



CITY OF ADEL, IOWA

REQUEST FOR PROPOSALS

Economic Feasibility, Market Demand, and Financial Analysis

Proposed Adel Sports Complex

Release Date: September 9, 2026

Proposal Due: October 9, 2026 at 12:00 PM CDT

Timothy Vick, City Administrator
P.O. Box 248
301 S. 10th Street
Adel, Iowa 50003
tvick@adeliowa.gov
515-993-4525

Solicitation at a Glance

Item	Requirement
Issuing Entity	City of Adel, Iowa
Project	Adel Sports Complex – Economic Feasibility, Market Demand, and Financial Analysis
Procurement Type	Request for Proposals
Compensation	Not-to-Exceed Lump Sum
Proposal Deadline	October 9, 2026, 12:00 PM CDT
Anticipated Interviews	October, 2026
Anticipated Award	November, 2026
Completion	Within six (6) months of contract execution

1. Purpose and Introduction

The City of Adel, Iowa (the “City”) invites qualified consulting firms to submit proposals to conduct a comprehensive feasibility study for the proposed Adel Sports Complex. The selected consultant will provide an objective, data-driven assessment of market demand, economic and fiscal impacts, operational sustainability, financial feasibility, governance options, and potential funding strategies. The study is intended to support informed City investment, development, phasing, and implementation decisions.

2. Project Background

The proposed Adel Sports Complex is currently envisioned as a multi-use athletic and community destination. The preliminary program includes the following components:

- Approximately 30,000-square-foot indoor field house;
- Six baseball/softball fields with synthetic-turf infields;
- Future multipurpose athletic fields;
- Approximately 450 parking stalls;
- Concessions and related visitor amenities;
- Maintenance facilities;
- Playground areas; and
- Trails and supporting site improvements

The City is seeking an independent evaluation of the appropriateness, marketability, financial feasibility, operational requirements, phasing, and site capacity of the preliminary program. The consultant should identify material opportunities, constraints, risks, and alternatives rather than assume that the preliminary concept is fully established.

3. Objectives of the Study

1. Determine the level and character of market demand for the proposed facilities and uses.
2. Assess the complex’s potential to attract tournaments, events, visitors, and sports tourism.
3. Benchmark comparable facilities and operating models in Iowa and the Midwest markets.
4. Evaluate economic and fiscal impacts under reasonable development and operating scenarios.
5. Determine capital, operating, revenue, and lifecycle financial requirements.
6. Evaluate governance and operating structures appropriate to the City’s objectives.
7. Identify realistic public and private funding opportunities and revenue sources.

8. Test the preliminary concept, program, and phasing assumptions and recommend adjustments where warranted.
9. Provide decision-ready findings and recommendations for City Council consideration.

4. Scope of Services

4.1 Market Demand and Sports Tourism Analysis

Conduct a comprehensive assessment of market demand for indoor and outdoor sports facilities, tournaments, leagues, practices, events, and related uses. Evaluate the local, regional, and broader draw area; participation trends; facility utilization opportunities; seasonality; event types; and potential sports-tourism demand. Identify demand assumptions and clearly distinguish documented demand from consultant estimates or projections.

4.2 Demographic and Participation Analysis

Evaluate relevant population, household, age, income, participation, school, club, collegiate, and other demographic or activity indicators that inform potential facility demand. Identify material demographic trends and their implications for the proposed complex.

4.3 Competitive Facility Benchmarking

Benchmark comparable facilities in Iowa and the Midwest markets. The analysis should address facility size and mix, field/court configuration, utilization, tournament activity, pricing, operating structure, staffing, revenue sources, capital investment, and lessons learned. The consultant should explain the basis for selecting benchmark facilities.

4.4 Economic and Fiscal Impact Analysis

The analysis shall separately identify the project's potential economic impact, fiscal impact, and financial feasibility. The consultant shall quantify, to the extent reasonably possible, the City's potential long-term financial exposure, including capital investment, debt service, annual operating support or subsidy, capital replacement requirements, reserves, and cumulative potential City contribution.

Estimate direct, indirect, and induced economic impacts associated with construction and ongoing operations, as appropriate to the project stage and available data. Evaluate potential visitor spending, employment, taxable activity, lodging-related activity, and other relevant fiscal effects. Clearly state methodology, assumptions, and limitations.

4.5 Financial Feasibility and Pro Forma Analysis

The financial analysis shall include at least three scenarios: (1) a conservative case reflecting lower participation/utilization and/or higher operating costs; (2) a base case representing the consultant's most probable assumptions; and (3) an optimistic case reflecting stronger utilization, event activity, and revenues. The consultant shall identify the minimum utilization and revenue levels necessary for financial sustainability. The model shall transparently state assumptions for inflation, construction-cost escalation, labor, utilities, insurance, maintenance, capital replacement, and revenue growth, as applicable.

4.6 Lifecycle and Capital Replacement Planning

Evaluate anticipated lifecycle costs and major capital replacement requirements for the proposed facilities and site improvements. Identify major replacement cycles and funding implications and incorporate reasonable replacement reserves or other lifecycle assumptions into the financial analysis.

4.7 Governance and Operating Alternatives

Evaluate municipal, nonprofit, third-party, and public-private partnership models, including advantages, disadvantages, risks, decision authority, accountability, staffing implications, financial responsibilities, and potential applicability to the Adel Sports Complex.

4.8 Funding and Revenue Strategy

Identify potential grants, sponsorships, philanthropy, naming rights, user fees, tournament/event revenues, concessions, rentals, partnerships, and other potential funding or revenue sources. Assess the relative feasibility, timing, restrictions, and likely contribution of major sources.

4.9 Stakeholder Engagement

Stakeholder outreach shall include; as appropriate, potential major users and event organizers, youth and club sports organizations, school districts, regional athletic organizations, hospitality interests, facility operators, and other organizations capable of generating recurring use or tournament activity. The consultant shall identify material expressions of interest and distinguish verified user interest from general stakeholder opinion.

4.10 Concept, Phasing, and Site Capacity Review

The consultant shall review and independently assess the reasonableness of available project cost estimates and identify significant cost assumptions, exclusions, contingencies, escalation factors, and potential cost risks. Where information is insufficient, the consultant shall identify the limitations and recommend appropriate allowances.

5. Required Deliverables

Decision Recommendation: A clear conclusion stating whether the City should proceed with the proposed concept, proceed with modifications and/or phasing, or not proceed under the current concept. If modifications are recommended, the consultant shall identify the specific changes necessary to improve feasibility.

Deliverable	Minimum Content
Executive Summary	Decision-oriented summary of findings, financial conclusions, risks, and recommendations.
Existing Conditions Assessment	Relevant market, demographic, competitive, site/program, and operating context.
Market Demand Report	Demand, participation, sports tourism, utilization, and market capture analysis.
Competitive Facility Analysis	Benchmarking of comparable facilities and operating models.
Economic Impact Report	Economic and fiscal impact methodology, assumptions, results, and limitations.
Financial Feasibility Report	Capital, operating, revenue, lifecycle, sensitivity, and break-even analysis.
Operating Pro Forma	5-, 10-, and 20-year operating and financial projections.
Capital Replacement Plan	Major lifecycle and replacement requirements and funding implications.
Governance Recommendations	Comparison and recommendation regarding operating/governance alternatives.
Funding Strategy	Prioritized funding and revenue opportunities, including potential grants, sponsorships, philanthropy, naming rights, and other sources.

Excel Financial Model	Editable electronic model documenting assumptions, calculations, scenarios, and outputs.
Draft Report	Complete draft for City review and comment.
Final Report	Final integrated report incorporating City comments.
Public Presentation Materials	Presentation materials suitable for City Council and public presentation.
Implementation Roadmap	Recommended next steps, decisions, phasing, financing/funding actions, governance steps, partnerships, timing, and critical conditions for proceeding.

6. Proposal Requirements

To facilitate consistent evaluation, proposals should be organized in the following order:

1. Cover Letter
2. Executive Summary
3. Firm Qualifications
4. Relevant Experience
5. Project Team and Key Personnel
6. Technical Approach and Work Plan
7. Community and Stakeholder Engagement Plan
8. Project Schedule
9. Cost Proposal – Not-to-Exceed Lump Sum
10. References
11. Insurance, Conflict of Interest, and Litigation Disclosures
12. Exceptions or Requested Clarifications to the RFP

7. Required Proposal Content

7.1 Firm Qualifications and Relevant Experience

Describe the firm’s qualifications and directly relevant experience with sports complexes, athletic facilities, municipal feasibility studies, sports tourism, economic impact analysis, financial modeling, governance, and funding strategy. Identify the firm’s role on comparable assignments and provide outcomes where available.

7.2 Project Team

Identify the project manager and key personnel, including their roles, relevant experience, anticipated level of involvement, and availability. Identify any subconsultants and describe their responsibilities.

7.3 Technical Approach

Provide a detailed work plan describing methodology, data sources, analytical techniques, stakeholder engagement, quality control, assumptions, and the manner in which findings will be translated into actionable recommendations.

7.4 Schedule

Provide a detailed schedule demonstrating the consultant’s ability to complete the assignment within four months of contract execution. Identify major milestones, City review periods, interviews/workshops, draft delivery, and final delivery.

7.5 Cost Proposal

Provide a not-to-exceed lump-sum fee. The proposal should identify major task-level costs, reimbursable expenses, assumptions, optional services (if any), and the basis for any pass-through or subcontracted costs. Any optional services should be separately priced and clearly distinguished from the base scope.

7.6 Submission

Proposals shall be limited to a maximum of 30 pages, excluding the cover letter, table of contents, required forms, and appendices expressly requested by the City. Proposers shall submit ten (10) hard copies and one (1) complete digital copy of the proposal. Hard copies shall be delivered to Timothy Vick, City Administrator, at Adel City Hall, 301 S. 10th Street, Adel, Iowa 50003. The digital copy shall be submitted in PDF format and shall contain the same substantive proposal as the hard copies.

Timothy Vick, City Administrator
PO Box 248
301 S. 10th Street
Adel, Iowa 50003

The digital copy shall be submitted in a PDF format and shall contain the same substantive proposal as the hard copies.

All proposals submitted in response to this RFP shall become the property of the City of Adel and will not be returned.

Under Chapter 22 of the Iowa Code, "Examination of Public Records", all records of a governmental body are presumed to be public records, open to inspection by members of the public. Proposals submitted in response to this RFP shall be considered public records.

8. Evaluation and Selection

Proposals will be evaluated using the following criteria. The City may conduct interviews with shortlisted firms before making a final selection.

Evaluation Criterion	Possible Points
Firm Experience	20
Project Team	15
Methodology and Technical Approach	25
Financial and Economic Analysis	20
Understanding of the Adel Project	10
Cost	5
References	5
TOTAL	100

The City may consider the overall value and responsiveness of a proposal, including demonstrated understanding of the assignment and the quality of the proposed approach. The City will engage in contract negotiations with the firm submitting the proposal which receives the highest overall score. The City is not required to select the lowest-cost proposal. If contract negotiations are not successful, the City may move on to the next highest scoring firm.

9. Administrative and Contract Requirements

- All communications concerning this RFP shall be directed to Timothy Vick, City Administrator, as the City's designated procurement contact. Proposers shall not contact City Council members, City staff other than the designated procurement contact, or other persons involved in the evaluation of proposals regarding this solicitation.
- Questions shall be submitted in writing by email to Timothy Vick at tvick@adeliowa.gov. Only written responses issued by the City through an addendum shall be considered official. Oral statements or informal communications shall not be binding on the City.
- Questions shall be submitted in writing in accordance with the City's procurement instructions. Official responses will be issued by addendum.
- The City reserves the right to reject any or all proposals, waive informalities or irregularities, request clarification, negotiate scope and fees, and make an award in the City's best interest.
- The selected consultant shall maintain insurance meeting the City's requirements and shall comply with applicable Iowa law and City requirements.
- The consultant shall comply with applicable public records, equal opportunity, indemnification, ownership of work product, confidentiality, and termination provisions established by the City.
- The final agreement shall control in the event of a conflict between the RFP and executed contract, subject to applicable law.
- The City may request additional information, interviews, presentations, or clarification from any proposer during the evaluation process.

10. Tentative Procurement and Project Schedule

Milestone	Date
RFP Release	September 9, 2026
Questions Due	September 21, 2026
Proposals Due	October 9, 2026, 12:00 PM CDT
Interviews	October 2026
Notice of Award	November 2026
Project Completion	Within six (6) months of contract execution

11. Implementation Roadmap

The final report shall provide an implementation roadmap identifying recommended next steps, required City decisions, recommended phasing, financing and funding actions, governance steps, partnership opportunities, preliminary implementation timing, and critical conditions or risks that should be addressed before the City proceeds.

12. Appendix A

- A.1 Minimum Insurance Requirements
- A.2 Non-Collusion Affidavit
- A.3 Conflict-of-Interest Disclosure
- A.4 Existing Site/Concept Information

13. Proposal Certification

Each proposer should certify that the proposal is accurate and complete, that the proposer has reviewed the RFP and applicable addenda, that the proposer has disclosed material conflicts of interest and litigation as requested, and that the person signing the proposal is authorized to bind the firm.

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Appendix A.1 – Insurance Requirements

City of Adel, Iowa

Adel Sports Complex Economic Feasibility, Market Demand, and Financial Analysis RFP

Proposal Due: October 9, 2026

The vendor shall obtain and maintain through the term of this agreement, insurance with terms and limits of coverage equal to or in excess of those set forth in the specifications governing the agreement, but in no event, are such terms and limits to be less than those set forth below. The limits of liability under insurance policies required by this Contract shall in no-way limit the artists actual liability.

(1) Commercial General Liability

Including coverage for premises and operations, independent contractors, products & completed operations, contractual liability, explosion, collapse and underground hazards (XCU), personal injury/advertising injury. The limits can be satisfied by providing a primary policy or in combination with an excess liability policy. The City of Adel shall be named as additional insured on a primary and non-contributory basis. The policy will include waiver of subrogation endorsement in favor of the City of Adel.

Bodily Injury & Property Damage - Each Occurrence	\$1,000,000
Personal Injury & Advertising Injury - Per Person	\$1,000,000
General Aggregate on the Above	\$2,000,000
Products & Completed Operations General Aggregate	\$2,000,000
Fire Damage Limit	\$100,000
Medical Expense Limit	\$5,000

(2) Business Automobile Liability Insurance

Including coverage for all owned, non-owned and hired automobiles with limits of liability not less than the following. The limit can be satisfied by providing a primary policy or in combination with an excess liability policy. The City of Adel would be added as an additional insured on a primary and non-contributory basis. The policy will include waiver of subrogation endorsement in favor of the Adel.

Bodily Injury & Property Damage – Each Accident	\$1,000,000
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(3) Workers Compensation and Employers Liability

As required by any applicable law or regulation. The policy will include waiver of subrogation endorsement in favor of the City of Adel.

Part 1- Workers Compensation Benefits	Statutory
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(4) **Employers Liability:**

Bodily Injury Each Accident	\$500,000
Bodily Injury by Disease Policy Limit	\$500,000
Bodily Injury by Disease Each Employee	\$500,000

(5) **Umbrella Liability**

The vendor will maintain umbrella liability insurance on an occurrence basis in excess of the general liability, automobile liability and employer's liability insurance described above which is at least broad as all underlying policies including but not limited to additional insured and waiver of subrogation and Primary and non-contributory.

Each Occurrence Limit	\$1,000,000
Aggregate Limit	\$1,000,000

(6) **Cyber Insurance**

The vendor will maintain during the term of this agreement a cyber insurance policy to cover damages resulting from an information security incident naming the City of Adel as an Additional Insured.

Each Occurrence Limit	City to Determine
Aggregate Limit	City to Determine

Before providing any services, the vendor shall furnish an insurance certificate to:

Timothy Vick, City Administrator
PO Box 248
301 S. 10th Street
Adel, Iowa 50003

showing adequate insurance to be in force.

Any subcontractors utilized shall be subject to the same insurance requirements above.



APPENDIX A.2 - NON-COLLUSION AFFIDAVIT

City of Adel, Iowa

Adel Sports Complex Economic Feasibility, Market Demand, and Financial Analysis RFP

Proposal Due: October 9, 2026

The Proposer hereby certifies under penalty of perjury:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any project for the City of Adel, Iowa; and
2. That no individual employed by the Proposer was paid or will be paid by any person, corporation, firm, association, or other organization for soliciting the proposal, other than the payment of their normal compensation to persons regularly employed by the Proposer whose services in connection with the making of this proposal were in the regular course of their duties for the Proposer; and
3. That no part of the compensation to be received by the Proposer was paid or will be paid to any person, corporation, firm, association, or other organization for soliciting the proposal, other than the payment of their normal compensation to persons regularly employed by the Proposer whose services in connection with the making of this proposal were in the regular course of their duties for the Proposer; and
4. That this proposal is genuine and not collusive or sham; that the Proposer has not colluded, conspired, connived or agreed, directly or indirectly, with any other proposer or person, to put in a sham proposal or to refrain from making a proposal, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the proposal price of Proposer or any other Proposer, or to otherwise restrain freedom of competition, and that all statements in this proposal are true; and
5. That the individual executing this proposal has the authority to execute this proposal on behalf of the Proposer.

Proposer:

Street Address:

Signature:

City, State, Zip Code:

By:

(Print/Type)

Title:



APPENDIX A.3 – CONFLICT OF INTEREST DISCLOSURE STATEMENT

City of Adel, Iowa

Adel Sports Complex Economic Feasibility, Market Demand, and Financial Analysis RFP

Proposal Due: October 9, 2026

Proposer Information

Firm Name: _____

Address: _____

Contact Person: _____

Title: _____

Phone: _____

Email: _____

Purpose

The City of Adel requires each proposer to disclose any actual, potential, or perceived conflicts of interest that may affect, or appear to affect, the proposer's ability to provide objective and independent professional services in connection with the Adel Sports Complex Economic Feasibility, Market Demand, and Financial Analysis project. This disclosure is intended to promote transparency and assist the City in evaluating proposer independence and objectivity.

Conflict of Interest Disclosure

The undersigned proposer certifies that, after reasonable inquiry, the following information is true and complete.

1. Current Relationships

Does the proposer, any principal of the proposer, project manager, key employee, subcontractor, affiliate, or related entity currently have any financial, contractual, business, personal, ownership, employment, consulting, lobbying, or other relationship that could create an actual or potential conflict of interest with respect to the services requested in this RFP?

☐ No

☐ Yes

If yes, provide a detailed explanation:

2. Relationships with the City of Adel

During the previous five (5) years, has the proposer or any proposed subcontractor had any contractual, consulting, advisory, professional, financial, or other business relationship with the City of Adel?

☐ No

☐ Yes

If yes, describe:

3. Relationships with Project Stakeholders

Does the proposer, or any member of the proposed project team, currently represent or have represented within the previous three (3) years any organization, business, developer, athletic organization, sports facility operator, investor, sponsor, landowner, or other entity that could directly or indirectly benefit from recommendations made as part of this study?

☐ No

☐ Yes

If yes, describe:

4. Ownership or Financial Interests

Does the proposer, any principal, officer, employee, or subcontractor possess any ownership interest, investment interest, partnership interest, commission arrangement, contingent fee arrangement, or other financial interest that could reasonably be expected to influence the findings, conclusions, recommendations, or analyses provided to the City?

☐ No

☐ Yes

If yes, describe:

5. Pending or Anticipated Engagements

Is the proposer currently pursuing, negotiating, or anticipating any engagement that could create an incentive to recommend a particular project outcome, development approach, governance structure, operator, financing strategy, or vendor in connection with the proposed Adel Sports Complex?

☐ No

☐ Yes

If yes, describe:

6. Other Potential Conflicts

Describe any other circumstance that a reasonable person could view as creating an actual, potential, or perceived conflict of interest relating to the work contemplated by this RFP.

☐ None

☐ Disclosure attached

Explanation:

Continuing Duty to Disclose

The proposer agrees to promptly disclose in writing any actual, potential, or perceived conflict of interest discovered after submission of the proposal and throughout the duration of any resulting contract. Failure to disclose a material conflict of interest may constitute grounds for proposal rejection, contract termination, or other remedies available to the City under applicable law and contract provisions.

Certification

I certify, on behalf of the proposer identified above, that:

1. I am authorized to execute this disclosure on behalf of the proposer.
2. I have made reasonable inquiry regarding potential conflicts of interest.
3. The information contained in this disclosure is true, accurate, and complete to the best of my knowledge.
4. Any actual, potential, or perceived conflict of interest known to the proposer has been fully disclosed.
5. The proposer understands that the City of Adel may evaluate the nature and significance of any disclosed matter in determining proposer responsibility, independence, objectivity, and eligibility for award.

Authorized Signature: _____

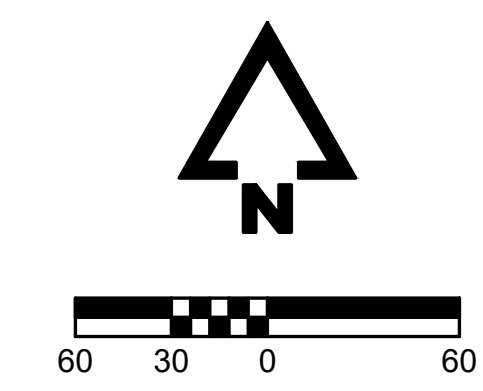
Printed Name: _____

Title: _____

Firm Name: _____

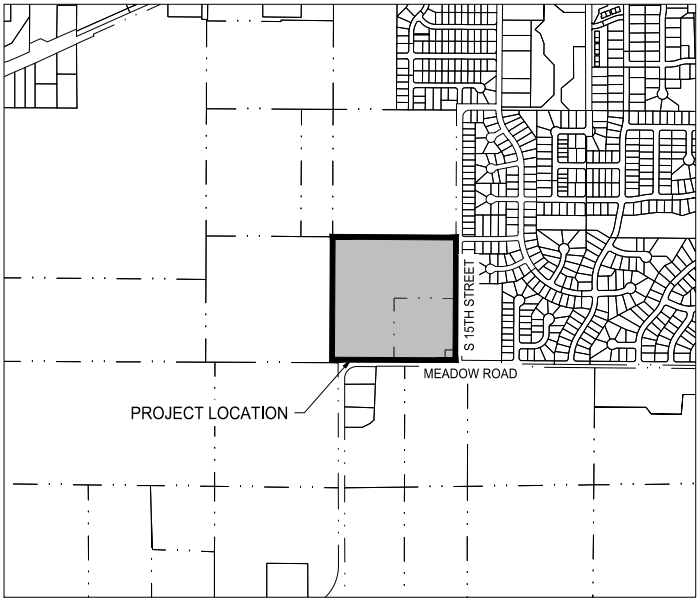
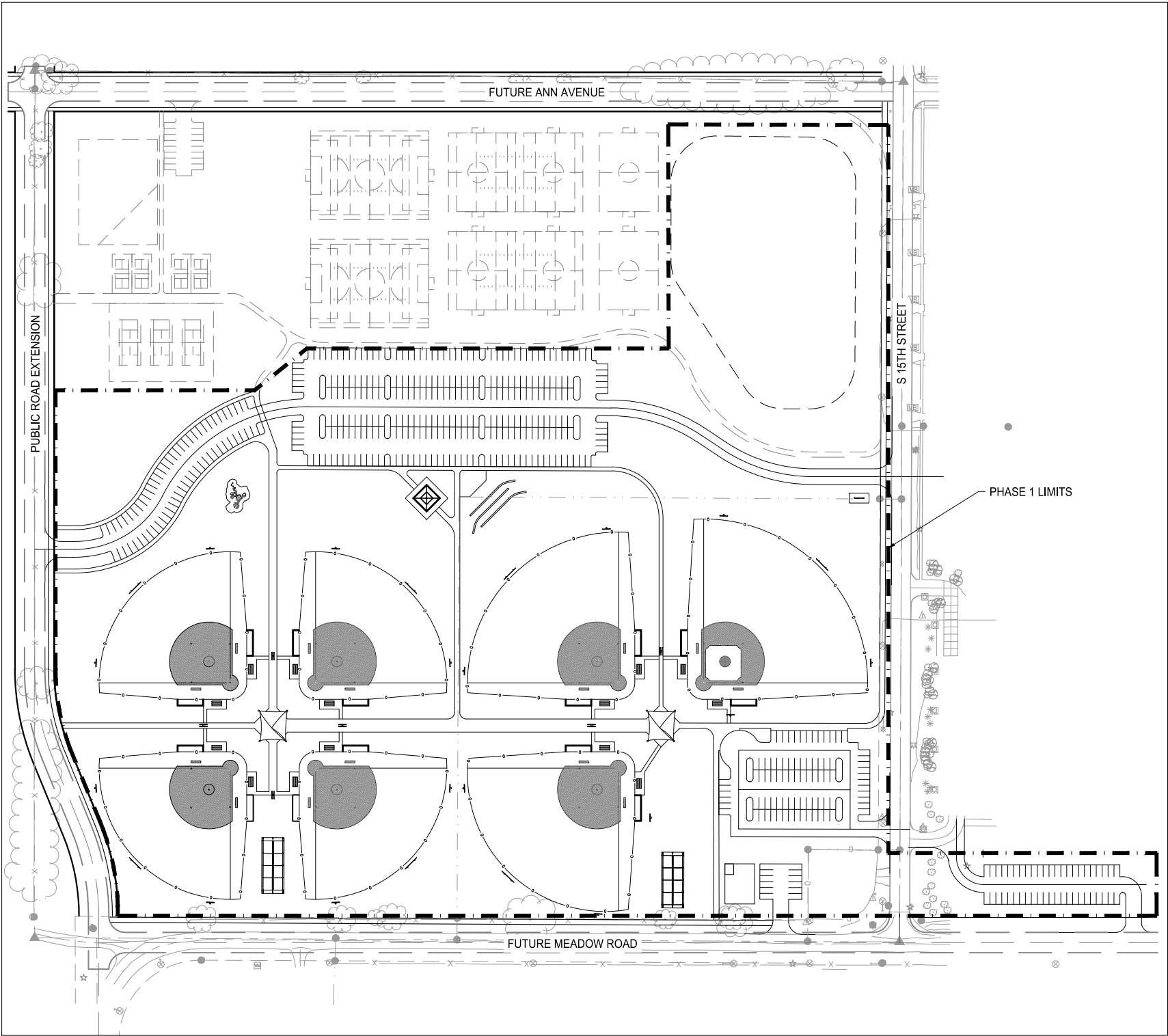
Date: _____

City Use Only
Reviewed By:
Date Reviewed:
Determination:
☐ No conflict identified
☐ Conflict identified and acceptable
☐ Additional information required
☐ Conflict determined material
Comments:



ADEL SPORTS COMPLEX MASTER PLAN

ADEL, IOWA



VICINITY SKETCH

NO SCALE

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
0	COVER SHEET
1	SITE PLAN
2	GRADING PLAN
3	UTILITY PLAN
4	LANDSCAPE PLAN

PROPERTY OWNER:

CITY OF ADEL, IOWA
301 S 10TH ST
ADEL, IOWA 50003

ENGINEER:

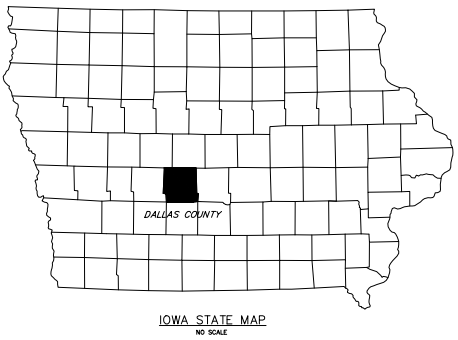
MCCLURE ENGINEERING COMPANY
1360 NW 121ST STREET
CLIVE, IOWA 50325
515.964.1229

AREA SUMMARY:

TOTAL AREA: 37.75

ZONING:

A - AGRICULTURAL



building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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COVER SHEET

ADEL SPORTS COMPLEX MASTER PLAN

ADEL, IOWA

202013-000

OCTOBER 2021

REVISIONS

NOVEMBER 1, 2021
NOVEMBER 22, 2021

ENGINEER
T. SMITH

CHECKED BY

DRAWN BY

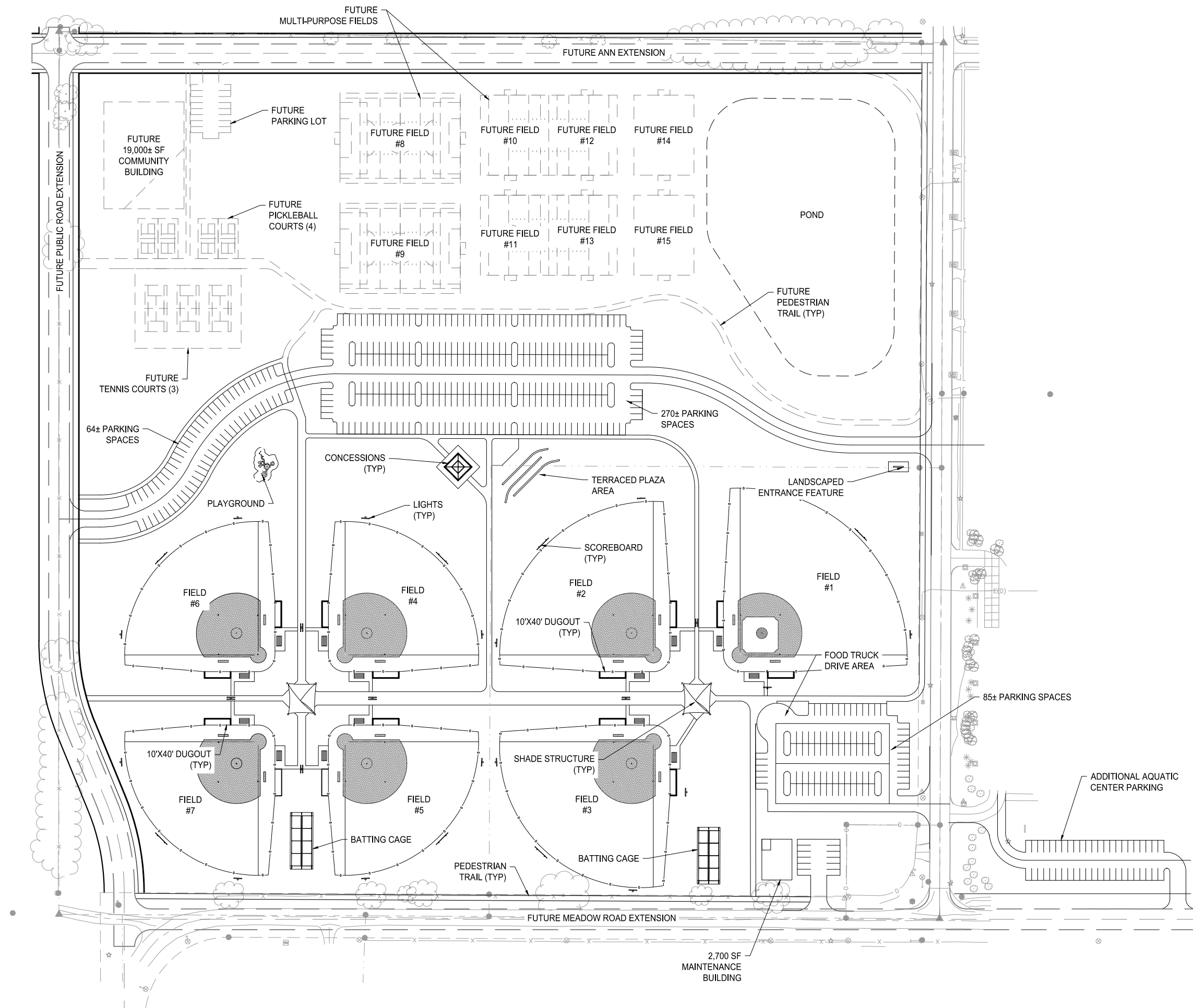
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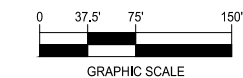
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SITE LAYOUT



ADEL SPORTS COMPLEX MASTER PLAN

ADEL, IOWA

202013-000

OCTOBER 2021

REVISIONS

NOVEMBER 1, 2021

NOVEMBER 22, 2021

ENGINEER
T. SMITH

CHECKED BY

DRAWN BY

FIELD BOOK NO.

DRAWING NO.

SHEET NO.

1

1 / 4

ESTIMATED GRADING QUANTITIES
GRADING CUT: 88,551
GRADING FILL (25%): 75,426
GRADING NET SAVE PAVING: 13,125 - FILL

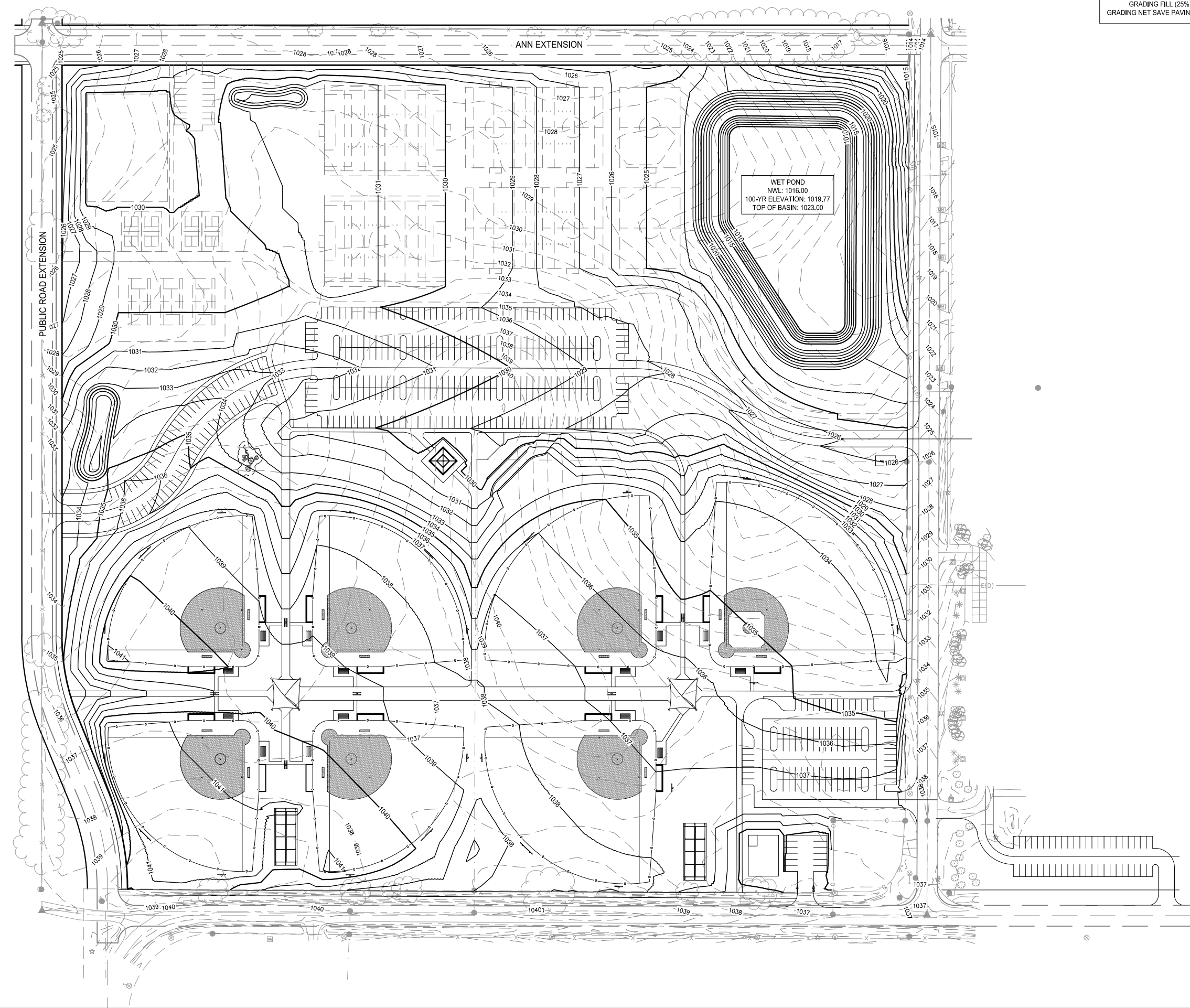


building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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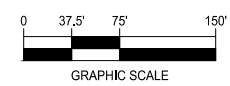
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GRADING LAYOUT



NORTH



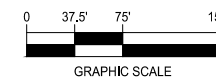
ADEL SPORTS COMPLEX
MASTER PLAN

ADEL, IOWA
202013-000
OCTOBER 2021
REVISIONS
NOVEMBER 1, 2021
NOVEMBER 22, 2021

ENGINEER
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FIELD BOOK NO.

DRAWING NO.
1
SHEET NO.
2 / 4

UTILITY LAYOUT



ADEL SPORTS COMPLEX MASTER PLAN

ADEL, IOWA

202013-000

OCTOBER 2021

REVISIONS

NOVEMBER 1, 2021

NOVEMBER 22, 2021

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T. SMITH

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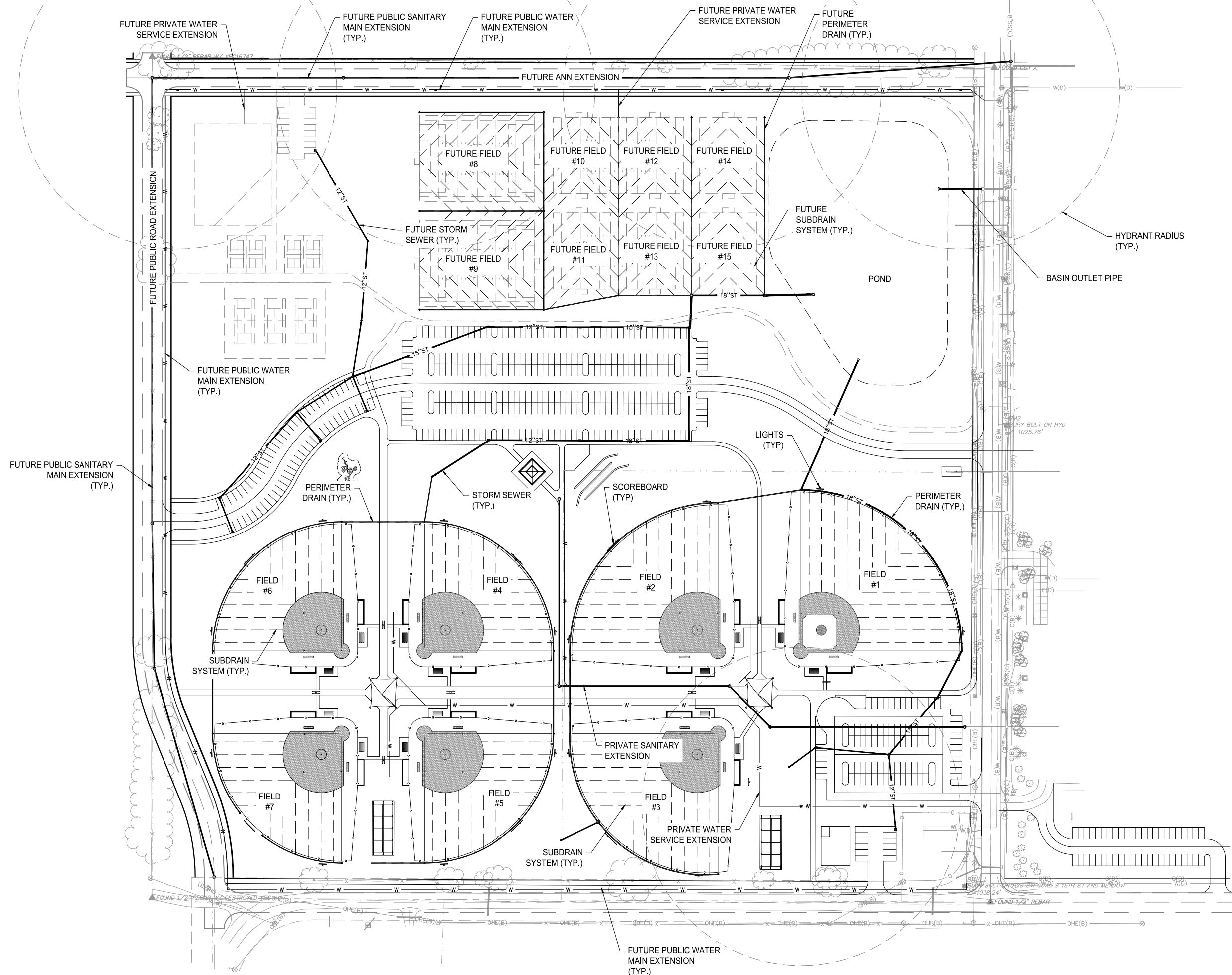
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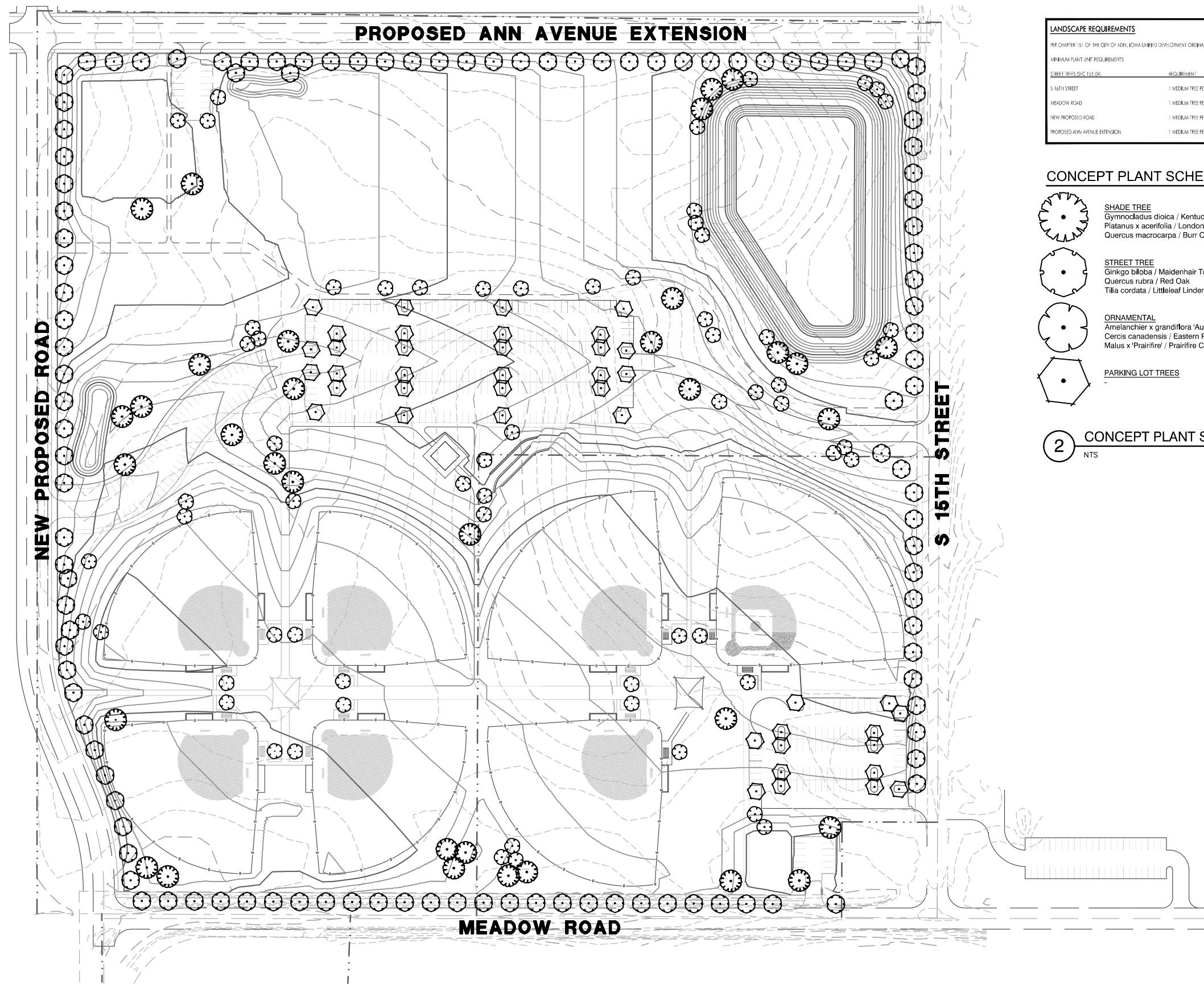
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SHEET NO.

1

3 / 4





1 OVERALL LANDSCAPE PLAN
1" = 80'

LANDSCAPE REQUIREMENTS		
PER CHAPTER 151 OF THE CITY OF ADEL, IOWA UNIFIED DEVELOPMENT ORDINANCE:		
MINIMUM PLANT UNIT REQUIREMENTS	REQUIREMENT	PROVIDED
STREET TREES (ISC 1:51.04)		
S 16TH STREET	1 MEDIUM TREE PER 40 LF OF STREET FRONTAGE (1,125 LF)	28 TREES REQUIRED - 28 PROVIDED
MEADOW ROAD	1 MEDIUM TREE PER 40 LF OF STREET FRONTAGE (1,051 LF)	26 TREES REQUIRED - 26 PROVIDED
NEW PROPOSED ROAD	1 MEDIUM TREE PER 40 LF OF STREET FRONTAGE (1,242 LF)	31 TREES REQUIRED - 31 PROVIDED
PROPOSED ANN AVENUE EXTENSION	1 MEDIUM TREE PER 40 LF OF STREET FRONTAGE (1,260 LF)	32 TREES REQUIRED - 32 PROVIDED

CONCEPT PLANT SCHEDULE

	SHADE TREE Gymnocladus dioica / Kentucky Coffeetree Platanus x acerifolia / London Plane Tree Quercus macrocarpa / Burr Oak	34
	STREET TREE Ginkgo biloba / Maidenhair Tree Quercus rubra / Red Oak Tilia cordata / Littleleaf Linden	117
	ORNAMENTAL Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry Cercis canadensis / Eastern Redbud Multi-trunk Malus x 'Prairifire' / Prairifire Crabapple	64
	PARKING LOT TREES	42

2 CONCEPT PLANT SCHEDULE NTS

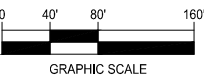
building strong communities.

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Clive, Iowa 50325
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LANDSCAPE PLAN



ADEL SPORTS COMPLEX MASTER PLAN

ADEL, IOWA
202013-000
OCTOBER 2021

REVISIONS
NOVEMBER 1, 2021
NOVEMBER 22, 2021
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ENGINEER
T. SMITH
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