



**Date:** 4/1/25

**To:** Honorable Mayor and Council

**From:** Public Works Director Herb Doudney

**CC:** City Administrator Dylan Mulfinger

**Reference:** 2025 Seal Coat Project

In an effort to secure a better finished product, we are doing a spring seal coat project this year.

We sent RFPs out to Blacktop Services and Prairie Road Builders for a scratch level, and seal coat project.

This project doesn't include any new pavement, it rather focuses on maintenance of existing seal coated roads and parking lots.

Roads and lots included in this project are well past their serviceable lifespan.

Prairie Road Builders, INC submitted a quote in the amount of \$545,108.80. Black Top Services submitted a quote in the amount of \$491,622.00.

Both Prairie and Black Top have done exceptional work in the past.

Given the two quotes I recommend we accept the quote from Black Top Services in the amount of \$491,622.00

Regards,

*Herb Doudney*



Prairie Road Builders, Inc.  
114 Main St.  
PO Box 210  
Hazleton, IA 50641-0210  
Phone # 319-636-2106

prb@kluesnerconstruction.com  
Fed ID 42-0950876 IA Contractors #C099820



# Proposal

Date	Proposal No.
3/31/2025	25-42

## Submit To:

City of Oelwein  
20 Second Avenue SW  
Oelwein, IA 50662-2241

## Phone

319-283-5440

## Fax

319-283-4032

## Description

### We hereby submit specifications and estimates for:

- Item 1: Attached is a list of streets and their costs for your consideration.
- Item 2: City to Furnish Contractor with "Iowa Construction Sales Tax Exemption Certificate and Authorization Letter".

Payment to be made as follows: In full at next Council meeting following completion of project.

Acceptance of proposal: The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be outlined above.

*Randy Kramer*  
PRB Authorized Signature

Signature \_\_\_\_\_

Signature \_\_\_\_\_



1. N. Lot 7,742 sy:	430 ton HMA @ \$128.00/ton Double Seal Coat \$4.80/sy	\$55,040.00 \$37,161.60	\$92,201.60
2. S. Lot 8,745 sy:	486 ton HMA @ \$128.00/ton Double Seal Coat \$4.80/sy	\$62,208.00 \$41,976.00	\$104,184.00
3. Sale Barn 2,460 sy:	137 ton HMA @ \$128.00/ton Double Seal Coat \$4.80/sy	\$17,536.00 \$11,808.00	\$29,344.00
4. Clete Alley 1,140 sy:	64 ton HMA @ \$128.00/ton Double Seal Coat \$4.80/sy	\$8,192.00 \$5,472.00	\$13,664.00
5. West Charles Alley 1,087 sy:	60 ton HMA @ \$128.00/ton Double Seal Coat @ \$4.80/sy	\$7,680.00 \$5,217.60	\$12,897.60
6. 1 <sup>st</sup> St. NE 10,560 sy:	587 ton HMA @ \$128.00/ton Double Seal Coat @ \$4.80/sy	\$75,136.00 \$50,688.00	\$125,824.00
7. 6 <sup>th</sup> St. SW 5,177 sy:	288 ton HMA @ \$128.00/ton Double Chip Seal @ \$4.80/sy	\$36,864.00 \$24,849.60	\$61,713.60
8. 3 <sup>rd</sup> Ave NE 5,395 sy:	300 ton HMA @ \$128.00/ton Double Chip Seal @ \$4.80/sy	\$38,400.00 \$25,896.00	\$64,296.00
9. 4 <sup>th</sup> Ave NE 3,445 sy:	191 ton HMA @ \$128.00/ton Double Chip Seal @ \$4.80/sy	\$24,448.00 \$16,536.00	\$40,984.00
		Total:	\$545,108.80

Note:

- HMA will be billed on actual tonnage used.
- Double chip seal coat will be billed on total square yards.
- Any base work needed will be extra or done by other.

# 2025 Sealcoat Project

"Iowa DOT Sealcoat Specifications"



Honorable Mayor  
&  
City Council,  
Oelwein, Iowa

Street	Type of Work	From	To	Size	Sq. Yards	Patch	Cost
North Lot	Scratch	430 Tons HMA @ \$121./Ton					\$84
	Level	7,742 sq. yds - DSC @ \$4.02/sy					\$83,152.
South Lot	"	486 Tons HMA @ \$121./Ton					\$90
	Double	8,745 sq. yds - DSC @ \$4.02/sy					\$93,960.
Sale Barn	Seal Coat	137 Tons HMA @ \$121./Ton					\$20
		2,460 sq. yds - DSC @ \$4.02/sy					\$26,466.
Clete Alley	"	64 Tons HMA @ \$121./Ton					\$80
		1,140 sq. yds - DSC @ \$4.02/sy					\$12,326.
West Charles Alley	"	60 Tons HMA @ \$121./Ton					\$74
		1,087 sq. yds - DSC @ \$4.02/sy					\$11,629.
1st ST NE	"	587 Tons HMA @ \$121./Ton					\$20
		10,560 sq. yds - DSC @ \$4.02/sy					\$113,478.
6th ST SW	"	288 Tons HMA @ \$121./Ton					\$54
		5,177 sq. yds - DSC @ \$4.02/sy					\$55,659.
3rd Ave NE	"	300 Tons HMA @ \$121./Ton					\$90
		5,395 sq. yds - DSC @ \$4.02/sy					\$57,987.
4th Ave NE	"	191 Tons HMA @ \$121./Ton					\$90
		3,445 sq. yds - DSC @ \$4.02/sy					\$36,959.
ABOVE TOTAL PROJECT COST =							\$491,622.

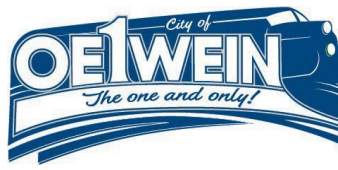
Measured by: Mark J. Steffes #319-404-7770

Date: March 31, 2025

Accepted by: \_\_\_\_\_

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





**Bid Title:** 2025 Sealcoat Project

**Category:** Roads-Sealcoat

**Status:** Open

**Description:**

The City of Oelwein will receive sealed proposals for the 2025 sealcoat project within the city limits of Oelwein. Project will have a completion due date of June 15, 2025

The sealcoat project consists of various roads and parking lots within the city.

See attached documents for additional information.

**Publication Date/Time:**

3/12/2025 8:00 AM

**Closing Date/Time**

3/31/2025 4:00 PM

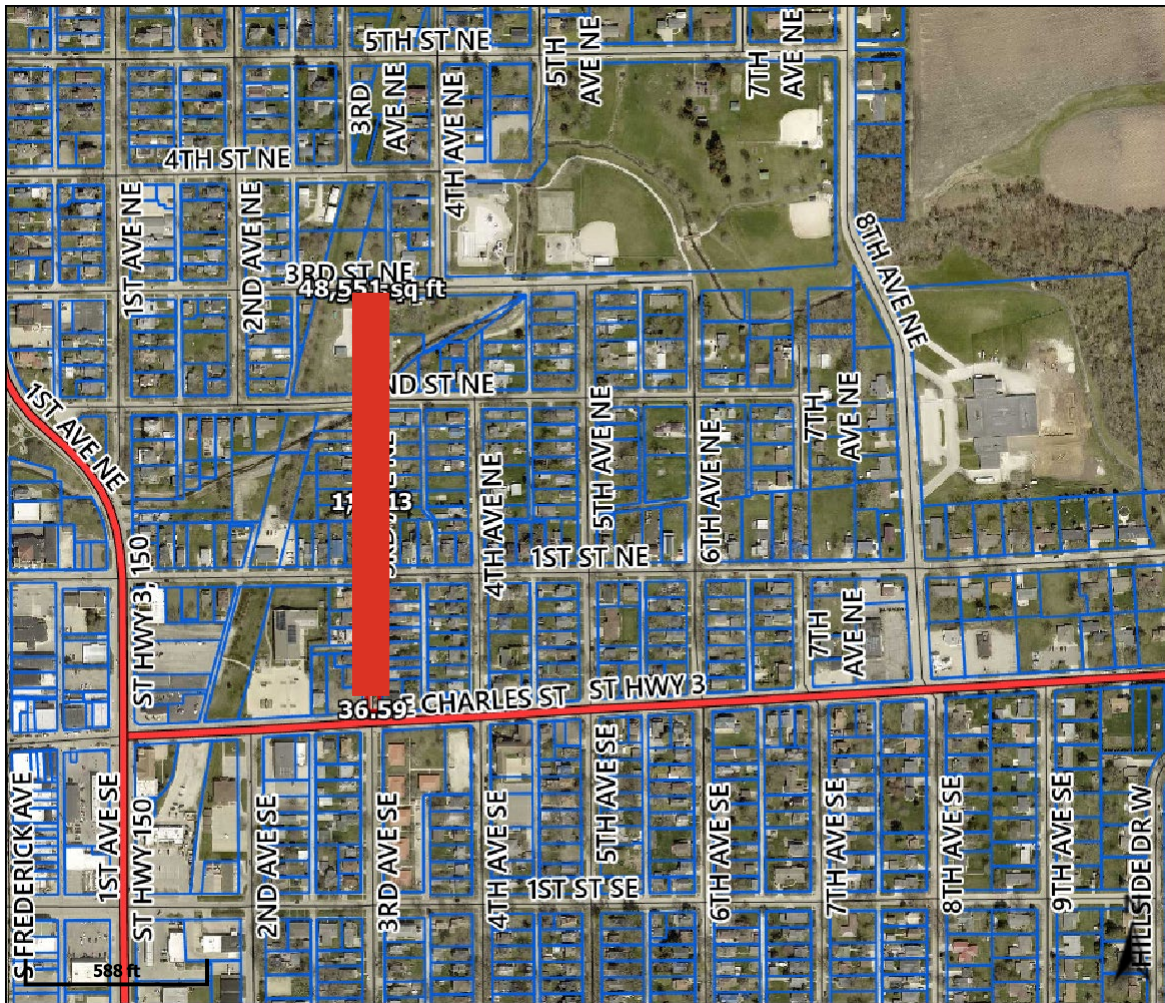
**Contact Person:**

Tommy Stewart  
Assistant Public Works Director  
City of Oelwein  
319-283-1197  
[pwassistdirector@cityofuelwein.org](mailto:pwassistdirector@cityofuelwein.org)

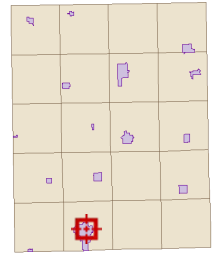


- 1st St NE from South Frederick to 8th Ave NE  
Approximately 10560 sq yds





#### Overview



#### Legend

-  Corporate Limits
-  Parcels
- Major Highways**
  -  Federal Highway
  -  State Highway
  -  County Highway
  -  Roads

<b>Parcel ID</b>	1821478009	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Keppler, Timothy R.
<b>Sec/Twp/Rng</b>	21-91-9	<b>Class</b>	R		220 6th Ave SE
<b>Property Address</b>	220 6TH AVE. SE	<b>Acreage</b>	n/a		Oelwein, IA 50662
	OELWEIN				

**District** OELWEIN OELWEIN INC

**Brief Tax Description** LOT 11 BLK 7

GRANDVIEW ADD

(Note: Not to be used on legal documents)

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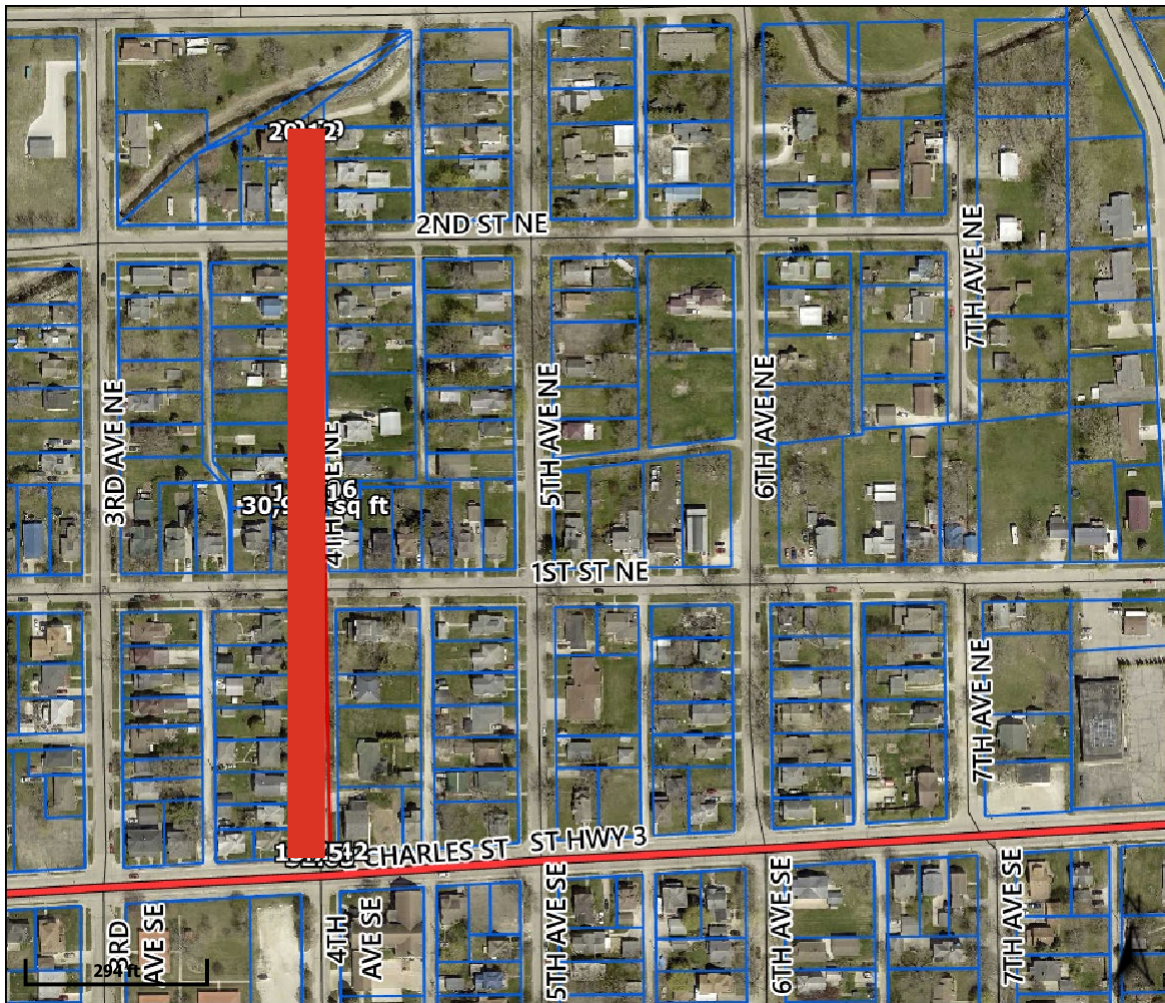
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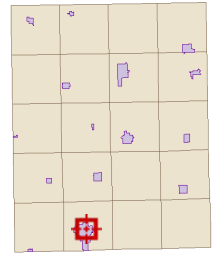
Developed by  **SCHNEIDER**  
GEOSPATIAL

3rd Ave NE from Charles to 3rd St  
Approximately 5395 yards





## Overview



## Legend

- Corporate Limits
- Parcels
- Major Highways**
  - Federal Highway
  - State Highway
  - County Highway
- Roads

<b>Parcel ID</b>	1821478009	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Keppler, Timothy R.
<b>Sec/Twp/Rng</b>	21-91-9	<b>Class</b>	R		220 6th Ave SE
<b>Property Address</b>	220 6TH AVE. SE	<b>Acreage</b>	n/a		Oelwein, IA 50662
	OELWEIN				
<b>District</b>	OELWEIN OELWEIN INC				
<b>Brief Tax Description</b>	LOT 11 BLK 7				
	GRANDVIEW ADD				
	(Note: Not to be used on legal documents)				

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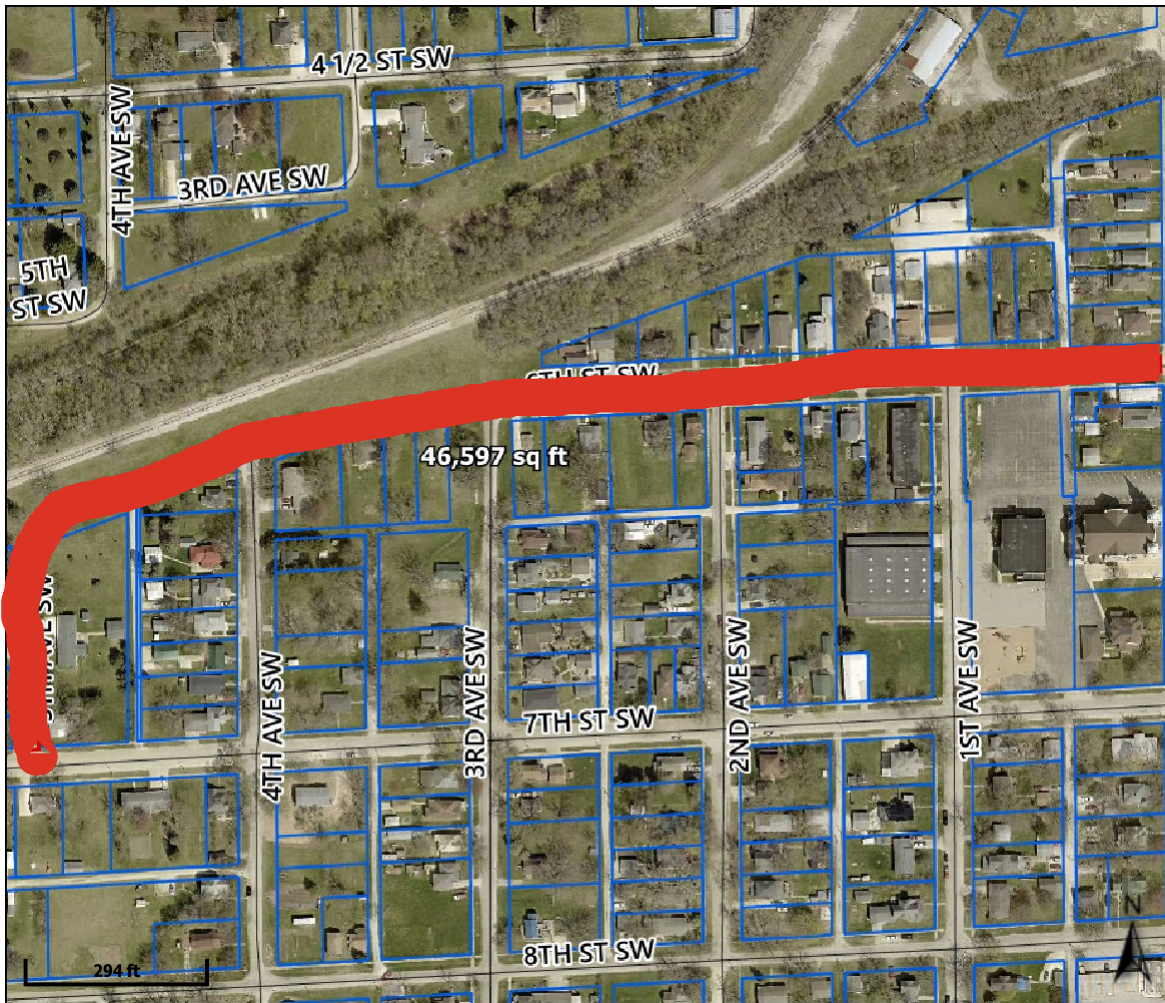
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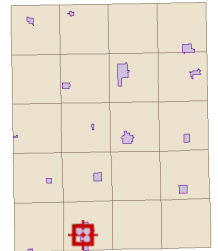
Developed by  **SCHNEIDER**  
GEOSPATIAL

4th Ave NE from Charles to Dead End  
Approximately 3445 sq yds





#### Overview



#### Legend

-  Corporate Limits
-  Parcels
- Major Highways**
  -  Federal Highway
  -  State Highway
  -  County Highway
  -  Roads

<b>Parcel ID</b>	1821277011	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Wumkes, Rick E.
<b>Sec/Twp/Rng</b>	21-91-9	<b>Class</b>	R		201 1st Street NE
<b>Property Address</b>	515 2ND ST. NE	<b>Acreage</b>	n/a		Oelwein, IA 50662-
	OELWEIN				
<b>District</b>	OELWEIN OELWEIN INC				
<b>Brief Tax Description</b>	LOT 6 BLK 5				
	KINT & BOYACK ADD				
	(Note: Not to be used on legal documents)				

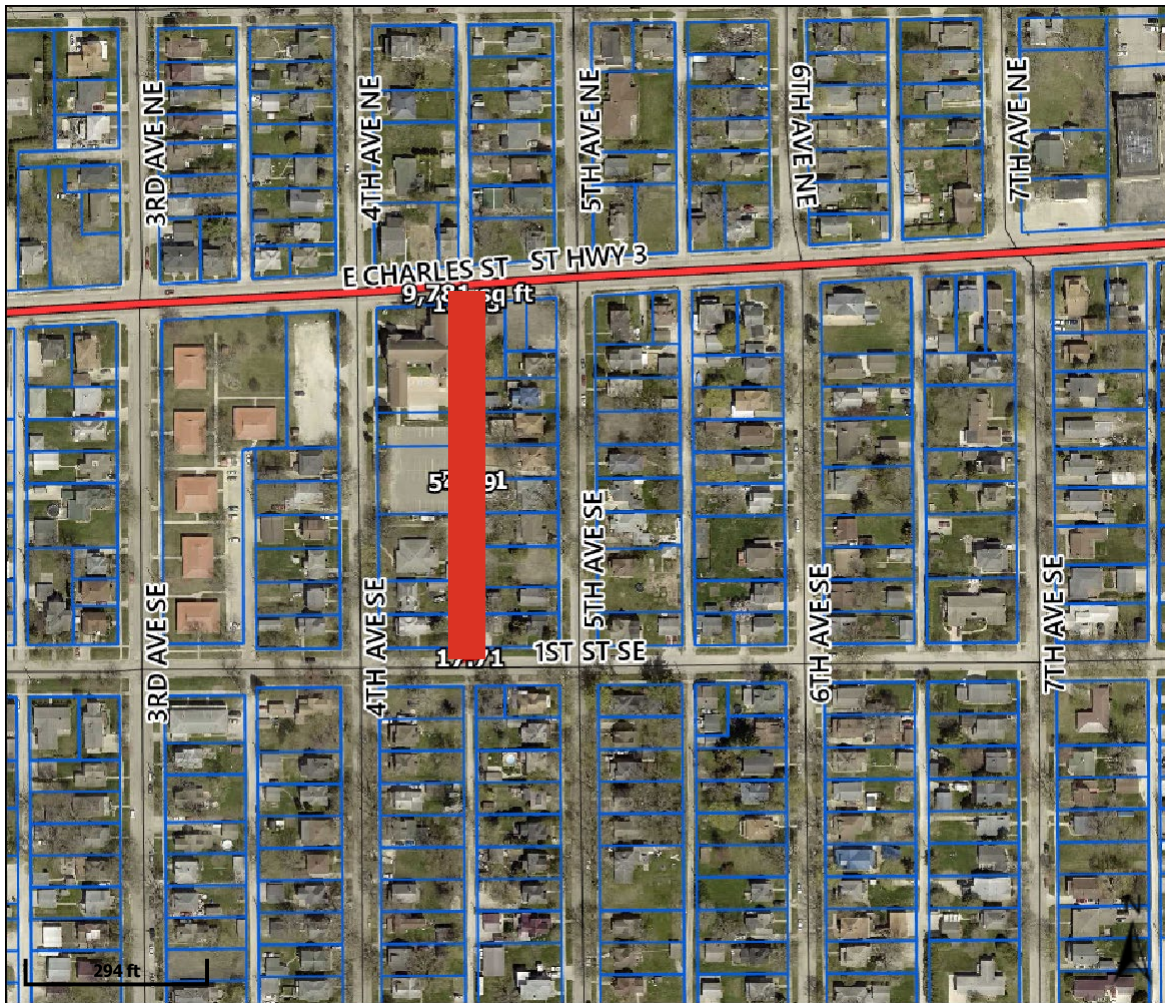
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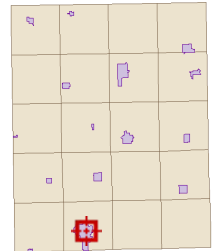
Developed by  **SCHNEIDER**  
GEOSPATIAL

6th St Sw  
Approximately 5177 sq yds





#### Overview



#### Legend

-  Corporate Limits
-  Parcels
- Major Highways**
  -  Federal Highway
  -  State Highway
  -  County Highway
  -  Roads

<b>Parcel ID</b>	1821277011	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Wumkes, Rick E.
<b>Sec/Twp/Rng</b>	21-91-9	<b>Class</b>	R		201 1st Street NE
<b>Property Address</b>	515 2ND ST. NE	<b>Acreage</b>	n/a		Oelwein, IA 50662-
	OELWEIN				
<b>District</b>	OELWEIN OELWEIN INC				
<b>Brief Tax Description</b>	LOT 6 BLK 5				
	KINT & BOYACK ADD				
	(Note: Not to be used on legal documents)				

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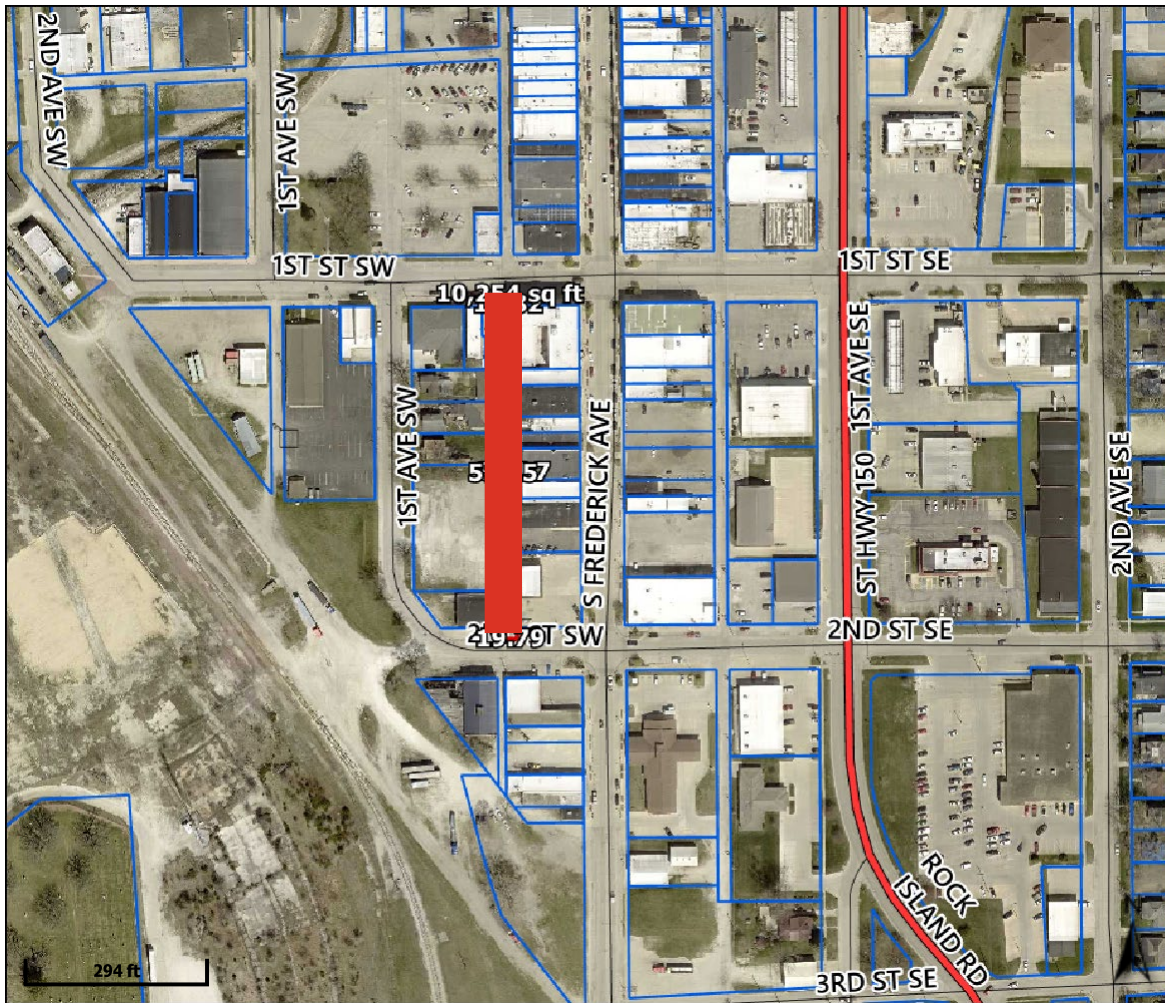
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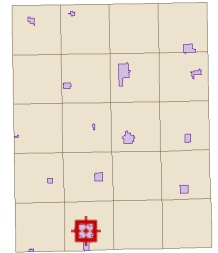
Developed by  **SCHNEIDER**  
GEOSPATIAL

Alley in 400 block East Charles near Lutheran Church  
Approximately 1087 sq yds





#### Overview



#### Legend

-  Corporate Limits
-  Parcels
- Major Highways**
  -  Federal Highway
  -  State Highway
  -  County Highway
-  Roads

<b>Parcel ID</b>	1821427013	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Bush, Marc D. &
<b>Sec/Twp/Rng</b>	21-91-9	<b>Class</b>	R		Husted, Debra S.
<b>Property Address</b>	24 5TH AVE. SE	<b>Acres</b>	n/a		24 5th Ave SE
	OELWEIN				Oelwein, IA 50662
<b>District</b>	OELWEIN OELWEIN INC				
<b>Brief Tax Description</b>	LOT 26 BLK 2				
	OELWEIN 4TH ADD				
	(Note: Not to be used on legal documents)				

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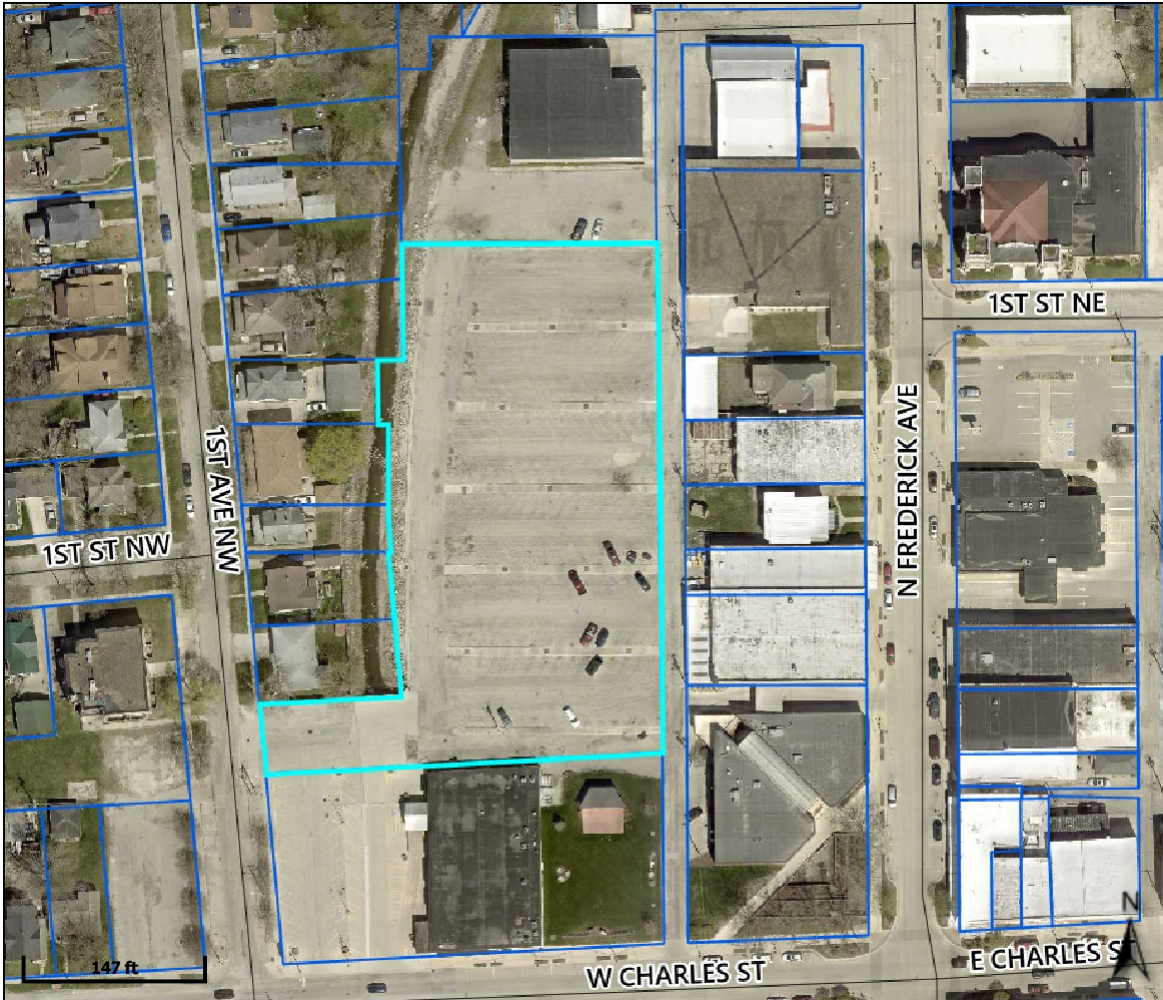
West alley in the 200 Block of South Frederick  
Approximately 1140 sq yds



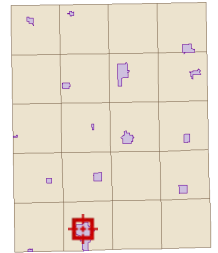


Beacon™

Fayette County, IA



#### Overview



#### Legend

- Corporate Limits
- Parcels
- Major Highways**
  - Federal Highway
  - State Highway
  - County Highway
- Roads

<b>Parcel ID</b>	1821181019	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Oelwein, City Of
<b>Sec/Twp/Rng</b>	21-91-9	<b>Class</b>	C		City Hall 20 2nd Ave. SW
<b>Property Address</b>		<b>Acreage</b>	2.5		Oelwein, IA 50662-
<b>District</b>	OELWEIN OELWEIN CENTRAL UR				
<b>Brief Tax Description</b>	COM 500'W & 160'N OF SE COR SE NW SEC 21 TH E 317'N 458'W 198.4'S 90'W 29.8'S 50'E 7.8'S 100'W 2' S 116.9'W 112'S 75' TO BEG (PARKING LOT)				
	(Note: Not to be used on legal documents)				

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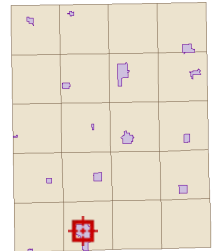
Developed by  **SCHNEIDER**  
GEOSPATIAL

Otter Creek Line parking lot  
Approximately 7742 sq yds.





#### Overview



#### Legend

-  Corporate Limits
-  Parcels
- Major Highways**
  -  Federal Highway
  -  State Highway
  -  County Highway
-  Roads

<b>Parcel ID</b>	1821330007	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Oelwein, City Of
<b>Sec/Twp/Rng</b>	21-91-9	<b>Class</b>	C		City Hall 20 2nd Ave. SW
<b>Property Address</b>	121 1ST AVE. SW	<b>Acreage</b>	n/a		Oelwein, IA 50662-
	OELWEIN				
<b>District</b>	OELWEIN OELWEIN CENTRAL UR				
<b>Brief Tax Description</b>	LOTS 6,7,8,9 BLK 1				
	OELWEIN 2ND. ADD				
	(Note: Not to be used on legal documents)				

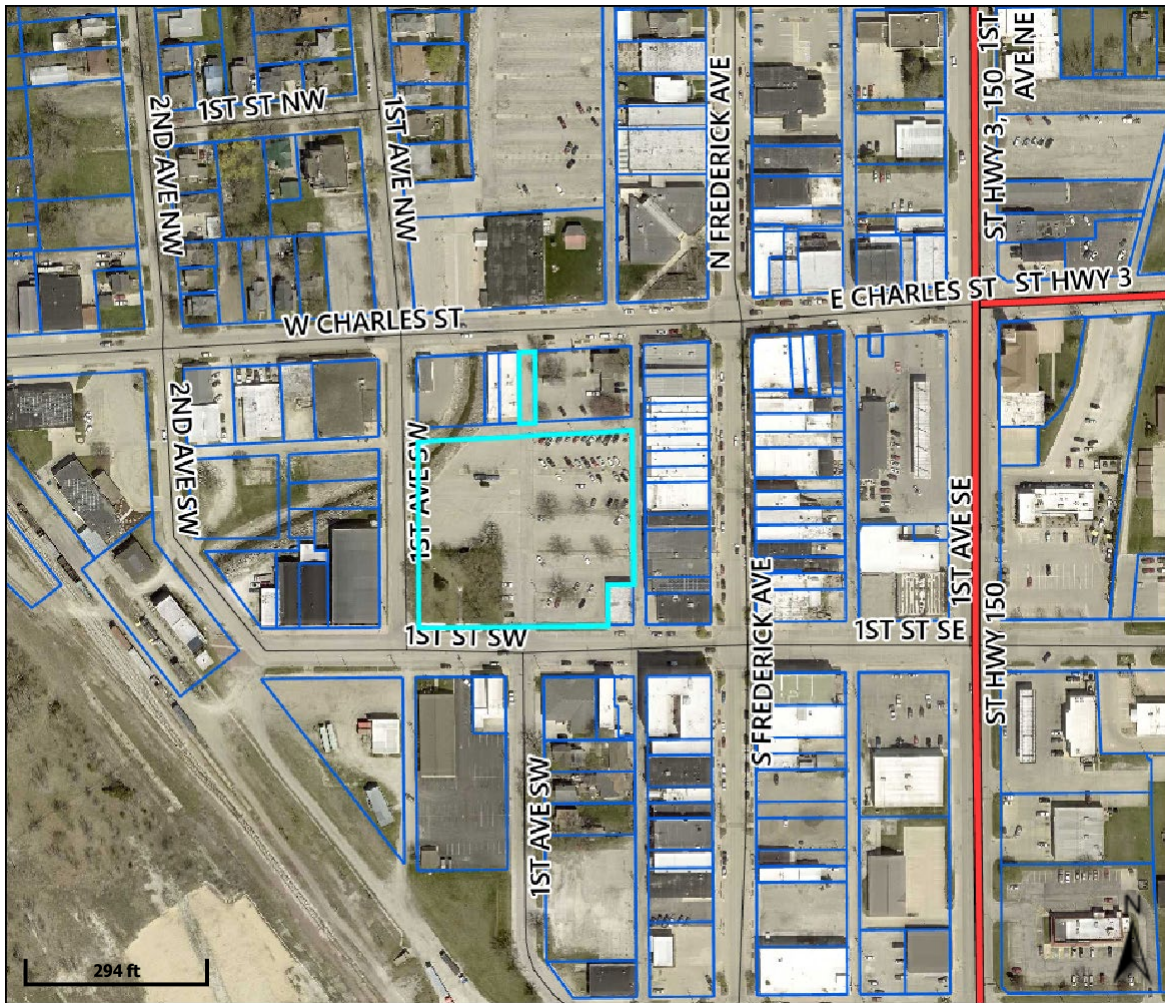
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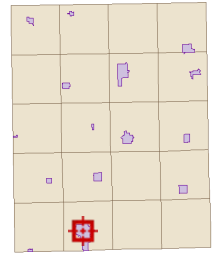
Developed by  **SCHNEIDER**  
GEOSPATIAL

**Bent Iron Rail parking lot**  
**Approximately 2460 sq yds.**





#### Overview



#### Legend

-  Corporate Limits
-  Parcels
- Major Highways**
  -  Federal Highway
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  -  County Highway
  -  Roads

<b>Parcel ID</b>	1821328006	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Oelwein, City Of
<b>Sec/Twp/Rng</b>	21-91-9	<b>Class</b>	C		City Hall 20 2nd Ave. SW
<b>Property Address</b>	19 1ST ST. SW	<b>Acreage</b>	2.09		Oelwein, IA 50662-
	OELWEIN				

**District** OELWEIN OELWEIN CENTRAL UR  
**Brief Tax Description** BLK 1 EX 40' X 60'  
 IN SE COR  
 HOMESTEAD ADD.  
 (PARKING LOT)  
 (Note: Not to be used on legal documents)

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Developed by  **SCHNEIDER**  
 GEOSPATIAL

Main Line Hub parking lot  
 Approximately 8745 sq yds



### Scratch Level and seal coat

#### **N. Lot**

\* 7,742 sq yds=430-ton HMA @ \$130/ton=\$55,914

\*Double seal coat @ \$4.85/sq yd=\$37,550

\* Total=\$93,464

#### **S. Lot**

\*8,745 sq yds=486-ton HMA @ \$130/ton=\$63,158

\*Double seal coat @ \$4.85/sq yd=\$41,976

\*Total=\$105,134

#### **Sale barn**

\*2,460 sq yds=137-ton HMA @ \$130/ton=\$17,810

\*Double seal coat @ \$4.85/sq yd=\$11,931

\*Total=\$29,741

#### **Clete Alley**

1,140 sq yds=64-ton HMA @ \$130/ton=\$8,320

\*Double seal coat @ \$4.85/sq yd=\$5,529

\*Total=\$13,849

#### **West Charles Alley**

\*1,087 sq yds=60-ton HMA @ \$130/ton=\$7,800

\*Double seal coat @ \$4.85/sq yd=\$5,272

\*Total=\$13,072

#### **1<sup>st</sup> St NE**

\*10,560 sq yds=587-ton HMA @\$130/ton=\$76,310

\*Double seal coat @ \$4.85/sq yd=\$51,216

\*Total=\$127,526

#### **6<sup>th</sup> St SW**

\*5,177 sq yds=288-ton HMA @ \$130/ton=\$37,440

\*Double seal coat @ \$4.85/sq yd=\$25,108

\*Total=\$62,548

#### **3<sup>rd</sup> Ave NE**

\*5,395 sq yds=300-ton HMA @ \$130/ton=\$39,000

\*Double seal coat @ \$4.85/sq yd=\$26,166

\*Total=\$65,166

#### **4<sup>th</sup> Ave NE**

\*3,445 sq yds=191-ton HMA @ \$130/ton=\$24,830

\*Double seal coat @ \$4.85/sq yd=\$16,708

\*Total=\$41,538

---

Grand Total=\$552,038