Avenue (US HWY 69) and also extend the network north on Duff Avenue from 13th St to Grand Avenue.** Staff has been working with HR Green and GBAsi, the consultant team developing this project.

At the March 26, 2024 meeting, City Council awarded the contract to Van Maanen Electric, Inc. of Newton, Iowa, in the amount of $1,817,416.71. The table below shows the revenues and expenses for this project.

	Estimated Expenses		Available Revenue
Design	$ 172,620.00		
Construction	$1,817,416.71		
Administration	$ 150,000.00		
		Road Use Tax Fund	$ 549,700
		G.O. Bonds	$ 468,300
		ICAAP Grant*	$1,495,280
		U-STEP Grant**	$ 400,000
TOTALS	$2,140,036.71	TOTALS	$2,913,280

*The ICAAP Grant is for 80% of eligible construction costs up to a maximum of $1,495,280
**The U-STEP Grant is for 55% of eligible construction costs along HWY 69 up to a maximum of $400,000

The original design of Phase 3 of the ITS program planned to leave the three existing Gridsmart detection systems to reduce costs, while the proposed detection systems would be systems manufactured by NoTraffic. However, during the construction of Phases 1 and 2, **it became evident that maintaining a uniform detection system across all intersections significantly improves the operation of the ITS system**. Based on this finding, and available grant funding, a decision was made to replace the existing Gridsmart systems with NoTraffic detection systems for consistency. **The contractor agreed to apply the bid unit price for NoTraffic installations to these three locations, resulting in a total change order amount of $101,856.00, with the local share equating to $9,167.04.**

The table below shows the grant funding and local funding that can be used for the change order:

Funding Source	**Available Revenue**
ICAAP Grant	$ 44,866.63
U-STEP Grant	$ 47,822.33
Local Funding	$ 9,167.04
TOTAL	**$101,856.00**

ALTERNATIVES:

1. Approve Change Order No. 1 in the amount of $101,856.00.

2. Do not approve the change order and direct staff to pursue other options.

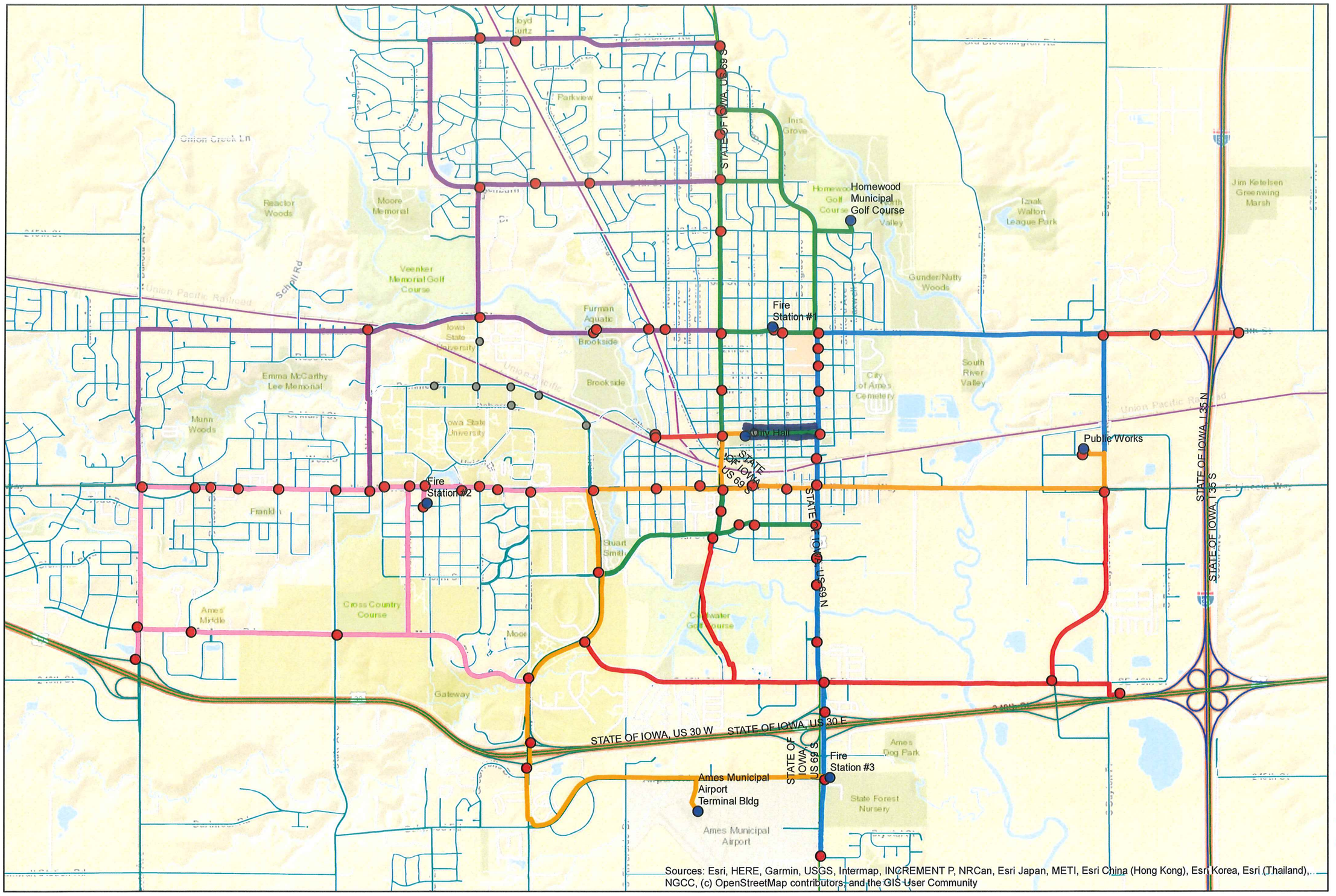
CITY MANAGER'S RECOMMENDED ACTION:

By approving this change order, key intersections along the Phase 3 corridors can receive upgraded detection systems. Grant funding for this project results in the City's share of this increase totaling only $9,167.04. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ATTACHMENT(S):
ITS Cumulative Phase Map.pdf

City of Ames - Fiber Interconnect (Cumulative Phase 6)

Date: 12/19/2019



Legend

- City Facilities
- Signal Online After Phas
- Other Signals
- Proposed Phase 1 Fibe
- Proposed Phase 2 Fibe
- Proposed Phase 3 Fibe
- Proposed Phase 4 Fibe
- Proposed Phase 5 Fibe
- Proposed Phase 6 Fibe

ITEM #:	**16**
DATE:	**03-25-25**
DEPT:	**P&R**

COUNCIL ACTION FORM

SUBJECT: **PARKS MAINTENANCE FACILITY PROJECT**

BACKGROUND:

The Parks and Recreation Department uses a maintenance building located at 700 E. 13th Street to store equipment and materials. This building also includes an office, restrooms, and a break/meeting room for staff. Several other buildings located at this site, northeast of the main building near the Skunk River, and at the Ames Municipal Cemetery, are also used to store equipment. The goals of this project are to: 1) complete interior renovations of the existing Park Maintenance Building, which includes expanding the break room, constructing additional parking, and creating staff workspaces, 2) consolidate the parks equipment and attachments onto one site, and 3) discontinue storing equipment in buildings that are either near the end of life or in the flood plain.

To accomplish these goals, an additional cold storage structure is needed, in addition to renovations to the existing break room at the Park Maintenance Building. At its November 12, 2024, meeting, City Council awarded a contract to SVPA Architects to provide design services, bidding assistance, and construction administration.

The original scope for this project included a 5,130 square foot cold storage building and renovations to increase the size of the break/meeting room. Through the design process, staff increased the scope of the project to include the following:

1. Larger Cold Storage Structure - Staff determined the 5,130 sf building will not be big enough to house all parks equipment and materials so staff directed SVPA to increase the cold storage building by 2,610 sf. This will also allow room for future growth.

2. Bulk Water Station - The current location of the water station interferes with the location of the cold storage building and additional parking needed to accommodate the increase in staff parking at this site. Staff asked SVPA to design the relocation of the water station.

3. Code Compliance - Through the Development Review Process, several items were identified that needed to be added to the scope. These include 1) adding a fire hydrant close to the new cold storage building, 2) adding fire sprinklers below the mezzanines in the park maintenance building, and 3) upgrading the fire alarm system in the park maintenance building.

4. HVAC - After review of this system, staff directed SVPA to include a new furnace, air conditioner, and reroute the ductwork as the current duct work in the Park Maintenance Building is in the concrete floors.

5. Site Survey - An additional survey was needed which staff authorized to be conducted.

Due to the increase in scope identified above, the contract with SVPA does include a section allowing for an adjustment in fees for design services. A summary of the original contract, change order, and new contract value are shown below.

	Original Contract	Change Order #1	New Contract Value
Design Services	$46,000	$21,850	$67,850
Reimbursable	$ 4,200	$ 1,400	$ 5,600
Total	**$50,200**	**$23,250**	**$73,450**

There is $642,764 remaining in the project budget to cover the cost of this change order.

ALTERNATIVES:

1. Approve Change Order #1 for the Park Maintenance Complex Expansion Project to SVPA Architects in the amount of $23,250.

2. Do not approve Change Order #1 for the Park Maintenance Complex Expansion Project.

3. Refer back to staff with direction as to how to proceed.

CITY MANAGER'S RECOMMENDED ACTION:

The Park Maintenance Complex Expansion Project is much needed and will improve the efficiency and effectiveness of the Park Maintenance activities since staff, equipment, and materials will be housed within one complex. The various components of the increased scope of the project have been directed by staff for SVPA to include in the design and are necessary so the final project addresses the needs and/or requirements of the Parks Department and City. Therefore, it is the City Manager's recommendation that City Council approve Alternative #1 as described above.

ITEM #:	**17**
DATE:	**03-25-25**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: **2024/25 AIRPORT ENTRYWAY IMPROVEMENTS (ENTRY ROAD)**

BACKGROUND:

The FY 2024/25 Airport Entryway Improvements program includes a project to reconstruct Airport Drive, the primary entry road to the James Herman Banning Ames Municipal Airport. This project focuses on the full reconstruction of the main entryway road, enhancing access and traffic flow efficiency for airport users.

While this phase is dedicated to roadway improvements, future phases of the program will include signage for improved wayfinding, landscaping enhancements in FY 2025/26, and phased parking lot expansions from FY 2027/28 to FY 2028/29. These improvements align with the Airport Master Plan and FAA best practices.

This project was reflected in the adopted FY 2024-2029 Capital Improvements Plan with a cost of $680,000 for design and construction. After developing the specifications, the Engineer's Opinion of Probable Cost reflected a cost of $925,000 for construction, in addition to the $80,000 for design and administration, for a total project cost of $1,005,000. As a result of this cost estimate, staff directed the engineer to divide the project into a base bid and a bid alternate, which will provide the City with options depending on the competitiveness of the bids. Additionally, staff has identified that the Airport Improvements Fund has a balance of approximately $338,000, which could be used to finance the shortfall if bids are near the engineer's estimate.

The table below summarizes the revenues and expenses for this project:

Revenues		**Expenses**	
G.O. Bonds	$680,000	Design	$72,700
Airport Improvements Fund***	$325,000	Admin/Inspections	$7,300
		Construction (Base Bid)	$600,000
		Construction (Bid Alt-See Attachment)	$325,000
Totals	$1,005,000	Totals	$1,005,000

***Available balance is approximately $338,000

Based on recent bidding experience, staff is optimistic that the bids for the construction of the entire project will be less than the engineer's estimate, allowing the project to proceed as planned in the CIP. However, in the event that the total of the base bid and bid alternate exceed the $600,000 budgeted for construction, staff will evaluate the options and recommend either awarding only the base bid (with the remaining roadway section delayed to a future project), or supplementing the bond funds with available balance from the Airport Improvements Fund.

ALTERNATIVES:

1. Approve the plans and specifications for the 2024/25 Airport Entryway Improvements (Entry Road) project, setting Wednesday, April 16, 2025, as the bid due date and Tuesday, April 22, 2025, as the date for the public hearing and report of bids.

2. Do not approve this project.

CITY MANAGER'S RECOMMENDED ACTION:

The Airport Entryway Project is expected to significantly improve the condition, appearance, and functionality of the roadway leading to the airport Terminal Building. This project is an important first step in enhancing the airport as a gateway to the Ames community. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above

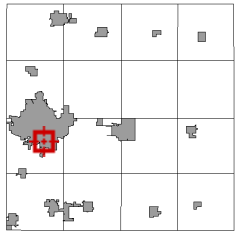
ATTACHMENT(S):
Airport Landside Improvements Entry Road - Location Map
Airport Entryway - Bid Alt Map
Airport Entryway Imps CIP Page
Final Plans
Final Specifications

2024/25 Airport Landside Improvements (Entry Road)

Location Map



Overview



Legend

Base Bid and Bid Alternates Map

Base Bid (Pink, Blue, Red)

Bid Alt. (Green, Yellow, Light Blue)

MATCH LINE 1

MATCH LINE 2

MATCH LINE 3

MATCH LINE 4

LEGEND:

- BASE BID HMA REMOVAL
- BASE BID PCC REMOVAL
- BASE BID PCC CURB & GUTTER REMOVAL
- ALTERNATE BID A HMA REMOVAL
- ALTERNATE BID A PCC REMOVAL
- ALTERNATE BID A PCC CURB & GUTTER REMOVAL
- FULL DEPTH SAW CUT (TYP.)

NOTES:

1. PER THE GEOTECHNICAL REPORT, ALL EXISTING HMA PAVEMENT IS ASSUMED TO HAVE AN AVERAGE DEPTH OF 3.5 INCHES EXCEPT WHERE NOTED ON THE PLANS. ALL EXISTING PCC PAVEMENT, INCLUDING CURB AND GUTTER SECTIONS, IS ASSUMED TO HAVE AN AVERAGE DEPTH OF 8.5 INCHES.
2. CONTRACTOR SHALL TAKE CARE TO PROTECT THE EXISTING PAVEMENTS TO REMAIN. ANY DAMAGE CAUSED TO THE EXISTING PAVEMENT DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES ON SITE UNLESS OTHERWISE STATED IN THE PLANS.
4. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY ACCESS OR CONSTRUCTION ACTIVITIES TO ORIGINAL CONDITIONS. THIS MAY INCLUDE SCARIFYING AND RE-SEEDING OR OTHER RESTORATION EFFORTS AS REQUIRED. THIS SHALL BE CONSIDERED INCIDENTAL TO MOBILIZATION AND NOT MEASURED SEPARATELY FOR PAYMENT. SEE ESTIMATE REFERENCE INFORMATION FOR BID ITEMS SEEDING, FERTILIZING AND MULCHING (ALL TYPES).
5. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE AND SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND PROPERLY DISPOSED OF OFF AIRPORT PROPERTY.
6. POSTAL SERVICE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. TEMPORARY, CLEARLY LABELED MAILBOXES MAY BE INSTALLED AT THE LOCATION PROVIDED ON THE PHASING AND TRAFFIC CONTROL PLAN. EXISTING MAILBOXES SHALL BE SALVAGED AND REINSTALLED PRIOR TO COMPLETION OF THE PROJECT. IF MAILBOXES ARE DESTROYED THEY SHALL BE REPLACED AT THE CONTRACTOR'S COST.

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CITY OF ames

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CLIENT PROJ. NO. 24X.136286.000			

AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
EXISTING CONDITIONS & DEMOLITION PLAN - OVERVIEW

SHEET F.01

Airport Entryway Improvements

Project Status: Scope Change Cost Decrease

Description/Justification
This program includes enhancing airport access by reconstructing the main entry road and upgrading signage to improve traffic flow efficiency. This aligns with the FAA's Airport Improvement Program (AIP), which, although primarily concentrated on airside and specific facilities, underscores the significance of overall airport functionality, particularly in terms of accessibility and operational efficiency.

Comments
The program's projects include the main access road improvement, expanding paved parking, and enhancing the central entryway landscaping. This program aligns with the Airport Master Plan goals and adheres to FAA best practices.

2024/25 Airport entrance road improvements
2025/26 Landscaping central entryway greenspace
2027/28 Airport parking expansion (southern half)
2028/29 Airport parking expansion (northern half)

Current Project

Future Phases

Location
2520 Airport Drive

		Total	2024/25	2025/26	2026/27	2027/28	2028/29
Cost:							
Engineering		220,000	80,000	15,000		55,000	70,000
Construction		1,500,000	600,000	100,000		340,000	460,000
	Total	**1,720,000**	**680,000**	**115,000**		**395,000**	**530,000**
Financing:							
G.O. Bonds		1,605,000	680,000			395,000	530,000
Airport Improvements Fund		115,000		115,000			
	Total	**1,720,000**	**680,000**	**115,000**		**395,000**	**530,000**

Program - Activity: Transportation - Airport
Department: Public Works
Account Number: 385-7080-439

CITY OF AMES

CONSTRUCTION PLANS FOR

2024/25 AIRPORT ENTRYWAY IMPROVEMENTS

CITY OF AMES PROJECT NUMBER: 385-7080-439

GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE "IOWA STATEWIDE URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" AND CITY OF AMES SUPPLEMENTAL SPECIFICATIONS TO SUDAS (2023 EDITION).

MUTCD 2023 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.

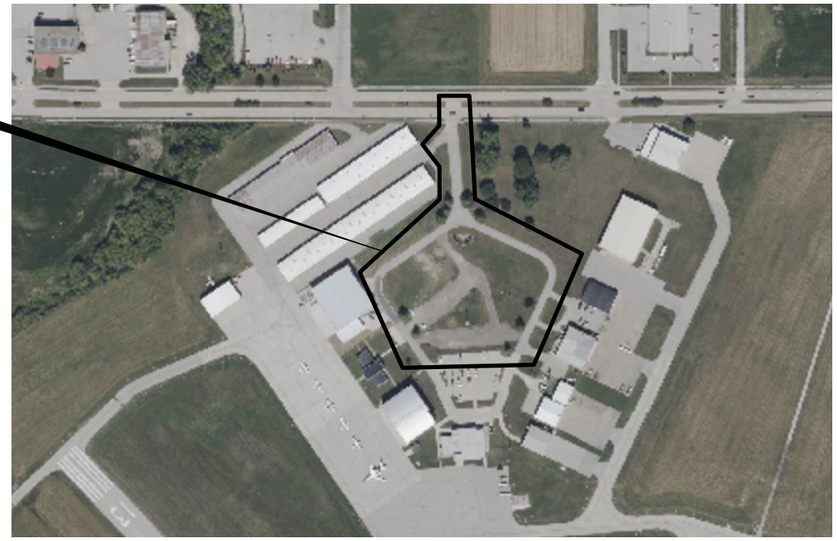
ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITHIN THE CONSTRUCTION OF THIS PROJECT.

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE CALL 1-800-292-8989 OR 811

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

PROJECT LOCATION



MAP OF THE
CITY OF AMES
STORY COUNTY, IA

0 200 400
SCALE FEET



STORY COUNTY, IA

NOTE: A SEPARATE AIRFIELD WILDLIFE EXCLUSION FENCING PROJECT (BY OTHERS) COULD POTENTIALLY BE OCCURING AT THE SAME TIME AS THE PROPOSED PROJECT. THE FENCING CONTRACTOR IS UTILIZING A SIMILAR STAGING/STORAGE AREA AS IS SHOWN IN THESE PLANS. THE CONTRACTOR FOR THIS PROPOSED PROJECT SHALL BE RESPONSIBLE FOR COORDINATING WORK SUCH THAT IT DOES NOT IMPEDE THE PROGRESS OF THE FENCING CONTRACTOR. IF THE STAGING/STORAGE AREA NEEDS TO BE RELOCATED TO ANOTHER PORTION OF THE INFIELD SECTION OF THE ENTRANCE ROAD, PLEASE CONSULT WITH THE PROJECT REPRESENTATIVE AND ENGINEER BEFORE DOING SO.

SHEET NUMBER	SHEET TITLE
A.01	TITLE SHEET
A.02	LEGEND, SYMBOLS & GENERAL INFORMATION
B.01 - B.02	TYPICAL SECTIONS AND DETAILS
C.01 - C.04	QUANTITIES & ESTIMATE REFERENCE INFORMATION
CE.01	EROSION CONTROL PLAN
D.01	ENTRANCE ROAD PLAN - OVERVIEW
D.02 - D.06	ENTRANCE ROAD PLAN & PROFILE
E.01- E.06	DETAILED GRAIDNG PLAN - BASE BID
E.07 - E.08	DETAILED GRADING PLAN - ALTERNATE BID A
F.01	EXISTING CONDITIONS & DEMOLITION PLAN - OVERVIEW
F.02 - F.04	EXISTING CONDITIONS & DEMOLITION PLAN - BASE BID
F.05 - F.06	EXISTING CONDITIONS & DEMOLITION PLAN - ALTERNATE BID A
G.01	CONTROL POINTS & STATIONING INFORMATION
G.02	SITE GEOMETRIC LAYOUT - OVERVIEW
G.03 - G.07	SITE GEOMETRIC LAYOUT
J.01 - J.03	PHASING & TRAFFIC CONTROL PLAN
L.01	JOINTING PLAN - OVERVIEW
L.02 - L.04	JOINTING PLAN - BASE BID
L.05 - L.06	JOINTING PLAN - ALTERNATE BID A
M.01 - M.02	STORM SEWER PLAN & PROFILE - BASE BID
M.03	STORM SEWER PLAN & PROFILE - ALTERNATE BID A
M.04	SUBDRAIN PLAN
W.01 - W.04	CROSS SECTIONS

LICENSED PROFESSIONAL ENGINEER
JOSEPH P. ROENFELDT, 21134
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JOSEPH P. ROENFELDT, P.E.

LICENSE NUMBER: 21134 DATE: 03/14/2025

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL:

ALL SHEETS

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CITY OF ames

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CLIENT PROJ. NO. 24X.136286.000			

AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
TITLE SHEET

SHEET A.01

EXISTING TOPOGRAPHIC SYMBOLS

- ACCESS GRATE
- AIR CONDITION UNIT
- ANTENNA
- AUTO SPRINKLER CONNECTION
- BARRICADE PERMANENT
- BASKETBALL POST
- BENCH
- BIRD FEEDER
- BOLLARD
- BUSH
- CATCH BASIN RECTANGULAR CASTING
- CATCH BASIN CIRCULAR CASTING
- CURB STOP
- CLEAN OUT
- CULVERT END
- DRINKING FOUNTAIN
- DOWN SPOUT
- ELECTRIC CAR CHARGE STATION
- FILL PIPE
- FIRE HYDRANT
- FLAG POLE
- FLARED END / APRON
- FUEL PUMP
- GRILL
- GUY WIRE ANCHOR
- HANDHOLE
- HANDICAP SPACE
- IRRIGATION SPRINKLER HEAD
- IRRIGATION VALVE BOX
- LIFT STATION CONTROL PANEL
- LIFT STATION
- LIGHT POLE
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-HEAT
- MANHOLE-RECLAIMED WATER
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- DRIVE-THRU MICROPHONE
- PARKING METER
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- PEDESTRIAN PUSH BUTTON
- PICNIC TABLE
- POLE-UTILITY
- POST
- RAILROAD SIGNAL POLE
- REGULATION STATION GAS
- SATELLITE DISH
- SIGN TRAFFIC
- SIGNAL CONTROL CABINET
- SOIL BORING
- SIREN
- TELEPHONE BOOTH
- TILE INLET
- TILE OUTLET
- TILE RISER
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE STUMP
- TRAFFIC ARM BARRIER
- TRAFFIC SIGNAL
- TRASH CAN
- UTILITY MARKER
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VAULT
- VENT PIPE
- WATER SPIGOT
- WELL
- WETLAND DELINEATED MARKER
- WETLAND
- WET WELL
- YARD HYDRANT

PROPOSED TOPOGRAPHIC SYMBOLS

- CLEANOUT
- MANHOLE
- LIFT STATION
- STORM SEWER CIRCULAR CASTING
- STORM SEWER RECTANGULAR CASTING
- STORM SEWER FLARED END / APRON
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- WATER BEND
- WATER TEE
- WATER CROSS
- WATER SLEEVE
- WATER CAP / PLUG
- RIP RAP
- DRAINAGE FLOW
- TRAFFIC SIGNS
- LIGHT POLE

SURVEY SYMBOLS

- BENCHMARK LOCATION
- CONTROL POINT
- MONUMENT FOUND
- CAST IRON MONUMENT
- STONE MONUMENT

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE
- FENCE-DECORATIVE
- GUARD RAIL
- TREE LINE
- BUSH LINE

SURVEY LINES

- CONTROLLED ACCESS
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- TEMPORARY EASEMENT

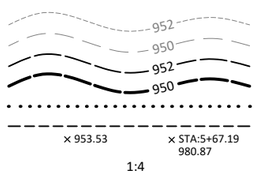
EXISTING UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- RECLAIMED WATER

PROPOSED UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- PIPE CASING
- TRENCHLESS PIPE (PLAN VIEW)
- TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION



- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROJECT LIMITS
- PROPOSED SPOT ELEVATION
- RISE:RUN (SLOPE)

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE CALL - 1-800-292-8989

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

- UNDERGROUND FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND COMMUNICATION
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL OTHER THAN D:

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-22.

UTILITY QUALITY LEVELS:

LEVEL D - INFORMATION COMES SOLELY FROM EXISTING UTILITY RECORDS.

LEVEL C - SURVEYING ABOVE GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, ETC; AND CORRELATING THIS INFORMATION WITH EXISTING UTILITY RECORDS.

LEVEL B - THE USE OF SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF UNDERGROUND UTILITIES.

LEVEL A - THE USE OF NONDESTRUCTIVE DIGGING EQUIPMENT AT HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GV	GATE VALVE	SAN	SANITARY SEWER
ADJ	ADJUST	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
ALT	ALTERNATE	HH	HANDHOLE	SERV	SERVICE
B-B	BACK TO BACK	HMA	HOT MIX ASPHALT	SHLD	SHOULDER
BLDG	BUILDING	HP	HIGH POINT	STA	STATION
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STD	STANDARD
BR	BEGIN RADIUS	HYD	HYDRANT	STM	STORM SEWER
BV	BUTTERFLY VALVE	I	INVERT	TC	TOP OF CURB
CB	CATCH BASIN	K	CURVE COEFFICIENT	TE	TEMPORARY EASEMENT
C&G	CURB AND GUTTER	L	LENGTH	TEMP	TEMPORARY
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TNH	TOP NUT HYDRANT
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TP	TOP OF PIPE
CL	CENTER LINE	LT	LEFT	TYP	TYPICAL
CL.	CLASS	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CSP	CORRUGATED STEEL PIPE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CLVT	CULVERT	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL	WS	WATER SERVICE
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE		
E	EXTERNAL CURVE DISTANCE	PCC	PORTLAND CEMENT CONCRETE	AC	ACRES
ESMT	EASEMENT	PE	PERMANENT EASEMENT	CF	CUBIC FEET
ELEC	ELECTRIC	PED	PEDESTRIAN, PEDESTAL	CV	COMPACTED VOLUME
ELEV/EL	ELEVATION	PERF	PERFORATED PIPE	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERM	PERMANENT	EA	EACH
ER	END RADIUS	PI	POINT OF INTERSECTION	EV	EXCAVATED VOLUME
EX	EXISTING	PL	PROPERTY LINE	LB	POUND
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LF	LINEAR FEET
F-F	FACE TO FACE	PT	POINT OF TANGENT	LS	LUMP SUM
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	LV	LOOSE VOLUME
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SF	SQUARE FEET
FM	FORCEMAIN	R	RADIUS	SV	STOCKPILE VOLUME
FO	FIBER OPTIC	RCP	REINFORCED CONCRETE PIPE	SY	SQUARE YARD
F.O.	FIELD ORDER	RET	RETAINING		
GRAN	GRANULAR	R/W	RIGHT-OF-WAY		
GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT		
GU	GUTTER	RT	RIGHT		

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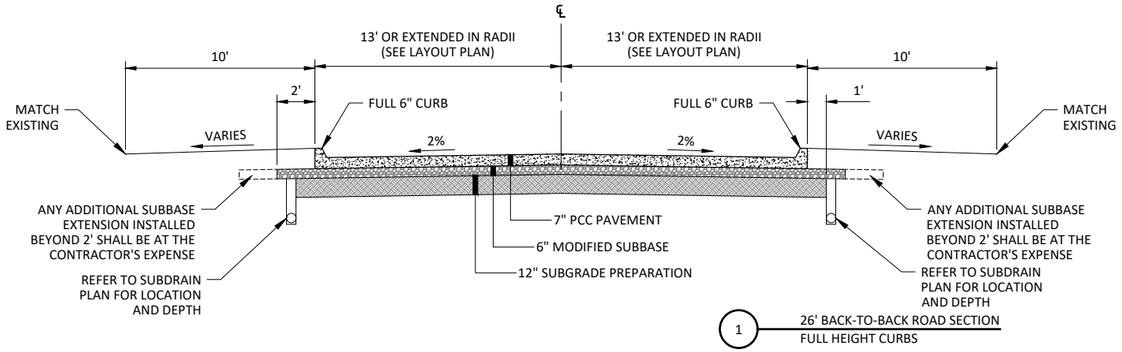
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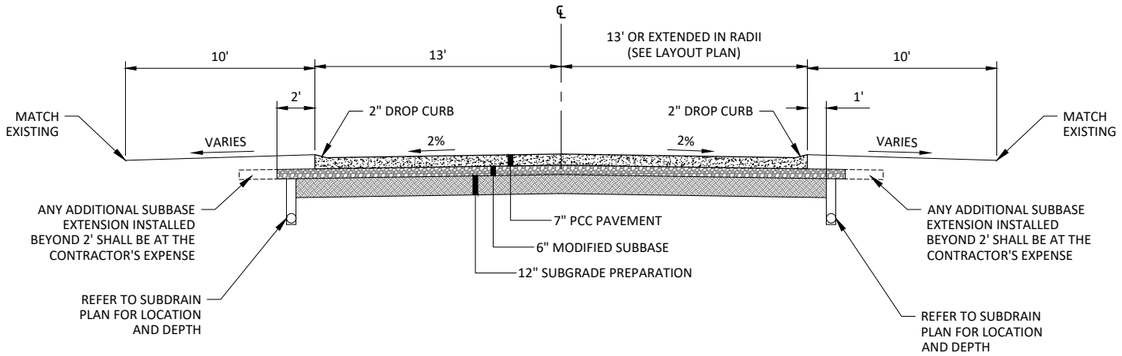
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2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
LEGEND, SYMBOLS, & GENERAL INFORMATION

SHEET A.02

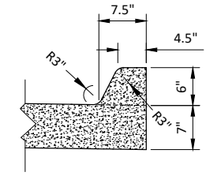


1 — 26' BACK-TO-BACK ROAD SECTION
FULL HEIGHT CURBS

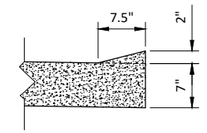


2 — 26' BACK-TO-BACK ROAD SECTION
DROP CURBS

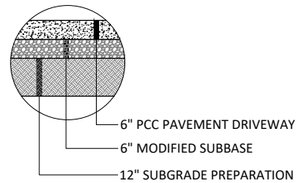
TYPICAL SECTION TABLE				
STATION	FULL HEIGHT CURB LEFT	FULL HEIGHT CURB RIGHT	DROP CURB LEFT	DROP CURB RIGHT
EAST SECTION				
201+99.38 TO 204+66.93	X	X		
204+67.43 TO 204+93.79		X	X	
204+94.29 TO 205+50.54	X	X		
205+51.04 TO 205+78.32		X	X	
205+78.82 TO 205+97.25	X	X		
205+97.97 TO 206+20.61	X			X
206+21.11 TO 206+47.28			X	X
206+47.91 TO 206+59.07		X	X	
WEST SECTION				
101+65.83 TO 102+12.30	X			X
102+12.80 TO 103+42.30	X	X		
104+58.32 TO 106+63.62	X	X		
106+64.04 TO 106+82.15	X			X
106+82.57 TO 107+42.87	X	X		
107+44.57 TO 107+93.58			X	X
107+94.20 TO 108+45.58	X			X
108+46.08 TO 108+55.13	X	X		
108+55.76 TO 109+04.81		X	X	
109+05.44 TO 109+07.09	X	X		



5 — FULL HEIGHT CURB



6 — DROP CURB



7 — DRIVEWAY AND PARKING
PCC PAVEMENT SECTION

STANDARD SUDAS DETAILS (NO MODIFICATIONS) USE BY REFERENCE				
Figure No.	Iowa DOT SRP	Figure Title	Last Revised	Sheets
2010.101	----	Details of Embankments and Rebuilding Embankments	10/21/2014	1
2010.102	----	Designations of Roadway Earthwork Items	10/21/2014	1
3010.101	SW-101	Trench Bedding and Backfill Zones	4/17/2018	1
3010.102	SW-102	Rigid Gravity Pipe Trench Bedding	4/20/2021	2
4020.211	SW-211	Storm Sewer Pipe Connections	4/17/2018	1
4030.231	----	Subdrains	10/21/2014	1
4030.232	----	Subdrain Cleanouts	2020 Edition	1
4030.233	----	Subdrain Outlets	2025 Edition	1
6010.501	SW-501	Single Grate Intake	4/21/2020	1
6010.511	SW-511	Rectangular Area Intake	4/21/2020	1
6010.514	SW-514	Boxout for Grate Intakes	4/17/2018	3
6010.603	SW-603	Castings for Grate Intakes	10/16/2018	2
6010.604	SW-604	Castings for Area Intakes	4/21/2020	2
7010.101	PV-101	Joints	4/15/2025	8
7010.121	PV-121	Jointing PCC Pavement Widening	4/21/2015	1
7010.901	----	PCC Pavement Jointing	4/19/2022	1
7030.101	----	Concrete Driveway, Type A	2022 Edition	1
9040.102	----	Filter Berm and Filter Sock	2025 Edition	1
9040.119	----	Silt Fence	2025 Edition	2
9040.120	----	Stabilized Construction Exit	2025 Edition	1
11030.101	----	Temporary Mailboxes	10/18/2016	1

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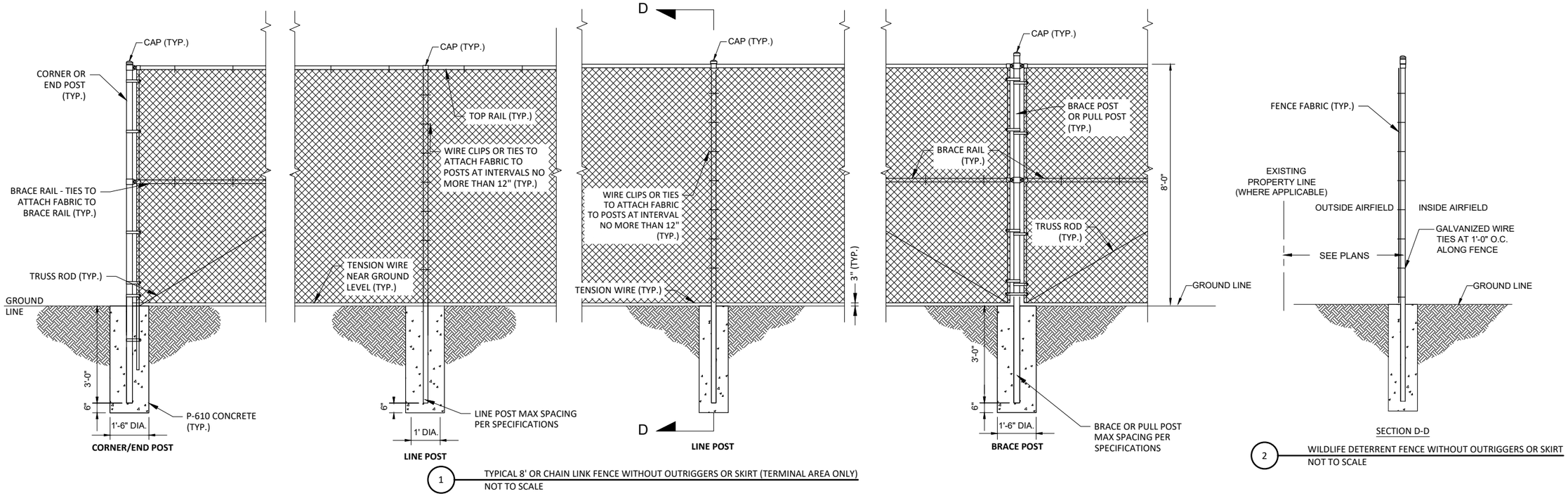
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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
TYPICAL SECTIONS & DETAILS

SHEET B.01



1 TYPICAL 8' OR CHAIN LINK FENCE WITHOUT OUTRIGGERS OR SKIRT (TERMINAL AREA ONLY)
NOT TO SCALE

2 WILDLIFE DETERRENT FENCE WITHOUT OUTRIGGERS OR SKIRT
NOT TO SCALE

WILDLIFE FENCE NOTES:

1. THIS DETAIL ONLY APPLIES TO THE TEMPORARY ACCESS THROUGH THE TERMINAL AREA FENCE IF THE WILDLIFE FENCING CONTRACTOR HAS ALREADY COMPLETED THE WORK IN THIS LOCATION.
2. THE WILDLIFE SKIRT IS AN EXTENSION OF THE CHAIN LINK OR WOVEN WIRE FABRIC ERECTED ABOVE GROUND AND SHALL BE ONE CONTINUOUS PIECE. IN AREA OF WETLAND, CONTRACTOR SHALL USE "PUSH-IN" TYPE SKIRT. SEE DETAILS.
3. CONTRACTOR SHALL NOT RESTRICT FLOW OF RUNOFF AFTER BACKFILLING THE WILDLIFE SKIRT.
4. PULL POSTS SHALL BE ERECTED BETWEEN END, CORNER, OR GATE POSTS AT INTERVALS NOT EXCEEDING REFERENCE SPECIFICATION. ADDITIONAL PULL POSTS SHALL BE ERECTED IF SO DIRECTED BY THE ENGINEER. PULL BRACE POSTS SHALL BE BRACED FROM BOTH SIDES OF THE POST.
5. SEE SPECIFICATIONS FOR GROUNDING REQUIREMENTS.
6. THE BARBED WIRE ARMS SHALL BE PER ASTM F626, TYPE 1.
7. BOTTOM TENSION WIRE SHALL BE STRETCHED TAUT FROM TERMINAL TO TERMINAL POST AND SECURELY FASTENED TO EACH INTERMEDIATE POST AT GROUND LINE. TERMINAL POST ARE THOSE AT END, CORNER, GATE, BEGINNING, OR ABRUPT VERTICAL CHANGES.
8. CONCRETE USED FOR THE CONCRETE FOOTINGS SHALL CONFORM TO P-610 SPECIFICATIONS.
9. DEPTH OF EXCAVATION SHALL BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO PLACEMENT OF THE CHAIN LINK FENCE FABRIC WILDLIFE DETERRENT SKIRT.

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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
TYPICAL SECTIONS & DETAILS

SHEET B.02

ESTIMATED PROJECT QUANTITIES (BASE BID)

ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY	AS-BUILT QTY.
1	1070-214	REMOVE AND RE-INSTALL MAILBOXES	EA	4	
2	2010-D-1	TOPSOIL STRIP, SALVAGE AND RESPREAD, ON-SITE	CY	385	
3	2010-E	EXCAVATION, CLASS 13	CY	635	
4	2010-G	SUBGRADE PREPARATION, 12 INCH	SY	3150	
5	2010-J	SUBBASE, MODIFIED, 6 INCHES	SY	3325	
6	4020-A-1	STORM SEWER, TRENCHED, PVC, 8 INCH	LF	10	
7	4020-A-1	STORM SEWER, TRENCHED, RCP, 15 INCH	LF	20	
8	4020-D	REMOVAL OF STORM SEWER, RCP, 15 INCH	LF	20	
9	4020-D	REMOVAL OF STORM SEWER, PVC, 8 INCH	LF	5	
10	4040-A	SUBDRAIN, TYPE 1B OR TYPE 1C , HDPE, 6 INCH	LF	1270	
11	4040-C-1	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH	EA	6	
12	6010-B	INTAKE, SW-501	EA	1	
13	6010-B	INTAKE, SW-511	EA	1	
14	6010-E	INTAKE ADJUSTMENT, MINOR	EA	1	
15	6010-G	CONNECTION TO EXISTING INTAKE	EA	2	
16	6010-H	REMOVE INTAKE	EA	2	
17	7010-A	PAVEMENT, PCC, 7 INCH, CLASS C, INCLUDING CURB	SY	2750	
18	7030-A-3	REMOVAL AND DISPOSAL OR REINSTALLATION OF EXISTING GRANULAR SURFACING	SY	550	
19	7030-H-1	DRIVEWAY, PAVED, PCC, 6 INCH, INCLUDING CURB	SY	225	
20	7030-H-2	TEMPORARY CONSTRUCTION ACCESS INSTALL AND REMOVE, GRANULAR, CLASS A ROADSTONE, 12 INCH DEEP	LS	1	
21	7040-H	PAVEMENT REMOVAL, HMA	SY	2050	
22	7040-H	PAVEMENT REMOVAL, PCC (INCLUDING CURB & GUTTER)	SY	300	
23	7040-I	CURB AND GUTTER REMOVAL	LF	1550	
24	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1	
25	8040-I	REMOVE AND REINSTALL TRAFFIC SIGNS	EA	2	
26	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 - PERMANENT LAWN	AC	0.6	
27	9010-E	WARRANTY	LS	1	
28	9040-A-1	SWPPP PREPARATION	LS	1	
29	9040-A-2	SWPPP MANAGEMENT	LS	1	
30	9040-D-1	FILTER SOCK, 9 INCH	LF	2250	
31	9040-D-2	FILTER SOCKS, REMOVAL	LF	2250	
32	9040-T-1	INLET PROTECTION DEVICE, INTAKE	EA	6	
33	11010-A	CONSTRUCTION SURVEY	LS	1	
34	11020-A	MOBILIZATION	LS	1	
35	11030-A	MAINTENANCE OF POSTAL SERVICE	LS	1	
36	11050-A	CONCRETE WASHOUT	LS	1	

ESTIMATED PROJECT QUANTITIES (ALTERNATE BID A)

ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY	AS-BUILT QTY.
A1	2010-D-1	TOPSOIL STRIP, SALVAGE AND RESPREAD, ON-SITE	CY	200	
A2	2010-E	EXCAVATION, CLASS 13	CY	400	
A3	2010-G	SUBGRADE PREPARATION, 12 INCH	SY	1675	
A4	2010-J	SUBBASE, MODIFIED, 6 INCHES	SY	1775	
A5	4020-A-1	STORM SEWER, TRENCHED, PVC, 12 INCH	LF	10	
A6	4040-A	SUBDRAIN, TYPE 1B OR TYPE 1C , HDPE, 6 INCH	LF	925	
A7	4040-C-1	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH	EA	4	
A8	6010-B	INTAKE, SW-501	EA	1	
A9	6010-E	INTAKE ADJUSTMENT, MINOR	EA	1	
A10	6010-G	CONNECTION TO EXISTING INTAKE	EA	2	
A11	6010-H	REMOVE INTAKE	EA	1	
A12	7010-A	PAVEMENT, PCC, 7 INCH, CLASS C, INCLUDING CURB	SY	1425	
A13	7030-A-3	REMOVAL AND DISPOSAL OR REINSTALLATION OF EXISTING 4" GRANULAR SURFACING	SY	250	
A14	7030-H-1	DRIVEWAY, PAVED, PCC, 6 INCH, INCLUDING CURB	SY	150	
A15	7040-H	PAVEMENT REMOVAL, HMA	SY	925	
A16	7040-H	PAVEMENT REMOVAL, PCC (INCLUDING CURB & GUTTER)	SY	175	
A17	7040-I	CURB AND GUTTER REMOVAL	LF	915	
A18	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1	
A19	8040-I	REMOVE AND REINSTALL TRAFFIC SIGNS	EA	1	
A20	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 - PERMANENT LAWN	AC	0.2	
A21	9010-E	WARRANTY	LS	1	
A22	9040-D-1	FILTER SOCK, 9 INCH	LF	750	
A23	9040-D-2	FILTER SOCKS, REMOVAL	LF	750	
A24	9040-T-1	INLET PROTECTION DEVICE, INTAKE	EA	3	
A25	11010-A	CONSTRUCTION SURVEY	LS	1	
A26	11020-A	MOBILIZATION	LS	1	

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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
QUANTITIES & ESTIMATE REFERENCE INFORMATION

SHEET C.01

ESTIMATE REFERENCE INFORMATION (BASE BID)

ITEM NO.	ITEM CODE	DESCRIPTION
1	1070-214	REMOVE AND RE-INSTALL MAILBOXES WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 1070 AND THE PLANS. CONTRACTOR SHALL REMOVE EXISTING MAILBOXES LOCATED ALONG THE AIRPORT ENTRANCE ROAD TO ALLOW FOR INSTALLATION OF THE PROPOSED IMPROVEMENTS. REMOVED MAILBOXES SHALL BE STORED BY THE CONTRACTOR UNTIL THEY CAN BE REINSTALLED. AFTER COMPLETION OF THE IMPROVEMENTS THE CONTRACTOR SHALL RE-INSTALL MAILBOXES IN A SIMILAR LOCATION AS THEY CURRENTLY ARE. EXACT LOCATION TO BE DETERMINED BY CONSTRUCTION PROJECT REPRESENTATIVE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH MAILBOX REMOVED AND REPLACED.
2	2010-D-1	TOPSOIL STRIP, SALVAGE AND RESPREAD, ON-SITE TOPSOIL WITHIN THE GRADING LIMITS OF THE PROJECT SHALL BE STRIPPED TO A DEPTH OF 6 INCHES, SALVAGED, AND RESPREAD AT A MINIMUM DEPTH OF 4 INCHES. ITEM INCLUDES HAULING OFF SITE TO STORE AND HAULING BACK IN IF NEEDED. REFER TO THE EXCAVATION BID ITEMS FOR CALCULATION OF BID ITEM QUANTITY. METHOD OF PAYMENT SHALL BE PER CUBIC YARD AT THE CONTRACT QUANTITY. NO MEASUREMENT SHALL BE MADE FOR THIS ITEM UNLESS PLAN CHANGES ARE MADE.
3	2010-E	EXCAVATION, CLASS 13 WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 2010 AND THE PLANS. THIS ITEM SHALL INCLUDE REMOVAL AND RESHAPING OF EXISTING MATERIAL TO FINISHED SUBGRADE ELEVATION, AND MANIPULATION OF TOPSOIL. 6 INCHES OF TOPSOIL SHALL BE STRIPPED FROM THE PROJECT SITE AND 4 INCHES SHALL BE RESPREAD. BASIS OF PAYMENT SHALL BE TEMPLATE QUANTITIES AS FOLLOWS: EARTHWORK — TOPSOIL CUT = 635 CY — STRIP = 385 CY FILL + 30% = 320 CY — RESPREAD + 30% = 360 CY WASTE, OFF-SITE = 315 CY — WASTE, ON-SITE = 25 CY ALL EXCESS MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR AND HAULED OFF SITE. TOPSOIL SHALL BE PLACED AND SPREAD TO A MINIMUM THICKNESS OF 4 INCHES IN ALL DISTURBED TURF AREAS.
4	2010-G	SUBGRADE PREPARATION, 12 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 2010 AND THE PLANS. PRIOR TO SUBGRADE PERPARATION, THE SUBGRADE AREA SHALL BE PROOF ROLLED TO CONFIRM STABILITY. SUBGRADE SHALL BE SCARIFIED AND RECOMACTED TO A 12 INCHES THICKNESS AND 1 FOOT OUTSIDE THE EDGE OF PAVEMENT. SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH MOISTURE AND DENISTY CONTROL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF SUBGRADE PREPARATION PERFORMED.
5	2010-J	SUBBASE, MODIFIED, 6 INCHES WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 2010 AND THE PLANS. MODIFIED SUBBASE SHALL BE CONSTRUCTED TO 6 INCHES THICKNESS AND 2 FEET OUTSIDE THE EDGE OF PAVEMENT. SUBBASE SHALL BE COMPACTED IN ACCORDANCE WITH MOISTURE AND DENISTY CONTROL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF SUBBASE INSTALLED.
6	4020-A-1	STORM SEWER, TRENCHED, PVC, 8 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4020 AND THE PLANS. TRENCH EXCAVATION; DEWATERING; FURNISHING AND INSTALLING PIPE; FURNISHING, PLACING, AND COMPACTING BEDDING AND BACKFILL MATERIAL; JOINT WRAPPING; WYES AND OTHER FITTINGS; PIPE JOINTS; TESTING; AND INSPECTION SHALL BE CONSIDERED INCIDENTAL. MATERIALS AND INSTALLATION OF CONNECTING MATERIALS TO ALLOW FOR CONNECTION TO EXISTING PIPES SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF PIPE INSTALLED.
7	4020-A-1	STORM SEWER, TRENCHED, RCP, 15 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4020 AND THE PLANS. TRENCH EXCAVATION; DEWATERING; FURNISHING AND INSTALLING PIPE; FURNISHING, PLACING, AND COMPACTING BEDDING AND BACKFILL MATERIAL; JOINT WRAPPING; WYES AND OTHER FITTINGS; PIPE JOINTS; TESTING; AND INSPECTION SHALL BE CONSIDERED INCIDENTAL. MATERIALS AND INSTALLATION OF CONNECTING MATERIALS TO ALLOW FOR CONNECTION TO EXISTING PIPES SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF PIPE INSTALLED.
8	4020-D	REMOVAL OF STORM SEWER, RCP, 15 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4020 AND THE PLANS. REMOVAL, DISPOSAL, AND CAPPING (IF SPECIFIED) OF PIPE; AND FURNISHING, PLACING, AND COMPACTING BACKFILL MATERIAL SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF PIPE REMOVED.
9	4020-D	REMOVAL OF STORM SEWER, PVC, 8 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4020 AND THE PLANS. REMOVAL, DISPOSAL, AND CAPPING (IF SPECIFIED) OF PIPE; AND FURNISHING, PLACING, AND COMPACTING BACKFILL MATERIAL SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF PIPE REMOVED.
10	4040-A	SUBDRAIN, TYPE 1B OR TYPE 1C , HDPE, 6 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4040 AND THE PLANS. EXCAVATION, FURNISHING SUBDRAIN MATERIALS INCLUDING PIPE, FITTINGS AND OTHER CONNECTIONS, ENGINEERING FABRIC, POROUS BACKFILL MATERIAL, AND ANY LABOR REQUIRED SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF SUBDRAIN INSTALLED.
11	4040-C-1	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4040 AND THE PLANS. EXCAVATION, POROUS BACKFILL, MATERIALS REQUIRED FOR SUBDRAIN CLEANOUT, RISER PIPES, SUBDRAIN CLEANOUT CASTINGS, PCC CLEANOUT PADS, REINFORCEMENT REQUIRED PER THE PLANS, AND ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH SUBDRAIN CLEANOUT INSTALLED.
12	6010-B	INTAKE, SW-501 WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. EXCAVATION; FURNISHING AND INSTALLING PIPE; FURNISHING, PLACING, AND COMPACTING BEDDING AND BACKFILL MATERIAL; BASE; STRUCTURAL CONCRETE; REINFORCING STEEL; PRECAST UNITS (IF USED); CONCRETE FILLETS; PIPE CONNECTIONS; CASTINGS; AND ADJUSTMENT RINGS SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INTAKE INSTALLED.
13	6010-B	INTAKE, SW-511 WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. EXCAVATION; FURNISHING AND INSTALLING PIPE; FURNISHING, PLACING, AND COMPACTING BEDDING AND BACKFILL MATERIAL; BASE; STRUCTURAL CONCRETE; REINFORCING STEEL; PRECAST UNITS (IF USED); CONCRETE FILLETS; PIPE CONNECTIONS; CASTINGS; AND ADJUSTMENT RINGS SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INTAKE INSTALLED.
14	6010-E	INTAKE ADJUSTMENT, MINOR WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. FURNISHING AND INSTALLING EACH INTAKE EXTENSION RING AND REINSTALLING THE CASTING LID SHALL BE CONSIDERED INCIDENTAL. IF A DIFFERENT CASTING IS REQUIRED TO COMPLETE THE INTENT OF THE IMPROVEMENT IT SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INTAKE ADJUSTED.
15	6010-G	CONNECTION TO EXISTING INTAKE WORK UNDER THIS ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. CONNECTION OF PROPOSED STORM SEWER PIPE OR SUBDRAIN TO AN EXISTING STRUCTURE INCLUDING BUT NOT LIMITED TO, CORE DRILLING STRUCTURE TO ACCEPT PIPE, CONCRETE COLLARS FOR CONNECTION INCLUDING MESH REINFORCEMENT, AND ANY GROUTING OF THE INTERIOR OF THE STRUCTURE AFTER INSTALLATION SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. REMOVAL AND REPLACEMENT OF INVERT AS NECESSARY IS INCIDENTAL TO THIS BID ITEM.
16	6010-H	REMOVE INTAKE WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INTAKE REMOVED.
17	7010-A	PAVEMENT, PCC, 7 INCH, CLASS C, INCLUDING CURB WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7010 AND THE PLANS. CONCRETE SHALL BE AN IOWA DOT C MIX WITH MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SLAG IS NOT ALLOWED. CURB AND GUTTER SECTION IS INCLUDE IN THE AREA OF THIS ITEM AND SHALL BE INCIDENTAL TO PAVEMENT CONSTRUCTION. REINFORCEMENT SHALL BE EPOXY COATED. 6 INCH MODIFIED SUBBASE SHALL BE PLACED UNDER THE PAVEMENT AND IS PAID FOR UNDER A SEPARATE BID ITEM. NO ADDITIONAL PAYMENT FOR COLD WEATHER PAVING OPERATIONS. FINAL TRIMMING OF SUBGRADE OR SUBBASE, INTEGRAL CURB, BARS AND REINFORCEMENT, JOINTS AND SEALING, SURFACE CURING AND PAVEMENT PROTECTION, SAFETY FENCING, CONCRETE FOR RIGID HEADERS, AND BOXOUTS FOR FIXTURES SHALL BE INCIDENTAL TO THIS ITEM. ALL JOINTS SHALL BE CONSTRUCTED, SAWED, AND SEALED AS SHOWN ON THE PROJECT PLANS. CRACKED PANELS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF PAVEMENT INSTALLED.
18	7030-A-3	REMOVAL AND DISPOSAL OR REINSTALLATION OF EXISTING GRANULAR SURFACING WORK UNDER THIS ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7030 AND THE PLANS. DEPTH OF EXISTING GRANULAR SURFACING IS ASSUMED TO BE 4 INCHES, HOWEVER IF DEEPER, THE ADDITIONAL DEPTH SHALL BE CONSIDERED INCIDENTAL FOR REMOVAL, RESPREAD OR HAULING OFF SITE. IF EXISTING QUANTITY IS REQUIRED TO PLACE A 6 INCH LIFT OF GRANULAR SURFACING FOR ALTERNATE BID A, THE REMOVED MATERIAL SHALL BE UTILIZED AND ANY EXCESS SHALL BE DISPOSED OF OFF SITE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF EXISTING GRANULAR SURFACING REMOVED WITHIN THE PROJECT LIMITS AS IDENTIFIED IN THE PLANS. HANDLING, STOCKPILING, AND PLACEMENT AT OTHER LOCATIONS WITHIN THE PROJECT LIMITS SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM.
19	7030-H-1	DRIVEWAY, PAVED, PCC, 6 INCH, INCLUDING CURB WORK UNDER THIS ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7030 AND THE PLANS. CONCRETE WILL BE AN IOWA DOT C OR M MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SLAG IS NOT ALLOWED. CONCRETE TESTING WILL BE PROVIDED BY THE OWNER. NO EXTRA PAYMENT FOR COLD WEATHER PAVING. METHOD OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF PCC DRIVEWAY PAVING AS MEASURED IN THE FIELD.
20	7030-H-2	TEMPORARY CONSTRUCTION ACCESS INSTALL AND REMOVE, GRANULAR, CLASS A ROADSTONE, 12 INCH DEEP WORK UNDER THIS ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7030 AND THE PLANS. EXCAVATION, PREPARATION OF SUBGRADE, ENGINEERING FABRIC, CLASS A ROADSTONE GRANULAR SURFACING, AND REMOVAL OF ALL ITEMS SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. RESTORATION OF TEMPORARY CONSTRUCTION ACCESS SHALL ALSO BE CONSIDERED INCIDENTAL TO THIS BID ITEM. BASIS OF PAYMENT SHALL BE LUMP SUM.
21	7040-H	PAVEMENT REMOVAL, HMA WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7040 AND THE PLANS. ALL REMOVALS TO BE MARKED BY THE CONTRACTOR'S SURVEYOR. FULL DEPTH SAW CUTS ALONG THE REMOVAL LIMITS ARE INCIDENTAL TO THIS ITEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL REMOVAL, EARTHWORK, SUBGRADE PREPARATION, MODIFIED SUBBASE, AND PAVING EXPENSES DUE TO DAMAGED EDGES. ADDITIONAL REMOVAL TO BE DETERMINED BY ENGINEER. ALL PAVEMENT REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE. PAYMENT SHALL BE MADE FOR THE AREA OF PAVEMENT REMOVED REGARDLESS OF THICKNESS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF PAVEMENT REMOVED.
22	7040-H	PAVEMENT REMOVAL, PCC (INCLUDING CURB & GUTTER) WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7040 AND THE PLANS. ALL REMOVALS TO BE MARKED BY THE CONTRACTOR'S SURVEYOR. FULL DEPTH SAW CUTS ALONG THE REMOVAL LIMITS ARE INCIDENTAL TO THIS ITEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL REMOVAL, EARTHWORK, SUBGRADE PREPARATION, MODIFIED SUBBASE, AND PAVING EXPENSES DUE TO DAMAGED EDGES. ADDITIONAL REMOVAL TO BE DETERMINED BY ENGINEER. ALL PAVEMENT REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE. PAYMENT SHALL BE MADE FOR THE AREA OF PAVEMENT REMOVED REGARDLESS OF THICKNESS. REMOVAL OF PCC AREAS SHALL INCLUDE ANY CURB AND GUTTER SECTIONS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF PAVEMENT REMOVED.
23	7040-I	CURB AND GUTTER REMOVAL WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7040 AND THE PLANS. SAWING, BREAKING, REMOVING, AND DISPOSING OF EXISTING CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL. CURB AND GUTTER SHALL BE PROPERLY DISPOSED OF OFF SITE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF CURB AND GUTTER REMOVED.
24	8030-A	TEMPORARY TRAFFIC CONTROL WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 8030 AND THE PLANS. THIS BID ITEM SHALL INCLUDE ALL IDENTIFIED TRAFFIC CONTROL ITEMS REQUIRED PER THE PLANS. BASIS OF PAYMENT SHALL BE LUMP SUM.
25	8040-I	REMOVE AND REINSTALL TRAFFIC SIGNS WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 8040 AND THE PLANS. REMOVING THE SIGN AND POST, FILLING THE POST HOLE, STORING AND MAINTAINING THE SIGN AND POST IN GOOD CONDITION, REINSTALLING THE SIGN AND POST, REPLACING SIGNS AND POSTS DESIGNATED FOR REINSTALLATION THAT HAVE BEEN DAMAGED IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH SIGN REMOVED AND REINSTALLED.
26	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 - PERMANENT LAWN WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9010 AND THE PLANS. SEED ALL AREAS DISTURBED BY CONSTRUCTION AS INDICATED ON PLANS. THE COST FOR WATERING UNTIL SEED ESTABLISHMENT IS ACCEPTED SHALL BE CONSIDERED INCIDENTAL TO THIS ITEM. ROCK PICKING, FINISH GRADING, SEED BED PREP AND RESEEDING ARE CONSIDERED INCIDENTAL TO THIS ITEM. SEED AND FERTILIZER SHALL BE APPLIED PRIOR TO MULCHING. THE CONTRACTOR IS RESPONSIBLE FOR MOWING AND MAINTAINING SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. SEEDING OF AREAS DISTURBED OUTSIDE OF THE CONSTRUCTION LIMITS (INCLUDING STAGING AND STORAGE AREAS AS WELL AS HAUL ROUTES) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER. THE SEEDING RATE SHALL BE AT LEAST 260 LBS/ACRE. APPLY A 6-24-24, NITROGEN, PHOSPHATE, POTASH, COMMERCIAL FERTILIZER OR EQUIVALENT AT THE RATE OF 300 LBS PER ACRE. APPLY MULCHING PER MANUFACTURES RECOMMENDATIONS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR RESEEDED AREAS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER ACRE SEEDED.
27	9010-E	WARRANTY WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9010 AND THE PLANS. ALL WORK REQUIRED TO CORRECT ANY DEFECTS IN THE ORIGINAL PLACEMENT OF THE SEEDING FOR THE PERIOD OF TIME DESIGNATED SHALL BE INCIDENTAL. THIS BID ITEM SHALL ENSURE THAT A PROPER STAND OF GRASS IS ESTABLISHED. BASIS OF PAYMENT SHALL BE PER LUMP SUM.
28	9040-A-1	SWPPP PREPARATION WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR SWPPP PLAN PREPARATION AND SUBMISSION OF SWPPP PERMIT. DEVELOPMENT OF A SWPPP BY THE CONTRACTOR MEETING LOCAL AND STATE AGENCY REQUIREMENTS, FILING THE REQUIRED PUBLIC NOTICES, FILING A NOTICE OF INTENT FOR COVERAGE OF THE PROJECT UNDER THE IOWA DNR NPDES GENERAL PERMIT NO. 2, AND PAYMENT OF ASSOCIATED NPDES PERMIT FEES SHALL BE CONSIDERED INCIDENTAL. BASIS OF PAYMENT SHALL BE LUMP SUM.
29	9040-A-2	SWPPP MANAGEMENT WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR SWPPP MANAGEMENT. ALL WORK REQUIRED TO COMPLY WITH THE ADMINISTRATIVE PROVISIONS OF THE IOWA DNR NPDES GENERAL PERMIT NO. 2; INCLUDING BUT NOT LIMITED TO, RECORD KEEPING, DOCUMENTATION, UPDATING THE SWPPP PLAN SHEETS, FILING THE NOTICE OF DISCONTINUATION, AND WEEKLY INSPECTIONS , UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, SHALL BE INCIDENTAL. ALL DOCUMENTATION SHALL BE KEPT ON SITE IN A MAILBOX OR SIMILAR STORAGE CONTAINER THAT IS CLEARLY MARKED. BASIS OF PAYMENT SHALL BE LUMP SUM.

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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
QUANTITIES & ESTIMATE REFERENCE INFORMATION

SHEET C.02

30	9040-D-1	FILTER SOCK, 9 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. ANCHORING STAKES SHALL BE INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT INSTALLED.
31	9040-D-2	FILTER SOCKS, REMOVAL WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. RESTORATION OF THE AREA TO FINISHED GRADE AND OFF SITE DISPOSAL OF FILTER SOCKS AND ACCUMULATED SEDIMENT SHALL BE INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT REMOVED.
32	9040-T-1	INLET PROTECTION DEVICE, INTAKE WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING THE MOST EFFECTIVE TYPE OF INLET PROTECTION DEVICE. THIS ITEM SHALL ALSO INCLUDE REMOVAL OF DEBRIS AND REMOVAL OF DEVICE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INLET PROTECTION DEVICE INSTALLED.
33	11010-A	CONSTRUCTION SURVEY WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 11010. THIS ITEM SHALL BE PAID BY LUMP SUM, AND SHALL INCLUDE ALL SURVEY NECESSARY FOR THE LAYOUT AND CONSTRUCTION OF THE PROJECT.
34	11020-A	MOBILIZATION WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 11020. THIS ITEM IS FOR ALL PREPARATORY WORK AND COSTS INCURRED BEFORE BEGINNING THE WORK ON THE PROJECT AND DURING THE PROJECT. THIS ITEM SHALL ALSO INCLUDE THE COSTS FOR ANY STAGED CONSTRUCTION AND EQUIPMENT SET UP TO COMPLETE THE WORK. NO CHANGE IN CONTRACT PRICE WILL BE MADE FOR ANY COMBINATION OF ADD/ALTERNATES ADDED TO THE CONTRACT. BASIS OF PAYMENT SHALL BE LUMP SUM.
35	11030-A	MAINTENANCE OF POSTAL SERVICE WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 11030 AND THE PROJECT PLANS. CONTRACTOR SHALL COORDINATE WITH THE US POSTAL SERVICE, NOTIFY AIRPORT TENANTS OF TEMPORARY MAIL BOX LOCATIONS AND PROVIDE TEMPORARY MAILBOXES IN A LOCATION COORDINATED WITH THE AIRPORT MANAGER. CLUSTER MAILBOXES SHALL BE UTILIZED IF ALLOWED BY THE POST MASTER. BASIS OF PAYMENT SHALL BE LUMP SUM.
36	11050-A	CONCRETE WASHOUT WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 11050 AND THE PROJECT PLANS. CONTRACTOR SHALL PROVIDE A MEANS FOR CONCRETE WASHOUT FOR THE ENTIRETY OF THE PROJECT. BASIS OF PAYMENT SHALL BE LUMP SUM.

ESTIMATE REFERENCE INFORMATION (ALTERNATE BID A)

ITEM NO.	ITEM CODE	DESCRIPTION
A1	2010-D-1	TOPSOIL STRIP, SALVAGE AND RESPREAD, ON-SITE TOPSOIL WITHIN THE GRADING LIMITS OF THE PROJECT SHALL BE STRIPPED TO A DEPTH OF 6 INCHES, SALVAGED, AND RESPREAD AT A MINIMUM DEPTH OF 4 INCHES. ITEM INCLUDES HAULING OFF SITE TO STORE AND HAULING BACK IN IF NEEDED. REFER TO THE EXCAVATION BID ITEMS FOR CALCULATION OF BID ITEM QUANTITY. METHOD OF PAYMENT SHALL BE PER CUBIC YARD AT THE CONTRACT QUANTITY. NO MEASUREMENT SHALL BE MADE FOR THIS ITEM UNLESS PLAN CHANGES ARE MADE.
A2	2010-E	EXCAVATION, CLASS 13 WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 2010 AND THE PLANS. THIS ITEM SHALL INCLUDE REMOVAL AND RESHAPING OF EXISTING MATERIAL TO FINISHED SUBGRADE ELEVATION, AND MANIPULATION OF TOPSOIL. 6 INCHES OF TOPSOIL SHALL BE STRIPPED FROM THE PROJECT SITE AND 4 INCHES SHALL BE RESPREAD. BASIS OF PAYMENT SHALL BE TEMPLATE QUANTITIES AS FOLLOWS: EARTHWORK TOPSOIL CUT = 400 CY STRIP = 200 CY FILL + 30% = 75 CY RESPREAD + 30% = 145 CY WASTE, OFF-SITE = 325 CY WASTE, ON SITE = 55 CY ALL EXCESS MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR AND HAULED OFF SITE. TOPSOIL SHALL BE PLACED AND SPREAD TO A MINIMUM THICKNESS OF 4 INCHES IN ALL DISTURBED TURF AREAS.
A3	2010-G	SUBGRADE PREPARATION, 12 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 2010 AND THE PLANS. PRIOR TO SUBGRADE PERPARATION, THE SUBGRADE AREA SHALL BE PROOF ROLLED TO CONFIRM STABILITY. SUBGRADE SHALL BE SCARIFIED AND RECOMACTED TO A 12 INCHES THICKNESS AND 1 FOOT OUTSIDE THE EDGE OF PAVEMENT. SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH MOISTURE AND DENISTY CONTROL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF SUBGRADE PREPARATION PERFORMED.
A4	2010-J	SUBBASE, MODIFIED, 6 INCHES WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 2010 AND THE PLANS. MODIFIED SUBBASE SHALL BE CONSTRUCTED TO 6 INCHES THICKNESS AND 2 FEET OUTSIDE THE EDGE OF PAVEMENT. SUBBASE SHALL BE COMPACTED IN ACCORDANCE WITH MOISTURE AND DENISTY CONTROL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF SUBBASE INSTALLED.
A5	4020-A-1	STORM SEWER, TRENCHED, PVC, 12 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4020 AND THE PLANS. TRENCH EXCAVATION; DEWATERING; FURNISHING AND INSTALLING PIPE; FURNISHING, PLACING, AND COMPACTING BEDDING AND BACKFILL MATERIAL; JOINT WRAPPING; WYES AND OTHER FITTINGS; PIPE JOINTS; TESTING; AND INSPECTION SHALL BE CONSIDERED INCIDENTAL. MATERIALS AND INSTALLATION OF CONNECTING MATERIALS TO ALLOW FOR CONNECTION TO EXISTING PIPES SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF PIPE INSTALLED.
A6	4040-A	SUBDRAIN, TYPE 1B OR TYPE 1C , HDPE, 6 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4040 AND THE PLANS. EXCAVATION, FURNISHING SUBDRAIN MATERIALS INCLUDING PIPE, FITTINGS AND OTHER CONNECTIONS, ENGINEERING FABRIC, POROUS BACKFILL MATERIAL, AND ANY LABOR REQUIRED SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF SUBDRAIN INSTALLED.
A7	4040-C-1	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4040 AND THE PLANS. EXCAVATION, POROUS BACKFILL, MATERIALS REQUIRED FOR SUBDRAIN CLEANOUT, RISER PIPES, SUBDRAIN CLEANOUT CASTINGS, PCC CLEANOUT PADS, REINFORCEMENT REQUIRED PER THE PLANS, AND ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH SUBDRAIN CLEANOUT INSTALLED.
A8	6010-B	INTAKE, SW-501 WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. EXCAVATION; FURNISHING AND INSTALLING PIPE; FURNISHING, PLACING, AND COMPACTING BEDDING AND BACKFILL MATERIAL; BASE; STRUCTURAL CONCRETE; REINFORCING STEEL; PRECAST UNITS (IF USED); CONCRETE FILLETS; PIPE CONNECTIONS; CASTINGS; AND ADJUSTMENT RINGS SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INTAKE INSTALLED.
A9	6010-E	INTAKE ADJUSTMENT, MINOR WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. FURNISHING AND INSTALLING EACH INTAKE EXTENSION RING AND REINSTALLING THE CASTING LID SHALL BE CONSIDERED INCIDENTAL. IF A DIFFERENT CASTING IS REQUIRED TO COMPLETE THE INTENT OF THE IMPROVEMENT IT SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INTAKE ADJUSTED.
A10	6010-G	CONNECTION TO EXISTING INTAKE WORK UNDER THIS ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. CONNECTION OF PROPOSED STORM SEWER PIPE OR SUBDRAIN TO AN EXISTING STRUCTURE INCLUDING BUT NOT LIMITED TO, CORE DRILLING STRUCTURE TO ACCEPT PIPE, CONCRETE COLLARS FOR CONNECTION INCLUDING MESH REINFORCEMENT, AND ANY GROUTING OF THE INTERIOR OF THE STRUCTURE AFTER INSTALLATION SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. REMOVAL AND REPLACEMENT OF INVERT AS NECESSARY IS INCIDENTAL TO THIS BID ITEM.
A11	6010-H	REMOVE INTAKE WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INTAKE REMOVED.
A12	7010-A	PAVEMENT, PCC, 7 INCH, CLASS C, INCLUDING CURB WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7010 AND THE PLANS. CONCRETE SHALL BE AN IOWA DOT C MIX WITH MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SLAG IS NOT ALLOWED. CURB AND GUTTER SECTION IS INCLUDE IN THE AREA OF THIS ITEM AND SHALL BE INCIDENTAL TO PAVEMENT CONSTRUCTION. REINFORCEMENT SHALL BE EPOXY COATED. 6 INCH MODIFIED SUBBASE SHALL BE PLACED UNDER THE PAVEMENT AND IS PAID FOR UNDER A SEPARATE BID ITEM. NO ADDITIONAL PAYMENT FOR COLD WEATHER PAVING OPERATIONS. FINAL TRIMMING OF SUBGRADE OR SUBBASE, INTEGRAL CURB, BARS AND REINFORCEMENT, JOINTS AND SEALING, SURFACE CURING AND PAVEMENT PROTECTION, SAFETY FENCING, CONCRETE FOR RIGID HEADERS, AND BOXOUTS FOR FIXTURES SHALL BE INCIDENTAL TO THIS ITEM. ALL JOINTS SHALL BE CONSTRUCTED, SAWED, AND SEALED AS SHOWN ON THE PROJECT PLANS. CRACKED PANELS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF PAVEMENT INSTALLED.
A13	7030-A-3	REMOVAL AND DISPOSAL OR REINSTALLATION OF EXISTING 4" GRANULAR SURFACING WORK UNDER THIS ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7030 AND THE PLANS. DEPTH OF EXISTING GRANULAR SURFACING IS ASSUMED TO BE 4 INCHES, HOWEVER IF DEEPER, THE ADDITIONAL DEPTH SHALL BE CONSIDERED INCIDENTAL FOR REMOVAL, RESPREAD OR HAULING OFF SITE. IF EXISTING QUANTITY IS REQUIRED TO PLACE A 6 INCH LIFT OF GRANULAR SURFACING FOR ALTERNATE BID A, THE REMOVED MATERIAL SHALL BE UTILIZED AND ANY EXCESS SHALL BE DISPOSED OF OFF SITE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF EXISTING GRANULAR SURFACING REMOVED WITHIN THE PROJECT LIMITS AS IDENTIFIED IN THE PLANS. HANDLING, STOCKPILING, AND PLACEMENT AT OTHER LOCATIONS WITHIN THE PROJECT LIMITS SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM.
A14	7030-H-1	DRIVEWAY, PAVED, PCC, 6 INCH, INCLUDING CURB WORK UNDER THIS ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7030 AND THE PLANS. CONCRETE WILL BE AN IOWA DOT C OR M MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SLAG IS NOT ALLOWED. CONCRETE TESTING WILL BE PROVIDED BY THE OWNER. NO EXTRA PAYMENT FOR COLD WEATHER PAVING. METHOD OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF PCC DRIVEWAY PAVING AS MEASURED IN THE FIELD.
A15	7040-H	PAVEMENT REMOVAL, HMA WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7040 AND THE PLANS. ALL REMOVALS TO BE MARKED BY THE CONTRACTOR'S SURVEYOR. FULL DEPTH SAW CUTS ALONG THE REMOVAL LIMITS ARE INCIDENTAL TO THIS ITEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL REMOVAL, EARTHWORK, SUBGRADE PREPARATION, MODIFIED SUBBASE, AND PAVING EXPENSES DUE TO DAMAGED EDGES. ADDITIONAL REMOVAL TO BE DETERMINED BY ENGINEER. ALL PAVEMENT REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE. PAYMENT SHALL BE MADE FOR THE AREA OF PAVEMENT REMOVED REGARDLESS OF THICKNESS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF PAVEMENT REMOVED.
A16	7040-H	PAVEMENT REMOVAL, PCC (INCLUDING CURB & GUTTER) WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7040 AND THE PLANS. ALL REMOVALS TO BE MARKED BY THE CONTRACTOR'S SURVEYOR. FULL DEPTH SAW CUTS ALONG THE REMOVAL LIMITS ARE INCIDENTAL TO THIS ITEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL REMOVAL, EARTHWORK, SUBGRADE PREPARATION, MODIFIED SUBBASE, AND PAVING EXPENSES DUE TO DAMAGED EDGES. ADDITIONAL REMOVAL TO BE DETERMINED BY ENGINEER. ALL PAVEMENT REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE. PAYMENT SHALL BE MADE FOR THE AREA OF PAVEMENT REMOVED REGARDLESS OF THICKNESS. REMOVAL OF PCC AREAS SHALL INCLUDE ANY CURB AND GUTTER SECTIONS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF PAVEMENT REMOVED.
A17	7040-I	CURB AND GUTTER REMOVAL WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7040 AND THE PLANS. SAWING, BREAKING, REMOVING, AND DISPOSING OF EXISTING CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL. CURB AND GUTTER SHALL BE PROPERLY DISPOSED OF OFF SITE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF CURB AND GUTTER REMOVED.
A18	8030-A	TEMPORARY TRAFFIC CONTROL WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 8030 AND THE PLANS. THIS BID ITEM SHALL INCLUDE ALL IDENTIFIED TRAFFIC CONTROL ITEMS REQUIRED PER THE PLANS. THIS ITEM SHALL ALSO INCLUDE A TEMPORARY GRANULAR ACCESS THROUGH THE TERMINAL FENCE. ADDITIONALLY, THIS ITEM SHALL INCLUDE THE REMOVAL AND REINSTALLATION OF RECENTLY INSTALLED WILDLIFE FENCING AND COORDINATION WITH THE WILDLIFE FENCING CONTRACTOR IF THEY HAVE NOT DEMOBILIZED FROM THE PROJECT SITE. BASIS OF PAYMENT SHALL BE LUMP SUM.
A19	8040-I	REMOVE AND REINSTALL TRAFFIC SIGNS WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 8040 AND THE PLANS. REMOVING THE SIGN AND POST, FILLING THE POST HOLE, STORING AND MAINTAINING THE SIGN AND POST IN GOOD CONDITION, REINSTALLING THE SIGN AND POST, REPLACING SIGNS AND POSTS DESIGNATED FOR REINSTALLATION THAT HAVE BEEN DAMAGED IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH SIGN REMOVED AND REINSTALLED.
A20	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 - PERMANENT LAWN WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9010 AND THE PLANS. SEED ALL AREAS DISTURBED BY CONSTRUCTION AS INDICATED ON PLANS. THE COST FOR WATERING UNTIL SEED ESTABLISHMENT IS ACCEPTED SHALL BE CONSIDERED INCIDENTAL TO THIS ITEM. ROCK PICKING, FINISH GRADING, SEED BED PREP AND RESEEDING ARE CONSIDERED INCIDENTAL TO THIS ITEM. SEED AND FERTILIZER SHALL BE APPLIED PRIOR TO MULCHING. THE CONTRACTOR IS RESPONSIBLE FOR MOWING AND MAINTAINING SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. SEEDING OF AREAS DISTURBED OUTSIDE OF THE CONSTRUCTION LIMITS (INCLUDING STAGING AND STORAGE AREAS AS WELL AS HAUL ROUTES) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER. THE SEEDING RATE SHALL BE AT LEAST 260 LBS/ACRE. APPLY A 6-24-24, NITROGEN, PHOSPHATE, POTASH, COMMERCIAL FERTILIZER OR EQUIVALENT AT THE RATE OF 300 LBS PER ACRE. APPLY MULCHING PER MANUFACTURES RECOMMENDATIONS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR RESEEDED AREAS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER ACRE SEEDED.
A21	9010-E	WARRANTY WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9010 AND THE PLANS. ALL WORK REQUIRED TO CORRECT ANY DEFECTS IN THE ORIGINAL PLACEMENT OF THE SEEDING FOR THE PERIOD OF TIME DESIGNATED SHALL BE INCIDENTAL. THIS BID ITEM SHALL ENSURE THAT A PROPER STAND OF GRASS IS ESTABLISHED. BASIS OF PAYMENT SHALL BE PER LUMP SUM.
A22	9040-D-1	FILTER SOCK, 9 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. ANCHORING STAKES SHALL BE INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT INSTALLED.

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A23	9040-D-2	FILTER SOCKS, REMOVAL WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. RESTORATION OF THE AREA TO FINISHED GRADE AND OFF SITE DISPOSAL OF FILTER SOCKS AND ACCUMULATED SEDIMENT SHALL BE INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT REMOVED.
A24	9040-T-1	INLET PROTECTION DEVICE, INTAKE WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING THE MOST EFFECTIVE TYPE OF INLET PROTECTION DEVICE. THIS ITEM SHALL ALSO INCLUDE REMOVAL OF DEBRIS AND REMOVAL OF DEVICE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INLET PROTECTION DEVICE INSTALLED.
A25	11010-A	CONSTRUCTION SURVEY WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 11010. THIS ITEM SHALL BE PAID BY LUMP SUM, AND SHALL INCLUDE ALL SURVEY NECESSARY FOR THE LAYOUT AND CONSTRUCTION OF THE PROJECT.
A26	11020-A	MOBILIZATION WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 11020. THIS ITEM IS FOR ALL PREPARATORY WORK AND COSTS INCURRED BEFORE BEGINNING THE WORK ON THE PROJECT AND DURING THE PROJECT. THIS ITEM SHALL ALSO INCLUDE THE COSTS FOR ANY STAGED CONSTRUCTION AND EQUIPMENT SET UP TO COMPLETE THE WORK. NO CHANGE IN CONTRACT PRICE WILL BE MADE FOR ANY COMBINATION OF ADD/ALTERNATES ADDED TO THE CONTRACT. BASIS OF PAYMENT SHALL BE LUMP SUM.

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ADD SILT SOCK ON SOUTH SIDE OF SIDEWALK TO PREVENT SILT MIGRATION INTO THE ROADWAY

SEEDING AND RESTORATION FOR TEMPORARY ACCESS ROUTE SHALL BE CONSIDERED INCIDENTAL TO OTHER PROJECT BID ITEMS AND NOT PAID FOR AS A PART OF THE SEEDING, FERTILIZING AND MULCHING BID ITEM

SEEDING AND RESTORATION FOR STAGING/STORAGE AND CONCRETE WASHOUT AREA SHALL BE CONSIDERED INCIDENTAL TO OTHER PROJECT BID ITEMS AND NOT PAID FOR AS A PART OF THE SEEDING, FERTILIZING AND MULCHING BID ITEM

THIS AREA TO BE FILLED WITH 4" OF DECORATIVE LANDSCAPING ROCK MATCHING THE EXISTING ROCK

TOTAL AREA OF DISTURBANCE INCLUDING BASE BID AND ALTERNATE BID A = 1.70 AC

AREA OF DISTURBANCE BASE BID ONLY = 1.12 AC

LEGEND

- SF — FILTER SOCKS (TYP.)
- GRADING LIMITS (TYP.)
- HYDRAULIC SEEDING (TYP.)
- INTAKE PROTECTION DEVICE (TYP.)
- STAGING/STORAGE/HAULING AND CONCRETE WASHOUT LOCATION

HORZ. SCALE 0 40 80 FEET

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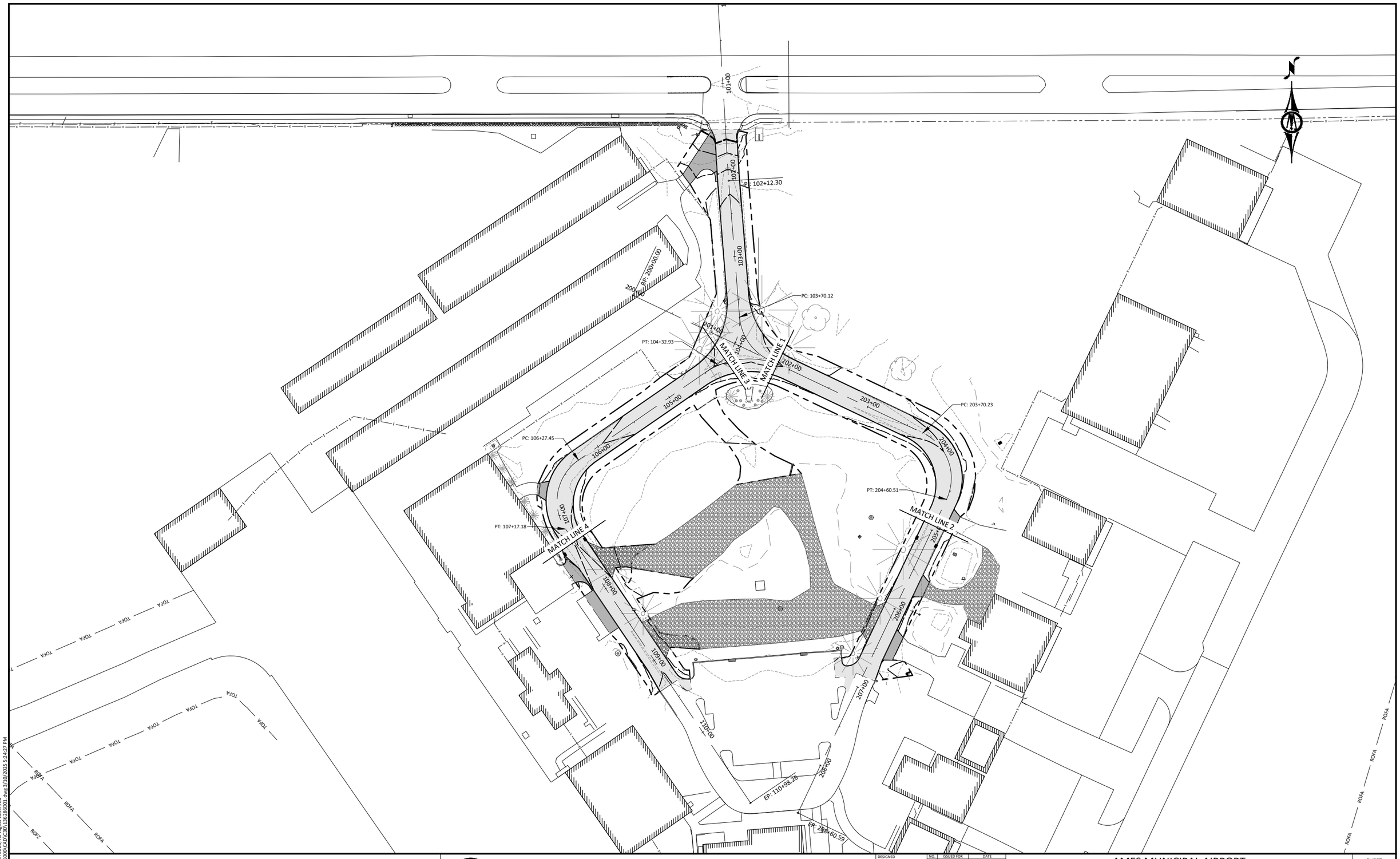
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EROSION CONTROL PLAN

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HORZ. SCALE 0 50 100 FEET

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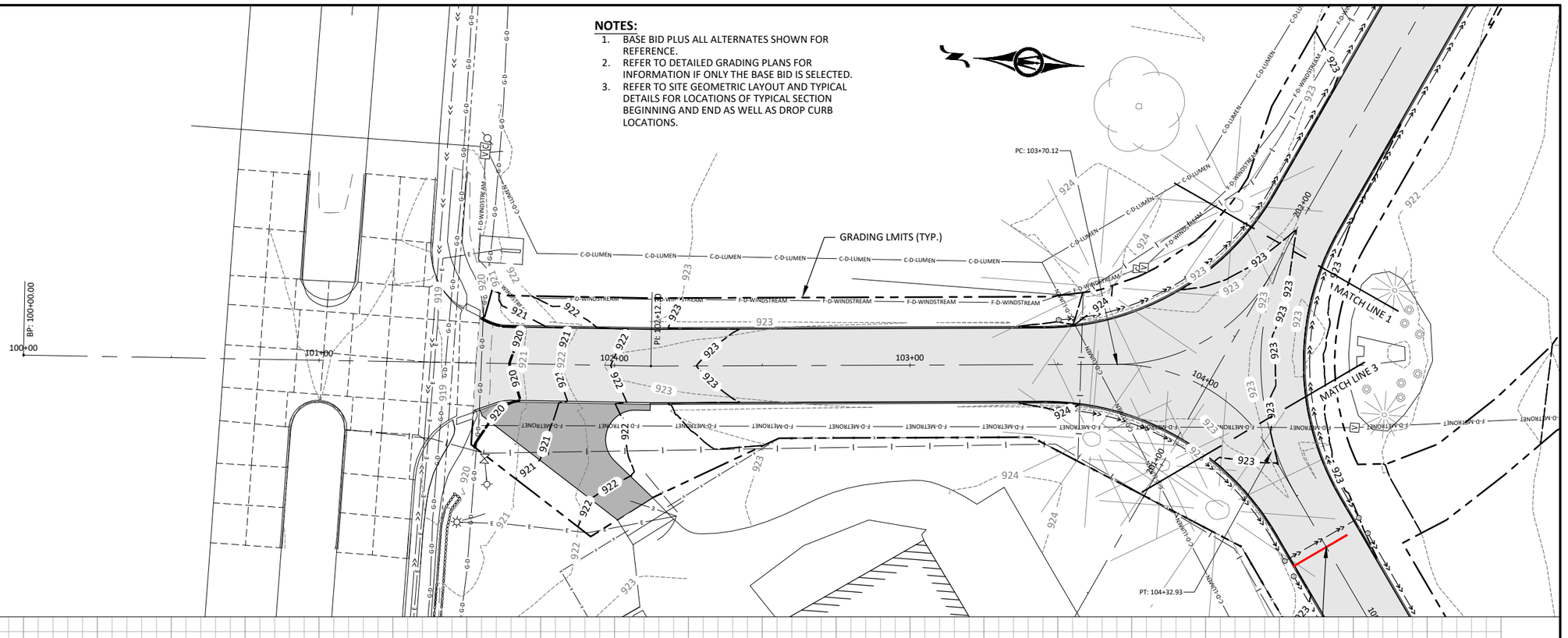
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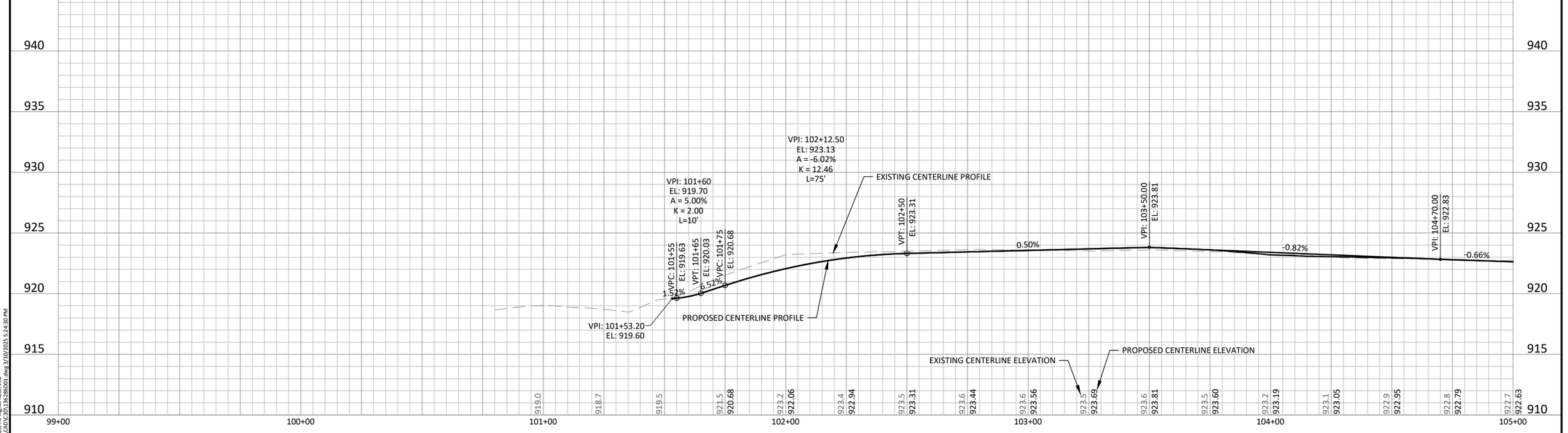
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ENTRANCE ROAD PLAN - OVERVIEW

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NOTES:

1. BASE BID PLUS ALL ALTERNATES SHOWN FOR REFERENCE.
2. REFER TO DETAILED GRADING PLANS FOR INFORMATION IF ONLY THE BASE BID IS SELECTED.
3. REFER TO SITE GEOMETRIC LAYOUT AND TYPICAL DETAILS FOR LOCATIONS OF TYPICAL SECTION BEGINNING AND END AS WELL AS DROP CURB LOCATIONS.





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HORZ. SCALE 0 20 40 FEET

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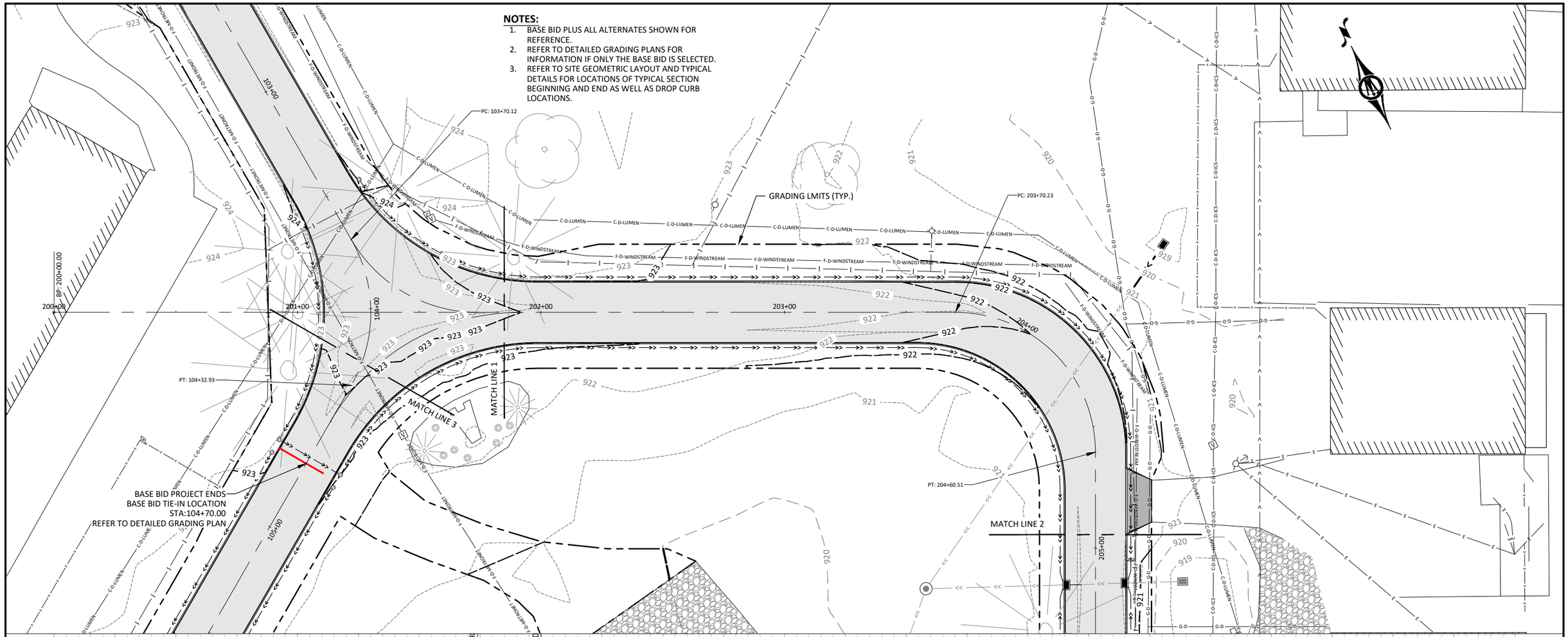
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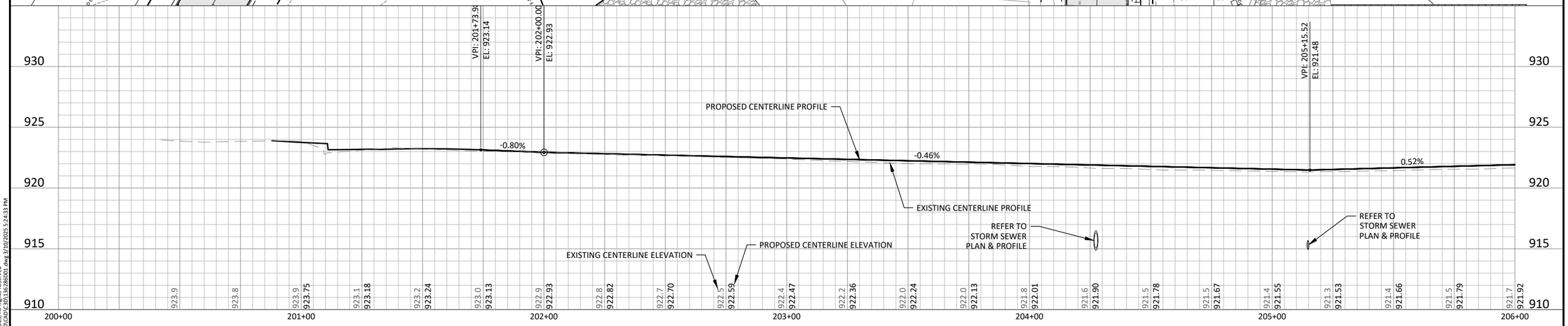
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ENTRANCE ROAD PLAN & PROFILE

SHEET D.02

NOTES:

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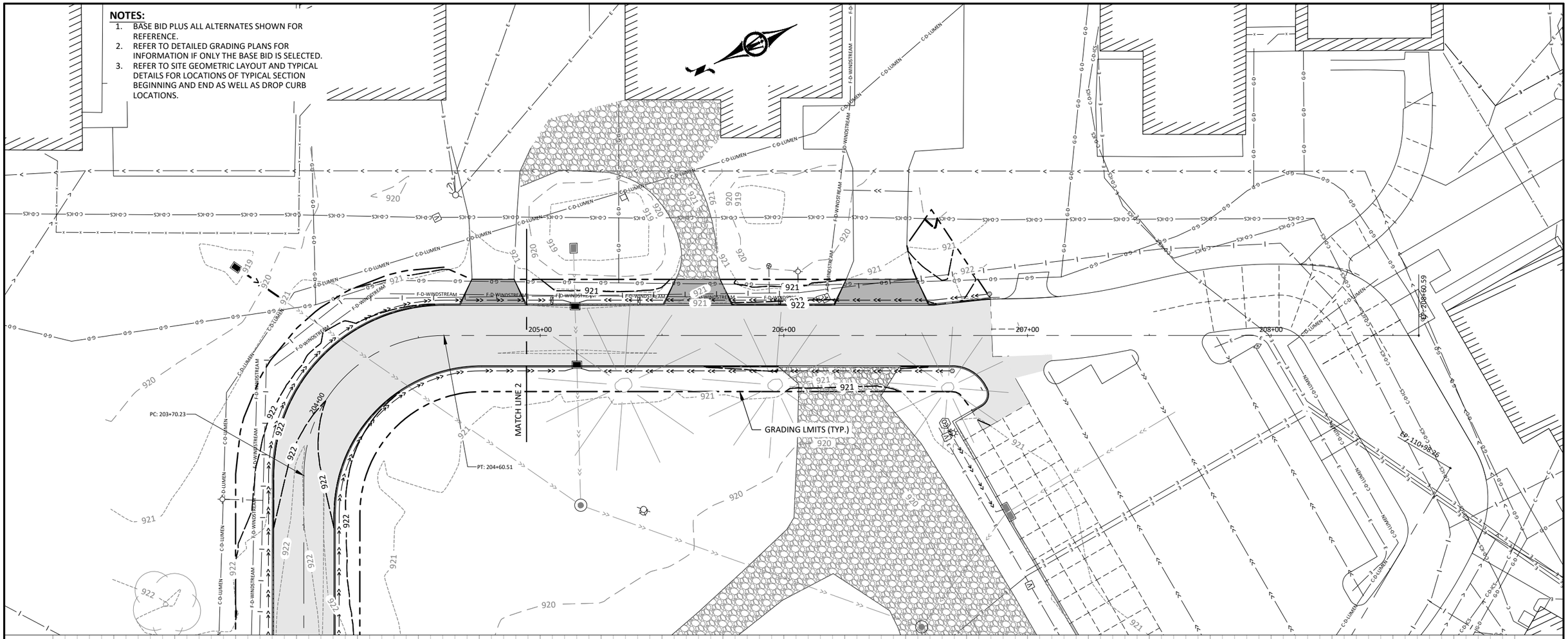
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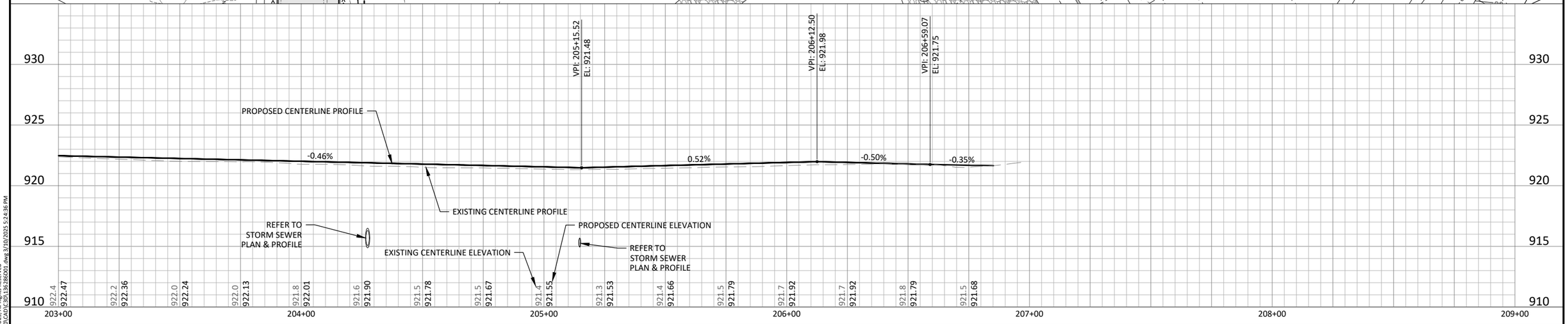
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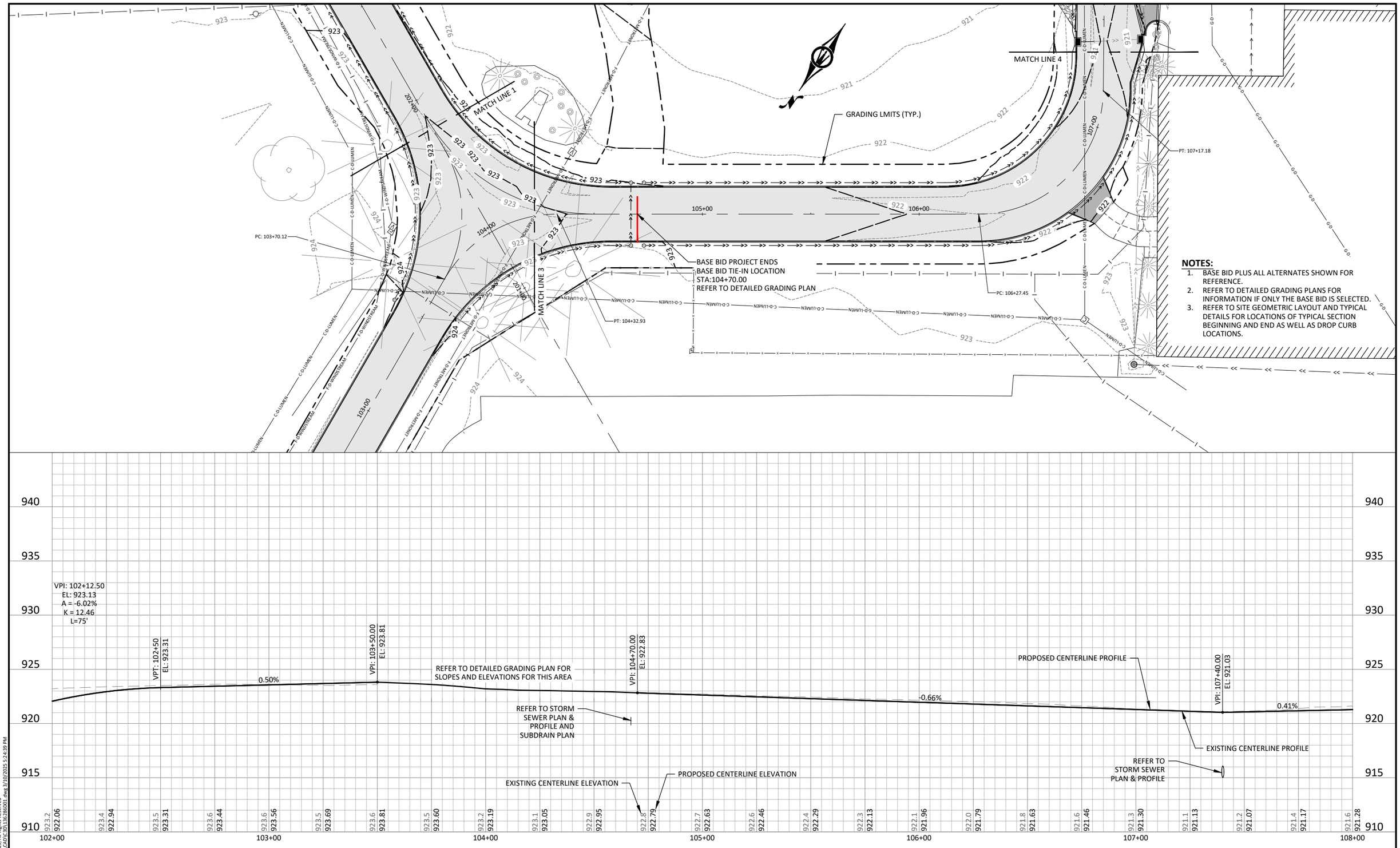
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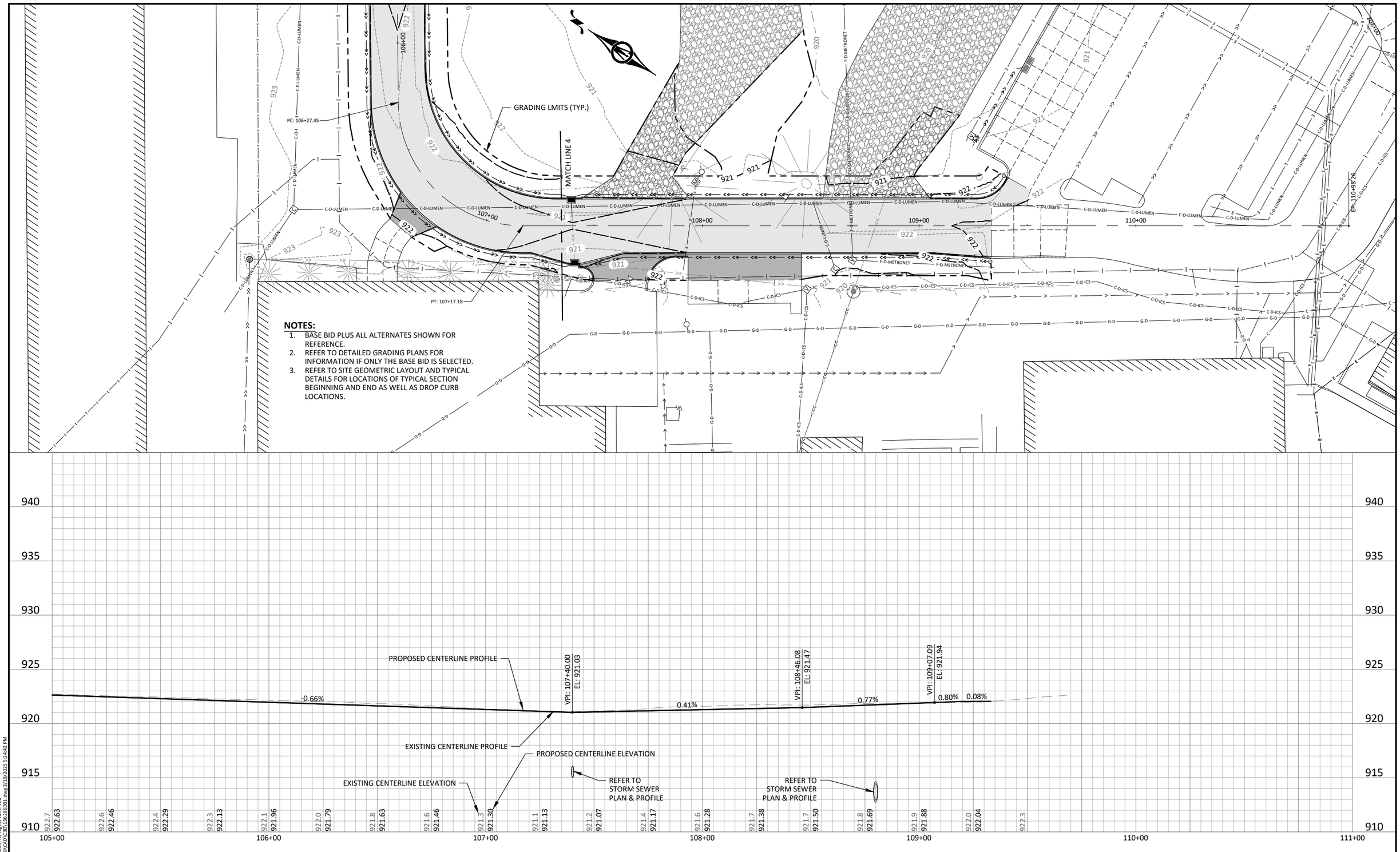
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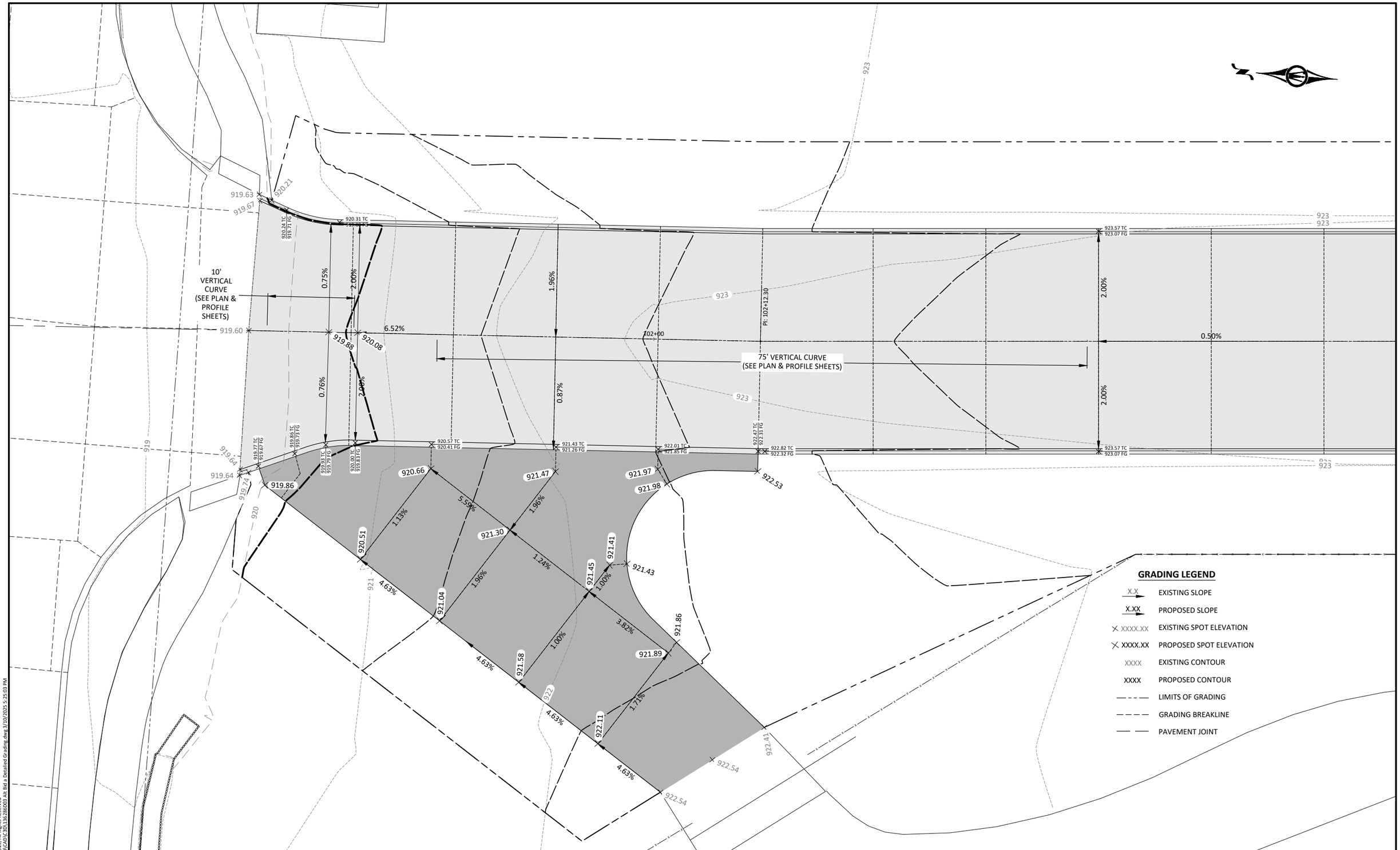
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DETAILED GRADING PLAN - BASE BID

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GRADING LEGEND

- X.X — EXISTING SLOPE
- X.XX — PROPOSED SLOPE
- XXXX.XX — EXISTING SPOT ELEVATION
- XXXX.XX — PROPOSED SPOT ELEVATION
- XXXX — EXISTING CONTOUR
- XXXX — PROPOSED CONTOUR
- LIMITS OF GRADING
- GRADING BREAKLINE
- PAVEMENT JOINT

BASE BID TIE-IN GRADING IF ALTERNATE BID A IS NOT SELECTED

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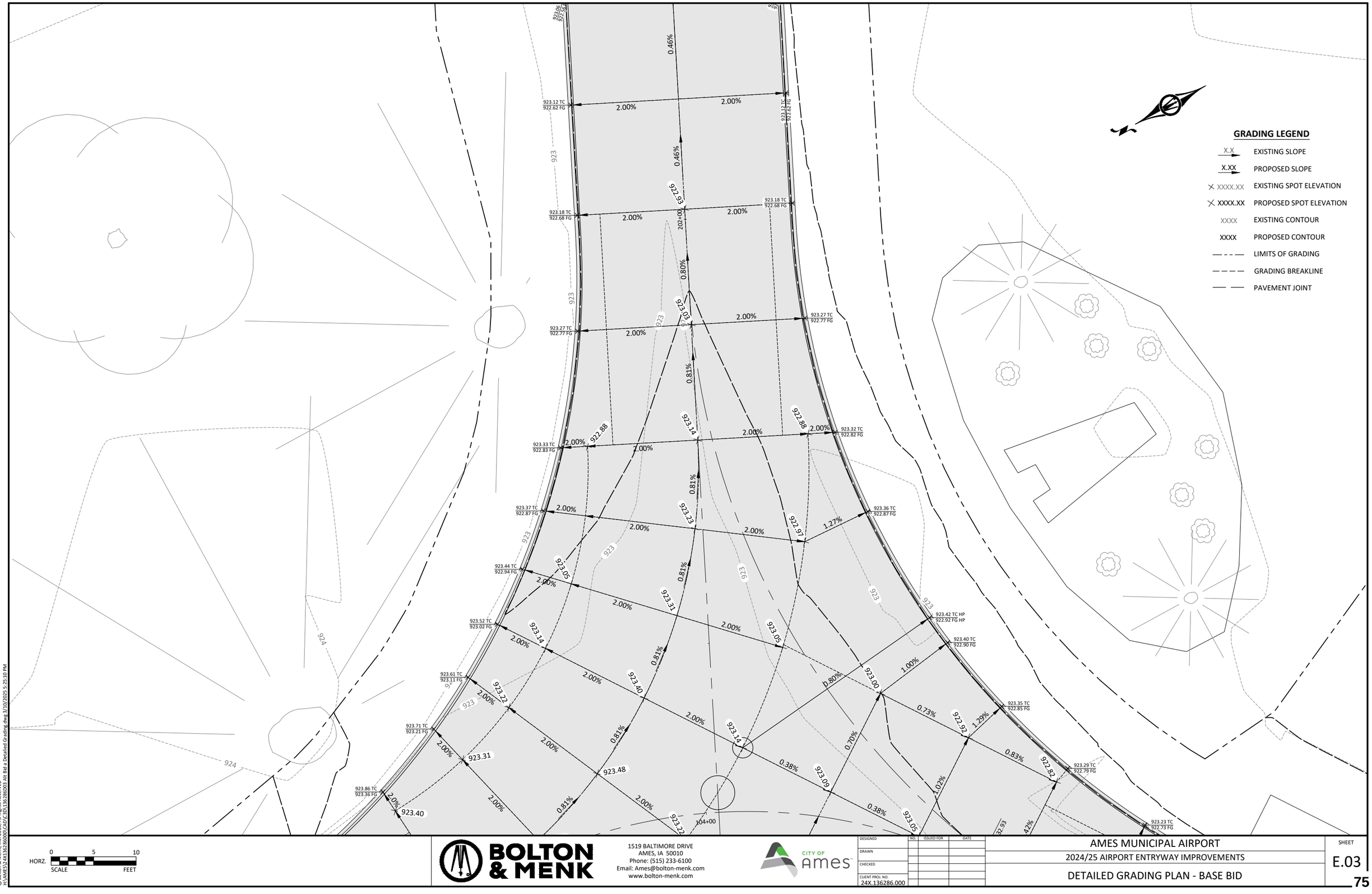
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DETAILED GRADING PLAN - BASE BID

SHEET E.02

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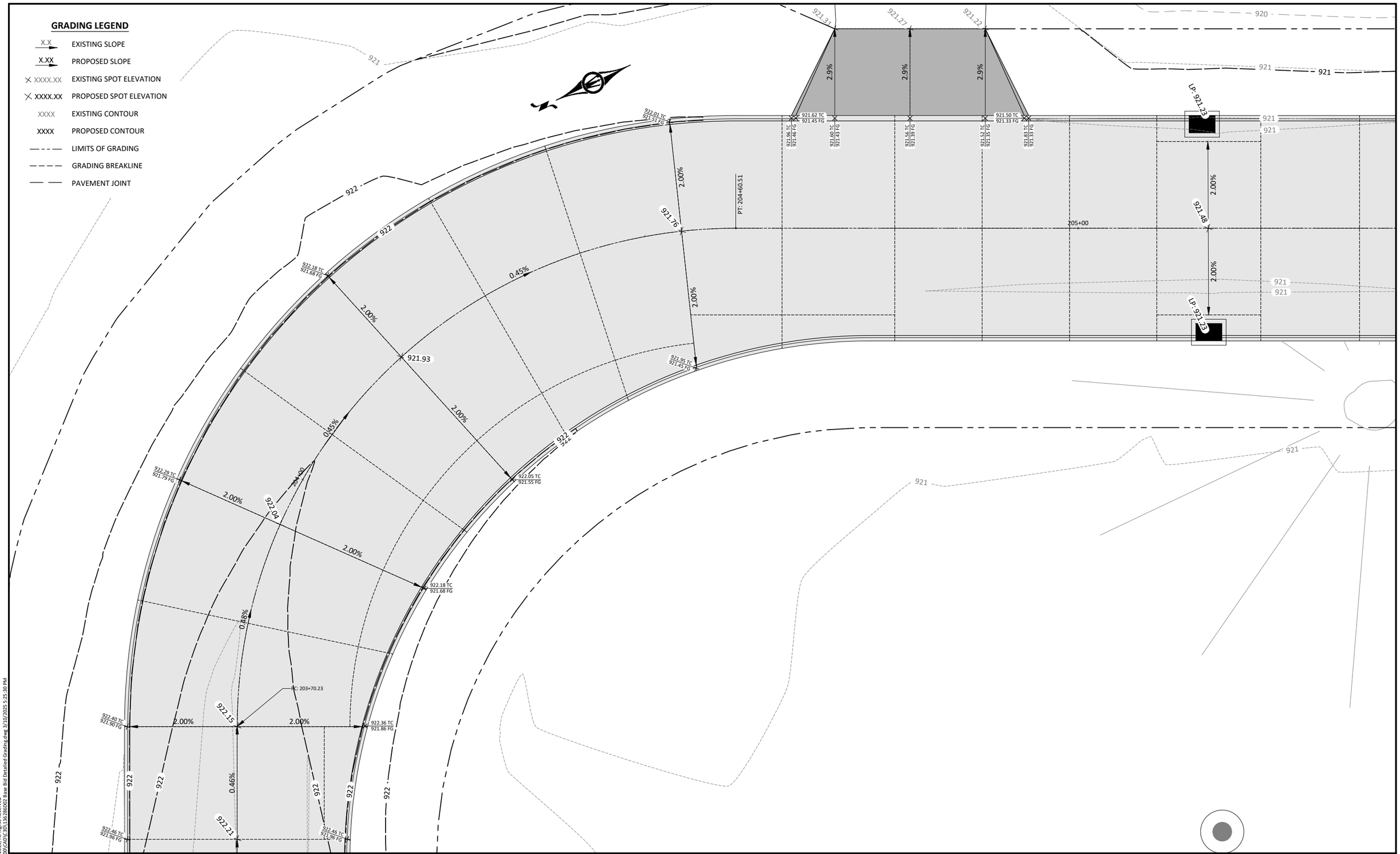
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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
DETAILED GRADING PLAN - BASE BID

SHEET E.03

GRADING LEGEND

- X.X — EXISTING SLOPE
- X.XX — PROPOSED SLOPE
- XXXX.XX — EXISTING SPOT ELEVATION
- XXXX.XX — PROPOSED SPOT ELEVATION
- XXXX — EXISTING CONTOUR
- XXXX — PROPOSED CONTOUR
- LIMITS OF GRADING
- GRADING BREAKLINE
- PAVEMENT JOINT



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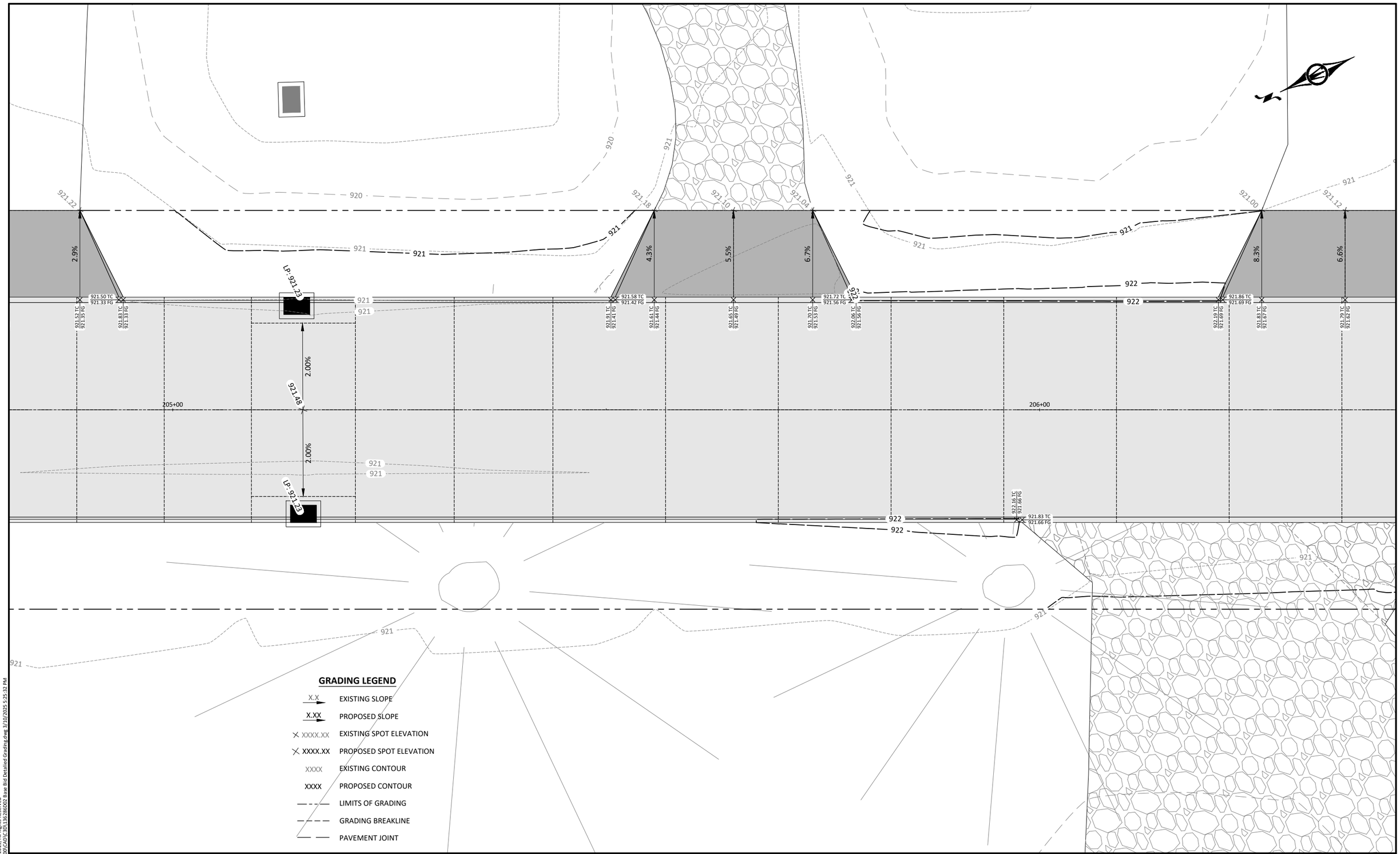
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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
DETAILED GRADING PLAN - BASE BID

SHEET E.04



GRADING LEGEND

X.X	EXISTING SLOPE
X.XX	PROPOSED SLOPE
× XXXX.XX	EXISTING SPOT ELEVATION
× XXXX.XX	PROPOSED SPOT ELEVATION
XXXX	EXISTING CONTOUR
XXXX	PROPOSED CONTOUR
— — —	LIMITS OF GRADING
— — —	GRADING BREAKLINE
— — —	PAVEMENT JOINT

HORZ. SCALE 0 5 10 FEET

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AMES MUNICIPAL AIRPORT
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DETAILED GRADING PLAN - BASE BID

SHEET E.05

ADJUST GRADE AROUND AND EXPOSE
EXISTING SILTED IN CULVERT.
SHAPE AREA TO DRAIN.
WORK SHALL BE CONSIDERED INCIDENTAL
TO OTHER PROJECT BID ITEMS.

GRADING LEGEND

- X.X — EXISTING SLOPE
- X.XX — PROPOSED SLOPE
- XXXX.XX — EXISTING SPOT ELEVATION
- XXXX.XX — PROPOSED SPOT ELEVATION
- XXXX — EXISTING CONTOUR
- XXXX — PROPOSED CONTOUR
- LIMITS OF GRADING
- GRADING BREAKLINE
- PAVEMENT JOINT

206+00 207+00

6.7% 8.3% 6.6% 5.0% 3.3% 4.60% 0.99% 0.17% 0.50% 2.00% 2.56% 2.91% 0.3%

921.04 921.00 921.12 921.24 921.36 919.65 921.81 921.70 921.75 921.72 921.50 921.59 921.60 921.50 921.07

921.72 TC 921.56 FG
921.86 TC 921.69 FG
921.67 TC 921.50 FG
921.42 TC 921.42 FG
921.44 TC 921.44 FG
922.16 TC 921.66 FG
921.83 TC 921.66 FG
921.73 TC 921.56 FG
922.00 TC 921.50 FG
921.89 TC 921.53 FG
921.85 TC 921.55 FG
921.77 TC 921.77 FG
921.71 TC 921.21 FG
921.66 TC 921.16 FG

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DETAILED GRADING PLAN - BASE BID

SHEET E.06

GRADING LEGEND

- X.X — EXISTING SLOPE
- X.XX — PROPOSED SLOPE
- XXXX.XX — EXISTING SPOT ELEVATION
- XXXX.XX — PROPOSED SPOT ELEVATION
- XXXX — EXISTING CONTOUR
- XXXX — PROPOSED CONTOUR
- LIMITS OF GRADING
- GRADING BREAKLINE
- PAVEMENT JOINT

PC: 106+27.45

PT: 107+17.18

LP: 920.78

LP: 920.68

107+00

108+00

HORZ. 0 5 10 SCALE FEET

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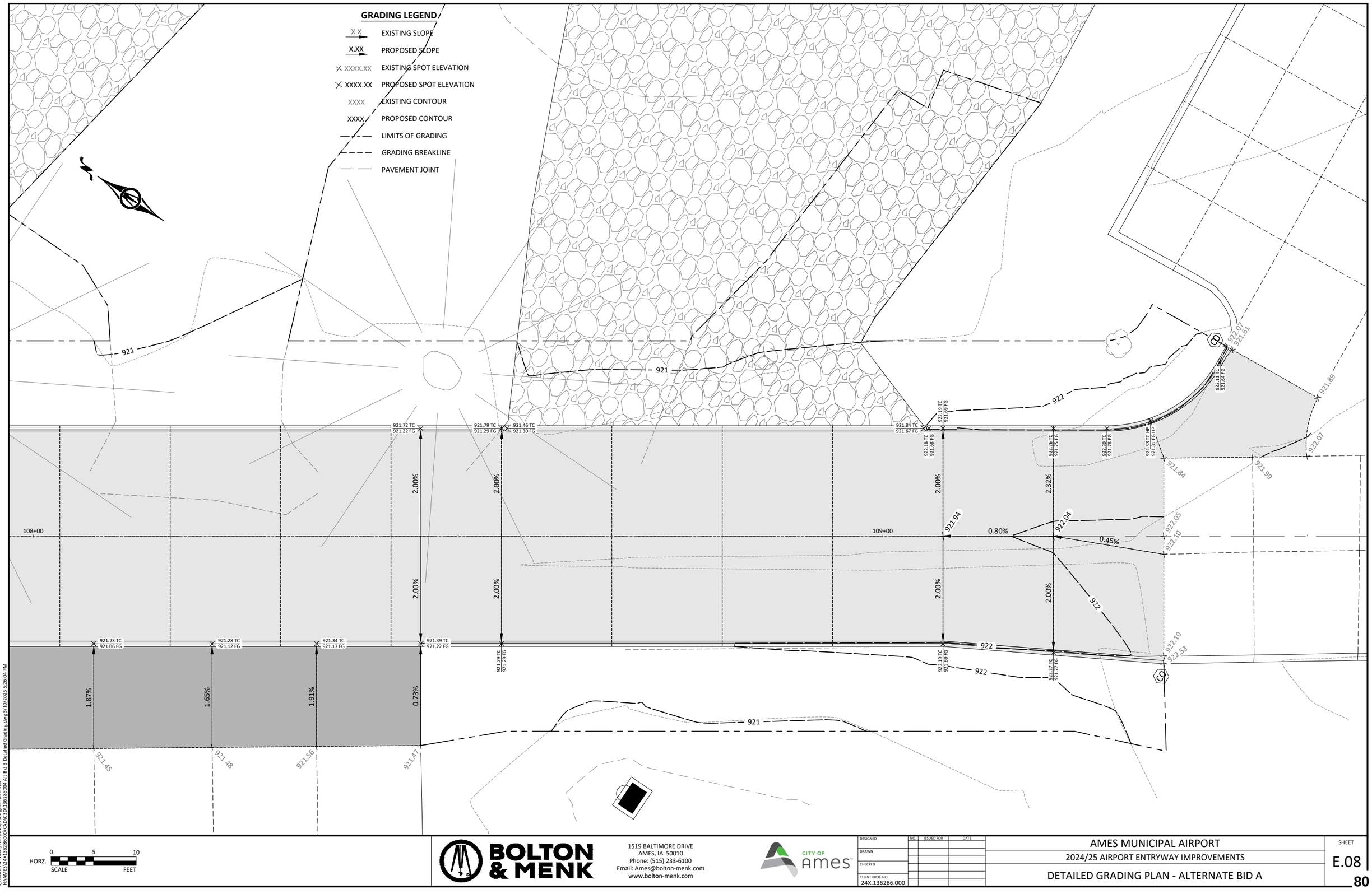
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DETAILED GRADING PLAN - ALTERNATE BID A

SHEET E.07

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GRADING LEGEND

- X.X — EXISTING SLOPE
- X.XX — PROPOSED SLOPE
- XXXX.XX — EXISTING SPOT ELEVATION
- XXXX.XX — PROPOSED SPOT ELEVATION
- XXXX — EXISTING CONTOUR
- XXXX — PROPOSED CONTOUR
- LIMITS OF GRADING
- GRADING BREAKLINE
- PAVEMENT JOINT



HORZ. SCALE 0 5 10 FEET

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DETAILED GRADING PLAN - ALTERNATE BID A

SHEET E.08

LEGEND:

- BASE BID HMA REMOVAL
- BASE BID PCC REMOVAL
- BASE BID PCC CURB & GUTTER REMOVAL
- ALTERNATE BID A HMA REMOVAL
- ALTERNATE BID A PCC REMOVAL
- ALTERNATE BID A PCC CURB & GUTTER REMOVAL
- FULL DEPTH SAW CUT (TYP.)

NOTES:

1. PER THE GEOTECHNICAL REPORT, ALL EXISTING HMA PAVEMENT IS ASSUMED TO HAVE AN AVERAGE DEPTH OF 3.5 INCHES EXCEPT WHERE NOTED ON THE PLANS. ALL EXISTING PCC PAVEMENT, INCLUDING CURB AND GUTTER SECTIONS, IS ASSUMED TO HAVE AN AVERAGE DEPTH OF 8.5 INCHES.
2. CONTRACTOR SHALL TAKE CARE TO PROTECT THE EXISTING PAVEMENTS TO REMAIN. ANY DAMAGE CAUSED TO THE EXISTING PAVEMENT DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
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5. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE AND SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND PROPERLY DISPOSED OF OFF AIRPORT PROPERTY.
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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
EXISTING CONDITIONS & DEMOLITION PLAN - OVERVIEW

SHEET F.01

EXISTING TRAFFIC SIGN
TO BE REMOVED & REINSTALLED

FULL DEPTH SAW CUT

FULL DEPTH SAW CUT

FULL DEPTH SAW CUT

FULL DEPTH SAW CUT

PT: 102+11.30

PC: 103+70.42

102+00

103+00

104+00

201+00

200+00

BP: 200+00.00

MATCH LINE 1

MATCH LINE 3

EXISTING TRAFFIC SIGN
TO BE REMOVED & REINSTALLED

FULL DEPTH SAW CUT
BASE BID REMOVAL LIMITS

LEGEND:

- BASE BID HMA REMOVAL
- BASE BID PCC REMOVAL
- BASE BID PCC CURB & GUTTER REMOVAL
- ALTERNATE BID A HMA REMOVAL
- ALTERNATE BID A PCC REMOVAL
- ALTERNATE BID A PCC CURB & GUTTER REMOVAL
- FULL DEPTH SAW CUT (TYP.)

NOTES:

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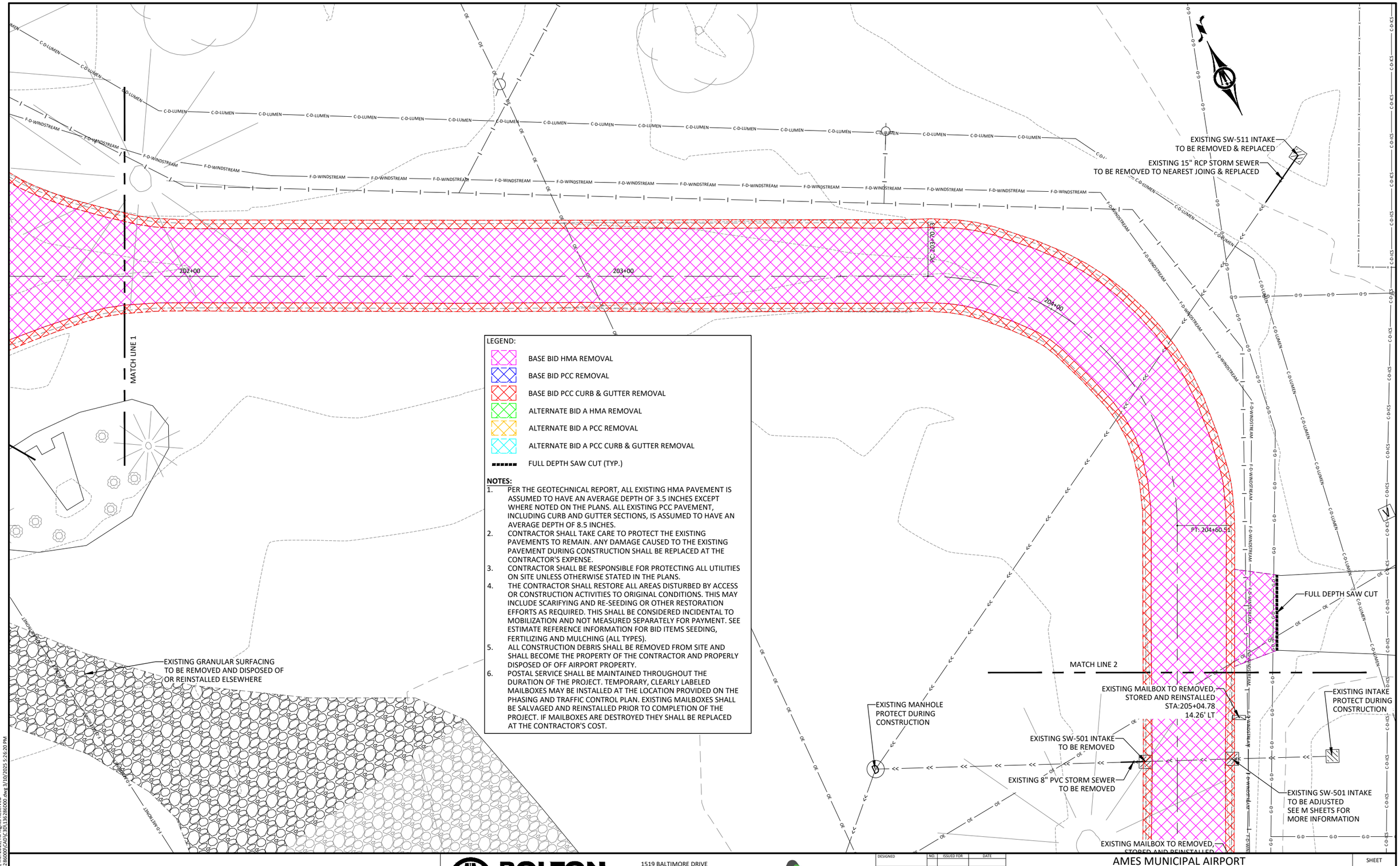
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2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
EXISTING CONDITIONS & DEMOLITION PLAN - BASE BID

SHEET F.02



LEGEND:

- BASE BID HMA REMOVAL
- BASE BID PCC REMOVAL
- BASE BID PCC CURB & GUTTER REMOVAL
- ALTERNATE BID A HMA REMOVAL
- ALTERNATE BID A PCC REMOVAL
- ALTERNATE BID A PCC CURB & GUTTER REMOVAL
- ▬▬▬ FULL DEPTH SAW CUT (TYP.)

NOTES:

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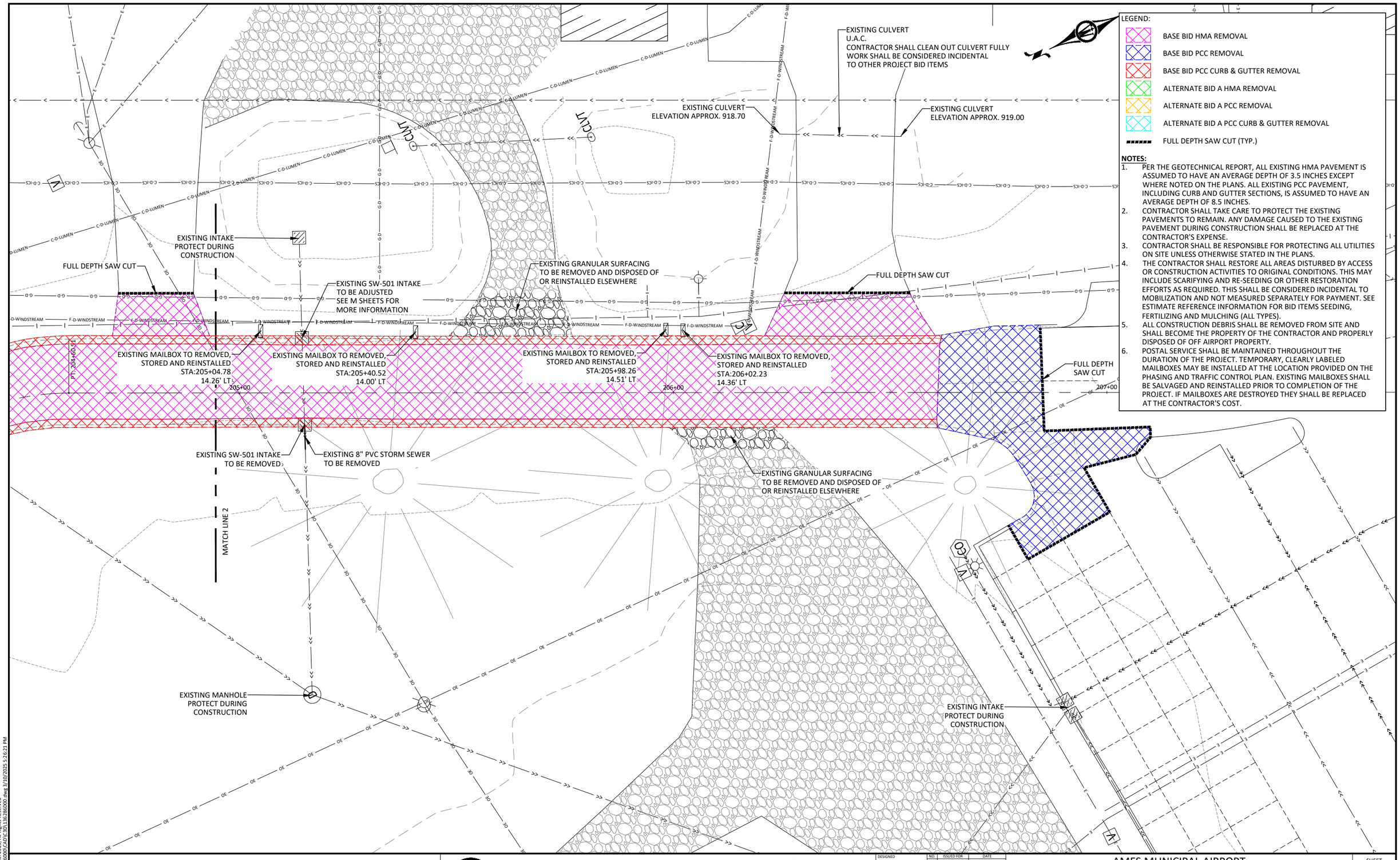
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2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
EXISTING CONDITIONS & DEMOLITION PLAN - BASE BID

SHEET F.03



NOTES:

1. PER THE GEOTECHNICAL REPORT, ALL EXISTING HMA PAVEMENT IS ASSUMED TO HAVE AN AVERAGE DEPTH OF 3.5 INCHES EXCEPT WHERE NOTED ON THE PLANS. ALL EXISTING PCC PAVEMENT, INCLUDING CURB AND GUTTER SECTIONS, IS ASSUMED TO HAVE AN AVERAGE DEPTH OF 8.5 INCHES.
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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
EXISTING CONDITIONS & DEMOLITION PLAN - BASE BID

SHEET F.04

LEGEND:

- BASE BID HMA REMOVAL
- BASE BID PCC REMOVAL
- BASE BID PCC CURB & GUTTER REMOVAL
- ALTERNATE BID A HMA REMOVAL
- ALTERNATE BID A PCC REMOVAL
- ALTERNATE BID A PCC CURB & GUTTER REMOVAL
- FULL DEPTH SAW CUT (TYP.)

NOTES:

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EXISTING GRANULAR SURFACING TO BE REMOVED AND DISPOSED OF OR REINSTALLED ELSEWHERE

EXISTING COMMUNICATIONS LINE
FIELD VERIFY LOCATION
IF IN CONFLICT WITH PROJECT IMPROVEMENTS
CONTRACTOR SHALL COORIDNATE WITH UTILITY
COMPANY TO RELOCATE TO OUTSIDE OF PROPOSED PAVEMENT

EXISTING SW-501 INTAKE
TO REMAIN, CASTING TO BE REPLACED
SEE M SHEETS FOR
MORE INFORMATION

MATCH LINE 4
EXISTING SW-501 INTAKE
TO BE REMOVED

MATCH LINE 3

PT: 104+32.93

PT: 107+17.18

PC: 106+27.45

105+00

106+00

107+00

8.5" HMA

FULL DEPTH SAW CUT

FULL DEPTH SAW CUT
BASE BID REMOVAL LIMITS

LANDSCAPING BETWEEN EXISTING
BACK OF CURB AND HANGAR
IS DECORATIVE ROCK. REMOVE MINIMAL
AMOUNT AND REPLACE WITH NEW
DECORATIVE ROCK MATCHING EXISITNG.
CONSIDERED INCIDENTAL TO OTHER
PROJECT BID ITEMS.

HORZ. SCALE 0 10 20 FEET

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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
EXISTING CONDITIONS & DEMOLITION PLAN - ALTERNATE BID A

SHEET F.05

PC: 106+27.45

8.5" HMA

EXISTING COMMUNICATIONS LINE
FIELD VERIFY LOCATION
IF IN CONFLICT WITH PROJECT IMPROVEMENTS
CONTRACTOR SHALL COORDINATE WITH UTILITY
COMPANY TO RELOCATE TO OUTSIDE OF PROPOSED PAVEMENT

EXISTING GRANULAR SURFACING
TO BE REMOVED AND DISPOSED OF
OR REINSTALLED ELSEWHERE

EXISTING TRAFFIC SIGN
TO BE REMOVED & REINSTALLED

EXISTING GRANULAR SURFACING
TO BE REMOVED AND DISPOSED OF
OR REINSTALLED ELSEWHERE

EXISTING SW-501 INTAKE
TO BE REMOVED

107+00

108+00

109+00

EXISTING SW-501 INTAKE
TO REMAIN, CASTING TO BE REPLACED
SEE M SHEETS FOR
MORE INFORMATION

8.5"
HMA

FULL DEPTH SAW CUT

FULL DEPTH SAW CUT

FULL DEPTH SAW CUT

FULL DEPTH SAW CUT

LANDSCAPING BETWEEN EXISTING
BACK OF CURB AND HANGAR
IS DECORATIVE ROCK. REMOVE MINIMAL
AMOUNT AND REPLACE WITH NEW
DECORATIVE ROCK MATCHING EXISITNG.
CONSIDERED INCIDENTAL TO OTHER
PROJECT BID ITEMS.

EXISTING INTAKE
PROTECT DURING
CONSTRUCTION

MATCH LINE 4

LEGEND:

- BASE BID HMA REMOVAL
- BASE BID PCC REMOVAL
- BASE BID PCC CURB & GUTTER REMOVAL
- ALTERNATE BID A HMA REMOVAL
- ALTERNATE BID A PCC REMOVAL
- ALTERNATE BID A PCC CURB & GUTTER REMOVAL
- FULL DEPTH SAW CUT (TYP.)

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HORZ. SCALE 0 10 20 FEET

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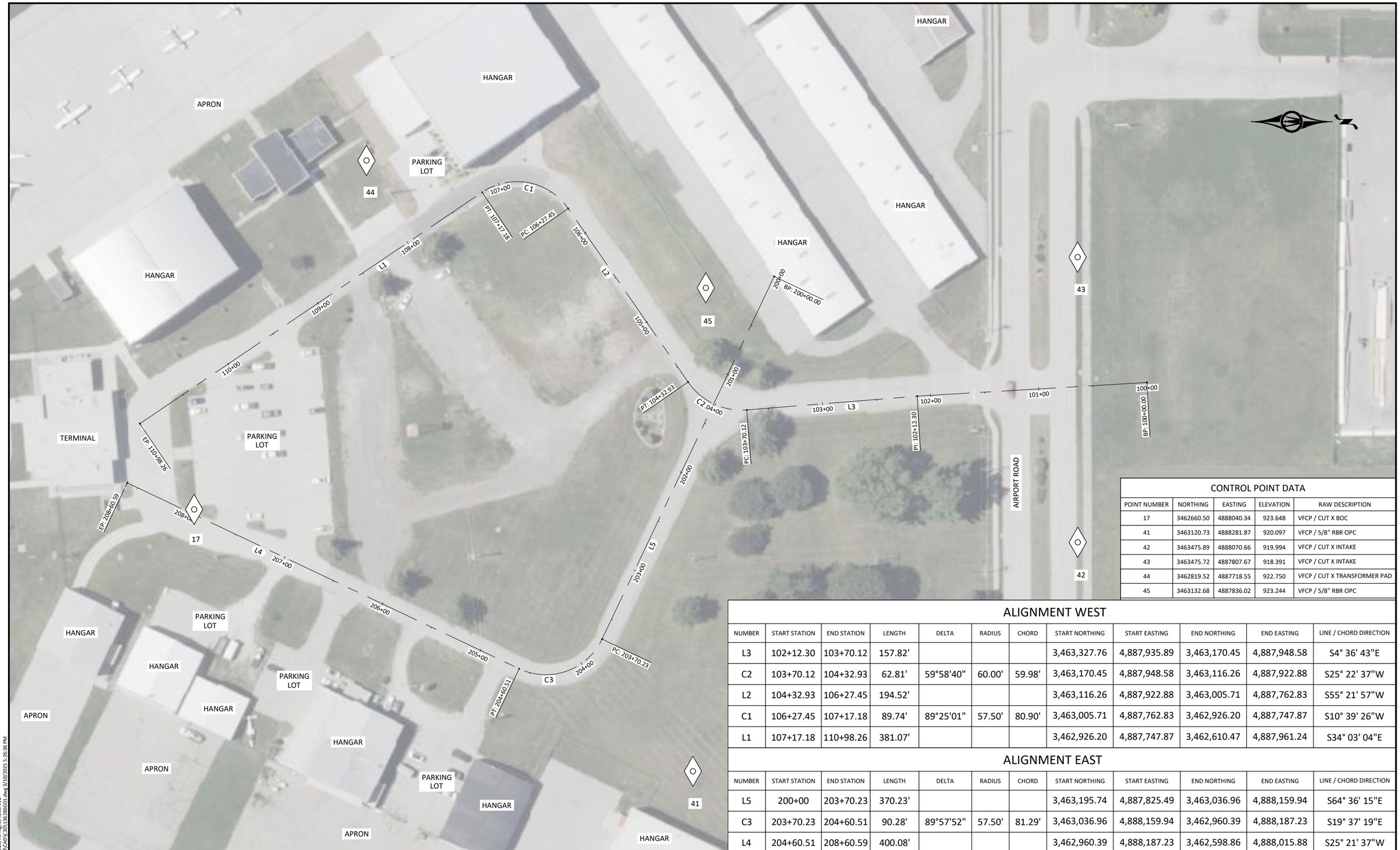
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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
EXISTING CONDITIONS & DEMOLITION PLAN - ALTERNATE BID A

SHEET F.06



CONTROL POINT DATA

POINT NUMBER	NORTHING	EASTING	ELEVATION	RAW DESCRIPTION
17	3462660.50	4888040.34	923.648	VFCP / CUT X BOC
41	3463120.73	4888281.87	920.097	VFCP / 5/8" RBR OPC
42	3463475.89	4888070.66	919.994	VFCP / CUT X INTAKE
43	3463475.72	4887807.67	918.391	VFCP / CUT X INTAKE
44	3462819.52	4887718.55	922.750	VFCP / CUT X TRANSFORMER PAD
45	3463132.68	4887836.02	923.244	VFCP / 5/8" RBR OPC

ALIGNMENT WEST

NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START NORTHING	START EASTING	END NORTHING	END EASTING	LINE / CHORD DIRECTION
L3	102+12.30	103+70.12	157.82'				3,463,327.76	4,887,935.89	3,463,170.45	4,887,948.58	S4° 36' 43"E
C2	103+70.12	104+32.93	62.81'	59°58'40"	60.00'	59.98'	3,463,170.45	4,887,948.58	3,463,116.26	4,887,922.88	S25° 22' 37"W
L2	104+32.93	106+27.45	194.52'				3,463,116.26	4,887,922.88	3,463,005.71	4,887,762.83	S55° 21' 57"W
C1	106+27.45	107+17.18	89.74'	89°25'01"	57.50'	80.90'	3,463,005.71	4,887,762.83	3,462,926.20	4,887,747.87	S10° 39' 26"W
L1	107+17.18	110+98.26	381.07'				3,462,926.20	4,887,747.87	3,462,610.47	4,887,961.24	S34° 03' 04"E

ALIGNMENT EAST

NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START NORTHING	START EASTING	END NORTHING	END EASTING	LINE / CHORD DIRECTION
L5	200+00	203+70.23	370.23'				3,463,195.74	4,887,825.49	3,463,036.96	4,888,159.94	S64° 36' 15"E
C3	203+70.23	204+60.51	90.28'	89°57'52"	57.50'	81.29'	3,463,036.96	4,888,159.94	3,462,960.39	4,888,187.23	S19° 37' 19"E
L4	204+60.51	208+60.59	400.08'				3,462,960.39	4,888,187.23	3,462,598.86	4,888,015.88	S25° 21' 37"W

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HORZ. SCALE 0 40 80 FEET

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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
CONTROL POINTS & STATIONING INFORMATION

SHEET G.01

NOTES:

1. BASE BID PLUS ALL ALTERNATES SHOWN FOR REFERENCE.
2. REFER TO PLAN & PROFILE GRADING SHEETS, DETAILED GRADING PLANS AND EXISTING CONDITIONS & DEMOLITION PLAN FOR MORE INFORMATION.

LEGEND

- PCC PAVEMENT, 7"
- PCC DRIVEWAY PAVEMENT, 6"
- RELOCATED GRANULAR SURFACING, 6"

GRANULAR SURFACING TO BE INSTALLED TO ALIGN WITH PROPOSED DROP CURB FOR FUTURE PARKING LOT ENTRANCES

BP: 100+00.00
PI: 102+12.30
PC: 103+70.12
MATCH LINE 1
MATCH LINE 2
MATCH LINE 3
MATCH LINE 4
PC: 203+70.23
PT: 204+60.51
EP: 100+00.00
EP: 110+98.26
EP: 208+60.59
TLOFA
TOFA
ROFA

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HORZ. SCALE 0 50 100 FEET

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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
SITE GEOMETRIC LAYOUT - OVERVIEW

SHEET G.02

STA:101+54.15
15.71' LT

RAD STA:101+63.48
28.00' LT

PC STA:101+57.47
14.26' LT

R15'

PT STA:101+63.48
13.00' LT

DROPPED CURB

PI: 102+12.30

102+00

103+00

STA:101+54.81
15.91' RT

PC STA:101+60.30
13.91' RT

PT STA:102+07.40
15.00' RT

STA:102+12.30
13.00' RT

PT STA:101+65.43
13.00' RT

STA:102+12.30
15.00' RT

R10'

STA:101+55.50
17.79' RT

RAD STA:102+07.40
25.00' RT

STA:101+52.62
16.71' RT

RAD STA:101+65.38
28.00' RT

PC STA:102+00.59
32.33' RT

STA:102+12.74
44.51' RT

STA:102+01.86
52.21' RT

PC STA:103+45.25
13.00' LT

PC STA:103+45.30
13.00' RT

R90'

PC: 103+70.12

REFER TO SHEET G.02 FOR
STATION AND OFFSET OF
RADIUS CENTER

R47'

R60'

R73'

202+00

PT STA:201+
13.00' RT

MATCH LINE 1

104+00

R90'

PT: 104+32.93

201+00

MATCH LINE 3

PC STA:104+57.77
13.00' LT

PT STA:104+57.74
13.00' RT

105+00

RAD STA:104+57.79
103.00' RT

BP: 200+00.00

200+00

NOTES:

1. BASE BID PLUS ALL ALTERNATES SHOWN FOR REFERENCE.
2. REFER TO PLAN & PROFILE GRADING SHEETS, DETAILED GRADING PLANS AND EXISTING CONDITIONS & DEMOLITION PLAN FOR MORE INFORMATION.

LEGEND

- PCC PAVEMENT, 7"
- PCC DRIVEWAY PAVEMENT, 6"
- RELOCATED GRANULAR SURFACING, 6"

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HORZ. SCALE 0 10 20 FEET

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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
SITE GEOMTERIC LAYOUT

SHEET G.03

NOTES:

1. BASE BID PLUS ALL ALTERNATES SHOWN FOR REFERENCE.
2. REFER TO PLAN & PROFILE GRADING SHEETS, DETAILED GRADING PLANS AND EXISTING CONDITIONS & DEMOLITION PLAN FOR MORE INFORMATION.

LEGEND

- PCC PAVEMENT, 7"
- PCC DRIVEWAY PAVEMENT, 6"
- RELOCATED GRANULAR SURFACING, 6"

RAD STA:201+98.80
103.00' LT

R90'
R47'
R60'
R73'

PT STA:201+98.80
13.00' LT

202+00

PT STA:201+98.89
13.00' RT

MATCH LINE 1

FUTURE PARKING LOT
SHOWN FOR REFERENCE

PC STA:203+70.23
13.00' LT

PC: 203+70.23

203+00

204+00

PC STA:203+54.74
13.00' RT

R44.5'
R57.5'
R70.5'

PT STA:204+60.51
13.00' LT

MATCH LINE 2

PT: 204+60.51

STA:204+66.93
13.00' LT

STA:204+71.93
23.00' LT

STA:204+67.43
13.00' LT

PT STA:204+76.00
13.00' RT

DROPPE

RAD STA:203+54.74
73.00' RT

R60'

RAD STA:203+99.99
57.50' RT

HORZ. SCALE 0 10 20 FEET

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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
SITE GEOMTERIC LAYOUT

SHEET G.04

NOTES:

1. BASE BID PLUS ALL ALTERNATES SHOWN FOR REFERENCE.
2. REFER TO PLAN & PROFILE GRADING SHEETS, DETAILED GRADING PLANS AND EXISTING CONDITIONS & DEMOLITION PLAN FOR MORE INFORMATION.

LEGEND

- PCC PAVEMENT, 7"
- PCC DRIVEWAY PAVEMENT, 6"
- RELOCATED GRANULAR SURFACING, 6"

STA:204+71.93
23.00' LT

STA:204+89.29
23.00' LT

STA:204+66.93
13.00' LT

STA:204+93.79
13.00' LT

PT STA:204+60.51
13.00' LT

STA:204+67.43
13.00' LT

STA:204+94.29
13.00' LT

PT: 204+60.51

5' DROPPED CURB 5'

STA:205+55.54
23.00' LT

STA:205+73.82
23.00' LT

STA:205+50.54
13.00' LT

STA:205+78.32
13.00' LT

STA:205+51.04
13.00' LT

STA:205+78.82
13.00' LT

5' DROPPED CURB 5'

STA:206+25.61
23.00' LT

STA:206+54.57
23.00' LT

STA:206+20.61
13.00' LT

STA:206+21.11
13.00' LT

STA:206+59.07
13.00' LT

STA:206+59.57
13.00' LT

STA:206+61.57
13.00' LT

STA:206+66.24
13.52' LT

STA:206+84.60
15.56' LT

5' DROPPED CURB 5'

CURB CUT FOR STORM WATER LET DOWN

STA:206+69.23
13.85' LT

205+00

206+00

207+00

STA:207+09.97
7.96' RT

STA:206+47.28
13.00' RT

STA:206+85.52
8.89' RT

STA:205+97.35
13.00' RT

DROPPED CURB

PC STA:206+69.16
13.00' RT

PT STA:206+82.16
20.52' RT

PC STA:206+82.81
21.65' RT

STA:205+97.97
13.00' RT

STA:206+47.91
13.00' RT

STA:207+06.65
14.33' RT

R15'

RAD STA:206+78.48
24.14' RT

R5'

STA:206+94.70
17.36' RT

RAD STA:206+69.16
28.00' RT

STA:206+77.25
30.62' RT

STA:207+00.62
27.61' RT

PT STA:206+80.97
28.48' RT

STA:206+81.77
38.47' RT

PT STA:204+76.00
13.00' RT

MATCH LINE 2

R70.5'

R57.5'

R44.5'

204+00

RAD STA:203+99.99
57.50' RT

R60'

FUTURE PARKING LOT
SHOWN FOR REFERENCE

PC STA:203+54.74
13.00' RT

RAD STA:203+54.74
73.00' RT

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SITE GEOMTERIC LAYOUT

SHEET G.05

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LEGEND

- PCC PAVEMENT, 7"
- PCC DRIVEWAY PAVEMENT, 6"
- RELOCATED GRANULAR SURFACING, 6"

RAD STA:201+98.89
103.00' RT

RAD STA:104+57.77
103.00' LT

FUTURE PARKING LOT
SHOWN FOR REFERENCE

R90'

PC STA:104+57.77
13.00' LT

PT: 104+32.93

104+00

105+00

106+00

PT STA:104+57.74
13.00' RT

MATCH LINE 3

201+00

R90'

PC STA:106+12.10
13.00' LT

PC: 106+27.45

PC STA:106+27.45
13.00' RT

RAD STA:106+12.10
73.00' LT

1002+00

RAD STA:107+17.18
57.50' LT

R60'

PT STA:107+32.53
13.00' LT

PT: 107+17.18

R70.5'

R57.5'

R44.5'

107+00

STA:106+82.57
13.00' RT

STA:106+82.15
13.00' RT

DROPPED CURB

5'

STA:106+77.75
23.58' RT

STA:106+63.62
13.00' RT

STA:106+68.47
24.19' RT

STA:106+64.04
13.00' RT

DROPPED CURB

PC STA:107+75.32
24.50' RT

STA:107+63.54
13.00' RT

PC STA:107+44.35
19.50' RT

R5'

STA:107+44.57
13.00' LT

STA:107+43.54
18.00' RT

STA:107+43.94
13.00' LT

STA:107+42.87
18.00' RT

1001+00

MATCH LINE 4

STA:107+38.54
18.00' RT

STA:107+42.87
19.50' RT

STA:107+21.04
13.00' RT

PT STA:107+17.18
13.00' RT

HORZ. 0 10 20
SCALE FEET

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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
SITE GEOMTERIC LAYOUT

SHEET G.06

NOTES:

1. BASE BID PLUS ALL ALTERNATES SHOWN FOR REFERENCE.
2. REFER TO PLAN & PROFILE GRADING SHEETS, DETAILED GRADING PLANS AND EXISTING CONDITIONS & DEMOLITION PLAN FOR MORE INFORMATION.

LEGEND

- PCC PAVEMENT, 7"
- PCC DRIVEWAY PAVEMENT, 6"
- RELOCATED GRANULAR SURFACING, 6"

EP: 1002+00.00

RAD STA:106+12.10
73.00' LT

RAD STA:107+17.18
57.50' LT

PC STA:106+12.10
13.00' LT

PC: 106+27.45

R60'

R44.5'

R57.5'

R70.5'

STA:106+63.62
13.00' RT

STA:106+64.04
13.00' RT

DROPPED CURB

5'

5'

STA:106+82.15
13.00' RT

STA:106+82.57
13.00' RT

STA:106+77.75
23.58' RT

STA:106+68.47
24.19' RT

106+00

107+00

PT: 107+17.18

PT STA:107+32.53
13.00' LT

STA:107+43.94
13.00' LT

STA:107+44.57)
13.00' LT

STA:107+94.20
13.00' LT

STA:107+93.58
13.00' LT

DROPPED CURB

STA:107+42.87
18.00' RT

STA:107+43.54
18.00' RT

DROPPED CURB

108+00

STA:107+38.54
18.00' RT

100+00

PC STA:107+44.35
19.50' RT

PT STA:107+87.97
14.50' RT

STA:107+93.37
13.00' RT

PT STA:107+17.18
13.00' RT

STA:107+21.04
13.00' RT

STA:107+42.87
19.50' RT

R5'

STA:107+63.54
13.00' RT

PC STA:107+75.32
24.50' RT

R13'

STA:107+93.37
14.50' RT

RAD STA:107+44.35
24.50' RT

PT STA:107+49.35
24.50' RT

STA:107+75.22
24.90' RT

STA:107+49.35
25.18' RT

RAD STA:107+87.97
27.50' RT

STA:107+93.37
25.15' RT

MATCH LINE 4

FUTURE PARKING LOT
SHOWN FOR REFERENCE

STA:108+55.13
13.00' LT

STA:108+55.76
13.00' LT

DROPPED CURB

STA:108+45.58
13.00' RT

STA:108+45.58
24.67' RT

STA:109+04.81
13.00' LT

STA:109+05.44
13.00' LT

PC STA:109+26.38
13.00' LT

109+00

STA:109+07.09
13.00' RT

STA:109+40.43
22.36' LT

PT STA:109+39.44
20.61' LT

PT STA:109+26.38
28.00' LT

STA:109+51.22
16.28' LT

R15'

STA:109+33.09
9.18' LT

STA:109+49.91
9.40' LT

STA:109+33.09
15.05' RT

HORZ. SCALE 0 10 20 FEET

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AMES MUNICIPAL AIRPORT
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SITE GEOMTERIC LAYOUT

SHEET G.07

AIRPORT ROAD

INSTALL LOW-PROFILE BARRICADES

INSTALL TYPE III BARRICADES

PROVIDE TEMPORARY GRANULAR ACCESS.
CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND RE-INSTALLATION OF CHAIN LINK FENCE.
AT THE THE TIME OF THE PROPOSED PROJECT'S CONSTRUCTION THERE MAY BE A FENCING CONTRACTOR COMPLETING FENCING WILDLIFE EXCLUSION FENCING IMPROVEMENTS AT THE AIRPORT. IT SHALL BE THIS PROJECT'S CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE FENCING CONTRACTOR TO PROVIDE ACCESS THROUGH THIS FENCE IF THE WILDLIFE FENCING PROJECT IS STILL ONGOING.

INSTALL TYPE III BARRICADES

IF WILDLIFE FENCING CONTRACTOR IS STILL UTILIZING THE PREFERRED STAGING AND STORAGE LOCATION, THIS LOCATION SHALL BE CONSIDERED AS AN ALTERNATIVE.

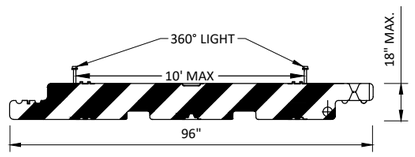
PHASE 1

STAGING AND STORAGE PREFERRED LOCATION

INSTALL TYPE III BARRICADES

INSTALL TYPE III BARRICADES

CONTRACTOR SHALL PROVIDE MAILBOXES TEMPORARILY RELOCATED NEARBY THE TERMINAL BUILDING AS SHOWN. ALL EXISTING MAILBOXES SHALL BE REMOVED, STOTED DURING CONSTRUCTION AND RE-INSTALLED AT THE COMPLETION OF THE PROJECT.THE COST OF RELOCATING MAILBOXES INCLUDING LABOR AND MATERIALS AND ANY LABOR AND MATERIALS REQUIRED FOR SIGNAGE SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED BID ITEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH POSTAL SERVICE.



LOW PROFILE BARRICADE NOTES:

1) BARRICADES SHALL BE LOW PROFILE AND LOW MASS AS APPROVED BY ENGINEER.
2) TWO FLASHING RED LIGHTS ARE REQUIRED. LIGHTS SHALL BE OMNIDIRECTIONAL OR ROTATE ONE LIGHT 90°. SECURELY FASTEN LIGHTS TO BARRICADE.
3) REFLECTIVE MEDIA SHALL BE ALTERNATING 6" WIDE BANDS OF INTERNATIONAL ORANGE AND WHITE ANGLED AT 45°.
4) BARRICADES SHALL BE SECURELY WEIGHTED TO PREVENT MOVEMENT BY WIND, PROPELLER WASH, OR JET BLAST UP TO 75 MPH.
5) SPACE BARRICADES 4' APART OR LESS AND EXTEND ACROSS PAVEMENT, EDGE TO EDGE.
6) CONTRACTOR SHALL INSPECT BARRICADES TWICE DAILY - BEFORE CONSTRUCTION STARTS AND PRIOR TO LEAVING THE SITE AT THE END OF DAY.
7) DISTANCE BETWEEN LIGHTS SHALL NOT EXCEED 10.'

1 LOW PROFILE BARRICADE DETAIL

NOT TO SCALE

LEGEND

- VEHICULAR (AIRPORT) TRAFFIC ACCESS ROUTE
- TYPE III BARRICADES
- LOW-PROFILE BARRICADES
- CONSTRUCTION STAGING/STORAGE/STOCKPILE LOCATION
- CONSTRUCTION - PHASE 1
- PREVIOUS PHASE CONSTRUCTION AREAS

HORZ. SCALE 0 50 100 FEET

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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
TRAFFIC CONTROL & PHASING PLAN

SHEET J.01

AIRPORT ROAD

INSTALL TYPE III BARRICADES

AT THE THE TIME OF THE PROPOSED PROJECT'S CONSTRUCTION THERE MAY BE A FENCING CONTRACTOR COMPLETING FENCING WILDLIFE EXCLUSION FENCING IMPROVEMENTS AT THE AIRPORT. IT SHALL BE THIS PROJECT'S CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE FENCING CONTRACTOR TO ENSURE THAT THEY DO NOT IMPEDE THE PROGRESS OF THE FENCING CONTRACTOR IF THE PROJECT IS STILL ONGOING.

INSTALL TYPE III BARRICADES

THE CITY OF AMES MAY BE ABLE TO PROVIDE CHANGEABLE MESSAGE BOARDS TO INDICATE THAT: "**ENTRANCE TO AIRPORT LOCATED AT NEXT DRIVE EAST**".

CONTRACTOR SHALL COORDINATE WITH THE CITY OF AMES PUBLIC WORKS DEPARTMENT TO DETERMINE IF THESE SIGNS MAY BE USED FOR THIS PHASE OF THE PROJECT.

COORDINATION FOR THE USE OF THESE MESSAGE BOARDS AND ANY LABOR, MATERIALS OR EQUIPMENT REQUIRED TO INSTALL AND REMOVE THE MESSAGE BOARDS SHALL BE CONSIDERED INCIDENTAL TO THE TRAFFIC CONTROL BID ITEMS.

IF WILDLIFE FENCING CONTRACTOR IS STILL UTILIZING THE PREFERRED STAGING AND STORAGE LOCATION, THIS LOCATION SHALL BE CONSIDERED AS AN ALTERNATIVE.

INSTALL TYPE III BARRICADES

INSTALL TYPE III BARRICADES

PHASE 2

STAGING AND STORAGE PREFERRED LOCATION

INSTALL LOW-PROFILE BARRICADES

CONTRACTOR SHALL PROVIDE MAILBOXES TEMPORARILY RELOCATED NEARBY THE TERMINAL BUILDING AS SHOWN. ALL EXISTING MAILBOXES SHALL BE REMOVED, STOTED DURING CONSTRUCTION AND RE-INSTALLED AT THE COMPLETION OF THE PROJECT.THE COST OF RELOCATING MAILBOXES INCLUDING LABOR AND MATERIALS AND ANY LABOR AND MATERIALS REQUIRED FOR SIGNAGE SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED BID ITEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH POSTAL SERVICE.

N

LEGEND

- VEHICULAR (AIRPORT) TRAFFIC ACCESS ROUTE
- TYPE III BARRICADES
- LOW-PROFILE BARRICADES
- CONSTRUCTION STAGING/STORAGE/STOCKPILE LOCATION
- CONSTRUCTION - PHASE 2
- PREVIOUS PHASE CONSTRUCTION AREAS

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HORZ. SCALE 0 50 100 FEET

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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
TRAFFIC CONTROL & PHASING PLAN

SHEET J.02

AIRPORT ROAD

INSTALL TYPE III BARRICADES

IF WILDLIFE FENCING CONTRACTOR IS STILL UTILIZING THE PREFERRED STAGING AND STORAGE LOCATION, THIS LOCATION SHALL BE CONSIDERED AS AN ALTERNATIVE.

PHASE 3

STAGING AND STORAGE PREFERRED LOCATION

INSTALL TYPE III BARRICADES

CONTRACTOR SHALL PROVIDE MAILBOXES TEMPORARILY RELOCATED NEARBY THE TERMINAL BUILDING AS SHOWN. ALL EXISTING MAILBOXES SHALL BE REMOVED, STOTED DURING CONSTRUCTION AND RE-INSTALLED AT THE COMPLETION OF THE PROJECT.THE COST OF RELOCATING MAILBOXES INCLUDING LABOR AND MATERIALS AND ANY LABOR AND MATERIALS REQUIRED FOR SIGNAGE SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED BID ITEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH POSTAL SERVICE.

LEGEND

- VEHICULAR (AIRPORT) TRAFFIC ACCESS ROUTE
- TYPE III BARRICADES
- LOW-PROFILE BARRICADES
- CONSTRUCTION STAGING/STORAGE/STOCKPILE LOCATION
- CONSTRUCTION - PHASE 3
- PREVIOUS PHASE CONSTRUCTION AREAS

HORZ. SCALE 0 50 100 FEET

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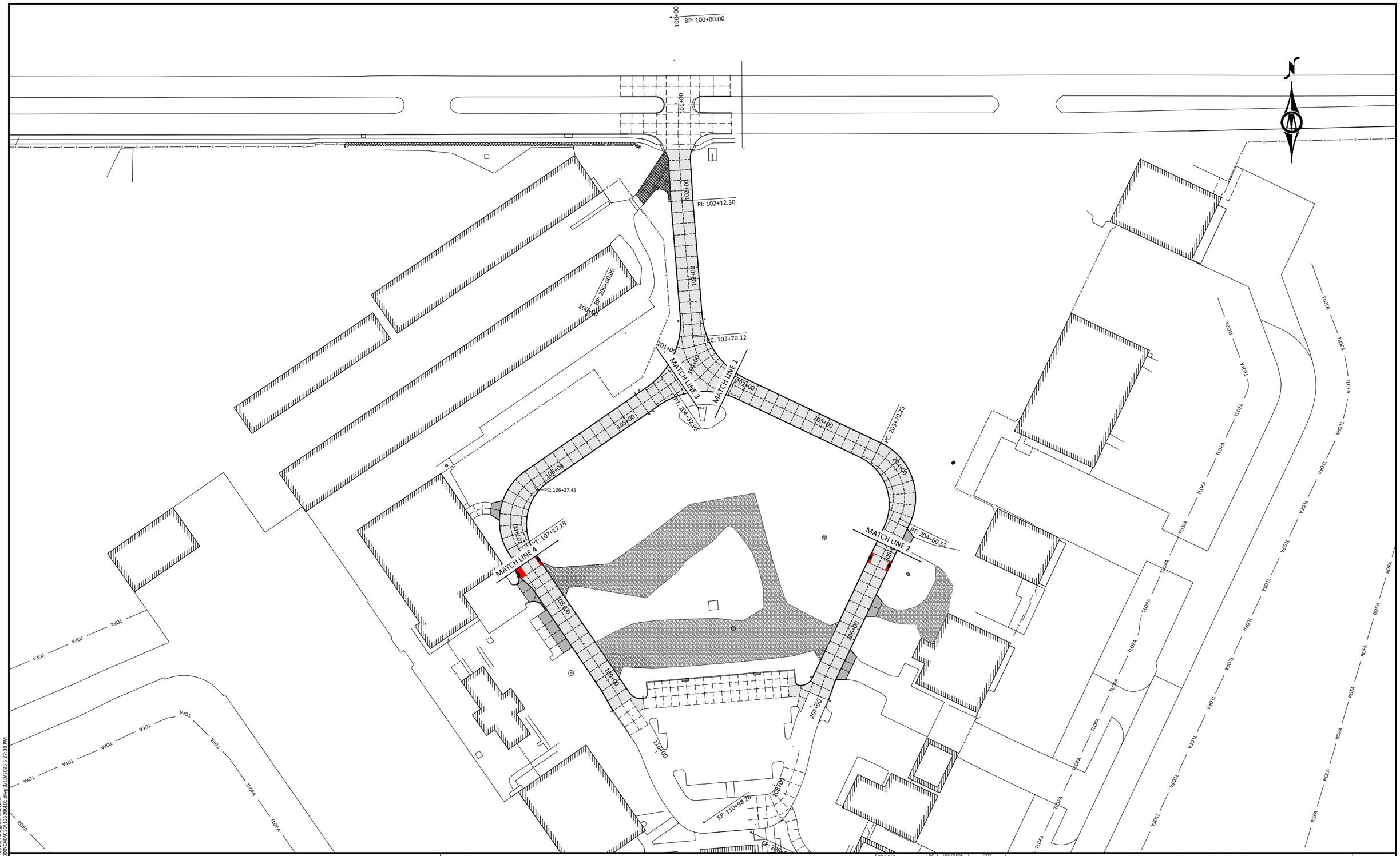
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SHEET J.03



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JOINTING PLAN - OVERVIEW

SHEET L.01

4 SPACES @ 11.81 = 47.23'

12.71'

11 SPACES @ 13' = 143'

1.77'

15.8'

16.7'

12.5'

2'

CONSTRUCTION PHASE LIMIT

13.25'

4 SPACES @ 11.55' = 46.22'

CONCRETE GATE
PAD BY OTHERS

MATCH LINE 1

3 SPACES @ 10.46' = 31.38'

3 SPACES @ 10.48' = 31.44'

MATCH LINE 3

5 SPACES @ 11.6' = 58.02'

CONSTRUCTION PHASE LIMIT

SEE BOTTOM VIEW THIS SHEET
FOR BASE BID JOINTING

5 SPACES @ 13' = 65'

13'

9.98'

8.15'

13.01'

JOINTING NOTES:

1. JOINT DESIGNATIONS SHALL APPLY TO THE LENGTH OF THE JOINT UNLESS OTHERWISE NOTED.
2. ALL DOWELS AND DEFORMED BARS IN JOINTS SHALL BE PLACED TO ELEVATION PRIOR TO PAVING OPERATIONS. METHODS SHALL INCLUDE, BUT ARE NOT LIMITED TO, STAKING, CHAIRS AND/OR BASKETS.
3. JOINT SPACING AND JOINT TYPES MAY VARY IN FIELD. JOINT TYPES WILL BE DEPENDENT OF CONTRACTORS PAVING OPERATIONS. CONTRACTOR SHALL SUBMIT A PAVING PLAN TO THE ENGINEER PRIOR TO PAVING OPERATIONS FOR APPROVAL.
4. REFER TO IOWA SUDAS 2025 EDITION FOR JOINT TYPES AND DETAILS.

#4 BARS @ 24" O.C. (CONTINUALLY REINFORCED)

HORZ. SCALE 0 10 20 FEET

HORZ. SCALE 0 5 10 FEET

BASE BID JOINTING PLAN

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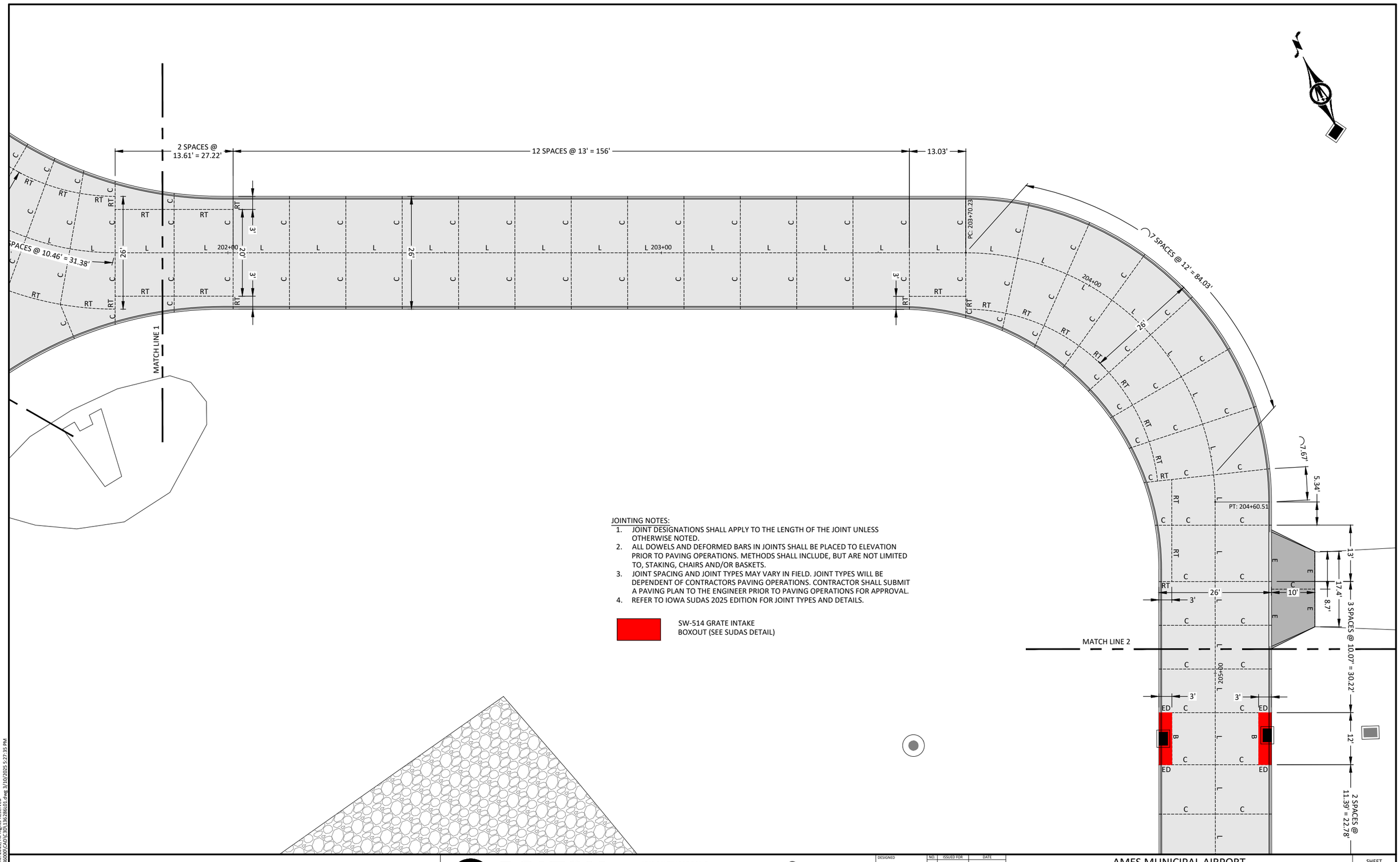
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JOINTING PLAN - BASE BID

SHEET L.02



JOINTING NOTES:

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4. REFER TO IOWA SUDAS 2025 EDITION FOR JOINT TYPES AND DETAILS.

SW-514 GRATE INTAKE
BOXOUT (SEE SUDAS DETAIL)

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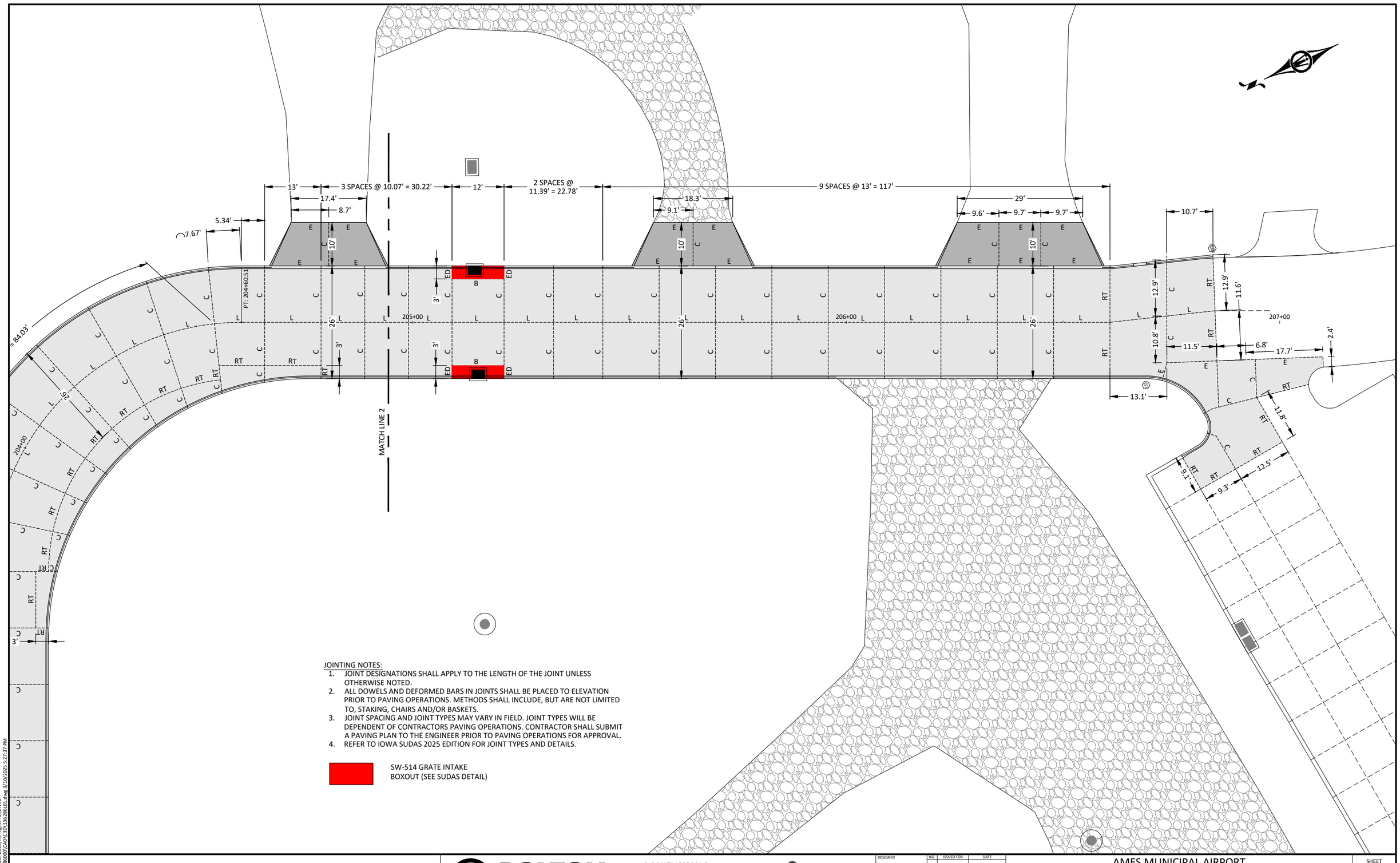
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JOINTING PLAN - BASE BID

SHEET L.03



JOINTING NOTES:

1. JOINT DESIGNATIONS SHALL APPLY TO THE LENGTH OF THE JOINT UNLESS OTHERWISE NOTED.
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HORZ. SCALE 0 10 20 FEET

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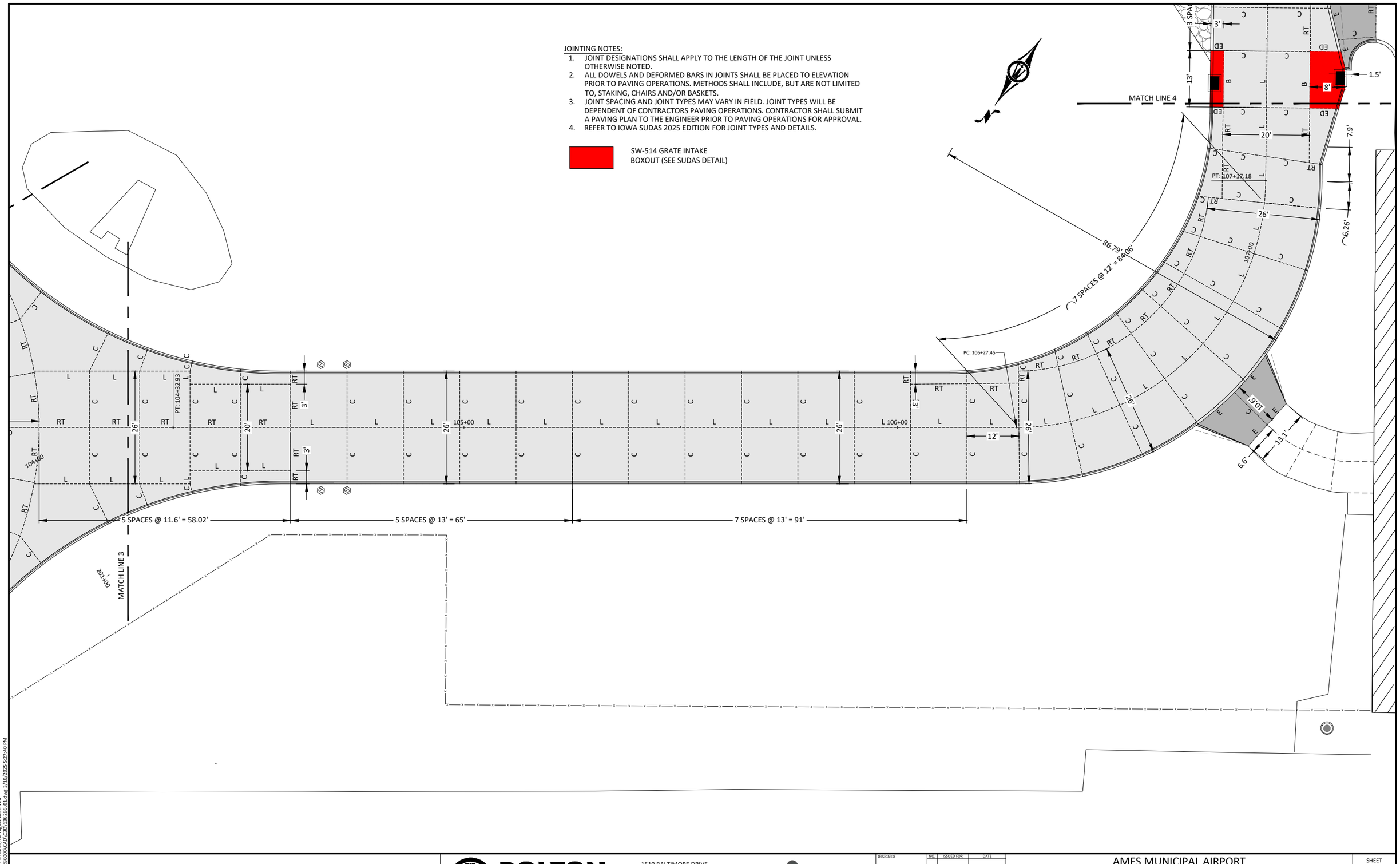
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JOINTING PLAN - BASE BID

SHEET L.04

JOINTING NOTES:

1. JOINT DESIGNATIONS SHALL APPLY TO THE LENGTH OF THE JOINT UNLESS OTHERWISE NOTED.
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4. REFER TO IOWA SUDAS 2025 EDITION FOR JOINT TYPES AND DETAILS.

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BOXOUT (SEE SUDAS DETAIL)



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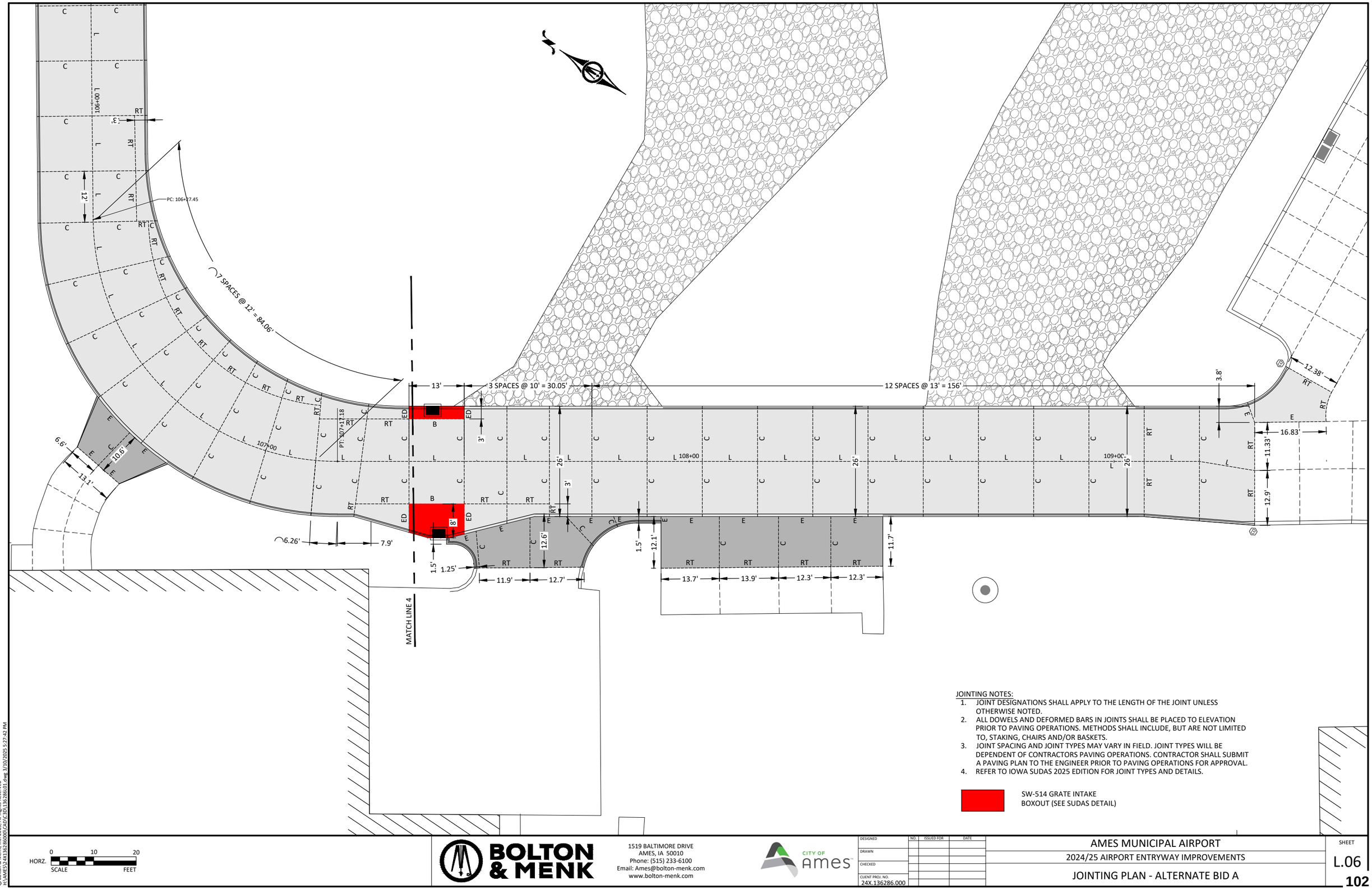
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JOINTING PLAN - ALTERNATE BID A

SHEET L.05



JOINTING NOTES:

1. JOINT DESIGNATIONS SHALL APPLY TO THE LENGTH OF THE JOINT UNLESS OTHERWISE NOTED.
2. ALL DOWELS AND DEFORMED BARS IN JOINTS SHALL BE PLACED TO ELEVATION PRIOR TO PAVING OPERATIONS. METHODS SHALL INCLUDE, BUT ARE NOT LIMITED TO, STAKING, CHAIRS AND/OR BASKETS.
3. JOINT SPACING AND JOINT TYPES MAY VARY IN FIELD. JOINT TYPES WILL BE DEPENDENT OF CONTRACTORS PAVING OPERATIONS. CONTRACTOR SHALL SUBMIT A PAVING PLAN TO THE ENGINEER PRIOR TO PAVING OPERATIONS FOR APPROVAL.
4. REFER TO IOWA SUDAS 2025 EDITION FOR JOINT TYPES AND DETAILS.

SW-514 GRATE INTAKE
BOXOUT (SEE SUDAS DETAIL)

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HORZ. 0 10 20
SCALE FEET

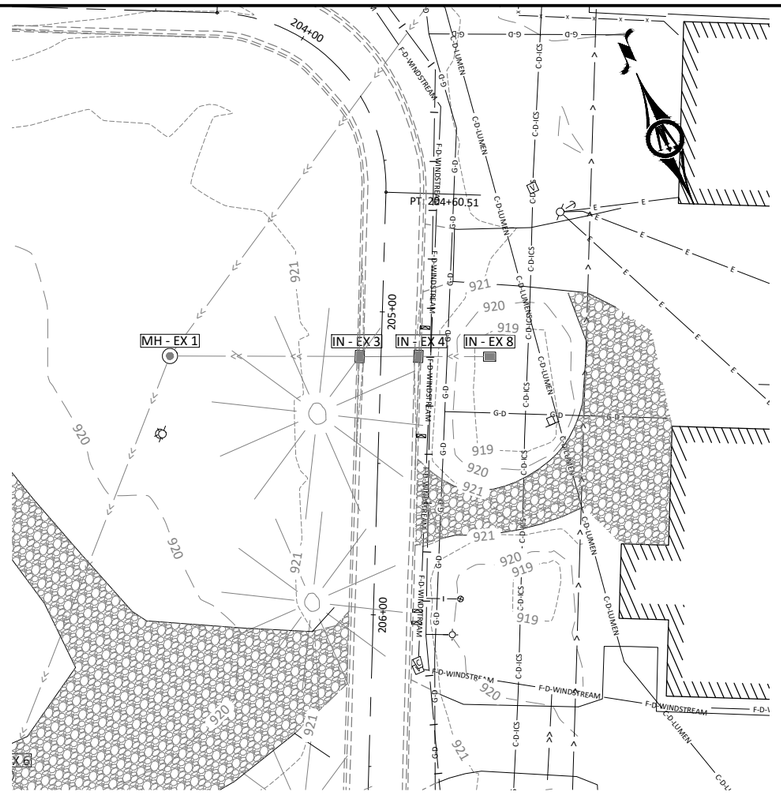
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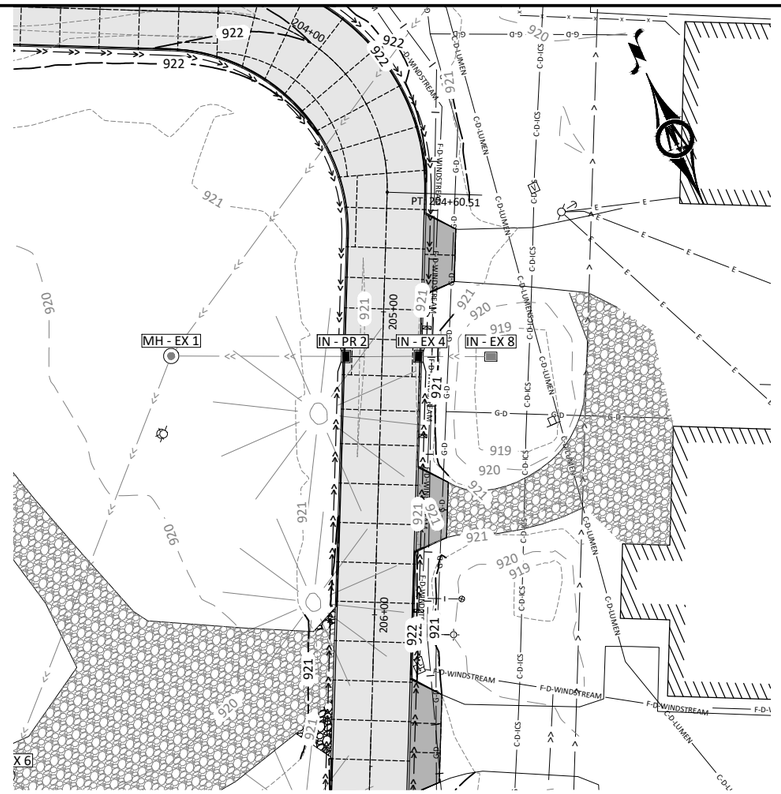
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JOINTING PLAN - ALTERNATE BID A

SHEET L.06

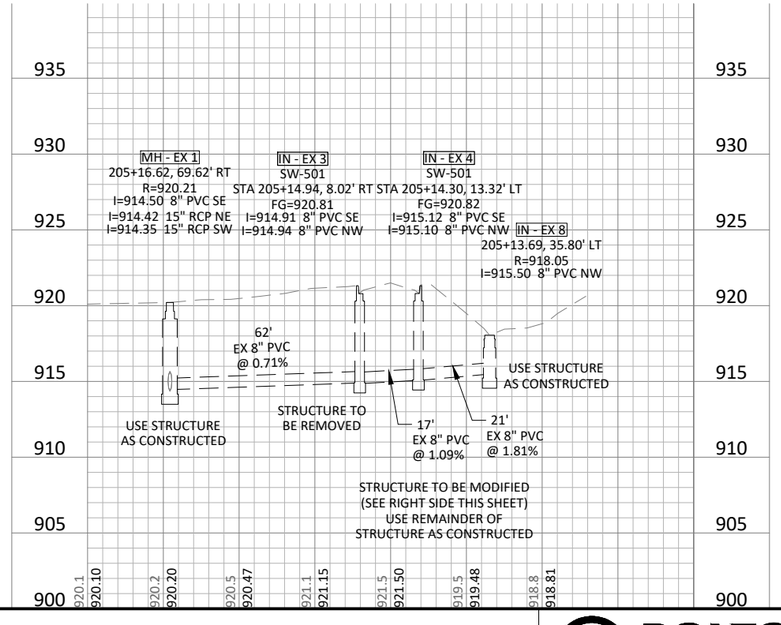


EXISTING STORM SEWER PLAN VIEW (ABOVE)

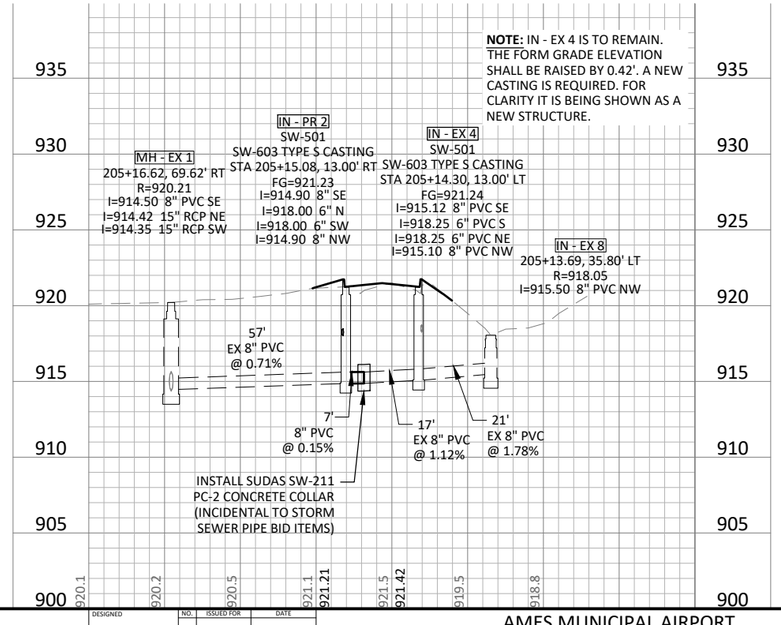


PROPOSED STORM SEWER PLAN VIEW (ABOVE)

EXISTING STORM SEWER PLAN VIEW (ABOVE)
EXISTING STORM SEWER PROFILE VIEW (BELOW)



PROPOSED STORM SEWER PLAN VIEW (ABOVE)
PROPOSED STORM SEWER PROFILE VIEW (BELOW)



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HORZ. 0 25 50 SCALE FEET
VERT. 0 5 10 SCALE FEET

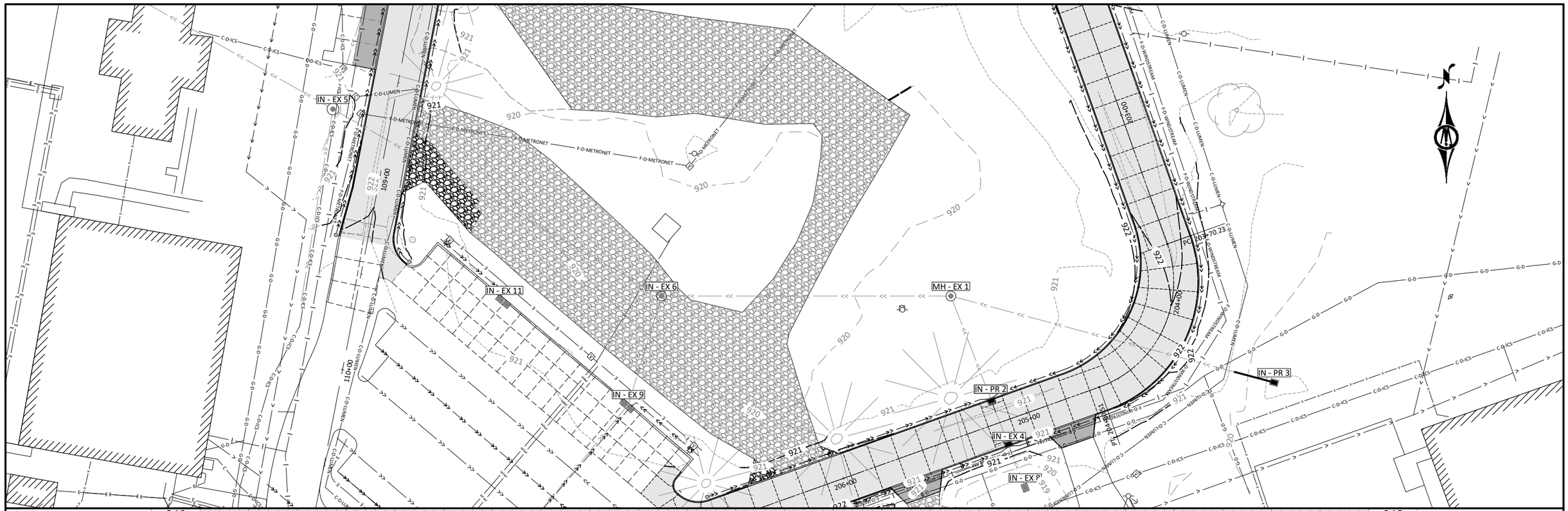
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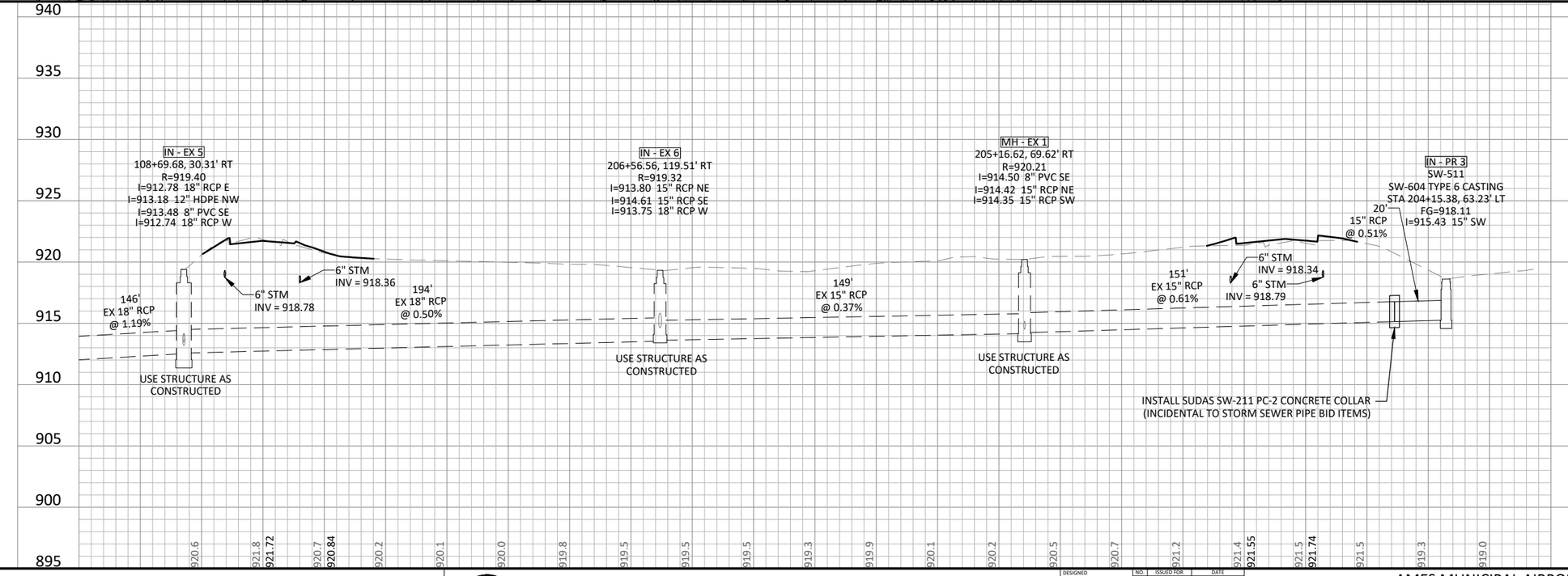
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STORM SEWER PLAN & PROFILE - BASE BID

SHEET M.01





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VERT. 0 5 10 SCALE FEET

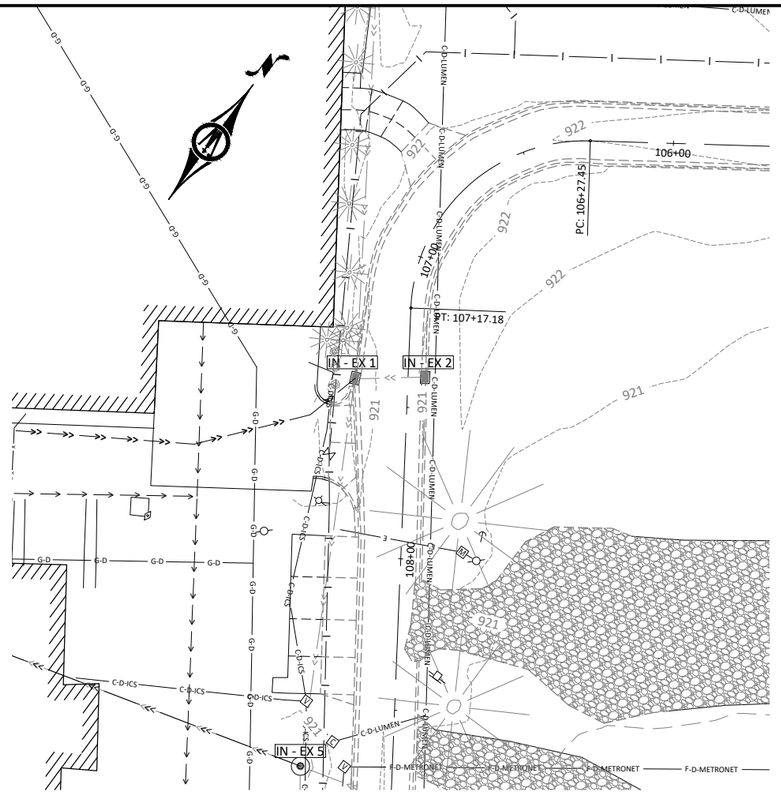
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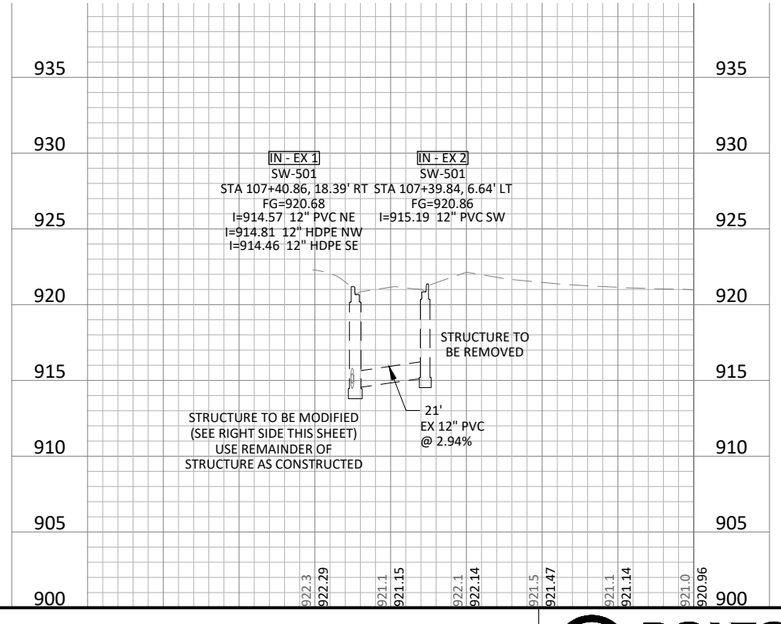
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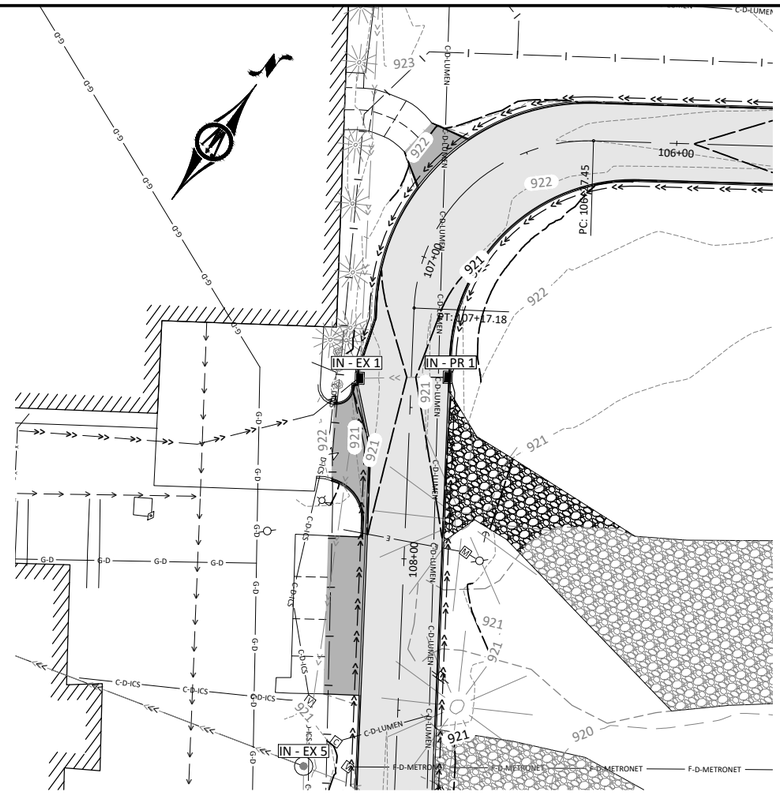
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STORM SEWER PLAN & PROFILE - BASE BID

SHEET M.02

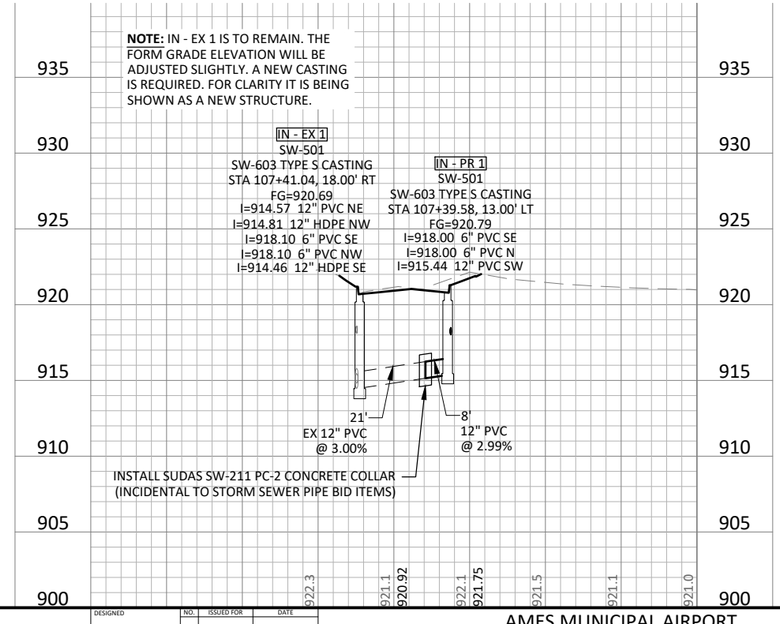


EXISTING STORM SEWER PLAN VIEW (ABOVE)
EXISTING STORM SEWER PROFILE VIEW (BELOW)





PROPOSED STORM SEWER PLAN VIEW (ABOVE)
PROPOSED STORM SEWER PROFILE VIEW (BELOW)



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HORZ. SCALE 0 25 50 FEET
VERT. SCALE 0 5 10 FEET

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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
STORM SEWER PLAN & PROFILE - ALTERNATE BID A

SHEET M.03

C.O.
103+50.36, 15.13' RT
R=924.03
I=920.50 6" S

C.O.
103+50.35, 15.13' LT
R=923.96
I=920.50 6" S

C.O.
104+67.00, 14.50' RT
R=923.12
I=920.03 6" NE
I=920.03 6" SE

C.O.
104+73.00, 14.50' RT
R=923.07
I=919.88 6" SW

C.O.
104+67.00, 14.50' LT
R=923.00
I=919.89 6" NW
I=919.89 6" NE

C.O.
104+73.00, 14.50' LT
R=922.94
I=919.40 6" SW

BASE BID ENDS
ALTERNATE A BEGINS

6" PVC @ 0.49%
6" PVC @ 0.53%
6" PVC @ 0.61%
6" PVC @ 0.59%
6" PVC @ 0.52%
6" PVC @ 0.25%
6" PVC @ 0.20%
6" PVC @ 0.10%

CONTRACTOR SHALL LOCATE ALL UTILITIES AND COORDINATE THE LOCATION OF SUBDRAIN WITH THE ENGINEER ON-SITE. NOTE THAT SUDAS 4040, CASE C MAY BE UTILIZED AS SHOWN IF UTILITY CONFLICTS EXIST.

REFER TO STORM SEWER PLAN & PROFILE SHEETS FOR INVERTS

C.O.
206+69.16, 14.50' RT
R=921.81
I=918.31 6" NE

C.O.
206+84.43, 17.05' LT
R=922.00
I=918.42 6" N

C.O.
109+39.12, 23.10' LT
R=922.04
I=918.50 6" W

C.O.
109+32.77, 16.51' RT
R=922.47
I=919.00 6" NW

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HORZ. SCALE 0 25 50 FEET

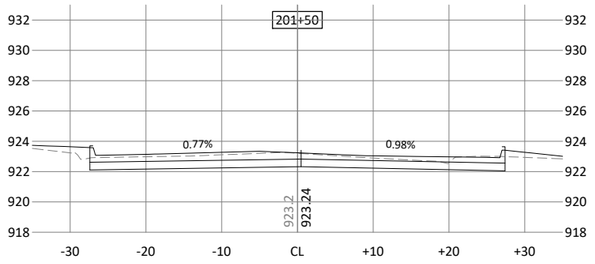
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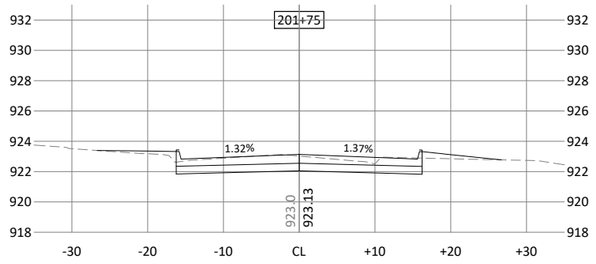
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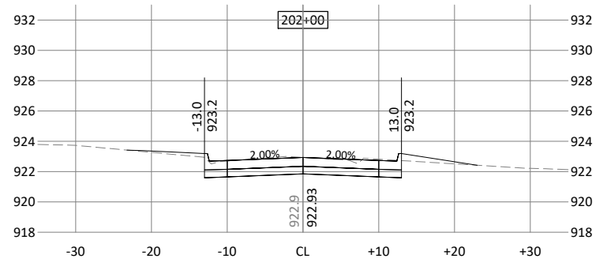
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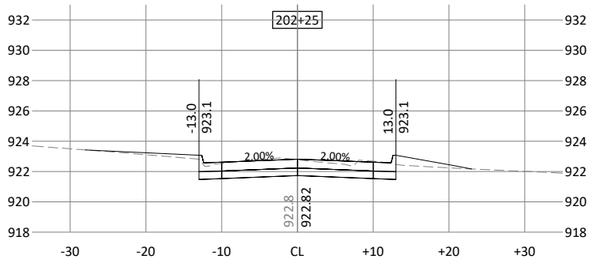
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2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
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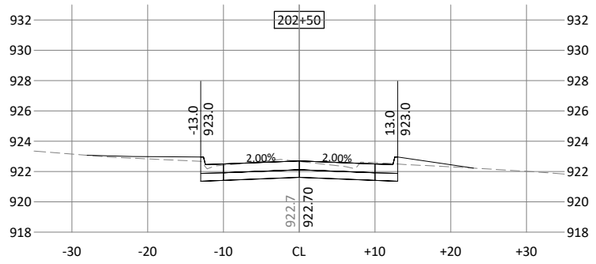
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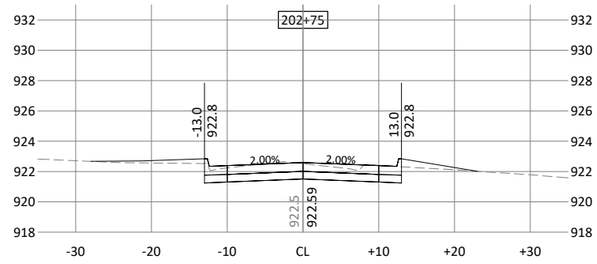


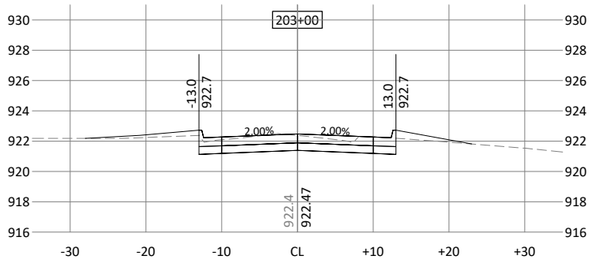


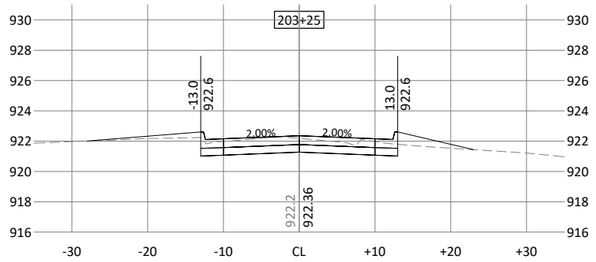


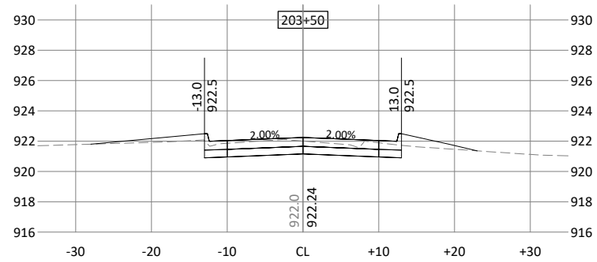


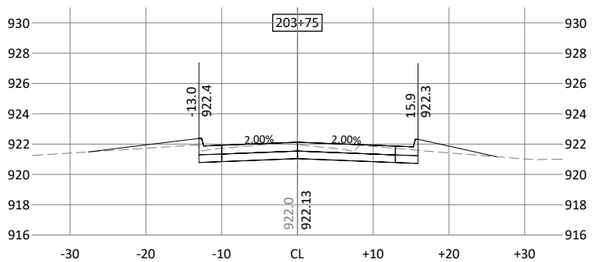


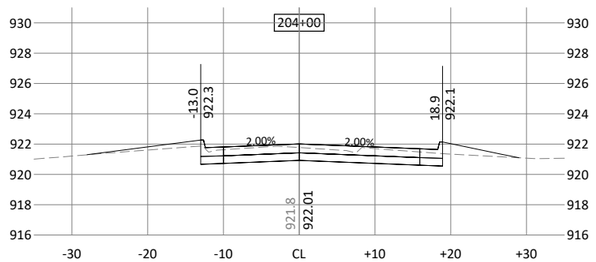


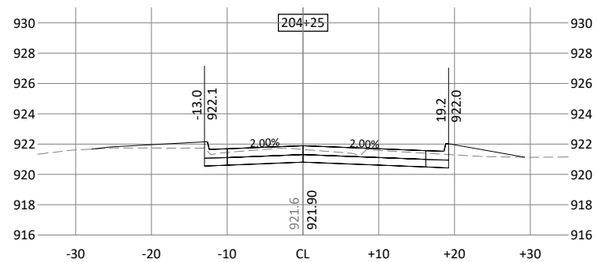


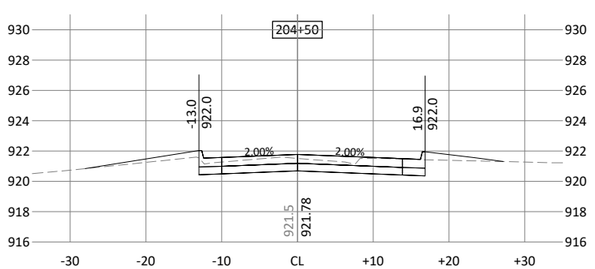


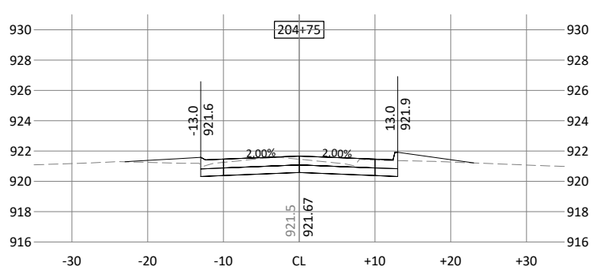


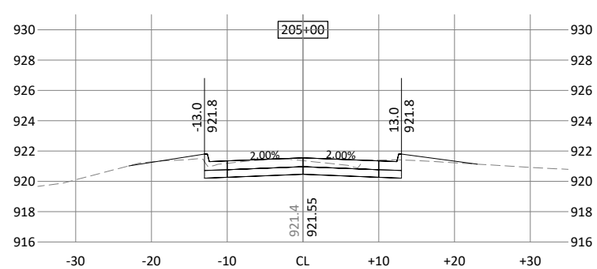












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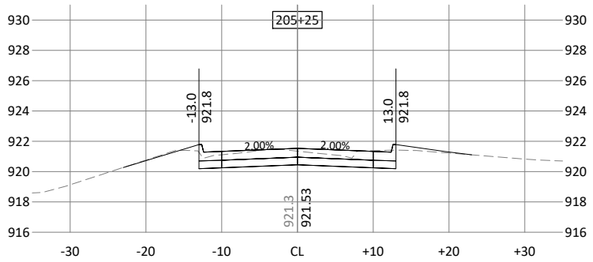
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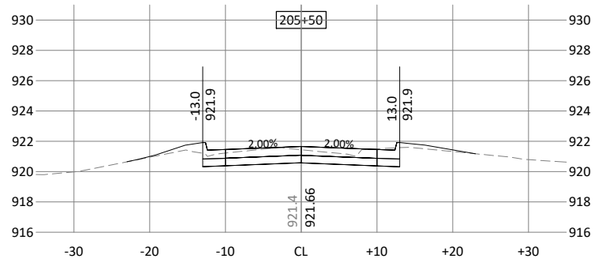
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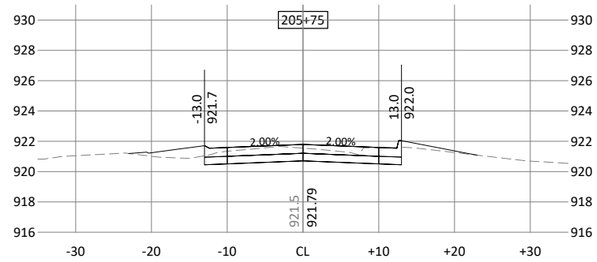
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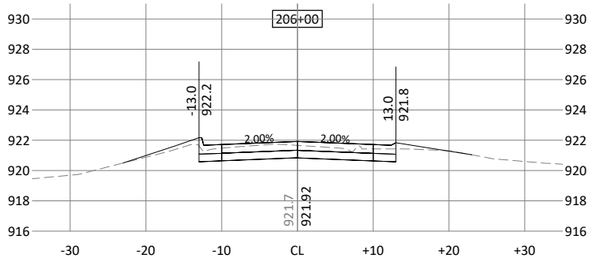
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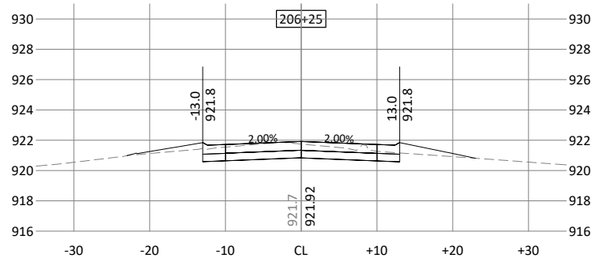
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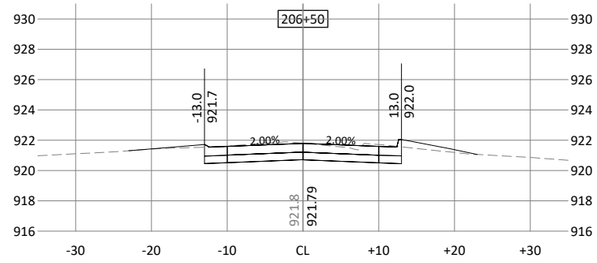












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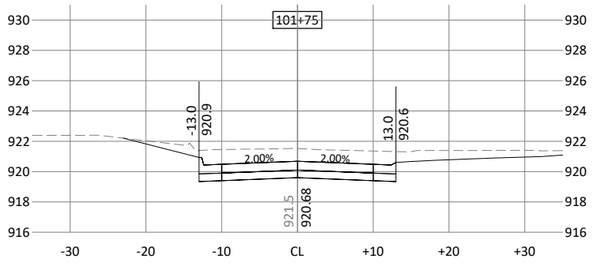
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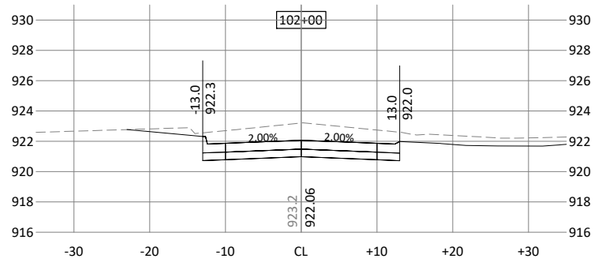
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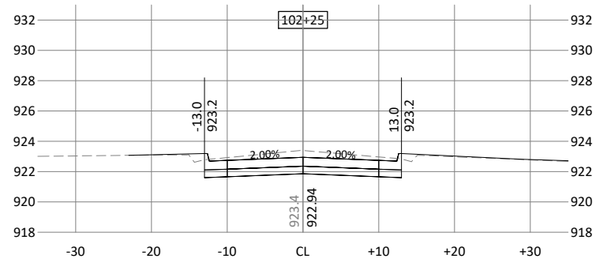
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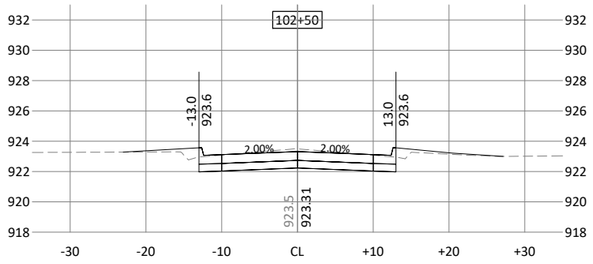
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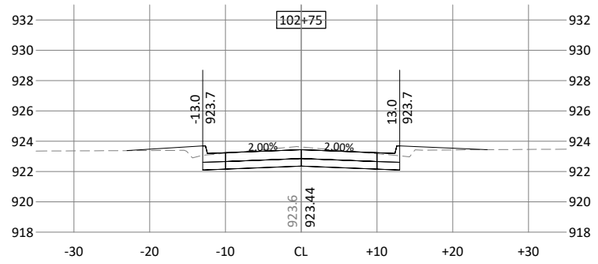
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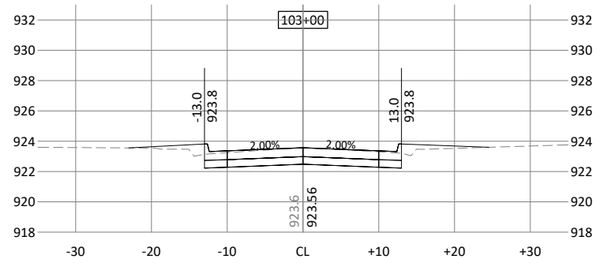


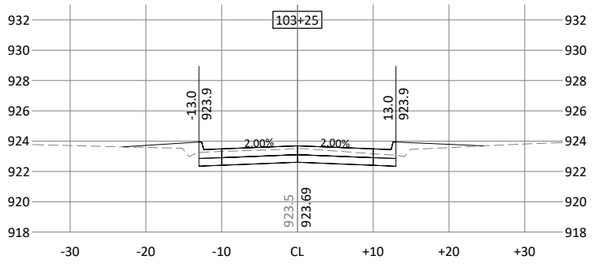


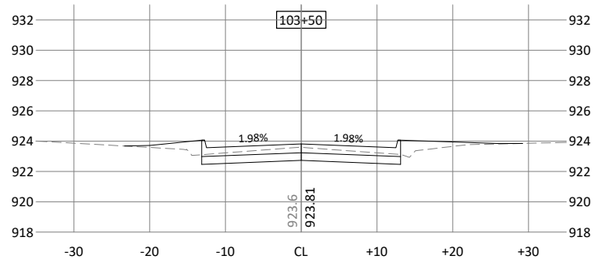


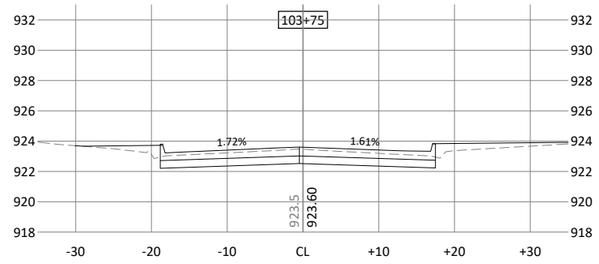


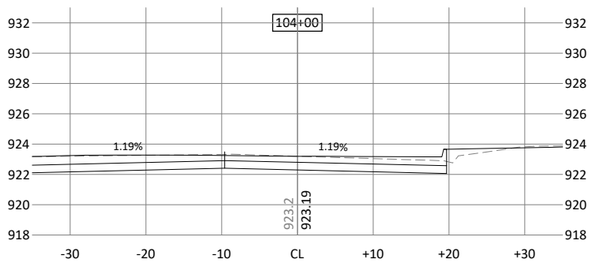


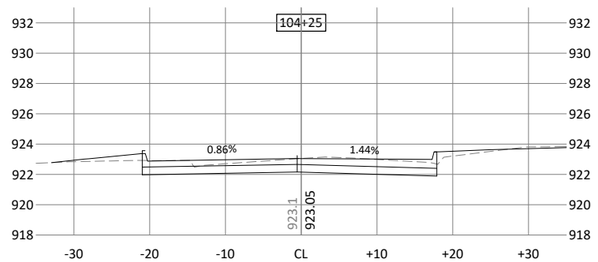


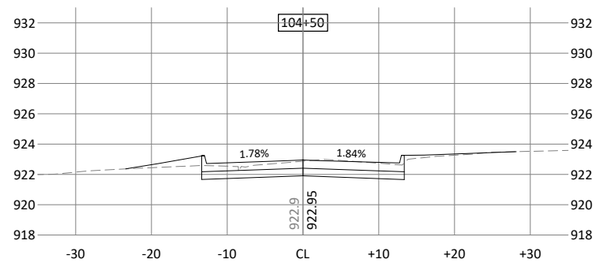


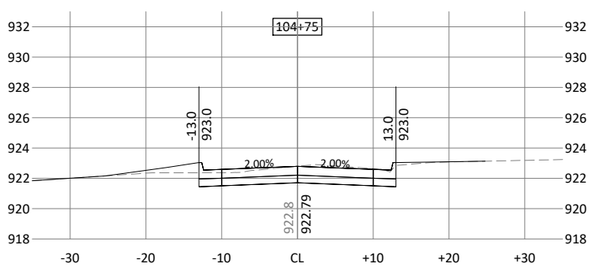


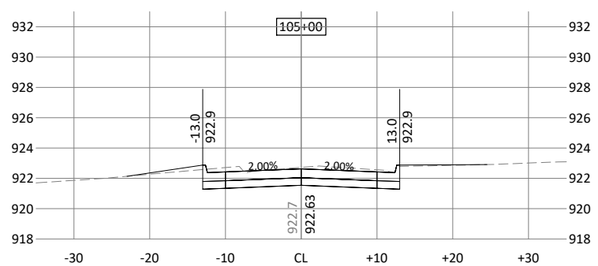


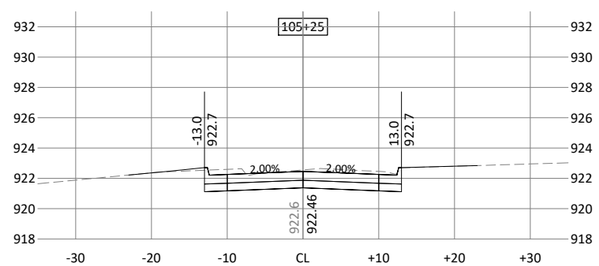












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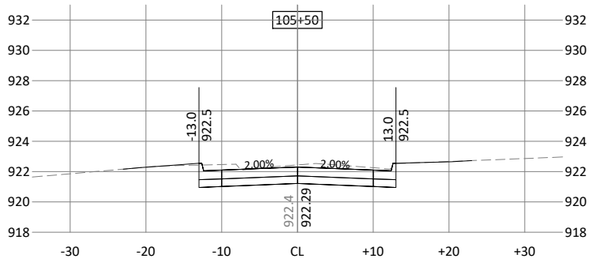
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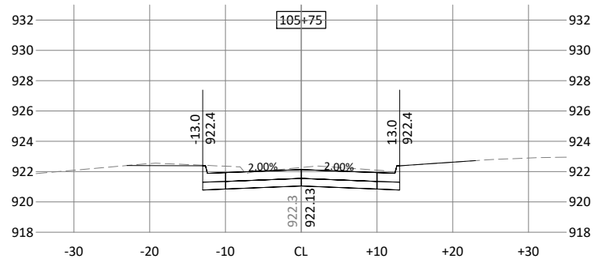
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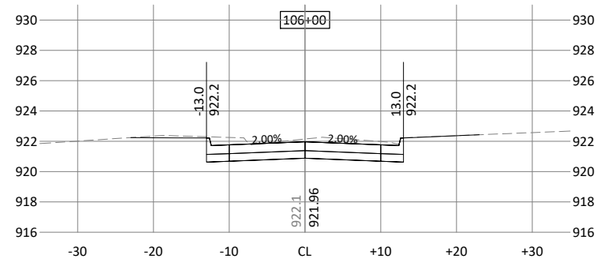
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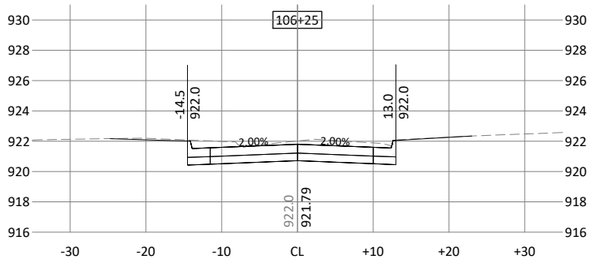
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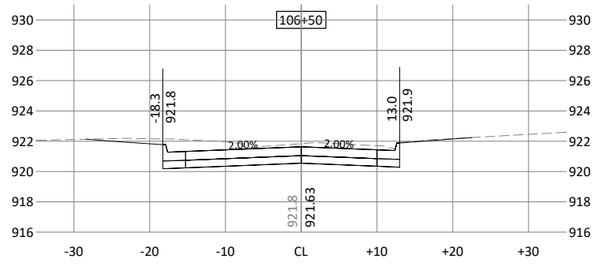
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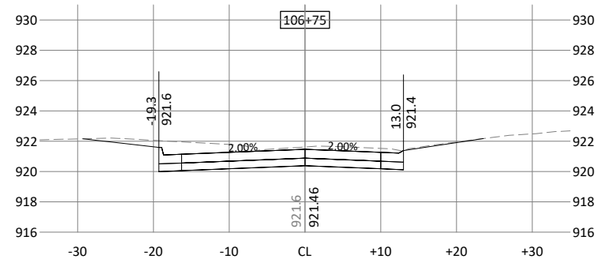


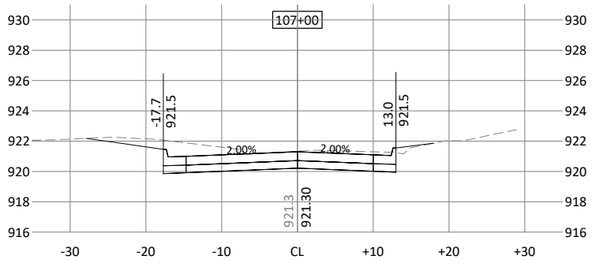


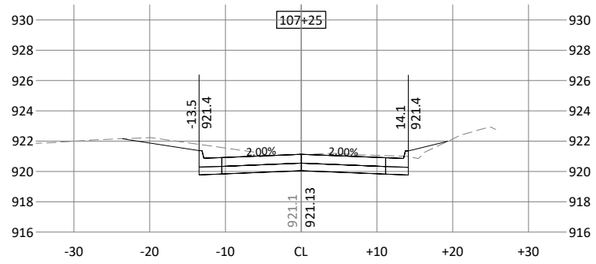


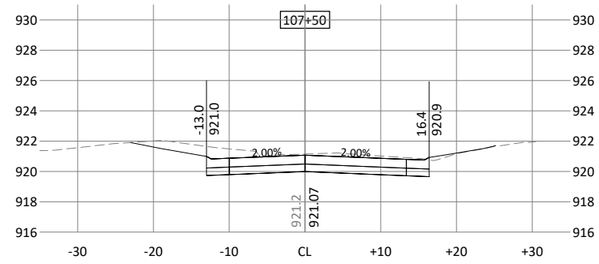


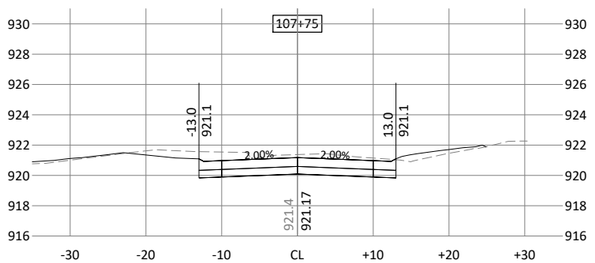


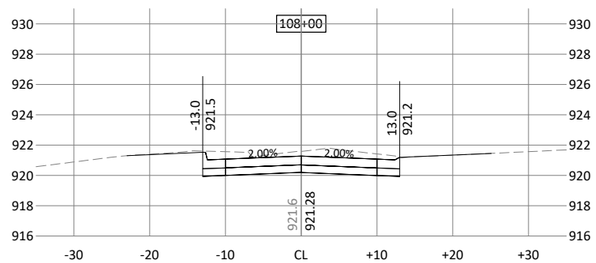


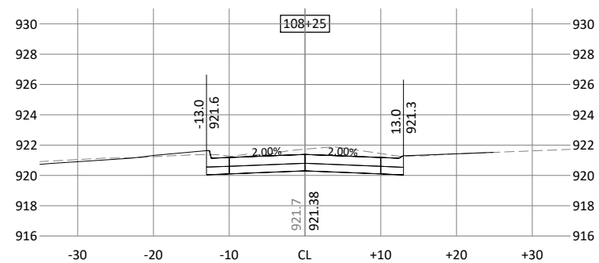


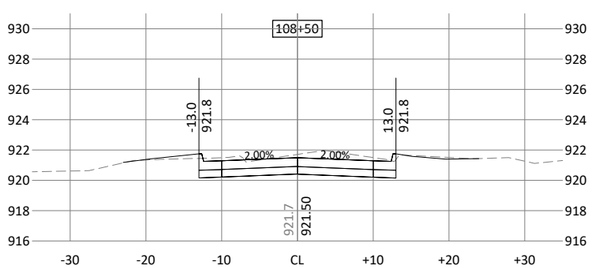


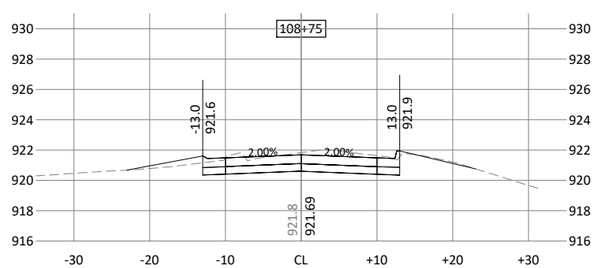


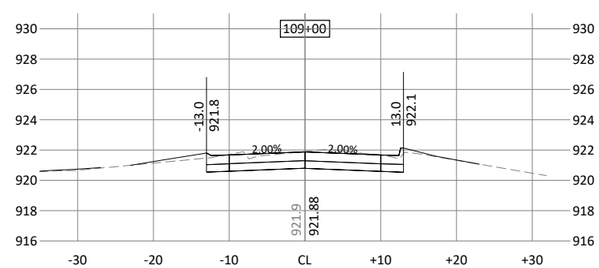












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AMES MUNICIPAL AIRPORT
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS
CROSS SECTIONS

SHEET W.04

2024/25 AIRPORT ENTRYWAY IMPROVEMENTS

City of Ames Project No.
385-7080-439

Bolton & Menk, Inc. Project No.
24X.136286.000

Public Works Department
Traffic Division
515 Clark Avenue
City of Ames, Iowa

Contract Documents for the Construction

of

2024/25 AIRPORT ENTRYWAY IMPROVEMENTS

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General Notes for Construction
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Traffic Control
City of Ames Supplemental Specifications to the Iowa Statewide Urban Design and Specifications (SUDAS)



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

Date: 03/14/2024

Joseph P. Roenfeldt, P.E.
License No. 21134
My renewal date is December 31, 2025
Pages or sheets covered by this seal:

ALL PAGES

All work and materials on this project shall conform to the **Iowa Statewide Urban Design and Specifications (SUDAS)**, current edition, and the **City of Ames Supplemental Specifications to SUDAS**, current edition, or National Society of Professional Engineers Standard General Conditions of the Construction Contract, unless otherwise noted on the plans or in the contract documents.

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NOTICE TO BIDDERS

City of Ames, Iowa
Public Improvement Project for the Public Works Department

Notice is hereby given that sealed bids for the **2024/25 Airport Entryway Improvements,** shall be filed in the office of the City Clerk of the City of Ames, Iowa, prior to **2:00 PM local time on Wednesday, April 16, 2025** for work in accordance with the plans and specifications now on file in the office of the City Clerk. Bids will be publicly opened and read aloud at the above time in **Room 235**, City Hall, 515 Clark Avenue, Ames, Iowa.

The city manager shall announce the results of the bidding, together with recommendations thereon, to the City Council at its meeting to be held at **6:00 PM local time on Tuesday, April 22, 2025** in the Council Chambers in City Hall, 515 Clark Avenue, Ames, Iowa, at which time and place the City Council will hear objections to the proposed plans, specifications, and form of contract for said **2024/25 Airport Entryway Improvements.**

The plans and specifications are now on file in the office of the City Clerk. Copies thereof may be obtained at the office of the Public Works Department. One set of bidding documents for the above project is available without charge to prospective bidders, i.e. qualified general contractors. A $25.00 fee will apply to additional sets and to bidding documents requested by other than prospective bidders as defined herein. The City of Ames Public Works Department is the only authorized source of bidding documents and proposal forms. Bidding documents and proposal forms obtained from any other source may have an incomplete set of documents. Bidders using bidding documents and/or proposal forms not obtained from the City of Ames Public Works Department are advised to contact the City of Ames Public Works Department to provide a contact name, mailing address, and phone number to enable receipt of necessary addenda. **Reproduction of these documents without the express permission of the City of Ames is prohibited.**

The general nature of the work on which bids are requested is: Entrance Road Paving Improvements to include pavement removal, 7" PCC Pavement for Entrance Road, 6" PCC Paving for Driveway Accesses, Subdrains, Storm Sewer Intakes and miscellaneous related work and appurtenances in accordance with the contract documents.

All bids shall be submitted to said City Clerk on or before the time set herein for the bid opening. Bids shall be made on the Proposal Form furnished by the City of Ames, in a **sealed and plainly marked envelope** indicating it is a bid in response to this notice.

Each bidder shall accompany its bid with bid security as defined in Code of Iowa Section 26.8 and as specified in the Instructions to Bidders.

The City of Ames reserves the right to defer acceptance of any bid for a period not to exceed thirty (30) days after receipt of bids, and no bid may be withdrawn during this period.

Each successful bidder shall be required to furnish a corporate surety bond in an amount equal to one hundred percent (100%) of its contract price. Said bond is to be issued by a responsible surety approved by the City Council, shall guarantee the faithful performance of the contract and the terms and conditions therein contained, shall guarantee the prompt payment of all material and labor, protect and save harmless the City from claims and damages of any kind caused by the operations of the contract, and shall guarantee the maintenance of the improvement in good repair for a period of **two (2) years** from and after completion and acceptance by the City. The guaranteed maintenance period shall be **four (4) years** for new paving.

Work shall commence as soon as possible after the award and approval of the contract and performance bond. The contractor shall have the choice to complete work within the calendar year 2025 or 2026. Once work commences it shall be actively constructed until it is completed. If the contractor elects to work in the calendar year 2025, work shall be completed no later than the designated contract completion date of August 1, 2025. If the contractor elects to work in the calendar year 2026, work shall be completed no later than the designated contract completion date of August 7, 2026. Should the contractor fail to complete the work by this specified date, liquidated damages of **$1,000** per calendar day will be assessed.

The airport has a fly in breakfast scheduled for Saturday June 7, 2025. A subsequent event is planned at a similar time for the calendar year 2026, the date of the event is yet to be determined. For this event, the airport will need complete access in and out of the airport, along with access/availability of the interior granular parking areas between the existing entrance road area. The contractor shall be responsible for providing a safe construction site, preparation of the construction site for large gathering of people, providing any temporary granular surfacing needed, fencing off any stored materials and parking all equipment in the designated storage area. Depending on the contractors' operations and progression of work, additional barricades, signage, or snow fencing may be required to delineate the access route, separate construction and deter vehicles from driving into an active airfield operations area.

The contractor shall not include sales or use taxes in the bid. Pursuant to the Iowa Code and Iowa Administrative Code, the contractor will be authorized to purchase building materials that will be incorporated into real property on this project tax-free. Iowa Construction Sales Tax Exemption Certificates will be issued by the City, which will authorize suppliers of building materials to sell materials exempt from Iowa sales tax and any applicable local option sales tax and school infrastructure local option sales tax to the entity listed on the certificate. Upon award of the contract, the successful contractor will be required to provide their project information, and information for each subcontractor and supplier requiring exemption certificates.

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

By virtue of statutory authority, preference will be given to products and provisions grown, and coal produced, within the State of Iowa, and to Iowa labor, to the extent lawfully required under Iowa statutes.

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

This notice is given by order of the City Council of the City of Ames, Iowa.

John Haila, Mayor
Renee Hall, City Clerk

INSTRUCTIONS TO BIDDERS

1. STANDARD SPECIFICATIONS

1.1 The Iowa *Statewide Urban Design and Specifications (SUDAS),* current edition, shall be modified by the any current supplemental specifications applicable in the City of Ames.

2. BIDDING DOCUMENTS

2.1 Complete sets of bidding documents may be obtained from the issuing office(s) as stated in the Notice of Public Hearing and to Bidders. Bidding documents obtained from any other source may be incomplete.

2.2 Complete sets of bidding documents shall be used in preparing bids. Prospective bidders assume full responsibility for errors or misinterpretations resulting from the use of incomplete sets of bidding documents. Neither the City of Ames, nor any other authorized issuer of bidding documents, shall be responsible for errors, omissions, or misinterpretations resulting from the use of incomplete sets of bidding documents.

3. BIDDERS KNOWLEDGE

3.1 Examination of Bidding Documents: It is the responsibility of each bidder, before submitting a bid, to examine the complete bidding documents, other related data identified in the bidding documents, and any addenda, and to make sure that the requirements are fully understood.

3.2 Examination of Site: It is the responsibility of each bidder, before submitting a bid, to visit the site and satisfy himself by actual examination of the site as to the general, local, and other site conditions that may affect the cost, progress, performance, and all other conditions that may affect the performance of the contract. Bidders shall document site visits with the engineer or owner's representative if called for in the bidding documents.

3.3 Each bidder shall carefully examine all reports, drawings, tests, and other data of conditions at or contiguous to the site, of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site, and environmental conditions at or contiguous to the site.

3.4 It is the responsibility of each bidder to obtain and carefully examine all additional or supplementary reports, drawings, investigations, explorations, tests, studies, and other data concerning conditions at or contiguous to the site which may affect cost, progress, or performance of the work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by the bidder, including applying any specific means, methods, techniques, sequences, and procedures of construction expressly required by the bidding documents and safety precautions and programs incidental thereto.

3.5. By submitting a bid, each bidder agrees that at the time of submitting his bid, no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of their bid for performance of the work at the bid prices and within the times and in accordance with all other terms and conditions of the bidding documents.

3.6 It is the responsibility of each bidder to correlate the information known to the bidder and information and observations obtained from site visits, reports, drawings, investigations, explorations, tests, studies, and other data concerning conditions at or contiguous to the site.

3.7 Laws and Regulations: It is the responsibility of each bidder, before submitting a bid, to become familiar and to satisfy himself as to all federal, state, and local laws and regulations that may affect the cost, progress, performance, and all other conditions that may affect the performance of the contract.

4. PRE-BID MEETING

4.1 The time, date, and location of scheduled pre-bid meetings will be stated in the Notice of Public Hearing and to Bidders. Representatives of the owner and engineer will be present at pre-bid meetings to discuss the project. The pre-bid meeting will include site inspection if so stated in the Notice.

4.2 No written report of the pre-bid meeting is provided. It is the responsibility of prospective bidders to obtain the information from the pre-bid meeting and site inspection.

4.3 Oral statements may not be relied upon and shall not be binding or legally effective. The owner will transmit to all prospective bidders of record any addenda the engineer considers necessary in response to questions arising at the pre-bid meeting.

5. EXAMINATION OF BIDDING DOCUMENTS

5.1 It is the responsibility of each bidder to give the engineer written notice of all conflicts, errors, ambiguities, or discrepancies the bidder discovers in the bidding documents, to confirm that the written resolution thereof is acceptable to the bidder, and to determine that the bidding documents are generally sufficient to indicate and convey understanding of all terms, conditions, and other requirements for performance of the work.

6. INTERPRETATION OF BIDDING DOCUMENTS AND ADDENDA

6.1 If any bidder is in doubt as to the intent or meaning of any part of the bidding documents or the performance of work, it is their responsibility to contact the engineer, owner's representative, or purchasing agent in time to receive a written reply before submitting their bid.

6.2 If considered necessary by the engineer, responses to questions about the meaning or intent of the bidding documents will be issued by addenda. Addenda will be distributed to all parties recorded by the City as having received the bidding documents.

6.3 Addenda may be issued to clarify, correct, and/or change the bidding documents, and/or to approve material substitutions, as deemed advisable by the engineer or owner's representative.

7. BIDDERS QUALIFICATIONS.

7.1 Competency of Bidder. Bidders must be capable of performing the work bid upon. They may be required to supply a detailed statement covering experience on similar work, a list of machinery, plant, and other equipment that will be used on the proposed work, and statements of their financial resources or other data as may be deemed necessary. Such information will be provided by the bidder within five business days of the owner's request for evidence of qualifications.

8. TAXES

8.1 The contractor shall not include sales or use taxes in the bid. Pursuant to the Iowa Code and Iowa Administrative Code, the contractor will be authorized to purchase building materials that will be incorporated into real property on this project tax-free. Iowa Construction Sales Tax Exemption Certificates will be issued by the City which will authorize suppliers of building materials to sell materials exempt from Iowa sales tax and any applicable local option sales tax and school infrastructure local option sales tax to the entity listed on the certificate. Upon award of the contract, the successful contractor will be required to provide their project information, and information for each subcontractor and supplier requiring exemption certificates.

9. METHOD OF BIDDING.

9.1 The Proposal Form is included with the bidding documents. Additional copies may be obtained by contacting the authorized source(s) of proposal forms as stated in the Notice.

9.2 Preparation of Proposal. Bids shall be submitted on a unit price or lump sum basis as stated on the Proposal Form. In preparing a proposal, the bidder shall specify the price, written legibly in ink or with a typewriter, at which they propose to do each item of work. A response shall be stated with respect to each and every alternate item, whether an add-alternate or a deduct-alternate. Failure to state a response for any alternate bid item shall constitute a non-responsive proposal that will not be considered. The prices shall be stated in figures. In items where unit price is required, the total amount for each item shall be computed at the unit prices bid for the quantities given in the estimate. In the event of discrepancies in the unit price extensions listed in the bidder's proposal, unit prices shall govern.

9.3 For all work let on a unit price basis, the engineer's estimate of quantities shown on the Proposal Form is understood to be approximate only, and will be used only for the purpose of comparing bids. For work let on a lump sum basis, any estimate of quantities provided is furnished for the convenience of bidders and is not guaranteed.

9.4 Where the Proposal Form has more than one item, the bidder may attach a substitute proposal form printed by computer in lieu of completing the printed bid form. The substitute bid form shall be the same size, color, and paper type as the printed Proposal Form. The font and size of printed characters shall be approximately the same as the printed Proposal Form. Bid items shall be separated by grid lines, vertical and horizontal, approximately the same as the printed Proposal Form. Item numbers and order must be the same as the item numbers and order on the printed bid.

9.4.1 If a substitute proposal form is used, it shall show column headings, bid items, descriptions, quantities, and unit prices exactly as shown on the Proposal Form. The total bid amount shall be shown on the substitute proposal form and shall also be written in the space provided in the printed Proposal Form.

9.4.2 Substitute bid forms shall include, at the top of each page, the bidder's company name, project title, bid number when applicable, and bid letting date.

9.4.3 The substitute proposal form shall be signed the same as the printed Proposal Form.

9.4.4 The substitute proposal form shall be attached to the printed Proposal Form.

9.4.5 In case of a discrepancy between item number, description, or quantity shown in the official Proposal Form and the substitute proposal form, the item number, description, and quantity of the official Proposal Form shall govern. The unit price shown on the substitute proposal form shall govern.

9.4.6 Abnormalities in substitute proposal forms may result in rejection of the bid.

10. SUBSTITUTE AND "ACCEPTABLE EQUIVALENT" ITEMS

10.1 Requests for approval of "or-equal" materials and equipment shall be submitted to the engineer in writing at least fifteen days prior to the receipt of bids. Each request shall conform to the terms and conditions of the bidding documents and to the type, function, and quality standards of approved materials and equipment. The burden of proof of the merit of proposed "or-equal" materials and equipment is upon the bidder. The engineer's decision of approval or disapproval of a proposed "or-equal" item will be final. No substitution shall be approved except by a written addendum issued to all prospective bidders.

11. SUBCONTRACTORS

11.1 If requested on the Proposal Form or in the bidding documents, bidders shall include with the Proposal Form a list of proposed subcontractors and suppliers.

11.2 The contractor shall not award work valued at more than thirty percent (30%) of the total contract price to subcontractors without prior written approval of the City.

12. SUBMISSION OF BIDS

12.1 Use of Proposal Form. Bidders will be furnished with the Proposal Form giving the estimate of quantities needed to complete the work and the amount of bid security the bidder is submitting with a bid, all of which must be in accordance with the official publications relating to the proposed improvement. To ensure against accidental errors, the bidder should read carefully the official publications before preparing a proposal. If any addenda included revised bid forms, bidders shall submit the proposal on the last revision of the official Proposal Form unless otherwise directed by addendum.

12.2 Signatures on Proposals. If the proposal is made by an individual, their name and post office address must be shown. If made by a firm or partnership, the name and post office address of the firm or partnership must be shown. If made by a corporation, the person signing the proposal must name the state under the laws of which the corporation is chartered, and the name, title, and business address of the executive head of the corporation. Anyone signing a proposal as an agent may be required to submit satisfactory evidence of their authority to do so.

12.3 Irregular Proposal Prohibited. Any changes or alterations made in the official Proposal Form, or any additions thereto, may cause rejection of the bid. No bid will be considered which contains a clause in which the bidder reserves the right to accept or reject a contract awarded by the Council. Proposals in which the unit prices are obviously unbalanced may be rejected.

12.4 Delivery of Proposal. Proposals shall be placed in an envelope and the envelope sealed and marked to indicate its contents. The bid shall be accompanied by bid security as required in the Notice. If forwarded by mail, the envelope shall be mailed to the City Clerk. All proposals shall be filed with the City Clerk before the time specified for closing bids. Specifications need not be included in the envelope with the Proposal Form. The bid shall include acknowledgement of receipt of all addenda. Addenda numbers shall be filled in on the Proposal Form.

12.5 Each bidder shall determine the best method of delivery of the proposal. The bidder is totally responsible for the mail or other delivery system to deliver the bid to the correct location, and prior to the time indicated in the Notice.

12.6 The submission of a bid constitutes an incontrovertible representation by the bidder that they have complied with every requirement of the bidding documents, that without exception the bid is premised upon performing and furnishing the work required by the bidding documents and applying any specific means, methods, techniques, sequences, and procedures of construction that may be shown or indicated or expressly required by the bidding documents, that the bidder has given the engineer/owner's representative written notice of all conflicts, errors, ambiguities, and discrepancies that the bidder has discovered in the bidding documents, the written resolutions thereof by the engineer/owner's representative are acceptable to the bidder, and that the bidding documents are sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the work.

12.7 The release of information by the City to the public is subject to Iowa Code Chapter 22 and other applicable provisions of the law relating to the release of records in possession of the City. Bidders are encouraged to familiarize themselves with these provisions prior to submitting a bid proposal. All information submitted by a vendor may be treated as public information by the City unless the bidder properly requests that information be treated as confidential and cites the applicable open records exception, in which case the City will notify the bidder of any pending public records requests to allow the bidder to seek court protection. In the event the bidder marks each page of the proposal as proprietary or confidential without adhering to the requirements of the Section, the City may reject the proposal as noncompliant.

13. REPRODUCTION OF SUBMITTAL DOCUMENTS

13.1 By submitting a bid proposal, the bidder agrees that the City may copy the bid proposal for the purposes of facilitating the evaluation or to respond to requests for public records. The bidder consents to such copying by submitting a proposal and warrants that such copying will not violate the rights of any third parties. The City will have the right to use ideas or adaptations of ideas which are presented in the proposals. In the event the vendor copyrights its proposal, the City may reject the proposal as noncompliant.

14. BID SECURITY.

14.1 Proposal Guaranty. Each proposal shall be accompanied by a bid deposit in the form of a bid bond, money order, or cashier's or certified check drawn on a bank in Iowa or a bank chartered under the laws of the United States, in an amount equal to at least 5% of the amount of the total bid as security that the bidder, if their bid is accepted, will enter into a contract in accordance therewith.

14.2 Said bid bond, money order, or cashier's or certified check may be cashed by the City as liquidated damages in the event the bidder fails, or refuses, to enter into a contract within thirty (30) days and post a performance bond satisfactory to the City insuring the faithful fulfillment of the contract and maintenance of said improvement as required by law and the specifications.

14.3 Should the bidder receiving the award fail to execute a satisfactory contract and file an acceptable contract bond within thirty (30) days after acceptance of the proposal, the certified check may be cashed and the full amount retained by the City as fixed and liquidated damages.

14.4 To be acceptable, the certified check shall bear on its face the endorsement of a solvent bank as to the amount certified. The check shall be endorsed by an official authorized to bind the bank by his or her acts.

14.5 Return of Proposal Guaranty. The proposal guaranty of unsuccessful bidders will be returned promptly after award has been made. In no case will the proposal guaranty be held longer than thirty (30) days without written permission of the bidder, except that the proposal guaranty of the bidder to whom the contract is awarded will be retained until they have entered into a contract and filed an acceptable bond.

15. VENDOR FORMS, TERMS, AND CONDITIONS

15.1 If a bidder intends to request that the City of Ames complete any vendor application form, or any vendor agreement form, or agree to any vendor terms or conditions in connection with the proposed contract, the proposed forms and/or terms or conditions must be submitted with the bid/proposal for review by the City's legal counsel during the evaluation of bids/proposals. This includes, but is not limited to, vendor credit application and customer agreement forms, vendor lease forms, vendor terms/conditions of sale, vendor shipping or delivery terms, and vendor billing/payment terms.

15.2 Bidders are advised that in the event any such forms or terms contradict City of Ames specifications or other contract requirements, the bid/proposal may be rejected due to the contradiction unless the bidder has indicated deletion of such clauses prior to submission to the City. If such forms/terms indicate a firm other than the bidder is in any way a party to the proposed contract, the proposed party must also indicate concurrence with deletion of such clauses.

15.3 If such forms or terms or conditions require that payments be remitted to other than the bidder, the bidder shall indicate the name and address of the firm to whom the bidder would request payments to be made, and the firm's relationship to the bidder.

15.4 If no vendor forms or terms or conditions are included with the bid/proposal, no such forms or terms or conditions will be approved by the City during the evaluation or award processes or following award of the contract. If the bid/proposal does not indicate the proposed contractor, vendor, or payee to be a person or company other than the bidder 1) only the bidder will be considered as contractor/vendor, and 2) payments will be made only to the bidder to whom the contract is awarded. If the bid/proposal does not clearly indicate that a person or company other than, or in addition to, the bidder would in any way be a party to the proposed contract, only the bidder would be considered the contractor/vendor.

15.5 The City of Ames will in no case agree to contract terms or conditions not in compliance with City of Ames specifications and/or not submitted for review with the bids.

16. MODIFICATION AND WITHDRAWAL OF BIDS

16.1 Bidders will be permitted to withdraw their proposals after they have been filed with the City Clerk if a request is made in writing to the City Clerk before the time specified for closing of bids. No proposal may be withdrawn for a period of sixty (60) days after the scheduled closing time for the receipt of bids.

16.2 A bid may be modified by withdrawing it in accordance with 15.1, and then resubmitting the bid in accordance with the bidding documents.

17. OPENING OF BIDS

17.1 Bids will be publicly opened and, unless obviously non-responsive, read aloud at the time and place indicated in the Notice.

17.2 A preliminary summary of base bid amounts and major alternatives, if any, will be available to the bidders after the opening of bids.

18. EVALUATION OF BIDS.

18.1 The City will be permitted to consider various bid prices and other factors, to the extent permitted by law, in determining the bid that is in the best interests of the City.

18.2 Rejection of Bids. The City hereby reserves the right to reject any and all bids, unresponsive bids, to waive informalities, and to enter into such contract or contracts as it shall deem to be in the best interest of the City of Ames.

18.3 Disqualification of Bidder. No bidder shall submit more than one proposal under the same or different names. Reasonable grounds for believing that any bidder is interested in more than one proposal for the work may cause the rejection of all proposals in which such bidder is interested or may cause the disapproval of any contract awarded to such bidder. The attention of bidders is directed to Chapter 553.23, *Code of Iowa*, regarding unlawful combinations in making public contracts.

18.4 Basis of Bid: For bid items described as unit price on the Proposal Form, the bid evaluation total of all prices will be determined as a sum of the products of the estimated quantity of each item and the unit price bid for the item, and lump sum items, if any, on the Proposal Form. In cases of discrepancies between the multiplication of quantities or units of work and unit prices bid, unit price shall prevail.

18.5 Discrepancies between the sum shown on the Proposal Form and the correct sum thereof will be resolved in favor of the correct sum. Correct sums will be calculated as stated above (by multiplying the quantity of each item as shown on the Proposal Form and the unit price bid).

18.6 If requested by the City during the evaluation process, the bidder shall submit a preliminary schedule of values. This shall include quantities and prices of items included in the work which, when added together, equal the contract price. If requested by the owner, the bidder shall divide the schedule into component parts. Requested schedules shall be submitted within two (2) business days following the request.

18.7 Communication During Evaluation: In order to ensure the proper and fair evaluation of bids, unsolicited communication by the bidder with City officials or staff evaluating the bids is prohibited prior to the time a bid decision or recommendation for award has been made. Communication between the bidder and the City will be initiated by the appropriate City official or employee in order to obtain information or clarification needed to develop a proper and accurate evaluation of the bid.

19. CONTRACT AWARD

19.1 The City of Ames reserves the right to reject any or all bids, including without limitation, non-conforming, non-responsive, unbalanced, and/or conditional bids.

19.2 The City reserves the right to reject the bid of any bidder whom it finds, after reasonable inquiry and evaluation, to not be responsible.

19.3 To the extent allowed by law, the City of Ames reserves the right to reject any bid of any bidder who has previously failed to perform adequately after having once been awarded a prior contract for work similar in nature to that in this bid.

19.4 Bids will be reported to the City Council of the City of Ames, Iowa, in accordance with the Notice of Public Hearing and to Bidders for action thereon.

20. EXECUTION OF CONTRACT

20.1 The City will notify the successful bidder. The notification of award will be accompanied by the required number of unsigned counterparts of the contract. Within fifteen (15) days after notification of award, the successful bidder shall sign and deliver the required number of counterparts of the contract together with the required corporate surety bonds as called for in the Notice and evidence of insurance coverage as called for in the bidding documents.

20.2 No proposal shall be considered binding upon the City until the contract is properly executed by both parties and the contract bond filed with the City Clerk and approved by the City Council.

20.3 The contract and bond will be presented to the City Council for approval in accordance with applicable laws, regulations, and City policies.

20.4 If the contract and bond are approved by the City Council, the City shall deliver one fully signed copy of the contract to the successful bidder.

20.5 The contract, when executed, shall be deemed to include the entire agreement between parties. The contractor shall not claim any modification resulting from representation or promise made by representatives of the owner or other persons.

End of Section

Rev. 11/13/06

Rev. 6/27/08 (sales tax)

Rev. 9/29/08 (Legal #1930-0001)

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PROPOSAL FORM

For the Construction
of
2024/25 AIRPORT ENTRYWAY IMPROVEMENTS

To provide all labor, equipment, materials, transportation, and other components as specified herein to the City of Ames, Iowa.

Name of Bidder_____

Address of Bidder_____

To the City of Ames, Iowa:

The undersigned bidder submits herewith bid security in the amount of 5% of the bid in accordance with the terms set forth in the "Instructions to Bidders".

The undersigned as bidder, having examined and determined the scope of the contract documents, hereby proposes to provide the required labor, services, materials, and equipment, and to perform the work as described in the contract documents, F.O.B. Ames, Iowa, including addenda _____, _____, and _____ as follows.

Complete entries for <u>ALL</u> bid items on the Proposal Form. Failure to complete all items may deem the Bid as non-responsive.

BASE BID

ITEM #	ITEM CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
		GENERAL PROVISIONS AND CONVENANTS				
1	1070-214	REMOVE AND RE-INSTALL MAILBOXES	4	EA		
		EARTHWORK				
2	2010-D-1	TOPSOIL STRIP, SALVAGE AND RESPREAD, ON-SITE	385	CY		
3	2010-E	EXCAVATION, CLASS 13	635	CY		
4	2010-G	SUBGRADE PREPARATION, 12 INCH	3150	SY		
5	2010-J	SUBBASE, MODIFIED, 6 INCHES	3325	SY		
		SEWERS AND DRAINS				
6	4020-A-1	STORM SEWER, TRENCHED, PVC, 8 INCH	10	LF		
7	4020-A-1	STORM SEWER, TRENCHED, RCP, 15 INCH	20	LF		
8	4020-D	REMOVAL OF STORM SEWER, RCP, 15 INCH	20	LF		
9	4020-D	REMOVAL OF STORM SEWER, PVC, 8 INCH	5	LF		
10	4040-A	SUBDRAIN, TYPE 1B OR TYPE 1C , HDPE, 6 INCH	1270	LF		
11	4040-C-1	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH	6	EA		
		STRUCTURES FOR SANITARY AND STORM				
12	6010-B	INTAKE, SW-501	1	EA		
13	6010-B	INTAKE, SW-511	1	EA		
14	6010-E	INTAKE ADJUSTMENT, MINOR	1	EA		
15	6010-G	CONNECTION TO EXISTING INTAKE	2	EA		
16	6010-H	REMOVE INTAKE	2	EA		

		STREETS AND RELATED WORK				
17	7010-A	PAVEMENT, PCC, 7 INCH, CLASS C, INCLUDING CURB	2750	SY		
18	7030-A-3	REMOVAL AND DISPOSAL OR REINSTALLATION OF EXISTING GRANULAR SURFACING	550	SY		
19	7030-H-1	DRIVEWAY, PAVED, PCC, 6 INCH, INCLUDING CURB	225	SY		
20	7030-H-2	TEMPORARY CONSTRUCTION ACCESS INSTALL AND REMOVE, GRANULAR, CLASS A ROADSTONE, 12 INCH DEEP	1	LS		
21	7040-H	PAVEMENT REMOVAL, HMA	2050	SY		
22	7040-H	PAVEMENT REMOVAL, PCC (INCLUDING CURB & GUTTER)	300	SY		
23	7040-I	CURB AND GUTTER REMOVAL	1550	LF		
		TRAFFIC CONTROL				
24	8030-A	TEMPORARY TRAFFIC CONTROL	1	LS		
25	8040-I	REMOVE AND REINSTALL TRAFFIC SIGNS	2	EA		
		SITE WORK AND LANDSCAPING				
26	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 - PERMANENT LAWN	0.6	AC		
27	9010-E	WARRANTY	1	LS		
28	9040-A-1	SWPPP PREPARATION	1	LS		
29	9040-A-2	SWPPP MANAGEMENT	1	LS		
30	9040-D-1	FILTER SOCK, 9 INCH	2250	LF		
31	9040-D-2	FILTER SOCKS, REMOVAL	2250	LF		
32	9040-T-1	INLET PROTECTION DEVICE, INTAKE	6	EA		
		MISCELLANEOUS				
33	11010-A	CONSTRUCTION SURVEY	1	LS		
34	11020-A	MOBILIZATION	1	LS		
35	11030-A	MAINTENANCE OF POSTAL SERVICE	1	LS		
36	11050-A	CONCRETE WASHOUT	1	LS		
					BASE BID TOTAL:	

ALTERNATE BID A

ITEM NO.	ITEM CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
		EARTHWORK				
A1	2010-D-1	TOPSOIL STRIP, SALVAGE AND RESPREAD, ON-SITE	200	CY		
A2	2010-E	EXCAVATION, CLASS 13	400	CY		
A3	2010-G	SUBGRADE PREPARATION, 12 INCH	1675	SY		
A4	2010-J	SUBBASE, MODIFIED, 6 INCHES	1775	SY		

		SEWERS AND DRAINS				
A5	4020-A-1	STORM SEWER, TRENCHED, PVC, 12 INCH	10	LF		
A6	4040-A	SUBDRAIN, TYPE 1B OR TYPE 1C , HDPE, 6 INCH	925	LF		
A7	4040-C-1	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH	4	EA		
		STRUCTURES FOR SANITARY AND STORM				
A8	6010-B	INTAKE, SW-501	1	EA		
A9	6010-E	INTAKE ADJUSTMENT, MINOR	1	EA		
A10	6010-G	CONNECTION TO EXISTING INTAKE	2	EA		
A11	6010-H	REMOVE INTAKE	1	EA		
		STREETS AND RELATED WORK				
A12	7010-A	PAVEMENT, PCC, 7 INCH, CLASS C, INCLUDING CURB	1425	SY		
A13	7030-A-3	REMOVAL AND DISPOSAL OR REINSTALLATION OF EXISTING 4" GRANULAR SURFACING	250	SY		
A14	7030-H-1	DRIVEWAY, PAVED, PCC, 6 INCH, INCLUDING CURB	150	SY		
A15	7040-H	PAVEMENT REMOVAL, HMA	925	SY		
A16	7040-H	PAVEMENT REMOVAL, PCC (INCLUDING CURB & GUTTER)	175	SY		
A17	7040-I	CURB AND GUTTER REMOVAL	915	LF		
		TRAFFIC CONTROL				
A18	8030-A	TEMPORARY TRAFFIC CONTROL	1	LS		
A19	8040-I	REMOVE AND REINSTALL TRAFFIC SIGNS	1	EA		
		SITE WORK AND LANDSCAPING				
A20	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 - PERMANENT LAWN	0.2	AC		
A21	9010-E	WARRANTY	1	LS		
A22	9040-D-1	FILTER SOCK, 9 INCH	750	LF		
A23	9040-D-2	FILTER SOCKS, REMOVAL	750	LF		
A24	9040-T-1	INLET PROTECTION DEVICE, INTAKE	3	EA		
		MISCELLANEOUS				
A25	11010-A	CONSTRUCTION SURVEY	1	LS		
A26	11020-A	MOBILIZATION	1	LS		
					ALTERNATE BID A TOTAL:	

TOTAL AMOUNT BASE BID PLUS ALTERNATE BID A:	

The undersigned bidder certifies that this proposal is made in good faith without collusion or connection with any other person or persons bidding on the work.

The undersigned bidder states that this proposal is made in conformity with the contract documents and agrees that, in the event of any discrepancies or differences between any conditions of this proposal and the contract documents prepared by the City of Ames, Iowa, the provisions of the latter shall prevail.

The contractor shall not include sales or use taxes in the bid. Pursuant to Iowa Code and Iowa Administrative Code, the contractor will be authorized to purchase building materials that will be incorporated into real property on this project tax-free.

Submitted this _____ day of _____, _____.

Company Name of Bidder _____

Address of Bidder _____

_____

Signature of Authorized Agent _____

Printed Name and Title _____

Telephone Number _____

Fax Number _____

E-mail _____

Check appropriate box:

☐ Individual/Sole Proprietor ☐ Corporation ☐ Partnership ☐ Other

Taxpayer Identification Number (TIN): Please provide TIN Employer identification number

_____ - _____

ESTIMATE REFERENCE INFORMATION (BASE BID)

ITEM #	ITEM CODE	DESCRIPTION
		GENERAL PROVISIONS AND CONVENANTS
1	1070-214	REMOVE AND RE-INSTALL MAILBOXES WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 1070 AND THE PLANS. CONTRACTOR SHALL REMOVE EXISTING MAILBOXES LOCATED ALONG THE AIRPORT ENTRANCE ROAD TO ALLOW FOR INSTALLATION OF THE PROPOSED IMPROVEMENTS. REMOVED MAILBOXES SHALL BE STORED BY THE CONTRACTOR UNTIL THEY CAN BE REINSTALLED. AFTER COMPLETION OF THE IMPROVEMENTS THE CONTRACTOR SHALL RE-INSTALL MAILBOXES IN A SIMILAR LOCATION AS THEY CURRENTLY ARE. EXACT LOCATION TO BE DETERMINED BY CONSTRUCTION PROJECT REPRESENTATIVE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH MAILBOX REMOVED AND REPLACED.
		EARTHWORK
2	2010-D-1	TOPSOIL STRIP, SALVAGE AND RESPREAD, ON-SITE TOPSOIL WITHIN THE GRADING LIMITS OF THE PROJECT SHALL BE STRIPPED TO A DEPTH OF 6 INCHES, SALVAGED, AND RESPREAD AT A MINIMUM DEPTH OF 4 INCHES. ITEM INCLUDES HAULING OFF SITE TO STORE AND HAULING BACK IN IF NEEDED. REFER TO THE EXCAVATION BID ITEMS FOR CALCULATION OF BID ITEM QUANTITY. METHOD OF PAYMENT SHALL BE PER CUBIC YARD AT THE CONTRACT QUANTITY. NO MEASUREMENT SHALL BE MADE FOR THIS ITEM UNLESS PLAN CHANGES ARE MADE.
3	2010-E	EXCAVATION, CLASS 13 WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 2010 AND THE PLANS. THIS ITEM SHALL INCLUDE REMOVAL AND RESHAPING OF EXISTING MATERIAL TO FINISHED SUBGRADE ELEVATION, AND MANIPULATION OF TOPSOIL. 6 INCHES OF TOPSOIL SHALL BE STRIPPED FROM THE PROJECT SITE AND 4 INCHES SHALL BE RESPREAD. BASIS OF PAYMENT SHALL BE TEMPLATE QUANTITIES AS FOLLOWS: EARTHWORK — TOPSOIL CUT = 635 CY — STRIP = 385 CY FILL + 30% = 320 CY — RESPREAD + 30% = 360 CY WASTE, OFF-SITE = 315 CY — WASTE, ON-SITE = 25 CY ALL EXCESS MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR AND HAULED OFF SITE. TOPSOIL SHALL BE PLACED AND SPREAD TO A MINIMUM THICKNESS OF 4 INCHES IN ALL DISTURBED TURF AREAS.
4	2010-G	SUBGRADE PREPARATION, 12 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 2010 AND THE PLANS. PRIOR TO SUBGRADE PERPARATION, THE SUBGRADE AREA SHALL BE PROOF ROLLED TO CONFIRM STABILITY. SUBGRADE SHALL BE SCARIFIED AND RECOMACTED TO A 12 INCHES THICKNESS AND 1 FOOT OUTSIDE THE EDGE OF PAVEMENT. SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH MOISTURE AND DENISTY CONTROL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF SUBGRADE PREPARATION PERFORMED.
5	2010-J	SUBBASE, MODIFIED, 6 INCHES WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 2010 AND THE PLANS. MODIFIED SUBBASE SHALL BE CONSTRUCTED TO 6 INCHES THICKNESS AND 2 FEET OUTSIDE THE EDGE OF PAVEMENT. SUBBASE SHALL BE COMPACTED IN ACCORDANCE WITH MOISTURE AND DENISTY CONTROL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF SUBBASE INSTALLED.
		SEWERS AND DRAINS
6	4020-A-1	STORM SEWER, TRENCHED, PVC, 8 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4020 AND THE PLANS. TRENCH EXCAVATION; DEWATERING; FURNISHING AND INSTALLING PIPE; FURNISHING, PLACING, AND COMPACTING BEDDING AND BACKFILL MATERIAL; JOINT WRAPPING; WYES AND OTHER FITTINGS; PIPE JOINTS; TESTING; AND INSPECTION SHALL BE CONSIDERED INCIDENTAL. MATERIALS AND INSTALLATION OF CONNECTING MATERIALS TO ALLOW FOR CONNECTION TO EXISTING PIPES SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF PIPE INSTALLED.

7	4020-A-1	STORM SEWER, TRENCHED, RCP, 15 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4020 AND THE PLANS. TRENCH EXCAVATION; DEWATERING; FURNISHING AND INSTALLING PIPE; FURNISHING, PLACING, AND COMPACTING BEDDING AND BACKFILL MATERIAL; JOINT WRAPPING; WYES AND OTHER FITTINGS; PIPE JOINTS; TESTING; AND INSPECTION SHALL BE CONSIDERED INCIDENTAL. MATERIALS AND INSTALLATION OF CONNECTING MATERIALS TO ALLOW FOR CONNECTION TO EXISTING PIPES SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF PIPE INSTALLED.
8	4020-D	REMOVAL OF STORM SEWER, RCP, 15 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4020 AND THE PLANS. REMOVAL, DISPOSAL, AND CAPPING (IF SPECIFIED) OF PIPE; AND FURNISHING, PLACING, AND COMPACTING BACKFILL MATERIAL SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF PIPE REMOVED.
9	4020-D	REMOVAL OF STORM SEWER, PVC, 8 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4020 AND THE PLANS. REMOVAL, DISPOSAL, AND CAPPING (IF SPECIFIED) OF PIPE; AND FURNISHING, PLACING, AND COMPACTING BACKFILL MATERIAL SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF PIPE REMOVED.
10	4040-A	SUBDRAIN, TYPE 1B OR TYPE 1C , HDPE, 6 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4040 AND THE PLANS. EXCAVATION, FURNISHING SUBDRAIN MATERIALS INCLUDING PIPE, FITTINGS AND OTHER CONNECTIONS, ENGINEERING FABRIC, POROUS BACKFILL MATERIAL, AND ANY LABOR REQUIRED SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF SUBDRAIN INSTALLED.
11	4040-C-1	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4040 AND THE PLANS. EXCAVATION, POROUS BACKFILL, MATERIALS REQUIRED FOR SUBDRAIN CLEANOUT, RISER PIPES, SUBDRAIN CLEANOUT CASTINGS, PCC CLEANOUT PADS, REINFORCEMENT REQUIRED PER THE PLANS, AND ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH SUBDRAIN CLEANOUT INSTALLED.
		STRUCTURES FOR SANITARY AND STORM
12	6010-B	INTAKE, SW-501 WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. EXCAVATION; FURNISHING AND INSTALLING PIPE; FURNISHING, PLACING, AND COMPACTING BEDDING AND BACKFILL MATERIAL; BASE; STRUCTURAL CONCRETE; REINFORCING STEEL; PRECAST UNITS (IF USED); CONCRETE FILLETS; PIPE CONNECTIONS; CASTINGS; AND ADJUSTMENT RINGS SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INTAKE INSTALLED.
13	6010-B	INTAKE, SW-511 WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. EXCAVATION; FURNISHING AND INSTALLING PIPE; FURNISHING, PLACING, AND COMPACTING BEDDING AND BACKFILL MATERIAL; BASE; STRUCTURAL CONCRETE; REINFORCING STEEL; PRECAST UNITS (IF USED); CONCRETE FILLETS; PIPE CONNECTIONS; CASTINGS; AND ADJUSTMENT RINGS SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INTAKE INSTALLED.
14	6010-E	INTAKE ADJUSTMENT, MINOR WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. FURNISHING AND INSTALLING EACH INTAKE EXTENSION RING AND REINSTALLING THE CASTING LID SHALL BE CONSIDERED INCIDENTAL. IF A DIFFERENT CASTING IS REQUIRED TO COMPLETE THE INTENT OF THE IMPROVEMENT IT SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INTAKE ADJUSTED.
15	6010-G	CONNECTION TO EXISTING INTAKE WORK UNDER THIS ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. CONNECTION OF PROPOSED STORM SEWER PIPE OR SUBDRAIN TO AN EXISTING STRUCTURE INCLUDING BUT NOT LIMITED TO, CORE DRILLING STRUCTURE TO ACCEPT PIPE, CONCRETE COLLARS FOR CONNECTION INCLUDING MESH REINFORCEMENT, AND ANY GROUTING OF THE INTERIOR OF THE STRUCTURE AFTER INSTALLATION SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. REMOVAL AND REPLACEMENT OF INVERT AS NECESSARY IS INCIDENTAL TO THIS BID ITEM.
16	6010-H	REMOVE INTAKE WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INTAKE REMOVED.

		STREETS AND RELATED WORK
17	7010-A	PAVEMENT, PCC, 7 INCH, CLASS C, INCLUDING CURB WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7010 AND THE PLANS. CONCRETE SHALL BE AN IOWA DOT C MIX WITH MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SLAG IS NOT ALLOWED. CURB AND GUTTER SECTION IS INCLUDE IN THE AREA OF THIS ITEM AND SHALL BE INCIDENTAL TO PAVEMENT CONSTRUCTION. REINFORCEMENT SHALL BE EPOXY COATED. 6 INCH MODIFIED SUBBASE SHALL BE PLACED UNDER THE PAVEMENT AND IS PAID FOR UNDER A SEPARATE BID ITEM. NO ADDITIONAL PAYMENT FOR COLD WEATHER PAVING OPERATIONS. FINAL TRIMMING OF SUBGRADE OR SUBBASE, INTEGRAL CURB, BARS AND REINFORCEMENT, JOINTS AND SEALING, SURFACE CURING AND PAVEMENT PROTECTION, SAFETY FENCING, CONCRETE FOR RIGID HEADERS, AND BOXOUTS FOR FIXTURES SHALL BE INCIDENTAL TO THIS ITEM. ALL JOINTS SHALL BE CONSTRUCTED, SAWED, AND SEALED AS SHOWN ON THE PROJECT PLANS. CRACKED PANELS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF PAVEMENT INSTALLED.
18	7030-A-3	REMOVAL AND DISPOSAL OR REINSTALLATION OF EXISTING GRANULAR SURFACING WORK UNDER THIS ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7030 AND THE PLANS. DEPTH OF EXISTING GRANULAR SURFACING IS ASSUMED TO BE 4 INCHES, HOWEVER IF DEEPER, THE ADDITIONAL DEPTH SHALL BE CONSIDERED INCIDENTAL FOR REMOVAL, RESPREAD OR HAULING OFF SITE. IF EXISTING QUANTITY IS REQUIRED TO PLACE A 6 INCH LIFT OF GRANULAR SURFACING FOR ALTERNATE BID A, THE REMOVED MATERIAL SHALL BE UTILIZED AND ANY EXCESS SHALL BE DISPOSED OF OFF SITE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF EXISTING GRANULAR SURFACING REMOVED WITHIN THE PROJECT LIMITS AS IDENTIFIED IN THE PLANS. HANDLING, STOCKPILING, AND PLACEMENT AT OTHER LOCATIONS WITHIN THE PROJECT LIMITS SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM.
19	7030-H-1	DRIVEWAY, PAVED, PCC, 6 INCH, INCLUDING CURB WORK UNDER THIS ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7030 AND THE PLANS. CONCRETE WILL BE AN IOWA DOT C OR M MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SLAG IS NOT ALLOWED. CONCRETE TESTING WILL BE PROVIDED BY THE OWNER. NO EXTRA PAYMENT FOR COLD WEATHER PAVING. METHOD OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF PCC DRIVEWAY PAVING AS MEASURED IN THE FIELD.
20	7030-H-2	TEMPORARY CONSTRUCTION ACCESS INSTALL AND REMOVE, GRANULAR, CLASS A ROADSTONE, 12 INCH DEEP WORK UNDER THIS ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7030 AND THE PLANS. EXCAVATION, PREPARATION OF SUBGRADE, ENGINEERING FABRIC, CLASS A ROADSTONE GRANULAR SURFACING, AND REMOVAL OF ALL ITEMS SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. RESTORATION OF TEMPORARY CONSTRUCTION ACCESS SHALL ALSO BE CONSIDERED INCIDENTAL TO THIS BID ITEM. BASIS OF PAYMENT SHALL BE LUMP SUM.
21	7040-H	PAVEMENT REMOVAL, HMA WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7040 AND THE PLANS. ALL REMOVALS TO BE MARKED BY THE CONTRACTOR'S SURVEYOR. FULL DEPTH SAW CUTS ALONG THE REMOVAL LIMITS ARE INCIDENTAL TO THIS ITEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL REMOVAL, EARTHWORK, SUBGRADE PREPARATION, MODIFIED SUBBASE, AND PAVING EXPENSES DUE TO DAMAGED EDGES. ADDITIONAL REMOVAL TO BE DETERMINED BY ENGINEER. ALL PAVEMENT REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE. PAYMENT SHALL BE MADE FOR THE AREA OF PAVEMENT REMOVED REGARDLESS OF THICKNESS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF PAVEMENT REMOVED.
22	7040-H	PAVEMENT REMOVAL, PCC (INCLUDING CURB & GUTTER) WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7040 AND THE PLANS. ALL REMOVALS TO BE MARKED BY THE CONTRACTOR'S SURVEYOR. FULL DEPTH SAW CUTS ALONG THE REMOVAL LIMITS ARE INCIDENTAL TO THIS ITEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL REMOVAL, EARTHWORK, SUBGRADE PREPARATION, MODIFIED SUBBASE, AND PAVING EXPENSES DUE TO DAMAGED EDGES. ADDITIONAL REMOVAL TO BE DETERMINED BY ENGINEER. ALL PAVEMENT REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE. PAYMENT SHALL BE MADE FOR THE AREA OF PAVEMENT REMOVED REGARDLESS OF THICKNESS. REMOVAL OF PCC AREAS SHALL INCLUDE ANY CURB AND GUTTER SECTIONS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF PAVEMENT REMOVED.
23	7040-I	CURB AND GUTTER REMOVAL WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7040 AND THE PLANS. SAWING, BREAKING, REMOVING, AND DISPOSING OF EXISTING CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL. CURB AND GUTTER SHALL BE PROPERLY DISPOSED OF OFF SITE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF CURB AND GUTTER REMOVED.

		TRAFFIC CONTROL
24	8030-A	TEMPORARY TRAFFIC CONTROL WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 8030 AND THE PLANS. THIS BID ITEM SHALL INCLUDE ALL IDENTIFIED TRAFFIC CONTROL ITEMS REQUIRED PER THE PLANS. BASIS OF PAYMENT SHALL BE LUMP SUM.
25	8040-I	REMOVE AND REINSTALL TRAFFIC SIGNS WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 8040 AND THE PLANS. REMOVING THE SIGN AND POST, FILLING THE POST HOLE, STORING AND MAINTAINING THE SIGN AND POST IN GOOD CONDITION, REINSTALLING THE SIGN AND POST, REPLACING SIGNS AND POSTS DESIGNATED FOR REINSTALLATION THAT HAVE BEEN DAMAGED IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH SIGN REMOVED AND REINSTALLED.
		SITE WORK AND LANDSCAPING
26	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 - PERMANENT LAWN WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9010 AND THE PLANS. SEED ALL AREAS DISTURBED BY CONSTRUCTION AS INDICATED ON PLANS. THE COST FOR WATERING UNTIL SEED ESTABLISHMENT IS ACCEPTED SHALL BE CONSIDERED INCIDENTAL TO THIS ITEM. ROCK PICKING, FINISH GRADING, SEED BED PREP AND RESEEDING ARE CONSIDERED INCIDENTAL TO THIS ITEM. SEED AND FERTILIZER SHALL BE APPLIED PRIOR TO MULCHING. THE CONTRACTOR IS RESPONSIBLE FOR MOWING AND MAINTAINING SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. SEEDING OF AREAS DISTURBED OUTSIDE OF THE CONSTRUCTION LIMITS (INCLUDING STAGING AND STORAGE AREAS AS WELL AS HAUL ROUTES) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER. THE SEEDING RATE SHALL BE AT LEAST 260 LBS/ACRE. APPLY A 6-24-24, NITROGEN, PHOSPHATE, POTASH, COMMERCIAL FERTILIZER OR EQUIVALENT AT THE RATE OF 300 LBS PER ACRE. APPLY MULCHING PER MANUFACTURES RECOMMENDATIONS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR RESEEDED AREAS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER ACRE SEEDED.
27	9010-E	WARRANTY WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9010 AND THE PLANS. ALL WORK REQUIRED TO CORRECT ANY DEFECTS IN THE ORIGINAL PLACEMENT OF THE SEEDING FOR THE PERIOD OF TIME DESIGNATED SHALL BE INCIDENTAL. THIS BID ITEM SHALL ENSURE THAT A PROPER STAND OF GRASS IS ESTABLISHED. BASIS OF PAYMENT SHALL BE PER LUMP SUM.
28	9040-A-1	SWPPP PREPARATION WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR SWPPP PLAN PREPARATION AND SUBMISSION OF SWPPP PERMIT. DEVELOPMENT OF A SWPPP BY THE CONTRACTOR MEETING LOCAL AND STATE AGENCY REQUIREMENTS, FILING THE REQUIRED PUBLIC NOTICES, FILING A NOTICE OF INTENT FOR COVERAGE OF THE PROJECT UNDER THE IOWA DNR NPDES GENERAL PERMIT NO. 2, AND PAYMENT OF ASSOCIATED NPDES PERMIT FEES SHALL BE CONSIDERED INCIDENTAL. BASIS OF PAYMENT SHALL BE LUMP SUM.
29	9040-A-2	SWPPP MANAGEMENT WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR SWPPP MANAGEMENT. ALL WORK REQUIRED TO COMPLY WITH THE ADMINISTRATIVE PROVISIONS OF THE IOWA DNR NPDES GENERAL PERMIT NO. 2; INCLUDING BUT NOT LIMITED TO, RECORD KEEPING, DOCUMENTATION, UPDATING THE SWPPP PLAN SHEETS, FILING THE NOTICE OF DISCONTINUATION, AND WEEKLY INSPECTIONS , UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, SHALL BE INCIDENTAL. ALL DOCUMENTATION SHALL BE KEPT ON SITE IN A MAILBOX OR SIMILAR STORAGE CONTAINER THAT IS CLEARLY MARKED. BASIS OF PAYMENT SHALL BE LUMP SUM.
30	9040-D-1	FILTER SOCK, 9 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. ANCHORING STAKES SHALL BE INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT INSTALLED.
31	9040-D-2	FILTER SOCKS, REMOVAL WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. RESTORATION OF THE AREA TO FINISHED GRADE AND OFF SITE DISPOSAL OF FILTER SOCKS AND ACCUMULATED SEDIMENT SHALL BE INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT REMOVED.

32	9040-T-1	INLET PROTECTION DEVICE, INTAKE WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING THE MOST EFFECTIVE TYPE OF INLET PROTECTION DEVICE. THIS ITEM SHALL ALSO INCLUDE REMOVAL OF DEBRIS AND REMOVAL OF DEVICE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INLET PROTECTION DEVICE INSTALLED.
		MISCELLANEOUS
33	11010-A	CONSTRUCTION SURVEY WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 11010. THIS ITEM SHALL BE PAID BY LUMP SUM, AND SHALL INCLUDE ALL SURVEY NECESSARY FOR THE LAYOUT AND CONSTRUCTION OF THE PROJECT.
34	11020-A	MOBILIZATION WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 11020. THIS ITEM IS FOR ALL PREPARATORY WORK AND COSTS INCURRED BEFORE BEGINNING THE WORK ON THE PROJECT AND DURING THE PROJECT. THIS ITEM SHALL ALSO INCLUDE THE COSTS FOR ANY STAGED CONSTRUCTION AND EQUIPMENT SET UP TO COMPLETE THE WORK. NO CHANGE IN CONTRACT PRICE WILL BE MADE FOR ANY COMBINATION OF ADD/ALTERNATES ADDED TO THE CONTRACT. BASIS OF PAYMENT SHALL BE LUMP SUM.
35	11030-A	MAINTENANCE OF POSTAL SERVICE WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 11030 AND THE PROJECT PLANS. CONTRACTOR SHALL COORDINATE WITH THE US POSTAL SERVICE, NOTIFY AIRPORT TENANTS OF TEMPORARY MAIL BOX LOCATIONS AND PROVIDE TEMPORARY MAILBOXES IN A LOCATION COORDINATED WITH THE AIRPORT MANAGER. CLUSTER MAILBOXES SHALL BE UTILIZED IF ALLOWED BY THE POST MASTER. BASIS OF PAYMENT SHALL BE LUMP SUM.
36	11050-A	CONCRETE WASHOUT WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 11050 AND THE PROJECT PLANS. CONTRACTOR SHALL PROVIDE A MEANS FOR CONCRETE WASHOUT FOR THE ENTIRETY OF THE PROJECT. BASIS OF PAYMENT SHALL BE LUMP SUM.

ESTIMATE REFERENCE INFORMATION (ALTERNATE BID A)

ITEM #	ITEM CODE	DESCRIPTION
		EARTHWORK
A1	2010-D-1	TOPSOIL STRIP, SALVAGE AND RESPREAD, ON-SITE TOPSOIL WITHIN THE GRADING LIMITS OF THE PROJECT SHALL BE STRIPPED TO A DEPTH OF 6 INCHES, SALVAGED, AND RESPREAD AT A MINIMUM DEPTH OF 4 INCHES. ITEM INCLUDES HAULING OFF SITE TO STORE AND HAULING BACK IN IF NEEDED. REFER TO THE EXCAVATION BID ITEMS FOR CALCULATION OF BID ITEM QUANTITY. METHOD OF PAYMENT SHALL BE PER CUBIC YARD AT THE CONTRACT QUANTITY. NO MEASUREMENT SHALL BE MADE FOR THIS ITEM UNLESS PLAN CHANGES ARE MADE.
A2	2010-E	EXCAVATION, CLASS 13 WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 2010 AND THE PLANS. THIS ITEM SHALL INCLUDE REMOVAL AND RESHAPING OF EXISTING MATERIAL TO FINISHED SUBGRADE ELEVATION, AND MANIPULATION OF TOPSOIL. 6 INCHES OF TOPSOIL SHALL BE STRIPPED FROM THE PROJECT SITE AND 4 INCHES SHALL BE RESPREAD. BASIS OF PAYMENT SHALL BE TEMPLATE QUANTITIES AS FOLLOWS: EARTHWORK — TOPSOIL CUT = 400 CY — STRIP = 200 CY FILL + 30% = 75 CY — RESPREAD + 30% = 145 CY WASTE, OFF-SITE = 325 CY — WASTE, ON SITE = 55 CY ALL EXCESS MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR AND HAULED OFF SITE. TOPSOIL SHALL BE PLACED AND SPREAD TO A MINIMUM THICKNESS OF 4 INCHES IN ALL DISTURBED TURF AREAS.
A3	2010-G	SUBGRADE PREPARATION, 12 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 2010 AND THE PLANS. PRIOR TO SUBGRADE PERPARATION, THE SUBGRADE AREA SHALL BE PROOF ROLLED TO CONFIRM STABILITY. SUBGRADE SHALL BE SCARIFIED AND RECOMACTED TO A 12 INCHES THICKNESS AND 1 FOOT OUTSIDE THE EDGE OF PAVEMENT. SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH MOISTURE AND DENISTY CONTROL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF SUBGRADE PREPARATION PERFORMED.
A4	2010-J	SUBBASE, MODIFIED, 6 INCHES WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 2010 AND THE PLANS. MODIFIED SUBBASE SHALL BE CONSTRUCTED TO 6 INCHES THICKNESS AND 2 FEET OUTSIDE THE EDGE OF PAVEMENT. SUBBASE SHALL BE COMPACTED IN ACCORDANCE WITH MOISTURE AND DENISTY CONTROL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF SUBBASE INSTALLED.
		SEWERS AND DRAINS
A5	4020-A-1	STORM SEWER, TRENCHED, PVC, 12 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4020 AND THE PLANS. TRENCH EXCAVATION; DEWATERING; FURNISHING AND INSTALLING PIPE; FURNISHING, PLACING, AND COMPACTING BEDDING AND BACKFILL MATERIAL; JOINT WRAPPING; WYES AND OTHER FITTINGS; PIPE JOINTS; TESTING; AND INSPECTION SHALL BE CONSIDERED INCIDENTAL. MATERIALS AND INSTALLATION OF CONNECTING MATERIALS TO ALLOW FOR CONNECTION TO EXISTING PIPES SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF PIPE INSTALLED.
A6	4040-A	SUBDRAIN, TYPE 1B OR TYPE 1C , HDPE, 6 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4040 AND THE PLANS. EXCAVATION, FURNISHING SUBDRAIN MATERIALS INCLUDING PIPE, FITTINGS AND OTHER CONNECTIONS, ENGINEERING FABRIC, POROUS BACKFILL MATERIAL, AND ANY LABOR REQUIRED SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF SUBDRAIN INSTALLED.
A7	4040-C-1	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 4040 AND THE PLANS. EXCAVATION, POROUS BACKFILL, MATERIALS REQUIRED FOR SUBDRAIN CLEANOUT, RISER PIPES, SUBDRAIN CLEANOUT CASTINGS, PCC CLEANOUT PADS, REINFORCEMENT REQUIRED PER THE PLANS, AND ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH SUBDRAIN CLEANOUT INSTALLED.

		STRUCTURES FOR SANITARY AND STORM
A8	6010-B	INTAKE, SW-501 WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. EXCAVATION; FURNISHING AND INSTALLING PIPE; FURNISHING, PLACING, AND COMPACTING BEDDING AND BACKFILL MATERIAL; BASE; STRUCTURAL CONCRETE; REINFORCING STEEL; PRECAST UNITS (IF USED); CONCRETE FILLETS; PIPE CONNECTIONS; CASTINGS; AND ADJUSTMENT RINGS SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INTAKE INSTALLED.
A9	6010-E	INTAKE ADJUSTMENT, MINOR WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. FURNISHING AND INSTALLING EACH INTAKE EXTENSION RING AND REINSTALLING THE CASTING LID SHALL BE CONSIDERED INCIDENTAL. IF A DIFFERENT CASTING IS REQUIRED TO COMPLETE THE INTENT OF THE IMPROVEMENT IT SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INTAKE ADJUSTED.
A10	6010-G	CONNECTION TO EXISTING INTAKE WORK UNDER THIS ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. CONNECTION OF PROPOSED STORM SEWER PIPE OR SUBDRAIN TO AN EXISTING STRUCTURE INCLUDING BUT NOT LIMITED TO, CORE DRILLING STRUCTURE TO ACCEPT PIPE, CONCRETE COLLARS FOR CONNECTION INCLUDING MESH REINFORCEMENT, AND ANY GROUTING OF THE INTERIOR OF THE STRUCTURE AFTER INSTALLATION SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. REMOVAL AND REPLACEMENT OF INVERT AS NECESSARY IS INCIDENTAL TO THIS BID ITEM.
A11	6010-H	REMOVE INTAKE WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 6010 AND THE PLANS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INTAKE REMOVED.
		STREETS AND RELATED WORK
A12	7010-A	PAVEMENT, PCC, 7 INCH, CLASS C, INCLUDING CURB WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7010 AND THE PLANS. CONCRETE SHALL BE AN IOWA DOT C MIX WITH MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SLAG IS NOT ALLOWED. CURB AND GUTTER SECTION IS INCLUDE IN THE AREA OF THIS ITEM AND SHALL BE INCIDENTAL TO PAVEMENT CONSTRUCTION. REINFORCEMENT SHALL BE EPOXY COATED. 6 INCH MODIFIED SUBBASE SHALL BE PLACED UNDER THE PAVEMENT AND IS PAID FOR UNDER A SEPARATE BID ITEM. NO ADDITIONAL PAYMENT FOR COLD WEATHER PAVING OPERATIONS. FINAL TRIMMING OF SUBGRADE OR SUBBASE, INTEGRAL CURB, BARS AND REINFORCEMENT, JOINTS AND SEALING, SURFACE CURING AND PAVEMENT PROTECTION, SAFETY FENCING, CONCRETE FOR RIGID HEADERS, AND BOXOUTS FOR FIXTURES SHALL BE INCIDENTAL TO THIS ITEM. ALL JOINTS SHALL BE CONSTRUCTED, SAWED, AND SEALED AS SHOWN ON THE PROJECT PLANS. CRACKED PANELS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF PAVEMENT INSTALLED.
A13	7030-A-3	REMOVAL AND DISPOSAL OR REINSTALLATION OF EXISTING 4" GRANULAR SURFACING WORK UNDER THIS ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7030 AND THE PLANS. DEPTH OF EXISTING GRANULAR SURFACING IS ASSUMED TO BE 4 INCHES, HOWEVER IF DEEPER, THE ADDITIONAL DEPTH SHALL BE CONSIDERED INCIDENTAL FOR REMOVAL, RESPREAD OR HAULING OFF SITE. IF EXISTING QUANTITY IS REQUIRED TO PLACE A 6 INCH LIFT OF GRANULAR SURFACING FOR ALTERNATE BID A, THE REMOVED MATERIAL SHALL BE UTILIZED AND ANY EXCESS SHALL BE DISPOSED OF OFF SITE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF EXISTING GRANULAR SURFACING REMOVED WITHIN THE PROJECT LIMITS AS IDENTIFIED IN THE PLANS. HANDLING, STOCKPILING, AND PLACEMENT AT OTHER LOCATIONS WITHIN THE PROJECT LIMITS SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM.
A14	7030-H-1	DRIVEWAY, PAVED, PCC, 6 INCH, INCLUDING CURB WORK UNDER THIS ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7030 AND THE PLANS. CONCRETE WILL BE AN IOWA DOT C OR M MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SLAG IS NOT ALLOWED. CONCRETE TESTING WILL BE PROVIDED BY THE OWNER. NO EXTRA PAYMENT FOR COLD WEATHER PAVING. METHOD OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF PCC DRIVEWAY PAVING AS MEASURED IN THE FIELD.

A15	7040-H	PAVEMENT REMOVAL, HMA WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7040 AND THE PLANS. ALL REMOVALS TO BE MARKED BY THE CONTRACTOR'S SURVEYOR. FULL DEPTH SAW CUTS ALONG THE REMOVAL LIMITS ARE INCIDENTAL TO THIS ITEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL REMOVAL, EARTHWORK, SUBGRADE PREPARATION, MODIFIED SUBBASE, AND PAVING EXPENSES DUE TO DAMAGED EDGES. ADDITIONAL REMOVAL TO BE DETERMINED BY ENGINEER. ALL PAVEMENT REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE. PAYMENT SHALL BE MADE FOR THE AREA OF PAVEMENT REMOVED REGARDLESS OF THICKNESS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER SQUARE YARD OF PAVEMENT REMOVED.
A16	7040-H	PAVEMENT REMOVAL, PCC (INCLUDING CURB & GUTTER) WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7040 AND THE PLANS. ALL REMOVALS TO BE MARKED BY THE CONTRACTOR'S SURVEYOR. FULL DEPTH SAW CUTS ALONG THE REMOVAL LIMITS ARE INCIDENTAL TO THIS ITEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL REMOVAL, EARTHWORK, SUBGRADE PREPARATION, MODIFIED SUBBASE, AND PAVING EXPENSES DUE TO DAMAGED EDGES. ADDITIONAL REMOVAL TO BE DETERMINED BY ENGINEER. ALL PAVEMENT REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE. PAYMENT SHALL BE MADE FOR THE AREA OF PAVEMENT REMOVED REGARDLESS OF THICKNESS. REMOVAL OF PCC AREAS SHALL INCLUDE ANY CURB AND GUTTER SECTIONS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF PAVEMENT REMOVED.
A17	7040-I	CURB AND GUTTER REMOVAL WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 7040 AND THE PLANS. SAWING, BREAKING, REMOVING, AND DISPOSING OF EXISTING CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL. CURB AND GUTTER SHALL BE PROPERLY DISPOSED OF OFF SITE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT OF CURB AND GUTTER REMOVED.
		TRAFFIC CONTROL
A18	8030-A	TEMPORARY TRAFFIC CONTROL WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 8030 AND THE PLANS. THIS BID ITEM SHALL INCLUDE ALL IDENTIFIED TRAFFIC CONTROL ITEMS REQUIRED PER THE PLANS. THIS ITEM SHALL ALSO INCLUDE A TEMPORARY GRANULAR ACCESS THROUGH THE TERMINAL FENCE. ADDITIONALLY, THIS ITEM SHALL INCLUDE THE REMOVAL AND REINSTALLATION OF RECENTLY INSTALLED WILDLIFE FENCING AND COORDINATION WITH THE WILDLIFE FENCING CONTRACTOR IF THEY HAVE NOT DEMOBILIZED FROM THE PROJECT SITE. BASIS OF PAYMENT SHALL BE LUMP SUM.
A19	8040-I	REMOVE AND REINSTALL TRAFFIC SIGNS WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 8040 AND THE PLANS. REMOVING THE SIGN AND POST, FILLING THE POST HOLE, STORING AND MAINTAINING THE SIGN AND POST IN GOOD CONDITION, REINSTALLING THE SIGN AND POST, REPLACING SIGNS AND POSTS DESIGNATED FOR REINSTALLATION THAT HAVE BEEN DAMAGED IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE CONSIDERED INCIDENTAL. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH SIGN REMOVED AND REINSTALLED.
		SITE WORK AND LANDSCAPING
A20	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 - PERMANENT LAWN WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9010 AND THE PLANS. SEED ALL AREAS DISTURBED BY CONSTRUCTION AS INDICATED ON PLANS. THE COST FOR WATERING UNTIL SEED ESTABLISHMENT IS ACCEPTED SHALL BE CONSIDERED INCIDENTAL TO THIS ITEM. ROCK PICKING, FINISH GRADING, SEED BED PREP AND RESEEDING ARE CONSIDERED INCIDENTAL TO THIS ITEM. SEED AND FERTILIZER SHALL BE APPLIED PRIOR TO MULCHING. THE CONTRACTOR IS RESPONSIBLE FOR MOWING AND MAINTAINING SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. SEEDING OF AREAS DISTURBED OUTSIDE OF THE CONSTRUCTION LIMITS (INCLUDING STAGING AND STORAGE AREAS AS WELL AS HAUL ROUTES) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER. THE SEEDING RATE SHALL BE AT LEAST 260 LBS/ACRE. APPLY A 6-24-24, NITROGEN, PHOSPHATE, POTASH, COMMERCIAL FERTILIZER OR EQUIVALENT AT THE RATE OF 300 LBS PER ACRE. APPLY MULCHING PER MANUFACTURES RECOMMENDATIONS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR RESEEDED AREAS. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER ACRE SEEDED.
A21	9010-E	WARRANTY WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9010 AND THE PLANS. ALL WORK REQUIRED TO CORRECT ANY DEFECTS IN THE ORIGINAL PLACEMENT OF THE SEEDING FOR THE PERIOD OF TIME DESIGNATED SHALL BE INCIDENTAL. THIS BID ITEM SHALL ENSURE THAT A PROPER STAND OF GRASS IS ESTABLISHED. BASIS OF PAYMENT SHALL BE PER LUMP SUM.

A22	9040-D-1	FILTER SOCK, 9 INCH WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. ANCHORING STAKES SHALL BE INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT INSTALLED.
A23	9040-D-2	FILTER SOCKS, REMOVAL WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. RESTORATION OF THE AREA TO FINISHED GRADE AND OFF SITE DISPOSAL OF FILTER SOCKS AND ACCUMULATED SEDIMENT SHALL BE INCIDENTAL TO THIS BID ITEM. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER LINEAR FOOT REMOVED.
A24	9040-T-1	INLET PROTECTION DEVICE, INTAKE WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 9040 AND THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING THE MOST EFFECTIVE TYPE OF INLET PROTECTION DEVICE. THIS ITEM SHALL ALSO INCLUDE REMOVAL OF DEBRIS AND REMOVAL OF DEVICE. BASIS OF MEASUREMENT AND PAYMENT SHALL BE PER EACH INLET PROTECTION DEVICE INSTALLED.
		MISCELLANEOUS
A25	11010-A	CONSTRUCTION SURVEY WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 11010. THIS ITEM SHALL BE PAID BY LUMP SUM, AND SHALL INCLUDE ALL SURVEY NECESSARY FOR THE LAYOUT AND CONSTRUCTION OF THE PROJECT.
A26	11020-A	MOBILIZATION WORK UNDER THIS BID ITEM SHALL BE IN ACCORDANCE WITH REFERENCE SPECIFICATION SECTION 11020. THIS ITEM IS FOR ALL PREPARATORY WORK AND COSTS INCURRED BEFORE BEGINNING THE WORK ON THE PROJECT AND DURING THE PROJECT. THIS ITEM SHALL ALSO INCLUDE THE COSTS FOR ANY STAGED CONSTRUCTION AND EQUIPMENT SET UP TO COMPLETE THE WORK. NO CHANGE IN CONTRACT PRICE WILL BE MADE FOR ANY COMBINATION OF ADD/ALTERNATES ADDED TO THE CONTRACT. BASIS OF PAYMENT SHALL BE LUMP SUM.

NOTE: All bid items shall include all labor, material, and equipment necessary to complete the operation in accordance with the Plans, Contract Documents, Iowa Statewide Urban Design and Specifications (SUDAS), and the City of Ames Supplemental Specifications to SUDAS unless otherwise noted.

End of Section

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CONTRACT

THIS AGREEMENT, made and entered into this _____ day of _____, _____, by and between the City of Ames, Iowa, party of the first part, hereinafter referred to as the "City' and _____, party of the second part, hereinafter referred to as the "Contractor".

WITNESSETH:

THAT, WHEREAS, the City has heretofore caused to be prepared certain plans, specifications, and proposal blanks, dated the _____ day of _____, _____, for the _____ Department, _____ under the terms and conditions therein fully stated and set forth, and

WHEREAS, said plans, specifications and proposal accurately and fully describe the terms and conditions upon which the Contractor is willing to perform the work specified.

NOW, THEREFORE, IT IS AGREED:

1. That the City hereby accepts the proposal of the Contractor for the work and for the sums listed below:

2. That this Contract consists of the following component parts which are made a part of this agreement and Contract as fully and absolutely as if they were set out in this Contract.

   a. Addenda Numbers _____.
   b. Detailed Specification Requirements for the **2024/25 Airport Entryway Improvements**.
   c. Plans.
   d. Notice To Bidders.
   e. Instructions to Bidders.
   f. Iowa Statewide Urban Design and Specifications (SUDAS) with current updates and applicable City of Ames Supplemental Specifications.
   g. Contractor's Offer.
   h. This instrument.
   i. Appendix A and all other documents contained in the specifications book.

Above components are complementary and what is called for by one shall be as binding as if called for by all.

3. That payments are to be made to the Contractor in accordance with, and subject to, the provisions embodied in the documents made a part of this Contract.

4. That this Contract is executed in three copies.

IN WITNESS, WHEREOF, the parties hereto have hereunto set their hands and seals the date first written above.

CITY OF AMES, IOWA	**CONTRACTOR**
By:_____	By:
_____ John Haila, Mayor	
Attest:_____	Attest:
_____ Renee Hall, City Clerk	

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PERFORMANCE AND PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS THAT_____
_____
(Here insert the name and address or legal title of the Contractor)
a Principal, hereinafter called the Contractor, and_____
(Here insert the legal title of Surety)
as surety, hereinafter called the Surety, are held and firmly bound unto _____
_____
(Here insert the name and address or legal title of the Owner)
as obligee, hereinafter called the Owner, in the amount of _____
DOLLARS ($_____) for the payment whereof Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Contractor has by written agreement dated _____, _____, entered into a Contract with the Owner for_____
In accordance with drawings and specifications prepared by _____
which Contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if the Contractor shall promptly and faithfully perform said Contract, then the obligation of this bond shall be null and void; otherwise it shall remain in full force and effect.

I. The Surety hereby waives notice of any alteration or extension of time made by the Owner.

II. Whenever the Contractor shall be, and is declared by the Owner to be, in default under the Contract, the Owner having performed Owner's obligations thereunder, the Surety may promptly remedy the default, or shall promptly:

   A. Complete the Contract in accordance with its terms and conditions or,

   B. Obtain a bid or bids for submission to the Owner for completing the Contract in accordance with its terms and conditions and upon determination by the Owner and Surety of the lowest responsible bidder, arrange for a contract between such bidder and the Owner, and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the Contract Price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the Contract Price", as used in this paragraph, shall mean the total amount payable by the Owner to the Contractor under the Contract and any amendments thereto, less the amount properly paid by the Owner to the Contractor.

III. The Contractor and their Surety shall, in accordance with the provisions of the Code of Iowa, be obligated to keep the improvements covered by this bond in good repair for a period of years from the date of acceptance of the improvements by the Owner.

IV. Any suit under this bond must be instituted before the expiration of years from the date on which final payment under the Contract falls due.

V. No right of action shall accrue to or form the use of any person or corporation other than the Owner named herein or the heirs, executors, administrators or successors of Owner.

IT IS A FURTHER CONDITION OF THIS OBLIGATION that the principal and surety shall, in accordance with the provisions of Chapter 573 of the Code of Iowa, pay to all persons, firms or corporations having contracts directly with the principal or with subcontractors all just claims due them for labor performed or materials furnished in the performance of the Contract on account of which this bond is given. The provisions of Chapter 573, Code of Iowa, are a part of this bond to the same extent as if they were expressly set out herein.

SIGNED AND SEALED THIS _____ DAY OF _____,AD _____. IN THE PRESENCE OF:

_____	_____
Witness	Principal
_____	_____
Witness	Title
	_____
	Surety
	_____
	Title

Rev 1-1-07

FORM OF BID BOND

KNOW ALL BY THESE PRESENTS, that we _____, as Principal, and _____, as Surety, are held and firmly bound unto the _____ of _____, Iowa, hereinafter called "Municipality" in the penal sum of $_____ lawful money of the United States, for the payment of which sum will and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents. The condition of this obligation is such that whereas the Principal has submitted the accompanying bid dated _____, _____, for the _____ Project.

NOW, THEREFORE, if the Principal shall not withdraw said bid within the period specified therein after the opening of the same, or, if no period specified, within thirty (30) days after said opening, and shall within the period specified therefore, or, if no period be specified, within seven (7) days after the prescribed forms are presented to him for signature, enter into a written contract with the Municipality, in accordance with the bid as accepted, and give bond with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such contract, then the above obligation shall be void and of no effect, otherwise to remain in full force and virtue.

By virtue of statutory authority, the full amount of this bid bond shall be forfeited to the Municipality in liquidation of damages sustained in the event that the aforedescribed bidder, Principal, fails to execute the contract and provide the bond as provided in the specifications or by law.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their seals this _____ day of _____, _____, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

Date _____ _____
Principal

Date _____ _____
Surety

Rev 1-1-07

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

FAILURE TO PROVIDE THIS FORM WITH THE BID MAY DEEM THE BID UNRESPONSIVE.

Bidder Status Form

To be completed by all bidders

Part A

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

☐ **Yes** ☐ **No** **My company is authorized to transact business in Iowa.**
(To help you determine if your company is authorized, please review the worksheet on the next page).

☐ **Yes** ☐ **No** **My company has an office to transact business in Iowa.**

☐ **Yes** ☐ **No** **My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.**

☐ **Yes** ☐ **No** **My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.**

☐ **Yes** ☐ **No** **My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.**

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

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

To be completed by resident bidders

Part B

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

Dates: _____ to _____ Address: _____

(mm/dd/yyy) City, State, Zip: _____

Dates: _____ to _____ Address: _____

(mm/dd/yyy) City, State, Zip: _____

Dates: _____ to _____ Address:
_____
(mm/dd/yyy) City, State, Zip:
_____

You may attach additional sheet(s) if needed.

To be completed by non-resident bidders

Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State:

_____

2. Does your company's home state or foreign country offer preferences to bidders who are residents? ☐ Yes ☐ No

3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

_____

_____

You may attach additional sheet(s) if needed.

To be completed by all bidders

Part D

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

Firm Name:

_____

Signature:

_____ Date: _____

Worksheet: Authorization to Transact Business

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

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

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

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

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

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

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

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

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

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

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

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

End of Section

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Special Conditions
Affirmative Action Compliance

The City of Ames Affirmative Action Program states that, "all contractors, subcontractors, vendors, and suppliers doing business on a non-emergency basis with the City or any agency of the City, under which the contract value of said business between the City and Contractor equals or exceeds twenty-five thousand dollars ($25,000.00), shall place on file with the City a statement of Nondiscrimination Policy which is satisfactory to the Affirmative Action Officer of the City".

In order to comply with the aforementioned, the enclosed statement, "Assurance of Compliance with the City of Ames, Iowa, Affirmative Action Program", must be completed, signed by an official who is authorized and empowered to sign for and enter into binding agreements on behalf of the company.

The statement must be returned to Casandra Eames, Engagement Coordinator, City of Ames, Iowa, identifying the Invitation to Bid to which it pertains. The forms need not be returned with the bid but must be approved prior to execution of the successful bidder's contract. An approved Affirmative Action Compliance form is valid for all City of Ames projects bid by that firm for a period of one year from the date of approval.

Questions on this requirement should be addressed to Casandra Eames, Engagement Coordinator, City of Ames, 515 Clark Avenue, Ames, Iowa 50010. E-mail: dschildroth@city.ames.ia.uscasandra.eames@cityofames.org or phone (515) 239-5219.

Name of Firm: _____

Street Address: _____

City, State, & Zip: _____

Authorized Official: _____

Date: _____

Approved by: _____

Date: _____

For City of Ames Use Only

PART I. ASSURANCE OF COMPLIANCE WITH THE CITY OF AMES, IOWA AFFIRMATIVE ACTION PROGRAM

Please supply the name of submitting firm in the blank space below:

_____ HEREBY AGREES THAT it will comply with all requirements imposed by or pursuant to the regulations of the City of Ames Affirmative Action Program, to the end that, in accordance with Titles VI and VII of the Civil Rights Act of 1964 and other applicable State and Federal laws, orders, and regulations, no person shall, on the grounds of race, sex, color, creed, national origin, ancestry, religion, age, or disability, be subjected to discrimination in relation to any contract or activity for which _____ receives City funds and Hereby gives assurance that it will immediately take any measures necessary to effectuate this agreement.

_____ recognizes and agrees that such City funds will be granted in reliance with the agreements made in this assurance, and that the City shall have the right to seek judicial enforcement of this assurance and/or place its own sanctions when necessary. This assurance is binding on _____, its' successors, transferees, and assignees, and the person or persons whose signature appears below are authorized to sign this assurance on behalf of _____.

Part II.

A. Type of Business: _____

B. Equal Employment Opportunity Officer: _____
(leave blank if none is employed by the firm)

C. Do you have an adopted Equal Employment Opportunity Statement/ Affirmative Action Plan? _____ Yes _____ No

D. If yes, how is this disseminated to employees?
☐ Handbook ☐ Training Sessions ☐ Orientation
☐ Other (specify) _____

E. Do you actively recruit?
Physically/mentally handicapped _____ Yes _____ No
Veterans _____ Yes _____ No

F. List any recruitment sources used to reach protected groups.

_____

_____

_____

G. Do you have a current Federal EEO-1 Report on file? _____ Yes _____ No

CITY OF ames

Employment Utilization Report
(See instructions on back)

YOU MAY SUBMIT A COPY OF YOUR CURRENT EEO-1 REPORT IN LIEU OF THIS PAGE

Date Prepared: _____
Company Name: _____
Address: _____
City: _____ Zip Code: _____

Telephone Number: _____
Signature: _____
Date Signed: _____

Firms are to complete columns 1 –8 only

1	2			3		4		5		6		7		8		9			10
Job Title and/or Classification	Total of all employees by job title or classification			White (not of Hispanic origin)		Black (not of Hispanic origin)		Hispanic		Asian or Pacific Islander		American Indian or Alaskan Native		Total number of Ethnic Minorities		Ethnic Minority %			Total Female %
	M	F	TOTAL	M	F	M	F	M	F	M	F	M	F	M	F	M	F	TOTAL	
	M	F	TOTAL	M	F	M	F	M	F	M	F	M	F	M	F	M	F	TOTAL	
	M	F	TOTAL	M	F	M	F	M	F	M	F	M	F	M	F	M	F	TOTAL	
	M	F	TOTAL	M	F	M	F	M	F	M	F	M	F	M	F	M	F	TOTAL	
	M	F	TOTAL	M	F	M	F	M	F	M	F	M	F	M	F	M	F	TOTAL	
	M	F	TOTAL	M	F	M	F	M	F	M	F	M	F	M	F	M	F	TOTAL	
	M	F	TOTAL	M	F	M	F	M	F	M	F	M	F	M	F	M	F	TOTAL	

Instructions for Filling out employment utilization report chart

Firms are to complete columns 1 through 8 and the information in the upper left and right hand corners.

Column 1	Enter the Title and/or Job Classification of employees (one line per title and/or classification. Firms may use broad categories such as “Administrative”, “Professional”, “Technical”, “Clerical”, and “Laborer”.
Column 2	Enter the total number of males, females, and total males plus females in the job title and/or classification.
Column 3	Enter the total number of male and total number of female employees in the job title and/or classification who are White (but not of Hispanic origin).
Column 4	Enter the total number of male and total number of female employees in the job title and/or classification who are Black (but not of Hispanic origin).
Column 5	Enter the total number of male and total number of female employees in the job title and/or classification who are Hispanic.
Column 6	Enter the total number of male and total number of female employees in the job title and/or classification who are Asian or Pacific Islanders.
Column 7	Enter the total number of male and total number of female employees in the job title and/or classification who are American Indian or Alaskan Native.
Column 8	Add columns 4 –7 to determine the total number of male and total number of female ethnic minorities. Use separate totals for males and females.
Column 9 & 10	Will be completed by the City of Ames.

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1) **Compliance with Regulations:** The contractor shall comply with the Regulations relative to non-discrimination in Federally assisted programs of the Department of Transportation (hereinafter, "DOT') Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

2) **Nondiscrimination:** The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, sex, age, or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

3) **Solicitations for Subcontracts, Including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to non-discrimination on the grounds of race, color, national origin, sex, age, or disability.

4) **Information and Reports:** The contractor shall provide all information and reports required by the Regulations or directives issued pursuant there to, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the City of Ames, Iowa, the Iowa Department of Transportation or Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information the contractor shall so certify to the City of Ames, Iowa, the Iowa Department of Transportation or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.

5) **Sanctions for Noncompliance:** In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the City of Ames, Iowa shall impose such contract sanctions as it, the Iowa Department of Transportation or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

   a) withholding of payments to the contractor under the contract until the contractor complies, and/or
   b) Cancellation, termination or suspension of the contract, in whole or in part.

6) **Incorporation of Provisions:** The contractor shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the City of Ames, Iowa, the Iowa Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for non-compliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the City of Ames, Iowa or the Iowa Department of Transportation to enter into such litigation to protect the interests of the City of Ames, Iowa or the Iowa Department of Transportation; and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

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GENERAL NOTES FOR CONSTRUCTION

1. NOTICE TO PROCEED

1.1. The contractor shall not proceed with the work until receiving a notice to proceed from the owner's representative according to the conditions as given in the Notice To Bidders or prior to the pre-construction meeting.

2. SCHEDULE

2.1. The contractor shall submit to the engineer a schedule for the performance of the work items. This schedule shall be provided by the contractor at the project preconstruction conference. No work shall begin until a schedule has been submitted and accepted. The contractor shall then perform the work according to the accepted schedule.

2.2. The contractor shall contact the owner's representative 48 hours prior to the start of construction unless otherwise directed by the engineer.

2.3. The general contractor shall be responsible for the coordination of work between all equipment suppliers, crafts, subcontractors, and utility companies involved in the project, including staging of construction and construction details.

2.4. The contractor will be required to have a representative at the final inspection and will be responsible to open all manholes and intakes and make all areas of work open and accessible for inspection by City personnel.

3. PRE-CONSTRUCTION MEETING AND SUBMITTALS

3.1. A pre-construction meeting will be scheduled as directed by the owner.

3.2. If requested by the owner, the contractor shall submit the following documents at, or prior to, the pre-construction meeting:

3.2.1. A complete list of all employees that will be working within any City facility or on City property.

3.2.2. Shop drawings showing details of construction and identification of materials as requested by the owner.

3.2.3. Material Safety Data Sheets (MSDS) for applicable materials.

3.2.4. Project schedule showing beginning and completion dates for various portions of the work with the value of each portion.

3.2.5. A listing of the subcontractors assigned to each portion of the work not completed by the prime contractor, along with the bid items each subcontractor will be responsible for.

3.2.6. Names and 24-hour contact information for the contractor and subcontractors.

3.2.7. Contract price breakdown of lump sum bid(s) as requested by the owner.

3.2.8. Schedule of values for all of the work which shall include quantities and prices of items which when added together equal the contract price. If requested by the owner, the schedule shall divide the work into component parts in sufficient detail to serve as the basis for progress payments during performance of the work.

4. GENERAL CONDUCT OF PROJECT

4.1. The contractor shall take all possible steps to avoid inconvenience to property owners and the general public during the construction of the project. Such measures shall include dust control and efforts to minimize noise and inconvenience to pedestrians and vehicular traffic. The project area shall be kept orderly at all times. All work, employees, equipment, and material shall be limited to the right-of-way and easements. Care will be taken to ensure maximum cooperation with the City and property owners concerning the scheduling of work.

4.2. The contractor shall appoint a superintendent, or their duly authorized representative, to be present and on-site at all times during construction.

5. CODES AND STANDARDS

5.1. The contractor shall conform to the safety requirements of the Williams-Steiger Occupational Safety and Health Act of 1970 and all current amendments.

5.2. The contractor shall also comply with all applicable laws, building and construction codes, and other requirements of the City of Ames.

5.3. The contractor shall procure all necessary permits for the construction of the work. The costs for all required jurisdictional permits and licenses will not be waived by the jurisdiction. The contractor's costs for permits, related inspections, and licenses shall be included in the prices bid on the proposal and shall not be considered as an extra.

5.4. In the case of a conflict between various codes, requirements of the more stringent code shall apply.

6. COORDINATION OF CONSTRUCTION

6.1. The contractor's workdays shall be limited to Monday through Friday. Objectionable levels of noise shall not take place between 7:00 p.m. and 7:00 a.m. The number of hours the contractor works on the above days will not be limited. If, for a valid reason, the contractor desires to work on Saturday or a City holiday and they have the approval of the engineer, the contractor shall reimburse the City of Ames for any extra engineering costs necessitated by the extra work. This extra engineering cost will include, but will not necessarily be limited to, inspectors' and surveyors' wages plus overtime and equipment used. The contractor may require the City to submit vouchers or payrolls in support of claims for such extra compensation.

6.2. Except for such work as may be required to properly maintain or protect completed or partially completed construction, or to maintain lights and barricades, no work will be permitted on Sundays or legal holidays.

6.3. Before starting to dig, the contractor shall call Iowa One-Call: 1-800-292-8989.

6.4. The contractor shall be required to give notice to the City of Ames construction supervisor of any street, lane, or drive closure at least 48 hours in advance. The contractor's superintendent and project inspector shall jointly deliver notification of driveway closures to the property owners at least 24 hours in advance. The contractor shall also notify CyRide, Ames Police Department dispatch, and the US Post Office in the event of a full street closure.

7. STATIONING

7.1. All stationing is based upon baseline measurements.

8. PROTECTION OF TREES

8.1. The contractor will take necessary precautions to protect trees that overhang the work area. All trees shall be tunneled in accordance with the City of Ames "Policy for Protection of Public Right of Way Trees" and the plans, unless otherwise noted. Where trees are present in areas of open cut construction, excavation shall be done by methods which take extra care not to damage roots 2" in diameter and larger. Any trees damaged by the contractor during construction shall be trimmed or replaced, at the direction of the engineer, and at the contractor's expense. The contractor will be subject to a $500 fine for each tree that is damaged.

8.2. The contractor shall protect all trees from damage during construction in accordance with city standards. No open excavation is allowed within a tree dripline. The minimum distance of tunneling from any side of a tree shall be as follows:

8.2.1. 5 ft. for a 2 – 9 inch tree diameter.

8.2.2. 10 ft. for a 10 – 14 inch tree diameter.

8.2.3. 12 ft. for a 15 – 19 inch tree diameter.

8.2.4. 15 ft. for a tree diameter over 19 inches.

9. UTILITIES

9.1. The contractor shall exercise all due caution when working in the vicinity of pipelines carrying combustible or toxic materials which are present on this project. Pipeline locations shown on the plans represent the best information available at the time of plan preparation. Before performing earthwork, tiling, or excavation within 300 feet of an existing pipeline, the contractor shall notify the pipeline company and the pipeline company shall mark the location of the pipeline as required by section 479.47 of the *Code of Iowa*.

9.2. The location and elevations of utilities indicated on the plans are taken from existing public records. The exact location and elevation of all utilities must be determined by the contractor. It shall be the duty of the contractor to ascertain whether any additional facilities other than those shown on the plans may be present. Utilities damaged or broken by contractor's operations shall be repaired at no additional cost to the owner.

9.3. Prior to construction, the contractor shall uncover all utilities to verify their location and elevation and to identify potential conflicts. The contractor shall immediately notify the engineer of any potential conflicts.

9.4. Existing utility facilities such as utility poles, underground conduit, guy wires, underground carrier pipe, and service lines shall be relocated, removed, or adjusted by the respective utility companies. All utility work does not appear on the plans. Coordination with utilities companies for the location and access for relocation of their lines shall be the responsibility of the contractor.

9.5. The contractor shall be responsible for such utilities as water appurtenances, storm and sanitary sewer manholes, and intakes that are to be constructed or adjusted.

9.6. If the contractor damages a water service line, a licensed plumber must be retained to complete repairs to said service. In addition, the services of a licensed plumber will also be required for curb stop adjustments.

9.7. All service connections to mains and sewers (water, sanitary, and sump) must be made by a licensed plumber.

9.8. Coordination with others (utility companies and other contractors) for relocation or installation of utilities or items not in this contract shall be the responsibility of the contractor and the cost shall be considered incidental to this project.

Utility Contacts:

Iowa One Call	1-800-292-8989
Water & Sanitary Sewer	City of Ames: Dale Weber (515) 239-5551
Streets/Storm Sewer/Drain Tile	City of Ames: Matt Elbert (515) 239-5548
Ames Electric	Mark Imhoff (515) 239-5175
Traffic	Brad Becker (515) 231-3042
Gas	Alliant Energy: Jack Mauss 515-268-3406
Telephone/Internet	Century Link: Ken Fullard, 319-651-2175
Telephone/Internet	Mediacom: Adam Stevens, 845-587-2491
Telephone/Internet	Aureon: Matthew Weiser (515) 830-0497
Unknown	Ag Leader Technology Inc. (no Maps or Contact information provided after One Call Design Locate, Last Known Contact: Jennifer Holliday; 515-262-7686; locates@gotoci.com
Telephone/Internet	Internet Consulting Services (No contact information provided after One Call Design Locate. Last Known Contact: Adam Woodard; 515-268-4045; locates@ics-llc.net
Telephone/Internet	Metro Fibernet (No contact information provided after One Call Design Locate. Last Known Contact: Lori Kemper; 812-213-1050811; design@metronet.com
Telephone/Internet	United Private Networks (No contact information provided after One Call Design Locate. Last Known Contact: Joe Kilzer; 816-425-3556; upngis@upnfiber.com
Unknown	Iowa State University (No contact information provided after One Call Design Locate. Last Known Contact: Mike Olson; 515-294-6312; mjolson@iastate.edu
Telephone/Internet	Windstream (No contact information provided after One Call Design Locate. Last Known Contact: 800-941-3430; wci.clec.locate@windstream.com

9.9. The City of Ames' underground facilities do not include service lines and laterals providing service to private properties. All City of Ames service locates are completed as a courtesy for the contractor. No guaranty of accuracy is offered, nor shall any be implied. It shall be up to the excavator to verify exact locations and ascertain the presence of any unmarked lines.

10. CERTIFICATIONS AND TESTS

10.1. Material Samples: Before a contract is awarded, the bidder may be required to furnish a statement of the origin, composition, and manufacture of any or all materials proposed for use in the performance of the contract, together with samples of the material. These samples will be considered as representative and typical of the material to be obtained from any particular source.

10.2. Material Tests: At any time during the course of the contract, the engineer may require that tests be conducted on any or all materials used in the performance of the contract.

10.3. Supplier Certification: Prior to the use of a product in the performance of the contract, the supplier of said product shall submit to the engineer a certificate informing the engineer that the supplier has examined the specifications contained herewith, and that their product satisfies the standards required of that type of product.

11. RIGHT-OF-WAY AND EASEMENT

11.1. The contractor shall confine their activities to City of Ames right-of-way or easements obtained by the City of Ames.

11.2. Copies of easements are available at the engineer's office. No activities or vehicles will be permitted outside of this working encroachment except upon established roadways or as designated by the engineer.

12. WASTE MATERIALS

12.1. All waste materials shall be disposed of at an approved landfill site or other waste disposal site. Disposal of waste materials shall be in accordance with all applicable Federal, State of Iowa, and local requirements. Applicable dumping fees will be the responsibility of the contractor.

13. SURVEYS AND STAKING

13.1. The contractor shall perform such surveying and staking as will be necessary for the construction to comply with the plans and specifications. Construction Survey and Staking shall be in accordance with IDOT Standard Specification Section 2526. Pedestrian Facility Construction Survey and Staking shall be in accordance with the City of Ames plans and specifications.

14. EXCAVATION SAFETY/COMPETENT PERSON

14.1. The contractor shall employ and have on site a "competent person" for all projects involving excavation of earth. A "competent person", as defined by the U. S. Occupational Safety and Health Administration (OSHA), is "one who is capable of identifying existing and predictable hazards in the surroundings, or working conditions which are unsanitary, hazardous, or dangerous to employees, and who has authorization to take prompt corrective measures to eliminate them". The contractor shall identify to the engineer in writing, the name and credentials of the "competent person" prior to the start of any work involving excavation of earth.

15. WATER SOURCE FOR CONSTRUCTION

15.1. It shall be the responsibility of the contractor to supply the water needed for their construction operations using a tank wagon or other similar type machinery. Water is available 24/7 at the bulk water station located at 710 East 13th Street. The bulk water station is coin or bill operated with no change made.

15.2. Water shall not be drawn from fire hydrants without the use of a hydrant meter. Application for the use of a hydrant meter is made by contacting the Water Meter Division of the City of Ames (515-239-5151). All procedures outlined by the Water Meter Division shall be followed.

15.3. The contractor should take note of the *Municipal Code* of the City of Ames, Iowa, which states that no person except an authorized employee of the City is allowed to open or close any hydrant connected to the City water supply. Any person violating these provisions is guilty of a misdemeanor and subject to a fine in a sum not exceeding $100.00 or imprisonment not to exceed thirty (30) days.

16. REMOVALS

16.1. Removal of existing features shall be considered incidental to other items of work on the project if not outlined specifically as a bid item. Contractor shall legally and properly dispose of all materials removed as part of this project.

16.2. The contractor shall coordinate removal and relocation of all permanent traffic signs with the engineer. The contractor shall notify the engineer 48 hours in advance of any need for removal of signs. All signs removed shall be delivered to the engineer. Payment shall be considered incidental to the contract.

16.3. The cost incurred where a section of removal is skipped or where paving is done in sections in order to maintain access to adjacent properties shall be incidental to the project. Contractor shall maintain access to residences at all times, unless otherwise noted on the plans.

16.4. Existing storm sewer that is designated to be removed shall be removed only when the construction has progressed to that location. Drainage shall be maintained at all times.

16.5. All fire hydrants, intake castings, and manhole castings removed as part of the project shall remain the property of the City of Ames. Contact the Public Works Operations Division (515-239-5550) once removed.

16.6. The contractor shall be responsible for replacement or re-establishment of survey monuments (property pins and section corners), which are removed or damaged during construction. Monuments shall be restored by a licensed land surveyor. The contractor shall notify the engineer at least two days in advance of any need to relocate and preserve monuments due to the proposed improvements.

16.7. The contractor shall notify the engineer or owner if rock is encountered during excavation. No separate payment for rock excavation will be made unless removal requires rock excavating equipment and prior written authorization by the engineer or owner is provided.

16.8. Pavement joint sawing shall be done using a wet saw method to prevent dust, or by early cut method when allowed. All pavement saw cuts are incidental to removal and replacement of pavement and driveways as applicable.

16.9. For city street crossings where permanent pavement will not be installed within one week from the time the trench is backfilled, the contractor is to place a temporary patch consisting of one-inch (1”) thick cold patch asphalt or hot mix asphalt over the street backfill to the level of the existing street surface. If the temporary patch is to remain for more than 30 days, the patch shall be four-inches (4”) of PCC pavement. The contractor shall maintain the patch for the length of time the patch is in place. Placement and maintenance of any temporary patch will not be paid for separately and is considered incidental to the contract.

17. EROSION CONTROL

17.1. For all projects one acre or more in disturbed area and requiring an NPDES permit, the contractor agrees to the following statement:

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site as part of this certification. Further, by entering into a contract for this project, I understand that I am becoming a co-permitee, along with the City and my subcontractors, to the Iowa Department of Natural Resources NPDES General Permit No. 2 for "Storm Water Discharge Associated with Industrial Activity for Construction Activities" at the project site. As a co-permitee, I understand that I, and my company, are legally required under the Clean Water Act and the Code of Iowa, to ensure compliance with the terms and conditions of the storm water pollution prevention plan developed under this NPDES permit and the terms of this NPDES permit.

17.2. Erosion control is the responsibility of the contractor during construction and until sod has been placed, or uniform perennial vegetative cover with a density of 70% for the area has been established.

17.3. Stabilization shall be completed immediately after completion of finish grading unless otherwise approved by the engineer.

17.4. The contractor must take precautions to prevent storm water runoff from being impeded or diverted due to construction operations. Areas disturbed by construction shall be graded to the finished grade.

17.5. If a project area is abandoned for a period of 14 days or longer, the contractor is required to stabilize that area at their own expense.

18. EARTHWORK

18.1. Any additional excavation required for ditching operations, small swales, or limited reshaping of adjacent areas to provide for drainage shall be considered incidental to the project.

18.2. The contractor shall be responsible for keeping sediment and debris deposited by construction activity off adjacent traffic lanes, parking lots, streets, and driveways. The project site shall be kept orderly at all times.

18.3. The contractor shall apply necessary moisture to the construction area and haul roads to prevent the spread of dust. Refer to article 1107.07 of the IDOT Standard Specifications for additional details.

18.4. Overhaul on this project shall be considered incidental and will not be measured or paid for separately.

19. CONCRETE

19.1. The contractor is cautioned not to obstruct or remove any unnecessary pavement, or to disturb the existing traffic pattern more than necessary for the proper execution of the work.

19.2. Special care shall be taken when forming at intersections; short lengths of forms or flexible forms may be necessary at these locations.

19.3. The estimated quantity for new concrete pavement includes all integral curb, all street returns, and special areas of repairs to connecting pavements.

20. MATERIALS TESTING

20.1. Laboratory tests shall be performed by the contractor unless otherwise noted. The contractor shall provide samples of materials required for laboratory tests.

20.2. Compaction testing shall be considered incidental to other items of work on the project if not outlined specifically as a bid item.

21. PEDESTRIAN FACILITY COMPLIANCE AND ACCEPTANCE

21.1. The contractor is responsible for constructing all new pedestrian facilities in accordance with the plans, specifications, and applicable standards. Pedestrian facilities include sidewalks, shared use paths, pedestrian ramps, and crosswalks.

21.1.1. Upon request, the engineer can provide assistance and guidance on plan interpretation. However, the contractor is solely responsible for implementing the plans.

21.1.1.1. The design and construction parameters of pedestrian ramps are relatively narrow. Minor errors in formwork or pavement finishes can significantly affect the final results. Because of this, special care and attention should be taken when setting formwork and/or finishing the various elements of pedestrian ramps including, but limited to, adjacent curb and gutter, ramp lip, truncated dome placement, widths, running slopes, and cross slopes.

21.1.1.2. A pay-item for Pedestrian Facility Construction Survey and Staking has been added to account for the anticipated extra effort to comply with the strict ADA standards on City of Ames projects. No extra payments for will be made.

21.2. No payment will be made for pedestrian facilities as described in Section 21.1 until pedestrian facility compliance is verified by the engineer.

21.3. Initial review of pedestrian facility compliance will be made by the engineer no more than 5 business days after the contractor reports to the engineer that the entire shared use path section, sidewalk section, crosswalk section, or pedestrian ramp is complete. Partial acceptance of pedestrian facilities will not be made. (i.e. the 6” sidewalk ramp and landing pad will not be accepted until the 4” sidewalk tie-ins are completed and ALL elements of the pedestrian ramp are determined to be compliant.)

21.4. Compliance of pedestrian facilities will be determined by the engineer via the use of a smart level. Measurements will take place after construction and shall be within the tolerances called out in the plans. If any element falls outside the specified tolerances, the pedestrian facility will be determined non-compliant. The contractor shall remove and replace all non-compliant elements and any additional items necessary to bring the pedestrian facility into compliance such as, but not limited to, newly placed curb and gutter. Pedestrian facility replacements shall be completed at no additional cost to the city.

21.4.1. In the event the contractor does not agree with the engineer, they can present their own information at no additional cost to the city. This may be through the use of another, properly calibrated smart level in the presence of the engineer, or through the use of a Total Station. No GPS verification will be allowed. The engineer will respond to the additional information provided by the contractor within 5 business days.

21.4.1.1. If the contractor presents data confirming non-compliance, the contractor shall remove and replace the pedestrian facility at no cost to the City.

21.4.1.2. If the contractor presents data confirming they are in compliance, and the City accepts that data, the Engineer will determine the pedestrian facility is within compliance.

21.4.1.3. If the contractor presents data showing they are in compliance, and the City has cause to believe the data may be in error, the City will re-evaluate the pedestrian facility. The City will then provide written documentation of the survey data, possible concerns, and required actions, if any are necessary for final acceptance.

21.4.2. In the event the contractor has cause to believe the city is in error after Section 21.4.1, a third-party survey can be requested in writing by the contractor. The city will then hire a third-party surveyor to verify the newly constructed pedestrian facility via the use of a total station.

21.4.2.1. By requesting this, the contractor is agreeing to pay the third-party surveyor fees through a change order of the contract if the pedestrian facility is determined out of compliance. The contractor also agrees to remove and replace any non-compliant pedestrian facility at no cost to the city.

21.4.2.2. If the pedestrian facility is determined to be compliant, the contractor will not be charged for any of the third-party survey work and the pedestrian facility will be determined compliant by the engineer.

21.4.3. Once compliance of the pedestrian facility has been verified and accepted, the contractor shall submit as-built drawings for each verified and accepted location to the Engineer. The as-built will include, but is not limited to, distances and slopes within the facility.

22. FINAL SUBMITTALS

22.1. Upon completion of the contract work, the contractor shall submit copies of project documents as requested by the owner. This may include, but is not limited to, as-built drawings certified by an architect or engineer licensed in the State of Iowa, final inspection documents, warranty certificates, and operation and maintenance manuals.

End of Section

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SPECIAL PROVISIONS

1. GENERAL

1.1 These Special Provisions shall apply to the **2024/25 Airport Entryway Improvements**

2. INSURANCE REQUIREMENTS

2.1 Minimum Scope Of Insurance: Coverage shall be at least as broad as:

2.1.1 Insurance Services Office form number CG 00 01 covering Commercial General Liability.

2.1.2 Insurance Services Office form number CA 00 01 covering Automobile Liability, comprehensive form.

2.1.3 Worker's Compensation insurance as required by the Laws of the State of Iowa and Employers Liability insurance.

2.2 Minimum Limits of Insurance: Contractor shall maintain limits no less than:

2.2.1 General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage.

2.2.2 Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.

2.2.3 If required by statue, Workers' Compensation and Employers Liability: Statutory Workers' Compensation limits as required by the laws of the State of Iowa.

2.2.4 Builder's Risk insurance shall be in an amount not less than the total value of construction.

2.3 Deductibles and Self-insured Retentions: Any deductibles or self-insured retentions must be declared to and approved by the City of Ames. At the option of the City of Ames, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City of Ames, its officials and employees; or the contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

2.4 Other Insurance Provisions: The policies are to contain, or to be endorsed to contain, the following provisions:

2.4.1 General Liability and Automobile Liability Coverages.

2.4.1.1 The City of Ames, its officials, employees, and volunteers are to be covered as insured as respects: liability arising out of activities performed by or on behalf of the contractor; products and completed operations of the contractor, premises owned, occupied or used by the contractor, or automobiles owned, leased, hired, or borrowed by the contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Agency, its officers, officials, employees, or volunteers.

2.4.1.2 Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City of Ames, its officials, employees, or volunteers.

2.4.2 Workers' Compensation and Employers Liability Coverage.

2.4.3 To the fullest extent provided by the laws of Iowa, the insurer shall agree to waive all rights of subrogation against the City of Ames, its officials, employees, and volunteers for losses arising from work performed by the contractor for the City.

2.5 All Coverages: Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

2.6 Acceptability Of Insurers: Insurance is to be placed with insurers with a Bests' rating of no less than A:VII.

2.7 Verification Of Coverage: Contractor shall furnish the City with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on standard insurance company forms or forms provided by the City and are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

2.8 Subcontractors: Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

2.9 Indemnification: To the fullest extent permitted by law, the contractor shall indemnify and hold harmless the City of Ames, their agents, and employees from and against all claims, damages, losses, and expenses, including, but not limited to attorneys' fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss, or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom; and (2) is caused in whole or in part by any negligent act or omission of the contractor, any subcontractor, anyone directly or indirectly employed by any of them or any one for whose acts, any of them may be liable.

2.10 In no case will the contractor's coverage be constructed to provide coverage for acts of negligence alleged to be caused by the sole negligence of employees of the City of Ames.

3. COMPLETION DATES

3.1 If the contractor elects to work in the calendar year 2025, work shall be completed no later than the designated contract completion date of August 1, 2025. If the contractor elects to work in the calendar year 2026, work shall be completed no later than the designated contract completion date of August 7, 2026.

4. LIQUIDATED DAMAGES

4.1 Should the contractor fail to complete the work as specified and by the designated completion date or dates, they shall reimburse the City for any extra engineering costs necessitated by the continuance of the work beyond the time specified for completion. In addition, liquidated damages will be assessed as specified for work beyond the designated completion date or dates.

5. WARRANTIES AND GUARANTEES

5.1 Maintenance Of The Work: The contractor shall provide a maintenance bond for the improvements of this project. Unless otherwise stated, the length of the maintenance bond shall be **2 years**. The guaranteed maintenance period shall be **four (4) years** for new paving.

End of Section

TRAFFIC CONTROL

1. GENERAL REQUIREMENTS

1.1. Traffic control questions shall be discussed with the Traffic Engineer or the Project Engineer.

1.2. The Temporary Traffic Control bid item includes the measures required to accommodate pedestrian and vehicle access to adjacent businesses and residences throughout construction. Refer to the plan sheets for more information regarding access throughout construction.

1.3. Prior approval of the engineer is required for changes to the phasing shown in the plans.

1.4. All traffic control devices shall be furnished, erected, maintained, relocated, and removed by the contractor. The contractor shall provide traffic control maintenance during all working and non-working hours. The name and telephone number for the contractor's contact person responsible for traffic control matters shall be provided to the engineer.

1.5. Proposed sign spacing may be modified as approved by the engineer to meet existing field conditions or to prevent obstruction of the motorists' view of permanent signing.

1.6. "Traffic Control" shall include the cost for all traffic control measures required of the contractor except for those which are separate bid items or are incidental to other bid items. This includes, but is not limited to, vehicle, bicycle, and pedestrian traffic control.

1.7. The contractor may not impact traffic (vehicular or pedestrian) in a new phase until restoration of the current phase has been completed including, but not limited to, pedestrian access across street pavement and all required traffic control is in place.

1.8. The contractor shall work diligently towards completion of the project once the work is started. Failure to do so on the contractor's part may constitute a breach of contract and result in the owner seeking remedies described in the General Terms and Conditions and/or special conditions.

2. TRAFFIC CONTROL FOR CONSTRUCTION AND MAINTENANCE WORK WITHIN THE CITY'S RIGHT-OF-WAY

2.1. Refer to SUDAS Section 8030 for Standard Road Plans for Traffic Control. Arrow Boards shall be required for all Collector and Arterial roadways as defined by The Iowa DOT's Urban Federal Functional Classification Map of Ames, Iowa. Prior approval from the Traffic Engineer is required to waive the arrow board requirement.

2.2. Traffic control measures can be altered when work activities are very short-term (up to one hour). For these activities, vehicular equipped flashing devices may be used to warn and divert traffic. These devices must be mounted on the top of the vehicle and do not consist of flashing vehicular taillights.

2.3. The City will not be responsible for providing any traffic control devices unless otherwise noted.

2.4. If construction or maintenance is being performed within City right-of-way without proper traffic control devices, the City will shut down work activities immediately until the proper devices are placed.

2.5. Work zone speed limits shall be submitted to the Engineer via written request for approval per Municipal Code Sec. 26.79 (Street Work Zone Regulations). DOT jurisdictional roadway work zone speed limits require approval from the Iowa DOT – District 1.

Rev 01/13/2020 End of Section

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City of Ames Supplemental Specifications to SUDAS (2023 Edition)

Date of Last Revision: 5-1-23

Division 1: General Provisions and Covenants

Section 1010: General Conditions

1.03 DEFINITIONS AND TERMS

Working Day. Delete: "Saturdays" **Add:** Saturdays will not be excluded from working day counts if the contractor's work requires inspection.

Add: Care Period. If no warranty is listed in contract documents, care period is 9 months from date of application.

Add: Major Item of Work. Any contract item (pay item) for which the original contract amount plus authorized additions is more than 10% of the original contract sum, or $25,000, whichever is less.

Section 1040: Scope of work

1.06 INCREASE OR DECREASE OF WORK

B. **Delete and Replace with the Following:** Unless such alterations, increases, or decreases materially change the character of the work to be performed or the cost thereof, the altered work shall be paid for at the same unit prices as other parts of the work.

Quantity changes, for major items as defined by COA Supplemental Specification 1010.1.03, amounting to 20% or less of the total bid for an item shall not affect the unit price of that item.

When a major item of work, is increased in excess of 120% or decreased below 80% of the original contract quantity. Any allowance for an increase in quantity shall apply only to that portion in excess of 120% of the original contract item quantity. The adjustment in unit price, excluding profit, for an under run in excess of 20% will be computed on the difference between the actual quantity and 80% of the original contract quantity.

EXAMPLE:

If 100 units are in a contract and the item meets the major item definition and only 50 units are installed. The difference between 80% of the contract quantity and the actual installed quantity (50%) is 30 units.

20 units will be paid at the contract price

30 units will be paid at a new, agreed to, unit price.

If, however, the character of the work or the unit costs thereof is materially changed, due to unforeseen events, an allowance shall be made on such basis as may have been agreed to in advance of the performance of the work.

1.09 CHANGED SITE CONDITIONS

B. Compensation:

Add: 3. Under no circumstances will payment for down time be made by the City of Ames as project field issues are being resolved. The City of Ames will take all necessary action to resolve issues in a timely manner.

1.10 DISPUTED CLAIMS FOR EXTRA COMPENSATION

A. Basis of Claim for Extra Compensation:

Add: 6. Under no circumstances will payment for down time be made by the City of Ames as project field issues are being resolved. The City of Ames will take all necessary action to resolve issues in a timely manner.

1.11 DELAYS CAUSED BY THE JURISDICTION

Add: Under no circumstances will payment for down time be made by the City of Ames as project field issues are being resolved. The City of Ames will take all necessary action to resolve issues in a timely manner.

Section 1050: Control of work

1.12 SALVAGE

A. **Delete and Replace with the following:** All manhole and intake castings, hydrants, and valves shall be carefully salvaged and returned to the City of Ames.

Section 1060: Control of Materials

1.04 STORAGE OF MATERIALS

Add: On contracts for which the contract sum is $10,000 or more, payments may be allowed at the discretion of the Engineer.

Section 1070: Legal Relations and Responsibility to the Public

2.01 SANITATION

Add: If the duration of the project, in any phase, is 72 hours or more, on-site restroom facilities shall be provided. No additional payment will be made, and any costs shall be incidental.

2.02 CONVENIENCE AND SAFETY

B. Protection of Workers and the Public:

Delete: "when exposed to traffic or construction equipment in the right-of-way." **and Replace with:** "within the construction zone, no exceptions."

2.07 PROTECTION OF ABOVEGROUND AND UNDERGROUND FACILITIES

Add: E. The City of Ames performs locates for utility services (water and sewer) as these services, in the City of Ames, are owned by the property owner, not the City of Ames. Utility service locates for water and sewer are courtesy locates and the contractor is solely responsible for determining the exact location of all utility service connections. The City of Ames does not assume responsibility for the exactness of these courtesy locates and any damage caused by a contactor shall be immediately repaired at the Contractor's expense by a plumber licensed to do work in the City of Ames.

Add: F. Potholing activities within pavement: Core holes shall be replaced with a minimum size patch of 4'x4' or full sidewalk/shared use path panel unless otherwise approved by the Engineer, and the patch shall be Class C concrete. Class M concrete may be used with approval of the Engineer. Asphalt patches may be utilized only on asphalt/sealcoat streets and only with approval of the Engineer. Asphalt patches shall be a minimum of 4'x4' and the mix shall meet SUDAS Specification 7020. The core hole plug is not to be utilized to fill the hole. Pothole locations are to be filled and maintained with granular material immediately after use to ensure that the hole does not present a danger.

Add: G. Potholing activities outside pavement: Immediately after use, holes outside of the pavement shall be backfilled with sand to no closer than 8" from the top of the existing surrounding soil. These areas shall then be immediately filled with topsoil, seeded, and maintained at grade until permanent growth is fully established.

Add: H. Potholing activities within sidewalks and pedestrian ramps: If potholing activities affect any portion of a pedestrian ramp, any elements of the ramp that do not meet current ADA standards shall be replaced and brought into ADA compliance in accordance with Supplemental Specification Section 7030. The affected panels shall be removed and replaced with class C concrete. Class M concrete may be used with approval of the Engineer.

Add: I. Temporary ADA Compliance: Potholes shall be patched or temporarily made ADA compliant within 48 hours of potholing. All pothole locations shall be immediately filled with granular material and maintained such that there is no danger to the public. Protection in sidewalk areas shall meet ADA requirements for trip hazards. If the protection cannot meet ADA requirements, a fully compliant pedestrian detour shall be set up according to the City of Ames Standard Traffic Control Plans until the panels are replaced.

2.16 GARBAGE SERVICES

Add. 2.16 GARBAGE SERVICES: The contractor shall coordinate with local trash services for trash collection during the project with notification of project impacts to trash collection. No additional payment will be made unless otherwise specified in the contract documents**.**

Section 1080: Prosecution and Progress

1.01 SUBLETTING OR ASSIGNMENT OF CONTRACT

A. Work by Contractor:

Add: 4. Any and all service work shall be performed by a plumber licensed with the City of Ames and in accordance with the Ames Municipal Plumbing Code. The contractor shall coordinate the work to be done so that it does not impede the progress of the project as a whole.

Add: 5. All traffic signal service work shall be performed with a licensed IMSA Signal Level II technician onsite.

1.04 PRECONSTRUCTION CONFERENCE

Add: The contractor shall provide a minimum of 5 business days' notice to schedule a preconstruction meeting. No work or utility locates shall take place until the preconstruction conference has been held. Work shall commence no more than one month after the preconstruction meeting.

1.06 WEEKLY RECORD OF WORKING DAYS

B. Working days will be charged under the following circumstances:

2. After Commencement of Work:

Delete: Working days will be charged for Sundays and recognized legal holidays the contractor does work.

Add: Working days will be charged for Saturdays, Sundays and recognized legal holidays the contractor does work requiring inspection.

Delete: As an incentive to the Contractor to expedite the work, working days will not be charged for Saturdays that the Contractor does work, unless a mandatory six-day work week is specified in the contract documents.

1.10 CONTRACTOR'S EMPLOYEES, METHODS, AND EQUIPMENT

B. Workers:

Add: 3. When working in the City of Ames, shirts shall be worn at all times. Clothing with profane or offensive words or designs are not allowed. Workers wearing profane or offensive words or designs must leave the construction site until wearing clothing that is deemed acceptable by City of Ames staff.

Division 2: Earthwork

Section 2010: Earthwork, Subgrade, and Subbase

1.08 MEASUREMENT AND PAYMENT

F. Below Grade Excavation (Core Out):

2. Payment:

Delete: "existing embankments or following proof rolling operations." **and Replace with:** "embankments constructed as part of the project or once the grade has been approved following a successful proof rolling test."

M. Compaction Testing:

1. **Delete and Replace with the following:** The contractor will be responsible for compaction testing and payment for testing unless otherwise specified in the contract documents.

Add: 4. Work shall not progress until all required compaction testing reports are submitted to the Jurisdiction by the Contractor, or their testing Subcontractor, and approved by the Jurisdiction.

2.01 TOPSOIL

Delete: "1 inch (1/2 inch for turfgrass seeding)" **and Replace with:** "3/8 inch"

2.04 FOUNDATION MATERIALS

D. Subbase:

1. Special Backfill:

Add: c. Recycled HMA (Hot Mix Asphalt) will not be allowed for special backfill under new PCC pavement.

3.04 EMBANKMENT CONSTRUCTION

C. Depositing Embankment Material:

1. Add: No embankments shall be built on frozen earth.

Add: F. Density Reports: Density reports shall be submitted to the Contractor and to the City within 3 days of the test being performed. No work shall progress until reports have been submitted, approved, and/or corrective action taken on deficient test results.

3.06 SUBGRADE PREPARATION

A. Uniform Composition:

4. **Add:** The City of Ames shall verify subgrade elevations prior to placement of subbase material.

Add: 5. A disk or plow shall be used for turning soil for drying. If conditions do not allow enough space for a disk or plow, the material shall be opened up for drying via other methods, proposed by the Contractor and with the approval of the Jurisdictional Engineer. Use of a ripper for turning soil will not be allowed.

B. Subgrade Stability:

1.**a. Delete:** A single axle or tandem truck fully loaded with rock or soil to the top of the truck's sideboards; or

b**. Delete:** A single axle truck loaded with a rear axle weight of 13,500 pounds and total vehicle weight of 20,000 pounds or a tandem axle truck loaded with rear axle weight of 34,000 pounds and a total weight of 46,000 pounds. Verify axle and truck weights by tickets from a certified scale.

Replace with: "Perform proof rolling with a tandem axel truck loaded with a minimum net weight of 15 tons of material. Proof rolling operations for verification of subgrade shall be jointly observed by the Contractor and City of Ames Staff."

2.**Delete:** "or rutting of more than 2 inches, measured from the top to the bottom of the rut at the outside edges". **and Replace with:** "Tire rutting during proof rolling will be unacceptable."

3. **Delete and Replace with the following:** If soft or yielding areas are located, the Contractor shall provide subgrade preparation per 2010.3.06.A.2 and allow adequate time for the material to dry at no additional cost. Should the area fail the second proof rolling operations, a method of stabilization will be determined and agreed to jointly by the Engineer and the Contractor. The agreed stabilization method will be paid for utilizing existing contract items. If no appropriate contract items exist, the stabilization will be paid for by extra work order.

D. Subgrade Check:

Add: Contractor shall have survey stakes and string line set prior to performing the subgrade check. Contractor and City of Ames staff shall jointly verify subgrade elevations.

3.08 SUBBASE

D. Final Elevation:

2. **Add:** Contractor shall have survey stakes and string line set prior to performing the subbase check. Contractor and City of Ames staff shall jointly verify subbase elevations.

3.09 FIELD QUALITY CONTROL

B. Moisture Content and Density:

1. **Delete and Replace with the following:** Ensure that moisture content falls within a range of -1% to +3% of optimum moisture.

Division 3: Trench and Trenchless Construction

Section 3010: Trench Excavation and Backfill

1.08 MEASUREMENT AND PAYMENT

F. Trench Compaction Testing:

Delete and Replace with the following: The contractor will be responsible for compaction testing and retesting and all testing and retesting payments unless otherwise specified in the contract documents. Density reports shall be submitted to the Contractor and to the City within 3 days of the test being performed. Work shall not progress until reports have been submitted, approved, and/or corrective action taken on deficient test results.

2.01 MATERIALS EXCAVATED FROM A TRENCH

C. Over-excavation:

Add: No additional compensation will be made for minor adjustments to elevations due to field conditions.

3.05 PIPE BEDDING AND BACKFILL

A. General:

Add: 7. Pipe embedment shall be R-2 for storm sewer pipe, F-3 for sanitary sewer pipe, and P-1 for water main.

Add: F. Compaction: Compaction shall be achieved utilizing equipment as outlined in Iowa DOT Standard Specification Section 2001, General Equipment Requirements.

3.06 TRENCH COMPACTION TESTING

C. Field Testing:

2. Test Failure and Retesting:

Delete: "the Engineer may require retesting as deemed necessary." **and Replace with:** "submit all failed test results to the Jurisdiction."

Section 3020: Trenchless Construction

3.04 TRENCHLESS INSTALLATION

Add: E. Impact on Existing Sewers: For any installation by trenchless construction, the Contractor shall verify that sanitary and storm sewer main, including residential services, have not been impacted by the installation. The method of verification shall be either by visual inspection at critical crossings jointly with City staff, or by televising. If televising is used, the report shall be submitted to the City for review prior to acceptance and payment for the work and/or closure of the right-of-way permit. Any locations discovered to be in conflict shall be repaired immediately at no cost to the City.

Division 4: Sewers and Drains

Section 4010: Sanitary Sewers

2.01 SANITARY SEWER (Gravity Mains)

A. Add: This gravity sewer main material may be used only with approval of the Engineer.
B. Add: This gravity sewer main material may be used only with approval of the Engineer.
C. Add: This gravity sewer main material may be used only with approval of the Engineer.
D. Add: This gravity sewer main material may be used only with approval of the Engineer.
H. Add: This gravity sewer main material may be used only with approval of the Engineer.
I. Add: This gravity sewer main material may be used only with approval of the Engineer.
J. Add: This gravity sewer main material may be used only with approval of the Engineer.

2.04 SANITARY SEWER SERVICES

A. Connection to Main:

4. VCP Main:

a. **Delete and Replace with the following:** Replace the section of VCP from nearest joint to nearest joint or a minimum of 5 feet with truss type PVC or other pipe material approved by the Engineer. Install a wye or tee service fitting as specified for the pipe material used.

Delete: b.

3.02 GRAVITY SEWER INSTALLATION

A. General:

7. **Delete and Replace with the following:** Use a watertight stopper, plug, or other approved means to protect the exposed upstream ends of the pipe and prevent soil sediment from entering the sanitary sewer system.

Add: 8. Sewer main stubs shall extend at least one full length of pipe from a manhole structure.

Add: 9. No use of repair or maintenance products on new construction without prior approval of Engineer.

B. Trenched:

3. **Add:** A pipe laser shall be used to verify line and grade.

3.06 SANITARY SEWER SERVICE STUBS

C.

5. **Delete:** "as required by the Jurisdiction or as specified in the contract documents." **and Replace with:** "with a 14-foot long wood 2x4 that is painted green and wrapped with metallic tape, or as required by the Jurisdiction, or as specified in the contract documents."

Section 4020: Storm Sewers

1.07 SPECIAL REQUIREMENTS

Add: Use Class R-2 Pipe Embedment from Figure 3010.102 (SW-102) for storm sewer pipe installations

3.02 PIPE INSTALLATION

A. General:

3. **Delete:** "non-shrink grout or"

Add: 9. No use of repair or maintenance products on new construction without prior approval of Engineer.

Section 4050: Pipe Rehabilitation

1.07 SPECIAL REQUIREMENTS

A. **Add:** Contractor shall coordinate with the City of Ames Water Meter Shop (515-239-5151) to determine the location of the water meter and all water meter requirements.

B. **Delete:** "Jurisdiction" **and Replace with:** "Contractor"

Section 4060: Cleaning, Inspection, and Testing of Sewers

2.01 TESTING EQUIPMENT

A. General:

B. Video Inspection:

3. **Add:** Electronic files saved to a portable media device such as a flash drive are preferred by the City of Ames.

Add: 4. Video inspectors shall be NASSCO, PACP Certified.

3.01 CLEANING

A. **Delete:** "flushing with high pressure water" **and Replace with:** "jetting"

3.02 VIDEO INSPECTION

A. General:

1. Remove and replace: Conduct video inspection of all new and rehabilitated sanitary and storm sewers pipe sections within 60 days of all backfill and compaction operations being completed, but prior to paving operations.

Add: 5. All service taps shall be installed prior to video inspection.

Division 5: Water Mains and Appurtenances

Section 5010: Pipe and Fittings

1.08 MEASUREMENT AND PAYMENT

Delete: C. 2. Fitting by Weight

Delete: E. Water Service Stubs by Length

2.02 BOLTS FOR WATER MAIN AND FITTINGS

B. Other Bolts and Nuts

Delete 1. Stainless Steel

Delete 2. Ductile Iron

2.03 FITTINGS

A. For DIP and PVC

1. a. Delete 16 inches and replace with 14 inches.

b. Delete 16 inches and replace with 14 inches.

2.04 CONCRETE THRUST BLOCKS

A. **Add:** Alternative concrete mixes or other materials may be used with approval of the Engineer.

2.05 PIPELINE ACCESSORIES

B. Tracer System:
1. Tracer Wire:
a. Open Cut:
2) Bimetallic Copper Clad Steel Conductor:
a) Size:
Delete and Replace with: #12 AWG
b. Directional Drilling/Boring:
1) Bimetallic Copper Clad Steel Conductor:
a) Size:
Delete and Replace with: #10 AWG
4. Splice Kit:
Delete and Replace with the following: Tracer wire splice kits shall be a 3M Direct Bury Splice (DBR/Y-6) or an equivalent system approved by the Engineer.
5. Tracer Wire Station: Add Use a steel wire tracer pedestal that bolts to the hydrant.

2.07 WATER SERVICE PIPE AND APPURTENANCES

B. Materials:
3. PVC Pipe:
Delete: "ASTM D 1785, Schedule 80 or ASTM D 2241, SDR 21." **and Replace with:** "C900 with wall thickness of DR 14."

3.01 PIPE INSTALLATION

A. General:
1. **Add:** "discolored," **after "use"**
8. **Delete:** "when specified in the contract documents,"
10. **Delete:** "during nights and non-working days." **and Replace with:** "immediately after individual pipe segments are installed in the trench."
B. Trenched:
1. **Add:** Use P-1 Pipe Embedment from Figure 3010.104 (SW-104) for water main pipe installations. Granular material shall not be used for bedding or backfill material.

3.05 TRACER SYSTEM INSTALLATION

C. **Delete:** "lower quadrant" **and Replace with:** "top"
F. **Add:** "(looped)" **after "wires"**
Add: H. Use only bimetallic copper clad steel conductor during boring operations per 5010.2.05,1,B.
Add: I. At tapping valves or cut-in valve installations, tracer wire is to be installed along the outside of all valve boxes, inserted into a 2" minimum vertical slot located below the bottom of the valve box lid, and looped in a continuous fashion.
Add: J. Contractor to supply splice and grounding rod location documentation prior to connectivity testing.

3.06 CONFLICTS

Add: Comply with all Iowa Department of Natural Resource comply with all Iowa Department of Natural resources water main and sewer separation requirements.

Figure 5010.102 (WM-102)

Add to the end of the first sentence of Note 1: to maintain a continuous tracer wire run within the tracer wire system.

Section 5020: Valves, Fire Hydrants, and Appurtenances

1.08 MEASUREMENT AND PAYMENT

F. Valve Box Adjustment, Minor:

Add: Valve box adjustment rings will be incidental. Tracer wire connections, if present in the existing fixture, shall be restored incidental to any fixture adjustment.

G. Valve Box Extension:

1. Measurement:

Add: Tracer wire connections, if present in the existing fixture, shall be restored incidental to any fixture adjustment.

H. Valve Box Replacement:

3. Includes:

Add: Tracer wire connections, if present in the existing fixture, shall be restored incidental to any fixture adjustment.

J. Fire Hydrant Assembly Removal:

3. Includes:

Delete: "(if specified)"

K. Valve Removal:

3. Includes:

Delete: "(if specified)"

L. Valve Box Removal:

3. Includes:

Delete: "(if specified)"

2.01 VALVES

D. Tapping Valve Assemblies:

Add: 8. Thrust Blocks: Poured concrete reaction block meeting 5010.2.04 or mortared cap block shall be placed behind tapping valve sleeves for support. A maximum of 6 solid cap blocks (nominal 4"x 8"x 16") may be used. Only full blocks shall be used, no breaking of the blocks will be allowed. No other material shall be used without approval of the Engineer.

2.02 FIRE HYDRANT ASSEMBLY

B. Manufacturers:

Add: Allowable new or replacement hydrants in the City of Ames: *Clow, Model: Medallion*; *Mueller: Super Centurion*; and *Waterous, Model: Pacer (WB-67-250).*

C. Features:

Delete: 6.

Add: 7. Operating Nut: Pentagonal, size 1.5 inches.

Add: 8. Pumper Nozzle: 5 inch, with a 4.5 inch Storz type hydrant converter and nut cap, AWWA compliant.

Add: 9. Nozzle Threads: National Standard.

Add: 10. Main Valve Nominal Opening Size: Match hydrant run pipe size.

Add: 11. Nominal Bury Length: 6 feet.

Add: 12. Minimum Height: 32 inches from top operating nut to bury depth mark.

D. Painting:

2. **Add:** Public hydrants shall be green in color: #2033 Hydrant Dark Green, silicone enamel, Klinger Paint Company, Cedar Rapids, Iowa.

2.03 APPURTENANCES

A. Flushing Device (Blowoff):

Delete and Replace with the following: Hydrants are required for blowoffs and for all 4" or larger water service stubs.

C. Valve Stem Extension:

Add: Valve stem extensions shall be a minimum 1" diameter solid steel shaft extension. Set screws on valve stem extensions are to be removed and not used for connection at the operating nut. Hollow shaft stems and stems with a roll pin at the bottom of the extension to allow pivoting of the stem at the valve will not be allowed.

Add: D. Holding Spools: Holding spools (minimum 12” long) are required between all valves and tees. No additional measurement or payment will be made.

3.03 FIRE HYDRANT

D. Fire Hydrant Depth Setting:

Add: 4. No more than one hydrant extension is allowed per hydrant.

3.04 ADJUSTMENT OF EXISTING VALVE BOX OR FIRE HYDRANT

A. Minor Valve Box Adjustment:

Add: Tracer wire connections, if present in existing fixture, shall be restored by placing a cut 1" below the lowest point on the valve box lid while the lid is inside of the valve box so as not to damage the tracer wire with the valve box lid and the valve box itself rubbing against each other. Final grade set by drop in valve box riser.

B. Valve Box Extension:

Add: Tracer wire connections, if present in existing fixture, shall be restored by placing a cut 1" below the lowest point on the valve box lid while the lid is inside of the valve box so as not to damage the tracer wire with the valve box lid and the valve box itself rubbing against each other. Final grade set by drop in valve box riser.

C. Valve Box Replacement:

Add: Tracer wire connections, if present in existing fixture, shall be restored by placing a 2" minimum vertical slot through valve box below the lowest point on the valve box lid while the lid is inside of the valve box so as not to damage the tracer wire with the valve box lid and the valve box itself rubbing against each other.

Figure 5020.201 (WM-201)

Add note: All pipe in the fire hydrant assembly shall be ductile iron, including the anchor pipe and riser pipe.

Add note: Unmixed dry concrete is not allowed for thrust blocks.

Section 5030: Testing and Disinfection

1.07 SPECIAL REQUIREMENTS

Add: Comply with the procedures and requirements stipulated in the supplemental document titled “City of Ames Water Main Disinfecting, Flushing, and Testing Using the Continuous-Feed Method”.

3.04 PRESSURE AND LEAK TESTING

E. **Add:** All new fire hydrant assemblies 10 feet in length or greater shall be pressure tested.

I. **Delete and Replace with:** No leakage is allowed.

Delete: J.

Delete: K.

Division 6: Structures for Sanitary and Storm Sewers

Section 6010: Structures for Sanitary and Storm Sewers

2.02 PRECAST

Delete and Replace: Unless specified, use of pre-cast structures, for storm sewer intakes in the City of Ames, will be allowed only with approval of the Engineer. Approved structures shall comply with ASTM C 478 and no additional compensation will be made for coring into the structure due to minor field adjustments of inlet and outlet pipes and subdrains.

2.03 CAST-IN-PLACE

A. Concrete:

Add: An M-4 concrete mix may be used for intake bases with approval of the Engineer.

2.09 MANHOLE OR INTAKE ADJUSTMENT RINGS (Grade Rings)

A. **Delete:** 1. Reinforced Concrete Adjustment Rings:
2. High Density Polyethylene Adjustment Rings:
Add: e. For use on storm sewer structures only.
3. Expanded Polypropylene Adjustment Rings:
Add: d. Shall be used for sanitary sewer manholes. Contractor has the option to also use for storm sewer structures.

2.10 CASTINGS (Ring, Cover, Grate, and Extensions)

C. Composite: Add: Requires Engineer's prior approval for the use of composite castings.
E. Casting Types:
1. Manholes:
Add: Manhole castings shall be 2 piece fixed castings. Use of 3 piece casting for storm sewer manholes may be allowed with approval of the Engineer. For all manhole castings located in a flood plain, provide bolt down covers. All castings shall comply with figures SW-601 and SW-602. Concrete box outs for manholes in PCC paving shall comply with figure PV-103. Concrete box outs for manholes in HMA paving shall comply with figure PV-201. All manholes in paving shall be gasketed.
Table 6010.03: Manhole Casting Types
Footnote 2: **Delete:** "may" **and Replace with:** "shall"
2. Intakes:
b. **Delete:** "may" **and Replace with:** "shall"

2.11 ADDITIONAL MATERIALS FOR SANITARY SEWER MANHOLES

B. Riser Section Coating:
1. Exterior:
Delete and Replace with the following: All sanitary sewer manholes shall have bituminous waterproofing on all exterior concrete surfaces.

2.13 STEPS

Delete: 2.13 Section (Steps are not allowed.)

3.02 ADDITIONAL REQUIREMENTS FOR CAST-IN-PLACE CONCRETE STRUCTURES

A. Forms:
2. **Add:** On intake replacement projects the Jurisdictional Engineer may allow the exterior walls of the intake to be poured against undisturbed earth where the vertical face is true, and the wall thickness will not exceed 8 inches in width.

3.05 CONNECTION TO EXISTING MANHOLE OR INTAKE

C. Sanitary Sewer:
1. General:
Add: c. All connections shall be inspected by City of Ames staff prior to acceptance.
2. Cored Opening:
a. **Add:** Connector shall be "Link-Seal" modular type or approved equal.
Delete: 3. Cut and Chipped Opening (Knock-out)
D. Storm Sewer:
1. Delete: "and Chipped"
Delete: a.
2. Cored Opening:
Delete: a.

Figure SW-514

Delete: Sheet 3 (Not allowed in the City of Ames.)

Division 7: Streets and Related Work

Section 7010: Portland Cement Concrete Pavement

1.07 SPECIAL REQUIREMENTS

Add: A. Fixtures: When placing PCC, the Contractor shall protect adjacent fixtures from concrete splatter or direct contact with the concrete. Fixtures include, but are not limited to, light poles, light pole bases, controller cabinets, hand holes, buildings, manhole lids, water valve lids, and fire hydrants.

Add: B. Maturity Testing: If a valid maturity strength curve is not available for the concrete mix provided, a C4 mix shall be used with a minimum of 5 days cure prior to opening for sealing operations. The contractor, at their option, may hire an independent testing company to make, cure, and test flexural strength specimens in accordance with IDOT IM 316 to verify the pavement meets opening strength requirements should they wish to shorten the minimum cure time, at no additional cost to the City.

3.02 PAVEMENT CONSTRUCTION

F. Concrete Pavement Placement:

1. **Delete and Replace with the following:** Use a slip-form paving machine for all pavement 8.5 feet or more in width and 150 feet or more in length. For pavement sections less than 8.5 feet in width and/or less than 150 feet in length, screed finish methods may be used.

Add: 10. Minimum Pavement Thickness Table:

Minimum PCC Pavement Thickness			
Street Classification	Pavement Thickness		
	Commercial / Industrial	Residential / Fringe	Rural
Local (on grade) (1)	8" (7" Reinforced)	8" (7" Reinforced)	8" (7" Reinforced)
Local (on minimum 6” subbase)	7"	7"	7"
Minor Collector (1)	8"	8"	8"
Major Collector	Special Design (See SUDAS Design Manual Section 5F)		
Minor/Major Arterial	Special Design (See SUDAS Design Manual Section 5F)		

(1) Load Transfer Devices Required

M. Pavement Backfill:

Add: “or slipform curb and gutter” **after “paving”**

3.03 CURB AND GUTTER CONSTRUCTION

A. **Add:** Construct curb and gutter as per the City of Ames curb standard with 30” width and heights of 7” at the face and 12” at the back with a 1” tilt onto curb. An ‘ED’ Joint is required at each end of a radius.

B. **Delete and Replace with the following:** Use a paving machine for curb and gutter sections 150 feet or more in length. For curb and gutter sections less than 150 feet in length, hand placement/finish methods may be used.

Add: C. No asphalt shall be placed against curb less than 72 hours old unless maturity testing of the curb has been successfully completed in accordance with IDOT IM 383 or flexural strength testing has been successfully completed in accordance with IDOT IM 316. All testing shall be done by the contractor and witnessed by City staff for verification.

Add: D. All curb and gutter shall be backfilled prior to placement of any adjacent pavement.

3.07 QUALITY CONTROL

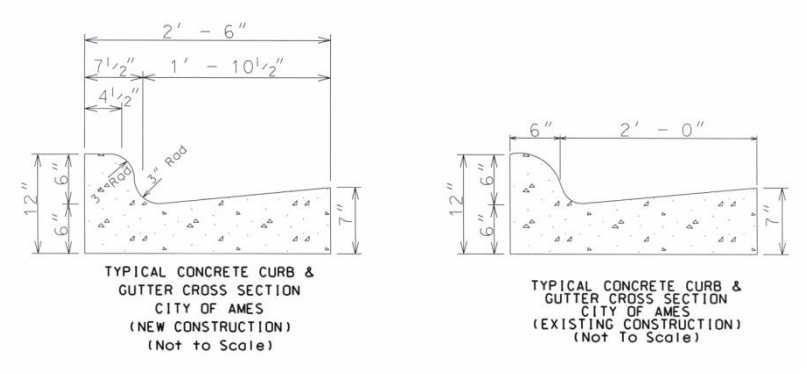
C. Pavement Smoothness:

1. Straightedge:

Delete: "The Engineer will check PCC pavement surfaces with a 10 foot straightedge placed parallel to the centerline." **and Replace with:** "The Contractor will check PCC pavement surfaces in the presence of City staff with a 10 foot straight edge or "bump buggy" placed parallel to the centerline."

Figure 7010.102 (PV-102)

Delete: the 6" standard curb detail. (See the City of Ames curb detail below.)



Section 7011: Portland Cement Concrete Overlays

1.08 MEASUREMENT AND PAYMENT

A. PCC Overlays:

1. PCC Overlay, Furnish Only:

c. Includes: **Delete and Replace:** Unit price includes the PCC furnished and incorporated into the PCC overlay.

Section 7020: Asphalt Pavement

1.07 SPECIAL REQUIREMENTS

Add: A. Asphalt surface placement in subdivisions shall be delayed a minimum of one calendar year from the final date of Asphalt base placement.

Add: B. Asphalt surface placement in subdivisions shall not take place in the fall season after the date of October 15th without the approval of the Engineer.

3.01 ASPHALT PAVEMENT

H. Minimum Pavement Thickness Table:

Minimum Asphalt Pavement Thickness									
Street Classification	Surface Course Thickness			Intermediate/Base Course Thickness			Total Pavement Thickness including Surface Course		
	C/I	Res	Rural	C/I	Res	Rural	C/I	Res	Rural
Local	2"	2"	2"	7"	6"	7"	9"	8"	9"
Minor Collector	2"	2"	2"	8"	7"	7"	10"	9"	9"
Major Collector	Special Design (See SUDAS Design Manual Section 5F)								
Minor / Major Arterial	Special Design (See SUDAS Design Manual Section 5F)								

C/I = Commercial/Industrial at 5% Trucks

Intermediate/Base Course Thickness may be reduced 1" for every 6" of subbase material placed for up to 12" of subbase material.

3.02 BASE WIDENING

D. Construction:

2. **Delete** "4 1/2" **and Replace with:** "4"

3.05 PAVEMENT SMOOTHNESS

A. Straightedge:

Delete: "The Engineer will check Asphalt pavement surfaces with a 10 foot straightedge placed parallel to the centerline." **and Replace with:** "The Contractor will check Asphalt pavement surfaces in the presence of City staff with a 10 foot straight edge or "bump buggy" placed parallel to the centerline."

Section 7030: Sidewalks, Shared Use Paths, and Driveways

1.07 SPECIAL REQUIREMENTS

Add: A. S-Sheets: Design elements for curb ramps to be shown on City approved "S-Sheets" similar to those utilized by the Iowa DOT.

Add: B. Pedestrian Facility Construction: Pedestrian facilities shall be installed in conjunction with street and curb and gutter improvements and verified per Section 7030.3.04.G. Acceptance of street and curb and gutter improvements will not be granted if this condition is not met.

Add: C. Pedestrian Facility Curb Drops: Grinding or cutting pedestrian facility curb drops is not permitted. Where pedestrian facility curb drops are required, the PCC curb and gutter shall be new construction or removed and replaced.

2.01 PORTLAND CEMENT CONCRETE

A. **Delete:** "A or"

B. **Table 7030.01: PCC Mixes**

Delete: "A or"

2.07 DETECTABLE WARNINGS

Delete and Replace with the following: Detectable warning panels (truncated domes) shall be TufTile 10 GA. Galvanized Steel with Brick Red Powder Coat (Federal Color 22144)

3.04 PCC SIDEWALKS, SHARED USE PATHS, AND DRIVEWAYS

F. Jointing:

2. Transverse Contraction Joints:

b. Sidewalks and Driveways:

3) **Delete and Replace with the following:** Transverse contraction joints shall be sawed within 12 hours of placement with a 1/8 inch blade saw from edge to edge.

4. Isolation Joints:

c. **Add:** Isolation joints shall be sealed, including joints that abut the back of curb.

Add: G. Pedestrian Facility Compliance and Acceptance:

1. General: The contractor is responsible for constructing all new pedestrian facilities in accordance with the plans, specifications, and applicable standards. Pedestrian facilities include sidewalks, shared use paths, pedestrian ramps, and crosswalks.

a. City and Subdivision Projects:

1) Upon request, the engineer can provide assistance and guidance on plan interpretation. However, the contractor is solely responsible for implementing the plans.

2) The design and construction parameters of pedestrian ramps are relatively narrow. Minor errors in formwork or pavement finishes can significantly affect the final results. Because of this, special care and attention should be taken when setting formwork and/or finishing the various elements of pedestrian ramps including, but not limited to, adjacent curb and gutter, ramp lip, truncated dome placement, widths, running slopes, and cross slopes.

3) A pay-item for Pedestrian Facility Construction Survey and Staking has been added to account for the anticipated extra effort to comply with the strict standards of all City of Ames projects. No extra payment for this item will be made.

4) The Contractor installing the pedestrian facilities shall have a set of construction plans on site.

b. Private Construction and Private Utility Projects:

1) The design of the affected facility shall be done by the project owner's engineer.

2) Upon request, the project owner's engineer can provide assistance and guidance on plan interpretation. However, the contractor is solely responsible for implementing the plans.

2. Payment: No payment will be made for pedestrian facilities as described in Section 21.1 until the pedestrian facility compliance with the approved plan is verified by the Engineer.

3. Review: Initial review of Pedestrian Facility plan compliance will be made by the Engineer no more than 5 business days after the Contractor reports to the Engineer that the entire shared use path section, sidewalk section, crosswalk section, or pedestrian ramp is complete. Partial acceptance of pedestrian facilities will not be made. (i.e. 6" sidewalk ramp and landing pad will not be accepted until 4" sidewalk tie-ins are completed and ALL elements of the pedestrian ramp are determined compliant.)

4. Determining Compliance: Plan compliance of pedestrian facilities will be determined by the Engineer via the use of a smart level. Measurement will take place after construction and shall be within the tolerances called out in the plans. If any element falls outside the specified tolerances, the pedestrian facility will be determined non-compliant. The contractor shall remove and replace all non-compliant elements and any additional items including, but not limited to, newly placed curb and gutter, as necessary in order to bring the pedestrian facility into compliance at no cost to the City.

a. In the event the contractor does not agree with the Engineer, they can present their own information at no additional cost to the City. This may be in the format of using another, properly calibrated smart level in the presence of the Engineer, or through the use of a total station. No GPS verification will be allowed. The Engineer will respond to the additional information provided by the contractor within 5 business days.

b. If the contractor presents data confirming non-compliance, the contractor shall remove and replace the pedestrian facility at no cost to the City.

c. If the contractor presents data confirming they are in compliance, and the City accepts that data, the Engineer will determine the pedestrian facility is within compliance.

d. If the contractor presents data showing they are in compliance, and the City has cause to believe the data may be in error, the City will re-evaluate the pedestrian facility. The City will then provide written documentation of the survey data, possible concerns, and required action if any are necessary for final acceptance.

5. 3rd Party Survey: In the event the contractor has cause to believe the City is in error after Section 7030.3.04.G.4, a third party survey can be requested, in writing, by the contractor. The City will then hire a third party surveyor to verify the newly constructed pedestrian facility via the use of a total station.

a. By requesting this, the contractor is agreeing to pay the third party surveyor fees through a change order of the contract if the pedestrian facility is determined out of compliance. The contractor also agrees to remove and replace any non-compliant pedestrian facility at no cost to the City.

b. If the pedestrian facility is determined to be compliant, the contractor will not be charged for any of the third party survey work and the pedestrian facility will be determined compliant by the Engineer.

6. As-Built Drawings: Once compliance of the pedestrian facility has been verified and accepted, the Contractor shall provide the Engineer with as-built drawings for each verified and accepted location. The as-built will include, but is not limited to, distances and slopes within the facility.

3.10 CLEANING

Add: D. Prior to opening the sidewalks and pedestrian crossings, the Contractor shall clean the detectable warning panels of all superfluous concrete and remove the plastic covering after the concrete is cured such that the panel surface is clean and the truncated surface is fully functional.

Figure 7030.101

Add note: Driveway curb opening widths for new pavement shall conform to Table 5I-4.01 of the SUDAS Design Manual. Expansion material shall be fiber board with a total of 1" of total expansion between the back of curb and either edge of the sidewalk (i.e. 1" at back of curb, none at edge of sidewalk **OR** ½" at back of curb and ½" at edge of sidewalk).

Figure 7030.102

Delete: Application of this detail shall not be used in the City of Ames. Integral driveways are not allowed without approval of the Jurisdictional Engineer.

Figure 7030.204
Add note: All ramp to pavement connections shall be BT-3 joints.

Figure 7030.205
Add note: All ramp to pavement connections shall be BT-3 joints.

Figure 7030.206
Add note: All ramp to pavement connections shall be BT-3 joints.

Figure 7030.207
Add note: All ramp to pavement connections shall be BT-3 joints.

Section 7040: Pavement Rehabilitation

1.08 MEASUREMENT AND PAYMENT

C. Partial Depth Patches:

4. Extra Payment:

Delete and Replace with the following: When partial depth patches are constructed to full depth at the direction of the Engineer, payment will be at the contract unit price for full depth patches or at the unit price negotiated via change order.

Division 8: Traffic Control

Section 8010: Traffic Signals

2.01 UNDERGROUND

A. Handhole:

1. General:

Add: d. No additional handholes are to be installed during construction unless approved by the Jurisdictional Engineer.

3. Composite Handhole and Cover:

Add: The final handhole before entering the controller cabinet shall be a 30 inch by 48 inch by 24 inch deep heavy duty QUAZITE® style enclosure, box identification #PG3048BA24, and shall have a Heavy Duty 2-Piece cover with 2 bolts set, cover identification #PG3048HS00, or approved equivalent box and cover.

B. Conduit:

Delete: 2. Steel Conduit and Fittings: (No rigid steel conduit is to be used in the City of Ames.)

C. Wiring and Cable:

2. Signal Cable:

Delete and Replace with the following: Signal Cable shall be multi-conductor copper wire, and meet the requirements of IMSA Specification 19-1. All Signal Cable shall be stranded 14 A.W.G. wire. All splices to IMSA Specification 19-1 cable must be done using moisture resistant Scotchlok 314 type connector or an approved equivalent.

2.02 DETECTION

Add: Type and Model of pedestrian and vehicular detection shall be specified or submitted and approved by the Jurisdictional Engineer.

2.03 COMMUNICATIONS

Add: Type and Model of pedestrian and vehicular signal communication shall be specified or submitted and approved by the Jurisdictional Engineer.

2.04 CABINET AND CONTROLLER

Add: Type and Model of pedestrian and vehicular cabinets and controllers shall be specified or submitted and approved by the Jurisdictional Engineer.

2.05 POLES, HEADS, AND SIGNS

Add: Type and Model of pedestrian and vehicular poles, heads, and signs shall be specified or submitted and approved by the Jurisdictional Engineer.

2.05 Poles, Heads, and Signs

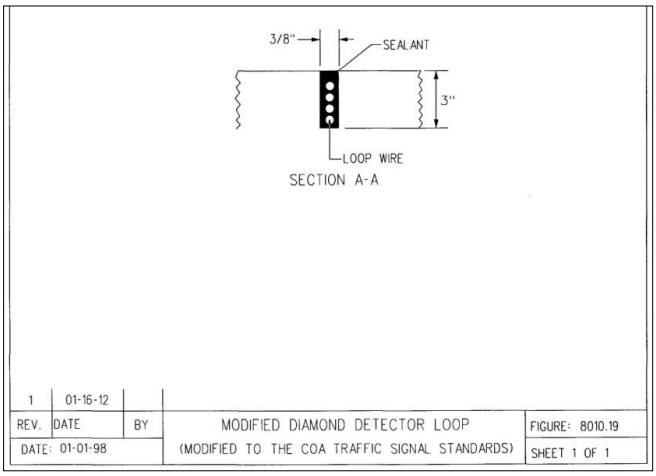
C. Traffic Signal Poles and Mast Arms

2. Pole Design: Delete 60 feet and replace with 55 feet

Figure 8010.104

Delete: The Rectangular Detector Loop detail. (This style of inductive loop vehicle detectors shall not be used in the City of Ames.)

Delete: The Section A-A detail **and Replace with:** Section A-A from the Modified Diamond Detector Loop Figure 8010.19 shown below:



Section 8020: Pavement Markings

2.01 MATERIALS

B. Pavement marking materials include:

Add: 11. Preformed thermoplastic.

3.02 CONSTRUCTION

B. Surface Preparation:

Add: 5. Removal of existing pavement markings may be by vacuum blasting, shot blasting, or high pressure water blasting. Open abrasive blasting without containment will not be allowed. The equipment and method used shall be recommended by the manufacturer. Pavement grinding or grooving for removal of pavement markings, symbols, or legends will not be allowed without prior approval of the Engineer.

C. Painted Pavement Markings:

Add: Pavement markings shall be grooved, high-build waterborne paint pavement markings unless otherwise approved by the Engineer. Pavement markings installed outside of grooves shall be removed via water blasting and reinstalled within the grooves at the Contractor's expense. If waterborne or solvent based paint is allowed, longitudinal pavement markings on HMA (Hot Mix Asphalt) shall be applied in two passes, with beads spread during the second pass. The second pass shall be laid no sooner than two hours after the first pass. HMA pavement shall be clean and free of all debris prior to painting. Payment shall be per station (100 LF) of finished markings, regardless of the number of paint passes.

Add: L. Symbols and Legends: Symbols and legends shall be 90mil border contrast thermoplastic unless otherwise approved by the Engineer. Symbols and legends shall be grooved into the pavement per 8020.3.02.J. Pavement shall be cleaned and free of all debris prior to placing symbols as per 8020.3.02.B. Payment shall be per each symbol.

Section 8030: Temporary Traffic Control

1.03 SUBMITTALS

A. **Delete and Replace with the following:** Traffic control plans shall be submitted at least 48 hours in advance, that includes stages/phasing for approval by the Engineer. This is subject to change for emergency situations.

B. **Add:** "48 hours" **after "approval"**

3.01 INSTALLATION

B. Sign Posts

Add: The Engineer has the discretion to waive this requirement, upon specific request.

3.03 QUALITY CONTROL

A. Traffic Control Technician:

Add: The Engineer has the discretion to waive this requirement, upon specific request.

B. Monitoring and Documentation:

5.

Add: The Engineer has the discretion to waive the traffic control diary requirement, upon specific request.

Section 8040: Traffic Signals and Posts

1.08 MEASURE AND PAYMENT

C. Wood Posts: **Delete**

F. Round Steel Posts: **Delete**

H. Round Steel Post Anchors: **Delete**

2.03 POSTS

A. Wood Post: **Delete**

D. Rounds Steel Post and Anchors: **Delete**

Division 9: Site Work and Landscaping

Section 9010: Seeding

1.03 SUBMITTALS

Add: C. At the pre-construction meeting and/or prior to any contract work commencing, submit a written watering plan detailing the equipment to be used, the water source, and the manpower to be used towards meeting the specified watering requirements.

1.08 MEASUREMENT AND PAYMENT

A. Conventional Seeding:

1. Seeding:

a. Measurement:

Add: If construction limits or easement limits are not defined in the contract documents, the jurisdictional engineer shall determine the limits of measurement for pay.

3.04 CONVENTIONAL SEEDING

C. Seedbed Preparation, Permanent:

2. **Delete** "3 inches." **and Replace with:** "6 inches."

D. Seedbed Preparation, Temporary:

Delete "5 inches" **and Replace with:** "6 inches"

3.05 HYDRAULIC SEEDING

D. Seed Application, Fertilizing, and Mulching:

3. **Add:** "or other approved water source" **prior to "using"**

Section 9020: Sodding

1.03 SUBMITTALS

Add: D. At the pre-construction meeting and/or prior to any contract work commencing, submit a written watering plan detailing the equipment to be used, the water source, and the manpower to be used towards meeting the specified watering requirements.

1.08 MEASUREMENT AND PAYMENT

A. Sod:

1. Measurement:

Add: If construction limits or easement limits are not defined in the contract documents, the jurisdictional engineer shall determine the limits of measurement for pay.

3.01 PREPARATION OF SODBED

D. **Delete:** "depth of 3 inches." **and Replace with:** "depth of 6 inches."

Section 9030: Plant Material and Planting

1.03 SUBMITTALS

Add: F. At the pre-construction meeting and/or prior to any contract work commencing, submit a written watering plan detailing the equipment to be used, the water source, and the manpower to be used towards meeting the specified watering requirements.

Section 9040: Erosion and Sediment Control

1.08 MEASUREMENT AND PAYMENT

D. Filter Socks:

1. Installation:

b. Payment:

Add: "excluding any overlap." **to the end of the sentence**

2. Removal:

b. Payment:

Add: "excluding any overlap." **to the end of the sentence**

2.18 INLET PROTECTION

A. Drop-in Intake Protection:

Add: 4. Below grate inlet protection shall be installed as soon as possible after streets are paved.

Delete: B. Surface-applied Intake Protection: (Surface-applied intake protection shall not be used in the City of Ames.)

3.05 COMPOST BLANKETS

A. **Delete and Replace with:** When placed in conjunction with seeding, loosen the ground surface to a depth of 6 inches.

3.09 WATTLES

A. Installation:

7. **Add:** Installation per IDOT Figure EC-204 is also acceptable.

Division 11: Miscellaneous

Section 11,050: Concrete Washout

2.01 CONCRETE WASHOUT

C. Prohibited Products:

Add: "Unlined" **prior to "silt fence"**

ITEM #:	**18**
DATE:	**03-25-25**
DEPT:	**ELEC**

COUNCIL ACTION FORM

SUBJECT: **BAKER SUBDIVISION GEOTHERMAL WELL INSTALLATIONS - PROJECT COMPLETION**

BACKGROUND:

The City pursued the installation of geothermal heat pump systems to be installed in Baker Subdivision. The geothermal systems would provide space heating, cooling, and boost water heating efficiency for all the single-family homes in the subdivision. This project proposal was motivated by an effort to advance environmental sustainability of the subdivision developed by the City, while maintaining affordable utility costs for the mixed-income neighborhood. The system would help to balance the seasonal load and utilization of existing electric infrastructure and reduce community greenhouse gas emissions.

On February 9, 2021, City Council awarded a contract to Thorpe Water Development Company, of Ankeny, Iowa, in the amount of $235,835 (inclusive of sales tax). Installation of the geothermal wells was completed in July 2021 and a field report from the design engineer was completed in August 2021. However, during the installation, three of the 27 wells had to be moved from their original location to obtain the required setback from a buried storm sewer pipe. The storm sewer pipe was adjusted from its original position during installation in the field. Additional easement agreements had to be created between the City and the new owners of the adjoining property that was affected. Council approved these agreements in March 2024.

Another issue regarding permit fees arose in summer 2023 when City staff was informed by the Story County Health Department that no permits had been approved for the geothermal wells that had been installed. According to the bid documents, permitting the wells was the responsibility of the well driller. However, City staff was informed that the driller was operating under the incorrect assumption that the new wells were covered under a previously approved permit for a test well installed in 2020.

After discussions with Story County and the Iowa DNR staff, it was determined that although a test well permit had been granted, it did not exempt the City's additional wells from permitting requirements, which is to obtain a permit for each structure meant to receive a geothermal system. City staff continued working with the County and Iowa DNR and was able to retroactively obtain permits for each well system in February 2024. The City paid $150 for each well system for a total of $4,050.

Three change orders were administratively approved by staff during the project:

- **Change Order No. 1, in the amount of $2,500** was added to include staking the construction site, which was not part of the original bid.
- **Change Order No. 2, was to deduct ($5,381.35)** in order to reduce the size of the pipe in the specifications.
- **Change Order No. 3, was to deduct ($5,745.34).** There are two items making up this total

deduction, 1) a deduction of $1,695.34 due to a payroll adjustment that Thorpe Water Development made when changing its personnel on the job, and 2) a deduction of $4,050 to reimburse the City for permit fees.

The City has paid Thorpe Water Development $219,695.39 to date. The amount of retainage being held by the City is $7,512.92. All the requirements of the contract have been met by Thorpe Water Development and the Engineer has provided a certificate of completion. Therefore, the retainage can now be released.

ALTERNATIVES:

1. Accept the Geothermal Well Installation at Baker Subdivision project as completed by Thorpe Water Development Company, of Ankeny, Iowa, in the amount of $227,208.31 (inclusive of sales tax) and release retainage.

2. Delay the completion of the project and hold the retainage.

CITY MANAGER'S RECOMMENDED ACTION:

The project has now been completed in accordance with the approved plans and specifications. The project engineer has issued a certificate of completion. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

In regards to the one well on Lot 18 that substantially encroaches into the year yard, Ames Electric Services will be responsible to pay for the abandonment of this well and drilling of a new well if necessary for the maximum use of the lot.

ATTACHMENT(S):
Engineer's Statement of Completion - Baker Subdivision Geothermal Well Project.pdf

Engineer's Statement of Completion

Project: **Baker Subdivision Geothermal Well Installations Project**	Date of Contract: February 9, 2021
Owner: **City of Ames Electric Services**	Contract No.: 2021-053
Engineer: **City of Ames Electric Services**	Contractor: Thorpe Water Development Co.

I hereby state that the **Baker Subdivision Geothermal Well Installations Project** has been satisfactorily completed in general compliance with the terms, specifications, and stipulations of said contract.

The work was completed on March 1, 2024.

I further state that the retainage may be released in accordance with the contract documents.

Kris Evans

Date 3/19/25

Kris Evans, PE
Power Plant Engineer
City of Ames Electric Services

Item No. 19

MEMO

To: Mayor and City Council

From: Kelly Diekmann, Director of Planning and Housing

Date: March 21, 2025

Subject: Response from City Attorney and Fire Chief regarding Proceeding with Annexation

City Council reviewed the status of the proposed northern Ames annexation, which includes the Ames Golf and Country Club (AGCC) and homes within the Irons Subdivision, at the March 11 meeting. The AGCC and Irons properties are subject to agreements obligating them to apply for annexation at the City's request. After initiating the annexation and failing to receive a substantial number of annexation applications, the March 11 discussion was held to seek direction from Council regarding how to proceed. The original report with its alternative can be found at this link.

At the meeting, Council directed staff to sever the Borgmeyer related lands and to proceed with its annexation separately from the Irons and AGCC properties. **Notably, by splitting the annexation area, the AGCC land is the most significant component of pursuing annexation, as its land area alone would allow for an 80/20 annexation of the Irons properties regardless of status of the individual Irons homeowner submitting applications.**

City Council also received a letter from the AGCC on March 11 questioning certain elements of the original agreement and proceedings for annexation (See attached). The letter indicated that AGCC did not want to be annexed at this time but would be willing to discuss future annexation. At the March 11 meeting, Council directed staff to provide a response regarding fire protection and an opinion about the legal status of the agreement for the March 25 meeting. Attached are memos regarding these topics. The Fire Chief believes the facilities serving the area are consistent with our normal firefighting practices and as a career fire department, it has staff at three stations 24-hours a day to respond to emergencies. The City Attorney's office opined that the agreement is valid as a covenant and the agreement to annex at City Council direction still applies.

With the information provided to Council, staff now seeks direction on how to proceed.

#1. Direct the City Attorney to send notice requesting annexation applications from the Irons and AGCC by April 30 and notifying those who remain noncompliant that court action will be pursued to compel performance of the covenant. With annexation, initiate rezoning of the properties to FS-RL (Original Staff Recommendation)

#2. Request annexation applications from the Irons and AGCC by April 30 with an offer to transition City imposition of taxes over three years on a 75%, 50%, 25% abatement schedule. With annexation, initiate rezoning of the properties to FS-RL.

#3. Direct staff to reach out to representatives of AGCC for meeting before April 2nd to discuss their proposed timeline of annexation to not occur until the sanitary sewer and water mains reach the southern boundary of the Irons subdivision. (Suggested by AGCC Attorney in a March 20th email.

#4. Agree not to initiate annexation until such time in the when the Irons subdivision would become island as a result of an annexation. (Suggested by Daryle Vegge in a March 9th email to the City Council)

ATTACHMENT(S):

Water Pressure Memo for CC - March 25 2025 Mtg._.docx
City Attorney Memo to Council.pdf
AGCC Letter to City Council March 11th
J. Schroeder - City of Ames & AGCC, Annexation Follow up.pdf
D. Vegge - Annexation of the Irons.pdf

CITY OF ames

FIRE

MEMO

To: Ames City Council

From: Rich Higgins, Fire Chief

Date: March 19, 2025

Subject: Water Pressure Evaluation in Proposed Annexation Area of Ames Golf & Country Club

During the March 11, 2025, City Council meeting, while discussing Item #33 – "*Update on Applications Received for North Ames Voluntary Annexation of Multiple Properties Generally between George W. Carver Avenue and Hyde Avenue,*" Council reviewed a letter from Jonathan L. Schroeder of Fredrikson & Byron legal firm, representing the Ames Golf & Country Club. The letter raised concerns about annexation, including whether the Ames Fire Department could provide adequate fire protection without assistance from the Franklin Township Fire Department's water tanker truck due to potentially insufficient water pressure from Xenia fire hydrants.

The Council requested that the Fire Chief evaluate the water pressure concerns and report back at the March 25 meeting.

CURRENT FINDINGS:

The Ames Golf & Country Club and The Irons receive water service from Xenia Rural Water District for both domestic use and fire protection. According to Kevin Lyons, Distribution Manager for Xenia Rural Water District, this area is served by an 8” water main. The 8” water main is fed by 10” water mains on both the north and south ends. The static water pressure in that area from the 8” water main is 90 – 110 PSI. The water system for that area was built using Iowa SUDAS (Statewide Urban Design and Specifications), which specifies water system components like water main size, pressure, hydrants, etc. This is the same standard that the City of Ames uses.

STAFF COMMENTS:

The Ames Fire Department is a career fire department that maintains 24/7 coverage with 12 – 18 full-time personnel on duty at any given time, operating

out of three strategically placed fire stations. As a career fire department, personnel are already at the station, ensuring immediate and consistent response capability at all times.

Based on communication with Xenia Water Distribution Manager Kevin Lyons and consultation with COA Utility Maintenance Supervisor Dale Weber, I can confirm that the existing water mains meet or exceed City of Ames standards for size, pressure, and flow rates necessary for effective fire suppression by the Ames Fire Department, without the need of a tanker truck. The water supply system includes strategically placed hydrants with spacing that complies with our City's fire code requirements and SUDAS.

CITY OF Ames

Caring People ◆ Quality Programs ◆ Exceptional Service

MEMO

Legal Department

To: Mayor Haila, Ames City Council

From: Mark O. Lambert, City Attorney

Date: March 21, 2025

Subject: Letter from Ames Golf & Country Club attorney

On March 11, 2025, the Council received a letter from Jonathan Shroeder, attorney representing the Ames Golf & Country Club. At the March 11 City Council meeting, the Council directed me to respond to the legal issues raised in that letter.

By way of background, the Ames Golf & Country Club (AGCC) agreed to the Covenant and Annexation agreement in May 2014. This was recorded with the County Recorder's office on May 22, 2014.

Covenants in Iowa are valid for a period of 21 years per Iowa Code 614.24. We are now approximately 11 years since the covenant was agreed to and recorded, so we are well within that 21-year time frame.

AGGC now maintains that the agreement/covenant expired after ten years, citing Iowa Code section 614.17A. That Iowa Code section says that "an action shall not be maintained in a court, either at law or in equity, in order to recover or establish an interest in or claim to real estate if all of the following conditions are satisfied: a. The action is based upon a claim arising more than ten years earlier or existing for more than ten years…" [Underling added.] That Iowa Code section then allows such a claim to be renewed every ten years if certain steps are taken, and AGCC says the City did not take such steps to preserve the claim, and therefore the agreement/covenant is no longer valid.

The problem with AGCC's argument in this regard is that this Code section talks about an action to establish **an interest in** or **a claim to** property, and an annexation is neither of these. An interest or claim in property would be such

things as a claim to full or partial ownership, a right of first refusal, and option to purchase, and the like**. The agreement/covenant addresses annexation of the properties – an annexation is not a claim on the property or the assertion of an interest in the property.**

In fact, the court decision AGCC cites in its letter, *West Lakes Properties, L.C. v. Greenspon Prop. Mgmt., Inc.*, 908 N.W.2d 883 (Iowa Ct. App. 2017) is a case involving Iowa Code section 614.17A and a right of first refusal that had not been extended following the procedure spelled out in the statute. The appeals court held that a right of first refusal is an interest in a property, so the underlying matter was subject to Iowa Code 614.17A. In the present situation, the underlying matter is an annexation, not an interest in the property, so section 614.17A is inapplicable.

In a case not cited in the AGCC's letter, *129 State L.L.C., vs. Howard 209*, L.C., 943 N.W.2d 57 (Iowa Ct. App. 2020), the Iowa Court of Appeals addressed the issue of whether use restrictions in a covenant were subject to the 10-year limitation in section 614.17A and held that they were not. One party was alleging a violation of a use restriction in a covenant, and the other party asserted that the use restriction had expired after the 10-year deadline in 614.17A, which had elapsed and had not been renewed. The court held that Iowa Code section 614.24's 21-year effective period applied to the use restriction in the covenant, not the 10-year period in section 614.17A. A covenant requiring voluntary annexation of a property is much more akin to a use restriction than an interest in the property.

So, because the annexation agreement is a covenant, covenants are effective for 21 years and we are within the 21 years, and Iowa Code section 614.17A is not applicable because an annexation is not an interest in or claim to property, the agreement/covenant for annexation is valid and enforceable.

The AGCC letter, in numbered paragraph 2, also asserts that the City Council was proceeding with the annexation without making a finding that said annexation would “serve the best interests of the City” as stated in paragraph 4 of the agreement/covenant. Paragraph 4 states “The City Council may conclude that the annexation of said Real Estate to the City on the terms and conditions hereinafter set forth would service the best interests of the City." I do not read this as a specific requirement that the Council formally make a finding or approve a statement that the annexation would serve the best interests of the City. Rather, the Council deciding to proceed with the annexation is indicative of the fact that the Council believes it would serve the best interests of the City. However, if the Council decides to proceed with the annexation now, the Council can make such a determination as the matter progresses.

#

Fredrikson

Fredrikson & Byron, P.A.
Attorneys and Advisors

1601 Golden Aspen Drive, Suite 108
Ames, IA 50010-8024
Main: 515.242.8900
fredlaw.com

March 11, 2025

Sent via email only to MayorCouncil@cityofames.org

City of Ames
Attn: City Council and Staff
515 Clark Ave
Ames, IA 50010

RE: Proposed annexation of Ames Golf and Country Club

Dear Council Members and City Staff,

I hope this letter finds you well. I am writing on behalf of my client, Ames Golf and Country Club ("AGCC"), regarding the proposed annexation currently under consideration by the City of Ames (the "City"). AGCC is aware of the Covenant and Agreement for Annexation (the "Annexation Agreement") that was entered into by the City and the then-President of AGCC.

We understand and appreciate the City's efforts to grow and enhance its community. That said, after careful consideration and discussions with AGCC, we feel that the current timing is not the best practical moment for moving forward with the annexation. Please understand that none of the same leadership that was around when the Annexation Agreement was signed are still apart of AGCC, so the current Board is getting up to speed on the Annexation Agreement and the City's annexation process. As a result, the Board has had a fair number of questions for City Staff, and they have been helpful in providing answers.

Please note that while my firm does not represent The Irons subdivision owners or The Irons Townhomes Owners Association, Inc., or The Irons Owners Association, Inc., AGCC's goals may align with The Irons owners due to the proximity with AGCC and the City's intent to annex The Irons with AGCC's land.

The request by the City for AGCC to annex into the City of Ames came as a bit of a surprise; first, that the Borgmeyer farm was selling to developers and being annexed into the City of Ames, but also that the City decided now was the time for AGCC to be annexed in as well. AGCC has several concerns with the timing of this request, which is why AGCC has asked its many questions and did not immediately submit an application for annexation. Those concerns include, but are not limited to:

Fredrikson

1. The Annexation Agreement appears to no longer be enforceable under Iowa Code section 614.17A and West Lakes Properties, L.C. v. Greenspon Prop. Mgmt., Inc., 908 N.W.2d 883 (Iowa Ct. App. 2017). Iowa Code section 614.17A states that "an action shall not be maintained in a court, either at law or in equity, in order to recover or establish an interest in or claim to real estate if all the following conditions are satisfied:

    a. The action is based upon a claim arising more than ten years earlier or existing for more than ten years.
    b. The action is against the holder of the record title to the real estate in possession.
    c. The holder of the record title to the real estate in possession and the holder's immediate or remote grantors are shown by the record to have held chain of title to the real estate for more than ten years.

    All of these factors are present with the Annexation Agreement. Under the West Lakes ruling, an interest in real estate is not enforceable if the holder of interest did not file a verified claim within 10 years of when the agreement was made of record. It does not appear the City filed a verified claim to preserve its interests in the Annexation Agreement.

2. Even if the Annexation Agreement was enforceable, it appears the City based its decision to pursue annexation at this time either based on (1) traditional annexation factors as outlined in the January 14, 2025 council minutes; or (2) ease of administration in the annexation process as outlined in the Staff recommendations for the March 11, 2025 meeting. The City should have to make the determination that the annexation "would serve the best interests of the City" as outlined in Section 4 of the Annexation Agreement.

3. The City abruptly decided to add annexation of AGCC and the Irons to its recent annexation efforts of the Borgmeyer farm. The addition of the AGCC land was not City Staff's original recommendation. AGCC was not aware that annexation of AGCC's land was being explored by the City until Kelly Diekmann emailed Scott Nugent, General Manager of AGCC, on January 27, 2025 after City Council already directed City staff to move forward with annexation steps. None of the leadership that was around in 2014 when the Annexation Agreement was signed is still at AGCC, so the entire leadership team is having to get up to speed quickly.

4. Annexation at this time does not make practical sense from a utility services standpoint. Water and sewer are not likely going to be available to AGCC or The Irons for several years, potentially over 10 years, as development of all of the land to the South has to happen before utility lines are extended to AGCC's border.

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5. Fire protection will be inadequate under the City's jurisdiction without proactive coordination with Franklin Township Fire Department. The hydrants in AGCC and The Irons do not hold sufficient water pressure from Xenia to allow City firetrucks to utilize them in the event of a fire. This would require a water tanker truck, which the City does not currently have. The Frankin Township department, which is currently the closest department by almost 2 miles, has a tanker truck and would be immediately dispatched in the event of a fire. If a fire were to occur at AGCC, the City would have to immediately contact and coordinate with Franklin Township in order to avoid a potentially devastating fire.

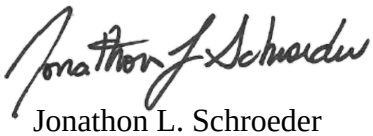
6. The annexation of AGCC and The Irons does not make sense until water and sewer services are available for connection, or at least until a connection is imminent. There most likely has to be 160 acres of residential development before that is a realistic possibility.

While my client remains committed to the idea of annexation, we would like to explore the possibility of re-evaluating the timeline based on the above concerns. We recognize that annexation is a significant step for both the City and property owners, and it is our goal to ensure that the process works effectively for all involved. Our intention is not to delay or derail this process, but rather to suggest that a more thoughtful approach might benefit both AGCC and the City in the long run.

We would welcome the opportunity to sit down with the City to discuss these concerns and work together toward a mutually beneficial solution. We believe that through open communication and collaboration, we can find a timeline that works better for everyone involved while still achieving the shared goal of annexation.

Thank you for your attention to this matter, and we look forward to having a constructive conversation with you.

Sincerely,



Jonathon L. Schroeder
Direct Dial: 515.242.8972
Email: jschroeder@fredlaw.com

Hall, Renee

Subject: RE: City of Ames and AGCC - Annexation Follow Up

From: Schroeder, Jonathon <JSchroeder@fredlaw.com>
Sent: Thursday, March 20, 2025 4:06 PM
To: Schainker, Steve <steve.schainker@cityofames.org>; Diekmann, Kelly <kelly.diekmann@cityofames.org>; Lambert, Mark <mark.lambert@cityofames.org>
Subject: City of Ames and AGCC - Annexation Follow Up

[External Email]

Good afternoon,
I am following up on the attached correspondence that was sent to the City prior to the March 11th Council meeting. I know that Mark is putting together a brief to the Council regarding the legal issues that were raised in my correspondence. However, I think it would be beneficial for the City, AGCC, and The Irons to discuss a mutually beneficial resolution to the matter. It is not in any party's interest to litigate this matter, and AGCC does not want it to come to that point.
As outlined in my correspondence, AGCC would like to have a discussion with the City on the timing of the annexation as it does not make practical sense at this time given that sanitary sewer and water lines are likely to take anywhere from 5 to 20 years to reach the boundary of AGCC's property. AGCC would propose that AGCC, The Irons, and City agree that AGCC and The Irons voluntarily annex into the City once sanitary sewer and water main reach the Southern boundary of The Irons. This new agreement would be recorded with the County, and the City would be able to preserve its rights by filing verified claims.
AGCC would like to set a meeting with the City to discuss these potential terms and solution. Please let me know if that is agreeable.
Best,

Jonathon L. Schroeder
Shareholder Attorney
Fredrikson & Byron P.A.
1601 Golden Aspen Drive, Suite 108
Ames, Iowa 50010
515-242-8972 (office)
515-242-8950 (fax)
jschroeder@fredlaw.com
Attorney Profile

Fredrikson

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Hall, Renee

From: Daryle Vegge <darylevegge@gmail.com>
Sent: Sunday, March 9, 2025 7:04 PM
To: City Council and Mayor; Schainker, Steve
Subject: Annexation of the irons

[External Email]

I had a chance to read the city council agenda for this coming Tuesday. I am disappointed in the City Manager's recommendation for annexation, actually disappointed in all three alternatives mentioned.

There should be an "Alternative #4" and that is to proceed with annexation of the Borgmeyer land separately; annex the Irons at such a time in the future (if ever) as we may become an island.

This annexation of the AGCC and the Irons (Irons Court and Irons Way) seems like a land grab by the City of Ames. Annexation of the Borgmeyer land is a win-win for both the City and for the owners of the Borgmeyer land. If you proceed with annexation of the Irons, it may be a win for the City, but definitely a loss for the residents of the Irons.

I ask each of you to consider on a personal level if you would like to have your property taxes increased by 20-25% and be assessed a large bill to have city sewer replace a fairly new and smooth running septic system and then reconsider something other than the three alternatives presented.

Thank you.

ITEM #:	**20**
DATE:	**03-25-25**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: **PARTNERSHIP WITH AMES REGIONAL ECONOMIC ALLIANCE TO IDENTIFY A DEVELOPER FOR SURPLUS CITY LAND AT HARRISON AND WELBECK INTERSECTION**

BACKGROUND:

The City owns a property located on the west side of the intersection of Welbeck and Harrison in north Ames. The property was originally anticipated to be used as right-of-way for a street crossing of the railroad tracks, but no companion right-of-way was created on the west side of the tracks at this location.

Since the land no longer has any potential street use, the City Council requested staff explore the possibility of developing an infill housing project at the site. Supporting infill housing is consistent with economic development goals of the City for production of additional housing in support of needed expansion of workforce for current and expansion of industry and business in the City and region.

City Council reviewed potential housing opportunities for this land on May 14, 2024 (Location Map Attached). Subsequently, City Council directed staff on June 25th to proceed with issuing a Request for Proposal (RFP) for development of the site. At that time, City Council determined the site should be built with 5-12 dwelling units, attached or detached, and include a covenant for owner-occupied housing. Council did not require, but indicated a preference, for a project that could be high efficiency and all electric. Council did not indicate a housing cost or income limitation for development of housing on the site. The land would be made available to a developer for little as $1, depending on the proposal.

Subsequently, the City received no proposals last summer for development of the site. Planning staff reached out to handful of perspective developers that received the RFP and found a variety of reasons for not submitting based upon timing and capacity of the developers to take on such a project.

Since that time, staff has been in contact with the Brenda Dryer from the Ames Area Economic Alliance to discuss opportunities to support additional housing construction within the City. **It should be noted that she has worked successfully with other communities in Story and Boone Counties to assist builders with submitting applications to the State for Workforce Housing Tax Credits to construct ownership housing.** Brenda believes that potential builders she has worked with in the past might be interested in the site for construction of ownership housing utilizing the state Tax Credit program.

WORKFORCE HOUSING TAX CREDIT PROGRAM:

The state Workforce Housing Tax Credit program is competitive grant program for builders of housing that offers certain sales tax rebates and an income tax credit of up to $15,000 for housing in urban areas. Owner-occupied housing applications must include at least four lots.

The program has a cost cap for construction of $310,000 to maintain consistency with its purpose of workforce housing and not luxury housing. There is no household income limit for purchasing the home. Timing for the program is important since applications are only accepted once a year and a builder must have control/option to buy of a site for the proposed housing construction.

Applications are due in June and results are typically released in August. A builder cannot incur any costs for construction until notice of award. The application must include a specific site, concept plans for the project, and a resolution of support from the local community that identifies a local match worth at least $1,000 per house will be provided. The local match can be dedicated land, tax abatement, or other financial consideration.

MEMORANDUM OF UNDERSTANDING (MOU):

To accomplish this new housing development, the parties are proposing entering into a Memorandum of Understanding (MOU) that allows Brenda to exclusively seek out a qualified developer and builder for the site, rather to once again issue a RFP to solicit interest from those wishing to develop this site.

The intent is to follow the parameters established last year with the RFP and to have Brenda identify a single-qualified developer to acquire the site for housing construction. Additionally, the intent is for housing to be built under the Workforce Tax Credit program, which focuses on moderately priced housing and provides financial rewards to the builder for constructing such houses.

A summary of other terms includes:

- Development of 8-12 dwellings, attached or detached, under FS-RL zoning or PUD Overlay
- Owner occupied
- Average sale price targeted at $300,000 or less
- Developer incurs cost of development of the site
- Target construction starting October 2025
- Participation in the state Workforce Housing Tax Credit program
- Consider designing homes as high efficiency all electric homes, subject to Ames Electric rebate programs
- City commits to offering land for sale at a price as low as $1
- City commits to resolution of support for a selected development project to apply for Workforce Housing Tax Credits
- City local match will come in the form of the existing city-wide Owner-Occupied Housing Tax Abatement program

Staff believes that this new strategy is a good option to secure a developer for the site since the RFP process last year was unsuccessful.

The proposed MOU is attached for Council's review. **It should be emphasized that if a developer is identified, a formal developer agreement would be needed to proceed with the sale of the land and development of the project.**

ALTERNATIVES:

1. Approve the attached Memorandum of Understanding with the Ames Regional Economic Alliance.

2. Modify the proposed MOU.

3. Decline to approve the MOU and provide alternative direction to staff.

CITY MANAGER'S RECOMMENDED ACTION:

The RFP process in 2024 did not yield a proposal for housing development at the site located at Welbeck and Harrison. Staff found that it was difficult to attract interest in the site based upon the property size and the proposed timing of its development. Additionally, it was difficult to attract attention to the site for builders that had not worked in the community previously.

Utilizing this new strategy that allows identifying an interested developer and working through options with that one developer is a reasonable approach at this time to successfully develop this site.

In addition, requiring participation in the State Workforce Housing Tax Credit program should yield the type of workforce housing the City Council is seeking for the community. Therefore, it is the recommendation of the City Manager that the City Council approved Alternative 1.

ATTACHMENT(S):
Harrison Welbeck Location Map.pdf
MOU Housing -City March 2025.docx



SITE CHARACTERISTICS

- Site Acreage – 1.8 acres
- Existing Zoning – Residential Low Density Zone (RL)
- Lot J - Bloomington Heights West Plat 3
- Conveyed to the City of Ames in 2004

Memorandum of Understanding for Harrison Road Development between the City of Ames (City) and the Ames Regional Economic Alliance (Alliance)

Upon execution of this agreement between the above two entities the following are mutually agreed upon terms for the development of property located at Welbeck Drive and Harrison Road within the Bloomington Heights subdivision. The intent of the agreement is for the Alliance, represented by Brenda Dryer, to identify a developer of ownership housing for the purpose of City selling the land to the identified developer upon presentation of a conceptual development plan.

The Alliance will work to attract a housing developer who will:

- Subdivide this property into a market rate single family housing subdivision with FS-RL base zoning, which may include a rezoning to a PUD Overlay.
- Develop the subdivision, including extending street, utilities, and storm water infrastructure at their expense.
- Develop at least a minimum of 8 and no more than 12 single family attached or detached homes.
- Target a projected average sale price for each home to not exceed $300,000.
- Enact a covenant for owner occupied housing in the subdivision that each home will be the primary residence of the owner.
- Develop the project in accordance with City standards and requirements.
- Target first home construction starting on or before October 31, 2025.
- Consider the opportunity to design and construct high efficiency, all electric homes, subject to availability of Ames Electric rebates for such home design and equipment within each home.

The City will:

- Offer the land for as low as $1 to the identified developer to encourage this type development of infill housing.
- Agree to provide a resolution of support for the selected developer's application for State of Iowa Workforce Housing Tax Credits for the 2025 funding cycle and if needed for subsequent funding cycles.
- Utilize the existing Citywide Ownership Housing Urban Revitalization Area 5-year sliding scale property tax abatement of 100%, 80%, 60%, 40%, 20% as the required local match for the State of Iowa application.

Agreed upon this date _____ March 2025 by:

_____ _____

Mayor, John Haila
City of Ames

Daniel A. Culhane, President & CEO
Ames Regional Economic Alliance

ITEM #:	**21**
DATE:	**03-25-25**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: **DRAFT URBAN REVITALIZATION AREA PLAN FOR THE SOUTHEAST 5TH STREET URA**

BACKGROUND:

At the November 12, 2024 City Council meeting the Council reviewed a request from Furniture Mart USA to initiate creation of an Urban Revitalization Area (URA) for the property located at 329 SE 5th Street to enable Furniture Mart USA to qualify for partial Commercial Property Tax Abatement. **City Council determined that proving a partial property tax abatement incentive for a furniture store would achieve an economic development to resolve an opportunity gap of lost furniture sales to establishments outside of Ames, a substantial sales tax leakage category.** Staff has drafted a URA Plan consistent with Council direction in November that is attached to this report.

To provide economic development incentives, the Council must enact an ordinance to establish an Urban Revitalization Area and approve by resolution a Plan as prescribed by Iowa Code Chapter 404. Specifically, eligibility criteria of Section 404.1 (4) allow for a City to designate an area for economic development. Chapter 404 prescribes the requirements of a URA Plan that are summarized herein and included fully within the attached draft Plan.

There are two properties designated as the applicable area for the URA boundary, which include the future Furniture Mart site property at 329 SE 5th Street and the neighboring Target (Dayton Hudson Corporation) property at 320 South Duff Avenue abutting the Furniture Mart site to the west and north. The Target property provides an access drive to the Furniture Mart site. (See Attachment A- Location Map) The draft Plan includes two properties because under state law an 'Area' must encompass more than one property. Staff recommends including the neighboring Target property, as it is not separated by roads and is zoned Highway Oriented Commercial (HOC) as is 329 SE 5th Street. Based upon other criteria in the Plan for new construction of a furniture store, URA will otherwise have no effect on the Target property or its operations.

The URA Plan will have a short duration to encourage the expeditious construction of a furniture store. The Plan will terminate on April 1, 2027. The Plan includes criteria for Qualifying Real Estate to be eligible for a five-year partial property Tax Abatement schedule. Eligibility includes:

1. New Construction of a furniture store building of at least 90,000 square feet.

2. A minimum of 81,000 square feet of the building must be used for the display and sale of new furniture, home furnishings, and related items.

3. The improvements must be consistent with approved Site Plans, have a building permit issued by December 31, 2025 and have a certificate of occupancy by December 31, 2026.

The abatement schedule of initial improvement value will use a sliding 5-year scale:

Year 1-100%
Year 2- 80%
Year 3- 60%
Year 4- 40%
Year 5- 20%

If City Council finds the attached draft Plan to be in accordance with their direction to establish a URA, City Council will next set a date of public hearing with a minimum of 30 days of time for public notice. The soonest date for a public hearing that meets this notice requirement would be May 13th.

ALTERNATIVES:

1. The City Council can direct staff to move forward with the process of notification and proceed to hold a Public Hearing for designation of a SE 5th Street URA and approval of the Plan on May 13, 2025.

2. The City Council can direct staff to modify the draft Plan and to move forward with the process of notification and proceed to a Public Hearing on May 13, 2025.

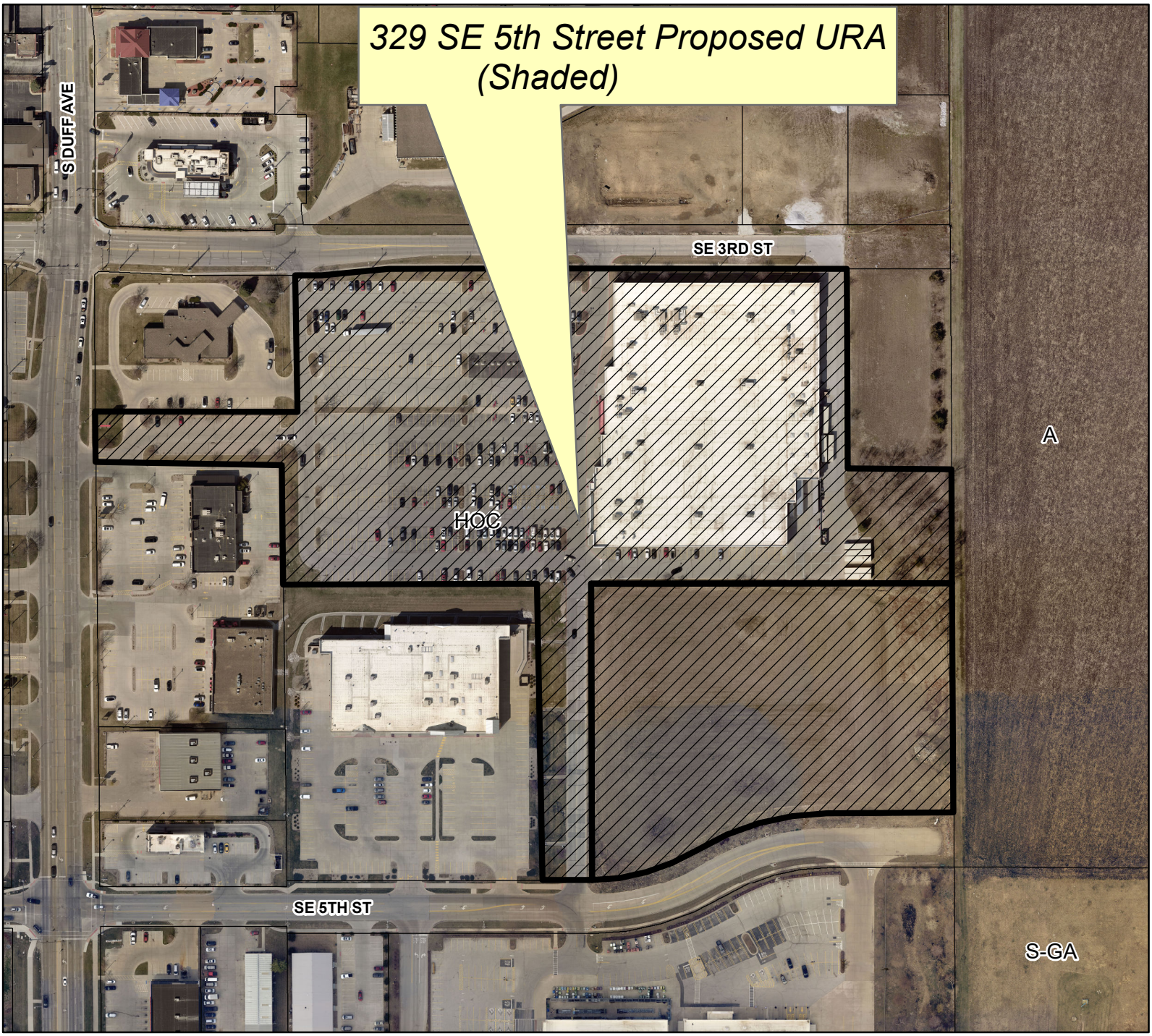
3. The City Council can direct staff to not move forward with the process if it does not believe the proposed Urban Revitalization Area.

CITY MANAGER'S RECOMMENDED ACTION:

In November, a market analysis report was presented that identified an approximately $5.7 million dollar opportunity gap for furniture store sales within Ames. Council agreed that creation of an Urban Revitalization Area (URA) could be justified to help incentivize construction of a furniture store in the community to address this sales leakage. This action helps to provide an identified needed amenity and help sustainability by reducing trips out of the community.

Last November, City Council determined that it would like staff to proceed with drafting a URA for this purpose. Since that time, Furniture Mart representatives have submitted for a Site Development Plan approval with the intent of starting construction this year. Staff is finalizing a Site Development Plan and City Council is reviewing an Alternative Landscape Plan for the Site on this same agenda. **Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1.**

ATTACHMENT(S):
329 SE 5th Street Location & URA Map.pdf
Draft 329 SE 5th Street Urban Revitalization Plan.pdf



N

329 SE 5th Street Urban Revitilization Area

URBAN REVITALIZATION PLAN SOUTHEAST 5th STREET

Iowa Code 404 allows for a City to address revitalization needs of the community through a process of designating revitalization areas. The purpose for revitalization includes economic development. The primary purpose of the plan is to meet economic development goals of the City Council for this area of City that is planned for commercial development provide a partial property abatement incentive for qualified real estate that is consistent with the criteria of the approved plan related to new construction of a retail furniture store.

The portion of the Act codified at Section 404.1 of the Iowa Code provides that the City Council may, by ordinance, designate an area of the city as a revitalization area, specifically in subsection (4) for economic development.

The following is the Urban Revitalization Plan for the Southeast 5th Street Urban Revitalization Area. The plan contents are defined by Code of Iowa Section 404.2(2) and are provided below.

a) Legal Description: SECTION:11 TOWNSHIP:83 RANGE:24 PARCEL AG S1/2 NE SLIDE 269 PG 5 AMES AND TARGET ADDITION LOTS 2 & 3

b) Existing Valuations:

Address	Parcel Identification Number	Owner	Assessed Valuation Land	Assessed Valuation Buildings
329 SE 5th Street	0911275100	Furn USA IA LLC	$504,000	$0
320 South Duff Avenue	0911210020	Dayton Hudson Corporation	$4,649,500	$7,581,800

c) Owners and Addresses:

Address	Parcel Identification Number	Owner	Owner Address
329 SE 5th Street	0911275100	Furn USA IA LLC	140 E Hinks Ln, Sioux Falls, SD 57104
320 South Duff Avenue	0911210020	Dayton Hudson Corporation	Dayton Hudson Corporation, PO Box 9456 Minneapolis, MN 55440

d) Existing & Proposed Land Use:

Address	Existing Zoning	Existing Land Use	Proposed Land Use
329 SE 5th Street	Commercial-HOC	Vacant	Commercial
320 South Duff Avenue	Commercial-HOC	Commercial	Commercial

URA District Boundaries



329 SE 5th Street Urban Revitilization Area

N

e) City Services: City services are already available to the area. No improvement or expansions of City services are proposed by the City for the area.

f) Applicability of Revitalization: Revitalization shall be applicable only to that subset of eligible property within the above legal description zoned commercial and are otherwise Qualified Real Estate for new construction of a building that meets the Qualifying Eligibility Criteria of this Plan.

g) Relocation: The plan does not require the displacement of any persons, and there will be no relocation benefits provided.

h) Tax Exemption Schedule: The exemption period is for five (5) years per a sliding scale of abatement of improvement value as Year 1-100%; Year 2-80%; Year 3 - 60%; Year 4- 40 %; Year 5 -20%.

i) Percent Increase in Value Required: The value-added requirement is a fifteen (15) percent increase in actual value.

j) Federal, State, or Private Grant/Loan Programs for Residential Improvements: There are no residential improvements proposed.

k) Duration: The Plan shall expire on April 1, 2027. All projects seeking tax abatement approval consistent with this Plan must be completed by December 31, 2026 and have filed an application with the Planning and Housing Department by February 1, 2027. Any project approved for tax abatement as being consistent with this Plan prior to the expiration of the Plan will continue to receive property tax abatement per the approved exemption schedule in accordance with state law.

Additional Qualifying Criteria

In order to be determined to be Qualified Real Estate the improvements must be in compliance with these additional Criteria during the life of the tax abatement.

1. A furniture store building of at least 90,000 square feet. For purposes of a meeting the definition as a furniture store, a minimum 81,000 square feet of the gross floor area must be used for the display and sale of new furniture, home furnishings and related items.

2. The building must conform to an approved Site Development Plan, including any approved landscape plan (reso. #____ , and have received a certificate of occupancy from the City of Ames prior to December 31, 2026.

3. A building permit must be issued for the project by the City of Ames prior to December 31, 2025.

ITEM #:	**22**
DATE:	**03-25-25**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: **PURCHASE OF PROPERTY AT 220, 306, 312, 318, AND 400 FREEL DRIVE FOR FUTURE RESOURCE RECOVERY AND RECYCLING CAMPUS**

BACKGROUND:

The City is pursuing a new approach for the disposal of solid waste. This approach involves establishing a new Resource Recovery and Recycling Campus (R3C) to receive solid waste, recyclables, and yard waste. Under this new approach, the solid waste would be consolidated and transported to a landfill for disposal; recyclable materials would be forwarded to recyclers; yard waste material would be either composted on site or hauled off-site for disposal.

On January 14, 2025, staff presented to Council an outline of the key characteristics of an ideal site for the R3C along with several City-owned and privately owned sites that could be considered for the location of the R3C. **At a follow-up meeting on February 25, 2025, City Council directed staff to pursue purchase agreements for sites at 220, 306, 312, 318, and 400 Freel Drive.**

306, 312, and 318 Freel Drive:

These three parcels are currently listed for sale by a commercial broker. **City staff has drafted and received a signed purchase agreement from the property owner, Three D LLC, in the amount of $270,000 for three acres of real property.** The purchase agreement has a 120-day due diligence period. **The closing date for the transaction is July 18, 2025.** The purchase price per acre is in alignment with the market value and other recent purchases along Freel Drive.

Funding for the purchase of 306, 312, and 318 Freel Drive can be taken from the balance of the Resource Recovery Fund, which has a projected balance of $1,135,515 at the end of FY 2024/25.

220 and 400 Freel Drive:

These two properties are not currently marketed for sale. They are owned by Freel Family, L.P. Staff was able to engage the property owners and negotiate a mutually agreeable installment contract in order to secure the property. The two parcels total 6.5 acres. The installment contract has an amortization schedule over five years that includes principal payments, interest, and a balloon payment at the end of the schedule. **The payments amount to a total of $807,500, of which $650,000 is the principal.** The purchase price per acre is in alignment with the market value and other recent purchases along Freel Drive. **The closing date for the transaction is July 18, 2025. This purchase agreement also contains a due diligence period that will expire on July 7, 2025.**

Payment Number	Payment Date	Payment Total	Principal	Interest
1	7/18/2026	$42,500	$10,000	$32,500
2	7/18/2027	$42,000	$10,000	$32,000
3	7/18/2028	$41,500	$10,000	$31,500
4	7/18/2029	$41,000	$10,000	$31,000
5	7/18/2030	$640,500	$610,000	$30,500

In the proposed payment schedule, the first payment is not due to the property owner until July 18, 2026. There is a prepayment option if both parties mutually agree.

Both Freel Family properties currently have tenants with leaseholder rights. In the proposed purchase, the leases would be assigned to the City of Ames at closing, however the lease payments would be retained by the current property owner until the end of the lease. The lease for 220 Freel Drive expires on December 31, 2025. The lease on 400 Freel Drive expires within 60 days of written notice. **It is proposed that both tenants will be issued notices of termination upon closing and that the leases will expire and the site returned to the original pre-lease condition by December 31, 2025.** Of note, the 400 Freel Drive lease is the current yard waste contractor for the City of Ames, Green RU.

The installment contract includes an addendum with a first right of refusal for the City to purchase the adjacent property to the north, 210 Freel Drive, which is also owned by Freel Family, LP. The 210 Freel Drive property is two acres in size and contains a 7,300 square foot warehouse building. Its current assessed value is $289,700, nearly evenly divided between building and improvement values. The first right of refusal is effective through December 31, 2030.

Funding for the purchase of 220 and 400 Freel Drive is proposed to be taken from proceeds from the sale of bonds in 2026. Because no money is due until July 18, 2026, the installment contract favors the City's ability to finance the purchase of the real property through proceeds from bonds that would be issued in 2026. The authorizing resolution for the bond sale will contain the required declaration language allowing the City to reimburse expenses associated with land acquisition that have already occurred using the future bond issuance.

SITE EVALUATION AND NEXT STEPS:

Prior to the closing dates for both sets of properties, the City will perform engineering, environmental, and geotechnical investigations to ensure the land is free of environmental concerns and is suitable for the construction of the R3C. Staff is currently soliciting proposals from firms to perform a Phase I environmental assessment and complete soil borings. Additionally, a Request for Proposals (RPF) was issued on March 19 to solicit engineering services to develop a preliminary site layout, estimated construction costs, and a preliminary financial model to be used for budgetary purposes. The results of these investigations and reports are expected to be delivered to the City Council prior to the conclusion of the due diligence periods for acquisition of both properties in July.

Separately, staff continues to pursue an agreement with Carroll Country Solid Waste Management for a long-term partnership to handle the landfilling of solid waste that cannot be recycled. This agreement is also anticipated to be finalized before the conclusion of the due diligence period for the purchase of these properties.

ALTERNATIVES:

1. Approve the following:
   a. A purchase agreement in the amount of $289,000 with Three D, LLC, for the purchase of 306, 312, and 318 Freel Drive.
   b. An installment contract in the amount not to exceed $807,500 with Freel Family, L.P. for the purchase of 220 and 400 Freel Drive, and a first right of refusal to purchase 210 Freel Drive.

2. Reject the purchase agreements and direct staff to renegotiate the purchase agreements.

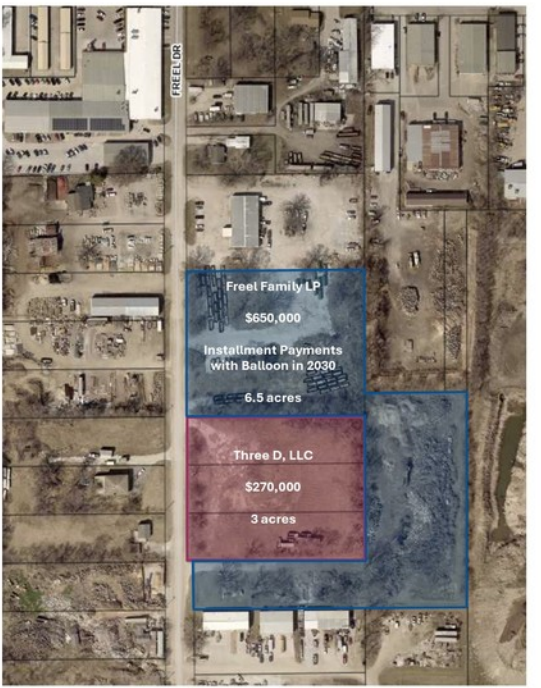
3. Reject the purchase agreements and direct staff to pursue other locations for the Resource Recovery and Recycling Campus.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has identified acceptable properties that meet the criteria outlined to City Council for the construction of the Resource Recovery and Recycling Campus (R3C). The agreements for purchase contain contingencies which will allow the City to perform environmental and engineering assessments prior to closing to verify the viability of constructing the R3C. Work is underway to secure consultants to perform this work.

Due to staff's desire to design, construct, and open the R3C by July 1, 2027, selection of the site in a timely manner is critical to moving forward with this new approach for the recycling and disposal of the City's solid waste. Staff will return to the City Council with the results of the evaluations in the next few months, or earlier if issues arise during the due diligence period. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1a-b, as described above.

ATTACHMENT(S):
Freel Drive Properties.jpg
Real Estate Installment Contract 220 & 400 Freel Drive.pdf


FREEL DR
Freel Family LP
$650,000
Installment Payments
with Balloon in 2030
6.5 acres
Three D, LLC
$270,000
3 acres

SPACE ABOVE RESERVED FOR OFFICIAL USE	
Send tax statement to:	City of Ames, 515 Clark Avenue, Ames IA 50010
Return document to:	City Clerk, 515 Clark Avenue, Ames IA 50010
Legal Description:	See pages 1 and 8
Document prepared by:	Victoria A. Feilmeyer – City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 – 515-239-5146

Real Estate Installment Contract

This is an *Agreement* made by and between *Seller* and *Buyer* upon the following terms and conditions:

1 **Definitions.** As used in this *Agreement*, unless otherwise required by the context:

1.1 "*Seller*" means Freel Family L.P., an Iowa limited partnership, whose mailing address for the purpose of this agreement is: 508 10th Street, Nevada IA 50201.

1.2 "*Buyer*" means the City of Ames, an Iowa Municipal Corporation, whose mailing address is: 515 Clark Avenue, Ames, IA 50010.

1.3 "*Agreement*" means this instrument as signed by *Seller* and *Buyer*.

1.4 "*Property*" means the real property, together with all easements and servient estates appurtenant thereto, located at 220 & 400 Freel Drive (Parcels No. 09-12-201-045 & 09-12-251-160) in the City of Ames, Story County, Iowa, and legally described as follows:

Lot 3, Pete Cooper Subdivision, Ames, Iowa; **AND**

Lots 9, 10 and 11, Woodland Acres Plat No. 2 in the City of Ames, Iowa.

[Precise legal description to be taken from abstract of title. Purchase contemplates the sale of approximately 6.50 acres more or less].

1.5 "Date of Possession" means the date on which *Buyer* shall receive possession of the *Property* from *Seller* and thereafter be entitled to the beneficial use of the *Property*.

1.6 "Due Diligence Period" means the time period commencing on the date that this Agreement is approved by the Ames City Council, and ending July 7, 2025, at 5:00 P.M.

2 **Sale.** *Buyer* agrees to buy, and *Seller* agree to sell, the *Property*.

3 **Purchase Price.** The total purchase price for the *Property* is the sum of U.S.$650,000.00, which *Buyer* agrees to pay to *Seller* as hereinafter provided.

4 **Installment Payments of Principal.** The remaining principal balance owing under this *Agreement* of $650,000.00 shall be paid by *Buyer* in consecutive annual installments of $10,000.00 each. The first such installment shall be paid on July 18, 2026, and a like sum shall be paid on the eighteenth day of July thereafter until July 18, 2030, on which date (the "maturity date") the

entire remaining indebtedness then unpaid and owing under this *Agreement* shall be due and payable in full. See Attached Exhibit 'A' for payment schedule.

5 **Interest at Fixed Rate in Addition to Installments.** *Buyer* agrees to pay interest to *Seller* from July 18, 2025, upon the unpaid balances owing under this *Agreement* from time to time, at the rate of 5 percent per annum, payable annually. Payments of interest due under this *Agreement* are in addition to the installment payments of principal provided for above. Each payment on this *Agreement* shall be applied first to interest then due and the balance to the reduction of the principal sum. See Attached Exhibit 'A' for payment schedule.

6 **Prepayment Privilege.** *Buyer* shall have the right to prepay the balance owed under this Agreement only with Seller's consent.

7 **Date of Possession.** The Date of Possession shall be July 18, 2025. If *Seller* and *Buyer* hereafter select an alternate Date of Possession, such alternate date shall become the effective date for the accrual of interest earned under this *Agreement* and the proration of real estate taxes, utility charges, and rentals. Buyers' possession shall be subject only to the rights of two tenants, Chamness Technology, Inc., (d/b/a Green R U, LLC) and Waste Management of Iowa, Inc., as described below.

8 **Due Diligence Period and Contingency.** During the Due Diligence Period, Buyer shall have the right at Buyer's sole and absolute discretion to determine the suitability of the Property to Buyer's intended use. Seller shall cooperate with Buyer in connection with such due diligence activities, including granting the Buyer, and Buyer's agents the right to enter upon the Property. This Agreement shall be contingent upon Buyer determining that the Property is suitable for Buyers' intended purpose(s) without limitation. If Buyer determines, for any reason, in Buyers' sole discretion, that Buyer does not wish to purchase the Property, Buyer shall notify Seller of said decision in writing prior to the expiration of the Due Diligence Period and this Agreement shall terminate and be null and void, and Buyer shall have no financial obligation to Seller whatsoever.

9 **Leases & Rents.** If the Property is subject to the leasehold rights of tenants presently occupying the Property, with respect to said tenants, Seller and Buyer agree: Seller shall not extend any existing leases, nor shall Seller enter into any new leases affecting the Property. Prior to the approval of this Agreement by the Ames City Council, Seller shall promptly provide Buyer a copy of all existing leases. Any rents due under the terms of said leases shall continue to be paid to the Seller until the date of Possession. Seller represents to Buyer that there are two leases affecting the Property. (1) There is a tenant with leasehold rights upon the property at 400 Freel Drive, namely, Chamness Technology, Inc. (d/b/a Green RU, LLC), and that the term of said lease ends no later than February 28, 2026, or upon 60 days notice from the Landlord to the tenant that the premises have been sold. On the date of Possession, Seller shall provide notice to Chamness Technology, Inc., that the property has been sold and that the lease is terminated as of December 15, 2025, and is not subject to renewal. Seller shall provide Buyer with a copy of said termination notice to the Tenant. (2) There is a tenant with leasehold rights upon the property at 220 Freel Drive, namely, Waste Management of Iowa, Inc., and that the term of said lease ends no later than December 31, 2025, and is not subject to renewal. Buyer shall have no responsibility to collect rents owed to Seller, and Seller shall hold Buyer harmless from any and all claims of the tenant arising under said Leases. Upon the Date of Possession, Seller shall assign the leases, but not the right to collect rents through the end of each lease, which shall be no later than December

31, 2025 (for 220 Freel Drive) or February 28, 2026 (for 400 Freel Drive), to the Buyer.

10 **Property Taxes & Assessments.** Subject to the satisfaction of the Due Diligence Contingency above, *Seller* and *Buyer* agree to pay the general real property taxes and assessments without demand or notice as follows: Buyer to pay any property tax installments or assessments due and owing after the Date of Possession. Seller shall pay any property tax installments or assessments due and owing prior to the Date of Possession.

11 **Assessments For Public Improvements.** *Seller* agrees to pay all special assessments levied or to be levied against the *Property* for public improvements which have been installed at the date of this *Agreement*. *Buyer* agrees to pay, before they become delinquent, all other special assessments that may be levied against the *Property* for public improvements installed in the future.

12 **Utility & Maintenance Charges.** *Seller* agrees to pay all charges for solid waste removal, sewage and other utility services and assessments for maintenance of the *Property* attributable to any period of time preceding the Date of Possession.

13 **Condition of the Property.** *Seller* shall maintain the *Property* in the condition substantially the same as it exists on the date of this *Agreement* until the Date of Possession.

14 **Insurance.** On and after the Date of Possession until all sums owing under this *Agreement* have been paid to *Seller*, at *Buyer*'s expense:

14.1 *Buyer* shall procure and maintain comprehensive property insurance covering against perils such as fire, lightning, windstorm, hail, explosion, vandalism, malicious mischief, water damage, business interruption and casualties customarily covered by extended coverage all improvements now or hereafter constituting a part of the *Property*.

14.2 All insurance policies and renewals thereof maintained by *Buyer* pursuant to this *Agreement* shall be written by a reputable insurance carrier or insurance pool authorized to do business in the State of Iowa.

14.3 The insurance policy shall contain an agreement of the insurer that it will not amend, modify or cancel the policy except after notice given to *Seller* at least thirty days prior.

14.4 Unless *Seller* and *Buyer* otherwise agree in writing, insurance proceeds payable by reason of casualty losses shall be applied to restoration or repair of improvements constituting a part of the *Property*, provided such restoration or repair is economically feasible and the security of this *Agreement* is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this *Agreement* would be impaired, the insurance proceeds shall be applied in payment of the balance owing under this *Agreement*, with the excess, if any, paid to *Buyer*.

15 **Abstract.** Within thirty days after the date of this *Agreement*, *Seller* agrees to deliver to *Buyer* for their examination an abstract of title to the *Property* continued to the date of this *Agreement* showing merchantable title in conformity with this *Agreement*, the Iowa State Bar Association's *Iowa Land Title Standards*, and Iowa land title law. After receipt of the abstract of title from *Seller*, *Buyer* shall have thirty days within which to give written notice to *Seller* of any deficiencies in the *Seller*'s title to the *Property* that renders it unmarketable. After examination of *Buyer*, the abstract shall be held by *Seller* until delivery of deed. The abstract of title shall become the property of *Buyer* when the purchase price has been paid in full. *Seller* agrees to pay for any additional abstracting which may be required by acts, omissions or change in the legal status of *Seller* occurring before delivery of deed. If title deficiencies render title unmarketable, *Seller*

shall have thirty days after *Buyer* give notice of such deficiencies to *Seller* within which to remove such deficiencies, failing which *Buyer* shall have the option of either accepting the title as it then is or canceling this *Agreement* and receiving a refund of any amount paid on the purchase price. The Closing date shall be extended as necessary to include the title correction period allowed to *Seller* under this paragraph. Seller shall, if title is found unmarketable, use diligent efforts to correct the title deficiencies within the time provided therefor, including the bringing of necessary suits. Building encroachments upon abutting property or from abutting property shall constitute a title deficiency.

16 **Deed.** Upon payment of all sums owing by *Buyer* to *Seller* provided by this *Agreement*, *Seller* agrees to execute and contemporaneously to deliver to *Buyer* a deed conveying the *Property* to *Buyer*. The deed shall contain general warranties of title, provided, however, that the warranties shall be limited to the period of time before equitable title passes to *Buyer* and to the lawful claims of persons claiming by, through, or under *Seller*. The deed shall be subject to: (a) liens and encumbrances suffered or permitted by *Buyer*; and (b) taxes and assessments payable by *Buyer*; and (c) applicable zoning, subdivision, health, rental housing regulations, and other applicable laws; and (d) restrictive covenants of record; and (e) existing recorded easements, streets, and other public or private rights-of-way that may cross the *Property*.

17 **Existing Mortgage of *Seller*.** If Seller has granted mortgage lien(s) upon the property, Seller shall timely pay said mortgages, so as not to prejudice the *Buyer's* equity in this *Agreement*. Should *Seller* fail to timely pay sums owing under said mortgage, *Buyer* may pay any such sums in default and shall receive credit on this *Agreement* for such sums so paid. If *Buyer* reduces the balance owing under this *Agreement* to *Seller* to the balance owing under said mortgage, they may, at their option, assume and agree to pay said mortgage according to its terms and, in such event, *Seller* shall thereupon convey the *Property* to *Buyer* subject to said mortgage. Seller shall have no right to grant mortgages upon the property either prior to or after the date of Possession.

18 **Timeliness.** Timely performance is the essence of this *Agreement*. No delay in exercising any right or remedy, however, shall be deemed a waiver of or preclude the exercise of such right or remedy or constitute a waiver of any existing or subsequent default.

19 **Forfeiture.** If *Buyer* fails to perform this *Agreement*, *Seller*.may forfeit this *Agreement* as provided by Iowa Code chapter 656. *Buyer* shall have no right of reclamation or compensation for money paid or improvements made, if any, which shall be retained by *Seller* as compensation for use of the *Property*, as liquidated damages, or both. Upon completion of forfeiture, *Seller* may treat any person in possession as a tenant holding over after the termination of a lease. *Seller* shall be entitled to utilize the summary proceedings provided by Iowa Code chapter 648 or any other legal or equitable remedy.

20 **Foreclosure.** If *Buyer* fails to perform this *Agreement*, *Seller* may foreclose this *Agreement* as provided by Iowa Code chapter 654 and a receiver may be appointed. The period of redemption after sale provided by Iowa Code section 628.3 may be reduced.

21 **Notices.** Unless otherwise required by law, any notice or demand required or permitted by the terms of this *Agreement* shall be sufficient and deemed complete when expressed in writing and either (a) personally delivered to the person entitled thereto, or (b) deposited at any office of the United States Postal Service in the form of certified mail addressed to the last known mailing address of the person entitled thereto, or (c) served on the person entitled thereto in

the manner of an original notice under the Iowa Rules of Civil Procedure.

22 ***Seller's* Environmental Certification.** *Seller* represents and warrants to *Buyer* that, to the best of Seller's knowledge, there does not presently exist on the *Property* any wells, underground storage tanks, petroleum products, toxic materials, hazardous substances or hazardous wastes or any condition that constitutes a violation of federal, state or local environmental laws or regulations; and that no complaint, order, citation or notice from any person, government or entity has been issued to *Seller* with regard to any environmental matters affecting the *Property*. The covenants and agreements of *Seller* contained in this paragraph shall survive the full performance of all other provisions of this *Agreement* and be enforceable thereafter.

23 **No Unrecorded Matters.** The Property is not subject to any lease, easement, or other right of a third party that is not of record, except for the lease described in Paragraph 9 above.

24 **Authority.** By its signature below, Seller warrants to Buyer that it has title to the Property in fee simple and has the lawful authority to sell the Property to Buyer.

25 **City Council Approval.** This Agreement shall be subject to the approval of the Ames City Council and shall be null and void if not approved by the Ames City Council.

26 **Assignment.** This Agreement shall be binding on successors and assigns of the parties; however, neither Seller nor Buyer shall assign its interest in this Agreement without the written consent of the other party.

27 **Entire Agreement.** This instrument constitutes the entire agreement between the parties with respect to the subject matter thereof and supersedes all prior oral or written agreements, statements, representations, and promises. No addition to or change in the terms of this *Agreement* shall be binding upon the parties unless it is expressed in a writing signed by the parties.

28 **Interpretation.** Words and phrases used in this *Agreement* shall be construed as in the single or plural number and as the masculine, feminine, or neuter gender according to the context. This *Agreement* shall be governed exclusively by and construed in accordance with the laws of the State of Iowa. The paragraph headings in this *Agreement* are for convenience only and in no way define or limit the scope or intent of any provisions of this *Agreement*. This *Agreement* may be executed in any number of counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same instrument.

In Witness of this *Agreement*, *Seller* and ***Buyer*** have executed this instrument on the dates shown below.

[SIGNATURES ON SUCCESSIVE PAGES]

FREEL FAMILY L.P.
BY: FREEL MANAGEMENT, LLC, its general partner

Dated 11 March, 2025.

By: Gary Allen Freel
Gary Allen Freel, Manager

STATE OF IOWA, COUNTY OF STORY, SS.:
This instrument was acknowledged before me on 11th March, 2025, by Gary Allen Freel as Manager of Freel Management, LLC, the General Partner of Freel Family L.P.

Sandra K. Charter
NOTARY PUBLIC

SANDRA KAY CHARTER
Commission Number 844686
My Commission Expires
12/19/2025

Approved by Resolution 25-_____, on _____, 2025.

CITY OF AMES

JOHN A. HAILA, Mayor

ATTEST: RENEE HALL, City Clerk

STATE OF IOWA, COUNTY OF STORY, SS.:
This instrument was acknowledged before me on _____, 2025, by John A. Haila and Renee Hall, as Mayor and City Clerk, respectively, of the City of Ames, Iowa.

NOTARY PUBLIC

Exhibit 'A' – Installment Payments (if Prepayment Privilege is not exercised by Buyer)

Payment Number	Payment Date	Total Payment	Principal	Interest
1	7/18/2026	$42,500.00	$10,000.00	$32,500.00
2	7/18/2027	$42,000.00	$10,000.00	$32,000.00
3	7/18/2028	$41,500.00	$10,000.00	$31,500.00
4	7/18/2029	$41,000.00	$10,000.00	$31,000.00
5	7/18/2030	$640,500.00	$610,000.00	$30,500.00

RIGHT OF FIRST REFUSAL ADDENDUM

In consideration of Ten Dollars ($10.00), the City of Ames ("Buyer") and Freel Family L.P. ("Seller"),

Buyer does hereby purchase and Seller does hereby grant to Buyer, this RIGHT OF FIRST REFUSAL to purchase the following separate real estate (hereinafter the "Additional Real Estate") on the following terms, to be exercised at Buyer's sole option and in Buyer's sole discretion:

1. **ADDITIONAL REAL ESTATE.** The Additional Real Estate is locally known as 210 Freel Drive, Ames, Iowa (Parcel No. 09-12-201-070), and is legally known as:

   Lots 7 and 8 in Woodland Acres, Plat No. 2, a Subdivision of the West 400 Feet of Lot 27 of Woodland Acres, a Plat of the W1/2 of the NE1/4 of Section 12, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa.

2. **RIGHT OF FIRST REFUSAL.** If, prior to the expiration date set forth in Paragraph 3, below, the Seller receives a bonafide offer (the "Third Party Offer") from an unrelated third-party to purchase the above-described real estate which is acceptable to Seller, Seller shall promptly deliver a copy of the unrelated Third Party Offer to Buyer. Buyer shall have the right to purchase the property on the same terms and conditions as the unrelated Third Party Offer. Buyer shall exercise its right to purchase the above-described real estate by delivering to Seller, within twenty-one (21) days after actual receipt by Buyer of the unrelated Third Party Offer, an executed offer (the "Buyer Offer") containing the same terms and conditions as the Third Party Offer. If Buyer fails to timely deliver the Buyer Offer, then Seller shall be permitted to sell the above-described real estate to the original sale offeror upon the same terms and conditions contained in the unrelated Third Party Offer. If Buyer fails to timely exercise the right of first refusal granted herein and the above-described real estate is sold to the original offeror pursuant to the unrelated Third Party Offer, this right of first refusal shall terminate. If Buyer fails to exercise the right of first refusal granted herein and the sale of the above-described real estate to the original sale offeror pursuant to the unrelated Third Party Offer is not consummated, this right of first refusal shall continue in full force and effect for the remainder of the term stated above.

3. **EXPIRATION DATE.** This Right of First Refusal shall expire on December 31, 2030, and shall survive the full performance of all other provisions of the Agreement and be enforceable thereafter.

4. **METHOD OF EXERCISE.** Notices given in conjunction with this Right of First Refusal shall be in writing, delivered in person, by third party courier (including overnight courier service such as Federal Express), or by certified mail, return receipt requested, postage prepaid, addressed to the party or person to whom notice is to be given, at the addresses identified in paragraph 1 of the attached Agreement. Notice shall be deemed to have been given upon a) receipt by or affidavit of service upon recipient if personally delivered or delivered by courier, or b) the next business day following postmark by the U.S. Postal Service if by certified mail.

FREEL FAMILY L.P.
BY: FREEL MANAGEMENT, LLC, its general partner

Dated 11 March, 2025.

By: Gary A Freel
Gary Allen Freel, Manager

STATE OF IOWA, COUNTY OF STORY, SS.:
This instrument was acknowledged before me on 3/11/2025, 2025, by Gary Allen Freel as Manager of Freel Management, LLC, the General Partner of Freel Family L.P.

SANDRA KAY CHARTER
Commission Number 844686
My Commission Expires
12/19/2025

Sandra K. Charter
NOTARY PUBLIC

CITY OF AMES

JOHN A. HAILA, Mayor

ATTEST: RENEE HALL, City Clerk

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on _____, 2025, by John A. Haila and Renee Hall, as Mayor and City Clerk, respectively, of the City of Ames, Iowa.

NOTARY PUBLIC

ITEM #: 23
DEPT: CMO

Staff Report

DISCUSSION OF COUNCIL CONNECT OPPORTUNITIES

March 25, 2025

BACKGROUND:

"Valuing Communication and Engagement with the Public" remains a priority goal of the Ames City Council. In an attempt to accomplish this goal, the Mayor and City Council members individually engage with the public in a variety of ways, including meetings, emails, social media, public hearings, community outreach events, speaking engagements, and more. At times, the elected officials may also conduct outreach together in small groups through events such as WelcomeFest, Juneteenth, the July 4th parade, and others. Council Members can participate through staffing a table, volunteering to assist at an event, or attending as a participant with a focus on networking.

COUNCIL CONNECT - PARTNER EVENTS:

Beginning in 2025, staff began branding these organized Council outreach activities as "Council Connect" events. The Ames MLK Celebration Event on January 20, 2025, was the first event when this new brand was used. Three Council Members and the Mayor were available on site an hour before the celebration began and were available to engage with attendees.

Continuing with this practice, staff will keep Council Members informed about known community events where elected officials can be present to engage with the public. Staff will also help coordinate Council Member participation and market these as "Council Connect" opportunities. Beginning this year, staff will focus on including events in which Council has not traditionally participated, especially if the attendees are expected to be part of the hard-to-reach populations and/or underrepresented groups. (Hard-to-reach demographics are defined as groups often less engaged in local government including low-income residents, people of color, immigrants, people with disabilities, young people, or those with language barriers.)

Some upcoming potential partnering events include:

- Fifth and Clark Fridays Concert Series at the Ames City Auditorium – Friday, March 28, April 11, and April 25
- International Friendship Fair at the Ames Public Library – Saturday, March 29 from 10:30 a.m. to 12:00 p.m.
- Earth Day tabling event at Iowa State University – Tuesday, April 22 from 10 a.m. to 2 p.m.
- Ames Repair Café at Ames Public Library – Saturday, April 19 from 10 a.m. to 4 p.m.
- Water Treatment Plant Open House – Saturday, April 19 from 8 a.m. to 1 p.m.

The Communications and Outreach Division headed by Susan will communicate and coordinate partner event outreach opportunities with the Ames City Council.

COUNCIL CONNECT HOUR:

While partner events are an effective way to bring elected officials and community members together, City Council members may also want to explore providing an alternative format for engagement. Therefore, staff is proposing that, if Council is interested, the Council could pilot informal listening sessions (one or two hours at a time) where residents are invited to meet with their Council Member(s) on topics of the residents' choosing. The Council could conduct these in groups of two to three.

Possible host locations include coffee houses, public gathering spaces/parks, 60Forward Center, Ames Public Library, civic group locations, and other sites. Staff will try to focus on scheduling meetings where hard-to-reach or underrepresented populations may already be gathering, such as food pantries, sport games, faith-based organization sites, play pals, community organizations, and others.

The days/times could be varied to attract a wide demographic of residents but planned in advance to allow for coordinating and marketing the outreach opportunity.

If this option is desired, it would be appropriate for the City Council to make a motion to direct staff to coordinate an outreach schedule where Council Members are available for informal listening sessions, and to identify the frequency of the offerings.

STREET "N" GREET BLOCK PARTY TRAILER:

As a reminder, towards the end of the summer in 2024, the Street 'N' Greet Block Party Trailer provided the option for applicants to request a Council Member to attend their event, if available. The neighborhood trailer has historically provided an option to request the presence of the Police and/or Fire department. In 2024, the trailer was reserved 31 times, with 13 requests for Police and 14 requests for Fire to attend.

AMES HUMAN RELATIONS COMMISSION (AHRC) MEET AND GREETS:

The AHRC currently conducts meet and greets with the community on a quarterly basis. Going forward, Council will be invited to join their meet and greet activities.

CITY COUNCIL SUGGESTIONS:

There may be other public engagement ideas that City Council members have in mind for connecting with residents that are hard to reach that staff can help support. This would be the time to share any suggestions.

ATTACHMENT(S):
Council Connect Logo.png


COUNCIL
CONNECT

Item No. 24

MEMO

To: Mayor & City Council

From: Pa Vang Goldbeck, Assistant City Manager

Date: March 21, 2025

Subject: Campus & Community Discussion

At the March 11, 2025 meeting, the City Council requested that the Campus and Community Commission (Commission) be placed on a future agenda for Council discussion.

Resolution No. 17-097 established the Commission (see attachment). According to the Resolution, the Commission brings together individuals appointed by the City of Ames, Iowa State University (ISU), and Iowa State University Student Government to:

1. Provide a public forum to facilitate discussion of issues of common interest to the City of Ames, Iowa State University, and Iowa State University Student Government.

2. Offer an opinion or recommendation to the Council regarding issues brought forward to the Commission by the Council that are of common interest to the City of Ames, Iowa State University, and Iowa State University Student Government.

3. Subject to City Council approval, investigate issues of common interest to the City of Ames, Iowa State University, and Iowa State University Student Government which are brought forward to the Commission and currently not being considered by the Council.

4. Prepare and transmit to the Mayor and City Council from time to time, but not less often than once each year, reports describing its proceedings and other activities of the Commission

The Commission consists of eight members providing representation as follows:

(1) Business Community Representative (3-year term)
(1) Neighborhood Association Representative (3-year term)
(1) City At-Large Representative (3-year term)
(1) Iowa State University Administration Appointee (Indefinite term)
(1) Main Street Cultural District Appointee (Indefinite term)

(1) Campustown Action Association Appointee (Indefinite term)
(2) Iowa State University Student Government Appointees (Indefinite term)

The Mayor, with consent from the City Council, appoints the Business Community Representative, Neighborhood Association Representative, and City-At Large Representative. The Iowa State University Administration Appointee, Campustown Action Association Appointee, and Iowa State University Student Government Appointees are appointed by their respective organizations.

The Commission is permitted to create task force(s) as needed to work on issues of common interest.

HISTORY OF THE COMMISSION:

The Commission was created in 2017 as the successor to the City's Student Affairs Commission. The Student Affairs Commission was created in 2007, but suffered from high turnover among members and difficulty meeting regularly to discuss issues. It was believed the structure and charge of the new Campus and Community Commission would improve its effectiveness. However, the Campus and Community Commission has been inactive for almost three and a half years, with its last meeting in December 2021. All meeting agendas and minutes are available online at: Campus and Community Commission | City of Ames, IA

Attached is a timeline of the City Council directions to the Commission. Also attached is a report from the Commission to the City Council in March 2018.

OPTIONS:

The Commission has been inactive for almost three and a half years. Therefore, the City Council may wish to consider one of the following three options:

1. Dissolve the Commission and establish task forces as Council identifies needs.

2. Continue the Commission, but suspend it further until an issue(s) is identified for the Commission to work on.

3. Continue the Commission and identify an issue(s) to be worked on.

STAFF COMMENTS:

Since it has been almost three and a half years since the Commission met, if the Council chooses option #2 or #3, staff will need to ensure members seats are filled or can be filled by the appointing authority before the Commission is reconvened. Attached is the latest membership roster; however, it is unknown at this time if these individuals still intend to serve in their seats.

Staff believes Option #1 is worthy of consideration as another attempt to improve the effectiveness in accomplishing the Council's overall goal. Under this option, the City Council could dissolve the formal Commission and shift to directing staff to establish task forces or convene community partners to work on issues identified by Council on an as-needed basis. This approach would allow for greater flexibility in the number and representation of participants for any future task force created. This approach also allows individuals to commit to participating based on topics of interest to them, rather than relying on a fixed commission membership that may or may not be vested in the specific issue(s) being addressed. In addition, this new approach could respond to a current problem where long delays between meetings results in members losing interest in serving on this commission.

ATTACHMENT(S):

Resolution 17-097.pdf
3.27.2018 Campus and Community Commission Report.pdf
Timeline of Council Direction.docx
Campus and Community Membership Roster.docx

RESOLUTION NO. 17-097

RESOLUTION ESTABLISHING A CAMPUS AND COMMUNITY COMMISSION FOR THE CITY OF AMES, IOWA

WHEREAS, from time to time, issues arise that are of common interest to the City of Ames, Iowa State University, and Iowa State Student Government; and

WHEREAS, it is desired to establish a commission to investigate these issues and provide advice to the City Council;

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

Section One. **Membership:** There is hereby established a Campus and Community Commission. That Commission shall consist of eight members providing representation as follows:

(1) Business Community Representative	3 year term
(1) Neighborhood Association Representative	3 year term
(1) City At-Large Representative	3 year term
(1) Iowa State University Administration Appointee	Indefinite term
(1) Main Street Cultural District Appointee	Indefinite term
(1) Campustown Action Association Appointee	Indefinite term
(2) Iowa State University Student Government Appointees	Indefinite term

The Business Community Representative, Neighborhood Association Representative, and City-At Large Representative shall be appointed by the Mayor with the consent of the City Council. For the purpose of staggering the terms of the membership, the Mayor shall choose one initial mayoral appointee to serve a two-year term and one to serve a one-year term. Appointees may serve two consecutive terms.

The Iowa State University Administration Appointee, Campustown Action Association Appointee, and Iowa State University Student Government Appointees shall be appointed by their respective organizations.

Section Two. **Charge:** It shall be the mission of the Campus and Community Commission to:

(1) Provide a public forum to facilitate discussion of issues of common interest to the City of Ames, Iowa State University, and Iowa State University Student Government.
(2) Offer an opinion or recommendation to the Council regarding issues brought forward to the Commission by the Council that are of common interest to the City of Ames, Iowa State University, and Iowa State University Student Government.
(3) Subject to City Council approval, investigate issues of common interest to the City of Ames, Iowa State University, and Iowa State University Student Government which are brought forward to the Commission and currently not being considered by the Council.
(4) Prepare and transmit to the Mayor and City Council from time to time, but not less often than once each year, reports describing its proceedings and other activities of the Commission.

Section Three. **Task Forces:** Subject to City Council approval, the Campus and Community Commission may appoint and take input from appointed task forces on issues of common interest to the City of Ames, Iowa State University, and Iowa State University Student Government that are not being dealt with by City staff or another City commission. Any such task forces created shall be conducted as follows:

(1) Task forces shall be comprised of representatives from the Ames and Iowa State University communities appointed by the Campus and Community Commission. Task force membership shall be as large as necessary to address the task force's charge. Each task force shall be chaired by a member selected by the Campus and Community Commission. A member of City staff shall be assigned to each task force by the City Manager to provide advice and to ensure that task force activities comply with the charge given by the Commission and with Chapter 21 of the Code of Iowa (Iowa Open Meetings Law).

(2) Each task force may adopt such rules of procedure and conduct for its meetings and other activities as it shall deem useful and appropriate, within the limits of the charge from the Commission. Task force meetings shall be open to the public and shall conform to the requirements of Chapter 21 of the Code of Iowa (Iowa Open Meetings Law). Meetings of each task force shall typically be held at City Hall or on the Iowa State University campus, but meetings may be held in alternate locations to provide more convenient access for special public forums.

(3)Upon completion of its charge, each task force shall submit copies of its final report to the Campus and Community Commission. The Commission will present the report results to Council and gain Council approval if further action is necessary. If either Council or the Commission decides that no further action is required, the task force shall dissolve.

AND BE IT FURTHER RESOLVED that a copy of this resolution be published in the appendix of the *Municipal Code* of the City of Ames, Iowa.

ADOPTED THIS 28th day of February, 2017.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Introduced by: Betcher
Seconded by: Corrieri
Voting aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Nelson, Orazem
Voting nay: None Absent: None

Resolution declared adopted and signed by the Mayor this 28th day of February, 2017.

To: Mayor and City Council
From: Brian Phillips, Assistant City Manager
Date: March 27, 2018
Subject: Campus and Community Commission Report – Campustown Plaza

On September 12, 2017, the City Council directed the newly formed Campus and Community Commission (CCC) to initially work to investigate a prospective Campustown plaza or gathering space. Based on the Council's direction, the Commission has prepared the attached report and will be available at the March 27 Council meeting to discuss it. The Council is now being asked to consider the next steps:

1. **Campustown Plaza Report**
   After reviewing and discussing the report, the Council must decide whether to accept the report or if this issue requires further study by the Commission. **If the Council feels further study is necessary, it should identify what questions the Commission should work to answer.**

2. **Direction to City Staff**
   If the City Council accepts the Campustown Plaza report, it must decide what next steps to take regarding this concept. Does the Council wish to pursue this gathering space concept further? If so, City staff would return to the Council with next steps, which may include retaining a consultant to gather additional feedback and refine the concept for this area.

3. **Provide Direction for CCC to Work on Next Issue**
   If the Council believes no further work is needed by the CCC regarding the Campustown Plaza topic, the next step for the City Council would be to identify the next issue for the Commission to pursue. At the September 12 City Council meeting, the Commission brought forth the following issues for the City Council to consider:

   1. Parking in Campustown
   ~~2. Public Gathering Space in Campustown~~
   3. Inclusive Community Principles:
      a. Education of tenants/landlords
      b. Welcoming/inclusiveness of Campustown/Downtown
      c. Rent Smart Ames utilization
      d. Retention of recent graduates
      e. Connectibility between areas of Ames

The Commission Members may have additional thoughts they wish to share regarding the next steps during the meeting on March 27. The Council may choose to direct the Commission to begin addressing one the issues listed above, or may identify an alternative topic for the Commission to pursue. **In either case, it is important for the Council to provide clear direction regarding what should be provided in response to the Council's request (e.g., what questions to answer, whether there are specific groups the Council believes must be consulted, timeframe expectations).**

Campus and Community Commission
Report to Ames City Council: Campustown Plaza
March 27, 2018

Direction from City Council:
At the September 12, 2017, City Council meeting, the City Council met with the Campus and Community Commission to discuss potential projects for the Commission to address. The Council directed that the Commission should initially work to investigate a prospective Campustown plaza or gathering space. The City Council specifically mentioned the following components for the Commission to address:

1. Prepare a list of things that the City Council could consider accomplishing in a Campustown Plaza

2. Come back to the Council with the interests of various parties. Include discussion of how people, traffic, building services would get through the area

3. What is the dream for the space?

4. What are the critical features, particularly from students, to make this space useful (e.g., gathering space for music events)?

5. If this space was a gift to students, what should it have so they like the gift?

Recommendation:
After a number of meetings to discuss and gather input, the membership of the Campus and Community Commission recommends:

1. Securing a consultant to develop a program plan to create a gathering space at 204 Welch Avenue located on the southeast corner of Lincoln Way and Chamberlain Street (City Parking Lot Y and Campustown Court). This would expand east of the existing Cyclone Plaza and reallocate the parking area to the north of the former T-Galaxy Building.

2. It is also recommended, since this location is relatively small (55'x190', including the Cyclone Plaza), that the acquisition of the former T-Galaxy Building and lot receive consideration.

3. Two primary stakeholder groups were identified that should receive additional opportunity to inform the consultant:
    a. Iowa State University students
    b. Campustown business owners

Rationale:
The Commission investigated a variety of potential locations for a Campustown gathering space and has proposed locating it in the area at the corner of Welch Avenue and Chamberlain Street for the following reasons:

1. Most central to Campustown activities

2. Visibility issues are minimal, which improves safety of users of the space

3. Minimal impacts on adjacent properties by users

4. Lower cost for making improvements to the space (few infrastructure complications)

5. Larger, one-off and well-managed events have been held on and adjacent to this location with success

6. Loss of parking spaces is recognized, but the value added by this gathering space and adjacency of the under-utilized short-term parking at the Intermodal facility compensates for the loss of spaces

Space Utilization:
Through stakeholder discussions, the Commission has identified that the following are key characteristics of a gathering space to be considered:

1. General Activity/Flexible use space
2. Food Truck/Vendor space
3. Incorporate art, that as possible includes existing mural on T-Galaxy building (only if building retained)
4. Good lighting
5. Refuse/Trash solutions
6. Restrooms, if space allows. Noticeable signage to Intermodal Facility public restrooms may suffice
7. Greenscape components that soften the experience (e.g., hardy plantings, trees.
8. Suggest having a pick-up and drop off location on or adjacent to this space (to accommodate taxi, Lyft or Uber)

The Commission also received feedback regarding attributes that would be incompatible or less desired in a gathering space. These include:

1. 24-Hour operation. Close at certain times to reduce post-bar closing loitering.
2. Targeted activities for young children
3. Garden or high maintenance green space
4. Large night events
5. Limited amplified music events
6. Kegs/uncontrolled alcohol consumption

Process to Reach Recommendation:
All City-owned properties in the Campustown boundaries were evaluated for feasibility. The Commission also consulted with members of City staff to identify opportunities and challenges with potential sites. Alternatives evaluated and comments regarding each are indicated below:

1. 115 Welch Avenue (City Parking Lot X) (located west of the storefronts along the 100 block of Welch Avenue)
    a. Significant utility infrastructure exists in the space, making modifications expensive
    b. Access and egress for business purposes (currently and into the future) conflict with pedestrian usage in this area
    c. Poor lines of sight and visibility for safety and security
    d. Noise concerns for adjacent properties

2. 134 Welch Avenue (Fire Station #2)
    a. Will be operated as a fire station for the foreseeable future

3. 2320 Chamberlain Street (City Parking Lot Z)
    a. Located east of Campustown core
    b. Lot tucked between 3 buildings
    c. Only open on street side
    d. Limited lines of sight creates safety issues
    e. Noise concerns for adjacent properties

4. 204 Welch Avenue (City Parking Lot Y) – Recommended site. See above.

Supporting Materials:

Focus Group Meeting Minutes Excerpt (January 22, 2018):

Campustown Plaza Focus Group:

The Commissioners, staff members, and invitees introduced themselves. Invitees in attendance included: Chad Watkins, Sarah Huffman, Marsha Miller, Tim Hoekstra, Katie Holmes, George Micalone, Anthony LoCerto, Marilyn McNamara, and Bridget Williams.

Tom provided some background information regarding the concept of the Campustown Plaza. He outlined the process the group would use to discuss the potential ideas for the use of the space. In addition to what the group thought the space should be, the group would be asked in a second round of idea-generation what they think the space should not be.

The group's suggestions for what the space should be were:

- Event pre-space to see what works and what people suggest for the space
- Public hammocks
- Flexible space
- Space to serve for communication between City and students
- Shade
- Something that can't be destroyed
- Tables/game tables
- Art space/music space
- Reservable space
- Information center
- Campustown map
- Ice rink
- Dog poop bags
- Rain barrels
- Study space
- Community garden
- Workshop gatherings
- Benches, flowers, and trees
- Bike tire fill-ups
- Skateboard rink
- Art
- Music stage with a shell
- Moveable planters
- Restroom facilities
- Food area
- Adjustable lighting
- Make the space bigger (acquire T-Galaxy Building)
- Lighting to safety and aesthetics
- Green space for Campustown events
- Green space for everyday use (studying, sitting, etc)
- Electricity
- Public restrooms
- Food carts

- Public restrooms
- Information center
- Lighting
- Security
- Parking
- Art area
- Small market
- Reservable shelter/pavilion
- Stage and electricity
- Food vendor area with seating
- Public garden (not a shared community garden)
- Benches
- Public park with benches/picnic tables
- Interactive art space
- Food truck or food cart space
- Community garden space or green space
- Amphitheater with permanent seating
- Table seating
- Small shelter
- Public art display
- Designated food truck space
- Parking
- Maker space
- Police outreach center
- Food trucks
- Seasonal space (ice arena in winter, beach in summer)
- Parking

These ideas were grouped into similar themes. These themes were:

1. Utility Infrastructure
2. Information
3. Amenities
4. Music
5. Art Area
6. Study Space
7. Environmental Design/Green Space
8. Mobile Vendor Area
9. Reservable

The attendees then voted for the ideas and themes they supported.

Tom led the group through an idea generation session regarding what the group thought should not be involved in the potential space.

The group's suggestions for what the space should **not** be were:

- Foam or paint parties
- Kids' sandbox
- Water feature
- Open all hours

- Kegs
- Inadequate trash receptacles
- Garden
- Poor stormwater system/plan
- Large night events
- Kid stuff
- Paved space
- Copycat space
- Parking
- Fencing
- Space intended for small children
- Things that can be easily destroyed/stolen
- Music-making things
- Things that need people to coordinate (e.g., stage)
- Parking
- Apartments
- VEISHEA 2014
- Poor lighting
- Small kids
- Events that cause traffic clogging
- Loud music at night
- Taking down the mural

Tom asked for further discussion regarding these ideas for things the space should not be. There was clarification that the comments regarding children were meant that there should not be playground equipment. It was noted that the existing space could generate negative loitering and gathering, which was a concern of some regarding a re-developed space.

The attendees then voted for the ideas and themes they felt should not be part of the project.

Timeline of City Council Direction to the Campus and Community Commission

Beginnings of the Campus and Community Commission (CCC)

- February 28, 2017 – CCC created (Res No. 17-097)
- June 13, 2017 – First members appointed (Res No. 17-360)
- August 28, 2017 – First CCC meeting

September 12, 2017, Council Meeting

- CCC members presented initial list of priority topics for direction, which included:
    - Parking in Campustown
    - Public gathering space in Campustown
    - Inclusive Community Principles:
        - Education of tenants/landlords
        - Welcoming/inclusiveness of Campustown/Downtown
        - Rent Smart Ames utilization
        - Retention of recent graduates
        - Connectivity between areas of Ames
- Council Direction
    - Develop a list of things to include in a Campustown plaza (Orazem/Gartin, 6-0)
    - Follow up with Iowa State University (ISU) student onboarding task force about Rent Smart Ames (Betcher/Orazem, 6-0)

March 27, 2018, Council Meeting

- CCC members presented the report on things to include in a Campustown plaza
    - Council accepted the report (Betcher/Nelson, 6-0); the task is complete
- Council Direction
    - Evaluate a staff report on how other university communities promote inclusiveness and report back to Council with additional ideas on the topic (Beatty-Hansen/Betcher, 6-0)

January 8, 2019, Council Meeting

- CCC members presented the report on helping the community to be more inclusive
- Council decided to wait until the Council goal update to provide further direction (Betcher/Beatty-Hansen, 6-0)

February 2, 2019, Council Goal Update

- Council Direction (Nelson/Corrieri, 6-0)
    - Assess the state of student tenant/landlord relationships in Ames, including:
        - What information landlords commonly wished student renters to have
        - What students wish they knew about tenant responsibilities before renting

        - Where rent informational resources exist
    - Following the assessment, host a joint discussion among student renters and landlords

May 26, 2020, Council Meeting

- CCC members presented the report on landlord/tenant relations, highlighting two recommendations:
    - Revamp the Rent Smart Ames website to address tenants not being well informed
    - Explore options for a mediation process to address landlord/tenant disputes out of court
- Council Direction
    - Develop recommendations for revamping the Rent Smart Ames website and for sharing informational materials with tenants and landlords in other mediums (Junck/Betcher, 6-0)
    - Exploring a mediation program was assigned to the City Attorney, not CCC (Betcher/Junck, 6-0)

May 11, 2021, Council Meeting

- CCC members presented the report with recommendations on revamping the Rent Smart Ames website and partnering with units within ISU to promote the website. The report also reiterated the recommendation for a mediation program.
    - Council accepted the report (Betcher/Beatty-Hansen, 6-0)
- Council Direction
    - Staff was directed to implement the recommended changes to the Rent Smart Ames website (Betcher/Beatty-Hansen, 6-0)
    - The *ex officio* was encouraged to lead discussions at ISU to promote the revamped website (Betcher/Beatty-Hansen, 6-0)
    - Staff was directed to reach out to the Center for Criminal Justice (CCJ) to see if there was interest in reestablishing a discontinued mediation program (Martin/Betcher, 6-0)
    - No direction was given to CCC

December 6, 2021, Campus and Community Commission Meeting

- Staff presented the revamped Rent Smart Ames website to CCC; task is complete
- Future meetings would be scheduled when further direction from Council was received

CAMPUS AND COMMUNITY COMMISSION

Established by Resolution No. 17-097 on February 28, 2017, to investigate issues of common interest to the City of Ames, Iowa State University (ISU), and Iowa State Student Government. City appointees may serve two consecutive terms. Eight members as follows:

1. Business Community Representative for a three-year term
2. Neighborhood Association Representative for a three-year term
3. City At-Large Representative for a three-year term
4. ISU Administration Appointee selected by ISU President for indefinite term
5. Main Street Cultural District Appointee selected by MSCD for an indefinite term
6. Campustown Action Association Appointee selected by the CAA for an indefinite term
7. Two ISU Student Government Appointees selected by the ISU SG for indefinite terms

Members	Position	First Appointed	Reappoint	Term Expires
Danaisa Green	City At-Large	05-15-22		05-14-25
Eric Abrams	Business Community	04-25-23 (fill term)		03-31-26
James McCormick	Neighborhood	04-01-24		03-31-27
Michael Harwood	ISU Administration Appointee	01-23-24		Indefinite
Abigail C. Miller	Main Street Cultural District	05-14-21		Indefinite
Xena Jolly	Campustown Action Association	11-01-22		Indefinite
Obi Agba	ISU Student Government	09-27-22		Indefinite
Quentin Slater	ISU Student Government	09-27-22		Indefinite

Staff Liaison:
Pa Goldbeck, Assistant City Manager
515 Clark Avenue
Phone: 515-239-5202

Campus and Community Commission meets the **fourth Monday** of each month at 6:00 p.m. however, this can be subject to change.

ITEM #:	**25**
DATE:	**03-25-25**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: **MAJOR SITE DEVELOPMENT PLAN ALTERNATIVE LANDSCAPING PLAN FOR 329 SE 5TH STREET**

BACKGROUND:

Furniture Mart USA, Inc. owns property located at 329 SE 5th Street and is requesting approval of an Alternative Landscaping Plan with a Major Site Development Plan for a proposed new 95,472 square foot retail furniture store. The total site area is 4.68 acres (See Attachment A- Location Map). ***All commercial development within the City is subject to landscape standards of Article IV of the Zoning Ordinance related to front yard landscaping and parking lot landscaping.*** The site is zoned Highway-oriented Commercial (HOC) and located partially within the 100-year Floodway Fringe. **City Council's scope of review is limited to the landscape plan elements of the project**.

Alternative Landscape Design approvals are allowed under Sec. 29.403.3(J) when prepared by a licensed Landscape Architect, as part of a Major Site Development Plan. **The proposed plan must be found to address the purposes of the ordinance for landscaping and provide for a unique or high-quality landscape environment.** The intent is to allow flexibility in creating desirable landscape treatments in response to either design constraints or to allow for specific desirable features that are not accounted for in the base landscape standards. **The applicant believes the proposed design emphasizes their storefront and provides a great degree of diversity and visual interest with its proposed plantings and layout and meets the intent of the landscaping ordinance.**

The proposed Plan exceeds total planting requirements but proposes a different configuration in relation to the front parking lot and rear loading areas (Attachment B- Landscape Plan). The proposed plan has been designed to distribute front yard shrub and grass plantings required along the SE 5th Street front yard into the west side yard of the site throughout the parking lot and along the drive aisle located along the west side of the site. Parking lot trees are also placed to the west side of the parking lot rather than distributed across the parking lot and in front of the store building. The owner views this west driveway frontage as their true front even though it is not a public street defined as front yard in the Zoning Ordinance.

The Plan also includes modified greenspace area near the loading dock east of the building and to allow tree planting distribution of parking lot trees west of the building to be pulled away from the west façade of the building along the eastern row of parking and spread further out along the southwest portion of the site near SE 5th Street and along the drive aisle along the western property line. **The Developer is proposing the alternative plan they believe meets and exceeds the base Landscape Standards to allow for a building and parking lot configuration that fits on the site more appropriately by adding visual interest and softening to the site in their most publicly visible areas for parking and loading.**

Shrubs, grasses and trees are still proposed in the front yard along SE 5th Street south of the building along the foundation in clusters. Typically, front yard landscaping must be distributed within the area between the building and the street. The drive aisle leading north from SE 5th Street along the west

property line is not a front yard. However, the west side of the building will accommodate the parking for the entire site and be a public entrance for customers entering the store.

The minimum front yard standards require 61 grasses and 41 shrubs. The proposal calls for 179 grasses and 88 shrubs spread out within the west side yard parking lot area, along the building foundation on both the SE 5th Street and west side yard foundation and a small number immediately east of the loading area. The required nine front yard overstory trees and the required 25 parking lot overstory trees are provided on site with the east row of parking stalls closest to the building having no overstory trees placed within it.

The distribution of shrubs and grasses outside of the area between the building and the street into the west side yard throughout the parking lot area meets the base landscaping quantity requirements of the front yard landscaping standards and adds additional shrubs and grasses throughout, exceeding the minimum planting requirements of shrubs and grasses on a commercial site. The majority of the additional shrubs and grasses are being provided along the building foundation and further north within and abutting the parking lot.

The adjustment of the parking lot overstory trees that would be within the easternmost row of parking stalls closest to the building can be seen to add tree canopy coverage in other areas of the parking lot and abutting the parking lot in a manner that still meets the intent of the ordinance and provides additional shading in many other areas of the parking lot. Additionally, the adjustment of front yard trees and shrubs and grasses east of the loading area outside of the area between the loading area and the street with an eight-foot greenspace separation between the loading area and the street can be seen to meet the purpose of providing greenspace separation between the street and loading and maneuvering area while keeping the front yard landscaping material close to the east side of the loading area in front of the building.

PLANNING AND ZONING COMMISSION:

At the March 5 Planning & Zoning Commission meeting the Commission reviewed the proposed plan. One commission member said the proposal is clear and that layout makes sense. Another stated that they thought the plan made sense and asked about stormwater management. The developer's engineer responded to the stormwater design question. One resident did speak and stated they would like to see a sidewalk from SE 5th Street to Target. Staff responded that a sidewalk along the west property line leading to Target is not required but that space exists for one to be installed in the future.

The Planning & Zoning Commission voted 5-0 to recommend City Council approve the Alternative Landscape Plan for 329 SE 5th Street.

ALTERNATIVES:

1. Approve the Major Site Development Plan Alternative Landscape plan for 329 SE 5th Street.

2. Deny the Major Site Development Plan Alternative Landscape plan and require conformance to base landscape standards.

3. Defer action on this item and request more information from staff.

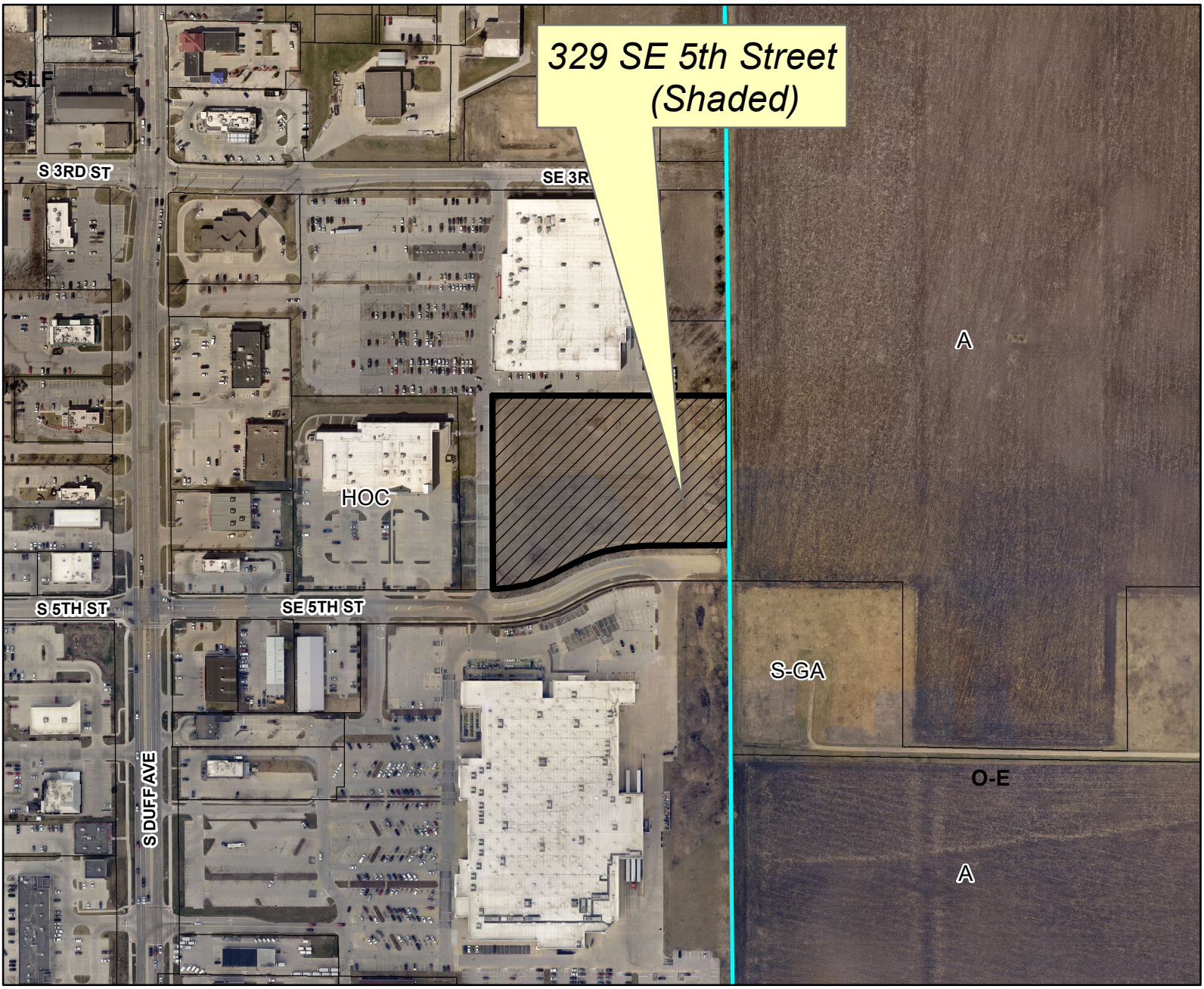
CITY MANAGER'S RECOMMENDED ACTION:

Alternative Landscape Design Approvals are allowed under Sec. 29.403.3(J) when prepared by a licensed Landscape Architect, as part of a Major Site Development Plan. The proposed plan must be found to address the purposes of the ordinance and provide for a unique or high-quality landscape environment. The inclusion of additional shrubs and ornamental grasses as well as the allocation of parking lot trees provides a design that allows for adequate shading and additional visual interest and visual softening of the front yard area and the west side of the building where the main entrance and parking lot are located.

Staff is finalizing review of the remaining Site Development Plan items beyond the Landscaping Standards. **Staff finds that the proposed alternative landscape plan can be seen as meeting the standards of the alternative landscape design standards in Section 29.403(3)(J).** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, as described above.

ATTACHMENT(S):

329 SE 5th Street Location Map.pdf
Furniture Mart Landscape Plan.pdf
Furniture Mart Site Plan.pdf



329 SE 5th Street Location

N

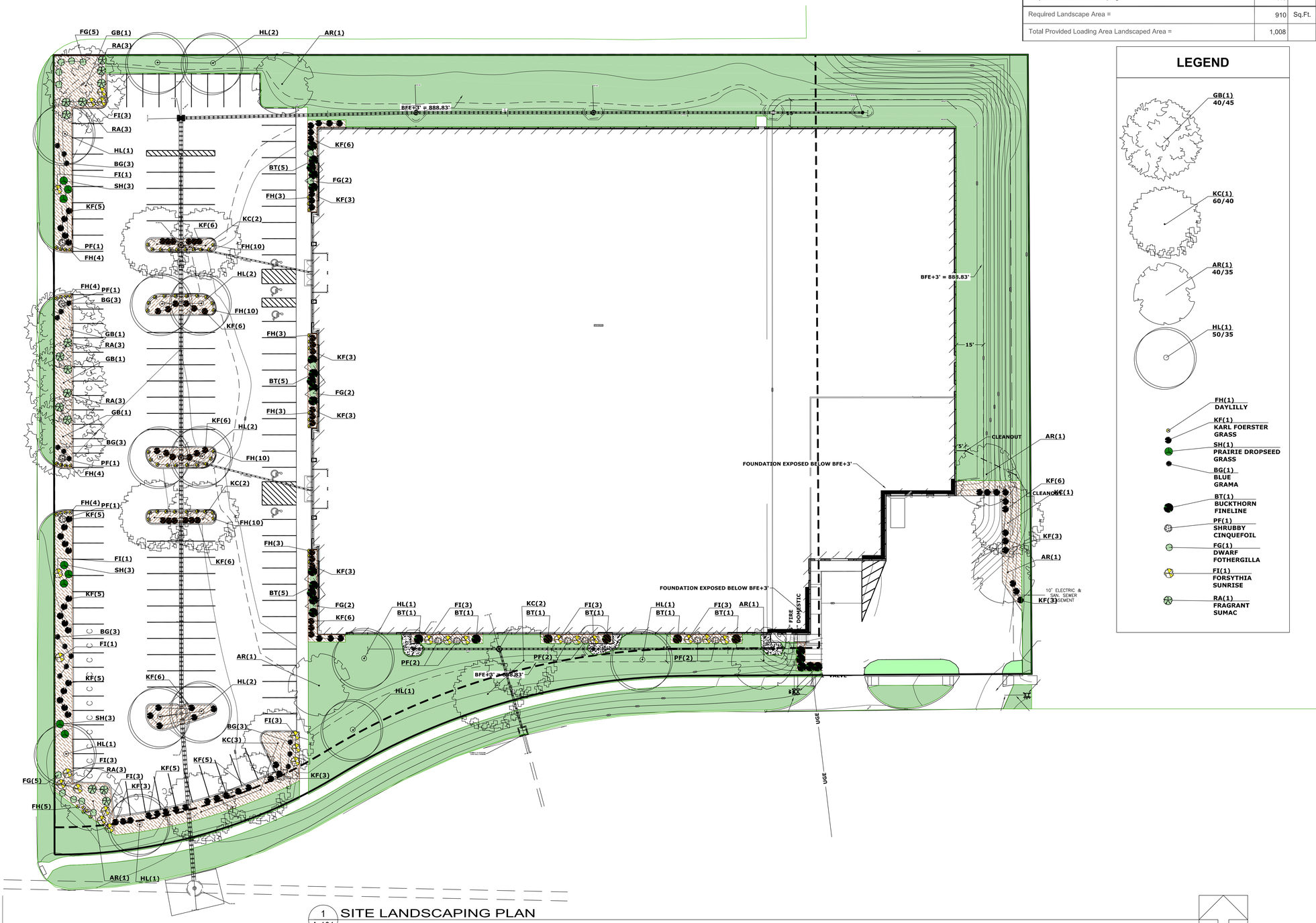
LANDSCAPE PLANT LIST

Symbol	Common Name	Botanical Name	Size	Container	Mature Height	Mature Width	Front Yard Qty.	Parking Islands Qty.	Bldg. Perim. Qty.	Ldng. Area Qty.	Totals	Comments
TREES - OVER STORY							34	10	6	3	53	
AR	Red Maple	Acer rubrum	1 1/2" Cal.	B-B	40	35	6	0	1	2	9	
KC	Kentucky Coffee Tree	Gymnocladus dioicus	1 1/2" Cal.	B-B	60	40	10	4	2	1	17	
GB	Ginko	Ginko biloba 'Autumn Gold'	1 1/2" Cal.	B-B	40	45	4	0	0	0	4	Non-fruiting male only
HL	Honeylocust, Skyline	Gleditsia triacanthos -Skycole	1 1/2" Cal.	B-B	50	35	14	6	3	0	23	
SHRUBS							41	0	42	5	88	
FG	Dwarf Fothergilla	Fothergilla Gardenii		#3 cont.	2.5	3	10	0	6	0	16	
PF	Shrubby Cinquefoil	Potentilla fruticosa		#3 cont.	3	3	4	0	6	0	10	
FI	Forsythia Sunrise	Forsythia x intermedia 'Sunrise'		#3 cont.	5	5	12	0	9	0	21	
RA	Fragrant Sumac	Rhus aromatica 'Lacette'		#5 cont.	3	6	15	0	0	0	15	
BT	Buckthorn Fineline	Rhamnus frangula	6' tall at planting	#5 cont.	6	3	0	0	21	5	26	
GRASSES							61	70	36	12	179	
FH	Fragrant Happy Returns Daylily	Hemerocallus		#2 cont.	1.5	1.5	16	40	12	0	68	
KF	Karl Foerster	Calamagrostis x acutiflora 'Karl Foerster'		#1 cont.	6	4	20	30	24	12	86	
SH	Prairie Dropseed	Sporobolus heterolepis		#1 cont.	2	2	8	0	0	0	8	
BG	Blue Grama	Bouteloua gracilis		#5 cont.	2	2	17	0	0	0	17	

FRONT YARD LANDSCAPING REQUIRED			Comments
Lot Frontage =	444	L.F.	Measured lot frontage adjacent to frontage drive "Front Yard Area"
Front Yard Landscape Area =	5,043	Sq.Ft.	Includes driveways, sidewalks; min. 10' in width, max 30'.
Required Overstory Trees =	9	8.9	One per 50 ft. of frontage [444/50]
Required Shrubs =	41	40.3	8 per 1,000 s.f. of front yard landscape area [8*5.043]
Required Ornamental Grasses =	61	60.5	12 per 1,000 s.f. of front yard landscape area [12*5.043]
Front Yard Overstory Trees Provided =	9		Planted along 5th Street frontage
Front Yard Shrubs provided =	41		Planted along West frontage
Ornamental Grasses provided =	61		Planted along West frontage

PARKING LOT LANDSCAPING REQUIRED			Comments
Parking Lot Area =	49,258	Sq.Ft.	
Required Percent Landscaping	10%		
Required Landscape Area =	4,926	Sq.Ft.	
Total Provided Landscaped Area =			Total Greenspace In lot and around perimeter, excluding front yard
Required Overstory Trees =	25	24.63	One per 200 sq.ft. of required parking lot landscape area rounded up [4926/200]
Existing Overstory Trees =	0		Existing trees that will remain and be within 10' of proposed parking
Overstory Trees Provided =	25		
Total trees provided for Site =	34		

LOADING AREA LANDSCAPING REQUIRED			Comments
Loading Area =	9,099	Sq.Ft.	
Required Percent Landscaping	10%		
Required Landscape Area =	910	Sq.Ft.	
Total Provided Loading Area Landscaped Area =	1,008		Total Landscaped Area adjacent to Loading Area [883+125]



LEGEND

1 A-101 SITE LANDSCAPING PLAN
SCALE: 1" = 20'-0"

NORTH

FurnitureMART

FURNITUREMART USA
140 EAST HINKS LANE
SIOUX FALLS, SD 57104

PROPOSED LANDSCAPING PLAN

FURNITURE MART / ASHLEY
329 5TH STREET
AMES , IOWA

DATE
2/28/2025

1

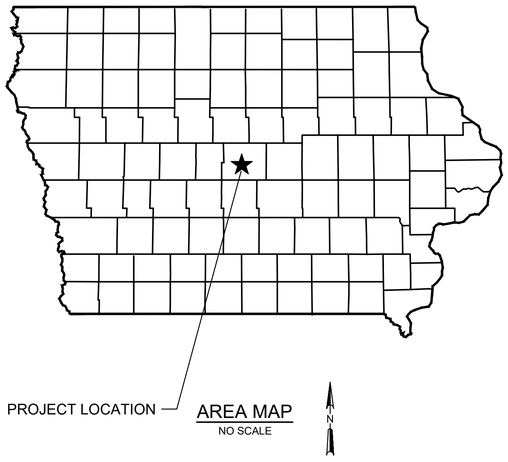
SITE DEVELOPMENT PLAN

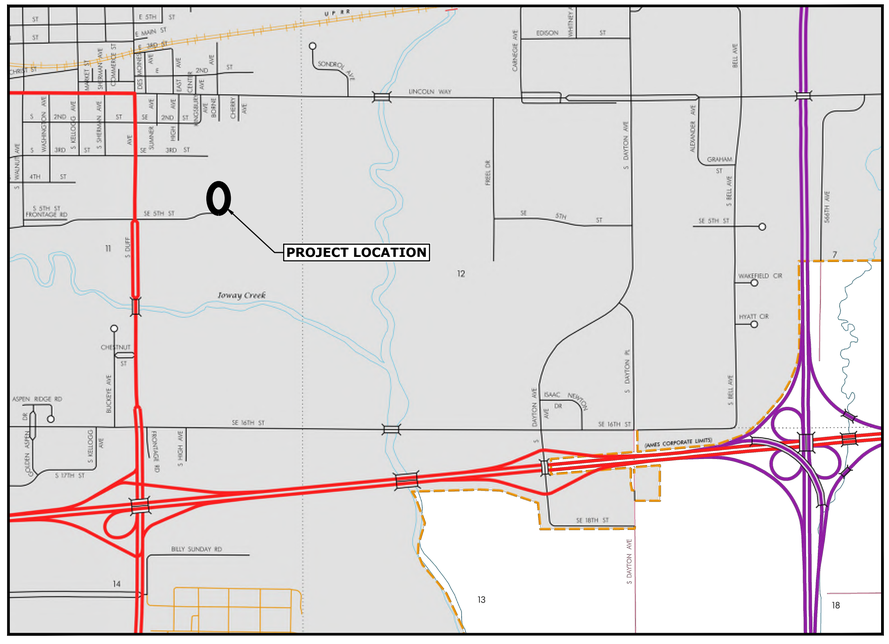
FOR

FURNITURE MART USA

329 SE 5TH STREET

AMES, IOWA





PROJECT LOCATION MAP
NO SCALE

SITE PLAN DATA

Site Address	329 SE 5th Street
Legal Description	See Plat of Survey
Owner/Applicant	Furniture Mart USA, Inc Att: Roger Tomten, Project Design Coordinator 140 E Hinks Lane Sioux Falls, South Dakota 57104
Billing address for Public Works Inspection Invoices :	Same as Owner
Site Plan Prepared by:	John Gade, P.E. Strand Associates, Inc. 414 S. 17th Street Suite 107 Ames, Iowa 50010 Phone: 515-233-0000 Email: john.gade@strand.com
Zoning	HOC - Highway Oriented Commercial
Building Setbacks (Corner Condition)	Front 20 feet Two fronts and two sides Side 20 feet Residential neighbor requires 20'
Survey Datum	All plan elevations are NAVD 88 unless otherwise noted
Flood Information	Part of this site is located within a mapped flood hazard area, FIRM 19169C0163G having an effective date of 01/15/2021. With a portion being removed by LOMA 21-07-0252A, effective 01/25/2021.

Parking

Retail Sales: Required 2 spaces per 1,000 square feet.
Warehouse: Required 1 space per 5,000 square feet.

Sales/ Retail	86,706	173.4	174	Stalls
Warehouse	8,766	1.8	2	Stalls
Number of stalls required =	176	Stalls		
20% reduction =	140			
Number of stalls provided =	142			
Number of compact stalls provided =	29			
Compact stall Percentage =	20%			
Number accessible spaces provided =	5	(5 Required)		

Floor Area Ratio

Building Size (All Floors)	95,472	s.f.
Parcel Size	203,763	s.f.
FAR (Building Size/Parcel Size)	0.47	
Allowable FAR	0.50	

Landscape Area

Required Landscape % =	15%	
Building Area =	95,472	s.f
Pavement Area =	59,636	s.f
Landscape Area =	48,655	s.f
Landscape Area % (Landscape Area/Parcel Area) =	24%	
Total impervious area =	155,108	s.f.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES AND LEGEND
3	TYPICAL DETAILS - 1
4	TYPICAL DETAILS - 2
5	TYPICAL DETAILS - 3
6	TYPICAL DETAILS - 4
7	TYPICAL DETAILS - 5
8	TYPICAL DETAILS - 6
9	TYPICAL DETAILS - 7
10	TYPICAL DETAILS - 8
11	TYPICAL DETAILS - 9
12	TYPICAL DETAILS - 10
13	TYPICAL DETAILS - 11
14	EXISTING CONDITIONS AND REMOVALS
15	SITE LAYOUT AND DIMENSIONING PLAN
16	PRE-LOADING GRADING PLAN
17	SITE GRADING PLAN
18	PARKING LOT GRADING (NORTH)
19	PARKING LOT GRADING (SOUTH)
20	LOADING DOCK GRADING PLAN

Sheet List Table	
Sheet Number	Sheet Title
21	UTILITY PLAN
22	STORM SEWER PLAN AND PROFILE
23	STORM SEWER PLAN AND PROFILE
24	STORM SEWER PLAN AND PROFILE
25	STORM WATER POLLUTION PREVENTION PLAN - 1
26	STORM WATER POLLUTION PREVENTION PLAN - 2
27	TRUCK MOVEMENT

Appendix	
Sheet Number	Sheet Title
1	PROPOSED LANDSCAPING PLAN

Strand Associates, Inc.
414 South 17th Street
Suite 107
Ames, IA 50010
515-233-0000
www.strand.com

STRAND PN: 7235.002

SITE NOTE:

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

LICENSED PROFESSIONAL ENGINEER
JOHN M. GADE
P16015
IOWA

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

2/28/2025
JOHN M. GADE P.E. DATE
License number P16015

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal:

ALL, INCLUDING LANDSCAPE PLAN

STRAND ASSOCIATES®

SHEET
1
G1.01

CIVIL LEGEND

LINEWORK

EXISTING	PROPOSED	
		BUILDING
		CONCRETE PAVING
		ASPHALT PAVING
		SIDEWALK
		PROPERTY LINE
		EASEMENT
		BUILDING SETBACK LINE
X X X	X X X	FENCE –BARBED WIRE
O	O	FENCE –CHAIN LINK
		FENCE –VINYL
		FENCE –WOOD
		FENCE –SILT
	W	WATER MAIN
WS WS	WS WS	WATER SERVICE
		STORM SEWER / CULVERT
		STORM SEWER SUBDRAIN
SS	SAN	SANITARY SEWER
SSS SSS	SSS SSS	SANITARY SEWER SERVICE
	FM	FORCE MAIN
OHE	OHE	ELECTRIC –OVERHEAD
UGE	UGE	ELECTRIC –UNDERGROUND
		TELEPHONE –OVERHEAD
		TELEPHONE –UNDERGROUND
		FIBER OPTIC
	G	NATURAL GAS
		TREE LINE
		CROP LINE
		RAIL ROAD TRACK
881 880	880 881	GROUND SURFACE CONTOURS
		LIMITS OF CONSTRUCTION

SYMBOLS

EXISTING	PROPOSED	
	BOLLARD	STORM SEWER INTAKE, SW–501/ 502
	BUSH	
	CABLE TV PEDESTAL	STORM SEWER INTAKE, SW–503/ 504
	CONTROL/ TRAVERSE POINT	
	CURB STOP	STORM SEWER INTAKE, SW–505
	ELECTRICAL PEDESTAL	
	ELECTRICAL MANHOLE	STORM SEWER INTAKE, SW–506
	ELECTRICAL TRANSFORMER	
	FIBER OPTIC PEDESTAL	STORM SEWER INTAKE, SW–507/ 508
	GAS METER	STORM SEWER INTAKE, SW–509/ 510
	GAS VALVE	
	FIRE HYDRANT	STORM SEWER INTAKE, SW–511
	JUNCTION BOX	STORM SEWER INTAKE, SW–512/ BEEHIVE
	LIGHT POLE	STORM SEWER INTAKE, SW–513
	MAIL BOX	
	MANHOLE (UNKNOWN)	STORM SEWER, FLARED END SECTION
	PROPERTY CORNER –FOUND	STORM SEWER MANHOLE
	POWER POLE	STORM SEWER SUBDRAIN CLEANOUT
	RIGHT OF WAY RAIL	
	SANITARY CLEANOUT	TELEPHONE MANHOLE
	SANITARY MANHOLE	TELEPHONE PEDESTAL
	SECTION CORNER –FOUND	TRAFFIC POLE
	SIGN	WATER MANHOLE
	STUMP	WATER METER
	TREE –DECIDUOUS	WATER VALVE
		WITNESS POST
	TREE –EVERGREEN	YARD HYDRANT

ABBREVIATIONS

FG –	FORM GRADE (GUTTER)	RIM –	TOP OF CASTING	CL –	CENTER LINE
TOC –	TOP OF CURB	FL –	FLOWLINE	BOP –	BEGINNING OF PROJECT
TOW –	TOP OF WALK	INV –	INVERT	EOP –	END OF PROJECT
FFE –	FINISH FLOOR ELEVATION	PL –	PROPERTY LINE	PC –	POINT OF CURVATURE
TOB –	TOP OF BANK	ROW –	RIGHT OF WAY	PT –	POINT OF TANGENCY
TOE –	TOE OF SLOPE	PUE –	PUBLIC UTILITY EASEMENT	PI –	POINT OF INTERSECTION

PLAN NOTES

GENERAL CONSTRUCTION NOTES:

1. Confirm location and depth of all existing utilities prior to construction to eliminate conflicts. Locations of underground utilities are provided by utility companies. OWNER and ENGINEER do not guarantee correctness of alignments shown. Call 1-800-292-8989 for utility locations 48 hours prior to digging. It shall be the duty of the CONTRACTOR to ascertain whether any additional facilities other than those shown on the plans may be present. The CONTRACTOR shall immediately notify the ENGINEER of any potential conflicts. Utilities damaged or broken by the CONTRACTOR's operations shall be repaired at no additional cost to the OWNER.
2. Utility Warning: The Utilities shown have been located from field survey information and/or records obtained. The Surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the utilities shown are in the exact location indicated. Verify location of all utilities before construction.
3. Any coordination with utility companies for the location and access for relocation of their lines shall be the responsibility of the CONTRACTOR.
4. Any and all discrepancies shall be reported to the ENGINEER immediately. All quantities are for CONTRACTOR convenience. Where conflicts occur, drawings shall prevail.
5. All elevations are to NAVD 88 datum.
6. Removal of existing features shall be considered incidental to other items of work on the project if not outlined specifically as a bid item. CONTRACTOR shall legally and properly dispose of all materials removed as part of this project.
7. The CONTRACTOR shall take care not to remove or damage public or private property not marked for removal on the plan. Items not scheduled for removal shall be replaced at no cost to the OWNER if removed or damaged.
8. The cost incurred when a section of removal is skipped or where paving is done in sections in order to maintain access to adjacent properties shall be incidental to the project. CONTRACTOR shall maintain access to residences at all times, unless noted otherwise on the plans.
9. The CONTRACTOR is cautioned not to obstruct or remove unnecessary pavement or to disturb the existing traffic pattern more than necessary for the proper execution of work.
10. The means of the work and the safety of the CONTRACTOR's employees are solely the responsibility of the CONTRACTOR. The CONTRACTOR has a contractual obligation to comply with all applicable laws and regulations including those of OSHA. At no time will either the OWNER or the OWNER's representative take responsibility for either the means of the work or the safety of the CONTRACTOR's employees.
11. The CONTRACTOR shall be responsible for protection of existing valves, fire hydrants, manholes, trees, poles, guys, and existing facilities.
12. CONTRACTOR will not be compensated for any quantity over-runs unless prior approval is obtained from the ENGINEER.
13. Any work required to complete the scope of the project as specified or shown on the plans, but not set forth as a specific bid item shall be considered incidental to the project
14. Construction fence is required around all unattended open excavations. Fence shall be constructed and maintained in an upright position at all times. CONTRACTOR shall use extreme caution while installing fence not to damage underground utilities. Temporary fencing is incidental to the work and is not a paid bid item.
15. All construction and tree protection fence shall be installed by the CONTRACTOR and approved by OWNER prior to start of construction activities. Temporary fencing is incidental to the work and is not a paid bid item.
16. Care shall be taken when working around trees to prevent damage. The CONTRACTOR shall minimize the operation of heavy equipment under the drip line of the trees not designated for removal.
17. All landscaping including trees, shrubs, bushes, and grass or turf not called out to be removed on the drawings shall be replaced if damaged during construction. Where trees, bushes, and shrubs are not protected, or are otherwise destroyed or damaged by CONTRACTOR, the trees, bushes, and shrubs shall be replaced with new plants of the same variety and size as the plant damaged or destroyed. Where grass or turf is destroyed or damaged during construction, surface shall be restored to the condition that existed prior to construction.
18. CONTRACTOR shall be responsible for a licensed surveyor resetting any monuments, property corners, et. disturbed by construction. The CONTRACTOR is responsible for preservation and/or replacement of property pins damaged or removed by construction.
19. All disturbed areas shall be restored in accordance with the specifications.
20. Construction activities are to be limited to the existing right-of-way and the working limits. If additional areas are needed for staging, storage, etc. it is the CONTRACTOR's responsibility to obtain written permission from the property OWNER(s). Copies of the agreements shall be submitted to the OWNER's representative prior to use of the property.
21. All roadways and drives shall be kept open as much as possible. The CONTRACTOR must perform the work in a manner that will maintain uninterrupted vehicular and pedestrian traffic when at all possible.
22. Where a section of pavement, curb, and gutter or sidewalk is cut or otherwise damaged by CONTRACTOR, the entire section shall be removed and replaced. Pavement, curbs, gutters, and sidewalks shall be removed to the nearest joint (A minimum of two feet beyond the edge of the trench cut). CONTRACTOR and OWNER's representative are to document (or Photograph) all cracked PCC pavement or damaged ACC pavement prior to construction. If new cracks in PCC pavement develop or ACC pavement is damaged due to construction traffic (extends beyond construction limits). CONTRACTOR shall replace damaged area at no additional cost to the OWNER.
23. Site cleanup shall be performed on a daily basis. Public roadways shall be kept clean at all times.

GENERAL UTILITY NOTES:

1. It shall be the CONTRACTOR's responsibility to contact each utility's operating authority and schedule joint meet locates. The CONTRACTOR shall verify with each utility's operating authority that locates have been performed. Iowa one call system: 1-800-292-8989. The CONTRACTOR shall protect all existing utilities. The CONTRACTOR shall work to explore and verify the location or elevation of all utilities at least 100 feet in advance of the excavation work. In the event that a utility is discovered that was not shown on the drawings or a substantial deviation in location or elevation of a known utility exists, the CONTRACTOR shall report it to the OWNER's representative as soon as discovered. It is the CONTRACTOR's responsibility to repair all damaged utilities that have been located properly.
2. Shoring is incidental to utility installation. Shoring for utility installation may not be shown on the plans. It is the CONTRACTOR's responsibility to ascertain if shoring is needed in addition to what is shown on the drawings based on the OWNER's requirements for vegetation, structure, and paving protection. It is the CONTRACTOR's responsibility to plan all shoring, submit design of shoring prepared by and sealed by a licensed ENGINEER to the OWNER for review prior to installation. No additional compensation will be provided from the OWNER for shoring or shoring design.
3. All pipes must be temporarily capped overnight with watertight fittings.
4. Wherever possible, sanitary and storm sewers shall be laid at least 10 feet, horizontally, from any existing or new water main. Should local conditions prevent a lateral separation of 10 feet, the sewer line may be laid as close as 6 feet provided that the line is in a separate trench and the top of the sewer line is installed at least 18 inches below the bottom of the waterline.
5. All utility work shall be visually observed by the OWNER's Representative prior to backfilling trenches, with all deficiencies corrected by the CONTRACTOR. The CONTRACTOR shall be responsible for notification of appropriate officials prior to commencement of work.
6. Final acceptance shall not be made until all work shown on approved utility plans is completed included grading, and all required adjustments and shall be subject to approval by the OWNER.
7. Water, gas and electric must be maintained for the duration of the construction. Temporary shutdowns are not allowed unless absolutely necessary and with a 7-day advance notice to those affected by the construction. The plans have been prepared so that no shutdown is required, but there may be unknown conflicts that develop during construction.
8. All utility work shall be per the City of Ames specifications, City of Ames supplementary specifications, and the Iowa Statewide Urban Design and Specifications (SUDAS).

GRADING, EROSION CONTROL, SITE RESTORATION :

1. All structural fill shall be placed per SUDAS 2010. Any localized areas which cannot be satisfactory compacted or which show evidence of pumping shall be undercut and re-compacted with onsite fill material.
2. Grading shall be done in a manner which maintains positive site drainage at all times. Fulfillment of the grading requirements will be at the OWNER's discretion. Elevations shall be within plus/minus 0.10-feet of proposed finished grade.
3. CONTRACTOR shall strip all deleterious material such as vegetation, organic soils, very loose, soft, frozen, or otherwise unsuitable materials. Rocks and concrete debris larger than 4 inches in any dimension cannot be used in the fill for the project. The large material should not be used where settlement of materials could cause damage to the site.
4. The subgrade under all pavement areas shall be scarified and recompacted per the details and SUDAS.
5. Adjust all new and existing valves, hydrants, castings, pull boxes, etc. to match the finished elevations indicated on the plans. All rim elevations within paved surfaces shall be adjusted to match finished paving.
6. CONTRACTOR shall apply necessary moisture control to the construction area and haul roads to prevent the spread of dust.
7. Erosion control should be constructed as shown on the plan. Additional measures shall be installed if field conditions dictate, or as directed by the OWNER. Outside the normal fall seeding window, temporary erosion control measures shall be placed and maintained until seeding can begin. Erosion control items to be maintained weekly. Dispose of accumulated sediment and silt.
8. The CONTRACTOR is responsible for keeping tracked mud, debris and dust off adjacent streets and shall clean the streets daily. The construction entrance shall be maintained and cleaned by the CONTRACTOR using the site daily. Replacement stone, if necessary, will be provided by the CONTRACTOR using the site.
9. The Erosion Control CONTRACTOR shall install silt fence or equivalent device where soils may exit the site and around any intake or pipe opening. The silt fence shall be removed when the site is stabilized. The CONTRACTOR shall comply with all provisions of the NPDES permit and SWPPP.
10. All spot elevations are form grade (FG) unless otherwise noted as top of curb (TC), top of slab (TS). All design contours are to finished grade elevations.

SANITARY SEWER:

1. Sanitary sewer materials and installation shall be per the Ames Specifications.
2. Field verify size of existing sanitary sewer stub prior to construction and report the findings to the ENGINEER. The assumed sanitary sewer service is 6-inches in diameter a 1.0% minimum grade. Coordinate sanitary sewer service location with MEP.

WATER MAIN:

1. Water service and water main materials and installation shall be per the Ames Specifications.

STORM SEWER:

1. All storm sewer materials in Ames Public right of way shall be RCP Class III with fabric wrapped joints.
2. All storm sewer materials on the private site shall be ADS N-12, Contech A2000, or RCP Class III with fabric wrapped joints. All installations shall be per Ames Specifications. All bedding per SUDAS.
3. Roof drain pipe shall be Solid Wall PVC (SDR 35), Corrugated PVC (ASTM F 949), or HDPE (AASHTO M 252 or 294) . Porous backfill material is required. Cleanouts shall be per SUDAS.
4. Field Tile Repair discovered during construction shall be per SUDAS and Section 4040. Work includes excavation, bedding material, bends, fittings, connections, and concrete collars for repairing drainage tile. The CONTRACTOR shall record the type of tile, location, and elevation of all field tiles encountered. The replaced pipe material shall be non-perforated SDR 35 PVC pipe or A-2000.

PAVING:

1. See paving shall be per City of Ames Specifications. See plans for pavement thickness.
2. CONTRACTOR is responsible for determining a jointing plan and shall be approved by the OWNER.

LANDSCAPING AND RESTORATION:

1. All landscaping and restoration shall be per the Landscape Plan and Details.
2. Trees, shrubs, and other plantings shall be of the type and variety indicated on the planting schedule. Substitutions shall be approved by the OWNER prior to installation.

TESTING INFORMATION:

1. All testing will be the responsibility of the CONTRACTOR unless otherwise specified. The CONTRACTOR shall coordinate all testing with an independent testing firm approved by the OWNER.

WORK TO BE COMPLETED PRIOR TO CONSTRUCTION:

1. Joint utility locate meeting. CONTRACTOR shall set up a One-Call meeting.
2. Preconstruction meeting with the City of Ames, General Contractor, Subcontractors, ENGINEER, OWNER, private utilities, and other parties that may have interest in the construction.
3. CONTRACTOR shall complete exploratory digging and/or potholing at all potential utility conflict locations prior to beginning construction.
4. CONTRACTOR shall submit shop drawings to the ENGINEER & OWNER.

LAND FOR CONSTRUCTION PURPOSES:

1. CONTRACTOR will be permitted to use available land belonging to or leased by the OWNER, on or near the site of the Work, for construction purposes and for the storage of materials and equipment. The location and extent of the areas available to the CONTRACTOR shall be the existing right-of-way and the defined working limits. Any additional right-of-way desired by the CONTRACTOR shall be acquired at his expense, and the CONTRACTOR shall hold harmless the OWNER, and ENGINEER from claims for damages made by the OWNERs of such additional right-of-way. Disturbed areas shall be restored upon final project completion.
2. CONTRACTOR shall confirm with the OWNER that they have permission to grade on the adjacent property to the east prior to the start of construction. CONTRACTOR shall minimize disturbance of the neighbors during the construction and shall access the neighbors from onsite. Offsite areas shall be left in a prepared seedbed condition and the mulching & seeding of the disturbed area completed by the Erosion Control CONTRACTOR. Excessive disturbance of offsite areas will be deducted from the Underground Utility CONTRACTORs payment.
3. All construction materials, dumpsters, detached trailers, or similar items are prohibited on the public streets or within the public right of way.
4. All construction access shall be from available public access.

NOTICES & PERMITS:

1. CONTRACTOR shall notify OWNER one week prior to any work impacting adjacent properties and utilities. CONTRACTOR shall provide notification to property owners of restricted access and/or potential impacts.
2. CONTRACTOR shall notify owners of adjacent properties and utilities when prosecution of the work may affect them. When it is necessary to temporarily deny access by owners or tenants to their property, or when any utility service connection must be interrupted, the CONTRACTOR shall give notices sufficiently in advance to enable the affected persons to provide for their needs. Notices whether given orally or in writing shall include appropriate information concerning the interruption and instruction on how to limit their inconvenience.
3. CONTRACTOR shall obtain work in right of way permit from the City of Ames. A traffic control plan shall be submitted to the City by the CONTRACTOR for any work in the right of way.
4. Building, plumbing, electrical, and all other permits shall be obtained by the CONTRACTOR.
5. The OWNER has obtained the IDNR NPDES permit. The CONTRACTOR shall co-sign all necessary documents with the permit. Construction monitoring of the erosion control permit is handled by the OWNER. The CONTRACTOR will be copied all records and observation forms required for the permits.

GEOTECHNICAL:

1. Terracon has completed a geotechnical report dated August 22, 2022.

COORDINATION REQUIREMENTS:

1. Any conflicts between Contractors, subcontractors, private utilities, or others may be reconciled by the OWNER.
2. Work by private utilities shall be coordinated by the CONTRACTOR. This shall include, but not be limited to, the relocation of telephone lines, fiber optic lines, cable, etc.

LINES & GRADES:

1. All construction staking shall be by the CONTRACTOR. Contact Seth Polich with Strand Associates, Inc. at 515-233-0000 for a construction staking quote.
2. The CONTRACTOR shall verify all match points during the phasing of the work and maintain drainage paths during the work to prevent ponding of water.

CONNECTIONS TO EXISTING FACILITIES:

1. Unless otherwise specified or indicated, CONTRACTOR shall make all necessary connections to existing facilities, including structures, drain lines, and utilities such as water, sanitary sewer, gas, telecommunications, storm sewer and electric. In each case, CONTRACTOR shall receive permission from OWNER or the owning utility prior to undertaking connections. CONTRACTOR shall protect facilities against deleterious substances and damage.
2. Connections to existing facilities, which are in service, shall be thoroughly planned in advance, and all required equipment, materials, and labor shall be on hand at the time of undertaking the connections. Work shall proceed continuously, if necessary, to complete connections in the minimum time. Operations of valves, hydrants, or other appurtenances on existing utilities, when required, shall be by or under the direct supervision of the owning utility.

UNFAVORABLE CONSTRUCTION CONDITIONS:

1. During unfavorable weather, wet ground, or other unsuitable construction conditions, the CONTRACTOR shall confine his operations to work, which will not be affected adversely by such conditions. No portion of the Work shall be constructed under conditions, which would affect adversely the quality or efficiency thereof, unless special means or precautions are taken by the CONTRACTOR to perform the work in a proper and satisfactory manner.

CLEAN UP:

1. CONTRACTOR shall keep the premises occupied by the CONTRACTOR free from accumulations of waste materials and rubbish at all times. CONTRACTOR shall provide separate recycling and trash receptacles about the work site, promptly empty containers when filled, and properly dispose of waste materials at his expense. Wastes shall not be buried or burned on the site or disposed of in trenches, storm drains, sewer, streams, or waterways.
2. Construction materials such as forms shall be neatly stacked by CONTRACTOR when not in use. CONTRACTOR shall promptly remove splattered concrete, asphalt, oil, paint, corrosive liquids, and cleaning solutions from surfaces to prevent marring or other damage.

NO.	REVISIONS	DATE:

GENERAL NOTES AND LEGEND

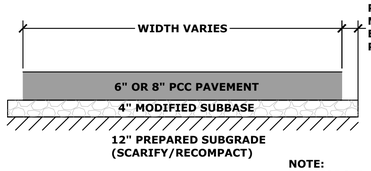
FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

JOB NO.
7235.002

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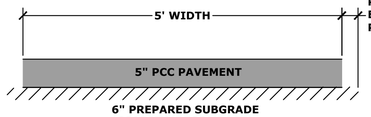
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SHEET
2
G2.01



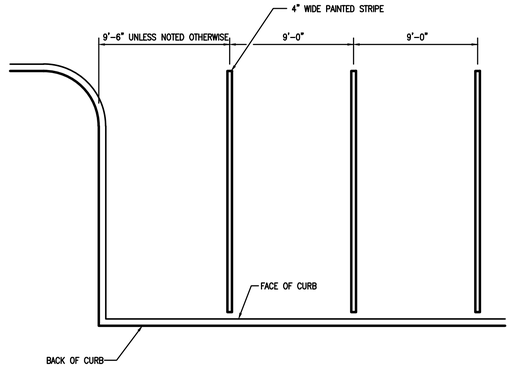
NOTE:
REINFORCED PAVEMENT SHALL INCLUDE 6X6 - W2.9XW2.9 WELDED WIRE FABRIC.

1 TYPICAL PARKING LOT/DRIVE PAVEMENT SECTION
NTS



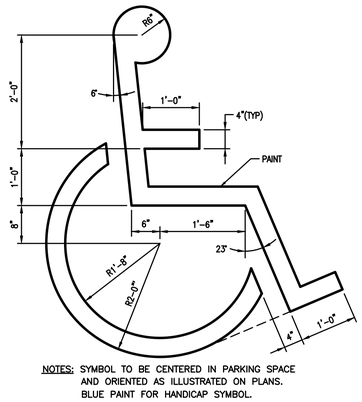
NOTE:
SIDEWALK TURNING SPACE AND RAMP MINIMUM THICKNESS SHALL BE 6 INCHES.

2 TYPICAL SIDEWALK PAVEMENT SECTION
NTS



NOTE: YELLOW PAINT FOR STRIPING

3 TYPICAL PERPENDICULAR PARKING STRIPES
NOT TO SCALE

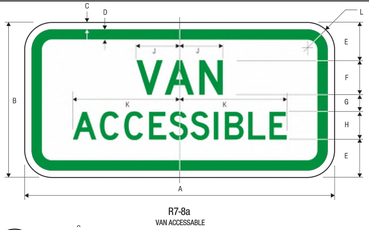


NOTES: SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS. BLUE PAINT FOR HANDICAP SYMBOL.

4 HANDICAPPED PARKING SYMBOL
NOT TO SCALE



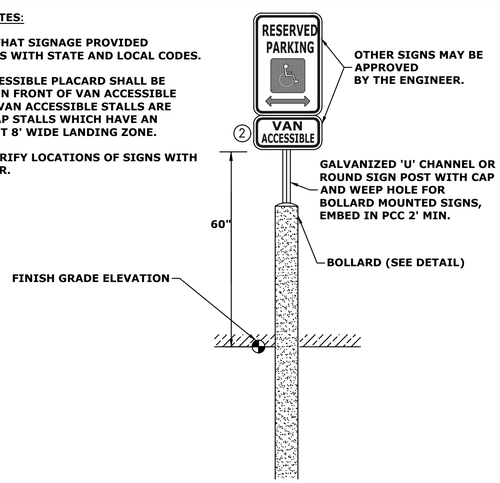
5 MUTCD SIGN R7-8 (HANDICAP PARKING)
NOT TO SCALE



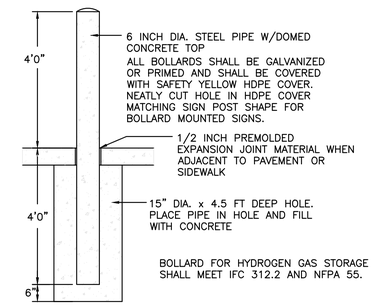
6 MUTCD SIGN R7-8a (VAN ACCESSIBLE)
NOT TO SCALE

SIGNAGE NOTES:

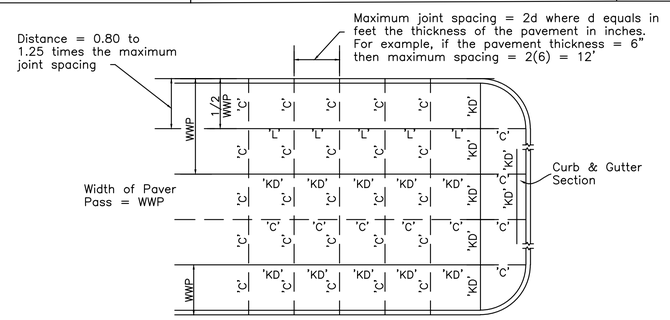
1. VERIFY THAT SIGNAGE PROVIDED COMPLIES WITH STATE AND LOCAL CODES.
2. VAN ACCESSIBLE PLACARD SHALL BE PLACED IN FRONT OF VAN ACCESSIBLE STALLS. VAN ACCESSIBLE STALLS ARE HANDICAP STALLS WHICH HAVE AN ADJACENT 8' WIDE LANDING ZONE.
3. FIELD VERIFY LOCATIONS OF SIGNS WITH ENGINEER.



7 HANDICAP SIGN POST DETAIL
NOT TO SCALE



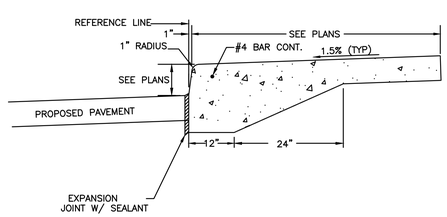
8 BOLLARD DETAIL
NOT TO SCALE



Note: Refer to I.D.O.T. Standard Road Plans RH-50, RH-51 & RH-52 for jointing details.

Note: Exterior of pavement must be tied together using 'KD' type joints. 'KD' joints tying a curb & gutter section to the main pavement are not adequate to tie the exterior together and an additional 'KD' joint is required.

9 PCC JOINTS DETAIL
NTS



10 INTEGRAL CURB/SIDEWALK THICKENED EDGE DETAIL
NTS

DATE:
REVISIONS
NO.

TYPICAL DETAILS - 1

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3
G3.01

Refer to the contract documents for specific material and placement requirements.

(1) Required only when specified in the contract documents or when directed by the Engineer.

Key

OD = Outside diameter of pipe

D = Inside diameter of pipe

TW = Trench width at top of pipe

d = Depth of bedding material below pipe

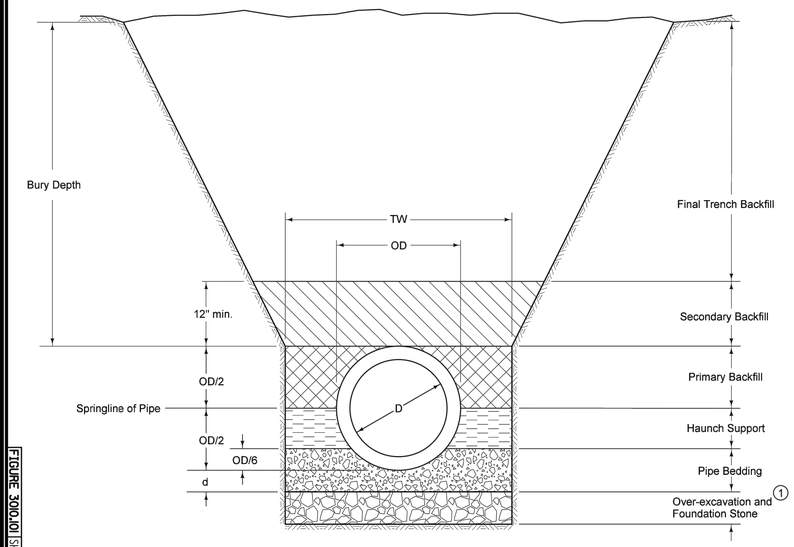


FIGURE 3010.101 SHEET 1 OF 1

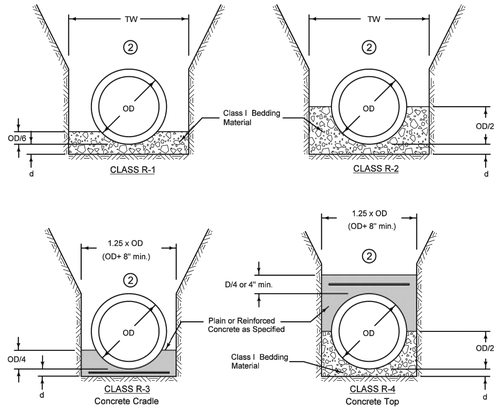
SUDAS	IOWA DOT	REVISION
FIGURE 3010.101	STANDARD ROAD PLAN	1 04-17-18
		SW-101
		SHEET 1 of 1

REVISIONS: Replaced Iowa DOT and SUDAS logos.

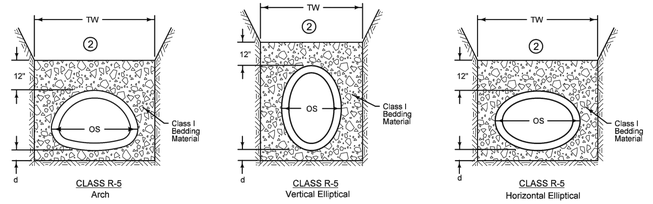
SUDAS DIRECTOR: Paul D. Wiegand — DESIGN METHODS ENGINEER: Brian Smith

TRENCH BEDDING AND BACKFILL ZONES

RCP AND VCP CIRCULAR PIPE BEDDING (1)



REINFORCED CONCRETE ARCH AND ELLIPTICAL PIPE BEDDING



Refer to sheet 2 for bury depth restrictions.

(1) Use Bedding Class R-1 or R-2 unless specified otherwise.

(2) Place remainder of bedding and backfill materials as specified in the contract documents.

Key

OD = Outside diameter of pipe

OS = Outside span of pipe

TW = Trench width at top of pipe:
Min. = OD+18 inches
Max.= 1.25xOD+12 inches OR
54 inches (whichever is greater)

d = Depth of bedding material below pipe:
OD/8 or OS/8, OR 4 inches
(whichever is greater)

FIGURE 3010.102 SHEET 1 OF 2

SUDAS	IOWA DOT	REVISION
FIGURE 3010.102	STANDARD ROAD PLAN	4 04-20-21
		SW-102
		SHEET 1 of 2

REVISIONS: Added note DO NOT USE ON PRIMARY ROADWAYS.

SUDAS DIRECTOR: Paul D. Wiegand — DESIGN METHODS ENGINEER: Mark Nahra

RIGID GRAVITY PIPE TRENCH BEDDING

DO NOT USE ON PRIMARY ROADWAYS

ALLOWABLE BURY DEPTH

CLASS III RCP

Pipe Diameter (in)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	7'	10'	15'	19'	27'
15	8'	10'	16'	19'	27'
18	8'	11'	16'	20'	40'
21	8'	11'	18'	26'	40'
24	8'	12'	23'	36'	40'
27	10'	15'	30'	40'	40'
30	11'	15'	29'	40'	40'
33	11'	15'	28'	40'	40'
36	11'	15'	27'	40'	40'
42	11'	15'	26'	38'	40'
48	11'	15'	26'	36'	40'
54	11'	15'	25'	34'	40'
60	11'	15'	25'	33'	40'
66	11'	15'	24'	32'	40'
72	11'	15'	24'	32'	40'

As = Area of Steel Reinforcing

CLASS IV RCP

Pipe Diameter (in)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	12'	15'	23'	28'	40'
15	12'	16'	23'	30'	40'
18	13'	16'	29'	40'	40'
21	13'	18'	40'	40'	40'
24	16'	23'	40'	40'	40'
27	19'	30'	40'	40'	40'
30	19'	29'	40'	40'	40'
33	19'	28'	40'	40'	40'
36	19'	28'	40'	40'	40'
42	18'	27'	40'	40'	40'
48	18'	26'	40'	40'	40'
54	18'	25'	40'	40'	40'
60	18'	25'	40'	40'	40'
66	18'	25'	40'	40'	40'
72	18'	24'	40'	40'	40'

As = Area of Steel Reinforcing

CLASS V RCP

Pipe Diameter (in)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	18'	23'	35'	40'	40'
15	19'	24'	40'	40'	40'
18	19'	30'	40'	40'	40'
21	25'	40'	40'	40'	40'
24	34'	40'	40'	40'	40'
27	40'	40'	40'	40'	40'
30	40'	40'	40'	40'	40'
33	40'	40'	40'	40'	40'
36	40'	40'	40'	40'	40'
42	37'	40'	40'	40'	40'
48	35'	40'	40'	40'	40'
54	33'	40'	40'	40'	40'
60	32'	40'	40'	40'	40'
66	31'	40'	40'	40'	40'
72	31'	40'	40'	40'	40'

As = Area of Steel Reinforcing

EXTRA STRENGTH VCP

Pipe Dia. (in)	Bedding Class				
	R-1	R-2	R-3 & R-4		
			No Steel	As=0.4%	As=1.0%
6	25'	30'	30'	30'	30'
8	20'	26'	30'	30'	30'
10	18'	23'	30'	30'	30'
12	16'	20'	30'	30'	30'
15	15'	19'	28'	30'	30'
18	14'	18'	30'	30'	30'
21	15'	22'	30'	30'	30'
24	18'	28'	30'	30'	30'
27	20'	30'	30'	30'	30'
30	19'	29'	30'	30'	30'
33	20'	30'	30'	30'	30'
36	20'	30'	30'	30'	30'
39	19'	29'	30'	30'	30'
42	18'	26'	30'	30'	30'

As = Area of Steel Reinforcing

CONCRETE ARCH PIPE

Pipe Size (in x in)	Equiv. Dia. (in)	Pipe Class	
		A-III	A-IV
18 x 11	15	6'	11'
22 x 13	18	6'	11'
26 x 15	21	6'	13'
29 x 18	24	7'	15'
36 x 22	30	8'	15'
44 x 27	36	8'	14'
51 x 31	42	8'	15'
58 x 36	48	8'	15'
65 x 40	54	8'	15'
73 x 45	60	8'	14'
88 x 54	72	9'	14'

Based on Class R-5 bedding

HORIZONTAL ELLIPTICAL RCP

Pipe Size (in x in)	Equiv. Dia. (in)	Pipe Class	
		HE-III	HE-IV
14 x 23	18	12'	22'
19 x 30	24	15'	29'
22 x 34	27	15'	28'
24 x 38	30	15'	27'
27 x 42	33	15'	27'
29 x 45	36	15'	26'
32 x 49	39	15'	26'
34 x 54	42	15'	25'
38 x 60	48	15'	25'
43 x 68	54	15'	24'
48 x 76	60	15'	24'
53 x 83	66	15'	24'
58 x 91	72	15'	24'
63 x 98	78	15'	23'
68 x 106	84	15'	23'

Based on Class R-5 bedding

VERTICAL ELLIPTICAL RCP

Pipe Size (in x in)	Equiv. Dia. (in)	Pipe Class			
		VE-III	VE-IV	VE-V	VE-VI
23 x 14	18	10'	15'	22'	33'
30 x 19	24	10'	15'	34'	40'
34 x 22	27	11'	20'	40'	40'
38 x 24	30	12'	23'	40'	40'
42 x 27	33	15'	30'	40'	40'
45 x 29	36	15'	29'	40'	40'
49 x 32	39	15'	29'	40'	40'
54 x 34	42	15'	28'	40'	40'
60 x 38	48	15'	27'	40'	40'
68 x 43	54	15'	27'	40'	40'
76 x 48	60	15'	26'	40'	40'
83 x 53	66	15'	25'	40'	40'
91 x 58	72	15'	25'	40'	40'
98 x 63	78	15'	25'	40'	40'
106 x 68	84	15'	24'	40'	40'

Based on Class R-5 bedding

FIGURE 3010.102 SHEET 2 OF 2

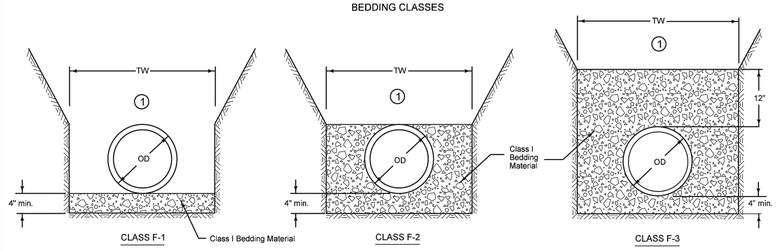
SUDAS	IOWA DOT	REVISION
FIGURE 3010.102	STANDARD ROAD PLAN	4 04-20-21
		SW-102
		SHEET 2 of 2

REVISIONS: Added note DO NOT USE ON PRIMARY ROADWAYS.

SUDAS DIRECTOR: Paul D. Wiegand — DESIGN METHODS ENGINEER: Mark Nahra

RIGID GRAVITY PIPE TRENCH BEDDING

BEDDING CLASSES



(1) Place remainder of bedding and backfill materials as specified in the contract documents.

(2) Minimum depth of bury 12 inches or as specified by the manufacturer.

ALLOWABLE BEDDING CLASSES

PIPE MATERIAL	STORM SEWER	SANITARY SEWER
Ductile Iron	F-1, F-2, F-3	F-1, F-2, F-3
HDPE	F-2, F-3	Not allowed
Polypropylene	F-2, F-3	F-3
PVC	F-2, F-3	F-3

Key

OD = Outside diameter of pipe

TW = Trench width at top of pipe:
Min. = OD+18 inches OR 1.25xOD+12 inches
(whichever is greater)

ALLOWABLE BURY DEPTH (2)

PVC PIPE

Pipe Diameter (in)	ASTM D 3034			ASTM F 679	ASTM F 949	ASTM F 1803	ASTM D 2680
	Solid Wall			Solid Wall	Corrug. Exterior	Closed Profile	Composite (Truss Type)
	SDR 23.5	SDR 26	SDR 35	SDR 35			
8	30'	28'	24'	---	24'	---	32'
10	30'	28'	24'	---	24'	---	32'
12	30'	28'	24'	---	24'	---	32'
15	30'	28'	24'	---	24'	---	32'
18	---	---	---	---	24'	---	---
21	---	---	---	---	24'	24'	---
24	---	---	---	---	24'	24'	---
27	---	---	---	---	24'	---	---
30	---	---	---	---	24'	24'	---
33	---	---	---	---	24'	---	---
36	---	---	---	---	24'	24'	---
42	---	---	---	---	24'	---	---
48	---	---	---	---	24'	---	---
54	---	---	---	---	---	---	---
60	---	---	---	---	---	---	---

DUCTILE IRON, AWWA C151, CLASS 52

Pipe Diameter (in)	Class F-1 Bedding	Class F-2 Bedding	Class F-3 Bedding
4	40'	40'	40'
6	40'	40'	40'
8	40'	40'	40'
10	40'	40'	40'
12	37'	40'	40'
14	31'	40'	40'
16	28'	37'	40'
18	25'	34'	40'
20	23'	32'	40'
24	20'	29'	38'
30	18'	23'	31'
36	18'	22'	30'
42	17'	21'	29'
48	16'	19'	27'
54	16'	19'	27'

HDPE PIPE

Pipe Diameter (in)	AASHTO M 294
12	8'
15	9'
18	9'
24	9'
30	9'
36	9'
42	8'
48	8'
54	8'
60	8'

POLYPROPYLENE PIPE

Pipe Diameter (in)	ASTM F 2764
12	24'
15	25'
18	22'
24	20'
30	22'
36	21'
42	22'
48	23'
54	21'
60	21'

FIGURE 3010.103 SHEET 1 OF 1

SUDAS	IOWA DOT	REVISION
FIGURE 3010.103	STANDARD ROAD PLAN	4 04-20-21
		SW-103
		SHEET 1 of 1

REVISIONS: Added note DO NOT USE ON PRIMARY ROADWAYS.

SUDAS DIRECTOR: Paul D. Wiegand — DESIGN METHODS ENGINEER: Mark Nahra

FLEXIBLE GRAVITY PIPE TRENCH BEDDING

REVISIONS

NO.	DATE:

TYPICAL DETAILS - 2

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329 SE 5TH STREET
AMES, IOWA 50010
2024

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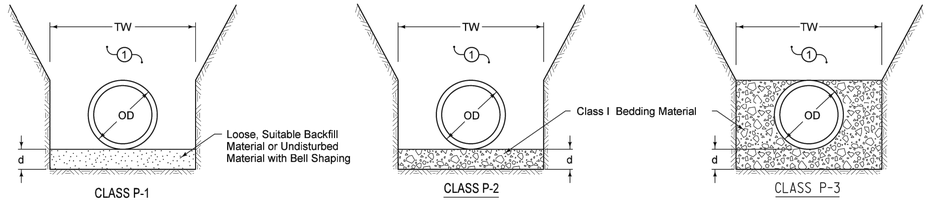
PROJECT MGR.
JOHN GADE, P.E.

STRAND ASSOCIATES®

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DO NOT USE ON PRIMARY ROADWAYS

BEDDING CLASSES



ALLOWABLE BURY DEPTH

DUCTILE IRON, AWWA C151, CLASS 52

Pipe Diameter (inches)	Class P-1 Bedding	Class P-2 Bedding	Class P-3 Bedding
4	40'	40'	40'
6	40'	40'	40'
8	40'	40'	40'
10	36'	40'	40'
12	31'	40'	40'
14	26'	40'	40'
16	23'	37'	40'
18	20'	34'	40'
20	18'	32'	40'
24	16'	29'	38
30	13'	23'	31'
36	13'	22'	30'
42	13'	21'	29'
48	13'	19'	27'
54	13'	19'	27'

PVC, AWWA C900, DR18

Pipe Diameter (inches)	Class P-1 Bedding	Class P-2 Bedding	Class P-3 Bedding
4	19'	23'	40'
6	19'	23'	40'
8	19'	23'	40'
10	19'	23'	40'
12	19'	23'	40'
14	19'	23'	40'
16	19'	23'	40'
18	19'	23'	40'
20	19'	23'	40'
24	19'	23'	40'

(1) Place remainder of bedding and backfill material as specified in the contract documents.

Key

OD = Outside diameter of pipe

TW = Trench width at top of pipe:
Min. = OD+18 inches OR 1.25xOD+12 inches
(whichever is greater)

d = Depth of bedding material below pipe:
Min. = OD/8 OR 4 inches
(whichever is greater)

SUDAS	IOWA DOT	REVISION
FIGURE 3010.104	STANDARD ROAD PLAN	3 04-20-21
	SW-104	SHEET 1 of 1

REVISIONS: Added note DO NOT USE ON PRIMARY ROADWAYS.

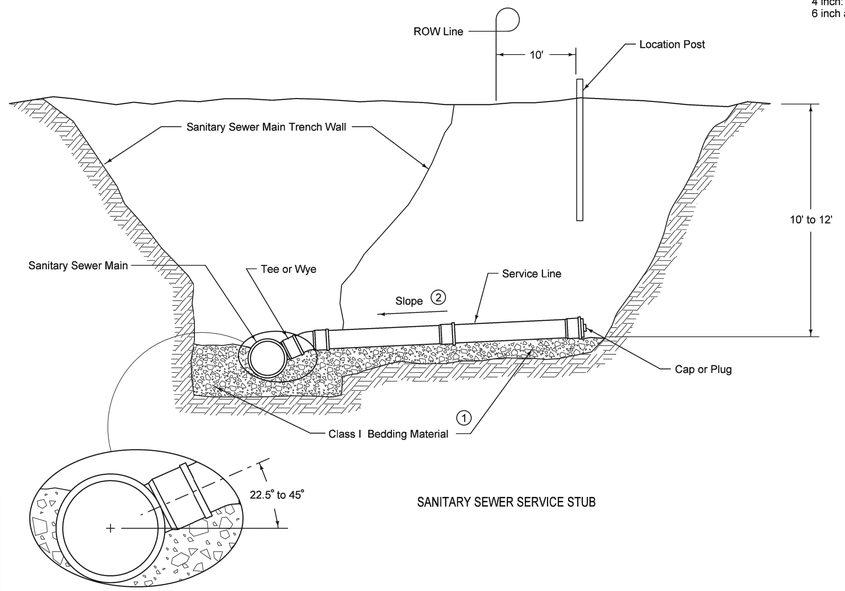
SUDAS DIRECTOR | DESIGN METHODS ENGINEER

PRESSURE PIPE TRENCH BEDDING

FIGURE 3010.104 SHEET 1 OF 1

(1) Place bedding and backfill material as required for sewer main.

(2) Service Line Slope:
4 inch: 2% to 5%
6 inch and greater: 1% to 5%



SANITARY SEWER SERVICE STUB

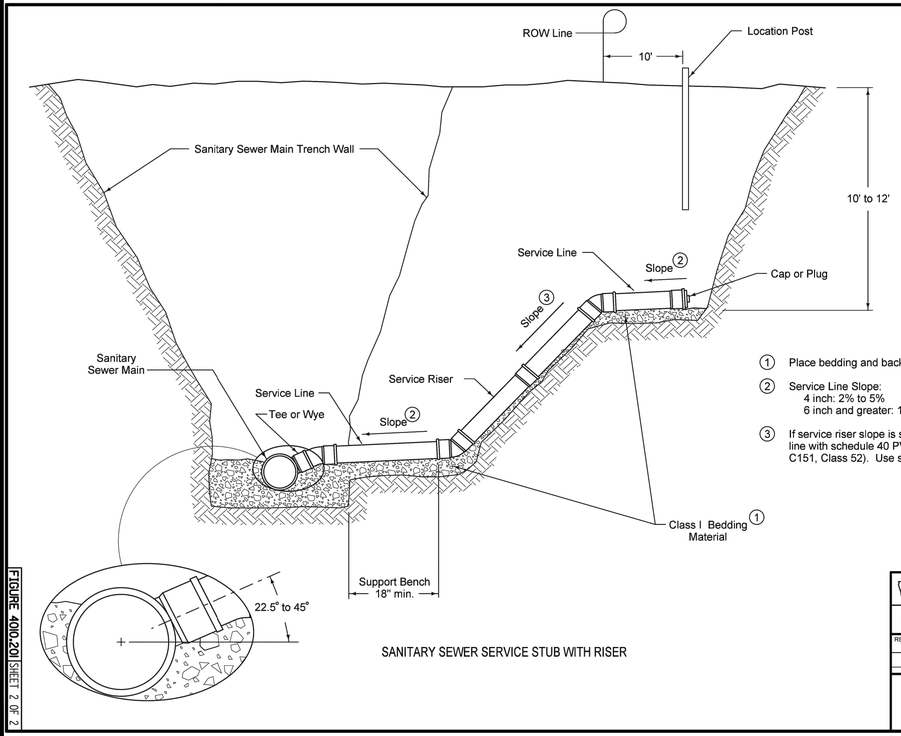
SUDAS	IOWA DOT	REVISION
FIGURE 4010.201	STANDARD ROAD PLAN	2 04-21-20
	SW-201	SHEET 1 of 2

REVISIONS: Changed 1 to I on Bedding Material.

SUDAS DIRECTOR | DESIGN METHODS ENGINEER

SANITARY SEWER SERVICE STUB

FIGURE 4010.201 SHEET 1 OF 2



(1) Place bedding and backfill material as required for sewer main.

(2) Service Line Slope:
4 inch: 2% to 5%
6 inch and greater: 1% to 5%

(3) If service riser slope is steeper than 1:1, construct riser of entire service line with schedule 40 PVC (ASTM D 1785) or ductile iron (AWWA C151, Class 52). Use single length of pipe for riser, if possible.

SANITARY SEWER SERVICE STUB WITH RISER

SUDAS	IOWA DOT	REVISION
FIGURE 4010.201	STANDARD ROAD PLAN	2 04-21-20
	SW-201	SHEET 2 of 2

REVISIONS: Changed 1 to I on Bedding Material.

SUDAS DIRECTOR | DESIGN METHODS ENGINEER

SANITARY SEWER SERVICE STUB

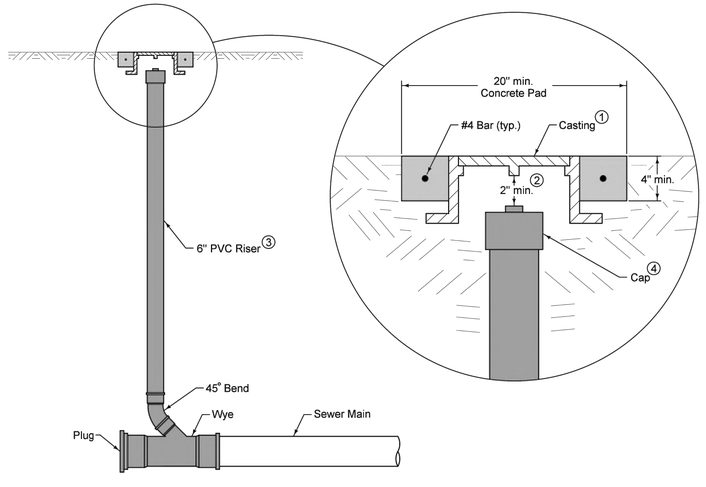
FIGURE 4010.201 SHEET 2 OF 2

(1) Standard duty casting complying with AASHTO M 306. Mark lid with "Sanitary" or "Sanitary C.O."

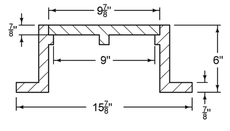
(2) Do not allow casting to bear on top of riser pipe.

(3) 6 inch PVC Service Pipe

(4) Threaded PVC cap or iron body ferrule with brass screw plug



CLEANOUT



CASTING 1

(Dimensions are nominal)

SUDAS	IOWA DOT	REVISION
FIGURE 4010.203	STANDARD ROAD PLAN	1 04-17-18
	SW-203	SHEET 1 of 1

REVISIONS: Replaced Iowa DOT and SUDAS logos.

SUDAS DIRECTOR | DESIGN METHODS ENGINEER

SANITARY SEWER CLEANOUT

FIGURE 4010.203 SHEET 1 OF 1

DATE: | REVISIONS | NO.

TYPICAL DETAILS - 3

FURNITURE MART USA
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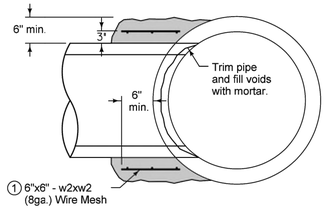
JOB NO.
7235.002

PROJECT MGR.
JOHN GADE, P.E.

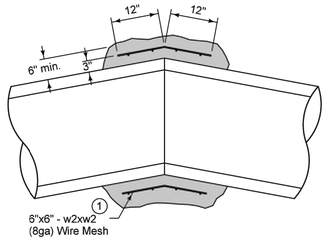
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SHEET
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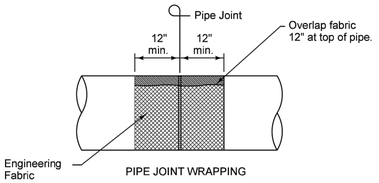
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TYPE PC-1 CONCRETE COLLAR CONNECTION

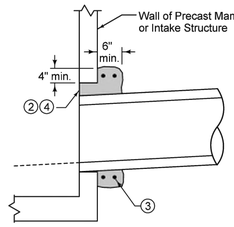


TYPE PC-2 CONCRETE COLLAR CONNECTION

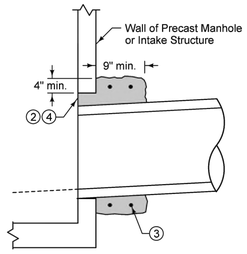


PIPE JOINT WRAPPING

PIPE TO PIPE CONNECTION



CONCRETE COLLAR FOR PIPES 12" AND SMALLER



CONCRETE COLLAR FOR PIPES GREATER THAN 12"

PIPE TO STRUCTURE CONNECTION

1. Lap ends of wire mesh a minimum of 6 inches.
2. Concrete collar is required when annular space between the outside of the pipe and the wall of the structure is 2 inches or greater.
3. Provide two #4 hoop bars in concrete collar. Lap bars a minimum of 6 inches.
4. Trowel concrete flush with inside wall of structure.

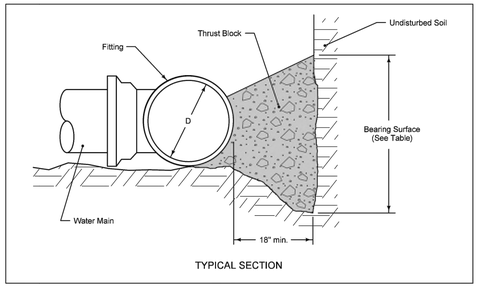
FIGURE 4020.211 | SHEET 1 OF 1

SUDAS	IOWA DOT	REVISION
FIGURE 4020.211	STANDARD ROAD PLAN	2 04-17-18
	SW-211	SHEET 1 of 1

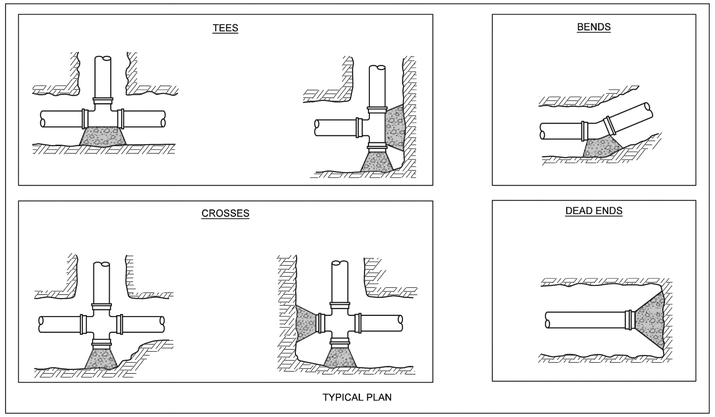
REVISIONS: Removed "invert" callout on Pipe to Structure View. Retitled and replaced old Iowa DOT and SUDAS logos with new logos.

Paul D. Wiegand, SUDAS DIRECTOR — Brian Smith, DESIGN METHODS ENGINEER

STORM SEWER PIPE CONNECTIONS



TYPICAL SECTION



TYPICAL PLAN

FIGURE 5010.001 | SHEET 1 OF 2

Extend thrust blocks to undisturbed soil. Excavation into trench wall may be necessary.

Form vertical surfaces of poured concrete thrust blocks except on bearing surface.

Encase all fittings in polyethylene wrap. Do not allow concrete to directly contact joints or fitting bolts.

Diameter of Pipe, D (inches)	MINIMUM BEARING SURFACE (sf)				
	Bends				Tees and Dead Ends
	11¼°	22½°	45°	90°	
4	1	1	2	4	3
6	1	2	4	8	6
8	2	4	7	14	10
10	3	6	11	21	15
12	4	8	16	29	21
14	5	11	21	39	28
16	7	14	27	50	36
18	9	17	34	63	45
20	11	21	42	78	55
24	15	31	60	111	78
30	24	47	92	171	120
36	34	67	132	244	173

Minimum surface area based on water pressure of 150 psi and allowable soil pressure of 1,000 psf.

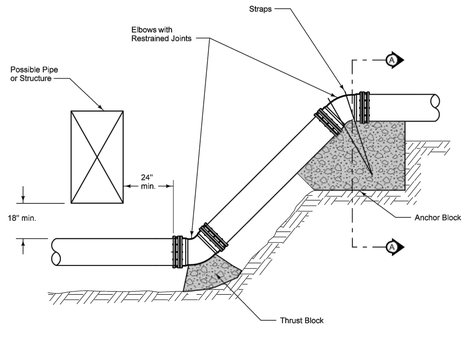
SUDAS	IOWA DOT	REVISION
FIGURE 5010.101	STANDARD ROAD PLAN	1 10-18-16
	WM-101	SHEET 1 of 2

REVISIONS: Replaced Iowa DOT and SUDAS logos with new logos.

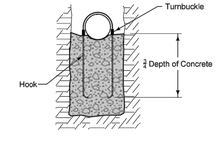
Paul D. Wiegand, SUDAS DIRECTOR — Brian Smith, DESIGN METHODS ENGINEER

THRUST BLOCKS

CHANGES IN PIPE DEPTH



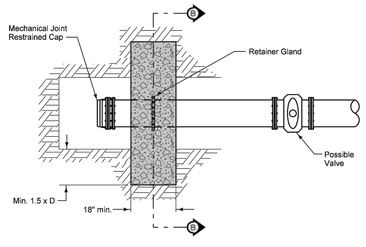
ELEVATION



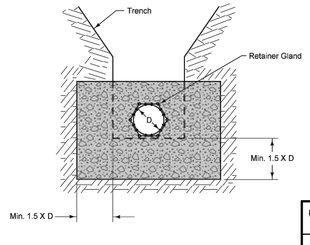
SECTION A-A

DEAD ENDS (ALTERNATE METHOD)

Use only when allowed by the Engineer, or when specified in the contract documents.



PLAN



SECTION B-B

FIGURE 5000.101 | SHEET 2 OF 2

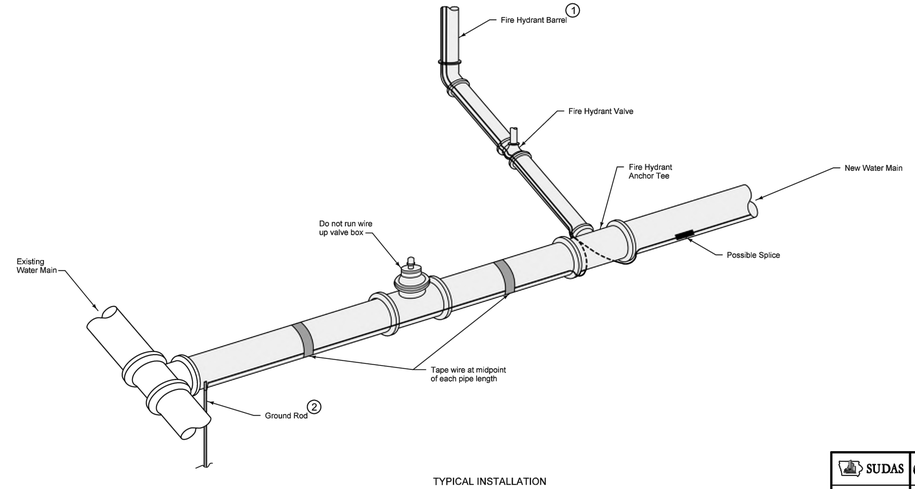
SUDAS	IOWA DOT	REVISION
FIGURE 5010.101	STANDARD ROAD PLAN	1 10-18-16
	WM-101	SHEET 2 of 2

REVISIONS: Replaced Iowa DOT and SUDAS logos with new logos.

Paul D. Wiegand, SUDAS DIRECTOR — Brian Smith, DESIGN METHODS ENGINEER

THRUST BLOCKS

1. Extend tracer wire up fire hydrant barrel to internal terminals of tracer wire station and back down. Refer to WM-201 for details of fire hydrant assembly.
2. Clamp tracer wire to ground rod at system termination points.



TYPICAL INSTALLATION

FIGURE 5000.102 | SHEET 1 OF 1

SUDAS	IOWA DOT	REVISION
FIGURE 5010.102	STANDARD ROAD PLAN	1 10-18-16
	WM-102	SHEET 1 of 1

REVISIONS: Replaced Iowa DOT and SUDAS logos with new logos.

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TRACER SYSTEM

NO.	REVISIONS	DATE:

TYPICAL DETAILS - 4

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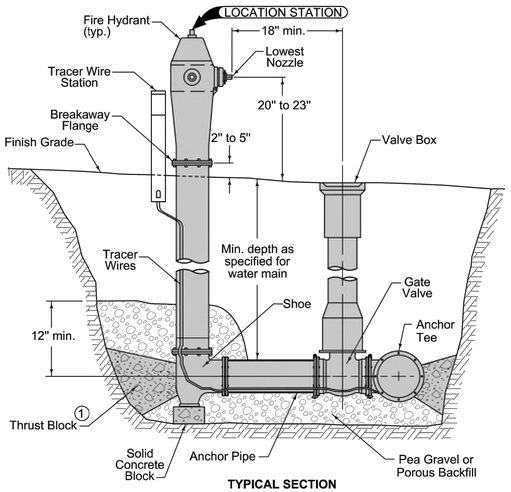
JOB NO.
7235.002

PROJECT MGR.
JOHN GADE, P.E.

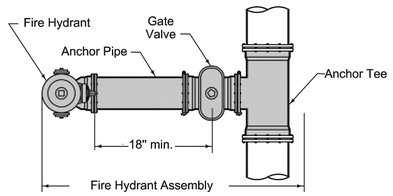
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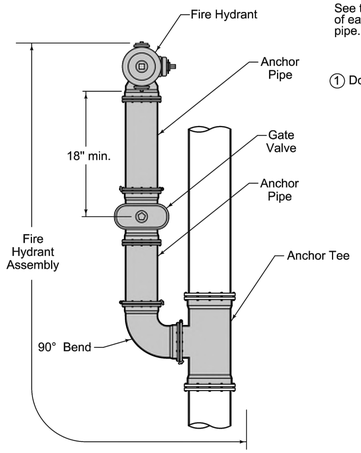
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TYPICAL SECTION



TYPICAL PLAN



ALTERNATE PLAN

Use ductile iron pipe with restrained mechanical joints for fire hydrant assembly and anchor tee.

All shaded items are included in the Fire Hydrant Assembly bid item.

See the contract documents for the location of each hydrant and the length of ancoring pipe.

1. Do not cover drain holes or tracer wire.

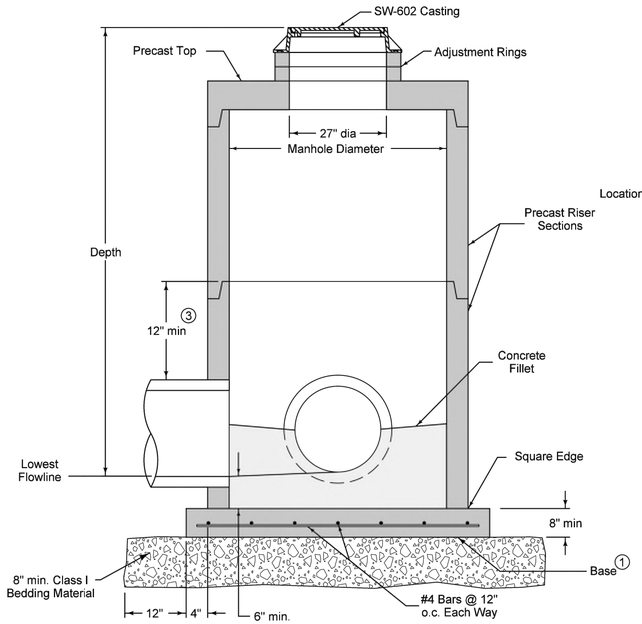
SUDAS	IOWA DOT	REVISION
FIGURE 5020.201	STANDARD ROAD PLAN	4 04-19-22
		WM-201
		SHEET 1 of 1

REVISIONS: Added general note for location and length.

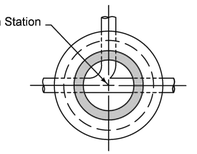
SUDAS DIRECTOR — DESIGN METHODS ENGINEER

FIRE HYDRANT ASSEMBLY

FIGURE 5020.201 SHEET 1 OF 1



TYPICAL SECTION



PLAN

If manhole depth exceeds 20 feet, install steps.

1. Cast-in-place base shown. If base is precast integral with bottom riser, the footprint of the base is not required to extend beyond the outer edge of the riser.
2. For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.
3. 12 inch minimum riser height above all pipe openings.

Manhole Diameter (inches)	Maximum Pipe Diameter (2) (inches) for 2 Pipes	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

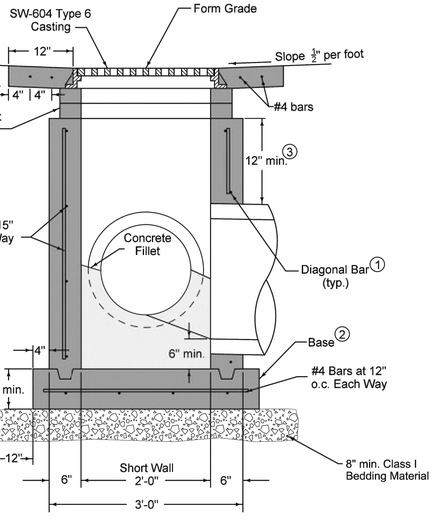
SUDAS	IOWA DOT	REVISION
FIGURE 6010.401	STANDARD ROAD PLAN	3 04-20-21
		SW-401
		SHEET 1 of 1

REVISIONS: Added manhole depth note.

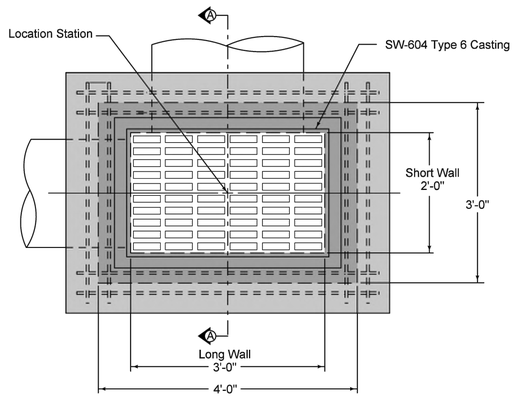
SUDAS DIRECTOR — DESIGN METHODS ENGINEER

CIRCULAR STORM SEWER MANHOLE

FIGURE 6010.401 SHEET 1 OF 1



SECTION A-A



PLAN

1. Install four #4 diagonal bars at all pipe openings.
2. Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
3. 12 inch minimum wall height above all pipes.

MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

SUDAS	IOWA DOT	REVISION
FIGURE 6010.511	STANDARD ROAD PLAN	2 04-21-20
		SW-511
		SHEET 1 of 1

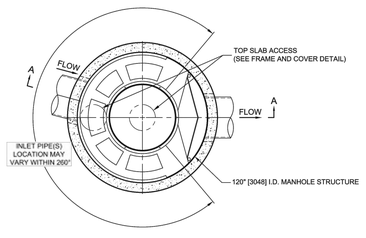
REVISIONS: Added Class I Bedding Material.

SUDAS DIRECTOR — DESIGN METHODS ENGINEER

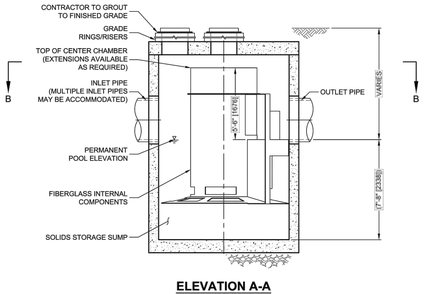
RECTANGULAR AREA INTAKE

FIGURE 6010.511 SHEET 1 OF 1

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PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-10 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

INTERNAL COMPONENTS WILL BE FIELD INSTALLED. CONTACT YOUR CONTECH REPRESENTATIVE FOR ADDITIONAL INFORMATION.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			4.2 cfs
PEAK FLOW RATE (cfs [L/s])			10 cfs
RETURN PERIOD OF PEAK FLOW (yrs)			100 yrs
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	SEE PLANS	SEE PLANS	SEE PLANS
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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www.contechES.com
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800-338-1122 513-645-7000 513-645-7993 FAX

CS-10
CASCADE SEPARATOR
STANDARD DETAIL

DATE: | REVISIONS | NO.

TYPICAL DETAILS - 5

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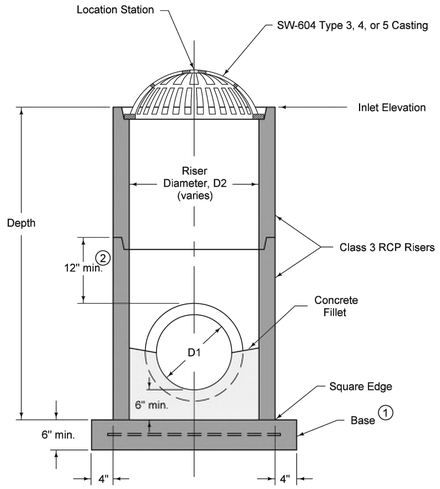
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JOHN GADE, P.E.

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TYPICAL SECTION

CASE 1

1. Precast (shown) or cast-in-place base:
   - Precast: 6 inch thick concrete with #6 welded wire mesh on 4 inch centers (WWF 4" x 4"). Center mesh vertically within base.
   - Cast-in-place: 8 inch thick non-reinforced concrete.
2. 12 inch minimum riser height above all pipes.

INTAKE SIZE - CASE 1	
Outlet Pipe Diameter, D1	Minimum Riser Diameter, D2
12"	18"
15"	24"
18"	24"
21"	30"
24"	30"
27"	36"

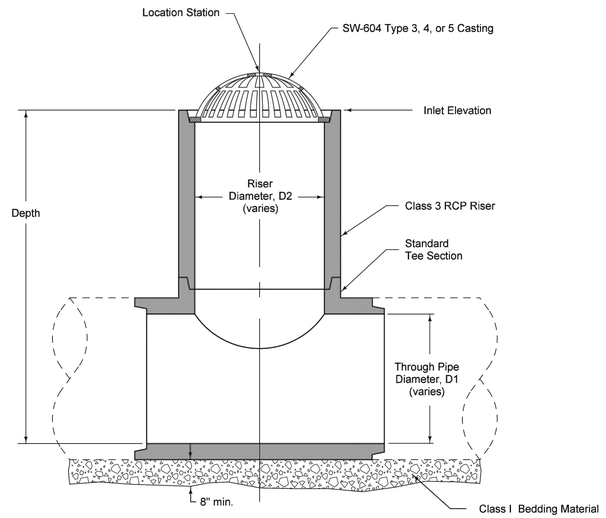
SUDAS	IOWA DOT	REVISION
FIGURE 6010.512	STANDARD ROAD PLAN	4 04-21-20
		SW-512
		SHEET 1 of 2

REVISIONS: Changed 1 to I on Bedding Material.

Paul D. Wigand — SUDAS DIRECTOR
Mark Nahra — DESIGN METHODS ENGINEER

CIRCULAR AREA INTAKE

FIGURE 6010.512 SHEET 1 OF 2



TYPICAL SECTION

CASE 2

3. Minimum riser diameter is 18 inches.

INTAKE SIZE - CASE 2	
Through Pipe Diameter, D1	Maximum 3 Riser Diameter, D2
18"	18"
21"	18"
24"	24"
27"	24"
30"	30"
36" or more	36"

SUDAS	IOWA DOT	REVISION
FIGURE 6010.512	STANDARD ROAD PLAN	4 04-21-20
		SW-512
		SHEET 2 of 2

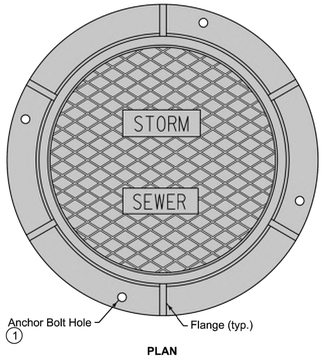
REVISIONS: Changed 1 to I on Bedding Material.

Paul D. Wigand — SUDAS DIRECTOR
Mark Nahra — DESIGN METHODS ENGINEER

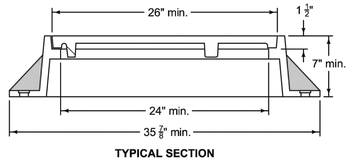
CIRCULAR AREA INTAKE

FIGURE 6010.512 SHEET 2 OF 2

TYPE E
Two-piece fixed casting

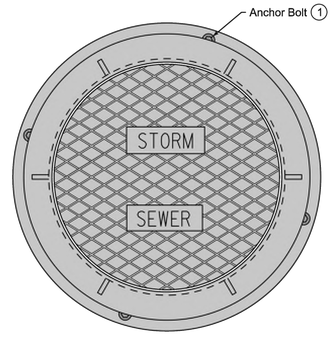


PLAN

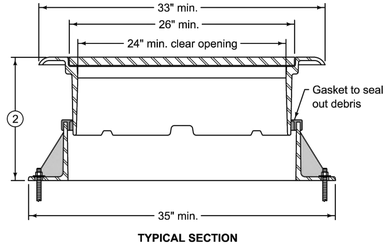


TYPICAL SECTION

TYPE F: HMA
Three-piece floating casting for use in HMA paving



PLAN



TYPICAL SECTION

Frame Notes:
Size, spacing, and number of lugs and flanges may vary.

Cover Notes:
Roughness pattern and text style may vary.
Minimum one pickhole.

1. Anchor the lower frame of all three-piece castings to the manhole structure. When specified in the contract documents, anchor the frame of two-piece castings to the manhole structure. If casting frame does not include anchor holes or slots, drill four 7/8 inch diameter holes, equally spaced around the frame.
2. Casting height varies. Minimum adjustment range of 4 inches.

SUDAS	IOWA DOT	REVISION
FIGURE 6010.602	STANDARD ROAD PLAN	4 04-21-20
		SW-602
		SHEET 1 of 3

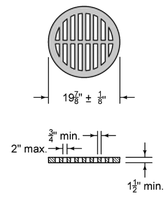
REVISIONS: Add option for 3-piece HMA casting

Paul D. Wigand — SUDAS DIRECTOR
Mark Nahra — DESIGN METHODS ENGINEER

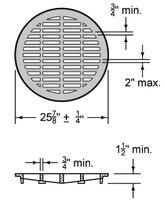
CASTINGS FOR
STORM SEWER MANHOLES

FIGURE 6010.602 SHEET 1 OF 3

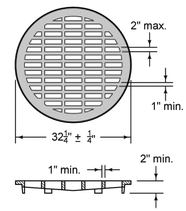
TYPE 4



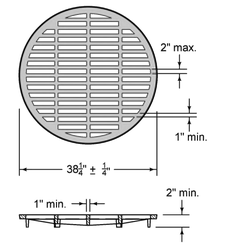
TYPE 4A
For Placement on 18" RCP



TYPE 4B
For Placement on 24" RCP

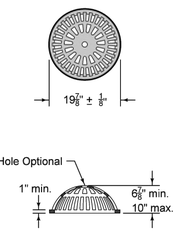


TYPE 4C
For Placement on 30" RCP

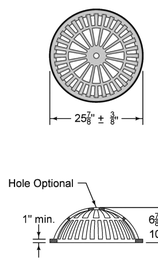


TYPE 4D
For Placement on 36" RCP

TYPE 3
(Light Duty)

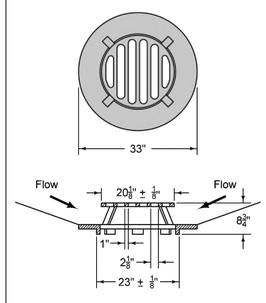


TYPE 3A
For Placement on 18" RCP



TYPE 3B
For Placement on 24" RCP

TYPE 5
(Light Duty)
For Placement on 24" to 30" RCP



SUDAS	IOWA DOT	REVISION
FIGURE 6010.604	STANDARD ROAD PLAN	3 04-21-20
		SW-604
		SHEET 1 of 2

REVISIONS: Added Type 7 casting. Modified circle notes.

Paul D. Wigand — SUDAS DIRECTOR
Mark Nahra — DESIGN METHODS ENGINEER

CASTINGS FOR AREA INTAKES

FIGURE 6010.604 SHEET 1 OF 2

DATE:
REVISIONS
NO.

TYPICAL DETAILS - 6

FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

JOB NO.
7235.002

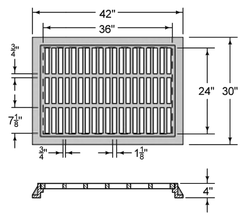
PROJECT MGR.
JOHN GADE, P.E.

STRAND ASSOCIATES®

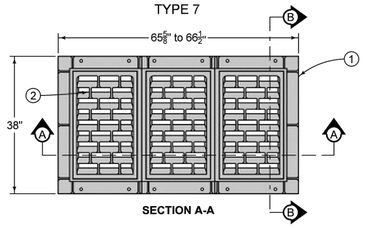
SHEET
8
G3.06

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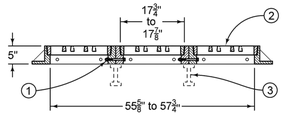
TYPE 6



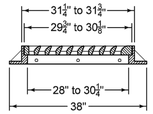
TYPE 7



SECTION A-A

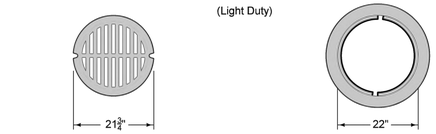


SECTION A-A



SECTION B-B

TYPE 9
(Light Duty)



④
GRATE
Minimum Weight = 85 lbs.

FRAME
Minimum Weight = 75 lbs.

① Frame provided in three segments (two ends and one center). Bolt segments together as specified by the casting manufacturer.

② Provide bicycle safe, vane style grates with a minimum open area of 4 square feet. At low points, grates with vanes facing both directions will be allowed.

③ If required by casting manufacturer, provide support beam under all frame joints. Modify structure walls as required to provide pocket for beam.

④ Cast grate without locking lugs so it may be used in an inverted position.

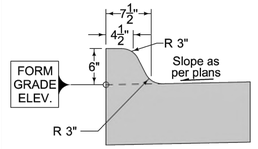
SUDAS	IOWA DOT	REVISION
FIGURE 6010.604	STANDARD ROAD PLAN	3 04-21-20
	SW-604	SHEET 2 of 2

REVISIONS: Added Type 7 casting. Modified circle notes.

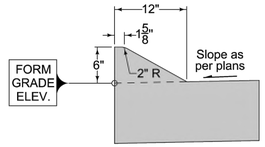
SUDAS DIRECTOR / DESIGN METHODS ENGINEER

CASTINGS FOR AREA INTAKES

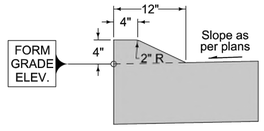
FIGURE 6010.604 SHEET 2 OF 2



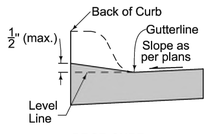
6" STANDARD CURB



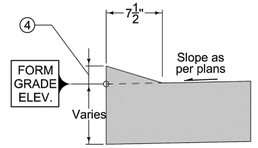
6" SLOPED CURB



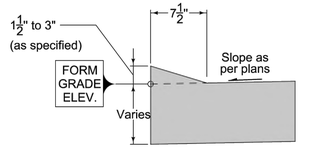
4" SLOPED CURB



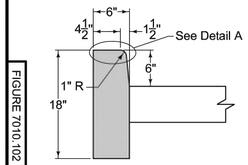
DROP CURB
AT SIDEWALK



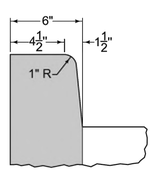
DRIVEWAY DROP CURB
(IowaDepartment of Transportation is not the Contracting Authority)



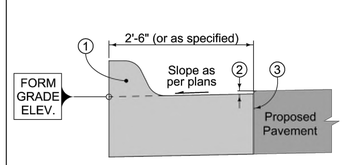
DRIVEWAY DROP CURB
(Iowa Department of Transportation is the Contracting Authority)



BEAM CURB*
*For short replacement sections, match existing curb profile



DETAIL A



CURB AND GUTTER UNIT

For joint details, see PV-101.

① 6 inch Standard Curb, 6 inch Sloped Curb, or 4 inch Sloped Curb as specified.

② ⅛ inch if Proposed Pavement is HMA. No elevation difference if Proposed Pavement is PCC.

③ 'BT' , 'KT', or 'L' joint if Proposed Pavement is PCC. 'B' joint if Proposed Pavement is HMA.

④ 0 to 2 inches for residential entrances. 1½ to 3 inches for industrial or commercial entrances.

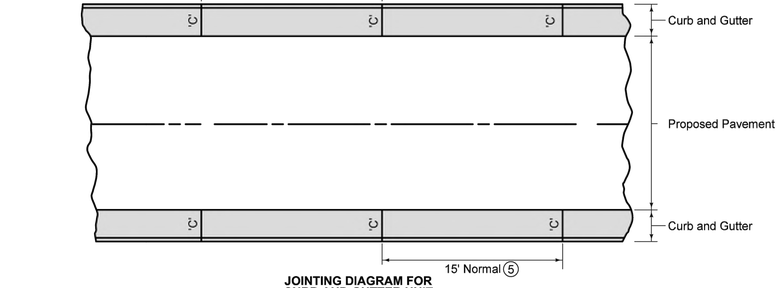
SUDAS	IOWA DOT	REVISION
FIGURE 7010.102	STANDARD ROAD PLAN	5 04-21-20
	PV-102	SHEET 1 of 2

REVISIONS: Split DRIVEWAY DROP CURB detail into two details. Added new circle note 4 on Sheet 1. Renumbered cirlce note on Sheet 5.

SUDAS DIRECTOR / DESIGN METHODS ENGINEER

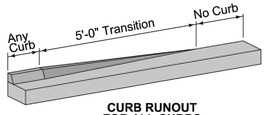
PCC CURB DETAILS

FIGURE 7010.102 SHEET 1 OF 2

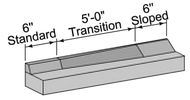


JOINTING DIAGRAM FOR
CURB AND GUTTER UNIT

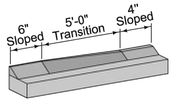
⑤ If proposed pavement is PCC, match joint spacing for proposed pavement. Place 'E' joints in curb and gutter section where expansion joints are to be placed in proposed pavement.



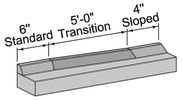
CURB RUNOUT
FOR ALL CURBS



CURB TRANSITION
FROM 6" STANDARD TO 6" SLOPED



CURB TRANSITION
FROM 6" SLOPED TO 4" SLOPED



CURB TRANSITION
FROM 6" STANDARD TO 4" SLOPED

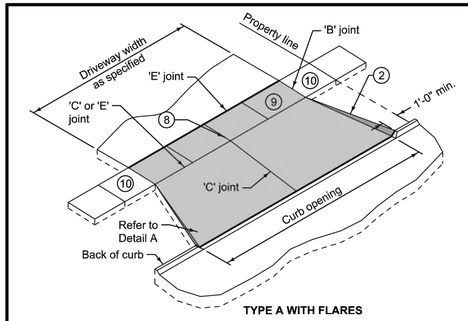
SUDAS	IOWA DOT	REVISION
FIGURE 7010.102	STANDARD ROAD PLAN	5 04-21-20
	PV-102	SHEET 2 of 2

REVISIONS: Split DRIVEWAY DROP CURB detail into two details. Added new circle note 4 on Sheet 1. Renumbered cirlce note on Sheet 5.

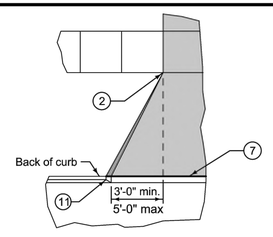
SUDAS DIRECTOR / DESIGN METHODS ENGINEER

PCC CURB DETAILS

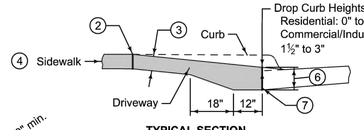
FIGURE 7010.102 SHEET 2 OF 2



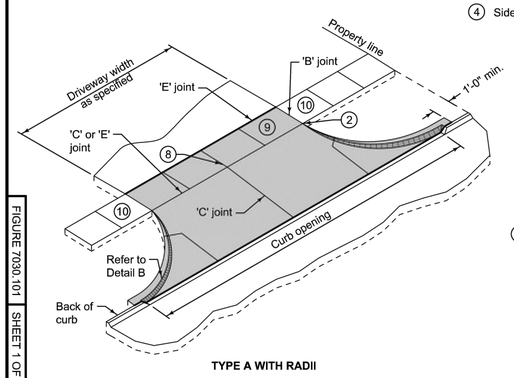
TYPE A WITH FLARES



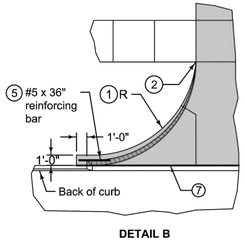
DETAIL A
(Residential/Agricultural Only)



TYPICAL SECTION



TYPE A WITH RADII



DETAIL B

① Driveway radius (R).
Residential: 10 foot minimum,15 foot maximum.
Commercial and industrial: As specified in the contract documents.

② Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.

③ Pavement thickness.
Residential: 6 inches minimum.
Commercial and industrial: 7 inches minimum.

④ Sidewalk thickness through driveway to match thickness of driveway.

⑤ Center reinforcing bar vertically in the pavement.

⑥ Match thickness of adjacent roadway, 8 inches minimum.

⑦ Provide 'E' joint at back of curb unless 'B' joint is specified.

⑧ For alleys, invert the pavement crown 2% toward center of alley.

⑨ Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.

⑩ If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Engineer.

⑪ Transition street curb at minimum 1:1 slope to meet driveway curb.

SUDAS	REVISION
	4 2022 Edition
7030.101	SHEET 1 of 1

SUDAS Standard Specifications

CONCRETE DRIVEWAY, TYPE A

FIGURE 7030.101 SHEET 1 OF 1

DATE: | REVISIONS | NO.

TYPICAL DETAILS - 7

FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

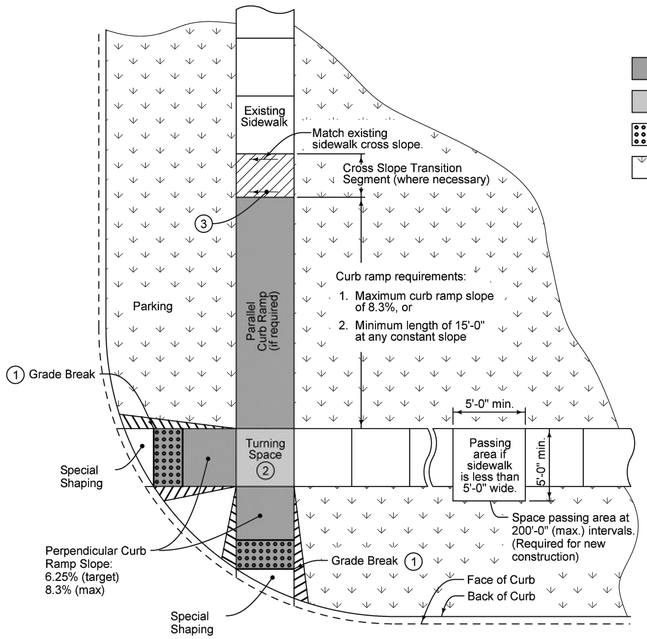
JOB NO.
7235.002

PROJECT MGR.
JOHN GADE, P.E.

STRAND ASSOCIATES®

SHEET
9
G3.07

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Key

- Curb Ramp
- Turning Space
- Detectable Warning
- Grass

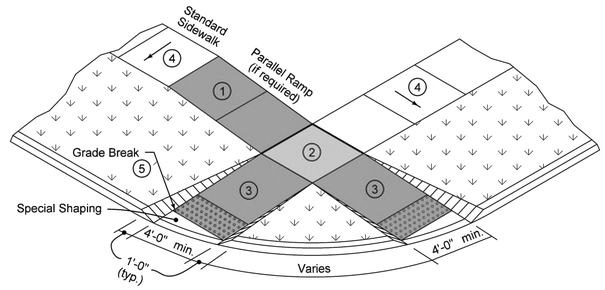
1. Match pedestrian street crossing slope, or flatter.
2. Minimum 4 feet by 4 feet. Target cross slope of 1.5% with a maximum cross slope of 2.0%.
3. Target cross slope of 1.5% with a maximum cross slope of 2.0%.

FIGURE 7030.204 | SHEET 1 OF 1

SUDAS | REVISION 3 10-20-15 | 7030.204 | SHEET 1 of 1

SUDAS Standard Specifications

GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK



1. Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

   The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
2. Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 4 feet by 4 feet.
3. Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
4. Target cross slope of 1.5% with a maximum cross slope of 2.0%.
5. Match pedestrian street crossing cross slope or flatter.

Key

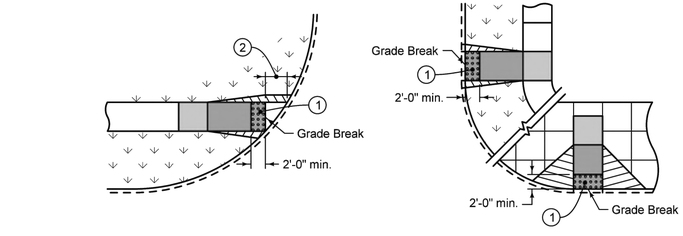
- Curb Ramp
- Turning Space
- Detectable warning
- Grass

FIGURE 7030.207 | SHEET 1 OF 1

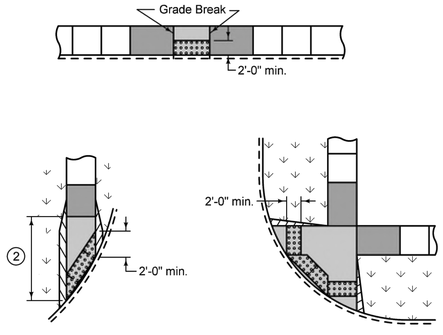
SUDAS | REVISION New 10-16-12 | 7030.207 | SHEET 1 of 1

SUDAS Standard Specifications

CURB RAMP FOR CLASS B OR C SIDEWALK



PERPENDICULAR RAMPS



PARALLEL RAMPS

Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.

1. When detectable warning is located on curb ramp surface, orient domes in the direction of pedestrian travel.
2. When the distance between the grade break and the back of curb is less than 5 feet, place detectable warning surface at the bottom of the curb ramp.

   Where one corner of the curb ramp is more than 5 feet from the back of curb, construct curb ramp as a parallel curb ramp. Move grade break back as required to place detectable warning on turning space at the back of curb.

Key

- Curb Ramp
- Turning Space
- Detectable Warning

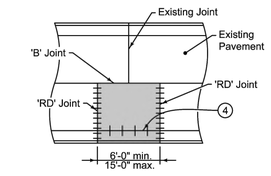
FIGURE 7030.210 | SHEET 1 OF 1

SUDAS | REVISION New 10-16-12 | 7030.210 | SHEET 1 of 1

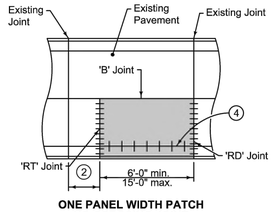
SUDAS Standard Specifications

DETECTABLE WARNING PLACEMENT

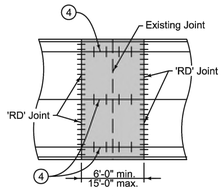
GUTTERLINE JOINTING



ONE PANEL WIDTH PATCH WITH OPPOSING JOINT

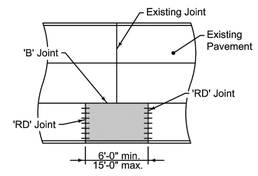


ONE PANEL WIDTH PATCH NO OPPOSING JOINT

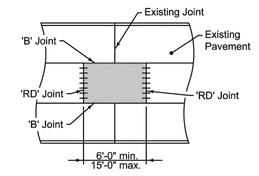


FULL ROADWAY WIDTH PATCH

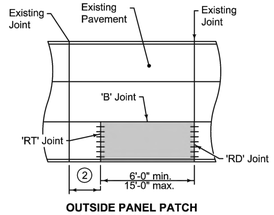
THIRD POINT JOINTING 1



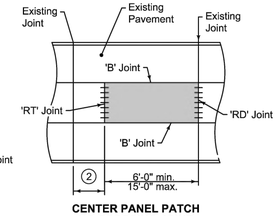
OUTSIDE PANEL PATCH WITH OPPOSING JOINT



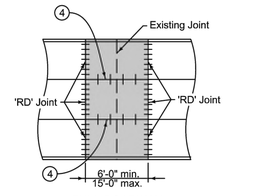
CENTER PANEL PATCH WITH OPPOSING JOINTS



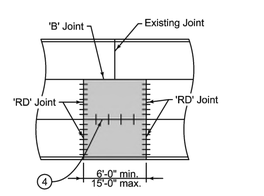
OUTSIDE PANEL PATCH NO OPPOSING JOINT



CENTER PANEL PATCH NO OPPOSING JOINT



FULL ROADWAY WIDTH PATCH



ADJACENT PANELS PATCH

1. Patches on roadways with quarter point jointing will be similar to third point jointing details.
2. Minimum distance between existing joint and patch is 6 feet. If distance is less than 6 feet, extend patch to existing joint.
3. If subgrade or subbase material is required below patch, bring material to a level 2 inches below bottom of existing pavement.
4. BT, KT, or L joint depending on pavement thickness and pouring sequence.

LONGITUDINAL SECTION THRU PCC PATCH

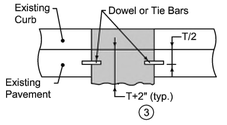


FIGURE 7040.101 | SHEET 1 OF 1

SUDAS | REVISION 3 2021 Edition | 7040.101 | SHEET 1 of 1

SUDAS Standard Specifications

FULL DEPTH PCC PATCHES LESS THAN OR EQUAL TO 15' LONG

NO.	REVISIONS	DATE:

TYPICAL DETAILS - 8

FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

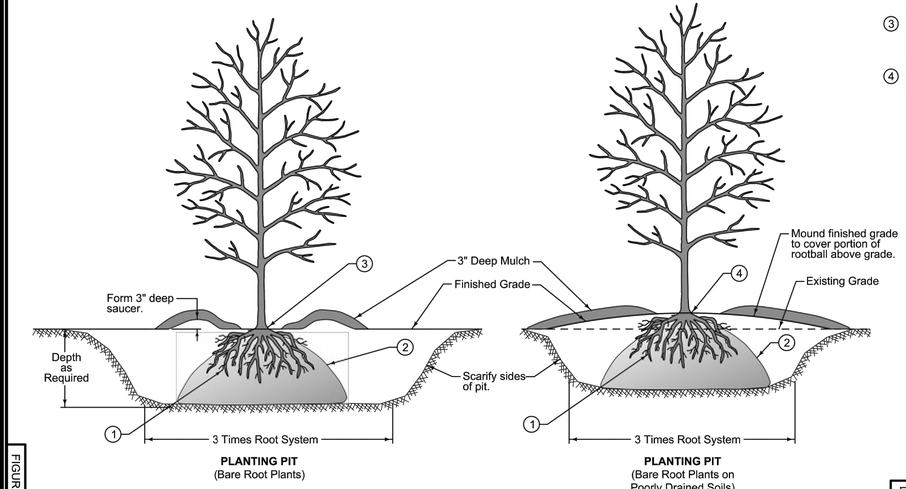
JOB NO.
7235.002

PROJECT MGR.
JOHN GADE, P.E.

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G3.08

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PLANTING PIT
(Bare Root Plants)

PLANTING PIT
(Bare Root Plants on Poorly Drained Soils)

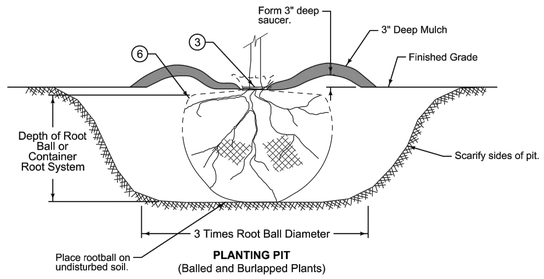
1. Spread root system in natural position with soil excavated from pit.
2. Build a firm cone-shaped mound of soil in the middle of the planting pit.
3. Install with root flare at or slightly above grade. Do not place mulch within 6 inches of trunk.
4. Install root flare 2 to 3 inches above grade. Do not place mulch within 6 inches of trunk.

FIGURE 9030.101 SHEET 1 OF 2

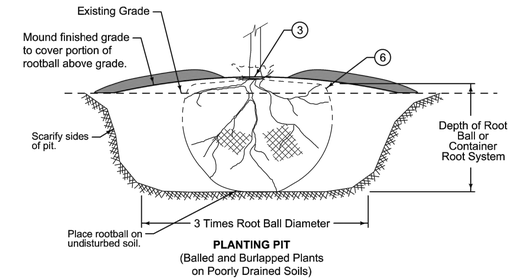
SUDAS | REVISION 1 2022 Edition | 9030.101 | SHEET 1 of 2

SUDAS Standard Specifications

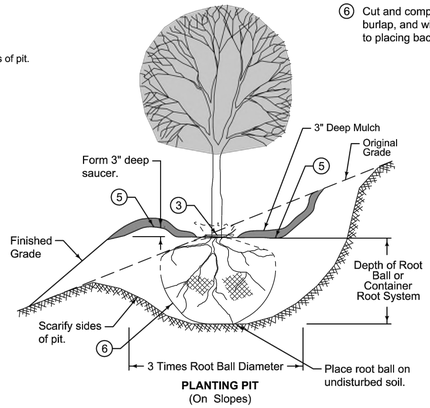
PLANTING PIT



PLANTING PIT
(Balled and Burlapped Plants)



PLANTING PIT
(Balled and Burlapped Plants on Poorly Drained Soils)



PLANTING PIT
(On Slopes)

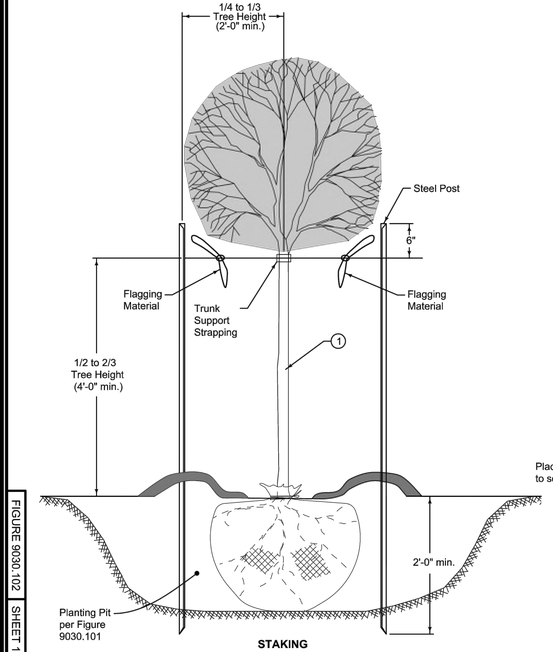
3. Install with root flare at or slightly above grade. Do not place mulch within 6 inches of trunk.
4. Install root flare 2 to 3 inches above grade. Do not place mulch within 6 inches of trunk.
5. Begin transition at edge of root ball.
6. Cut and completely remove top 1/2 of twine, burlap, and wire baskets from root ball prior to placing backfill material.

FIGURE 9030.101 SHEET 2 OF 2

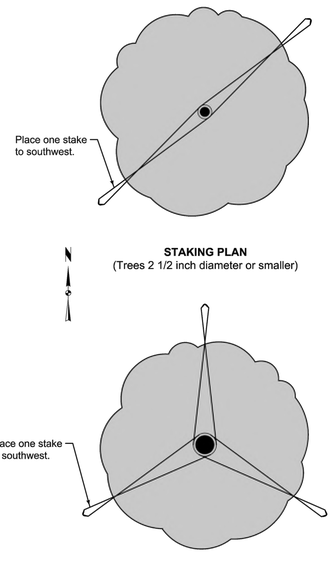
SUDAS | REVISION 1 2022 Edition | 9030.101 | SHEET 2 of 2

SUDAS Standard Specifications

PLANTING PIT



STAKING



STAKING PLAN
(Trees 2 1/2 inch diameter or smaller)

STAKING PLAN
(Trees larger than 2 1/2 inch diameter)

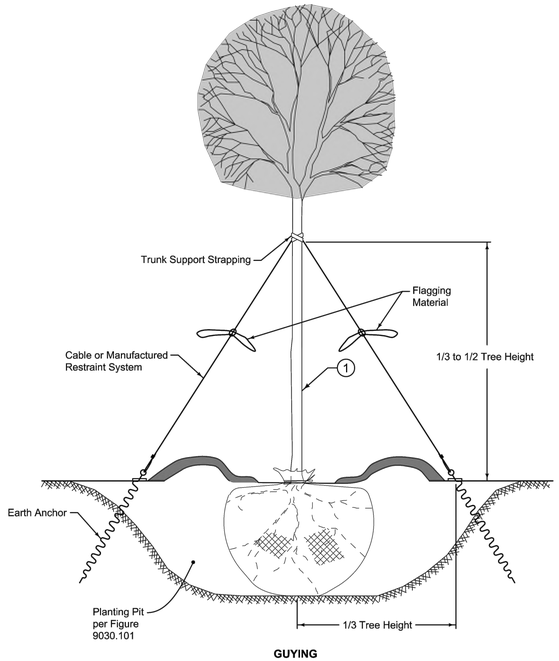
1. Protect trunk from ground line to first branch when specified in the contract documents.

FIGURE 9030.102 SHEET 1 OF 2

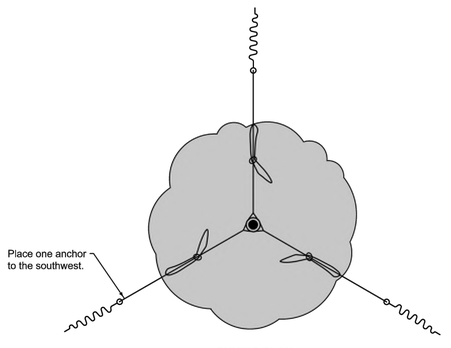
SUDAS | REVISION 1 2022 Edition | 9030.102 | SHEET 1 of 2

SUDAS Standard Specifications

TREE STAKING, GUYING, AND WRAPPING



GUYING



GUYING PLAN

1. Protect trunk from ground line to first branch when specified in the contract documents.

FIGURE 9030.102 SHEET 2 OF 2

SUDAS | REVISION 1 2022 Edition | 9030.102 | SHEET 2 of 2

SUDAS Standard Specifications

TREE STAKING, GUYING, AND WRAPPING

NO.	REVISIONS	DATE:

TYPICAL DETAILS - 9

FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

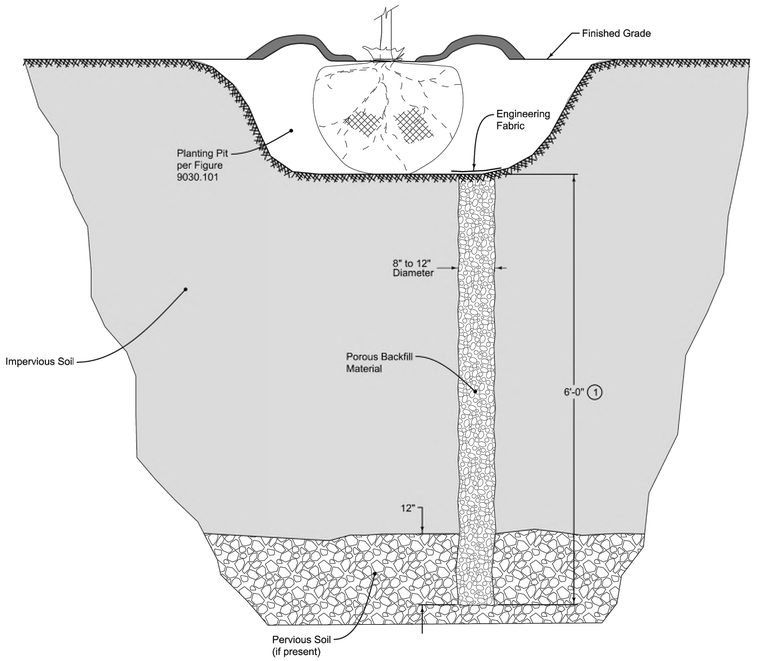
JOB NO.
7235.002

PROJECT MGR.
JOHN GADE, P.E.

STRAND ASSOCIATES®

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11
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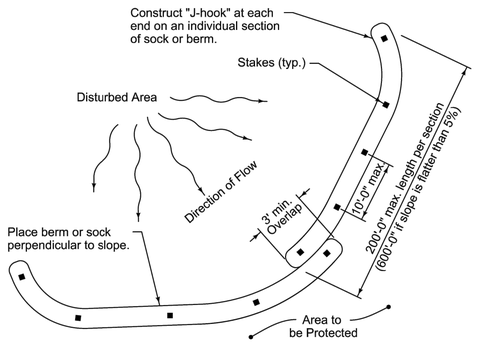
(1) If pervious soil is encountered at a depth less than 6 feet, the drainage well may be terminated when the well extends a minimum of 12 inches into the pervious soil layer.

FIGURE 9030.103 | SHEET 1 OF 1

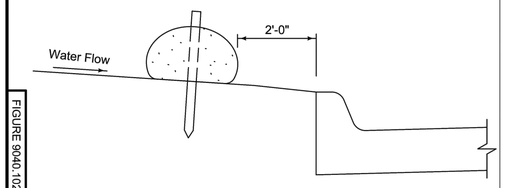
SUDAS | REVISION 1 | 2022 Edition | 9030.103 | SHEET 1 of 1

SUDAS Standard Specifications

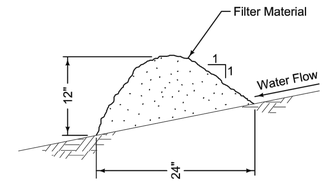
TREE DRAINAGE WELL



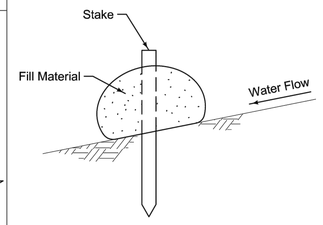
PLAN VIEW OF SLOPE
(for sediment and slope control)



SECTION VIEW AT STREET
(for perimeter control along street)



FILTER BERM



FILTER SOCK

Berm shown is typical for slopes flatter than 3:1. For steeper slopes, increase berm size as directed by the Engineer.

Place berm in uncompacted windrow perpendicular to the slope at locations specified in the contract documents.

Filter sock diameter as specified in the contract documents.

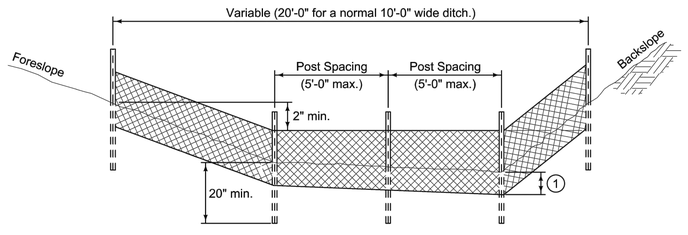
TYPICAL PLACEMENT OF BERM OR SOCK

FIGURE 9040.102 | SHEET 1 OF 1

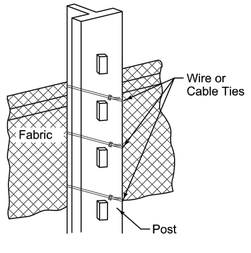
SUDAS | REVISION 4 | 10-17-17 | 9040.102 | SHEET 1 of 1

SUDAS Standard Specifications

FILTER BERM AND FILTER SOCK



TYPICAL SILT FENCE DITCH CHECK



ATTACHMENT TO POST

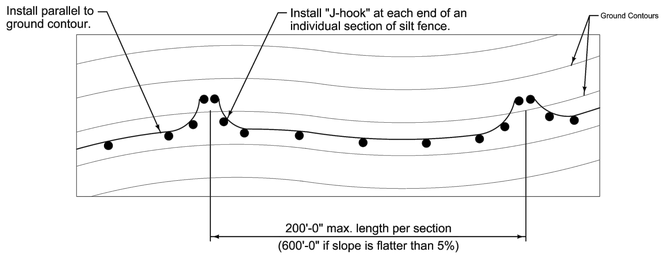
(1) Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

FIGURE 9040.119 | SHEET 1 OF 2

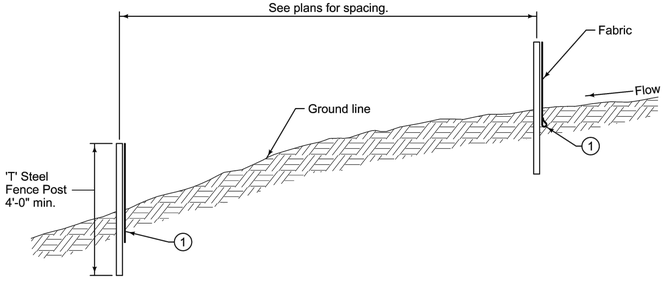
SUDAS | REVISION 2 | 10-21-14 | 9040.119 | SHEET 1 of 2

SUDAS Standard Specifications

SILT FENCE



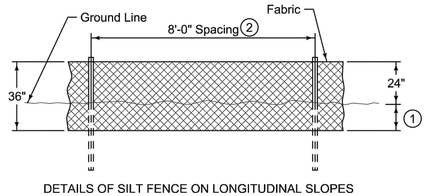
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Plan View)



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Profile View)

(1) Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

(2) Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

FIGURE 9040.119 | SHEET 2 OF 2

SUDAS | REVISION 2 | 10-21-14 | 9040.119 | SHEET 2 of 2

SUDAS Standard Specifications

SILT FENCE

NO.	REVISIONS	DATE:

TYPICAL DETAILS - 10

FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

JOB NO. 7235.002

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SHEET 12 G3.10

(1) Entrance length: 50 foot minimum (30 foot for single family residential), or as specified in the contract documents. Length of entrance may be increased if sediment track-out occurs.

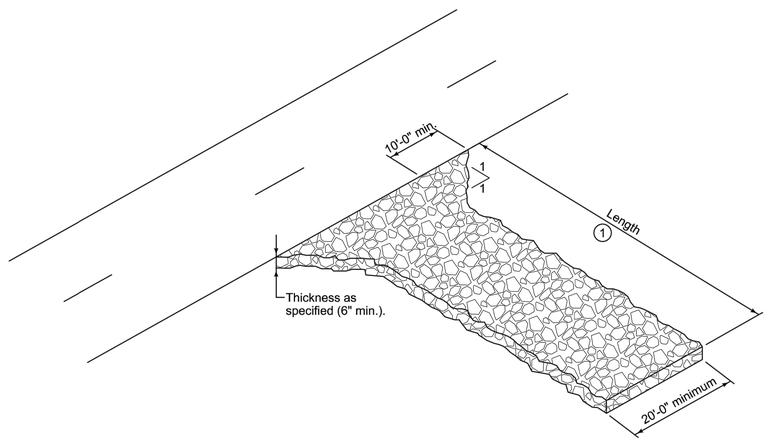


FIGURE 9040.120 | SHEET 1 OF 1

SUDAS

REVISION	
2	10-21-14

9040.120

SHEET 1 of 1

SUDAS Standard Specifications

STABILIZED
CONSTRUCTION ENTRANCE

NO.	REVISIONS	DATE:

TYPICAL DETAILS - 11

FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

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7235.002

PROJECT MGR.
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13
G3.11

EXISTING FIELD TILE (ABANDONED)

STOP

BUS STOP

STORM MH
RIM=882.95
FL OUT=875.85

CUT CURB
1 ½" MAX
56'

STORM MH
RIM=882.42
FL OUT=877.77(24"RCP E)

CUT CURB
1 ½" MAX
56'

STORM MH
RIM=882.55
FL OUT=878.05(24"RCP E)

STORM MH
RIM=882.69
FL OUT=877.94(24"RCP E)

STORM MH
RIM=886.89
FL IN=875.74(60"RCP ARCH N)
FL OUT=875.74(60"RCP ARCH E)

BM#9
ARROW ON HYDRANT
ELEVATION=887.87 NAVD 88
ELEVATION=887.74 NGVD 29

REMOVE AND REPLACE PCC PAVEMENT AS REQUIRED FOR STORM MANHOLE INSTALLATION. MATCH EXISTING PAVEMENT SECTION.

STORM MH
RIM=887.75
FL OUT=881.20(18"RCP N)

STORM MH
RIM=887.70
FL OUT=881.65(18"RCP N)

BM#7
BURY BOLT ON HYDRANT
ELEVATION=889.39 NAVD 88
ELEVATION=889.26 NGVD 29

STORM MH
RIM=887.70
FL OUT=881.85(18"RCP N)

REMOVE TREES

EXISTING FIELD TILE (ABANDONED)

AREA REMOVED FROM FEMA SFHA BY PREVIOUS LOMA

REMOVE/ RELOCATE EXISTING HYDRANT ASSEMBLY

CUT CURB
1 ½" MAX
132'

SE 5TH STREET

BM#1
ARROW ON HYDRANT
ELEVATION=885.87 NAVD
ELEVATION=885.74 NGVD

STORM MH
RIM=883.49
FL OUT=878.79(18"HDPE SE)

STORM MH
RIM=883.28
FL IN=878.23(18"HDPE NW)
FL OUT=878.18(18"HDPE SE)

N

0 15 30 60

DATE:

REVISIONS

NO.

EXISTING CONDITIONS AND REMOVALS

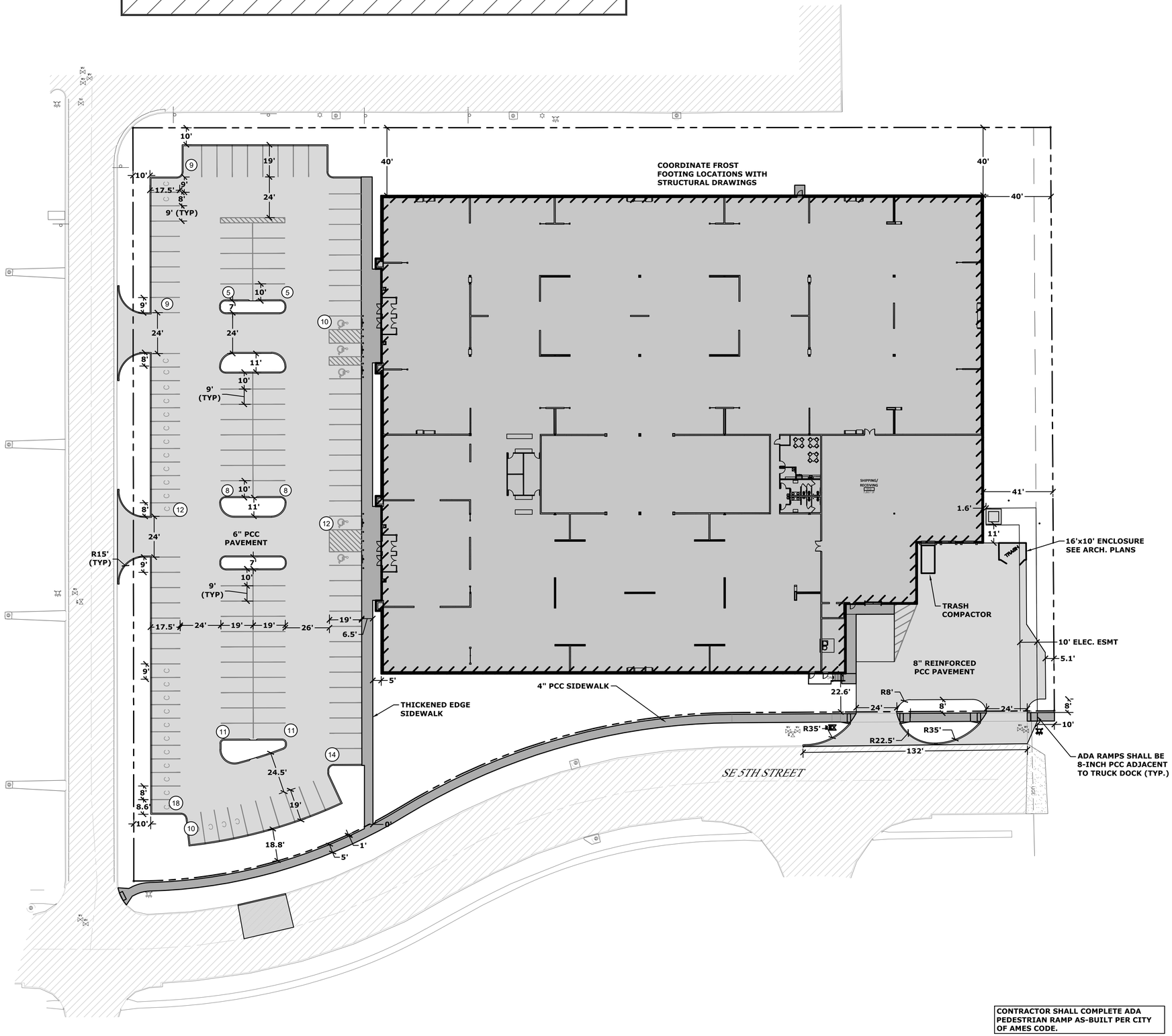
FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

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7235.002

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14
C1.1



CONTRACTOR SHALL COMPLETE ADA PEDESTRIAN RAMP AS-BUILT PER CITY OF AMES CODE.

DATE:

REVISIONS

NO.

SITE LAYOUT AND DIMENSIONING PLAN

FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

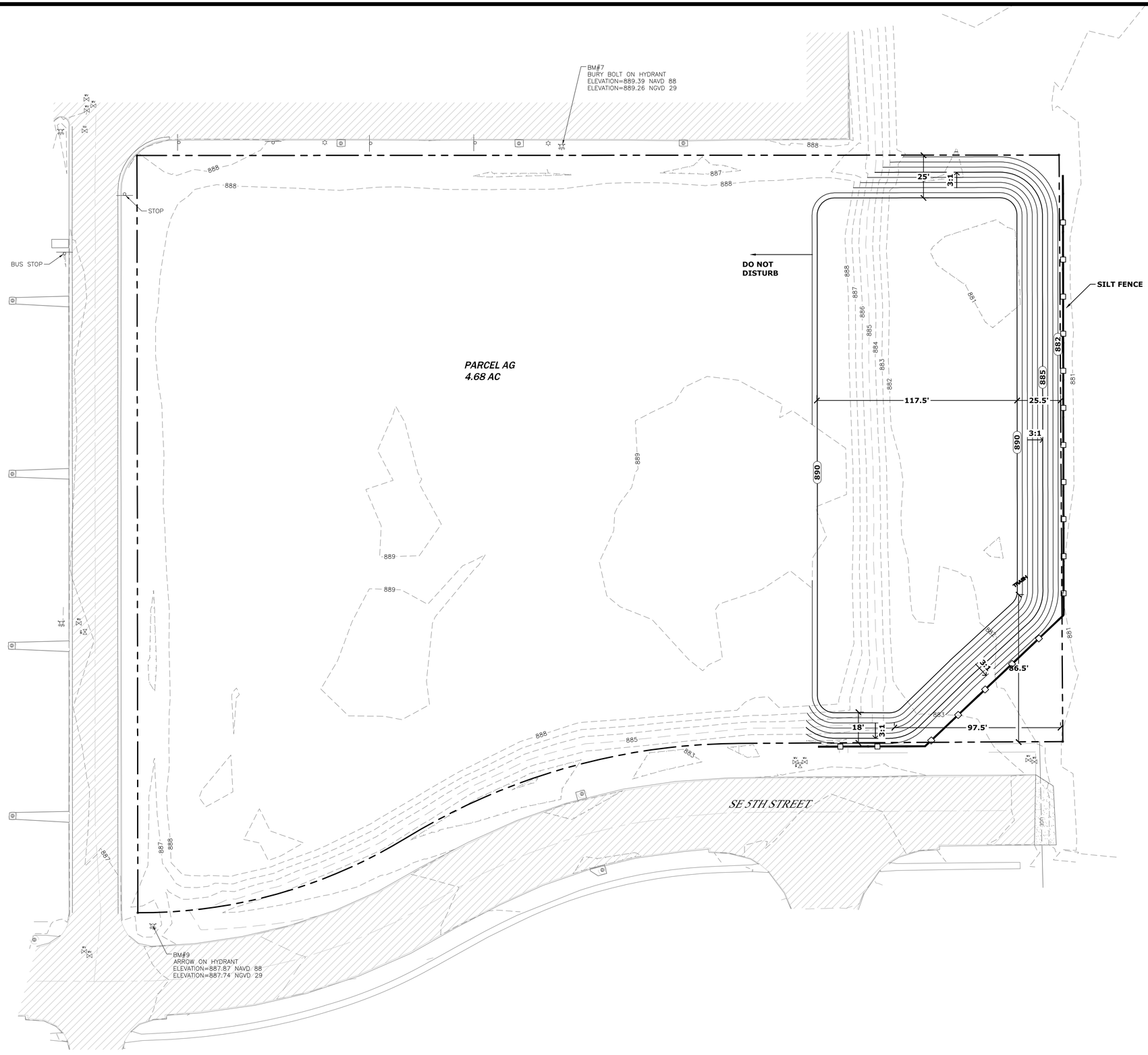
JOB NO.
7235.002

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SHEET
15
C2.1

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CUT = 0
FILL + 20% = 12,100 C.Y.
BORROW = 12,100 C.Y.

B.F.E. = 885.7 (NVGD 29)
REQUIRED ELEVATION = 888.7 (NVGD 29)
PROPOSED ELEVATION = 888.9 (NVGD 29)
= 890.0 (NAVD 88)

NOTES:

1. **PLACE FILL MATERIAL WITH MOISTURE AND DENSITY CONTROL, IN ACCORDANCE WITH SUDAS, SECTION 2010.**
2. **SEED AND MULCH ALL DISTURBED AREAS WITH TYPE 4 TEMPORARY EROSION CONTROL MIX IN ACCORDANCE WITH SUDAS, SECTION 9010.**
3. **PLACE SILT FENCE IN ACCORDANCE WITH SUDAS, SECTION 9040.**

DATE:

REVISIONS

NO.

PRE-LOADING GRADING PLAN

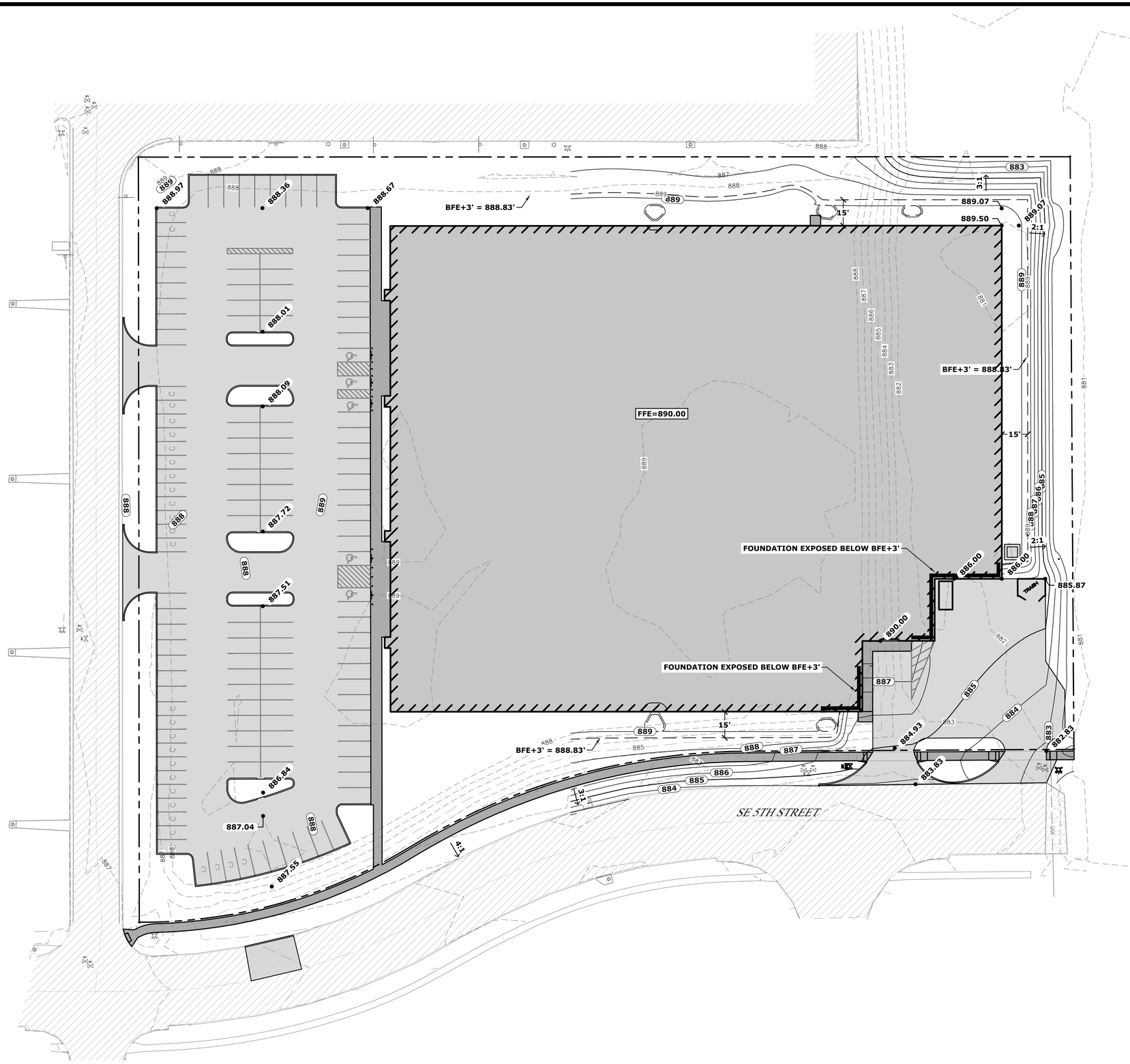
FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

JOB NO.
7235.002

PROJECT MGR.
JOHN GADE, P.E.

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C3.1



DATE:

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NO.

SITE GRADING PLAN

FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

JOB NO.
7235.002

PROJECT MGR.
JOHN GADE, P.E.

STRAND ASSOCIATES®

SHEET
17
C3.2

COORDINATE FROST FOOTING LOCATIONS WITH STRUCTURAL DRAWINGS

890.00 TOW
890.00 TOW
890.00 TOW
889.10 TOW
889.00 TOW
889.94 TOW
889.94 TOW
THICKENED EDGE SIDEWALK
4" SIDEWALK REVEAL
4" SIDEWALK REVEAL
ADA PARKING SIGN (TYP)
BOLLARD (TYP)
BOLLARD (TYP)
4' (TYP)
FLUSH
SLOPE
SLOPE
SLOPE
1.06%
1.57%
1.08%
1.40%
1.50%
1.30%
0.59%
1.51%
1.51%
1.00%
0.48%
1.89%
2.46%
2.71%
2.93%
6" PCC PAVEMENT
0.43%
0.38%
1.97%
0.51%
2.94%
0.50%
1.04%
0.97%
0.50%
0.52%
0.50%
1.13%
1.00%
1.00%
4.98%
4.32%
2.07%
3" CURB DROP (TYP)
EX CURB CUT TO 1 ½"
EX CURB
888.68
888.57
888.76
889.54
889.88 TOW
889.88 TOW
889.88 TOW

COORDINATE FROST FOOTING LOCATIONS WITH STRUCTURAL DRAWINGS

890.00 TOW
889.94 TOW
890.00 TOW
BOLLARD (TYP)
ADA PARKING SIGN (TYP)
5.3' (TYP)
IDEWALK REVEAL
SLOPE
FLUSH
SLOPE
889.88 TOW
889.55
889.88 TOW
889.55
889.88 TOW
889.88
889.88 TOW
889.88
889.88 TOW
889.55
889.88 TOW
889.55
1.50%
1.00%
4" SIDEWALK REVEAL
0.90%
THICKENED EDGE SIDEWALK
1.84%
4.42%
889.03 TOW
888.53
888.86 TOW
887.46 TOW
887.39 TOW
5:1
887.30 TOW
887.38 TOW
888.58
888.43
888.46
1.51%
889.48
889.57
889.57
889.48
889
2.93%
3.42%
6" PCC PAVEMENT
3.87%
888
888.55
888.91
888.77
888.45
887.63
887.49
885.85
885.78
887.19
887.08
0.38%
887.72
888.43
2.94%
888.19
887.60
0.56%
886.97
1.52%
886.96
887.02
888
887.82
887.76
887.65
887.60
887.06
0.50%
0.52%
0.94%
887.93
888.32
888
887.97
887.85
887.27
888.03
887
2.07%
1.47%
888
EX CURB CUT TO 1 ½"
887.44 [M]
887.55 TOC
887.43 [M]
887.56 TOC
887.45 [M]
887.44 [M]
887

N

0 5 10 20

DATE:
REVISIONS
NO.

PARKING LOT GRADING (SOUTH)

FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

JOB NO.
7235.002

PROJECT MGR.
JOHN GADE, P.E.

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SHEET
19
C3.4

File: S:\AME\7200--7299\7235\002\Drawings\CAD\Civil 3d\Design\7235.002 Site Plan.dwg Time: Feb 28, 2025 - 3:58pm

SHIPPING/
RECEIVING
113
7,867 SF

890.00
PAD

886.00
886.00
885.87
48" LOADING DOCKS
NO CURB
TRASH
0.50%
0.54%
885.94
1.84%

890.00
TOW
890.00
TOW
888.00
885.86
889.88
TOW
889.88
TOW
24" LOADING
PLATFORM
887.88
887.88
12.14%
887
5.00%
886.48
886.48
886.17
FLUSH
885.79
DN
5.68%
8" REINFORCED PCC
PAVEMENT
2.52%
NO CURB
884.78
889
888
887
886
885
884
883
882
885
884
2.84%
NO CURB
885.25
885.31
884.87
884.75
884.55
883.66
883.43
882.84
887.67
887.59
24'
24'
3.04%
883
882.76
4" PCC SIDEWALK
884.81
885.23
885.18
END CURB
1.50%
2.50%
8" REINFORCED PCC SIDEWALK
884.66
884.48
END CURB
883.59
883.44
END CURB
DETECTABLE WARNING (TYP)
WV
WV
WV
WV
4:1
6.00%
8" REINFORCED PCC
PAVEMENT
6.04%
0.60%
8" REINFORCED PCC
PAVEMENT
1.50%
EX CURB CUT TO 1 ¼"
EX CURB CUT TO 1 ¼"
884.11
TOC
883.95
TOC
883.83
TOC
883.62
TOC
882.56
TOC
883.77 [M]
883.83 [M]
883.71 [M]
883.50 [M]
882.44 [M]
131'
SE 5TH STREET

N
0 5 10 20

DATE:
REVISIONS
NO.

LOADING DOCK GRADING PLAN

FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

JOB NO.
7235.002
PROJECT MGR.
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SHEET
20
C3.5

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STORM MH
RIM=887.75
FL OUT=881.20(18"RCP N)

STORM MH
RIM=887.70
FL OUT=881.65(18"RCP N)

STORM MH
RIM=887.70
FL OUT=881.85(18"RCP N)

EXISTING FIELD TILE
(ABANDONED)

STORM MH
RIM=882.95
FL OUT=875.85

STORM MH
RIM=882.42
FL OUT=877.77(24"RCP E)

STORM MH
RIM=882.55
FL OUT=878.05(24"RCP E)

STORM MH
RIM=882.69
FL OUT=877.94(24"RCP E)

STORM MH
RIM=886.89
FL IN=875.74(60"RCP ARCH N)
FL OUT=875.74(60"RCP ARCH E)

ST-01
ST-02
ST-03
ST-04
ST-05
ST-06
ST-07
ST-08
ST-09
ST-10
ST-11
ST-12
ST-13

[P-01]
[P-02]
[P -03]
[P-05]
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[P-11]
[P-12]
[P-13]

[8" SUBDRAIN]
[8" SUBDRAIN]

COORDINATE CANOPY DRAIN LOCATIONS WITH MEP DRAWINGS

FFE=890.00

EXISTING FIELD TILE
(ABANDONED)

CLEANOUT

FIELD LOCATE EXISTING 6" SANITARY SEWER SERVICE STUB. NEW 6" SAN SERVICE @ 1.0% MIN.

CLEANOUT

COORDINATE UTILITY SERVICE LOCATIONS WITH MEP DRAWINGS

10' ELEC. ESMT

ABANDON 6" HYDRANT VALVE AND INSTALL 6" MJ CAP

RELOCATED HYDRANT ASSEMBLY 4' FROM EDGE OF PAVEMENT

EXTEND 8" WATER MAIN 6 L.F.

EXISTING 4" PVC STUB

POWER PROVIDED BY AMES ELEC. FROM SWITCH BOX

6" VALVE
2" VALVE

8"x6" TAPPING VALVE AND SLEEVE

CONNECT AT EXISTING 8" VALVE

CONNECT TO EXISTING CORE DRILL OPENING

6" FIRE & DOMESTIC

SE 5TH STREET

ADJUST ALL WATER VALVE BOXES TO MATCH PROPOSED GRADES.

N

0 15 30 60

DATE:

REVISIONS

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UTILITY PLAN

FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

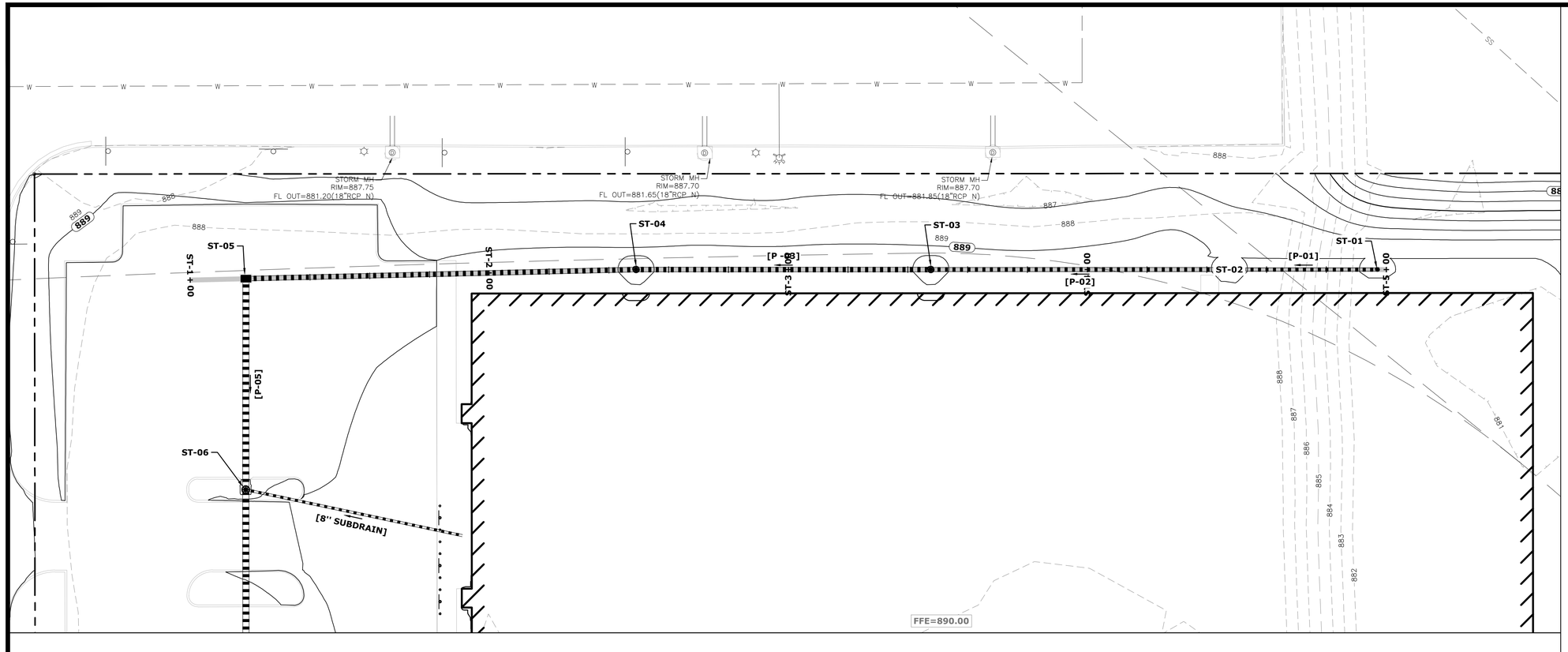
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7235.002

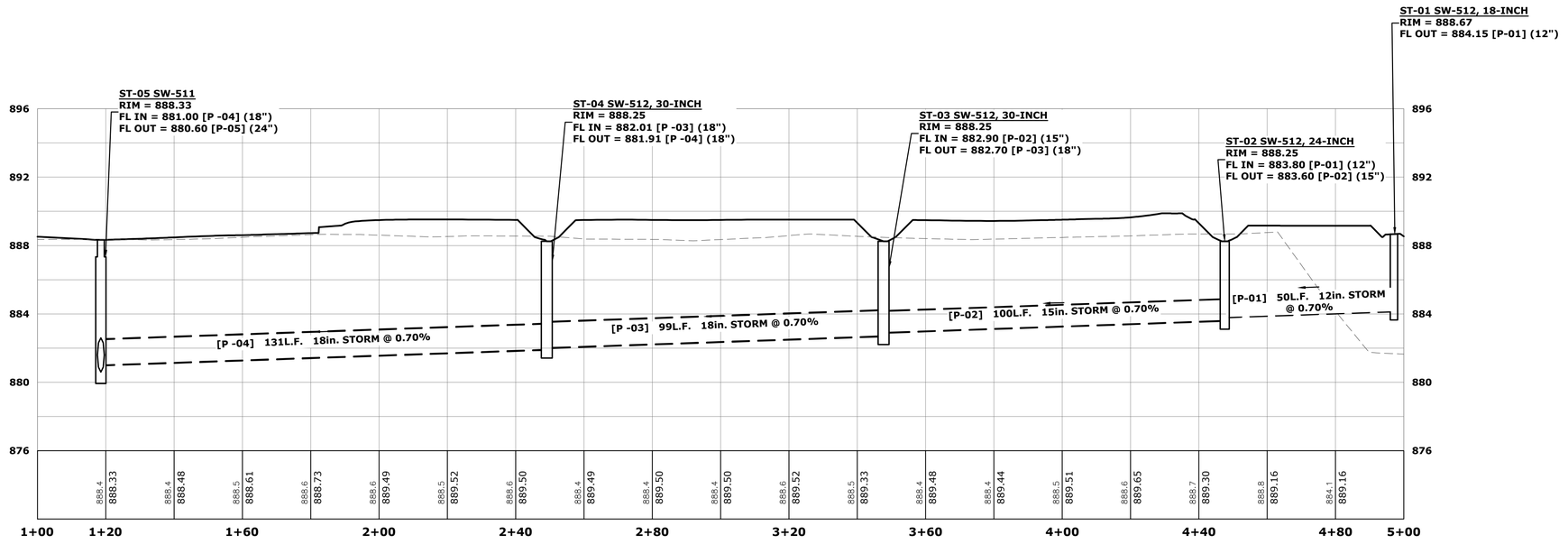
PROJECT MGR.
JOHN GADE, P.E.

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SHEET
21
C4.1

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NO.	REVISIONS	DATE:

STORM SEWER PLAN AND PROFILE

FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

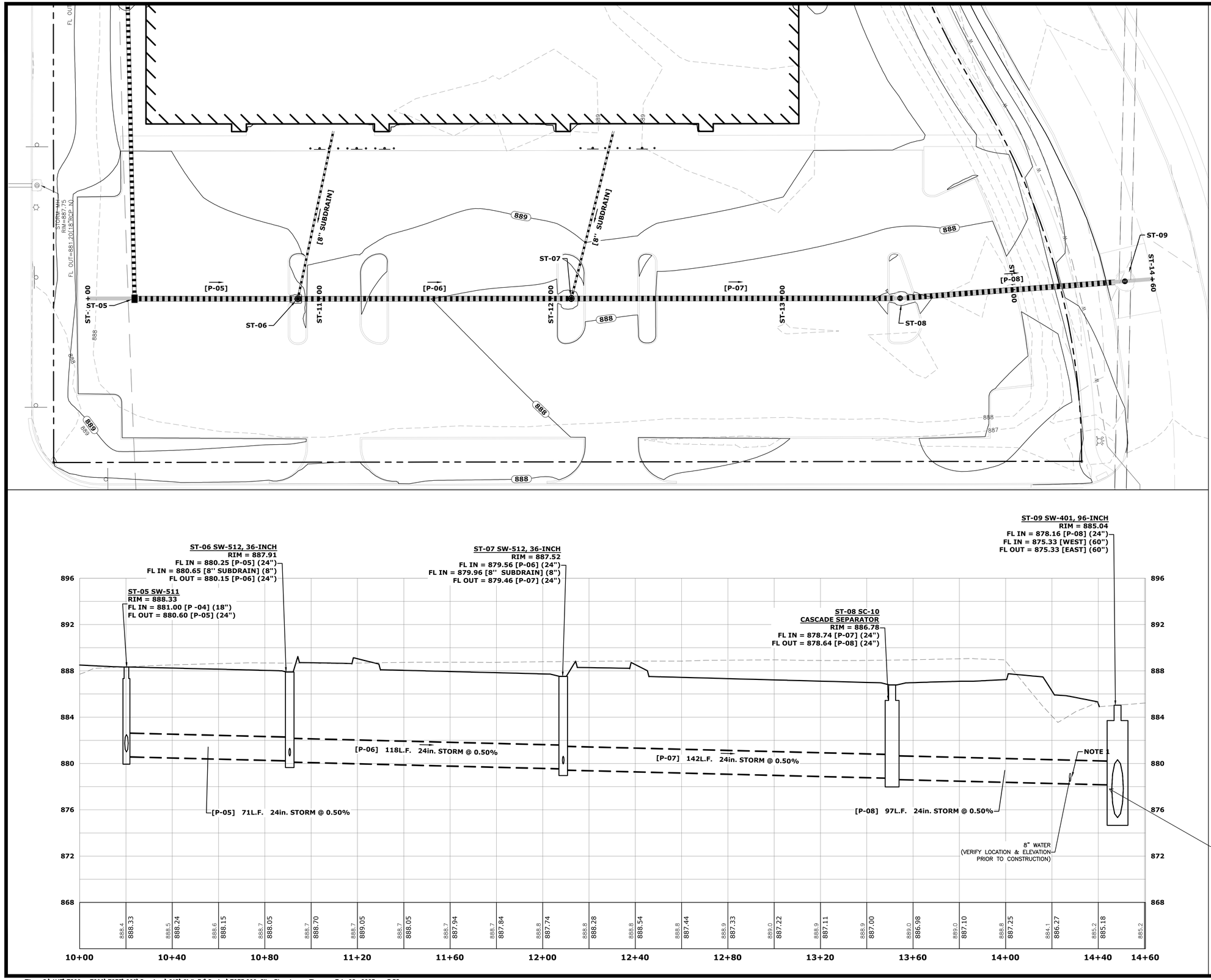
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7235.002

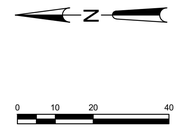
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SHEET
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C4.2

File: S:\AME\7200--7299\7235\002\Drawings\CAD\Civil 3d\Design\7235.002 Site Plan.dwg Time: Feb 28, 2025 - 3:58pm





NOTES:

1) FIELD LOCATE EXISTING WATER MAIN. IF STORM SEWER IS IN CONFLICT WITH SUDAS SEPARATION REQUIREMENTS, LOWER WATER MAIN AS NEEDED TO ACHIEVE REQUIRED SEPARATION. IF LOWERING MAINTAIN A MINIMUM OF 18-INCH VERTICAL SEPARATION. IF WITHIN 18-INCHES, STORM SEWER SHALL HAVE GASKETED JOINTS.

CONNECT TO EXISTING STORM SEWER STRUCTURE PER SUDAS WITH CONCRETE COLLAR

NO.	REVISIONS	DATE:

STORM SEWER PLAN AND PROFILE

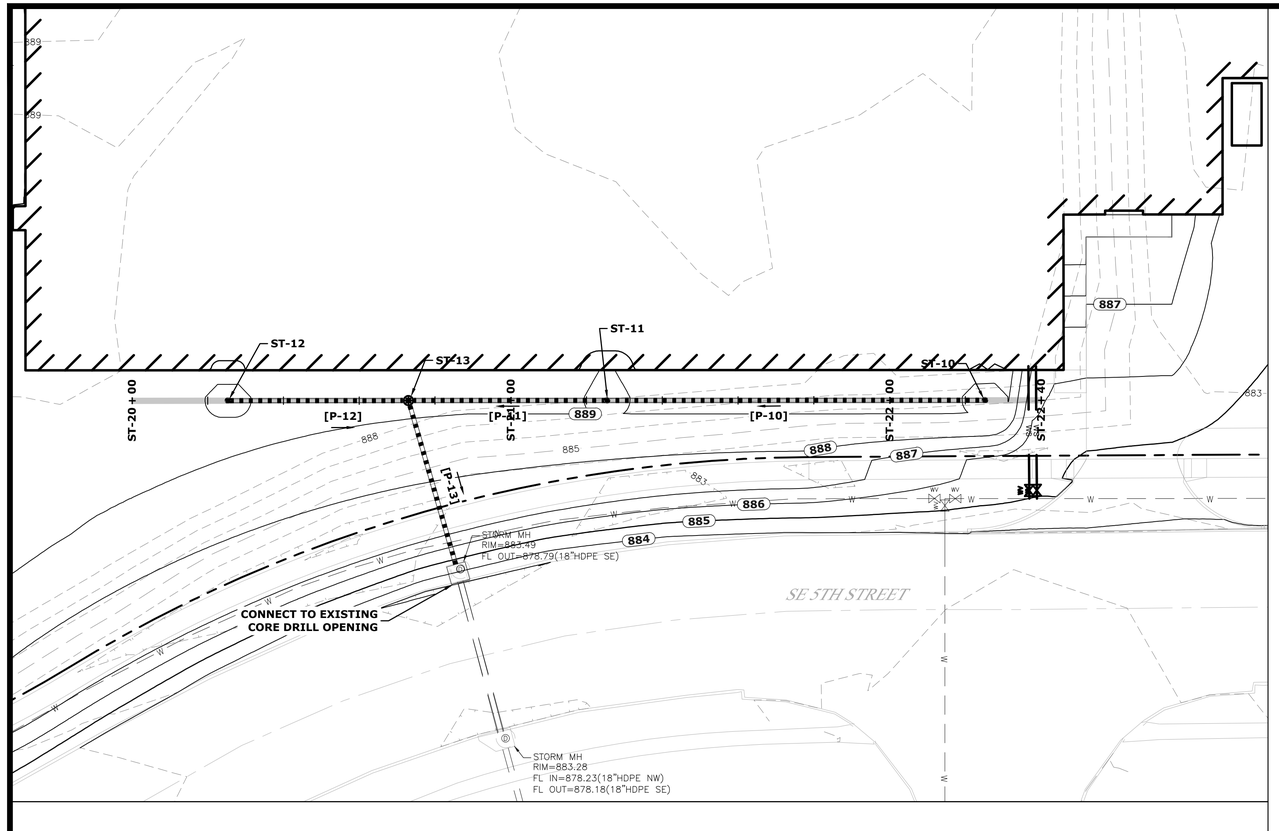
FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

JOB NO.
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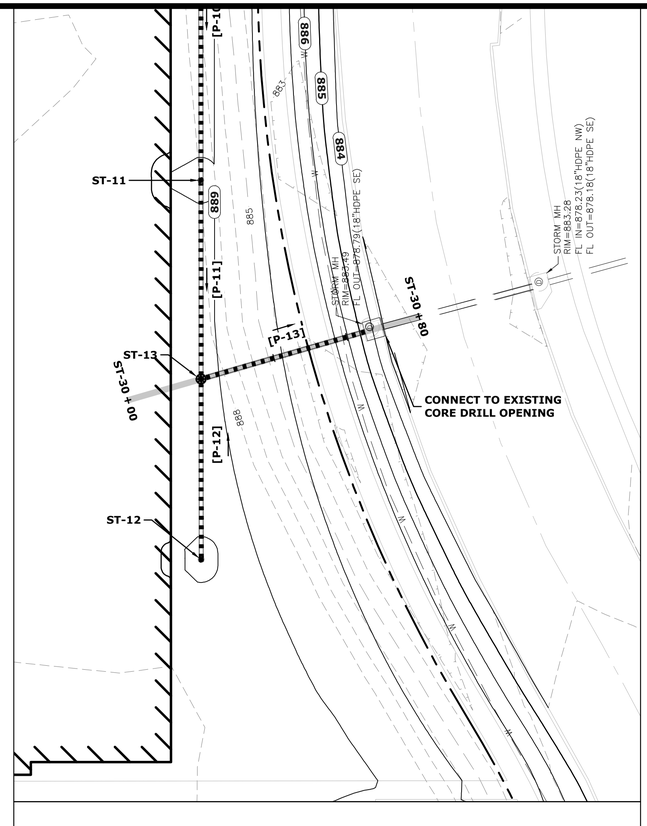
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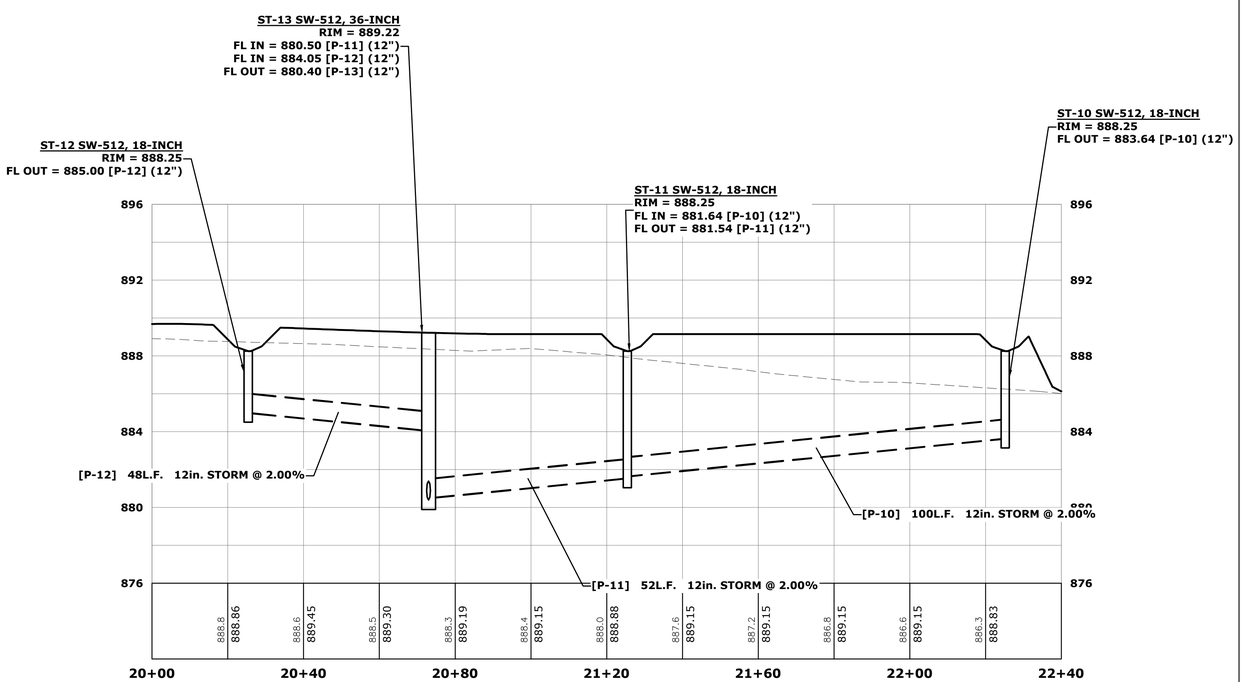
SHEET
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C4.3

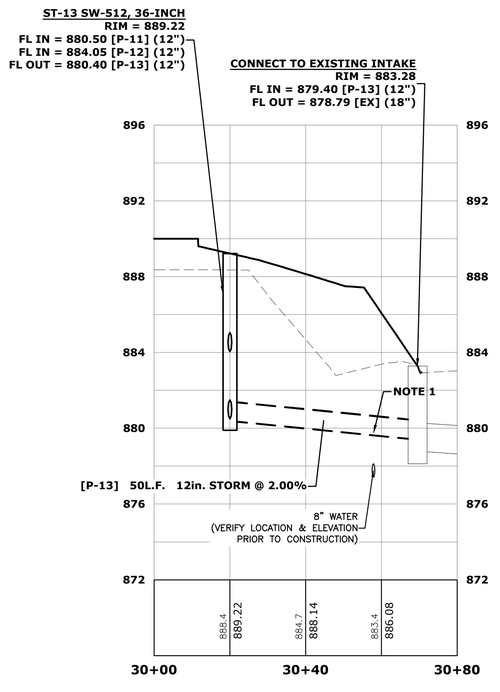












NOTES:

1) FIELD LOCATE EXISTING WATER MAIN. IF STORM SEWER IS IN CONFLICT WITH SUDAS SEPARATION REQUIREMENTS, LOWER WATER MAIN AS NEEDED TO ACHIEVE REQUIRED SEPARATION. IF LOWERING MAINTAIN A MINIMUM OF 18-INCH VERTICAL SEPARATION. IF WITHIN 18-INCHES, STORM SEWER SHALL HAVE GASKETED JOINTS.

NO.	REVISIONS	DATE:

STORM SEWER PLAN AND PROFILE

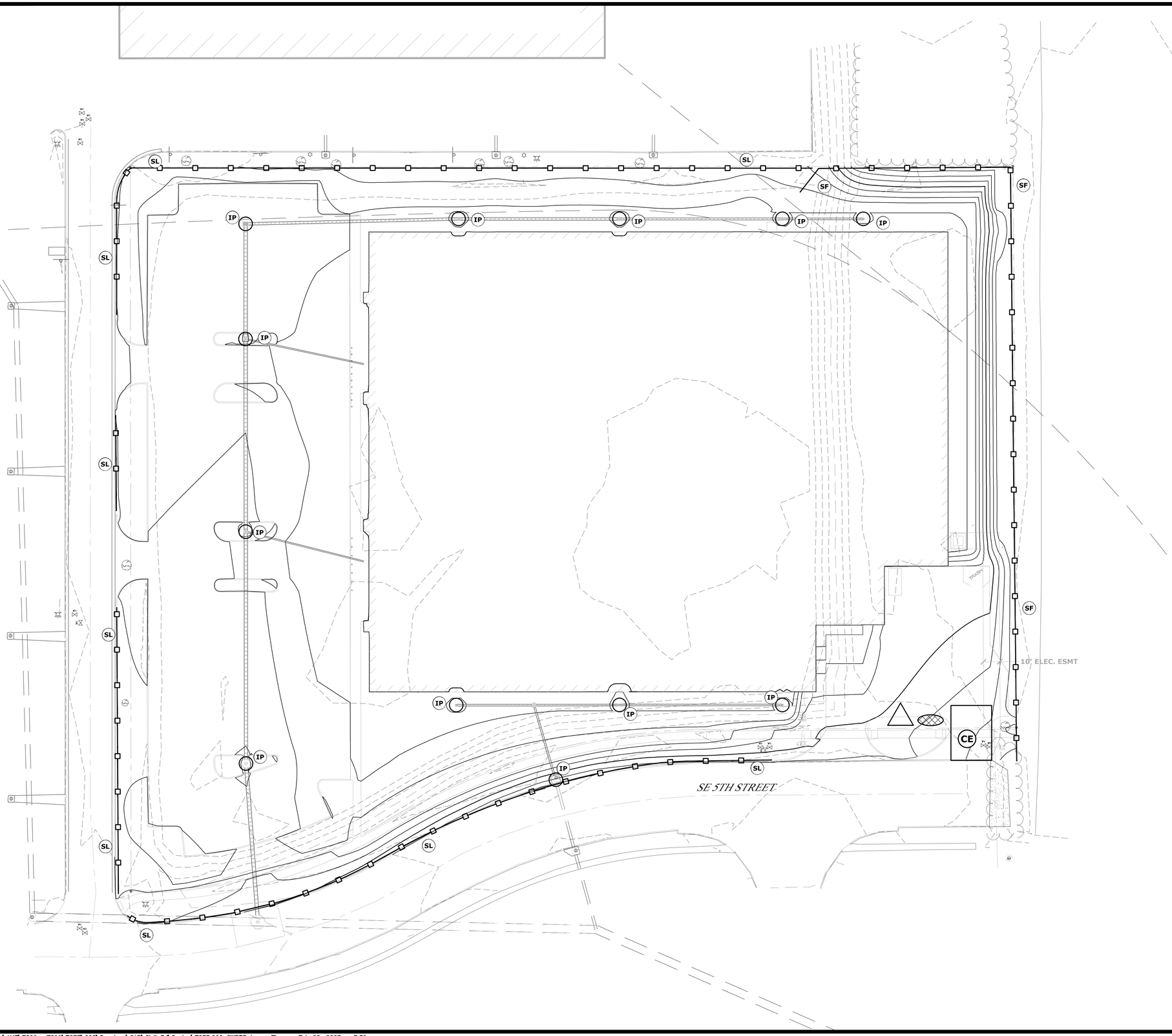
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AMES, IOWA 50010
2024

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7235.002

PROJECT MGR.
JOHN GADE, P.E.

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SHEET
24
C4.4



N

0 10 20 40

SHEET NOTES:

1. SWPPP CONTROLS WILL REMAIN IN PLACE THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL MAINTAIN EROSION CONTROLS AND PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED DURING CONSTRUCTION TO PREVENT EROSION FROM LEAVING THE SITE.
2. SOILS SHALL BE TEMPORARILY SEEDED FOR TEMPORARY STABILIZATION, POST-CONSTRUCTION, AND AS REQUIRED WITHIN LIMITS OF DISTURBANCE.
3. ALL DISTURBED AREAS NOT STABILIZED BY OTHER MEANS SHALL INCLUDE SUDAS TYPE 4 TEMPORARY SEEDING DURING CONSTRUCTION AND TYPE 2 PERMANENT SEEDING WITH RECP TYPE 2A NATURAL FIBER MATTING AFTER CONSTRUCTION IS COMPLETED.

LEGEND

- (CE) CONSTRUCTION ENT.
- (SL) SILT LOGS
- (SF) SILT FENCE
- (IP) INLET PROTECTION
- CONCRETE, PAINT, AND GROUT WASHOUT AREA
- SPILL KIT

NOTE - CONCRETE WASHOUT AREA GENERALLY LOCATED AND SHALL BE LOCATED BY THE CONTRACTOR ON SITE IN A LOCATION APPROVED BY THE OWNER.

NO.	REVISIONS	DATE:

STORM WATER POLLUTION PREVENTION PLAN - 1

FURNITURE MART USA
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7235.002

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25
C6.1

STORMWATER POLLUTION PREVENTION PLAN

Stormwater Pollution Prevention Plan

All contractors/subcontractors shall conduct their operations in a manner that minimizes erosion and prevents sediments from leaving the site and prevents chemical contamination of soil and water. The Contractor shall be responsible for compliance and implementation of the Pollution Prevention Plan (PPP) for their entire contract. This responsibility shall be further shared with subcontractors whose work is a source of potential pollution as defined in this PPP. All work necessary to be in compliance with the PPP shall be considered incidental to the project. Therefore, it is in the best interest of the Contractor to disturb as little land as possible.

Phase 1 - Site Evaluation and Design Development

Existing soil information: See the Story County Soil Survey, SW ¼ of NE ¼ of Section 11 of T83N, R24W.
Existing runoff quality: Existing data on runoff water quality is not available.
Location of surface water on site: none
Name of receiving stream: South Skunk River (includes site storm sewer system).

Construction activity description: General soil disturbing activities associated with construction of a commercial building including: excavation, stockpiling, trenching, backfilling, paving and seeding.

This Pollution Prevention Plan (PPP) is for Furniture Mart, Ames, Iowa.
This PPP covers approximately 4.7 acres with an estimated 4.7 acres being disturbed.

The PPP is located in an area of one (1) type of soil association: Zook Loam (54). The estimated average SCS runoff curve number for this PPP after completion will be 89.

Refer to the Plans (7235.002) for locations of typical slopes, ditch grades, and major structural and non-structural controls. A copy of this plan will be on file at the project engineer's office. Runoff from this site eventually flows to the South Skunk River.

POTENTIAL SOURCES OF POLLUTION:
Site sources of pollution generated as a result of this work relate to silts and sediment which may be transported as a result of a storm event. However, this PPP provides conveyance for other (non-project related) operations. These other operations have Stormwater runoff, the regulation of which is beyond the control of this PPP. Potentially this runoff can contain various pollutants related to site-specific land uses. Examples are:

Park Landscaping Activities:
Runoff can potentially contain chemicals including herbicides, pesticides, fungicides and fertilizers.

Commercial and Industrial Activities:
Runoff from industrial and commercial land use may contain constituents associated with the specific operation. Such operations are subject to potential leaks and spills which could be commingled with run-off from the facility. Pollutants associated with commercial and industrial activities are not readily available since they are typically proprietary.

Phase 2 - Control Selection/Plan Design

(A) Select Erosion and Sediment Controls
The contractor shall submit specifications for temporary and permanent measures to be used for controlling erosion and sediment. Demolition or clearing and grading should not be started until a firm construction schedule is known and can be effectively coordinated with the grading and clearing activity.

The following Stabilization measures will be utilized:
Temporary seeding - Exposed areas subject to erosion should be covered as quickly as possible. Under Iowa's General Permit No. 2., re-issued 3/1/2018, disturbed areas of the construction site that will not be redisturbed for 14 days or more must initiate stabilization measures on the last day of land disturbing activities.
Permanent seeding and planting - Permanent seeding shall be done in accordance with the Seeding Plan. The seeding schedule shall follow the Iowa Department of Transportation's specifications. Temporary seeding shall be utilized for erosion control until permanent seeding can be established.
Mulching - Temporary vegetation will be used as mulch when permanent seeding is completed.
Preservation of Natural Vegetation - Natural Vegetation shall be preserved where possible within the construction limits. Natural vegetation shall not be disturbed outside of the demolition and construction limits. Vegetation may be mowed or harvested for hay crop.
Vegetative Strips - Vegetative strips may be utilized to slow runoff velocities and deposit sediments from disturbed areas.
Soil Retaining Measures - Soil to be reused will be stockpiled onsite as indicated on the plans. Silt fence will be utilized to maintain soils onsite.
Minimization of land exposure - Exposure of disturbed land shall be minimized in terms of area and time.
Roadways - Roadways will be surfaced or otherwise stabilized as soon as feasible.

The following structural practices will be utilized:
Earthen Berm or Dike - Earthen dikes may be used to divert water around disturbed areas and around intakes as directed by the engineer.
Silt fence - Silt fence shall be placed on the perimeter of the disturbed area as shown on the drawings. Additional Silt fence shall be provided at the discretion of the engineer.
Gravel Construction Entrance - A gravel or rock construction entrance will be used to reduce or eliminate offsite tracking of soil or debris.

(B) Select other controls
Disposal of construction site waste materials - The contractor will be responsible for making sure that all construction wastes are properly disposed of at facilities permitted to accept these types of wastes.
Treatment or disposal of sanitary wastes generated on-site - The contractor will be responsible for providing sanitary facilities for workers in accordance with local and state requirements. The contractor will be responsible for disposing of sanitary waste in accordance with local and state requirements. Portable facilities shall be secured from tipping over.
Prevent off-site tracking of sediments and generation of dust - The contractor shall prevent the tracking of sediments offsite. A construction entrance shall be installed as shown on the plans. The contractor will be responsible for immediate cleanup of any tracked mud or debris.
PCC Waste - The contractor will be responsible for preventing chemical contamination of soil and water. The contractor shall provide and maintain a containment facility for waste paving material (i.e. PCC washout station).
Materials Management - All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure. see specifications for further recommendations. Waste materials which can easily become airborne will be contained to prevent materials leaving the site. Dumpsters shall have a cover to minimize rain water from entering the container.

The contractor will also be responsible for preventing dust generation from construction activities. The Contractor shall take reasonable measures to prevent unnecessary dust. Earth surfaces subject to dusting shall be kept moist with water or by application of a chemical dust suppressant. Dust prone materials in piles or in transit shall be covered when practical to prevent blowing. Buildings and operating facilities which are affected adversely by dust shall be adequately protected from dust. Existing and new equipment which may be adversely affected by dust shall be adequately protected.

(C) Inspection and maintenance plan
The contractor will be responsible for installation and all associated costs of erosion and stormwater management controls during the contract period. Details of control measures are shown on the plans.

The Contractor is responsible for performing site inspections to verify controls are installed and functioning properly.

The Contractor is required to maintain all temporary erosion control measures in proper working order, including cleaning, repairing, or replacing them throughout the contract period. Cleaning of silt control devices shall begin when the features have lost 30% of their capacity. Perform cleaning and maintenance to PCC wash-out station when station is 75% full.

(D) Control Description
Description of controls can be found in section (A). The contractor will be responsible for submitting specifications of the selected controls. The location of determined controls can be found on the plans. Additional controls may be required at the discretion of the engineer.

(E) Schedule of major activities
Prior to initiating construction the Contractor shall submit a schedule of major activities including:
1. Land clearing and grading in relation to the corresponding schedule for all excavation work. If at all possible, the clearing should immediately precede the construction activity.
2. Installation and anticipated completion date of each control measure.

(F) Non-Storm Discharges
This includes; subsurface drains (i.e. longitudinal and standard subdrains), slope drains and bridge end drains, discharges from fire fighting activities, fire hydrant flushings, potable water sources including waterline flushings, routine external building washdown which does not use detergents, pavement washwaters where spills of leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used, foundation or footing drains where flows are not contaminated with process materials such as solvents, uncontaminated air conditioning condensate, uncontaminated springs or ground water.

(G) Prohibited Discharges
1. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials.
2. Fuels, oils or other pollutants used in vehicle and equipment operation/maintenance.
3. Soaps or solvents used in vehicle and equipment washing.

Phase 3 - Plan Implementation

Contractor Certification

All contractors and subcontractors, including short-term contractors and subcontractors coming on-site, must sign the contractor certification statement before conducting any professional service at the site identified in the plan. The certification must be signed by an authorized representative (i.e., principal executive officer, vice president, general partner, proprietor, elected official). Upon signing the certification, the contractor or sub-contractor becomes a co-permittee with the owner and other co-permittee contractors. In signing the plan, the authorized representative certifies that the information is true and assumes liability for the plan. Note that Section 309 of the Clean Water Act provides for significant penalties where information is false or the permittee violates, either knowingly or negligently, permit requirements.

The General Contractor will be responsible for collecting and maintaining signatures. The contractor shall provide copies of signed certifications to the owner and engineer upon request and at the termination of the contract.

Contractor Certification Statement
"I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the Stormwater discharges associated with industrial activities from the construction site as a part of this certification. Further, by my signature, I understand that I am becoming a co-permittee, along with the owners(s) and other contractors and subcontractor signing such certifications, to the Iowa Department of Natural Resources NPDES General Permit No. 2 for "Stormwater Discharge Associated with Industrial Activity for Construction Activities" at the identified site. As a co-permittee, I understand that I, and my company, are legally required under the Clean Water Act and the Code of Iowa, to ensure compliance with the terms and conditions of the Stormwater pollution plan developed under this NPDES permit and the terms of the NPDES permit."

(A) Notice of Intent (NOI)
The owner or an agent of the owner will fulfill the public notice requirement and submit the Notice of Intent for coverage under General Permit No. 2. The project requires the obtaining of a NPDES General Permit for Stormwater discharge associated with construction activities. The Owner and the Contractor have a copy of this permit. The Contractor and all subcontractors shall be responsible for compliance and fulfilling all requirements of the NPDES General permit including the Stormwater Pollution Prevention Plan.

Phase 4 - Plan Implementation
The Contractor shall follow the schedule as submitted under Phase 2 (E). The Contractor shall keep the Engineer informed of any deviation of the schedule or plan.

(A) Inspection and Maintenance Reports
A copy of the inspection log shall be maintained at the site.

(B) Records of Construction Activities
In addition to the installation and maintenance of erosion control implementation, the Contractor should keep records of the construction activity on the site. In particular, the Contractor should keep a record of the following information:
-The dates when major grading activities occur in a particular area.
-The dates when construction activities cease in an area, temporarily or permanently.
-The dates when an area is stabilized, temporarily or permanently.
-These records can be used to make sure that areas where there is no construction activity will be stabilized within the required time frame. Records shall be retained for a period of at least three years from the date that the site is finally stabilized.

(C) Plan Updates
The pollution prevention plan shall be updated expeditiously:
-When it does not accurately reflect the site features and operations.
-When the Contractor, Owner, or Engineer observes that it is not effective in minimizing pollutant discharge from the site.
-To include Contractors identified after the submittal of the Notice of Intent. These Contractors shall certify the plan and be identified as co-permittees and
-To identify any change in ownership or transference of the permit and permit responsibilities.
If, at any time during the effective period of the permit, the IDNR finds that the plan does not meet one or more of the minimum standards established in the general permit, the IDNR will notify the permittee of required changes necessary to bring the plan up to standard. Permittees shall have 3 days after notification to make the necessary changes and shall submit to the Department a written certification that the changes have been made.

(D) Report of Hazardous Conditions
Because construction activities may include handling of certain hazardous substances over the course of the project, spills of these substances may create a hazardous condition and are required to be reported. Iowa Code, 455B.386, requires that as soon as possible but not more than six hours after the onset of a hazardous condition the IDNR and local Sheriff's Office or the office of the Sheriff of the affected county be notified. The Owner and Engineer should also be informed of the hazardous condition in a timely manner. Contractor is responsible for spill clean-up, remediation and reporting. IDNR (515) 725 - 8694, Polk County Sheriff (515) 286-3814

The Contractor shall submit a report to the Engineer within 14 calendar days of a hazardous condition. The report shall describe the release and the circumstances leading to the release. Steps to prevent the reoccurrence of such releases are to be identified in the plan and implemented.

(E) Plan location and access
Plan location - A copy of the Pollution Prevention Plan must be kept at the construction site, or at a readily available alternative site approved by the Department, from the time construction begins until the site has reached final stabilization.

Retention of records - G. P. #2 (3.01.2018) requires that copies of the Stormwater Pollution Prevention Plan and all other reports required by the permit, as well as all of the data used to complete the Notice of Intent, be retained for 3 years after the completion of final site stabilization.

Access - Although plans and associated records are not necessarily required to be submitted to the Iowa Department of Natural Resources (IDNR), these documents must be made available upon request, within 3 hours, to the IDNR. If Stormwater runoff is discharged to a municipal separate storm sewer system, the plans must be made available upon request to the municipal operator of the system.

Phase 5 - Final Stabilization and Notice of Discontinuation (NoD)

(A) Final Stabilization
Final stabilization is defined in the general permit as meaning that all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 70%, sufficient to preclude erosion, for the entire disturbed area of the permitted project has been established or equivalent stabilization measures have been employed or which has been returned to agricultural production.
The Contractor shall notify the permit holder and Engineer of final stabilization in accordance with the contract documents. The Owner and Engineer will review the site before finalizing the contract and taking control of the site. The Contractor will be required to provide a copy of all inspection and maintenance logs, schedule of construction activities, and Contractor Certifications to the Owner at this time.

(B) Notice of Discontinuation (NoD)
The permit holder (Owner) will be required to submit the Notice of Discontinuation once control of the site has been obtained from the Contractor. All temporary control (i.e. silt fence) shall be removed by contractor prior to filing the NoD.

NO. | REVISIONS | DATE:

STORM WATER POLLUTION PREVENTION PLAN - 2

FURNITURE MART USA
329 SE 5TH STREET
AMES, IOWA 50010
2024

JOB NO.
7235.002

PROJECT MGR.
JOHN GADE, P.E.

STRAND ASSOCIATES®

SHEET
26
C6.2

8" WATER

18" SANITARY

SS

8" WATER

SANITARY STUB
(FIELD VERIFY)

SSS

3 WATER VALVES
(NOT FOUND)

UGE

EXISTING 6" PVC STUB

8" WATER

8" WATER

POWER PROVIDED BY AMES
ELEC. FROM SWITCH BOX

N

0 10 20 40

DATE:

REVISIONS

NO.

TRUCK MOVEMENT

FURNITURE MART USA
529 5TH STREET
AMES, IOWA 50010
2024

JOB NO.
7235.002

PROJECT MGR.
SCOTT WILLIAMS

STRAND ASSOCIATES®

SHEET
1
AT1.0

File: C:\Users\scottwi\appdata\local\temp\AcPublish_37124\7235.002 AT1.0.dwg Time: Aug 13, 2024 – 1:50pm

ITEM #:	**26**
DATE:	**03-25-25**
DEPT:	**FIN**

COUNCIL ACTION FORM

SUBJECT: **PUBLIC HEARING AND NOTICE OF INTENT TO ISSUE $13,500,000 ESSENTIAL CORPORATE PURPOSE GENERAL OBLIGATION BONDS, $235,000 GENERAL CORPORATE PURPOSE GENERAL OBLIGATION BONDS AND ASSOCIATED TAX LEVY FOR DEBT PURPOSE**

BACKGROUND:

The Fiscal Year (FY) 2025/26 Budget includes several capital improvements funded through General Obligation (G.O.) Bonds. A public hearing is required to authorize the issuance of these bonds and the associated property tax levy necessary for debt repayment. The proposed bond amounts and corresponding property tax levy are incorporated into the FY 2025/26 budget.

The G.O. Bonds and related debt service levy outlined in the FY 2025/26 budget are based on the projects listed in the table below. Formal approval from the City Council will be required at a later date to authorize the bond sale, which is anticipated to occur shortly after the start of the new fiscal year.

In addition to the $13,610,195 allocated for G.O. Bond-funded capital projects, the issuance authorization includes an additional allowance of up to $124,805 to cover issuance costs and provide flexibility for selling bonds at a premium above their face value. However, the total debt issued will not exceed the amount required to support the property tax levy included in the proposed budget.

The public hearings and pre-levy resolutions are necessary to establish the property tax levy for debt service on bonds expected to be issued as part of the FY 2025/26 budget. The pre-levy amount of $1,543,962 is included within the total debt service property tax levy of $12,180,953 for all outstanding G.O. debt.

Additionally, the recommended FY 2025/26 budget includes $880,000 in revenue-abated G.O. Bonds to support land acquisition and engineering/design for the new Resource Recovery and Recycling Campus. Given that the project remains in its early development stages, staff recommends deferring the authorization process for the bond issuance for this project until the project's financial requirements are more clearly defined.

The Capital Improvement Plan for FY 2025/26 includes the following G.O. Bond-funded projects:

Fire Station Alerting System (General Corporate Purpose)	$ 211,905	
Asphalt Street Pavement Improvements	4,000,000	
Concrete Pavement Improvements	3,800,000	
Seal Coat Street Pavement Improvements	1,000,000	
Collector Street Pavement Improvements	500,000	
Alley Pavement Improvements	400,000	
Downtown Street Pavement Improvements	250,000	
Traffic System Capacity Improvements	1,520,000	

Intelligent Transportation System	367,540	
Airport Airside Improvements	531,750	
Airport Facility Improvements	329,000	
Ada Hayden Heritage Park	700,000	
Subtotal Tax Supported Bonds		**$ 13,610,195**
Estimated Issuance Costs		**124,805**
Grand Total 2025/26 G.O. Bond Issuance		**$ 13,735,000**

ALTERNATIVES:

1. Authorize the issuance of Essential Corporate Purpose General Obligation Bonds in an amount not to exceed $13,500,000, authorize the issuance of General Purpose General Obligation Bonds in an amount not to exceed $235,000, and authorize the associated tax levy for repayment.

2. Do not authorize the issuance of Essential and General Corporate Purpose General Obligation Bonds for the projects noted above. **This alternative will prevent the City from completing the bond-funded projects reflected in the FY 2025/26 CIP.**

CITY MANAGER'S RECOMMENDED ACTION:

Prior to the issuance of debt, state law requires that a public hearing be held, and associated pre-levy resolution be adopted. This is a required step in order to accomplish the Council's approved capital improvements for the upcoming fiscal year. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
FY 2025-26 GO Bond List.pdf

FY 2025/26 CIP GO Bonds

FY 2025/26 General Corporate Purpose:	
Fire Station Alerting System	211,905
Issuance Costs	*23,095*
Total	**235,000**
FY 2025/26 Essential Corporate Purpose:	
Asphalt Street Pavement Improvements	4,000,000
Concrete Pavement Improvements	3,800,000
Seal Coat Street Pavement Improvements	1,000,000
Collector Street Pavement Improvements	500,000
Alley Pavement Improvements	400,000
Downtown Street Pavement Improvements	250,000
Traffic System Capacity Improvements	1,520,000
Intelligent Transportation System	367,540
Airport Airside Improvements	531,750
Airport Facility Improvements	329,000
Ada Hayden Heritage Park	700,000
Issuance Costs	*101,710*
Total	**13,500,000**
Total Not to Exceed	**13,735,000**

ITEM #:	**27**
DATE:	**03-25-25**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: **2024/25 INTELLIGENT TRANSPORTATION SYSTEM PROGRAM (PHASE 4)**

BACKGROUND:

The Intelligent Transportation System (ITS) Program provides for the installation of infrastructure for a traffic adaptive signal system that will conduct real-time optimization of traffic and pedestrian flow at signalized intersections.

Traffic adaptive systems provide a significant improvement in efficiency and will optimize travel times during all times of the day. Completion of the network is programmed with six phases (an overall phasing map is attached). Traffic signal improvements rank as one of the highest priority areas from the Resident Satisfaction Survey.

This project is for Phase 4 of the program which will primarily expand the ITS network along Lincoln Way from University Blvd. to South Dakota Avenue and Mortensen Road from University Blvd. to South Dakota Avenue.

Staff has been working with HR Green and GBAsi, the consultant team developing this project. On March 18, 2025, bids for the project were received as follows:

Bidder	**Bid Amount**
Engineer's Estimate	*$2,254,037.90*
Van Maanen Electric, Inc.	$2,200,000.00
Iowa Signal Inc.	$2,225,433.69

The table below shows the estimated expenses and revenues for the project:

Estimated Expenses		**Available Revenue**	
Design	$ 241,150.00		
Construction	$2,200,000.00		
Administration	$ 150,000.00		
		Road Use Tax Fund	$ 558,900
		G.O. Bonds	$ 476,100
		ICAAP Grant*	$1,521,280
		Road Use Tax (Savings from FY 23-24 Phase 3)	$ 50,000
TOTAL	**$2,591,150**		**$2,606,280**

*The ICAAP Grant is for 80% of eligible construction costs up to a maximum of $1,521,280.00

Construction is anticipated to occur beginning in 2025 and be completed early in 2026.

ALTERNATIVES:

1. Approve final plans and specifications for the 2024/25 Intelligent Transportation System Program (Phase 4) and award a contract to Van Maanen Electric, Inc. of Newton, Iowa in the amount of $2,200,000

2. Do not approve this project.

CITY MANAGER'S RECOMMENDED ACTION:

This project will facilitate improvements to traffic management and reduction in emissions along project corridors. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
CAF Map.pdf

ONTARIO STREET
13TH STREET
HYLAND AVENUE
GRAND AVENUE
DUFF AVENUE
N. DAKOTA AVENUE
SEE SHEETS N.5 - N.6
SEE SHEETS N.14 - N.18
LINCOLN WAY
LINCOLN WAY
DOTSON DRIVE
S. DAKOTA AVENUE
SEE SHEETS N.3 - N.4
SEE SHEETS N.7 - N.8
STATE AVENUE
HAYWARD AVENUE
ASH AVENUE
BEACH AVENUE
UNIVERSITY BOULEVARD
SEE SHEETS N.9 - N.13
MORTENSEN ROAD
US 30
S. DAKOTA AVENUE
STATE AVENUE
UNIVERSITY BOULEVARD
US 30
I-35
DUFF AVENUE
1
2
3
4
5
6
7
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Item No. 28

MEMO

To: Mayor & City Council

From: Kelly Diekmann, Director of Planning & Housing

Date: March 21, 2025

Subject: Zoning Text Amendment to Chapter 29 of the Municipal Code to Create Townhome Building Type Standards

The ordinance relating to a Zoning Text Amendment to Chapter 29 of the *Municipal Code* to Create Townhome Building Type Standards is attached for your review and consideration for second reading.

ATTACHMENT(S):
Ordinance_Townhome_Design__2nd_Read_w_CC_changes_.pdf

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING TABLE 29.406(2) AND ENACTING A NEW SECTION 29.410(3) THEREOF, FOR THE PURPOSE OF ESTABLISHING TOWNHOME DESIGN REQUIRMENTS AND CRITERIA REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by amending Table 29.406(2) and enacting a new Section 29.410(3) as follows:

Table 29.406(2)
Minimum Off-Street Parking Requirements

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES	DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES
RESIDENTIAL DWELLINGS		
***		
Apartment Dwellings	1.5 space/RU; for one-bedroom units 1 space/bedroom for units of 2 bedrooms or more 1.25 space/bedroom for units of 2 bedrooms or more in University Impacted (O-UIE and O-UIW) 1 space/residential unit for an Independent Senior Living Facility Townhome 5 Units or less (See §29.410(3))	*DSC* Developments with up to 18 units: 0-2 bedrooms units: NONE 3+ bedroom units: 1 space/RU Developments with more than 18 units: 1 space/RU *CSC* – All Developments 1 space/RU
***	***	***

***

Sec. 29.410. SIZE AND APPEARANCE OF DWELLINGS.

***

(3) **Townhome Design.** Townhome building types are three or more attached dwelling units with no units above, below or rear of the dwelling and does not require an individual lot for each dwelling. This building type is a version of an Apartment Dwelling as defined within this Ordinance but commonly constructed under the Residential Building Code rather than Commercial Building Code referenced in Chapter 5 of the Ames Municipal Code. Dwellings built as Single-Family Attached units are a separate classification within this Ordinance. To benefit from the Townhome building type, the building and site must comply with the following requirements. Buildings and units that do not comply with these requirements are subject to apartment dwelling requirements.

(a) Zones Allowed. Townhome building type is an allowed apartment building configuration for the FS-RL, FS-RM, RM, RH and S-MD zoning districts, unless an overlay also applies to the base zone. Townhome dwellings may also be approved within the PUD Overlay and the University Impacted

Overlays subject to conformance to the standards of the Overlay unless otherwise stated. The density standards of units per acre related to apartments or overall units per acre in FS zones will apply.

(b) Multi Building Exception When the total front facing units is four or more, the units may be split into sets of two or three units and be constructed on a single lot within the other limitations of the more than one apartment building. Setbacks between buildings served by a common drive do not apply.

(c) Design requirements.

(i) Townhome dwellings are only permitted as a five unit or less building configuration with no more than eight units total on the site, unless included as part of a PUD Overlay.

(ii) All Townhome dwellings shall be designed in a manner that creates individual unit identity utilizing the following combination of features:

(a) Facades facing a public street shall be oriented to the public street with a primary residential entrance to living area.

(b) Street facing facades shall have proportionally sized porches complementary in style to the architectural character of the townhomes. Narrow street facing façade widths less than 24 feet may be approved to use a stoop; and

(c) Street facing facades shall typically emphasize vertical building proportions with use of material differentiation, roof forms, and architectural projections for relief to break up wide facades and blank areas.

(d) Street facing facades shall incorporate window patterns reflective of residential dwellings front facades and not allow for large blank areas.

(e) For projects within or adjacent to one- and two-family areas may be required to utilize the two-family home design guidelines for project compatibility.

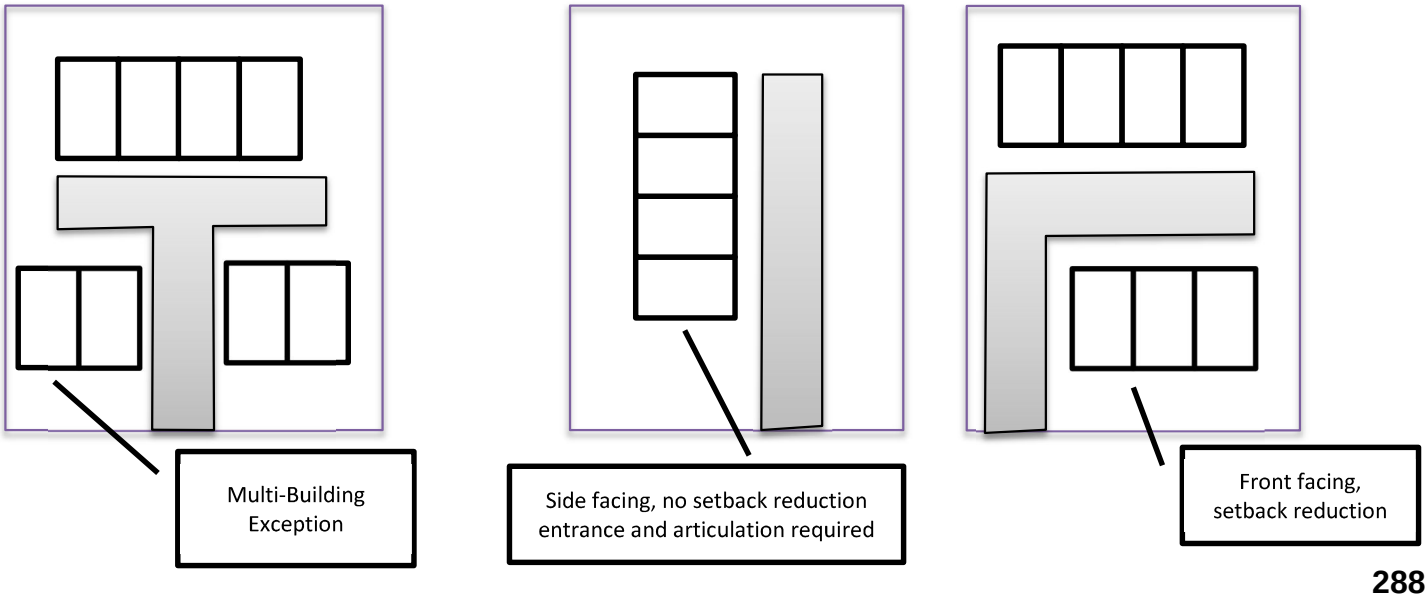
(f) If the standards of this section and other design standards conflict or do not complement the intent of compatible design emphasizing unit individuality, the Planning and Housing Director shall determine the appropriate application of standards and guidelines to meet the intent of the zoning district and for compatible infill development. For lots with multiple street fronts, the Planning Director will determine the applicability of façade features for each façade to meet the intent of unit identify and interest along streets.

(iii) Townhome sites with front facing units may have setback reductions of 10 feet.

(iv) All dwellings shall have a sidewalk connection to the front door of each dwelling along a street.

(d) Parking Reduction. Townhomes dwellings with individual garage parking may have reduced parking for units with three or less bedrooms. Only two parking spaces are required per unit for two and three bedrooms, one space for one bedroom unit. Additional guest parking may be required on site by the Planning Director at a rate of one ADA space plus one regular parking space per four units.

Notwithstanding the University Impacted Overlays parking for apartment dwellings, the parking requirements for Townhomes shall apply.



Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, 2025.

Renee Hall, City Clerk

John A. Haila, Mayor

ITEM #:	**29**
DATE:	**03-25-25**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: **REZONING AGREEMENT AND ADOPTION OF A MASTER PLAN FOR 5119 LINCOLN WAY & 5001 LINCOLN WAY**

BACKGROUND:

On March 25, 2024, the City Council will consider third reading and adoption of an ordinance rezoning Outlots YY and ZZ of Sunset Ridge Subdivision Twelfth Addition (5119 and 5001 Lincoln Way) from Agricultural (A) to Suburban Residential Low Density Zone (FS-RL) with a Master Plan for the properties.

As part of a rezoning with a Master Plan, a Zoning Agreement is required (See Attached). The Zoning Agreement requires the property owner to conform to the Master Plan.

The owner of the properties at 5119 and 5001 Lincoln Way has reviewed the proposed Zoning Agreement and agreed to the terms which enumerate the Master Plan requirements. The Master Plan, among other details, identifies driveway access points to the site. The exact location of the access points will be determined at the time of consideration of the Special Use Permit by the Zoning Board of Adjustment (ZBA). The ZBA will review the proposed site plan for the proposed church as part of the request for a Special Use Permit.

The final configuration of the site improvements is subject to approval by the ZBA as part of the Special Use Permit approval. Approval of the rezoning and the Master Plan is necessary for the property owner to proceed with development of the site as the location for the proposed Lutheran Church of Hope.

TRAFFIC STUDY:

Staff also noted that the traffic study would be finalized and address a single Lincoln Way driveway scenario prior to third reading. Although the final design and phasing of driveway construction will be part of the Special Use Permit, the Council was concerned about the Master Plan representation of access points and if traffic on Durant would be unacceptable without initial construction of two driveways.

The traffic study was completed with the additional analysis. The study considered a first Phase 1A 400-seat church development that is not as large as the Phase 1B 750-seat church initially analyzed in the study. The study assumed approximately 190 trips during the peak hour of Sunday morning. Approximately 90% were expected to use the Lincoln Way driveway and 10% were expected utilize Durant. **With these distribution assumptions, no impacts to Durant or Hartford were identified in the study with the first Phase 1A.**

ALTERNATIVES:

1. Resolution approving the attached Zoning Agreement and adoption of the Master Plan for 5119 and 5001 Lincoln Way and approve the rezoning ordinance on third reading and adoption of ORDINANCE NO. 4550

2. Decline to approve the Zoning Agreement and adoption of the Master Plan and defer third reading of the Rezoning Ordinance.

CITY MANAGER'S RECOMMENDED ACTION:

The property owner has agreed to the terms of the Zoning Agreement (which includes the Master Plan). The Agreement is required in conjunction with the third and final reading of the rezoning on this agenda. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ATTACHMENT(S):
Rezoning Agreement (5119-5001 Lincoln Way).pdf
Rezoning Ordinance 5001 & 5119 Lincoln Way.docx

S P A C E A B O V E R E S E R V E D F O R O F F I C I A L U S E	
Legal description:	See page 1
Return document to:	City Clerk, 515 Clark Avenue, Ames IA 50010
Document prepared by:	Victoria A. Feilmeyer. City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 – 515-239-5146

REZONING AGREEMENT AND ADOPTION OF A MASTER PLAN FOR 5119 LINCOLN WAY & 5001 LINCOLN WAY

THIS AGREEMENT, made and entered into this _____ day of March 2025, by and between the **City of Ames, Iowa**, (hereinafter "City") and **Lutheran Church of Hope**, an Iowa nonprofit corporation, its successors and assigns (hereinafter "Developer"), collectively referred to as the "Parties,"

WITNESSETH THAT:

WHEREAS the Parties hereto desire the improvement and development of real property (Parcel Nos. 09-06-400-315 and 09-06-400-375) in the City of Ames, locally known as 5119 and 5001 Lincoln Way (collectively hereinafter referred to as the "Site") and legally described as:

Outlots YY and ZZ, Sunset Ridge Subdivision Twelfth Addition, Ames, Story County, Iowa, [approximately 22.22 acres more or less];

and

WHEREAS, the Developer is the sole titleholder of the Site, which is designated on the Ames Plan 2040 as Residential Neighborhood 3 (RN-3). Developer is seeking rezoning of the Site from the current zoning of Agricultural (A) to Suburban Residential Low Density Residential Zone (FS-RL) with Master Plan; and

WHEREAS, Developer proposes to develop the Site for a "Church Campus" use that is subject to approval by the Zoning Board of Adjustment through the Special Use Permit process as set forth in Ames Municipal Code §29.1202(4)-1; and

WHEREAS, there is an existing residence on the Site that can be maintained on the property, and its continuing use may also be determined in connection with the Special Use Permit approval process for the Church Campus, and

WHEREAS, Developer has proposed a Master Plan to address compatibility of use and layout of the site with the proposed FS-RL zoning; and

WHEREAS, the City Council has determined that due to specific conditions that exist on or around the area proposed to be rezoned, or due to specific situations that require more careful consideration of how the layout and design of a site affects general health, safety and welfare, a Master Plan is necessary for the proposed rezoning request as set forth in Ames Municipal Code §29.1507; and

WHEREAS, the Developer has submitted a Master Plan in conformance with the requirements set forth in Ames Municipal Code §29.1507(4); and

WHEREAS, Ames Municipal Code §29.1507(5) mandates a zoning agreement when a Master Plan is required and that all development of the Site comply with the Master Plan.

NOW, THEREFORE, the Parties hereto have agreed and do agree as follows:

I.
5119 & 5001 LINCOLN WAY MASTER PLAN ADOPTED

The Master Plan set forth as Attachment A and incorporated by reference in this agreement shall be the Master Plan for the Site at 5119 & 5001 Lincoln Way. Developer agrees that all development upon the Site shall follow and comply with the Master Plan attached hereto. Developer further agrees that:

(a) Developer shall restrict uses upon the Site as shown on the Master Plan.

(b) Developer shall adhere to the general layout shown in the attached Master Plan in all material aspects.

(c) Developer understands and agrees that development of the Site requires, at Developer's expense, implementation of Lincoln Way striping and access improvements based upon the final traffic study with phase 1. Any additional traffic improvements, including timing of driveway connections, will be part of the Special Use Permit review.

(d) Area designated as open space shall be preserved and maintained with the existing vegetation; however, the Special Use Permit process may authorize improvements within this open space area and for the general maintenance, pruning, and tree removal of unhealthy trees.

(e) Potential access points to the Site from Lincoln Way, Frontage Road, and Durant Street are shown on the Master Plan. The exact location of points of access to the Site will

be determined at the time of site plan review for the proposed church with the Special Use Permit.

II.
NON-INCLUSION OF OTHER OBLIGATIONS

The Parties acknowledge and agree that this Agreement is being executed to fulfill a specific requirement of §29.1507(5) of the Ames Municipal Code. It is also understood that this Agreement supplements but does not replace or supersede any agreements made with the City or third parties. The Parties further acknowledge that all site development and subdivision standards continue to apply to the Site.

III.
GENERAL PROVISIONS

A. Modification. The parties agree that this Agreement may be modified, amended, or supplemented only by written agreement of the parties. In addition, any modifications or changes to the Master Plan shall be undertaken in accordance with the process provided for in Ames Municipal Code §29.1507(5).

B. Incorporation of Recitals and Exhibits. The recitals, together with all exhibits attached hereto, are confirmed by the parties as true and incorporated herein by reference as if fully set forth verbatim. The recitals and exhibits are a substantive contractual part of this Agreement.

C. Prior Agreements Binding. The terms of all prior Agreements affecting this Property in which the City is a party, including any pre-annexation agreement and/or development agreement, are hereby reaffirmed to the extent they are not expressly modified by this Agreement.

D. Noninclusion of Other Improvement Obligations. The Parties acknowledge and agree that it is not possible to anticipate all the infrastructure and Code requirements that the Developer may be required to complete or comply with to properly develop the Site. Therefore, the Parties agree that all work done by and on behalf of the Developer with respect to other improvements, including but not limited to, building design, building construction, and utilities, both on-site and off-site, shall be made in compliance with the Iowa Code, SUDAS, and all other federal, state, and local laws and policies of general application, including but not limited to building and zoning codes, whether or not such requirements are specifically stated in this Agreement.

E. Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective as of the date first above written.

[S I G N A T U R E S O N S U C C E S S I V E P A G E S]

LUTHERAN CHURCH OF HOPE

Dated this _____ day of March 2025.

By: _____

Chris Gunnare, Executive Minister & Director

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on March _____, 2025, by Chris Gunnare, as Executive Minister and Director of Lutheran Church of Hope.

_____

NOTARY PUBLIC

Passed and approved on _____, 2025, by Resolution No. 25-_____ adopted by the City Council of the City of Ames, Iowa.

CITY OF AMES, IOWA

By:

_____

John A. Haila, Mayor

Attest:

_____

Renee Hall, City Clerk

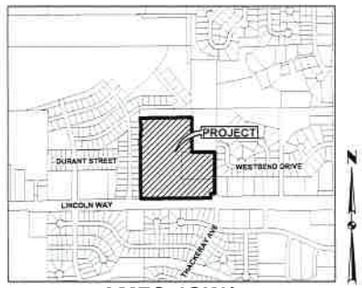
STATE OF IOWA, COUNTY OF STORY, SS.:
This instrument was acknowledged before me on _____, 2025, by John A. Haila and Renee Hall, as Mayor and City Clerk, respectively, of the City of Ames, Iowa.

_____

NOTARY PUBLIC

Exhibit A – Master Plan

VICINITY MAP



AMES, IOWA

OWNER / APPLICANT

LUTHERAN CHURCH OF HOPE
CONTACT: CHRIS GUNNARE
925 JORDAN CREEK PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 422-9182

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: (515) 369-4400

ZONING

EXISTING:	AGRICULTURAL ZONE "A"
PROPOSED:	FLOATING SUBURBAN RESIDENTIAL LOW DENSITY ZONE "FS-RL"

LEGAL DESCRIPTION

ALL OF OUTLOT 'ZZ' AND ALL OF OUTLOT 'YY', SUNSET RIDGE SUBDIVISION, TWELFTH ADDITION, AN OFFICIAL PLAT, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF AMES, STORY COUNTY, IOWA

DEVELOPMENT SUMMARY

TOTAL SITE AREA = 22.22 AC

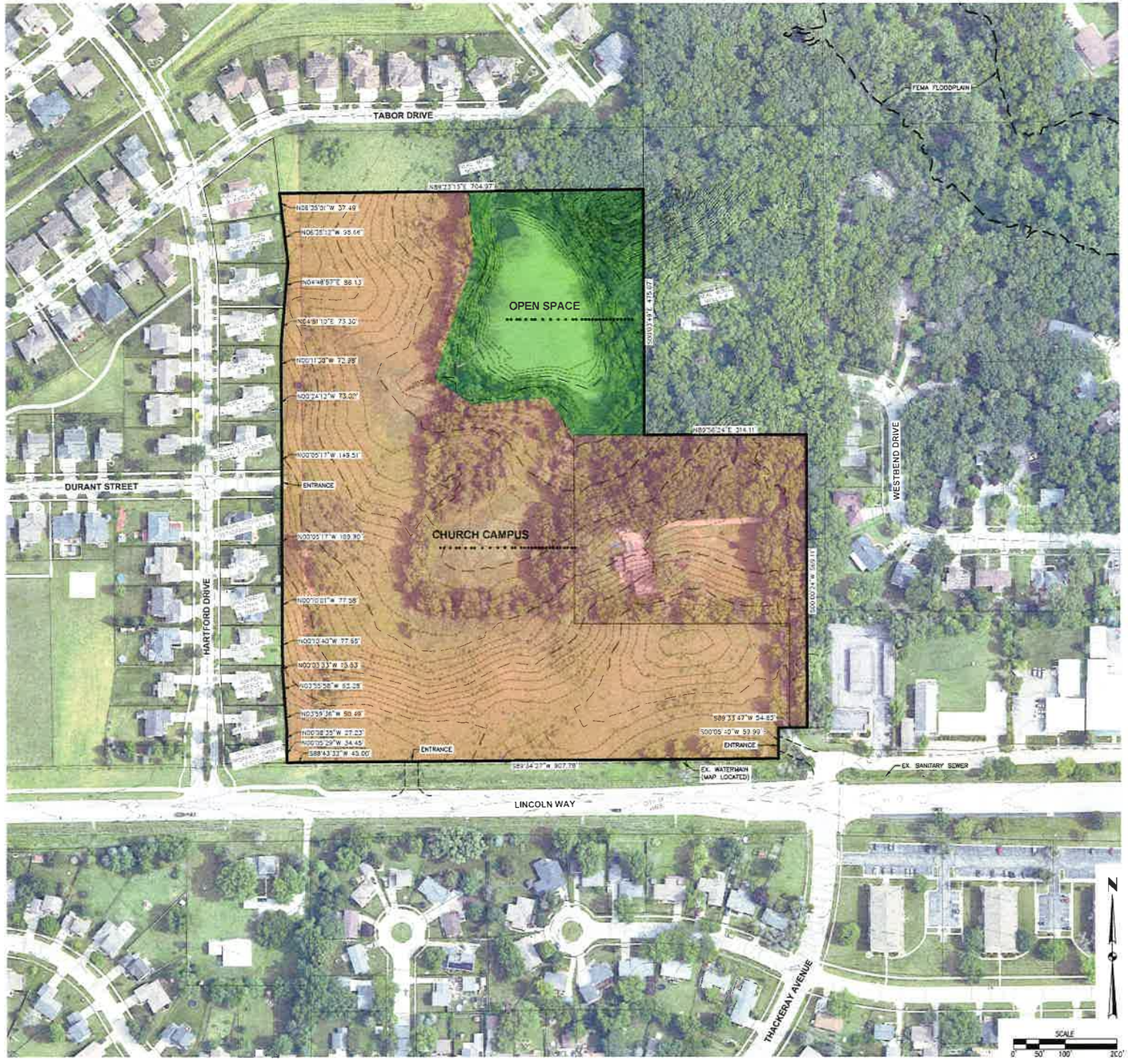
NOTES:

1. THE SITE MUST BE REPLATTED FROM AN OUTLOT TO A BUILDABLE PARCEL FOR DEVELOPMENT OF THE CHURCH CAMPUS.
2. THE EXISTING HOUSE MAY CONTINUE AS A RESIDENTIAL USE ON THE SITE SUBJECT TO ANY LIMITATION SPECIFIED WITH THE APPROVAL OF A CHURCH CAMPUS SPECIAL USE PERMIT.
3. FINAL DESIGN OF ENTRANCE DRIVEWAYS SHALL BE DETERMINED WITH A SPECIAL USE PERMIT APPROVAL.

LEGEND

OPEN SPACE = 3.59 AC ±

CHURCH CAMPUS = 18.63 AC ±



REVISIONS	DATE
REVISED	02/19/2025
PREPARED	01/14/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | EI: MAE
CIVIL DESIGN ADVANTAGE

AMES LUTHERAN CHURCH OF HOPE
MASTER PLAN

AMES, IOWA

1/1

2412.995

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER
Prepared by: City Clerk's Office, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5105
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 5001 and 5119 Lincoln Way, is rezoned from Agricultural (A) to Suburban Residential Low Density (FS-RL) with a Master Plan.

Real Estate Description: All Of Outlot 'Zz' And All Of Outlot 'Yy', Sunset Ridge Subdivision, Twelfth Addition, An Official Plat, Lying Within The Southwest Quarter Of The Southeast Quarter Of Section 6, Township 83 North, Range 24 West Of The Fifth Principal Meridian In The City Of Ames, Story County, Iowa, And The South 80.00 Feet Of Said Southwest Quarter Of The Southeast Quarter Adjoining The South Line Of Said Outlot 'Yy' And Containing 23.89 Acres (1,040,680 Square Feet).

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS _____ day of _____, _____.

Renee Hall, City Clerk

John A Haila, Mayor

Item No. 30

MEMO

To: Mayor and City Council

From: Brian Phillips, Assistant City Manager

Date: March 21, 2025

Subject: Amendment to Section 2.45 of Municipal Code

The ordinance relating to amendment to Section 2.45 of the *Municipal Code*, Duties and Powers of the City Manager, to authorize delegation of duties and powers is attached for your review and consideration for third reading and adoption.

ATTACHMENT(S):
Ordinance_City_Manager_Duties-Powers.pdf

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 2.45(20) THEREOF, FOR THE PURPOSE OF CLAIRIFYING CITY MANAGER'S DELEGATION OF DUTIES AND POWERS REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 2.45(20) as follows:

DIVISION III
CITY MANAGER

***

Sec. 2.45. DUTIES AND POWERS OF THE CITY MANAGER.

The city manager shall be the chief administrative officer of the city and head of the administrative service. The city manager shall:

*** (20) Have the power to delegate any powers or authority to subordinate officers and department heads to such extent that the city manager deems appropriate.

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, 2025.

_____ _____

Renee Hall, City Clerk John A. Haila, Mayor

Item No. 32

MEMO

To: Mayor & City Council

From: Mark O. Lambert, City Attorney

Date: March 21, 2025

Subject: Closed Session

I hereby advise the Council that the Council has the authority to go into closed session under Section 21.5(1)(j), *Code of Iowa*, to discuss purchase of particular real estate and Section 20.17(3), *Code of Iowa,* to discuss collective bargaining strategy