



# **Regular City Council Meeting**

**Monday, December 15, 2025 at 6:00 pm**

## **Meeting Location**

60 Greene St, Riverside, Iowa 52327

The meeting will be recorded and can be viewed live by visiting the city website at [www.riversideiowa.gov](http://www.riversideiowa.gov).

**NOTICE TO THE PUBLIC:** This is a meeting of the City Council to conduct the regular business of the city. Every item on the agenda is an item of discussion and action if needed.

- 1. Call meeting to order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Consent Agenda**
  - a. Minutes**
  - b. Expenditures**
  - c. Riverside Fire Department Report**
  - d. PeopleService Report**
- 5. Public forum**

**3 minutes per person.** *(See guidelines for public comments at the Clerk's table.)*
- 6. IEDA Community Catalyst Grant - 40 W 1st St**
- 7. Washington County Sheriff's Department Report**
- 8. City Engineer's Report (Axiom Consultants)**
  - a. Wellness Center**
    - i. Consider resolution to approve Professional Services Agreement (2025-85)
  - b. Hall Park Pickleball Courts**
    - i. Consider resolution to approve Pay Application #5
    - ii. Consider resolution to approve Pay Application #6
    - iii. Consider resolution for final acceptance
  - c. CDBG Downtown Revitalization**
  - d. Capital Improvements Plan**
- 9. City Administrator's Report**
  - a. Snow Removal & Snow Emergency Parking**
  - b. Consider resolution to approve depositories for 2026**
  - c. Possible City Hall Closure on 12/26/2025 & 1/2/2026**

**d. LL Pelling Rates**

**e. November Financials**

**10. Closing Comments**

**11. Motion to Adjourn**

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| Agenda published on 12/12/2025 at 4:58 PM



The regular meeting of the Riverside City Council was called to order at 6:45 pm by Mayor Allen Schneider with Council Members; Ryan Rogerson, Tom Sexton, and Kevin Mills present. Kevin Kiene and Lois Schneider were absent.

Motion by Sexton, seconded by Mills, to approve the agenda as presented. Motion carried 3-0.

Councilman Kiene joined at 6:46pm.

Motion by Rogerson, seconded by Sexton, to approve the consent agenda of minutes and expenditures as presented. Motion carried 4-0.

Brian Boelk, Axiom Consultants, gave the City Engineer's Report consisting of updates on the Wellness Center, Hall Park Pickleball Courts, CDBG Downtown Revitalization, Capital Improvements Plan and Annual Sidewalks Program.

Motioned by Rogerson, seconded by Sexton to pass Resolution #2025-82 to approve Pay Application #4 for the Hall Park Pickleball Courts Project in the amount of \$26,035.64. Motion carried 4-0.

Motioned by Sexton, seconded by Mills to pass Resolution #2025-83 to approve Pay Application #4 for the CDBG Downtown Revitalization Project in the amount of \$16,839.20. Motion carried 4-0.


Cole Smith, City Admin, presented on designation of the official paper for 2026, review of FY2025 Revenues and Nuisance Abatement Updates.


Motion by Kiene, seconded by Rogerson to pass resolution #2025-84 to designate The News as the official newspaper for notices and publications for 2026. Motion carried 4-0.

Motion by Kiene, seconded by Sexton to adjourn at 7:41 PM. Motion carried 4-0.

Monday, December 15, 2025 at 6:00 pm – City Council Meeting  
Monday, January 20, 2026 at 6:00 pm – City Council Meeting

ATTEST:

  
Stephanie Thomann, City Clerk

  
Allen Schneider, Mayor

	<b>EXPENDITURES DECEMBER 15, 2025</b>			
	<b>COUNCIL MEETING</b>	<b>BILLS</b>		
	ABSOLUTE OUTDOOR	FALL LEAF PICK UP	001-5-510-6320	\$13,130.00
	AERO RENTAL	LIFT RENTAL - CHRISTMAS LIGHTS	001-5-430-6310	\$667.88
	AIRGAS	FD - RENT - OXYGEN	002-5-150-6415	\$507.00
	ALLIANT ENERGY	STREET LIGHTS	001-5-230-6371	\$1,519.56
	ALLIANT ENERGY	SEWER	610-5-815-6371	\$1,160.04
	ALLIANT ENERGY	PARKS	001-5-430-6371	\$350.13
	ALLIANT ENERGY	FIRE STATION	002-5-150-6371	\$498.27
	ALLIANT ENERGY	CITY HALL	001-5-650-6371	\$281.10
	ALLIANT ENERGY	WATER	600-5-810-6371	\$114.87
	ALTORFER	LS #2 SERVICE	610-5-815-6374	\$1,254.73
	ALTORFER	LS #4 SERVICE	610-5-815-6374	\$1,108.38
	ALTORFER	LS #3 SERVICE	610-5-815-6374	\$1,685.21
	AUTOMATIC SYSTEMS	WWTP SERVICE	610-5-815-6374	\$3,237.50
	AXIOM CONSULTANTS	CHERRY LN EXT	301-5-750-6751	\$1,653.75
	AXIOM CONSULTANTS	PICKLEBALL	301-5-750-6744	\$3,727.50
	AXIOM CONSULTANTS	ON CALL SERVICES	001-5-650-6407	\$1,663.75
	AXIOM CONSULTANTS	CDBG DTWN REVIT	145-5-650-6435	\$522.09
	AXIOM CONSULTANTS	WELLNESS CENTER	302-5-750-6786	\$16,784.75
	BIG IRON WELDING	POST DRIVER PLATES	001-5-210-6504	\$71.35
	CASEYS	LAWNMOWER FUEL	001-5-430-6331	\$105.18
	COLE SMITH	MILEAGE REIMB.	001-5-650-6330	\$123.41
	ECICOG	CDBG DTR	145-5-650-6435	\$1,200.00
	FELD FIRE	RESCUE EQUIPMENT	002-5-150-6504	\$1,389.00
	FIRST RESPONSE EXTINGUISHER SERVICE	ANN. EXTINGUISHER SERVICE	001-5-650-6310	\$375.00
	FIRST RESPONSE EXTINGUISHER SERVICE	ANN. EXTINGUISHER SERVICE	002-5-150-6310	\$107.25
	GOERDT INSPECTIONS	BUILDING INSPECTOR	001-5-170-6499	\$630.00
	HEIMAN FIRE EQUIPMENT	NOZZLES	002-5-150-6504	\$507.42
	HEIMAN FIRE EQUIPMENT	TRAINING MANIKIN	002-5-150-6504	\$1,413.00
	ICE IT LLC	ECONOMIC DEVELOPMENT AGREEMENT	145-5-650-6431	\$3,382.00
	IOWA ONE CALL	NOTICES	600-5-810-6374	\$13.50
	IOWA ONE CALL	NOTICES	610-5-815-6374	\$13.50
	IOWA SOLUTIONS	OCTOBER QRTLY REVIEW AND SUPPORT	001-5-650-6419	\$935.00
	IOWA SOLUTIONS	NOVEMBER MONTHLY BILLING	001-5-650-6419	\$834.50
	IOWA SOLUTIONS	NOVEMBER SUPPORT	001-5-650-6419	\$680.00
	IOWA SOLUTIONS	DECEMBER MONTHLY BILLING	001-5-650-6419	\$819.50
	JIMS SMALL ENGINE REPAIR	CHAINSAW SERVICE & REPAIR	002-5-150-6350	\$171.40
	JOHNSON COUNTY REFUSE	NOV CARTS	001-5-290-6499	\$7,690.22
	KALONA GRAPHICS	BILLING ENVELOPES	600-5-810-6506	\$114.34
	KALONA GRAPHICS	BILLING ENVELOPES	610-5-815-6506	\$114.35
	LS REPAIR	UPS	610-5-815-6508	\$101.42
	LS REPAIR	UPS	600-5-810-6508	\$101.42
	LYNCH DALLAS	LEGAL EXP	001-5-640-6411	\$2,847.70
	MARTIN GARDNER	CDBG DTR	145-5-650-6435	\$1,924.25
	MID AMERICAN ENERGY	SHOP	001-5-210-6371	\$81.02
	MID AMERICAN ENERGY	FD	002-5-150-6371	\$65.35
	MID AMERICAN ENERGY	CITY HALL	001-5-650-6371	\$27.01
	REC	SIGN	001-5-520-6510	\$83.04
	REC	LIFT STATION	610-5-815-6371	\$101.51
	REC	W/W PLANT	610-5-815-6371	\$4,649.89
	REC	CASINO L/S	610-5-815-6371	\$332.13
	REC	WATER PLANT	600-5-810-6371	\$3,320.84
	REC	TRAFFIC LIGHT	001-5-210-6371	\$163.24
	REC	SHOP	001-5-210-6371	\$57.43
	SHARON TELEPHONE	CITY HALL	001-5-650-6373	\$203.58
	SHARON TELEPHONE	FD	002-5-150-6373	\$203.58
	SHARON TELEPHONE	SHOP	001-5-210-6373	\$40.83
	SHARON TELEPHONE	WTP	600-5-810-6373	\$40.83
	SHARON TELEPHONE	WWTP	610-5-815-6373	\$40.83
	SINCLAIR TRACTOR	JOHN DEERE GATOR SERVICE CALL	001-5-430-6332	\$200.00
	STANDARD PEST CONTROL	MONTHLY SERVICE	001-5-650-6310	\$25.00
	STANDARD PEST CONTROL	MONTHLY SERVICE	002-5-150-6310	\$25.00
	STANDARD PEST CONTROL	MONTHLY SERVICE	001-5-210-6310	\$25.00
	THE NEWS	PUBLICATIONS	001-5-650-6414	\$786.91
	NORTHWAY CORPORATION	WELL #8 REPAIRS (JUL 24-25, 2024)	600-5-810-6374	\$4,712.94
	URBAN FIRE PROTECTION	ANN. FIRE SPRINKLER SYSTEM TESTING	002-5-150-6310	\$315.00
	<b>TOTAL BILLS*****</b>			<b>\$91,032.18</b>
	A TECH	MONITORING	002-5-150-6373	\$84.00
	A TECH	INSPECT - TEST	002-5-150-6373	\$355.00
	IPERS	CONTRIBUTIONS - NOV 2025	001-2124	\$3,473.23
	1ST NAT'L BANK	HEALTH SAVINGS	001-2123	\$1,216.66
	IOWA DEPT OF REVENUE	IOWA W/HOLD - NOV 2025	001-2126	\$483.61



	IOWA DEPT OF REVENUE	IOWA SALES TAX - NOV 2025	610-	\$1,085.05	
	IOWA DEPT OF REVENUE	IOWA WET TAX - NOV 2025	600-	\$1,904.02	
	IRS	941 TAX DEPOSIT - NOV 2025	001-2122	\$4,708.23	
	PAYROLL	PAYROLL - NOV 2025	001-	\$16,042.68	
	*****	<b>TOTAL PAID BILLS</b>		<b>\$29,352.48</b>	
	*****	<b>TOTAL EXPENDITURES</b>		<b>\$120,384.66</b>	
	<b>EXPENDITURES by FUND</b>				
	GENERAL FUND			\$ 60,341.75	
	FIRE DEPARTMENT			\$ 5,641.27	
	ROAD USE FUND			\$ -	
	COMMUNITY CENTER			\$ 16,784.75	
	CASINO			\$ 7,028.34	
	CAPITAL PROJECTS			\$ 5,381.25	
	WATER FUND			\$ 10,322.77	
	SEWER FUND			\$ 14,884.53	
	<b>TOTAL EXPENDITURES</b>			<b>\$ 120,384.66</b>	
	<b>MTD TREASURERS REPORT</b>				
	<b>11/30/2025</b>	<b>REVENUES</b>	<b>EXPENSES</b>	<b>BALANCE</b>	
	GENERAL FUND	\$29,011.26	\$61,426.79	\$725,162.26	
	FIRE DEPT FUND	\$801,587.17	\$3,184.15	\$1,019,146.55	
	ROAD USE TAX FUND	\$643.48	\$3,018.58	\$250,538.05	
	LOCAL OPTION SALES TAX	\$13,206.49	\$0.00	\$231,319.37	
	TIF REVENUE	\$0.00	\$0.00	\$43,831.92	
	CASINO REVENUE RUND	\$115,841.86	\$5,295.30	\$2,986,599.79	
	CAPITAL PROJECTS FUND	\$140.27	\$16,753.00	\$54,613.34	
	COMMUNITY CENTER FUNDS	\$4,718.29	\$426.22	\$1,430,916.18	
	WATER FUND	\$32,661.31	\$23,270.36	\$136,883.51	
	SEWER FUND	\$33,261.18	\$66,360.30	\$571,640.28	
	STORM WATER FUND	\$1,725.34	\$0.00	\$30,282.07	
	<b>TOTAL</b>	<b>\$1,032,796.65</b>	<b>\$179,734.70</b>	<b>\$7,480,933.32</b>	

# **RIVERSIDE FIRE DEPARTMENT**

**FIRE / RESCUE / EMS / HAZMAT**



## **November 2025 Update**

### **Calls for Service:**

Medicals – 20

Building Fire Response – 1

Brush Fire – 1

**Total calls – 22 calls in November**

### **Training:**

The members trained on fire attack, search & rescue, ventilation and command under live fire conditions at the RFD burn building. This covered fire response operations on 1<sup>st</sup> floor and 2<sup>nd</sup> floor fires.

**RESA:** The members held the annual raffle dinner at RFD station; this event was greatly supported by the community. The fundraiser brought in \$20,000 to RESA. These funds will come into play next fall when the new engine arrives to assist with some new equipment and tool mounts.

### **Other News:**

The EMS tax was approved in Washington County, this will help bring in some more revenue to fund RFD. The increase in funds can be used for operations, EMS, equipment and staffing. If any of you have questions on the EMS tax, please reach out to Deputy Chief Toby Hancock or Chief Smothers. The members of RFD have seen a 20 to 25% increase in call volume for the year 2025. We will have more accurate numbers as we close out 2025 but we had passed 2024 call total at the end of September. We will need to look at the growth of district and call volume increase and plan for the future of RFD. We need to give a serious look at staffing as we do miss calls currently.

Proudly Serving  
Chief Smothers

Date: December 9, 2025

To: Riverside Council

From: Jed Wolf & Branden Havens, Operators & Steve Robinette, Region Manager

O & M Report: November 2025

## **Water Operation & Maintenance**

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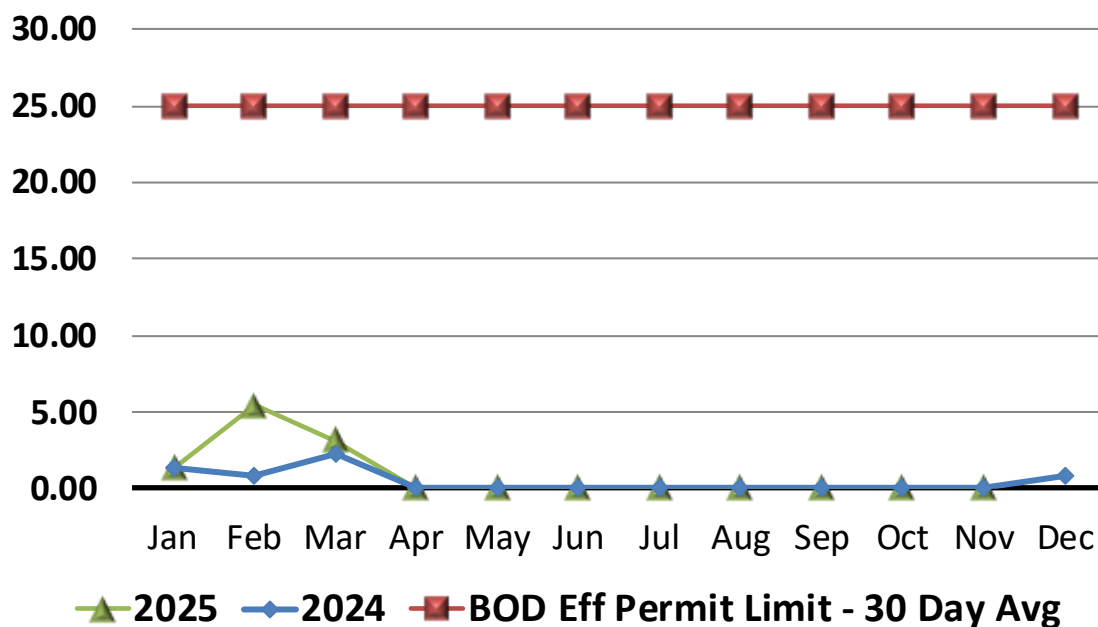
- The second and final round of PFAS sampling has been completed.
- During the first larger snow a water valve box in the street on South Washington was caught and pulled up. No damage was done to the valve box itself, but this will need addressed after winter to get it lowered some or have the road built up around it. We placed a large cone on top of it for now, so it hopefully doesn't happen again.

## **Wastewater Operation & Maintenance**

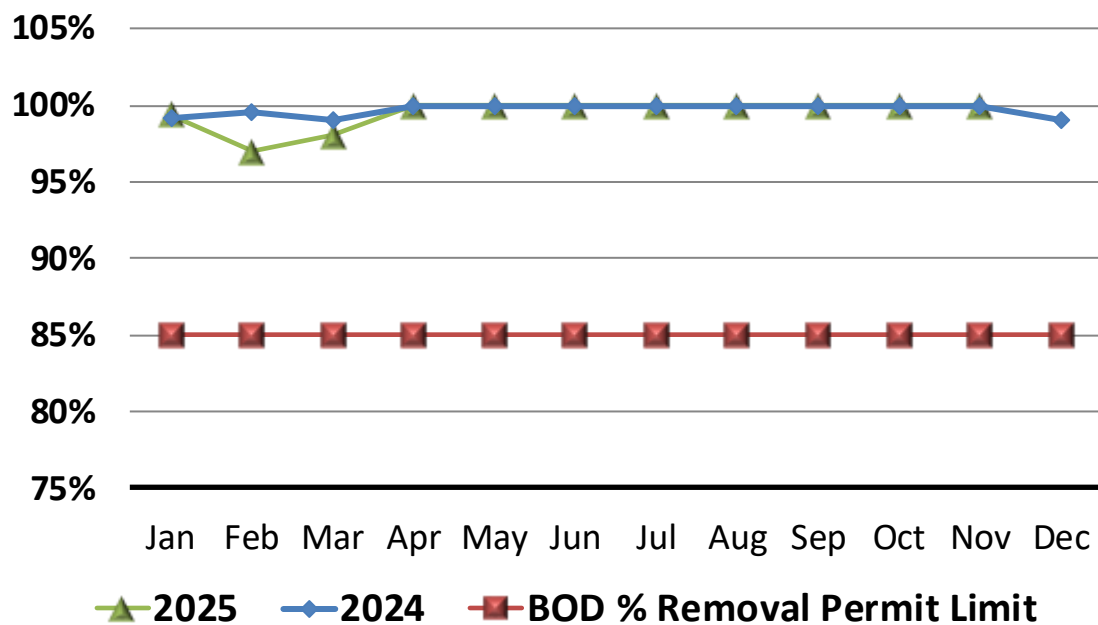
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- The new panel view screen was replaced at the WWTP. Flows had to be estimated for the month of November, but the IDNR was informed and noted on the monthly report.
- We pulled the UV banks out and stored them. We ended up having to wrap them in tarps and waterproof the electrical connections due to the hoist not being tall enough to pull them out of the UV pit.

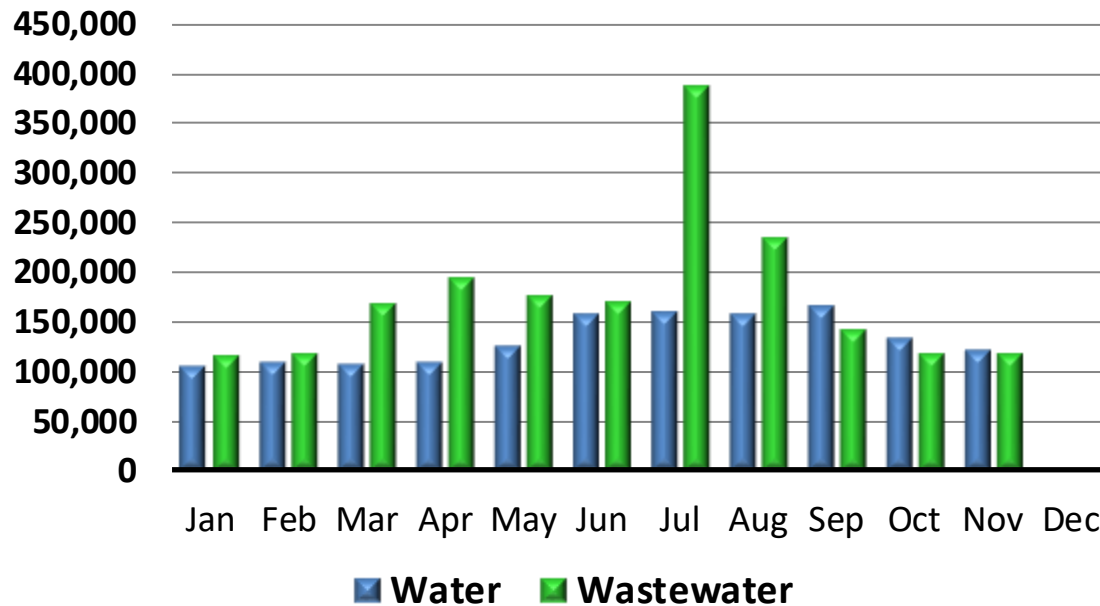
## BOD Effluent



## BOD % Removal



### Average Daily Water Pumped vs. Wastewater In Gallons



Contract True-Ups - Current Contract Year				
Item	Budgeted Amount	Amount Spent	% of Budget	% of Time
Chemical Budget	\$31,193.00	\$11,771.90	38%	42%
Maintenance Budget	\$25,993.00	\$15,586.13	60%	42%
Total	\$57,186.00	\$27,358.03	48%	42%

		November-25	October-25	November-24
<b>Water</b>	<b>Units</b>			
Total Monthly Pumped	gallons	3,611,000	4,083,000	3,259,000
Average Daily Pumped	gallons	120,370	131,710	108,630
Maximum Daily Pumped	gallons	194,000	206,000	149,000
Minimum Daily Pumped	gallons	89,000	99,000	77,000
<b>Chlorine</b>				
Chlorine - Total Avg Residual Plant	mg/L	1.81	2.18	1.62
Chlorine - Total Avg Residual System	mg/L	1.20	1.54	0.74
Chlorine - Minimum Required Residual System	mg/L	0.30	0.30	0.30
Chlorine used	gallons	154.00	206.50	146.50
<b>Iron</b>				
Iron - Avg Raw	mg/L	1.42	1.47	1.46
<b>Polyphosphate</b>				
Polyphosphate - Avg Residual	mg/L	2.66	2.59	2.79
Polyphosphate - Recommended Residual	mg/L	1.5-3.0	1.5-3.0	1.5-3.0
Polyphosphate used	gallons	27.50	36.50	25.50
<b>Water Loss</b>				
Water Billed	gallons	3,550,602	3,526,612	2,916,268
Water used in main breaks/hydrant flushing etc...	gallons	0	715,000	0
Water used at city buildings	gallons	53,460	54,676	45,447
Loss	gallons	7%	12%	13%
<b>Wastewater</b>				
<b>BOD</b>				
BOD Influent Avg	mg/L	207	186	140
BOD Effluent Avg	mg/L	0	0.0	0
BOD Eff Permit Limit - 30 Day Avg	mg/L	25	25	25
BOD % Removal	%	100.00%	100.00%	100.00%
<b>TSS</b>				
TSS Influent Avg	mg/L	189	221	129
TSS Effluent Avg	mg/L	34	10	16
TSS Effluent Permit Limit - 30 Day Avg	mg/L	30	30	30
TSS % Removal	%	82.00%	95.40%	88.00%
<b>Nitrogen Ammonia</b>				
NA Effluent Avg	mg/L	0	0	0
NA Effluent Permit Limit - 30 Day Avg	mg/L	8	10	8
<b>Influent Flow</b>				
Total Monthly	gallons	3,547,140	3,665,400	3,346,600
Average Daily	gallons	118,238	118,239	111,553
Maximum Daily	gallons	118,238	191,100	268,400
Minimum Daily	gallons	118,238	91,700	65,900
Permit Limit - 30 Day Avg	gallons	444,000	444,000	444,000
Permit Limit - Daily Maximum	gallons	1,425,000	1,425,000	1,425,000

## Work Orders Completed

Datecompleted	Equipment	Task
11/19/2025	BLOWERS	Monthly PM
11/19/2025	EQ BASIN STATION	LS Monthly PM
11/19/2025	EFFLUENT SAMPLER	Monthly PM
11/19/2025	INFLUENT SAMPLER	Monthly PM
11/19/2025	SCREEN UNIT	Monthly PM
11/19/2025	DEHUMIDIFIERS	Monthly PM
11/19/2025	WATER PLANT GENERATOR	Monthly PM
11/19/2025	HIGH SERVICE PUMPS	Monthly PM
11/19/2025	WATER PLANT HEATER	Inspection
11/19/2025	FIRE EXTINGUISHERS	Inspection
11/20/2025	WWTP GENERATOR	Monthly PM
11/20/2025	LIFT STATION #1	LS Monthly PM
11/20/2025	LIFT STATION #2	LS Monthly PM
11/20/2025	LIFT STATION #3	LS Monthly PM
11/20/2025	LIFT STATION #4	LS Monthly PM
11/20/2025	LIFT STATION #5	LS Monthly PM
11/20/2025	UV SYSTEM	Monthly PM
11/20/2025	FIRE EXTINGUISHERS	Inspection
11/20/2025	Lift Station Generator #1	Generator Monthly
11/20/2025	Lift Station Generator #2	Generator Monthly
11/20/2025	Lift Station Generator #4	Generator Monthly
11/20/2025	Lift Station Generator #5	Generator Monthly
11/20/2025	Lift Station Generator #3	Generator Monthly
11/20/2025	Lift Station Generator #1	Generator Annual
11/20/2025	Lift Station Generator #2	Generator Annual
11/20/2025	Lift Station Generator #3	Generator Annual
11/20/2025	Lift Station Generator #4	Generator Annual
11/20/2025	Lift Station Generator #5	Generator Annual
11/20/2025	Make-up Air Unit	Monthly PM
11/24/2025	FILTER	Monthly PM
11/24/2025	CARTRIDGE FILTERS	Monthly PM



# COMMUNITY CATALYST BUILDING REMEDIATION PROGRAM



261-45.1(15) Purpose. Pursuant to Iowa Code sections 15.231 and 15.106A, the authority is directed to establish a community catalyst building remediation program fund for the purpose of providing grants to cities for the remediation or redevelopment of underutilized buildings. The authority shall administer the fund in a manner to make grant moneys annually available to cities for the purposes of this chapter.

## PROGRAM DEFINITION

Through the Community Catalyst Building Remediation Program, the Iowa Economic Development Authority (IEDA) will provide grants to communities for the redevelopment, rehabilitation or deconstruction of buildings to stimulate economic growth or reinvestment in the community. Strong applications will show the potential of catalytic economic growth in the community; improve appearances and safety; make use of underutilized property, exhibit appropriate design standards; and be well-funded. Economic growth may include the creation of additional jobs, growth of new or existing businesses, development of new housing units, increase property values or potential population growth.

## PROGRAM DETAILS

- Funding based on annual availability
- Maximum grant: \$100,000
- 40% of funds will be awarded to cities with populations under 1,500
- A mandatory pre-application process will precede the official grant application
- Applications are by invitation only, after approved pre-application
- City must be the applicant and provide financial and/or in-kind resources
- Funds available for the rehabilitation of one commercial building per community or two buildings with same ownership that are adjacent
- Deconstruction is allowed in dire situations or for safety reasons

## PROJECT EXAMPLES

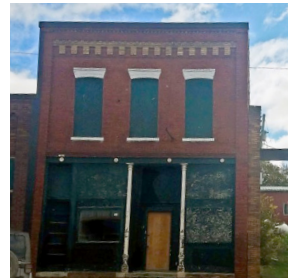
### Adair



### Atkins



### Casey



### Scoring Criteria (100 points total)

Existing Building (10 points total)

Building Improvements (20 points total)

Economic Impact (30 points total)

Project Funding, Budget and Partnerships (30 points total)

Impact on Area/District (10 points total)

Questions may be directed to Jim Thompson, 515.348.6183 or email [catalyst@iowaeda.com](mailto:catalyst@iowaeda.com).



# SEIDL REMODEL

Plans by Cambridge Hathaway of Schwartz Builders



145 Howard Street  
Kalona, IA 52247

319-430-5077  
cambridge@schwartzbuilders.org



1 Exterior 3D Rendering



2 Interior Concept 3D Rendering

## Seidl Remodel

40 W 1st St Riverside, IA 52327

### GENERAL NOTES

- 1) ALL PHASES OF CONSTRUCTION SHALL BE DONE IN STRICT ACCORDANCE WITH ALL ALLOTMENT RESTRICTIONS AND GOVERNING CODE REQUIREMENTS INCLUDING LOCAL BUILDING CODES, LOCAL ZONING CODES, DEED RESTRICTIONS, SITE EASEMENTS, ECT., UNLESS SPECIFICALLY NOTED OTHERWISE. LOCAL GOVERNING CODES AND ALLOTMENT RESTRICTIONS SHALL SUPERSEDE ANY CONFLICTING INFORMATION THAT MAY BE FOUND WITHIN THESE DRAWINGS.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL ITEMS DESCRIBED OR REFERRED TO IN THESE PLANS ACCORDING TO THEIR RESPECTIVE MANUFACTURER REQUIREMENTS. ADDITIONALLY, LACK OF SCHEMATIC REPRESENTATION OF ANY ELEMENTS REQUIRED FOR THE PROPER COMPLETION OF THE WORK AND COMPLIANCE WITH GOVERNING CODE REQUIREMENTS SHALL NOT WARRANT THE OMISSION OF SUCH ELEMENTS BY THE BUILDER.
- 3) SMOKE ALARMS AND FIRE ALARMS SHALL BE INSTALLED PER GOVERNING CODES AND ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- 4) INTERIOR DOORS NOT LOCATED BY DIMENSION LINES SHALL BE EITHER CENTERED IN THE SPACE AND/OR SPACED SUFFICIENTLY FROM ADJACENT WALL TO ALLOW FOR TRIM.
- 5) EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
- 6) SPECIFIC MANUFACTURERS AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS, FIXTURES, AND/OR APPLIANCES OF EQUIVALENT QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

### FRAMING NOTES

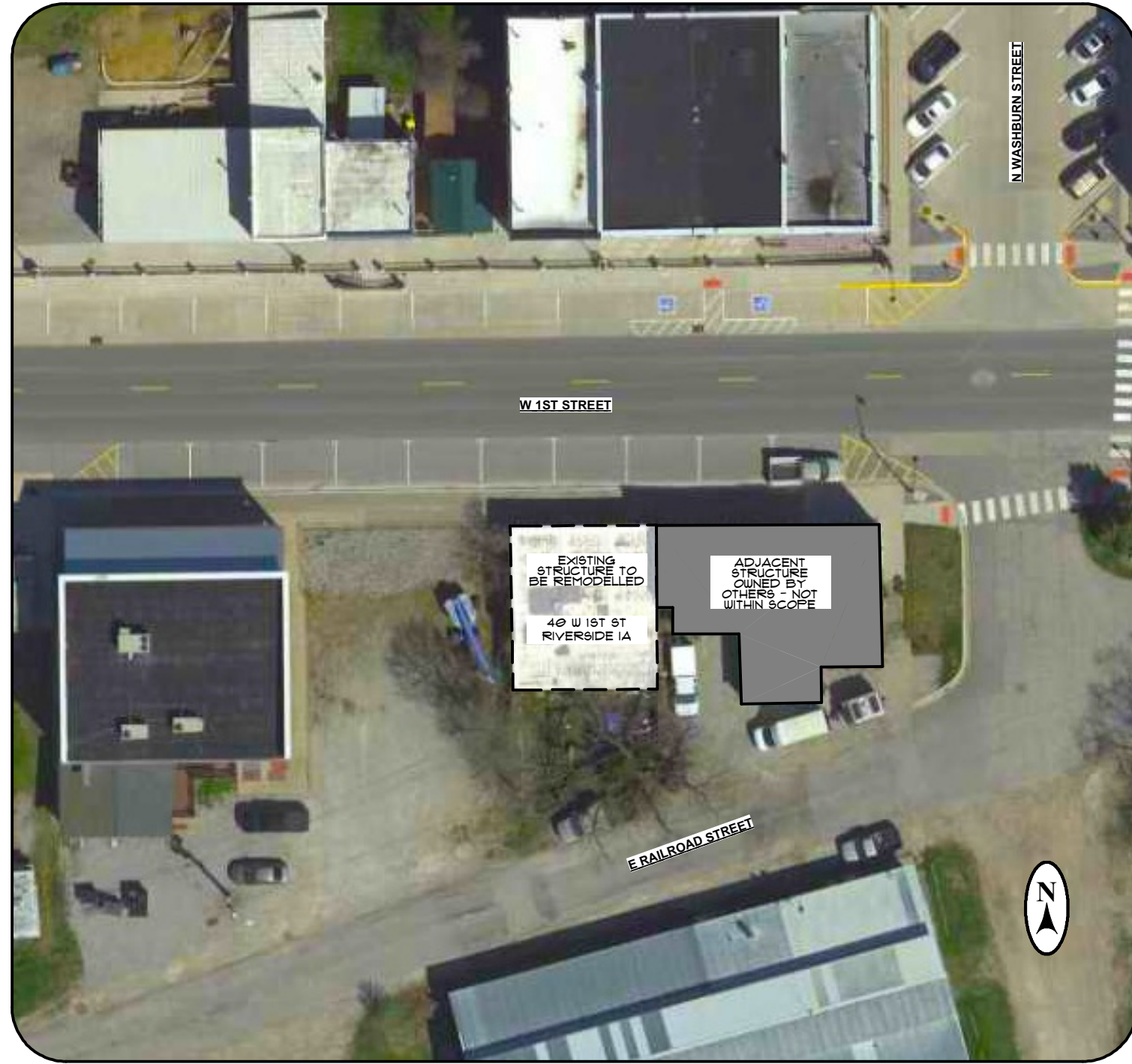
- 1) ALL DIMENSIONS ARE TO FRAMING EXCEPT WHERE OTHERWISE NOTED. DOOR ROUGH OPENINGS NOT DIMENSIONED TO ARE EITHER CENTERED IN THE WALL SPACE, OR ARE MIN. 3" FROM FRAMING TO ALLOW FOR TRIM.
- 2) THESE DRAWINGS INDICATE A FRAMING CONCEPT ONLY AND DO NOT SHOW EVERY HEADER, BEAM, BRACE, BACKER BOARD, ETC. THESE DRAWINGS WERE DRAFTED UNDER THE ASSUMPTION THAT THE FRAMING CONTRACTOR DOING THIS WORK HAS SUFFICIENT KNOWLEDGE OF RESIDENTIAL FRAMING AND ALL RELATED BUILDING TO DETERMINE EXACT FRAMING SIZES, SPANS, CONNECTION DETAILS, ECT. NECESSARY WHERE THIS INFORMATION IS NOT SPECIFICALLY DENOTED IN THESE PLANS.
- 3) EXTERIOR WALL FRAMING: 2x6 SPF STUDS. INTERIOR WALL FRAMING: 2x4 SPF STUDS. ALL @ 16" O.C EXCEPT WHERE OTHERWISE NOTED.
- 4) ALL WINDOW AND DOOR HEADERS IN EXTERIOR AND BEARING WALLS SHALL BE CONSTRUCTED OF TWO (2) PLY 2X10 DOUGLAS FIR LUMBER UNLESS SPECIFICALLY NOTED OTHERWISE.
- 5) IT IS THE RESPONSIBILITY OF THE GENERAL OR FRAMING CONTRACTOR TO VERIFY MINIMUM WINDOW ROUGH OPENING SIZES WITH WINDOW MANUFACTURER BEFORE CONSTRUCTION.
- 6) ALL SILL PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED 2X4 OR 2X6 MATERIAL AND EXTERIOR PLATES SHALL BE INSTALLED OVER FOAM GILL SEALER OF APPROPRIATE SIZE.
- 7) INSTALL WALL BLOCKING AS NECESSARY BEHIND MIRRORS, CABINETS, SHELVING, AND OTHER HARDWARE ITEMS WHICH HANG ON THE WALL TO PROVIDE SUBSTANTIAL SUPPORT FOR FASTENING SAID FIXTURES.
- 8) ROOF TRUSSES AND FLOOR SYSTEM DESIGNED AND ENGINEERED BY OTHERS.

### REMODEL NOTES

- 1) VERIFY ALL MEASUREMENTS ONSITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING THIS WORK TO PROPERLY ACCOUNT FOR DISCREPANCIES ENCOUNTERED BETWEEN THESE BLUEPRINTS AND THE EXISTING STRUCTURE AND TO ENSURE THE STRUCTURAL INTEGRITY AND WORKMANLIKE QUALITY OF FINAL CONSTRUCTION.
- 2) THE METHODS BY WHICH EXISTING ELEMENTS ARE DEMOLISHED, TEMPORARILY SUPPORTED, MOVED, OR OTHERWISE ALTERED, TOGETHER WITH THE REQUISITE PROVISIONS FOR SAFETY AND SECURITY PERTAINING THERETO, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING THIS WORK.
- 3) FRAME IN ROUGH OPENINGS FOR WINDOWS AND DOORS DENOTED AS DEMOLISHED/REMOVED, UNLESS OTHERWISE NOTED.
- 4) ALL STRUCTURAL MEMBERS COMPROMISED BY FIRE MUST BE REPAIRED, REPLACED, AND/OR REINFORCED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR DOING THIS WORK TO ENSURE ANY AND ALL DAMAGE TO FLOOR, CEILING, OR WALL FRAMING/SHEATHING HAS BEEN PROPERLY REMEDIED TO RESTORE STRUCTURAL INTEGRITY OF THE ASSEMBLIES TO ORIGINAL OR BETTER QUALITY.

### ABBREVIATIONS

- 1) R.O. - rough opening
- 2) O.S.B. - oriented strand board
- 3) G.W.B. - gypsum wall board
- 4) O.C. - on center
- 5) typ. - typical
- 6) T.O. - top of



3 Aerial Map View  
Scale: 1 in = 40 ft (approx.)

Revisions	Date	Description
#	10/20/2025	Original

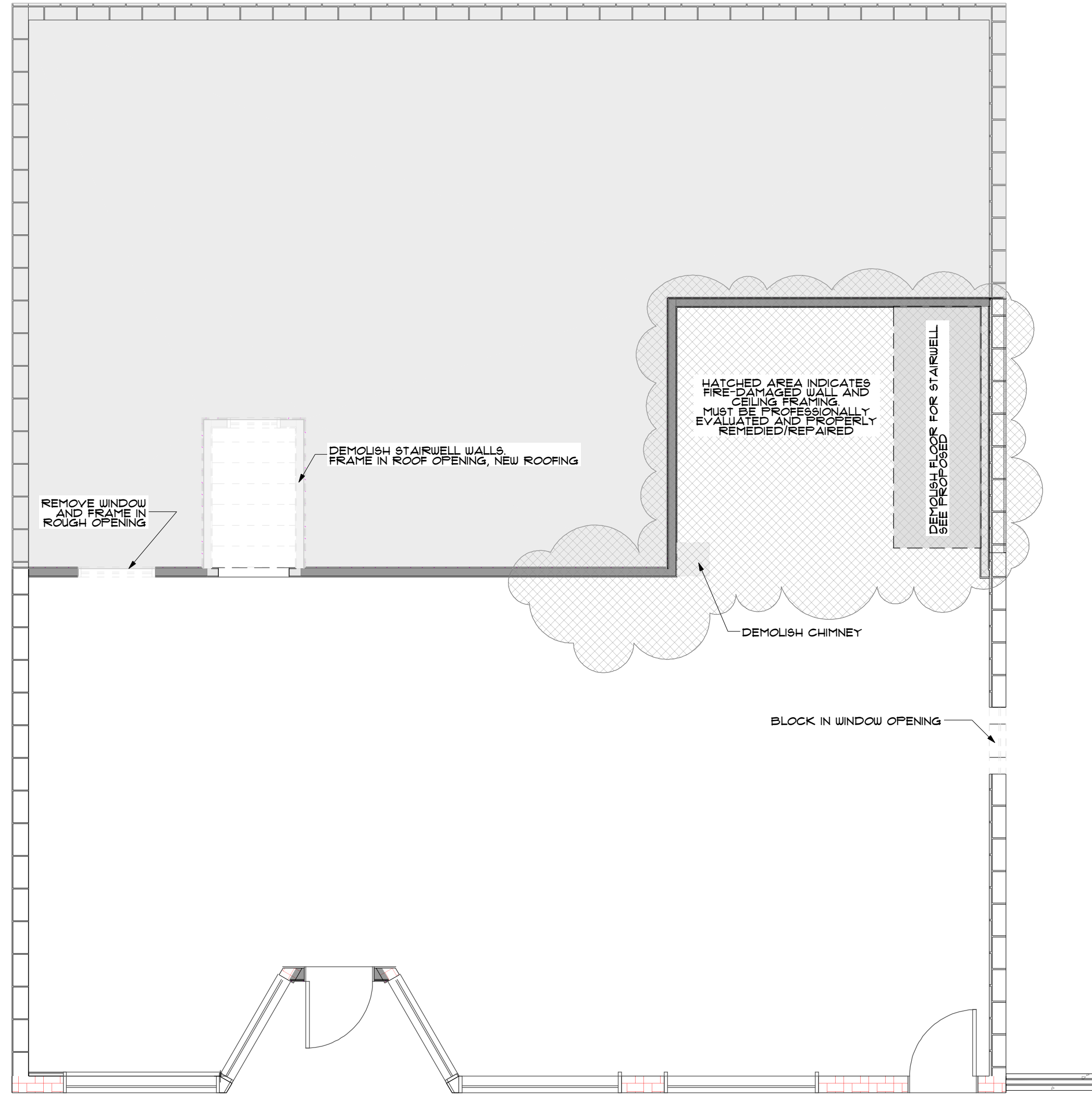
Drawn By: CWH  
Draft Date: 10/20/2025  
Scale: N/A

Cover Page

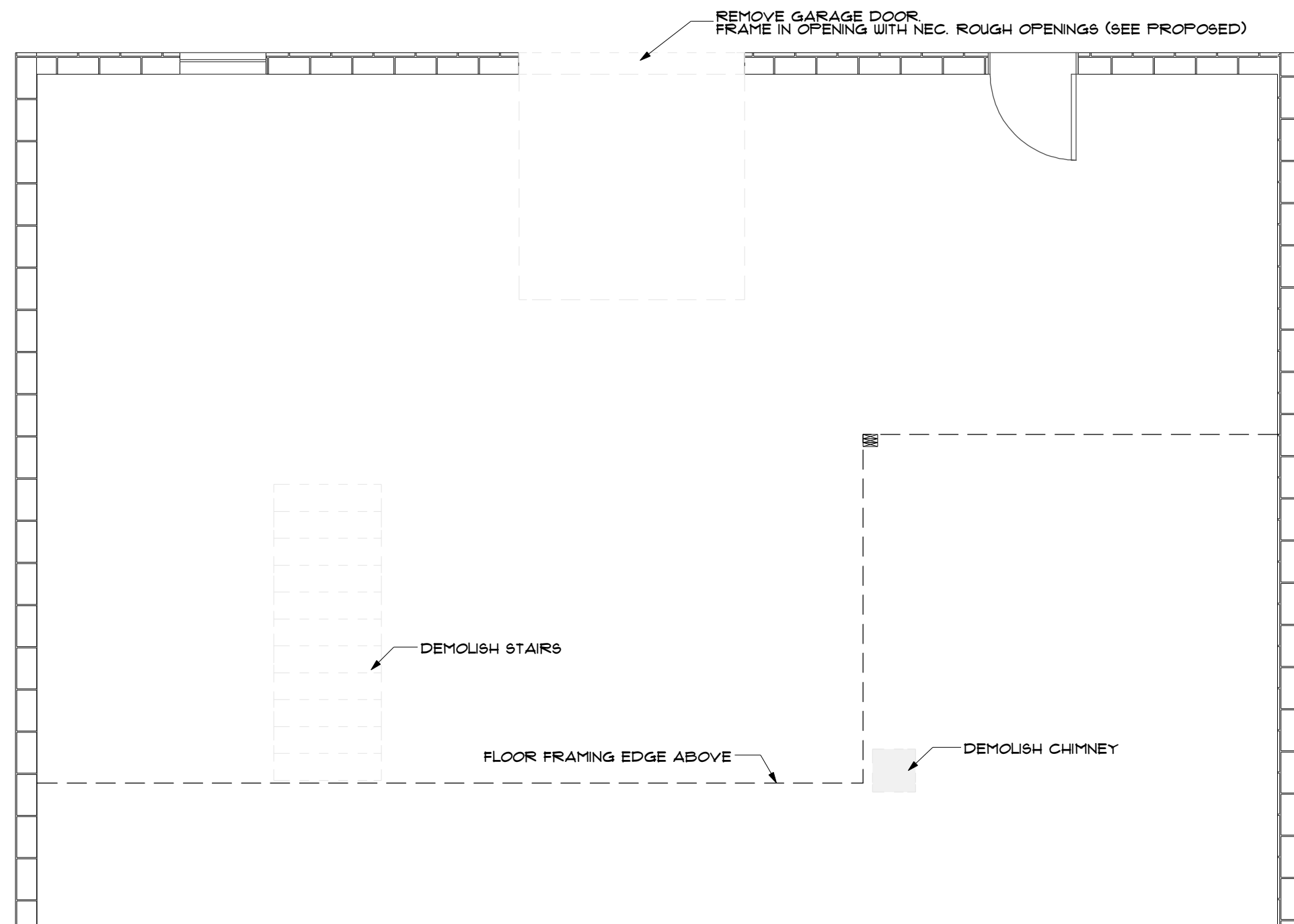
G1

THESE PLANS HAVE NOT BEEN DRAWN BY A LICENSED ARCHITECT OR ENGINEER. VERIFY STRUCTURAL DESIGN WITH PROPERLY QUALIFIED PROFESSIONALS BEFORE CONSTRUCTION.



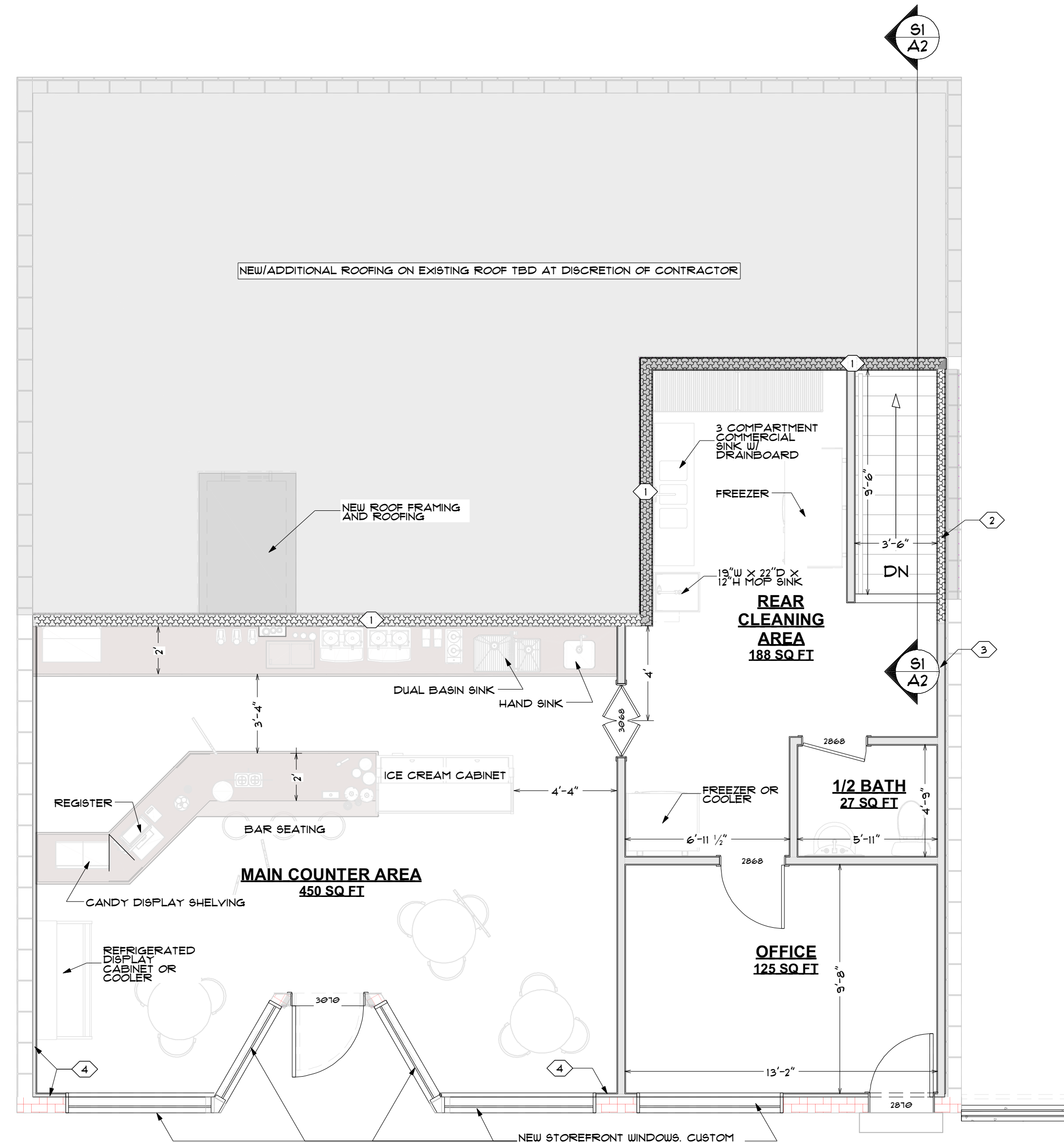


1 Main Level Existing/Demo Plan  
Scale: 1/4 in = 1 ft

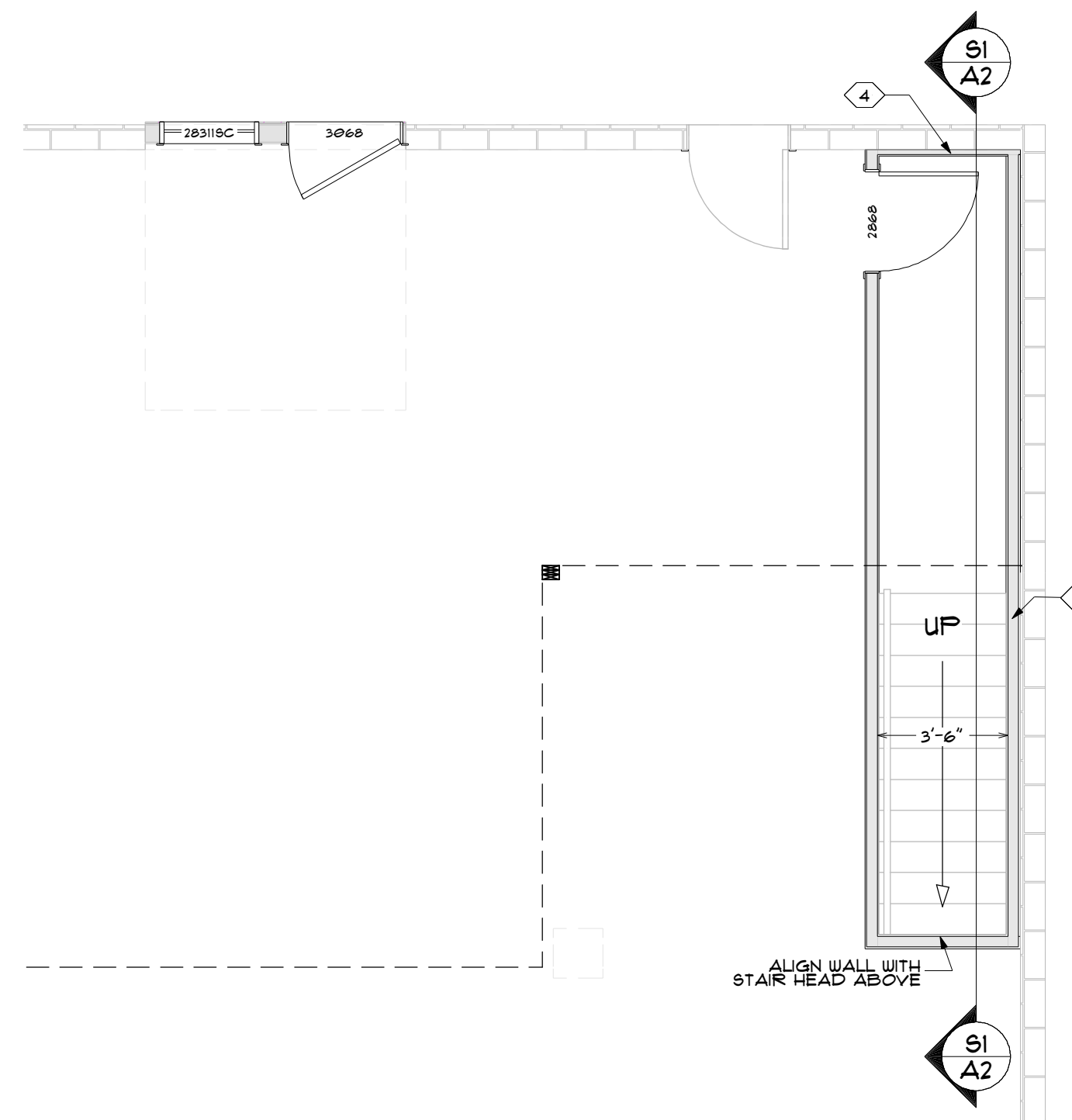


2 Lower Level Existing/Demo Plan  
Scale: 1/4 in = 1 ft

EXISTING ELEMENTS	
DEMOLISHED ELEMENTS	



3 Main Level Proposed Plan  
Scale: 1/4 in = 1 ft



4 Lower Level Proposed Plan  
Scale: 1/4 in = 1 ft

EXISTING ELEMENTS	
NEW ELEMENTS	
DEMOLISHED ELEMENTS	

WALL TAG LEGEND	
1	DAMAGED EXISTING 2X4 WALL FRAMING REPLACED WITH 2X6 STUDS AND/OR FURRED TO 2X6 DEPTH. R-19 MIN. FIBERGLASS INSULATION AND 1/2" GWB INTERIOR CLADDING.
2	DAMAGED EXISTING 2X4 FUR WALL FRAMING REPAIRED/REPLACED. R-13 FIBERGLASS INSULATION AND 1/2" GWB INTERIOR CLADDING.
3	NEW 2X4 FUR WALL, 1/2" AIR GAP FROM MASONRY. R-13 FIBERGLASS INSULATION AND 1/2" GWB INTERIOR CLADDING.
4	NEW 2X4 FLAT FURRING, TAPCON TO MASONRY, 16" O.C. 1 1/2" (R-15) FOAMBOARD INSULATION BTWN FURRING AND 1/2" GWB INTERIOR CLADDING.



145 Howard Street  
Kalona, IA 52247

319-430-5077  
cambridge@schwartzbuilders.org

# Seidl Remodel

40 W 1st St Riverside, IA 52327

Revisions	Date	Description
1	10/20/2025	Original

Drawn By: CWH  
Draft Date: 10/20/2025  
Scale: 1/4" = 1'

Plan Views

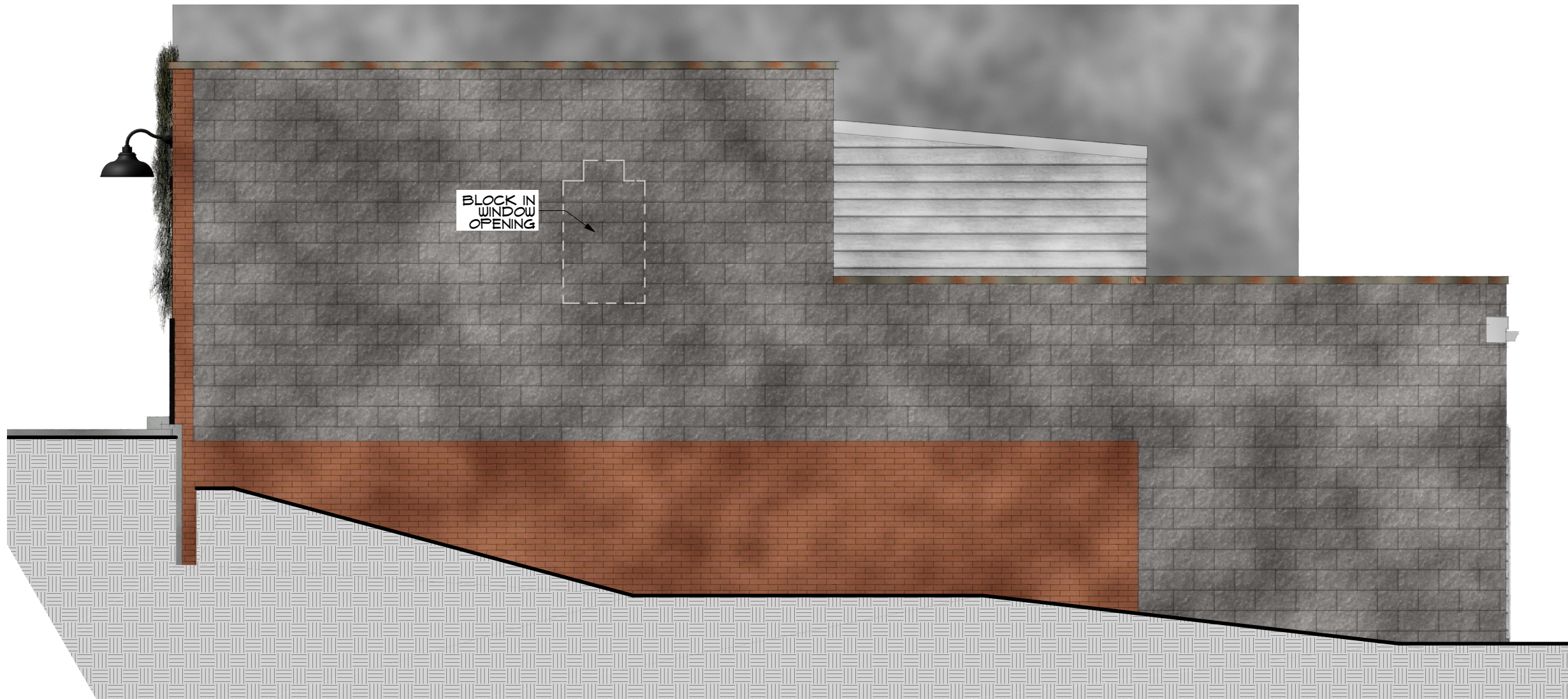
# A1

THESE PLANS HAVE NOT BEEN DRAWN BY A LICENSED ARCHITECT OR ENGINEER. VERIFY STRUCTURAL DESIGN WITH PROPERLY QUALIFIED PROFESSIONALS BEFORE CONSTRUCTION.





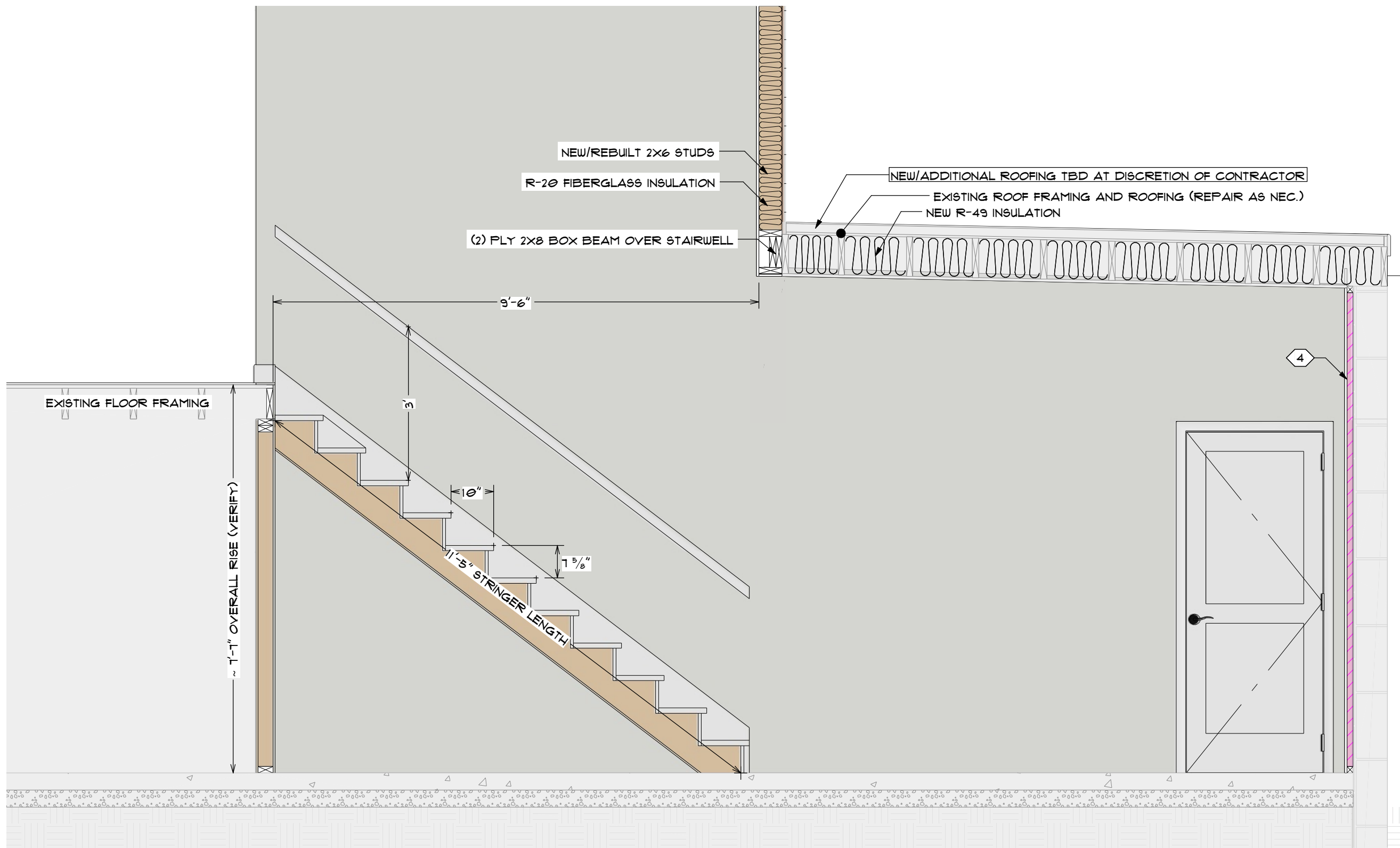
1 Front (North) Elevation  
Scale: 1/4 in = 1 ft



2 Right (West) Elevation  
Scale: 1/4 in = 1 ft



2 Rear (South) Elevation  
Scale: 1/4 in = 1 ft



S1 Stair Section  
Scale: 1/2 in = 1 ft

EXTERIOR NOTES	
1	STORE LOGO SIGNAGE (TBD)
2	REPLACE EXISTING DOOR WITH STEEL INSULATED COMMERCIAL DOOR - CHARCOAL COLOR LIGHTING
3	REPLACE EXISTING DOOR WITH FULL GLASS COMMERCIAL DOOR W/ CRASH BAR - BLACK
4	NEW SIDING TO MATCH EXISTING AS NEARLY AS POSSIBLE



145 Howard Street  
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# Seidl Remodel

40 W 1st St Riverside, IA 52327

Revisions	Description
#	Date
1	10/20/2025 Original

Drawn By: CWH  
Draft Date: 10/20/2025  
Scale: Noted

Elevations and  
Section

A2

THESE PLANS HAVE NOT BEEN  
DRAWN BY A LICENSED ARCHITECT  
OR ENGINEER. VERIFY  
STRUCTURAL DESIGN WITH  
PROPERLY QUALIFIED  
PROFESSIONALS BEFORE  
CONSTRUCTION.



## ENGINEER'S REPORT

**PROJECT:** City of Riverside  
**DATE:** December 08, 2025  
**TO:** City Council  
**TOPIC:** Project Updates

---

### Wellness Center

- Preparation for submitting a Notice of Intent to Apply for the Iowa CAT Grant.
- Request to approve full engineering and architectural services Professional Services Agreement (PSA).
- Memo provided summarizing proposed contract fee per request from Councilman Kiene.

### Hall Park Pickleball

- Seeding and final stabilization to be reviewed and addressed next spring (2026).
- Review and acceptance of the Warranties that D&N Fence Co. provided.
- Request for approval Pay Application No. 5-Final and Pay Application No. 6-Retainage.
- Request for approval of Engineer's Closeout Memo.

### CDBG Downtown Revitalization

- Progress Meeting No. 5 to be held at 9:00AM on Tuesday, December 16, 2025, at City Hall.
- Received updated Project Schedule from Cornerstone (Contractor) December 04, 2025.
- Coordination of lift location has taken place with property owner and contractor.

### CIP Plan and Annual Sidewalk Program

- Axiom continues to develop a formal CIP Plan that will be discussed in a Work Session in January 2026.
- Axiom continues to develop the sidewalk repair program that will be discussed in a Work Session in January 2026.

Riverside StoryMap (<https://storymaps.arcgis.com/stories/e9bde3c8c1f9492c944415c28c145cb9>)

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## ENGINEER'S REPORT

**PROJECT:** City of Riverside  
**DATE:** December 09, 2025  
**TO:** City Council  
**TOPIC:** Wellness Center – Axiom Contract Fees

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As requested at the City Council meeting on December 2, 2025, please see below Axiom's justification and background information as it relates to our Architectural and Engineering (A&E) fees associated with the Riverside Wellness Center.

Estimated Construction (as of summer 2025)

Building = \$10,500,000

Site = \$600,000

**Total = \$11,100,000**

A&E Design Contract Fees

Architectural = \$336,000

Engineering = \$345,700

**Total = \$681,700**

Industry standard A&E fees are typically based on project size, complexity and new versus renovation. See attached as a reference guide based on such standards. From this, the fee percentages related to this type of project have been highlighted for reference. Please note, this does not include any fees associated with construction (construction admin and post-construction); thus, those fees have been excluded from the totals above for the purpose of comparison.

Axiom/OPN A&E Fees = \$681,700

Estimated Construction Costs = \$11,100,000

**Design Fee Percentage = 6.14%**

Industry Standard = 6.8-7.5% (depending defined complexity)

Based on typical A/E design fees, and comparing to the attached chart which is provided for reference, we have worked to keep fees competitive and lower than might normally be expected for projects of similar size/scope.

To plan for all anticipated costs and expenses associated with this project, below is a summary which includes the additional fees associated with construction. As can be seen, this is within (less than) the consistent message sent of a total estimated cost of \$12,500,000 provided throughout the pre-bond referendum process.

Total Project Costs

Construction Total = \$11,100,000

A&E Design Total = \$681,700

A&E Construction Admin Total = \$193,200

**Total = \$11,974,900**

We hope that Axiom has gained respect and earned trust from the City of Riverside and City Council members, and that our intent is to provide the Riverside community with the professional services they deserve while doing so as financially fiscal and cost effective as possible for all.

Please let me know if you have any questions or if we can provide any additional information to assist with making you all comfortable with the proposed contract provided.

Percentages do not include fees for tasks associated with construction

Page 18

ARCHITECTURAL & ENGINEERING BASIC SERVICES FEE PERCENTAGE NEGOTIATION GUIDELINES												
Amount Available for Construction (\$)	TYPE I Considerably less than average complexity		TYPE II Less than average complexity		TYPE III Average Complexity		TYPE IV More than average complexity		TYPE V Considerably more than average complexity		TYPE VI Engineering Projects	
	New %	Reno. %	New %	Reno. %	New %	Reno. %	New %	Reno. %	New %	Reno. %	New %	Reno. %
500,000	6.4	8.0	7.2	9	8	10	8.8	11	9.6	12	9	11.2
750,000	6.1	7.6	6.8	8.6	7.6	9.5	8.4	10.5	9.1	11.4	8.5	10.6
1,000,000	5.8	7.3	6.6	8.2	7.3	9.1	8	10	8.8	11	8.2	10.2
1,250,000	5.7	7.1	6.4	8	7.1	8.9	7.8	9.8	8.5	10.7	8	10
1,500,000	5.6	7.0	6.3	7.9	7	8.8	7.7	9.7	8.4	10.5	7.9	9.8
1,750,000	5.5	6.9	6.2	7.8	6.9	8.7	7.6	9.5	8.3	10.4	7.8	9.7
2,000,000	5.5	6.9	6.2	7.7	6.9	8.6	7.5	9.4	8.2	10.3	7.7	9.6
2,250,000	5.4	6.8	6.1	7.7	6.8	8.5	7.5	9.4	8.2	10.2	7.6	9.5
2,500,000	5.4	6.7	6.1	7.6	6.7	8.4	7.4	9.3	8.1	10.1	7.5	9.4
2,750,000	5.3	6.7	6	7.5	6.7	8.4	7.3	9.2	8.0	10	7.5	9.4
3,000,000	5.3	6.6	6	7.4	6.6	8.3	7.3	9.1	7.9	9.9	7.4	9.3
3,500,000	5.3	6.6	5.9	7.4	6.6	8.2	7.2	9	7.9	9.9	7.4	9.2
4,000,000	5.2	6.5	5.9	7.4	6.5	8.2	7.2	9	7.8	9.8	7.3	9.2
4,500,000	5.2	6.5	5.9	7.3	6.5	8.1	7.2	8.9	7.8	9.8	7.3	9.1
5,000,000	5.2	6.5	5.8	7.3	6.5	8.1	7.1	8.9	7.8	9.7	7.2	9
6,000,000	5.1	6.4	5.8	7.2	6.4	8	7.1	8.8	7.7	9.6	7.2	9
7,000,000	5.1	6.4	5.7	7.2	6.4	8	7	8.8	7.7	9.6	7.1	8.9
8,000,000	5.1	6.3	5.7	7.1	6.3	7.9	7	8.7	7.6	9.5	7.1	8.9
9,000,000	5.0	6.3	5.7	7.1	6.3	7.9	6.9	8.7	7.6	9.5	7.1	8.8
10,000,000	5.0	6.3	5.6	7	6.3	7.8	6.9	8.6	7.5	9.4	7	8.8
11,000,000	5.0	6.2	5.6	7	6.2	7.8	6.8	8.6	7.5	9.3	7	8.7
12,000,000	4.9	6.2	5.6	7	6.2	7.7	6.8	8.5	7.4	9.3	6.9	8.7
13,000,000	4.9	6.1	5.5	6.9	6.1	7.7	6.8	8.4	7.4	9.2	6.9	8.6
14,000,000	4.9	6.1	5.5	6.9	6.1	7.6	6.7	8.4	7.3	9.2	6.8	8.5
15,000,000	4.8	6.1	5.5	6.8	6.1	7.6	6.7	8.3	7.3	9.1	6.8	8.5
16,000,000	4.8	6.0	5.4	6.8	6	7.5	6.6	8.3	7.2	9	6.7	8.4
17,000,000	4.8	6.0	5.4	6.7	6	7.5	6.6	8.2	7.2	9	6.7	8.4
18,000,000	4.8	5.9	5.3	6.7	5.9	7.4	6.5	8.2	7.1	8.9	6.7	8.3
19,000,000	4.7	5.9	5.3	6.6	5.9	7.4	6.5	8.1	7.1	8.9	6.6	8.3
20,000,000	4.7	5.9	5.3	6.6	5.9	7.3	6.4	8.1	7.0	8.8	6.6	8.2
21,000,000	4.7	5.8	5.2	6.5	5.8	7.3	6.4	8	7.0	8.7	6.5	8.1
22,000,000	4.6	5.8	5.2	6.5	5.8	7.2	6.4	7.9	6.9	8.7	6.5	8.1
23,000,000	4.6	5.7	5.2	6.5	5.7	7.2	6.3	7.9	6.9	8.6	6.4	8
24,000,000	4.6	5.7	5.1	6.4	5.7	7.1	6.3	7.8	6.8	8.6	6.4	8
25,000,000	4.5	5.7	5.1	6.4	5.7	7.1	6.2	7.8	6.8	8.5	6.3	7.9
26,000,000	4.5	5.6	5.1	6.3	5.6	7	6.2	7.7	6.7	8.4	6.3	7.9
27,000,000	4.5	5.6	5	6.3	5.6	7	6.1	7.7	6.7	8.4	6.2	7.8
28,000,000	4.4	5.5	5	6.2	5.5	6.9	6.1	7.6	6.6	8.3	6.2	7.8
29,000,000	4.4	5.5	5	6.2	5.5	6.9	6.1	7.6	6.6	8.3	6.2	7.7
30,000,000	4.4	5.5	4.9	6.1	5.5	6.8	6.0	7.5	6.6	8.2	6.1	7.6

## PROFESSIONAL SERVICES AGREEMENT (PSA)

This **PROFESSIONAL SERVICES AGREEMENT** (hereinafter referred to as “**Agreement**” or “**PSA**”) sets forth the terms and conditions between:

CLIENT NAME City of Riverside (hereinafter referred to as “**RIV, Owner, Client**”)  
 located at 60 Greene St, Riverside, IA 52327  
 and Axiom Consultants, LLC (hereinafter referred to as “**AXC or Consultant**”)  
 located at 300 South Clinton Street #200, Iowa City, IA 52240  
 the effective date of this agreement shall be 11/13/2025 (hereinafter referred to as “**effective date.**”)

Consultant and Client may be referred to in this agreement individually as “**Party**” and collectively as “**Parties.**”

**WHEREAS**, Consultant is an Iowa Limited Liability Company (LLC) with its principal place of business as listed above and Client seeks to procure certain professional services from Consultant from time to time; and Consultant possesses the requisite skills and experience to provide such services, all upon the terms and conditions set forth in this Agreement;

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Consultant and Client agree as follows:

### 1.01 DEFINITIONS AND RESPONSIBILITIES

- A. “**Addenda**” written or graphic instruments issued prior to the opening of bids which clarify, correct, or change the bidding requirements or the proposed Issued for Construction Documents.
- B. “**Additional Services**” Services to be performed for or furnished to the Client by Consultant which are not included in the Basic Services for this Agreement.
- C. “**Agreement**” this written contract for professional services between Client and Consultant, including all exhibits and any duly executed amendments.
- D. “**Application for Payment**” Consultant’s standard invoicing form; otherwise a form acceptable to Consultant which is to be submitted to Client during the course of the Work in requesting progress or final payments.
- E. “**As-Builts**” drawings depicting the completed Project, or a specific portion of the completed Project, prepared by Consultant as an Additional Service (unless otherwise noted) and based on Contractor’s record copy of all Drawings, Specifications, Addenda, Change Orders, Work Change Directives, Field Orders, and written interpretations and clarifications, as delivered to Consultant and annotated by Contractor to show changes made during construction.
- F. “**Authority Having Jurisdiction (AHJ)**” any party(s) having control over a project (or any portion of a project) being approved per their regulations. These include but are not limited to county, city, and municipal boards, councils, or other governing bodies. May also include private boards or stakeholder, franchise utilities, federal regulators or permitting bodies, or other involved parties.
- G. “**Basic Services**” Specified services to be performed for or furnished to Client by Consultant in accordance with this Agreement.
- H. “**Constituent of Concern**” any substances, including without limitation asbestos, asbestos-containing materials, toxic or hazardous substances, PFASs, PCBs, combustible gases and materials, petroleum or radioactive materials (as each of these is defined in applicable state, provincial or federal statutes), pollutants, viruses, bacteria or pathogens of any kind, or any other substances under any conditions and in such quantities as would pose a substantial danger to persons or property exposed to such substances at or near the Project site.
- I. “**Construction Manager (Owner’s Representative)**” The Construction Manager, in the capacity of Owner’s Representative, shall act solely on behalf of the Owner to oversee and protect the Owner’s interests throughout the construction process. This role is advisory and administrative in nature and does not include direct control or management of the contractor’s means, methods, techniques, sequences, or procedures of construction.
- J. “**Contractor**” any person or entity (not including Consultant, its employees, agents, representatives, and Subconsultants), performing or supporting construction activities relating to the Project, including but not limited to Contractors, Subcontractors, Suppliers, Client’s work forces, utility companies, other contractors,
- K. “**Documents**” means any and all data, reports, drawings, specifications, record drawings, building information models, civil integrated models, and any other deliverables, whether in printed or electronic or other format, provided or furnished by Consultant to Client pursuant to this Agreement.



- L. **“Issued for Construction Documents (IFC)”** plans and specifications issued by Consultant after all reviews and approvals by the AHJ have been completed and after all bidding and addenda processes. These documents will be sealed by Consultant with signatures on all applicable title blocks and will be annotated as “Issued for Construction.” This set should be the official set utilized by the Contractor in undertaking the Construction of the Project.
- M. **“Professional Services Agreement Amendment (PSAA)”** a document provided as a revision to this Agreement, detailing additional services requested by Consultant and approved by Client. These documents will update and addend the overall scope and fee for all applicable services.
- N. **“Reimbursable Expenses”** the expenses incurred directly by Consultant in connection with the performing or furnishing of Basic Services and Additional Services for the Project. These expenses generally include but are not limited to advertising/publishing costs, permitting fees, franchise utility fees, and other similar costs of executing the overall project on behalf of Client.
- O. **“Shop Drawings”** all drawings, diagrams, illustrations, schedules, and other data or information that are specifically prepared or assembled by or for Contractor and submitted by Contractor to illustrate some portion of the Work. Shop Drawings, whether approved or not, are not Drawings and are not Construction Contract Documents.
- P. **“Site”** lands or areas to be indicated in the IFCs as being furnished by Client upon which the Work is to be performed, including rights-of-way and easements, and such other lands furnished by Client which are designated for the use of Contractor.
- Q. **“Specifications”** the part of the IFCs that consists of written requirements for materials, equipment, systems, standards, and workmanship as applied to the Work, and certain administrative requirements and procedural matters applicable to the Work.
- R. **“Subconsultant”** an individual or entity having a direct contract with Consultant for the performance of a part of the Work.
- S. **“Subcontractor”** an individual or entity having a direct contract with Client or Owner for the performance of a part of the Work.
- T. **“Supplier”** a manufacturer, fabricator, supplier, distributor, materialman, or vendor having a direct contract with Contractor or with any Subcontractor to furnish materials or equipment to be incorporated in the Work by Contractor or a Subcontractor.

## 1.02 SERVICES OF CONSULTANT

- A. **Scope.** Consultant shall provide, or cause to be provided, the services set forth herein and in Exhibit A.
- B. **Guarantee of Approval.** Consultant does not imply, guarantee, or warrant approval of any stage of the project in regards to processes involving political or opinion-based AHJ procedures. Items involving, but not limited to: approvals by boards, councils, commissions, and other similar entities shall not be the responsibility of Axiom or any of its Subcontractors.
- C. **Guarantee of Financial Viability or Success.** Consultant does not imply, guarantee, or warrant the financial viability of a project by the Owner, or any of its Associates or Subcontractors, at any stage of the project, unless Exhibit A includes Scope which specifically defines designing to a set budgetary constraint. Budgetary and final pricing requirements of the Owner are the responsibility of the Owner, it's Contractor(s), and any of its Subcontractors. Additional contractual information on this item is included in paragraph 6.3

## 1.03 CLIENT'S RESPONSIBILITIES

- A. **General.** Client shall have the following responsibilities:
  1. Client shall pay Consultant as set forth in Exhibit A and per the Terms of Paragraph 1.05 below.
  2. Client shall be responsible for all requirements and instructions that it furnishes to Consultant pursuant to this Agreement, and for the accuracy and completeness of all programs, reports, data, and other information furnished by Client to Consultant pursuant to this Agreement. Consultant may use and rely upon such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement, subject to any express limitations or reservations applicable to the furnished items.
  3. Client shall give prompt written notice to Consultant whenever Client observes or otherwise becomes aware of:
    - a. Any development that affects the scope or time of performance of Consultant's services;
    - b. The presence at the Site of any Constituent of Concern; or
    - c. Any relevant, material defect, or nonconformance in: (a) Consultant's services, (b) the Work, (c) the performance of any Contractor, or (d) Client's performance of its responsibilities under this Agreement.
  4. Client shall arrange for safe access to and make all provisions for Consultant and Consultant's Subconsultants to enter upon public and private property as required for Consultant to perform services under this Agreement.



5. It is the responsibility of the Client to obtain all necessary permits and approvals for the Project. Consultant will assist the Client in obtaining permits and approvals as outlined in this Agreement.

#### 1.04 SCHEDULE FOR RENDERING SERVICES

- A. **Timeframe.** Consultant shall complete its obligations within a reasonable time. When applicable and/or when known at the issuance of this Agreement, specific periods of time for rendering services, or specific dates by which services are to be completed, will be indicated in Exhibit A. These dates shall hereby be agreed upon as reasonable. If not defined at the time of execution of this contract, AXC and Client shall agree upon a reasonable schedule and put that schedule into writing.
- B. **Materials Required.** If specific materials are required for the timely and scheduled execution of Consultant's services – these materials will be supplied by Client or Client's subconsultants. These materials may include but are not limited to: property information, legal information, geotechnical reports, pre-engineered building reaction information, CAD or BIM models, lighting design requirements, fixture selection, specialty equipment information and schedules, and other required items. Consultant will make every effort to notify Client of these delays and will continue to do so until these materials are received. Delay in the receipt of the required materials will be subject to the terms below.
- C. **Changes in Timing.** If, through no fault of Consultant, such periods of time or dates are changed, or the orderly and continuous progress of Consultant's services is impaired, or Consultant's services are delayed or suspended, then the time for completion of Consultant's services, and the rates and amounts of Consultant's compensation, shall be appropriately adjusted.
- D. **Right to Additional Compensation.** If Client authorizes or requests changes in the scope, extent, or character of the Project or Consultant's services, then the time for completion of Consultant's services, and the rates and amounts of Consultant's compensation, shall be adjusted equitably.
- E. **Cause for Delay.** Client shall make decisions and carry out its other responsibilities in a timely manner so as not to delay Consultant's performance of its services.
- F. **Delay by Consultant.** If Consultant fails, through its own fault, to complete the performance required within the time set forth, as duly adjusted, then Client shall be entitled, as its sole remedy, to the recovery of direct damages, if any, resulting from such failure.

#### 1.05 INVOICING and PAYMENT

- A. **Payment Terms.** Unless otherwise set forth in Exhibit A, Consultant will invoice Client on a monthly basis in accordance with its standard invoicing practices. All Consultant invoices shall be paid by Client within thirty (30) days of the invoice date.
- B. **Non-Payment.** If Client fails to make any payment due Consultant for services and expenses within 30 days after receipt of Consultant's invoice, then:
1. The compounded amount due Consultant will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day; and
  2. Consultant may, after giving seven days written notice to Client, suspend services until Client has paid in full all amounts due for services, expenses, and other related charges. Client waives any and all claims against Consultant for any such suspension; and
  3. Payment will be credited first to any interest owed to Consultant and then to principal.
- C. **Disputed Invoices.** If Client disputes an invoice, either as to amount or entitlement, then Client shall promptly advise Consultant in writing of the specific basis for doing so, may withhold only that portion so disputed, and said disputed portion shall be resolved with Axiom Consultants within thirty (30) days. If the invoicing dispute is not resolved within this timeframe, then the invoice shall become due per the terms of this agreement.
- D. **Taxes.** Consultant is solely responsible for payment of income, social security, and/or other employment taxes due and owing to proper taxing authorities, and Client agrees no deduction of any taxes will be taken from any payments made to Consultant.
- E. **Retainage.** In no circumstance shall Consultant's invoicing be subject to retainage withholding of any sort unless agreed to in Exhibit A.
- F. **Out of Scope.** Fees for services not within the scope of this Agreement shall be completed at Consultant's standard hourly rates.
- G. **Withholding of Deliverables.** At any time during the project, with or without notice, the Consultant may withhold deliverables to Client that are detailed and contracted in Exhibit A if those deliverables were created via work that is subject to non-payment per paragraph 1.05 (B) above. Client will be required to make payment, and Consultant receive payment, prior to the transfer of said deliverables.

- H. **Hourly Rates and Reimbursable Expenses.** The standard hourly rates and reimbursable expenses schedule (if present) shall be adjusted annually as of January 1st of each year to reflect equitable changes in the compensation payable to Consultant.

## 1.06 OPINIONS OF COST

- A. **Typical.** Unless otherwise stated in Exhibit A, the following terms shall apply to all construction costs related to the design scope of any Agreement.
- B. **Opinions of Probable Cost.** Consultant's opinions (if any) of probable Construction Cost are to be made on the basis of Consultant's experience, qualifications, and general familiarity with the construction industry. Because Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, nor over competitive bidding or market conditions, Consultant cannot and does not guarantee that proposals, bids, or actual Construction Cost will not vary from opinions of probable Construction Cost prepared by Consultant. Opinions of probable cost are provided only as a courtesy and general guide to Client if requested. If a formal Opinion of Cost is needed, Client shall seek the services of an independent Cost Opinion Consultant.
- C. **Designing to Construction Cost Limit.** If a Construction Cost limit is established between Client and Consultant, such Construction Cost limit and a statement of Consultant's rights and responsibilities with respect thereto will be specifically set forth in Exhibit A. Consultant does not design to cost limits unless expressly contracted to do so.
- D. **Opinions of Total Project Costs.** The services, if any, of Consultant with respect to Total Project Costs shall be limited to assisting Client in tabulating the various categories that comprise Total Project Costs. Consultant assumes no responsibility for the accuracy of any opinions of Total Project Costs.

## 1.07 GENERAL CONDITIONS

- A. **Standard of Care.** The standard of care for all professional engineering and related services performed or furnished by Consultant under this Agreement will be the care and skill ordinarily used by members of the subject profession(s) practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranties, express or implied, under this Agreement or otherwise, in connection with Consultant's services.
- B. **Technical Accuracy.** Client shall not be responsible for discovering deficiencies in the technical accuracy of Consultant's services. Consultant shall correct deficiencies in technical accuracy without additional compensation, unless such corrective action is directly attributable to deficiencies in Client-furnished, Subcontractor-furnished or third party-furnished information.
- C. **Subconsultants.** Consultant may retain such Subconsultants as Consultant deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive objections by Client.
- D. **Reliance on Others.** Consultant and its Subconsultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- E. **Compliance with Laws and Regulations.** Consultant shall comply with all applicable Laws and Regulations related to the Project. Consultant shall comply with the policies, procedures, and instructions of the Owner that the Owner includes in Exhibit A of this Agreement and which are applicable to Consultant's performance of services. These will be subject to the Standard of Care listed in Paragraph 1.07(A) of this Agreement, and followed to the extent that compliance is not inconsistent with professional practice requirements. The effective Laws and Regulations shall be those which are in place as of the effective date of the Agreement.
- F. **Signing and Certifying.** Except as provided in Exhibit A, Consultant shall not be required to sign any document, no matter by whom requested, that would result in Consultant having to certify, guarantee, or warrant the existence of conditions whose existence Consultant cannot ascertain. Client agrees not to make resolution of any dispute with Consultant or payment of any amount due to Consultant in any way contingent upon Consultant signing any such document.
- G. **Supervision of Contractor(s.)** Consultant will observe the work as agreed to for general compliance with the construction documents. Consultant shall not at any time supervise, direct, control, or have authority over any Contractor's work, nor shall Consultant have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Contractor, or the safety precautions and programs incident thereto, for security or safety at the Site, nor for any failure of a Contractor to comply with Laws and Regulations applicable to that Contractor's furnishing and performing of its work. Consultant shall not be responsible for the acts or omissions of any Contractor. Consultant has no stop work authority. Consultant shall not be responsible for any decision made regarding the construction

contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents, other than those made by Consultant.

- H. **Guarantee of Contractor Performance.** Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform the Work in accordance with the Construction Contract Documents.
- I. **Construction Contract.** Consultant shall not be responsible for any decision made regarding the Construction Contract Documents, or any application, interpretation, clarification, or modification of the Construction Contract Documents, other than those made by Consultant or its Subconsultants.
- J. **Consultant's Services. Consultant's Services do not include:** (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Client, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.
- K. **Design Without Construction Phase Services.** Consultant shall be responsible only for those Construction Phase services expressly defined in Exhibit A. With the exception of such expressly required services, Consultant shall have no design, Shop Drawing review, or other obligations during construction, and Client assumes all responsibility for the application and interpretation of the Construction Contract Documents, review and response to Contractor claims, Construction Contract administration, processing of Change Orders and submittals, revisions to the Construction Contract Documents during construction, construction observation and review, review of Contractor's payment applications, and all other necessary Construction Phase administrative, engineering, and professional services. Client waives all claims against Consultant that may be connected in any way to Construction Phase administrative, engineering, or professional services except for those services that are expressly required of Consultant in Exhibit A.

## 1.08 USE AND OWNERSHIP OF DOCUMENTS

- A. **Ownership and Property.** All Documents are instruments of service, and Consultant shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of Consultant) whether or not the project is completed.
- B. **Drawings and Specifications.** If Consultant is required to prepare or furnish Drawings or Specifications under this Agreement, Consultant shall deliver to Client at least one original printed record version of such Drawings and Specifications, signed and sealed according to applicable Laws and Regulations.
- C. **Perpetual License to Use Documents.** Client may make and retain copies of Documents for information and reference in connection with the use of the Documents on the Project. Consultant grants Client a perpetual license to use the Documents on the Project, extensions of the Project, and for related uses of Client, subject to receipt by Consultant of full payment due and owing for all services relating to preparation of the Documents, and subject to the following limitations:
  - 1. Client acknowledges that such Documents are not intended or represented to be suitable for use on the Project unless completed by Consultant, or for use or reuse by Client or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaption by Consultant;
  - 2. Any such use or reuse, or any modification of the Documents, without written verification, completion, or adaption by Consultant, as appropriate for the specific purpose intended, will be at Client's sole risk and without liability or legal exposure to Consultant or to its Officers, directors, partners, agents, employees and Subconsultants;
  - 3. Client shall indemnify, defend and hold harmless Consultant and its officers, directors, partners, agents, employees, and Subconsultants from all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from any use, reuse or modification of the Documents by Client or others acting through Client.
  - 4. Such perpetual license to Client shall not create any rights in third parties.
  - 5. If Consultant at Client's request verifies the suitability of the Documents, completes them, or adapts them for extensions of the Project or for any other purpose, then Client shall compensate Consultant at rates or in an amount to be agreed upon by Client and Consultant.

## 1.09 CONFIDENTIALITY

- A. **Consultant Agreement.** Consultant agrees to keep confidential and not to disclose to third parties any information provided by Client, or learned by Consultant during the course of this agreement unless Consultant has received the prior written consent of Client to make such disclosure. This obligation of confidentiality does not extend to any information that:
  - 1. Was in the possession of Consultant at the time of disclosure by Client, directly or indirectly.
  - 2. Is or shall become, through no fault of Consultant, available to the general public.

3. Is independently developed and hereafter supplied to Consultant by a third party without restriction or disclosure.
4. This provision shall survive expiration and termination of this Agreement.

## 1.10 INSURANCE

- A. **Consultant Insurance.** Consultant will maintain insurance at a minimum in the following amounts. Insurance certificates will be provided if requested by Client.

- General Liability \$2,000,000 Each Occurrence / \$4,000,000 General Aggregate
- Auto Liability \$1,000,000 Combined Single Limit
- Workers Compensation Statutory
- Employers Liability \$1,000,000 Each Accident/\$1,000,000 Each Employee/\$1,000,000 Policy Limit
- Umbrella \$1,000,000 Occurrence/Aggregate
- Professional Liability \$5,000,000 per Claim/Aggregate

## 1.11 LIMITATION OF LIABILITY

- A. **Limitation of Liability.** To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant and Consultant's officers, directors, partners, agents, employees, and Subconsultants or any of them to Client and anyone claiming by, through, or under Client for any and all injuries, losses, damages and expenses, whatsoever arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract, indemnity obligations, or warranty, express or implied, of Consultant or Consultant's officers, directors, partners, agents, employees, or Subconsultants, or any of them, shall not exceed \$5,000,000.00 under this Agreement. It is intended that this limitation apply to any and all liability or cause of action, including without limitation active and passive negligence, however alleged or arising, unless otherwise prohibited by law. In no event shall the Consultant's liability exceed the amount of available insurance proceeds.
- B. **Fee Shifting.** In the event of any litigation, arbitration, or other legal proceeding arising out of or in connection with the enforcement or interpretation of this Agreement, the prevailing party in such proceeding shall be entitled to recover from the non-prevailing party all reasonable costs and expenses incurred, including, but not limited to, reasonable attorneys' fees at their actual hourly rate, court costs, and all other litigation-related expenses, regardless of whether the action is prosecuted to final judgment.

## 1.12 INDEMNIFICATION

- A. **Indemnification by Consultant.** To the fullest extent permitted by law, Consultant shall indemnify and hold harmless Client, and Client's officers, directors, partners, and employees from damages and judgments (including reasonable fees), but only to the extent caused by any negligent act or omission of Consultant or Consultant's officers, directors, partners, employees, and Subconsultants in the performance of Consultant's services under this Agreement
- B. **Indemnification by Client.** To the fullest extent permitted by law, Client shall indemnify and hold harmless Consultant, Consultant's officers, directors, partners, employees, and Subconsultants from damages and judgments (including reasonable fees), but only to the extent caused by any negligent act or omission of Client or Client's officers, directors, partners, and employees with respect to this Agreement.
- C. **Environmental Indemnification.** To the fullest extent permitted by law, Client shall indemnify and hold harmless Consultant and its officers, directors, partners, agents, employees, and Subconsultants from all claims, costs, losses, damages, actions, and judgments (including reasonable consultants' and attorneys fees and expenses) caused by, arising out of, relating to, or resulting from a Constituent of Concern at, on, or under the Site, provided that (1) any such claim, cost, loss, damages, action, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, and (2) nothing in this paragraph shall obligate Client to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence or willful misconduct, including the negligent or willful misconduct that aggravates, worsens, or causes the exposure to the Constituent of Concern. Consultant assumes no liability for the detection or removal of any hazardous substances found at or adjacent to the Project site.
- D. **No Defense Obligation.** The indemnification commitments in this Agreement do not include a defense obligation by the indemnitor unless such obligation is expressly stated.
- E. **Percentage Share of Negligence.** To the fullest extent permitted by law, a party's total liability to the other party and anyone claiming by, through, or under the other party for any cost, loss, or damages caused in part by the negligence of the party and in part by the negligence of the other party or any other negligent entity or individual, shall not exceed the

percentage share that the party's negligence bears to the total negligence of Client, Consultant, and all other negligent entities and individuals.

- F. **Mutual Waiver.** To the fullest extent permitted by law, neither the Consultant nor the Client shall be liable to the other for any incidental, indirect, special, or consequential damages (including, but not limited to, loss of use, revenue, profit, or business) arising out of or relating to this Agreement or the Consultant's performance, except that this waiver shall not apply in cases of gross negligence or willful misconduct by the Consultant. Direct, actual damages for proven material breach or failure to perform remain recoverable by the Client.

### 1.13 CONCLUDING PROVISIONS

- A. **Term and Termination.** This Agreement can be terminated at any time by either Party on fourteen (14) days advance written notice. In the event of non-payment by Client, Consultant may terminate the Agreement immediately per the terms of Paragraph 1.05 of this Agreement. In the event of termination, Consultant will be entitled to invoice Client and to receive full payment for all services performed or furnished in accordance with this Agreement incurred through the effective date of termination. In the event of termination by Client for convenience, Consultant shall be entitled to also invoice Client for payment of a reasonable amount for services and expenses directly attributable to termination, both before and after the effective date of termination, such as reassignment of personnel, costs of terminating contracts with Consultant's Subconsultants, and other related close-out costs. All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.
- B. **Notice.** All notices or other communications hereunder shall be required in writing and shall be given by personal delivery or by one-day overnight delivery UPS, FedEx, DHL addressed as set forth below:
1. Axiom Consultants, LLC  
300 South Clinton Street #200, Iowa City, IA 52240
- C. **Return of Materials.** Upon expiration or cancellation of this Agreement by either Party for any reason, both Parties will relinquish to each other all software, programs, and files, documents, books, manuals, lists records, publications, or other writings or data that came into the possession of said Party in connection with this agreement.
- D. **Non-Disparagement.** The Parties agree that each will refrain from disparaging or casting negative aspersion on the other, including its officers, directors, employees, agents or members.
- E. **Dissolution.** In the event of dissolution of Client, Client shall still be liable to Consultant for, and shall pay Consultant, a lump sum payment prior to such dissolution, the full monetary amount or equivalent of all compensation that would be due to Consultant. In the event of any merger, consolidation, or reorganization involving either Party, this Agreement shall become an obligation of any legal successors or successor.
- F. **Severability Clause.** Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Client and Consultant, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
- G. **Entire Agreement.** This Agreement (together with the noted Exhibits) constitutes the entire agreement between Client and Consultant and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.
- H. **Hold Harmless.** Consultant's commitments as set forth in this Agreement are based on the expectation that all of the services described in this Agreement will be provided. In the event Client later elects to reduce the Consultant's scope of services, Client hereby agrees to release, hold harmless, defend and indemnify Consultant from any and all claims, damages, losses, or costs associated with or arising out of such reduction in services.
- I. **Third Party Beneficiaries.** All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Client and Consultant and not for the benefit of any other party. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or the Consultant. Consultant's services under this Agreement are being performed solely for the Client's benefit, and no other entity shall have any claim against Consultant because of this Agreement or the performance or nonperformance of services hereunder.
- J. **Delay.** Consultant shall not be liable for any loss or damage arising directly or indirectly from any delays for causes beyond the Consultant's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other



emergencies; pandemics, failure of any government agency to act in timely manner; failure of performance by the Client or the Client's Contractors or Subcontractors; or discovery of any hazardous substances or differing site conditions. If the delays resulting from any such causes increase the cost or time required by the Consultant to perform its services in an orderly and efficient manner, the Consultant shall be entitled to a reasonable adjustment in schedule and compensation.

- K. **No Assignment.** Neither Client nor Consultant may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
- L. **Waiver.** Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.
- M. **Successors and Assigns.** Client and Consultant each is hereby bound and the successors, executors, administrators, and legal representatives of Client and Consultant (and to the extent permitted by Paragraph 1.13(K) the assigns of Client and Consultant) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements and obligations of this Agreement.
- N. **Governing Law and Venue.** This Agreement shall be construed and enforced according to the laws of the State of Iowa and any dispute under this Agreement must be brought in Johnson County, Iowa. The Parties hereby consent to personal jurisdiction in such courts, and irrevocably waive any right to challenge venue and/or jurisdiction therein, and further waive any argument arising from the doctrine of forum non conveniens.
- O. **Dispute Resolution.**
1. Client and Consultant agree to negotiate all disputes between them in good faith for a period of 60 days from the date of notice.
  2. Client and Consultant shall first consider submitting any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement, or to any breach of this Agreement to mediation. Client and Consultant shall first consider participating in the mediation process in good faith and on a confidential basis.
  3. If the parties fail to resolve a dispute under 1.13(O)(1) or 1.13(O)(2), then either or both parties may exercise their rights under the law.
- P. **Counterparts.** Electronically transmitted copies hereof shall be deemed to be originals and if any signature is delivered in a ".pdf" format data file (or a similar electronic/digital format), such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such signature page were an original.

In WITNESS WHEREOF, the parties hereto have executed this agreement, the effective date of which is indicated on Page 1.

**CLIENT**

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**CONSULTANT**

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT A****CITY OF RIVERSIDE – WELLNESS CENTER BUILDING DESIGN PACKAGE****DATE:** November 13, 2025**LOCATION:** City of Riverside, IA**OVERALL PROPOSED NARRATIVE**

*This proposal is laid out to provide a comprehensive design package to the City of Riverside for the design of its new Wellness Center building as conceived in the attached concept (previously completed for the City.) The proposal is based on the parameters included below which provides the rough overall scope of the project to the best of our knowledge. The proposal includes all services including planning, design, and construction efforts and will ensure the successful execution of the overall project. This is a complete A/E (architecture and engineering) package as conceived. A general schedule is also included for reference by the City stakeholders. The schedule would be finalized and formalized at the end of the contracting process but should be able to generally follow the included timeframe all things being equal. The project is currently proposed as design-bid-build (public bidding process).*

**PROJECT BASIS – ASSUMPTIONS**

*The following elements were utilized in the creation of this proposal and provisions are detailed for flexibility in the overall design fees as included later in the document:*

- BUILDING SIZE: ~30,286 SF
- ESTIMATED COST PER SF: \$350.00
- ESTIMATED SITE COSTS: \$500,000.00
- ESTIMATED BUILDING COST: \$10,600,000.00
- ESTIMATED OVERALL CONSTRUCTION PROJECT COST: \$11,100,000.00

**PART 1 – BASIC SERVICES****1. DUE DILIGENCE****TOTAL FEE: \$21,000**

Engineer's due diligence services to be completed prior to the start of design or subsequent to the start of design include:

- A. **PROJECT REQUIREMENTS.** Consult with Owner to define and clarify Owner's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility, and expandability, and any budgetary limitations.
- B. **GEOTECHNICAL INVESTIGATION.** Create geotechnical layout (based on proposed building footprints) and surveying of points for boring crew. Site borings to determine subsurface conditions. Groundwater presence and elevation measurements. Engineering properties of soils - Bearing capacity, Organic content, Plasticity index, Shear strength, Hydrocarbon presence. Evaluation of overall site conditions related to structural design for - Differential settlement predictions, Fill material vs native bearing strata, Backfill materials, Structural floor design considerations, Dewatering requirements. Geotechnical report summarizing all of the above. Follow up amendments (if necessary) finalizing the report to the as-designed conditions. Geotechnical information to be utilized for structural design, pavement design, retaining wall design (if required), and considerations and distribution to the eventual earthwork contractor.
- C. **PERMITTING.** Complete all necessary permitting as it relates to the site improvements, including but not limited to: Iowa Department of Natural Resources (IDNR) General Permit No.2, IDNR Wastewater Supply (if applicable), and IDNR Water Supply (if applicable).
- D. **AHJ CONSULTING and RESEARCH.** Identify, consult with, and analyze requirements of governmental authorities having jurisdiction to approve the portions of the Project to be designed or specified by Engineer including permitting requirements. Verify zoning, design requirements, and stipulations for the site. Consult with the AHJ to ensure that the plan is coordinated with them and communicate to the owner what the constraints and considerations will be. As Riverside IS the primary AHJ in this case, this portion is expected to be minimal.

- E. **SCHEDULE DEVELOPMENT.** Finalize the design and construction schedule to lay out a trackable path of success for the owner. Develop target dates for permitting, review periods, construction start, completion dates, owner departmental integrations, ribbon-cutting targets, and 11-month walkthrough dates. Review schedule with owner and establish formal schedule with AHJ, design, and construction teams as appropriate.
- F. **REZONING PROCESS.** The site does need to be rezoned and this process should be begun in this phase and completed within the phase or shortly thereafter. Process is expected to fairly easy and straight forward as our team serves as the City Engineer and can facilitate the process very quickly.
- G. **MEETING ASSUMPTIONS.** During the due diligence phase the meetings are expected to be a mix of in-person and Teams calls as works when coordinating with the overall Stakeholder group.
- H. **WEBSITE CREATION / UPDATES.** A Website will be created during the schematic design phase of the project to provide a public accessible space to review project information. When information is available that is relevant to project process or milestones, AXIOM will upload information to the website. The site will remain active through construction.
- I. **PUBLIC INFORMATIONAL MEETING.** AXIOM has previously completed one public informational meeting following completion of SD phase to solicit any feedback necessary on the due diligence and SD phase, as well as answer questions related to the bond referendum prior to the vote. One additional public information meeting will take place following the completion of the Design Development phase. Other public engagement will be provide through the website interface. Other public engagement may be requested and depending on scope will be either included in fee or additional service depending on level of engagement, meetings and in person attendance.
- J. **WEEKLY DESIGN PROGRESS UPDATES.** AXIOM will provide to the extent practicable, weekly design updates to the city identifying what has been done, what is anticipated and review of any critical path items.

Engineer's services under the Due Diligence Phase will be considered complete on the date when Engineer has delivered to Owner the findings of the investigatory elements and moved into the creation of plans and specifications.

## 2. **SCHEMATIC DESIGN (SUPPLEMENTAL)**

**TOTAL FEE: \$34,300**

- A. Design Meeting with the Owner to finalize the program, floor plan, and exterior design to finalize the Concept Design. Assumes 2-3 hour meeting between Axiom, OPN, and City staff.
- B. Define the Owner "Core Team", communication protocols, and set up bi-weekly design meeting dates.
- C. Consultant to define major systems, structural bays, and related items that will impact the Design Development phase.
- D. Review and discuss engineering narratives to determine any major revisions or adjustment prior to moving forward with Design Development phase.

## 3. **DESIGN DEVELOPMENT**

**TOTAL FEE: \$281,000**

*Primary design phase where all the systems and elements for the building and site are decided and heavily designed.*

### A. **CIVIL and LANDSCAPE SCOPE.**

- General dimensions and elevations.
- Permanent exterior signage developed.
- Parking and roadway plans and elevations.
- Pedestrian pathway plans (sidewalks and trails.)
- Vehicle and pedestrian traffic controls.
- Grading plan.
- Site lighting plan coordination (with Electrical.)



Concept details of site fixtures and equipment.  
 Utility plans, elevations, and details.  
 Modeling and calculation for final stormwater design – quality and quantity (as applicable.)  
 Initial utility coordination with AHJ.  
 Utility calculations as required.  
 Soil erosion and sedimentation control plan (for construction and post-construction.)  
 Initial planting plans and schedules for landscape elements.  
 Integration of all owner and AHJ requirements to the site.  
 Site furnishing determinations and placement on site – bike racks, benches, hardscapes, trash receptacles, etc.

**B. STRUCTURAL SCOPE.**

Design of foundation, flooring, stoops, and other related items.  
 Design of lateral system and associated elements.  
 Design of framing plan for floors and roof.  
 Final sizing of columns, beams, and slabs.  
 Create typical sections and cuts.  
 Indicate bedrock elevation (if applicable) and make accommodations.  
 Development of new second floor structural and all associated elements. Will utilize existing framework as much as possible with information available.  
 Initial exterior wall sections.  
 Verify sleeve locations and requirements.  
 Creation of final structural calculations.

**C. MECHANICAL/PLUMBING SCOPE.**

1. Design criteria including indoor and outdoor conditions, ventilation, air circulation, minimum exhaust, sound levels, system diversities, and building envelope thermal characteristics reaffirmed and verified in the documents.
2. Initiate approval process with appropriate utilities.
3. All riser diagrams completed.
4. Typical floor coordination is complete with all risers, chases, and interstitial ceiling areas coordinated.
5. Overall building air flow diagram – air handlers, exhaust, duct risers, and mains.
6. Determination of any room pressurization and/or airflow relationships.
7. Plans for shaft, chase, and recess requirements.
8. Duct layout for typical spaces.
9. Equipment schedules for major equipment.
10. Equipment locations with enlarged mechanical plans.
11. Indications of typical locations of fire dampers, smoke dampers, and combination dampers.
12. Outline of major control sequences of operation.
13. Smoke control scheme determination.
14. Preliminary floor plans of mechanical rooms with all components and required service access areas.
15. Utility meter locations and design flow rates.
16. Piping schematic or riser diagrams for every plumbing system.
17. Preliminary piping plans (domestic and process) with indication of required service areas.
18. Water meter locations.
19. Back flow prevention locations.
20. Plumbing fixture schedules (selected by architect and owner.)
21. Equipment schedules for major plumbing equipment.
22. Fire protection zoning extents.
23. Location of main headers and risers on fire protection system.
24. Location of test headers and FDC for fire protection system.
25. Fire pump sizing calculations.

**D. ELECTRICAL/TECH SCOPE.**

1. Initiate approval process with appropriate utilities.
2. All riser diagrams completed.
3. Typical floor coordination is complete with all risers, chases, and interstitial ceiling areas coordinated.
4. Typical interior lighting and control plans.
5. Outdoor lighting and control plans.
6. Electrical fixture types and schedules.
7. Lighting control system and control device descriptions.
8. Typical photometric calculations and layout.
9. Dimming, daylighting, and low voltage control zones.
10. Electrical manhole, duct bank, and building entry plans and details
11. Normal power riser diagram with breaker, fuse, conduit, and conductor sizes.
12. Emergency power riser diagram with breaker, fuse, conduit, and conductor sizes.
13. Grounding riser diagram.
14. List of equipment on emergency power (simple schedule.)
15. Panel schedules.
16. Electrical equipment location plans.
17. Typical electrical outlet location plans.
18. Temporary power plan for construction coordination (with contractors.)
19. Electric meter location with design amps and voltage.
20. Fire protection zoning extents.
21. Location of main headers and risers on fire protection system.
22. Location of test headers and FDC for fire protection system.
23. Fire pump sizing calculations.
24. Fire alarm riser diagram.
25. Fire alarm panel, device, and appliance location plans.
26. Telecom backboard locations.
27. Telecom raceway and grounding riser diagrams.
28. Conduit and cable tray plans with sizes.
29. Material cut sheets.
30. List of equipment to share telecom rooms.
31. Typical telecom outlet location plans.
32. Intercom locations (if applicable.)
33. Access, security, AV, and other specialty riser diagrams and equipment location plans.

#### **E. ARCHITECTURAL SCOPE.**

1. Exterior envelope modules and primary exterior dimension strings are complete.
2. Representative area interior dimensioning.
3. Rooms labeled and numbered.
4. Partition types tagging generally represented.
5. Doors tagged.
6. Reflected ceiling plans for all typical and major areas of the project drawn with light fixtures and diffusers indicated.
7. Representative ceiling details drawn, focus on covering scope.
8. Structure and MEPT/FP coordination well underway.
9. Exterior elevations are graphically complete.
10. Most building sections are cut and structure is coordinated with the current structural drawings.
11. MEPT/FP horizontal collection and distribution zones addressed in building sections where applicable.
12. Complete typical wall sections at 1/2" or 3/4" scale with notes and dimensions.
13. Representative larger scale partial details at 1 1/2" or 3" scale.
14. Foundation sections complete.
15. Draft of specification sections pertaining to exterior envelope including roofing, waterproofing, aluminum & glass systems and opaque wall systems.
16. Block out spaces with casework and built-in fixtures, equipment and appliances.

17. Interior material selections are scheduled and/or specified.
18. Finish design of lobbies, amenities and other finish spaces is initiated.
19. Draft of specifications for finish sections.
20. The majority of partition types are detailed (those in high finish areas may not be detailed.)
21. Representative typical interior details drawn.
22. Door schedules for typical areas complete with draft of specifications for doors, frames and hardware.
23. Typical door details are drawn.
24. Typical area room finish scheduled is complete.
25. Interior finishes are tabulated or specified citing as much specific manufacturer, model, type, color information as possible.
26. Updated outline specification or prepare draft specification for finishes and doors (if preparing draft specifications must include as much project specific information as possible.)
27. BIM model provided to the design team with the above-included elements in timely and regularly-updated fashion.
28. In depth communication with owner's specialty consultants.

- F. **OPINION OF COST.** Order of magnitude cost opinion will be provided by the team for review by the owner to track the potential cost of the project at this stage.

#### 4. **CONSTRUCTION DOCUMENTS**

**TOTAL FEE: \$250,100**

*Final phase of design where all of the design elements are cleaned up and detailed into all of the assembled pages for submittal to the AHJ and utilized for contractor bidding.*

##### A. **CIVIL and LANDSCAPE SCOPE.**

1. Extent of construction area delineated and indicated.
2. Final traffic control plan.
3. Construction site access and staging area determination.
4. Underground utility profiles.
5. Final verification of pipe sizing.
6. Finalization of jointing locations and types.
7. Indication of stoops (coordinated with Structural.)
8. Pavement markings and wayfinding.
9. Final SWPPP.
10. All applicable details and notes finalized.
11. Final planting plans and schedules for landscape elements.
12. Finalization and verification of all owner and AHJ requirements to the site.
13. Site furnishing finalization – placements, brands, materials, configurations.

##### B. **STRUCTURAL SCOPE.**

1. Fully correlate plans with architectural and mechanical models.
2. Review utility interference with finalized structural elements.
3. Corroborate with architectural team and identify architectural/structural conflicts.
4. Finalize exterior wall assembly details.
5. Masonry Walls, Anchorage, and Reinforcing
6. Verify Thermal Break Requirements
7. Verify Brick Ledges and Masonry Integration
8. Masonry rehabilitation and repair detailing – corroborated with architect.
9. Develop all connection details.
10. Finalize all calculations.
11. Finalize dimensions.
12. Final design of beams, columns, decking, floor.
13. Verify any floor and roof openings
14. Finalize top of beam elevations
15. Expansion Joint Detailing
16. Water proofing details coordinated with architect.
17. Finalize steel grades, concrete types, and other applicable material data.
18. Finalize schedules.

19. Fireproofing Integration (from Architect)
20. Structural Notes
21. Special Inspection Logs
22. 3-part specifications for all included elements.

**C. MECHANICAL/PLUMBING SCOPE.**

1. Verify room numbers and architectural backgrounds are lightly shown under floorplans.
2. Number all duct mounted smoke and combination fire/smoke dampers on HVAC floor plans and create corresponding schedule.
3. Detailed piping and duct design with all sizes indicated.
4. Schematic one-line diagrams for all steam/hydronic systems including pipe specialties, instrumentation, and valving requirements.
5. Detailed floor plans of mechanical rooms with all components required and service areas.
6. Cross sections through mechanical rooms and areas where there are installation and coordination issues (tight spaces.)
7. Equipment details including structural support requirements.
8. Penetration and sleeve details.
9. Installation details.
10. Duct construction schedules indicating material and pressure class.
11. Detailed HVAC sequence of operation.
12. Utility meter details.
13. Water riser diagram.
14. Waste and vent riser diagrams.
15. Foundation drains.
16. Detailed piping design with all pipe sizes indicated.
17. Typical plumbing details, including structural support requirements.
18. Piping details.
19. Plumbing penetration and sleeve details.
20. Fire protection service entrance details.
21. Location of all sprinkler zone valves, drains, and fire hose connections.
22. Typical sprinkler installation details.
23. Sprinkler penetration and sleeve details.

**D. ELECTRICAL/TECH SCOPE.**

1. Verify room numbers and architectural backgrounds are lightly shown under floorplans.
2. Interior and exterior lighting plans including control systems and devices, lighting panels, switching, and circuiting.
3. Lighting control system schematics and wiring diagrams.
4. Lighting control system detailed sequences of operation.
5. Details of power service to building.
6. Power plans including primary raceways, feeder conduits, electrical loads, duplex and special receptacles, and circuiting.
7. Emergency power system plans, controls, and details.
8. Connections to other building systems including fire alarm and HVAC controls.
9. Details of non-standard electrical installations.
10. Conduit and wire sizes for services, feeders, and special branch circuits.
11. MCC elevations.
12. Grounding details.
13. Roof and floor penetration details.
14. Fire alarm detailed panel, device, and appliance location plans including duct detectors, fire/smoke dampers, sprinkler flow, and tamper switches.
15. Fire alarm monitor and control modules, door hold-opens, and door lock releases.
16. Fire alarm general notes on wire and conduit sizes.
17. Fire alarm details of connections to HVAC, fire pump, fire suppression, door hold-open, and door locks.
18. Suggested detailed operation sequence.
19. Telecom outlet locations.
20. Details of telecom service to the building.

21. Floor box schedule.
22. Telecom floor box, outlet box, and conduit installation details.
23. Telecom power outlet locations.
24. Card access, security, AV and other specialty detailed equipment location plans, equipment schedules, wiring diagrams, installation details, and suggested sequence of operations.

**E. ARCHITECTURAL SCOPE.**

1. Verification of owner-provided items and finalization with owner's specialty consultants.
2. Determination of all allowances and bid alternates.
3. All final door, window, and finish schedules provided.
4. Title block completed and all requirements established.
5. All finalized floorplans completed and provided to design team for use. Adequate time provided for integration of final floorplan(s) into final overall design.
6. Site plan integration is fully completed for all engineering discipline coordination.
7. Floor to floor heights are all established and provided.
8. Expansion joint requirements are developed and conveyed.
9. Wall sections are all created and determined for all conditions.
10. Edge of slab locations are determined.
11. Parapet heights are established.
12. Roof screening wall requirements and locations and provided.
13. Type and weight of the roofing system is determined.
14. Location and depth for all floor recesses is conveyed.
15. Any panelized architectural wall systems are determined.
16. Stair and elevator smoke hatch locations established.
17. Skylight rough ins and sizes are provided.
18. Areas on suspended levels requiring heavier design loading criteria are conveyed.
19. Roof drainage plan is created.
20. BIM model provided to the design team with the above-included elements in timely and regularly-updated fashion.
21. Specifications finalized.

- F. OPINION OF COST.** Complete Master-Format divisional-based cost opinion will be provided at this stage for Client support of the project. This opinion will allow the client to evaluate progress and the scope/scale of the project as it is intended and allow for adjustments or changes to the design to accommodate the effort and eliminate the need for value engineering the project late in the overall effort. This will also be used for the bidding RFP.

**5. BIDDING, PERMITTING AND CONTRACT PHASE**

**TOTAL FEE: \$15,500**

- A.** After acceptance by Owner of the final Drawings and Specifications, other Construction Contract Documents, bidding-related documents (or requests for proposals or other construction procurement documents), and upon written authorization by Owner to proceed, Engineer shall:
1. Assist Owner in advertising for and obtaining bids or proposals for the Work, assist Owner in issuing assembled design, contract, and bidding-related documents (or requests for proposals or other construction procurement documents) to prospective contractors, and, where applicable, maintain a record of prospective contractors to which documents have been issued, attend pre-bid conferences, if any, and receive and process contractor deposits or charges for the issued documents.
- Prepare and issue Addenda as appropriate to clarify, correct, or change the issued documents.
- Provide information or assistance needed by Owner in the course of any review of proposals or negotiations with prospective contractors.
- Consult with Owner as to the qualifications of prospective contractors.
- Consult with Owner as to the qualifications of sub-contractors, suppliers, and other individuals and entities proposed by prospective contractors, for those portions of the Work as to which review of qualifications is required by the issued documents.
- If the issued documents require, the Engineer shall evaluate and determine the acceptability of "or equals" and substitute materials and equipment proposed by prospective contractors, provided that such proposals are

allowed by the bidding-related documents (or requests for proposals or other construction procurement documents) prior to award of contracts for the Work.

Perform bid opening for Owner, prepare summary, and discuss results/evaluation of bid with owner.

If Owner engages in negotiations with bidders or proposers, assist Owner with respect to technical and engineering issues that arise during the negotiations.

Assist owner with review and execution of the construction contract with the selected General Contractor.

On-boarding of the selected General Contractor. Introductions to team, set up of construction management software/system, development of schedule outlay and milestones, scheduling of bi-weekly OAEC meetings, and other required elements for getting underway with construction.

- B. The Bidding or Negotiating Phase will be considered complete upon commencement of the Construction Phase or upon cessation of negotiations with prospective contractors.

## 6. **CONSTRUCTION PHASE**

**TOTAL FEE: \$191,200\***

- A. Upon successful completion of the Bidding and Negotiating Phase, and upon written authorization from Owner, Engineer shall:

*General Administration of Construction Contract:* Consult with Owner and act as Owner's representative as provided in the Construction Contract.

*Selection of Independent Testing Laboratory:* Assist Owner in the selection of an independent testing laboratory insofar as this is required by the AHJ.

*Pre-Construction Conference:* Participate in a pre-construction conference prior to commencement of Work at the Sites.

*Schedules:* Receive, review, and determine the acceptability of any and all schedules that Contractor is required to submit to Engineer, including the Progress Schedule, Schedule of Submittals, and Schedule of Values.

*Visits to Site and Observation of Construction:* In connection with observations of Contractor's Work while it is in progress:

- a. Make visits to the Site at intervals appropriate to the various stages of construction, as Engineer deems necessary, to observe as an experienced and qualified design professional the progress of Contractor's executed Work. Such visits and observations by Engineer, are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in this Agreement and the Construction Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on Engineer's exercise of professional judgment. Based on information obtained during such visits and observations, Engineer will determine in general if the Work is proceeding in accordance with the Construction Contract Documents, and Engineer shall keep Owner informed of the progress of the Work.
- b. The purpose of Engineer's visits to the Site, will be to enable Engineer to better carry out the duties and responsibilities assigned to and undertaken by Engineer during the Construction Phase, and, in addition, by the exercise of Engineer's efforts as an experienced and qualified design professional, to provide for Owner a greater degree of confidence that the completed Work will conform in general to the Construction Contract Documents and that Contractor has implemented and maintained the integrity of the design concept of the completed Project as a functioning whole as indicated in the Construction Contract Documents. Engineer shall not, during such visits or as a result of such observations of the Work, supervise, direct, or have control over the Work, nor shall Engineer have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, for security or safety at the Site, for safety precautions and programs incident to any Constructor's work in progress, for the coordination of the Constructors' work or schedules, nor for any failure of any Constructor to comply with Laws and Regulations applicable to furnishing and performing of its work. Accordingly, Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish or perform the Work, or any portion of the Work, in accordance with the Construction Contract Documents.
- c. Site visits include photography and drone imagery  
*Defective Work:* Reject Work if, on the basis of Engineer's observations, Engineer believes that such Work is defective under the terms and standards set forth in the Construction Contract Documents. Provide



recommendations to Owner regarding whether Contractor should correct such Work or remove and replace such Work, or whether Owner should consider accepting such Work as provided in the Construction Contract Documents potentially with deductive considerations.

**Compatibility with Design Concept:** If Engineer has express knowledge that a specific part of the Work that is not defective under the terms and standards set forth in the Construction Contract Documents is nonetheless not compatible with the design concept of the completed Project as a functioning whole, then inform Owner of such incompatibility, and provide recommendations for addressing such Work.

**Construction Staking:** Work with the owner to complete construction staking. AXIOM will work with the construction staking staff to develop point files and appropriate data to lay out as the General Contractor requires. ***This item will be hourly as required.***

**Clarifications and Interpretations:** Accept from Contractor and Owner submittal of all matters in question concerning the requirements of the Construction Contract Documents (requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Construction Contract Documents. With reasonable promptness, render a written clarification, interpretation, or decision on the issue submitted, or initiate an amendment or supplement to the Construction Contract Documents.

**Non-reviewable Matters:** If a submitted matter in question concerns the Engineer's performance of its duties and obligations, or terms and conditions of the Construction Contract Documents that do not involve (1) the performance or acceptability of the Work under the Construction Contract Documents, (2) the design (as set forth in the Drawings, Specifications, or otherwise), or (3) other engineering or technical matters, then Engineer will promptly give written notice to Owner and Contractor that Engineer will not provide a decision or interpretation.

**Field Orders:** Subject to any limitations in the Construction Contract Documents, Engineer may prepare and issue Field Orders requiring minor changes in the Work.

**Change Orders and Work Change Directives:** Recommend Change Orders and Work Change Directives to Owner, as appropriate, and prepare Change Orders and Work Change Directives as required.

**Differing Site Conditions:** Respond to any notice from Contractor of differing site conditions, including conditions relating to underground facilities such as utilities, and hazardous environmental conditions. Promptly conduct reviews and prepare findings, conclusions, and recommendations for Owner's use.

**Shop Drawings, Samples, and Other Submittals:** Review and approve or take other appropriate action with respect to Shop Drawings, Samples, and other required Contractor submittals, but only for conformance with the information given in the Construction Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated by the Construction Contract Documents. Such reviews and approvals or other action will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto. Engineer shall meet any Contractor's submittal schedule that Engineer has accepted.

**Substitutes and "Or-equal":** Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor, but subject to the provisions of Paragraph A2.02.A.2 of this Exhibit A.

**Inspections and Tests:**

- d. Receive and review all certificates of inspections, tests, and approvals required by Laws and Regulations or the Construction Contract Documents. Engineer's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Construction Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Construction Contract Documents. Engineer shall be entitled to rely on the results of such inspections and tests.
- e. As deemed reasonably necessary, request that Contractor uncover Work that is to be inspected, tested, or approved.
- f. Pursuant to the terms of the Construction Contract, require special inspections or testing of the Work, whether or not the Work is fabricated, installed, or completed.

**Change Proposals and Claims:** (a) Review and respond to Change Proposals. Review each duly submitted Change Proposal from Contractor and, within 30 days after receipt of the Contractor's supporting data, either deny the Change Proposal in whole, approve it in whole, or deny it in part and approve it in part. Such actions shall be in writing, with a copy provided to Owner and Contractor. If the Change Proposal does not involve the design (as set forth in the Drawings, Specifications, or otherwise), the acceptability of the Work, or other engineering or technical matters, then Engineer will notify the parties that the Engineer will not

resolve the Change Proposal. (b) Provide information or data to Owner regarding engineering or technical matters pertaining to Claims.

*Applications for Payment:* Based on Engineer's observations as an experienced and qualified design professional and on review of Applications for Payment and accompanying supporting documentation:

- g. Determine the amounts that Engineer recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute Engineer's representation to Owner, based on such observations and review, that, to the best of Engineer's knowledge, information and belief, Contractor's Work has progressed to the point indicated, the Work is generally in accordance with the Construction Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Construction Contract Documents, and to any other qualifications stated in the recommendation), and the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe the Work. In the case of unit price Work, Engineer's recommendations of payment will include final determinations of quantities and classifications of the Work (subject to any subsequent adjustments allowed by the Construction Contract Documents).
- h. By recommending payment, Engineer shall not thereby be deemed to have represented that observations made by Engineer to check the quality or quantity of Contractor's Work as it is performed and furnished have been exhaustive, extended to every aspect of Contractor's Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in this Agreement. Neither Engineer's review of Contractor's Work for the purposes of recommending payments nor Engineer's recommendation of any payment including final payment will impose on Engineer responsibility to supervise, direct, or control the Work, or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or Contractor's compliance with Laws and Regulations applicable to Contractor's furnishing and performing the Work. It will also not impose responsibility on Engineer to make any examination to ascertain how or for what purposes Contractor has used the money paid to Contractor by Owner; to determine that title to any portion of the Work, including materials or equipment, has passed to Owner free and clear of any liens, claims, security interests, or encumbrances; or that there may not be other matters at issue between Owner and Contractor that might affect the amount that should be paid.

*Contractor's Completion Documents:* Receive from Contractor, review, and transmit to Owner maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance required by the Construction Contract Documents, certificates of inspection, tests and approvals, and Shop Drawings, Samples, and other data approved. Receive from Contractor, review, and transmit to Owner the annotated record documents which are to be assembled by Contractor in accordance with the Construction Contract Documents to obtain final payment. The extent of Engineer's review of record documents shall be to check that Contractor has submitted all pages.

*Substantial Completion:* Promptly after notice from Contractor that Contractor considers the entire Work ready for its intended use, in company with Owner and Contractor, visit the Site to review the Work and determine the status of completion. Follow the procedures in the Construction Contract regarding the preliminary certificate of Substantial Completion, punch list of items to be completed, Owner's objections, notice to Contractor, and issuance of a final certificate of Substantial Completion. Assist Owner regarding any remaining engineering or technical matters affecting Owner's use or occupancy of the Work following Substantial Completion.

*Final Notice of Acceptability of the Work:* Conduct a final visit to the Project to determine if the Work is complete and acceptable so that Engineer may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, Engineer shall also provide a notice to Owner and Contractor that the Work is acceptable to the best of Engineer's knowledge, information, and belief, and based on the extent of the services provided by Engineer under this Agreement.

*Standards for Certain Construction-Phase Decisions:* Engineer will render decisions regarding the requirements of the Construction Contract Documents, and judge the acceptability of the Work, pursuant to the specific procedures set forth in the Construction Contract for initial interpretations, Change Proposals, and acceptance of the Work. In rendering such decisions and judgments, Engineer will not show partiality to Owner or Contractor, and will not be liable to Owner, Contractor, or others in connection with any proceedings, interpretations, decisions, or judgments conducted or rendered in good faith.

*Duration of Construction Phase:* The Construction Phase will commence with the execution of the first Construction Contract for the Project or any part thereof and will terminate upon written recommendation



by Engineer for final payment to Contractors. If the Project involves more than one prime contract, then Construction Phase services may be rendered at different times in respect to the separate contracts. Engineer shall be entitled to an equitable increase in compensation if Construction Phase services are required after the original date for completion and readiness for final payment of Contractor as set forth in the Construction Contract.

**7. POST CONSTRUCTION PHASE **TOTAL FEE: \$2,000****

- A. Upon written authorization from Owner during the Post-Construction Phase, Engineer shall:  
 Together with Owner, visit the Project to observe any apparent defects in the Work, make recommendations as to replacement or correction of defective Work, if any, or the need to repair of any damage to the Site or adjacent areas, and assist Owner in consultations and discussions with Contractor concerning correction of any such defective Work and any needed repairs.  
 Together with Owner, visit the Project within one month before the end of the Construction Contract's correction period to ascertain whether any portion of the Work or the repair of any damage to the Site or adjacent areas is defective and therefore subject to correction by Contractor. "11-month walk."
- B. The Post-Construction Phase services may commence during the Construction Phase and, if not otherwise modified in this Exhibit A, will terminate twelve months after the commencement of the Construction Contract's correction period.

**8. PROJECT MANAGEMENT/COORDINATION and OWNER'S REP **TOTAL FEE: \$79,800****

- A. Axiom shall designate a Project Executive and a Project Coordinator to every project.
- B. Together the team shall act as the "Owner's Representative" in all ways that the client requests.
1. Includes the following items which may be further detailed in other areas of this contract as well.
- C. Overall management shall include:
1. Full coordination of the utilities required for the project.
    - a. Private power
    - b. Private natural gas
    - c. Private telecom/fiber (up to 2 companies)
    - d. Public water, wastewater, and storm water
  2. Coordination of authority having jurisdiction (AHJ) – in most cases a City, Village, Township
    - a. Administrative requirements for Council/Board and/or Planning Zoning (specific task fee will be included in this contract and indicated if known for the design team deliverable.)
    - b. Permitting and approval process and requirements.
    - c. Necessary calls and meetings.
    - d. Other tasks as necessary.
  3. Developer, Realtor, and Property Association Coordination
    - a. Coordination with any developers or realtors that the Owner has engaged.
    - b. Coordination with any Property Owner's Association and their members/officers.
    - c. Submittal of required materials and coordination thereof.
    - d. Calls and meetings as necessary with these groups.
  4. Scheduling
    - a. PM team will develop a full and detailed schedule at the beginning of the job in Gantt chart format.
    - b. Schedule will include deliverables, targets, and overall driver for the project – typically opening date or construction start date.
    - c. Schedule will be adjusted and maintained as necessary throughout the project, to provide guidance and formal targets to the team.
  5. Full coordination of the design team – in house engineers and subcontracted architect.
    - a. Schematic Design, Design Development, and Permit Documents.
    - b. Required edits, page turns, content inclusion.
    - c. Page turns with the owner as necessary throughout the process.
    - d. Inclusion of owner standards and verification with the team and Owner.
  6. Coordination of Owner's teams – facilities, information technology, and security for:
    - a. Page turns

- b. Plan markups
- c. Bluebeam session notes and integration
- d. Calls and plan adjustments as required
- 7. Construction Administration
  - a. As indicated in part elsewhere in this proposal, the PM team shall serve as the Construction Manager during the full course of construction.
  - b. All OAEC meetings shall be attended as well as additional meetings as required. This includes a minimum of one meeting every 2-weeks throughout the course of construction.
  - c. Management of the full document load shall be completed throughout the (typically 12-month) build by the PM team. This includes management of the construction software, all RFIs, ITCs, PCO, CAR, Pay Applications, and other paperwork and deliverables throughout the process for the A/E team.
  - d. Additional duties indicated elsewhere in this document.
- 8. Closeout
  - a. The project shall be closed out from TCO/Substantial Completion through final acceptance.
  - b. All necessary meetings, additional site visits, contractor coordination, additional punchlists, and other necessary work shall be coordinated and managed.

## 9. **ASSUMPTIONS AND NOTES**

### A. **CIVIL and LANDSCAPE NOTES.**

1. Design will follow applicable State and Local standard requirements.  
Does not include redesign of any city infrastructure – adjacent streets, utilities, traffic signal, etc....
2. 3-Part MasterFormat Specifications for inclusion into final specification manual.
3. Does not include any new land division work (CSM.)
4. Assumes the Ridgeline extension/roadway under the current platted configuration will be used for the final design.
5. Excludes the cost of design and construction inspection for the North roadway portions (see dashed/shaded area on the included concept exhibit.)
6. Site is assumed to be properly serviced by public and franchise utilities such that only typical service line design will be required. Design of public utility improvements required to service the site may result in additional hourly charges.
7. Any earthwork quantities are provided as referential in nature. Earthwork contractors should do their own takeoffs for bidding purposes.
8. Any paving connections to the street are assumed to require only curb and gutter section cuts to be integrated into the roadway.
9. Does not assume retaining wall design. Any retaining walls that are needed/included on the plans will be schematically designed with plan/profile/grade developed. Materials for the wall will be specified and included specifications for the wall installer will be included. This will be a design-build item where the wall installer will be required to provide a stamped design drawing along with their installation.
10. Does not include a traffic study. One is not anticipated to be required.
11. Landscape elements and design based on heavy input from Owner to communicate desires and requests.
12. Full irrigation design is not included. Irrigation (if present) will be design-build by the irrigation contractor. AXIOM will complete and performance specification for the system based on owner input. AXIOM may include a general sleeving layout for proposed irrigation crossings and pathways under site elements (paving.) This will require input and direction from the owner.
13. A snow-removal plan and layout may be included on the plan set if requested by the owner.
14. In-depth DD and CD level document reviews with the owner are expected. Significant redesigns required after owner sign-off at these stages may result in additional hourly charges to redesign any requested elements.
15. Landscaping design will be included in the project as the AHJ requires. AXIOM will work to maintain as many of the owner standards as possible but some revisions/changes may be required due to AHJ constraints.

### B. **STRUCTURAL NOTES.**

1. Building composition expectation is mainly steel and concrete with wood and masonry elements. Interior demised areas expected to be primarily light gauge steel or wood.

2. Specialty foundation design elements may require additional design fee depending on the area eventually selected for the site. These include but are not limited to Rammed Aggregate Piers, Piling, Helical Piers, Auger Cast Piles or other similar deeper foundation elements. Earth retention design is also not included.
3. Coordination with elevator supplier IS included but the structural team only designs the elevator shaft itself. The . Coordination of any embeds, top beam, sump pit, and drainage will be completed.
4. Open-web truss, steel joist, and steel stud design assumed to be performance based delegated design. AXIOM will work with known suppliers to provide design basis, general dimensioning/layout, and loading, but final design specifics, dimensioning, and layout will be provided by eventual supplier. AXIOM will review and verify final product meets design requirements and code factors.
5. Specialty/decorative elements will be designed by the architect and verified by AXIOM for structural requirements where applicable (and shown on structural pages for coordination) on elements such as handrail, steel stairs, specialty brackets and stanchions, etc.
6. Design will use applicable design standards for safety factor, deflection, settlement, drift, occupancy comfort and expansion/contraction.
7. In-depth DD and CD level document reviews with the owner are expected. Significant redesigns required after owner sign-off at these stages may result in additional hourly charges to redesign any requested elements.
8. Design will follow current IBC and AISC requirements as applicable.

#### C. MEPT NOTES.

1. Does not include evaluation of different HVAC, plumbing, and electrical systems required by the State, City or utility company; energy rebate programs.
2. Sprinkler design will be completed at a schematic level only. Final sprinkler design will be by eventual GC sprinkler subcontractor – level III NICET. AXIOM will coordinate testing for available City water and provide design specification. Layout of expected system(s) will be provided by AXIOM but eventual layout will be completed/confirmed by sprinkler subcontractor. AXIOM will adjust plans for final as-builts based on completed system. Entry point plumbing for the system will be included in AXIOM design.
3. Does not include fault current and coordination studies used to specify equipment ratings (can be provided for extra fee if required.)
4. Technology elements (fire protection, alarm, IT) are assumed to be partially delegated design by bidders. These items will be schematically designed, then reviewed and integrated into the building design by AXIOM but final layout and design will be by supplier. AXIOM will design the backbone with the owner-provided information.
5. Owner will provide security markup to AXIOM at the DD stage via markups made on a provided floorplan layout by AXIOM.
6. Lighting fixture selection by architect and owner. AXIOM will verify lighting levels and design lighting layout and power distribution. Architect will be expected to complete lighting design and provide reflected ceiling plans to AXIOM.
7. Generator and transfer switch design not assumed. Additional costs for design of this can be provided at request.
8. Design will follow current IBC, IMC, UPC, IECC, NFPA, ASHRAE, and NEC standards.

#### D. GENERAL NOTES.

AXIOM engineering documents will generally be on a delay from our architectural documents. This is due to reaction time and coordination to incorporate all final architectural changes. Generally – a period of 2 weeks (minimum) is needed from final architectural drawings to final engineering drawings (and the completed plan set as a whole.) AXIOM will work to build this into the overall schedule.

1. Additional services that are mentioned in this proposal will be provided upon the request of the Owner/Client and will be billed for at the included hourly rates unless otherwise noted. AXIOM will attempt to notify the Owner/Client to the best of our ability when entering into the additional work, but in many cases the pace/demands of the job will simply flow quickly into said work. AXIOM will indicate the work as hourly/extra on our invoicing and it is the responsibility of the Owner/Client in signing this contract to understand which services require an additional fee.

ComCheck is assumed to be needed for submittal to the AHJ and will be included and completed with the architect. If an additional, more in-depth energy analysis is required additional fees may be required.

2. AXIOM specifications are written by an in-house CSI-certified spec writer.

3. To prevent scope creep and provide good stewardship to the Client/Owner, AXIOM will request a DD and CD level sign off of the provided documents prior to moving into the next phase of deliverable. Sign-off may be in the form of a checklist on some projects and/or may be in the form of a provided time period for owner-review.
4. A value engineering process for this project is assumed as follows. AXIOM will provide a pricing exercise after the design documents for the Ownership team to evaluate and determine overall progress. Another full scale cost opinion will be provided at the end of design as well. Changes to the design can happen between DD and CD without too much effect to the project and budget. If wholesale design changes are required, additional fees may be required but that is not anticipated based on this tiered approach. Wholesale design changes would be in the form of wholistic changes to the overall size, scale, and approved SD program.
5. Does not include any specialty studies or investigations other than specifically listed in the scope of services.
6. Does not include any review of remediation or hazardous materials investigation.
7. No signage design is included but can be coordinated upon request.
8. In-depth DD and CD level document reviews with the owner are expected. Significant redesigns required after owner sign-off at these stages may result in additional hourly charges to redesign any requested elements.

## PART 2 – ADDITIONAL SERVICES

### 1. REQUIRING CLIENT APPROVAL

**TOTAL FEE:** HOURLY

If authorized in writing by Owner, Engineer shall provide Additional Services of the types listed below. These services are not included as part of Basic Services and will be paid for by Owner as indicated.

- A. In general, additional services will be anything not specifically included in the scope of services above or that can reasonably be expected to be associated with the scope of services included for this or similar types of designs.
- B. Preparation of applications and supporting documents (in addition to those furnished under Basic Services) for private or governmental grants, loans, or advances in connection with the Project; preparation or review of environmental assessments and impact statements; review and evaluation of the effects on the design requirements for the Project of any such statements and documents prepared by others; and assistance in obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the Project.
- C. Services to make measured drawings of existing conditions or facilities, to conduct tests or investigations of existing conditions or facilities, or to verify the accuracy of drawings or other information furnished by Owner or others.
- D. Services resulting from significant changes in the scope, extent, or character of the portions of the Project designed or specified by Engineer, or the Project's design requirements, including, but not limited to, changes in size, complexity, Owner's schedule, character of construction, or method of financing; and revising previously accepted studies, reports, Drawings, Specifications, or Construction Contract Documents when such revisions are required by changes in Laws and Regulations enacted subsequent to the Effective Date or are due to any other causes beyond Engineer's control.
- E. Services resulting from Owner's request to evaluate additional Study and Report Phase alternative solutions beyond those agreed to.
- F. Services required as a result of Owner's providing incomplete or incorrect Project information to Engineer.
- G. Providing renderings or models for Owner's use, including services in support of building information modeling or civil integrated management.
- H. Preparing for, coordinating with, participating in and responding to structured independent review processes, including, but not limited to, construction management, cost estimating, project peer review, value engineering, and constructability review requested by Owner; and performing or furnishing services required to revise studies, reports, Drawings, Specifications, or other documents as a result of such review processes.

- I. Preparing additional bidding-related documents (or requests for proposals or other construction procurement documents) or Construction Contract Documents for alternate bids or cost estimates requested by Owner for the Work or a portion thereof.
- J. Assistance in connection with bid protests, rebidding, or renegotiating contracts for construction, materials, equipment, or services.
- K. Providing Construction Phase services beyond the original date for completion and readiness for final payment of Contractor, but only if such services increase the total quantity of services to be performed in the Construction Phase, rather than merely shifting performance of such services to a later date.
- L. Supplementing Record Drawings with information regarding the completed Project, Site, and immediately adjacent areas obtained from field observations, Owner, utility companies, and other reliable sources.
- M. Conducting surveys, investigations, and field measurements to verify the accuracy of Record Drawing content obtained from Contractor, Owner, utility companies, and other sources; revise and supplement Record Drawings as needed.
- N. Preparation of operation, maintenance, and staffing manuals.
- O. Protracted or extensive assistance in refining and adjusting of Project equipment and systems (such as initial startup, testing, and balancing).
- P. Assistance to Owner in training Owner's staff to operate and maintain Project equipment and systems.
- Q. Preparing to serve or serving as a consultant or witness for Owner in any litigation, arbitration, lien, or bond claim, or other legal or administrative proceeding involving the Project.
- R. Other additional services performed or furnished by Engineer not otherwise provided for in this Agreement.

### PART 3 – PAYMENT and TOTALS

<b>1. DUE DILIGENCE TOTAL</b>	<b>\$21,000</b>
Geotech Investigation/Report, Layout and Coordination	\$15,000
Permitting Asst	\$6,000
<b>2. SCHEMATIC DEVELOPMENT TOTAL</b>	<b>\$34,300</b>
Engineering and Architectural Design	\$34,300
<b>3. DESIGN DEVELOPMENT TOTAL</b>	<b>\$281,000</b>
Engineering and Architectural Design	\$275,000
Cost Opinion	\$6,000
<b>4. PERMIT AND CONSTRUCTION DOCUMENTS TOTAL</b>	<b>\$250,100</b>
Engineering and Architectural Design	\$241,100
Cost Opinion	\$9,000
<b>5. BIDDING AND CONTRACT TOTAL</b>	<b>\$15,500</b>
Permitting Submittal and Coordination	\$8,000
Public Bidding Process	\$7,500
<b>6. CONSTRUCTION PHASE TOTAL</b>	<b>\$191,200*</b>
Construction Administration	\$162,400
Construction Meetings and Site Visits	\$28,800
Construction Staking and Layout	HOURLY
Permitting Fees (pass-through billing)	As Required*
<b>7. POST-CONSTRUCTION PHASE TOTAL</b>	<b>\$2,000</b>
11 month warranty walk and follow-up	\$2,000
<b>8. PROJECT MANAGEMENT/COORDINATION AND OWNERS REP</b>	<b>\$79,800</b>
Project Management and Coordination	\$79,800

**SERVICES TOTAL****\$874,900 \***

\*Hourly/allowance and permit fee items will be completed as necessary/required/requested.

**ADDITIONAL SERVICES BREAKDOWN**1. REQUIRING OWNER APPROVAL

HOURLY

## APPLICABLE HOURLY RATES – 2026 &amp; 2027

<b>ENGINEERING SERVICES</b>	<b>2026</b>	<b>2027</b>
Engineer 1	\$95.00	\$98.00
Engineer 2	\$130.00	\$134.00
Engineer 3	\$140.00	\$144.00
Engineer 4	\$155.00	\$160.00
Engineer 5	\$170.00	\$175.00
Engineer 6	\$180.00	\$185.00
Engineer 7	\$190.00	\$196.00
Engineer 8	\$210.00	\$216.00
Engineer Technician	\$115.00	\$118.00
Designer	\$125.00	\$129.00
Senior Designer	\$140.00	\$144.00
<b>PROFESSIONAL CONSULTING SERVICES</b>		
Environmental Technician 1	\$85.00	\$87.00
Environmental Technician 2	\$107.00	\$110.00
Environmental Technician 3	\$115.00	\$118.00
Environmental Scientist 1	\$126.00	\$130.00
Environmental Scientist 2	\$136.00	\$140.00
Environmental Scientist 3	\$152.00	\$157.00
Environmental Scientist 4	\$159.00	\$164.00
Environmental Scientist 5	\$168.00	\$173.00
GIS Technician 1	\$115.00	\$118.00
GIS Technician 2	\$130.00	\$134.00
GIS Analyst 1	\$126.00	\$130.00
GIS Analyst 2	\$152.00	\$157.00
GIS Analyst 3	\$168.00	\$173.00
GIS Analyst 4	\$189.00	\$195.00
Project Coordinator	\$142.00	\$146.00
Senior Project Coordinator	\$155.00	\$160.00
SCADA Analyst 1	\$131.00	\$135.00
Senior SCADA Analyst 1	\$168.00	\$173.00
Senior SCADA Analyst 2	\$189.00	\$195.00
Agricultural Team Leader	\$189.00	\$195.00
<b>SURVEYING SERVICES</b>		
Surveying Technician	\$122.00	\$126.00
Survey Crew Chief	\$145.00	\$149.00
Professional Land Surveyor	\$168.00	\$173.00
<b>CONSTRUCTION REVIEW SERVICES</b>		
Construction Review Technician 1	\$85.00	\$87.00
Construction Review Technician 2	\$115.00	\$118.00
Senior Construction Review Technician	\$130.00	\$134.00
Erosion Control Specialist	\$130.00	\$134.00
Construction Review Manager	\$152.00	\$157.00
<i>Note: Overtime rates will be 120% of standard rate for construction review services</i>		
<b>ADMINISTRATIVE SERVICES</b>		
Administrative Assistant	\$85.00	\$87.00
Director of Marketing	\$165.00	\$170.00
Certified Public Accountant (CFO)	\$210.00	\$216.00



**RESOLUTION #2025-XX**

**RESOLUTION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH AXIOM CONSULTANTS FOR ENGINEERING SERVICES ON THE RIVERSIDE WELLNESS CENTER**

**WHEREAS**, the City of Riverside, Iowa, wishes to construct a public wellness & recreation facility.

**WHEREAS**, Axiom Consultants is the appointed City Engineer for the City of Riverside.

**WHEREAS**, Axiom Consultants has proved a Professional Services Agreement for the design, bidding, and other services as listed in the scope of the agreement.

**NOW, THEREFORE, BE IT RESOLVED**, the Riverside City Council, hereby approves a professional services agreement with Axiom Consultants for the Riverside Wellness Center in the amount of \$874,900.00.

**BE IT FURTHER RESOLVED**, by the City Council of Riverside, Iowa that the Mayor and City Administrator are hereby authorized and directed to execute said resolution.

**It was moved** by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_ to approve the foregoing resolution.

**Roll Call:** Rogerson, Kiene, Mills, Sexton, Schneider

Ayes:

Nays:

Absents:

**PASSED AND APPROVED** by the Riverside City Council on this 15<sup>th</sup> day of December 2025.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Allen Schneider, Mayor

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Stephanie Thomann, City Clerk

## ENGINEER'S REPORT

**PROJECT:** Hall Park Pickleball Courts  
**DATE:** December 08, 2025  
**TO:** City Council  
**TOPIC:** Project Closeout and Acceptance

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Please consider this a recommendation from Axiom Consultant to close out the Hall Park Pickleball Courts project and approve the public improvements as constructed under the contract with Bowker Pinnacle Mechanical LLC.

All change orders have been executed and punchlist items have been completed. All final requests for payments from Bowker Pinnacle have been received and retainage suggested to be released. All warranties, including the additional 15-year warranty from D&N Fence for all fencing and gate materials, will be in place with Bowker Pinnacle and their subcontractors. Axiom will coordinate with the City to set a calendar reminder for a warranty walk-through at the appropriate time per the contract.

Please see below a summary of the financials as it relates to the project and note that all costs associated with the overruns were due to additional work beyond the contract documents as requested by City Council.

Original Contract Amount = \$216,192.67  
Final Contract Amount = \$229,954.77  
Difference = +\$13,762.10 (~6.37%)

A Final Pay Application (#5) and Retainage (#6) have been submitted and recommended for approval by Axiom. A Resolution for Acceptance of Public Improvements will also need to be approved by City Council.

Please note, due to the lack of final grass growth prior to winter weather, all stabilization will be evaluated again in spring 2026 and all necessary re-seeding will be provided by the contractor per specification and warranty.

We thank you for your cooperation, patience, and coordination throughout this project. We hope the City Council, City staff, residents, and visitors find these improvements to be a benefit to the community.

### CONTRACTOR PAY REQUEST

<b>Project:</b>	Contract No. 24-0132.01				Total Completed to Date	\$ 229,954.77	Orig Contract	\$ 216,192.67
	City of Riverside Hall Park Pickleball Courts				Previous Pay Requests	207,954.77	Approved CO's	\$ 13,762.10
<b>Engineer:</b>	Axiom Consultants LLC				Total Retainage	\$ 6,898.64	Current Contract	\$ 229,954.77
<b>Contractor:</b>	Bowker Pinnacle Mechanical LLC				Current Pay Request	\$ 22,000.00		
<b>Pay Request No.</b>	5-FINAL	<b>Date:</b>	5-Dec-2025		Current Retainage	\$ 660.00	% Completed	100.00%
					<b>Payment Due</b>	\$ 21,340.00	Paid to Date	\$ 175,512.78

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	UNIT PRICE	TOTAL ITEM VALUE	QUANTITY COMPLETE	COMPLETED VALUE
1	CLEARING & GRUBBING	LS	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00
2	TOPSOIL, ON-SITE	CY	430	\$ 25.00	\$ 10,750.00	430	\$ 10,750.00
3	EXCAVATION, CLASS 10	CY	3056	\$ 15.00	\$ 45,840.00	3056	\$ 45,840.00
4	SUBGRADE PREPARATION	SY	120.1	\$ 5.00	\$ 600.50	120.1	\$ 600.50
5	COMPACTION TESTING	LS	1	\$ 2,000.00	\$ 2,000.00	1	\$ 2,000.00
6	6" MODIFIED SUBBASE	TON	268.5	\$ 30.00	\$ 8,055.00	268.5	\$ 8,055.00
7	STORM SEWER, TRENCHED, PVC, 10"	LF	130	\$ 66.65	\$ 8,664.50	130	\$ 8,664.50
8	PIPE APRON, METAL, 10"	EACH	1	\$ 300.00	\$ 300.00	1	\$ 300.00
9	PIPE APRON GUARD, METAL, 10" DIA.	EACH	1	\$ 350.00	\$ 350.00	1	\$ 350.00
10	SUBDRAIN, PERFORATED PLASTIC PIPE, 6"	LF	222	\$ 25.00	\$ 5,550.00	222	\$ 5,550.00
11	SUBDRAIN CLEANOUT, 6"	EACH	2	\$ 1,200.00	\$ 2,400.00	2	\$ 2,400.00
12	SUBDRAIN CONNECTIONS	EACH	2	\$ 200.00	\$ 400.00	2	\$ 400.00
13	INTAKE, 10" NYLOPLAST DRAIN	EACH	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00
14	PCC PAVEMENT SAMPLES & TESTING	LS	1	\$ 2,800.00	\$ 2,800.00	1	\$ 2,800.00
15	PAVEMENT, ASPHALT, 3.5" TYPE-B CL. 1 BASE COURSE	SY	711	\$ 40.00	\$ 28,440.00	711	\$ 28,440.00
16	PAVEMENT, ASPHALT, 1.5" TYPE-A SURFACE COURSE	SY	711	\$ 22.00	\$ 15,642.00	711	\$ 15,642.00
17	COLOR SURFACING	SY	711	\$ 32.42	\$ 23,050.62	711	\$ 23,050.62
18	SIDEWALK, PCC, 6"	SY	243.6	\$ 73.00	\$ 17,782.80	243.6	\$ 17,782.80
19	PAVEMENT REMOVAL	SY	0.9	\$ 100.00	\$ 90.00	0.9	\$ 90.00
20	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 500.00	\$ 500.00	1	\$ 500.00
21	HYDRAULIC SEEDING, SEEDING, FERTILIZING, & MULCHING - TYPE 1	ACRE	0.2	\$ 8,000.00	\$ 1,600.00	0.2	\$ 1,600.00
22	WATERING	EACH	1	\$ 1,400.00	\$ 1,400.00	1	\$ 1,400.00
23	FILTER SOCKS, 9"	LF	677	\$ 4.00	\$ 2,708.00	677	\$ 2,708.00
24	FILTER SOCKS, REMOVAL	LF	677	\$ 0.25	\$ 169.25	677	\$ 169.25
25	CHAIN LINK FENCE, COMMERCIAL, BLACK VINYL COATED, 8' HT	LF	306	\$ 50.00	\$ 15,300.00	306	\$ 15,300.00

**CONTRACTOR PAY REQUEST**

<b>Project:</b>	Contract No. 24-0132.01				Total Completed to Date	\$ 229,954.77	Orig Contract	\$ 216,192.67
	City of Riverside Hall Park Pickleball Courts				Previous Pay Requests	207,954.77	Approved CO's	\$ 13,762.10
<b>Engineer:</b>	Axiom Consultants LLC				Total Retainage	\$ 6,898.64	Current Contract	\$ 229,954.77
<b>Contractor:</b>	Bowker Pinnacle Mechanical LLC				Current Pay Request	\$ 22,000.00		
<b>Pay Request No.</b>	5-FINAL	<b>Date:</b>	5-Dec-2025		Current Retainage	\$ 660.00	% Completed	100.00%
					<b>Payment Due</b>	\$ 21,340.00	Paid to Date	\$ 175,512.78
<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>CONTRACT QUANTITY</b>	<b>UNIT PRICE</b>	<b>TOTAL ITEM VALUE</b>	<b>QUANTITY COMPLETE</b>	<b>COMPLETED VALUE</b>	
26	CHAIN LINK FENCE, COMMERCIAL, BLACK VINYL COATED, 4' HT	LF	100	\$ 54.00	\$ 5,400.00	100	\$ 5,400.00	
27	GATES, 8' HT X 4' W	EACH	2	\$ 650.00	\$ 1,300.00	2	\$ 1,300.00	
28	DEMOLITION WORK	LS	1	\$ 2,000.00	\$ 2,000.00	1	\$ 2,000.00	
29	MOBILIZATION	LS	1	\$ 5,000.00	\$ 5,000.00	1	\$ 5,000.00	
30	CONCRETE WASHOUT	LS	1	\$ 100.00	\$ 100.00	1	\$ 100.00	
30	PICKLEBALL NET ASSEMBLY	EACH	3	\$ 2,000.00	\$ 6,000.00	3	\$ 6,000.00	
CO#1	PLAYGROUND EQUIPMENT DEMOLITION	LS	1	\$ 5,704.00	\$ 5,704.00	1	\$ 5,704.00	
CO#2	GRADING & RESTORATION	LS	1	\$ 6,471.00	\$ 6,471.00	1	\$ 6,471.00	
CO#3	SHELTER SIDEWALK CONNECTION CHANGE	LS	1	\$ 687.10	\$ 687.10	1	\$ 687.10	
CO#4	TENNIS COURT TRAINAGE TILE	LS	1	\$ 450.00	\$ 450.00	1	\$ 450.00	
CO#5	CHANGE GRATE TO DOME	LS	1	\$ 450.00	\$ 450.00	1	\$ 450.00	
					\$ -		\$ -	
					<b>\$ 229,954.77</b>		<b>\$ 229,954.77</b>	

AMOUNT CERTIFIED \$ 21,340.00

ENGINEER:

By: Bruce Smith

Date: December 08, 2025

**RESOLUTION #2025-XX**

**PAY APPLICATION #5 TO BOWKER PINNACLE MECHANICAL FOR WORK COMPLETED  
ON HALL PARK PICKLEBALL COURTS PROJECT**

**WHEREAS**, the City of Riverside awarded a contract to Bowker Pinnacle Mechanical for the Hall Park Pickleball Courts Project in the amount of \$216,192.67 at the Riverside City Council Meeting on February 3<sup>rd</sup>, 2025; and

**WHEREAS**, the City of Riverside has been provided with an authorized pay application and recommendation of approval by City Engineer, Axiom Consultants.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of Riverside, Iowa does hereby accept Pay Application #5 and authorizes payment in the amount of \$21,340.00 to Bowker Pinnacle Mechanical for work completed on the Hall Park Pickleball Courts Project.

**BE IT FURTHER RESOLVED**, by the City Council of Riverside, Iowa, that the Mayor and City Administrator are hereby authorized and directed to execute said resolution.

**It was moved** by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_ to approve the foregoing resolution.

**Roll Call:** Rogerson, Mills, Kiene, Sexton, Schneider

Ayes:

Nays:

Absents:

**PASSED AND APPROVED** by the Riverside City Council on this 15<sup>th</sup> day of December 2025.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Allen Schneider, Mayor

Attest: \_\_\_\_\_ Date: \_\_\_\_\_

Stephanie Thomann, City Clerk

### CONTRACTOR PAY REQUEST

<b>Project:</b>	Contract No. 24-0132.01				Total Completed to Date	\$ 229,954.77	Orig Contract	\$ 216,192.67
	City of Riverside Hall Park Pickleball Courts				Previous Pay Requests	229,954.77	Approved CO's	\$ 13,762.10
<b>Engineer:</b>	Axiom Consultants LLC				Total Retainage	\$ 6,898.64	Current Contract	\$ 229,954.77
<b>Contractor:</b>	Bowker Pinnacle Mechanical LLC				Current Pay Request	\$ 6,898.64		
<b>Pay Request No.</b>	6-RETAINAGE	<b>Date:</b>	5-Dec-2025		Current Retainage		% Completed	100.00%
					<b>Payment Due</b>	\$ 7,066.34	Paid to Date	\$ 175,512.78

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	UNIT PRICE	TOTAL ITEM VALUE	QUANTITY COMPLETE	COMPLETED VALUE
1	CLEARING & GRUBBING	LS	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00
2	TOPSOIL, ON-SITE	CY	430	\$ 25.00	\$ 10,750.00	430	\$ 10,750.00
3	EXCAVATION, CLASS 10	CY	3056	\$ 15.00	\$ 45,840.00	3056	\$ 45,840.00
4	SUBGRADE PREPARATION	SY	120.1	\$ 5.00	\$ 600.50	120.1	\$ 600.50
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13	INTAKE, 10" NYLOPLAST DRAIN	EACH	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00
14	PCC PAVEMENT SAMPLES & TESTING	LS	1	\$ 2,800.00	\$ 2,800.00	1	\$ 2,800.00
15	PAVEMENT, ASPHALT, 3.5" TYPE-B CL. 1 BASE COURSE	SY	711	\$ 40.00	\$ 28,440.00	711	\$ 28,440.00
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20	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 500.00	\$ 500.00	1	\$ 500.00
21	HYDRAULIC SEEDING, SEEDING, FERTILIZING, & MULCHING - TYPE 1	ACRE	0.2	\$ 8,000.00	\$ 1,600.00	0.2	\$ 1,600.00
22	WATERING	EACH	1	\$ 1,400.00	\$ 1,400.00	1	\$ 1,400.00
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24	FILTER SOCKS, REMOVAL	LF	677	\$ 0.25	\$ 169.25	677	\$ 169.25
25	CHAIN LINK FENCE, COMMERCIAL, BLACK VINYL COATED, 8' HT	LF	306	\$ 50.00	\$ 15,300.00	306	\$ 15,300.00



**CONTRACTOR PAY REQUEST**

<b>Project:</b>	Contract No. 24-0132.01				Total Completed to Date	\$ 229,954.77	Orig Contract	\$ 216,192.67
	City of Riverside Hall Park Pickleball Courts				Previous Pay Requests	229,954.77	Approved CO's	\$ 13,762.10
<b>Engineer:</b>	Axiom Consultants LLC				Total Retainage	\$ 6,898.64	Current Contract	\$ 229,954.77
<b>Contractor:</b>	Bowker Pinnacle Mechanical LLC				Current Pay Request	\$ 6,898.64		
<b>Pay Request No.</b>	6-RETAINAGE	<b>Date:</b>	5-Dec-2025		Current Retainage		% Completed	100.00%
					<b>Payment Due</b>	\$ 7,066.34	Paid to Date	\$ 175,512.78
<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>CONTRACT QUANTITY</b>	<b>UNIT PRICE</b>	<b>TOTAL ITEM VALUE</b>	<b>QUANTITY COMPLETE</b>	<b>COMPLETED VALUE</b>	
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29	MOBILIZATION	LS	1	\$ 5,000.00	\$ 5,000.00	1	\$ 5,000.00	
30	CONCRETE WASHOUT	LS	1	\$ 100.00	\$ 100.00	1	\$ 100.00	
30	PICKLEBALL NET ASSEMBLY	EACH	3	\$ 2,000.00	\$ 6,000.00	3	\$ 6,000.00	
CO#1	PLAYGROUND EQUIPMENT DEMOLITION	LS	1	\$ 5,704.00	\$ 5,704.00	1	\$ 5,704.00	
CO#2	GRADING & RESTORATION	LS	1	\$ 6,471.00	\$ 6,471.00	1	\$ 6,471.00	
CO#3	SHELTER SIDEWALK CONNECTION CHANGE	LS	1	\$ 687.10	\$ 687.10	1	\$ 687.10	
CO#4	TENNIS COURT TRAINAGE TILE	LS	1	\$ 450.00	\$ 450.00	1	\$ 450.00	
CO#5	CHANGE GRATE TO DOME	LS	1	\$ 450.00	\$ 450.00	1	\$ 450.00	
					\$ -		\$ -	
					<b>\$ 229,954.77</b>		<b>\$ 229,954.77</b>	

AMOUNT CERTIFIED \$ 7,066.34  
ENGINEER:  
By: Bruce Sells Date: December 08, 2025

\*\*Please note that Pay Application No. 3 held 5% retainage by the Contractor, so the difference of \$167.70 is being applied to this application.

**RESOLUTION #2025-XX**

**PAY APPLICATION #6 TO BOWKER PINNACLE MECHANICAL FOR WORK COMPLETED  
ON HALL PARK PICKLEBALL COURTS PROJECT**

**WHEREAS**, the City of Riverside awarded a contract to Bowker Pinnacle Mechanical for the Hall Park Pickleball Courts Project in the amount of \$216,192.67 at the Riverside City Council Meeting on February 3<sup>rd</sup>, 2025; and

**WHEREAS**, the City of Riverside has been provided with an authorized pay application and recommendation of approval by City Engineer, Axiom Consultants.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of Riverside, Iowa does hereby accept Pay Application #6 and authorizes payment in the amount of \$7,066.34 to Bowker Pinnacle Mechanical for work completed on the Hall Park Pickleball Courts Project.

**BE IT FURTHER RESOLVED**, by the City Council of Riverside, Iowa, that the Mayor and City Administrator are hereby authorized and directed to execute said resolution.

**It was moved** by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_ to approve the foregoing resolution.

**Roll Call:** Rogerson, Mills, Kiene, Sexton, Schneider

Ayes:

Nays:

Absents:

**PASSED AND APPROVED** by the Riverside City Council on this 15<sup>th</sup> day of December 2025.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Allen Schneider, Mayor

Attest: \_\_\_\_\_ Date: \_\_\_\_\_

Stephanie Thomann, City Clerk

**RESOLUTION #2025-XX**

**FINAL ACCEPTANCE OF HALL PARK PICKLEBALL COURTS PROJECT**

**WHEREAS**, the City of Riverside awarded a contract to Bowker Pinnacle Mechanical for the Hall Park Pickleball Courts Project in the amount of \$216,192.67 at the Riverside City Council Meeting on February 3<sup>rd</sup>, 2025; and

**WHEREAS**, the City of Riverside and Bowker Pinnacle Mechanical have fulfilled all obligations and City Engineer, Axiom Consultants, has provided a recommendation for final acceptance.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of Riverside, Iowa does hereby accept the Hall Park Pickleball Courts Project from Bowker Pinnacle Mechanical.

**BE IT FURTHER RESOLVED**, by the City Council of Riverside, Iowa, that the Mayor and City Administrator are hereby authorized and directed to execute said resolution.

**It was moved** by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_ to approve the foregoing resolution.

**Roll Call:** Rogerson, Mills, Sexton, Kiene, Schneider

Ayes:

Nays:

Absents:

**PASSED AND APPROVED** by the Riverside City Council on this 15<sup>th</sup> day of December 2025.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Allen Schneider, Mayor

Attest: \_\_\_\_\_ Date: \_\_\_\_\_

Stephanie Thomann, City Clerk

## Snow Removal & Snow Emergency Parking Suggestions

- Designate Snow Emergency Routes (streets with no parking during snow emergency)
- Amend Ordinance to contain the following
  - Notice by Publication Only for Sidewalks
  - Fees- Established in Schedule of Fees (Actual costs?)
  - Odd/Even Defined as Parking Allowed on Even Side on Even Days and vice versa (Year-round Odd/Even?)
  - Residents responsible to clear around hydrants
- Update Snow Emergency and Snow Removal Policy
  - Place Snow Emergency Route Signs on designated streets
  - Remove Odd/Even Signs across town (Possible year round Odd/Even)
  - Designate downtown location for a temporary snow pile
  - Automate Snow Emergency Notification Process
  - Adopt a mailbox damage/replacement policy - \$50 check with waiver of responsibility
- Create Snow Emergency Parking Social Media Graphics that provide easy to comprehend explanations
- Add Snow Emergency / Snow Removal to the City Website that includes all information in one place for residents
- RFP and contract sidewalk snow and ice removal services (shovel sidewalks and de-ice)
- Create a workflow for billing residents who had their sidewalks cleared by the contractor



(Example from City of Sioux City)

## **Current Relevant Sections of City Code**

**69.10 PARKING POLICY DURING SNOW EMERGENCY.** After snowfall of three or more inches, when announced, the snow emergency policy requires “odd/even” parking along the designated routes where there is signage. When in effect, parking is prohibited on the even-numbered side of the street on the even days of the month for the first 24 hours and on the odd-numbered side of the street on the odd days of the month for the second 24 hours. The parking restrictions are normally enforced from 3:00 a.m. until the snow is moved, but start times may vary. The City also has Snow Emergency routes, where there is no parking until the snow has stopped and the road is clear of snow and ice. Proclamation of the snow route parking policy will be announced in advance through area news media. Vehicles violating the restrictions will be ticketed, fined, and/or towed. The minimum fine will be \$25.00; for repeat violators, the Council may increase the fine. The City has the right, power, and authority to determine the length of time that parking is not allowed on the streets for snow removal.

**135.12 DUMPING OF SNOW.** It is unlawful for any person to throw, push, or place or cause to be thrown, pushed or placed, any ice or snow from private property, sidewalks, or driveways onto the traveled way of a street or alley so as to obstruct gutters, or impede the passage of vehicles upon the street or alley or to create a hazardous condition therein; except where, in the cleaning of large commercial drives in the business district it is absolutely necessary to move the snow onto the street or alley temporarily, such accumulation shall be removed promptly by the property owner or agent. Arrangements for the prompt removal of such accumulations shall be made prior to moving the snow.

(Code of Iowa, Sec. 364.12 [2])

**136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS.** It is the responsibility of the abutting property owners to remove snow, ice and accumulations from sidewalks within forty-eight (48) hours. If this has not been done within twenty-four (24) hours, notice will be posted on the door of the address and 24 hours later the City will have the snow removed at the rate of fifty cents (50¢) per linear foot of sidewalk. The property owner will be mailed a bill from the City to be paid within thirty (30) days of receipt. Any bills left unpaid will become a lien against the property in the following spring after all snowfall.

(Code of Iowa, Sec. 364.12[2b & e])

**RESOLUTION #2025-XX**  
**DESIGNATION OF DEPOSITORIES FOR 2026**

**WHEREAS**, the City of Riverside, under Iowa Code § 12C.2, is required to establish approved depositories for public funds via written resolution containing the name of the institution and the maximum amount that may be kept on deposit for each depository.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of Riverside, Iowa does hereby designate the following institutions as approved depositories for 2026:

Farmers & Merchants Savings Bank – Maximum Deposit of \$\_\_\_\_\_

Iowa Public Agency Investment Trust – Maximum Deposit of \$\_\_\_\_\_

**BE IT FURTHER RESOLVED**, by the City Council of Riverside, Iowa, that the Mayor and City Administrator are hereby authorized and directed to execute said resolution.

**It was moved** by Councilperson Kiene, seconded by Councilperson Rogerson to approve the foregoing resolution.

**Roll Call:** Rogerson, Mills, Sexton, Kiene, Schneider

Ayes:

Nays:

Absents:

**PASSED AND APPROVED** by the Riverside City Council on this 15<sup>th</sup> day of December 2025.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Allen Schneider, Mayor

Attest: \_\_\_\_\_ Date: \_\_\_\_\_

Stephanie Thomann, City Clerk



# PROPOSAL

City of Riverside  
P.O. Box 188  
Riverside, IA 52327



WWW.LLPELLING.COM

1425 W. Penn Street P.O. Box 230 North Liberty, Iowa 52317

(319) 626-4600 FAX (319) 626-4605

WE PROPOSE TO DO THE FOLLOWING WORK AND/OR FURNISH THE MATERIALS AT THE UNIT PRICE QUOTED BELOW:

**RE: 2026 Sealcoat Work**

**November, 2025**

**Description of Work:**

**Type A Work (Option 1)**

**Unit Price**

**A. Base repair and single seal coat consisting of:**

Scarify and pulverize existing street surface

Furnish water as required for compaction, reshape and recompact.

Furnish and apply single seal coat of MC-3000 asphalt

Furnish, spread and roll 3/8" chips.

\$ 3.00 SY

**OR**

**Type B Work (Option 2)**

**B. Single seal coat consisting of:**

Power broom streets

Furnish and apply single seal coat of MC-3000 asphalt

Furnish, spread and roll 3/8" chips.

\$ 4.35 SY

**Cold Mix Patch Material (15 tons or less)**

\$ 350.00 TON

**NOTES:**

1. Billing on final units completed.

2. Cold Mix Patching amount is an *estimated* quantity. Invoice will be on actual tons placed.

3. Prices for 2026 Construction Season, if accepted and mailed back by January 30th, 2026.

\*Is this project tax exempt? Yes ☐ No ☐. If you checked yes, please send the Iowa Construction Sales Tax Form with your signed proposal.

**Authorized  
Signature**

*Bar Douwe*

Note: This proposal may be withdrawn if not accepted within 5 ~~10~~ **NOTES** days.

All work & materials will be according to specifications submitted or per standard practices. Any alteration or deviation from the above specifications involving extra cost will become an extra charge over and above the estimate. Items bid per Unit of Measure are based on estimated quantities, and payment will be based on actual quantities placed. Payment is due upon receipt of invoice. 1 3/4% Service Fee will be charged on all past due accounts (21% per annum). Any expense incurred to collect past due accounts, including attorney fees, will be reimbursed by owner.

**Acceptance of Proposal** The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be due upon receipt of invoice. I will retain the white copy for my records and return the yellow copy for authorization to schedule work.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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**"Committed to Excellence since 1948"**

CITY OF RIVERSIDE  
 POOLED CASH REPORT (FUND 999)  
 AS OF: NOVEMBER 30TH, 2025

FUND	ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<u>CLAIM ON CASH</u>					
001-1110	CHECKING ACCT-GENERAL FUND		757,397.79 (	30,363.04)	727,034.75
002-1110	CHECKING ACCT-FIRE DEP.		220,743.53	798,403.02	1,019,146.55
110-1110	CHECKING ACCT-ROAD USE TAX		252,913.15 (	2,375.10)	250,538.05
121-1110	CHECKING ACCT-LOST		218,112.88	13,206.49	231,319.37
125-1110	CHECKING ACCT-TIF		43,831.92	0.00	43,831.92
145-1110	CHECKING ACCT-CASINO REVENUE		2,876,053.23	110,546.56	2,986,599.79
301-1110	CHECKING ACCT-CAP PROJECTS		71,226.07 (	16,612.73)	54,613.34
302-1110	COMMUNITY CENTER FUNDS		1,426,624.11	4,292.07	1,430,916.18
600-1110	CHECKING ACCT-WATER		127,492.56	9,390.95	136,883.51
610-1110	CHECKING ACCT-SEWER		604,739.40 (	33,099.12)	571,640.28
680-1110	CHECKING ACCT-STORM WATER		<u>28,556.73</u>	<u>1,725.34</u>	<u>30,282.07</u>
TOTAL CLAIM ON CASH			6,627,691.37	855,114.44	7,482,805.81
			=====	=====	=====

CASH IN BANK - POOLED CASH

999-1110	CASH IN BANK #35378		1,481,712.69	66,024.85	1,547,737.54
999-1112	MONEY MARKET #67545		3,660,157.65	800,162.52	4,460,320.17
999-1115	COMM CENTER FUND #67928		1,441,989.11 (	11,072.93)	1,430,916.18
999-1121	TIF FUND F&M #4604326		43,831.92	0.00	43,831.92
999-1122	CD# 40110066		0.00	0.00	0.00
999-1123	CD #40110067 CBF		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
SUBTOTAL CASH IN BANK - POOLED CASH			6,627,691.37	855,114.44	7,482,805.81

WAGES PAYABLE

999-2010	WAGES PAYABLE		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
SUBTOTAL WAGES PAYABLE			<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

TOTAL CASH IN BANK - POOLED CASH			6,627,691.37	855,114.44	7,482,805.81
			=====	=====	=====

DUE TO OTHER FUNDS - POOLED CASH

999-2100	DUE TO OTHER FUNDS		<u>6,627,691.37</u>	<u>855,114.44</u>	<u>7,482,805.81</u>
TOTAL DUE TO OTHER FUNDS			6,627,691.37	855,114.44	7,482,805.81
			=====	=====	=====

FUND	ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<u>DUE TO POOLED CASH</u>					
001-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
002-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
110-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
121-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
125-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
145-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
200-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
301-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
302-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
600-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
610-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
670-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
680-2020	ACCOUNTS PAYABLE		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL DUE TO POOLED CASH			0.00	0.00	0.00
			=====	=====	=====
<u>DUE FROM OTHER FUNDS</u>					
999-1330	DUE FROM OTHER FUNDS		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL DUE FROM OTHER FUNDS			0.00	0.00	0.00
			=====	=====	=====
<u>ACCOUNTS PAYABLE - POOLED CASH</u>					
999-2020	ACCOUNTS PAYABLE CONTROL		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL ACCOUNTS PAYABLE POOLED CASH			0.00	0.00	0.00
			=====	=====	=====
 *** PROOF CASH BALANCES ***					
=====					
(A)		(B)		(C)	
CLAIM ON CASH	7,482,805.81	CLAIM ON CASH	7,482,805.81	CASH IN BANK	7,482,805.81
CASH IN BANK	<u>7,482,805.81</u>	DUE TO OTHER FUNDS	<u>7,482,805.81</u>	DUE TO OTHER FUNDS	<u>7,482,805.81</u>
DIFFERENCE	0.00		0.00		0.00
 *** PROOF ACCOUNTS PAYABLE BALANCES ***					
=====					
(D)		(E)		(F)	
AP PENDING	0.00	AP PENDING	0.00	DUE FROM OTHER FUNDS	0.00
DUE FROM OTHER FUNDS	<u>0.00</u>	ACCOUNTS PAYABLE	<u>0.00</u>	ACCOUNTS PAYABLE	<u>0.00</u>
DIFFERENCE	0.00		0.00		0.00

\*\*\* END OF REPORT \*\*\*

CITY OF RIVERSIDE  
 MTD TREASURERS REPORT  
 AS OF: NOVEMBER 30TH, 2025

FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	M-T-D EXPENSES	CASH BASIS BALANCE	NET CHANGE OTHER ASSETS	NET CHANGE LIABILITIES	ACCRUAL ENDING CASH BALANCE
001-GENERAL FUND	757,397.79	29,011.26	61,246.79	725,162.26	0.00	1,872.49	727,034.75
002-FIRE DEPARTMENT FUND	220,743.53	801,587.17	3,184.15	1,019,146.55	0.00	0.00	1,019,146.55
110-ROAD USE TAX FUND	252,913.15	643.48	3,018.58	250,538.05	0.00	0.00	250,538.05
121-LOCAL OPTION SALES TAX	218,112.88	13,206.49	0.00	231,319.37	0.00	0.00	231,319.37
125-TIF FUND	43,831.92	0.00	0.00	43,831.92	0.00	0.00	43,831.92
145-CASINO REVENUE FUND	2,876,053.23	115,841.86	5,295.30	2,986,599.79	0.00	0.00	2,986,599.79
301-CAPITAL PROJECTS FUND	71,226.07	140.27	16,753.00	54,613.34	0.00	0.00	54,613.34
302-WELLNESS CENTER FUND	1,426,624.11	4,718.29	426.22	1,430,916.18	0.00	0.00	1,430,916.18
600-WATER FUND	127,492.56	32,661.31	23,270.36	136,883.51	0.00	0.00	136,883.51
610-SEWER FUND	604,739.40	33,261.18	66,360.30	571,640.28	0.00	0.00	571,640.28
680-STORM WATER FUND	28,556.73	1,725.34	0.00	30,282.07	0.00	0.00	30,282.07
GRAND TOTAL	6,627,691.37	1,032,796.65	179,554.70	7,480,933.32	0.00	1,872.49	7,482,805.81
	=====	=====	=====	=====	=====	=====	=====

\*\*\* END OF REPORT \*\*\*

## ===== R E P O R T T O T A L S =====

## ==== B O O K C O D E T O T A L S ====

BOOK:	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
01-BOOK 01	59.61CR	227.44	61.71	0.00	627.47	857.01
02-BOOK 02	159.78	37.06	59.16	27.01	318.68	601.69
03-BOOK 03	422.25CR	25.01	0.00	0.00	0.00	397.24CR
04-BOOK 04	473.89	1.41	0.00	0.00	50.13	525.43
05-BOOK 05	2.61CR	62.67	1.68	0.00	0.00	61.74
06-BOOK 06	0.00	0.00	0.00	0.00	0.00	0.00
07-BOOK 07	45.10	12.00	43.16	87.70	586.13	774.09
08-BOOK 08	73.45CR	28.67	0.00	0.00	819.69	774.91
TOTALS	120.85	394.26	165.71	114.71	2402.10	3197.63

ERRORS: 000

DATES: 11/01/2025 THRU 11/30/2025

	NUMBER#	TOTAL ARREARS	TOTAL CURRENT	TOTAL BALANCE	ACTIVE ACCOUNT RECONCILIATION
ACTIVE ACCOUNTS:	561	1,004.60	74,182.38	75,186.98	NEW ACCOUNTS: 11
DISCONNECTED ACCTS:	10	83.46	265.87	349.33	DISCONNECT--NO TRF: 10
FINALED ACCOUNTS:	43	2,249.45		2,249.45	DISCONNECT-TRANSFER: 0
INACTIVE ACCOUNTS:	1,942	0.00		0.00	

\*\*GRAND TOTALS\*\* 2,556 3,337.51 74,448.25 77,785.76

\*\*CALCULATION SUMMARY\*\*

TOTAL CHARGES:	74,748.25
DEPOSIT RETURNS:	300.00CR
TOTAL CURRENT:	74,448.25

## ===== S E R V I C E C A T E G O R Y T O T A L S =====

CATEGORY	NUMBER	TOTAL NET	FUEL-ADJ	TOTAL TAX	TAXABLE	BILLED CONSUMPTION	UNBILLED CONSUMPTION	TOTAL CONSUMPTION
AS ANIMAL SHEL	35	81.00	0.00	0.00	0.00			
GAR GARBAGE	797	7,812.82	0.00	0.00	0.00			
STW STORM WATER	553	1,659.00	0.00	0.00	0.00			
SWR SEWER	548	31,290.78	0.00	1,127.45	16,106.36	3509,617.0000		3509,617.0000
WTR WATER	556	30,996.00	0.00	1,781.20	29,685.84	3552,602.0000		3552,602.0000
***TOTALS***		71,839.60	0.00	2,908.65	45,792.20			

## ===== R E V E N U E C O D E T O T A L S =====

R/C DESCRIPTION	G/L ACCOUNT#	AMOUNT
SERVICES:		
100-WATER	600-4-810-1-4500	30,996.00
200-SEWER	610-4-815-1-4500	31,290.78
300-GARBAGE	001-4-950-1-4504	7,812.82
400-ANIMAL SHELTER DONATION	001-4-950-2-4700	81.00
450-STORM WATER FEE	680-4-950-4-4504	1,659.00
TAX:		
190-WATER EXCISE TAX	600-4-810-1-4560	1,781.20
290-SEWER TAX	610-4-815-4-4560	1,127.45
**R/C TOTALS**		74,748.25

## ===== R A T E T A B L E T O T A L S =====

CAT CODE	TBL DESCRIPTION	SCHED	NO#	TOTAL NET	FUEL-ADJ	TOTAL TAX	TAXABLE	CONSUMPTION	MLT.
AS 400	A10 ANIMAL SHELTER	A10	3	30.00	0.00	0.00	0.00		
AS 400	AS1 ANIMAL SHELTER	AS1	26	26.00	0.00	0.00	0.00		
AS 400	AS2 ANIMAL SHELTER	AS2	1	2.00	0.00	0.00	0.00		
AS 400	AS3 ANIMAL SHELTER	AS3	1	3.00	0.00	0.00	0.00		
AS 400	AS5 ANIMAL SHELTER	AS5	4	20.00	0.00	0.00	0.00		
GAR 300	G02 GARBAGE- 35 GAL	G02	97	1,748.91	0.00	0.00	0.00		

BOOK:

## ===== R A T E T A B L E T O T A L S =====

\*\* ( CONTINUED ) \*\*

CAT CODE	TBL DESCRIPTION	SCHED	NO#	TOTAL NET	FUEL-ADJ	TOTAL TAX	TAXABLE	CONSUMPTION	MLT.
GAR 300	G03 GARBAGE - 65 GAL	G03	299	6,006.91	0.00	0.00	0.00		
GAR 300	G04 GARBAGE - XTRA CART	G04	4	57.00	0.00	0.00	0.00		
GAR 300	R01 RECYCLING 65 GAL	R01	342	0.00	0.00	0.00	0.00		
GAR 300	R02 RECYCLING 95 GAL	R02	55	0.00	0.00	0.00	0.00		
STW 450	ST1 STORM WATER FEE	ST1	553	1,659.00	0.00	0.00	0.00		
SWR 200	S01 SEWER-RESIDENTIAL	S01	494	14,644.34	0.00	0.00	0.00	1,452,699.0000	
SWR 200	S03 SEWER-COM, IND, GOV	S03	45	16,242.73	0.00	1,113.19	15,902.64	2,050,951.0000	
SWR 200	S04 SEWER-RES SEWER ONLY	S04	4	140.00	0.00	0.00	0.00		
SWR 200	S06 SEWER - 150% RATE	S06	1	59.99	0.00	0.00	0.00	4,665.0000	
SWR 200	S07 SEWER -COM O/S CITY	S07	3	180.00	0.00	12.60	180.00		
SWR 200	S08 SEWER-COM, O/S METER	S08	1	23.72	0.00	1.66	23.72	1,302.0000	
WTR 100	W01 WATER	W01	537	29,830.67	0.00	1,769.48	29,490.58	3,355,085.0000	
WTR 100	W02 WATER - OUTSIDE CITY	W02	2	123.15	0.00	7.39	123.15	9,683.0000	
WTR 100	W03 WATER - 2ND METER	W03	6	72.11	0.00	4.33	72.11	18.0000	
WTR 100	W05 NO CHARGE	W05	6	0.00	0.00	0.00	0.00	53,640.0000	
WTR 100	WLO WATER - ACC CONS LOW	WLO	3	0.00	0.00	0.00	0.00		
WTR 100	WO4 WATER NO TAX	WO4	2	970.07	0.00	0.00	0.00	134,176.0000	
***TOTALS***				71,839.60	0.00	2,908.65	45,792.20		

## ===== M E T E R G R O U P T O T A L S =====

CODE	DESCRIPTION	BILLED CONSUMPTION	UNBILLED CONSUMPTION	TOTAL CONSUMPTION	DEMAND CONSUMPTION
W	WATER	3,552,602.0000	0.000	3,552,602.0000	

## ===== R E F U N D E D D E P O S I T T O T A L S =====

CODE	DESCRIPTION	NUMBER	AMOUNT
10	WATER DEPOSIT	3	200.00CR
20	SEWER DEPOSIT	2	100.00CR
**DEPOSIT TOTALS**		5	300.00CR



DATES: 11/01/2025 THRU 11/30/2025

BOOK:

## ===== CUSTOMER CLASS TOTALS =====

CLASS	SERV	RATE						
CAT	CODE	TABLE	DESCRIPTION	NUMBER	TOTAL NET	FUEL-ADJ	TAXABLE	TOTAL TAX
CIT	WTR	100 W05	NO CHARGE	4	0.00	0.00	0.00	0.00
								34,103.0000
			** CLASS TOTAL **	CIT	0.00	0.00	0.00	0.00
								34,103.0000
COM	AS	400 AS1	ANIMAL SHELTER	1	1.00	0.00	0.00	0.00
COM	GAR	300 G02	GARBAGE- 35 GAL	2	36.06	0.00	0.00	0.00
COM	GAR	300 G03	GARBAGE - 65 GAL	8	160.72	0.00	0.00	0.00
COM	GAR	300 R01	RECYCLING 65 GAL	8	0.00	0.00	0.00	0.00
COM	GAR	300 R02	RECYCLING 95 GAL	3	0.00	0.00	0.00	0.00
			** CATEGORY TOTAL **	GAR	196.78	0.00	0.00	0.00
COM	STW	450 ST1	STORM WATER FEE	53	159.00	0.00	0.00	0.00
COM	SWR	200 S01	SEWER-RESIDENTIAL	10	484.62	0.00	0.00	0.00
COM	SWR	200 S03	SEWER-COM, IND, GOV	41	15,885.13	0.00	15,885.13	1,111.96
COM	SWR	200 S07	SEWER -COM O/S CITY	3	180.00	0.00	180.00	12.60
COM	SWR	200 S08	SEWER-COM, O/S METER	1	23.72	0.00	23.72	1.66
			** CATEGORY TOTAL **	SWR	16,573.47	0.00	16,088.85	1,126.22
								2,061,421.0000
COM	WTR	100 W01	WATER	50	15,309.62	0.00	15,309.62	918.53
COM	WTR	100 W02	WATER - OUTSIDE CITY	1	63.16	0.00	63.16	3.79
COM	WTR	100 W05	NO CHARGE	2	0.00	0.00	0.00	0.00
COM	WTR	100 WLO	WATER - ACC CONS LOW	2	0.00	0.00	0.00	0.00
COM	WTR	100 WO4	WATER NO TAX	2	970.07	0.00	0.00	0.00
			** CATEGORY TOTAL **	WTR	16,342.85	0.00	15,372.78	922.32
								2,067,664.0000
			** CLASS TOTAL **	COM	33,273.10	0.00	31,461.63	2,048.54
GOV	STW	450 ST1	STORM WATER FEE	2	6.00	0.00	0.00	0.00
GOV	SWR	200 S03	SEWER-COM, IND, GOV	2	289.41	0.00	0.00	0.00
								44,236.0000
GOV	WTR	100 W01	WATER	2	289.41	0.00	0.00	0.00
GOV	WTR	100 WLO	WATER - ACC CONS LOW	1	0.00	0.00	0.00	0.00
			** CATEGORY TOTAL **	WTR	289.41	0.00	0.00	0.00
								44,236.0000
			** CLASS TOTAL **	GOV	584.82	0.00	0.00	0.00
NTX	STW	450 ST1	STORM WATER FEE	1	3.00	0.00	0.00	0.00
NTX	SWR	200 S03	SEWER-COM, IND, GOV	1	50.68	0.00	0.00	0.00
								6,447.0000
NTX	WTR	100 W01	WATER	1	50.68	0.00	0.00	0.00
			** CLASS TOTAL **	NTX	104.36	0.00	0.00	0.00

DATES: 11/01/2025 THRU 11/30/2025

BOOK:

## ===== CUSTOMER CLASS TOTALS =====

CLASS	SERV	RATE						
CAT	CODE	TABLE	DESCRIPTION	NUMBER	TOTAL NET	FUEL-ADJ	TAXABLE	TOTAL TAX
RES AS	400	A10	ANIMAL SHELTER	3	30.00	0.00	0.00	0.00
RES AS	400	AS1	ANIMAL SHELTER	25	25.00	0.00	0.00	0.00
RES AS	400	AS2	ANIMAL SHELTER	1	2.00	0.00	0.00	0.00
RES AS	400	AS3	ANIMAL SHELTER	1	3.00	0.00	0.00	0.00
RES AS	400	AS5	ANIMAL SHELTER	4	20.00	0.00	0.00	0.00
** CATEGORY TOTAL ** AS					80.00	0.00	0.00	0.00
RES GAR	300	G02	GARBAGE- 35 GAL	95	1,712.85	0.00	0.00	0.00
RES GAR	300	G03	GARBAGE - 65 GAL	291	5,846.19	0.00	0.00	0.00
RES GAR	300	G04	GARBAGE - XTRA CART	4	57.00	0.00	0.00	0.00
RES GAR	300	R01	RECYCLING 65 GAL	334	0.00	0.00	0.00	0.00
RES GAR	300	R02	RECYCLING 95 GAL	52	0.00	0.00	0.00	0.00
** CATEGORY TOTAL ** GAR					7,616.04	0.00	0.00	0.00
RES STW	450	ST1	STORM WATER FEE	497	1,491.00	0.00	0.00	0.00
RES SWR	200	S01	SEWER-RESIDENTIAL	484	14,159.72	0.00	0.00	0.00
RES SWR	200	S03	SEWER-COM, IND, GOV	1	17.51	0.00	17.51	1.23
RES SWR	200	S04	SEWER-RES SEWER ONLY	4	140.00	0.00	0.00	0.00
RES SWR	200	S06	SEWER - 150% RATE	1	59.99	0.00	0.00	0.00
** CATEGORY TOTAL ** SWR					14,377.22	0.00	17.51	1.23
RES WTR	100	W01	WATER	484	14,180.96	0.00	14,180.96	850.95
RES WTR	100	W02	WATER - OUTSIDE CITY	1	59.99	0.00	59.99	3.60
RES WTR	100	W03	WATER - 2ND METER	6	72.11	0.00	72.11	4.33
** CATEGORY TOTAL ** WTR					14,313.06	0.00	14,313.06	858.88
** CLASS TOTAL ** RES					37,877.32	0.00	14,330.57	860.11
** GRAND TOTALS **					71,839.60	0.00	45,792.20	2,908.65

CITY OF RIVERSIDE  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: NOVEMBER 30TH, 2025

## 001-GENERAL FUND

% OF YEAR COMPLETED: 41.67

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>001-GENERAL FUND</u>							
TOTAL REVENUE	1,236,022.00	709,314.06	2,131,386.00	29,011.26	628,881.87	1,502,504.13	29.51
TOTAL EXPENDITURES	<u>900,984.00</u>	<u>297,427.45</u>	<u>1,154,233.00</u>	<u>61,246.79</u>	<u>474,149.41</u>	<u>680,083.59</u>	<u>41.08</u>
REVENUES OVER/ (UNDER) EXPENDITURES	335,038.00	411,886.61	977,153.00	( 32,235.53)	154,732.46	822,420.54	15.84
<u>002-FIRE DEPARTMENT FUND</u>							
TOTAL REVENUE	202,976.00	157,215.49	129,928.00	801,587.17	841,964.80	( 712,036.80)	648.02
TOTAL EXPENDITURES	<u>60,000.00</u>	<u>4,231.13</u>	<u>199,948.00</u>	<u>3,184.15</u>	<u>11,511.30</u>	<u>188,436.70</u>	<u>5.76</u>
REVENUES OVER/ (UNDER) EXPENDITURES	142,976.00	152,984.36	( 70,020.00)	798,403.02	830,453.50	( 900,473.50)	1,186.02
<u>110-ROAD USE TAX FUND</u>							
TOTAL REVENUE	136,500.00	66,643.85	149,930.00	643.48	55,380.74	94,549.26	36.94
TOTAL EXPENDITURES	<u>162,800.00</u>	<u>26,249.73</u>	<u>73,000.00</u>	<u>3,018.58</u>	<u>8,411.91</u>	<u>64,588.09</u>	<u>11.52</u>
REVENUES OVER/ (UNDER) EXPENDITURES	( 26,300.00)	40,394.12	76,930.00	( 2,375.10)	46,968.83	29,961.17	61.05
<u>121-LOCAL OPTION SALES TAX</u>							
TOTAL REVENUE	147,000.00	70,311.30	154,350.00	13,206.49	74,056.64	80,293.36	47.98
TOTAL EXPENDITURES	<u>140,000.00</u>	<u>56,000.00</u>	<u>154,350.00</u>	<u>0.00</u>	<u>0.00</u>	<u>154,350.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	7,000.00	14,311.30	0.00	13,206.49	74,056.64	( 74,056.64)	0.00
<u>125-TIF FUND</u>							
TOTAL REVENUE	5,575.00	9,234.76	47,452.00	0.00	24,823.16	22,628.84	52.31
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	5,575.00	9,234.76	47,452.00	0.00	24,823.16	22,628.84	52.31
<u>145-CASINO REVENUE FUND</u>							
TOTAL REVENUE	1,200,000.00	1,093,953.42	958,000.00	115,841.86	1,231,197.97	( 273,197.97)	128.52
TOTAL EXPENDITURES	<u>1,810,683.00</u>	<u>361,642.18</u>	<u>1,294,312.00</u>	<u>5,295.30</u>	<u>583,534.15</u>	<u>710,777.85</u>	<u>45.08</u>
REVENUES OVER/ (UNDER) EXPENDITURES	( 610,683.00)	732,311.24	( 336,312.00)	110,546.56	647,663.82	( 983,975.82)	192.58
<u>200-DEBT SERVICE</u>							
TOTAL REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>301-CAPITAL PROJECTS FUND</u>							
TOTAL REVENUE	0.00	21,257.37	98,610.00	140.27	464,629.90	( 366,019.90)	471.18
TOTAL EXPENDITURES	<u>1,383,000.00</u>	<u>111,030.84</u>	<u>1,697,750.00</u>	<u>16,753.00</u>	<u>806,435.59</u>	<u>891,314.41</u>	<u>47.50</u>
REVENUES OVER/ (UNDER) EXPENDITURES	( 1,383,000.00)	( 89,773.47)	( 1,599,140.00)	( 16,612.73)	( 341,805.69)	( 1,257,334.31)	21.37
<u>302-WELLNESS CENTER FUND</u>							
TOTAL REVENUE	65,000.00	122,805.52	114,000.00	4,718.29	24,090.66	89,909.34	21.13
TOTAL EXPENDITURES	<u>0.00</u>	<u>23,195.00</u>	<u>0.00</u>	<u>426.22</u>	<u>15,871.10</u>	<u>15,871.10</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	65,000.00	99,610.52	114,000.00	4,292.07	8,219.56	105,780.44	7.21

CITY OF RIVERSIDE  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: NOVEMBER 30TH, 2025

001-GENERAL FUND

% OF YEAR COMPLETED: 41.67

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>600-WATER FUND</u>							
TOTAL REVENUE	404,000.00	178,787.01	404,000.00	32,661.31	178,081.31	225,918.69	44.08
TOTAL EXPENDITURES	<u>420,674.00</u>	<u>126,675.19</u>	<u>449,115.00</u>	<u>23,270.36</u>	<u>83,599.52</u>	<u>365,515.48</u>	<u>18.61</u>
REVENUES OVER/ (UNDER) EXPENDITURES	( 16,674.00)	52,111.82	( 45,115.00)	9,390.95	94,481.79	( 139,596.79)	209.42
<u>610-SEWER FUND</u>							
TOTAL REVENUE	436,300.00	225,547.85	441,000.00	33,261.18	182,110.83	258,889.17	41.29
TOTAL EXPENDITURES	<u>414,009.00</u>	<u>126,682.72</u>	<u>412,448.00</u>	<u>66,360.30</u>	<u>165,888.16</u>	<u>246,559.84</u>	<u>40.22</u>
REVENUES OVER/ (UNDER) EXPENDITURES	22,291.00	98,865.13	28,552.00	( 33,099.12)	16,222.67	12,329.33	56.82
<u>680-STORM WATER FUND</u>							
TOTAL REVENUE	19,000.00	8,320.23	19,100.00	1,725.34	8,631.02	10,468.98	45.19
TOTAL EXPENDITURES	<u>19,000.00</u>	<u>120.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	8,200.23	19,100.00	1,725.34	8,631.02	10,468.98	45.19
<u>GRAND TOTAL REVENUES</u>							
	3,852,373.00	2,663,390.86	4,647,756.00	1,032,796.65	3,713,848.90	933,907.10	79.91
<u>GRAND TOTAL EXPENDITURES</u>							
	<u>5,311,150.00</u>	<u>1,133,254.24</u>	<u>5,435,156.00</u>	<u>179,554.70</u>	<u>2,149,401.14</u>	<u>3,285,754.86</u>	<u>39.55</u>
REVENUES OVER/ (UNDER) EXPENDITURES	( 1,458,777.00)	1,530,136.62	( 787,400.00)	853,241.95	1,564,447.76	( 2,351,847.76)	39.55

\*\*\* END OF REPORT \*\*\*