"Sailing Ahead" With the City of CLEAR LAKE "Where People Make the Difference"

CITY OF CLEAR LAKE

15 North 6th Street • P.O. Box 185 • Clear Lake, IA 50428
Phone: 641-357-5267 • Fax: 641-357-8711
www.cityofclearlake.com

Mayor
NELSON P. CRABB

City Administrator
SCOTT FLORY

COUNCIL MEMBERS

MARK EBELING
Ward 1

BENNETT SMITH
Ward 2

BETH ANN SCHUMACHER
Ward 3

CREIGHTON SCHMIDT
At Large

DANA BRANT
At Large

May 3, 2024

HONORABLE MAYOR & CITY COUNCIL MEMBERS

The next regular meeting of the Clear Lake City Council is scheduled for **Monday, May 6, 2024**, at 5:30 p.m., in the Council Chambers, at City Hall. Please refer to the attached agenda for the items discussed below:

ITEM #6A. **2024 Alley Improvement Project.** The City Council had previously established May 2nd, at 11:00 a.m., as the date and time for a bid letting for this project, which entails the reconstruction of the west half of the alley located between N. 8th and N. 9th Streets and Main Avenue and 1st Avenue N. The alley reconstruction plans were prepared for the entire alley, however, due to the significant grade change that affects the property at the east end of the alley it was determined to wait and pave that portion until and at such time as the detached garage for that property would be reconstructed.

There were a total of three (3) bids received. The lowest responsive responsible bidder was Larson Contracting (Lake Mills) in the amount of $63,236.32. The engineer's opinion of the probable cost of construction was $78,364. The project has a completion date prior to the end of the 2024 fiscal year.

ITEM #6B. **Demolition & Interim Site Work at 210 N. 4th Street**. At its December 18, 2023, regular meeting, the City Council awarded the contract for the project to Charlson Excavating (Clear Lake) in the amount of $168,144. The project entailed the demolition of the existing 21,500 sq ft. building and removal and disposal of the debris; removal of existing building foundations/footings; and backfilling and compacting the site. The interim site work included: stormwater drainage and aggregate surfacing to enable the property to be used in the short-term for off-street parking purposes.

The project had a final completion date of May 24, 2024 and was completed well before that deadline. The final value of work completed on the project was $164,081.40.

Smart Quote: "There are three classes of people: those who see; those who see when they are shown; and those who do not see." – *Leonardo da Vinci, painter, draughtsman, engineer, scientist, theorist, sculptor, and architect*

CITY OF CLEAR LAKE

Scott L. Flory
City Administrator
slawrenceflory@cltel.net

★ CLEAR LAKE

PUBLIC NOTICE IS HEREBY GIVEN that the following governmental body will meet at the date, time, and place herein set out. The tentative agenda for said meeting is as follows:

TENTATIVE AGENDA
CLEAR LAKE CITY COUNCIL
CITY HALL – 15 N. 6TH STREET
MONDAY, MAY 6, 2024
5:30 P.M.

1. Call to Order and Pledge of Allegiance led by Mayor Nelson P. Crabb

2. Approval of Agenda.

3. Consent Agenda:

   A. Minutes –April 15, 2024.
   B. Approval of quote proposal (including governmental pricing) from Duet Resource Group (Iowa City, IA) for City Hall FF&E, including freight, delivery, and installation, in the amount of $78,191.05
   C. Approval of recommendation from Planning & Zoning Commission to waive Preliminary Plat and accept the Site Plan and construction drawings in lieu thereof for Emerald Cove Subdivision.
   D. Approval of Engagement Letter with Northland Securities as Underwriter for the Surf District Destination Iowa Creative Placemaking Project financing
   E. **Resolution #24-39,** "A Resolution approving the contract & bonds for the Music Enrichment & Immersive Center Project"
   F. Approval of Letter of Intent with JMS for Stonebrook Condominium Development Project
   G. Alley closure request from Katie Casey Designs (419 Main Avenue) May 9th-11th
   H. Approval of Change Order #1 "2024 Basketball & Pickleball Courts Project" (fencing – black rubber coating) net increase of $11,656.36
   I. Approval of the bills & claims.
   J. Licenses & Permits:
      Cigarette Permit: Pilot Travel Center #407 (renewal).
      Liquor License: Special Class C Alcohol License, Lake Theatre; Class E Retail Alcohol License Kum & Go #301; Class C Retail Alcohol License, Lakeside Landing; Class C Retal Alcohol License, Rumorz; (renewals).
      Street Closing Request: Twin City F-100 Club, June 14th & 15th.

4. Citizens opportunity to address the Council on items **not** on the agenda:

   - In conformance with the *City Council's Rules of Procedure and Iowa Open Meetings law*, no action or discussion can occur on items presented during the Citizens forum.
   - Please walk to the lectern, state your name (spell last name), address, and subject of your discussion.
   - Speakers are limited to a maximum of five (5) minutes per person.

5. Unfinished Business:

6. New Business:

   A. 2024 Alley Improvement Project (between N.8th and N. 9th Streets & Main Avenue and 1st Ave N.):

      - Introduction by Scott L. Flory, City Administrator
      - Review of bids and recommendation, Matt Steding, P.E., City Engineer
      - **Motion** to approve **Resolution #24-40,** "A Resolution awarding contract to Larson Contracting" by City Council.
      - Discussion and consideration of Motion by City Council

   B. 210 N. 4th Street (f/k/a: Woodford-Wheeler Lumberyard) Building Demolition and Interim Site Restoration Project:

      - Project update and review of Pay Estimate #2 (final), Matt Steding, P.E., City Engineer
      - **Motion** to approve Pay Estimate #2 (final) by City Council.
      - Discussion and consideration of **Motion** by City Council.
      - **Motion** to approve **Resolution #24-41,** "A Resolution accepting the work by Charlson Excavating (Clear Lake)" by City Council.
      - Discussion and consideration of **Motion** by City Council.

   C. City Hall Security/Accessibility Upgrade & Remodeling Project:

      - Project update and review of Pay Estimate #6, Matt Steding, P.E., City Engineer
      - **Motion** to approve Pay Estimate #6 by City Council.
      - Discussion and consideration of **Motion** by City Council.

   D. Surf District Destination Iowa Project Three Stars Memorial Sculpture:

      - Review of proposal by Scott L. Flory, City Administrator
      - **Motion** to approve proposal from Brodin Studios Inc. of Kimball, MN in the amount of $198,000.
      - Discussion and consideration of **Motion** by City Council.

7. Chief of Police's Report:

      - Update on police officer vacancy – offer of employment

8. Director of Finance & Administrative Services Report:

    - Update on Watershed Coordinator Position Vacancy
    - Update on Health Insurance Renewals
    - Update on leased space agreements at the Wellness Center
    - Request for approval of an application by Kayla Nagel for FizzCo (soda & sweets shop) at 417 Main Avenue

9. Public Works Director's Report:

    - Request for approval of a change in vendor for previously approved purchase of a 5,000 lbs. LP Lift Truck from MH Equipment Company (Mason City) in the amount of $36,826.05 to RION Equipment (Clear Lake) in the amount of $42,375.

10. City Engineer's Report:

    - Update on N. 20th Street Basketball & Pickleball Courts Project
    - Update on S. 24th Street/I-35 Water Tower Project
    - Update on S. Shore Estates Housing Development
    - Update on MEIC Improvement Project
    - Update on Surf District Streetscape Improvement Project
    - Update on Beach Drive Housing Demolition Project
    - Update on Lakeview Room/Bandshell Improvement Project
    - Update on Emerald Cove Townhome Project and bid letting (infrastructure)

11. Mayor's Report:

    - Washington DC Lobbying Trip May13th- 15th

12. City Administrator's Report:

13. Motion to Adjourn.

NEXT REGULAR MEETING –MAY 20, 2024 at 5:30 p.m.

This notice is given pursuant to Chapter 21.4(1) of the Code of Iowa and the local rules of said governmental body

SPECIAL EVENTS APPLICATION

"Sailing Ahead" With the City of CLEAR LAKE "Where People Make the Difference"

15 N 6th St * P.O. Box 185 * Clear Lake, IA 50428 * 641-357-5267 (P) * 641-357-8711 (F) * www.cityofclearlake.com

Applicant Name: Katie Jensen Home Telephone: 515-689-0383

Name of Organization: Katie Casey Designs

Mailing Address: 506 Maple Street, Sheffield, IA 50475

Personal Cell Phone: 515-689-0383 Event Cell Phone: 515 689-0383

Physical Location of Event (street address or other description): 419 Main Avenue, Clear Lake and the alley directly by building to the NE

Date and Hours of Event: Thursday, May 9th 4pm on to Saturday, May 11th 5pm or so. Would need time after 5pm to relocate plants.

Description of Event: Open house type of event - come and go during business hours to shop and meander through plants displayed in alley.

A. Is your event affiliated with the Clear Lake Chamber of Commerce? Yes ___ No X If the answer is **"Yes"**, please skip "B" below.

B. If the answer is **"No"**, will there be food vendors at your event? Yes ___ No X If the answer is **"Yes"**, *each for-profit food vendor* must (1) provide a $1 million liability policy naming the City as an additional insured, (2) complete the Concession Agreement , and (3) complete the Indemnification Agreement before your event can be approved by the City Council.

C. Will any inflatable devices be used at your event? Yes ___ No X If the answer is **"Yes"**, you are hereby advised that it is your responsibility to insure that any such device has been inspected by the State of Iowa and that the inspection sticker is attached to the device.

D. The Applicant shall obtain a public liability insurance policy, insuring against any loss that the City or any person may sustain arising out of or in connection with the Special Event for the following minimum amounts: (1) Public Liability - $250,000 per person; $500,000 per accident; and (2) Property Damage - $100,000 per accident.

Date: May 1, 2024

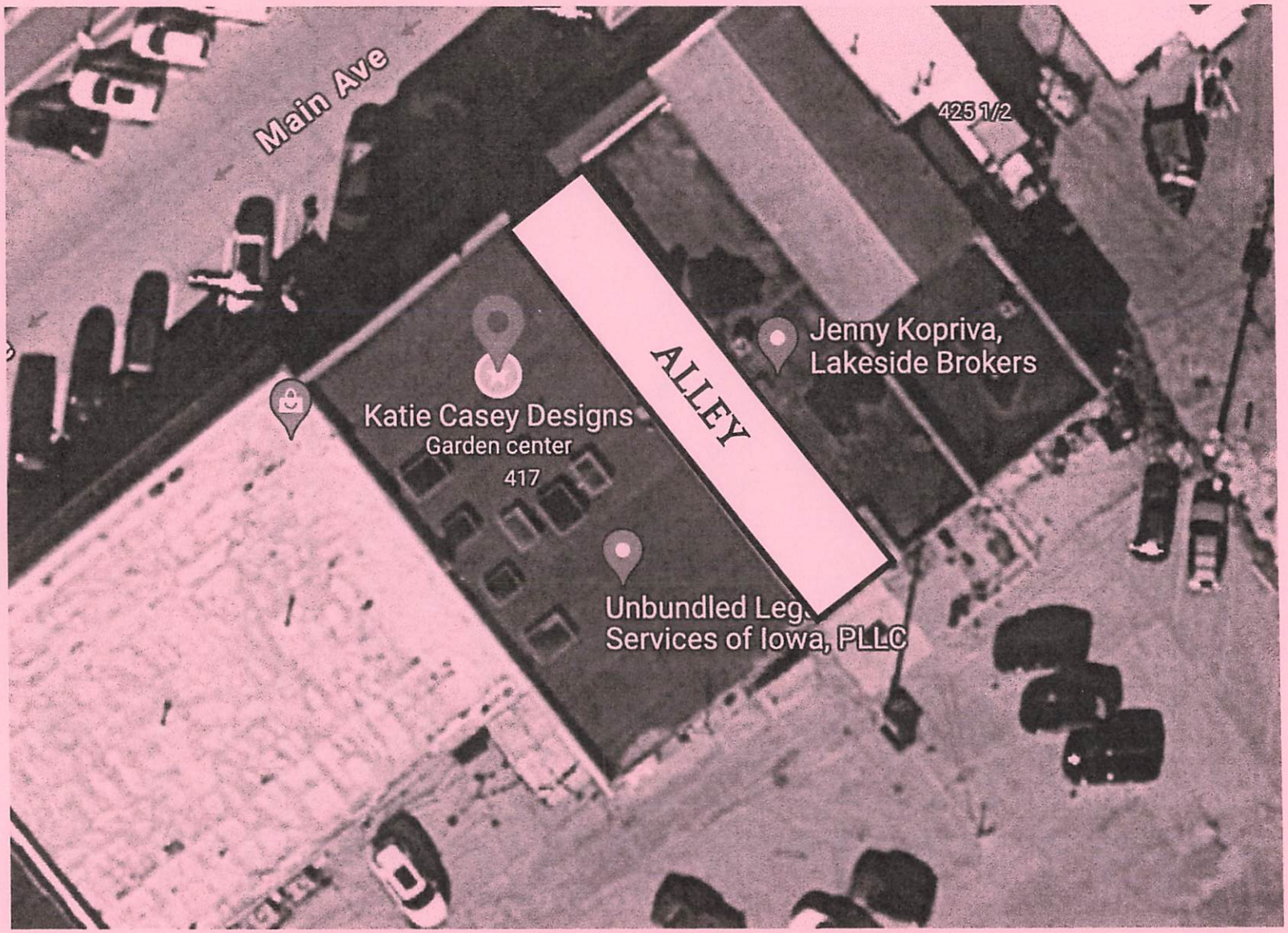
KATIE JENSEN
Signature of Applicant

APPROVED: _____
Chief of Police

OFFICE USE ONLY

Indemnity Agreement: _____ Certificate of Insurance: Attached ___ Not Needed ___
City Council: Approved _____ Denied _____
Copy to: City Clerk _____ Public Works Department _____
Fire Department _____ Parks & Rec Department _____

Katie Casey Designs
Located at 419 Main Avenue
Alley located NE of building



Duet Resource Group

Phone: 414.273.3838
Email: orders@duetresourcegroup.com

Iowa City, IA 52246
www.duetresourcegroup.com

SOLD TO

Clear Lake IA City Hall
Revised Quote
1 TeamQuest Way
Clear Lake, IA 50428

CONTACT

Regional Director: Mandi Wiltz
515-557-0433
mandi.wiltz@duetresourcegroup.com

QUOTE

Issue Date: 4/23/2024
Valid Until: 30 Days From Above

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
Conference 113					
1		6	KI KT1311 Katera Four Leg Arm Chair with Glides, Uph Seat/Back	$401.85	$2,411.10
			Frame/Leg/Arm Finish /CG Cool Grey Glide Option /GPL Plastic glides Upholstery Grade/Color /NFR Compliance to TB 117-2013 Fabric GRD2 Fabric Grade 2 G2 Fabric JPHPARQL 2Q PARQUET 2Q PARQUET /2QNL NAUTICAL 2454		
2		10	KRUG DEB1-M211B Mid/Adjust Back, Cantilever Arms, Synchro-Tilt, Black Base	$741.60	$7,416.00
			Dual Fabric Option ~ 1 Fabric Grade Moisture Barrier CAL 133 ~ *** No CAL 133 & Moisture Barrier Selection *** Base Options ~ Standard Casters Fabric Grade Selection GRD2 FAB-GRADE: Grade 2 Grade 2 Fabric Selection TEXTILE FAB: Graded in Textiles - Contact Customer Service for c Fabric Pattern Selection ~ Fabric Pattern Selection Fabric LUXE Luxe Navy		
3		1	TEKNION UNIVERSAL BCMCBP60144LS Boat Conference Table - Panel Bases, 60"d x 144"w, Linear Power Module - Standard 18" (1-3/16")	$1,628.25	$1,628.25
			Worksurface Finish ~A Foundation Laminate Foundation Laminate 2A Mercurial Walnut Edge Trim Style 6 Straight Trim Edge Trim Finish 4A Mercurial Walnut Base Infill Finish ~S Source Laminate Source Laminate 3A Mercurial Walnut Support Finish ~Mica Mica Colors Mica Colors 7 Platinum (Satin)		

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
4		2	TEKNION UNIVERSAL BLELPS0602P180 Linear Power Module, Standard 18" - 6 Power/0 USB/2 Media, Plug-In, 180"l	$242.97	$485.94

Door and Case Finish	~Mica	Mica Colors for BLELP
Mica Colors for BLELP	7	Platinum (Satin)
Frame Finish	~Mica	Mica Colors for BLELP
Mica Colors for BLELP	7	Platinum (Satin)

5		1	TEKNION UNIVERSAL BMZFST1860G Credenza with Doors - Touch to Open, 18"d x 60"w, Rectangular Grommet (1-3/16")	$828.75	$828.75

Worksurface Finish	~A	Foundation Laminate
Foundation Laminate	2A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut
Door Front Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case Finish	3A	Mercurial Walnut
Grommet Finish	~Rect	Rectangular Grommet
Grommet Finish	~Mica	Mica Colors
Mica Colors for Rectangular Grommet	7	Platinum (Satin)
Key Style	K	Key Alike

Subtotal for: Conference 113 $12,770.04

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
KEYS 103-105-107-109					
6		4	TEKNION UNIVERSAL SOKL04 Set of Keys Alike, 4 Sets of Cores	$0.00	$0.00
			Subtotal for: KEYS 103-105-107-109		$0.00

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
KEYS 104					
7		1	TEKNION UNIVERSAL SOKL01 Set of Keys Alike, 1 Set of Cores	$0.00	$0.00
			Subtotal for: KEYS 104		$0.00

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
KEYS 108-113					
8		2	TEKNION UNIVERSAL SOKL02 Set of Keys Alike, 2 Sets of Cores	$0.00	$0.00
			Subtotal for: KEYS 108-113		$0.00

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
OFC MGR 102					
9		2	HUMANSCALE M81 M8.1 Monitor Arm	$459.24	$918.48

M8.1 MOUNT OPTION	BT	Bolt-Thru Mount with Base
M8.1 COLOR OPTION	S	Silver with Gray Trim
M8.1 ARM STYLE	B	Angled Link/Dynamic Link
M8.1 END OF ARM	2	Crossbar for 2 monitors (Crossbar finish will be processe
M8.1 VESA BRACKET SELECTION	B	Standard 100mm x 100mm, black

10		2	TEKNION UNIVERSAL NARMNP Around Synchro-Tilt Task Chair, Mesh Bk, Assbld, No Hdrst, 4D Arms	$484.79	$969.58

Around Mesh Back Finish	A127	Black
Seat Upholstery Finishes	~F01	Fabric Grade 1
Seating Fabric Grade 1	~05	Bitstream
Bitstream, Seating Fabric	B161	Hardware
Seat Depth Adjustment	S	With Seat Depth Adj.
Lumbar Element	Y	With Lumbar Element
Cylinder Style	1	Standard
Frame Finish	~E	Ebony
Ebony	8B	Ebony
Caster/ Glide	~	Casters (Hard)
Caster Finish	1	Ebony

Subtotal for: OFC MGR 102 $1,888.06

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED

Office 103

11  1 HUMANSCALE $459.24 $459.24

M81

M8.1 Monitor Arm

M8.1 MOUNT OPTION	BT	Bolt-Thru Mount with Base
M8.1 COLOR OPTION	S	Silver with Gray Trim
M8.1 ARM STYLE	B	Angled Link/Dynamic Link
M8.1 END OF ARM	2	Crossbar for 2 monitors (Crossbar finish will be processe
M8.1 VESA BRACKET SELECTION	B	Standard 100mm x 100mm, black

12  1 TEKNION UNIVERSAL $2,506.14 $2,506.14

BFMLK29216970S0R

Full-Mod HA "L" Run-Off_Offset Bse_Mid-Ht_29"dx21"dx69"wx70"w_Str_Offset-Diam.C-O_Rt(1-3/16")

Powerbar	I	Integrated Powerbar
Range	E	Extended Range - 26" to 48"
Switch	~T	Toggle Up/Down
Toggle Up/Down	F	Toggle Up/Down - Platinum
Worksurface Finish	~A	Foundation Laminate
Foundation Laminate	2A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut
Upper Modesty Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Lower Modesty Panel	~Source	Source Laminate
Source Laminate	3A	Mercurial Walnut
Base Finish	~Mica	Mica Colors
Mica Colors	60	Platinum (Satin)

13  1 TEKNION UNIVERSAL $556.14 $556.14

BHKHLN9297021R

Workwall Kneespace Mod_Full-Mod HA Ext/"L" Run-Off_No Ext. Panel_9"dx29"dAx70"wBx21"h_Right

Front Finish	~S	Source Laminate
Front Source Laminate	3A	Mercurial Walnut
Edge Trim Finish	4A	Mercurial Walnut
Case Finish	~Source	Source Laminate
Source Laminate	3A	Mercurial Walnut

14  1 TEKNION UNIVERSAL $171.60 $171.60

BLEDD48

Linear LED Light, 48"w

Light Option	0	Standard
Mounting Option	S	Standard
Optional Features	0	Light Only
Country of Installation	A	Canada/ U.S.A.
Finish	AC	Clear Anodized

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
15		1	TEKNION UNIVERSAL BLGC Rectangular Grommet	$10.92	$10.92

Cover Finish	~Mica	Mica Colors
Mica Colors for Rectangular Grommet	7	Platinum (Satin)

16		1	TEKNION UNIVERSAL BMZUB92472GL Credenza w Sgle Ped - Box/Box/File, Wall Access, 24"d x 72"w, Rect. Gromm, Stor. Left (1-3/16")	$748.41	$748.41

Worksurface Finish	~A	Foundation Laminate
Foundation Laminate	2A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut
Drawer Front Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case, Modesty Panel and Gable Finish	3A	Mercurial Walnut
Pull Style	9	Rectilinear
Hardware and Pull Finish	~Mica	Mica Colors
Mica Colors	7	Platinum (Satin)
Grommet Finish	~Rect	Rectangular Grommet
Grommet Finish	~Mica	Mica Colors
Mica Colors for Rectangular Grommet	7	Platinum (Satin)
Key Style	K	Key Alike

17		1	TEKNION UNIVERSAL BOSHW167215L Overhead Cabinet - Solid Hinged Doors, Wall-Mounted, 16"d x 72"w x 15"h, Linear LED Light Rdy	$491.40	$491.40

Door Front Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case Finish	~Source	Source Laminate
Source Laminate	3A	Mercurial Walnut
Key Style	K	Key Alike

18		1	TEKNION UNIVERSAL BOWFW5172 Wall-Mounted Tackboard - Fabric, From Standard Worksurface, 51"h, 72"w	$109.20	$109.20

Fabric Finish	~2	Fabric Grade 2
Fabric Grade 2	~09	Digi Tweed
Digi Tweed, Panel Fabric	B137	Basalt Tweed

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
19		1	TEKNION UNIVERSAL BSLFTML243029 Lateral File with Integral Worksurface - All Laminate, 24"d x 30"w x 29"h (1-3/16")	$619.32	$619.32

Worksurface Finish	~A	Foundation Laminate
Foundation Laminate	2A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut
Drawer Front Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case Finish	~Source	Source Laminate
Source Laminate	3A	Mercurial Walnut
Pull Style	9	Rectilinear
Pull Finish	~Mica	Mica Colors
Mica Colors	7	Platinum (Satin)
Key Style	K	Key Alike

20		1	TEKNION UNIVERSAL NARMNP Around Synchro-Tilt Task Chair, Mesh Bk, Assbld, No Hdrst, 4D Arms	$484.79	$484.79

Around Mesh Back Finish	A127	Black
Seat Upholstery Finishes	~F01	Fabric Grade 1
Seating Fabric Grade 1	~05	Bitstream
Bitstream, Seating Fabric	B161	Hardware
Seat Depth Adjustment	S	With Seat Depth Adj.
Lumbar Element	Y	With Lumbar Element
Cylinder Style	1	Standard
Frame Finish	~E	Ebony
Ebony	8B	Ebony
Caster/ Glide	~	Casters (Hard)
Caster Finish	1	Ebony

21		1	STUDIO TK ARBW Beso Lounge Chair, Wood Leg	$1,533.94	$1,533.94

Upholstery Finish, Beso	~F02	Fabric Grade 2
Seating Fabric Grade 2	~01	Digi Tweed
Digi Tweed, Seating Fabric	D317	Basalt Tweed
Glides	G	Glides, No Felt
Base Finish	~W	Wood
Wood Frame Finish	BU	Basque White Oak

Subtotal for: Office 103 $7,691.10

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED

Office 104

22  1 STUDIO TK — $651.38 — $651.38

STNJ2216

Havn Round Occasional Table, 22"dia/56cm, 16"/41cm h

Surface Finish	~B	Foundation Laminate
Foundation Laminate	2T	Crisp Grey
Leg Finish	BU	Basque White Oak

23  2 STUDIO TK — $1,533.94 — $3,067.88

ARBW

Beso Lounge Chair, Wood Leg

Upholstery Finish, Beso	~F02	Fabric Grade 2
Seating Fabric Grade 2	~01	Digi Tweed
Digi Tweed, Seating Fabric	D317	Basalt Tweed
Glides	G	Glides, No Felt
Base Finish	~W	Wood
Wood Frame Finish	BU	Basque White Oak

24  1 TEKNION UNIVERSAL — $484.79 — $484.79

NARMNP

Around Synchro-Tilt Task Chair, Mesh Bk, Assbld, No Hdrst, 4D Arms

Around Mesh Back Finish	A127	Black
Seat Upholstery Finishes	~F01	Fabric Grade 1
Seating Fabric Grade 1	~05	Bitstream
Bitstream, Seating Fabric	B161	Hardware
Seat Depth Adjustment	S	With Seat Depth Adj.
Lumbar Element	Y	With Lumbar Element
Cylinder Style	1	Standard
Frame Finish	~E	Ebony
Ebony	8B	Ebony
Caster/ Glide	~	Casters (Hard)
Caster Finish	1	Ebony

25  1 TEKNION UNIVERSAL — $1,259.31 — $1,259.31

BMYRLS3684GL

Rect. Exec. Desk w Sgle Pedestal - Solid Modesty, 36"d x 84"w, Rect. Grommet, Left Handed (1-3/16")

Worksurface Finish	~A	Foundation Laminate
Foundation Laminate	2A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut
Drawer Front Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case Finish	3A	Mercurial Walnut
Modesty Panel Finish	3A	Mercurial Walnut
Pull Style	9	Rectilinear
Hardware and Pull Finish	~Mica	Mica Colors
Mica Colors	7	Platinum (Satin)
Grommet Finish	~Rect	Rectangular Grommet
Grommet Finish	~Mica	Mica Colors
Mica Colors for Rectangular Grommet	7	Platinum (Satin)
Key Style	K	Key Alike

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
			Subtotal for: Office 104		$5,463.36

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED

Office 105

26		1	HUMANSCALE M81 M8.1 Monitor Arm	$459.24	$459.24

M8.1 MOUNT OPTION	BT	Bolt-Thru Mount with Base
M8.1 COLOR OPTION	S	Silver with Gray Trim
M8.1 ARM STYLE	B	Angled Link/Dynamic Link
M8.1 END OF ARM	2	Crossbar for 2 monitors (Crossbar finish will be processe
M8.1 VESA BRACKET SELECTION	B	Standard 100mm x 100mm, black

27		3	TEKNION UNIVERSAL BAWSSD03613N Solid Shelf for Wall Panel - Standard Edge, 36"w x 13"d, No Alignment Holes	$67.08	$201.24

Shelf Finish	~A	Source Laminate
Source Laminate	3A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut

28		1	TEKNION UNIVERSAL BKWOOV8136SSNN Wall Panel for Solid Shelves_Mid-Height_Vertical_81"h_36"w_Bottom,Middle&Top Shelf_No Pwr/Data	$222.69	$222.69

Panel Finish	~S	Source Laminate
Source Laminate	3A	Mercurial Walnut

29		1	TEKNION UNIVERSAL BMYRLS3684GL Rect. Exec. Desk w Sgle Pedestal - Solid Modesty, 36"d x 84"w, Rect. Grommet, Left Handed (1-3/16")	$1,259.31	$1,259.31

Worksurface Finish	~A	Foundation Laminate
Foundation Laminate	2A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut
Drawer Front Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case Finish	3A	Mercurial Walnut
Modesty Panel Finish	3A	Mercurial Walnut
Pull Style	9	Rectilinear
Hardware and Pull Finish	~Mica	Mica Colors
Mica Colors	7	Platinum (Satin)
Grommet Finish	~Rect	Rectangular Grommet
Grommet Finish	~Mica	Mica Colors
Mica Colors for Rectangular Grommet	7	Platinum (Satin)
Key Style	K	Key Alike

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
30		1	TEKNION UNIVERSAL BSMSSP207221 Workwall Stretch Pedestal - Mid - 21"h, 20"d x 72"w	$1,046.37	$1,046.37
31		1	TEKNION UNIVERSAL BSWCSTD203081 Wardrobe Cabinet - Solid Doors - Touch-to-Open, Divided, 20"d x 30"w x 81"h	$1,011.66	$1,011.66
32		1	TEKNION UNIVERSAL NARMNP Around Synchro-Tilt Task Chair, Mesh Bk, Assbld, No Hdrst, 4D Arms	$484.79	$484.79
33		2	STUDIO TK ARBW Beso Lounge Chair, Wood Leg	$1,533.94	$3,067.88
34		1	STUDIO TK STNJ3016 Havn Round Occasional Table, 30"dia/76cm, 16"/41cm h	$750.38	$750.38

Drawer Front Finish	~S	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case Finish	~Source	Source Laminate
Source Laminate	3A	Mercurial Walnut
Pull Style	9	Rectilinear
Pull Finish	~Mica	Mica Colors
Mica Colors	60	Platinum (Satin)
Key Style	K	Key Alike

Door Front Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case Finish	~Source	Source Laminate
Source Laminate	3A	Mercurial Walnut
Key Style	K	Key Alike

Around Mesh Back Finish	A127	Black
Seat Upholstery Finishes	~F01	Fabric Grade 1
Seating Fabric Grade 1	~05	Bitstream
Bitstream, Seating Fabric	B161	Hardware
Seat Depth Adjustment	S	With Seat Depth Adj.
Lumbar Element	Y	With Lumbar Element
Cylinder Style	1	Standard
Frame Finish	~E	Ebony
Ebony	8B	Ebony
Caster/ Glide	~	Casters (Hard)
Caster Finish	1	Ebony

Upholstery Finish, Beso	~F02	Fabric Grade 2
Seating Fabric Grade 2	~01	Digi Tweed
Digi Tweed, Seating Fabric	D317	Basalt Tweed
Glides	G	Glides, No Felt
Base Finish	~W	Wood
Wood Frame Finish	BU	Basque White Oak

Surface Finish	~B	Foundation Laminate
Foundation Laminate	2T	Crisp Grey
Leg Finish	BU	Basque White Oak

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
35		1	STUDIO TK STNK2216 Havn Square Occasional Table, 22"/56cm, 16"/41cm h	$750.38	$750.38

Surface Finish	~B	Foundation Laminate
Foundation Laminate	2T	Crisp Grey
Leg Finish	BU	Basque White Oak

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
36		1	STUDIO TK STV1NNL Adventura Lounge Chair, No Wrap, No Tuft, 4-Leg	$1,724.63	$1,724.63

Frame Upholstery Finish	~01	Frame Upholstery
Upholstery Finish, Adventura	~F05	Fabric Grade 5
Seating Fabric Grade 5	~14	Cult Classic
Cult Classic, Seating Fabric	C246	Blue Velvet
Back Cushion Upholstery Finish	~01	Back Cushion Upholstery Finish
Upholstery Finish, Adventura	~F05	Fabric Grade 5
Seating Fabric Grade 5	~14	Cult Classic
Cult Classic, Seating Fabric	C246	Blue Velvet
Leg Finish	~P	Paint
Paint Finish	~F	Fundamental Paint Finishes
Fundamental Paint Finishes	60	Platinum (Satin)

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
37		1	STUDIO TK STV2NNL Adventura Lounge Settee, No Wrap, No Tuft, 4-Leg	$2,665.13	$2,665.13

Frame Upholstery Finish	~01	Frame Upholstery
Upholstery Finish, Adventura	~F05	Fabric Grade 5
Seating Fabric Grade 5	~14	Cult Classic
Cult Classic, Seating Fabric	C246	Blue Velvet
Back Cushion Upholstery Finish	~01	Back Cushion Upholstery Finish
Upholstery Finish, Adventura	~F05	Fabric Grade 5
Seating Fabric Grade 5	~14	Cult Classic
Cult Classic, Seating Fabric	C246	Blue Velvet
Leg Finish	~P	Paint
Paint Finish	~F	Fundamental Paint Finishes
Fundamental Paint Finishes	60	Platinum (Satin)

Subtotal for: Office 105 $13,643.70

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED

Office 107

38  1 HUMANSCALE $459.24 $459.24

M81

M8.1 Monitor Arm

M8.1 MOUNT OPTION	BT	Bolt-Thru Mount with Base
M8.1 COLOR OPTION	S	Silver with Gray Trim
M8.1 ARM STYLE	B	Angled Link/Dynamic Link
M8.1 END OF ARM	2	Crossbar for 2 monitors (Crossbar finish will be processe
M8.1 VESA BRACKET SELECTION	B	Standard 100mm x 100mm, black

39  1 TEKNION UNIVERSAL $2,506.14 $2,506.14

BFMLK29216970S0L

Full-Mod HA "L" Run-Off_Offset Bse_Mid-Ht_29"dx21"dx69"wx70"w_Str_Offset-Diam.C-O_Lt(1-3/16")

Powerbar	I	Integrated Powerbar
Range	E	Extended Range - 26" to 48"
Switch	~T	Toggle Up/Down
Toggle Up/Down	F	Toggle Up/Down - Platinum
Worksurface Finish	~A	Foundation Laminate
Foundation Laminate	2A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut
Upper Modesty Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Lower Modesty Panel	~Source	Source Laminate
Source Laminate	3A	Mercurial Walnut
Base Finish	~Mica	Mica Colors
Mica Colors	60	Platinum (Satin)

40  1 TEKNION UNIVERSAL $556.14 $556.14

BHKHLN9297021L

Workwall Kneespace Mod_Full-Mod HA Ext/"L" Run-Off_No Ext. Panel_9"dx29"dAx70"wBx21"h_Left

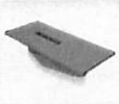
Front Finish	~S	Source Laminate
Front Source Laminate	3A	Mercurial Walnut
Edge Trim Finish	4A	Mercurial Walnut
Case Finish	~Source	Source Laminate
Source Laminate	3A	Mercurial Walnut

41  1 TEKNION UNIVERSAL $171.60 $171.60

BLEDD48

Linear LED Light, 48"w

Light Option	0	Standard
Mounting Option	S	Standard
Optional Features	0	Light Only
Country of Installation	A	Canada/ U.S.A.
Finish	AC	Clear Anodized

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
42		1	TEKNION UNIVERSAL BLGC Rectangular Grommet	$10.92	$10.92

Cover Finish	~Mica	Mica Colors
Mica Colors for Rectangular Grommet	7	Platinum (Satin)

43		1	TEKNION UNIVERSAL BMZUB92472GR Credenza w Sgle Ped - Box/Box/File, Wall Access, 24"d x 72"w, Rect. Gromm, Stor. Right (1-3/16")	$748.41	$748.41

Worksurface Finish	~A	Foundation Laminate
Foundation Laminate	2A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut
Drawer Front Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case, Modesty Panel and Gable Finish	3A	Mercurial Walnut
Pull Style	9	Rectilinear
Hardware and Pull Finish	~Mica	Mica Colors
Mica Colors	7	Platinum (Satin)
Grommet Finish	~Rect	Rectangular Grommet
Grommet Finish	~Mica	Mica Colors
Mica Colors for Rectangular Grommet	7	Platinum (Satin)
Key Style	K	Key Alike

44		1	TEKNION UNIVERSAL BOSHW167215L Overhead Cabinet - Solid Hinged Doors, Wall-Mounted, 16"d x 72"w x 15"h, Linear LED Light Rdy	$491.40	$491.40

Door Front Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case Finish	~Source	Source Laminate
Source Laminate	3A	Mercurial Walnut
Key Style	K	Key Alike

45		1	TEKNION UNIVERSAL BOWFW5172 Wall-Mounted Tackboard - Fabric, From Standard Worksurface, 51"h, 72"w	$109.20	$109.20

Fabric Finish	~2	Fabric Grade 2
Fabric Grade 2	~09	Digi Tweed
Digi Tweed, Panel Fabric	B137	Basalt Tweed

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
46		1	TEKNION UNIVERSAL BSLFTML243029 Lateral File with Integral Worksurface - All Laminate, 24"d x 30"w x 29"h (1-3/16")	$619.32	$619.32

Worksurface Finish	~A	Foundation Laminate
Foundation Laminate	2A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut
Drawer Front Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case Finish	~Source	Source Laminate
Source Laminate	3A	Mercurial Walnut
Pull Style	9	Rectilinear
Pull Finish	~Mica	Mica Colors
Mica Colors	7	Platinum (Satin)
Key Style	K	Key Alike

47		1	TEKNION UNIVERSAL NARMNP Around Synchro-Tilt Task Chair, Mesh Bk, Assbld, No Hdrst, 4D Arms	$484.79	$484.79

Around Mesh Back Finish	A127	Black
Seat Upholstery Finishes	~F01	Fabric Grade 1
Seating Fabric Grade 1	~05	Bitstream
Bitstream, Seating Fabric	B161	Hardware
Seat Depth Adjustment	S	With Seat Depth Adj.
Lumbar Element	Y	With Lumbar Element
Cylinder Style	1	Standard
Frame Finish	~E	Ebony
Ebony	8B	Ebony
Caster/ Glide	~	Casters (Hard)
Caster Finish	1	Ebony

48		2	STUDIO TK STJW Clip Chair, Wood Leg	$1,154.25	$2,308.50

Seat Upholstery Finish	~F02	Fabric Grade 2
Seating Fabric Grade 2	~02	Digi Tweed
Digi Tweed, Seating Fabric	D317	Basalt Tweed
Band Finish	~P	Paint
Paint Finish	~F	Fundamental Paint Finishes
Fundamental Paint Finishes	26	Soft Gris (Matte)
Wood Base Finish	BU	Basque White Oak

Subtotal for: Office 107 $8,465.66

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED

Office 108

49		1	HUMANSCALE M81 M8.1 Monitor Arm	$459.24	$459.24

M8.1 MOUNT OPTION	BT	Bolt-Thru Mount with Base
M8.1 COLOR OPTION	S	Silver with Gray Trim
M8.1 ARM STYLE	B	Angled Link/Dynamic Link
M8.1 END OF ARM	2	Crossbar for 2 monitors (Crossbar finish will be processe
M8.1 VESA BRACKET SELECTION	B	Standard 100mm x 100mm, black

50		2	TEKNION UNIVERSAL BLGC Rectangular Grommet	$10.92	$21.84

Cover Finish	~Mica	Mica Colors
Mica Colors for Rectangular Grommet	7	Platinum (Satin)

51		1	TEKNION UNIVERSAL BMRF93084 Rectangular Desk - Full Gables, Wall Access Modesty, 30"d x 84"w (1-3/16")	$542.49	$542.49

Worksurface Finish	~A	Foundation Laminate
Foundation Laminate	2A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut
Gable and Modesty Finish	3A	Mercurial Walnut
Hardware Finish	~Mica	Mica Colors
Mica Colors	7	Platinum (Satin)

52		1	TEKNION UNIVERSAL BMXRLS3072G Rect. Executive Desk with Dble Pedestals - Solid Modesty, 30"d x 72"w, Rectangular Grommet (1-3/16")	$1,255.41	$1,255.41

Worksurface Finish	~A	Foundation Laminate
Foundation Laminate	2A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut
Drawer Front Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case Finish	3A	Mercurial Walnut
Modesty Panel Finish	3A	Mercurial Walnut
Pull Style	9	Rectilinear
Hardware and Pull Finish	~Mica	Mica Colors
Mica Colors	7	Platinum (Satin)
Grommet Finish	~Rect	Rectangular Grommet
Grommet Finish	~Mica	Mica Colors
Mica Colors for Rectangular Grommet	7	Platinum (Satin)
Key Style	K	Key Alike

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
53		1	TEKNION UNIVERSAL NARMNP Around Synchro-Tilt Task Chair, Mesh Bk, Assbld, No Hdrst, 4D Arms	$484.79	$484.79
			Around Mesh Back Finish A127 Black Seat Upholstery Finishes ~F01 Fabric Grade 1 Seating Fabric Grade 1 ~05 Bitstream Bitstream, Seating Fabric B161 Hardware Seat Depth Adjustment S With Seat Depth Adj. Lumbar Element Y With Lumbar Element Cylinder Style 1 Standard Frame Finish ~E Ebony Ebony 8B Ebony Caster/ Glide ~ Casters (Hard) Caster Finish 1 Ebony		
54		2	STUDIO TK ARBW Beso Lounge Chair, Wood Leg	$1,533.94	$3,067.88
			Upholstery Finish, Beso ~F02 Fabric Grade 2 Seating Fabric Grade 2 ~01 Digi Tweed Digi Tweed, Seating Fabric D317 Basalt Tweed Glides G Glides, No Felt Base Finish ~W Wood Wood Frame Finish BU Basque White Oak		
				Subtotal for: Office 108	$5,831.65

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED

Office 109

55  1 HUMANSCALE $459.24 $459.24

M81

M8.1 Monitor Arm

M8.1 MOUNT OPTION	BT	Bolt-Thru Mount with Base
M8.1 COLOR OPTION	S	Silver with Gray Trim
M8.1 ARM STYLE	B	Angled Link/Dynamic Link
M8.1 END OF ARM	2	Crossbar for 2 monitors (Crossbar finish will be processe
M8.1 VESA BRACKET SELECTION	B	Standard 100mm x 100mm, black

56  1 TEKNION UNIVERSAL $2,506.14 $2,506.14

BFMLK29216970S0R

Full-Mod HA "L" Run-Off_Offset Bse_Mid-Ht_29"dx21"dx69"wx70"w_Str_Offset-Diam.C-O_Rt(1-3/16")

Powerbar	I	Integrated Powerbar
Range	E	Extended Range - 26" to 48"
Switch	~T	Toggle Up/Down
Toggle Up/Down	F	Toggle Up/Down - Platinum
Worksurface Finish	~A	Foundation Laminate
Foundation Laminate	2A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut
Upper Modesty Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Lower Modesty Panel	~Source	Source Laminate
Source Laminate	3A	Mercurial Walnut
Base Finish	~Mica	Mica Colors
Mica Colors	60	Platinum (Satin)

57  1 TEKNION UNIVERSAL $556.14 $556.14

BHKHLN9297021R

Workwall Kneespace Mod_Full-Mod HA Ext/"L" Run-Off_No Ext. Panel_9"dx29"dAx70"wBx21"h_Right

Front Finish	~S	Source Laminate
Front Source Laminate	3A	Mercurial Walnut
Edge Trim Finish	4A	Mercurial Walnut
Case Finish	~Source	Source Laminate
Source Laminate	3A	Mercurial Walnut

58  1 TEKNION UNIVERSAL $171.60 $171.60

BLEDD48

Linear LED Light, 48"w

Light Option	0	Standard
Mounting Option	S	Standard
Optional Features	0	Light Only
Country of Installation	A	Canada/ U.S.A.
Finish	AC	Clear Anodized

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
59		1	TEKNION UNIVERSAL BLGC Rectangular Grommet	$10.92	$10.92

Cover Finish	~Mica	Mica Colors
Mica Colors for Rectangular Grommet	7	Platinum (Satin)

60		1	TEKNION UNIVERSAL BMZUL9247230GL Credenza w Sgle Lat. File, Wall Access, 24"d x 72"w, 30"w Stor., Rect. Gromm, Stor. Left (1-3/16")	$779.22	$779.22

Worksurface Finish	~A	Foundation Laminate
Foundation Laminate	2A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut
Drawer Front Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case, Modesty Panel and Gable Finish	3A	Mercurial Walnut
Pull Style	9	Rectilinear
Hardware and Pull Finish	~Mica	Mica Colors
Mica Colors	7	Platinum (Satin)
Grommet Finish	~Rect	Rectangular Grommet
Grommet Finish	~Mica	Mica Colors
Mica Colors for Rectangular Grommet	7	Platinum (Satin)
Key Style	K	Key Alike

61		1	TEKNION UNIVERSAL BOSHW167215L Overhead Cabinet - Solid Hinged Doors, Wall-Mounted, 16"d x 72"w x 15"h, Linear LED Light Rdy	$491.40	$491.40

Door Front Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case Finish	~Source	Source Laminate
Source Laminate	3A	Mercurial Walnut
Key Style	K	Key Alike

62		1	TEKNION UNIVERSAL BOWFW5172 Wall-Mounted Tackboard - Fabric, From Standard Worksurface, 51"h, 72"w	$109.20	$109.20

Fabric Finish	~2	Fabric Grade 2
Fabric Grade 2	~09	Digi Tweed
Digi Tweed, Panel Fabric	B137	Basalt Tweed

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
63		1	TEKNION UNIVERSAL BSLFTML243029 Lateral File with Integral Worksurface - All Laminate, 24"d x 30"w x 29"h (1-3/16")	$619.32	$619.32

Worksurface Finish	~A	Foundation Laminate
Foundation Laminate	2A	Mercurial Walnut
Edge Trim Style	6	Straight Trim
Edge Trim Finish	4A	Mercurial Walnut
Drawer Front Finish	~SrcLam	Source Laminate
Source Laminate	3A	Mercurial Walnut
Case Finish	~Source	Source Laminate
Source Laminate	3A	Mercurial Walnut
Pull Style	9	Rectilinear
Pull Finish	~Mica	Mica Colors
Mica Colors	7	Platinum (Satin)
Key Style	K	Key Alike

64		1	TEKNION UNIVERSAL NARMNP Around Synchro-Tilt Task Chair, Mesh Bk, Assbld, No Hdrst, 4D Arms	$484.79	$484.79

Around Mesh Back Finish	A127	Black
Seat Upholstery Finishes	~F01	Fabric Grade 1
Seating Fabric Grade 1	~05	Bitstream
Bitstream, Seating Fabric	B161	Hardware
Seat Depth Adjustment	S	With Seat Depth Adj.
Lumbar Element	Y	With Lumbar Element
Cylinder Style	1	Standard
Frame Finish	~E	Ebony
Ebony	8B	Ebony
Caster/ Glide	~	Casters (Hard)
Caster Finish	1	Ebony

65		2	STUDIO TK STJW Clip Chair, Wood Leg	$1,154.25	$2,308.50

Seat Upholstery Finish	~F02	Fabric Grade 2
Seating Fabric Grade 2	~02	Digi Tweed
Digi Tweed, Seating Fabric	D317	Basalt Tweed
Band Finish	~P	Paint
Paint Finish	~F	Fundamental Paint Finishes
Fundamental Paint Finishes	26	Soft Gris (Matte)
Wood Base Finish	BU	Basque White Oak

Subtotal for: Office 109 $8,496.47

ITEM	IMAGE	QTY	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED
				SUBTOTAL	$64,250.04
				Recieve, Deliver & Install	$11,500.00
				Estimated Freight Humanscale	$144.66
				Estimated Freight Krug	$350.00
				Estimated Freight STK	$1,946.35
				GRAND TOTAL	$78,191.05

SUBTOTALS BY ROOM/AREA

Conference 113	$12,770.04
KEYS 103-105-107-109	$0.00
KEYS 104	$0.00
KEYS 108-113	$0.00
OFC MGR 102	$1,888.06
Office 103	$7,691.10
Office 104	$5,463.36
Office 105	$13,643.70
Office 107	$8,465.66
Office 108	$5,831.65
Office 109	$8,496.47
Freight/Install/Surcharges	$13,941.01
GRAND TOTAL	$78,191.05

City of Clear Lake Sourcewell Contract Account Number 151907

State of Iowa Contract
SQ430536 = TSC-RCA 5/22/23
TZN 2/27/23, SQ431149 = OM RCA,
SQ430537 = TSU 5/22/23

CUSTOMER ORDER ACCEPTANCE

PLEASE REVIEW THIS QUOTATION AND NOTIFY US PROMPTLY OF ANY CORRECTIONS REQUIRED.
THANK YOU FOR THE OPPORTUNITY TO BE OF SERVICE!

To ensure your Purchase Order (PO) is processed quickly and efficiently, please adhere to the following requirements:

1. All purchase orders must be issued to:
   Duet Resource Group/DJMI
   224 South 1st Street
   Milwaukee, WI 53204

Changes to quantities and/or options/finishes will affect this quote. If applicable, other charges such as freight, tax, installation and/or delivery fees may be added at time of order. This quotation is valid for 30 days, starting on the date shown in the quote header. For updated pricing, please contact your sales representative.

Terms & Conditions:

1. Please include a copy of your quotation with your purchase order. Your purchase order should stipulate exactly the merchandise or service to be transacted by quantity, finish options and price. In the event that your company does not issue standard purchase orders, then all quotes must be accompanied by a statement on official company letterhead, with an authorizing signature allowing Duet Resource Group to proceed with the order as documented. By submitting a purchase order or authorization letter, you are agreeing to the terms listed on this page.

2. Purchase orders acknowledged by Duet Resource Group cannot be returned, changed, or canceled without Duet's written consent. Any changes or cancellations must happen within 3 business days from the issue date on the purchase order, or client is subject to a 15% net (of total order) cancellation fee. Under no circumstances will changes or cancellations be accepted on any custom product.

3. Any applicable sales or other tax will be added upon invoicing. If you are tax exempt, please provide a copy of a valid sales tax exemption certificate with your purchase order.

4. Duet requires a 50% deposit based on your order total, to be submitted when the order is placed. This deposit should include 50% of the tax for taxable entities. The remaining 50% will be billed upon receipt of product. A deposit check also constitutes as an agreement to proceed with the order as documented on the quote in accordance with the terms & conditions. If punch-list items exist, you will be invoiced 40% of the remaining total, and the remaining 10% after the punch-list items or change orders are completed.

5. Duet reserves the right to collect a finance charge after 30 days of 1.5% per month.

6. Freight and Fuel surcharge. Duet reserves the right to apply a surcharge to customer orders, passed along from its manufacturers.

7. Duet accepts credit card payments; a 3.5% processing fee will be applied.

Please sign below indicating acceptance of this proposal along with the terms and conditions noted.

Approved by:

Name: _____

Title: _____ Date: _____

"Sailing Ahead" With the City of
CLEAR LAKE
"Where People Make the Difference"

CITY OF CLEAR LAKE
PUBLIC WORKS DEPARTMENT
1419 2nd Avenue South • P.O. Box 185 • Clear Lake, IA 50428
Phone (641) 357-6135 • FAX (641) 357-6150
www.cityofclearlake.com

May 1st, 2024

Honorable Mayor and City Council Members,

At last month's meeting on April 30th, the Planning and Zoning Commission reviewed a letter of request from the Emerald Cove First Subdivision developer's legal counsel. The developer respectively requested to waive the Preliminary Plat requirements as set forth in Sections 166.14 and 166.15 (1) of the Clear Lake Code of Ordinances. The Emerald Cove First Subdivision encompasses the construction of both private and public infrastructure. The Planning and Zoning Commission voted to **APPROVE** the letter requesting to waive the Preliminary Plat requirements, with the understanding that the reason the commission is granting the approval is due to the fact that the developer already had an approved Site Plan, along with approved Construction Documents. The approved Site Plan delivers the exact information that would have otherwise been shown on the Preliminary Plat. The P & Z Commission now recommends that the City Council also approves the letter of request to waive the Preliminary Plat requirements.

Sincerely,

Chryl Bergvig

Chryl Bergvig
Planning and Zoning Chairman Pro Tem

NYEMASTER
NYEMASTER | GOODE PC

LINDSEY A. GUERRERO

Direct Number: (515) 283-3176 | Facsimile: (515) 283-3108 | E-Mail: lguerrero@nyemaster.com
700 Walnut, Suite 1600 | Des Moines, IA 50309-3899 | (515) 283-3100
Attorneys at Law | Offices in Des Moines, Ames and Cedar Rapids
www.nyemaster.com

April 26, 2024

VIA EMAIL (*msteding@cityofclearlake.org*)

City of Clear Lake Planning and Zoning Commission
c/o Matt Steding, City Engineer
15 N 6th St.
P.O. Box 185
Clear Lake, IA 50428

RE: Request for Waiver of Preliminary Plat
Emerald Cove First Subdivision

Dear Council Members:

This firm represents BAM Development, LLC ("Developer"), future owner of that certain real property legally described on Exhibit A attached ("Parcel P") to be acquired from Sukup Ag, LLC pursuant to that certain Real Estate Purchase and Sale Agreement dated December 28, 2023. Developer desires to subdivide and develop Parcel P as "Emerald Cove First Subdivision" as depicted on the draft Final Plat attached hereto as Exhibit B, for the purpose of constructing residential dwellings as depicted on the draft Site Plan attached hereto as Exhibit C.

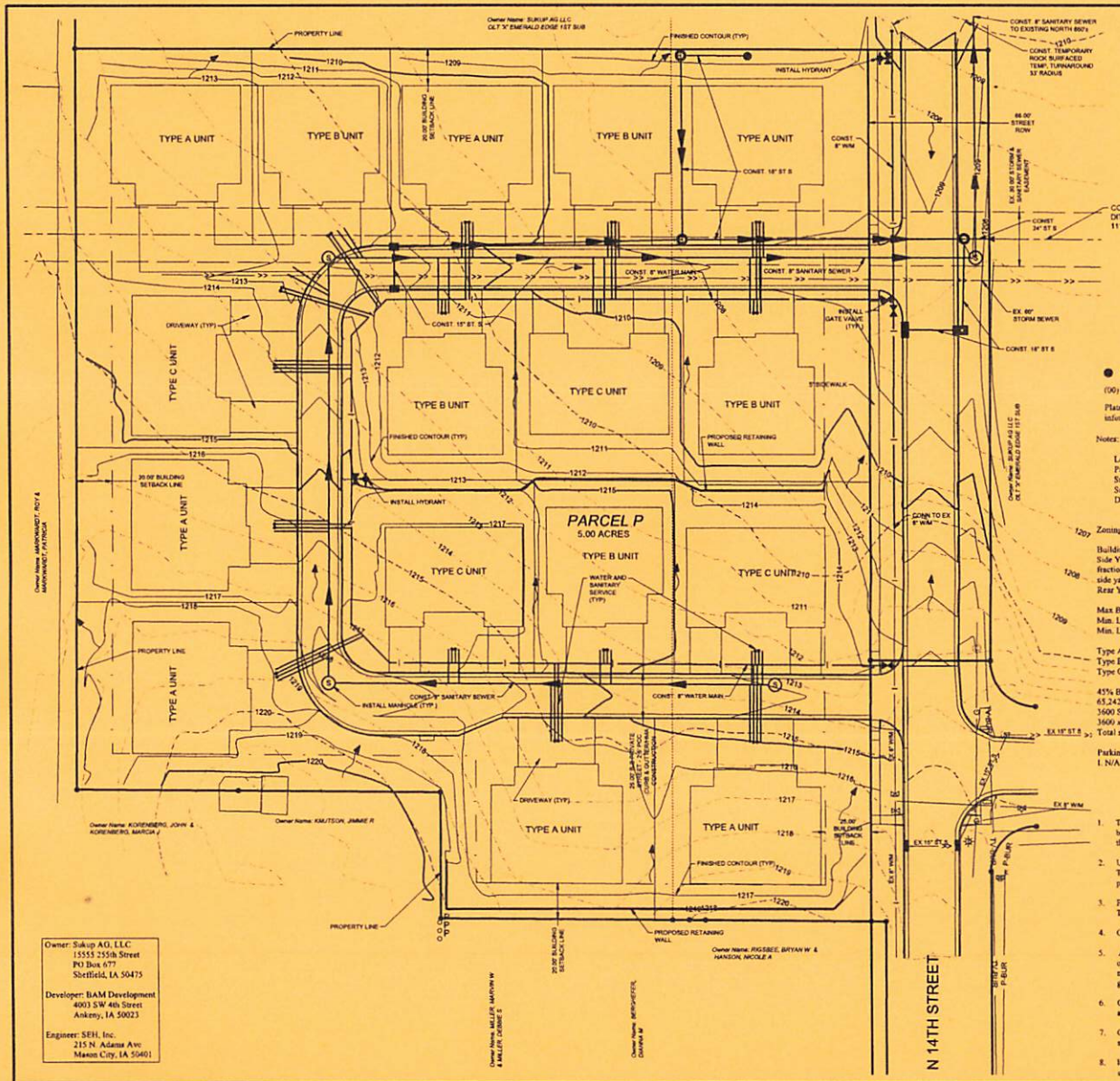
Developer has worked closely with City Engineer, Matt Steding, and Building Official, Mike Ritter, over the past few months to develop plans in accordance with the City of Clear Lake's requirements. City staff have communicated to the Developer and the undersigned that the submitted Final Plat meets all the necessary legal and engineering requirements of the Preliminary Plat, including construction plans and documents. Accordingly, Developer requests that the preliminary plat requirements as set forth in Sections 166.14 and 166.15(1) of the Clear Lake Code of Ordinances be waived, and the Developer be granted Final Plat approval at such time the Final Plat is submitted to the Commission and City Council, provided the Final Plat otherwise complies with Chapter 166 of the City of Clear Lake Code of Ordinances and Chapter 354 of the Iowa Code.

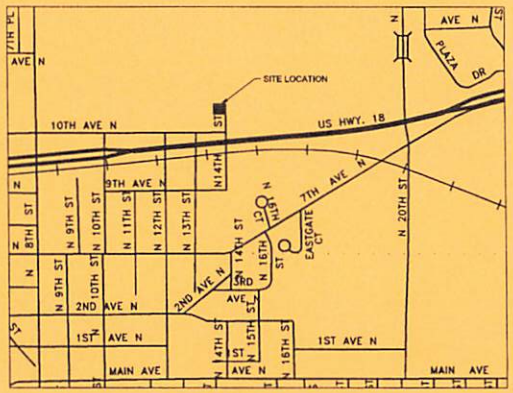
Thank you in advance for your time and consideration. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Lindsey A. Guerrero

cc: Mike Ritter, Building Official (via mritter@cityofclearlake.org)
Michael Bousselot (via michael.bousselot@gmail.com)
Joseph Mitchell (via josephmitchell.ia@gmail.com)





SITE LOCATION MAP

● Found monument

(00) Record Information

Plats of survey used for boundary information Doc. No. 2023-6763

Notes:

Legal Description:
Parcel "P" located within part of Outlot X Emerald Edge First Subdivision, Clear Lake, Iowa as described and depicted in Plat of Survey Dated December 21, 2023 and recorded December 28, 2023 as Document No. 2023-6763

Zoning: Medium-Density Multi-Family Residential Zone (RM-20)

Building Lines: Front Yard = 25'
Side Yard = 5 feet for the first story, plus 3 feet for each additional story or fraction thereof that a building exceeds one story in height; on corner lots, the side yard on the street side shall not be less than 25 feet
Rear Yard =20'

Max Building Height: 35'
Min. Lot size: 3600 sf/building or 1800 sf/unit
Min. Lot Width: None

Type A Unit: 4431 SF x 5 units = 22,155 SF
Type B Unit : 3881 SF x 5 units = 19,405 SF
Type C Unit : 3947 SF x 6 units = 23,682 SF
65,242 SF

45% Building Coverage Allowed
65,242/195,860 = 33.3%
3600 SF/ Duplex Minimum Required
3600 x 16 Units = 57,600
Total site = 195,860 SF

Parking Requirements
1 N/A

1. The Contractor shall field verify all elevations and grades prior to beginning work. Any differences or discrepancies shall be reported to the Engineer or Owner.
2. Utility locations shown based on Iowa one-call ticket no. 240100156. The Contractor shall call ONE CALL 1-800-292-8989 for utility locates prior to construction.
3. Following construction, all disturbed areas shall be seeded with SUDAS Type 1 Seed Mixture.
4. Garbage/trash , removal will be provided by private hauler.
5. All new paved roadway within City ROW shall have a minimum section of 8" HMA over 6" Modified Subbase. Private streets shall have minimum section of 6" HMA over 4" Modified Subbase, PCC curb & gutter 30" wide x 7" thick
6. Gas, electric, telephone and other private utilities coordinated by owner and utility provider.
7. Contractor shall notify the City and provide an opportunity for the City staff inspection of the completed water and sewer services.
8. Iowa Statewide Urban Design and Specifications, most current version shall apply to this project.

Scale: 30 0 30 — 15 — Feet

N

EXISTING

- RIGHT OF WAY
- PERMANENT EASEMENT
- PROPERTY LINE
- SANITARY SEWER AND MANHOLE
- FORCE MAIN AND LIFT STATION
- SANITARY SEWER SERVICE & CLEANOUT
- WATER MAIN, HYDRANT, VALVE AND MANHOLE
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- GAS MAIN, VALVE, VENT AND METER
- HANDHOLE
- BURIED FIBER OPTIC CABLE AND MANHOLE
- BURIED PHONE CABLE, PEDESTAL AND MANHOLE
- BURIED TV CABLE, PEDESTAL AND MANHOLE
- BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
- OVERHEAD WIRE, POLE AND GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- DECIDUOUS AND CONIFEROUS TREE
- BUSH / SHRUB AND STUMP
- EDGE OF WOODED AREA
- BUILDING
- PROPOSED DRAINAGE DIRECTION

Owner: Sukup AG, LLC
15555 255th Street
PO Box 677
Sheffield, IA 50475

Developer: BAM Development
4003 SW 4th Street
Ankeny, IA 50023

Engineer: SEH, Inc.
215 N. Adams Ave
Mason City, IA 50401

BECKY L. SCHWAB P26185 — LICENSED PROFESSIONAL ENGINEER — 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.

Becky L. Schwab — Date
License number P26185
My License renewal date is December 31, 2025

Pages or sheets covered by this seal: FIG 1

DESIGN TEAM	NO.	BY	DATE	REVISIONS	3/12/2024	EMERALD COVE DEVELOPMENT CLEAR LAKE, IOWA	SITE PLAN	FILE NO. 176837	FIG. 1
DRAWN BY:									
DESIGNER:									
CHECKED BY:									

northland

April 22, 2024

Mr. Scott Flory, City Administrator
Mr. Jacob Widman, Finance Director
Ms. Jennifer Larsen, City Clerk
City of Clear Lake
15 N. 6th Street
P.O. Box 185
Clear Lake, IA 50428

RE: Engagement of Northland Securities as Underwriter

Dear Mr. Flory, Mr. Widman and Ms. Larsen:

The purpose of this letter is to comply with federal regulations. Federal security regulations require you to affirmatively engage Northland Securities before we can provide you with advice on the issuance of municipal securities acting in the capacity of underwriter. This letter establishes the engagement.

The City of Clear Lake, Iowa (the "Issuer") seeks to engage Northland Securities to serve as underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of General Obligation Loan Agreement Anticipation Project Notes, Series 2025 (the "Issue"). This engagement applies solely to the Issue. The engagement is nonbinding. The Issuer is under no obligation to undertake the Issue. The Issuer may determine not to undertake a negotiated financing and to engage Northland in a role other than an underwriter.

The Issuer desires Northland to provide all of the services needed to create and execute a plan to underwrite the Issue, including:

1. Advice regarding the structure, timing, terms, and other similar matters (including actions needed to authorize the issuance) of the Issue.
2. Preparation of rating strategies and presentations related to the Issue.
3. Assistance in the preparation of the preliminary and final official statements.
4. Assistance with the closing of the Issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for such closing.
5. Coordination with respect to obtaining CUSIP numbers and the registration of the Issue with the book-entry only system of the Depository Trust Company.
6. Preparation of post-sale reports for such municipal securities.

In acting as underwriter, Northland has a duty under rules of the Municipal Securities Rulemaking Board (MSRB) to make certain disclosures to the Issuer concerning its role, its compensation, and actual or potential material conflicts of interest. In engaging Northland in this capacity, the Issuer should be aware of the following:

1. Acting as underwriter for the Issue, Northland will provide advice to the Issuer with respect to the structure, timing, terms, and other similar matters concerning the Issue. The Issuer is responsible for understanding and assessing the implications of the Issue.
2. Northland will purchase, or arrange for the placement of, the Issue in an arm's-length commercial transaction with the Issuer. In this process, Northland is required to deal fairly

at all times with both the Issuer and investors. Northland has a duty to purchase the Issue from the Issuer at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable.

3. Under federal securities laws Northland does not have a legal fiduciary duty to the Issuer (unlike a municipal advisor) and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests. Northland has financial and other interests that differ from those of the Issuer.
4. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.
5. Northland will coordinate the issuance process including closing and delivery of proceeds. Northland will review the official statement for the Issue in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.
6. Depending on the structure of the transaction that the Issuer decides to pursue, Northland will disclose any additional potential or actual material conflicts, inclusive of any dealer specific or complex financing disclosures, related to this engagement. We will seek your acknowledgement of receipt of any such additional disclosures.
7. Northland is a registered broker-dealer, and its affiliates are engaged in securities activities, as well as providing investment banking, asset management, financing, financial advisory services and other commercial and investment banking products and services to a wide range of corporations and individuals. In the ordinary course of their respective businesses, Northland and its affiliates have engaged, and may in the future engage, in transactions with, and perform services for, the Issuer and its affiliates for which they received or will receive customary fees and expenses. In addition, Northland and its affiliates may currently have and may in the future have investment and commercial banking, trust, and other relationships with parties that may relate to assets of, or be involved in the issuance of securities and/or instruments by, the Issuer and its affiliates.
8. Northland's compensation is based on the size of the Issue and is contingent on the closing of the Issue (see below). The MSRB has identified this means of compensation as presenting a conflict of interest, because it may cause Northland to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

For serving as underwriter with respect to the Issue, Northland shall be paid an underwriter's discount based on a percentage of the total par amount of the Issue. A "not to exceed" percentage for underwriter's discount will be determined when the actual terms of the Issue have been set forth in the bond purchase agreement and therefore compensation is not included as part of this letter. The compensation due to Northland shall be deducted from proceeds at closing.

Northland agrees to pay the following expenses from its fee:

- Out-of-pocket expenses such as travel, long distance phone, and copy costs.
- Preparation of the bond transcript.

The Issuer agrees to pay for all other expenses related to the processing of the Issue including, but not limited to, the following:

- Engineering and/or architectural fees.
- Publication of legal notices.
- Bond counsel and local attorney fees.

- Fees for various debt certificates.
- The cost of printing Official Statements, if any.
- Issuer staff expenses.
- Rating agency fees, if any.
- Bond insurance fees, if any.
- Accounting and other related fees.

It is expressly understood that there is no obligation on the part of the Issuer under the terms of this engagement to undertake the Issue. If not issued, Northland agrees to pay its own expenses and receive no fee for any services it has rendered.

You have been identified by the Issuer as a primary contact for the Issuer's receipt of these disclosures. It is our understanding that you are not a party to any disclosed conflict of interest relating to the transaction and have the authority to bind the Issuer by contract with us. If our understanding is incorrect, please notify us immediately.

If you or any other Issuer officials have any questions or concerns regarding these disclosures, please make those questions or concerns known immediately to Northland. In addition, you should consult with your own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

We look forward to working with you on this Issue. I would be happy to discuss this letter, these disclosures, our relationship with the Issuer for the Issue, or other aspects of applicable federal securities regulations.

To engage Northland Securities as underwriter for the Issue as described in this letter, please sign and return this letter. In signing this letter, the Issuer acknowledges and accepts the representations made in this letter.

Sincerely,

Clifton Schultz
Managing Director

Engagement of Northland Securities as underwriter and receipt of related disclosures acknowledged by the City of Clear Lake, Iowa.

Date: _____

Signature: _____

Name: _____

Title: _____

RESOLUTION NO. _____

RESOLUTION APPROVING CONTRACT AND BOND FOR SURF BALLROOM MUSIC ENRICHMENT & IMMERSIVE CENTER

WHEREAS the City of Clear Lake, Iowa, did by resolution duly adopted by the Council, accept the bid of Dean Snyder Construction, Clear Lake, Iowa, for the Surf Ballroom Music Enrichment & Immersive Center Project, as required by plans and specifications, and,

WHEREAS Dean Snyder Construction, has executed a contract for the construction of said improvement and has filed its construction bond covering the full amount of said improvement with adequate sureties thereon, and that the said contract is now before this Council for final approval.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEAR LAKE, IOWA:

That the contract of Dean Snyder Construction, duly executed by said company and pending filing of the surety bond for the performance of said contract, duly executed by said company, together with the surety, with the City Clerk for the construction of the public improvement as fully set forth in the plans and specifications for the Surf Ballroom Music Enrichment & Immersive Center Project, and therein specifically described, be and the same are hereby accepted and approved.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be authorized and directed to execute the contract for and on behalf of the City of Clear Lake, Iowa.

Passed and approve this 6th day of May, 2024.

_____
Nelson P. Crabb, Mayor

Attest:

_____
Jennifer Larsen, City Clerk

MERCHANTS BONDING COMPANY™
MERCHANTS BONDING COMPANY (MUTUAL) P.O. BOX 14498, DES MOINES, IA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

Payment Bond

Bond No. 100415935

CONTRACTOR:
(Name, legal status and address)

Dean Snyder Construction Co.
913 North 14th St.
Clear Lake, IA 50428

SURETY:
(Name, legal status and principal place of business)
Merchants Bonding Company (Mutual)
6700 Westown Parkway, West Des Moines, IA 50266

OWNER:
(Name, legal status and address)

City of Clear Lake
15 N. 6th Street
Clear Lake, IA 50428

CONSTRUCTION CONTRACT
Date: April 3, 2024

Amount: $5,004,416.70

Description:
(Name and location)
Surf Ballroom Music Enrichment & Immersive Center

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

This document combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

BOND
Date: April 18, 2024
(Not earlier than Construction Contract Date)

Amount: $5,004,416.70

Modifications to this Bond: ☒ None ☐ See Section 18

CONTRACTOR AS PRINCIPAL
Company: *(Corporate Seal)*
Dean Snyder Construction Co.

Signature: Dale Snyder
Name and Title: CEO

SURETY
Company: *(Corporate Seal)*
Merchants Bonding Company (Mutual)

Signature: Rebecca Plagge
Name Rebecca Plagge
and Title: Attorney-In-Fact

(Any additional signatures appear on the last page of this Payment Bond.)

(FOR INFORMATION ONLY— Name, address and telephone)
AGENT or **BROKER**:

First Gabrielson Agency
PO Box 223
Clear Lake, IA 50428
641-357-6117

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)

Printed in cooperation with American Institute of Architects (AIA). The language in this document conforms exactly to the language used in AIA Document A312-Payment Bond-2010 edition.

§ 16 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL		**SURETY**	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
		Merchants Bonding Company (Mutual) 6700 Westown Parkway West Des Moines, IA 50306	
Signature:	Dale Snyder	Signature:	Rebecca Plagge
Name and Title:		Name and Title:	Rebecca Plagge, Attorney-In-Fact
Address:		Address:	815 4th Ave S Clear Lake, IA 50428

MERCHANTS BONDING COMPANY™
MERCHANTS BONDING COMPANY (MUTUAL) P.O. BOX 14498, DES MOINES, IA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

Performance Bond

Bond No. 100415935

CONTRACTOR:
(Name, legal status and address)

Dean Snyder Construction Co.
913 North 14th St.
Clear Lake, IA 50428

SURETY:
(Name, legal status and principal place of business)
Merchants Bonding Company (Mutual)
6700 Westown Parkway, West Des Moines, IA 50266

OWNER:
(Name, legal status and address)

City of Clear Lake
15 N. 6th Street
Clear Lake, IA 50428

CONSTRUCTION CONTRACT
Date: April 3, 2024

Amount: $5,004,416.70

Description:
(Name and location)
Surf Ballroom Music Enrichment & Immersive Center

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

This document combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

BOND
Date: April 18, 2024
(Not earlier than Construction Contract Date)

Amount: $5,004,416.70

Modifications to this Bond: ☒ None ☐ See Section 16

CONTRACTOR AS PRINCIPAL
Company: *(Corporate Seal)*
Dean Snyder Construction Co.

Signature: Dale Snyder
Name and Title: CEO

SURETY
Company: *(Corporate Seal)*
Merchants Bonding Company (Mutual)

Signature: Rebecca Plagge
Name Rebecca Plagge
and Title: Attorney-In-Fact

(Any additional signatures appear on the last page of this Performance Bond.)

(FOR INFORMATION ONLY— Name, address and telephone)
AGENT or **BROKER**:

First Gabrielson Agency
PO Box 223
Clear Lake, IA 50428
641-357-6117

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)

Printed in cooperation with American Institute of Architects (AIA). The language in this document conforms exactly to the language used in AIA Document A312-Performance Bond-2010 edition.

§ 16.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company: *(Corporate Seal)*

Signature: Dale Snyder CEO

Name and Title:

Address:

SURETY

Company: *(Corporate Seal)*

Merchants Bonding Company (Mutual)
6700 Westown Parkway
West Des Moines, IA 50306

Signature: Rebecca Plagge

Name and Title: Rebecca Plagge, Attorney-In-Fact

Address: 815 4th Ave S
Clear Lake, IA 50428

DEANSN1 OP ID: BP

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/18/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER First Gabrielson Agency P.O. Box 223 815 4th Avenue South Clear Lake, IA 50428 641-357-6117	CONTACT NAME: PHONE (A/C, No, Ext): 641-357-6117 FAX (A/C, No): 641-357-6587 E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : West Bend Mutual Ins. Co. — 15350
INSURED Dean Snyder Construction PO Box 181 Clear Lake, IA 50428	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [X] PRO-JECT [ ] LOC OTHER:	X	X	0575601-25	12/31/2023	12/31/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 200,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY	X	X	0575601-25	12/31/2023	12/31/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $	X	X	0575601-25	12/31/2023	12/31/2024	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	0575603-23	12/31/2023	12/31/2024	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 100,000 $ 100,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Surf Ballroom Music Enrichment & Immersive Center

CERTIFICATE HOLDER

City of Clear Lake
15 North 6th Street
Clear Lake, IA 50428

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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The ACORD name and logo are registered marks of ACORD

City of Clear Lake is Additional Insured on the General Liablity and Automobile Liability Policies. Coverages is Primary & Non-Contributory.

A Waiver of Subrogation in favor of City of Clear Lake applies to the General Liability, Automobile Liablity and Work Comp Policies.

General Liability Policy includes Products/Completed Operations, Contractual Liability and XCU Coverage.

Umbrella Policy is a following form.

Early Notice of Cancellation applies to all policies.

NON-BINDING LETTER OF INTENT

Identifying Terms and Conditions

for City of Clear Lake's Potential Financial Participation in the

Stonebrook Condominium Development Project

This Letter of Intent ("LOI"), dated May 6, 2024, between the City of Clear Lake, Iowa ("City"), 15 N. 6th Street, PO Box 185, Clear Lake, IA 50428, and Jon Snow (d/b/a: JMS Property Management LLC) 2500 S. 8th Street, Clear Lake, Iowa, 50428, sets forth the terms and conditions upon which the City and Developer intend to enter into a Development Agreement related to the City's financial participation in the implementation of the Stonebrook Condominium Development Project.

WHEREAS, Developer proposes construction of a residential building project on property owned by the Developer located on Woodlane Drive legally described as:

LOT 16 LAKEVIEW MEADOWS SUBDIVISION

Said lot containing 2.86 acres; and;

WHEREAS, the Planning & Zoning Commission of the City of Clear Lake, Iowa reviewed the site plan for the proposed Stonebrook Condominium Project on December 20, 2023, and approved said site plan at that meeting; and

WHEREAS, the City may provide incentives promoting economic development pursuant to Chapters 15A and 403 of the Code of Iowa, which authorizes grants of a municipality's general funds and property tax rebates and other incentives to stimulate business and commercial activity within the corporate limits of such municipality.

BACKGROUND AND PURPOSE

Developer is pursuing the development of a privately held site. This LOI affirms the following findings:

- The overall site development cost results in a financial gap in the return on private investment necessary to develop the Project that is proposed and thus cannot be fully supported by private sector investment solely.

- The proposed Development is consistent with the vision for development in the City and will provide substantial public benefits to stabilize the broader economic base of Clear Lake, as well as act as a catalyst for future dynamic growth.

- The incremental tax revenue expected to be generated directly by the Project justifies public participation in this Project, specifically the leveraging of tax revenues that would not be available "but for" the undertakings made by the City to realize the full vision of the Project.

• The City has public finance tools available at its disposal which allow the City to effectively and efficiently participate in the Project.

• A public -private partnership structure can be established that limits direct risk to the City's General Fund while also allowing for participation in the Project's financial upside.

• Financial participation by the City in the Project is in the near and long-term fiscal interests of the City.

The purpose of this LOI is to summarize the significant terms and conditions of a future Development Agreement between the City and Developer for the proposed Development. This LOI is non- binding and contingent upon further negotiation and City Council approval of such Development Agreement. The Development Agreement will reflect more refined construction costs, and will provide a more refined level of detail related to all aspects of a potential public-private partnership. The LOI is not intended to limit the scope or provisions of the Development Agreement and, thus, terms and conditions other than those set forth herein may be agreed upon in the final Development Agreement.

This LOI does not presuppose, and is contingent upon, Council approval.

PROJECT SUMMARY

The Project will be comprised of two (2) 6-unit condominium s and one two (2) unit twin home condominium. The overall development is anticipated to be completed in the spring of 2025, with infrastructure improvements completed by July 31, 2024.

PROFESSIONAL SERVICES FEES REIMBURSEMENT, WATER MAIN INFRASTRUCTURE REIMBURSEMENT, & OTHER PRIVATE INFRASTRUCTURE COSTS

The City will reimburse Developer for professional services fees incurred in the development of the Project, upon completion of the Project, in an amount not to exceed $15,000. These fees will include cost for engineering, legal, and other related expenses. The cost of construction of the water main estimated at not to exceed $50,000, shall be reimbursed to the developer by the City, upon completion and acceptance of the improvements by the City. The City also agrees to provide an infrastructure offset incentive to be used by Developer towards construction of a private sanitary sewer collection system, sidewalk, grading, roadway, and private storm water drainage improvements in an amount not to exceed $35,000. The total cumulative reimbursement by the City for all matters identified under this paragraph of the LOI shall not exceed $100,000 and shall not be eligible for reimbursement until after the beginning of the City's 2025 fiscal year (beginning July 1, 2024).

****

WITNESS WHEREOF, the City and Developer have duly executed this Agreement to be effective as of the dates identified herein.

PASSED and APPROVED by the Mayor and City Council of the City of Clear Lake on May 6, 2024.

CITY:

CITY OF CLEAR LAKE, IOWA

BY: _____

TITLE: _____

JMS Property Management LLC

BY: _____

TITLE: PRESIDENT

DATE: 4/30/24

Stonebrook Condominiums

- Lot 16 Woodlane Dr. Clear Lake- 2.86 acres
- 14 units- 3 structures
- (2) 6-unit, (1) 2-unit
- Project start early Spring 2024- this phase to consist of subbase for main drive, parking lot pad, and first 6-unit structure
- We will be listing these condos with Lakeside Brokers (Jake Kopriva) and hope to presell units. If units presell, we will start all structures before December of 2024
- Cost Breakdowns-
  - *Land- $125,000
  - *Engineering- $20,000
  - *Management- $40,000
  - *Site Work- $322,000
  - *Landscaping- $50,000
  - *Paving- $276,800
  - Total--$833,800
- Asking city for ~~$175,000~~ $100,000. ~~Half up front and remained to be paid when all site paving is complete~~.
- Units to sell for $400,000 in 6-unit structures with 2-unit structure unit not to exceed $600,000
- Total taxable value of homes at $6,000,000

PLANS FOR
SNOW CONSTRUCTION LAKEVIEW MEADOWS DEVELOPMENT LOT 16
CLEAR LAKE, IOWA



VICINITY MAP
NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

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

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.

SIGNATURE: _____

NAME: JASON A. PETERSBURG

DATE: _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

PAGES COVERED BY THIS SEAL: _____

LICENSED PROFESSIONAL ENGINEER
JASON A. PETERSBURG
19517
IOWA

DATE	REVISIONS		
		SCALE	AS NOTED
		DRAWN	CALLEN
		CHECKED	JAP
		APPROVED	JAP
		DATE	11/7/2023
		ISSUED FOR	PRELIMINARY

VEENSTRA & KIMM INC.

LAKEVIEW MEADOWS DEVELOPMENT LOT 16
CLEAR LAKE, IOWA

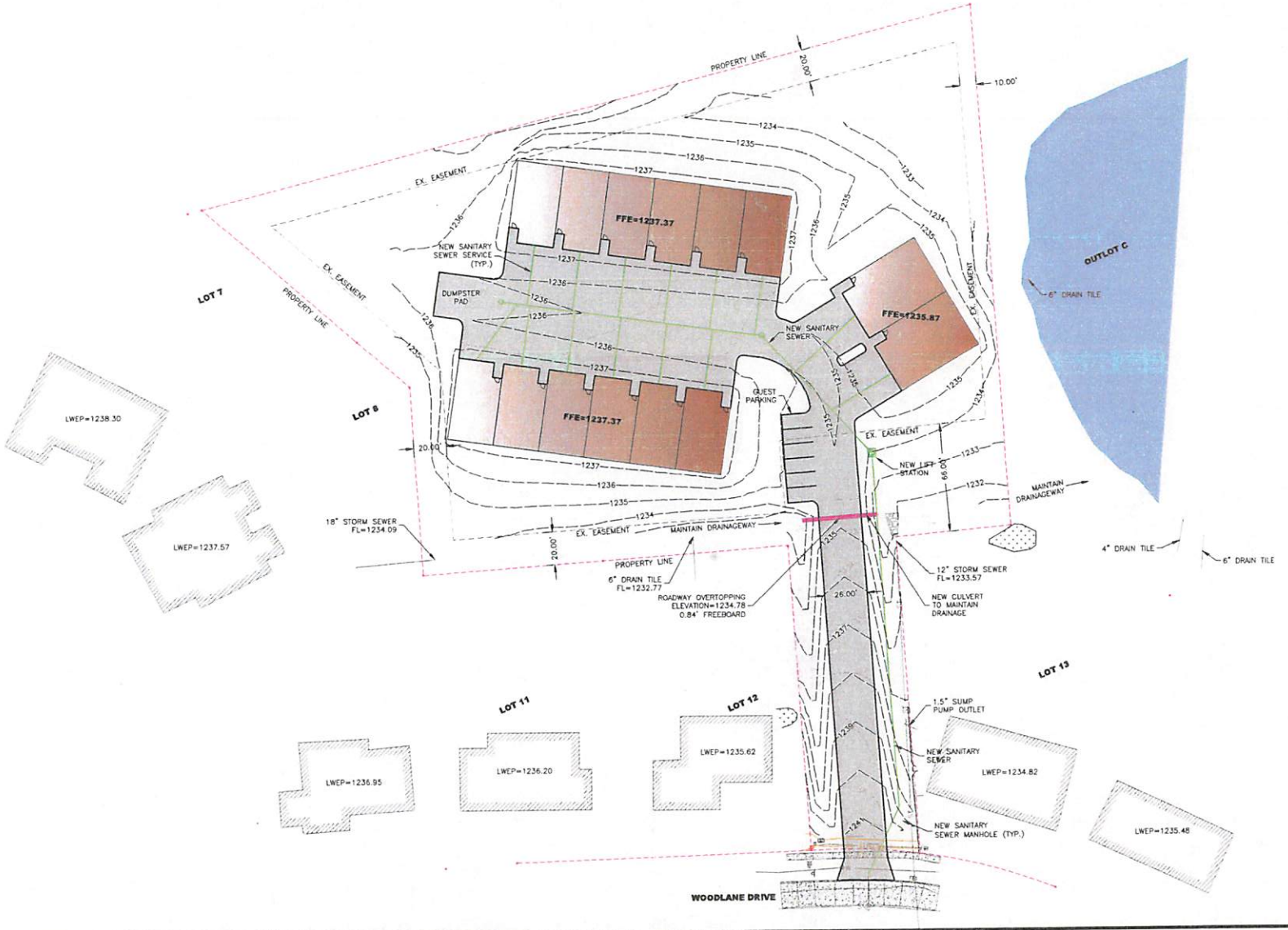
2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596
641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

TITLE DRAWING

DWG. NO.
A.01

PROJECT 364-437

PLOTTED: Thursday, November 9, 2023 8:41:19 AM
X-REFS: 19 aerial photo
FILE PATH: \\VKMC-FS\MCSHARE\2019\364-437_SNOW_CONSTRUCTION_LOT16_LAKEVIEW_MEADOWS_DEV\CADD_FP\DOGRAWINGS\TITLE DRAWING



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CALLEN
CHECKED	JAP
APPROVED	JAP
DATE	11/7/2023
ISSUED FOR	PRELIMINARY

VEENSTRA & KIMM INC.

LAKEVIEW MEADOWS DEVELOPMENT LOT 16
CLEAR LAKE, IOWA

2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596
641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

SITE PLAN

DWG. NO. A.03

PROJECT 364-437

X-REFS: Base Drawing
FILE PATH: \\VKMC-FS\MCSHARE\03600\364-MC_MISC\364-0437_SNOW_CONSTRUCTION_LOT16_LAKEVIEW_MEADOWS_DEVCADD_PRODDRAWINGS\SITE PLAN

PLOTTED: Thursday, November 9, 2023 8:41:16 AM

VEENSTRA & KIMM INC.
2800 4th Street SW, Suite 9
Mason City, Iowa 50401

641.421.8008 // 877.241.8008
www.v-k.net

CHANGE ORDER

Change Order No: 1

This change order amends the existing contract dated March 18, 2024, between the City of Clear Lake (OWNER) and Heartland Asphalt, Inc. (CONTRACTOR) to add, revise, or delete work to the project identified below as described herein.

Project Name: 2024 Pickleball Court Improvements Project Project Location: Clear Lake, Iowa

Owner Project No.: _____ Engineer Project No.: 383298

Description of changes in work: Contractor to furnish all labor, materials and equipment in connection with the changes in work specified below:

Description

The City of Clear Lake requested a price from the Contractor to change the fence construction materials from galvanized chain link fence to black chain link fence.

Compensation

Delete Bid Items as follows:

4.05	Fence Construction, 4'	LF	292	$40.09	($11,706.28)
4.06	Fence Construction, Gate	EA	2	$546.50	($1,093.00)
4.07	Fence Construction, 8'	LF	459	$51.04	($23,427.36)
					($36,226.64)

Add Bid Items as follows:

5.01	Fence Construction, 4', Black	LF	292	$56.72	$16,562.24
5.02	Fence Construction, Gate, Black	EA	2	$733.70	$1,467.40
5.03	Fence Construction, 8', Black	LF	459	$65.04	$29,853.36
					$47,883.00

Net increase in project cost $11,656.36.

Any additional costs as a result of this change shall be paid under contract bid items at awarded contract unit prices for quantities authorized by the Engineer.

Completion Date

No Change.

Prior Communication

The City of Clear Lake requested the change in fence material from galvanized to black.

Change in Contract Price: Contract amount prior to this Change Order: $181,098.46(Based on Estimated Quantities and Contract Unit Prices)	**Change in Contract Time:** Contract completion date prior to this Change Order: June 21, 2024
Change in Contract Amount Due to this Change Order: (Increase) $11,656.36	**Changes in Contract Completion Date due to this Change Order**: No change (Working)(Calendar) Days
Contract Amount including this Change Order: $192,754.82 (Based on Estimated Quantities and Contract Unit Prices)	**Contract Completion (Date) (including this Change Order:** June 21, 2024 (Working) (Calendar) Days

Except as specifically amended by this Change Order, all the terms and conditions of the original contract dated March 18, 2024 shall remain in full force and effect.

Approved By: _____	Recommended by: _____	Approved By: _____
Date: _____	Date: 4/24/24	Date: 4/24/24
Owner: City of Clear Lake	Consultant: Veenstra & Kimm, Inc.	Contractor: Heartland Asphalt, Inc.

RESOLUTION NO. _____

A RESOLUTION MAKING AWARD OF CONTRACT FOR THE 2024 ALLEY RECONSTRUCTION PROJECT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLEAR LAKE, IOWA;

Section 1. That the bid of Larson Contracting, Lake Mills, Iowa, in the amount of $63,236.32, for the 2024 Alley Reconstruction Project, be and is hereby accepted, the same being the lowest responsible bid received for said work; and

The Mayor and Clerk are hereby directed to execute said contract awarded above for the construction of said improvements, said contract not to be binding on the City until the necessary certificate of insurance and bonds have been received and approved by the Project Engineer, City Administrator and City Engineer.

PASSED AND APPROVED this 6th day of May, 2024.

_____
Nelson P. Crabb, Mayor

ATTEST:

_____
Jennifer Larsen, City Clerk

VEENSTRA & KIMM INC.
2800 4th Street SW, Suite 9
Mason City, Iowa 50401

641.421.8008 // 877.241.8008
www.v-k.net

2024 ALLEY RECONSTRUCTION PROJECT

CITY OF CLEAR LAKE
CLEAR LAKE, IOWA
PROJECT NO. 383304

DATE OF LETTING: May 2, 2024
TIME OF LETTING: 11:00 AM
TABULATED: BD **DATE:** 5/2/2024
CHECKED: JAP **DATE:** 5/2/2024

SUMMARY OF BIDS

NAME OF BIDDER	5% BID SECURITY SUBMITTED	BIDDER STATUS FORM SUBMITTED	ADDENDUM NO. 1	ADDENDUM NO. 2	TOTAL BID
Engineer's Opinion of Probable Cost	*N/A*	*N/A*			**$78,364.00**
Larson Contracting Central *Lake Mills, IA*	*Yes*	*Yes*	*Yes*	*Yes*	**$63,236.32** **-19.3%**
Shane Monson Construction *Clear Lake, IA*	*Yes*	*Yes*	*Yes*	*Yes*	**$66,354.00** **-15.3%**
Larry Elwood Concrete *Mason City, IA*	*Yes*	*Yes*	*Yes*	*Yes*	**$71,757.00** **-8.4%**

Comments:

1. Three bids were received from the 9 contractors holding plans and specifications.
2. The Bids received for Base Bid ranged from approximately 19.3% to 8.4% below the Engineer's Opinion of Probable Cost.
3. Council has three options regarding contract award:
   a. Award Contract
   b. Reject All Bids
   c. Table Contract Award to Later Date

Recommendations:

1. Veenstra & Kimm, Inc. recommends that the City award the contract to Larson Contracting Central, LLC.

I hereby certify that this is a true tabulation of bids received on May 2, 2024 by the City of Clear Lake, Clear Lake, Iowa.

Jason Petersburg, P.E.

5/2/2024
Date:

Iowa License No. 19517
My License renewal date is December 31, 2024

LICENSED PROFESSIONAL ENGINEER
Jason A. Petersburg
No. 19517
IOWA

BID TABULATION

Project: 2024 ALLEY RECONSTRUCTION PROJECT

Job No.: 383304

Owner: CITY OF CLEAR LAKE

Location: CLEAR LAKE, IOWA

				ENGINEER'S OPINION OF PROBABLE COST		Larson Contracting Central, LLC Lake Mills, Iowa		Shane Monson Construction Clear Lake, Iowa		Larry Elwood Concrete Mason City, Iowa	
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
	DIVISION 1 - GENERAL										
1.01	MOBILIZATION	LS	1	xxx	$3,600.00	xxx	$3,576.00	xxx	$750.00	xxx	$4,000.00
1.02	TRAFFIC CONTROL	LS	1	xxx	$1,500.00	xxx	$3,960.00	xxx	$1,500.00	xxx	$6,750.00
1.03	EXCAVATION AND WASTE	CY	181	$30.00	$5,430.00	$16.85	$3,049.85	$18.00	$3,258.00	$30.00	$5,430.00
1.04	PAVEMENT REMOVAL	SY	116	$20.00	$2,320.00	$16.34	$1,895.44	$18.00	$2,088.00	$15.00	$1,740.00
1.05	ROOF DRAIN CONNECTION	EA	2	$500.00	$1,000.00	$410.00	$820.00	$1,600.00	$3,200.00	$1,400.00	$2,800.00
1.06	PCC ALLEY PAVEMENT, 6" THICK	SY	376	$85.00	$31,960.00	$67.85	$25,511.60	$72.00	$27,072.00	$71.00	$26,696.00
1.07	PCC DRIVEWAY PAVEMENT, 6" THICK	SY	78	$85.00	$6,630.00	$73.85	$5,760.30	$75.00	$5,850.00	$75.00	$5,850.00
1.08	PCC APPROACH PAVEMENT, 7" THICK	SY	89	$95.00	$8,455.00	$77.28	$6,877.92	$78.00	$6,942.00	$85.00	$7,565.00
1.09	PCC SIDEWALK, 6" THICK	SF	15	$85.00	$1,275.00	$90.67	$1,360.05	$20.00	$300.00	$30.00	$450.00
1.10	SUBGRADE PREPARATION	SY	543	$8.00	$4,344.00	$2.45	$1,330.35	$8.00	$4,344.00	$4.00	$2,172.00
1.11	AGGREGATE BASE COURSE	TON	177	$35.00	$6,195.00	$30.69	$5,432.13	$25.00	$4,425.00	$27.00	$4,779.00
1.12	AGGREGATE SURFACE COURSE	TON	45	$35.00	$1,575.00	$26.16	$1,177.20	$25.00	$1,125.00	$27.00	$1,215.00
1.13	TESTING	LS	1	$3,750.00	$3,750.00	xxx	$1,810.00	xxx	$2,500.00	xxx	$1,510.00
1.14	LAWN RESTORATION	SY	10	$15.00	$150.00	$38.70	$387.00	$150.00	$1,500.00	$50.00	$500.00
1.15	TOPSOIL - IMPORT	TON	3	$60.00	$180.00	$96.16	$288.48	$500.00	$1,500.00	$100.00	$300.00
			TOTAL BID =		$78,364.00		$63,236.32		$66,354.00		$71,757.00

RESOLUTION No. _____

A RESOLUTION ACCEPTING WORK

WHEREAS, on December 18, 2023, the City of Clear Lake, Iowa, entered into a contract with Charlson Excavating, Clear Lake, Iowa, for the construction of the 210 North 4th Street Demolition Project, within the City, as therein described; and

WHEREAS, said contractor has fully completed the construction of said improvements, known as 210 North 4th Street Demolition Project in accordance with the terms and conditions of said contract and plans and specifications, as shown on the certificate of the Engineer filed with the Clerk on April 11, 2024:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEAR LAKE, IOWA:

Section 1. That said report of the Engineer be and the same is hereby approved and adopted and said improvements are hereby accepted as having been fully completed in accordance with the said plans, specifications and contract. The total contract cost of the improvements payable under said contract is hereby determined to be $164,081.40.

PASSED AND APPROVED this 6th day of May, 2024.

_____
Nelson P. Crabb, Mayor

ATTEST:

_____
Jennifer Larsen, City Clerk

VEENSTRA & KIMM INC.
2800 4th Street SW, Suite 9
Mason City, Iowa 50401

641.421.8008 // 877.241.8008
www.v-k.net

PAY ESTIMATE NO. 2 - FINAL

Date: April 11, 2024

Project Title	**210 North 4th Street Demolition Project** Clear Lake, Iowa			Contractor	Charlson Excavating 4111 7th Avenue North Clear Lake, IA 50428
Original Contract Amount & Date	$168,144.00	December 18.2023		Pay Period	March 1 - April 11, 2024

BID ITEMS

Bid Item Number	Specification Section / Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
	DIVISION 1 - GENERAL						
1	MOBILIZATION	LS	1	$ 5,000.00	$ 5,000.00	100%	$ 5,000.00
2	TRAFFIC CONTROL	LS	1	$ 1,000.00	$ 1,000.00	100%	$ 1,000.00
3	PERIMETER AND SEDIMENT CONTROL DEVICE	LF	400	$ 4.00	$ 1,600.00	300.0	$ 1,200.00
4	DEMOLITION	LS	1	$ 79,000.00	$ 79,000.00	100%	$ 79,000.00
5	SPECIAL BACKFILL MATERIAL	TON	1,500	$ 6.00	$ 9,000.00	947.50	$ 5,685.00
6	AGGREGATE SURFACE COURSE	TON	1,630	$ 15.00	$ 24,450.00	1,540.56	$ 23,108.40
7	TREE REMOVAL	EA	2	$ 1,750.00	$ 3,500.00	2	$ 3,500.00
8	PAVEMENT REMOVAL	SY	1,089	$ 8.00	$ 8,712.00	1,089	$ 8,712.00
9	PCC SIDEWALK PAVEMENT, 6" THICK	SF	462	$ 10.00	$ 4,620.00	425	$ 4,250.00
10	DETECTABLE WARNING PANELS	SF	10	$ 80.00	$ 800.00	20	$ 1,600.00
11	PCC DRIVEWAY PAVEMENT, 6" THICK	SY	58	$ 90.00	$ 5,220.00	58	$ 5,220.00
12	CONNECT TO EX. STORM SEWER	EA	1	$ 1,000.00	$ 1,000.00	1	$ 1,000.00
13	STORM SEWER PIPE, 15"	LF	182	$ 35.00	$ 6,370.00	182	$ 6,370.00
14	STORM SEWER INTAKE, SW-512, 30" DIA	EA	1	$ 3,500.00	$ 3,500.00	1	$ 3,500.00
15	SEWER & WATER SERVICE ABANDONMENT	EA	1	$ 1,000.00	$ 1,000.00	1	$ 1,000.00
16	SEEDING	SY	281	$ 12.00	$ 3,372.00	328	$ 3,936.00
17	TESTING	LS	1	$ 1,000.00	$ 1,000.00	100%	$ 1,000.00
18	EXCAVATION	LS	1	$ 9,000.00	$ 9,000.00	100%	$ 9,000.00
	TOTAL BASE BID						
	TOTAL CONTRACT AMOUNT				$ 168,144.00		$ 164,081.40

BUILDING RELATIONSHIPS ENGINEERING SOLUTIONS

SUMMARY				
			Contract Price	Value Completed
	Original Contract Price		$ 168,144.00	$ 164,081.40
Approved Change Orders (list each)				
	TOTAL ALL CHANGE ORDERS		$ -	$ -
	Revised Contract Price		$ 168,144.00	$ 164,081.40
			Materials Stored	$ -
			Value of Completed Work and Materials Stored	$ 164,081.40
			Less Liquidated Damages	$ -
			Final Contract Amount (Revised Contract Price Less Damages & Assessments)	$ 164,081.40
			Less Retained Percentage (5%)	$ 8,204.07
			Net Amount Due This Estimate	$ 155,877.33
Less Estimate(s) Previously Approved	No.1		$ 140,790.38	
			Less Total Pay Estimates Previously Approved	$ 140,790.38
Percent Complete	97.6%		Amount Due This Estimate	$ 15,086.95

The amount $ 15,086.95 is recommended for approval for payment in accordance with the terms of the contract.

The retainage amount $ 8,204.07 is recommended for payment 31 days after Owner acceptance of the work in accordance with the terms of the contract, providing all punchlist items are complete.

Quantities Complete Submitted By:	Recommended By:	Approved By:
Charlson Excavating, Inc.	Veenstra & Kimm, Inc.	City of Clear Lake
Signature	Signature	Signature
Erick Molstad	Jason Petersburg, P.E.	Scott Flory / Nelson Crabb
President Title	Project Manager Title	City Administrator / Mayor Title
Date 4-11-24	Date 4-11-2024	Date 5-6-24

VEENSTRA & KIMM INC.
2800 4th Street SW, Suite 9
Mason City, Iowa 50401

641.421.8008 // 877.241.8008
www.v-k.net

CERTIFICATE OF COMPLETION

CITY OF CLEAR LAKE
210 NORTH 4TH STREET DEMOLITION PROJECT

April 11, 2024

Veenstra & Kimm, Inc. hereby certifies that an on-site review of the completed construction of the 210 North 4th Street Demolition Project as performed by Charlson Excavating has been performed.

As engineers for the project, it is Veenstra & Kimm, Inc.'s opinion that the work performed is in substantial accordance with the plans, specifications, and that the final amount of the Contract is One Hundred Sixty-Four Thousand Eighty-One and 40/100 Dollars ($164,081.40).

VEENSTRA & KIMM, INC.

By: _____
Jason Petersburg, P.E.

Title: Project Engineer

Date: 4/11/24

Accepted: CITY OF CLEAR LAKE

By: _____
Scott Flory

Title: City Administrator

Date: 5-6-24

TO OWNER/CLIENT:

City of Clear Lake
1419 2nd Ave S
Clear Lake, Iowa 50428

PROJECT:

Clear Lake City Hall Security
15 N 6th St
Clear Lake, Iowa 50428

APPLICATION NO: 6
INVOICE NO: 2345M.06
PERIOD: 04/01/24 - 04/30/24
PROJECT NO: 2345M
CONTRACT DATE:

FROM CONTRACTOR:

Henkel Construction Company
208 East State St
Mason City, Iowa 50401

VIA ARCHITECT/ENGINEER:

Scott Smed (Bergland & Cram Architects)
115 South Delaware Avenue
Mason City, Iowa 50401

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1.	Original Contract Sum		$828,100.00
2.	Net change by change orders		$9,151.92
3.	Contract Sum to date (Line 1 ± 2)		$837,251.92
4.	Total completed and stored to date (Column G on detail sheet)		$460,442.36
5.	Retainage:		
	a. 5.00% of completed work	$23,022.16	
	b. 0.00% of stored material	$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$23,022.16
6.	Total earned less retainage (Line 4 less Line 5 Total)		$437,420.20
7.	Less previous certificates for payment (Line 6 from prior certificate)		$227,993.79
8.	Current payment due:		$209,426.41
9.	Balance to finish, including retainage (Line 3 less Line 6)		$399,831.72

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$1,554.95	$0.00
Total approved this month:	$7,680.97	$(84.00)
Totals:	$9,235.92	$(84.00)
Net change by change orders:	$9,151.92	

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: Henkel Construction Company

By: _____ Date: May 2, 2024
Mason Harms, Controller

State of: Iowa
County of: Cerro Gordo
Subscribed and sworn to before me this 2nd day of May 2024
Notary Public: _____
My commission expires: 8/31/2024

DORI J. KOSTKA
Commission Number 742578
My Commission Expires 8/31/2024

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: $209,426.41

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm the amount certified.)

ARCHITECT/ENGINEER:

By: _____ Date: 05/02/2024

This certificate is not negotiable. The amount certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

Y SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
rtification is attached.
ontracts where variable retainage for line items apply.

APPLICATION NUMBER: 6
APPLICATION DATE: 4/30/2024
PERIOD: 04/01/24 - 04/30/24

Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	1.C General Conditions.Misc. Credit	Supervision	$30,800.00	$12,320.00	$6,160.00	$0.00	$18,480.00	60.00%	$12,320.00	$924.00
2	1.C General Conditions.Misc. Credit	Temporary Facilities	$6,600.00	$2,640.00	$1,320.00	$0.00	$3,960.00	60.00%	$2,640.00	$198.00
3	1.C General Conditions.Misc. Credit	Insurance, Bonds and Dues	$5,745.00	$5,745.00	$0.00	$0.00	$5,745.00	100.00%	$0.00	$287.25
4	2.C Sitework.Misc. Credit	Demolition	$27,800.00	$25,020.00	$0.00	$0.00	$25,020.00	90.00%	$2,780.00	$1,251.00
5	2.C Sitework.Misc. Credit	Helical Piers	$26,950.00	$26,950.00	$0.00	$0.00	$26,950.00	100.00%	$0.00	$1,347.50
6	3.C Concrete.Misc. Credit	Concrete	$19,460.00	$16,541.00	$2,919.00	$0.00	$19,460.00	100.00%	$0.00	$973.00
7	4.C Masonry.Misc. Credit	Masonry	$25,100.00	$11,295.00	$13,805.00	$0.00	$25,100.00	100.00%	$0.00	$1,255.00
8	5.C Steel.Misc. Credit	Steel	$12,475.00	$11,851.25	$623.75	$0.00	$12,475.00	100.00%	$0.00	$623.76
9	6.C Carpentry.Misc. Credit	Rough Carpentry	$16,500.00	$3,300.00	$9,075.00	$0.00	$12,375.00	75.00%	$4,125.00	$618.75
10	6.C Carpentry.Misc. Credit	Finish Carpentry	$44,410.00	$0.00	$0.00	$0.00	$0.00	0.00%	$44,410.00	$0.00
11	7.C Thermal-Moist PR.Misc. Credit	Roofing	$11,500.00	$0.00	$0.00	$0.00	$0.00	0.00%	$11,500.00	$0.00
12	8.C Doors & Windows.Misc. Credit	Doors, Frames & Hardware	$63,690.00	$15,922.50	$6,369.00	$0.00	$22,291.50	35.00%	$41,398.50	$1,114.58
13	8.C Doors & Windows.Misc. Credit	Glass--Alum	$61,545.00	$0.00	$12,309.00	$0.00	$12,309.00	20.00%	$49,236.00	$615.45
14	9.C Finishes.Misc. Credit	Framing & Drywall	$60,500.00	$24,200.00	$33,275.00	$0.00	$57,475.00	95.00%	$3,025.00	$2,873.75
15	9.C Finishes.Misc. Credit	Acoustical Ceilings	$13,750.00	$0.00	$0.00	$0.00	$0.00	0.00%	$13,750.00	$0.00
16	9.C Finishes.Misc. Credit	Flooring	$18,850.00	$0.00	$0.00	$0.00	$0.00	0.00%	$18,850.00	$0.00
17	9.C Finishes.Misc. Credit	Painting	$8,200.00	$0.00	$6,560.00	$0.00	$6,560.00	80.00%	$1,640.00	$328.00
18	10.C Specialty Items.Misc. Credit	Specialties	$1,800.00	$0.00	$0.00	$0.00	$0.00	0.00%	$1,800.00	$0.00
19	10.C	Blinds	$3,050.00	$0.00	$0.00	$0.00	$0.00	0.00%	$3,050.00	$0.00

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Specialty Items.Misc. Credit									
20	10.C Specialty Items.Misc. Credit	Signage Allowance	$10,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$10,000.00	$0.00
21	15.C Mechanical.Misc. Credit	HVAC and Plumbing	$277,150.00	$55,430.00	$110,860.00	$0.00	$166,290.00	60.00%	$110,860.00	$8,314.52
22	16.C Electrical.Misc. Credit	Electrical	$82,225.00	$28,778.75	$12,333.75	$0.00	$41,112.50	50.00%	$41,112.50	$2,055.63
		TOTALS:	**$828,100.00**	**$239,993.50**	**$215,609.50**	**$0.00**	**$455,603.00**	**55.02%**	**$372,497.00**	**$22,780.19**

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
23	PCCO#001 PR #01 Change lights in Conf 113	$1,554.95	$0.00	$0.00	$0.00	$0.00	0.00%	$1,554.95	$0.00
24	PCCO#002 PR #3 Change finishes in vault	$7,596.97	$0.00	$4,839.36	$0.00	$4,839.36	63.70%	$2,757.61	$241.97
	TOTALS:	**$9,151.92**	**$0.00**	**$4,839.36**	**$0.00**	**$4,839.36**	**52.88%**	**$4,312.56**	**$241.97**

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	**$837,251.92**	**$239,993.50**	**$220,448.86**	**$0.00**	**$460,442.36**	**54.99%**	**$376,809.56**	**$23,022.16**

Brodin Studios, Inc.

Three Stars Sculpture RFP



70127 330th Street, Kimball, MN 55353 • 320-398-4304 • www.brodinstudios.com

Brodin Studios, Inc. – Nick Christensen

brodinsales@arvig.net ▪ (320)398-4304 ▪ brodinstudios.com ▪ 70127 330th St. Kimball, MN 55353

Company Details

Overview: Brodin Studios is a premier destination for custom bronze sculptures, meticulously crafting timeless tributes for law enforcement, fire departments, military organizations, cities and independent artists. Located at 70127 330th Street, Kimball MN, 55353, our in-house process, blending tradition with technology, ensures superior quality and speed. With an extensive portfolio, including projects like the Prince Memorial Statue, Herb Brooks Statue and soon to come Duke Slater Statue (Clinton, IA), we provide comprehensive customization for every statue we create. Engaging clients emotionally, our ultrarealism captures every detail, immortalizing losses and celebrating significant events or people. From global reach to local commitment, our focus on affordability and quality sets us apart.

Team Expertise: Since we create our sculptures 100% in-house we have a team of over 10 full-time artisans that each specialize in a part of the creation process. The project manager/sales associate, Samuel Ehlinger, will be the main contact throughout the term of the project, but will also aid in the design phase creating models with the use of our 3D scanner. Our 3D modeler, Ryan, will refine the models to look exactly like the example photo and pose. The pieces will be foam cut and sculptor Matt will resculpt in the detail. Nate our mold maker will create the molds off each piece and pour wax. Sculptors Matt, Bethany, and Honey will texture the wax and redetail the pieces. The wax is then ready to be gated and foundryman Dylan will gate, shell, and cast the pieces. Metalworkers Nate, Dustin, Jerry, Cole, and Mike will assemble the pieces, followed up by Samuel, Dylan, and Nick completing the statue with a traditional patina.

Project Approach

Project Management: At Brodin Studios, our project management involves collaborative client consultations, creative flexibility, and meticulous execution by our skilled team. With in-house capabilities, including a foundry and metalworking shop, we ensure precision from conceptualization to completion. Effective communication, quality checks, and a commitment to deadlines define our approach, guaranteeing each sculpture reflects excellence.

Design: The design process will follow the same workflow for each statue. We start with a single facial image to work off of and a image displaying the closest pose desired. Our 3D modeler will create the figure and provide 360 degree images for approval. Any solid/highly detailed items can be 3D scanned if we have access to the pieces; this would include the guitars, phone, or glasses. The 3D scanner constructs a model down to .05 mm of accuracy making the bronze sculpture an exact copy of the item. Once the 3D model is approved changes are very limited. (See Appendix A for visuals of the design process)

Fabrication: Key milestones for creating the bronze sculptures include concept/images provided, 3D modeling, sculpting/printing, molding, wax detailing, casting, welding/metal finishing, patina, and installation. The sculptures will be made out of silicon bronze (Everdur 873), which is regarded as the highest quality sculpture material available. The statues will have stainless steel threaded pegs for mounting and be finished with a traditional patina, sealed with an acrylic urethane clear coat (Ever Clear Sculpt Nouveau) that resists abrasions, hydrolysis, oxidation, impact, solvents, staining, yellowing, and UV/weather.

Delivery & Installation: We personally deliver and install the statues ourselves. After the clear coat cures the statues are loaded and braced in our enclosed trailer and will be driven to the site. The statues are removed from the trailer and taken off of their individual pallets. The pallets then act as a template for drilling the holes into the base where the statues will be attached with 8 inch long, 3/4in stainless steel pegs and set with anchoring epoxy. A lift (forklift, mobile crane, telehandler, skid-steer, etc) and a lift operator will be needed on site, and project leads from RDG and The City of Clear Lake to determine final statue placement. Other than needing a lift and approval of drilling location we are self-sufficient during installation. Our quote includes delivery and installation with the contingency that a lift to set the statues is provided.

Warranty & Maintenance: We warrant to the original buyer that the sculpture is unique in its presentment and free of defects in materials (bronze) and workmanship for a period of twenty (20) years from the date of delivery. We warrant to the original buyer that the patina of each bronze sculpture shall be free of defects in materials and workmanship at the time of original delivery to the buyer.

This warranty does not cover cosmetic damage or damage due to accident, weather phenomena, vandalism, misuse, abuse, negligence, or modification of or to any part of the sculpture after delivery to you. Because the patina finish applied to our bronze sculptures is generally considered in the bronze sculpture industry to be a "living finish" which will naturally oxidize and change color over time due to human touch, climate conditions and exposures, degree of proper maintenance, etc., we do not warrant the patina finish of our sculptures beyond being free of defects in materials and workmanship at the time of delivery to the original buyer.

Bronze doesn't corrode or deteriorate but over time the statues will inevitably oxidize. To extend the life span of the patina, an annual cleaning of the statue can be down with dish soap and water. Optionally, the statues can be waxed with SC Johnson Paste wax to further protect the statues from the outdoor elements. The statues can always be restored to the original patina.

Portfolio - *See Appendix B for Photos*

Comparable Projects:

- Prince Memorial Statue
  - New Ulm, MN
  - $40,000
  - Joel King - Price Legacy Henderson Project
    - Phone: 507-380-4888
  - Created bronze statue of Prince based off of provided sketch, installed in Henderson MN, statue has since been relocated to New Ulm.
- Ralph Samuelson Statue
  - Lake City, MN
  - $60,000
  - John Hutchinson - Destination Lake City
    - Email: johnhutchinson9@gmail.com
  - Created bronze statue of Ralph Samuelson, the inventor of water-skiing, based off of historical pictures.

- Sinclair Lewis Statue
  - Sauk Centre, MN
  - $43,000
  - Sarah Williamson
    - Email: sara.thompson@yahoo.com
  - Created bronze statue of author Sinclair Lewis based off of historical pictures.
- Rocori Spartan Statue
  - Cold Spring, MN
  - $100,000
  - Tom Maile - Coldspring
    - Phone: 320-685-4652
  - Created a 150% life-size statue of a spartan (school mascot) based off of an existing 3D model.
- Wizard of Oz Statues
  - Holland, MI
  - $240,000
  - Linda Hart
    - Phone: (800) 506-1299 or (616) 394-0000
  - Created the entire cast of the Wizard of Oz in bronze based off of the early cartoon characters.

References

- **Lincoln Public Safety Memorial – Two Life Size Call to Duty Knelling Officers, (Finished 2022)**
  - Lincoln, NE
  - Max Hubka
    - (402) 441-6000
    - LPD1655@cjis.lincoln.ne.gov
  - Work Provided: Two Statues, Granite, and Delivery/Installation
  - Character, Communication, Ease to Work With
    - Logistically this project was more time intensive since we provided all of the granite walls and slabs the statues were mounted to. Lincoln was good to work with and communication was key in delivering this many pieces and making sure everything was up to spec.
- **Elevator Constructors Memorial – Life Size Kneeling worker and other figures, (Finished 2019)**
  - Columbia, MD
  - Mike Langer
    - (443) 474-7839
  - Work Provided: Five Statues, Bronze Plaques, and Delivery/Installation
  - Character, Communication, Ease to Work With
    - Stepping away from our normal public safety statues we made these five statues for the Elevators Constructors Memorial. Though we are use to public safety statues and providing a high level of detail, there was a learning curve with all of the equipment and how the workers/models utilized it. With specific attention to tools and detail we worked well with the IUEC organization to complete their memorial.

- **Holland, MI – Wizard of OZ – Full Cast, life-size 1.5ft to 14ft (Finished 2019)**
    - Holland, MI
    - Linda Hart
        - (800) 506-1299 or (616) 394-0000
        - linda@holland.org
    - Work Provided: Seven Statues and Delivery/Installation

Schedule

Calendar: *(dates are not exact, but are close estimates at this time based on starting in early Feb.)*

- July 2024: by the end of July 2024 the 3D models will be 100% done and need to be approved
- December 2024: all parts of the sculptures will be molded or in wax
- January - June 2025: casting and metal working

We are capable of completing the three sculptures in this time-frame. Obstacles to completing this sculpture on time may include the delay of signing a contract/receiving the down payment, extensive revisions to the 3D models, committee's ability to meet and approve models, and potential casting failures.

Fee

- **Cost**
    - **Statue Design/Fabrication:** $180,000
    - **Granite Capstone:** Approx. $18,000 (based on current base rendering, a DXF file will be needed to provide a precise quote). Quoted as Mesabi Black Select, polished face and edges, 118" long x 78" wide x 6" thick. Freight to Clear Lake included, unloading and installation excluded. 32-34 weeks production time after approved shop drawings. A separate contract would be made for the granite, payment is net 15 from date product is received, if customer is unable to receive product or not ready yet, payment is net 15 from completion of piece.
    - **Total:** $198,000
        - *Delivery/installation will be provided by artist assuming a lift to set the statues/base being provided by the city.*

- **Fee Schedule For Statues** - *Granite payment terms listed above.*
    - **Down Payment:** $45,000
        - Required after signing contract to begin work
    - **Modeling Completed:** $45,000
        - Required after final approval of 3D models
    - **Wax Ready for Foundry:** $45,000
        - Required when the majority of wax is ready to be cast
    - **Final Payment:** $45,000
        - Due prior to installation

Appendix A

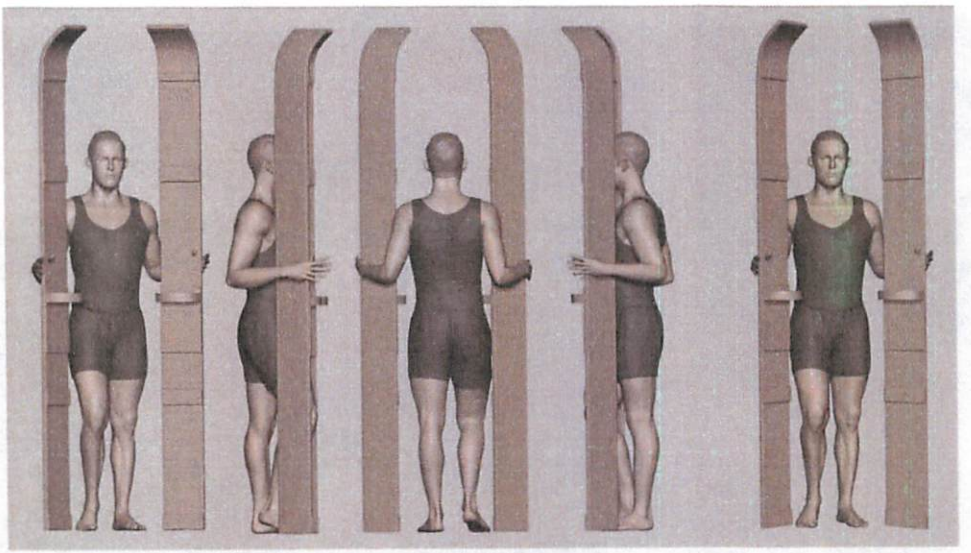




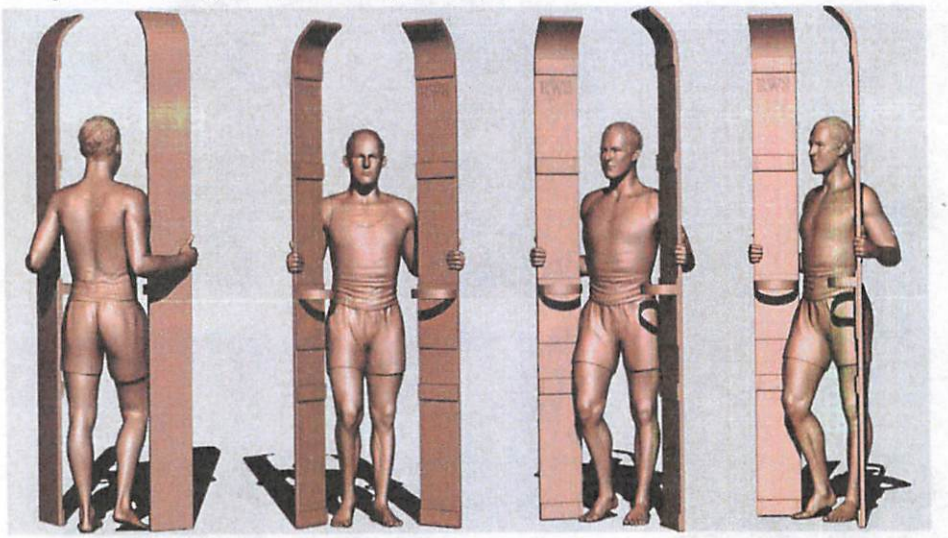


Shown above are images provided by our customer (Destination Lake City) to recreate Ralph Samuelson, the inventor of water skiing, in bronze. The picture on the left was to show the desired pose, the closeup is the facial reference and the bottom right photo shows a higher detail image of the original skis. The final face and hair design ended up being a blend between pose picture and the close-up face picture.

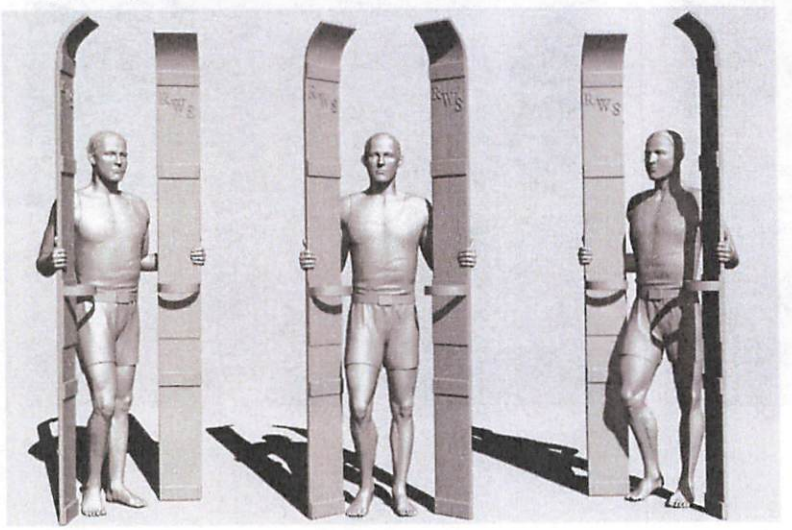
Appendix A Cont.



Early model progress (not for approval)

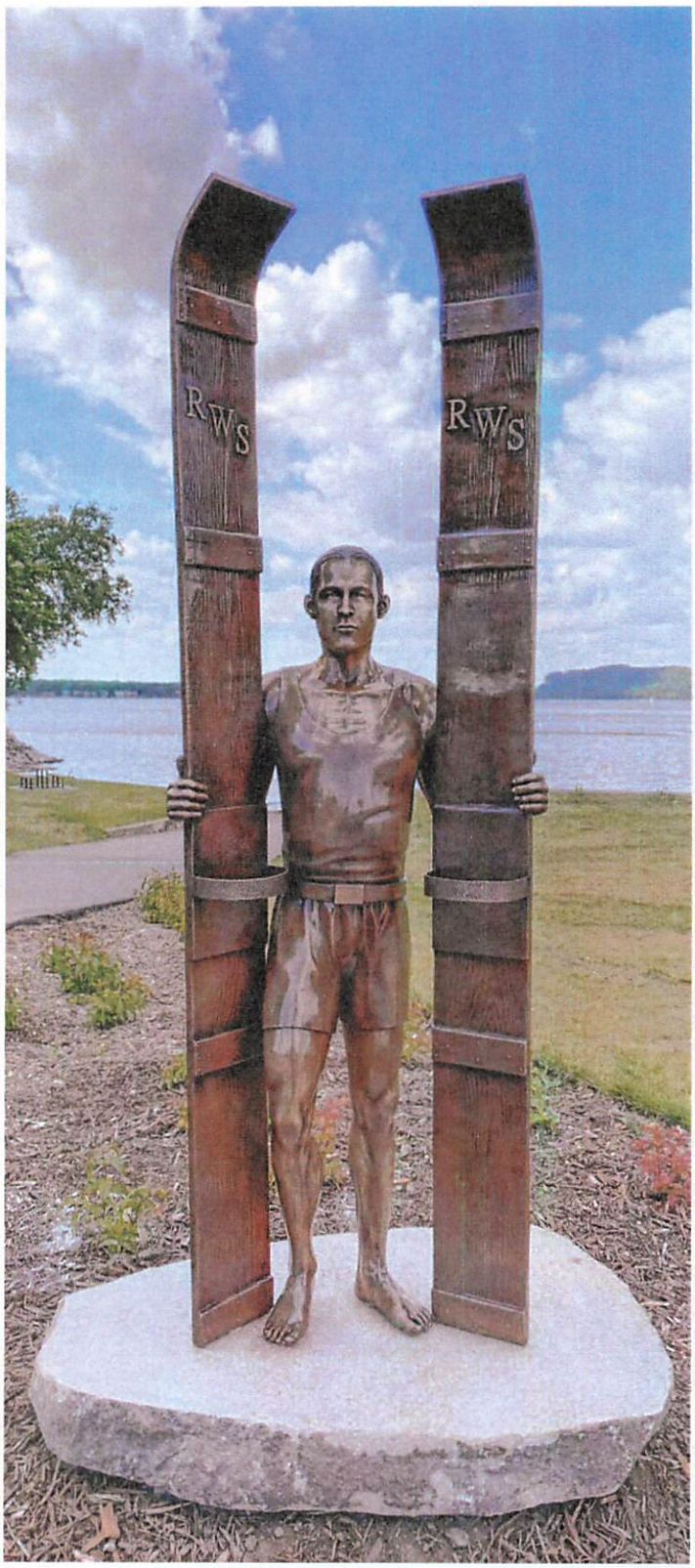


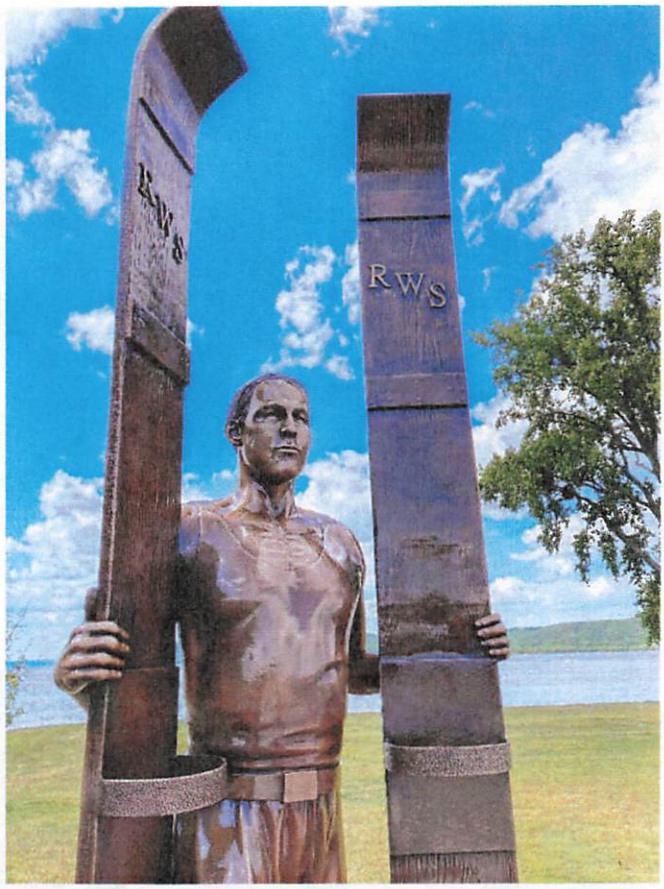
Progress update for approval (hair change and belt requested)



Final model

Appendix A Cont.





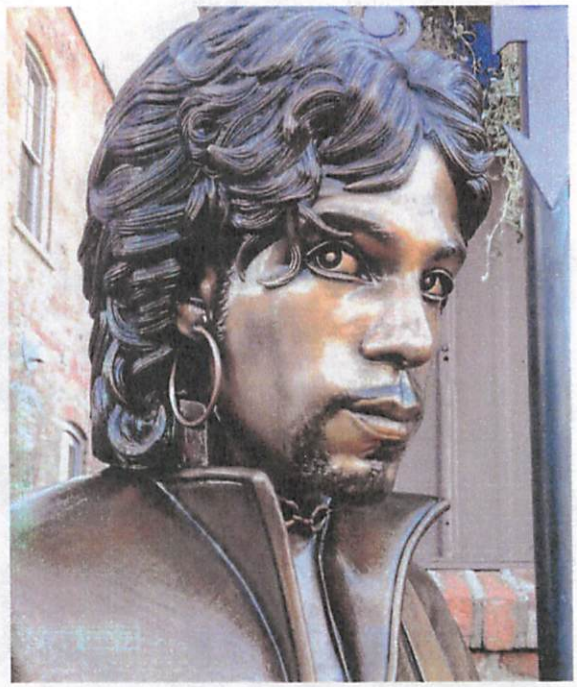


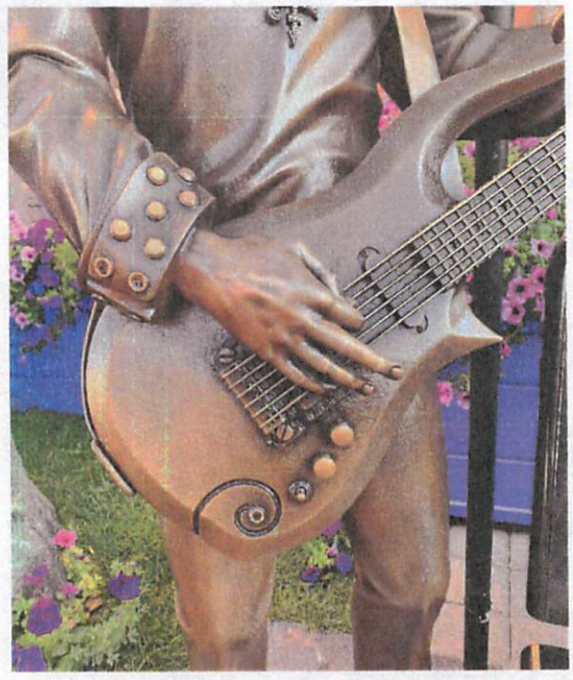
Final statue pictures

Appendix B

Prince Memorial Statue

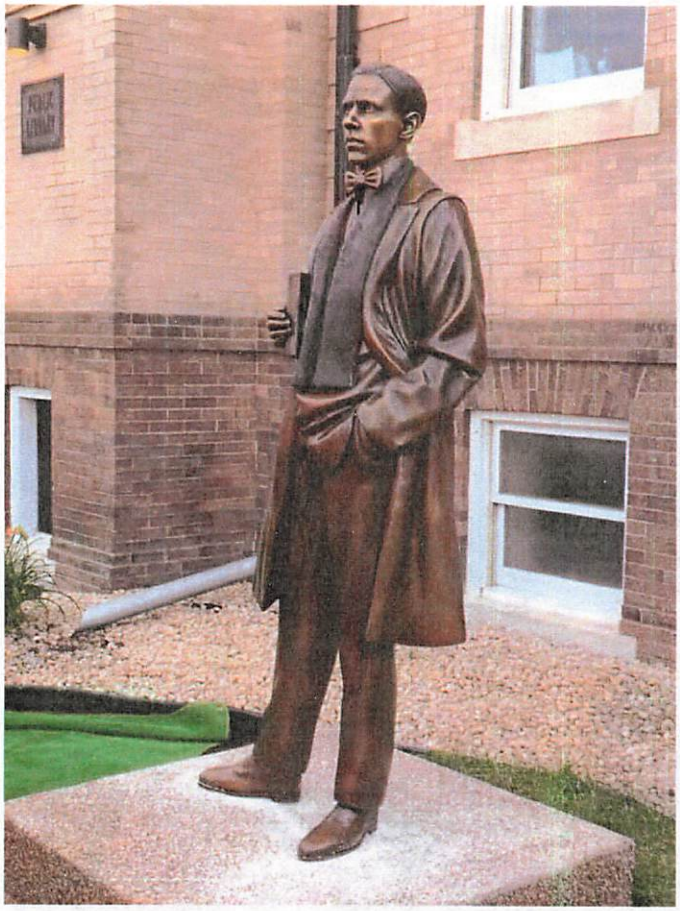


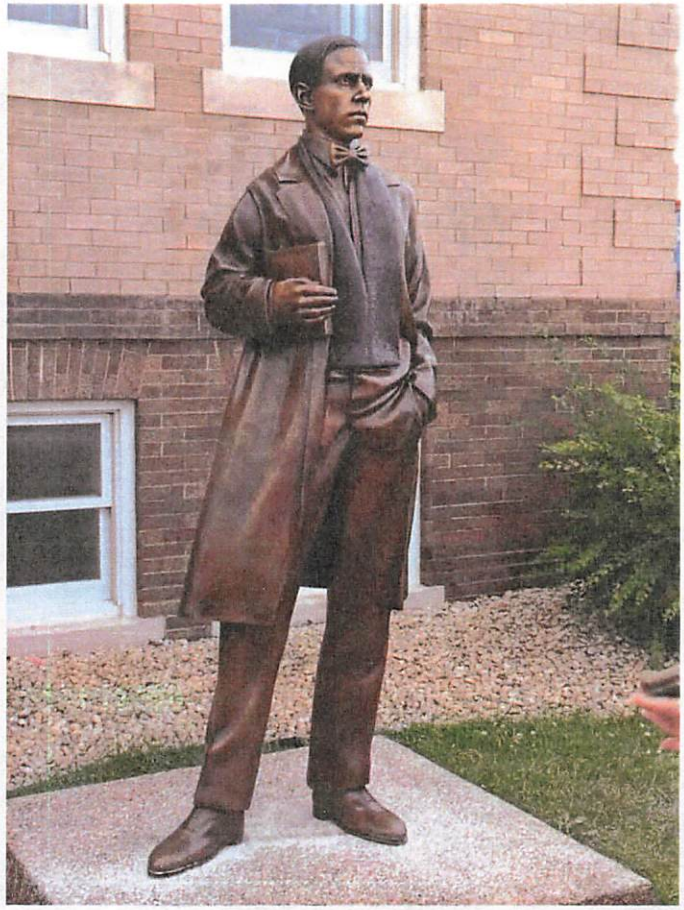


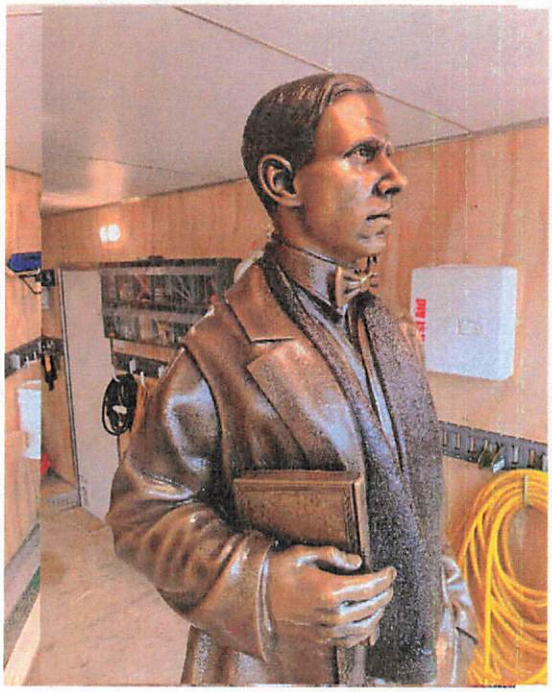


Ralph Samuelson Statue Shown in Appendix A

Appendix B Cont.







Appendix B Cont.



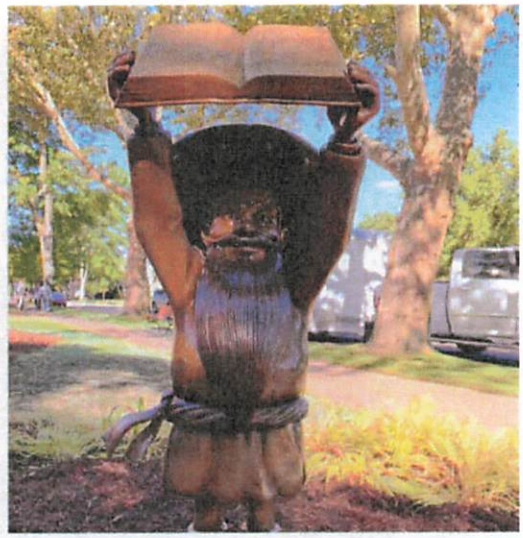


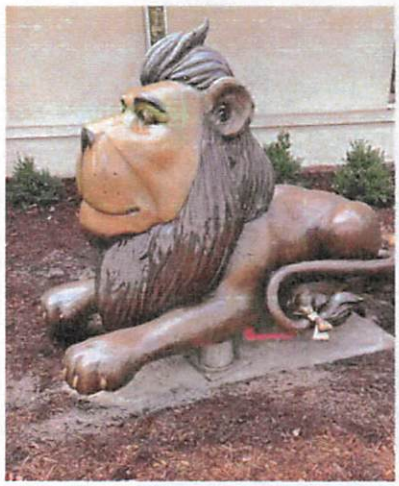


Appendix B Cont.





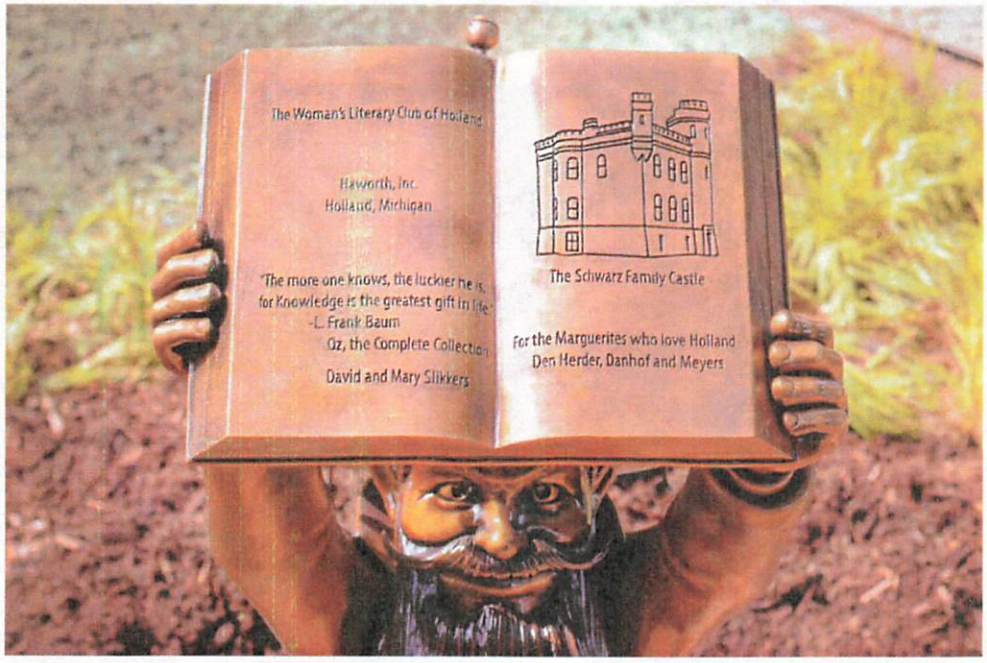












DOWNTOWN CLEAR LAKE BUSINESS INCUBATOR PROGRAM
APRIL, 2020

The City of Clear Lake is establishing a business incubator program within downtown Clear Lake to create vibrancy and promote economic opportunities in downtown Clear Lake. The program supports new retail and other business concepts. The individual business application process shall be coordinated by the Clear Lake Chamber of Commerce, with a recommendation to the City Council.

The incentive program is available to:

- ground floor;
- for-profit businesses;
- retail, or other businesses concepts that are new to downtown

In a leasing situation, both the tenant and property owner must agree to the terms and conditions of the program

Businesses are eligible for the following benefits:

1. Maximum rental subsidy over 18 months shall be $10,000

2. Eighteen (18) months of subsidized rent on the following schedule:
   a. Month 1-6 50% subsidy ($830/ month maximum)
   b. Month 7-12 33% subsidy ($560/ month maximum)
   c. Month 13-18 17% subsidy ($275/ month maximum)

In exchange, the business owner agrees to the following conditions, which are strongly encouraged in an effort to ensure success:

1. The business owner shall, at a minimum, be open for normal business hours at least six (6) days per week.
2. Membership with the Clear Lake Chamber of Commerce and active participation in Chamber business-related events, such as Thursdays on Main.

Additional Criteria

1. A business whose uses and proposed building façade are not consistent with the nostalgic theme of downtown Clear Lake may be excluded.
2. The business owner shall remain in continuous operation within the downtown business district for three (3) years from the date opening. The City reserves the right to require repayment of any or all incubator subsidies paid to any business that fails or goes out of business prior to the completion of the three (3) year program requirement.

3. For purposes of the Incubator program, retail is defined as a business in which a majority of the floor space must be dedicated to the display of products available for sale on the premises.
4. Franchise and chain business establishments are ineligible to participate in the program.
5. Consideration shall be given to new businesses, new concepts by existing downtown retailers and expansion of existing retail operations from outside downtown Clear Lake.

City of Clear Lake, Iowa
Downtown Retail Business Incubator Program
Rent Subsidy Program
Application

Business Name (D/B/A if applicable)

Fizz Co.

Clear Lake Business Address: 417 Main Ave

Applicant Name: Kayla Nagel

Applicant Mailing Address:
1002 S. 8th St

New Downtown Business (Yes) No

Existing Clear Lake Business: Yes | No

(relocating to downtown)

Type of Business:
Soda + Sweets shop

Phone: 641-425-9060 e-mail: hello@fizzoclearlake.com

Property Information:

Hours of Operation: Summer
Sun 12:00 - 2:00
Mon closed
Tues 12-4
Wed 12-4
Thurs 1:00 6:00
Fri 12:00 - 4:00 or 5:00
Sat 12:00 - 4:00 or 5:00
may stay open later on weekends

Fall/Winter
undecided - 4-5 days/week
Likely

Do you have a 3-year lease or longer? (Yes) No

Monthly Rental Rate: $ 1200 + utilities

Landlord Information:

Landlord's Name: Alex John
Lake Rentals

Landlord's Email Address: johnrc@gmail.com

Employment Data: [illegible]

Projected New Jobs (FT/PT) 1FT 5-6 part time

Estimated Annual Payroll $13/hr

Applicant's Signature Kayla Nagel

Printed Name Kayla Nagel

Title Owner

Date 4-30-24

"Sailing Ahead" With the City of
CLEAR LAKE
"Where People Make the Difference"

CITY OF CLEAR LAKE

15 North 6th Street • P.O. Box 185 • Clear Lake, IA 50428
Phone (641) 357-5267 • Fax (641) 357-8711
www.cityofclearlake.com

Mayor & City Council,

At the City Council meeting on November 6, 2023 the Clear Lake City Council approved purchasing a forklift as part of the FY23-24 budget from MH Equipment. MH Equipment bid the item with a 30-week lead time and promised us that we would get one this fiscal year. However, we were informed several weeks ago that do to changes in production the forklift that we had ordered would not deliver on time. In addition, they still have not been able to provide us any information on lead time or when we might receive the forklift. MH Equipment will not be able to deliver this fiscal year and they have been very unresponsive and not followed through on their promises. They indicated that they would have new lead times on April 1, 2024. After several follow ups the still do not have any idea of the lead time or when they can provide one.

After receiving the news from MH Equipment, we reached out to RION Equipment located in Clear Lake. They provided us with the second quote when we bid it last October/November. Rion currently has one in stock that matches our specification that we can purchase for $42,375. We could also one from them for $38,975. If we order one, we will not be able to get it in this fiscal year as it will have a lead time of 25-26 weeks.

I'm of the opinion that we should purchase the one that RION has on hand to match it up to this year's budget, so I am requesting approval to move forward with the second lowest bidder, RION Equipment to purchase the forklift on hand for $42,375. This will keep the item in this year's budget cycle. We originally budgeted $40,000 for this item. The original approved purchase price was $36,826.05 from MH Equipment. We are looking at a cost difference of $5548.95 from the original amount. If we were to move the forklift to the next budget year for $38,975, we could save $3,400.

Respectfully,

Jeremy Korenberg
Public Works Director
City of Clear Lake

McKINESS BID
EMERALD EDGE DUPLEX DEVELOPMENT
CLEAR LAKE, IOWA
BAMDE 176837

4/29/2024

ITEM NO.	ITEM DESCRIPTION	UNIT	PRIVATE QUANTITY	PUBLIC QUANTITY	UNIT PRICE	PRIVATE TOTAL	PUBLIC TOTAL
BASE BID ITEMS							
1	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	3620		$7.00	$25,340.00	$0.00
2	CLEARING AND GRUBBING	LS	1		$2,000.00	$2,000.00	$0.00
3	EXCAVATION, CLASS 10	CY	9020	1370	$11.25	$101,475.00	$15,412.50
4	SUBBASE, MODIFIED	TON	950	440	$23.00	$21,850.00	$10,120.00
5	INTAKE, SW-501	EA	1		$3,200.00	$3,200.00	$0.00
6	INTAKE, SW-503	EA		1	$6,100.00	$0.00	$6,100.00
7	INTAKE, SW-505	EA	1	1	$5,800.00	$5,800.00	$5,800.00
8	INTAKE, SW-512	EA	1		$2,800.00	$2,800.00	$0.00
9	MANHOLE, STORM, SW-401, 48 IN	EA	1		$4,700.00	$4,700.00	$0.00
10	MANHOLE, STORM, SW-401, 60 IN	EA	1	1	$6,200.00	$6,200.00	$6,200.00
11	STORM SEWER, TRENCHED, RCP, 15 IN	LF	25		$55.00	$1,375.00	$0.00
12	STORM SEWER, TRENCHED, RCP, 18 IN	LF	192		$60.00	$11,520.00	$0.00
13	STORM SEWER, TRENCHED, RCP, 24 IN	LF	333		$72.00	$23,976.00	$0.00
14	STORM SEWER, TRENCHED, RCP, 30 IN	LF		14	$105.00	$0.00	$1,470.00
15	STORM SEWER, APRON, RCP, 30 IN	EA		1	$3,300.00	$0.00	$3,300.00
16	SANITARY SEWER, PVC, SDR 26, 8 IN	LF	836	1147	$70.00	$58,520.00	$80,290.00
17	SANITARY SEWER SERVICES, PVC, SDR 23.5, 6 IN	LF	800		$50.00	$40,000.00	$0.00
18	MANHOLE, SANITARY, SW-301, 48 IN	EA	3	3	$6,200.00	$18,600.00	$18,600.00
19	INTERIOR DROP, EXISTING STRUCTURE, SANITARY	EA		1	$2,000.00	$0.00	$2,000.00
20	CONNECT TO EXISTING STRUCTURE	EA		1	$2,500.00	$0.00	$2,500.00
21	CONNECT TO EXISTING WATERMAIN	EA		1	$1,000.00	$0.00	$1,000.00
22	FIRE HYDRANT ASSEMBLY	EA	1	1	$7,000.00	$7,000.00	$7,000.00
23	WATERMAIN, PVC, 8 IN	LF	774	262	$48.00	$37,152.00	$12,576.00
24	DUCTILE IRON PIPE, 8 IN	LF		10	$90.00	$0.00	$900.00
25	GATE VALVE, 8 IN	EA	2	1	$3,000.00	$6,000.00	$3,000.00
26	WATERMAIN FITTINGS, DIP, BY WEIGHT	LB	575	875	$12.00	$6,900.00	$10,500.00
27	CURB STOP	EA	32		$450.00	$14,400.00	$0.00
28	CORP STOP	EA	32		$500.00	$16,000.00	$0.00
29	WATER SERVICE, COPPER, 3/4 IN	LF	800		$27.00	$21,600.00	$0.00
30	2" RIGID INSULATION	SF	320		$3.50	$1,120.00	$0.00
31	CURB AND GUTTER REMOVAL	LF		59	$15.00	$0.00	$885.00
32	CONCRETE APRON, 7 IN	SY	146		$95.00	$13,870.00	$0.00
33	CONCRETE SIDEWALK, 4 IN	SY		180	$68.50		$12,330.00
34	CONCRETE SIDEWALK, 6 IN	SY		46	$85.00		$3,910.00
35	TRUNCATED DOMES	SF		60	$45.00		$2,700.00
36	STOP SIGN AND POST	EA	1		$500.00	$500.00	$0.00
37	DEWATERING	LS	0.5	0.5	$100,000.00	$50,000.00	$50,000.00
38	AGGREGATE SURFACING	TON	100		$23.00	$2,300.00	$0.00
39	RETAINING WALL	LF	480		$121.00	$58,080.00	$0.00
40	REVETMENT, CLASS E	TON	30		$55.00	$1,650.00	$0.00
41	SEEDING, FERTILIZING, AND MULCHING (TYPE 1)	ACRE	3.5		$2,500.00	$8,750.00	$0.00
42	SILT FENCE	LF	1225		$2.00	$2,450.00	$0.00
43	REMOVAL OF SILT FENCE	LF	1225		$0.25	$306.25	$0.00
44	INLET PROTECTION	EA	6		$150.00	$900.00	$0.00
45	STABILIZED CONSTRUCTION ENTRANCES	LS	1		$1,000.00	$1,000.00	$0.00

46	MOBILIZATION	LS	1		$35,000.00	$35,000.00	$0.00
47	MASS GRADING	CY	6200		$6.00	$37,200.00	$0.00
	BASE BID W/OUT PAVING					**$649,534.25**	**$256,593.50**
BASE BID PAVING							
47	CURB AND GUTTER, 30 IN	LF	1635	630	$25.75	$42,101.25	$16,222.50
48	HMA PAVEMENT, BASE COURSE	TON	415	320	$70.00	$29,050.00	$22,400.00
49	HMA PAVEMENT, SURFACE COURSE	TON	207	106	$67.00	$13,869.00	$7,102.00
50	ASPHALT BINDER, PG58-28	TON	31	21	$550.00	$17,050.00	$11,550.00
51	PCC TESTING	LS	0.5	0.5	$4,000.00	$2,000.00	$2,000.00
52	HMA TESTING	LS	0.5	0.5	$500.00	$250.00	$250.00
	BASE BID PAVING					$104,320.25	$59,524.50
	BASE BID WITH HMA PAVING					**$753,854.50**	**$316,118.00**
	TOTAL HMA PAVING PROJECT COST						**$1,069,972.50**
ALTERNATE A - CONCRETE PAVING							
53	CURB AND GUTTER, 30 IN	LF	0	20	$50.00	$0.00	$1,000.00
54	PCC PAVING, 7 IN	SY	2366	1166	$54.25	$128,355.50	$63,255.50
55	PCC TESTING	LS	0.5	0.5	$6,000.00	$3,000.00	$3,000.00
	ALTERNATE A PAVING					$131,355.50	$67,255.50
	BASE BID WITH CONCRETE PAVING					**$780,889.75**	**$323,849.00**
	TOTAL CONCRETE PAVING PROJECT COST						**$1,104,738.75**

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Check Sanitary Size based on min slope
Connect to Ex Sanitary: EA $4,000
Sanitary De-watering: LS $25,000
Erosion Stone: 20Ton $2,000
Subgrade compaction 12": SY $5
Aggregate Base: CY $40
Base Coarse/Mid/Surface: SY $53

ENGINEER'S REVISED OPINION OF PROBABLE COST
EMERALD EDGE DUPLEX DEVELOPMENT
CLEAR LAKE, IOWA
BAMDE 176837

2/29/2024

ITEM NO.	ITEM DESCRIPTION	UNIT	PRIVATE QUANTITY	PUBLIC QUANTITY	UNIT PRICE	PRIVATE TOTAL	PUBLIC TOTAL
1	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	3620		$10.00	$36,200.00	$0.00
2	EXCAVATION, CLASS 10	CY	9000	2000	$12.00	$108,000.00	$24,000.00
3	SUBBASE, MODIFIED, 6 IN.	TON	950	440	$25.00	$23,750.00	$11,000.00
4	INTAKE, SW-501	EA	2		$5,000.00	$10,000.00	$0.00
5	INTAKE, SW-505	EA		1	$7,500.00	$0.00	$7,500.00
6	INTAKE, SW-503	EA		1	$7,500.00	$0.00	$7,500.00
7	MANHOLE, STORM, SW-401, 48 IN	EA		1	$6,000.00	$0.00	$6,000.00
8	STORM SEWER, TRENCHED, HDPE, 15 IN	LF	36	78	$50.00	$1,800.00	$3,900.00
9	STORM SEWER, TRENCHED, HDPE, 18 IN	LF		134	$60.00	$0.00	$8,040.00
10	STORM SEWER, APRON, 18 IN	EA		1	$500.00	$0.00	$500.00
11	SANITARY SEWER, PVC, SDR 26, 8 IN	LF	836	1147	$80.00	$66,880.00	$91,760.00
12	SANITARY SEWER SERVICES, PVC, SDR 23.5, 6 IN	LF	1480		$60.00	$88,800.00	$0.00
13	MANHOLE, SANITARY, SW-301, 48 IN	EA	3	3	$7,500.00	$22,500.00	$22,500.00
14	CONNECT TO EXISTING STRUCTURE	EA		1	$1,000.00	$0.00	$1,000.00
15	FIRE HYDRANT ASSEMBLY	EA	1	1	$8,500.00	$8,500.00	$8,500.00
16	WATERMAIN, PVC, 8 IN	LF	790	262	$110.00	$86,900.00	$28,820.00
17	GATE VALVE, 8 IN	EA	2	2	$2,500.00	$5,000.00	$5,000.00
18	TAPPING VALVE ASSEMBLY, 8 IN	EA	1		$7,500.00	$7,500.00	$0.00
19	WATERMAIN FITTINGS, DIP, BY WEIGHT	LB	1035		$15.00	$15,525.00	$0.00
20	CURB STOP	EA	32		$750.00	$24,000.00	$0.00
21	CORP STOP	EA	32		$1,000.00	$32,000.00	$0.00
22	WATER SERVICE, COPPER, 3/4 IN	LF	1700		$45.00	$76,500.00	$0.00
23	CURB AND GUTTER, 30 IN	LF	1734	680	$35.00	$60,690.00	$23,800.00
24	CURB AND GUTTER REMOVAL	LF		59	$15.00	$0.00	$885.00
25	CONCRETE APRON, 8 IN	SY	146		$70.00	$10,220.00	$0.00
26	HMA PAVEMENT, BASE COURSE	TON	311	284	$60.00	$18,660.00	$17,040.00
27	HMA PAVEMENT, SURFACE COURSE	TON	311	142	$60.00	$18,660.00	$8,520.00
28	CONCRETE SIDEWALK, 4 IN	SY		250	$50.00		$12,500.00
29	CONCRETE SIDEWALK, 6 IN	SY		120	$55.00		$6,600.00
30	TRUNCATED DOMES	SF		20	$50.00		$1,000.00
31	SEEDING, FERTILIZING, AND MULCHING (URBAN)	ACRE	4.25		$4,000.00	$17,000.00	$0.00
32	SILT FENCE	LF	1225		$3.00	$3,675.00	$0.00
33	REMOVAL OF SILT FENCE	LF	1225		$1.00	$1,225.00	$0.00
34	INLET PROTECTION	EA	6		$100.00	$600.00	$0.00
35	STABILIZED CONSTRUCTION ENTRANCE	LS	1		$1,500.00	$1,500.00	$0.00
36	MOBILIZATION	LS	1		$35,000.00	$35,000.00	$0.00
	TOTAL CIVIL CONSTRUCTION COST					$781,085.00	$296,365.00
	CONTINGENCY (10%)					$78,108.50	$29,636.50
	TOTAL CONSTRUCTION COST WITH CONTINGENCY					**$859,193.50**	**$326,001.50**
	TOTAL CONSTRUCTION PROJECT COST						**$1,185,195.00**

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