

**SPECIAL MEETING OF WASHINGTON, MISSOURI CITY COUNCIL  
MONDAY, JANUARY 29, 2024 - 5:00 P.M.  
COUNCIL CHAMBER, 405 JEFFERSON STREET, WASHINGTON, MISSOURI**

	<b><u>SUGGESTED</u></b>	
	<b><u>COUNCIL ACTION</u></b>	
<b>1. <u>INTRODUCTORY ITEMS:</u></b>		
Roll Call / Pledge of Allegiance		
 <u>Approval and Adjustment of Agenda</u>		Need Motion/Mayor
<b>2. <u>PRIORITY ITEMS:</u></b>		
<b><u>Mayor's Presentations, Appointments &amp; Reappointments</u></b>		
a. Treasurer/Collector Appointment	Approve/Mayor	Memo
<b>3. <u>ORDINANCES/RESOLUTIONS:</u></b>		
a. An ordinance authorizing and directing the execution of a Construction Access Agreement by and between the City of Washington, Missouri and Spire Missouri, Inc.		Read &Int/Read/Vote/Mayor Memo
b. An ordinance authorizing and directing the execution of a Construction Access Agreement by and between the City of Washington, Missouri and Spire Missouri, Inc.		Read &Int/Read/Vote/Mayor Memo
c. An ordinance authorizing and directing the Issuance of a Notice of Award to K.J.U., Inc. D/B/A K.J. Unnerstall Construction Co. for Oldenburg Industrial Park Improvements.		Read &Int/Read/Vote/Mayor Memo
<b>4. <u>CITY ATTORNEY'S REPORT:</u></b>		
Public Vote on whether or not to hold a closed meeting to discuss personnel, legal and real estate matters pursuant to Section 610.021 RSMo (2000).		Roll Call Vote
<b>5. <u>ADJOURNMENT:</u></b>		



January 23, 2024

City Council  
City of Washington  
Washington, Missouri

Dear Council Members:

With the resignation of Finance Director Mary Sprung, I herewith submit for your approval the following name for appointment:

    Sherri Klekamp – Treasurer/Collector – term ending April 2024

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "J. Hagedorn", is written over the typed name.

James D. Hagedorn  
Mayor

BILL NO. \_\_\_\_\_ INTRODUCED BY \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AUTHORIZING AND DIRECTING THE EXECUTION OF A CONSTRUCTION ACCESS AGREEMENT BY AND BETWEEN THE CITY OF WASHINGTON, MISSOURI AND SPIRE MISSOURI, INC.

BE IT ORDAINED by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The Mayor is hereby authorized and directed to execute a Construction Access Agreement by and between the City of Washington, Missouri and Spire Missouri, Inc., a copy of which is marked Exhibit A and is attached hereto and incorporated herein by reference, and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized and directed to attest to and affix the seal of the City to the said Agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 2: The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action, and execute and deliver such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

Passed: \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
President of City Council

Approved: \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
Mayor of Washington, Missouri

**CONSTRUCTION ACCESS AGREEMENT**

Franklin County, Missouri  
\_\_\_\_\_, 2024

For and in consideration of the sum of ONE AND NO/100 Dollars (\$1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged.

**CITY OF WASHINGTON (Grantor)**

405 Jefferson Street  
Washington, MO 63090

owners of a tract of land described as follows: Part of Lot 21 of Heidmann Industrial Park-Plat 8 recorded in Document No. 1004504 and further described in Document No. 2005-27416 of the Franklin County, Missouri Records,

does hereby grant unto

**SPIRE MISSOURI INC. (Grantee)**

700 Market Street  
St. Louis, MO 63101

its successors, assigns, lessees and tenants the right and temporary easement, for a period of three (3) months after construction begins , to construct, operate and maintain a gas distribution system consisting of mains, piping, valves, service connections, appurtenances and above and below ground structures (including, without limitation, equipment for the cathodic protection of pipe), and to stage equipment, materials and supplies, in, under and across, the following part of the aforesaid land, namely:

A parcel of land identified in the Franklin County Tax Assessor's Office as PARCEL #: 10-4-18.1-0-015-003.440 and composed of 0.06 acres or 2,500 square feet, as shown on the attached "**Easement Exhibit**", together with the rights to use additional space adjacent to the above described easement as may be required during construction and the right of ingress to and egress from the above described land and contiguous land owned by Grantor. In exercising its rights of access Grantee shall whenever practical, use existing roads or lanes.

**Grantee** has the right and privilege of removing at any time within the easement period, any or all of its improvements, equipment, materials or supplies without surrendering its easement rights stated herein.

**Grantors** shall have the right to use and enjoy the above-described lands, except as to the rights herein conveyed. **Grantor** agrees not to obstruct or interfere with Grantee's normal use or this easement for the purposes set forth herein.

**Grantee** shall also have the right to clear, level, gravel and install fencing, and to clear brush, trees, shrubbery, roots and other obstructions within or upon the above-described land which, in **Grantee's** sole judgment, may interfere with the safe, proper and expeditious use of the easement for the purposes set forth herein.

**Grantor** warrants and will defend the title to said easement during its existence with the **Grantee** for its use and benefit against all parties whatsoever.

**Grantee** accepts this easement with the understanding and on the condition that whenever it shall make any excavations in the above-described property the **Grantee** will properly backfill all excavations and shall restore the ground as nearly as practicable to its former condition. If **Grantor** so chooses, all improvements including graveling and fencing will remain on the above-described parcel of land at the end of the easement period and shall thereafter become the property of **Grantor**.

IN WITNESS WHEREOF, said CITY OF WASHINGTON has caused these presents to be signed by its Mayor the day and year first above written.

CITY OF WASHINGTON

\_\_\_\_\_  
James D. Hagedorn  
Mayor

STATE OF MISSOURI    )  
                                  ) ss.  
COUNTY OF FRANKLIN )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me,  
(insert Notary's name) \_\_\_\_\_, a notary public in and for  
said state, appeared James D. Hagedorn, who being by me duly sworn, did say that he is Mayor of CITY  
OF WASHINGTON and that said instrument was signed in behalf of said municipality by authority of its  
Council and the said Mayor acknowledged said instrument to be the free act and deed of said CITY OF  
WASHINGTON.

My Commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

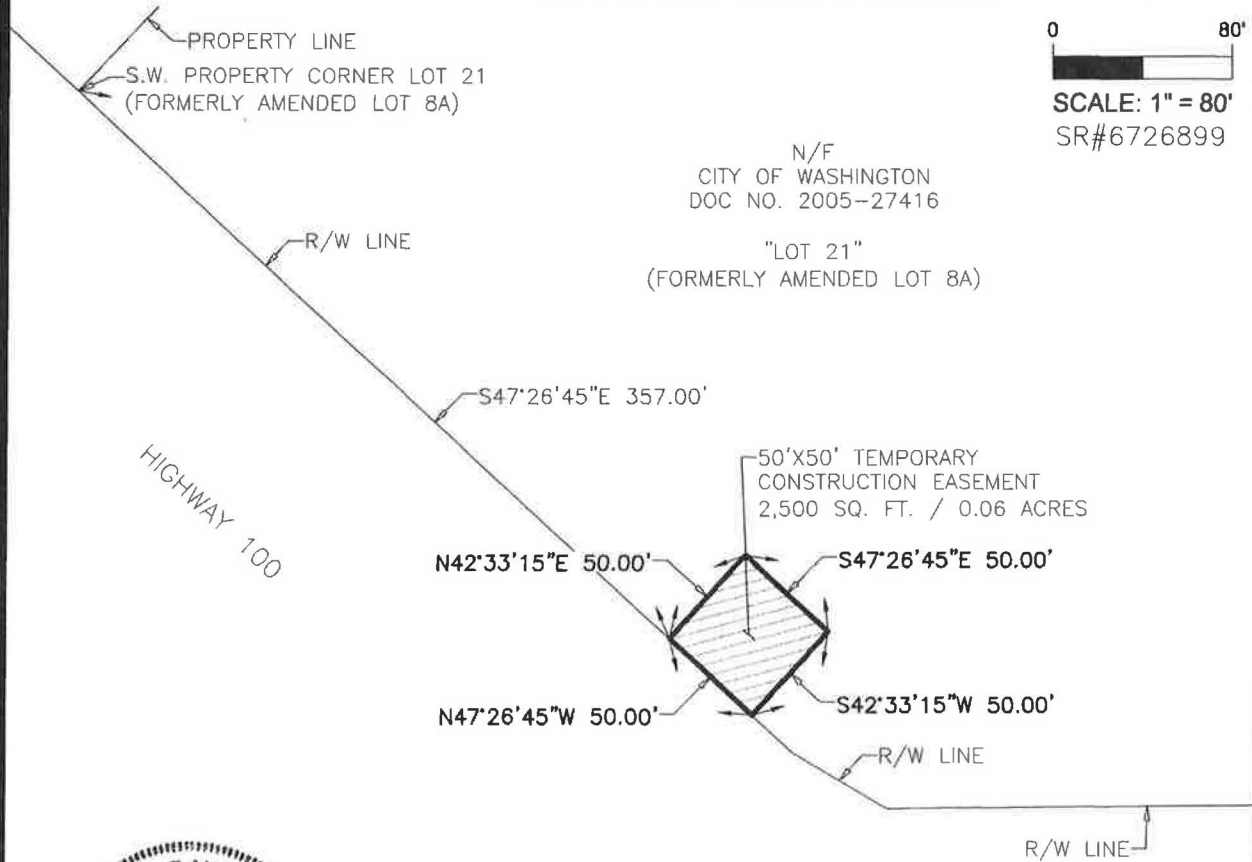
\_\_\_\_\_  
Printed Name

# EASEMENT EXHIBIT

ALL OF LOT 21 OF "HEIDMANN INDUSTRIAL PARK - PLAT 8",  
 PART OF THE NORTHEAST QUARTER OF SECTION 18,  
 TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH P.M.,  
 CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI



0 80'  
**SCALE: 1" = 80'**  
 SR#6726899



N/F  
 CITY OF WASHINGTON  
 DOC NO. 2005-27416

"LOT 21"  
 (FORMERLY AMENDED LOT 8A)



**NOTES:**

1. Bearing referenced as per "Heidmann Industrial Park - Plat 8" recorded on March 26, 2010 with Document No. 1004504 of the Franklin County Recorder of Deeds.
2. Outboundary shown hereon as per General Warranty Deed recorded on November 7, 2005 with Document No. 2005-27416 of the Franklin County Recorder of Deeds.
3. Centerline Distance = 50.00'

*Mark R. Frankenberg 01-02-24*

Mark R. Frankenberg, PLS #2365  
 State of Missouri  
 Registered Land Surveyor for  
 Buescher Frankenberg Associates, Inc  
 Corporate #0096

bfaeng.com

TELEPHONE: (636) 239-4751



103 ELM STREET, WASHINGTON, MISSOURI 63090

DRAWN BY	DATE	Project No.
A.C.W.	01-01-24	3712

# Easement Request

Operating Area: Missouri East-Area Op West

Service Request #: 6726899

Work Order #: 27004390

Project #: 905391 CITY OF WASHINGTON

Easement Purpose: Property-Main Extension to serve PreCoat Metals

Township/Range/Sec: S18/T44N/R01W

Municipality: Washington

County: Franklin

Parcel ID: 10-4-18.1-0-015-003.440







January 11, 2024

Mayor & City Council  
City of Washington  
Washington, MO 63090

Re: Spire Gas Extension – Temporary Construction Easements

Mayor & City Council,

On your agenda for the January 29<sup>th</sup> special meeting are two ordinances approving Spire to utilize temporary construction easements on property the City owns. One of which is located just north of Precoat on the fire training ground property and the other at the corner of Camp and 9<sup>th</sup>. City engineering staff reviewed the requests and had no concerns recommending approval.

Approving these will assist Spire in constructing the necessary gas line within the allotted schedule. Exhibits have been attached.

Feel free to reach out with any questions.

Sincerely,

A handwritten signature in black ink that reads "Sal Maniaci".

Sal Maniaci  
Community and Economic Development Director

BILL NO. \_\_\_\_\_ INTRODUCED BY \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AUTHORIZING AND DIRECTING THE  
EXECUTION OF A CONSTRUCTION ACCESS  
AGREEMENT BY AND BETWEEN THE CITY OF  
WASHINGTON, MISSOURI AND SPIRE MISSOURI, INC.

BE IT ORDAINED by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The Mayor is hereby authorized and directed to execute a Construction Access Agreement by and between the City of Washington, Missouri and Spire Missouri, Inc., a copy of which is marked Exhibit A and is attached hereto and incorporated herein by reference, and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized and directed to attest to and affix the seal of the City to the said Agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 2: The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action, and execute and deliver such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

Passed: \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
President of City Council

Approved: \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
Mayor of Washington, Missouri

**CONSTRUCTION ACCESS AGREEMENT**

Franklin County, Missouri  
\_\_\_\_\_

For and in consideration of the sum of ONE AND NO/100 Dollars (\$1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged.

**CITY OF WASHINGTON (Grantor)**

405 Jefferson Street  
Washington, MO 63090

owners of a tract of land described as follows: Part of U.S. Survey 2044, Township 44 North, Range 1 West as described in Document No. 0716404 of the Franklin County, Missouri Records,

does hereby grant unto

**SPIRE MISSOURI INC. (Grantee)**

700 Market Street  
St. Louis, MO 63101

its successors, assigns, lessees and tenants the right and temporary easement, for a period of three (3) months after construction begins, to construct, operate and maintain a gas distribution system consisting of mains, piping, valves, service connections, appurtenances and above and below ground structures (including, without limitation, equipment for the cathodic protection of pipe), and to stage equipment, materials and supplies, in, under and across, the following part of the aforesaid land, namely:

A parcel of land identified in the Franklin County Tax Assessor's Office as PARCEL #: 10-7-26.0-0-000-007.100 and composed of 0.06 acres or 2,530 square feet, as shown on the attached "**Easement Exhibit**", together with the rights to use additional space adjacent to the above described easement as may be required during construction and the right of ingress to and egress from the above described land and contiguous land owned by Grantor. In exercising its rights of access Grantee shall whenever practical, use existing roads or lanes.

**Grantee** has the right and privilege of removing at any time within the easement period, any or all of its improvements, equipment, materials or supplies without surrendering its easement rights stated herein.

**Grantors** shall have the right to use and enjoy the above-described lands, except as to the rights herein conveyed. **Grantor** agrees not to obstruct or interfere with Grantee's normal use or this easement for the purposes set forth herein.

**Grantee** shall also have the right to clear, level, gravel and install fencing, and to clear brush, trees, shrubbery, roots and other obstructions within or upon the above-described land which, in **Grantee's** sole judgment, may interfere with the safe, proper and expeditious use of the easement for the purposes set forth herein.

**Grantor** warrants and will defend the title to said easement during its existence with the **Grantee** for its use and benefit against all parties whatsoever.

**Grantee** accepts this easement with the understanding and on the condition that whenever it shall make any excavations in the above-described property the **Grantee** will properly backfill all excavations and shall restore the ground as nearly as practicable to its former condition. If **Grantor** so chooses, all improvements including graveling and fencing will remain on the above-described parcel of land at the end of the easement period and shall thereafter become the property of **Grantor**.

IN WITNESS WHEREOF, said CITY OF WASHINGTON has caused these presents to be signed by its Mayor the day and year first above written.

CITY OF WASHINGTON

\_\_\_\_\_  
James D. Hagedorn  
Mayor

STATE OF MISSOURI    )  
                                  ) ss.  
COUNTY OF FRANKLIN    )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me,  
(insert Notary's name) \_\_\_\_\_, a notary public in and for  
said state, appeared James D. Hagedorn, who being by me duly sworn, did say that he is Mayor of CITY  
OF WASHINGTON and that said instrument was signed in behalf of said municipality by authority of its  
Council and the said Mayor acknowledged said instrument to be the free act and deed of said CITY OF  
WASHINGTON.

My Commission expires \_\_\_\_\_

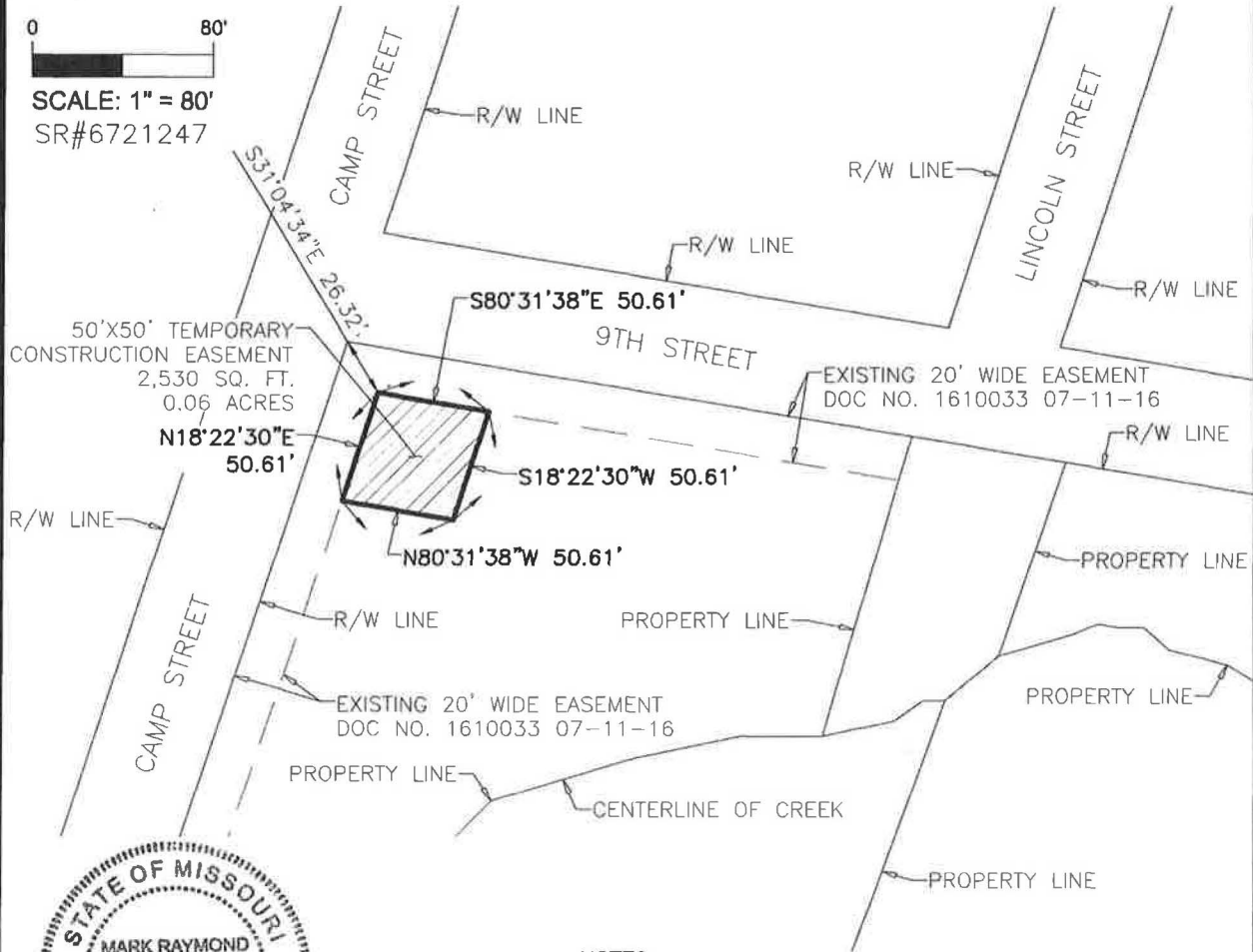
\_\_\_\_\_  
Notary Public

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

# EASEMENT EXHIBIT

PART OF U.S. SURVEY 2044, TOWNSHIP 44 NORTH,  
RANGE 1 WEST OF THE 5TH P.M.,  
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

0 80'  
SCALE: 1" = 80'  
SR#6721247



**NOTES:**

1. Bearing referenced as per Quit Claim Deed recorded on July 17, 2007 with Document No. 0716404 of the Franklin County Recorder of Deeds.
2. Outboundary shown hereon as per Quit Claim Deed recorded on July 17, 2007 with Document No. 0716404 of the Franklin County Recorder of Deeds.
3. Centerline Distance = 50.61'

*Mark R. Frankenberg 01/02/24*

Mark R. Frankenberg, PLS #1365  
State of Missouri  
Registered Land Surveyor for  
Buescher Frankenberg Associates, Inc  
Corporate #0096

bfaeng.com

TELEPHONE: (636) 239-4751



103 ELM STREET, WASHINGTON, MISSOURI 63090

DRAWN BY	DATE	Project No.
A.C.W.	01-01-24	3712

# Easement Request

Operating Area: Missouri East-Area Op West

Service Request #: 6721247

Work Order #: 27004390

Project #: 905391 City of Washington

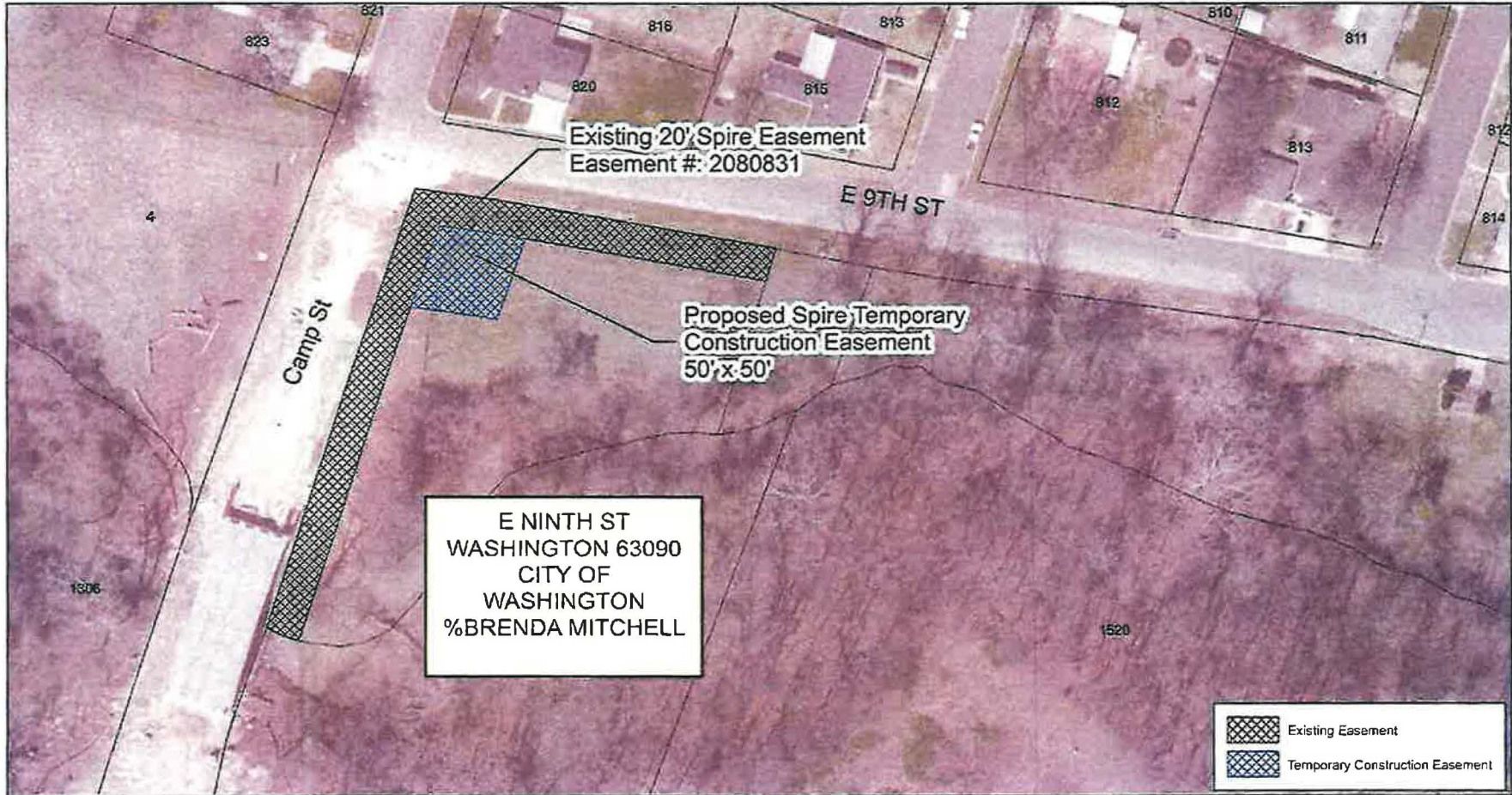
Easement Purpose: Main Extension to serve PreCoat Metals

Township/Range/Sec: Landgrant02044

Municipality: WASHINGTON

County: Franklin

Parcel ID: 10-7-26.0-0-000-007.100





January 11, 2024

Mayor & City Council  
City of Washington  
Washington, MO 63090

Re: Spire Gas Extension – Temporary Construction Easements

Mayor & City Council,

On your agenda for the January 29<sup>th</sup> special meeting are two ordinances approving Spire to utilize temporary construction easements on property the City owns. One of which is located just north of Precoat on the fire training ground property and the other at the corner of Camp and 9<sup>th</sup>. City engineering staff reviewed the requests and had no concerns recommending approval.

Approving these will assist Spire in constructing the necessary gas line within the allotted schedule. Exhibits have been attached.

Feel free to reach out with any questions.

Sincerely,

Sal Maniaci  
Community and Economic Development Director



BILL NO. \_\_\_\_\_ INTRODUCED BY \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AUTHORIZING AND DIRECTING THE  
ISSUANCE OF A NOTICE OF AWARD TO K.J.U., INC.  
D/B/A K.J. UNNERSTALL CONSTRUCTION CO. FOR  
OLDENBURG INDUSTRIAL PARK IMPROVEMENTS

BE IT ORDAINED by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The Mayor is hereby authorized and directed to execute and issue a Notice of Award to K.J.U., Inc. d/b/a K.J. Unnerstall Construction Co. for Oldenburg Industrial Park Improvements, a copy of which is marked Exhibit A and is attached hereto and incorporated herein by reference.

SECTION 2: Issuance of the Notice of Award is contingent upon receiving approval and concurrence from the U.S. Department of Economic Development.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

Passed: \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
President of City Council

Approved: \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
Mayor of Washington, Missouri

Exhibit A

City of Washington

Oldenburg Industrial Park

**NOTICE OF AWARD  
FOR  
CITY OF WASHINGTON  
OLDENBURG INDUSTRIAL PARK**

To: K.J.U., Inc. dba K.J. Unnerstall Construction Co.  
4923 South Point Road  
Washington, MO 63090

Project Description: The Scope of Work includes the construction of 2,500 lineal feet of concrete streets, 2,900 lineal feet of gravity sanitary sewer, 3,200 lineal feet of sanitary sewer force main, a sanitary sewer lift station with controls, 2,900 lineal feet of water main, 2,200 lineal feet of storm sewer, and other incidental items and work described in the Project Manual, or reasonably inferable therefrom.

The OWNER has considered the BID submitted by you for the above-described WORK in response to its Advertisement for Bids dated January 5, 2024, and Information for Bidders.

You are hereby notified that your BID has been accepted for items in the amount of **\$3,318,787.75**.

You are required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR'S Performance BOND, Payment BOND and certificates of insurance within five (5) working days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said BONDS within five (5) days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

City of Washington  
Owner

By: \_\_\_\_\_

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

Project # 23-9481

Notice of Award



January 24, 2024

Mayor & City Council  
City of Washington  
Washington, MO 63090

Re: Oldenburg Industrial Park – Contract to award Oldenburg Industrial Park Improvements

Mayor & City Council,

On your agenda for the special meeting January 29<sup>th</sup> is an ordinance approving a contract for KJU Construction to complete the necessary public improvements for the Oldenburg Industrial Park. The contract is for \$3,318,787.75.

At bid opening it appeared KJU was the 2<sup>nd</sup> lowest bid of 12 submittals, however, after review of S&A Contractors' lowest bid it was recommended that their bid be disqualified from review.

Attached are letters from Cochran Engineering and Mark Piontek demonstrating the decision to disqualify S&A and award KJU as the lowest bidder. The contract is also contingent on EDA approval, however, in discussions with our grant administrator we have no reason to believe they will not approve. This contingency keeps us from needing to wait for the next Council meeting to approve the contract.

Feel free to reach out with any questions.

Sincerely,

A handwritten signature in black ink that reads "Sal Maniaci".

Sal Maniaci  
Community and Economic Development Director



Mark C. Piontek  
Counsel

1200 Jefferson Street  
Washington, MO 63090  
Tel: 636.239.7747  
Fax: 636.239.8450  
mpiontek@sandbergphoenix.com  
www.sandbergphoenix.com

January 24, 2024

Sal Maniaci  
Community and Economic Development Director  
City of Washington, Missouri  
405 Jefferson Street  
Washington, Missouri 63090

Re: City of Washington, Missouri - Oldenburg Industrial Park

Dear Sal:

At your request I have reviewed the enclosed letter from Elliott Reed, P.E. of Cochran regarding the bids for sitework and improvements to Oldenburg Industrial Park. For all the reasons cited by Mr. Reed I agree with his recommendation that K.J.U., Inc., d/b/a KJ Unnerstall Construction is the apparent lowest and best bidder.

According to Mr. Reed, a bid was received from S&A Builders, LLC. After checking references and qualifications, he had concerns with their bid/company:

First, S&A did not include in Line-Item No. 18 the price for a required lift station emergency generator and pad. Reference to Instructions for Bidders 5.2.1. K.J.U.'s bid met this requirement.

Second, according to Mr. Reed, this project will be one of the largest, if not the largest, sitework projects performed by S&A as a general contractor. There are legitimate concerns with S&A being able to complete a project of this size on time and on budget. According to S&A's references, time management has been a concern on some projects for which it has been the general contractor. Reference to Instructions for Bidders 5.3.1.

Completion of this project on time is essential as the City of Washington has an industry with a facility under construction that requires these facilities and improvements for it to operate. The City has had experience with K.J.U. with projects of this size and K.J.U. has been able to complete them on time and on budget.

Third, S&A has no experience in constructing a cast-in-place sanitary sewer lift station of the size required for the Oldenburg Industrial Park. Reference to Instructions for Bidders 5.3.1. K.J.U. has constructed similarly large cast-in-place sanitary sewer lift stations.

Based on the foregoing and Mr. Reed's recommendations, I agree that K.J.U., Inc., d/b/a KJ Unnerstall Construction is the lowest and best bidder for this project.

If you have any questions, please feel free to contact me.

Very truly yours,



Mark C. Piontek

MCP/jcm

Enclosures



January 24, 2024

Mr. Sal Maniaci  
City of Washington  
405 Jefferson Street  
Washington, MO 63090

SENT VIA: Email  
(smaniaci@washmo.gov)

RE: Oldenburg Industrial Park  
Project No. 23-9481

Dear Mr. Maniaci:

Bids were received on Friday, January 5, 2024 for the Oldenburg Industrial Park. Twelve (12) bids were received. A copy of the bid tabulation is included for your review.

The low bid on the project was received from S&A Builders, LLC. After checking references and qualifications, we have the following concerns with their bid/company:

1. Line Item # 18 on the Bid Form calls for the lift station emergency generator and pad. S&A did not have the generator price in this item. Reference to Instructions for Bidders 5.2.1.
2. The Oldenburg project will be one of the largest, if not the largest, sitework project performed by S&A as a general contractor. We have concerns with this project size and schedule with S&A being able to complete the work on time and budget. According to our references, time management is a concern. Reference to Instructions for Bidders 5.3.1.
3. The Oldenburg project has a large cast-in-place sanitary sewer lift station. S&A has not completed a cast-in-place lift station of this size in the past. Reference to Instructions for Bidders 5.3.1.

Upon discussion with staff and review of references and qualifications, it is Cochran's recommendation to eliminate S&A Builders, LLC as a qualified bidder on the project and accept the Base Bid from K.J.U., Inc. dba K.J. Unnerstall Construction as the best and lowest qualified bidder in the amount of \$3,318,787.75.

Should solid rock excavation be required, payment will be made to the Contractor on a unit basis per the price provided on the bid form.

Cochran will be at the February City Council Meeting for discussion.

Sincerely,

Elliott Reed, P.E.  
Cochran

