

CITY COMMISSION MEETING AGENDA

City Hall Commission Chambers

806 N 2nd Avenue

Dodge City, KS

Tuesday, September 3, 2024

7:00 p.m.

MEETING # 5288

CALL TO ORDER

ROLL CALL

INVOCATION BY Pastor Eric O’Neal of Church of the Nazarene

PLEDGE OF ALLEGIENCE

PUBLIC HEARING

Revenue Neutral Rate

APPROVAL OF AGENDA

PETITIONS & PROCLAMATIONS

VFW Day and 125th Birthday of the VFW Proclamation

Welcoming Week 2024 Proclamation

VISITORS (Limit of five minutes per individual and fifteen minutes per topic. Final action may be deferred until the next City Commission meeting unless an emergency situation does exist).

CONSENT CALENDAR

1. Approval of City Commission Meeting Minutes, August 19, 2024.
2. Appropriation, Ordinance No.19, September 3, 2024.
3. Approve Change Order #3 for Iron Flat’s, Phase 1 Infrastructure.
4. Approve Lease Agreement with Grow Speech Inc. for space at Hennessey Hall.

ORDINANCES & RESOLUTIONS

Resolution No. 2024-16: A Resolution Exceeding the Revenue Neutral Rate (RNR) for the 2025 Budget. Report by Nicole May, Finance Director.

UNFINISHED BUSINESS

NEW BUSINESS

1. Approval of Bids for the purchase of four new trucks. Report by Ryan Reid, Director of Administrative Services.
2. Approval of Change Order #16 for the Expansion of the South Wastewater Treatment Plant. Report by Ray Slattery, PE, Director of Engineering Services
3. Approval of the Cargill Addition Unit 1 Plat. Report by Nathan Littrell, Planning and Zoning Administrator.
4. Approval of the Walter Heights Unit 3 Plat. Report by Nathan Littrell, Planning and Zoning Administrator.
5. Approval of Authorization No. 10 for the Reconstruction of Runway 2-20 Services at the Dodge City Regional Airport. Report by Corey Keller, Public Works Director.
6. Approval of Bids to Reconstruct Runway 2-20 at the Dodge City Regional Airport. Report by Corey Keller, Public Works Director.

OTHER BUSINESS

STAFF REPORTS

ADJOURNMENT

Proclamation
Veterans of Foreign Wars of the United States 125th
Anniversary
September 29, 2024

WHEREAS, the Veterans of Foreign Wars of the United States (VFW) was founded in 1899 by a small group of veterans whom returned from campaigns on Cuba and in the Philippines, banded together to create a veterans organization that would advocate on behalf of all veterans; and

WHEREAS, the VFW is a nonprofit veterans service organization comprised of eligible veterans and military service members from the active, Guard and Reserve forces; and

WHEREAS, the VFW's mission is to foster camaraderie among United States veterans of overseas conflicts, to serve our veterans, the military and our communities, and to advocate on behalf of all veterans; and

WHEREAS, since its inception the VFW has been instrumental in the establishment of the Veterans Administration, the national cemetery system, and the creation of every national veterans' memorial; and

WHEREAS, the VFW has played a vital role in virtually every significant piece of veterans legislation passed in the 20th and 21st centuries to include the Honoring Our PACT Act, the most significant expansions of veterans benefits in history; and

WHEREAS, the VFW's 125th anniversary is being observed on September 29, 2024, this date shall officially be known as VFW Day; and

NOW, THEREFORE, BE IT RESOLVED THAT I, Chuck Taylor Mayor of Dodge City, Kansas do hereby proclaim September 29 as VFW Day in honor of the VFW's invaluable contributions to the veteran community in Dodge City, Kansas and around the world. We hereby stand with the VFW to ensure veterans are respected for their service, always receive their earned entitlements, and are recognized for the sacrifices they and their loved ones have made on behalf of this great country.

IN WITNESS WHEREOF, I have
Hereunto set my hand and the official seal
of the City of Doge City, Kansas this 3rd day
of September 2024.

Mayor Chuck Taylor



Welcoming Week 2024 Proclamation

WHEREAS, all individuals, including immigrants and refugees, are a vital part of our community - bringing fresh perspectives and new ideas, starting businesses, and contributing to the vibrant diversity that we all value; AND

WHEREAS, Dodge City's success depends on making sure that all individuals feel welcome here; AND

WHEREAS, regardless of where we are born or what we look like, we are Dodge City united in our efforts to make our community more prosperous and more inclusive to all who call it home; AND

WHEREAS, Dodge City has celebrated Welcoming Week since 2013; AND

WHEREAS, this year will mark Dodge City's 5th annual International Festival celebration; AND

WHEREAS, this week, we honor the spirit of unity that is bringing neighbors together to make Dodge City the kind of place where people from around the world feel valued and want to put down roots.

NOW, THEREFORE, I, Chuck Taylor, Mayor of the City of Dodge City, do hereby proclaim the week of September 13th, 2024 through September 22nd, 2024 as

Welcoming Week in Dodge City

I invite all Dodge City residents to join this movement of communities worldwide by renewing our commitment to acting in the spirit of welcoming and unity.

ATTEST:

Chuck Taylor, Mayor

Connie Marquez, City Clerk

CITY COMMISSION MEETING MINUTES

City Hall Commission Chambers

806 N 2nd Avenue

Monday, August 19, 2024

7:00 p.m.

MEETING # 5287

CALL TO ORDER

ROLL CALL Mayor Chuck Taylor, Commissioners Jeff Reinert, Rick Sowers, Michael Burns, Daniel Pogue

INVOCATION BY

PLEDGE OF ALLEGIENCE

APPROVAL OF AGENDA

Commissioner Pogue moved to approve the agenda as presented. Commissioner Jeff Reinert seconded the motion. The motion carried 5- 0.

PETITIONS & PROCLAMATIONS

VISITORS (Limit of five minutes per individual and fifteen minutes per topic. Final action may be deferred until the next City Commission meeting unless an emergency situation does exist).

CONSENT CALENDAR

1. Approval of City Commission Meeting Minutes, August 5, 2024.
2. Appropriation, Ordinance No.18, August 19, 2024.
3. Cereal Malt Beverage License:
a: Family Dollar #22395, 711 S. 2nd Avenue.

(on file in city clerk's office)

Commissioner Michael Burns moved to approve the consent calendar as presented. Commissioner Jeff Reinert seconded the motion. The motion carried 5 -0.

ORDINANCES & RESOLUTIONS

Ordinance No. 3815: An Ordinance Regulating Traffic within the Corporate Limits of the City of Dodge City, Kansas; Incorporating by Reference the "2024 Standard Traffic Ordinance for Kansas Cities" and Repealing Ordinance No. 3779 was approved on a motion by Commissioner Daniel Pogue Commissioner Jeff Reinert seconded the motion. The motion carried 5 - 0.

Ordinance No. 3816: An Ordinance Regulating Public Offenses within the Corporate Limits of the City of Dodge City, Kansas; Incorporating by Reference the “Uniform Public Offense Code for Kansas Cities, Edition 2024” and Repealing Ordinance No. 3780 was approved on a motion by Commissioner Daniel Pogue Commissioner Jeff Reinert seconded the motion. The motion carried. The motion carried 5 - 0.

Ordinance No. 3817: An Ordinance of the Governing Body of the City of Dodge City, Kansas, Establishing a Reinvestment Housing Incentive District Within the City and Adopting a Plan for the Development of Housing and Public Facilities in Such District, and Making Certain Findings in Conjunction Therewith (USD 443 Development) was approved on a motion by Commissioner Michael Burns. Commissioner Rick Sowers seconded the motion. The motion carried 5 - 0.

Resolution No. 2024-13: A Resolution resending Resolution No. 2024-09 and approving the Issuance by the Board of County Commissioners of Ford County, Kansas of its Industrial Revenue Bonds to pay the Costs of the Acquisition, Construction and Equipping Improvements to an Existing Feed Yard Facility to be Leased to Bowman Enterprises, LLC, Which Facility is Located Within Three Miles of the Cooperate Limits of the City of Dodge City, Kansas was approved on a motion by Commissioner Rick Sowers Commissioner Michael Burns seconded the motion. The motion carried 5 - 0.

Resolution No. 2024-14: A Resolution of the City of Dodge City, Kansas, authorizing certain public improvements and providing for the payment of the costs thereof (2024 Streets). was approved on a motion by Commissioner Jeff Reinert. Commissioner Daniel Pogue seconded the motion. The motion carried 5 - 0.

Resolution No. 2024-15: A Resolution authorizing the Offering for Sale of General Obligation Bonds, Series 2024-A, and General Obligation Temporary Notes, Series 2024-1, of the City of Dodge City, Kansas was approved on a motion by Commissioner Rick Sowers Commissioner Michael Burns seconded the motion. The motion carried 5 - 0.

UNFINISHED BUSINESS

NEW BUSINESS

1. Commissioner Michael Burns moved to approve Change Order #1 with Building Solutions in the amount of \$194,547.21 for United Village Sub-Division, for the construction of a sidewalk along Malgretout Parkway. Commissioner Daniel Pogue seconded the motion. The motion carried 5 – 0.
2. Commissioner Michael Burns moved to approve Amendment #3 to the Jacobs Agreement of operations, maintenance, and services for the application of additional gypsum in the amount of \$150,000. Commissioner Jeff Reinert seconded the motion. The motion carried 5 – 0.
3. Commissioner Daniel Pogue moved to approve the purchase price of \$1,750 for the temporary construction easements for the Gunsmoke/Comanche Trail Extension. Commissioner Jeff Reinert seconded the motion. The motion carried 5 – 0.

4. Commissioner Michael Burns moved to approve to authorize Nick Hernandez and Paige Gilmore to sign and execute the FAA Grant Agreement 3-20-0017-041-2024(41) to reconstruct the Dodge City Regional Airport Runway 02/20. Commissioner Daniel Pogue seconded the motion. The motion carried 5 – 0.

5. Commissioner Rick Sowers moved to approve Change Orders No’s 1, 2, 3, 4 for FAA Grant 39/40 Dodge City Regional Airport Terminal expansion and remodel. Commissioner Michael Burns seconded the motion. The motion carried 5 – 0.

OTHER BUSINESS

STAFF REPORTS

ADJOURNMENT

Commissioner Jeff Reinert moved to adjourn the meeting. Commissioner Daniel Pogue seconded the motion. The motion carried 5 – 0.

ATTEST:

Mayor

City Clerk



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Ray Slattery, PE, Director of Engineering Services
Date: September 3, 2024
Subject: Change Order #3, Iron Flat's, Phase 1 Infrastructure, PL 2105
Agenda Item: Consent Calendar

Purpose: To approve the field changes made during the construction of the Iron Flat's, Phase 1 Infrastructure.

Recommendation: Approve Change Order #3 for Iron Flat's, Phase 1 Infrastructure in the amount of \$3,768.76.

Background: At the September 6, 2022, Commission Meeting, the Commission awarded Underground Specialists, Inc. the construction of the Infrastructure Improvements for the Iron Flat's, Phase 1 Addition. This Change Order finalizes some minor changes to quantities of the project or corrects the quantities from previous Change Orders to the actual field place quantities. The changes/additions/deletion are minor.

All totaled, the project had an increase represents a 5% increase in the project cost. This included the cost of changing from asphalt to concrete pavement, this itself was 1.6% increase. This will be covered by the RHID.

City Commission Options:

1. Approve
2. Disapprove
3. Table for further discussion

Financial Considerations: Change Order #3 is for an increase of \$3,768.76. Funding will be from the Iron Flat's Phase 1 RHID.

Amount \$: \$3,768.76

Fund: 46230300 442004

Budgeted Expense Grant Bonds Other RHID

Legal Considerations: By approving the Change Order from Underground Specialists, Inc., the contract dollar amount will be amended.

Mission/Values: The completion of this project aligns with the City's Core Value of Ongoing Improvement, Safety, Working Towards Excellence.

Attachments: Change Order #3

Approved for the Agenda by:

Ray Slattery, PE

Ray Slattery, PE, Dir. of Engineering Services



Memorandum

To: City of Dodge City Commission

From: Assistant City Manager, Melissa McCoy and Director of Construction and Facilities, Kevin Israel

Date: September 3, 2024

Subject: Approval of Lease agreement with Grow Speech Inc, LLC

Agenda Item: Consent Calendar

Recommendation: Approve lease agreement with Grow Speech Inc. LLC. for rental space at Hennessey Hall.

Background: Grow Speech Inc. LLC provides speech therapy services and approached the City about the use of space at Hennessey Hall to assist individuals in need of their services. They will share space with United States Citizenship and Immigration Services (USCIS) on the 1st floor of Hennessey Hall. Grow Speech will not utilize the space when USCIS is offering Mobile Services in the space at Hennessey Hall.

City Commission Options:

1. Approve
2. Disapprove
3. Table for further discussion

Financial Considerations: The term of this agreement is for a period of four months since the agreement will be renewed for a 12-month period on January 1, 2025. The annual lease amount is \$4,086 payable in \$340.50 monthly installments. This rate was based on 681 square feet at the \$6 per square foot annual rate. Grow Speech will be charged a discounted rate because they are sharing the space with USCIS.

Legal Considerations: The agreement is the standard form used with all Hennessey tenants. The term of this agreement is for four (4) months. The lease agreement was approved by the city attorney.

Mission/Values: This lease agreement is consistent with the City's core purpose of Ongoing Improvement as it facilitates additional resources for citizens as they strive to provide and maintain housing and educate themselves to improve their quality of life.

Attachments:

Hennessey Hall Lease Agreement

Approved for the Agenda by:

Melissa R. McCoy, Assistant City Manager

HENNESSEY HALL LEASE AGREEMENT

This lease agreement is made and entered into by and between the City of Dodge City, Kansas, a municipal corporation (LANDLORD), and Grow Speech, LLC, (TENANT).

In consideration of the mutual promises and covenants of the parties as set forth herein, the LANDLORD and TENANT agree as follows:

1. **LEASED PREMISES:** The LANDLORD hereby leases to the TENANT part of that property known as Hennessey Hall, located on the former St. Mary's of the Plains College Campus in Dodge City, Kansas. Attached hereto as Exhibit "A" are the specifications of Hennessey Hall. That portion of the premises hereby leased to TENANT is outlined in red, comprising approximately 681 square feet. The outlined portion of Exhibit A, attached hereto and made a part hereof, is hereinafter collectively referred to as the "leased premises."
 2. **TERM:** The term of this lease shall be for a period of 6 months commencing September 1, 2024, and terminating December 31st 2024, subject, however, to earlier termination as set forth herein.
 3. **LEASE RENTAL:** During this lease, the TENANT shall pay the LANDLORD annual rental in the amount of \$4,086 per year, representing a square footage rental rate of approximately \$6.00 per square foot, said annual amount to be paid in equal advance monthly installments of \$340.50, commencing on the first day of September 2024, and continuing monthly thereafter for the duration of this lease, said monthly rental being hereinafter referred to as the "base rent."
 4. **ADDITIONAL RENT.** It is agreed by the parties, that in addition to the base rent as set forth above, the tenant shall pay an amount representing the TENANT'S proportionate share of any increase in the LANDLORD'S cost for taxes and utilities as set forth in the formula below. The parties understand and agree that, at the present time, the lease building facility is exempt from real estate taxes, and the parties anticipate the continued exemption of said facility during the term of this agreement; provided, however, that in the event the lease building facility in which the leased premises are located is placed on
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the tax rolls, then the TENANT shall pay proportionate share of such real estate taxes as set forth below.

The TENANT'S proportionate share of any increase costs for taxes and utilities will be calculated on the following basis:

- (a) If the combined expenses to the LANDLORD for real estate taxes and utilities (electricity, gas, trash, and water) for any year of the lease agreement are more than the taxes and utility costs for the base year, as defined below, then, in that event, the amount of the increase in such tax and utility expenses above the amount of the base year shall be proportioned to the tenant bases on a percentage that the leased premises covered by this lease bears to the total usable space in the entire building. It is agreed that the leased premises covered by this lease is approximately 1,006 square feet, and the total usable space for the entire building is 38,000 square feet, and that the TENANT'S proportionate percentage of the total building space is 2.7%.
- (b) To figure the rental adjustment, the dollar amount of increase in the combined real estate taxes and utility costs shall be multiplied by 2.7%, the TENANT'S proportionate share of the entire building. A resulting amount is then divided by 1006 square feet. The resulting amount shall then be added to the base rent per square foot rental figure for the coming lease year. It is agreed that in no event shall the annual per square foot rental figure be increased by more than \$1.25 per square foot for any one year.
- (c) The adjusted base rent figure, as provided above, shall be due and payable to the landlord in monthly installments commencing on September 1, of the following year, and on the first day of each month thereafter until the next rental adjustment.
- (d) The "base year" shall be the taxes and utility costs attributable to the leased building facility for the calendar year 2024.

5. **REPAIR AND MAINTENANCE:** Throughout the term of this lease the LANDLORD shall be responsible for the maintenance and repair of the roof, the exterior portions of all outside walls of the leased building facility and shall be responsible for repairs necessitated by structural defects of the building. In addition, the LANDLORD shall be responsible for repair and maintenance of all plumbing, sewer, lighting, electrical and
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heating and air conditioning units. LANDLORD shall maintain all portions of the area adjoining the leased property including sidewalks and parking lots in a clean and orderly condition free and clear of rubbish, snow, ice, and unlawful obstructions.

The TENANT shall be responsible for repairs, maintenance, and replacement of any improvements or renovation made to the leased premises by the TENANT, including but not limited to telephone lines and equipment, computer wiring, and any special accommodations provided or installed by the TENANT.

6. **JANITORIAL SERVICES:** The LANDLORD shall be responsible for providing janitorial services for the common areas of the leased building facility. The common areas shall consist of the foyer, stairs, and common hallways located outside the leased premises. The TENANT will be responsible for providing janitorial services to the leased premises.
 7. **TAXES:** The LANDLORD shall pay all real estate taxes (including special assessments) on the leased building facility, if any. The TENANT shall pay all personal property taxes assessed against personal property owned by the TENANT and located in the leased premises.
 8. **USE:** The TENANT shall use and occupy the leased premises for the operation of a business office. The TENANT shall not use or knowingly permit any part of the leased premises to be used for any other purpose, without the prior written consent of the LANDLORD.
 9. **TENANT RENOVATIONS:** The TENANT hereby acknowledges that it has had a reasonable opportunity to view and inspect the lease premises prior to the execution of this lease agreement, and hereby accepts said lease premises in its present condition. The TENANT further acknowledges that no representation, statement or warranty, expressed or implied, has been made by or on behalf of the LANDLORD as to the existing condition of the leased premises.
Any renovations and remodeling required or requested by TENANT will be at the sole expense of the TENANT and shall be performed in accordance with plans and specifications as prepared by the TENANT, subject, however, to the prior written approval of the LANDLORD, which approval shall not be unreasonable withheld. TENANT further covenants and agrees to pay the entire cost of any work on the lease
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premises undertaken by the TENANT; to procure all necessary permits before undertaking such work; to do all such work in a good and workmanlike manner employing materials of good quality and complying with all governmental requirements. The TENANT further agrees to hold the LANDLORD harmless and indemnified from any injury, loss, claim, or damages to any person or property occasioned by or growing out of such work. The TENANT shall have the right to contest any claimed amounts or claims, arising out of any such work, and the TENANT shall discharge any lien, by bond, or otherwise, at its sole expense.

10. **TERMINATION BY LANDLORD:** In the event of the sale by the LANDLORD of the lease building facility which includes the lease premises to a third party, the LANDLORD shall have the option to terminate this lease agreement by providing written notice to the TENANT at least twelve months prior to the termination date. In the event of such termination by the LANDLORD, the LANDLORD will refund and reimburse to the TENANT a portion the expenses incurred by the TENANT as a result of renovation and remodeling made to the lease premises during the term of the lease as set forth herein. In the event of a termination of this lease by the LANDLORD, by reason of the sale of the leased building facility to a third party as provided above, the LANDLORD will reimburse the TENANT for the cost of any previously approved improvements or modifications in accordance with the following formula:

If the termination occurs during the year in which the improvements were made, reimbursement shall be 100% of the actual cost of improvements;

If the termination occurs during the first year following the year in which the improvements were made, the reimbursement shall be 66% of the actual cost of such improvements;

If termination occurs during the second year following the year in which the improvements were made, the reimbursement will be 33% of the actual cost of such improvements;

If termination occurs after the third year following the year in which the improvements were made, there shall be no reimbursement for such improvements.

11. **CASUALTY INSURANCE:** The LANDLORD agrees to keep the leased building facility insured for the benefit of the LANDLORD against loss or damage by fire and all
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casualties included in the broadest standard form obtainable of extended coverage or supplemental contract of endorsements. The TENANT shall have the responsibility to insure all of its interest in the fixtures, equipment, inventory, and other TENANT assets.

12. **TENANT LIABILITY INSURANCE:** The TENANT shall be responsible for and shall provide total and complete liability insurance in the amount of at least \$500,000 that will save and protect the LANDLORD from any and all claims or demands of any kind or character which may arise or claim to arise against the LANDLORD by reason of the use of leased premises by the TENANT, and the LANDLORD shall be named as an additional insured on such policies.

It is further agreed that the TENANT shall save and hold harmless the LANDLORD from any and all claims, causes of action or losses which may be asserted against the LANDLORD by reason of the TENANT'S use of the lease premises under the terms and conditions of this lease and will further indemnify the LANDLORD for its attorney's fees and other costs, losses or expensed by the LANDLORD in defending against any such claims or causes of action.

13. **DESTRUCTION:** In the event the leased premises, or any part thereof, be partially destroyed by an act of god, the elements, fire, or other cause covered by insurance carried by the LANDLORD, the LANDLORD, using such insurance proceeds, shall proceed immediately with due diligence to repair, restore, and to replace said lease premises to as good a condition as it was in prior to such damage or destruction. The LANDLORD'S responsibility in this respect should be limited to the amount of insurance proceeds received by the LANDLORD because of the damage or destruction. A just and proportionate part of the monthly rental payments shall be suspended or proportionately abated in accordance with use until the lease premises is put in complete repair. If the lease premises shall, at any time during the life of this lease or an extension thereof, be substantially damaged or destroyed by causes not covered by insurance, this lease agreement shall be subject to cancellation at the option of the LANDLORD by giving TENANT written notice of cancellation within (20) twenty days after the date of such damage or destruction. All rent paid in advance, if any, by the TENANT, that is actually unearned at the date of the damage or destruction, shall be refunded forthwith to the TENANT. If no notice of cancellation is given as aforesaid, or if the leased premises are
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not substantially damaged or destroyed, this lease shall remain in full force and effect, and the LANDLORD shall proceed immediately with due diligence to repair, restore, and replace the lease premises to as good a condition as they were in immediately prior to the damage or destruction. It is expressly agreed that TENANT'S obligation to pay rent hereunder shall abate during the period of LANDLORD'S repair or reconstruction of the premises pursuant to the term of this paragraph to the extent the premises are untenable.

14. **UTILITIES:** LANDLORD shall be responsible for the payment of utilities, including water, sewer, trash removal, gas, and electricity for the lease premises.
 15. **ASSIGNMENT BY TENANT:** The TENANT shall not assign this lease nor sublet or permit the leased premises or any part thereof to be used by any others, without the prior written consent of the LANDLORD in each such incident. The written consent of the LANDLORD to an assignment or subletting shall not be construed to relieve the TENANT from obtaining the consent in writing of the LANDLORD to any further assignment or subletting.
 16. **ASSIGNMENT BY LANDLORD:** The LANDLORD shall have the right to assign this lease to another person or entity at any time without approval of the TENANT; provided, however, any such assignment shall not relieve the LANDLORD and its assignee of any obligations incumbent upon it under the provisions of this lease, and the same shall be binding on the LANDLORD'S assignee.
 17. **RULES AND REGULATIONS:** The LANDLORD reserves the right to promulgate rules and regulations concerning occupancy of the building of which the leased premises are a part. These rules and regulations shall be in writing and will take effect immediately after notice has been given by serving a copy of the rules and regulations upon the TENANT.
 18. **NOTICES:** Any notice under this lease must be in writing and must be sent registered or certified mail to the last address of the party to whom the notice is to be given, as designated by the party in writing. The LANDLORD hereby designates its address as CITY HALL, 806 Second Avenue, P. O. Box 880, Dodge City, Kansas 67801. The TENANT hereby designates its address as 101 Crescent St, Kingsdown KS 67842.
 19. **BINDER:** This agreement shall be binding on the parties hereto and their respective successors and assigns.
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IN WITNESS WHEREOF, the parties have hereunto set their hands in day and year written below.

CITY OF DODGE CITY, A MUNICIPAL CORPORATION

By: _____

APPROVED:

CITY CLERK
CONNIE MARQUEZ

GROW SPEECH, LLC

By: _____

SYDNEE COLE
EXECUTIVE DIRECTOR



Memorandum

To: Nick Hernandez, City Manager and City Commissioners

From: Nicole May, Finance Director

Date: August 28, 2024

Subject: Resolution 2024-16

Agenda Item: Ordinances and Resolutions

Purpose: The City is anticipating exceeding the Revenue Neutral Rate (RNR). The RNR for the 2025 budget is 36.226. The anticipated mill levy for the 2025 budget is 36.231. The total mill levy for the 2024 budget was 38.227.

Recommendation: City staff recommends approving Resolution 2024-16 allowing the City to exceed the RNR.

Background: Resolution 2024-16 is a resolution that allows the levied property tax rate to exceed the Revenue Neutral Rate.

In March 2021, the Legislature approved Senate Bill 13 requiring any taxing subdivision that intends to exceed their Revenue Neutral Rate to give additional notice and have a public hearing prior to the adoption of the budget. The County Clerk has notified all taxpayer's of the revenue neutral rate hearings and levy changes and it was also published in the Dodge Globe.

The Revenue Neutral Rate for the City of Dodge City calculated by the Ford County Clerk is 36.226. The anticipated rate needed for the 2025 budget is 36.231, exceeding the Revenue Neutral Rate by .005. This is still 1.996 mills less than the 2024 budget. The City may adopt a budget with a mill levy less than this anticipated mill levy but the final budget cannot exceed this mill levy.

City Commission Options:

1. Approve
2. Disapprove
3. Table for further discussion

Financial Considerations: None

Amount \$:

Fund: Dept: Expense Code:

Budgeted Expense Grant Bonds Other

Legal Considerations: All legal considerations are satisfied with the Public Hearing and Resolution.

Mission/Values: We value progress and growth for the community's future.

Attachments: Notice of Revenue Neutral Rate Intent and Resolution 2024-16.

Approved for the Agenda by:

A handwritten signature in black ink that reads "Nicole May". The signature is written in a cursive, flowing style.

Nicole May, Finance Director

NOTICE OF HEARING TO EXCEED REVENUE NEUTRAL RATE

The governing body of

City of Dodge City

will meet on September 3, 2024 at 7:00 pm at City Hall 806 N. 2nd Ave for the purpose of hearing and answering objections of taxpayers relating to revenue neutral rate and proposed tax rate, as required by KSA 79-2988.

SUPPORTING COUNTIES

Ford County

Revenue Neutral Rate*	36.226	Proposed Tax Rate	36.231
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Tax Rates are expressed in mills

* Revenue Netural Rate as defined by KSA 79-2988

Page No.



Memorandum

To: Dodge City Commission
From: Ryan Reid, Director of Administrative Services
Date: 2024 08 28
Subject: Trucks and Van Approval
Agenda Item: New Business

Purpose:

The proposed vehicles will assist the Parks, Utilities, and Facilities with their missions.

Recommendation:

Staff recommends approving the bids from Lewis Chevrolet for the four trucks and the van. These bids met specs and were available more quickly than Lopp could provide. In some cases they were also the low bid.

Staff recommends purchasing the following (see bid tab for more info):

- 1 Ton 4x4 flat bed (Golf) \$47,530
- ¾ Ton Quad Cab with Utility Box (Utilities): \$88,973
- ¾ Ton Crew Cab (Utilities): \$50,947
- 1 Ton Flat Bed 4x4 (Utilities): \$88,083
- Cargo Panel Work Van (Facilities): \$41,536

Total: \$317,069

Background:

The Parks 4x4 will replace two older trucks that are failing. They will be sold at auction. It will be used for grounds maintenance and snow plowing.

The utilities trucks will replace failed vehicles which will be sold at auction.

The cargo van is new and will be used for Facilities to help maintain City buildings.

City Commission Options:

1. Approve
2. Disapprove
3. Table for further discussion

Financial Considerations:

Amount \$317,069

Funds:

Golf, Utilities, Facilities

Budgeted Expense Grant Bonds Other

Legal Considerations: None

Mission/Values: Safety, Ongoing improvement, Excellence

Attachments: Bid tab

Approved for the Agenda by:

Ryan Reid, Director of Administrative Services

Name, Title

2024 08 Bid Tab Sheet

1 Ton 4x4 Flat Bed (Golf)	<u>Truck/Type</u>	<u>\$</u>	<u>Special</u>
Lewis Chevrolet	3500	\$ 47,530.00	low bid, shorter delivery time
Lopp Motors	3500 ram	\$ 54,727.00	
3/4 Ton Quad Cab w/Utility Box	<u>Truck/Type</u>	<u>\$</u>	<u>Special</u>
Lewis Chevrolet	2500 double cab	\$ 88,973.00	shorter delivery time, meets specs
Lopp Motors	2500 Tradesman	\$ 86,455.80	longer time, doesn't meet specs
3/4 Ton Crew Cab (Utilities)	<u>Truck/Type</u>	<u>\$</u>	<u>Special</u>
Lewis Chevrolet	2025 2500 crew	\$ 50,947.00	shorter delivery time, newer year
Lopp Motors	2024 2500 tradesman	\$ 47,315.00	
1 Ton Flat Bed 4x4 (Utilities)	<u>Truck/Type</u>	<u>\$</u>	<u>Special</u>
Lewis Chevrolet	2025 3500	\$ 88,083.00	shorter delivery time, newer year, low bid
Lopp Motors	2024 3500 Ram	\$ 92,134.61	
Cargo Panel Work Van (Facilities)	<u>Truck/Type</u>	<u>\$</u>	<u>Special</u>
Lewis Chevrolet	Express 2025	\$ 41,536.00	
Marmy (via Lopp)	2024 2500 tradesman	\$ 45,656.62	Larger cargo, *No longer available*
Staff recommendations			

Total Lewis: \$ 317,069.00

Total: \$ 317,069.00



Memorandum

To: Nick Hernandez, City Manager and City Commissioners

From: Ray Slattery, PE, Director of Engineering Services

Date: September 3, 2024

Subject: Approve Change Order (CO) #16 for the Expansion of the S. WWTP from UCI – SS 2101

Agenda Item: New Business

Purpose: Approve the upsizing of the Gas Handling Building (GHB) 2 Flame Trap, new biogas flowmeter in GHB1, and upsizing of the monorail and crane at the intermediate pump station to the WWTP Expansion.

Recommendation: Approve CO #16 for the upsizing of the flame trap in GHB2, changing the biogas flowmeter at GHB1, and upsizing of the monorail and crane at the Intermediate Pump Station in the amount of \$60,239.00.

Background:

Change Order #16 consists of the following:

- Upsizing the Flame Trap in GHB2 from 8" to 10" to better match the piping and capacity of the raw biogas system in GHB2. The cost of the 10" Flame Trap is \$16,049.00.
- Changing from the Serria biogas flowmeter to a Fluid Components International flowmeter in GHB1. The original plan was to reuse the Serria flowmeter in GHB1, however with the 2025 Biogas Regulatory Reform coming into effect, the existing Serria flowmeter is not recognized by the EPA in their Alternative Measurement Protocol (AMP). AMP lists approved measurement equipment, compliant with the 2025 Biogas Regulatory Reform. The proposed Fluid Components International flow meter is approved in the AMP. The other benefit is, all the flowmeters will be the same make and when we have to recalibrate, everything can be sent to one provider. Also, the spare flowmeter will be able to be placed in any one of the 3 GHBs. The cost of the new flowmeter and meter spool/straighten vane is \$23,531.00.
- Upsizing the Monorail and Crane for the Intermediate Pump Station to meet the size of the new pumps and motors. The monorail had to be upsized from a W14x30 to a W14x43 beam and the crane upsized to 2 tons. The cost of the upgrade is \$8,514.00
- The remaining \$12,145.00 of the change order is for installation by UCI.

Here is a summary of the CO's to date.

- CO #1 – Addition of Earthwork to UCI's GMP – Additional \$7,256,549.86
- CO #2 – Bentonite Sealing of Anaerobic and Aerobic Lagoons, not needed after further clarification from KDHE - \$0.00
- CO #3 – Retaining Wall, after further investigation, CO #5 was required for Retaining Wall - \$0.00
- CO #4 – Change in Seeding of disturbed areas, Deduct and added to Contingency – Decrease of \$72,586.15, added to Contingency
- CO #5 – Retaining Wall for Anaerobic #4 – Additional \$376,922.00

- CO #6 – Installation of the H2S removal Vessels – Additional \$374,150.00
- CO #7 – Extra Work required for Sub-base of Lift Stations – Additional \$125,974.00 taken from Contingencies.
- CO #8 – HDPE Liner – Additional \$1,089,825.00
- CO #9 – Removed from UCI Project
- CO #10 – Removed from Project
- CO #11 – Redundant Communications – Additional \$142,561.00
- CO #12 – Hilmar Crane Upgrade - Additional \$27,695.00, taken from Contingencies.
- CO #13 – Additional Concrete Coating Area – Additional \$60,764.00, taken from Contingencies.
- CO #14 – Removable Grating – Additional \$12,985.00, taken from Contingencies.
- CO #15 – Heat Exchanger/Chiller – Additional \$542,810.00.
- CO #16 – 10” Flame Trap, GHB1 Flow Meter, Upsizing Inter. Pump St. Crane - Additional \$60,239.00, taken from Contingencies.

Change Order Total to date - \$9,997,888.71 (\$1,651,513.85 excluding CO #1 & #8)

City Commission Options:

1. Approve
2. Disapprove
3. Table for further discussion

Financial Considerations:

Amount \$: \$60,239.00 from Contingency. WWTP was budgeted at \$62 Million we are currently at \$58.5 Million.

Fund:

Budgeted Expense Grant Bonds Other SRF

Legal Considerations: This Change Order will be added to the UCI’s GMP Contract.

Mission/Values: This aligns with the City’s Core Value of Ongoing Improvement, Safety, Working Towards Excellence.

Attachments: CO #16 and CO Summary

Approved for the Agenda by:



Ray Slattery, PE, Dir. of Engineering Services

Change Order

Utility Contractors Inc
 PO Box 9592
 Wichita, KS 67277-0592

Distribution

- City of Dodge City
 Professional Engineering Consultants
 Office Field
 Other

Job: City of Dodge City Package 3 – System Expansion
 122025. P.O. Box 880
 Dodge City, KS 67801

Contract Number: Dodge City Wastewater System Expansion Package 3 dated November 7th, 2022.

CO #: 16
 Seq #: 1

Contractor: Utility Contractors Inc
 PO Box 9592
 Wichita, KS 67277-0592

Change Order Date: 8/13/24

Change Order Page: 1

C.O. Item	Contract Item	Quantity	UM	Description	Unit Price	Amount
16	1		LS	GHB-2 Flame Trap Assembly, GHB-1 Flow Meter, Monorail Beam & Crane Changes		\$60,239.00

Change Order 16 per the attached description, breakdown, and quotes.

*CO#16 requires 2 additional working days.

Not valid until signed by both the Owner and Architect. Signature of the Contractor indicates the Contractor's agreement herewith, including any adjustment in the Contract Sum or Contract Time.

CO# 16 to be deducted from Contingency.

Authorized By Owner: _____
 City of Dodge City
 P.O. Box 880
 Dodge City, KS 67801

Accepted By Contractor: _____
 Utility Contractors Inc
 PO Box 9592
 Wichita, KS 67277-0592

Engineer: _____
 Professional Engineering Consultants
 303 S Topeka
 Wichita, KS 67202



1930 S. Hoover • Wichita, KS • 67209 • Phone 316.265.9506 • Fax 316.265.8314

Project Title: City of Dodge City, Ks. Package 1 & 3 System Expansion

Proposed Change Order - #16

Title: Additional GHB-2 10" Flame Trap Assembly, Additional GHB-1 Flow Meter, Monorail Beam and Crane Changes

Additional Days for PCO : 2 days

Description: UCI to purchase and install additional 10" Flame Trap Assembly at GHB-2(ref DI602 equipment schedule, FT-2 shows existing but it's actually new, 18mh's) and additional GHB-1 Flow Meter(proposal attached, also includes removal of existing flow meter and spool per attached picture, 27mh's). Monorail Beam at Intermediate Lift Station upsized(went from W14x30 to W14x43 - ref submittal# 109 Rev1), Monorail Crane Upgrade(went from 1tn capacity to 2tn capacity).

DIRECT LABOR	Rate	Unit	Duration	Subtotal
Supervisor	\$75.00	MH	12	\$900
Operator	\$44.00	MH	0	\$0
Concrete / Pipe Tech	\$35.00	MH	33	\$1,155
		MH	0	\$0
		MH	0	\$0
DIRECT LABOR TOTAL			45	\$2,055
MATERIALS				Subtotal
GHB-2 10" Flame Trap Assembly				\$16,049
GHB-1 8" Flow Meter				\$22,731
2ea Flange Kits for GHB-1 8" Flow Meter				\$800
Monorail Beam Upsized(W14x30 to W14x43)				\$4,650
Monorail Crane Upgrade(1tn capacity to 2tn capacity)				\$3,864
MATERIAL TOTAL				\$48,094
EQUIPMENT RENTAL	Rate	UNIT	Duration	Subtotal
PU Truck	\$80.00	DY	2	\$160
	\$0.00	DY	0	\$0
	\$0.00	DY	0	\$0
	\$0.00	DY	0	\$0
	\$0.00	DY	0	\$0
	\$0.00	DY	0	\$0
	\$0.00	DY	0	\$0
Subtotal				\$160
Misc Equipment Running Costs				
Fuel, oil, gas, grease (30% of Equipment Rental Cost)				\$48
Equipment Hauling (Equipment is on site)				\$130.00 HR 0 \$0
Subtotal				\$48
EQUIPMENT TOTAL				\$208
GENERAL EXPENSE				
Labor				
Project Leader	\$95.00	MH	2	\$190
Site Manager	\$95.00	MH	0	\$0
Production Leader	\$105.00	MH	0	\$0
Production Associate	\$85.00	MH	2	\$170
QA/QC Associate	\$85.00	MH	0	\$0
Procurement Associate	\$85.00	MH	0	\$0
Safety Supervisor	\$85.00	MH	0	\$0
Subtotal			4	\$360
Materials				
Safety provisions	\$1.00	MH	49	\$49
Area yard charges	\$1.00	MH	49	\$49
Small tools	\$1.50	MH	49	\$74
Subsistence (49mhs/10)	\$150.00	Day	5	\$750
Utilities	\$15.00	Day	0	\$0
Office Facilities	\$45.00	Day	0	\$0
Subtotal				\$922
GENERAL EXPENSE TOTAL				\$1,282
UCI TOTAL WORK ITEMS				\$51,639
UCI Overhead				10%
Subtotal				\$5,163.89
UCI Profit				5%
UCI TOTAL COST				\$59,643
SUBCONTRACTS				
SUBCONTRACT TOTAL WORK ITEMS				\$0
UCI SUBCONTRACT FEE				10%
UCI SUBCONTRACT TOTAL COSTS				\$0
TOTAL COST (UCI WORK AND SUBCONTRACTORS)				\$59,643
Insurance/Bond				1.0%
CHANGE ORDER TOTAL				\$60,239

From: Michael Rudy <mrudy@epecwater.com>
Sent: Wednesday, December 20, 2023 10:31 AM
To: Walter Marcotte <wmarcotte@ucict.com>
Cc: Jason Brady <jasonb@ucict.com>
Subject: RE: Dodge City - GHB #2 Flame Trap Assembly

Walter,
I apologize for this taking so long to get back to. Please see the following...

Added item:
One (1) 10" Flame Trap Assembly
Adder: \$16,049.00

Should you have any questions or need any additional information, please let me know.

Best Regards,
Mike Rudy



Environmental Process Equipment Company
Phone: 316-866-2888
Mobile: 316-305-7839
mrudy@epecwater.com

www.epecwater.com



From: Walter Marcotte <wmarcotte@ucict.com>
Sent: Monday, November 27, 2023 4:27 PM
To: Michael Rudy <mrudy@epecwater.com>
Cc: Jason Brady <jasonb@ucict.com>
Subject: Dodge City - GHB #2 Flame Trap Assembly

Mike,

Wanted to follow up from my phone call last week.

Equipment Schedule on DI6032 – Flame Trap Assembly Schedule – FT-2 shows an existing 10" in GHB #2 but everything in GHB #2 is 8".

It should have showed replaced with a 10”.

I need a price & to add it to the order.

Thank You



Walter Marcotte

VP Estimating

main 316-265-9506

direct 316-239-7772

cell 316-640-3529

www.uciconstructs.com

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If you have received this message in error, please notify the sender immediately.





Environmental Process Equipment Company

2250 N. Rock Rd; Suite 118-253
 Wichita, KS 67226
 Phone: 316-866-2888
 www.epecwater.com

July 18, 2024

PROPOSAL

Dodge City South WWTP- Gas Flow Meters (Section 11 37 60)

Building #	Item Number	Specification	Tag Number	Qty	Size	Description	Part Number
Bldg 1	1	11 37 60	FM-11	1	8"	Thermal Mass Flow Meter	VMR-08.S1-2-5-2-1
	2	11 37 60		1		Flow Conditioning	ST100A-70C0120H10H3EFC0002

Total Price: \$22,731.43

Documentation Requirements per Specification	Included
Field Service Installation Inspection, Commissioning, Start-Up Assistance and Operator Training	Included
Freight to Jobsite	Included

Not Including Taxes, Offloading or Installation

Payment Terms:

- 1. Thirty percent (30%) Net 45 days upon receipt of Approved Submittals or written release of goods to fabrication.**
- 2. Sixty Five percent (65%) Net 45 days upon Receipt of Invoice for shipment or Readiness to Ship.**
- 3. Five percent (5%) upon Equipment startup**

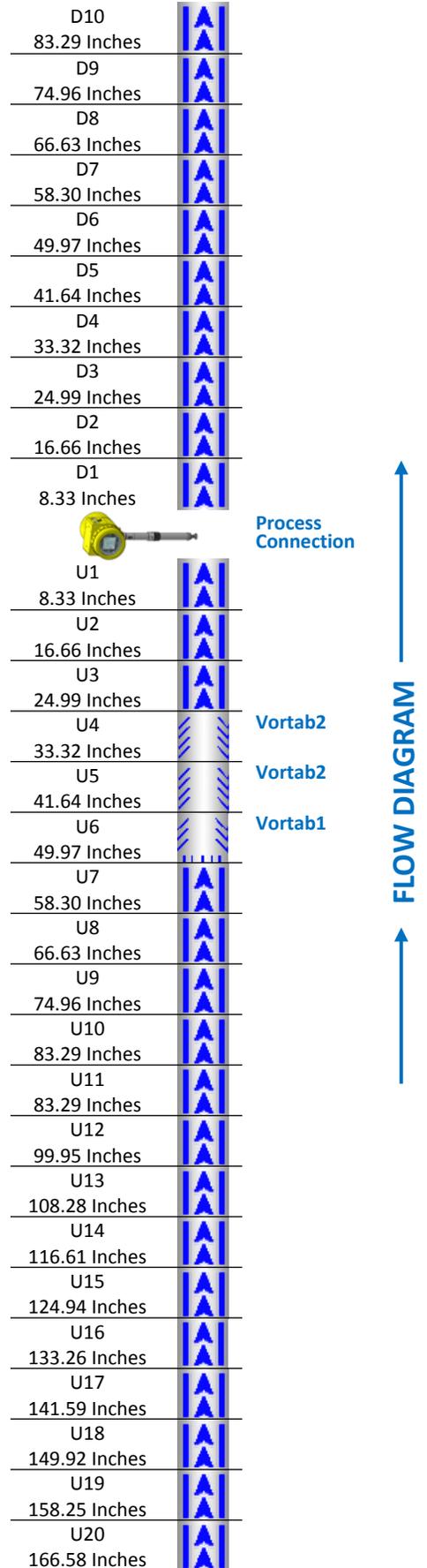
Lead Time: 6-8 weeks after approved order

If there are any questions regarding this proposal, please do not hesitate to contact the undersigned for discussion.

Best Regards,
 Mike Rudy
 Environmental Process Equipment Company
 316-305-7839
 mrudy@epecwater.com

Date: 07/18/2024
 Line Number: 1
 AVAL Record Number: SQDJ003749_1_1_1-1
 Line Item: ST100A-70C0120H10H3EFC0002

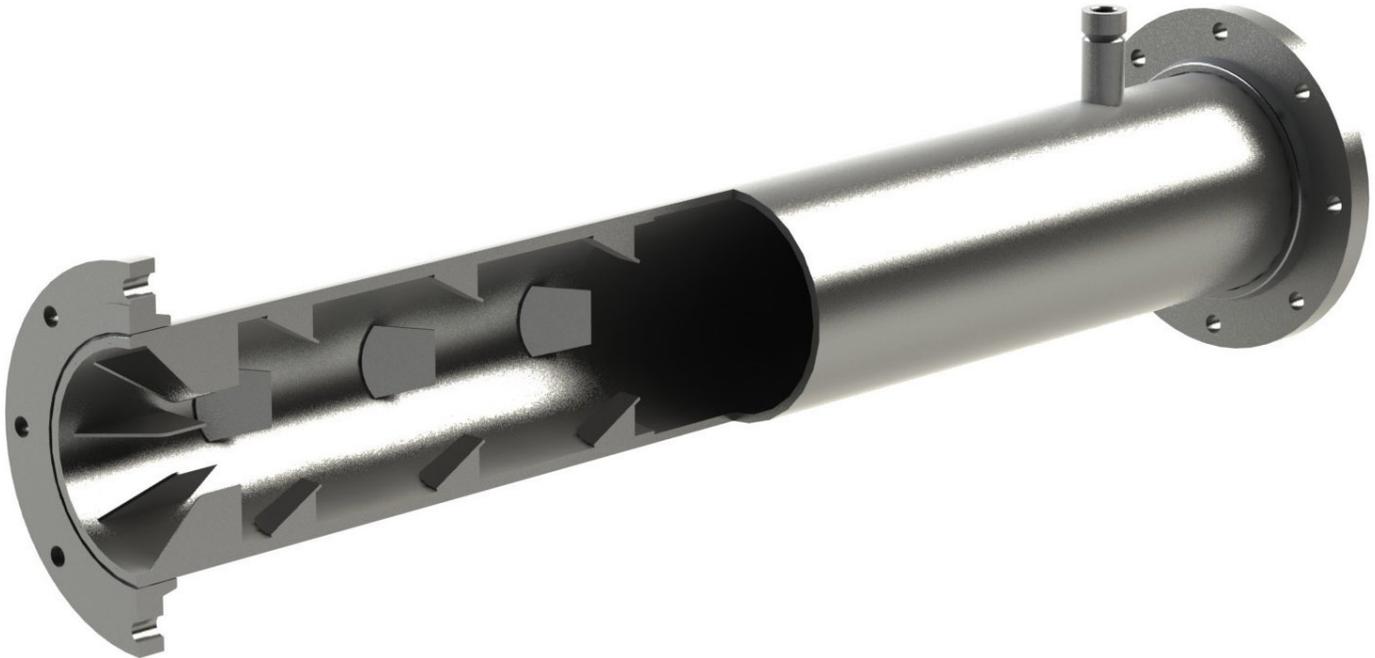
Application Parameters:					
Media:	Digester Gas: Methane 65%, Carbon Dioxide 35%				
Line Size(I.D.):	8.329 Inches (8 inch Sch 10S) Round				
	Minimum	Normal	Maximum	Design Max	Units
Flow Range	10	800	1000	1000	SCFM
Process Temperature	40	70	100	100	deg F
Process Pressure	8	14	20	20	in H2O(g)
Actual Velocity	0.4258 to 42.58 ft/sec @ 14 in H2O(g) and 70 deg F				
Standard Velocity	0.4405 to 44.05 SFPS @ 14.70 psia and 70 deg F				
Reynolds Number	2346.4 to 234640				
Standard Conditions	14.70 psia and 70 deg F				
Calibration Options	Vortab				
Selected Instrument:					
Model:	ST100A				
Base Accuracy:	0.75% rdg. + 0.50% of full scale. Maximum 5% of reading.				
Overall Uncertainty Estimate:	0.75% rdg. + 0.50% of full scale. Maximum 5% of reading.				
Repeatability:	0.50% rdg.				
Totalizer:	Initialized				
Factory Set-Up Details:					
Output 1 (4-20 mA):	0 to 1000 SCFM				
Output 2 (4-20 mA):	0 to 150 deg F				
Output 3 (4-20 mA):	0 to 150 deg F				
Pulse/Frequency Output:	Pulse				
Bus Protocol:	HART				
Thermo-Physical Properties of the Selected Media:					
Molecular Weight	25.831	Specific Gravity	0.8918		
Compressibility Factor	0.9965	Prandtl Number	0.6934		
	Imperial Measurements		Metric Measurements		
Density	0.069347 Lbm/Ft ³		1.1108 Kg/m ³		
Specific Heat	0.33245 BTU/Lbm-Deg R		1.39189 KJ/Kg-K		
Thermal Conductivity	0.015076 BTU/Hr-Ft-Deg R		0.026092 W/m-K		
Absolute Viscosity	8.7346E-06 Lbm/Ft-Sec		130.0 Micropoise		
Standard Density	0.067035 Lbm/Ft ³		1.0738 Kg/m ³		



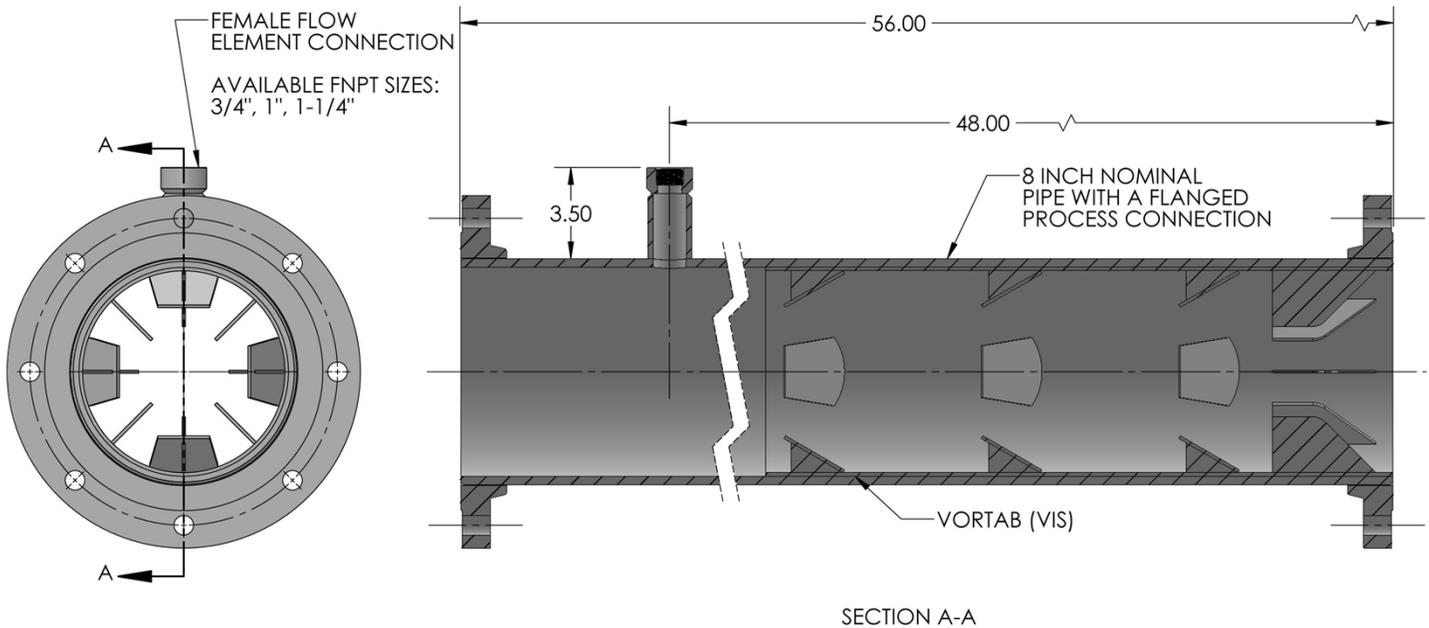
Date: 07/18/2024

Line Number: 2

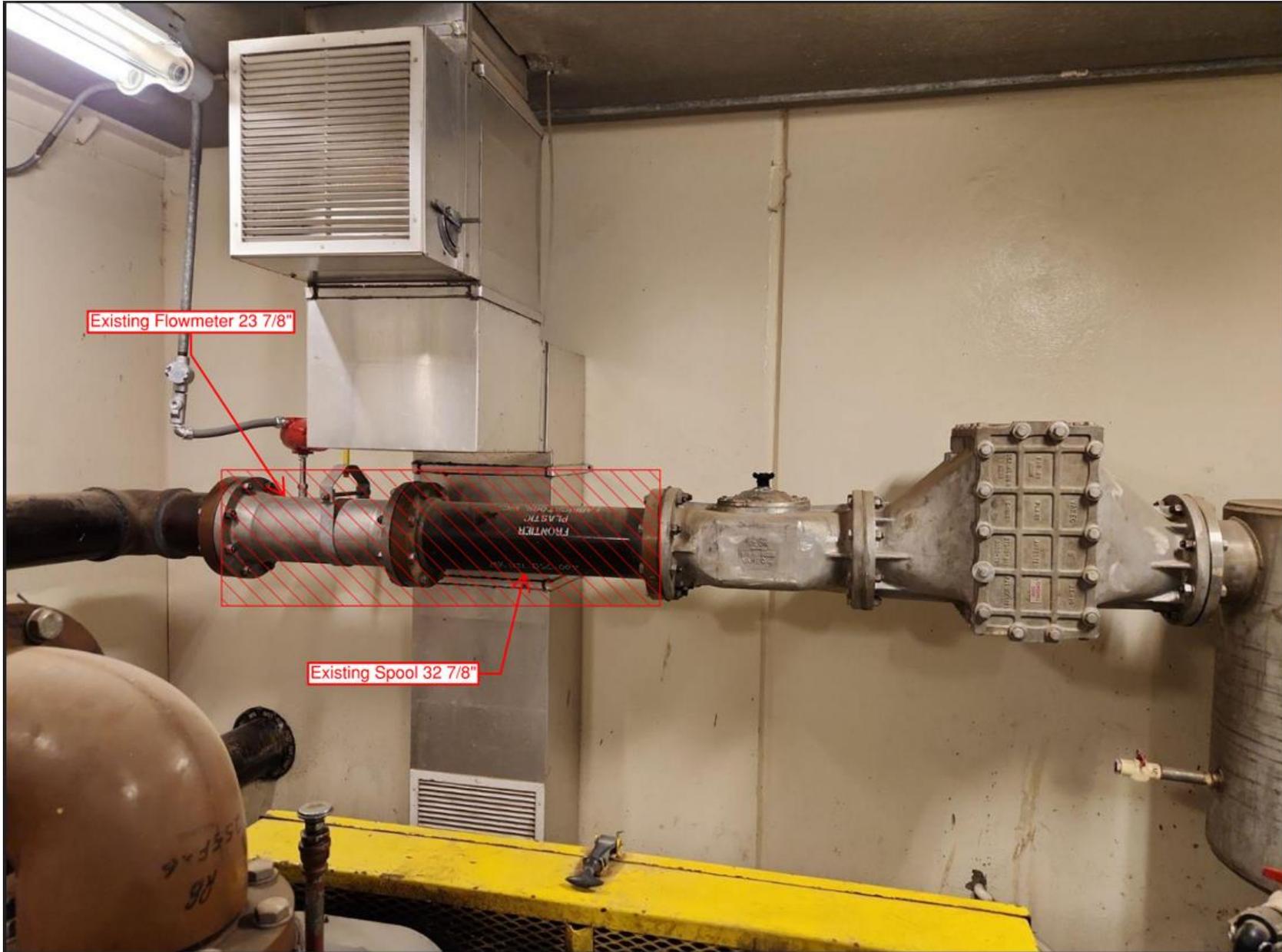
Line Item: VMR-08.S1-2-5-2-1



Disclaimer: This drawing is for reference only and subject to change without notification. Actual, project specific drawings for your application are available by contacting Fluid Components International (FCI).



Disclaimer: This drawing is for reference only and subject to change without notification. Actual, project specific drawings for your application are available by contacting Fluid Components International (FCI).



Existing Flowmeter 23 7/8"

Existing Spool 32 7/8"

HME, INC.

HAAS METAL ENGINEERING

2828 NW Button Road
Topeka, KS 66618
Phone: 785-235-1524



Change Order Request

Owner: UCI
1930 S Hoover Rd, Ste 100
Wichita, KS 67277-0592

Project: 23.054 / DODGE CITY PH 3 SYSTEM EXPANSION

COR# 3: W14X43 MONORAIL BEAM

\$4,650.00

1: W14X43 MONORAIL BEAM

REFERENCE JASON BRADY EMAIL 12/14/23

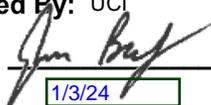
MONORAIL BEAM MATERIAL CHANGE FROM W14X30 TO W14X43

TOTAL, THIS CHANGE ORDER REQUEST

\$4,650.00

*This PCO impacts schedule duration, schedule impact to be mutually agreed upon between Contractor and HME prior to approval of any change order.
This PCO pricing is valid 14 calendars days from date of submittal.
This PCO excludes any items not specifically mentioned.
If this PCO is not approved prior to HME's execution of this scope of work interest shall be charged at 18% per annum until payment is made for change.
HME is not responsible or liable for any delays or damages for changes in the scope of work due to this PCO.*

Approved By: UCI

Signed:  _____

Date: _____

Submitted By: HME, Inc.

Signed: _____

Date: _____

Quotation For:



Quote #: 32279

UCI

**Phone: 316-773-5400
Fax: 316-773-5401**

Contact: WALTER MARCOTTE
Project: DODGE CITY MONORAIL

Ergonomic Solutions, Inc.

Date: 03/29/2023
Phone:
Fax:

O/Bacon Yes
AIS Yes

Corporate Headquarters
1922 W Harry Ct
Wichita, KS 67213

ITEM	QTY	PART NO./DESCRIPTION	EACH	TOTAL	WT. EACH	WT. TOTAL
1	1	HARRINGTON NER2M010LD-LD ELECTRIC CHAIN HOIST WITH POWERED TROLLEY				
	<i>2</i>	<i>1</i> TON CAPACITY				
<i>ok</i>		22' LIFT CAPABILITY				
		14/2.5 FPM LIFT SPEED (VFD CONTROLLED)				
		40-6.5 FPM TROLLEY TRAVEL SPEED (VFD CONTROLLED)				
		2.3-5" FLANGE WIDTH RANGE				
		INCLUDES 20' TALL NEMA 4 PENDANT CONTROL ATTACHED TO THE HOIST AS WELL AS CANVAS CHAIN CONTAINER				
		CORROSION RESISTANT TROLLEY BRAKE				
		UL LISTED HOIST				
		460/3/60				
2	1	79' OAL RUN OF 60 AMP MAGNETEK ELITE BAR				
		INCLUDES:				
		--BRACKETS TO CLAMP ON TO TOP OF MONORAIL BEAM				
		--1 COLLECTOR AND TOW ARM TO BE ATTACHED AT HOIST/ TROLLEY LOCATION				
		--DUST PREVENTION SEALS				
		--END LOCATION POWER DROP				
3	1	INSTALLATION OF ALL THE ABOVE .				
		POWER TO SYSTEM BY OTHERS				
		MONORAIL SYSTEM PROVIDED BY OTHERS				
		ESI WILL LOAD TEST SYSTEM AFTER INSTALL				
		NOTE: COST ASSUMES AREA CAN BE EASILY AND SAFELY BE ACCESSED BY SCISSOR LIFTS TO COMPLETE INSTALL...ADDITIONAL COST WILL BE NECESSARY IF THAT IS NOT THE CASE				
		QUOTE DOES NOT INCLDUE FREIGHT OR TAX				
		--FREIGHT PRE PAY AND ADD TO FINAL INVOICE				
		PRICING SUBJECT TO STEEL SURCHARGE				

Total System Price

PROJECT PRICE: \$15,013.00 TOT WT. 0

Jorden Johnson
Salesman: Jorden Johnson

FOB Factory
Price Good For 15 Days
Mechanical install Included
Unloading by Customer

Terms
30 % Down
70 % Net 30 Days

"Your business is appreciated"

Standard Terms and Conditions apply.
Effective as of the date of this document.
Available upon request.



ERGONOMIC SOLUTIONS, INC.

Ergonomic Solutions, Inc.

1922 W Harry Ct
Wichita, KS 67213

Phone: 316-773-5400
Fax: 316-773-5401

QUOTE #:	ESIQ40175
DATE:	Feb 1, 2024

Prepared For:

WALTER MARCOTTE
UCI
659 N MARKET ST
WICHITA, KS 67201

Prepared By:

JORDEN JOHNSON
316-773-5400

JORDEN@ESIDIRECT.COM

PROJECT: DODGE CITY MONORAIL HOIST

Lead Time	Payment Terms	Valid Through
8-10 WEEKS	30% DOWN 70% NET 30	03/02/2024

Item	Qty	Description
1	1	HARRINGTON NER ELECTRIC CHAIN HOIST WITH POWERED TROLLEY 2 TON CAPACITY 22' LIFT CAPABILITY 14/2.5 FPM LIFT SPEED (VFD CONTROLLED) 40/6.5 FPM TROLLEY TRAVEL SPEED (VFD CONTROLLED) 7.03-12" TROLLEY FLANGE WIDTH 20' NEMA 4 PENDANT ATTACHED TO HOIST INCLDUES CANVAS CHAIN CONTAINER UL LISTED HOIST CORROSION RESISTANT TROLLEY BRAKE 460/3/60
2	1	79' OAL RUN OF 60 AMP MAGNETEK ELITE BAR INCLDUES: BRACKETS TO CLAMP TO TOP OF MONORAIL BEAM 1 COLLECTOR AND TOW ARM TO BE ATTACHED TO HOIST/ TROLLEY DUST PREVENTION SEALS END LOCATION POWER DROP
3	1	INSTALLATION OF ALL THE ABOVE POWER TO SYSTEM BY OTHERS MONORAIL PROVIDED AND INSTALLED BY OTHERS ESI WILL LOAD TEST SYSTEM AFTER INSTALL

DOES NOT INCLUDE FREIGHT OR TAX

INSTALLATION COST ASSUMES AREA IS OPEN AND EASILY ACCESSIBLE BY ALL NECESSARY EQUIPMENT

Please contact me if I can be of further assistance.

SubTotal	\$18,877.00
Freight	Not Included
TOTAL	\$18,877.00

Expansion of WWTP - Change Order Summary

SS 2101

CO #	Description	\$	Added to WWTP Expansion Project	Contingency Funds Available
				\$ 600,000.00
1	Earthwork Supplement	\$ 7,256,549.86	\$ 7,256,549.86	
2	Not needed			
3	Rejected			
4	Seeding Change	\$ (72,586.15)		\$ 672,586.15
5	Faculative #3 Retaining Wall	\$ 376,922.00	\$ 7,633,471.86	
6	H2S Vessel Install	\$ 374,150.00	\$ 8,007,621.86	
7	Primary and Hilmar LS Subgrade	\$ 125,974.00		\$ 546,612.15
8	HDPE Faculative Liner	\$ 1,089,825.00	\$ 9,097,446.86	
9	Not Needed			
10	Not Needed			
11	Redundant Coomunications	\$ 142,561.00	\$ 8,954,885.86	
12	Hilmar Crane Upgrade	\$ 27,695.00		\$ 518,917.15
13	Additional Concrete Coating	\$ 60,764.00		\$ 458,153.15
14	Removable Grating	\$ 12,985.00		\$ 445,168.15
15	Biogas Heat Exchanger/Chiller	\$ 542,810.00	\$ 9,497,695.86	
16	Flame Trap, BG Flow Meter, Crane	\$ 60,239.00		\$ 384,929.15

Total \$ 9,997,888.71

Earthwork was to be bid seperatley,
but added to this contract due to
time constraints

\$ 7,256,549.86

Dollar Amount taken
from Contingency

\$ 287,657.00

Biogas related additions that needed to be or
were going to be constructed prior to the
expansion project

\$ 916,960.00

Total Change Order Increase to Project

\$ 1,824,378.85

Total Increase to Project

\$ 2,112,035.85

% Increase

5.65%



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Nathan Littrell, Planning & Zoning Administrator
Date: September 3, 2024
Subject: Cargill Addition Unit 1 Plat
Agenda Item: New Business

Purpose: The applicant wishes to plat this property zoned I-2 Heavy Industrial to allow for the creation of 2 lots.

Recommendation: It is City Staff's recommendation to approve this plat. On Aug. 20, 2024, the Planning Commission reviewed and voted 5-0 to recommend approval of the plat. The plat does not conflict with the City's Comprehensive Plan.

Background: The applicant, Lineage Logistics, works in partnership with Cargill. They are expanding their operation and building. Logistics purchased additional property from Cargill to allow for expansion, and this property was recently annexed into the City. Their existing property and surrounding area were not previously platted. They are wanting to plat this area to allow for the development.

City Commission Options:

1. Approve
2. Disapprove
3. Table for further discussion

Financial Considerations: None

Legal Considerations: None

Mission/Values: Approving this plat will encourage and support growth and development in our community.

Attachments: Plat Application, Plat

Approved for the Agenda by:



Josh Adams, Development Services Director

CITY OF DODGE CITY
APPLICATION FOR PLAT APPROVAL

Section No. _____ Subdivision Case No. 24-07
Township No. _____ Date Filed 8-8-24
Range No. _____

I. Name of Subdivision Cargill Addition Unit 1

II. General Location 3201 45-400

III. Name of Property Owner Lineage Master RE 3, LLC
Address 46500 Humboldt Dr., Novi, MI 48377
Phone 419-340-3793

IV. Name of Agent _____
Address _____
Phone _____

V. Name of Surveyor SMH Consultants
Address 707 3rd Ave., Ste. A, Dodge City, KS 67801
Phone 620-255-1952

VI. Subdivision Information:
A. Gross Acreage of Plat _____ (Ac.)

- B. Number of Lots:
- 1. Residential _____
 - 2. Commercial _____
 - 3. Industrial 2
 - 4. Other _____

C. Minimum Lot Frontage 350'

D. Minimum Lot Area 2.4 AC

E. Existing Zoning _____

F. Proposed Zoning _____

G. Public Water Supply Yes X No _____

H. Public Sanitary Sewers Yes X No _____

.....

This application was received at the office of the Secretary of the Dodge City Zoning Board at 2:00 (A.M.) (P.M.) on the 7th day of August, 20 24. It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 110.00.

Nathan Littell
Name

Planning & Zoning Admin
Title



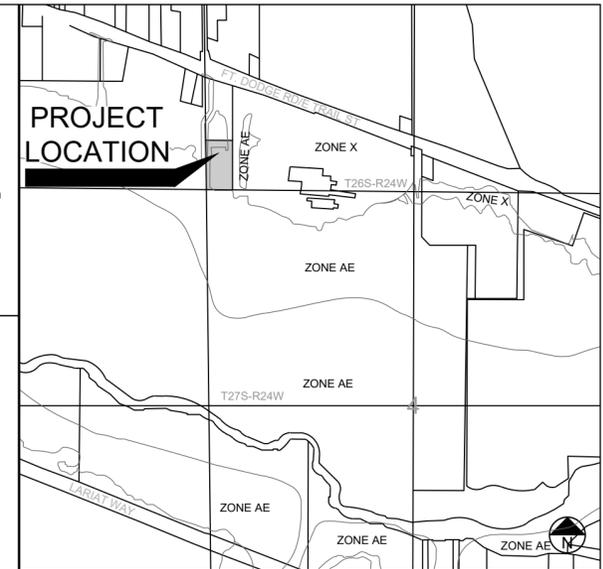
Know what's below
Call before you dig

KANSAS: MISSOURI:
P: 800-344-7233 P: 800-344-7483

COLORADO:
P: 800-922-1987

The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients/contractors responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

Confirmation Number #24039092



VICINITY MAP
(NOT TO SCALE)

Notes:

No easements, restrictions, reservations, setbacks, or other matter of record, if any, affecting the title of this property are shown, except as platted, as per agreement with the landowner.

No gaps or overlaps exist.

Parent tract is recorded in Book 164, Page 627, and in Book 176, Page 617-627, Register of Deeds Office, Ford County, Kansas.

All building setback requirements shall be determined by the zoning district, unless otherwise noted.

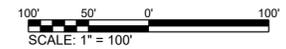
Zoning: Lot 1 is zoned "I-2", Heavy Industrial and Lot 2 is zoned "AG", Agricultural

Utility Notes:

Any utility company that locates facilities in any easement shall have the right to prune, remove, eradicate, cut and clear away any trees, limbs, vines and brush on the utility easement now or at any future time and prune and clear away any tree limbs, vines, and brush on lands adjacent to the utility easement whenever, in the utility companies judgment, such may interfere with or endanger the construction, operation, or maintenance of its facilities, together with the right of ingress to and egress from the utility easement and contiguous land subject to this plat for the purpose of surveying, erecting, constructing, maintaining, inspecting, rebuilding, replacing, and with or endangering the construction, operation or maintenance of said facilities.

Floodplain Note:

Flood Insurance Rate Map, Map Number 20057C0352E, identifies this property as situated in Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood - Zone AE. Zone AE is defined as "The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood elevation is the water-surface elevation of the 1% annual chance flood. Base Flood Elevations determined." and situated in Other Areas - Zone X. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain. Effective date of FIRM Panel is September 25, 2009.



SYMBOL LEGEND

- △ SECTION CORNER, NOTE: ALL SECTION CORNER MONUMENT ORIGINS ARE UNKNOWN UNLESS OTHERWISE NOTED.
- 1/2"x24" REBAR W/CLS66 CAP SET
- * ASSUMED BEARING
- (S) SURVEYED DISTANCE
- (D) DEED DISTANCE

LINETYPE LEGEND

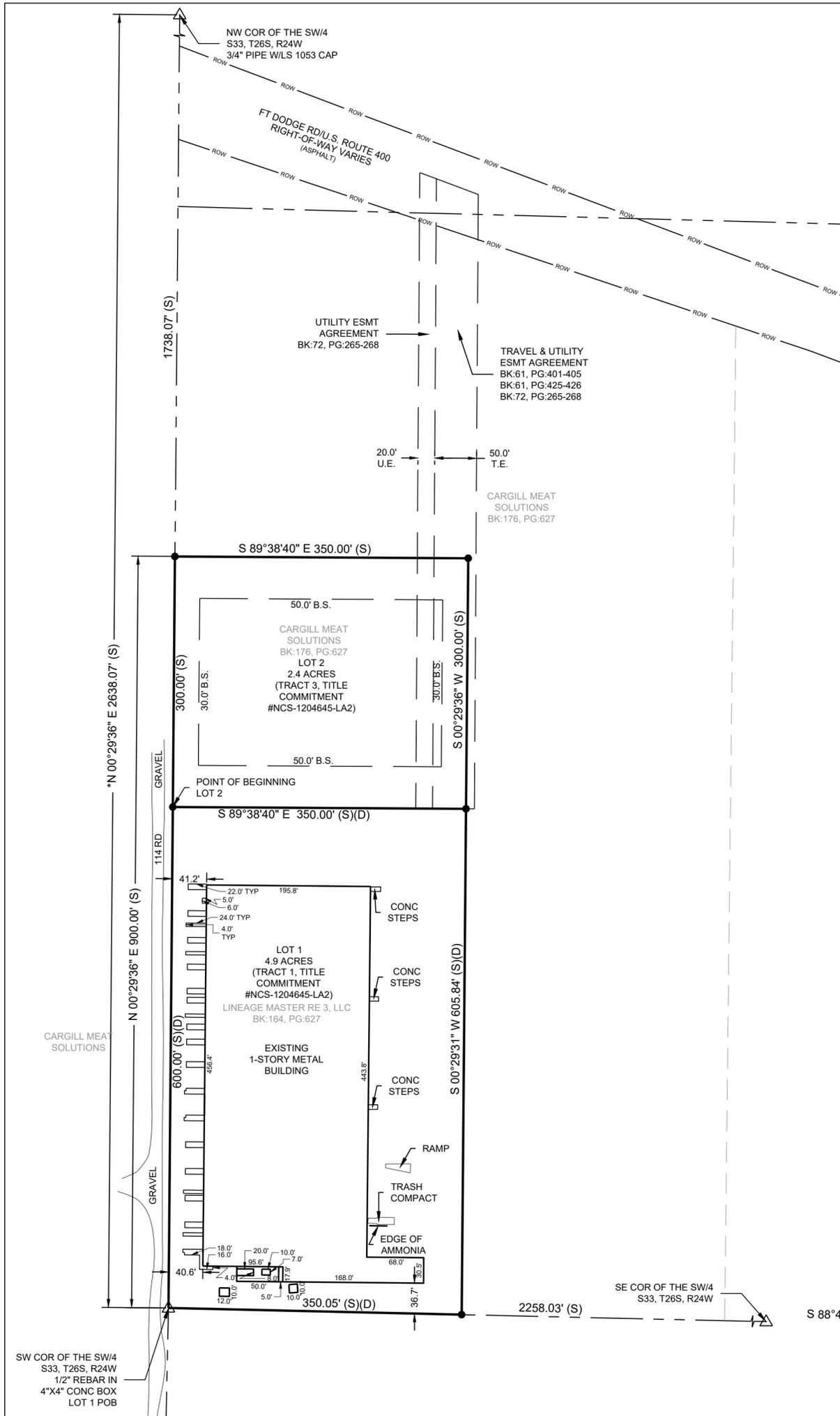
- PROPERTY LINES
- BUILDING SETBACKS
- EASEMENTS

Final Plat of Cargill Addition, Unit One Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
113		N 00°29'36"E	900.00	61	1706166.34	890144.91
61	90°08'16"	S 89°38'40"E	350.00	154	1706164.16	890494.90
154	89°51'44"	S 00°29'36"W	300.00	151	1705864.18	890492.32
151	180°00'05"	S 00°29'31"W	605.84	152	1705258.36	890487.12
152	89°10'49"	N 88°41'18"W	350.05	113	1705266.37	890137.16
113	90°49'06"					

PERIMETER: 2505.89 CUMULATIVE PERIMETER: 2505.89
APPROX: SQ. FEET: 316025 ACRES: 7.25
APPROX: TOTAL - SQ. FEET: 316025 ACRES: 7.25

CORRECT ENDING COORDINATES, NORTH: 1705266.37 EAST: 890137.16
ENDING COORDINATES, NORTH: 1705266.37 EAST: 890137.16
ERROR, N: -0.00 E: -0.00 TOTAL: 0.00 BRG: S 29°09'22" E
DISTANCE TRAVERSED: 2505.89 CLOSURE: 1990786



Final Plat
**CARGILL ADDITION
UNIT 1**

An Addition to Dodge City,
Ford County, Kansas



Civil Engineering • Land Surveying • Landscape Architecture
www.smhconsultants.com

Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952
Kansas City P: (913) 444-9615 • Colorado Springs, CO P: (719) 428-8677

Drawn By:RJC Project #2312-0448 TDS #96

JUNE 2024

THE UNDERSIGNED, ROBERT SANGDAHL, HEREBY CERTIFIES THAT HE IS AN AUTHORIZED SIGNATORY OF LINEAGE MASTER RE 3, LLC., AND IS DULY AUTHORIZED AS AN AGENT FOR LINEAGE MASTER RE 3, LLC., AND HAS CAUSED TO BE LAID OUT AND PLATTED A TRACT OF LAND TO BE CALLED "CARGILL ADDITION, UNIT ONE" AN ADDITION TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS, WHICH INCLUDES PORTIONS OF THE FOLLOWING:

DESCRIPTION OF TRACT 1 AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT #NCS-1204645-LA2:

TRACT 1:

A TRACT OF LAND LOCATED IN THE SOUTHWEST (SW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE TWENTY-FOUR (24) WEST OF THE 6TH P.M., FORD COUNTY, KANSAS, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER (SW/C) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION THIRTY-THREE (33); THENCE NORTH 0 DEGREES 15 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION THIRTY-THREE (33) FOR SIX HUNDRED (600.0) FEET; THENCE NORTH 89 DEGREES 44 MINUTES 22 SECONDS EAST AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION THIRTY-THREE (33) FOR THREE HUNDRED FIFTY (350) FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 38 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION THIRTY-THREE (33) FOR SIX HUNDRED FIVE AND EIGHTY-FOUR HUNDREDTHS (605.84) FEET; THENCE NORTH 89 DEGREES 18 MINUTES 15 SECONDS WEST FOR THREE HUNDRED FIFTY AND FIVE HUNDREDTHS (350.05) FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THE UNDERSIGNED, AS SUCH OWNERS, DO HEREBY STATE THAT ALL STREET RIGHT-OF-WAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, OPERATE, INSPECT, REPLACE, AND MAINTAIN, OR AUTHORIZE THE LOCATION, CONSTRUCTION, OPERATION, INSPECTION, REPLACEMENT AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS, AND SEWER PIPES; REQUIRED DRAINAGE CHANNELS OR STRUCTURES; HARD AND IMPERVIOUS SURFACES; OR, OTHER STRUCTURES NECESSARY TO CARRY OUT THE FUNCTION OF THE EASEMENT, UPON THE AREA MARKED FOR EASEMENTS ON THIS PLAT, IS ALSO HEREBY DEDICATED TO THE PUBLIC. WHEN, AND IF, USED ON THIS PLAT, THE TERM "UTILITY" SHALL INCLUDE, BY WAY OF EXAMPLE, BUT NOT LIMITED TO, SEWER, WATER, GAS, ELECTRICITY, CABLE T.V. AND TELEPHONE. WHEN, AND IF, USED ON THIS PLAT, THE TERM "TRAVEL" SHALL INCLUDE ALL FORMS OF TRAVEL, BY WHATEVER MEANS, UNLESS THE TERM IS LIMITED BY OTHER WORDS OR PHRASES, SUCH AS, "PEDESTRIAN TRAVEL", ETC. THE UNDERSIGNED ACKNOWLEDGES THAT PURSUANT TO K.S.A. 12-406, THE DEDICATION OF RIGHT-OF-WAYS AND EASEMENTS TO THE PUBLIC CONSTITUTES A CONVEYANCE THEREOF TO FORD COUNTY, KANSAS, IN TRUST, FOR THE USES NAMED, EXPRESSED OR INTENDED.

ON THIS _____ DAY OF _____, 2024.

LINEAGE MASTER RE 3, LLC

ROBERT SANGDAHL, AUTHORIZED SIGNATORY

NOTARY PUBLIC CERTIFICATE

STATE OF OHIO)
COUNTY OF LAKE) SS

BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY KNOWN TO ME TO BE THE LEGAL PARTY WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID PARTY EXECUTED THE SAME AS A FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES SET FORTH.

IN WITNESS WHEREOF, I HAVE HEREUNTO PUT MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THE UNDERSIGNED, JEREMY BURR, ASST. VICE PRESIDENT AND GENERAL MANAGER, HEREBY CERTIFIES THAT THEY ARE A MEMBER OF CARGILL MEAT SOLUTIONS CORPORATION F.K.A. EXCEL CORPORATION, AND HAS CAUSED TO BE LAID OUT AND PLATTED A TRACT OF LAND TO BE CALLED "CARGILL ADDITION, UNIT ONE" AN ADDITION TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS, WHICH INCLUDES PORTIONS OF THE FOLLOWING:

DESCRIPTION OF TRACT 3 AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT #NCS-1204645-LA2:

TRACT 3:

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 24 WEST OF THE 6TH P.M., FORD COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N. 00°29'36" E 600.00 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE N. 00°29'36" E 300.00 FEET; THENCE S 89°38'40" E 350.00 FEET; THENCE S 00°29'36" W 300.00 FEET; THENCE N. 89°38'40" W 350.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THE UNDERSIGNED, AS SUCH OWNERS, DO HEREBY STATE THAT ALL STREET RIGHT-OF-WAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, OPERATE, INSPECT, REPLACE, AND MAINTAIN, OR AUTHORIZE THE LOCATION, CONSTRUCTION, OPERATION, INSPECTION, REPLACEMENT AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS, AND SEWER PIPES; REQUIRED DRAINAGE CHANNELS OR STRUCTURES; HARD AND IMPERVIOUS SURFACES; OR, OTHER STRUCTURES NECESSARY TO CARRY OUT THE FUNCTION OF THE EASEMENT, UPON THE AREA MARKED FOR EASEMENTS ON THIS PLAT, IS ALSO HEREBY DEDICATED TO THE PUBLIC. WHEN, AND IF, USED ON THIS PLAT, THE TERM "UTILITY" SHALL INCLUDE, BY WAY OF EXAMPLE, BUT NOT LIMITED TO, SEWER, WATER, GAS, ELECTRICITY, CABLE T.V. AND TELEPHONE. WHEN, AND IF, USED ON THIS PLAT, THE TERM "TRAVEL" SHALL INCLUDE ALL FORMS OF TRAVEL, BY WHATEVER MEANS, UNLESS THE TERM IS LIMITED BY OTHER WORDS OR PHRASES, SUCH AS, "PEDESTRIAN TRAVEL", ETC. THE UNDERSIGNED ACKNOWLEDGES THAT PURSUANT TO K.S.A. 12-406, THE DEDICATION OF RIGHT-OF-WAYS AND EASEMENTS TO THE PUBLIC CONSTITUTES A CONVEYANCE THEREOF TO FORD COUNTY, KANSAS, IN TRUST, FOR THE USES NAMED, EXPRESSED OR INTENDED.

ON THIS _____ DAY OF _____, 2024.

CARGILL MEAT SOLUTIONS CORPORATION F.K.A. EXCEL CORPORATION

JEREMY BURR, ASST. VICE PRESIDENT & GENERAL MANAGER

NOTARY PUBLIC CERTIFICATE

STATE OF KANSAS)
COUNTY OF FORD) SS

BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY KNOWN TO ME TO BE THE LEGAL PARTY WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID PARTY EXECUTED THE SAME AS A FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES SET FORTH.

IN WITNESS WHEREOF, I HAVE HEREUNTO PUT MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY PUBLIC CERTIFICATE

STATE OF KANSAS)
COUNTY OF FORD) SS

BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY KNOWN TO ME TO BE THE LEGAL PARTY WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID PARTY EXECUTED THE SAME AS A FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES SET FORTH.

IN WITNESS WHEREOF, I HAVE HEREUNTO PUT MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CITY APPROVAL

STATE OF KANSAS)
CITY OF DODGE CITY) SS

THE ABOVE AND FOREGOING DOCUMENT KNOWN AS "CARGILL ADDITION UNIT 1" TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS, HAVING BEEN SUBMITTED TO THE GOVERNING BODY OF THE CITY OF DODGE CITY, FORD COUNTY, KANSAS AT THE REGULAR MEETING HELD ON THE _____ DAY OF _____, 2024, HAS BEEN EXAMINED AND CONSIDERED AND THE SAME IS HEREBY APPROVED THIS _____ DAY OF _____, 2024.

THE CITY OF DODGE CITY, KANSAS

CHUCK TAYLOR, MAYOR

CONNIE MARQUEZ, CITY CLERK

DODGE CITY PLANNING COMMISSION:

THIS PLAT OF "CARGILL ADDITION UNIT 1" HAS BEEN SUBMITTED TO AND APPROVED BY THE DODGE CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2024.

CHAIRMAN, TIM TAYLOR

SECRETARY, NATHAN LITRELL

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
COUNTY OF FORD) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF FORD COUNTY REGISTER OF DEEDS ON THIS _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ M. IN CABINET/SLIDE # _____, DOC ID # _____, AND IS DULY RECORDED.

BRENDA POGUE, FORD COUNTY REGISTER OF DEEDS

FEE TOTAL: _____

TRANSFER RECORD CERTIFICATE:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS ENTERED INTO THE TRANSFER RECORD ON THIS _____ DAY OF _____, 2024.

DEBBIE COX, FORD COUNTY CLERK

COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS)
COUNTY OF FORD) SS

THIS PLAT HAS BEEN EXAMINED THIS _____ DAY OF _____, 2024 FOR COMPLIANCE WITH THE REQUIREMENTS OF THE ACT CONCERNING LAND SURVEYS IN THE STATE OF KANSAS, K.S.A. 58-2005.

BENJAMIN A. RUMBAUGH, COUNTY SURVEYOR, FORD COUNTY, KANSAS

SURVEYOR CERTIFICATE:

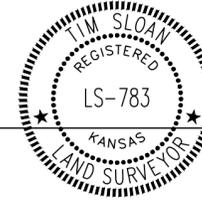
I, TIM SLOAN, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM, BY PROFESSION, A LAND SURVEYOR, AND THAT THE FINAL PLAT OF "CARGILL ADDITION, UNIT ONE", AN ADDITION TO FORD COUNTY, KANSAS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____, 2024, AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY MEETS THE KANSAS MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING OF A TRACT OF LAND WHICH INCLUDES PORTIONS OF THE FOLLOWING:

EXTERIOR BOUNDARY DESCRIPTION OF CARGILL ADDITION UNIT 1 AS SURVEYED:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 24 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FORD COUNTY, KANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE N 00°29'36" E 900.00 FEET; THENCE S 89°38'40" E 350.00 FEET; THENCE S 00°29'36" W 300.00 FEET; THENCE S 00°29'31" W 605.84 FEET; THENCE N 88°41'18" W 350.05 FEET TO THE POINT OF BEGINNING, CONTAINING 7.25 ACRES. WHICH IS THE SAME LAND AS DESCRIBED IN "TRACT 1 AND TRACT 3" IN THE FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT #NCS-1205645-LA2. TIM SLOAN, PS-783, MAY 29, 2024.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



TIM SLOAN, P.S.
VICE-PRESIDENT

Final Plat CARGILL ADDITION UNIT 1

An Addition to Dodge City,
Ford County, Kansas



Civil Engineering • Land Surveying • Landscape Architecture
www.smhconsultants.com

Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952
Kansas City P: (913) 444-9615 • Colorado Springs, CO P: (719) 428-8677

Drawn By:RJC Project #2312-0448 TDS #96

JUNE 2024



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Nathan Littrell, Planning & Zoning Administrator
Date: September 3, 2024
Subject: Walter Heights Unit 3
Agenda Item: New Business

Purpose: The applicant wishes to plat this property zoned C-2 Commercial Highway to allow for the creation of 3 lots.

Recommendation: It is City Staff's recommendation to approve this plat. On Aug. 20, 2024, the Planning Commission reviewed and voted 5-0 to recommend approval of the plat. The plat does not conflict with the City's Comprehensive Plan.

Background: The applicant, Q Parker Investments, owns a majority of the Comanche Plaza Shopping Center located on the 1700 block of N. 14th Ave. The property owner is wanting to sell off a portion of the property and will need to have the property replatted in order to do so. This plat consists of 3 lots and also includes travel easements & access agreements.

City Commission Options:

1. Approve
2. Disapprove
3. Table for further discussion

Financial Considerations: None

Legal Considerations: None

Mission/Values: Approving this plat will encourage and support growth and development in our community.

Attachments: Plat Application, Plat

Approved for the Agenda by:

Josh Adams, Development Services Director

CITY OF DODGE CITY
APPLICATION FOR PLAT APPROVAL

Section No. _____ Subdivision Case No. 24-08
Township No. _____ Date Filed 8-8-24
Range No. _____

I. Name of Subdivision Walter Heights Unit 3

II. General Location 1701 N. 14th

III. Name of Property Owner Q. Parker Development, LLC
Address PO Box 47458, WICHITA, KS 67201
Phone 316-214-4646

IV. Name of Agent _____
Address _____
Phone _____

V. Name of Surveyor SMH Consultants
Address 707 3rd Ave, Ste. A, Dodge City, KS 67801
Phone 620-255-1952

VI. Subdivision Information:
A. Gross Acreage of Plat 5.5 (Ac.)

- B. Number of Lots:
- 1. Residential _____
 - 2. Commercial 3
 - 3. Industrial _____
 - 4. Other _____

C. Minimum Lot Frontage 43.54'

D. Minimum Lot Area 0.8 AC

E. Existing Zoning C2

F. Proposed Zoning C2

G. Public Water Supply Yes X No _____

H. Public Sanitary Sewers Yes X No _____

.....

This application was received at the office of the Secretary of the Dodge City Zoning Board at 2:00 (A.M.) (P.M.) on the 7th day of August, 2024. It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 115.00.

Nathan Stull
Name

Planning & Zoning Admin.
Title

OWNERS CERTIFICATE:

THE UNDERSIGNED, THEODORE V. WILLIAMS, HEREBY CERTIFIES THAT HE IS A MEMBER OF Q. PARKER DEVELOPMENT, LLC, AND IS DULY AUTHORIZED AS AN AGENT FOR Q. PARKER DEVELOPMENT, LLC, AND HAS CAUSED TO BE LAID OUT AND PLATTED A TRACT OF LAND TO BE CALLED "WALTER HEIGHTS, UNIT THREE" AN ADDITION TO FORD COUNTY, KANSAS, WHICH INCLUDES PORTIONS OF THE FOLLOWING:

DESCRIPTION:

LOT 2, WALTER HEIGHTS, UNIT TWO, AN ADDITION TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS.

THE UNDERSIGNED, AS SUCH OWNERS, DO HEREBY STATE THAT ALL STREET RIGHT-OF-WAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, OPERATE, INSPECT, REPLACE, AND MAINTAIN, OR AUTHORIZE THE LOCATION, CONSTRUCTION, OPERATION, INSPECTION, REPLACEMENT AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS, AND SEWER PIPES; REQUIRED DRAINAGE CHANNELS OR STRUCTURES; HARD AND IMPERVIOUS SURFACES; OR, OTHER STRUCTURES NECESSARY TO CARRY OUT THE FUNCTION OF THE EASEMENT, UPON THE AREA MARKED FOR EASEMENTS ON THIS PLAT, IS ALSO HEREBY DEDICATED TO THE PUBLIC. WHEN, AND IF, USED ON THIS PLAT, THE TERM "UTILITY" SHALL INCLUDE, BY WAY OF EXAMPLE, BUT NOT LIMITED TO, SEWER, WATER, GAS, ELECTRICITY, CABLE T.V. AND TELEPHONE. WHEN, AND IF, USED ON THIS PLAT, THE TERM "TRAVEL" SHALL INCLUDE ALL FORMS OF TRAVEL, BY WHATEVER MEANS, UNLESS THE TERM IS LIMITED BY OTHER WORDS OR PHRASES, SUCH AS, "PEDESTRIAN TRAVEL", ETC. THE UNDERSIGNED ACKNOWLEDGES THAT PURSUANT TO K.S.A. 12-406, THE DEDICATION OF RIGHT-OF-WAYS AND EASEMENTS TO THE PUBLIC CONSTITUTES A CONVEYANCE THEREOF TO FORD COUNTY, KANSAS, IN TRUST, FOR THE USES NAMED, EXPRESSED OR INTENDED.

ON THIS _____ DAY OF _____, 2024.

Q. PARKER DEVELOPMENT, LLC.

THEODORE V. WILLIAMS

NOTARY PUBLIC CERTIFICATE

STATE OF KANSAS)
COUNTY OF FORD) SS

BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY KNOWN TO ME TO BE THE LEGAL PARTY WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID PARTY EXECUTED THE SAME AS A FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES SET FORTH.

IN WITNESS WHEREOF, I HAVE HEREUNTO PUT MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

DODGE CITY PLANNING COMMISSION:

THIS PLAT OF "WALTER HEIGHTS, UNIT THREE" HAS BEEN SUBMITTED TO AND APPROVED BY THE DODGE CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2024.

CHAIRMAN, TIM TAYLOR

SECRETARY, NATHAN LITRELL

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
COUNTY OF FORD) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF FORD COUNTY REGISTER OF DEEDS ON THIS _____ DAY OF _____, 2024 AT _____ O'CLOCK ____ M. IN CABINET/SLIDE # _____, DOC ID # _____, AND IS DULY RECORDED.

BRENDA POGUE, FORD COUNTY REGISTER OF DEEDS

FEE TOTAL: _____

TRANSFER RECORD CERTIFICATE:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS ENTERED INTO THE TRANSFER RECORD ON THIS _____ DAY OF _____, 2024.

DEBBIE COX, FORD COUNTY CLERK

CITY APPROVAL

STATE OF KANSAS)
CITY OF DODGE CITY) SS

THE ABOVE AND FOREGOING DOCUMENT KNOWN AS "WALTER HEIGHTS, UNIT THREE" TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS, HAVING BEEN SUBMITTED TO THE GOVERNING BODY OF THE CITY OF DODGE CITY, FORD COUNTY, KANSAS AT THE REGULAR MEETING HELD ON THE _____ DAY OF _____, 2024, HAS BEEN EXAMINED AND CONSIDERED AND THE SAME IS HEREBY APPROVED THIS _____ DAY OF _____, 2024.

THE CITY OF DODGE CITY, KANSAS

CHUCK TAYLOR, MAYOR

CONNIE MARQUEZ, CITY CLERK

COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS)
COUNTY OF FORD) SS

THIS PLAT HAS BEEN EXAMINED THIS _____ DAY OF _____, 2024 FOR COMPLIANCE WITH THE REQUIREMENTS OF THE ACT CONCERNING LAND SURVEYS IN THE STATE OF KANSAS, K.S.A. 58-2005.

BENJAMIN A. RUMBAUGH, COUNTY SURVEYOR, FORD COUNTY, KANSAS

SURVEYOR CERTIFICATE:

I, TIM SLOAN, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM, BY PROFESSION, A LAND SURVEYOR, AND THAT THE PLAT OF "WALTER HEIGHTS, UNIT THREE", AN ADDITION TO FORD COUNTY, KANSAS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____, 2024, AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY MEETS THE KANSAS MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING OF A TRACT OF LAND WHICH INCLUDES PORTIONS OF THE FOLLOWING:

DESCRIPTION:

LOT 2, WALTER HEIGHTS, UNIT TWO, AN ADDITION TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS.



TIM SLOAN, P.S.
VICE-PRESIDENT

Final Plat
**WALTER HEIGHTS,
UNIT THREE**
An Addition to the City of Dodge City
Ford County, Kansas



Civil Engineering • Land Surveying • Landscape Architecture
www.smhconsultants.com

Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952
Kansas City P: (913) 444-9615 • Colorado Springs, CO P: (719) 428-8677

Drawn By:RJC Project #2404-0143 TDS #97

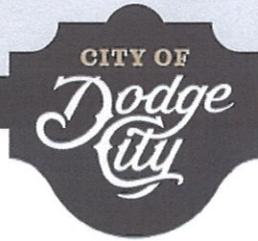
JULY 2024

SURVEYOR:

SMH Consultants
Tim Sloan, P.S., Vice-President
2017 Vanesta Place, Suite 110,
Manhattan, KS 66503
PH: 785-776-0541
707 3rd Avenue, Suite A,
Dodge City, Kansas 67801
PH: 620-255-1952

OWNER and SUB-DIVIDER:

Q. Parker Development, LLC.
PO Box 47458
Wichita, Kansas 67201
Ph: 785-749-5330
Contact: Theodore V. Williams



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Corey Keller, Public Works Director
Date: August 29, 2024
Subject: Approve Authorization No.10 Construction Services for Runway 02/20
Agenda Item: New Business

Purpose: This scope of services will provide professional engineering service for construction to reconstruct Runway 02/20 at the Dodge City Regional Airport.

Recommendation: Approve Authorization No.10 with Burns and McDonnell in the amount not to exceed \$862,000.00 to complete the construction services for the reconstruction of Runway 02/20.

Background: Authorization No. 10 is to provide professional engineering construction services for the reconstruction of Runway 2-20. The current runway is approximately 4,649' x 100' and will be reconstructed to approximately 4,649' x 75'. The new runway will be reconstructed to achieve a load-bearing capacity capable of supporting approximately 30,000 lb. SWG aircraft. The construction services consist of reporting all aspects of the construction phase to FAA and the City to ensure that the contractor is meeting all necessary federal and local requirements of the projects. This includes monitoring testing of materials and work quality as the project is completed.

An Independent Fee Estimate (IFE) has been conducted by Benesh of Manhattan Ks which concluded that for these services, their cost would be \$962,965.00. This estimate was 10.48% higher than the estimated cost Burns and McDonnell has provided the city. The IFE is within FAA's standards to proceed with the Burns and McDonnell contract.

City Commission Options:

1. Approve Authorization No. 10
2. Disapprove Authorization No. 10
3. Table for further discussion

Financial Considerations:

This is a federal FAA ACIP grant and will cover 95% of the funding with a 5% local match.

Amount \$: 862,000.00

FAA Funding 95%	\$818,900.00
Local City Funding 05%	\$ 43,100.00

Fund: Capital Improvement Fund 41031100-441010

Budgeted Expense Grant Bonds Other -

Legal Considerations: The City will be entering into a contract with Burns & McDonnell and will be bound by the provisions of this contract. Approval will be pending legal review.

Mission/Values: Approving this scope of services aligns with the City's Core Values of Working Towards Excellence and Ongoing Improvement.

Attachments: Authorization No.10

Approved for the Agenda by:



Corey Keller, Public Works Director

**AUTHORIZATION NO. 10
FOR PROFESSIONAL ENGINEERING SERVICES
FOR
CONSTRUCTION PHASE SERVICES
FOR THE
RECONSTRUCTION OF RUNWAY 2-20
AT DODGE CITY REGIONAL AIRPORT
AIP NO. 3-20-0017-037/041**

In accordance with SECTION 1 – AUTHORIZATION OF SERVICES of the Agreement for Professional Engineering Services (the “AGREEMENT”) dated November 18, 2021, by and between THE CITY OF DODGE CITY, KANSAS (SPONSOR) and BURNS & McDONNELL ENGINEERING COMPANY, INC. (CONSULTANT), the following improvement project “Construction Phase Services for the Reconstruct Runway 2-20” project at the Dodge City Regional Airport, authorization is hereby given and mutually agreed upon:

A. PROJECT NAME AND DESCRIPTION OF IMPROVEMENTS:

1. **Project Name:** Construction Services for the Reconstruction of Runway 2-20 at Dodge City Regional Airport (DDC).

2. **Description of Improvements:** The project aims to reconstruct Runway 2-20. For its 4,649-foot length, the runway's width will be reduced from 100’ to 75’, which results in the pavement being removed adjacent to Runway 14-32.

The north and south Taxiway B connectors will be reconstructed to TDG-2A geometry. Taxiway B1 and the Taxiway B north and south connectors will be reconstructed to the runway hold position markings to accommodate paving operations and grade changes. Taxiway A and Runway 2-20 intersection will be reconstructed with new geometry.

Grading and drainage improvements will be implemented, along with any necessary stormwater additions or revisions. After the new runway and taxiway surfaces are constructed, new pavement markings will be installed.

The project will also upgrade Runway 2-20 edge lighting, threshold lighting, signage, PAPIs, and REILs. New taxiway edge lights will be installed adjacent to the reconstructed pavements.

A new constant current regulator (CCR) will also be provided for the Runway 2-20 circuit. All other existing regulators will be moved from the central terminal structure's basement to an adjacent enclosure.

B. DESCRIPTION OF SERVICES TO BE PERFORMED:

CONSULTANT has developed the following Scope of Services to perform construction phase services for the aforementioned project. The Scope of Services is defined as follows:

1. Construction Phase Services Assumptions:

The durations and time constraints indicated as follows establish the basis of the proposal.

- a. The project duration as identified in the Contract Documents, indicates the following:
 - i. Phase 1A and 1B will be completed in 20 calendar days.
 - ii. Phase 2A will be completed in 90 calendar days.
 - iii. Phase 2B will be completed in 5 calendar days.
 - iv. Phase 2C will be completed in 5 calendar days.
 - v. Phase 3A and 3B will be completed in 30 calendar days.
 - vi. The total construction duration of the project is 150 calendar days.
- b. All work is anticipated to be completed in the 2025 calendar year.
- c. The selected Contractor will provide the CONSULTANT with an office for the Resident Project Representative to use for the duration of the project.
- d. The material testing contract is based on the contract time. Several items, such as earthwork, concrete, and asphalt testing services, are based on time spent on-site and a unit price per test. Increases in contract time and/or scope may increase material testing costs. The quantity of testing is based on all first-time Quality Assurance testing required in the Project Specifications.
- e. In the event of an increase in project duration, SPONSOR shall enforce liquidated damages as specified in the Project Manual to cover additional CONSULTANT costs associated with the said increase.

2. Pre-Construction Phase Services:

- a. Develop a Construction Management Program (CMP). This document will outline the responsibilities of the SPONSOR, the Federal Aviation Administration (FAA), the CONSULTANT and the Construction Contractor. The document will be developed following FAA's Section 1030 – Construction Observation Program. As a minimum, the CMP will include the following items:
 1. Name of the person representing the SPONSOR who is responsible for contract administration for the project and the authority to take necessary actions to comply with the contract.
 2. Names of testing laboratories and a certificate of accreditation indicating proficiency in specific test standards.

3. Names of other engineering firms with quality assurance responsibilities for the project, including a description of the services to be provided by each firm.
 4. List qualifications for the CONSULTANT'S management team including Project Manager, site observers, laboratory personnel, and testing personnel.
 5. List all tests required by the contract specifications, including the type and frequency of tests to be taken, the method of sampling, the applicable test standard, and the acceptance criteria or tolerances permitted for each type of test.
 6. Procedures for confirming that:
 - (a) Tests are taken in accordance with the approved construction observation program.
 - (b) Tests are documented properly.
 - (c) Corrective actions/retesting are taken for failed tests.
 - (d) Mix designs meet project specifications, and the CONSULTANT'S approval is properly documented.
 - (e) Quality and quantity of materials meet project requirements.
- b. Attend and chair one (1) preconstruction meeting with the Contractor, SPONSOR, and the FAA to determine detailed project requirements, budget, schedule, phasing and other pertinent matters. The CONSULTANT'S Project Manager and Construction Services Team (Staff Civil Engineer, Staff Electrical Engineer and RPR) will attend this meeting. The preconstruction conference will comply with FAA Central Region, AIP Sponsor Guide, Section 1040. The CONSULTANT will prepare meeting minutes and distribute them to the contacts of each attending party.
 - c. Prepare Issued for Construction (IFC) documents incorporating any bidding questions and responses to the final contract plans and specifications. Assume to provide four copies of the Construction Plans and Project Manual for use by the Contractor during construction.
 - d. Prepare material testing scope of work and contracting to prepare for on-site quality assurance testing.
 - e. Coordinate with the SPONSOR to issue a Notice to Proceed to comply with the FAA Central Region, AIP Sponsor Guide, Section 1050. The FAA will receive a copy of the Notice to Proceed and the contractor's final schedule.

3. **Construction Administration Services – Office Staff:**

- a. Attend weekly construction meetings - Assume one meeting a week for 22 weeks, five of which are in person for Project Manager and Staff Civil Engineer (including a pre-paving meeting) and virtual by all other design

team members. All other meetings shall be attended virtually by all design team members.

- b. Perform shop drawing reviews, material certifications and “Buy American” verifications as received from the Contractor. The CONSULTANT estimates that 50 original shop drawings will be reviewed. It is assumed that 30% of the initial submittals must be resubmitted by the contractor and re-reviewed by the CONSULTANT. It is assumed 4 hours per review by engineering staff, an hour for each drawing for administrative processing, and 20 total hours for project management involvement.
 - c. Respond to field issues throughout the duration of the Project. Assume 22 weeks at 12 hours per week, and an hour of administration each week across all disciplines.
 - d. Coordinate and review monthly pay estimates and weekly progress reports (field diaries, weather reports, DBE reports, labor report and equipment reports) as received from the Resident Project Representative. Assumes 7 pay applications at 2 hours per pay application and 7 progress reports at 1 hour per report.
 - e. Coordinate and prepare change orders and supplement agreements for the project's duration. This assumes 3 of these efforts at 12 hours per effort for 36 hours. These documents will comply with FAA Central Region, AIP Sponsor Guide, Section 1080.
 - f. Coordinate and review weekly test reports. Assumes 22 weeks at 4 hours per week.
4. **Construction Phase Services – Field:**
- a. Provide a Resident Project Representative, (RPR) on site for 125 working days for 12 hours per day or for a not to exceed duration of 1,500 hours. The RPR will be responsible for the following reporting:
 - i. Weekly Reports on FAA Form 5370-1: Tests reports including types of tests taken, applicable standards, location of tests, tests results (highlighting those tests which fail specification requirements), provisions for failed tests, and specification requirements shall be recorded and filed in a timely and orderly manner and shall be made available for review by the SPONSOR and the FAA. A photo log showing the progress of the project will also be included. The weekly Reports will be submitted on a weekly basis to the SPONSOR and the FAA.
 - ii. Final Report: At the conclusion of the project, the CONSULTANT shall submit a final test and quality control report documenting the results of all tests performed. Those tests that failed or did not meet the applicable

test standard shall be highlighted and corrective action/retesting noted. The reports shall include the pay reductions applied and justification for accepting any out-of-tolerance materials.

- iii. Wage Rate Interviews and DBE Compliance Reports: These reports will be conducted on a random basis as work progresses throughout the duration of the project.
- b. Provide a part-time Assistant Resident Representative on site for 50 working days for 12 hours per day or for a not-to-exceed duration of 600 hours.
- c. Perform periodic site visits from the design team members for the following activities:
 - (1) Trip No. 1: Observe mobilization. This trip will be taken for the purposes of observing the contractor's start-up activities and general coordination with the SPONSOR and Contractor. The duration of this trip will be 16 hours. An additional 4 hours will be utilized for pre-trip preparation and post-trip documentation. The total hours allocated for this effort will not exceed 20.
 - (2) Trip No. 2: Observe demolition operations. The duration of this trip will be 16 hours. An additional 4 hours will be utilized for pre-trip preparation and post-trip documentation. The total hours allocated for this effort will not exceed 20.
 - (3) Trip No. 3: Observe the initial base rock operations. The duration of this trip will be 16 hours. An additional 4 hours will be utilized for pre-trip preparation and post-trip documentation. The total hours allocated for this effort will not exceed 20.
 - (4) Trip No. 4: Observe the initial placement of P-501 operations. The duration of this trip will be 16 hours. An additional 4 hours will be utilized for pre-trip preparation and post-trip documentation. The total hours allocated for this effort will not exceed 20.
 - (5) Trip No. 5: Airfield Lighting Installation. This trip will be used to observe the installation of the airfield lighting system. The duration of this trip will be 16 hours for two staff members. An additional 4 hours apiece will be utilized for pre-trip preparation and post-trip documentation. The total hours allocated for this effort will not exceed 20 per staff member.
 - (6) Trip No. 6: Pre-final Punch List. The CONSULTANT will prepare the pre-final project punch list. This trip will be performed by the team's project manager. The duration of this trip will be 16 hours for each team

member. An additional 4 hours will be utilized for pre-trip preparation and post-trip documentation. The total hours allocated for this effort will not exceed 20.

- (7) Trip No. 7: Final Walkthrough. The CONSULTANT will prepare the pre-final project punch list. This trip will be performed by the team's project manager. The duration of this trip will be 16 hours for each team member. An additional 4 hours will be utilized for pre-trip preparation and post-trip documentation. The total hours allocated for this effort will not exceed 20.

Each site visit will include 2 hours of clerical / administrative support to produce trip notes for distribution to the SPONSOR and selected Contractor.

5. **Construction Closeout:** This includes project closeout documentation and creating a record set conforming to construction records drawings. The specific elements of work include:
 - a. Engineering Record Drawings: The CONSULTANT will prepare the Conforming to Construction Record drawings of Bid Package 1. These drawings will be developed from documentation created by the Contractor and CONSULTANT throughout the project. An electronic (pdf) set of drawings will be prepared to capture all work and will be finalized after the total project.
 - b. Final Construction Report: The CONSULTANT will prepare information for the final construction report in accordance with the FAA Central Region, Airport Sponsor Guide, Section 1610, Development Project Closeout. These documents will be prepared and finalized at the completion of the total project.
 - c. Prepare and submit an as-built Airport Layout Drawing.
 - d. Coordinate with the SPONSOR and Aerial Surveyor for the submittal of the AGIS for Runway 14-32.
 - e. Prepare and submit an updated signage and pavement marking plan. A copy will also be forwarded to the FAA for approval.
6. **Material Testing:** The CONSULTANT will provide all quality assurance testing in accordance with the Contract Documents through the services of a certified and accredited material testing laboratory.

7. **Surveying:** The CONSULTANT will provide the on-call services of a licensed surveyor for any discrepancies that may arise in the field. Their services will be estimated at a price not to exceed \$10,000.

C. METHOD OF COMPENSATION:

1. Compensation of the Scope of Work for items B.2, B.3, B.4, B.6, and B.7 shall be made by Method B – Cost Plus a Fixed Payment according to SECTION 6 – COMPENSATION, paragraph 6.1.2, which outlines compensation on a cost plus a fixed payment basis.
2. Compensation of the Scope of Work for item B.5 shall be made by Method A – Fixed Lump Sum Payment according to SECTION 6 – COMPENSATION, paragraph 6.1.1, which outlines compensation on a fixed lump sum basis.

D. AMOUNT OF COMPENSATION:

1. CONSULTANT will perform the Scope of Services for items identified in SECTION B of this Authorization No. 10, per the terms and conditions set forth in the Agreement, for a Not-to-Exceed cost of **Eight Hundred Sixty-Two Thousand Dollars and Zero Cents (\$862,000.00)**. The distribution of Services is shown in Table A.

TABLE A

SCHEDULE OF FEES FOR CONSTRUCTION SERVICES	
Construction Services: Items B.2, B.3, B.4, B.6, & B.7	\$805,201.81
Construction Services: Item B.5	\$56,798.19
Total Cost of Construction Phase Services	\$862,000.00

E. ESTIMATED TIME OF COMPLETION:

1. The estimated time to complete the Scope of Services for items identified in Section B.5 of this Scope of Work is estimated at ninety (90) calendar days after construction has received final completion.

F. ESTIMATED TIME OF COMPLETION:

1. CONSULTANT is prepared to commence work on this project immediately upon receiving a Notice to Proceed. The Notice to Proceed date for this project is

_____.

It is further understood and agreed by the parties hereto that all of the terms and conditions of the AGREEMENT are hereby incorporated by reference as if set forth fully herein and are made a part of this Authorization.

IN WITNESS WHEREOF, the parties hereto have caused this Authorization to be executed in three (3) counterparts by their duly authorized representatives and made effective the day and year first written above.

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BURNS & McDONNELL
ENGINEERING COMPANY, INC.

CITY OF DODGE CITY, KANSAS

By _____
Pedro Constanzo
Vice President
Aviation & Federal

By _____
Chuck Taylor
Mayor

ATTEST:

By _____
City Clerk

END OF AUTHORIZATION NO. 10

SUMMARY EXHIBIT 1

DERIVATION OF CONSULTANT PROJECT COSTS
 SUMMARY OF COSTS
 Reconstruct Runway 2-20 (Construction Administration)
 Reconstruct Runway 2-20 (4,649' x 75')
 Dodge City, KS
 BASIC & SPECIAL SERVICES
 August 28, 2024

1 DIRECT SALARY COSTS

TITLE	HOURS	RATE/HR	COST (\$)		
			Office	Field	Contract
Principal	1.00	\$ 80.00	\$ 80.00	\$ -	\$ -
Project Manager	222.00	\$ 61.00	\$ 13,542.00	\$ -	\$ -
Sr. Civil Engineer	484.00	\$ 55.00	\$ 26,620.00	\$ -	\$ -
Staff Civil Engineer	458.00	\$ 42.00	\$ 19,236.00	\$ -	\$ -
Assistant Civil Engineer	8.00	\$ 36.00	\$ 288.00	\$ -	\$ -
Sr. Electrical Engineer	20.00	\$ 59.00	\$ 1,180.00	\$ -	\$ -
Staff Electrical Engineer	48.00	\$ 48.00	\$ 2,304.00	\$ -	\$ -
Sr. Technician	30.00	\$ 51.00	\$ 1,530.00	\$ -	\$ -
Staff Technician	84.00	\$ 42.00	\$ 3,528.00	\$ -	\$ -
Geotechnical Engineer	4.00	\$ 62.00	\$ 248.00	\$ -	\$ -
Resident Project Representative	1,514.00	\$ 55.00	\$ 83,270.00	\$ -	\$ -
Assistant Resident Project Represen	600.00	\$ 50.00	\$ 30,000.00	\$ -	\$ -
Quality Control Reviewer	20.00	\$ 73.00	\$ 1,460.00	\$ -	\$ -
Clerical	192.00	\$ 32.50	\$ 6,240.00	\$ -	\$ -
Total Hours	3,685.00				
Total Direct Salary Costs			\$ 189,526.00	\$ -	\$ -

2 LABOR & GENERAL ADMINISTRATIVE OVERHEAD

a. Percentage of Direct Salary Cost: (Office Rate)	246.17%	\$ 466,556.15			
b. Percentage of Direct Salary Cost: (Field Rate)	211.83%	\$ -			
c. Percentage of Direct Salary Cost: (Contract Employee Rate)	0.00%	\$ -			
d. FCCM Rate (Optional)	0.00%	\$ -			

3 SUBTOTAL

Summary of Items No. 1 and No. 2 (a,b,c):		\$ 656,082.15	\$ -	\$ -
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4 PROFIT/FIXED FEE:

Percentage:	10.00%	\$ 65,608.22	\$ -	\$ -
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5 SUBTOTAL

Summary of Items No. 1, No. 2 & No. 4: (Lump Sum Fee)		\$ 721,690.37	\$ -	\$ -
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6 OUT OF POCKET EXPENSES

OFFICE	No. of Units	Units	Cost/Unit			
Travel: Mileage	17,199.00	Miles	\$ 0.670	\$ 11,523.33		
Food: Per Diem	219.00	Days	\$ 59.00	\$ 12,921.00		
Lodging: Per Diem (incl. taxes)	219.00	Days	\$ 107.00	\$ 23,433.00		
Rental Vehicle	0.00	Days	\$ 65.00	\$ -		
Airline	0.00	Hour	\$ 0.00	\$ -		
Printing, Shipping & Misc.				\$ 4,749.70		
Subtotal				\$ 52,627.03	\$ -	\$ -
Summary of Out of Pocket Expenses: (Not to Exceed)				\$ 52,627.03	\$ -	\$ -

7 SUBCONSULTANTS

Geotechnical Subconsultant	\$ -	\$ -	\$ 77,682.60
BHC	\$ -	\$ -	\$ 10,000.00
Subtotal (Not to Exceed)	\$ -	\$ -	\$ 87,682.60

8 MAXIMUM TOTAL FEE

Subtotal	\$ 774,317.40	\$ -	\$ 87,682.60
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TOTAL (Not to Exceed)	\$ 862,000.00		
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SUMMARY EXHIBIT 1

SUMMARY EXHIBIT 2

DERIVATION OF CONSULTANT PROJECT COSTS
 SUMMARY OF COSTS
 Reconstruct Runway 2-20 (Construction Administration)
 Reconstruct Runway 2-20 (4,649' x 75')
 Dodge City, KS
 BASIC & SPECIAL SERVICES
 August 28, 2024

		Principal	Project Manager	Sr. Civil Engineer	Staff Civil Engineer	Assistant Civil Engineer	Sr. Electrical Engineer	Staff Electrical Engineer	Sr. Technician	Staff Technician	Geotechnical Engineer	Resident Project Representative	Assistant Resident Project Representative	Quality Control Reviewer	Clerical	Other Costs	
Gross Hourly Rates		\$ 304.63	\$ 232.28	\$ 209.43	\$ 159.93	\$ 137.08	\$ 224.66	\$ 182.78	\$ 194.20	\$ 159.93	\$ 236.09	\$ 209.43	\$ 190.39	\$ 277.97	\$ 123.76		
BASIC SERVICES																	
	1	Pre-Construction Phase	1.0	22.0	12.0	30.0	8.0	0.0	18.0	12.0	0.0	4.0	14.0	0.0	4.0	14.0	Sum: (1, 2, 3, 4, & 5)
Total =		\$ 28,478.67	\$ 304.63	\$ 5,110.16	\$ 2,513.19	\$ 4,797.92	\$ 1,096.67	\$ -	\$ 3,290.00	\$ 2,330.42	\$ -	\$ 944.35	\$ 2,932.06	\$ -	\$ 1,111.90	\$ 1,732.58	\$ 2,314.80
	2	Construction Phase Services - Office	0.0	172.0	288.0	348.0	0.0	0.0	22.0	0.0	0.0	0.0	0.0	0.0	0.0	120.0	Sum: (1, 2, 3, 4, & 5)
Total =		\$ 181,960.66	\$ -	\$ 39,952.17	\$ 60,316.66	\$ 55,655.83	\$ -	\$ -	\$ 4,021.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,850.69	\$ 7,164.20
	3	Construction Phase Services (Field)	0.0	0.0	140.0	0.0	0.0	20.0	0.0	0.0	0.0	1,500.0	600.0	0.0	14.0	Sum: (1, 2, 3, 4, & 5)	
Total =		\$ 507,079.87	\$ -	\$ -	\$ 29,320.60	\$ -	\$ -	\$ 4,493.29	\$ -	\$ -	\$ -	\$ 314,149.28	\$ 114,236.10	\$ -	\$ 1,732.58	\$ 43,148.03	
	4	Construction Closeout	0.0	28.0	44.0	80.0	0.0	0.0	8.0	18.0	84.0	0.0	0.0	16.0	44.0	Sum: (1, 2, 3, 4, & 5)	
Total =		\$ 56,798.19	\$ -	\$ 6,503.84	\$ 9,215.05	\$ 12,794.44	\$ -	\$ -	\$ 1,462.22	\$ 3,495.62	\$ 13,434.17	\$ -	\$ -	\$ 4,447.59	\$ 5,445.25	\$ -	
PART A SUBTOTAL		\$ 774,317.40															
SPECIAL SERVICES																	
	1	Construction Material Testing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Sum: (1, 2, 3, 4, & 5)
Total =		\$ 77,682.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,682.60
	2	Survey & Existing Conditions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Sum: (1, 2, 3, 4, & 5)
Total =		\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00
PART B SUBTOTAL		\$ 87,682.60															
PART A & PART B TOTAL		\$ 862,000.00															

(1) Mileage, Motel & Meals (3) Computer Services (5) Miscellaneous Items
 (2) Equipment, Materials & Supplies (4) Vendor Services Note: Subconsultant Costs (as used) are identified as a Special Services Task.

SUMMARY EXHIBIT 2



Alfred Benesch & Company
2627 KFB Plaza, Suite 102W
Manhattan, KS 66503
www.benesch.com
P 785-539-2202

August 28, 2024

Corey Keller
Public Works Director
806 N. 2nd Ave.
Dodge City, KS 67801

REFERENCE: Dodge City Regional Airport (DDC)
Reconstruction of Runway 02-20
Independent Fee Analysis (IFE) – Construction Phase Services

Mr. Keller,

The attached independent cost analysis has been prepared to assist you in your negotiations of the professional services during construction of the Reconstruction of Runway 02-20 contract with your consultant for the Dodge City Regional Airport.

Benesch has reviewed the Scope of Services in detail. The attached Hour/Fee Summary, with level of effort (man hours) and fees, was formulated based on Benesch's best estimate and opinion for the proposed contract work. All estimates of hours and fees were derived directly from the Scope of Services provided. No other fee estimates, or fee summaries were provided to Benesch by DDC or their consultant. Benesch's total estimate for this work is **\$962,965**. See the attached spreadsheet for a fee breakdown.

A detailed cost breakdown showing how our numbers were determined is also attached. If you have any questions regarding Benesch's IFE or the assumptions that were made as part of the IFE, please feel free to contact me at your convenience.

Sincerely,
Alfred Benesch & Company

Brad Waller, PE, AVS
Vice President

DODGE CITY REGIONAL AIRPORT
GRANT NO: 3-20-0017-037/041

Project Name:	Reconstruct Runway 2-20 (Construction Administration)
SOW Prepared By:	BMCD
Grant No.:	0
Authorization No.:	10
Client Information:	City of Dodge City, Kansas
Name:	Corey Keller, Director of Public Works
Contact:	coreyk@dodgecity.org
Address:	806 Second Avenue, PO Box 880
City/State:	Dodge City, KS

Financials	Office	Field	CWK	FCCM Rate
Overhead Rate:	240.000%	240.000%	0.000%	0.000%
Profit:	15.000%	15.000%	15.000%	
Calculate LM:	3,910	3,910	1,150	

IFE

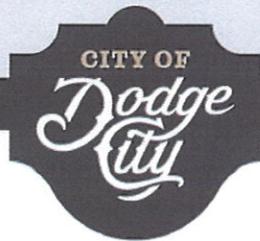
BASIC SERVICES	Hours	Labor	Expense											Total	
			OFFICE	FIELD	Geotechnical Subconsultant	BHC	Consultant-3	Consultant-4	Consultant-5	Consultant-6	Consultant-7	Consultant-8	Consultant-9		
Pre-Construction Phase	143.0	\$ 30,411.98	\$ 731.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,143.82
Construction Phase Services - Office	1,012.0	\$ 207,671.44	\$ 2,479.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210,150.64
Construction Phase Services (Field)	2,334.0	\$ 483,854.68	\$ -	\$ 45,518.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 529,373.56
Construction Closeout	131.0	\$ 26,297.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,297.49
Subtotal	3,620.0	\$ 748,235.59	\$ 3,211.04	\$ 45,518.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 796,965.51
SPECIAL SERVICES															
Construction Material Testing	0.0	\$ -	\$ -	\$ -	\$ 156,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156,000.00
Survey & Existing Conditions	0.0	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00
Subtotal	0.0	\$ -	\$ -	\$ -	\$ 156,000.00	\$ 10,000.00	\$ -	\$ -	\$ 166,000.00						
Total	3,620.0	\$ 748,235.59	\$ 3,211.04	\$ 45,518.88	\$ 156,000.00	\$ 10,000.00	\$ -	\$ -	\$ 962,965.51						

IFE

Assumed KC to Dodge roundtrip = 652 miles @ 10 hrs travel time.

Do not change indicator. Leave as (1) and note if expenses will be office only or office & field (below). Indicate (2 or 3) how field expenses will be categorized.

Project Name:		Financials		Office	Field	CWK	FCCM Rate																			EXPENSES															
Project Description:		Overhead Rate	Profit	Calculate LM:	Location Indicator (LI):																			EXPENSES OFFICE						EXPENSES FIELD						EXPENSES SUBCONSULTANTS					
Location:		Gross Hourly Rates, Hourly Rates & Disciplines																		Unit Prices																					
Date:																				Units																					
SOW Prepared By:																																									
Grant No.:																																									
City of Dodge City, Kansas																																									
Name:																																									
Address:																																									
City/State:																																									
BASIC SERVICES																																									
B.2 PRECONSTRUCTION PHASE		No. of Dwg.	Principal	Project Manager	Sr. Civil Engineer	Staff Civil Engineer	Assistant Civil Engineer	Associate Electrical Engineer	Sr. Electrical Engineer	Staff Electrical Engineer	Sr. Technician	Staff Technician	Geotechnical Engineer	Resident Project Representative	Assistant Resident Project Representative	Quality Control Reviewer	Senior Environmental Specialist	Staff Environmental Specialist	Clerical	Totals	Travel Mileage	Food: Per Diem	Lodging: Per Diem (incl. taxes)	Rental Vehicle	Airline	Plotting	Printing: Dwg.	Printing: Reports & Manuals	Phone, Personal & Misc.	Travel: Mileage	Food: Per Diem	Lodging: Per Diem (incl. taxes)	Rental Vehicle	Airline	Plotting	Printing: Dwg.	Printing: Reports & Manuals	Phone, Personal & Misc.	Geotechnical Subconsultant	BHC	
Pre-Construction Phase																																									
1. Develop the Construction Management Program																																									
2. Attend and conduct a Pre-Construction Meeting (In-Person)																																									
3. Assumed 2 hr meeting +10 hrs travel																																									
4. Pre-Construction Meeting Minutes																																									
5. Prepare Issued for Construction (IFC) Documents																																									
6. Material Testing contract & Scope of Work																																									
7. Coordinate with Sponsor to issue RFP																																									
Subtotal Total Hours & Drawing Count:																																									
Subtotal Labor and Expenses																																									
Pre-Construction Phase																																									
Total Costs: Labor & Expenses																																									
B.3 Construction Phase Services - OFFICE																																									
8. Construction Phase Services - Office																																									
1. Attend Weekly Construction Meetings - Assume one meeting a week for 22 weeks, five of which is in person for PM and Staff Civil Engineer, with the rest being virtual.																																									
2. Review Shop Drawings and material certification submittals from the contractor. Assume 50 original submittals and 30% revised and resubmit at 4 hours / submittal. Includes administration costs.																																									
3. Respond to field issues throughout the project. Assume 22 weeks at 10 hours per week - includes an hour of administration per week. Scope has 12 hrs per week.																																									
4. Coordinate & review monthly pay applications and progress reports. Assumes 7 pay applications at 2 hours per app, and 7 progress reports at 1 hour per report.																																									
5. Coordinate and prepare change orders and supplemental agreements. Assumes 3 change orders at 12 hours per agreement.																																									
6. Coordinate and review weekly test reports - Assumes 22 weeks at 4 hours per week.																																									
Subtotal Total Hours & Drawing Count:																																									
Subtotal Labor and Expenses																																									
Construction Phase Services - Office																																									
Total Costs: Labor & Expenses																																									
B.4 Construction Phase Services - FIELD																																									
9. Construction Phase Services (Field)																																									
1. Provide a Resident Project Representative for 125 Working Days for 12 hours per day, for a not to exceed total of hours 1500 - includes providing weekly test reports and FAA standard reports.																																									
2. Provide an Assistant Resident Project Representative for 50 working days for 12 hours per day, for a not to exceed total of 600 hours.																																									
3. Office Site Visit 1: Observe Mobilization Visit																																									
4. Office Site Visit 2: Observe Demolition Operations																																									
5. Office Site Visit 3: Observe Base Rock Installation																																									
6. Office Site Visit 4: Observe P.C. Installation																																									
7. Office Site Visit 5: Observe Lighting Installation																																									
8. Office Site Visit 6: Pre-Final Punch List																																									
9. Office Site Visit 7: Final Punch List / Warranty Walk Through																																									
Subtotal Total Hours & Drawing Count:																																									
Subtotal Labor and Expenses																																									
Construction Phase Services (Field)																																									
Total Costs: Labor & Expenses																																									
B.5 Construction Closeout																																									
10. Construction Closeout																																									
1. Prepare Record Drawings Based on Contractor Red Lines																																									
2. Prepare an Updated Signage and Marking Plan																																									
3. Prepare an Updated Airport Layout Drawings																																									
4. Prepare a Final Closeout Report																																									
Subtotal Total Hours & Drawing Count:																																									
Subtotal Labor and Expenses																																									
Construction Closeout																																									
Total Costs: Labor & Expenses																																									
SPECIAL SERVICES																																									
A. CONSTRUCTION MATERIAL TESTING																																									
1. Construction Material Testing																																									
Subtotal Labor and Expenses																																									
Construction Material Testing																																									
Total Costs: Labor & Expenses																																									



Memorandum

To: Nick Hernandez, City Manager and City Commissioners

From: Corey Keller, Public Works Director

Date: August 14, 2024

Subject: Approve Bids to Reconstruct Runway 02/20

Agenda Item: New Business

Purpose: To approve bids to reconstruct Runway 02/20 at the Dodge City Regional Airport according to Airport Improvement Program (AIP) grant 2-20-0017-041-2024.

Recommendation: It is staff recommendation to approve the low bidder Vogts-Parga Construction, LLC to reconstruct Runway 02/20 for a total of 8,519,985.25

Background: On May 23, 2024 staff received and opened two bids for the reconstruction of Runway 02/20. The bids received were from Vogts-Parga Construction LLC of Newton Kansas in the amount of \$8,519,985.25. The second bid received was from Koss Construction Company of Topeka Kansas in the amount of \$9,793,11.03.

On August 29, 2024, an interview was conducted with the apparent low bidder, Vogts-Parga. This interview was performed for the purposes of reviewing their bid and confirming their understanding of project requirements. Vogts Parga confirmed the following information:

1. DBE verification and utilization confirmation.
2. Prior work history with projects of similar location, scope, and cost.
3. Discussion of insurance requirements confirmation the Contractor can meet the contract amounts.
4. Confirmation that the Contractor understands the importance of the Construction Safety and Phasing Plan and their intentions to comply with the requirements.
5. Confirmation that a full-time Superintendent is required for this project. This requirement also applies when the Subcontract work is being performed.
6. Material submittals need to be submitted in accordance with the Local Provisions of the Project Manual. Submittals not complying with the submittal process will be returned without being reviewed.
7. Confirmation that the Contractor will comply with Quality Control requirements including the associated FAA documentation.
8. Confirmation that the project schedule will be updated at any time a change in schedule occurs.
9. Confirmation that key team members, including the project Superintendent, will be in attendance for project progress meetings.
10. Review of the Construction Phasing Plan and confirmation that the Contractor intends to meet each end date as stated on the contract documents.

City Commission Options:

1. Approve Bids
2. Disapprove Bids
3. Table for further discussion

Financial Considerations: This is a budgeted expense Fund: Capital Improvement Fund 41031100-441010

Total project cost: Construction	\$ 8,519,985.25	95% Federal Match	\$8,917,160.99
Professional Engineering Services	\$ 862,000.00	05% Local Match	\$ 469,324.26
Administration	\$4,500.00		
Total	\$ 9,386,485.25		

95% FAA	\$8,093,985.99
5% Local Match	\$ 425,999.26
Total	\$8,519,985.25

Bidder/Engineer	Total
Burns & McDonnell (Engineer Estimate)	\$12,170,330.00
Vogts-Parga Construction LLC.	\$ 8,519,985.25
Koss Construction Company	\$ 9,793,111.03

Legal Considerations: Paige will review the agreement prior to signing the agreement.

Mission/Values: Approving this agreement aligns with the City's Core Values of Working Towards Excellence and Ongoing Improvement.

Attachments: None

Approved for the Agenda by:



Corey Keller, Public Works Director