

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/85220252195>*

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL NOVEMBER 4, 2024

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on November 4, 2024, in the Bondurant Community Library, 104 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open, and the public is encouraged to attend.

AGENDA

1. Roll Call
2. Call to Order and Declaring a Quorum
3. Abstentions declared
4. Perfecting and Approval of the Agenda
5. Consent Agenda:
All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.
 - a. Approval of October 21, 2024, & October 29, 2024 City Council Meeting Minutes
 - b. Claims List
 - c. Applications for Council Approval
 - d. Receive & File - FY24 Street Finance Report
 - e. Receive & File - BES September Monthly Report
 - f. - Resolution approving Professional Services Agreement with Shive-Hattery in the amount of \$18,900 for schematic design work associated with the Garden installation at the ARTocka Trail Loop
 - g. O-241007-214 - (Third Reading) Ordinance regarding request to rezoning to rezone portions of the Civic Campus North Preliminary Plat area from the Medium Industrial (M-2) District to the General Commercial (C-2) District
 - h. - Resolution approving the Annual Finance Report to the State of IA for FY24 and receiving and filing for Audit
 - i. - Resolution affixing a date for a public hearing regarding authorizing the City of Bondurant's application for financial assistance with the United States Department of Agriculture, Rural Development, to finance the following project: Water Tower, Associated Water Tower Mains, and Acquisition of the Water Treatment Facility/Wells Site(s)

The Bondurant City Council maintains the right to waive the first and second readings of ordinances presented and may pass the third and final reading of the same ordinance within the same council meeting.

Any person with a disability who requires a modification or accommodation in order to participate in the meeting, or any person with limited English proficiency (LEP) who requires language assistance to communicate with the City Council during the meeting, should contact the City Clerk, (515) 967-2418 or shagan@cityofbondurant.com, no fewer than two business days prior to the meeting to enable the City of Bondurant to make reasonable arrangements to assure accessibility or language assistance for the meeting.

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- j. - Resolution approving pay request no. 5 to Gerard Tank & Steel for the Water Tower Project in the amount of \$151,131.90
- k. - Resolution approving pay request no. 6 to Gerard Tank & Steel for the Water Tower Project in the amount of \$984,100.89
- l. - Resolution approving agreement with HR Green for the Professional Services Agreement for 2nd Street, NW Widening Project Improvements Fireside Dr. NW to Lincoln Street, NE in the amount not to exceed fee of \$149,000.00
- m. - Resolution approving amendment no. 1 to agreement with McClure Engineering for the Professional Services Agreement for 15th Street Area Stormwater Improvements Project in the amount of \$10,500
- n. - Resolution accepting the Quit Claim Deed from the Polk County Conservation Board regarding its donation of Parcels [8022-29-300-009](#) and [8022-29-400-002](#) to the City of Bondurant for the purposes of extending the Chichaqua Valley Trail through these parcels
- o. - Resolution authoring the Mayor to execute an agreement with FEH Design for design services related to the Parks & Recreation Events Center Facility Renovation Project in the amount of \$35,000 for schematic design services + a 6.5% percentage-based factor for design development, bidding, and construction administration services
- p. - Resolution releasing Request for Proposals (RFP) regarding the City of Bondurant soliciting proposals for private development of Lot 1 and Lot 2 of the Civic Campus North Preliminary Plat
- q. - Resolution approving change order no. 2 for added work for the Civic Campus Phase 1 Public Improvements in the amount of \$66,528.28
- r. - Resolution Authorizing Internal Advance for Funding of Urban Renewal Project (Grain District Downtown Redevelopment Project)
- s. - Resolution approving pay request no. 4 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$86,198.96
- t. - Resolution adopting the 2024 Pavement Standards Recommendations as Formal Policy
- u. - Resolution approving pay request no. 1 to Caliber Concrete LLC for the 1st & 3rd Street Parking Lot Project in the amount of \$90,736.66
- v. - Resolution approving change order No. 1 for added work for the 15th Street, SE and 13th Street Stormwater Improvements in the amount of

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\$48,380.00

- w. - Resolution approving Amendment No. 3 to the professional services agreement with RDG in the amount of \$220,770 for the design of Phase 2 of City Park
- x. - Resolution approving Terracon Testing Inspections Proposal in the amount of \$42,758
- 6. Guests requesting to address the City Council
- 7. **Public Hearing**
 - a. Public Hearing on the plans, specifications, and form of contract for the Civic Campus Phase 2 Project
- 8. Action Items
 - a. R-241021-223- Resolution approving the 28E agreement between the City of Bondurant and the Board of Trustees for the Des Moines Water Works for what will be known as the NE Water Utility Improvements
 - b. - (First Reading) Ordinance Amending Ordinance No. 91-25 Providing for the Division of Taxes Levied on Taxable Property in the 1991 Addition to the Bondurant Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
 - c. - Resolution to Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area
 - d. - Resolution awarding the contract for the Civic Campus Phase 2 Project in the amount not to exceed \$5.6 million
- 9. Discussion Items -
 - a. DART discussion
- 10. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
- 11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
- 12. Adjournment

The Bondurant City Council maintains the right to waive the first and second readings of ordinances presented and may pass the third and final reading of the same ordinance within the same council meeting.

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**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.a.
For Meeting of 11/4/2024
Motion

TITLE: Approval of October 21, 2024, & October 29, 2024 City Council Meeting Minutes

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. October 21, 2024 City Council Meeting Minutes
2. October 29, 2024 City Council Meeting Minutes

*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
October 21, 2024
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox, Council Member Angela McKenzie, Council Member Bob Pepper, Council Member Chad Driscoll

Absent: Council Member Matt Sillanpaa

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Fire Chief Aaron Kreuder, Assistant Chief Tony Rauterberg, Assistant Library Director Michell Klinker-Feld, Planning & Community Development Director Maggie Murray, City Attorney Matt Brick

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:05 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by McKenzie, seconded by Cox, to approve the agenda. Vote on Motion 4-0. Motion carried.

5. Consent Agenda:

All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.

a. Approval of September 30, 2024, & October 7, 2024 City Council Meeting Minutes

b. Claims List

c. Application for Council Approval

d. R-241021-218- Resolution of Termination and Amendment (Central Iowa Drinking Water Commission)

**A virtual meeting was offered.*

- e. O-241007-214 - (Second Reading) Ordinance regarding request to rezoning to rezone portions of the Civic Campus North Preliminary Plat area from the Medium Industrial (M-2) District to the General Commercial (C-2) District
- f. R-241021-219- Resolution approving the Professional Services Agreement with Shive-Hattery in the amount of \$10,860 for design work associated with the Wolf Creek Park basketball court project
- g. R-241021-220- Resolution Approving Purchase of Hydraulic Tools for Backhoe from Mid-Country Machinery, Inc.
- h. R-241021-221- Resolution approving proposal to provide underground electrical service for the Bondurant Emergency Services Facility from Mid-American Energy in the amount of \$151,070.30
- i. R-241021-222- Resolution establishing an electrical easement between the City of Bondurant and Mid-American Energy Company for a 10-foot easement at 2400 Eisenhower Drive, SE (Water Tower)
- j. R-241021-225- Resolution approving pay request no. 1 for the Bondurant Emergency Services Facility Project in the amount of \$922,363.29
- k. R-241021-226- Resolution setting date of public hearing on the plans, specifications, and form of contract for the Civic Campus Phase 2 Improvements Project
- l. R-241021-227- Resolution setting the Public Hearing for Disposal of Real Property back to Farmers Elevator Co.
City Administrator Oliver updated the council and the public regarding Item #5l, emphasizing the need for a special meeting to address the matter. The City Council agreed to hold this special meeting on Tuesday, October 29th, at 6:00 PM.

Motion by Cox, seconded by Pepper, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

- 6. Guests requesting to address the City Council
Jeff Cook, 708 Filmore Avenue, SE, addressed the council on the purchase of yellow park benches and expressed concerns regarding the "Garden" at Lake Petocka, and various things regarding the City Park project.

**A virtual meeting was offered.*

- a. Amanda Wanke, DART
Amanda Wanke, CEO of DART, presented the economic impact of public transit and its commitment to the Bondurant community. Her presentation highlighted the critical role of transit in Bondurant's development and its broader importance in promoting regional mobility.

7. Action Items

- a. R-241021-223- Resolution approving the 28E agreement between the City of Bondurant and the Board of Trustees for the Des Moines Water Works for what will be known as the NE Water Utility Improvements
The council and staff discussed the 28E Agreement with the Des Moines Water Works Board of Trustees, which defines the roles and responsibilities for a joint project called the NE Water Utility Improvements. Staff recommended approval of the agreement, which supplements the existing Wholesale Water Service Master Agreement, effective until March 31, 2045. This new agreement allows Bondurant to terminate the agreement anytime before 2045 or maintain it as an emergency connection until that date. The council requested more information before making a final decision.

Motion by McKenzie, seconded by Driscoll, to table RESOLUTION NO. 241021-223. Vote on Motion 4-0. Motion carried.

- b. R-241021-224- Resolution approving action to order construction and setting a date for bid letting and public hearing for Bondurant City Park Phase 2
Motion by Pepper, seconded by McKenzie, to Approve R-241021-224. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.
- c. O-241007-215 - (Second Reading) Ordinance considering the text amendment to Section 178.12 of the Zoning Code creating the Business Park (BP) District
Motion by Pepper, seconded by Driscoll, to waive and approve the third and final reading of O-241007-215. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.
- d. O-241007-213 - (Second Reading) Ordinance regarding request to rezoning to rezone 319 Washington Avenue SE from the General Commercial (C-2) District to the Business Park (BP) District
Motion by Driscoll, seconded by Cox, to waive and approve the third and final reading of O-241007-213. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

8. Discussion Items -

**A virtual meeting was offered.*

- a. Presentation and Discussion of the Hotel Market Study
Planning & Community Development Director Murray briefed the council on the Hotel Market Study prepared by Hotel Appraisers & Advisors (HA&A), following a public RFP process. The study evaluates the viability of hotel development in Bondurant, analyzing nine potential sites, market demand, and financial projections. It recommends an 80-100 room hotel near Interstate 80 and highlights the potential for a boutique hotel in the Grain District. Additionally, HA&A identified a \$2 million feasibility gap for a hypothetical project due to rising construction costs.
 - b. Inspection Surcharge Discussion
City Administrator Oliver presented a proposal for an inspection surcharge to the council. The goal of the discussion is to assess the council's interest in implementing the surcharge, which would require more frequent inspections of a specific developer's projects due to ongoing violations. The developer would be responsible for covering the costs. Staff has brought this forward for council consideration without formal recommendations or attachments for review.
9. Reports / Comments and appropriate action thereon:
- a. Mayor
DART and APA award comments.
 - b. Council Members
Cox - Upcoming meetings.
McKenzie - Upcoming meetings.
Peffer - MWA update.
Driscoll - WRA update, recent city event comments, and upcoming meetings.
 - c. Administrator
REAP grant, economic development conference comments.
 - d. Directors
Horton - Department update.
Kreuder - Department update.
Murray - Department update.
Hagan - Department update.
Klinker-Feld - Department update.
10. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
Motion by Driscoll, seconded by Peffer, to Move into the Closed Session at 07:54 PM. Roll Call: Ayes: Cox, McKenzie, Peffer, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

**A virtual meeting was offered.*

Mayor Elrod closed the Closed Session at 08:22 PM.

11. Adjournment

Motion by Pepper, seconded by Cox, to adjourn at 08:22 PM. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on October 21, 2024, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor

BONDURANT CITY COUNCIL
Minutes
October 29, 2024
Bondurant City Council

1. Roll Call

Present: Council Member Tara Cox, Council Member Angela McKenzie, Council Member Bob Pepper, Council Member Matt Sillanpaa, Council Member Chad Driscoll

Absent: Mayor Doug Elrod

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Planning & Community Development Director Maggie Murray

2. Call to Order and Declaring a Quorum

Mayor Pro Tem McKenzie called the meeting to order at 06:00 PM and declared a quorum.

3. Perfecting and Approval of the Agenda

Motion by Pepper, seconded by Cox, to amend the agenda to include "Perfecting and Approval of the Agenda" as an item. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: Mayor Elrod. Motion carried 5-0.

Motion by Pepper, seconded by Sillanpaa, to approve the agenda. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: Mayor Elrod. Motion carried 5-0.

4. Abstentions declared

None.

5. **Public Hearing**

a. Public Hearing regarding the Disposal of Real Property back to Farmers Elevator Co.

Mayor Pro Tem McKenzie opened the public hearing at 06:01 PM.

City Administrator Oliver explained the reason for the disposal of the property.

Mayor Pro Tem McKenzie closed the public hearing at 06:02 PM.

b. Public Hearing regarding the Disposal of a Previously-Vacated Alley in the Grain District

**A virtual meeting was offered.*

Mayor Pro Tem McKenzie opened the public hearing at 06:02 PM.

Planning & Community Development Director Murray explained the reason for the disposal of the vacated alley.

Mayor Pro Tem McKenzie closed the public hearing at 06:03 PM.

6. Action Items

- a. R-241029-228- Resolution approving the Disposal of Real Property back to Farmers Elevator Co.
Motion by Pepper, seconded by Cox, to Approve R-241029-228. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: Mayor Elrod. Motion carried 5-0.
- b. R-241029-229- Resolution approving the Disposal of a Previously-Vacated Alley in the Grain District
Motion by Cox, seconded by Pepper, to Approve R-241029-229. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: Mayor Elrod. Motion carried 5-0.
- c. R-241029-230- Resolution approving the termination of the lease at 98 Lincoln Street NE
Motion by Cox, seconded by Pepper, to Approve R-241029-230. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: Mayor Elrod. Motion carried 5-0.

7. Adjournment

Motion by Pepper, seconded by Cox, to adjourn at 06:05 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Angela McKenzie, Mayor Pro Tem

I, the understated Mayor Pro Tem of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on October 29, 2024, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

**A virtual meeting was offered.*

Angela McKenzie, Mayor Pro Tem



Check Register

Packet: APPKT00989 - 10/22/2024 FOR MEETING ON 11/04/2024

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2600	AIRGAS USA, LLC	10/24/2024	Regular	0.00	99.67	64443
2030	ALLEGRA	10/24/2024	Regular	0.00	96.96	64444
0020	ALTOONA ACE HARDWARE	10/24/2024	Regular	0.00	21.65	64445
2687	AT&T MOBILITY	10/24/2024	Regular	0.00	1,150.80	64446
0776	BAKER ELECTRIC INC	10/24/2024	Regular	0.00	2,877.51	64447
2454	BOOT BARN	10/24/2024	Regular	0.00	512.97	64448
1537	BOUND TREE MEDICAL LLC	10/24/2024	Regular	0.00	275.77	64449
1228	CINTAS CORPORATION #762	10/24/2024	Regular	0.00	110.19	64450
0097	CITY OF DES MOINES	10/24/2024	Regular	0.00	66,773.30	64451
2184	TARA COX	10/24/2024	Regular	0.00	343.22	64452
2735	CULTUREALL	10/24/2024	Regular	0.00	310.00	64453
2354	DIAMOND VOGEL PAINT CENTER	10/24/2024	Regular	0.00	21.60	64454
0144	DES MOINES WATER WORKS	10/24/2024	Regular	0.00	251.59	64455
2018	DOG WASTE DEPOT	10/24/2024	Regular	0.00	267.77	64456
2321	EAGLE ENGRAVING, INC	10/24/2024	Regular	0.00	130.15	64457
2885	HAWKEYE STATE FIRE PROTECTION /	10/24/2024	Regular	0.00	275.00	64458
2754	HR GREEN, INC.	10/24/2024	Regular	0.00	50,331.76	64459
0230	IOWA ONE CALL	10/24/2024	Regular	0.00	220.00	64460
0224	IOWA DEPT OF TRANSPORTATION	10/24/2024	Regular	0.00	429.20	64461
0210	IMWCA	10/24/2024	Regular	0.00	8,901.00	64462
	Void	10/24/2024	Regular	0.00	0.00	64463
1359	KELTEK INC.	10/24/2024	Regular	0.00	2,660.47	64464
2837	KATIE KLUS	10/24/2024	Regular	0.00	217.09	64465
0965	MANATT'S INC.	10/24/2024	Regular	0.00	378.00	64466
0842	MENARDS - ALTOONA	10/24/2024	Regular	0.00	653.12	64467
	Void	10/24/2024	Regular	0.00	0.00	64468
0280	MENARDS - ANKENY	10/24/2024	Regular	0.00	1,097.88	64469
2409	MERCY NORTH PHARMACY	10/24/2024	Regular	0.00	202.90	64470
1019	MUNICIPAL EMERGENCY SERVICES	10/24/2024	Regular	0.00	599.60	64471
0286	METRO WASTE AUTHORITY	10/24/2024	Regular	0.00	45,391.75	64472
0251	MICROBAC LABORATORIES, INC	10/24/2024	Regular	0.00	140.00	64473
0308	MUNICIPAL SUPPLY, INC.	10/24/2024	Regular	0.00	7,641.53	64474
2031	MARKETA OLIVER	10/24/2024	Regular	0.00	2,344.77	64475
2192	OMNI EMS	10/24/2024	Regular	0.00	1,165.98	64476
2629	OPN ARCHITECTS	10/24/2024	Regular	0.00	36,902.38	64477
1457	O'REILLY AUTO PARTS	10/24/2024	Regular	0.00	10.78	64478
2691	POLK COUNTY SHERIFF	10/24/2024	Regular	0.00	70,272.25	64479
1628	QUICK SUPPLY CO.	10/24/2024	Regular	0.00	437.50	64480
1504	SHIVE-HATTERY INC	10/24/2024	Regular	0.00	3,116.48	64481
2310	TITAN MACHINERY	10/24/2024	Regular	0.00	4,284.00	64482
2239	UPHDM OCCUPATIONAL MEDICINE	10/24/2024	Regular	0.00	23.75	64483
2706	VALEO NETWORKS	10/24/2024	Regular	0.00	1,492.02	64484
2595	VENDNOVATION, LLC	10/24/2024	Regular	0.00	50.00	64485
2887	WOODY'S AUTO REPAIR SERVICE BO	10/24/2024	Regular	0.00	1,342.54	64486
0144	DES MOINES WATER WORKS	10/21/2024	Bank Draft	0.00	22.00	DFT0003422
0144	DES MOINES WATER WORKS	10/21/2024	Bank Draft	0.00	50,194.03	DFT0003423
0144	DES MOINES WATER WORKS	10/21/2024	Bank Draft	0.00	52,393.98	DFT0003424
2757	GOOGLE LLC	10/07/2024	Bank Draft	0.00	22.90	DFT0003425
2538	IOWA LAND RECORDS	10/07/2024	Bank Draft	0.00	45.00	DFT0003426
0387	TREASURER - STATE OF IOWA	10/08/2024	Bank Draft	0.00	12,120.95	DFT0003427
0387	TREASURER - STATE OF IOWA	10/08/2024	Bank Draft	0.00	2,221.69	DFT0003428
0387	TREASURER - STATE OF IOWA	10/08/2024	Bank Draft	0.00	12,466.77	DFT0003429
0387	TREASURER - STATE OF IOWA	10/08/2024	Bank Draft	0.00	2,102.56	DFT0003430
0161	VISION BANK	10/04/2024	Bank Draft	0.00	64.00	DFT0003431

Check Register

Packet: APPKT00989-10/22/2024 FOR MEETING ON 11/04/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0291	MIDAMERICAN ENERGY	11/04/2024	Bank Draft	0.00	9,180.48	DFT0003432
2254	TCM BANK NA	10/15/2024	Bank Draft	0.00	3,059.83	DFT0003433
2254	TCM BANK NA	10/15/2024	Bank Draft	0.00	-308.86	DFT0003434
2254	TCM BANK NA	10/26/2024	Bank Draft	0.00	308.86	DFT0003435
2254	TCM BANK NA	10/26/2024	Bank Draft	0.00	1,483.45	DFT0003436

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	67	42	0.00	313,824.90
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	15	15	0.00	145,377.64
EFT's	0	0	0.00	0.00
	82	59	0.00	459,202.54

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2024	450,639.78
999	POOLED CASH	11/2024	9,180.48
			459,820.26



Payroll Check Register

Checks

Pay Period: 10/6/2024-10/20/2024

Packet: PYPKT00615 - 10/06/-10/20/2024 PAID 10/25/2024

Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
SUMMERS, AANNA N	1575	Regular	10/25/2024	0.00	1094



Payroll Check Register

Direct Deposits

Pay Period: 10/6/2024-10/20/2024

Packet: PYPKT00615 - 10/06/-10/20/2024 PAID 10/25/2024
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADKISSON, JENNIFER	3145	10/25/2024	847.08	105566
AGANS, PAYTON	1602	10/25/2024	2,077.71	105567
BAAS, JAMIE	4147	10/25/2024	242.83	105568
BAILEY, BOYCE E	7104	10/25/2024	1,316.28	105569
BERGESON, JOHN W	7121	10/25/2024	1,991.03	105570
BRIGGS, ASHTON S	1511	10/25/2024	789.78	105571
BRUCE, EMMA	3141	10/25/2024	795.20	105572
CARPENTER, JOHN C	5129	10/25/2024	1,631.29	105573
CLAMAN, CATHERINE JO	3146	10/25/2024	231.77	105574
CLAMAN, CATHERINE JO	3146	10/25/2024	347.65	105574
COLLISON, PATRICK F	5103	10/25/2024	2,566.49	105575
CORY, JOHN P	7120	10/25/2024	1,675.10	105576
CRITTENDEN, MATTHEW	1567	10/25/2024	1,838.24	105577
DE LOS SANTOS, JUAN DAVID	7128	10/25/2024	1,514.27	105578
DENHAM, DARIN	7129	10/25/2024	1,522.18	105579
DOMINGUEZ, MATTHEW P	1513	10/25/2024	1,054.83	105580
ELLIOTT, KYLE	1568	10/25/2024	884.44	105581
GANNAWAY, COURTNEY	1597	10/25/2024	1,778.75	105582
GILSON, DUSTY ALAN	7124	10/25/2024	1,566.98	105583
HAGAN, SHELBY L	5118	10/25/2024	2,735.10	105584
HARMISON, TROY G	1503	10/25/2024	1,839.61	105585
HIGGINS, DAVID P.	7105	10/25/2024	1,503.79	105586
HORTON, JOHN C	7112	10/25/2024	3,580.19	105587
HORTON, JOHN C	7112	10/25/2024	100.00	105587
HUFF, TIMOTHY J	1559	10/25/2024	1,895.06	105588
JESS, JENE' N	5123	10/25/2024	3,459.78	105589
JOHNSON, ANNASTASHA	5130	10/25/2024	1,469.54	105590
KING, CHRISTINA M	3143	10/25/2024	575.86	105591
KLINKER-FELD, MICHELL M	3135	10/25/2024	2,268.37	105592
KLUS, KATIE	5134	10/25/2024	1,659.17	105593
KREUDER, AARON M	1441	10/25/2024	3,834.58	105594
KRUSE, OSCAR	1586	10/25/2024	618.07	105595
LUIING, TIFFANY A	5133	10/25/2024	1,986.87	105596
LUNDQUIST, BRADLEY D	1555	10/25/2024	793.19	105597
MARSHMAN, CRAIG A	5125	10/25/2024	1,773.75	105598
MASON, KYLE	1598	10/25/2024	1,327.97	105599
MERRILL, SARAH J	1590	10/25/2024	2,348.81	105600
MILLER, BRODY E	1582	10/25/2024	1,326.15	105601
MURRAY, MARGARET	5126	10/25/2024	3,236.56	105602
OLIVER, MARKETA S	8403	10/25/2024	300.00	105603
OLIVER, MARKETA S	8403	10/25/2024	3,818.83	105603
PEZLEY, ISAAC J	5132	10/25/2024	2,326.47	105604
RAUTERBERG, ANTHONY	1599	10/25/2024	2,643.91	105605
REYNOLDS, RAY A	1537	10/25/2024	907.60	105606
RICCIO, ANTHONY F	1583	10/25/2024	772.07	105607
SANDERS, JILL C	3128	10/25/2024	3,358.41	105608
SCHINCKE, MEGAN	3137	10/25/2024	461.07	105609
SCHINCKE, MEGAN	3137	10/25/2024	125.00	105609
SCHINCKE, MEGAN	3137	10/25/2024	1,075.82	105609
SEXTON, WILLIAM M	7125	10/25/2024	250.00	105610
SEXTON, WILLIAM M	7125	10/25/2024	1,153.97	105610

Employee	Employee #	Date	Amount	Number
SPENCER, OWEN	1603	10/25/2024	909.76	105611
SPOERRY, DANIELLE M	1527	10/25/2024	1,487.69	105612
SUHR, CARLENE E.F.	3144	10/25/2024	1,468.53	105613
SUMMERS, ALAN C	1534	10/25/2024	1,899.17	105614
WELTHA, CLAYTON	1566	10/25/2024	690.63	105615



Payroll Check Register Report Summary

Pay Period: 10/6/2024-10/20/2024

Packet: PYPKT00615 - 10/06/-10/20/2024 PAID 10/25/2024
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	1	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	56	86,653.25
Total	57	86,653.25



Refund Check Register

Refund Check Detail

UBPKT06036 - 10/22/24 - UB REFUND 2X PAYMENT 10-02845-03

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
10-02845-03	PHELPS, ALEC W	10/22/2024	64442	87.40			87.40	Deposit
Total Refunds: 1		Total Refunded Amount:		87.40				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	87.40
Revenue Total:	87.40

General Ledger Distribution

Posting Date: 10/22/2024

	Account Number	Account Name	Posting Amount	IFT
Fund:	600 - WATER			
	600-000-1101	CLAIM ON POOLED CASH	-87.40	Yes
	600-050-2141	APPLIED CREDITS	87.40	
	600 Total:		0.00	
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-87.40	
	999-050-2300	DUE TO OTHER FUNDS	87.40	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
DOLGENCORP, LLC	Dollar General #23568	(615) 855-4000		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
501 Hawthorne Crossing Drive Southeast		Bondurant	Polk	50035
MAILING ADDRESS	CITY	STATE	ZIP	
100 Mission Ridge	Goodlettsville	Tennessee	37072	

Contact Person

NAME	PHONE	EMAIL
Tax Dept	(615) 855-4000	tax-beerandwinelicense@dollargeneral.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LG0000063	Class B Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Jan 19, 2024	Jan 18, 2025	

SUB-PERMITS

Class B Retail Alcohol License

PRIVILEGES



State of Iowa

Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Zachary Brining	Goodlettsville	Tennessee	37072	LLC Manager	0.00	Yes
Emily Taylor	Goodlettsville	Tennessee	37072	LLC Manager	0.00	Yes

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.d.
For Meeting of 11/4/2024
Receive and File

TITLE: Receive & File - FY24 Street Finance Report

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The Federal Department of Transportation requires all State Departments of Transportation to file an annual report of revenues and expenditures on road construction and maintenance. The Iowa Department of Transportation requires all cities to complete this report for them to aggregate and file with the Federal Department of Transportation. The agenda item is the City of Bondurant's report on all revenue and expenditures for street construction and maintenance.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Receive and file.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. FY24 Street Finance Report



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2024

Bondurant

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Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$264,340					\$264,340
Benefits - Roads/Streets		\$4,318	\$113,149				\$117,467
Training & Dues		\$15,473					\$15,473
Building & Grounds Maint. & Repair		\$7,813					\$7,813
Vehicle & Office Equip Operation and Repair		\$32,079					\$32,079
Operational Equipment Repair		\$24,764					\$24,764
Street Lights		\$10,031					\$10,031
Other Utilities		\$3,515					\$3,515
Other Maintenance and Repair		\$10,709					\$10,709
Engineering		\$42,864			\$704,871		\$747,735
Insurance					\$675		\$675
Legal		\$503			\$4,079		\$4,582
Payments to othe agencies					\$1,876		\$1,876
Rents & Leases		\$20,254					\$20,254
Street Maintenance Expense		\$125,137					\$125,137
Technology Expense		\$8,328					\$8,328



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Bondurant

Ames, IA 50010

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	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Other Professional Services		\$6,640					\$6,640
Other Contract Services		\$4,557			\$17,700		\$22,257
Minor Equipment Purchases		\$3,538					\$3,538
Office Supplies		\$561					\$561
Operating Supplies		\$2,114					\$2,114
Postage & Safety		\$1,071					\$1,071
Other Supplies		\$46					\$46
Vehicles		\$180,939					\$180,939
Land Purchase					\$629,942		\$629,942
Other Capital Outlay		\$54,638			\$408,321		\$462,959
Principal Payment				\$1,243,460			\$1,243,460
Interest Payment				\$679,547			\$679,547
Transfer Out		\$164,133					\$164,133
Street Lighting		\$66,813					\$66,813
Traffic Control/Safety	\$31,925	\$8,154					\$40,079
Accounting/Recording		\$1,872					\$1,872
Snow Removal Salaries		\$30,052					\$30,052
Snow Removal Benefits			\$4,054				\$4,054
Total	\$31,925	\$1,095,256	\$117,203	\$1,923,007	\$1,767,464		\$4,934,855



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2024

Bondurant

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Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$14,627		\$117,203	\$1,788,500			\$1,920,330
Licenses & Permits	\$7,158						\$7,158
Interest		\$17,286			\$106,518		\$123,804
Federal Grants					\$3,400		\$3,400
State Revenues - Road Use Taxes		\$1,041,597					\$1,041,597
Charges/fees	\$514					\$0	\$514
Proceeds from Debt					\$5,570,781		\$5,570,781
Transfer In	\$9,626		\$20,000	\$134,507			\$164,133
Total	\$31,925	\$1,058,883	\$137,203	\$1,923,007	\$5,680,699	\$0	\$8,831,717



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Bondurant

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Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2013A PAINE STREET CONNECT	\$310,000	\$155,000	\$6,045	\$7,870	\$307	\$155,000
2018 LINCOLN, CULVERT, PARKING	\$1,625,000	\$255,000	\$56,790	\$135,550	\$30,188	\$1,370,000
2011 2ND ST, MAIN & RR, SWEEPER TRUCK	\$420,000	\$135,000	\$13,943	\$59,400	\$6,135	\$285,000
2020B PROJECT BLUEJAY, SW CAPCITY	\$6,435,000	\$520,000	\$182,900	\$475,603	\$167,284	\$5,915,000
2020A UNDERPASS, TURN LN, GRANT/65,2 TRUCK	\$1,870,000	\$190,000	\$61,800	\$123,300	\$40,105	\$1,680,000
2022A TIF/ GO BONDS	\$13,600,000	\$220,000	\$461,775	\$81,737	\$171,565	\$13,380,000
2021A	\$6,000,000	\$360,000	\$143,200	\$360,000	\$143,200	\$5,640,000
2023A GO CORP PURP	\$6,420,000	\$0	\$139,200	\$0	\$24,200	\$6,420,000
2023B GO URBAN RENEWAL	\$11,540,000	\$0	\$250,150	\$0	\$96,563	\$11,540,000
Total	\$48,220,000	\$1,835,000	\$1,315,803	\$1,243,460	\$679,547	\$46,385,000



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2024

Bondurant

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Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Dump Truck/Spreader Navistar	2018	Purchased	\$154,500	No Change
Dump Truck/Spreader Freightliner	2012	Purchased	\$118,299	No Change
Dump Truck/Spreader Navistar	2017	Purchased	\$153,000	No Change
Mower 72" SCAG	2012	Purchased	\$13,600	Traded
Mower 60" Kubota	2019	Purchased	\$14,750	No Change
Mower 72" SCAG	2015	Purchased	\$12,750	Traded
Batwing Mower Landpride	2012	Purchased	\$19,047	No Change
Flex Mower Land Pride	2019	Purchased	\$19,950	No Change
Mosquito Sprayer Clarke	2019	Purchased	\$11,617	No Change
Utility Vechicle John Deere	2002	Purchased	\$8,550	Traded
Dump Truck/Spreader Navistar	2006	Purchased	\$100,000	Traded
Utility Tractor (small Tractor)	2022	Purchased	\$52,000	No Change
Ditch Bank Flail Mower	2023	Purchased	\$8,303	No Change
Variable Message Sign	2022	Purchased	\$18,100	No Change
Pickup F-250 Ext. Cab 4x4 (Dave's) Ford	2013	Purchased	\$25,291	Traded
ChipperMorbark	2006	Purchased	\$25,900	No Change
Pickup F-350 4x4 (Cory's) Ford	2016	Purchased	\$24,831	No Change
Sweeper	2000	Purchased	\$55,000	No Change
Rubber Tired Backhoe Caterpillar	2019	Purchased	\$99,734	No Change
Skid loader (USED) Bobcat	2012	Purchased	\$21,400	Traded
Pickup F-150 SuperCab 4x4(Pat's) Ford	2016	Purchased	\$23,997	No Change



City Street Finance Report

Fiscal Year 2024

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Description	Model Year	Usage Type	Cost	Purchased Status
Pickup F-150 SuperCab XL (John's) Ford	2010	Purchased	\$33,520	Traded
Pickup F-350 4x4 (Mowing truck) Ford	2011	Purchased	\$33,520	Traded
Pickup F-350 4x4 (JB's) Ford	2013	Purchased	\$23,956	No Change
Dump Truck/Spreader Navistar	2021	Purchased	\$198,271	No Change
Dump Truck/Spreader Navistar	2011	Purchased	\$55,000	No Change
Pickup RAM 3500 4wd Quad Cab (Mowing)	2020	Purchased	\$31,714	No Change
Pickup RAM 3500 4WD Reg Cab (Ron's)	2020	Purchased	\$27,593	No Change
Snow Blower	2021	Purchased	\$5,874	No Change
Pickup K3500 HD 4x4 (Boyce's) Chevy	2012	Purchased	\$17,592	No Change
Boom Truck - 2019 Ford f550 and Altec AT37G	2019	Purchased	\$118,200	No Change
S76 T4 Bobcat Skid Steer Loader	2023	Purchased	\$48,547	New
BC1000XL Gas Brush Chipper	2023	Purchased	\$35,000	No Change
Variable Message Sign	2021	Purchased	\$16,500	No Change
Utility Tractor (Big Tractor)	2012	Purchased	\$62,620	No Change
Pickup F-250 Ext. Cab 4x4	2024	Purchased	\$49,478	New
Bobcat Toolcat	2021	Purchased	\$55,243	No Change
Pickup F-250 Ext. Cab 4x4	2024	Purchased	\$49,938	New
Mower 60" Kubota	2022	Purchased	\$17,596	No Change
Mower 60" Kubota	2021	Purchased	\$15,810	No Change
Dump Truck/Spreader Navistar	2023	Purchased	\$218,657	No Change



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2024

Bondurant

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Street Projects

Project Description	Contract Price	Final Price	Contractor Name
BRSC Parking Expansion	\$487,368	\$494,870	Sandstone Management



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2024

Bondurant

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Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	\$0	\$564,388	\$0	\$0	(\$1,720,281)	\$0	(\$1,155,893)
SubTotal Expenses (-)	\$31,925	\$931,123	\$117,203	\$1,923,007	\$1,767,464		\$4,770,722
Transfers Out (-)		\$164,133					\$164,133
Subtotal Revenues (+)	\$22,299	\$1,058,883	\$117,203	\$1,788,500	\$5,680,699	\$0	\$8,667,584
Transfers In (+)	\$9,626		\$20,000	\$134,507			\$164,133
Ending Balance	\$0	\$528,015	\$20,000	\$0	\$2,192,954	\$0	\$2,740,969

Resolution Number:

Execution Date: Monday, November 4, 2024

Signature: Craig Marshman



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.f.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution approving Professional Services Agreement with Shive-Hattery in the amount of \$18,900 for schematic design work associated with the Garden installation at the ARTocka Trail Loop

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution approves the also-attached Professional Services Agreement with Shive-Hattery in the amount of \$18,900 for concept refinement work associated with the proposed Garden installation at the ARTocka Trail Loop at Lake Petocka Park. The Garden installation is the second of five art pieces proposed as part of the ARTocka Trail Loop, as envisioned in the 2024-adopted [Art, Culture, & Wayfinding Master Plan](#). Opportunity 2A listed in the Art, Culture, & Wayfinding Master Plan notes the City should: add a series of art installations to the Petocka trail loop according to the ARTocka concept. The approved ARTocka concept included in the Art, Culture, & Wayfinding Master Plan was submitted by the artist group [i/thee](#). i/thee has previously generated a preliminary concept of the proposed Garden installation - shown below. This concept envisions extending Lake Petocka's shoreline into the water to promote greater interaction with the lake. The design will feature a kayak launch, providing easy access for paddlers. Additionally, those interested in fishing will be able to cast off from the Garden. A collection of floating gardens will also be installed to enhance the space.



The Garden

The garden is a floating boardwalk that means a series of sculptural gardens. The installation is designed using a growth algorithm that undulating forms four combining traditions and parametric design an experiential work. Here, the design tries to foot segment of shore a nearly 250-foot allowing local residents take greater advantage of Petoskey. The Garden more dynamic experience water's edge through the floating gardens weave between a boardwalk float out into the boardwalk provides a launch, and a fish for the community.

The City has chosen to engage the engineering and landscape architecture firm Shive-Hattery for these design services, recognizing the value of their expertise in both detailed design and construction administration services. Staff believes this firm's specialized knowledge will be instrumental in ensuring the technical success of this construction project.

The City of Bondurant has received a number of grants to help move implementation of the Garden forward, including \$50,000 from Bravo Greater Des Moines, \$20,000 from AARP, and \$3,000 from Polk County. The current total estimated budget for the Garden project is \$250,000. The Garden is slated for 2025 installation.

Below is a summary of the scope of work included in the attached Shive-Hattery Professional Services Agreement:

- Concept Refinement - as it relates to systems, materials, and cost scoping for the boardwalk, floating gardens, and kayak launch.
- Site Due Diligence - as it relates to DNR coordination and data collection.
- Design Phase Services and Construction Phase Services will be additional fees included by later amendment(s).

FUNDING SOURCE: LOSST/Grant

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-231

CITY OF BONDURANT
RESOLUTION NO. 241104-231

A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH
SHIVE-HATTERY IN THE AMOUNT OF \$18,900 FOR SCHEMATIC DESIGN WORK
RELATED TO THE GARDEN INSTALLATION AT THE ARTOCKA TRAIL LOOP

WHEREAS the City of Bondurant seeks to advance the Garden installation at the ARTocka Trail Loop at Lake Petocka Park, as envisioned in the Art, Culture, & Wayfinding Master Plan; AND

WHEREAS Opportunity 2A of the Art, Culture, & Wayfinding Master Plan specifies that the City should add a series of art installations around the ARTocka Trail Loop in alignment with the preliminary artist concept envisioned by the artist group I/Thee; AND

WHEREAS I/Thee has previously provided a preliminary concept for the Garden, which includes unique features such as a shoreline extension into the water to encourage greater interaction with Lake Petocka, an accessible kayak launch, designated fishing areas, and floating gardens to enhance the environmental and aesthetic appeal of the space; AND

WHEREAS the City has chosen to engage Shive-Hattery for concept refinement services and eventual design and construction administration services due to their specialized expertise in this field, and the value this expertise will bring in ensuring the project's technical success; AND

WHEREAS the Professional Services Agreement with Shive-Hattery provides for a scope of work including concept refinement of the boardwalk, floating gardens, and kayak launch systems, materials assessment, and cost scoping, as well as site due diligence regarding DNR coordination and data collection, with additional fees for Design Phase and Construction Phase Services to be determined by future amendments; AND

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the Professional Services Agreement with Shive-Hattery in the amount of \$18,900 for schematic design work associated with the Garden installation at the ARTocka Trail Loop is hereby approved, and the Mayor and City Clerk are authorized to execute said Agreement on behalf of the City of Bondurant.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

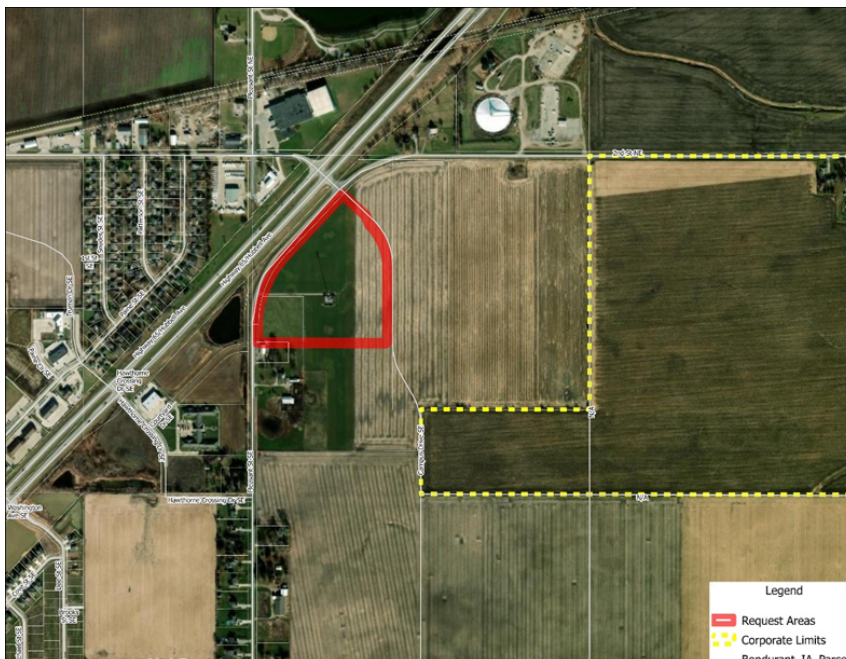
Item No. 5.g.
For Meeting of 11/4/2024
Ordinance

TITLE: - (Third Reading) Ordinance regarding request to rezoning to rezone portions of the Civic Campus North Preliminary Plat area from the Medium Industrial (M-2) District to the General Commercial (C-2) District

CONTACT PERSON:

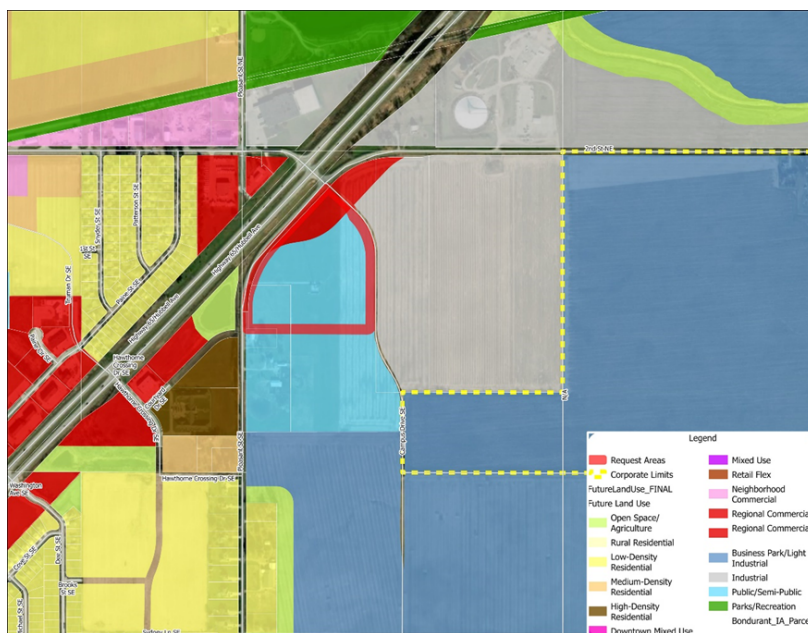
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City has submitted a rezoning request for Lots 1 & 2 of the Civic Campus North Preliminary Plat area and a portion of the parcel located north of the newly aligned Pleasant Street SE, located south of the intersection of Hubbell Avenue/Highway 65 and 2nd Street NE. The rezoning request proposes to change the zoning from M-2 Medium Industrial to C-2 General Commercial. This area is part of the Civic Campus Master Plan area, a plan the Commission reviewed and recommended approval on at their April 10, 2023 meeting. The request area is highlighted below.

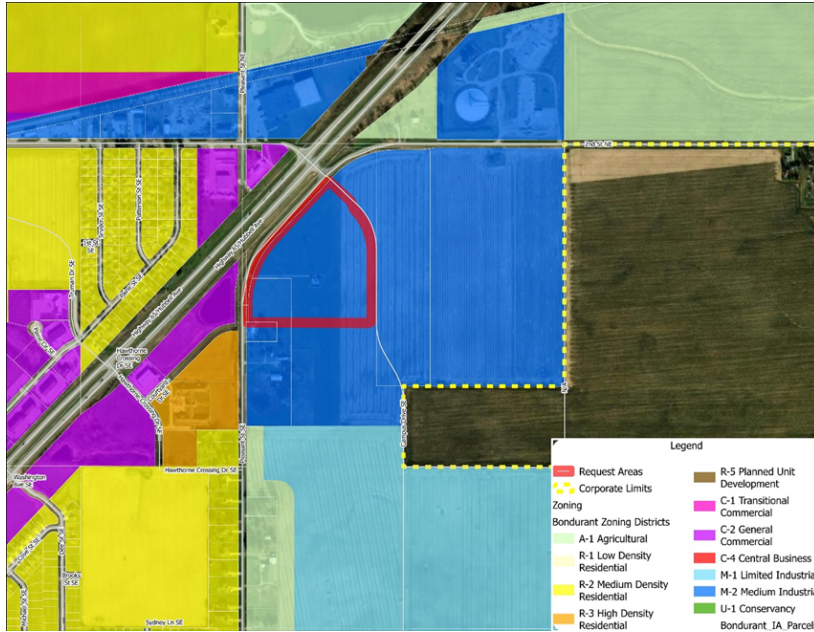


When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map – the City has requested an amendment to the 2022 Future Land Use Map. The amendment would change the request area from Public/Semi-Public to Regional Commercial. There is existing Regional Commercial areas along Hubbell Avenue, located south of the request area. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – The rezoning request area is currently zoned as M-2 Medium Industrial. The City is requesting to rezone these areas to C-2 Regional Commercial in accordance to the Civic Campus Master Plan. The C-2 Regional Commercial allows for general retail and professional office uses and efficient development of major retail shopping areas.



Parkland Dedication – Parkland dedication is not required for commercial developments. The Civic Campus Master Plan shows pedestrian trails throughout the development area.

Streets – The rezoning request area would be accessible from Pleasant Street SE and Campus Drive SE.

Pedestrian Connections – Will be addressed during the platting process.

Utilities – All utilities will extended to this area during development.

FEMA Floodplain – this development is not located in the FEMA Floodplain area.

Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities -

- City Engineering – No comments received at this time.
- Public Works – No comments received at this time.
- Emergency Services – No comments received at this time.

The first reading of this ordinance as approved at the October 4, 2024, council meeting and the second reading was passed at the October 18, 2024 council meeting.

The Planning and Zoning Commission reviewed the rezoning request at their September 12, 2024, meeting and recommends approval.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Pass third (final) reading of ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 241007-214

CITY OF BONDURANT
ORDINANCE NO. 241007-214

ORDINANCE REGARDING APPROVAL OF THE REQUEST FOR REZONING TO
REZONE LOTS 1 & 2 OF THE CIVIC CAMPUS NORTH PRELIMINARY PLAT AREA AND
THE REMAINING PORTION OF PARCEL 8022-32-102-003 NORTH OR LOTS 1 & 2 OF THE
CIVIC CAMPUS NORTH PRELIMINARY PLAT, PARCEL 8022-32-102-006 FROM THE
MEDIUM INDUSTRIAL (M-2) DISTRICT TO THE GENERAL COMMERCIAL (C-2) DISTRICT

BE IT ENACTED by the City Council of the City of Bondurant, Polk County, Iowa:

Section 1. PURPOSE. The purpose of this ordinance is to change the zoning from Medium Industrial (M-2) to General Commercial (C-2) on the following property located in Bondurant, Polk County, Iowa as described as follows:

LOTS 1 AND 2 OF THE CIVIC CAMPUS NORTH PRELIMINARY PLAT, LOCATED IN BONDURANT, POLK COUNTY, IOWA AND THOSE REMAINING PORTIONS OF PARCE 8022-32-102-003 NORTH OF LOTS 1 AND 2 OF THE CIVIC CAMPUS NORTH PRELIMINARY PLAT; AND ALL OF PARCEL 8022-32-102-006.

AND;

Section 2. FINDINGS. The City Council of the City of Bondurant, hereby makes the following findings:

1. That the Planning & Zoning Commission held a public hearing on September 12, 2024, and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.

Section 3. HEREBY REZONED. The properties, above described, is hereby rezoned to the General Commercial (C-2) District.

Section 4. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. SEVERABILITY. If any section, provisions, sentence, clause, phrase, or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

Section 6. EFFECTIVE DATE. This ordinance shall be in full force and effect following its passage, adoption and publication as required by law.

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2024.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: October 7, 2024

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No., was published as required by law on the .

Shelby Hagan
City Clerk



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.h.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution approving the Annual Finance Report to the State of IA for FY24 and receiving and filing for Audit

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The Code of Iowa requires all Iowa cities to publish and file an Annual Finance Report. Attached is the report that was published and submitted to the state. The purpose of this agenda item is to receive and file the report.

City of Bondurant Annual Finance Report (FY24 Highlights):

1. Revenue and Financing Sources:

- Total revenues and other financing sources for all funds amounted to \$46.3 million, closely aligned with the budgeted \$47.3 million. The revenue is less than budgeted due to the timing of drawing down the State Revolving Fund loan for the water capital projects.
- Key revenue sources included property taxes (\$4.9 million), TIF revenues (\$2.5 million), other city taxes (\$1.4 million), and charges for services (\$5.8 million).
- A significant inflow was noted from other financing sources at \$21 million, largely supporting capital and operational activities.

2. Expenditures:

- Total expenditures reached \$22.99 million, below the budgeted \$31.8 million.
- Major expenses included Public Safety (\$2.8 million), Public Works (\$1.6 million), Culture and Recreation (\$1.3 million), and Capital Projects (\$7.8 million).
- Notable savings were observed in capital projects, primarily attributable to timing of projects.

3. Fund Balances:

- The year ended with a fund balance of \$37.3 million, surpassing the projected \$29.6 million due to lower-than-expected expenses and steady revenue.

- This leaves Bondurant well-positioned for future investments and unforeseen needs.

4. Debt and Obligations:

- General Obligation Debt stood at \$50.2 million, with an available debt limit of \$39.9 million.
- Revenue Debt was recorded at \$11.7 million, indicating responsible debt management aligned with city growth.

This summary highlights Bondurant's robust fiscal health for FY24, with budget compliance, prudent spending, and a strengthened fund balance that support the city's strategic goals.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-232
2. Annual Finance Report FY24

CITY OF BONDURANT
RESOLUTION NO. 241104-232

RESOLUTION APPROVING THE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR
2024

WHEREAS Chapter 384.22 of the Code of Iowa requires all Iowa cities to publish and file and Annual Financial Report no later than December 1 of each year; AND

WHEREAS the Administrative Services Coordinator of the City of Bondurant has completed the Annual Financial Report and recommends its submission to the State of Iowa as required by law, upon review of the City of Bondurant City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Annual Financial Report for Fiscal Year 2024, is hereby approved as presented.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

STATE OF IOWA 2024 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2024 CITY OF BONDURANT, IOWA DUE: December 1, 2024	
	16207700300000
	CITY OF BONDURANT
	PO Box 37
	BONDURANT IA 50035-0037
	POPULATION: 7365

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	4,902,073		4,902,073	4,816,347
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	4,902,073		4,902,073	4,816,347
Delinquent Property Taxes	0		0	0
TIF Revenues	2,506,224		2,506,224	2,507,241
Other City Taxes	1,439,183	0	1,439,183	1,486,656
Licenses and Permits	453,608	0	453,608	344,531
Use of Money and Property	1,315,760	158,894	1,474,654	940,991
Intergovernmental	1,451,367	0	1,451,367	1,552,927
Charges for Fees and Service	757,091	5,022,632	5,779,723	5,754,106
Special Assessments	0	0	0	0
Miscellaneous	831,536	20,500	852,036	742,002
Other Financing Sources	21,048,210	0	21,048,210	22,735,391
Transfers In	6,331,916	56,750	6,388,666	6,382,647
Total Revenues and Other Sources	41,036,968	5,258,776	46,295,744	47,262,839
Expenditures and Other Financing Uses				
Public Safety	2,795,926		2,795,926	3,940,412
Public Works	1,601,705		1,601,705	1,907,977
Health and Social Services	18,921		18,921	39,350
Culture and Recreation	1,300,337		1,300,337	1,430,888
Community and Economic Development	813,106		813,106	888,145
General Government	1,126,756		1,126,756	1,214,423
Debt Service	3,740,471		3,740,471	3,757,982
Capital Projects	7,828,824		7,828,824	13,805,479
Total Governmental Activities Expenditures	19,226,046	0	19,226,046	26,984,656
BUSINESS TYPE ACTIVITIES		3,766,111	3,766,111	4,782,735
Total All Expenditures	19,226,046	3,766,111	22,992,157	31,767,391
Other Financing Uses	0	0	0	
Transfers Out	5,980,508	408,158	6,388,666	6,382,647
Total All Expenditures/and Other Financing Uses	25,206,554	4,174,269	29,380,823	38,150,038
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	15,830,414	1,084,507	16,914,921	9,112,801
Beginning Fund Balance July 1, 2023	16,749,246	3,656,501	20,405,747	20,547,252
Ending Fund Balance June 30, 2024	32,579,660	4,741,008	37,320,668	29,660,053

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2024	Amount	Indebtedness at June 30, 2024	Amount
General Obligation Debt	50,195,000	Other Long-Term Debt	491,611
Revenue Debt	11,695,000	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	39,919,326

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

		Publication 10/31/2024
Signature of Preparer		
Printed name of Preparer Craig Marshman		Phone Number 515-967-2418
		Date Signed 10/22/24
Signature of Mayor or Mayor Pro Tem (Name and Title)		

PLEASE PUBLISH THIS PAGE ONLY

REVENUE P2

CITY OF BONDURANT
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2024

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (a) through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section A - Taxes	1								1
Taxes levied on property	2	3,473,392	261,528	1,167,153			4,902,073		2 4,902,073
Less: Uncollected Property Taxes - Levy Year	3						0		3 0
Net Current Property Taxes	4	3,473,392	261,528	1,167,153	0	0	4,902,073		4 4,902,073
Delinquent Property Taxes	5						0		5 0
Total Property Tax	6	3,473,392	261,528	1,167,153	0	0	4,902,073		6 4,902,073
TIF Revenues	7		2,506,224				2,506,224		7 2,506,224
Other City Taxes									
Utility Tax Replacement Excise Taxes	8	2,179	165	609			2,953		8 2,953
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9	11,235					11,235		9 11,235
Parimutuel Wager Tax	10						0		10 0
Gaming Wager Tax	11						0		11 0
Mobile Home Tax	12						0		12 0
Hotel / Motel Tax	13	3,811					3,811		13 3,811
Other Local Option Taxes	14		1,421,184				1,421,184		14 1,421,184
Total Other City Taxes	15	17,225	1,421,349	609	0	0	1,439,183	0	15 1,439,183
Section B - Licenses and Permits	16	453,608					453,608		16 453,608
Section C - Use of Money and Property	17								17
Interest	18	201,918	35,055	82,506	956,298	1,414	1,281,296	158,894	18 1,440,190
Rents and Royalties	19	34,464					34,464		19 34,464
Other Miscellaneous Use of Money and Property	20						0		20 0
	21						0		21 0
Total Use of Money and Property	22	236,382	35,055	4,105	956,298	1,414	1,315,760	158,894	22 1,474,654
Section D - Intergovernmental	24								24
Federal Grants and Reimbursements	26								26
Federal Grants	27		683		3,400		4,083		27 4,083
Community Development Block Grants	28						0		28 0
Housing and Urban Development	29						0		29 0
Public Assistance Grants	30						0		30 0
Payment in Lieu of Taxes	31						0		31 0
	32						0		32 0
Total Federal Grants and Reimbursements	33	0	683	0	3,400	0	4,083	0	33 4,083

REVENUE P3
NON-GAAP/CASH BASIS
CITY OF BONDURANT
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2024

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (a) through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section D - Intergovernmental - Continued	41									41
State Shared Revenues	43									43
Road Use Taxes	44	1,041,597					1,041,597		1,041,597	44
Other state grants and reimbursements	48									48
State grants	49	20,000					20,000		20,000	49
Iowa Department of Transportation	50						0		0	50
Iowa Department of Natural Resources	51				100,000		100,000		100,000	51
Iowa Economic Development Authority	52						0		0	52
CEBA grants	53						0		0	53
C&I Replacement and Tier I Business Tax Replacement	54	38,440	2,892	12,942			54,274		54,274	54
	55						0		0	55
	56						0		0	56
	57						0		0	57
	58						0		0	58
	59						0		0	59
Total State	60	58,440	1,044,489	0	12,942	100,000	1,215,871	0	1,215,871	60
Local Grants and Reimbursements										
County Contributions	63	77,352			40,000		117,352		117,352	63
Library Service	64	5,000	6,260				11,260		11,260	64
Township Contributions	65	102,801					102,801		102,801	65
Fire/EMT Service	66						0		0	66
	67						0		0	67
	68						0		0	68
	69						0		0	69
Total Local Grants and Reimbursements	70	185,153	6,260	0	40,000	0	231,413	0	231,413	70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	243,593	1,051,432	0	143,400	0	1,451,367	0	1,451,367	71
Section E - Charges for Fees and Service	72									72
Water	73						0	2,400,537	2,400,537	73
Sewer	74						0	2,160,512	2,160,512	74
Electric	75	38					38		38	75
Gas	76						0		0	76
Parking	77						0		0	77
Airport	78						0		0	78
Landfill/garbage	79	581,563					581,563		581,563	79
Hospital	80						0		0	80

REVENUE P4

CITY OF
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (a) through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section E - Charges for Fees and Service - Continued	81									81
Transit	82						0		0	82
Cable TV	83						0		0	83
Internet	84						0		0	84
Telephone	85						0		0	85
Housing Authority	86						0		0	86
Storm Water	87						0	461,583	461,583	87
Other:	88									88
Nursing Home	89						0		0	89
Police Service Fees	90						0		0	90
Prisoner Care	91						0		0	91
Fire Service Charges	92						0		0	92
Ambulance Charges	93	162,952					162,952		162,952	93
Sidewalk Street Repair Charges	94	514					514		514	94
Housing and Urban Renewal Charges	95	5,830					5,830		5,830	95
River Port and Terminal Fees	96						0		0	96
Public Seales	97						0		0	97
Cemetery Charges	98						0		0	98
Library Charges	99						0		0	99
Park, Recreation, and Cultural Charges	100	5,733					5,733		5,733	100
Animal Control Charges	101						0		0	101
Administration Fees & Records Requests	102	461					461		461	102
	103						0		0	103
Total Charges for Service	104	757,091	0	0	0	0	757,091	5,022,632	5,779,723	104
Section F - Special Assessments	106						0		0	106
Section G - Miscellaneous	107									107
Contributions	108	13,833	158,035		167,000		338,868		338,868	108
Deposits and Sales/Fuel Tax Refunds	109	4,270					4,270	20,500	24,770	109
Sale of Property and Merchandise	110	7,767	8,370			1,680	17,817		17,817	110
Fines	111	34,637					34,637		34,637	111
Internal Service Charges	112	2,025					2,025		2,025	112
Host Fee in Lieu of Taxes	113	15,210					15,210		15,210	113
Refunds/Reimbursements	114	17,663		546	500		18,709		18,709	114
Insurance Proceeds	115				400,000		400,000		400,000	115
	116						0		0	116
	117						0		0	117
	118						0		0	118
	119						0		0	119
Total Miscellaneous	120	95,405	166,405	0	546	1,680	831,536	20,500	852,036	120

REVENUE P5

CITY OF
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15, 16, 22, 71, 104, 106, and 120)	121 5,276,696	2,935,769	2,510,329	1,263,756	1,667,198	3,094	13,656,842	5,202,026	18,858,868	121
Section H - Other Financing Sources	123									123
Proceeds of capital asset sales	124				2,523		2,523		2,523	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125 1,180,863			534,829	19,329,995		21,045,687		21,045,687	125
Proceeds of anticipatory warrants or other short-term debt	126						0		0	126
Regular transfers in and interfund loans	127 253,411	996,745		220,910	1,145,895		2,616,961	56,750	2,673,711	127
Internal TIF loans and transfers in	128 624,243			1,838,356	1,252,356		3,714,955		3,714,955	128
	129						0		0	129
	130						0		0	130
Total Other Financing Sources	131 2,058,517	996,745	0	2,594,095	21,730,769	0	27,380,126	56,750	27,436,876	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132 7,335,213	3,932,514	2,510,329	3,857,851	23,397,967	3,094	41,036,968	5,258,776	46,295,744	132
Beginning Fund Balance July 1, 2023	134 4,214,479	1,371,583	1	95,545	11,038,865	28,773	16,749,246	3,656,501	20,405,747	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136 11,549,692	5,304,097	2,510,330	3,953,396	34,436,832	31,867	57,786,214	8,915,277	66,701,491	136

EXPENDITURES P6

CITY OF BONDURANT
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2024

NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (a) through (f) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section A - Public Safety	1										1
Police Department/Crime Prevention	2	833,263						833,263		833,263	2
Jail	3							0		0	3
Emergency Management	4							0		0	4
Flood control	5							0		0	5
Fire Department	6	625,309	194,579					819,888		819,888	6
Ambulance	7	630,611	195,064					825,675		825,675	7
Building Inspections	8	245,318	9,962					255,280		255,280	8
Miscellaneous Protective Services	9	157						157		157	9
Animal Control	10							0		0	10
Other Public Safety	11							0		0	11
Crossing Guard	12	5,877	1,129					7,006		7,006	12
Storm Sirens	13		54,657					54,657		54,657	13
Total Public Safety	14	2,340,535	455,391		0	0	0	2,795,926		2,795,926	14
Section B - Public Works	15										15
Roads, Bridges, Sidewalks	16		1,014,718					1,014,718		1,014,718	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18							0		0	18
Traffic Control Safety	19	31,925						31,925		31,925	19
Snow Removal	20							0		0	20
Highway Engineering	21							0		0	21
Street Cleaning	22							0		0	22
Airport (if not an enterprise)	23							0		0	23
Garbage (if not an enterprise)	24	548,218	6,844					555,062		555,062	24
Other Public Works	25							0		0	25
	26							0		0	26
	27							0		0	27
Total Public Works	28	580,143	1,021,562		0	0	0	1,601,705		1,601,705	28
Section C - Health and Social Services	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33							0		0	33
Water, Air, and Mosquito Control	34	214						214		214	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36							0		0	36
Home Improvement Program	37	18,707						18,707		18,707	37
	38							0		0	38
Total Health and Social Services	39	18,921	0		0	0	0	18,921		18,921	39
Section D - Culture and Recreation	40										40
Library Services	41	635,585	178,072					813,657		813,657	41
Museum, Band, Theater	42							0		0	42
Parks	43	326,594	21,682					348,276		348,276	43
Recreation	44	55,468	16,618					72,086		72,086	44
Cemetery	45	31,163	14,256					45,419		45,419	45
Community Center, Zoo, Marina, and Auditorium	46							0		0	46
Other Culture and Recreation	47							0		0	47
Public Art	48	10,164						10,164		10,164	48
Support Local Agencies	49	10,735						10,735		10,735	49
Total Culture and Recreation	50	1,069,709	230,628		0	0	0	1,300,337		1,300,337	50

EXPENDITURES P7

CITY OF
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental cols. (a) through (f) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i)	Line
Section E - Community and Economic Development	51										51
Community beautification	52		33,216					33,216		33,216	52
Economic development	53	353,419	26,041					379,460		379,460	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55	322,915	77,515					400,430		400,430	55
Other community and economic development	56							0		0	56
TIF Rebates	57							0		0	57
	58							0		0	58
Total Community and Economic Development	59	676,334	136,772	0	0	0	0	813,106		813,106	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	140,446	39,699					180,145		180,145	61
Clerk, Treasurer, Financial Administration	62	290,582	103,994					394,576		394,576	62
Elections	63	2,350						2,350		2,350	63
Legal Services and City Attorney	64	7,898						7,898		7,898	64
City Hall and General Buildings	65	20,003						20,003		20,003	65
Tort Liability	66	112,650						112,650		112,650	66
Other General Government	67							0		0	67
Special Census	68	407,886						407,886		407,886	68
Flex Spending Account Fees	69	1,248						1,248		1,248	69
Total General Government	70	983,063	143,693		0	0	0	1,126,756		1,126,756	70
Section G - Debt Service	71				3,740,471			3,740,471		3,740,471	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	0	0	0	3,740,471	0	0	3,740,471		3,740,471	74
Section H - Regular Capital Projects - Specify	75										75
Citywide Capital Projects	76					7,828,824		7,828,824		7,828,824	76
	77							0		0	77
Subtotal Regular Capital Projects	78	0	0	0	0	7,828,824	0	7,828,824		7,828,824	78
TIF Capital Projects - Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0		0	0	0	0		0	82
Total Capital Projects	83	0	0	0	0	7,828,824	0	7,828,824		7,828,824	83
Total Governmental Activities Expenditures (Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	84	5,668,705	1,988,046	0	3,740,471	7,828,824	0	19,226,046		19,226,046	84
	85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

EXPENDITURES P8

CITY OF
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section I - Business Type Activities	87										87
Water - Current Operation	88								1,513,040	1,513,040	88
Capital Outlay	89								105,650	105,650	89
Debt Service	90								76,081	76,081	90
Sewer and Sewage Disposal - Current Operation	91								1,413,419	1,413,419	91
Capital Outlay	92									0	92
Debt Service	93								219,298	219,298	93
Electric - Current Operation	94									0	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility - Current Operation	97									0	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking - Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport - Current Operation	103									0	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage - Current operation	106									0	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital - Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit - Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet - Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority - Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water - Current Operation	120								298,223	298,223	120
Capital Outlay	121									0	121
Debt Service	122								140,400	140,400	122
Other Business Type - Current Operation	123									0	123
Capital Outlay	124									0	124
Debt Service	125									0	125
Internal Service Funds - Specify	126										126
	127									0	127
	128									0	128
Total Business Type Activities	129								3,766,111	3,766,111	129

EXPENDITURES P9

CITY OF BONDURANT
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2024 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	5,668,705	1,988,046	0	3,740,471	7,828,824	0	19,226,046	3,766,111	22,992,157	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	49,079	2,185,914		30,560			2,265,553	408,158	2,673,711	132
Internal TIF loans/repayments and transfers out	133			2,507,496	28,852	1,178,607		3,714,955		3,714,955	133
	134							0		0	134
Total Other Financing Uses	135	49,079	2,185,914	2,507,496	59,412	1,178,607	0	5,980,508	408,158	6,388,666	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	5,717,784	4,173,960	2,507,496	3,799,883	9,007,431	0	25,206,554	4,174,269	29,380,823	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140						31,867	31,867		31,867	140
Restricted	141		1,130,137	2,834	153,513	25,429,401		26,715,885		26,715,885	141
Committed	142							0		0	142
Assigned	143	193,836						193,836		193,836	143
Unassigned	144	5,638,072						5,638,072		5,638,072	144
Total Governmental	145	5,831,908	1,130,137	2,834	153,513	25,429,401	31,867	32,579,660		32,579,660	145
Proprietary	146								4,741,008	4,741,008	146
Total Ending Fund Balance June 30,	147	5,831,908	1,130,137	2,834	153,513	25,429,401	31,867	32,579,660	4,741,008	37,320,668	147
Total Requirements (Sum of lines 136 and 147)	148	11,549,692	5,304,097	2,510,330	3,953,396	34,436,832	31,867	57,786,214	8,915,277	66,701,491	148

Notes & Remarks
REMARKS



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.i.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution affixing a date for a public hearing regarding authorizing the City of Bondurant's application for financial assistance with the United States Department of Agriculture, Rural Development, to finance the following project: Water Tower, Associated Water Tower Mains, and Acquisition of the Water Treatment Facility/Wells Site(s)

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution affixes a date for a public hearing for Monday, November 18, 2024 where the following will be considered:

The City Council of the City of Bondurant will meet at 6:00 p.m. on November 18, 2024 at the Bondurant Community Library at 104 2nd Street NE, Bondurant, Polk County, Iowa, regarding the City's intent to apply for federal funds with the United States Department of Agriculture, Rural Development Office, to finance the following project: Water Tower, Associated Water Tower Mains, and the Acquisition of the Water Treatment Facility/Wells Site(s). The purpose of the public hearing will be to discuss the proposed project and to provide opportunity for public comment. All interested parties are encouraged to attend.

The above public hearing is required in order for the City of Bondurant to gain access to the grant money it will be awarded through the United States Department of Agriculture, Rural Development Office, for funding to assist with constructing the above-described project.

FUNDING SOURCE: Water Capital Project Fund Revenue

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-233

CITY OF BONDURANT
RESOLUTION NO. 241104-233

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING REGARDING
AUTHORIZING THE CITY OF BONDURANT'S APPLICATION FOR FINANCIAL
ASSISTANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE,
RURAL DEVELOPMENT, TO FINANCE THE FOLLOWING PROJECT: WATER
TOWER, ASSOCIATED WATER TOWER MAINS, AND ACQUISITION OF THE
WATER TREATMENT FACILITY/WELLS SITE(S)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA:

That the City Council of the City of Bondurant, Iowa hereby proposes to consider the following:

THE CITY'S INTENT TO APPLY FOR FEDERAL FUNDS WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, RURAL DEVELOPMENT OFFICE, TO FINANCE THE FOLLOWING PROJECT: WATER TOWER, ASSOCIATED WATER TOWER MAINS, AND THE ACQUISITION OF THE WATER TREATMENT FACILITY/WELLS SITE(S). THE PURPOSE OF THE PUBLIC HEARING WILL BE TO DISCUSS THE PROPOSED PROJECT AND TO PROVIDE AN OPPORTUNITY FOR PUBLIC COMMENT. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND.

A public hearing will be held on November 18, 2024, at 6:00 p.m. at the Bondurant Public Library at 104 2nd Street NE, Bondurant, Polk County, Iowa, at which the Council will provide the opportunity for public comment.

The Clerk is hereby directed to publish Notice of said Hearing, as by law required.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Sillanpaa				
McKenzie				
Peffer				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will meet at 6:00 p.m. on November 18, 2024 at the Bondurant Community Library at 104 2nd Street NE, Bondurant, Polk County, Iowa, regarding the City's intent to apply for federal funds with the United States Department of Agriculture, Rural Development Office, to finance the following project: Water Tower, Associated Water Tower Mains, and the Acquisition of the Water Treatment Facility/Wells Site(s). The purpose of the public hearing will be to discuss the proposed project and to provide opportunity for public comment. All interested parties are encouraged to attend.



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.j.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution approving pay request no. 5 to Gerard Tank & Steel for the Water Tower Project in the amount of \$151,131.90

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #5 in the amount of \$151,131.90 related to the Water Tower Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from August 15th through September 17th, 2024, for the project. The Water Tower project is progressing. The Tower Shaft is complete, and the tank support beam has been poured. The steel for the tank has started to arrive onsite, and the tank construction has begun.

FUNDING SOURCE: SRF Funding/Water Utility

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-234
2. Pay Request No. 5

CITY OF BONDURANT
RESOLUTION NO. 241104-234

RESOLUTION APPROVING PAY REQUEST NO. 5 TO GERARD TANK AND STEEL
FOR THE WATER TOWER PROJECT IN THE AMOUNT OF \$151,131.90

WHEREAS, the Water Tower Project Pay Request No. 5 was submitted on October 25th, 2024; AND

WHEREAS, the pay request no. 5 is for work completed through September 17th, 2024, on the Water Tower Project; AND

WHEREAS, City Staff and engineers from Veenstra & Kimm have reviewed the pay application for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 5 to Gerard Tank & Steel in the amount of \$151,131.90 hereby approved.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

Date: **9/17/2024**

PAY ESTIMATE NO. 5.

Project Title	Water Tower City of Bondurant, Iowa			Contractor	Gerard Tank & Steel, Inc. 1540 East 11th Street, PO Box 513 Concordia, KS 66901		
Original Contract Amount & Date	\$4,438,273.10	10-Jul-23	Pay Period	15-Aug-24	to	17-Sep-24	
BID ITEMS							
Bid Item No.	Specification Section / Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1	1,000,000 Gallon Composite Water Tower						
1.1	Rommed Aggregate Piers	LS	1	\$ 81,000.00	\$ 81,000.00	100.00%	\$ 81,000.00
1.2	Foundation	LS	1	\$ 510,350.00	\$ 510,350.00	99.00%	\$ 505,246.50
1.3	Concrete Support Shaft	LS	1	\$ 811,000.00	\$ 811,000.00	99.00%	\$ 802,890.00
1.4	Fabricated Steel - Delivered	LS	1	\$ 844,308.10	\$ 844,308.10	15.00%	\$ 126,646.22
1.5	Steel Erection	LS	1	\$ 1,112,200.00	\$ 1,112,200.00	0.00%	\$ -
1.6	Field Coating	LS	1	\$ 440,000.00	\$ 440,000.00	0.00%	\$ -
1.7	Electrical	LS	1	\$ 185,000.00	\$ 185,000.00	0.00%	\$ -
1.8	Miscellaneous Start ip	LS	1	\$ 32,000.00	\$ 32,000.00	0.00%	\$ -
2	7" PCC Driveway	SY	1,175.0	\$ 135.00	\$ 158,625.00	0	\$ -
3	18" RCP Culvert	LF	55	\$ 40.00	\$ 2,200.00	55	\$ 2,200.00
4	18" RCP FES	EA	2	\$ 1,000.00	\$ 2,000.00	2	\$ 2,000.00
5	72" High Chain Link Fence	LF	720	\$ 52.00	\$ 37,440.00	0	\$ -
6	72" High Chain Link Fence Double Gate	EA	2	\$ 1,300.00	\$ 2,600.00	0	\$ -
7	PVC Water Main in Open Cut - 16"	LF	465	\$ 110.00	\$ 51,150.00	465	\$ 51,150.00
8	Hydrant	EA	1	\$ 9,000.00	\$ 9,000.00	0	\$ -
9	Gate Valve - 16"	EA	2	\$ 14,000.00	\$ 28,000.00	2	\$ 28,000.00
10	Site Improvement	LS	1	\$ 4,000.00	\$ 4,000.00	0.00%	\$ -
11	Seeding - SUDAS Type 2	ACRE	2	\$ 3,000.00	\$ 6,000.00	0	\$ -
12	Exterior Decorative Lighting	LS	1	\$ 121,400.00	\$ 121,400.00	0.00%	\$ -
CO 1	Intall Level Control Valve and Bypass Valve Facilities	LS	1	\$ 181,000.00	\$ 181,000.00	100.00%	\$ 181,000.00
TOTAL ORIGINAL CONTRACT				\$ 4,619,273.10			\$ 1,780,132.72

V-K Job No. 428106

SUMMARY			
		Original Contract Price	Value Completed
Bid Items Subtotal		\$4,438,273.10	\$ 1,780,132.72
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Value Completed
CO 1	Intall Level Control Valve and Bypass Valve Facilities	\$ 181,000.00	
TOTAL ALL CHANGE ORDERS		\$ 181,000.00	\$ -
Revised Contract Price		\$ 4,619,273.10	\$ 1,780,132.72
Total Materials Stored			\$ -
Value of Completed Work and Materials Stored			\$ 1,780,132.72
Less Retained Percentage (5%)			\$ 89,006.64
Total Earned Less Retainage			\$ 1,691,126.08
PREVIOUSLY APPROVED PARTIAL PAYMENTS			
Less Estimate(s) Previously Approved		Pay Estimate No.1	\$ 697,752.68
		Pay Estimate No.2	\$ 323,589.00
		Pay Estimate No.3	\$ 269,657.50
		Pay Estimate No.4	\$ 248,995.00
Less Total Pay Estimates Previously Approved			\$ 1,539,994.18
Percent Complete	38.5%	Amount Due This Estimate	\$ 151,131.90

The amount \$151,131.90 is recommended for approval for payment in accordance with the terms of the contract.

Quantities Complete Submitted By: Gerard Tank & Steel, Inc.	Recommended By: Veenstra & Kimm, Inc.	Approved By: City of Bondurant, Iowa
Signature <i>Malcolm Richerson</i>	Signature <i>[Signature]</i>	Signature
Title Construction Manager	Title Project Engineer	Title Mayor
Date 9/17/2024	Date 10/25/2024	Date



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.k.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution approving pay request no. 6 to Gerard Tank & Steel for the Water Tower Project in the amount of \$984,100.89

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #6 in the amount of \$984,100.89 related to the Water Tower Project... This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from September 18th through October 15th, 2024, for the project. The Water Tower project is progressing. The Tower Shaft is complete, and the tank support beam has been poured. The steel for the tank has started to arrive onsite, and the tank construction has been completed. The welding on the tank had been inspected, and the paint contractor has been sandblasting and applying the primer coat to the tank.

Staff have requested an updated schedule from the contractor but have not received anything currently.

FUNDING SOURCE: SRF Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-235
2. Pay Request No. 6

CITY OF BONDURANT
RESOLUTION NO. 241104-235

RESOLUTION APPROVING PAY REQUEST NO. 6 TO GERARD TANK AND STEEL
FOR THE WATER TOWER PROJECT IN THE AMOUNT OF \$984,100.89

WHEREAS the Water Tower Project Pay Request No. 6 was submitted on October 25th, 2024; AND

WHEREAS the pay request no. 6 is for work completed through October 15th, 2024, on the Water Tower Project; AND

WHEREAS City Staff and engineers from Veenstra & Kimm have reviewed the pay application for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 6 to Gerard Tank & Steel in the amount of \$984,100.89 hereby approved.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

October 24, 2024

Marketa Oliver
City Administrator
City of Bondurant
200 Second Street NE
P.O. Box 37
Bondurant, Iowa 50035

BONDURANT, IOWA
WATER TOWER - REBID
PARTIAL PAYMENT ESTIMATE NO. 6

Enclosed is a copy of Partial Payment Estimate No. 6 for the Water Tower project under the contract between the City of Bondurant and Gerard Tank & Steel. Partial Pay Estimate No. 6 is for the period ending October 15, 2024, in the amount of \$984,100.89.

If you have any questions or comments concerning the project, please contact the writer at 515-669-7768.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read 'Callin Hornsby', is written over the company name.

Callin Hornsby

CRH
428106

cc: Susan Melhus – Gerard Tank & Steel (electronic)
Malcom Richerson – Gerard Tank & Steel (electronic)

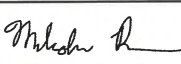
**VEENSTRA & KIMM INC.**3000 Westown Parkway
West Des Moines, Iowa 50266515.225.8000 // 800.241.8000
www.v-k.netDate: **10/15/2024****PAY ESTIMATE NO. 6.**

Project Title	Water Tower City of Bondurant, Iowa			Contractor	Gerard Tank & Steel, Inc. 1540 East 11th Street, PO Box 513 Concordia, KS 66901		
Original Contract Amount & Date	\$4,438,273.10	10-Jul-23	Pay Period	18-Sep-24	to	15-Oct-24	
BID ITEMS							
Bid Item No.	Specification Section / Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1	1,000,000 Gallon Composite Water Tower						
1.1	Rommed Aggregate Piers	LS	1	\$ 81,000.00	\$ 81,000.00	100.00%	\$ 81,000.00
1.2	Foundation	LS	1	\$ 510,350.00	\$ 510,350.00	99.00%	\$ 505,246.50
1.3	Concrete Support Shaft	LS	1	\$ 811,000.00	\$ 811,000.00	99.00%	\$ 802,890.00
1.4	Fabricated Steel - Delivered	LS	1	\$ 844,308.10	\$ 844,308.10	85.00%	\$ 717,661.89
1.5	Steel Erection	LS	1	\$ 1,112,200.00	\$ 1,112,200.00	40.00%	\$ 444,880.00
1.6	Field Coating	LS	1	\$ 440,000.00	\$ 440,000.00	0.00%	\$ -
1.7	Electrical	LS	1	\$ 185,000.00	\$ 185,000.00	0.00%	\$ -
1.8	Miscellaneous Start ip	LS	1	\$ 32,000.00	\$ 32,000.00	0.00%	\$ -
2	7" PCC Driveway	SY	1,175.0	\$ 135.00	\$ 158,625.00	0	\$ -
3	18" RCP Culvert	LF	55	\$ 40.00	\$ 2,200.00	55	\$ 2,200.00
4	18" RCP FES	EA	2	\$ 1,000.00	\$ 2,000.00	2	\$ 2,000.00
5	72" High Chain Link Fence	LF	720	\$ 52.00	\$ 37,440.00	0	\$ -
6	72" High Chain Link Fence Double Gate	EA	2	\$ 1,300.00	\$ 2,600.00	0	\$ -
7	PVC Water Main in Open Cut - 16"	LF	465	\$ 110.00	\$ 51,150.00	465	\$ 51,150.00
8	Hydrant	EA	1	\$ 9,000.00	\$ 9,000.00	0	\$ -
9	Gate Valve - 16"	EA	2	\$ 14,000.00	\$ 28,000.00	2	\$ 28,000.00
10	Site Improvement	LS	1	\$ 4,000.00	\$ 4,000.00	0.00%	\$ -
11	Seeding - SUDAS Type 2	ACRE	2	\$ 3,000.00	\$ 6,000.00	0	\$ -
12	Exterior Decorative Lighting	LS	1	\$ 121,400.00	\$ 121,400.00	0.00%	\$ -
CO 1	Intall Level Control Valve and Bypass Valve Facilities	LS	1	\$ 181,000.00	\$ 181,000.00	100.00%	\$ 181,000.00
TOTAL ORIGINAL CONTRACT				\$ 4,619,273.10			\$ 2,816,028.39

V-K Job No. 428106

SUMMARY			
		Original Contract Price	Value Completed
Bid Items Subtotal		\$4,438,273.10	\$ 2,816,028.39
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Value Completed
CO 1	Install Level Control Valve and Bypass Valve Facilities	\$ 181,000.00	
TOTAL ALL CHANGE ORDERS		\$ 181,000.00	\$ -
Revised Contract Price		\$ 4,619,273.10	\$ 2,816,028.39
Total Materials Stored			\$ -
Value of Completed Work and Materials Stored			\$ 2,816,028.39
Less Retained Percentage (5%)			\$ 140,801.42
Total Earned Less Retainage			\$ 2,675,226.97
PREVIOUSLY APPROVED PARTIAL PAYMENTS			
Less Estimate(s) Previously Approved		Pay Estimate No.1	\$ 697,752.68
		Pay Estimate No.2	\$ 323,589.00
		Pay Estimate No.3	\$ 269,657.50
		Pay Estimate No.4	\$ 248,995.00
		Pay Estimate No.5	\$151,131.90
Less Total Pay Estimates Previously Approved			\$ 1,691,126.08
Percent Complete	61.0%	Amount Due This Estimate	\$ 984,100.89

The amount \$984,100.89 is recommended for approval for payment in accordance with the terms of the contract.

Quantities Complete Submitted By: Gerard Tank & Steel, Inc.	Recommended By: Veenstra & Kimm, Inc.	Approved By: City of Bondurant, Iowa
Signature 	Signature 	Signature
Title Construction Manager	Title Project Engineer	Title Mayor
Date 10/15/2024	Date 10/24/2024	Date



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.I.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution approving agreement with HR Green for the Professional Services Agreement for 2nd Street, NW Widening Project Improvements Fireside Dr. NW to Lincoln Street, NE in the amount not to exceed fee of \$149,000.00

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution for professional design services to HR Green for concept study and conceptual design (30%) for the widening of 2nd Street NW/NE from Fireside Dr. NW to Lincoln St. NE.

The project is described as a concept study and conceptual design (30% design) for the widening of 2nd Street NW from between Fireside Drive NW and Landon Drive NW to Lincoln Street NE. This portion of 2nd Street is two-lanes and has a total distance of approximately 5,000 feet. The intent is to widen this section of 2nd Street NW to three (3) lanes, one (1) in each direction with a two-way left turn lane in the middle. The cross-section will be urbanized with curb and gutter and the addition of stormsewer. The work to be completed by the Consultant under this agreement shall encompass and include detailed work, services, materials, equipment and supplies necessary to perform project management and administration; geotechnical analysis and design; roadway design; traffic staging design; storm sewer design; water main design (for relocations required); sidewalk/trail design and opinion of probable cost. This conceptual design is anticipated to be used by the city to pursue funding opportunities, including Surface Transportation Funds through the MPO.

FUNDING SOURCE: Budgeted Engineering Services

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-236
2. 2nd Street Widening - Fireside to Lincoln

CITY OF BONDURANT
RESOLUTION NO. 241104-236

RESOLUTION APROVING PROFESSIONAL SERVICES AGREEMENT FOR THE 2nd
STREET NW WIDENING CONCEPT DESIGN FOR THE STRECH OF 2nd STREET
NW FROM FIRESIDE DR TO LINCOLN ST NE IN THE AMOUNT NOT TO EXCEED
OF \$149,000.00

WHEREAS; 2nd Street NW is currently a two-lane, rural cross section road in need of widening/urbanization to a three-lane, urban cross section due to current and anticipated future traffic demands; AND

WHEREAS The draft Streets Master Plan identifies 2nd Street NW as potentially seeing 20,000-30,000 vehicles per day through 2050 if development continues to occur as planned for in the Building Bondurant Comprehensive Plan; AND

WHEREAS the attached professional services agreement is for the three-lane, urban design of the 2nd Street NW corridor from Fireside Dr. NW east over to Lincoln St. NE.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the attached professional services agreement with HR Green for the 2nd Street NW Street widening concept design is hereby approved as presented.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



PROFESSIONAL SERVICES AGREEMENT

For

**2nd Street Widening – Fireside Drive to Lincoln Street
City of Bondurant, IA**

John Horton, Public Works Director
City of Bondurant
200 2nd Street NE, Box 37
Bondurant, Iowa 50035

Brandon Mickelson, P.E.
HR Green, Inc.
8710 Earhart Lane SW
Cedar Rapids, IA 52404
HR Green Project Number 2403387

October 9, 2024

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THIS **AGREEMENT** is between the CITY OF BONDURANT, IOWA (hereafter "CLIENT") and HR GREEN, INC. (hereafter "COMPANY").

1.0 Project Understanding

1.1 General Understanding – See Scope of Services Attachment A

1.2 Design Criteria/Assumptions – See Scope of Services Attachment A

2.0 Scope of Services

The CLIENT agrees to employ COMPANY to perform the following services:

See Attachment A

3.0 Deliverables and Schedules Included in this Agreement

See Attachment A

This schedule was prepared to include reasonable allowances for review and approval times required by the CLIENT and public authorities having jurisdiction over the project. This schedule shall be equitably adjusted as the project progresses, allowing for changes in the scope of the project requested by the CLIENT or for delays or other causes beyond the control of COMPANY.

4.0 Items not included in Agreement/Supplemental Services

The following items are not included as part of this AGREEMENT:

See Attachment A

Supplemental services not included in the AGREEMENT can be provided by COMPANY under separate agreement, if desired.

5.0 Services by Others

See Attachment A

6.0 Client Responsibilities

See Attachment A



7.0 Professional Services Fee

7.1 Fees

The fee for services will be based on COMPANY standard hourly rates current at the time the AGREEMENT is signed. These standard hourly rates are subject to change upon 30 days' written notice. Non-salary expenses directly attributable to the project such as: (1) living and traveling expenses of employees when away from the home office on business connected with the project; (2) identifiable communication expenses; (3) identifiable reproduction costs applicable to the work; and (4) outside services will be charged in accordance with the rates current at the time the service is done.

7.2 Invoices

Invoices for COMPANY's services shall be submitted, on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 30 days, COMPANY may, without waiving any claim or right against the CLIENT, and without liability whatsoever to the CLIENT, suspend or terminate the performance of services. The retainer shall be credited on the final invoice. Accounts unpaid 30 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event that any portion of an account remains unpaid 60 days after the billing, COMPANY may institute collection action and the CLIENT shall pay all costs of collection, including reasonable attorneys' fees.

7.3 Extra Services

Any service required but not included as part of this AGREEMENT shall be considered extra services. Extra services will be billed on a Time and Material basis with prior approval of the CLIENT.

7.4 Exclusion

This fee does not include attendance at any meetings or public hearings other than those specifically listed in the Scope of Services. These service items are considered extra and are billed separately on an hourly basis.

7.5 Payment

The CLIENT AGREES to pay COMPANY on the following basis:

Time and material basis with a Not to Exceed fee of \$149,000.00.

8.0 Terms and Conditions

The following Terms and Conditions are incorporated into this AGREEMENT and made a part of it.

8.1 Standard of Care

Services provided by COMPANY under this AGREEMENT will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

8.2 Entire Agreement

This AGREEMENT and its attachments constitute the entire understanding between CLIENT and COMPANY relating to COMPANY's services. Any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein are of no effect. Subsequent modifications or amendments to this AGREEMENT shall be in writing and signed by the parties to this AGREEMENT. If the CLIENT, its officers, agents, or employees request COMPANY to perform extra services pursuant to this AGREEMENT, CLIENT will pay for the additional services even though an additional written agreement is not issued or signed.

8.3 Time Limit and Commencement of Services

This AGREEMENT must be executed within ninety (90) days to be accepted under the terms set forth herein. The services will be commenced immediately upon receipt of this signed AGREEMENT.

8.4 Suspension of Services

If the Project or the COMPANY'S services are suspended by the CLIENT for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this AGREEMENT, the COMPANY shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the CLIENT shall compensate the COMPANY for expenses incurred as a result of the suspension and resumption of its services, and the COMPANY'S schedule and fees for the remainder of the Project shall be equitably adjusted.

If the COMPANY'S services are suspended for more than ninety (90) days, consecutive or in the aggregate, the COMPANY may terminate this AGREEMENT upon giving not less than five (5) calendar days' written notice to the CLIENT.

If the CLIENT is in breach of this AGREEMENT, the COMPANY may suspend performance of services upon five (5) calendar days' notice to the CLIENT. The COMPANY shall have no liability to the CLIENT, and the CLIENT agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this AGREEMENT by the CLIENT. Upon receipt of payment in full of all outstanding sums due from the CLIENT, or curing of such other breach which caused the COMPANY to suspend services, the COMPANY shall resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

8.5 Books and Accounts

COMPANY will maintain books and accounts of payroll costs, travel, subsistence, field, and incidental expenses for a period of five (5) years. Said books and accounts will be available at all reasonable times for examination by CLIENT at the corporate office of COMPANY during that time.

8.6 Insurance

COMPANY will maintain insurance for claims under the Worker's Compensation Laws, and from General Liability and Automobile claims for bodily injury, death, or property damage, and Professional Liability insurance caused by the negligent performance by COMPANY's employees of the functions and services required under this AGREEMENT.

8.7 Termination or Abandonment

Either party has the option to terminate this AGREEMENT. In the event of failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, then the obligation to provide further services under this AGREEMENT may be terminated upon seven (7) days' written notice. If any portion of the services is terminated or abandoned by CLIENT, the provisions of this Schedule of Fees and Conditions in regard to compensation and payment shall apply insofar as possible to that portion of the services not terminated or abandoned. If said termination occurs prior to completion of any phase of the project, the fee for

services performed during such phase shall be based on COMPANY's reasonable estimate of the portion of such phase completed prior to said termination, plus a reasonable amount to reimburse COMPANY for termination costs.

8.8 Waiver

COMPANY's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

8.9 Severability

If any provision of this AGREEMENT is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this AGREEMENT shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

8.10 Successors and Assigns

All of the terms, conditions, and provisions hereof shall inure to the benefit of and are binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this AGREEMENT shall be made without written consent of the parties to this AGREEMENT.

8.11 Third-Party Beneficiaries

Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the COMPANY. The COMPANY's services under this AGREEMENT are being performed solely for the CLIENT's benefit, and no other party or entity shall have any claim against the COMPANY because of this AGREEMENT or the performance or nonperformance of services hereunder. The CLIENT and COMPANY agree to require a similar provision in all contracts with contractors, subcontractors, sub-consultants, vendors and other entities involved in this project to carry out the intent of this provision.

8.12 Governing Law and Jurisdiction

The CLIENT and the COMPANY agree that this AGREEMENT and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Iowa without regard to any conflict of law provisions, which may apply the laws of other jurisdictions.

It is further agreed that any legal action between the CLIENT and the COMPANY arising out of this AGREEMENT or the performance of the services shall be brought in a court of competent jurisdiction in the State of Iowa.

8.13 Dispute Resolution

Mediation. In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and COMPANY agree that all disputes between them arising out of or relating to this AGREEMENT shall be submitted to non-binding mediation unless the parties mutually agree otherwise. The CLIENT and COMPANY further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with subcontractors, sub-consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

8.14 Attorney's Fees

If litigation arises for purposes of collecting fees or expenses due under this AGREEMENT, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the party justly entitled thereto. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.

8.15 Ownership of Instruments of Service

All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by COMPANY as instruments of service shall remain the property of COMPANY. COMPANY shall retain these records for a period of five (5) years following completion/submission of the records, during which period they will be made available to the CLIENT at all reasonable times.

8.16 Reuse of Documents

All project documents including, but not limited to, plans and specifications furnished by COMPANY under this project are intended for use on this project only. Any reuse, without specific written verification or adoption by COMPANY, shall be at the CLIENT's sole risk, and CLIENT shall defend, indemnify and hold harmless COMPANY from all claims, damages and expenses including attorneys' fees arising out of or resulting therefrom.

Under no circumstances shall delivery of electronic files for use by the CLIENT be deemed a sale by the COMPANY, and the COMPANY makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall the COMPANY be liable for indirect or consequential damages as a result of the CLIENT's use or reuse of the electronic files.

8.17 Failure to Abide by Design Documents or To Obtain Guidance

The CLIENT agrees that it would be unfair to hold COMPANY liable for problems that might occur should COMPANY'S plans, specifications or design intents not be followed, or for problems resulting from others' failure to obtain and/or follow COMPANY'S guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are detected or alleged to exist in or as a consequence of implementing COMPANY'S plans, specifications or other instruments of service. Accordingly, the CLIENT waives any claim against COMPANY, and agrees to defend, indemnify and hold COMPANY harmless from any claim for injury or losses that results from failure to follow COMPANY'S plans, specifications or design intent, or for failure to obtain and/or follow COMPANY'S guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities or conflicts contained within or arising as a result of implementing COMPANY'S plans, specifications or other instruments of service. The CLIENT also agrees to compensate COMPANY for any time spent and expenses incurred remedying CLIENT's failures according to COMPANY'S prevailing fee schedule and expense reimbursement policy.

8.18 Opinion of Probable Construction Cost

As part of the Deliverables, COMPANY may submit to the CLIENT an opinion of probable cost required to construct work recommended, designed, or specified by COMPANY, if required by CLIENT. COMPANY is not a construction cost estimator or construction contractor, nor should COMPANY'S rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. This requires COMPANY to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which COMPANY has no control. Given the assumptions which must be made, COMPANY cannot guarantee the accuracy of its opinions of cost, and in recognition of that fact, the CLIENT waives any claim against COMPANY relative to the accuracy of COMPANY'S opinion of probable construction cost.

8.19 Design Information in Electronic Form

Because electronic file information can be easily altered, corrupted, or modified by other parties, either intentionally or inadvertently, without notice or indication, COMPANY reserves the right to remove itself from its ownership and/or involvement in the material from each electronic medium not held in its possession. CLIENT shall retain copies of the work performed by COMPANY in electronic form only for information and use by CLIENT for the specific purpose for which COMPANY was engaged. Said material shall not be used by CLIENT or transferred to any other party, for use in other projects, additions to this project, or any other purpose for which the material was not strictly intended by COMPANY without COMPANY's express written permission. Any unauthorized use or reuse or modifications of this material shall be at CLIENT'S sole risk. Furthermore, the CLIENT agrees to defend, indemnify, and hold COMPANY harmless from all claims, injuries, damages, losses, expenses, and attorneys' fees arising out of the modification or reuse of these materials.

The CLIENT recognizes that designs, plans, and data stored on electronic media including, but not limited to computer disk, magnetic tape, or files transferred via email, may be subject to undetectable alteration and/or uncontrollable deterioration. The CLIENT, therefore, agrees that COMPANY shall not be liable for the completeness or accuracy of any materials provided on electronic media after a 30-day inspection period, during which time COMPANY shall correct any errors detected by the CLIENT to complete the design in accordance with the intent of the contract and specifications. After 40 days, at the request of the CLIENT, COMPANY shall submit a final set of sealed drawings, and any additional services to be performed by COMPANY relative to the

submitted electronic materials shall be subject to separate agreement. The CLIENT is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by the COMPANY and electronic files, the signed or sealed hard-copy construction documents shall govern.

8.20 Information Provided by Others

The CLIENT shall furnish, at the CLIENT's expense, all information, requirements, reports, data, surveys and instructions required by this AGREEMENT. The COMPANY may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. The COMPANY shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the CLIENT and/or the CLIENT's consultants and contractors.

COMPANY is not responsible for accuracy of any plans, surveys or information of any type including electronic media prepared by any other consultants, etc. provided to COMPANY for use in preparation of plans. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the COMPANY from any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising out of or connected in any way with the services performed by other consultants engaged by the CLIENT.

COMPANY is not responsible for accuracy of topographic surveys provided by others. A field check of a topographic survey provided by others will not be done under this AGREEMENT unless indicated in the Scope of Services.

8.21 Force Majeure

The CLIENT agrees that the COMPANY is not responsible for damages arising directly or indirectly from any delays for causes beyond the COMPANY's control. CLIENT agrees to defend, indemnify, and hold COMPANY, its consultants, agents, and employees harmless from any and all liability, other than that caused by the negligent acts, errors, or omissions of COMPANY, arising out of or resulting from the same. 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; disease epidemic or pandemic; failure of any government agency to act in a timely manner; failure of performance by the CLIENT or the CLIENT'S contractors or consultants; or discovery of any hazardous substances or differing site conditions. Severe weather disruptions include but are not limited to extensive rain, high winds, snow greater than two (2) inches and ice. In addition, if the delays resulting from any such causes increase the cost or time required by the COMPANY to perform its services in an orderly and efficient manner, the COMPANY shall be entitled to a reasonable adjustment in schedule and compensation.

8.22 Job Site Visits and Safety

Neither the professional activities of COMPANY, nor the presence of COMPANY'S employees and sub-consultants at a construction site, shall relieve the general contractor and any other entity of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. COMPANY and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions. The CLIENT agrees that the general contractor is solely responsible for job site safety, and warrants that this intent shall be made evident in the CLIENT's AGREEMENT with the general contractor. The CLIENT also agrees that the CLIENT, COMPANY and COMPANY'S consultants shall be indemnified and shall be made additional insureds on the general contractor's and all subcontractor's general liability policies on a primary and non-contributory basis.

8.23 Hazardous Materials

CLIENT hereby understands and agrees that COMPANY has not created nor contributed to the creation or existence of any or all types of hazardous or toxic wastes, materials, chemical compounds, or substances, or any other type of environmental hazard or pollution, whether latent or patent, at CLIENT's premises, or in connection with or related to this project with respect to which COMPANY has been retained to provide professional services. The compensation to be paid COMPANY for said professional services is in no way commensurate with, and has not been calculated with reference to, the potential risk of injury or loss which may be caused by the exposure of persons or property to such substances or conditions. Therefore, to the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold COMPANY, its officers, directors,

employees, and consultants, harmless from and against any and all claims, damages, and expenses, whether direct, indirect, or consequential, including, but not limited to, attorney fees and Court costs, arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acid, alkalis, toxic chemicals, liquids gases, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

It is acknowledged by both parties that COMPANY'S Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event COMPANY or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of COMPANY'S services, COMPANY may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until the CLIENT retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrants that the job site is in full compliance with applicable laws and regulations.

Nothing contained within this AGREEMENT shall be construed or interpreted as requiring COMPANY to assume the status of a generator, storer, transporter, treater, or disposal facility as those terms appear within the Resource Conservation and Recovery Act, 42 U.S.C.A., §6901 et seq., as amended, or within any State statute governing the generation, treatment, storage, and disposal of waste.

8.24 Certificate of Merit

The CLIENT shall make no claim for professional negligence, either directly or in a third party claim, against COMPANY unless the CLIENT has first provided COMPANY with a written certification executed by an independent design professional currently practicing in the same discipline as COMPANY and licensed in the State in which the claim arises. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a design professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to COMPANY not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.

8.25 Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the CLIENT and the COMPANY, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants shall not exceed \$50,000.00, or the COMPANY'S total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

8.26 Design Without Construction Observation

It is agreed that the professional services of COMPANY do not extend to or include the review or site observation of the contractor's work or performance and the CLIENT assumes all responsibility for interpretation of the contract documents and for construction observation. It is further agreed that the CLIENT will defend, indemnify and hold harmless COMPANY from any claim or suit whatsoever, including but not limited to all payments, expenses or costs involved, arising from the contractor's performance or the failure of the contractor's work to conform to the design intent and the contract documents. COMPANY agrees to be responsible for its employees' negligent acts, errors or omissions.

8.27 Municipal Advisor

The COMPANY is not a Municipal Advisor registered with the Security and Exchange Commission (SEC) as defined in the Dodd-Frank Wall Street Reform and Consumer Protection Act. When the CLIENT is a municipal entity as defined by said Act, and the CLIENT requires project financing information for the services performed under this AGREEMENT, the CLIENT will provide the COMPANY with a letter detailing who their independent registered municipal advisor is and that the CLIENT will rely on the advice of such advisor. A sample letter can be provided to the CLIENT upon request.



This AGREEMENT is approved and accepted by the CLIENT and COMPANY upon both parties signing and dating the AGREEMENT. Services will not begin until COMPANY receives a signed agreement. COMPANY's services shall be limited to those expressly set forth in this AGREEMENT and COMPANY shall have no other obligations or responsibilities for the Project except as agreed to in writing. The effective date of the AGREEMENT shall be the last date entered below.

Sincerely,

HR GREEN, INC.

Brandon L. Mickelson, P.E

Approved by:

Printed/Typed Name: Stacy E. Woodson, P.E.

Title: Vice President

Date:

10/3/2024

CITY OF BONDURANT, IOWA

Accepted by:

Printed/Typed Name:

Title:

Date:

ATTACHMENT A SCOPE OF SERVICES

The project is described as a concept study and conceptual design (30% design) for the widening of 2nd Street NW from between Fireside Drive NW and Landon Drive NW to Lincoln Street NE. This portion of 2nd Street is two-lanes and has a total distance of approximately 5,000 feet. The intent is to widen this section of 2nd Street NW to three (3) lanes, one (1) in each direction with a two-way left turn lane in the middle. The cross section will be urbanized with curb and gutter and the addition of storm sewer. The work to be completed by the Consultant under this agreement shall encompass and include detail work, services, materials, equipment and supplies necessary to perform project management and administration; geotechnical analysis and design; roadway design; traffic staging design; storm sewer design; water main design (for relocations required); sidewalk/trail design and opinion of probable cost. This conceptual design is anticipated to be used for the City to pursue funding opportunities.

The specific services to be provided are described in the following pages.

I. BACKGROUND

The Consultant Team will provide the following services:

HR Green, Inc. (Consultant)

- Project Management and Administration
- Topographic Survey and Base mapping
- Project Design (Conceptual – 30%)
- Plan Preparation (Conceptual – 30%)
- Opinion of Probable Cost (Conceptual – 30%)

Construction Materials Testing (CMT)

- Soil Borings and Pavement Cores
- Geotechnical Analysis and Design

Design Criteria/Assumptions:

- Iowa SUDAS design standards and specifications and Bondurant's supplemental design requirements will be used for this project.

Design and bidding services beyond conceptual design (30%) are not included but can be provided via amendment.

Construction phase are services not included. Construction administration and observation services including pre-construction meeting are assumed to be provided via amendment.

II. DETAILED WORK TASKS

Task A – Project Management and Administration

The work tasks to be performed under Project Management and Administration shall consist of the following:

A.1 Project Management

The project manager for the Consultant will be responsible for general coordination with the Client regarding project activities, meetings, invoicing, and deliverables. This task includes interoffice administration and coordination of the project including periodic interoffice meetings, which will be attended by the project manager and task managers, as well as general day-to-day administrative tasks.

- Prepare meeting minutes and action items.
- Track progress; monitor and maintain monthly project schedules.
- Distribute plans and coordinate responses.
- Prepare notifications as needed.
- Prepare monthly status reports. Billing will include earned value calculations showing percent spent, percent completed, and scheduled percent completed.

A.2 Development of Project Instructions, Schedule, and Detailed Work Plan

Prepare written instructions for project staff. Provide background, names of contacts, communications procedures, responsibilities, schedule and budget information, and other important elements for the project. Establish a graphic project schedule indicating critical dates, milestones, and deliverables. Prepare a detailed work plan with specific staff assignments, by task, corresponding to the schedule.

A.3 Coordination with Project Stakeholders

Maintain communications with the City of Bondurant staff. Meet with the Stakeholders to review progress, discuss specific elements of the project, promote communication between the various entities, and expedite the project development process. Prepare minutes of meetings and prepare action items and keep documentation of other communications.

- Two (2) design meetings with the Client's staff are anticipated in this scope of services. It is assumed two (2) staff members of the Consultant will participate in the meetings. The following Design Meetings are included:
 - Concept Study/Alternatives
 - Conceptual Design – (30%)
- Attendance at one (1) City Council meeting is anticipated in this scope of services. It is assumed one (1) staff member of the Consultant will participate in the meeting. The following City Council meetings are included:
 - Presentation of concept
- Other meetings are described under the specific work tasks.

A.4 Sub-Consultant Management

Coordinate with the project Sub-Consultants. Activities include preparing a subcontract, monitoring work tasks, coordination invoicing, maintaining communications, and sharing project information.

A.5 Quality Control Plan

Establish review and checking procedures for the project deliverables. Designate responsibility for implementation of the plan.

A.6 Utility Coordination

The Consultant will coordinate with private utilities for the project. Consultant will identify known conflicts and provide information to utilities to have the utilities provide a relocation plan (Relocation schedule not anticipated at this time).

Task B – Public Involvement

B.1 Public Information Meeting

The Consultant will conduct one (1) in person information meeting with the affected property owners to inform them of the project. The meeting will include a brief presentation and a question and answer period. Consultant will develop the text for the notice and review with the City. City will mail the notices for the informational meeting and provide the location to hold the meeting. Consultant will prepare the presentation and conduct the meeting.

Task C – Topographic Survey, Base Mapping and Geotechnical Analysis and Design

C.1 Topographic Survey and Base Mapping

Topographic Survey and Base Mapping will be completed for the project. Control survey to establish horizontal and vertical control required for the project, utility survey, and digital terrain model to be included.

C.2 Geotechnical Analysis and Design

The Geotechnical Analysis and Design will be completed by Construction Materials Testing. Services will include:

- **Geotechnical Engineering Report** – As part of the report, the Sub-Consultant will include four (4) boring logs with field and laboratory data, site location and exploration map, and foundation/earthwork recommendations for the roadway section.

Task D – Concept Study

The Consultant will perform a concept study of the corridor. The Consultant will establish a footprint of the conceptual improvements to determine right-of-way needs, cost estimating purposes, and for future design efforts. The work task to be performed under the concept study shall consist of the following:

D.1 Establish Design Criteria

The Consultant will utilize previously established Iowa Statewide Urban Design and Specifications (SUDAS) design criteria, and the City's Supplemental Standards and Specifications to generate basic typical sections to be used in the conceptual design alternatives. The design criteria will include the following items:

- Design Speed
- Clear Zones
- Curb types
- Lane/gutter widths
- Right-of-way widths
- Sidewalk widths and general location
- Design year
- Design Vehicles (For each intersection and guidelines for entrances)
- Intersection geometrics
- Landscaping zone widths

D.2 Alternative Development

The Consultant will complete conceptual work related to developing two (2) initial alternatives, refinement of these alternatives, and screening reasonable alternatives for the Corridor. Analysis of alternatives beyond two (2)

will be considered “extra work”. The alternatives will be presented as single sheet strip maps of the proposed roadway layouts and include recommended traffic calming measures.

The Consultant will consider, analyze and develop the following:

- Pavement type and thickness
- Typical sections for the segment
- Pedestrian mobility needs for the segment
- Storm sewer needs for the segment
- Right-of-way impacts
- Utility impacts
- Traffic calming concepts
- Opinion of Probable Cost

D.3 Review of Initial Alternatives/Alternative Selection

The Consultant will review with City staff the initial alternatives. This review will verify design and feasibility issues in order to validate the “workability” of improvements at specific locations. This review will utilize aerial photographs, topographic maps, and other office information, and will seek to identify project aspects that need to be considered in alternative refinement. The Consultant will refine and modify the selected alternative based on this review during the Conceptual Design (30%) Phase, Task E.

Task E - Conceptual Design – 30% Plan Preparation

This task consists of preparation of functional geometric plans for the roadway, right-of-way, storm sewer, and traffic calming concepts determined from the concept study. The conceptual plans will incorporate potential elements that may affect the corridor including property impacts. The plans will show edges of pavement, materials, traffic lanes, utility improvements and right-of-way requirements. Plan preparation shall conform to SUDAS procedures.

The conceptual plans will be graphical to be used as a reference in preparing future preliminary and final plans for the roadway improvements. The City will review the conceptual plans. Suggested revisions or design modifications would be addressed in the future preliminary (60%) design phase. A brief memorandum with supporting marked-up plan sets will serve to document completion of this task and acknowledgement of design changes to be executed in preliminary design phase.

E.1 Title Sheet (A sheet)

The title sheet will include the following: Index of Sheets, Mileage Summary, Legend, Location Map, Project Number, Letting Date and Design Designation.

E.2 Typical Sections and Details (B sheets)

Typical sections for each roadway segment and other various details anticipated to be utilized for the improvements. Integrate horizontal and vertical alignments, templates, and existing sections to prepare initial cross sections and slope intercepts for roadways.

E.3 Estimate of Quantities (C Sheets)

Determine bid items and quantities to be included in the project.

E.4 Plan & Profiles (D Sheets)

Plan and profiles for proposed roadway improvements. Includes base mapping, proposed roadway alignments, proposed drainage structures, existing right-of-way/easements, drive entrances, side road intersections,

intersecting angles and station equation between mainline and side road reference line will also be shown, if necessary.

E.5 Right-of-Way and Easements (H Sheets)

This task consists of the development of right-of-way and easement plan sheets. The preliminary right-of-way needs for the roadway including permanent and temporary easements for construction purposes. Right-of-way features such as existing and proposed right-of-way, access rights, property ownerships and parcel information shall be plotted on the right-of-way plans.

E.6 Staging and Traffic Control (J sheets)

Develop conceptual traffic control and detour plan to indicate how traffic will be maintained during construction. The traffic control devices, procedures, and layouts shall be as per the current Manual on Uniform Traffic Control Devices (MUTCD).

E.7 Storm Design (M sheets)

This task will develop stormwater management improvements. The design criteria will be based on SUDAS and the Iowa Stormwater Management Manual.

Associated tasks include:

- Develop hydrologic and hydraulic calculations to size storm sewer
- Design pavement drainage networks including intakes, manholes, and storm sewer pipes.
- Evaluate offsite runoff. Once the impacts have been quantified, alternatives will be developed to accommodate this runoff in the proposed improvements.

E.8 Water Main Design (MWM sheets)

Impacts to water main and appurtenances (fire hydrants, etc.) to be determined and appropriate adjustments to be conceptually designed.

E.9 Detailed Cross Sections (W sheets)

Develop detailed cross sections to illustrate typical conditions, drainage designs and non-typical conditions as needed for guidance during design, review and quantity estimating purposes.

E.10 Conceptual Opinion of Probable Cost

Prepare a conceptual Opinion of Probable Construction Cost. The Opinion of Probable Construction Cost is intended for the use of the Client in Financing the Project. The cost opinion will be submitted with the Conceptual Plans.

E.11 Quality Check

Involve ongoing quality control input from the Client and the Consultant's senior technical staff throughout the development of conceptual plans and documents. The Consultant is responsible for making specific recommendations and ensuring that critical issues are discussed and resolved prior to submittal of the conceptual plan set. The Consultant's senior staff will also review the conceptual engineering plan set for technical accuracy, as well as for general constructability and conformance with the project design criteria.

E.12 Field Exam

Consists of the preparation of materials for a field exam, participation in the field exam and reviewing results of the field exam with the Client. For budget purposes, it is assumed that two (2) staff members of the Consultant will attend the Field Exam.

III. PROJECT SCHEDULE

After given the Notice to Proceed (NTP), the Consultant shall complete the following phases of the Project in accordance with the schedule shown:

Notice to Proceed (NTP) anticipated by the end of 2024.

Topographic Survey (Weather Dependent)	Eight (8) weeks from NTP
Design Criteria	Twelve (12) weeks from NTP
Concept Alternatives	Sixteen (16) weeks from NTP
Client Review Period	Eighteen (18) weeks from NTP
Conceptual Design – Conceptual Plans to Client	Twenty (20) weeks from NTP
Client Review Period	Twenty-two (22) weeks from NTP
Finalize Conceptual Plans and Opinion of Probable Cost	Twenty-four (24) weeks from NTP

The schedule assumes timely review of submittals by the Client.

The completion of the project is subject to the review and approval process of agencies beyond the control of the Consultant. The completion of the project is also subject to influence from the public and political processes. Therefore, completion of the project may occur earlier or later than the schedule shown herein. The Consultant will perform these services with reasonable diligence and expediency consistent with sound professional practices.

IV. ADDITIONAL SERVICES

Additional Services are **not** included in this Agreement. If authorized under a separate Supplemental Agreement, the Consultant shall furnish or obtain from others the following services:

- Design services beyond conceptual phase (30%).
- Construction Administration/Observation.
- Funding Procurement Services (e.g. Special Assessment Schedules and Services).
- Supplemental engineering work required to meet the requirements of regulatory or funding agencies that become effective subsequent to the date of this agreement.
- Environmental and Cultural Resource Services.
- Hazardous Materials Investigations and Testing.
- Soil Management/Mitigation Plans.
- Real Estate Services (e.g. title searches, appraisals, appraisal reviews, negotiations, acquisitions and closings).
- Eminent Domain/Condemnation Services.
- Sanitary Sewer Study, Design and Plan Preparation.
- Private Utility Relocation Design and Plan Preparation.
- Packaging of the Project into contracts and bid lettings/negotiations in number greater than one single contract.
- Assistance in legal and regulatory actions.
- Costs associated with project delays/scope changes outside the control of the Consultant.
- Construction Survey.
- Verification Testing Services.

V. CLIENT RESPONSIBILITIES

The Client/Client shall furnish or obtain from others the following services:

- Designate a person to act as the Owner's representative with respect to the services to be rendered under this agreement. Such person shall have authority to transmit instructions, receive information, interpret and define Owner's policies and decisions with respect to Consultant's services for the Project.
- Assist Consultant by placing at Consultant's disposal all available information pertinent to the Project including previous reports, plans, specifications, shop drawings, test results; also other data relative to design or construction of the Project.
- Arrange for access to and make all provisions for the Consultant to enter upon public and private property as required for the Consultant to perform services under this agreement.
- Examine all sketches, drawings, specifications, and other documents presented by the Consultant; obtain advice of an attorney, insurance counselor and other consultants as Owner deems appropriate for such examination and render in writing decisions pertaining thereto.
- Coordinate the appropriate resolutions, public hearings, and notices of intent.
- Participate in project design reviews and provide written comments within two (2) weeks.
- Provide available record drawings and other information on existing roadways, and utilities.
- Provide aerial photography, electronic files and control data.
- Provide legal, accounting and insurance counseling services as necessary for the project.
- Obtain real estate services for the acquisition of easement(s) as needed for the project.
- Coordinate/obtain appropriate location/facility for Public Meetings and provide public notices.
- Pay all permit fees or other required fees to third parties associated with project.



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.m.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution approving amendment no. 1 to agreement with McClure Engineering for the Professional Services Agreement for 15th Street Area Stormwater Improvements Project in the amount of \$10,500

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: As part of the 15th Street SE and 13th Street SE and Lincoln Stormwater improvement project, it was determined that easements would be required for the placement of the stormwater system as there was no available room in the public utility easement. This also aligns with newer development practice of rear yard stormwater easements for infrastructure to be placed.

This amendment reflects the research and time to create those easement exhibits as well as a small amount of additional survey and design work for an area adjacent to Eagle Park that was not a part of that original project.

The amendment is for \$10,500.

FUNDING SOURCE: Stormwater Engineering

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-237
2. Bondurant - Scope Amendment

CITY OF BONDURANT
RESOLUTION NO. 241104-237

RESOLUTION APROVING AMENDMENT NO. 1 TO PROFESSIONAL SERVICES
AGREEMENT FOR THE 15th STREET AREA STORMWATER IMPROVEMENTS TO
MCCLURE ENGINEERING IN THE AMOUNT OF \$10,500.00

WHEREAS on October 15th, 2024, the City of Bondurant received amendment no. 1 to the professional services agreement for the engineering and design services agreement for the 15th Street Area Stormwater Improvements Project; AND

WHEREAS, as part of the 15th Street, SE and 13th Street, SE and Lincoln Stormwater improvement project, it was determined that easements would be required for the placement of the stormwater system as there was no available room in the public utility easement. This also aligns with newer development practice of rear yard stormwater easements for infrastructure to be placed; AND

WHEREAS this amendment reflects the research and time to create those easement exhibits as well as a small amount of additional survey and design work for an area adjacent to Eagle Park that was not a part of the original project; AND

WHEREAS the City Council approves amendment no. 1 to the agreement for the engineering and design services agreement for the 15th Street Area Stormwater Improvements Project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that amendment no. 1 to the professional services agreement for the 15th Street Area Stormwater Improvements Project to McClure Engineering in the above-reference amount is hereby approved.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

AMENDMENT NO. 1
TO THE
AGREEMENT FOR ENGINEERING SERVICES
15th STREET AREA STORMWATER IMPROVEMENTS
BONDURANT, IOWA

This Amendment is made on the _____ day of _____, 2024 and shall amend the original Agreement dated March 20, 2023 by and between *McClure Engineering Company, of Coralville, IA* (herein referred to as "**Consultant**") and the *City of Bondurant, Iowa* (hereinafter referred to as "**Owner**") for the project titled 15th Street Area Stormwater Improvements.

This amendment covers additional scope items added at the request of Owner. The additional scope items include the creation of permanent and temporary easement exhibits for projects at 15th Street and 13th Street as well as additional survey and drain tile layout for a previous project in Eagle Park.

This Amendment authorizes the **Consultant** and establishes fees for the phases stated below.

3. **Fee Schedule:**

- ☒ A. Easement Exhibits..... LS \$ 9,000.00
- ☒ B. Eagle Park Survey and Tile Layout.....LS \$ 1,500.00

Total Amendment\$ 10,500.00

LS – Lump Sum

4. Past due amounts owed shall accrue interest at 1.5% per month from the 30th day. If the **Owner** fails to make monthly payments due the **Consultant**, the **Consultant** may, after giving (7) days written notice to the **Owner**, suspend services under this Agreement.
5. This Agreement represents the entire and integrated agreement between the **Owner** and the **Consultant** and supersedes all prior negotiations, representations or agreements, either written or oral. This **Amendment** may be amended only by written instrument signed by both the **Owner** and the **Consultant**.
6. This **Amendment** is subject to all the Terms and Conditions of the original Agreement dated March 20, 2023, and subsequent amendments.

SPECIAL INSTRUCTIONS:

IN WITNESS WHEREOF, the parties hereto have made and executed this **AMENDMENT** as of the day and year first above written.

OWNER: CITY OF BONDURANT, IOWA

CONSULTANT: MCCLURE ENGINEERING COMPANY
CORALVILLE, IOWA

Signed: _____

Signed: _____
Aaron Gwinnup, P.E.

Title: _____

Title: _____
Team Leader

Phone: _____

Phone: _____
319-531-7756

Email: _____

Email: _____
agwinnup@mcclurevision.com



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.n.
For Meeting of 11/4/2024
Resolution

TITLE:

- Resolution accepting the Quit Claim Deed from the Polk County Conservation Board regarding its donation of Parcels [8022-29-300-009](#) and [8022-29-400-002](#) to the City of Bondurant for the purposes of extending the Chichaqua Valley Trail through these parcels

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: City staff have been in communication with the Polk County Conservation Board regarding the attached Quit Claim Deed, through which the Board is donating Parcels [8022-29-300-009](#) and [8022-29-400-002](#) to the City of Bondurant. This donation will support the City's continued planning for the proposed extension of the Chichaqua Valley Trail east of Highway 65 and north of the Civic Campus. These parcels, proposed for donation by Polk County, are located just north of an additional stretch of former railroad right-of-way recently donated to the City by Landus Cooperative, also intended to facilitate the trail extension. The map below outlines the proposed Chichaqua Valley Trail extension project.

The need for this extension was identified in both the 2022 Building Bondurant Comprehensive Plan and the 2024 Parks, Trails, & Greenways Master Plan. Working in partnership with the University of Iowa's Iowa Initiative for Sustainable Communities Program, the City has developed detailed engineering plans for this project.

The anticipated total cost for the trail extension project is \$876,000, with approximately half dedicated to constructing a pedestrian bridge over the Santiago Creek corridor. The City of Bondurant is thrilled to have already secured a \$250,000 grant from the Iowa Department of Natural Resources' Land & Water Conservation Fund to help make this project a reality.

The proposed Chichaqua Valley Trail extension project will tie into proposed Civic Campus trail connection that will be constructed in 2025.



FUNDING SOURCE: N/A for land donation

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-238
2. Quit Claim Deed_V2_KC

CITY OF BONDURANT
RESOLUTION NO. 241104-238

RESOLUTION ACCEPTING THE QUIT CLAIM DEED FROM THE POLK COUNTY
CONSERVATION BOARD FOR THE DONATION OF PARCELS 8022-29-300-009
AND 8022-29-400-002 TO THE CITY FOR THE PURPOSE OF EXTENDING THE
CHICHAQUA VALLEY TRAIL THROUGH THESE PARCELS

WHEREAS the City of Bondurant has been in communication with the Polk County Conservation Board regarding the donation of Parcels 8022-29-300-009 and 8022-29-400-002, located east of Highway 65 and north of the Civic Campus, as outlined in the attached Quit Claim Deed; AND

WHEREAS this land donation will support the City's continued planning and efforts to extend the Chichaqua Valley Trail, which has been identified as a priority project in both the 2022 Building Bondurant Comprehensive Plan and the 2024 Parks, Trails, & Greenways Master Plan; AND

WHEREAS this proposed Chichaqua Valley Trail extension project will connect with the Civic Campus trail connection scheduled for construction in 2025, further enhancing community connectivity and recreational opportunities; AND

WHEREAS these parcels, proposed for donation by the Polk County Conservation Board, are situated directly north of a parcel of former railroad right-of-way land recently donated to the City by Landus Cooperative, thus enhancing the continuity of the Chichaqua Valley Trail extension; AND

WHEREAS the City has partnered with the University of Iowa's Iowa Initiative for Sustainable Communities Program to develop detailed engineering plans for the proposed trail extension project; AND

WHEREAS the City has been awarded a \$250,000 grant through the Iowa Department of Natural Resources' Land & Water Conservation Fund to help finance this project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Quit Claim Deed for land associated with the upcoming Chichaqua Valley Trail extension project is hereby approved, and staff is authorized to have the deeding materials recorded upcoming receiving the signed version of the deed from Polk County.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Prepared by: Erin M. Clanton, Attorney at Law, 6701 Westown Parkway, Suite 100, West Des Moines, IA (515) 274-1450
Return to: Erin M. Clanton, Attorney at Law, 6701 Westown Parkway, Suite 100, West Des Moines, IA (515) 274-1450
Address Tax Statement: City of Bondurant, Iowa, 200 2nd Street NE, Box 37, Bondurant, Iowa 50035

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Polk County Conservation Board, a quasi-governmental subdivision organized and existing under the laws of the State of Iowa (the “Grantor”), does hereby convey all its right, title, and interest to the City of Bondurant, Iowa, a municipal corporation (the “Grantee”), the following described real estate in Polk County, Iowa:

That part of the Southeast Quarter, and the South Half of the Southwest Quarter, of Section 29, lying between lines parallel with and distant 25 feet and 50 feet, respectively, northwesterly, measured at right angles, from the center line of the main track of said Railway Company, as originally located and established over and across said Section 29, Subject to easements, covenants and restrictions of record.

The Grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

No transfer tax. Exempt transaction under Iowa Code §428A.2(6) as the Grantee is a municipal corporation and there is no consideration.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Executed by Polk County

_____ day of _____ 2024

POLK COUNTY, IOWA

Attest _____	_____
_____, Board Clerk	Angela Connolly, Board Chair

STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this _____ day of _____, 2024, before me, a Notary Public in and for said County, personally appeared ANGELA CONNOLLY and _____ to me personally known, and who being duly sworn, did say that they are the CHAIR and CLERK of the Polk County Board of Supervisors, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Board, and that said instrument was signed and sealed on behalf of said Board by authority and resolution of its Board as contained in Resolution No. _____ adopted on _____, 2024, and said ANGELA CONNOLLY and _____ acknowledged said instrument to be the free act and deed of said Board by it voluntarily executed.

Notary Public for Iowa



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.o.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution authoring the Mayor to execute an agreement with FEH Design for design services related to the Parks & Recreation Events Center Facility Renovation Project in the amount of \$35,000 for schematic design services + a 6.5% percentage-based factor for design development, bidding, and construction administration services

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Marketa Oliver, ICMA-CM, SPHR, City Administrator
Katie Klus, Communication & Events Coordinator

BRIEF HISTORY & ANALYSIS: With construction now underway for the new Bondurant Emergency Services Facility in the Civic Campus area, scheduled to open in Fall 2025, now is the ideal time for the City to begin implementing Goal 15 and Action Item 15A from the 2022 *Building Bondurant Comprehensive Plan*. These elements pertain to the current Bondurant Emergency Services Facility at 101 Grant Street North, which will soon be vacated, and state:

Goal 15: Enhance the downtown through strategic public projects to attract quality private redevelopment.

Action Item 15A: Repurpose the Bondurant Emergency Services building for community programming and events through the Parks & Recreation Department.

This renovation proposal also aligns with the 2024 *Art, Culture, & Wayfinding Master Plan* Appendix, which outlines a vision to transform the former Emergency Services Facility into a venue for both Parks & Recreation activities and broader community events.

To move forward, the City of Bondurant requested proposals from FEH Design and ISG Inc. for design services on this renovation project, guided by the project's goals and timeline. FEH Design is the firm that created the original building designs for 101 Grant Street North, while ISG is the firm that has created the Grain District Downtown Redevelopment Plan, a plan that also supports this facility renovation project. Both firms provided strong responses, but the Response Review Committee recommends the City Council enter into an agreement with FEH Design; below is how both firms scored.

Criteria	Description	Possible	FEH Points	ISG Points
1. Understanding of Project Goals	Demonstrates alignment with Bondurant's long-range plans and community needs.	15	15	15
2. Design Solutions	Provides creative solutions for key design goals.	30	29	27
3. Timeline and Project Management	Includes a clear timeline aligning with the mid-summer 2025 design completion and fall 2025 construction.	15	15	13
4. Firm Experience and Expertise	Demonstrates experience with similar projects and provides well-qualified team members.	15	15	14
5. Cost Proposal	Assesses whether the cost aligns with the project scope.	10	9	8
6. Creativity and Value-Added Solutions	Offers innovative ideas or additional solutions beyond the listed goals.	10	10	9
7. Compliance with Submission Requirements	Meets submission requirements (firm info, approach, costs, team details).	5	5	5
Total Possible Points: 100		100	98	91

FEH Design's proposed team includes KCL Engineering and Bolton & Menk. Their timeline for the project is as follows:

- **November-December 2024:** Schematic Design Phase
- **January-May 2025:** Design Development & Construction Documents
- **June 2025:** Bidding/Contract Award
- **October 2025:** Start of Construction
- **April 2026:** Facility Opening

FEH Design has proposed a schematic design fee of \$35,000, with an additional 6.5% fee for design development, bidding, and construction administration services.

FUNDING SOURCE: Bond/LOSST

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-239
2. Facility Renovation Project Goals
3. Bondurant Parks + Rec Events Center Facility Renovation
4. B101-2017 - Bondurant Parks Rec Events Center

CITY OF BONDURANT
RESOLUTION NO. 241104-239

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH
FEH DESIGN FOR DESIGN SERVICES RELATED TO THE PARKS & RECREATION
EVENTS CENTER FACILITY RENOVATION PROJECT IN THE AMOUNT OF \$35,000
FOR SCHEMATIC DESIGN SERVICES + A 6.5% PERCENTAGE-BASED FACTOR
FOR DESIGN DEVELOPMENT, BIDDING, AND CONSTRUCTION ADMINISTRATION
SERVICES

WHEREAS the Building Bondurant Comprehensive Plan identifies the need to renovate the existing (soon to be former) Bondurant Emergency Services Facility at 101 Grant Street North for reuse as a Parks & Recreation Events/Community Center; AND

WHEREAS the City solicited proposals from FEH Design and ISG Inc. for design work related to this project based on each firms' knowledge of this area/facility; AND

WHEREAS the Response Review Committee is recommending that Council approve a contract with FEH Design; AND

WHEREAS the FEH Design proposes that this design process begin with a Schematic Design Phase, where such Schematic Design Phase will cost \$35,000 and where such phase will help to identify the overall project construction cost; AND

WHEREAS FEH Design understands the City's preliminary overall project construction cost is estimated to be \$2,000,000; AND

WHEREAS FEH Design proposes that the Design Development, Bidding, and Construction Administration Phase will have a percentage-based factor fee of 6.5%.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, that Mayor is authorized to enter an agreement with FEH Design for the above-referenced Schematic Design and Design Development, Bidding, and Construction Administration Amounts, pending Legal Counsel review.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



Parks & Recreation Events Center Facility Renovation Goals Document

The City of Bondurant is seeking your firm's proposal for the renovation of the Bondurant Emergency Services Facility at [101 Grant Street North](#), transforming it into a Parks & Recreation Events Center. The goal of this renovation project is to adapt the existing structure and grounds to accommodate community needs while preserving the building's character and maximizing functionality. This renovation project is supported by a number of long-range planning documents, including the [Building Bondurant Comprehensive Plan](#), the [Art, Culture, & Wayfinding Master Plan](#), the [Parks, Trails, & Greenways Master Plan](#), and the [Grain District Downtown Redevelopment Plan](#). The Appendix of the [Art, Culture, & Wayfinding Master Plan](#) (starting on Page 160) provides an initial description of the potential renovation project. However, please note that this was an early-stage, preliminary approach, and the City recognizes that aspects of the final design may differ from those outlined in the Art, Culture, & Wayfinding Master Plan.

The design should consider the following goal considerations and should be completed by mid-summer 2025, with construction starting in fall 2025.

Key Design Goals:

1. Office and Meeting Space:

- Design the facility to accommodate at least three offices.
- Include a conference room suitable for meetings and community gatherings.

2. Restroom and Locker Room Upgrades:

- Reconfigure existing restrooms and locker rooms to ensure adequate plumbing fixtures and facilities for the change in occupancy and increased occupant load.

3. Storage Solutions:

- Convert the existing Decontamination Room into storage space for recreation equipment.

4. Apparatus Bay Doors:

- Provide a design approach for the four apparatus bay doors on each side of the building, considering their future use and aesthetics.

5. Natural Light Enhancement:

- Enlarge existing windows to improve natural light.
- Add a window in the small office near the west entry to provide a view of the recreation area.

6. Kitchen Upgrade:

- Renovate the kitchen with considerations for event rentals, including functionality for catering and food preparation.

7. Exterior Treatment:

- Recommend exterior improvements that maintain and enhance the downtown character of Bondurant. Please note the exterior treatment shown in the Art, Culture, & Wayfinding Master Plan may be considered too modern of an approach given this site's downtown location and character.

8. Parking Optimization:

- Maximize parking opportunities on the site to accommodate the anticipated increase in visitors. Please note we do not anticipate that a community garden will be incorporated into the site's design as shown in the Art, Culture, & Wayfinding Master Plan.

9. Entrance Design:

- Develop entrance features that face Main Street, with a potential secondary entrance for catering or service access from Grain Street.

10. Indoor/Outdoor Space:

- Create a flexible indoor/outdoor space on the east side of the building, which will serve as the new front.

11. Technology Integration:

- Develop recommendations for technology enhancements to support events, recreation activities, and facility management.

12. Acoustic Considerations:

- Address any necessary acoustic modifications to improve the functionality and comfort of the space for various activities.

Schedule:

- **Proposal Submitted by:** October 25, 2024 (submitted electronically to Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com)
- **Design Completion:** By mid-summer 2025
- **Construction Start:** Fall 2025

Your firm's proposal should address the key design goals and timeline outlined in this document. Additionally, please include information on your firm, your firm's approach, the proposed cost for services, and the team members who will be involved in the process. The City of Bondurant is seeking creative solutions that blend functionality with the charm of downtown Bondurant.

CITY OF BONDURANT

Proposal for Parks & Recreation Events Center
Facility Renovation



FEH DESIGN
ARCHITECTURE / ENGINEERING / INTERIORS



- 01 FIRM INFORMATION**
- 02 PROJECT TEAM**
- 03 PROJECT GOALS & SOLUTIONS**
- 04 PROPOSED TIMELINE**
- 05 ESTIMATED COST**



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FIRM INFORMATION

01 / FEH DESIGN OVERVIEW



AREAS OF FOCUS

Education, Corporate,
Municipal, Government

ADDITIONAL SPECIALTIES

Civic, Commercial,
Historic, Libraries,
Museums, Public Safety,
Recreation, Worship

SERVICES

ARCHITECTURE

Studies, Evaluations,
Master Planning,
Design Workshops,
Design+Build,
New Construction,
Additions, Renovations,
Historic Preservation

STRUCTURAL ENGINEERING

Evaluations,
New Construction,
Additions, Renovations

INTERIOR DESIGN

Color Theory,
Environmental Branding,
Graphic Design, Furniture,
Fixtures, Equipment

SPARK SESSION

Interactive Design
Workshops

BOND REFERENDUM

Consulting, Research,
Coordinate, Marketing
Materials, Media
Management



WE ARE A COMMUNITY OF ARCHITECTS, ENGINEERS, INTERIOR AND GRAPHIC DESIGNERS WITH A PASSION TO CREATE.

Every member brings unique talents to the table, and together we are creating vibrant communities through collaborative design. The Midwest is our home as our offices are located in Sioux City, Des Moines, and Dubuque, Iowa, and Milwaukee, Wisconsin. Our clients receive a high level of personalized service and are involved in the entire design process.

Our people have been and continue to be our differentiator, it's who we are and what we do. Much like the color purple, we embody the balance of red's stimulation and blue's calm. We are a dynamic group of individuals who blend together to create a team that works seamlessly together for our clients and their goals.

OUR HISTORY... BRIEFLY

FEH Design's roots trace back to 1898, when Andrew H. Foss began designing railroad depots in Minnesota. Much of the firm's early work included commercial buildings, libraries, and schools. During the Depression years, our firm worked on numerous government projects. Our Sioux City office opened in 1958, Des Moines in 1979, Dubuque in 2011, and our Wisconsin office in 2012. From our family-owned start, we grew into one of the region's longest operating architecture firms.

fehdesign.com





PROJECT TEAM

02 / DESIGN TEAM

CORY W. SHARP, AIA

PRINCIPAL, ARCHITECT

Cory is a sketch artist, a dog lover, an advocate for young professionals, a community high-fiver, and, if you think he can't get any cooler... he's also a drummer in a local band. Cory always brings an energetic and creative perspective to the design process and passion for his work and the community he gets to work in.



Bachelor of Architecture
Iowa State University, 2012

Licensed Architect: IA

13 years experience
12 years with FEH



RELEVANT EXPERIENCE

RE/MAX PREFERRED CITY CENTER

Downtown Sioux City, Iowa
Building Revival

ORCHARD PLACE

Des Moines, Iowa
Master Planning

MARSHALLTOWN ARTS + CIVIC CENTER

Marshalltown, Iowa
Renovation, furnishings

LIVING HISTORY FARMS

Urbandale, Iowa
Conceptual Design
Cultivation Center / Learning Center

SCIENCE CENTER OF IOWA

Des Moines, Iowa
Schematic Design

VINO 209

Valley Junction, West Des Moines, Iowa
Renovation

KEMIN INDUSTRIES WORLD WIDE HEADQUARTERS

Des Moines, Iowa
Addition

SALON SPA W

Des Moines, Iowa
Tenant Buildout Phase III

CITY OF CENTERVILLE PARKS

Centerville, Iowa
Master Plan

SLATER PUBLIC LIBRARY AND COMMUNITY CENTER

Slater, Iowa
Space Needs/Conceptual Design

POLK CITY CITY HALL + COMMUNITY CENTER

City of Polk City, Iowa
New Construction

HICKORY GLEN PARK PAVILION

Pleasant Hill, Iowa
New Construction

CAMBRIDGE LEGION HALL

Cambridge, Iowa
Addition & Renovation

NORWALK EASTER LIBRARY

Norwalk, Iowa
Master Plan, Site Selection, New Construction

PLAZA BUILDING SPA + FITNESS

Des Moines, Iowa
Renovation

02 / DESIGN TEAM

DENNY SHARP, AIA EMERITUS

ARCHITECT, PAST PRESIDENT

Denny was our president from 2004-2022 and is now enjoying retirement with a side of architecture. He is a kind mentor, master rendering artist, and a humble leader. Denny recognizes each team member's unique talents and encourages us to reimagine the built environment.



Bachelor of Arts,
Architecture
Iowa State University, 1974

Licensed Architect, IA, NE,
IL, SD

49 years experience
31 years with FEH



RELEVANT EXPERIENCE

BRIDGE VIEW EVENT CENTER

Ottumwa, Iowa
New Construction

POLK CITY CITY HALL + COMMUNITY CENTER

City of Polk City, Iowa
New Construction

PLEASANT HILL PUBLIC SAFETY BUILDING

Pleasant Hill, Iowa
New Construction

PLEASANT HILL FIRE STATION

Pleasant Hill, Iowa
Renovations at existing FD/PD/Library

CAMBRIDGE LEGION BUILDING

Cambridge, Iowa
Assessment/Renovation

WEST PUBLIC SERVICES CENTER

West Des Moines, Iowa
Master Planning/Study/Conceptual
Design, New Construction

NORWALK PUBLIC WORKS

Norwalk, Iowa
New Construction

NORWALK CITY HALL

Norwalk, Iowa
Addition/Renovation

DSM INTERNATIONAL AIRPORT

Des Moines Iowa
Runway Lighting Vault / New Construction

OTTER CREEK PARK

Ankeny, Iowa
New Shelter

CITY OF CENTERVILLE PARKS

Centerville, Iowa
Master Plan

PLEASANT HILL PARKS

Pleasant Hill, Iowa
Master Plan/Restrooms/Concessions

LIVING HISTORY FARMS

Urbandale, Iowa
Conceptual Design
Cultivation Center / Learning Center

BRIDGE VIEW EVENT CENTER

Ottumwa, Iowa
New Construction

02 / DESIGN TEAM

HANNAH BRUNKO, ASSOCIATE IIDA

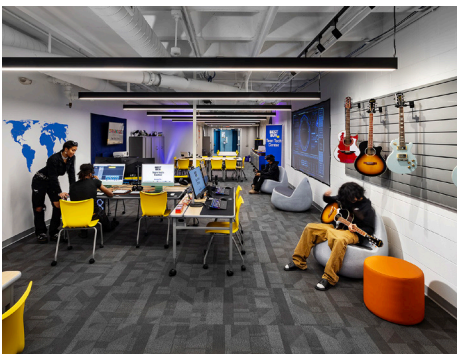
ASSOCIATE DESIGNER

Whether it's baking bread, boarding the slopes, or potting new house plants, Hannah is always ready to learn a new skill. With a keen eye for function and form - she is prepared to bring unique ideas and a personal touch to any design.



University of Northern Iowa
BA in Interior Design 2022
Hawkeye Community College
AA in Liberal Arts 2019

2 years experience
1 year with FEH



RELEVANT EXPERIENCE

BEST BUY TEEN TECH CENTER
Oakridge Neighborhood, Des Moines, Iowa
Tenant Build-out

PLAZA FITNESS CENTER
Des Moines, Iowa
Remodel

KEMIN ENZYME FACILITY
Des Moines, Iowa
Expansion

MIDAMERICAN ENERGY COMPANY
DMU -1 Urbandale Interior Finishes & Graphics Documentation
SCNNS - Sioux City Neal South Interior Renovations
SCCC - Sioux City Central Campus

IOWA CITY CSD
Iowa City, Iowa
Horn Elementary Expansion

HARRIS-LAKE PARK ELEMENTARY
Lake Park, Iowa
Addition

SOUTH O'BRIEN CSD
Paulina, Iowa
District Wide Facility Additions and Renovations

RIVER VALLEY CSD
Correctionville, Iowa
Secure Vestibule

GRACE CHURCH
Des Moines, Iowa
Coffee Shop Remodel

MARSHALLTOWN PUBLIC LIBRARY
Marshalltown, Iowa
Interior Remodel

WASHINGTON PUBLIC LIBRARY
Washington, Iowa
Maker Space

POLK CITY CITY HALL
Polk, Iowa
Furniture

LIVING HISTORY FARMS
Des Moines, Iowa
New Cultivation Center & Pavillion/
Learning Center Renovation

SCHC BEHAVIOR HEALTH
Siouxland Community Health
Sioux City, Iowa
Renovation

02 / DESIGN TEAM

LUCAS WARDENBURG

SR ELECTRICAL ENGINEER

Lucas' attention to detail and thoughtful design integration has been a standout factor for his clients. Striving to provide the most current and best solutions for the project team, Lucas dedicates time to relationships with vendors, contractors and industry professionals. He has spent his engineering design career at KCL Engineering, fully adopting the company's problem-solving mindset and flexible and friendly work style. Clients have come to appreciate Lucas' responsiveness, attention to detail, and confidence in managing design expectations.



Associate of Science,
Electronic Engineering
Technology, ITT Technical
Institute
Associate of Arts,
Southwestern Community
College

9 Years Experience

RELEVANT EXPERIENCE

LIVING HISTORY FARMS

Urbandale, IA

New welcome center with large gallery and museum space, admissions, gift shop and restrooms, along with an outdoor picnic area.

DES MOINES HERITAGE CENTER

Des Moines, IA

Renovation of 1909 East Des Moines Union Depot to serve as the Des Moines Heritage Trust headquarters and museum showcasing the city's history. An addition provides space for events and for use by other area non-profits

CROWN POINT COMMUNITY CENTER

City of Johnston - Johnston, IA

Renovation and addition project provides expanded community room for events and senior meals, user-friendly programming space, natural light, and new mechanical and electrical infrastructure to improve energy efficiency. An expansive outdoor viewing deck connects to the property's walkways and access to Terra Lake.

BONDURANT-FARRAR CSD

Bondurant, IA

Anderson Elementary School Lighting Upgrade
Bus Barn Lighting Upgrade
Middle School Gymnasium Lighting Upgrade

LISBON HIGH SCHOOL

Lisbon, IA

New 300-seat auditorium. Full MEPT including A/V, house and theatrical lighting, new lobby and dressing room

DENVER HIGH SCHOOL

Denver, IA

New 500-seat auditorium and new lobby. Full MEPT including A/V.

I-35 COMMUNITY SCHOOL DISTRICT

Truro, IA

New 550-seat performing arts addition. Full MEPT including house and theatrical lighting. Project also included new band, choir and art classrooms and remodeling of adjacent commons area.

ALEXANDER ELEMENTARY

Iowa City, IA

Addition and Renovation

WEST DES MOINES CSD

West Des Moines, IA

Rex Mathes Auditorium Renovation
Stilwell Junior High School Lighting Upgrade and GFCI Replacement
Valley Stadium Elevator and Restroom Renovation
Valley High School Locker Room Remodel
Valley Southwoods Cooling Tower Replacement

CENTERVILLE HIGH SCHOOL

Centerville, IA

Wrestling Room Addition

COLLINS-MAXWELL CSD

Maxwell, IA

MS/HS Science Classroom Renovation

DAVIS COUNTY SCHOOL DISTRICT

Bloomfield, IA

Middle School/High School Renovation

DALLAS CENTER-GRIMES CSD

Grimes, IA

Oak View 7/8 School

02 / DESIGN TEAM

JAKE CUNLIFFE, PE

PRINCIPAL, SR MECHANICAL ENGINEER

Top of mind for Jake is energy efficiency, with industry firsts and award-winning projects resulting from his ingenuity and design approach. Jake has developed a broad background of mechanical engineering knowledge including heating, ventilating, air conditioning (HVAC), chilled and hot water distribution, piping, plumbing, geothermal systems, variable refrigerant systems, building automation control, and fire protection systems. Jake was part of a first of its kind defrost solution for a cold storage facility which led to an energy advising partnership with the world-wide association, Global Cold Chain Alliance.



Iowa State University,
Bachelor of Science,
Mechanical Engineering

Licensed Professional Engineer:
Iowa (20857), Illinois, Kansas,
South Dakota

16 Years Experience

RELEVANT EXPERIENCE

VALLEY COMMUNITY CENTER

West Des Moines, IA

A new 29,000 sf community center boasts cafe area with seating for 150, small group meeting areas, indoor and outdoor children's play areas, and expansive gymnasium/events center. Situated on 35 acres, the property also boasts outdoor walking and bike racing courses, a historic barn, and agricultural training fields for refugees.

SMASH PARK

Pella, IA

A new 22,000 sf facility with indoor and outdoor recreational courts, craft food and dining experiences, room for a variety of games, and party and event space. The buildings are equipped with energy-efficient and intelligent features such as LED lighting, lighting controls, and an energy-efficient variable air volume HVAC system with direct digital controls.

POLK COUNTY SOUTHSIDE SENIOR CENTER

Expansion, Des Moines, IA*

2,700 SF of additions to the Southside Senior Center to accommodate a larger kitchen, billiard room, and multipurpose room along with new restroom facilities.

SUNFLOWER CHILD DEVELOPMENT & DISCOVERY CENTER

Decorah, IA

New, 27,000 sf building consisting primarily of childcare classrooms and support areas. The two-story building contains a new kitchen and interior spaces for exercise room and a multi-purpose discovery center. Project was design only.

CYPRESS GLEN RETIREMENT COMMUNITY

Greenville, NC

Addition and Renovation Expansive addition and renovation project includes 36 new units of independent living with underground parking, renovation and addition of healthcare wing, and various remodels and additions to the kitchen, dining room, amenity spaces, offices, and commons.

IOWA ASSOCIATION OF COMMUNITY COLLEGES

Trustees Office Building, Des Moines, IA*
2-story, 7,500 SF new office building for the Iowa Association of Community Colleges Trustees located on the capitol complex.

LAKE PORT SQUARE

Clubhouse Renovation, Leesburg, FL
Renovation and addition to existing clubhouse activities area in a Senior Living Community. Components include Multi-Purpose Room, Pool, Spa, Salon, Woodshop, Kitchen, Misc., and outdoor patio areas.

PLEASANT HILL CITY HALL

Suite B Renovation, Pleasant Hill, IA
Remodel with new lighting, power, plumbing for existing administrative offices and conference room. Included new mother's room.

PLEASANT HILL POLICE STATION AND SATELLITE FIRE STATION

Pleasant Hill, IA

New police station and satellite fire response station to address a growing population. The police station includes administration, training rooms, locker rooms and weight room, covered area parking, sally port, evidence lab, temporary holding rooms, evidence storage, community education room and emergency operations center. The satellite fire response station is co-located on the same site and is designed with all components necessary for a 24/7 operational station.

02 / DESIGN TEAM

CHRIS DAVIS, RCDD, DCDC

ASSOC.PRINCIPAL, CHIEF TECHNOLOGY ENGINEER

Chris' exuberant consulting style has created a brand of technology design that is unmatched in the industry. Chris is passionate about advancing new technologies, but this forward-looking viewpoint is steadfastly balanced with a commitment to practical and proven methodologies that allow users to confidently meet short and long-term needs. Clients appreciate Chris' intuitive approach and candid communication style, effectively assessing needs from various groups, and delivering well-coordinated design documents for successful integration. His diverse background of field work, institutional standard development, and a collection of high profile projects continues to make Chris the sought-after expert in technology design



Evangel College, Computer Science
Des Moines Area Community College, Computer Systems Networking and Telecommunications

Registered Communications Distribution Designer
Data Center Design Consultant

19 Years Experience

* completed with previous firm

RELEVANT EXPERIENCE

JOINT FORCES

Camp Dodge, Johnston, IA
Headquarters Enhanced Classroom Video Display, Upgrade of technology equipment to create a video wall display for a multi-use venue.

COSTATERRA GOLF AND OCEAN CLUB – CLUBHOUSE

Comporta, Portugal
New 60,000 sf golf clubhouse fit out with a range of audio visual systems; high impact BGM for pool and fitness spaces and low ambient BGM for dining and general member circulation areas. Full security design to support Salto access control that sits on top of a Genetec SMS/VMS.

IOWA STATE UNIVERSITY

Ames, IA*
Jack Trice South End Zone Addition, Technology design included new backbone fiber and horizontal copper distribution to support all facets of the MEP systems installation. A voice-grade life safety fire detection and alarm system was expanded to support the stadium's new addition.

CITY OF TULSA

Tulsa, OK*
Tulsa City-County Library Renovation, 136,000 SF renovation, new telecommunications distribution design using Category 6 cabling and fiber optic infrastructure. Large-scale audio-visual system including information displays, outdoor LED tile wall for public movie events, as well as a design for multiple meeting and auditorium spaces. New access control platform and custom self-administrated solution for reserving study rooms. New emergency communications/fire detection and alarm system according to NFPA 72 and IBC requirements. Registered for LEED Gold certification.

THE BREAKERS

Mediterranean Courtyard, Palm Beach, FL
12,000 sf outdoor courtyard and lobby extends food and beverage operations into a Mediterranean-inspired events and gathering space. Low voltage design includes extending existing telecommunications infrastructure to serve a variety of connectivity needs, establishing an enhanced background audio system, and extending security and video management platform for additional monitoring.

ATLANTIC FIELDS RESIDENTIAL AND GOLF COMMUNITY

Hobe Sound, FL
Technology design services for multiple phases including sales center, golf program buildings including: teaching facility, golf house, pump buildings, clubhouse, and comfort stations, and seven private homes styles for future replication/customizing. The entire development is a 1500 acre site and will be built out in multiple phases.

BONDURANT-FARRAR SCHOOL DISTRICT

Bondurant, IA
Middle School Renovation
New Middle School
Performing Arts Addition

02 / DESIGN TEAM

MATT FERRIER, PE

PRINCIPAL IN CHARGE

Matt is driven by the opportunity to both educate the community of their options and make something better, safer, more enjoyable, and usable. He began his profession in 1999 and is a principal engineer who oversees the Central Iowa locations. He has gained experience in the consulting civil engineering field with a variety of infrastructure and public works projects, including design and construction management for numerous municipal improvement projects. Matt believes that public involvement and interaction are crucial for building and maintaining client relationships throughout his projects.



RELEVANT EXPERIENCE

DES MOINES FLYING SERVICE

Des Moines, IA

IOWA DOWNTOWN RECONSTRUCTION

City of Perry, IA

BURKE PARK

City of Des Moines, IA

SPLASHPADS AND PARKS PROJECTS

City of Des Moines Parks & Recreation, IA

UNIVERSITY AVENUE

City of Windsor Heights, IA

NATE WEITL, PE

PRINCIPAL IN CHARGE

Nate is a senior project landscape architect who began his career in 2010. He is experienced in community and regional master plans, park and trail design, mixed-use developments, office developments, streetscapes, and urban design. Nate will serve as Bolton & Menk's site design project manager to bring outdoor amenities, parking, pedestrian areas, and below-grade infrastructure together to complement the building architecture and connect it to the surrounding neighborhood context. He is at his best collaborating with multiple consultants and disciplines to enhance the human experience in the built environment.



RELEVANT EXPERIENCE

CANARY PARK SITE PLAN

City of Clive, IA

COLBY PARK

City of Windsor Heights, IA

WEST END PARK

City of Marshalltown, IA

AMPHITHEATER

City of Grimes, IA

DRAKE AND BATES PARKS WATER PLAYGROUNDS

City of Des Moines, IA

RIVERSIDE PARK MASTER PLAN

City of Marshalltown, IA

HEARTLAND AEA

*Johnston Regional Education Center, 2023
Exterior Improvements*

S. MAIN STREET RECONNECTION

City of Le Sueur, MN

NORTH SITE YARD

Merge Urban Development, Stevens Point, WI

WATER PLAZA AT LINN CREEK DISTRICT

Concept Plan, City of Marshalltown, IA

UNIVERSITY AVENUE IMPROVEMENTS

City of Windsor Heights, IA

MACKSON CORNERS, MERGE URBAN

Development, Oshkosh, WI

PAYTON ANSON

LANDSCAPE DESIGNER

Payton is a landscape designer who began her professional career in 2021. She is passionate about horticulture, park design, master planning, and most notably community engagement. The unique challenge of weaving nature and social settings to encourage lasting, positive engagement between people and places is why she loves what she does



RELEVANT EXPERIENCE

EITHER/OR RESTAURANT PATIO

Des Moines, Iowa

WATER PLAZA AT LINN CREEK DISTRICT

Marshalltown, Iowa

5 SULLIVAN BROTHERS MEMORIAL PLAZA

Waterloo, Iowa

(work performed while employed)

JUSTIN NICKEL, PE

CIVIL LEAD

Justin is a project manager at Bolton & Menk whose career began in 2004. His expertise lies in municipal engineering as most of his career has been spent in the public sector. Through his years in the public, he has developed a deep understanding of risks and potential issues contractors may run into which helps him develop a high-quality set of plans for bid. Justin's passion for the field stems from implementing sustainable solutions to help communities grow and thrive. Justin enjoys leading infrastructure projects to meet the needs of cities today and in the future..



RELEVANT EXPERIENCE

AMPHITHEATER

City of Grimes, IA

POLICE + FIRE FACILITY DEVELOPMENT + CONST

City of Marshalltown, IA

I-435 AND US 69

City of Overland Park, KS

NEWTON DOWNTOWN GATHERING SPACE AND SPLASHPAD

STATE STREET RECONSTRUCTION

City of Marshalltown, Iowa

IOWA VALLEY COMMUNITY COLLEGE

Grinnell Campus Autotech enhancements

FORREST MARTINSON, PE

CIVIL ENGINEER

Forrest is a project engineer who started his career in 2018. He is responsible for civil design and is experienced in AutoCAD, gaining experience through his work as a field engineer and survey intern. Forrest has developed expertise in adaptability and organization. He is passionate about solving problems and providing client solutions.



RELEVANT EXPERIENCE

Grinnell Mixed-Use Development

*Des Moines Northside Community
Recreation Center*

*Des Moines Airport Parking Garage
Expansion Project*

Appleton Mixed-Use development

*Heartland AEA, Johnston Regional
Education Center, 2023 Exterior
Improvements*



PROJECT GOALS & SOLUTIONS

03 / PROJECT APPROACH

OUR APPROACH TO THIS PROJECT

Our team is thrilled about this project and sees its immense potential for enhancing your community. We believe this project can foster social and cultural connections, unite residents, expand programming, and serve as a vibrant hub for your growing population. To showcase our understanding of the project's identity and goals, we took time to brainstorm potential brand names for the new community center. Below, we present a small list of options, with **"Blue Jay Station"** as our primary vision.

BLUE SKY COMMONS

BLUE COMMONS

THE PAVILION

BLUE JAY PAVILION

STATION COMMONS

THE REC STATION

THE NEST

THE GARAGE

We imagine this brand helps to represent the community center as a definitive and distinctive community hub, pays homage to the past fire station, represents your community of Blue Jays, and encapsulates all of these ideas as a collective expression.

We hope you enjoy this concept, but we also understand and expect the branding of this place and project will be incorporated as part of our services and will likely result in a different outcome.



KEY DESIGN GOALS

The goals for **Blue Jay Station** are relatively straight-forward, whereas the solutions will demand a high level of innovation and creativity. Our team is confident in our ability to develop tailored solutions for you and your community, drawing from our extensive experience and our understanding of your needs. We have provided a list below of the goals we are aware of and the approach we plan to use for each.

RE-IMAGINE THE ENTRANCE EXPERIENCE

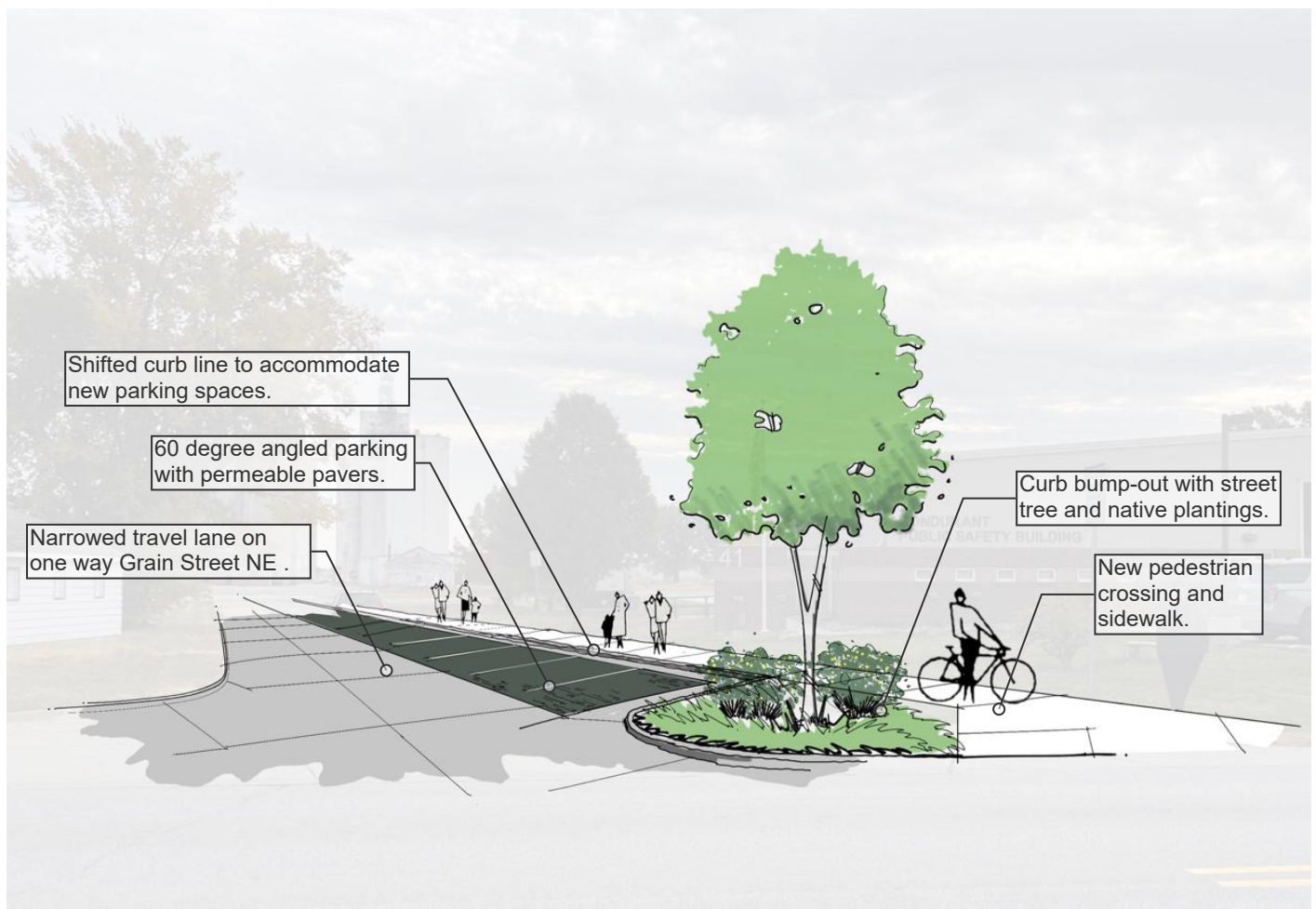
- To enhance connectivity with future developments in the Grain District and strengthen the connection to Main Street, the Depot, the Bike Trailhead and other nearby amenities, we propose creating a new front entrance at what is currently the back of the building. This will involve downplaying the existing entrance to shift focus to the new entry point. The redesigned entrance and façade upgrades will significantly reimagine the building's presence and enhance the character of this downtown building.

COMPREHENSIVE BUILDING UPGRADES/MODIFICATIONS

- The existing building shall be upgraded in many facets from restroom, kitchen, and recreation/event space enhancements to accommodate the new audience. Offices need new windows installed to provide for better supervision, 'porthole' windows shall be enlarged to provide better natural light and views, conference/training room space shall be improved, acoustic treatments require study and implementation, audio/visual equipment shall be provided both inside and to be adaptable for exterior uses, Air Conditioning in Apparatus Bay area is needed, and building security upgrades and a general re-finishing of the entirety of interior spaces shall be completed.

OPTIMIZE PARKING

- With the anticipated increase in occupants at this site, additional parking will be required. Within this proposal our team has provided an option to provide additional parking on Grain Street, along with a supporting grant funding opportunity. We hope you find this a useful exhibit. Additionally, we understand that the existing parking will require re-imagining both as it relates to the new circulation patterns which will exist on site, but also shall consider safety and walkability of the site for children and families to both this site and the adjacent amenities and community spaces.



CREATE AN INDOOR/OUTDOOR EXPERIENCE

- In order for this project to meet its overall goal, a high priority should be placed on providing an experience for occupants to utilize the building both inside and out, and for this threshold to be without interruption. Social/Cultural initiatives such as this demand such connectivity in today's market and community residents or potential future residents expect this amenity to be provided in their community hubs.
- The biggest potential this project contains is this indoor-outdoor experience, to not only directly connect the amenities within the building to the outdoors, but to connect this experience with the neighboring connections like the Depot, the Bike Trailhead, the Grain District, and Main Street. A successful project will exhibit an innovative and creative solution to seamlessly connecting all of these developments together.

Please enjoy the sketch concept included in our proposal which imagines one potential solution to address connecting all of these experiences together!





GATHER AND ORGANIZE FACTS

With this project, our team will also plan to review your background information, historical data, and comprehensive assessments as well.

We will study:

- Existing Facility Condition (the ins and outs of everything!)
 - Building conditions and deficiencies
 - Structural concerns
 - Envelope concerns
 - ADA deficiencies
 - Site and access deficiencies
 - Stormwater and site drainage concerns
 - Security & Safety
 - Lighting
 - Plumbing
 - Heating and cooling systems
 - Technology
- Cost estimates for repairs
- Program Compatibility (Space Needs) Assessment
- Current operations issues
- Current space usage and utilization
- Current space deficiencies
- Future needs / Expansion opportunities
- Parking, stormwater detention & other site needs
- Financial limitations & budgeting
- Creative solutions for adaptive / re-use possibilities



Objective:

-
- Hand-drawn site plan for a courtyard concept. The plan shows a central 'Revised Pond' with a 'Fountain Feature' and a 'Bridge' crossing it. Surrounding the pond are various features: 'Landscape Features' along the top and right edges, 'Plantings' (represented by red dots) along the bottom and left edges, and 'Paved Areas' (represented by a grid pattern) for walking. A 'Bicycle Racks' area is located on the left. A 'North' arrow points towards the top right. The plan is labeled 'Courtyard Concept' and 'Landscape'.



Objective:

- ## Conceptual Rendering



Objective:

- Create drawings and specifications that express quantities, qualities and relationships for the construction of the project
- Assist client in preparing the necessary bidding and contractual information for construction

DESIGN / BID / BUILD PROCESS



BIDDING / AWARD

After the construction documents have been developed, contractors are solicited to bid on the project. If a construction manager is involved, we will work with them in the development of the bid packages.

Objective:

- Issue documents for competitive selection of a general contractor
- Award a contract for construction of the project.



CONSTRUCTION ADMINISTRATION

Our Project Managers handle the construction administration duties. All of the information transfer is logged and tracked electronically. This includes shop drawings, meeting minutes, field reports, RFI's, field directives, proposal requests, change orders and any contractor submittals.

Objective:

- Administer the contract for construction
- Advise the owner of the progress and quality of the work



POST CONSTRUCTION

Project close-out is a very important phase in the life of any project, as it is when the owner takes possession of the property and is legally liable for the use and maintenance of the facility. Clients will receive proper training, operation manuals and documentation to allow them to properly maintain and use the facility. With your permission, we will bring in a photographer to capture the awesome, new space!

Objective:

- Close out the project and have client take possession
- Teach client how to use their building - locks, thermostat, and more
- Photograph space
- Do a happy dance
- Perform 11-month warranty walk-through



FEH takes pride in our trade. We will not disappear after the project is completed. Clients are encouraged to contact us if questions or concerns arise with their project. Keep us in the loop if there are ribbon cuttings or other events, as we like any reason to come back and visit!



04

PROPOSED TIMELINE

04 / PROPOSED TIMELINE

Our team is aware that the schedule of this project is dependent on the progress of the new Fire Station, and when the Fire Department may occupy their new home. Although our team is readily available to complete this work, we understand that a fast-pace design process may not fit best with your needs.

Based on this understanding, we are prepared to be very flexible in the timeline for this project, both with the schedule for the design phase, but also the bidding and construction phases. We have provided a couple different proposed timelines in which we believe this project may progress, bearing this understanding in mind.

PROPOSED TIMELINE OPTION 1

This option provides for the administrative tasks associated with construction, material and equipment procurement to occur before any real construction activity starts. Often times this method can result in budgetary savings as it helps to eliminate any delays in procurement. The timeline for design is elongated only to allow for any potential changes required or allowed by budgetary developments, this period could be shrunk if requested by Owner.

Schematic Design Phase	November & December 2024
Design Development & Construction Documents	January through May 2025
Bidding / Contract Award	June 2025
• Fire Department occupies new station	September 2025-
Construction Start	October 2025
Parks & Rec Occupy Blue Jay Station	April 2026

PROPOSED TIMELINE OPTION 2

This option provides for the most real-time market pricing and potential savings as it relates to the potential unknowns with a long period of time between bidding and construction commencing. The timeline for design is elongated only to allow for any potential changes required or allowed by budgetary developments, this period could be shrunk if requested by Owner.

Schematic Design Phase	November & December 2024
Design Development & Construction Documents	January through May 2025
Bidding / Contract Award	September 2025
• Fire Department occupies new station	September 2025-
Construction Start	October 2025
Parks & Rec Occupy Blue Jay Station	May 2026



ESTIMATED COST

05 / ESTIMATED COST

APPROACH TO ESTABLISHING A FEE FOR SERVICES:

FEH Design works with a variety of fee arrangements, including stipulated sum, hourly, percentage of construction cost and/or a combination of these. We try to match the appropriate fee to the project based on the relative merits and complexities. Fees are negotiated on an individual project basis.

Typically our fees are related to the projects anticipated construction budget. Based on our initial discussions, it is our understanding that a general budget for this project has been established, but it may be subject to change based on the needs and opportunities explored during the design process. Due to the potential change in size, scale, and complexity of this project, we are proposing a hybrid approach to determining the fees associated with this project.

We propose to provide Schematic Design services on a Lump Sum Basis, at which point an overall budget can be determined. Once this budget has been determined and approved, we would propose to apply a percentage-based factor (6.5%) to this budget and convert the remainder of the project to another Lump Sum figure.

Below are some arrangements for how we envision this approach may be established:

SCHEMATIC DESIGN: Lump Sum Fee: \$35,000

Services included in SD Phase:

- Produce preliminary plans, elevations, and site concepts
- Define scale and character of project
- Prepare preliminary cost estimate

POTENTIAL ARRANGEMENT #1:

SD phase results in a Budget of \$2,000,000 for construction

6.5% design fee for Design Development, Bidding, and Construction Administration: \$130,000

Total Fee: \$165,000

POTENTIAL ARRANGEMENT #2:

SD phase results in a Budget of \$3,000,000

6.5% design fee for Design Development, Bidding, and Construction Administration: \$195,000

Total Fee: \$230,000

POTENTIAL ARRANGEMENT #3:

SD phase results in a Budget of \$1,500,000

6.5% design fee for Design Development, Bidding, and Construction Administration: \$97,500

Total Fee: \$132,500

ADDITIONAL SERVICES NOT INCLUDED:

3D Renderings – As negotiated

Interior Design services for furniture at 15% of furniture budget

Survey (We recommend this be provided as a separate contract)

Bolton + Menk propose to offer this as an additional fee of \$7,600

Special Inspection Testing during Construction Soil Borings / Geotechnical Exploration

(We recommend this be provided as a separate contract)

Bond Referendum Services



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KCL
ENGINEERING



**BOLTON
& MENK**
Real People. Real Solutions.

CONTACT

Cory W. Sharp, AIA
Principal, Architect
(515) 650 9549
corys@fehdesign.com



FEH DESIGN
ARCHITECTURE / ENGINEERING / INTERIORS

AIA® Document B101® – 2017

Standard Form of Agreement Between Owner and Architect

AGREEMENT made as of the 4th day of November in the year 2024
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address and other information)

City of Bondurant
200 2nd Street NE
Bondurant, IA 50035

and the Architect:
(Name, legal status, address and other information)

FEH Design
604 East Grand Avenue
Des Moines, Iowa 50309
Telephone Number: 515.288.2000

for the following Project:
(Name, location and detailed description)

Bondurant Parks & Recreation Events Center Facility Renovation
101 Grant Street North
Bondurant, IA
50035

Renovation and upgrades of building at 101 Grant Street North, which is to be vacated by the Bondurant Fire Department. The new use of the building shall be the new home of the Bondurant Parks and Recreation Department, as well as allow for space for indoor and outdoor Recreation, Program, Meeting & Event space for the Community.

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

TABLE OF ARTICLES

1	INITIAL INFORMATION
2	ARCHITECT'S RESPONSIBILITIES
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8	CLAIMS AND DISPUTES
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12	SPECIAL TERMS AND CONDITIONS
13	SCOPE OF THE AGREEMENT

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.

(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project:

(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

RFP which establishes project goals has been attached to this contract. Further programming will be established within the Schematic Design Phase.

§ 1.1.2 The Project's physical characteristics:

(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

The existing building is, as of the date of this agreement, the headquarters of the Bondurant Fire Department. This Department plans to vacate this building in 2025 to allow for its transformation into the new home of the Parks and Recreation Department. The existing building is a pre-engineered metal building which was originally built in 2008. The building contains Training, Kitchen, Office, Restroom, Locker, Decontamination, Storage, Mechanical/Electrical, and Apparatus Bay spaces. These spaces shall be remodeled so the building may operate as a space for Parks and Recreation office and Program areas as well as Community Meeting and Event space. Priority shall be placed on creating an indoor-outdoor connection as it relates to the program and usage of the building, as well as the connections to future City and Cultural developments adjacent to the property.

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:

(Provide total and, if known, a line item breakdown.)

Init.

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Approximately Two Million Dollars, but may be subject to change based on project needs and priorities.

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

Schematic Design Phase November & December 2024

Design Development & Construction Documents January through May 2025

Bidding / Contract Award June 2025

.2 Construction commencement date:

Fire Department occupies new Station September 2025

Construction Start October 2025

.3 Substantial Completion date or dates:

Parks & Rec Occupancy April 2026

**Schedule is subject to change based on final program requirements, project scope, and construction progress/occupancy of new fire station.*

.4 Other milestone dates:

None

§ 1.1.5 The Owner intends the following procurement and delivery method for the Project:

(Identify method such as competitive bid or negotiated contract, as well as any requirements for accelerated or fast-track design and construction, multiple bid packages, or phased construction.)

Design - Bid - Build or Construction Management At Risk as determined by Owner.

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:

(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

A location and connection for a future Solar Array shall be studied and determined if appropriate for this site.

§ 1.1.6.1 If the Owner identifies a Sustainable Objective, the Owner and Architect shall complete and incorporate AIA Document E204™–2017, Sustainable Projects Exhibit, into this Agreement to define the terms, conditions and services related to the Owner's Sustainable Objective. If E204–2017 is incorporated into this agreement, the Owner and Architect shall incorporate the completed E204–2017 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.7 The Owner identifies the following representative in accordance with Section 5.3:

(List name, address, and other contact information.)

Marketa Oliver

§ 1.1.8 The persons or entities, in addition to the Owner's representative, who are required to review the Architect's submittals to the Owner are as follows:
(List name, address, and other contact information.)

N/A

§ 1.1.9 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

.1 Geotechnical Engineer:

TBD

.2 Civil Engineer:

Bolten & Menk
430 E Grand Ave, Suite #101
Des Moines, IA 50309
Scope: Site Surveying

.3 Other, if any:

(List any other consultants and contractors retained by the Owner.)

§ 1.1.10 The Architect identifies the following representative in accordance with Section 2.3:
(List name, address, and other contact information.)

Cory W. Sharp, AIA
604 East Grand Avenue
Des Moines, Iowa 50309
Telephone Number: 515.288.2000

Email Address: corys@fehdesign.com

§ 1.1.11 The Architect shall retain the consultants identified in Sections 1.1.11.1 and 1.1.11.2:
(List name, legal status, address, and other contact information.)

§ 1.1.11.1 Consultants retained under Basic Services:

.1 Structural Engineer:

FEH Design Attn: Chris Martin
604 E Grand Ave
Des Moines, IA 50309

.2 Mechanical Engineer:

Init.

KCL Engineering
300 4th St
West Des Moines, IA 50265

.3 Electrical Engineer:

KCL Engineering
300 4th St
West Des Moines, IA 50265

§ 1.1.11.2 Consultants retained under Supplemental Services:

N/A

§ 1.1.12 Other Initial Information on which the Agreement is based:

FEH's team proposal is attached to this document for reference.

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that the Initial Information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the Architect's services, schedule for the Architect's services, and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 The parties shall agree upon written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to written protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide professional services as set forth in this Agreement. The Architect represents that it is properly licensed in the jurisdiction where the Project is located to provide the services required by this Agreement, or shall cause such services to be performed by appropriately licensed design professionals.

§ 2.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 2.3 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 2.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 2.5 The Architect shall maintain the following insurance until termination of this Agreement. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 11.9.

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§ 2.5.1 Commercial General Liability with policy limits of not less than (\$ 1,000,000) for each occurrence and (\$ 1,000,000) in the aggregate for bodily injury and property damage.

§ 2.5.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than (\$ 1,000,000) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 2.5.3 The Architect may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 2.5.1 and 2.5.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 2.5.4 Workers' Compensation at statutory limits.

§ 2.5.5 Employers' Liability with policy limits not less than (\$ 1,000,000) each accident, (\$ 1,000,000) each employee, and (\$) policy limit.

§ 2.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than (\$ 2,000,000) per claim and (\$ 2,000,000) in the aggregate.

§ 2.5.7 **Additional Insured Obligations.** To the fullest extent permitted by law, the Architect shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Architect's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 2.5.8 The Architect shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 2.5.

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural, mechanical, and electrical engineering services. Services not set forth in this Article 3 are Supplemental or Additional Services.

§ 3.1.1 The Architect shall manage the Architect's services, research applicable design criteria, attend Project meetings, communicate with members of the Project team, and report progress to the Owner.

§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Owner and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. The schedule initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.4 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming Work, made or given without the Architect's written approval.

§ 3.1.5 The Architect shall contact governmental authorities required to approve the Construction Documents and entities providing utility services to the Project. The Architect shall respond to applicable design requirements imposed by those authorities and entities.

§ 3.1.6 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 3.2 Schematic Design Phase Services

§ 3.2.1 The Architect shall review the program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 3.2.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, the proposed procurement and delivery method, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 3.2.3 The Architect shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.

§ 3.2.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.

§ 3.2.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

§ 3.2.5.1 The Architect shall consider sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain more advanced sustainable design services as a Supplemental Service under Section 4.1.1.

§ 3.2.5.2 The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule, and budget for the Cost of the Work.

§ 3.2.6 The Architect shall submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.2.7 The Architect shall submit the Schematic Design Documents to the Owner, and request the Owner's approval.

§ 3.3 Design Development Phase Services

§ 3.3.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner's approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish, in general, their quality levels.

§ 3.3.2 The Architect shall update the estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.3.3 The Architect shall submit the Design Development Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner's approval.

§ 3.4 Construction Documents Phase Services

§ 3.4.1 Based on the Owner's approval of the Design Development Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that, in order to perform the Work, the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

§ 3.4.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 3.4.3 During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of (1) procurement information that describes the time, place, and conditions of bidding, including bidding or proposal forms; (2) the form of agreement between the Owner and Contractor; and (3) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect shall also compile a project manual that includes the Conditions of the Contract for Construction and Specifications, and may include bidding requirements and sample forms.

§ 3.4.4 The Architect shall update the estimate for the Cost of the Work prepared in accordance with Section 6.3.

§ 3.4.5 The Architect shall submit the Construction Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 6.5, and request the Owner's approval.

§ 3.5 Procurement Phase Services

§ 3.5.1 General

The Architect shall assist the Owner in establishing a list of prospective contractors. Following the Owner's approval of the Construction Documents, the Architect shall assist the Owner in (1) obtaining either competitive bids or negotiated proposals; (2) confirming responsiveness of bids or proposals; (3) determining the successful bid or proposal, if any; and, (4) awarding and preparing contracts for construction.

§ 3.5.2 Competitive Bidding

§ 3.5.2.1 Bidding Documents shall consist of bidding requirements and proposed Contract Documents.

§ 3.5.2.2 The Architect shall assist the Owner in bidding the Project by:

- .1 facilitating the distribution of Bidding Documents to prospective bidders;
- .2 organizing and conducting a pre-bid conference for prospective bidders;
- .3 preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to the prospective bidders in the form of addenda; and,
- .4 organizing and conducting the opening of the bids, and subsequently documenting and distributing the bidding results, as directed by the Owner.

§ 3.5.2.3 If the Bidding Documents permit substitutions, upon the Owner's written authorization, the Architect shall, as an Additional Service, consider requests for substitutions and prepare and distribute addenda identifying approved substitutions to all prospective bidders.

§ 3.5.3 Negotiated Proposals

§ 3.5.3.1 Proposal Documents shall consist of proposal requirements and proposed Contract Documents.

§ 3.5.3.2 The Architect shall assist the Owner in obtaining proposals by:

- .1 facilitating the distribution of Proposal Documents for distribution to prospective contractors and requesting their return upon completion of the negotiation process;
- .2 organizing and participating in selection interviews with prospective contractors;
- .3 preparing responses to questions from prospective contractors and providing clarifications and interpretations of the Proposal Documents to the prospective contractors in the form of addenda; and,
- .4 participating in negotiations with prospective contractors, and subsequently preparing a summary report of the negotiation results, as directed by the Owner.

§ 3.5.3.3 If the Proposal Documents permit substitutions, upon the Owner's written authorization, the Architect shall, as an Additional Service, consider requests for substitutions and prepare and distribute addenda identifying approved substitutions to all prospective contractors.

§ 3.6 Construction Phase Services

§ 3.6.1 General

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A201™–2017, General Conditions of the Contract for Construction. If the Owner and Contractor modify AIA Document A201–2017, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement.

§ 3.6.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.6.1.3 Subject to Section 4.2 and except as provided in Section 3.6.6.5, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

§ 3.6.2 Evaluations of the Work

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work.

§ 3.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not

show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 3.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2017, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

§ 3.6.3 Certificates for Payment to Contractor

§ 3.6.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect.

§ 3.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

§ 3.6.4 Submittals

§ 3.6.4.1 The Architect shall review the Contractor's submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time, in the Architect's professional judgment, to permit adequate review.

§ 3.6.4.2 The Architect shall review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 3.6.4.3 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials, or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Contractor's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The Architect's review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 3.6.4.4 Subject to Section 4.2, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth, in the Contract Documents, the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such

requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to the requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.

§ 3.6.5 Changes in the Work

§ 3.6.5.1 The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 4.2, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.6.5.2 The Architect shall maintain records relative to changes in the Work.

§ 3.6.6 Project Completion

§ 3.6.6.1 The Architect shall:

- .1 conduct inspections to determine the date or dates of Substantial Completion and the date of final completion;
- .2 issue Certificates of Substantial Completion;
- .3 forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and received from the Contractor; and,
- .4 issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's inspections shall be conducted with the Owner to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.

§ 3.6.6.3 When Substantial Completion has been achieved, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Contractor, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4 The Architect shall forward to the Owner the following information received from the Contractor: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens, or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Contractor under the Contract Documents.

§ 3.6.6.5 Upon request of the Owner, and prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance.

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services

§ 4.1.1 The services listed below are not included in Basic Services but may be required for the Project. The Architect shall provide the listed Supplemental Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 11.2. Unless otherwise specifically addressed in this Agreement, if neither the Owner nor the Architect is designated, the parties agree that the listed Supplemental Service is not being provided for the Project.

(Designate the Architect's Supplemental Services and the Owner's Supplemental Services required for the Project by indicating whether the Architect or Owner shall be responsible for providing the identified Supplemental Service. Insert a description of the Supplemental Services in Section 4.1.2 below or attach the description of services as an exhibit to this Agreement.)

Supplemental Services	Responsibility <i>(Architect, Owner, or not provided)</i>
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Supplemental Services	Responsibility (Architect, Owner, or not provided)
§ 4.1.1.1 Programming	Not provided
§ 4.1.1.2 Multiple preliminary designs	Not provided
§ 4.1.1.3 Measured drawings	Not provided
§ 4.1.1.4 Existing facilities surveys	Not provided, see below
§ 4.1.1.5 Site evaluation and planning	Design Team, see below
§ 4.1.1.6 Building Information Model management responsibilities	Not provided
§ 4.1.1.7 Development of Building Information Models for post construction use	Not provided
§ 4.1.1.8 Civil engineering	Design Team, see below
§ 4.1.1.9 Landscape design	Design Team, see below
§ 4.1.1.10 Architectural interior design	Architect, see below
§ 4.1.1.11 Value analysis	Not provided
§ 4.1.1.12 Detailed cost estimating beyond that required in Section 6.3	Not provided
§ 4.1.1.13 On-site project representation	Not provided
§ 4.1.1.14 Conformed documents for construction	Not provided
§ 4.1.1.15 As-designed record drawings	Not provided
§ 4.1.1.16 As-constructed record drawings	Not provided
§ 4.1.1.17 Post-occupancy evaluation	Architect, see below
§ 4.1.1.18 Facility support services	Not provided
§ 4.1.1.19 Tenant-related services	Not provided
§ 4.1.1.20 Architect's coordination of the Owner's consultants	Not provided
§ 4.1.1.21 Telecommunications/data design	Design Team, see below
§ 4.1.1.22 Security evaluation and planning	Not provided
§ 4.1.1.23 Commissioning	Not provided
§ 4.1.1.24 Sustainable Project Services pursuant to Section 4.1.3	Not provided
§ 4.1.1.25 Fast-track design services	Not provided
§ 4.1.1.26 Multiple bid packages	Not provided
§ 4.1.1.27 Historic preservation	Not provided
§ 4.1.1.28 Furniture, furnishings, and equipment design	Not provided, see below
§ 4.1.1.29 Other services provided by specialty Consultants	Not provided
§ 4.1.1.30 Other Supplemental Services	Not provided

§ 4.1.2 Description of Supplemental Services

§ 4.1.2.1 A description of each Supplemental Service identified in Section 4.1.1 as the Architect's responsibility is provided below.

(Describe in detail the Architect's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit. The AIA publishes a number of Standard Form of Architect's Services documents that can be included as an exhibit to describe the Architect's Supplemental Services.)

1. Existing facilities survey: Owner has provided FEH existing building drawings, and FEH shall verify existing building elements and conditions as part of this project.
2. Site evaluation and planning shall be provided by Architect, Architect's Civil Engineer and Landscape Architect.

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3. Civil Engineering shall be completed by Architect's consultant
4. Landscape Architecture shall be completed by Architect's consultant.
5. Interior Design shall be completed by FEH.
6. Post Occupancy Evaluation: The Architect will conduct a warranty walk-through at approximately 11 months after Substantial Completion.
7. Telecommunications/Data Design shall be completed by Architect's consultant.
8. Furnishings consulting may be completed by FEH as an Additional Service with additional compensation. The fee for this service is proposed as 15% of the furniture budget.

§ 4.1.2.2 A description of each Supplemental Service identified in Section 4.1.1 as the Owner's responsibility is provided below.

(Describe in detail the Owner's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit.)

N/A

§ 4.1.3 If the Owner identified a Sustainable Objective in Article 1, the Architect shall provide, as a Supplemental Service, the Sustainability Services required in AIA Document E204™–2017, Sustainable Projects Exhibit, attached to this Agreement. The Owner shall compensate the Architect as provided in Section 11.2.

§ 4.2 Architect's Additional Services

The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule.

§ 4.2.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner's written authorization:

- .1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or procurement or delivery method;
- .2 Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared Instruments of Service;
- .3 Changing or editing previously prepared Instruments of Service necessitated by official interpretations of applicable codes, laws or regulations that are either (a) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit, or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care;
- .4 Services necessitated by decisions of the Owner not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants or contractors;
- .5 Preparing digital models or other design documentation for transmission to the Owner's consultants and contractors, or to other Owner-authorized recipients;
- .6 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner;
- .7 Preparation for, and attendance at, a public presentation, meeting or hearing;
- .8 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;
- .9 Evaluation of the qualifications of entities providing bids or proposals;
- .10 Consultation concerning replacement of Work resulting from fire or other cause during construction; or,
- .11 Assistance to the Initial Decision Maker, if other than the Architect.

§ 4.2.2 To avoid delay in the Construction Phase, the Architect shall provide the following Additional Services, notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If, upon receipt of the Architect's notice, the Owner determines that all or parts of the services are not required, the Owner shall

give prompt written notice to the Architect of the Owner's determination. The Owner shall compensate the Architect for the services provided prior to the Architect's receipt of the Owner's notice.

- .1 Reviewing a Contractor's submittal out of sequence from the submittal schedule approved by the Architect;
- .2 Responding to the Contractor's requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation;
- .3 Preparing Change Orders and Construction Change Directives that require evaluation of Contractor's proposals and supporting data, or the preparation or revision of Instruments of Service;
- .4 Evaluating an extensive number of Claims as the Initial Decision Maker; or,
- .5 Evaluating substitutions proposed by the Owner or Contractor and making subsequent revisions to Instruments of Service resulting therefrom.

§ 4.2.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:

- .1 (2) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Contractor
- .2 (16) visits to the site by the Architect during construction
- .3 (2) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents
- .4 (1) inspections for any portion of the Work to determine final completion.

§ 4.2.4 Except for services required under Section 3.6.6.5 and those services that do not exceed the limits set forth in Section 4.2.3, Construction Phase Services provided more than 60 days after (1) the date of Substantial Completion of the Work or (2) the initial date of Substantial Completion identified in the agreement between the Owner and Contractor, whichever is earlier, shall be compensated as Additional Services to the extent the Architect incurs additional cost in providing those Construction Phase Services.

§ 4.2.5 If the services covered by this Agreement have not been completed within (24) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program, which shall set forth the Owner's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements.

§ 5.2 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 5.4 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private,

above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 5.5 The Owner shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 5.6 The Owner shall provide the Supplemental Services designated as the Owner's responsibility in Section 4.1.1.

§ 5.7 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E204™–2017, Sustainable Projects Exhibit, attached to this Agreement.

§ 5.8 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated as the responsibility of the Architect in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.9 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 5.10 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.11 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.12 The Owner shall include the Architect in all communications with the Contractor that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect.

§ 5.13 Before executing the Contract for Construction, the Owner shall coordinate the Architect's duties and responsibilities set forth in the Contract for Construction with the Architect's services set forth in this Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Contractor, including the General Conditions of the Contract for Construction.

§ 5.14 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

§ 5.15 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work, prepared by the

Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market, or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by the Architect.

§ 6.3 In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding, and price escalation; to determine what materials, equipment, component systems, and types of construction are to be included in the Contract Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. If the Owner requires a detailed estimate of the Cost of the Work, the Architect shall provide such an estimate, if identified as the Architect's responsibility in Section 4.1.1, as a Supplemental Service.

§ 6.4 If, through no fault of the Architect, the Procurement Phase has not commenced within 90 days after the Architect submits the Construction Documents to the Owner, the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

§ 6.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality, or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.6 If the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 authorize rebidding or renegotiating of the Project within a reasonable time;
- .3 terminate in accordance with Section 9.5;
- .4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or,
- .5 implement any other mutually acceptable alternative.

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. If the Owner requires the Architect to modify the Construction Documents because the lowest bona fide bid or negotiated proposal exceeds the Owner's budget for the Cost of the Work due to market conditions the Architect could not reasonably anticipate, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 11.3; otherwise the Architect's services for modifying the Construction Documents shall be without additional compensation. In any event, the Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility under this Article 6.

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums due pursuant to Article 9 and Article 11. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the

Contractor, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service, subject to any protocols established pursuant to Section 1.3, solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 7.5 Except as otherwise stated in Section 7.3, the provisions of this Article 7 shall survive the termination of this Agreement.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201–2017, General Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect and Owner waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.7.

§ 8.2 Mediation

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 8.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

(Check the appropriate box.)

☐ Arbitration pursuant to Section 8.3 of this Agreement

☒ Litigation in a court of competent jurisdiction

☐ Other: *(Specify)*

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

§ 8.3 Arbitration

§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 8.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.4 Consolidation or Joinder

§ 8.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

§ 8.4 The provisions of this Article 8 shall survive the termination of this Agreement.

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 If the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall compensate the Architect for services performed prior to termination, Reimbursable Expenses incurred, and costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.

§ 9.7 In addition to any amounts paid under Section 9.6, if the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall pay to the Architect the following fees:

(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)

.1 Termination Fee:

Zero Dollars (\$0)

.2 Licensing Fee if the Owner intends to continue using the Architect's Instruments of Service:

Five Thousand Dollars (\$5,000)

§ 9.8 Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

§ 9.9 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 7 and Section 9.7.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 10.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services, or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

§ 10.8 If the Architect or Owner receives information specifically designated as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except as set forth in Section 10.8.1. This Section 10.8 shall survive the termination of this Agreement.

§ 10.8.1 The receiving party may disclose "confidential" or "business proprietary" information after 7 days' notice to the other party, when required by law, arbitrator's order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 10.8.

§ 10.9 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3, the Owner shall compensate the Architect as follows:

- .1 Stipulated Sum
(Insert amount)

Schematic Design shall be completed on a Stipulated Sum of \$35,000

.2 Percentage Basis
(Insert percentage value)

Design Development, Construction Documents, Bidding, and Construction Administration Phases shall be completed based on (6.5) % of the Owner's budget for the Cost of the Work, as calculated in accordance with Section 11.6.

.3 Other
(Describe the method of compensation)

N/A

§ 11.2 For the Architect's Supplemental Services designated in Section 4.1.1 and for any Sustainability Services required pursuant to Section 4.1.3, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

Supplemental Services fees have been included within the fees proposed above.

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

On an hourly basis or for a lump sum fee based on a defined scope of work.

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus percent (%), or as follows:
(Insert amount of, or basis for computing, Architect's consultants' compensation for Supplemental or Additional Services.)

§ 11.5 When compensation for Basic Services is based on a stipulated sum or a percentage basis, the proportion of compensation for each phase of services shall be as follows:
(Row deleted)

Design Development Phase	Thirty Five	percent (	35	%)
Construction Documents Phase	Forty	percent (	40	%)
Procurement Phase	Five	percent (	5	%)
Construction Phase	Twenty	percent (	20	%)
Total Basic Compensation	one hundred	percent (	100	%)

§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices.

(If applicable, attach an exhibit of hourly billing rates or insert them below.)

See attached hourly rate schedule

Employee or Category	Rate (\$0.00)
----------------------	---------------

§ 11.8 Compensation for Reimbursable Expenses

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

- .1 Transportation and authorized out-of-town travel and subsistence;
- .2 Long distance services, dedicated data and communication services, teleconferences, Project web sites, and extranets;
- .3 Permitting and other fees required by authorities having jurisdiction over the Project;
- .4 Printing, reproductions, plots, and standard form documents;
- .5 Postage, handling, and delivery;
- .6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
- .7 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;
- .8 If required by the Owner, and with the Owner's prior written approval, the Architect's consultants' expenses of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect's consultants;
- .9 All taxes levied on professional services and on reimbursable expenses;
- .10 Site office expenses;
- .11 Registration fees and any other fees charged by the Certifying Authority or by other entities as necessary to achieve the Sustainable Objective; and,
- .12 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus ten percent (10 %) of the expenses incurred.

§ 11.9 Architect's Insurance. If the types and limits of coverage required in Section 2.5 are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect for the additional costs incurred by the Architect for the additional coverages as set forth below:

(Insert the additional coverages the Architect is required to obtain in order to satisfy the requirements set forth in Section 2.5, and for which the Owner shall reimburse the Architect.)

§ 11.10 Payments to the Architect

§ 11.10.1 Initial Payments

§ 11.10.1.1 An initial payment of Zero (\$ 0) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.10.1.2 If a Sustainability Certification is part of the Sustainable Objective, an initial payment to the Architect of N/A (\$) shall be made upon execution of this Agreement for registration fees and other fees payable to the Certifying Authority and necessary to achieve the Sustainability Certification. The Architect's payments to the Certifying Authority shall be credited to the Owner's account at the time the expense is incurred.

§ 11.10.2 Progress Payments

§ 11.10.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid forty five (45) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

(Insert rate of monthly or annual interest agreed upon.)

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§ 11.10.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work, unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.10.2.3 Records of Reimbursable Expenses, expenses pertaining to Supplemental and Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:
(Include other terms and conditions applicable to this Agreement.)

12.1 PROFESSIONAL LIABILITY INSURANCE

12.1.1 If the Owner elects not to require additional insurance coverage or limits as provided for in Article 2.5, the Owner agrees to look solely to the amounts available under the Architect's professional liability insurance coverage available at the time of settlement or judgment for any claims arising out of, in connection with, or resulting from work under liability (direct or indirect) to the Owner, or anyone claiming through the Owner, for any alleged error, omission or other claim except to the extent of the limits of such insurance. Architect agrees to maintain such claims-made policy with limits in the aggregate amount of \$2,000,000.00 for a period of one year after final completion of the Project. Notwithstanding the foregoing, no claim shall be made against Architect, his agents, consultants and employees more than eight years after substantial completion of the Project.

12.2 ELECTRONIC MEDIUM

12.2.1 If any material is provided by electronic medium, the following shall apply: Because the BIM (Building Information Modeling) or CAD (Computer Aided Design) information stored in electronic form can be modified by other parties, intentionally or otherwise, without notice or indication of said modifications, DESIGN PROFESSIONAL reserves the right to remove all indicia of its ownership and/or involvement in the material from each electronic medium not held in its possession. OWNER shall retain copies of the work performed by DESIGN PROFESSIONAL in BIM/CAD form only for information and use by OWNER for specific purpose for which DESIGN PROFESSIONAL was engaged. Said materials shall not be used by OWNER, or transferred to any other party, for use in other projects, additions to the current project, or any other purpose for which the material was not strictly intended by DESIGN PROFESSIONAL without DESIGN PROFESSIONAL's express written permission.

Any unauthorized modification or reuse of the materials shall be at OWNER's sole risk, and OWNER agrees to defend, indemnify, and hold DESIGN PROFESSIONAL harmless, from all claims, injuries, damages, losses, expenses and attorney fees arising out of the unauthorized modification or use of these materials.

12.3 HAZARDOUS MATERIALS

12.3.1 Both parties acknowledge that FEH DESIGN's Scope of Services does not include any services related to the presence of any hazardous or toxic materials or pollutants including, but not limited to, asbestos, PCBs, toxic or hazardous waste, combustible gasses and materials, petroleum or radioactive materials, mold 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.

12.3.2 In the event any party encounters any hazardous, toxic materials or mold, or should it become known to FEH that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of the Architect's services, FEH may, at its option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until the client retains appropriate consultants or contractors to identify and abate or remove the hazardous, toxic materials or mold and warrants that the jobsite is in full compliance with all applicable laws and regulations.

12.3.3 The Client agrees, notwithstanding any other provision of this Agreement, to the fullest extent permitted by law, to indemnify and hold harmless the Architect, its officers, partners, employees and consultants from and against any and all claims, suits, demands, liabilities, losses, damages or costs, including reasonable attorney's fees and defense costs arising out of or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or hazardous or toxic substances or mold, products or materials that exist on, about or adjacent to the Project site, whether liability arises under breach of contract or warranty, tort, including negligence, strict liability or statutory liability or any other cause of action, except for the sole negligence or willful misconduct of the Architect.

12.4 ADDITION/REMODELING

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12.4.1 Inasmuch as the remodeling and/or rehabilitation of/or addition to an existing building requires that assumptions be made regarding existing conditions and because some of those assumptions cannot be verified without expending great sums of additional money, or destroying otherwise adequate or serviceable portions of the building, the Owner agrees that, except for negligence on the part of the DESIGN PROFESSIONAL, the OWNER will hold harmless and indemnify the DESIGN PROFESSIONAL for and against any and all claims, damages, awards and costs of defense arising out of the professional services provided under this Agreement for the remodeling portions of this project.

12.5 SEPARATE CONTRACTS

12.5.1 Compensation to provide coordination of construction performed by separate contractors or the Owner's own forces, working with a Construction Manager and multiple subcontractors and vendors acting as prime contractors, and coordination of services required in connection with the construction performed and equipment supplied shall be provided on an hourly basis or an additional fee of 1/2% of the project cost, whichever is greater.

12.6 LIMIT OF LIABILITY

12.6.1 In recognition of the relative risks and benefits of the Project to both the Client and the Architect, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Architect to the Client for any all claims, losses, costs, damages of any nature whatsoever or claims expenses from any causes or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Architect to the Client shall not exceed \$100,000.00 or the Architect's total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

12.7 OWNER MAINTENANCE

12.7.1 All structures are subject to wear and tear and environmental and man-made exposures. As a result, all structures require regular and frequent monitoring and maintenance to prevent damage and deterioration. Such monitoring and maintenance is the sole responsibility of Owner. Architect shall have no responsibility for such issues or resulting damages.

12.8. IOWA SALES TAX

12.8.1 In the event the state of Iowa initiates sales tax on Professional Architectural and Engineering Services during the duration of this Project, the tax will be added to the Contract billings as a direct pass through expense:

12.9 ADDITIONAL SERVICES

12.9.1 Furnishings, Fixtures and Equipment

As an additional service under this contract, the Architect will provide the Owner assistance in the preparation of a furniture bid package. This includes the following services:

- Developed in association with the architectural building design, the Architect will develop a conceptual furniture layout and cost opinion for Owner review and approval.
- Based on Owner approval of the conceptual furniture plan, the Architect will prepare design development drawings with data and illustrations for furniture, including any proposed specially designed items or elements to indicate finish, appearance and functional operation. The Architect will advise the Owner of any adjustments to the preliminary cost opinion, based on anticipated unit costs and prices.
- Based on Owner approved design development drawings, the Architect will prepare specifications and other documents setting forth the requirements for fabrication, procurement, shipment, delivery and installation of furniture for the project. The Architect will advise the Owner of any adjustments to previous cost opinions of the work indicated by changes in requirements or general market conditions.
- The Architect, following the Owner's approval of Specifications and Contract Documents, shall assist the Owner in obtaining bids and assist in the preparing and the awarding of contracts for furniture.
- The Architects responsibility to provide Basic Services for the Contract Administration Phase commences with the award of one or more Contracts or Purchase Orders and terminates at the issuance of a Certificate for Final Payment sixty days after the date of Substantial Completion, whichever is earlier. The Architects services during this phase for furniture are substantially the same as description in Article 3.6. Unless otherwise provided, the Architects duties shall not extend to the receipt, inspection and acceptance on behalf of the Owner of furniture at the time of their delivery to the premises and installation.

The basis of compensation for these Additional Services shall be 12% of the total furniture packages bid.

12.9.2 Library Building Consultant

12.10 RE-INSPECTION FEES

12.10.1 The Client agrees that the work completed by contractors is not always acceptable and/or completed on time. Should the contractors unacceptable work require re-inspections by the Architect or if the contractors lack of

performance causes the Project completion schedule to go beyond the contracted date of substantial completion, then the Architect shall be compensated for the time to complete the re-inspection of defective work and/or the additional time spent beyond the contracted date of substantial completion. These additional changes are in effect damages caused to the Client by the contractors' lack of performance under the contract between client and contractor and can be assessed against any balance due under that agreement.

12.11 INDEMNIFICATION CLAUSES

12.11.1 Client/Owner Waiver: In consideration of the substantial risks to the Architect in rendering professional services in connection with this Project, the Client agrees to make no claim and hereby waives, to the fullest extent permitted by law, any claim or cause of action of any nature against the Architect, his or her officers, directors, employees, agents or sub-consultants, which may arise out of or in connection with this Project or the performance by any of the parties above named of the services under this Agreement.

12.11.2 Client/Owner Indemnification of Architect: In addition, and notwithstanding any other provisions of this Agreement, the client agrees, to the fullest extent permitted by law to indemnify and hold harmless the Architect, its officers, directors, employees and sub-consultants against all damages, liabilities or costs including reasonable attorney's fees and defense costs, arising out of or in any way connected with this Project or the performance by any of the parties above named of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the negligent acts or negligent failure to act by the Architect.

12.11.3 Contractor Insurance and Indemnity Requirements: The Client agrees, in any construction contracts in connection with this Project, to require all contractors of any tier to carry statutory Workers Compensation, Employers Liability Insurance and appropriate limits of Commercial General Liability Insurance (CGL). The Client further agrees to require all contractors to have their CGL policies endorsed to name the Client, the Architect and its sub-consultants as Additional Insured's and to provide Contractual Liability coverage sufficient to insure the hold harmless and indemnity obligations assumed by the contractors. The Client shall require all contractors to furnish to the Client and the Architect certificates of insurance as evidence of the required insurance prior to commencing work and upon renewal of each policy during the entire period of construction. In addition, the Client shall require that all contractors will, to the fullest extent permitted by law, indemnify and hold harmless the Client, the Architect and its sub-consultants from and against any damages, liabilities or costs, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the Project, including all claims by employees of the contractors.

ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents identified below:

.1 AIA Document B101™–2017, Standard Form Agreement Between Owner and Architect
(Paragraph deleted)

.3 Exhibits:
(Check the appropriate box for any exhibits incorporated into this Agreement.)

[] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this agreement.)

[] Other Exhibits incorporated into this Agreement:
(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits and scopes of services identified as exhibits in Section 4.1.2.)

- .4** Other documents:
(List other documents, if any, forming part of the Agreement.)

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

Marketa Oliver,
(Printed name and title)

ARCHITECT *(Signature)*

Cory W. Sharp, AIA, Architect
(Printed name, title, and license number, if required)

Init.

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Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:18:30 ET on 10/31/2024 under Order No. 3104240253 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document B101™ – 2017, Standard Form of Agreement Between Owner and Architect, other than those additions and deletions shown in the associated Additions and Deletions Report.


(Signed)

ARCHITECT, PRINCIPAL
(Title)

10-31-2024
(Dated)



Parks & Recreation Events Center Facility Renovation Goals Document

The City of Bondurant is seeking your firm's proposal for the renovation of the Bondurant Emergency Services Facility at [101 Grant Street North](#), transforming it into a Parks & Recreation Events Center. The goal of this renovation project is to adapt the existing structure and grounds to accommodate community needs while preserving the building's character and maximizing functionality. This renovation project is supported by a number of long-range planning documents, including the [Building Bondurant Comprehensive Plan](#), the [Art, Culture, & Wayfinding Master Plan](#), the [Parks, Trails, & Greenways Master Plan](#), and the [Grain District Downtown Redevelopment Plan](#). The Appendix of the [Art, Culture, & Wayfinding Master Plan](#) (starting on Page 160) provides an initial description of the potential renovation project. However, please note that this was an early-stage, preliminary approach, and the City recognizes that aspects of the final design may differ from those outlined in the Art, Culture, & Wayfinding Master Plan.

The design should consider the following goal considerations and should be completed by mid-summer 2025, with construction starting in fall 2025.

Key Design Goals:

1. Office and Meeting Space:

- Design the facility to accommodate at least three offices.
- Include a conference room suitable for meetings and community gatherings.

2. Restroom and Locker Room Upgrades:

- Reconfigure existing restrooms and locker rooms to ensure adequate plumbing fixtures and facilities for the change in occupancy and increased occupant load.

3. Storage Solutions:

- Convert the existing Decontamination Room into storage space for recreation equipment.

4. Apparatus Bay Doors:

- Provide a design approach for the four apparatus bay doors on each side of the building, considering their future use and aesthetics.

5. Natural Light Enhancement:

- Enlarge existing windows to improve natural light.
- Add a window in the small office near the west entry to provide a view of the recreation area.

6. Kitchen Upgrade:

- Renovate the kitchen with considerations for event rentals, including functionality for catering and food preparation.

7. Exterior Treatment:

- Recommend exterior improvements that maintain and enhance the downtown character of Bondurant. Please note the exterior treatment shown in the Art, Culture, & Wayfinding Master Plan may be considered too modern of an approach given this site's downtown location and character.

8. Parking Optimization:

- Maximize parking opportunities on the site to accommodate the anticipated increase in visitors. Please note we do not anticipate that a community garden will be incorporated into the site's design as shown in the Art, Culture, & Wayfinding Master Plan.

9. Entrance Design:

- Develop entrance features that face Main Street, with a potential secondary entrance for catering or service access from Grain Street.

10. Indoor/Outdoor Space:

- Create a flexible indoor/outdoor space on the east side of the building, which will serve as the new front.

11. Technology Integration:

- Develop recommendations for technology enhancements to support events, recreation activities, and facility management.

12. Acoustic Considerations:

- Address any necessary acoustic modifications to improve the functionality and comfort of the space for various activities.

Schedule:

- **Proposal Submitted by:** October 25, 2024 (submitted electronically to Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com)
- **Design Completion:** By mid-summer 2025
- **Construction Start:** Fall 2025

Your firm's proposal should address the key design goals and timeline outlined in this document. Additionally, please include information on your firm, your firm's approach, the proposed cost for services, and the team members who will be involved in the process. The City of Bondurant is seeking creative solutions that blend functionality with the charm of downtown Bondurant.

CITY OF BOND DUR ANT

Proposal for Parks & Recreation Events Center
Facility Renovation



FEH DESIGN
ARCHITECTURE / ENGINEERING / INTERIORS



- 01 FIRM INFORMATION**
- 02 PROJECT TEAM**
- 03 PROJECT GOALS & SOLUTIONS**
- 04 PROPOSED TIMELINE**
- 05 ESTIMATED COST**



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FIRM INFORMATION

01 / FEH DESIGN OVERVIEW



AREAS OF FOCUS

Education, Corporate,
Municipal, Government

ADDITIONAL SPECIALTIES

Civic, Commercial,
Historic, Libraries,
Museums, Public Safety,
Recreation, Worship

SERVICES

ARCHITECTURE

Studies, Evaluations,
Master Planning,
Design Workshops,
Design+Build,
New Construction,
Additions, Renovations,
Historic Preservation

STRUCTURAL ENGINEERING

Evaluations,
New Construction,
Additions, Renovations

INTERIOR DESIGN

Color Theory,
Environmental Branding,
Graphic Design, Furniture,
Fixtures, Equipment

SPARK SESSION

Interactive Design
Workshops

BOND REFERENDUM

Consulting, Research,
Coordinate, Marketing
Materials, Media
Management



WE ARE A COMMUNITY OF ARCHITECTS, ENGINEERS, INTERIOR AND GRAPHIC DESIGNERS WITH A PASSION TO CREATE.

Every member brings unique talents to the table, and together we are creating vibrant communities through collaborative design. The Midwest is our home as our offices are located in Sioux City, Des Moines, and Dubuque, Iowa, and Milwaukee, Wisconsin. Our clients receive a high level of personalized service and are involved in the entire design process.

Our people have been and continue to be our differentiator, it's who we are and what we do. Much like the color purple, we embody the balance of red's stimulation and blue's calm. We are a dynamic group of individuals who blend together to create a team that works seamlessly together for our clients and their goals.

OUR HISTORY... BRIEFLY

FEH Design's roots trace back to 1898, when Andrew H. Foss began designing railroad depots in Minnesota. Much of the firm's early work included commercial buildings, libraries, and schools. During the Depression years, our firm worked on numerous government projects. Our Sioux City office opened in 1958, Des Moines in 1979, Dubuque in 2011, and our Wisconsin office in 2012. From our family-owned start, we grew into one of the region's longest operating architecture firms.

fehdesign.com





PROJECT TEAM

02 / DESIGN TEAM

CORY W. SHARP, AIA

PRINCIPAL, ARCHITECT

Cory is a sketch artist, a dog lover, an advocate for young professionals, a community high-fiver, and, if you think he can't get any cooler... he's also a drummer in a local band. Cory always brings an energetic and creative perspective to the design process and passion for his work and the community he gets to work in.



Bachelor of Architecture
Iowa State University, 2012

Licensed Architect: IA

13 years experience
12 years with FEH



RELEVANT EXPERIENCE

RE/MAX PREFERRED CITY CENTER

Downtown Sioux City, Iowa
Building Revival

ORCHARD PLACE

Des Moines, Iowa
Master Planning

MARSHALLTOWN ARTS + CIVIC CENTER

Marshalltown, Iowa
Renovation, furnishings

LIVING HISTORY FARMS

Urbandale, Iowa
Conceptual Design
Cultivation Center / Learning Center

SCIENCE CENTER OF IOWA

Des Moines, Iowa
Schematic Design

VINO 209

Valley Junction, West Des Moines, Iowa
Renovation

KEMIN INDUSTRIES WORLD WIDE HEADQUARTERS

Des Moines, Iowa
Addition

SALON SPA W

Des Moines, Iowa
Tenant Buildout Phase III

CITY OF CENTERVILLE PARKS

Centerville, Iowa
Master Plan

SLATER PUBLIC LIBRARY AND COMMUNITY CENTER

Slater, Iowa
Space Needs/Conceptual Design

POLK CITY CITY HALL + COMMUNITY CENTER

City of Polk City, Iowa
New Construction

HICKORY GLEN PARK PAVILION

Pleasant Hill, Iowa
New Construction

CAMBRIDGE LEGION HALL

Cambridge, Iowa
Addition & Renovation

NORWALK EASTER LIBRARY

Norwalk, Iowa
Master Plan, Site Selection, New Construction

PLAZA BUILDING SPA + FITNESS

Des Moines, Iowa
Renovation

02 / DESIGN TEAM

DENNY SHARP, AIA EMERITUS

ARCHITECT, PAST PRESIDENT

Denny was our president from 2004-2022 and is now enjoying retirement with a side of architecture. He is a kind mentor, master rendering artist, and a humble leader. Denny recognizes each team member's unique talents and encourages us to reimagine the built environment.



Bachelor of Arts,
Architecture
Iowa State University, 1974

Licensed Architect, IA, NE,
IL, SD

49 years experience
31 years with FEH



RELEVANT EXPERIENCE

BRIDGE VIEW EVENT CENTER

Ottumwa, Iowa
New Construction

POLK CITY CITY HALL + COMMUNITY CENTER

City of Polk City, Iowa
New Construction

PLEASANT HILL PUBLIC SAFETY BUILDING

Pleasant Hill, Iowa
New Construction

PLEASANT HILL FIRE STATION

Pleasant Hill, Iowa
Renovations at existing FD/PD/Library

CAMBRIDGE LEGION BUILDING

Cambridge, Iowa
Assessment/Renovation

WEST PUBLIC SERVICES CENTER

West Des Moines, Iowa
Master Planning/Study/Conceptual
Design, New Construction

NORWALK PUBLIC WORKS

Norwalk, Iowa
New Construction

NORWALK CITY HALL

Norwalk, Iowa
Addition/Renovation

DSM INTERNATIONAL AIRPORT

Des Moines Iowa
Runway Lighting Vault / New Construction

OTTER CREEK PARK

Ankeny, Iowa
New Shelter

CITY OF CENTERVILLE PARKS

Centerville, Iowa
Master Plan

PLEASANT HILL PARKS

Pleasant Hill, Iowa
Master Plan/Restrooms/Concessions

LIVING HISTORY FARMS

Urbandale, Iowa
Conceptual Design
Cultivation Center / Learning Center

BRIDGE VIEW EVENT CENTER

Ottumwa, Iowa
New Construction

02 / DESIGN TEAM

HANNAH BRUNKO, ASSOCIATE IIDA

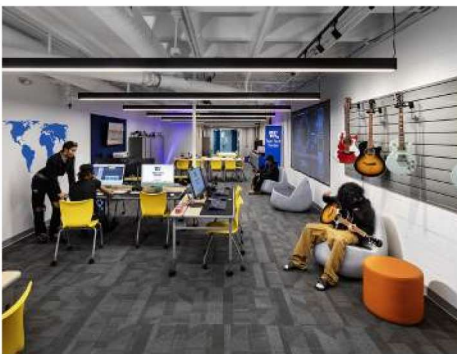
ASSOCIATE DESIGNER

Whether it's baking bread, boarding the slopes, or potting new house plants, Hannah is always ready to learn a new skill. With a keen eye for function and form - she is prepared to bring unique ideas and a personal touch to any design.



University of Northern Iowa
BA in Interior Design 2022
Hawkeye Community College
AA in Liberal Arts 2019

2 years experience
1 year with FEH



RELEVANT EXPERIENCE

BEST BUY TEEN TECH CENTER

Oakridge Neighborhood, Des Moines, Iowa
Tenant Build-out

PLAZA FITNESS CENTER

Des Moines, Iowa
Remodel

KEMIN ENZYME FACILITY

Des Moines, Iowa
Expansion

MIDAMERICAN ENERGY COMPANY

DMU -1 Urbandale Interior Finishes &
Graphics Documentation
SCNNS - Sioux City Neal South Interior
Renovations
SCCC - Sioux City Central Campus

IOWA CITY CSD

Iowa City, Iowa
Horn Elementary Expansion

HARRIS-LAKE PARK ELEMENTARY

Lake Park, Iowa
Addition

SOUTH O'BRIEN CSD

Paulina, Iowa
District Wide Facility Additions and
Renovations

RIVER VALLEY CSD

Correctionville, Iowa
Secure Vestibule

GRACE CHURCH

Des Moines, Iowa
Coffee Shop Remodel

MARSHALLTOWN PUBLIC LIBRARY

Marshalltown, Iowa
Interior Remodel

WASHINGTON PUBLIC LIBRARY

Washington, Iowa
Maker Space

POLK CITY CITY HALL

Polk, Iowa
Furniture

LIVING HISTORY FARMS

Des Moines, Iowa
New Cultivation Center & Pavillion/
Learning Center Renovation

SCHC BEHAVIOR HEALTH

Siouxland Community Health
Sioux City, Iowa
Renovation

02 / DESIGN TEAM

LUCAS WARDENBURG

SR ELECTRICAL ENGINEER

Lucas' attention to detail and thoughtful design integration has been a standout factor for his clients. Striving to provide the most current and best solutions for the project team, Lucas dedicates time to relationships with vendors, contractors and industry professionals. He has spent his engineering design career at KCL Engineering, fully adopting the company's problem-solving mindset and flexible and friendly work style. Clients have come to appreciate Lucas' responsiveness, attention to detail, and confidence in managing design expectations.



Associate of Science,
Electronic Engineering
Technology, ITT Technical
Institute
Associate of Arts,
Southwestern Community
College

9 Years Experience

RELEVANT EXPERIENCE

LIVING HISTORY FARMS

Urbandale, IA

New welcome center with large gallery and museum space, admissions, gift shop and restrooms, along with an outdoor picnic area.

DES MOINES HERITAGE CENTER

Des Moines, IA

Renovation of 1909 East Des Moines Union Depot to serve as the Des Moines Heritage Trust headquarters and museum showcasing the city's history. An addition provides space for events and for use by other area non-profits

CROWN POINT COMMUNITY CENTER

City of Johnston - Johnston, IA

Renovation and addition project provides expanded community room for events and senior meals, user-friendly programming space, natural light, and new mechanical and electrical infrastructure to improve energy efficiency. An expansive outdoor viewing deck connects to the property's walkways and access to Terra Lake.

BONDURANT-FARRAR CSD

Bondurant, IA

Anderson Elementary School Lighting Upgrade
Bus Barn Lighting Upgrade
Middle School Gymnasium Lighting Upgrade

LISBON HIGH SCHOOL

Lisbon, IA

New 300-seat auditorium. Full MEPT including A/V, house and theatrical lighting, new lobby and dressing room

DENVER HIGH SCHOOL

Denver, IA

New 500-seat auditorium and new lobby. Full MEPT including A/V.

I-35 COMMUNITY SCHOOL DISTRICT

Truro, IA

New 550-seat performing arts addition. Full MEPT including house and theatrical lighting. Project also included new band, choir and art classrooms and remodeling of adjacent commons area.

ALEXANDER ELEMENTARY

Iowa City, IA

Addition and Renovation

WEST DES MOINES CSD

West Des Moines, IA

Rex Mathes Auditorium Renovation
Stilwell Junior High School Lighting Upgrade and GFCI Replacement
Valley Stadium Elevator and Restroom Renovation
Valley High School Locker Room Remodel
Valley Southwoods Cooling Tower Replacement

CENTERVILLE HIGH SCHOOL

Centerville, IA

Wrestling Room Addition

COLLINS-MAXWELL CSD

Maxwell, IA

MS/HS Science Classroom Renovation

DAVIS COUNTY SCHOOL DISTRICT

Bloomfield, IA

Middle School/High School Renovation

DALLAS CENTER-GRIMES CSD

Grimes, IA

Oak View 7/8 School

02 / DESIGN TEAM

JAKE CUNLIFFE, PE

PRINCIPAL, SR MECHANICAL ENGINEER

Top of mind for Jake is energy efficiency, with industry firsts and award-winning projects resulting from his ingenuity and design approach. Jake has developed a broad background of mechanical engineering knowledge including heating, ventilating, air conditioning (HVAC), chilled and hot water distribution, piping, plumbing, geothermal systems, variable refrigerant systems, building automation control, and fire protection systems. Jake was part of a first of its kind defrost solution for a cold storage facility which led to an energy advising partnership with the world-wide association, Global Cold Chain Alliance.



Iowa State University,
Bachelor of Science,
Mechanical Engineering

Licensed Professional Engineer:
Iowa (20857), Illinois, Kansas,
South Dakota

16 Years Experience

RELEVANT EXPERIENCE

VALLEY COMMUNITY CENTER

West Des Moines, IA

A new 29,000 sf community center boasts cafe area with seating for 150, small group meeting areas, indoor and outdoor children's play areas, and expansive gymnasium/events center. Situated on 35 acres, the property also boasts outdoor walking and bike racing courses, a historic barn, and agricultural training fields for refugees.

SMASH PARK

Pella, IA

A new 22,000 sf facility with indoor and outdoor recreational courts, craft food and dining experiences, room for a variety of games, and party and event space. The buildings are equipped with energy-efficient and intelligent features such as LED lighting, lighting controls, and an energy-efficient variable air volume HVAC system with direct digital controls.

POLK COUNTY SOUTHSIDE SENIOR CENTER

Expansion, Des Moines, IA*

2,700 SF of additions to the Southside Senior Center to accommodate a larger kitchen, billiard room, and multipurpose room along with new restroom facilities.

SUNFLOWER CHILD DEVELOPMENT & DISCOVERY CENTER

Decorah, IA

New, 27,000 sf building consisting primarily of childcare classrooms and support areas. The two-story building contains a new kitchen and interior spaces for exercise room and a multi-purpose discovery center. Project was design only.

CYPRESS GLEN RETIREMENT COMMUNITY

Greenville, NC

Addition and Renovation Expansive addition and renovation project includes 36 new units of independent living with underground parking, renovation and addition of healthcare wing, and various remodels and additions to the kitchen, dining room, amenity spaces, offices, and commons.

IOWA ASSOCIATION OF COMMUNITY COLLEGES

Trustees Office Building, Des Moines, IA*
2-story, 7,500 SF new office building for the Iowa Association of Community Colleges Trustees located on the capitol complex.

LAKE PORT SQUARE

Clubhouse Renovation, Leesburg, FL
Renovation and addition to existing clubhouse activities area in a Senior Living Community. Components include Multi-Purpose Room, Pool, Spa, Salon, Woodshop, Kitchen, Misc., and outdoor patio areas.

PLEASANT HILL CITY HALL

Suite B Renovation, Pleasant Hill, IA
Remodel with new lighting, power, plumbing for existing administrative offices and conference room. Included new mother's room.

PLEASANT HILL POLICE STATION AND SATELLITE FIRE STATION

Pleasant Hill, IA

New police station and satellite fire response station to address a growing population. The police station includes administration, training rooms, locker rooms and weight room, covered area parking, sally port, evidence lab, temporary holding rooms, evidence storage, community education room and emergency operations center. The satellite fire response station is co-located on the same site and is designed with all components necessary for a 24/7 operational station.

02 / DESIGN TEAM

CHRIS DAVIS, RCDD, DCDC

ASSOC.PRINCIPAL, CHIEF TECHNOLOGY ENGINEER

Chris' exuberant consulting style has created a brand of technology design that is unmatched in the industry. Chris is passionate about advancing new technologies, but this forward-looking viewpoint is steadfastly balanced with a commitment to practical and proven methodologies that allow users to confidently meet short and long-term needs. Clients appreciate Chris' intuitive approach and candid communication style, effectively assessing needs from various groups, and delivering well-coordinated design documents for successful integration. His diverse background of field work, institutional standard development, and a collection of high profile projects continues to make Chris the sought-after expert in technology design



Evangel College, Computer Science
Des Moines Area Community College, Computer Systems Networking and Telecommunications

Registered Communications Distribution Designer
Data Center Design Consultant

19 Years Experience

* completed with previous firm

RELEVANT EXPERIENCE

JOINT FORCES

Camp Dodge, Johnston, IA
Headquarters Enhanced Classroom Video Display, Upgrade of technology equipment to create a video wall display for a multi-use venue.

COSTATERRA GOLF AND OCEAN CLUB – CLUBHOUSE

Comporta, Portugal
New 60,000 sf golf clubhouse fit out with a range of audio visual systems; high impact BGM for pool and fitness spaces and low ambient BGM for dining and general member circulation areas. Full security design to support Salto access control that sits on top of a Genetec SMS/VMS.

IOWA STATE UNIVERSITY

Ames, IA*
Jack Trice South End Zone Addition, Technology design included new backbone fiber and horizontal copper distribution to support all facets of the MEP systems installation. A voice-grade life safety fire detection and alarm system was expanded to support the stadium's new addition.

CITY OF TULSA

Tulsa, OK*
Tulsa City-County Library Renovation, 136,000 SF renovation, new telecommunications distribution design using Category 6 cabling and fiber optic infrastructure. Large-scale audio-visual system including information displays, outdoor LED tile wall for public movie events, as well as a design for multiple meeting and auditorium spaces. New access control platform and custom self-administrated solution for reserving study rooms. New emergency communications/fire detection and alarm system according to NFPA 72 and IBC requirements. Registered for LEED Gold certification.

THE BREAKERS

Mediterranean Courtyard, Palm Beach, FL
12,000 sf outdoor courtyard and lobby extends food and beverage operations into a Mediterranean-inspired events and gathering space. Low voltage design includes extending existing telecommunications infrastructure to serve a variety of connectivity needs, establishing an enhanced background audio system, and extending security and video management platform for additional monitoring.

ATLANTIC FIELDS RESIDENTIAL AND GOLF COMMUNITY

Hobe Sound, FL
Technology design services for multiple phases including sales center, golf program buildings including; teaching facility, golf house, pump buildings, clubhouse, and comfort stations, and seven private homes styles for future replication/customizing. The entire development is a 1500 acre site and will be built out in multiple phases.

BONDURANT-FARRAR SCHOOL DISTRICT

Bondurant, IA
Middle School Renovation
New Middle School
Performing Arts Addition

02 / DESIGN TEAM

MATT FERRIER, PE

PRINCIPAL IN CHARGE

Matt is driven by the opportunity to both educate the community of their options and make something better, safer, more enjoyable, and usable. He began his profession in 1999 and is a principal engineer who oversees the Central Iowa locations. He has gained experience in the consulting civil engineering field with a variety of infrastructure and public works projects, including design and construction management for numerous municipal improvement projects. Matt believes that public involvement and interaction are crucial for building and maintaining client relationships throughout his projects.



RELEVANT EXPERIENCE

DES MOINES FLYING SERVICE

Des Moines, IA

IOWA DOWNTOWN RECONSTRUCTION

City of Perry, IA

BURKE PARK

City of Des Moines, IA

SPLASHPADS AND PARKS PROJECTS

City of Des Moines Parks & Recreation, IA

UNIVERSITY AVENUE

City of Windsor Heights, IA

NATE WEITL, PE

PRINCIPAL IN CHARGE

Nate is a senior project landscape architect who began his career in 2010. He is experienced in community and regional master plans, park and trail design, mixed-use developments, office developments, streetscapes, and urban design. Nate will serve as Bolton & Menk's site design project manager to bring outdoor amenities, parking, pedestrian areas, and below-grade infrastructure together to complement the building architecture and connect it to the surrounding neighborhood context. He is at his best collaborating with multiple consultants and disciplines to enhance the human experience in the built environment.



RELEVANT EXPERIENCE

CANARY PARK SITE PLAN

City of Clive, IA

COLBY PARK

City of Windsor Heights, IA

WEST END PARK

City of Marshalltown, IA

AMPHITHEATER

City of Grimes, IA

DRAKE AND BATES PARKS WATER PLAYGROUNDS

City of Des Moines, IA

RIVERSIDE PARK MASTER PLAN

City of Marshalltown, IA

HEARTLAND AEA

*Johnston Regional Education Center, 2023
Exterior Improvements*

S. MAIN STREET RECONNECTION

City of Le Sueur, MN

NORTH SITE YARD

Merge Urban Development, Stevens Point, WI

WATER PLAZA AT LINN CREEK DISTRICT

Concept Plan, City of Marshalltown, IA

UNIVERSITY AVENUE IMPROVEMENTS

City of Windsor Heights, IA

MACKSON CORNERS, MERGE URBAN

Development, Oshkosh, WI

PAYTON ANSON

LANDSCAPE DESIGNER

Payton is a landscape designer who began her professional career in 2021. She is passionate about horticulture, park design, master planning, and most notably community engagement. The unique challenge of weaving nature and social settings to encourage lasting, positive engagement between people and places is why she loves what she does



RELEVANT EXPERIENCE

EITHER/OR RESTAURANT PATIO

Des Moines, Iowa

WATER PLAZA AT LINN CREEK DISTRICT

Marshalltown, Iowa

5 SULLIVAN BROTHERS MEMORIAL PLAZA

Waterloo, Iowa
(work performed while employed)

JUSTIN NICKEL, PE

CIVIL LEAD

Justin is a project manager at Bolton & Menk whose career began in 2004. His expertise lies in municipal engineering as most of his career has been spent in the public sector. Through his years in the public, he has developed a deep understanding of risks and potential issues contractors may run into which helps him develop a high-quality set of plans for bid. Justin's passion for the field stems from implementing sustainable solutions to help communities grow and thrive. Justin enjoys leading infrastructure projects to meet the needs of cities today and in the future..



RELEVANT EXPERIENCE

AMPHITHEATER

City of Grimes, IA

POLICE + FIRE FACILITY DEVELOPMENT + CONST

City of Marshalltown, IA

I-435 AND US 69

City of Overland Park, KS

NEWTON DOWNTOWN GATHERING SPACE AND SPLASHPAD

STATE STREET RECONSTRUCTION

City of Marshalltown, Iowa

IOWA VALLEY COMMUNITY COLLEGE

Grinnell Campus Autotech enhancements

FORREST MARTINSON, PE

CIVIL ENGINEER

Forrest is a project engineer who started his career in 2018. He is responsible for civil design and is experienced in AutoCAD, gaining experience through his work as a field engineer and survey intern. Forrest has developed expertise in adaptability and organization. He is passionate about solving problems and providing client solutions.



RELEVANT EXPERIENCE

Grinnell Mixed-Use Development

*Des Moines Northside Community
Recreation Center*

*Des Moines Airport Parking Garage
Expansion Project*

Appleton Mixed-Use development

*Heartland AEA, Johnston Regional
Education Center, 2023 Exterior
Improvements*



PROJECT GOALS & SOLUTIONS

03 / PROJECT APPROACH

OUR APPROACH TO THIS PROJECT

Our team is thrilled about this project and sees its immense potential for enhancing your community. We believe this project can foster social and cultural connections, unite residents, expand programming, and serve as a vibrant hub for your growing population. To showcase our understanding of the project's identity and goals, we took time to brainstorm potential brand names for the new community center. Below, we present a small list of options, with **"Blue Jay Station"** as our primary vision.

BLUE SKY COMMONS

BLUE COMMONS

THE PAVILION

BLUE JAY PAVILION

STATION COMMONS

THE REC STATION

THE NEST

THE GARAGE

We imagine this brand helps to represent the community center as a definitive and distinctive community hub, pays homage to the past fire station, represents your community of Blue Jays, and encapsulates all of these ideas as a collective expression.

We hope you enjoy this concept, but we also understand and expect the branding of this place and project will be incorporated as part of our services and will likely result in a different outcome.



KEY DESIGN GOALS

The goals for **Blue Jay Station** are relatively straight-forward, whereas the solutions will demand a high level of innovation and creativity. Our team is confident in our ability to develop tailored solutions for you and your community, drawing from our extensive experience and our understanding of your needs. We have provided a list below of the goals we are aware of and the approach we plan to use for each.

RE-IMAGINE THE ENTRANCE EXPERIENCE

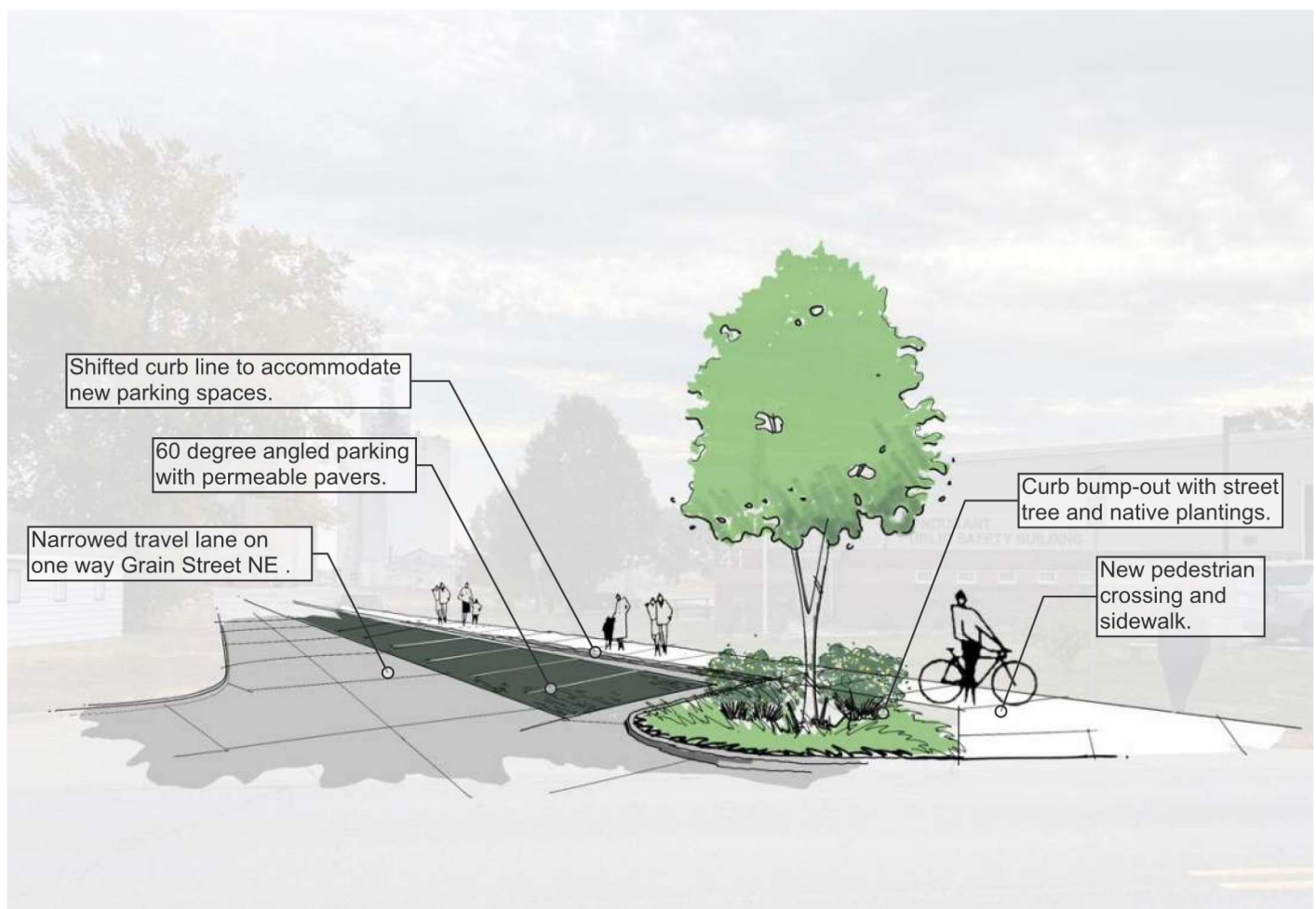
- To enhance connectivity with future developments in the Grain District and strengthen the connection to Main Street, the Depot, the Bike Trailhead and other nearby amenities, we propose creating a new front entrance at what is currently the back of the building. This will involve downplaying the existing entrance to shift focus to the new entry point. The redesigned entrance and façade upgrades will significantly reimagine the building's presence and enhance the character of this downtown building.

COMPREHENSIVE BUILDING UPGRADES/MODIFICATIONS

- The existing building shall be upgraded in many facets from restroom, kitchen, and recreation/event space enhancements to accommodate the new audience. Offices need new windows installed to provide for better supervision, 'porthole' windows shall be enlarged to provide better natural light and views, conference/training room space shall be improved, acoustic treatments require study and implementation, audio/visual equipment shall be provided both inside and to be adaptable for exterior uses, Air Conditioning in Apparatus Bay area is needed, and building security upgrades and a general re-finishing of the entirety of interior spaces shall be completed.

OPTIMIZE PARKING

- With the anticipated increase in occupants at this site, additional parking will be required. Within this proposal our team has provided an option to provide additional parking on Grain Street, along with a supporting grant funding opportunity. We hope you find this a useful exhibit. Additionally, we understand that the existing parking will require re-imagining both as it relates to the new circulation patterns which will exist on site, but also shall consider safety and walkability of the site for children and families to both this site and the adjacent amenities and community spaces.



CREATE AN INDOOR/OUTDOOR EXPERIENCE

- In order for this project to meet its overall goal, a high priority should be placed on providing an experience for occupants to utilize the building both inside and out, and for this threshold to be without interruption. Social/Cultural initiatives such as this demand such connectivity in today's market and community residents or potential future residents expect this amenity to be provided in their community hubs.
- The biggest potential this project contains is this indoor-outdoor experience, to not only directly connect the amenities within the building to the outdoors, but to connect this experience with the neighboring connections like the Depot, the Bike Trailhead, the Grain District, and Main Street. A successful project will exhibit an innovative and creative solution to seamlessly connecting all of these developments together.

Please enjoy the sketch concept included in our proposal which imagines one potential solution to address connecting all of these experiences together!





GATHER AND ORGANIZE FACTS

With this project, our team will also plan to review your background information, historical data, and comprehensive assessments as well.

We will study:

- Existing Facility Condition (the ins and outs of everything!)
 - Building conditions and deficiencies
 - Structural concerns
 - Envelope concerns
 - ADA deficiencies
 - Site and access deficiencies
 - Stormwater and site drainage concerns
 - Security & Safety
 - Lighting
 - Plumbing
 - Heating and cooling systems
 - Technology
- Cost estimates for repairs
- Program Compatibility (Space Needs) Assessment
- Current operations issues
- Current space usage and utilization
- Current space deficiencies
- Future needs / Expansion opportunities
- Parking, stormwater detention & other site needs
- Financial limitations & budgeting
- Creative solutions for adaptive / re-use possibilities



Objective:

-
- Hand-drawn site plan for a courtyard concept landscape. The plan shows a central 'Recessed Pond' with a 'Pond Feature' in the middle. To the left is a 'Carriage Drive' and a 'Bicycle Racks' area. To the right is a 'Caret's Entry Area', 'Caret's Entry', 'Caret's Entry Area', 'Main Court Fountains', and 'Planning Tower'. The plan is titled 'Courtyard Concept Landscape' and includes a scale of '1/8" = 1'-0"' and a north arrow.



Objective:

- ## Conceptual Rendering



CONSTRUCTION DOCUMENTS

The project will be turned into construction drawings and a specification manual. We use the most recent version of Autodesk's Revit Software in preparing design documents. FEH Design is proud of its regional reputation for very complete, detailed construction documents.

Objective:

- Create drawings and specifications that express quantities, qualities and relationships for the construction of the project
- Assist client in preparing the necessary bidding and contractual information for construction

DESIGN / BID / BUILD PROCESS



BIDDING / AWARD

After the construction documents have been developed, contractors are solicited to bid on the project. If a construction manager is involved, we will work with them in the development of the bid packages.

Objective:

- Issue documents for competitive selection of a general contractor
- Award a contract for construction of the project.



CONSTRUCTION ADMINISTRATION

Our Project Managers handle the construction administration duties. All of the information transfer is logged and tracked electronically. This includes shop drawings, meeting minutes, field reports, RFI's, field directives, proposal requests, change orders and any contractor submittals.

Objective:

- Administer the contract for construction
- Advise the owner of the progress and quality of the work



POST CONSTRUCTION

Project close-out is a very important phase in the life of any project, as it is when the owner takes possession of the property and is legally liable for the use and maintenance of the facility. Clients will receive proper training, operation manuals and documentation to allow them to properly maintain and use the facility. With your permission, we will bring in a photographer to capture the awesome, new space!

Objective:

- Close out the project and have client take possession
- Teach client how to use their building - locks, thermostat, and more
- Photograph space
- Do a happy dance
- Perform 11-month warranty walk-through



FEH takes pride in our trade. We will not disappear after the project is completed. Clients are encouraged to contact us if questions or concerns arise with their project. Keep us in the loop if there are ribbon cuttings or other events, as we like any reason to come back and visit!



04

PROPOSED TIMELINE

04 / PROPOSED TIMELINE

Our team is aware that the schedule of this project is dependent on the progress of the new Fire Station, and when the Fire Department may occupy their new home. Although our team is readily available to complete this work, we understand that a fast-pace design process may not fit best with your needs.

Based on this understanding, we are prepared to be very flexible in the timeline for this project, both with the schedule for the design phase, but also the bidding and construction phases. We have provided a couple different proposed timelines in which we believe this project may progress, bearing this understanding in mind.

PROPOSED TIMELINE OPTION 1

This option provides for the administrative tasks associated with construction, material and equipment procurement to occur before any real construction activity starts. Often times this method can result in budgetary savings as it helps to eliminate any delays in procurement. The timeline for design is elongated only to allow for any potential changes required or allowed by budgetary developments, this period could be shrunk if requested by Owner.

Schematic Design Phase	November & December 2024
Design Development & Construction Documents	January through May 2025
Bidding / Contract Award	June 2025
• Fire Department occupies new station	September 2025-
Construction Start	October 2025
Parks & Rec Occupy Blue Jay Station	April 2026

PROPOSED TIMELINE OPTION 2

This option provides for the most real-time market pricing and potential savings as it relates to the potential unknowns with a long period of time between bidding and construction commencing. The timeline for design is elongated only to allow for any potential changes required or allowed by budgetary developments, this period could be shrunk if requested by Owner.

Schematic Design Phase	November & December 2024
Design Development & Construction Documents	January through May 2025
Bidding / Contract Award	September 2025
• Fire Department occupies new station	September 2025-
Construction Start	October 2025
Parks & Rec Occupy Blue Jay Station	May 2026



ESTIMATED COST

05 / ESTIMATED COST

APPROACH TO ESTABLISHING A FEE FOR SERVICES:

FEH Design works with a variety of fee arrangements, including stipulated sum, hourly, percentage of construction cost and/or a combination of these. We try to match the appropriate fee to the project based on the relative merits and complexities. Fees are negotiated on an individual project basis.

Typically our fees are related to the projects anticipated construction budget. Based on our initial discussions, it is our understanding that a general budget for this project has been established, but it may be subject to change based on the needs and opportunities explored during the design process. Due to the potential change in size, scale, and complexity of this project, we are proposing a hybrid approach to determining the fees associated with this project.

We propose to provide Schematic Design services on a Lump Sum Basis, at which point an overall budget can be determined. Once this budget has been determined and approved, we would propose to apply a percentage-based factor (6.5%) to this budget and convert the remainder of the project to another Lump Sum figure.

Below are some arrangements for how we envision this approach may be established:

SCHEMATIC DESIGN: Lump Sum Fee: \$35,000

Services included in SD Phase:

- Produce preliminary plans, elevations, and site concepts
- Define scale and character of project
- Prepare preliminary cost estimate

POTENTIAL ARRANGEMENT #1:

SD phase results in a Budget of \$2,000,000 for construction

6.5% design fee for Design Development, Bidding, and Construction Administration: \$130,000

Total Fee: \$165,000

POTENTIAL ARRANGEMENT #2:

SD phase results in a Budget of \$3,000,000

6.5% design fee for Design Development, Bidding, and Construction Administration: \$195,000

Total Fee: \$230,000

POTENTIAL ARRANGEMENT #3:

SD phase results in a Budget of \$1,500,000

6.5% design fee for Design Development, Bidding, and Construction Administration: \$97,500

Total Fee: \$132,500

ADDITIONAL SERVICES NOT INCLUDED:

3D Renderings – As negotiated

Interior Design services for furniture at 15% of furniture budget

Survey (We recommend this be provided as a separate contract)

Bolton + Menk propose to offer this as an additional fee of \$7,600

Special Inspection Testing during Construction Soil Borings / Geotechnical Exploration

(We recommend this be provided as a separate contract)

Bond Referendum Services



www.fehdesign.com

KCL
ENGINEERING



**BOLTON
& MENK**
Real People. Real Solutions.

CONTACT

Cory W. Sharp, AIA
Principal, Architect
(515) 650 9549
corys@fehdesign.com



FEH DESIGN
ARCHITECTURE / ENGINEERING / INTERIORS



FEH DESIGN

RATE SCHEDULE

POSITION	2024 Rates
Graphic Designer	75.00
Graphic Designer 2	95.00
Cadd Technician	75.00
Cadd Technician 2	90.00
Senior Cadd Technician	100.00
Design Intern	80.00
Interior Designer 1	90.00
Interior Designer 2	100.00
Interior Designer 3	110.00
Interior Design Principal	130.00
Intern Architect Designer 1	85.00
Intern Architect Designer 2	90.00
Intern Architect Designer 3	100.00
Project Architect 1	110.00
Project Architect 2	115.00
Project Architect 3	125.00
Library Planner	120.00
Structural Intern	85.00
Structural Designer 1	95.00
Structural Designer 2	105.00
Structural Engineer 1	120.00
Structural Engineer 2	140.00
Structural Engineer 3	155.00
Project Manager 1	125.00
Project Manager 2	135.00
Project Manager 3	145.00
Principal 1	145.00
Principal 2	170.00
Principal 3	185.00
Senior Principal	210.00
Administrative	90.00
Business Development Mgr	105.00
Education Facility Planner	190.00

Reimbursable Expenses billed at Cost plus 10%

Mileage

At IRS Rate



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

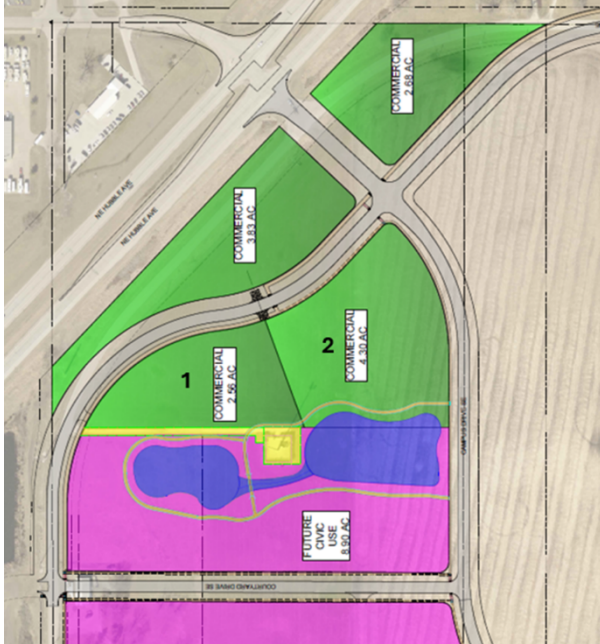
Item No. 5.p.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution releasing Request for Proposals (RFP) regarding the City of Bondurant soliciting proposals for private development of Lot 1 and Lot 2 of the Civic Campus North Preliminary Plat

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Marketa Oliver, ICMA-CM, SPHR, City Administrator
Tiffany Luing, Economic Development Coordinator

BRIEF HISTORY & ANALYSIS: The attached resolution releases the City's Request for Proposals (RFP) to invite qualified developers to submit proposals for the private development of Lot 1 and Lot 2 in the Civic Campus North Preliminary Plat. These two lots, zoned for General Commercial (C-2) District use, are prominently located along Highway 65, providing high visibility and proximity to the Chichaqua Valley Trail. With this RFP, the City aims to attract commercial development aligned with the community's goals, offering new amenities that complement the nearby Civic Campus and meet growing demand for retail and service options.



Interested developers may submit proposals to develop either or both parcels by 4:30 p.m. on January 7, 2025. It is anticipated the Bondurant City Council will hold a public hearing on January 20, 2025 to consider the responses received.

The City is open to proposals for single or combined lot developments, providing flexibility for creative planning solutions. The initiative aligns with Bondurant's Civic Campus Master Plan, which envisions an expanded civic and commercial area designed to enhance community life and economic growth. Through the release of this RFP, Bondurant is encouraging high-quality commercial projects that support the City's long-term vision and accommodate the needs of Bondurant's rapidly expanding population.

FUNDING SOURCE: N/A to release RFP This is a revenue item.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-240

CITY OF BONDURANT
RESOLUTION NO. 241104-240

A RESOLUTION RELEASING A REQUEST FOR PROPOSALS (RFP) FOR THE
PRIVATE DEVELOPMENT OF LOT 1 AND LOT 2 IN THE CIVIC CAMPUS NORTH
PRELIMINARY PLAT, CITY OF BONDURANT, IOWA

WHEREAS through the long-range planning work associated with the 2023 Civic Campus Master Plan process, the City of Bondurant has identified an opportunity to expand its commercial tax base and offer new commercial amenities through private development within the Civic Campus North Preliminary Plat area; AND

WHEREAS Lot 1 (2.56 acres) and Lot 2 (4.3 acres) in the Civic Campus North Preliminary Plat, located north of planned public facilities in the Civic Campus Master Plan, are zoned General Commercial (C-2) District, offering prime commercial opportunities with high visibility along Highway 65 and near the Chichaqua Valley Trail system; AND

WHEREAS the City of Bondurant is now soliciting proposals from qualified developers to purchase and develop Lot 1, Lot 2, or both parcels in alignment with the City's long-range vision and development goals to enhance the area's commercial offerings, promote local economic growth, and create a vibrant commercial district; AND

WHEREAS the RFP includes specific submission guidelines, proposal requirements, and evaluation criteria, which seek to attract high-quality projects that prioritize community needs, innovative design, and economic impact; AND

WHEREAS the City has provided an RFP schedule to facilitate timely proposal review, selection, and development progress, as follows:

- **November 4, 2024** – Release of the RFP to solicit proposals from qualified developers.
- **January 7, 2025, by 4:30 p.m.** – Deadline for RFP submissions to be received.
- **January 20, 2025** – Public hearing for City Council to review RFP responses.
- **February 2025** – Consideration of a development agreement or agreements for Lot 1 and/or Lot 2.
- **By December 31, 2025** – Expected start date for construction on the selected project(s) on Lot 1 and Lot 2.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, that the Request for Proposals (RFP) for the private development of Lot 1 and Lot 2 of the Civic Campus North Preliminary Plat is hereby released, and the City Council authorizes the Planning & Community Development Director to oversee the distribution and initial receipt of proposals according to the aforementioned schedule.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, that the City Council reserves the right to review, negotiate, and accept

proposals based on factors including alignment with City objectives, the potential for economic impact, and adherence to high standards in site and architectural design.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.q.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution approving change order no. 2 for added work for the Civic Campus Phase 1 Public Improvements in the amount of \$66,528.28

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend to Council the approval of the attached resolution to approve change order #2 in the amount of \$66,528.28 related to the decision to move forward with construction of both detention facilities needed for the full buildout of the Northern platted area of Civic Campus to take advantage of favorable contract pricing from the contractor. As a reminder, because of the timing of the BES Facility project, we adjusted the staging of Phase 1 to get Courtyard Dr SE constructed earlier than originally anticipated and in doing so we needed filling material to build the roadway. The price the contractor provided to do this work was decided to move forward and construct the other detention facility as well.

It is important to note that there will be a reduction change order for the Phase 1 project coming in the future as we originally anticipated earthwork quantities from making a larger stormwater path in the ditches along 2nd St. NE, and that work will no longer be taking place.

FUNDING SOURCE: Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-241
2. Change Order No. 2

CITY OF BONDURANT
RESOLUTION NO. 241102-241

RESOLUTION APROVING CHANGE ORDER NO. 2 FOR ADDED EARTHWORK ON
THE CIVIC CAMPUS PHASE 1 IMPROVEMENTS PROJECT IN THE AMONT OF
\$66,528.28

WHEREAS, on October 30th, 2024, the City of Bondurant received change order no. 2 for the added earthwork for the Civic Campus Phase 1 Public Improvement Project; AND

WHEREAS the City Council approves change order no. 2 for the added earthwork for the Civic Campus Phase 1 Public Improvement Project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order no. 2 for the Civic Campus Phase 1 Public Improvement Project to McAninch Corporation in the above-referenced amount is hereby approved

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



October 30, 2024

CHANGE ORDER NO. 2

BONDURANT, IOWA

CIVIC CAMPUS IMPROVEMENTS PHASE 1 – COURTYARD DRIVE

Change Order No. 2 modifies the contract to increase/decrease/add the following items for the project:

Compensation

Item No.	Bid Item	Unit	Qty	Unit Price	Extended Price
	Existing Items in Contract				
2.1	Item 2.02, Topsoil	CY	1,616	\$4.08	\$6,593.28
	New Items				
2.2	Pond Excavation – West Pond #2	CY	18,280	\$3.25	\$59,410.00
2.3	Temporary Seeding	AC	1.0	\$525.00	\$525.00
				Total CO 2	\$66,528.28

Change Order No. 2 Increases the contract amount by **\$66,528.28.**

Estimate Reference Information

Item 2.1: Refer to ERI note for Bid Item 2.02. Adjustment for additional topsoil strip and respread for west pond excavations.

Item 2.2: See Standard Specification Section 2010. Measurement and payment will be made for plan quantity for the excavation of the West Pond #2.

Item 2.3: See Standard Specification Section 9010. Bid item for seeding disturbed area surrounding the pond (above the pond rim).

CHANGE ORDER NO. 2

Completion Date

Change Order No. 2 adds 0 days to the Project Completion Date.
Project Completion Date: May 31, 2025.

MCANINCH CORPORATION

By_____

Title_____

Date_____

CITY OF BONDURANT, IOWA

By_____

Title_____

Date_____

VEENSTRA & KIMM, INC.

By_____

Title_____

Date_____



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.r.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution Authorizing Internal Advance for Funding of Urban Renewal Project (Grain District Downtown Redevelopment Project)

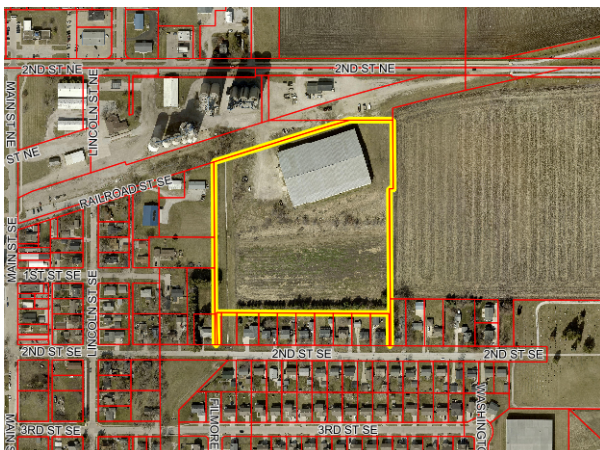
CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
Maggie Murray, Planning & Community Development Director
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The attached resolution authorizes an internal advance of up to \$1,300,000 from the Sewer Revenue Fund to cover acquisition costs for the Grain District Downtown Redevelopment Project, part of the city's Urban Renewal Area initiative and as outlined in the Memorandum of Understanding with the developer as previously approved by the City Council. This internal advance, known as the "Sewer Fund Advance," will be repaid from incremental property tax revenues by June 1, 2030, with future appropriations contingent upon the availability of sufficient funds in the Tax Increment Fund. The resolution confirms compliance with all Sewer Utility obligations and the availability of a surplus in the Sewer Revenue Fund.

The developer closed on the Grain District property on October 30, 2024. The City intends to close on this property by November 15, 2024.

The property is highlighted in yellow below.



FUNDING SOURCE: Sewer/TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-242

CITY OF BONDURANT
RESOLUTION NO. 241104-242

RESOLUTION AUTHORIZING INTERNAL ADVANCE FOR FUNDING OF
URBAN RENEWAL PROJECT (GRAIN DISTRICT DOWNTOWN
REDEVELOPMENT PROJECT)

WHEREAS, the City of Bondurant, Iowa (the "City"), has previously established the Bondurant Urban Renewal Area (the "Urban Renewal Area") and has established the Bondurant Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund") in connection therewith; and

WHEREAS, the City has undertaken the Grain District Downtown Redevelopment Project (the "Project") as an urban renewal project in the Urban Renewal Area; and

WHEREAS, the City has proposed to acquire certain real property in connection with the Project; and

WHEREAS, costs (the "Acquisition Costs") will be incurred in connection with the undertaking of such Project;

WHEREAS, in order to cover a portion of the Acquisition Costs and to make such Acquisition Costs eligible to be recouped from incremental property tax revenues, it is necessary to facilitate an internal advance of funds;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Bondurant, Iowa, as follows:

Section 1. The City is hereby found to be current on all of its operations and maintenance expenses for the Municipal Sanitary Sewer Utility System (the "Sewer Utility"). Furthermore, the City is hereby found to be up-to-date and in full compliance with the covenants and requirements of all bonds, notes, pledge orders and other obligations to which the Net Revenues of said Sewer Utility have been pledged. It is hereby found and determined that a surplus of at least \$1,300,000 exists in the Sewer Revenue Fund. The surplus calculation is shown on Exhibit A hereto.

Section 2. It is hereby directed that an amount not in excess of 1,300,000 be advanced (the "Sewer Fund Advance") from the Sewer Revenue Fund in order to fund the Acquisition Costs. The Sewer Fund Advance shall be repaid to the Sewer Revenue Fund, without interest, out of incremental property tax revenues received with respect to the Urban Renewal Area.

It is intended that the Sewer Fund Advance shall be repaid to the Sewer Revenue Fund in one or more annual installments by June 1, 2030, provided, however, that repayment of the Sewer Fund Advance is subject to the determination of future City Councils that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Sewer

Fund Advance, and the City Council reserves the right to appropriate funds to the repayment of the Sewer Fund Advance, or to withhold such appropriation, at its discretion.

Section 3. A copy of this Resolution shall be filed in the office of the County Auditor of Polk County, Iowa to evidence the Sewer Fund Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2024, the original amount of the Sewer Fund Advance.

Section 4. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this October 15, 2024.

Doug Elrod, Mayor

Attest:

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.s.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution approving pay request no. 4 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$86,198.96

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #4 in the amount of \$86,198.96 related to the Civic Campus Improvements Phase 1 Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from August 31st through October 28th, for the project. All underground infrastructure has been installed, and the roadway has been paved for Courtyard Dr. SE. This will allow access to the Emergency Services Site for construction purposes. Both Detention Facilities for the full build out of Civic Campus area are constructed, and excess dirt is stockpiled and ready for Phase 2 construction to start.

FUNDING SOURCE: Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-243
2. Partial Payment No. 4

CITY OF BONDURANT
RESOLUTION NO. XXXXXX-XXX

RESOLUTION APPROVING PAY APPLICATION #4 TO MCANINCH CORPORATION FOR THE
CIVIC CAMPUS IMPROVEMENTS PHASE 1 PROJECT IN THE AMOUNT OF \$86,198.96

WHEREAS, the Civic Campus Improvements Phase 1 Pay Application #4 was submitted on October 30th, 2024; AND

WHEREAS, the pay application #4 is for work completed August 31st through October 28th, 2024, on the Civic Campus Phase 1 Project; AND

WHEREAS, City Staff and engineers from Veenstra & Kim have reviewed the pay application for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay application #4 to McAninch Corporation in the amount of \$86,198.96 hereby approved.

Passed this 4th day of November 2024,

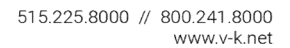
By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$1,627,374.45	\$1,007,190.45
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1	Water Main/Services and West Pond Excavation	\$92,795.80	\$0.00
2	West Pond #2 Excavation	\$66,528.28	\$0.00
3		\$0.00	\$0.00
4		\$0.00	\$0.00
5		\$0.00	\$0.00
6		\$0.00	\$0.00
7		\$0.00	\$0.00
8		\$0.00	\$0.00
9		\$0.00	\$0.00
10		\$0.00	\$0.00
(Refer to Bid Item Schedule for Total Completed) Total Change Orders		\$159,324.08	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$1,786,698.53	\$1,007,190.45
			Total Completed
Total Materials Stored			\$0.00
Total Completed Plus Materials Stored			\$1,007,190.45
Retainage (5%)			\$50,359.52
Total Earned Less Retainage			\$956,830.93
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1	June 3, 2024 to June 25, 2024	\$99,178.96	
2	June 26, 2024 to July 31, 2024	\$389,397.52	
3	Aug 1, 2024 to Aug 30, 2024	\$382,055.49	
4		\$0.00	
5		\$0.00	
6		\$0.00	
7		\$0.00	
8		\$0.00	
9		\$0.00	
10		\$0.00	
11		\$0.00	
12		\$0.00	
		Total Previously Approved	\$870,631.97
Amount Due This Request			\$86,198.96
Note: The amount \$86,198.96 is recommended for approval for payment in accordance with the terms of the Contract.			
CONTRACT SUMMARY			
ORIGINAL CONTRACT AMOUNT		\$1,627,374.45	
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$1,786,698.53	
THIS PARTIAL PAYMENT		\$86,198.96	
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT		\$956,830.93	
BALANCE		\$829,867.60	
PERCENT COMPLETE		56.4%	
Recommended By:		Contractor:	Approved by:
Veenstra & Kimm, Inc.		McAninch Corporation	City of Bondurant
Signature		Signature	
Name	William Weber	Name	
Title	Project Manager	Title	
Date		Date	



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.t.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution adopting the 2024 Pavement Standards Recommendations as Formal Policy

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant seeks to formally adopt the recommendations outlined in the 2024 Pavement Management Study, developed by HR Green. These standards provide guidance on pavement design, construction, and maintenance practices to enhance long-term performance and resilience of local pavements. Key recommendations include subgrade stabilization, drainage improvement, optimized pavement thickness, and enhanced materials specifications. By adopting these standards, the City aims to improve pavement lifespan, reduce maintenance costs, and ensure road safety and durability across Bondurant's urban and rural roadways. Additionally, as the City is currently undertaking a comprehensive update of its Subdivision Code, this policy will be incorporated into the updated code, reinforcing these practices in new developments and infrastructure projects across Bondurant.

FUNDING SOURCE: N/A to adopt formal policy

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-244
2. 2.1- Design Practices - Streets - 09-23-2024- Final
3. 2-1-1 - Design Practices - Street Pavement Design and Construction - 11-04-2024

CITY OF BONDURANT
RESOLUTION NO. 241104-244

RESOLUTION ADOPTING STREET DESIGN PRACTICES FOR THE CITY OF
BONDURANT STREET INFRASTRUCTURE NETWORK

WHEREAS in May 2023 the City of Bondurant retained HR Green to develop a Pavement Management Program and Street Design recommendations for the city, 2024; AND

WHEREAS the Council adopted the formal Pavement Management Program at its meeting of June 17th, 2024; AND

WHEREAS the purpose of said policy is to establish and to define the general requirements for the design and construction of street infrastructure in the City of Bondurant, Iowa. The policy was established to provide long-lasting quality sustainable streets infrastructure in the City of Bondurant. Infrastructure shall be designed and constructed in accordance with the policy; AND

WHEREAS, based upon the recommendation of the Public Works Director and engineers from HR Green, the City Council deems it appropriate to approve the formal Street Design Practices Policy as provided in the attached document.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA, on this 4th day of November, 2024, that the Street Design Practices Policy dated September 23rd, 2024, be and the same is hereby approved by substituting the attached new policy in lieu of any existing policy or practice.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

CITY OF BONDURANT

DEPARTMENT OF PUBLIC WORKS

STREET DESIGN PRACTICES

POLICY TITLE: General Development

POLICY NO.: 2.1

PURPOSE: This policy has been established to define the general requirements for the design and construction of street infrastructure in the City of Bondurant, Iowa. The policy was established to provide long-lasting quality sustainable streets infrastructure in the City of Bondurant. Infrastructure shall be designed and constructed in accordance with the following.

- All infrastructure accepted by the City of Bondurant shall have a four (4) year maintenance bond. The bond shall also include coverage for the subgrade of the constructed roadway.
- All streets shall be full depth concrete in accordance with City Policy 2.1.1

Date of Policy: 09/23/2024

Revised:

Approved by Council: 11/04/2024

CITY OF BONDURANT

DEPARTMENT OF PUBLIC WORKS

SECTION 2.1.1 – STREET DESIGN PRACTICES

POLICY TITLE: Pavement Design and Construction

POLICY NO.: 2.1.1

PURPOSE: This policy has been established to define requirements for the design and construction of streets within the City of Bondurant, Iowa. The policy is based on a 50 year design life to provide long lasting quality sustainable streets. Streets within the City of Bondurant shall be designed and constructed in accordance with the following.

POLICY:

A. Local & Private Streets

1. Pavement Foundation

- a) A Geotechnical report is required in accordance with Chapter 6 of the SUDAS Design Manual. The report shall be signed by a Licensed Professional Engineer in the State of Iowa. The Geotechnical report shall specify actions necessary to provide a subgrade with a minimum CBR of 10 unless the geotechnical report indicates subgrade soils are adequate. The report shall include all data and analysis necessary to support the recommendations
- b) A minimum of 12" M&D below subbase shall be required
- c) 6" of modified subbase (SUDAS Specifications Manual, Section 2010, 2.04.D.3a) with subdrains (SUDAS Specifications Manual Figure 4040.231, Type 2, Case E), with engineering fabric, shall be required unless the geotechnical report determines soil is free draining. The subdrain pipe shall be A-2000 pipe and designed as a combination subdrain/footing drain collector. Where RCP storm sewer pipe is present 2' back of curb, the storm sewer pipe may be used as the subdrain, by wrapping joints with engineering fabric, not applying joint sealant (SUDAS Specifications Manual Figure 4020.211) and backfilling with porous backfill material (SUDAS Specifications Manual, Section 4040, 2.04) (porous backfill material must extend to modified subbase).

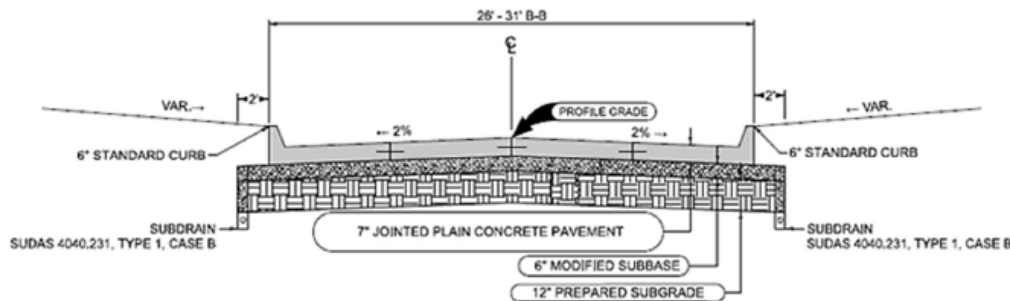
2. Pavement

- a) Concrete – Class C mix (C-SUD) (Iowa DOT, IM 529, with Type 1 cement and aggregate proportions of 55% coarse and 45% fine, Slag is not allowed))
 - i. Air entrainment shall be 6% to 8% after placement
 - ii. Water to Cement (w/c) ratio shall be 0.40 with a max of 0.45

Policy 10.7.1 – Street Design

- iii. Supplementary Cementitious Materials (SCMs) – Fly ash – 20% -25% Class F or Class C 30-35% or a combination of 20% slag and 20% Class C shall be used
- b) Thickness
 - i. 7" Jointed Plain Concrete Pavement (JPCP) or
 - ii. 6" Jointed Reinforced Concrete Pavement (JRCP) (SUDAS Design Manual Figure 5G-2.11 for 26' wide pavement or SUDAS Design Manual Figure 5G-2.12 for 31' wide pavement) (reinforcement for other pavement widths must be approved by the City)
- c) Jointing
 - i. Quarter Point Jointing shall be used for 26' and 31' Pavements (SUDAS Specifications Manual, Figure 7010.901). Quarter Point Jointing shall be used for other pavement widths and must be approved by City.
 - ii. Transverse Joint Spacing shall be 15' for 7" thick pavement and 12' for 6" thick pavement.

City of Bondurant Residential Street Cross Section



B. Collectors and Arterial Streets

1. Collector and Arterial Street shall be designed for a 50 year pavement life and shall include the same pavement foundation and pavement requirements as residential streets except for the following:
 - i. Pavement width shall be determined by design based on projected traffic volume and existing or connecting pavement width.
 - ii. Pavement thickness shall be determined by design based on projected truck volume according to SUDAS Design Section 5F-1. Pavements with thickness of 8" or more shall have 'CD' transverse joints.
 - iii. Maximum longitudinal joint spacing shall be 10' and shall be uniform across the pavement width.
 - iv. Maximum transverse joint spacing shall be 15'

Date of Policy: 09/23/2024

Revised:

Approved By City Council: 11/04/2024



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.u.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution approving pay request no. 1 to Caliber Concrete LLC for the 1st & 3rd Street Parking Lot Project in the amount of \$90,736.66

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #1 in the amount of \$90,736.66 related to the 1st & 3rd Street Parking Lot Expansion Project.

As a reminder, the 1st & 3rd Street Parking Lot project is a parking lot along 1st Street SW just west of Grant St. That is to add 16 new parking stalls along with a connecting sidewalk to the CVT trail and a pad for vendor space, lighting and electrical. The 3rd Street Parking park is just to the SW of City Park along 3rd Street SE and is adding 15 parking stalls along with lighting and sidewalk improvements. This parking area also incorporates the addition of a permeable pavers for stormwater management.

This pay application has been reviewed by city staff for accuracy and is for work completed through October 30th, 2024.

FUNDING SOURCE: Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-245
2. Pay Request No. 1

CITY OF BONDURANT
RESOLUTION NO. 241104-245

RESOLUTION APPROVING PAY REQUEST NO. 1 TO CALIBER CONCRETE LLC
FOR THE 1ST & 3RD STREET PARKING LOT PROJECT IN THE AMOUNT OF
\$90,736.66

WHEREAS, the 1st & 3rd Street Parking Lot Project Pay Request No. 1 was submitted on October 30th, 2024; AND

WHEREAS, the pay request no. 1 is for work completed on the 1st & 3rd Street Parking Lot Project through October 30th, 2024; AND

WHEREAS, City Staff have reviewed the pay application for accuracy; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 1 to Caliber Concrete LLC in the amount of \$90,736.66 hereby approved.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				

TO OWNER:
City of Bondurant
200 2nd ST, NE
Bondurant, IA 50035
FROM CONTRACTOR:
Caliber Concrete LLC
309 Audubon St
Adair Ia. 50002

PROJECT:
1st and 3rd Street Parking Improvements

APPLICATION #: 1
PERIOD TO: 10/30/24
PROJECT NOS: 2240004020

Distribution to:

VIA ARCHITECT:

CONTRACT DATE: 07/12/24

	Owner
	Const. Mgr
	Architect
x	Contractor

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

CONTRACTOR:

By: M. Smith Officer Smith Date: 10-31-2024

State of: Iowa
County of: Adair

Subscribed and sworn to before
me this 31st day of October 2024

Notary Public: Valterio Altamirano
My Commission expires: January 27, 2027
CERTIFICATE FOR PAYMENT



PATRICIA PETERSON
Commission Number 788162
My Commission Expires
January 29, 2027

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ----- \$ 90,736.66

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: John Horton Public Works Director Date: 10/31/2024

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

1. ORIGINAL CONTRACT SUM-----	\$	284,126.46
2. Net change by Change Orders-----	\$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	284,126.46
4. TOTAL COMPLETED & STORED TO DATE-\$		95,512.28

5. RETAINAGE:

a. <u>5.0%</u> of Completed Work (Columns D+E on Continuation Sheet)	\$ 4,775.61
---	-------------

b. 10.0% of Stored Material (Column F on Continuation Sheet) \$

Total Retainage (Line 5a + 5b or

Total in Column 1 of Continuation Sheet-----	\$	4,775.61
--	----	----------

6. TOTAL EARNED LESS RETAINAGE----- (Line 4 less Line 5 Total)	\$ 90,736.66
---	--------------

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)----- \$

8. CURRENT PAYMENT DUE----- \$ 90,736.66

9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 193,389.80

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

CONTINUATION SHEET

Page 2 of 2 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 1

APPLICATION DATE: 30-Oct-24

PROJECT:

1st and 3rd Street Parking Improvements

PERIOD TO:

ARCHITECT'S PROJECT NO: 2240004020

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E Completed This Period		F Materials Presently Stored (Not In D or E)	G Total Completed And Stored To Date (D + E + F)	H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)							
1	Clearing and Grubbing	600.00		\$	600	\$	-	\$ 600	\$ -	\$ 30
2	Topsoil, Strip, Salvage and Spread	5,868.00		\$	2,934	\$	-	\$ 2,934	\$ 2,934	\$ 147
3	Excavation, Class 10	5,928.00		\$	5,928	\$	-	\$ 5,928	\$ -	\$ 296
4	Embankment in Place, Stockpile	2,268.00		\$	2,268	\$	-	\$ 2,268	\$ -	\$ 113
5	Subgrade Preparation, 12 In.	5,524.60		\$	5,525	\$	-	\$ 5,525	\$ -	\$ 276
6	Storm SWR G-Main, Trenched, HDPE, 12 In.	6,760.00		\$	6,760	\$	-	\$ 6,760	\$ -	\$ 338
7	Storm Subdrain, Trenched, Corrugated HDPE	4,074.00		\$	4,074	\$	-	\$ 4,074	\$ -	\$ 204
8	Storm Subdrain, Cleanout	1,155.00		\$	1,155	\$	-	\$ 1,155	\$ -	\$ 58
9	Valve Box Adjustment	880.00						\$ -	\$ 880	\$ -
10	STD-S-F PCC Pavement, Class C, Class III, 4"	72,576.36		\$	25,402	\$		\$ 25,402	\$ 47,175	\$ 1,270
11	Sidewalk, PCC, 5 In	33,912.00		\$	5,087	\$		\$ 5,087	\$ 28,825	\$ 254
12	Detectable Warning	3,815.00						\$ -	\$ 3,815	\$ -
13	Pavement Removal	4,437.00		\$	4,215	\$		\$ 4,215	\$ 222	\$ 211
14	Interlocking Permeable Pavers	28,350.00						\$ -	\$ 28,350	\$ -
15	Sanitary Manhole Adjustment, Minor	3,925.00						\$ -	\$ 3,925	\$ -
16	SW-501 Storm Structure	6,000.00		\$	6,000	\$		\$ 6,000	\$ -	\$ 300
17	SW-401 Storm Structure, 48"	550.00		\$	550	\$		\$ 550	\$ -	\$ 28
18	Painted Pavement Markings, Solvent/Water	1,775.00						\$ -	\$ 1,775	\$ -
19	Painted Pavement Symbols and Legends	500.00						\$ -	\$ 500	\$ -
20	Temporary Traffic Control	500.00		\$	250	\$		\$ 250	\$ 250	\$ 13
21	Type- 'A' Sign Assembly Installation	400.00						\$ -	\$ 400	\$ -
22	Removal and Reinstallation of Existing Traffic	400.00						\$ -	\$ 400	\$ -
23	Hydraulic Seeding, Fertilizing, & Mulching	3,000.00						\$ -	\$ 3,000	\$ -
24	Plants with Warranty, Tree	6,500.00						\$ -	\$ 6,500	\$ -
25	Filter Sock, 8 In.	1,365.00		\$	1,365	\$		\$ 1,365	\$ -	\$ 68
	SUBTOTALS PAGE 2	\$ 201,063	\$ -	\$	\$ 72,112	\$	\$ -	\$ 72,112	\$ 128,951	\$ 3,606

CONTINUATION SHEET

Page 3 of 2 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER:

PROJECT:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
26	Removal of Filter Sock	409.50				\$ -		\$ 410	\$ -
27	Intake Sediment Filter Bag	1,170.00				\$ -		\$ 1,170	\$ -
28	Removal of Sediment Filter Bag	210.00				\$ -		\$ 210	\$ -
29	Removal of Structural	8,000.00		\$ 8,000		\$ 8,000	100%	\$ -	\$ 400
30	Construction Survey	8,500.00		\$ 5,525		\$ 5,525	65%	\$ 2,975	\$ 276
31	Mobilization	17,500.00		\$ 8,750		\$ 8,750	50%	\$ 8,750	\$ 438
32	Concrete Washout	3,000.00		\$ 750		\$ 750	25%	\$ 2,250	\$ 38
33	6 Ft. Wooden Fence	18,204.00				\$ -		\$ 18,204	\$ -
34	Site Lighting and Circuitry	24,570.00				\$ -		\$ 24,570	\$ -
35	Temporary Construction Fence	1,500.00		\$ 375		\$ 375	25%	\$ 1,125	\$ 19
36						\$ -		\$ -	\$ -
37						\$ -		\$ -	\$ -
38						\$ -		\$ -	\$ -
39						\$ -		\$ -	\$ -
40						\$ -		\$ -	\$ -
41						\$ -		\$ -	\$ -
42						\$ -		\$ -	\$ -
43						\$ -		\$ -	\$ -
44						\$ -		\$ -	\$ -
45						\$ -		\$ -	\$ -
46						\$ -		\$ -	\$ -
47						\$ -		\$ -	\$ -
48						\$ -		\$ -	\$ -
49						\$ -		\$ -	\$ -
50						\$ -		\$ -	\$ -
	SUBTOTALS PAGE 3	\$ 284,126	\$ -	\$ 95,512	\$ -	\$ 95,512	34%	\$ 188,614	\$ 4,776



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.v.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution approving change order No. 1 for added work for the 15th Street, SE and 13th Street Stormwater Improvements in the amount of \$48,380.00

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to the Council the approval of the attached resolution to approve change order #1 in the amount of \$48,380.00 related to the decision to move forward with construction of a tiling project for the parcel of land 231/00001-007-030 (Bondurant HY 65 Land LLC). As a reminder Council approved staff to solicit quotes for the work to remediate drainage issues on the parcel of land owned by Bondurant HY 65 Land LLC that is along Hwy 65 just North of 32nd St. SW here in Bondurant.

It is the staff's recommendation that council approves the quote from the contractor that is already working on the 15th Street SE project as a change order to that project to capture an economy of scale while they are mobilized to this area.

FUNDING SOURCE: Stormwater Fund

STAFF RECOMMENDATION: Staff would recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-246
2. Change Order No. 1

CITY OF BONDURANT
RESOLUTION NO. 241104-246

RESOLUTION APROVING CHANGE ORDER NO. 1 FOR ADDED WORK ON THE 15th
STREET SE AND 13th STREET SE STORMWATER IMPROVEMENTS PROJECT IN
THE AMONT OF \$48,380.00

WHEREAS, on October 11th, 2024, the City of Bondurant received change order no. 1 for the added work for the 15th Street, SE and 13th Street SE Stormwater Improvement Project; AND

WHEREAS, the City Council approves the change order no. 1 for the added work for the 15th Street, SE Stormwater Improvement Project on the parcel of land owned by Bondurant HY 65 Land LLC; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order no. 1 for the 15th Street and 13th Street Stormwater Improvement Project to James Construction LLC is hereby approved

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				

QUOTATION

MIDWEST UNDERGROUND TILING
BONDURANT IOWA

Name of Bidder

James Construction LLC

Address of Bidder

1601 E 29th St Des Moines, IA 50317

To: City of Bondurant

200 2nd Street NE Box 37

Bondurant, IA 50035

Attention: John Horton

Email: jhorton@cityofbondurant.com

The undersigned bidder, having examined the contract documents, SUDAS Specifications and having familiarized itself with the nature and location of the work to be done and the conditions under which the work will be performed, hereby proposes to provide the required labor, services, and materials and to perform the work described in the specifications, and addenda ___ and ___, within the time and for the sum or sums stated hereinafter on the attached quotation schedule; which quotation schedule is hereby made a part of this quotation.

The undersigned bidder certifies that this quotation is made in good faith, without collusion or connection with any other entities or persons bidding on the work.

The undersigned bidder states that this quotation is made in conformity with the specifications and agrees that in the event of any discrepancies or differences between any conditions of the quotation and the plans/specifications prepared by VEENSTRA & KIMM, INC., that the provisions of the latter shall prevail.

Bidder James Construction LLC

By

Title Owner

Q-1
428113

Quotation

QUOTATION SCHEDULE

BONDURANT IOWA
MIDWEST UNDERGROUND TILING

1. Provide the required tiling and other work for the following unit and lump sum prices:

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
1.1	Mobilization	LS	1	\$ 4500	\$ 4500
1.2	Field Tile, 8-inch diameter	LF	828	35	28980
1.3	Field Intake, Riser type	EA	2	1200	2400
1.4	Topsoil, Strip, Salvage, Respread	CY	1,000	4.50	4500
1.5	Connection to Existing Intake	EA	1	5500	5500
1.6	Restorations	LS	1	2500	2500
TOTAL (Items 1.1 – 1.6)				\$	48380

2. All work on the project shall be completed as soon as practical.
3. Proposed Completion Date for the above work scope. December 13th, 2024



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.w.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution approving Amendment No. 3 to the professional services agreement with RDG in the amount of \$220,770 for the design of Phase 2 of City Park

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: The attached resolution approves a change order to the City's contract with RDG. The change order covers the design of Phase 2 of the park project, which includes both the splash pad and the infrastructure for a future ice ribbon. The change order includes both the design fees for RDG and their specialized subcontractors.

FUNDING SOURCE: LOSST/TIF/Grants

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-247
2. RDG City Park Amendment No. 3

CITY OF BONDURANT
RESOLUTION NO. 241104-247

RESOLUTION APPROVING AMENDMENT NO. 3 TO THE PROFESSIONAL
SERVICES AGREEMENT WITH RDG IN THE AMOUNT OF \$22,770 FOR THE
DESIGN OF PHASE 2 OF CITY PARK

WHEREAS, the City of Bondurant entered into a Professional Services Agreement with RDG for design and consulting services related to the City Park Project; AND

WHEREAS, the City and RDG have negotiated Amendment No. 3 to the original agreement, encompassing additional design services for Phase 2 of the project, including a splash pad and the infrastructure necessary for a future ice ribbon; AND

WHEREAS, the scope of Amendment No. 3 includes the design fees for RDG and their specialized subcontractors for this phase of the park project; AND

WHEREAS, the City Council has determined that the services and scope of work included in Amendment No. 3 are necessary and desirable for the completion of the park project as planned; AND

WHEREAS, Amendment No. 3 totals \$22,770, representing a fair and reasonable cost for the additional services required;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that amendment no. 3 to the Professional Services Agreement with RDG in the amount of \$22,770 is hereby approved.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Amendment #3 to AIA document B101

Standard Form of Agreement Between Owner and Architect
dated **April 27th, 2023** between the **City of Bondurant** and **RDG Planning & Design, Inc.**
The Agreement provides for professional design services for the following project:
Bondurant City Park - Phase 2

Date of this Amendment: October 30, 2024

RDG Project No.: R3005.078.01

File No.: 1.02

1. **DESCRIPTION AND SCOPE OF AMENDED SERVICES:** The Architect's Basic Services shall be amended to include the following:
 - 1.1. Design Services for Phase 2.
2. **CONSTRUCTION COST:** The Owner's Construction Cost budget shall be amended in conformance with the amended scope of services.
3. **SCHEDULE:** The schedule previously established for the Project shall be amended in conformance with the amended scope of services as follows:
 - 3.1. Spring / Summer 2025 – Construction Schedule
4. **COMPENSATION:** For the amended services and conditions described herein, compensation shall be modified as follows:
 - 4.1. Compensation shall be fixed fee, not to exceed \$220,770 plus reimbursable expenses estimated at \$300 for Amendment #3.

<u>Basic Compensation per original Agreement</u>	\$ 42,000
<u>Amendment No. One – Phase 1</u>	\$ 149,250
<u>Amendment No. Two – Phase 1</u>	\$ 60,000
<u>Amendment No. Three – Phase 2</u>	\$ 220,770
Total Contract Compensation:	\$ 472,020
5. **OTHER CONDITIONS:** All conditions of the original Agreement shall apply to this Amendment unless specifically stated below:
 - 5.1. None

This Amendment entered into as of the day and year as first written above.

OWNER: City of Bondurant

ARCHITECT: RDG Planning & Design, Inc.

(signature)

Marketa Oliver, ICMA-CM, SPHR
City Administrator

(printed name and title)

(signature)

Scott Crawford, PLA, ASLA, LEED AP
Principal

(printed name and title)



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.x.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution approving Terracon Testing Inspections Proposal in the amount of \$42,758

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Attached is the proposal from Terracon for testing services related to the Bondurant Emergency Services Facility. This contract is outside of the Construction Manager at Risk contract; so the City contracts directly with the agency testing the concrete reports directly to the City. The amount of the proposal is \$42,758.

The City of Bondurant has entered into an agreement with Terracon Consultants, Inc. for testing and inspection services related to the Bondurant Emergency Services Facility (BESF) project. The scope of services includes specific testing, inspection, and reporting to ensure compliance with project specifications. This proposal outlines the terms, including consultant responsibilities, liability limits, and payment schedules. Key details include:

1. **Scope:** Terracon will conduct testing and inspections as required, with some services potentially subcontracted.
2. **Compensation:** Fees are based on services provided, invoiced monthly. Late payments incur a 1.5% finance charge after 30 days.
3. **Liability:** Terracon's liability is limited to the greater of \$50,000 or the total fee paid.
4. **Termination:** Either party may terminate the agreement with written notice, with compensation due for services rendered until termination.
5. **Insurance and Safety:** Terracon holds general liability and professional liability insurance.

This agreement supports the BES Facility project's adherence to technical standards and project specifications through periodic testing and inspections.

FUNDING SOURCE: Bond/TIF/GO

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-248
2. Terracon Testing Inspections Proposal

CITY OF BONDURANT
RESOLUTION NO. 241104-248

RESOLUTION APPROVING THE AGREEMENT WITH TERRACON CONSULTANTS,
INC. FOR TESTING AND INSPECTION SERVICES RELATED TO THE BONDURANT
EMERGENCY SERVICES FACILITY PROJECT

WHEREAS, the City of Bondurant is committed to ensuring the quality and compliance of the Bondurant Emergency Services Facility project through regular testing and inspections; AND

WHEREAS, the City has determined that specific testing, inspection, and reporting services are necessary to verify compliance with project specifications for the Bondurant Emergency Services Facility; AND

WHEREAS, The City and Terracon Consultants, Inc. have reached an agreement for these testing and inspection services, in which Terracon will report directly to the City outside of the Construction Manager at Risk contract; AND

WHEREAS, Terracon's services include the testing and inspection of concrete and other project elements, with periodic reporting to ensure adherence to project standards; AND

WHEREAS, the City Council has reviewed the terms and finds the agreement beneficial for supporting technical standards and quality assurance within the BES Facility project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that agreement with Terracon Consultants, Inc. for the testing and inspection services related to the Bondurant Emergency Services Facility project in the amount of \$42,758 is hereby approved.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



600 SW 7th Street, Suite M
Des Moines, IA 50309
P (515) 244-3184
[Terracon.com](https://terracon.com)

August 29, 2024

City of Bondurant
c/o Ryan Companies US, Inc.
111 East Grand Avenue, Suite 200
Des Moines, Iowa 50309

Attn: Mr. Nick Aldrich
P: 515.491.4015
E: nick.aldrich@ryancompanies.com

Re: Proposal for Materials Testing and Special Inspection Services
Bondurant Emergency Services Facility
Bondurant, Iowa
Terracon Proposal No. P08241368

Dear Mr. Aldrich:

As requested, Terracon Consultants, Inc. (Terracon) is submitting this proposal for completion of materials testing and International Building Code (IBC) Special Inspection services for the referenced project. This proposal outlines our understanding of the project and scope of services, provides a fee schedule and estimated cost for our services, and presents our Agreement for Services.

As you know, Terracon provided geotechnical engineering services for the project in 2024 (Terracon Project No. 08235208-01). As such, we believe we are in a unique position to provide the material testing and special inspection services for the project. We believe our experience, work on the project as the Geotechnical Engineer of Record, and commitment to responsive quality service will continue to make Terracon a valuable asset to the project.

1.0 PROJECT INFORMATION

Project documents available for review at the time of this proposal include:

- Terracon Geotechnical Report dated March 12, 2024
- Civil plans dated June 7, 2024 – 100% Construction Documents
- Structural plans dated May 24, 2024 - 100% Construction Documents
- Testing and Inspection Bid Form

We understand that the project consists of:

- 29,000 square foot slab-on-grade structure with a mechanical mezzanine
- Concrete parking lots at the northwest and northeast sides of the building to accommodate about 42 spaces/vehicles
- Heavy-duty concrete pavements and driveway at the south side of the site

The structure will be founded on:

- Trench-type/grade beam shallow foundations and isolated spread column pads

The structural framing will be comprised of:

- Steel columns, beams and joists
- Double pitch custom tube steel roof trusses
- Metal roof decking
- Structural precast concrete walls

Also included as part of the construction will be:

- Underground utility installation
- Storm water detention basin

2.0 SCOPE OF SERVICES

2.1 Field and Laboratory Services

Terracon will provide employees appropriately trained and equipped to respond to the testing and special inspection needs of this project as scheduled by the client or your designated representative. Based on our review of the project plans and specifications, we understand the scope of the on-call services includes:

- Earthwork observation and compaction testing
 - Site preparation observation
 - Site grading fill placement
 - Floor slab and pavement subgrade preparation
 - Foundation wall backfill
 - Utility trench backfill
 - Granular subdrain system
- Laboratory soil/aggregate testing
 - Standard proctors
 - Atterberg limits
 - Relative densities

- Shallow foundation excavation observation and testing
 - Excavations will be checked for bearing, cleanliness and geometry
 - Excavation bottoms at select locations will be evaluated using manual sampling and testing techniques to a maximum depth of about 2 to 3 feet below bearing level
 - Foundation soil conditions will be compared to information provided in the geotechnical report for this project to determine if suitable bearing conditions exist
- Reinforced concrete special inspection
 - Document the size, length, quantity, cleanliness, and lap length of reinforcing bars used
 - Observe and document methods of concrete placement (i.e. conveyance and consolidation) and protection
 - Anchor bolt placement
- Portland cement concrete testing
 - Casting of cylinders and performing temperature, slump & air content testing
 - Transportation of test cylinders to Terracon's laboratory
 - Laboratory compressive strength testing of cylinders
- Floor flatness/levelness testing
 - Determine the number, length, and location of runs and perform sweeping of the specific run area to be tested
 - Floor slabs will generally be tested within 72 hours of final concrete finishing
- Structural steel special inspection
 - Review welder certifications
 - Visual observation of all field fillet welds
 - Visual observation of bolted connections
 - Visual observation of column anchor bolts
 - Visual observation of decking welds or screws
- Project Management
 - Attend pre-construction meetings and periodic project meetings at Client's request
 - Supervision of laboratory and field services
 - Preparation and review of project reports and monthly invoices

If we have misunderstood any aspect of the proposed project, please advise us at once so we can evaluate the scope of services and make any necessary adjustments. We will confirm your request by sending you a short supplement form that states the additional services, making them part of the original agreement.

2.2 Scheduling

Terracon's services will be performed on an as-requested basis with scheduling by the client or the client's designated representative. Terracon will not be responsible for scheduling our services and will not be responsible for tests or observations that are not performed due to failure to schedule our services on the project. Since our personnel will not be at the site on a resident basis, it will be imperative that we be advised when work is in progress. Services should be scheduled a minimum of 24 hours in advance. Scheduling personnel will be on an as-available basis which may require changes in personnel assigned to the project. For instances of short-notice requests, personnel may have to be utilized which have a higher rate than those normally assigned; this higher cost would be passed on to the client.

All requests for services should be submitted to Terracon Dispatch at the following phone number: (515) 557-3838.

We recommend the scope of work described in this proposal be provided to the person(s) responsible for scheduling our services so they are aware of the services that are proposed.

2.3 Test Data Collection and Reporting

All field technicians are responsible to provide a daily report identifying what work was found to be in compliance with the project specifications and drawings and report any non-conformances. The field technicians are required to immediately communicate any non-conformances to the site superintendent and our Project Manager. Our Project Manager will be responsible to review each technician's reports and to keep non-conformance lists up to date and communicate all test results to the client.

2.4 Report Turnaround Time

Our Project Managers and field technicians will report failing tests or non-conformance items immediately to the designated parties and will have digitally-signed reports distributed within 24 hours of service. Non-deviation reports will be digitally signed and distributed, within 5 days of service. Our reports can be sent digitally via email, posted to our client document website (*Compass*), or posted to a designated ftp website.

2.5 Terracon's Incident and Injury-Free Culture

Employee safety is a core value of Terracon and we are committed to an Incident and Injury-Free (*IIF*) workplace. It is our personal and organizational commitment at all levels of the company to everyone going home safe to their family every day. All employees are expected to perform their job assignments with safety as a primary objective. Terracon dedicates the

time, resources, and equipment necessary for an IIF environment and no employee will be required to work in unsafe conditions. Conducting our work safely means conducting our work in the only acceptable way.

3.0 COMPENSATION

Fees for services provided will be based on the unit rates noted in the "Bid Form" which was provided to us with established quantities. Based upon these quantities, the total fee estimate is \$42,758. Please note that the quantities and hours per quantity are just estimates. You will be invoiced on a periodic basis for services performed and/or as authorized or requested by you or your designated representative. In addition, with each invoice you will be provided with a "percent complete" budgetary summary. This is essential in tracking fees associated with each task provided.

Many factors, including those out of our control, such as weather and the contractor's schedule, implementation of RFI's and/or ASI's, and how often we are called to the site to test, will dictate the final fee for our services. The Bid Form does not account for retesting/re-inspection, stand-by time, or overtime rates.

Overtime is defined as all hours outside of the normal hours of 7:00AM to 5:00PM Monday through Friday, and all hours worked on Saturdays. Overtime rates will be 1.5 times the hourly rate quoted. Sundays and holidays will be 2.0 times the hourly rate. Field services time will be rounded up to the nearest 0.5 hour.

4.0 AUTHORIZATION

This proposal may be accepted by executing the attached Agreement for Services and returning it along with this proposal to Terracon. Reports may not be issued until the signed Agreement has been received by Terracon. This Agreement, including the limitations it contains, shall constitute the exclusive terms, conditions and services to be performed for this project.

Upon acceptance of our proposal, we request a preconstruction meeting with all pertinent parties to review project documents (plans, specifications, geotechnical reports, etc.) and set project expectations (e.g. project schedule and milestones, exchange contact information, etc.).

We appreciate the opportunity to provide this proposal and look forward to working with you on this project. Please call the undersigned if you have any questions or comments regarding this proposal.

Proposal for Materials Testing and Special Inspection Services
Emergency Services Facility ■ Bondurant, Iowa
August 29, 2024 ■ Terracon Proposal No. P08241368



Sincerely,
Terracon Consultants, Inc.

Michael Sampson

Michael L. Sampson
Materials Department Manager

Steven J. Kostal

Steven J. Kostal
Senior Project Manager

Copies to: Addressee (1 pdf)

Attachments: Bid Form
Agreement for Services

Bondurant Emergency Services Facility - Testing & Special Inspections

Task	Quantity	Hrs / Qty	Rate \$	Unit	Total Cost
Earthwork					
Subgrade Preparation (prior to fill placement)	4	3	\$ 60.00	hour	\$ 720.00
Site Grading Fill Placement	20	3	\$ 60.00	hour	\$ 3,600.00
Granular Base Placement/Proofroll	10	2	\$ 60.00	hour	\$ 1,200.00
Foundation Backfill	4	3	\$ 60.00	hour	\$ 720.00
Utility Trench Backfill	10	3	\$ 60.00	hour	\$ 1,800.00
Granular Subdrain System Installation	4	2	\$ 60.00	hour	\$ 480.00
Trip charge (includes mileage & vehicle)	52		\$ 20.00	ea	\$ 1,040.00
Nuclear Density Gauge	150		\$ 5.00	ea	\$ 750.00
Laboratory Soil / Aggregate Testing					
Standard Proctor, 4-inch mold	5		\$150.00	ea	\$ 750.00
Atterberg Limits (multiple points)	5		\$120.00	ea	\$ 600.00
Relative Density	1		\$200.00	ea	\$ 200.00
Foundation Excavation					
Observation & Testing of Footing Excavations	15	1	\$ 70.00	hour	\$ 1,050.00
Reinforced Concrete					
Reinforcing Steel Placement	20	0.5	\$ 70.00	hour	\$ 700.00
Concrete Placement Observation	20	1.5	\$ 70.00	hour	\$ 2,100.00
Concrete Testing					
Footing	15	1	\$ 60.00	hour	\$ 900.00
Slab-on-Grade	5	2	\$ 60.00	hour	\$ 600.00
Elevated Slab	1	3	\$ 60.00	hour	\$ 180.00
Stoops	3	2	\$ 60.00	hour	\$ 360.00
Sidewalks / enclosure pads	6	2	\$ 60.00	hour	\$ 720.00
Parking Lot	10	4	\$ 60.00	hour	\$ 2,400.00
Drives	5	3	\$ 60.00	hour	\$ 900.00
Curb and Gutter	5	2	\$ 60.00	hour	\$ 600.00
Concrete Cylinder Sample Pick-up	18	1	\$ 60.00	hour	\$ 1,080.00
Trip Charge (mileage and vehicle)	68		\$ 20.00	ea	\$ 1,360.00
Lab Testing	300		\$ 20.00	ea	\$ 6,000.00

Bondurant Emergency Services Facility - Testing & Special Inspections

	Quantity	Hrs / Qty	Rate \$	Unit	Total Cost
Floor Flatness / Levelness					
Floor Flatness / Levelness Testing	3	3	\$ 70.00	hour	\$ 630.00
Trip Charge	3		\$ 20.00	ea	\$ 60.00
Floor Flatness Gauge	3		\$150.00	day	\$ 450.00
Structural Steel					
Visual Observation of Bolted / Welded Connections	15	3	\$120.00	hour	\$ 5,400.00
Trip Charge	15		\$ 20.00	ea	\$ 300.00
Project Administration					
Office Staff	1			ls	\$ 5,108.00
TOTAL					\$ 42,758.00

AGREEMENT FOR SERVICES

This **AGREEMENT** is between City of Bondurant IA ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the Bondurant Emergency Services Facility project ("Project"), as described in Consultant's Proposal dated 08/29/2024 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

- 1. Scope of Services.** The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
- 2. Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
- 3. Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
- 4. Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
- 5. Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
- 6. LIMITATION OF LIABILITY. CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$50,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.**
- 7. Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
- 8. Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
- 9. Insurance.** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$2,000,000 occ / \$4,000,000 agg); (iii) automobile liability insurance (\$2,000,000 B.I. and P.D. combined single limit); (iv) umbrella liability (\$5,000,000 occ / agg); and (v) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

- 10. CONSEQUENTIAL DAMAGES.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.
- 11. Dispute Resolution.** Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Kansas law.
- 12. Subsurface Explorations.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
- 13. Testing and Observations.** Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
- 14. Sample Disposition, Affected Materials, and Indemnity.** Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
- 15. Ownership of Documents.** Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
- 16. Utilities.** Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
- 17. Site Access and Safety.** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to unsafe site conditions. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes.

Consultant: **Terracon Consultants, Inc.**

By: Michael Sampson Date: **8/29/2024**

Name/Title: **Michael L Sampson / Construction Services Manager**

Address: **600 SW 7th St, Ste M
Des Moines, IA 50309-4508**

Phone: **(515) 244-3184** Fax: **(515) 244-5249**

Email: **Michael.Sampson@terracon.com**

Client: **City of Bondurant IA**

By: _____ Date: _____

Name/Title: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

PLOTTED: Wednesday, August 7, 2024 3:56:49 PM

X-REFS: bondurant-ci & 42892-ALIN & 42892-PAVE
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PLANS FOR
CIVIC CAMPUS IMPROVEMENTS
PHASE 2
PROJECT NO.: RM-0747(615)--9D-77
IOWA DOT AGREEMENT NO.: 2024-R-001
BONDURANT, IOWA

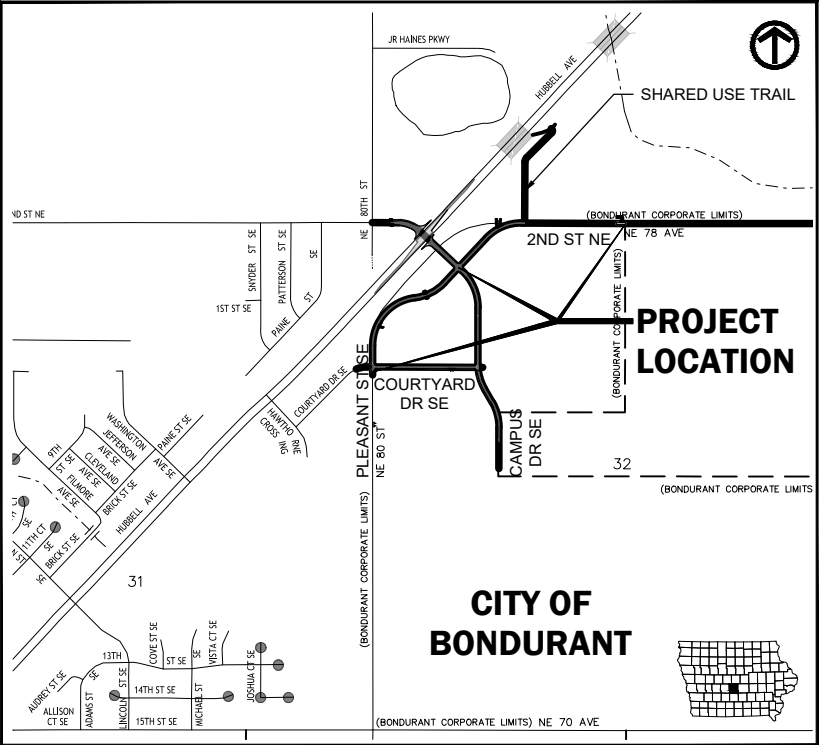


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VICINITY MAP
NOT TO SCALE

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE _____ DATE _____

NAME: WILLIAM J. WEBER _____, P.E.

LICENSE NUMBER: 16339

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

LICENSED PROFESSIONAL ENGINEER

WILLIAM J. WEBER

16339

IOWA

GENERAL LEGEND

	SURVEY LINE & STATION INDICATOR		12" CMP	CULVERT; SIZE AND TYPE
	CONCRETE SURFACE		FLARED END SECTION	
	ASPHALT SURFACE		RAILROAD	
	CONCRETE W/ASPHALT OVERLAY		MAILBOX	
	LOW GRADE ASPHALT SURFACE		FENCE (MISC.)	
	GRANULAR SURFACE		SECURITY FENCE	
	DIRT SURFACE		WOOD FENCE	
	BRICK SURFACE		SILT FENCE	
	SURFACING REMOVAL/REPLACEMENT		CHAIN LINK FENCE	
	EARTH SECTION		PROPERTY LINE	
	NEW SEWER/MANHOLE		PROPERTY PIN	
	NEW SEWER/INTAKE		SECTION CORNER	
	NEW WATER MAIN		PLAT BOUNDARY	
	NEW FORCE MAIN		BUILDING	
	NEW HYDRANT		ELEVATION MARKER	
	NEW WATER VALVE		CENTERLINE	
	EXISTING SANITARY SEWER AND SIZE		DIAMETER	
	EXISTING STORM SEWER AND SIZE		ELEVATION	
	EXISTING WATER MAIN AND SIZE		POLYVINYLCHLORIDE PIPE	
	EXISTING FORCE MAIN AND SIZE		CAST IRON PIPE	
	GAS MAIN AND SIZE		DUCTILE IRON PIPE	
	UNDERGROUND POWER LINE		CORRUGATED METAL PIPE	
	OVERHEAD POWER LINE		VITRIFIED CLAY PIPE	
	UNDERGROUND TELEPHONE LINE		REINFORCED CONCRETE PIPE	
	CABLE TELEVISION LINE		REINFORCED CONCRETE ARCH PIPE	
	FIBER OPTICS		LINED REINFORCED CONCRETE PIPE	
	TOP OF EMBANKMENT		LINED CONCRETE PRESSURE PIPE	
	TOE OF EMBANKMENT		STATION	
	DRAINAGE COURSE		LINE AHEAD	
	SANITARY MANHOLE		LINE BACK	
	STORM WATER MANHOLE		BENCH MARK AND NUMBER	
	ELECTRIC MANHOLE		RIGHT-OF-WAY	
	TELEPHONE MANHOLE		POINT OF INTERSECTION	
	WATER MANHOLE		POINT ON TANGENT	
	CURB INTAKE		LINEAR FEET	
	AREA OR BEEHIVE INTAKE		TACKED HUB	
	EXISTING HYDRANT		SOIL BORING AND NUMBER	
	EXISTING WATER VALVE		POINT OF VERTICAL CURVATURE	
	GAS VALVE		POINT OF VERTICAL TANGENCY	
	UTILITY POLE		VERTICAL CURVE	
	GUY ANCHOR		POINT OF CURVATURE	
	STREET LIGHT		POINT OF TANGENCY	
	SIGN		MIDDLE ORDINATE	
	TELEPHONE CABLE JUNCTION BOX		DRAWING	
	TRAFFIC SIGNALS		CONTROL POINT AND NUMBER	
	PEDESTRIAN CONTROL LIGHT		TYPICAL	
	RAILROAD CONTROL LIGHT		HIGH PRESSURE GAS	
	RAILROAD SIGN		INTERMEDIATE PRESSURE GAS	
	UTILITY ACCESS COVER		INVERT	
	PARKING METER		EACH WAY, EACH FACE	
	TREE		EACH WAY	
	EVERGREEN		AT	
	STUMP		DRAWING NUMBER	
	BUSH, SHRUB OR HEDGE			

NOTE: THIS IS A GENERAL LEGEND. ITEMS MAY OR MAY NOT APPEAR ON DRAWINGS.

GENERAL NOTES

- ALL ELEVATIONS ARE TO NAVD 88 DATUM.
- ALL NORTHING AND EASTING COORDINATES ARE TO NAD 83, IOWA STATE PLANE COORDINATE SYSTEMS - SOUTH ZONE (1402).
- REMOVE AND REPLACE ALL STREET SIGNS AS DIRECTED BY ENGINEER. COST IS INCIDENTAL TO CONSTRUCTION.
- SHAPE ALL DITCHES TO DRAIN AFTER CONSTRUCTION.
- CONFIRM LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES AS REQUIRED TO ELIMINATE CONFLICTS PRIOR TO CONSTRUCTION. ALLOW UTILITY PERSONNEL TO RELOCATE UTILITIES WHERE CONFLICTS OCCUR.
- DO NOT INTERRUPT EXISTING UTILITIES OR INDIVIDUAL SERVICES UNLESS DIRECTED BY ENGINEER.
- CONFINE ALL CONSTRUCTION OPERATIONS, INCLUDING ACCESS TO WORK, TO ROW, EASEMENTS, AND CONSTRUCTION LIMITS.
- SET MANHOLE COVERS FLUSH WITH PROPOSED GRADES UNLESS OTHERWISE NOTED.
- STATIONING IS ALONG CENTER LINE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- PROTECT UTILITY POLES, LINES AND APPURTENANCES NOT SHOWN FOR RELOCATION.
- RESET ALL PROPERTY PINS DISTURBED BY CONSTRUCTION; PINS RESET BY REGISTERED LAND SURVEYOR; COST IS INCIDENTAL TO CONSTRUCTION.
- PROTECT ALL SURFACING, NOT INDICATED BY SHADING FOR REMOVAL AND REPLACEMENT FROM DAMAGE DURING CONSTRUCTION.
- VERIFY LOCATION AND DEPTH OF SANITARY SEWER AND WATER SERVICES WITH OWNER PRIOR TO CONSTRUCTION. LOCATE WATER SERVICE CURB STOP IN PROPOSED SIDEWALK LOCATION TYPICALLY 2-3 FEET FROM PROPERTY LINE.

PROTECTION OF VEGETATION

TREES AND OTHER VEGETATION WHICH MAY BE REMOVED ARE MARKED WITH AN "X" OVER THE APPROPRIATE SYMBOL. FOR EXAMPLE 12" INDICATES THE REMOVAL OF A 12" TREE. REPLACEMENT, BY CONTRACTOR, OF THESE ITEMS IS NOT REQUIRED. TUNNEL, INSTALL TIGHT SHEETING, HAND EXCAVATE OR EMPLOY OTHER MEANS APPROVED BY ENGINEER TO PROTECT EXPOSED PORTIONS AND ROOT SYSTEMS OF TREES AND OTHER VEGETATION NOT SCHEDULED FOR REMOVAL. IF TREES AND OTHER VEGETATION NOT SCHEDULED FOR REMOVAL ARE DAMAGED DURING CONSTRUCTION, REPLACE IN KIND AND SIZE AT NO COST TO CITY OR PROPERTY OWNER.

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



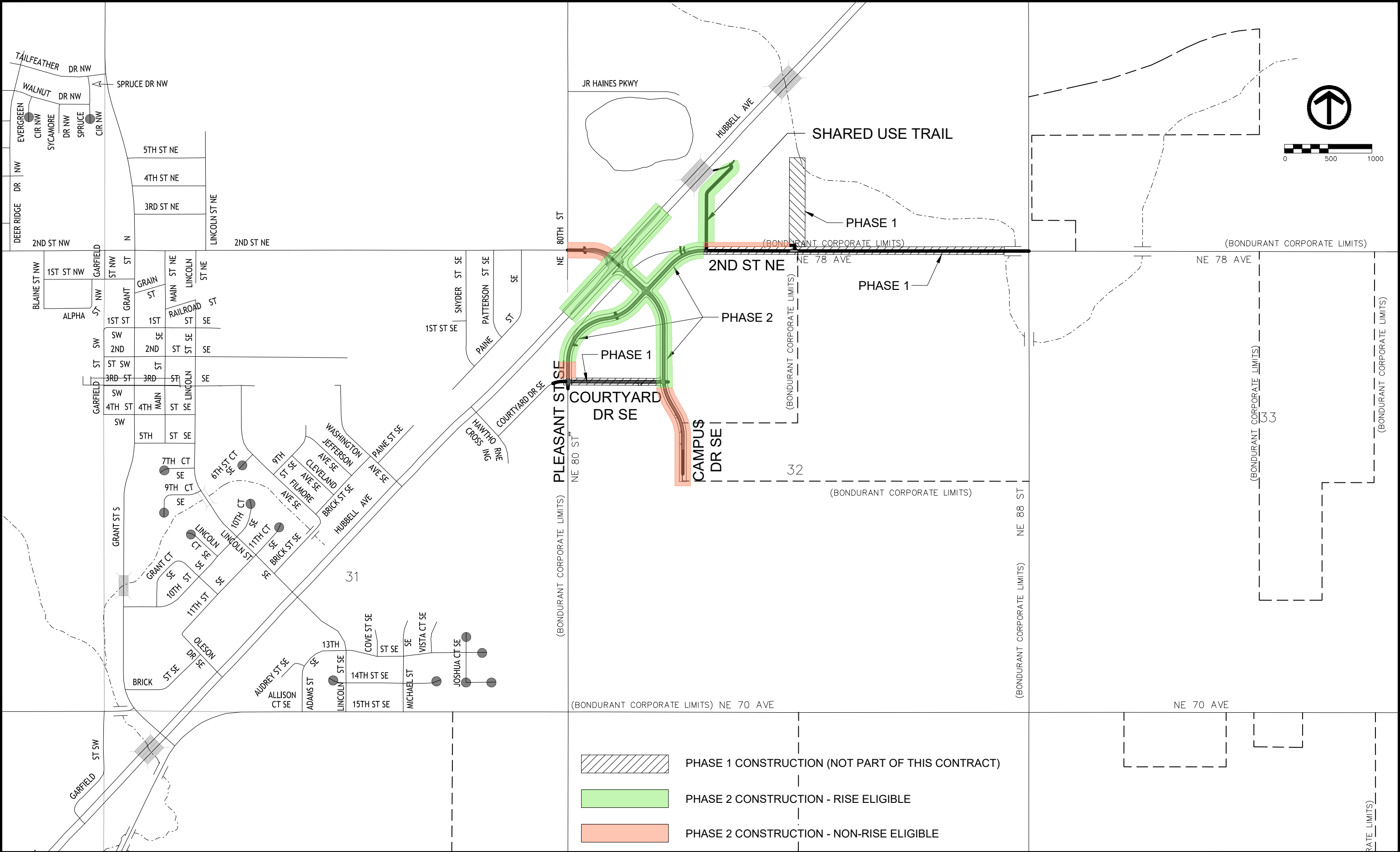
CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT
3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

LEGEND AND GENERAL NOTES

DWG. NO.
A.2
PROJECT 42892

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PHASE 1 CONSTRUCTION (NOT PART OF THIS CONTRACT)



PHASE 2 CONSTRUCTION - RISE ELIGIBLE



PHASE 2 CONSTRUCTION - NON-RISE ELIGIBLE

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	BJL
CHECKED	GJR
APPROVED	WJW
DATE	08-07-24
ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

3000 Westown Parkway • West Des Moines, Iowa 50266-1320
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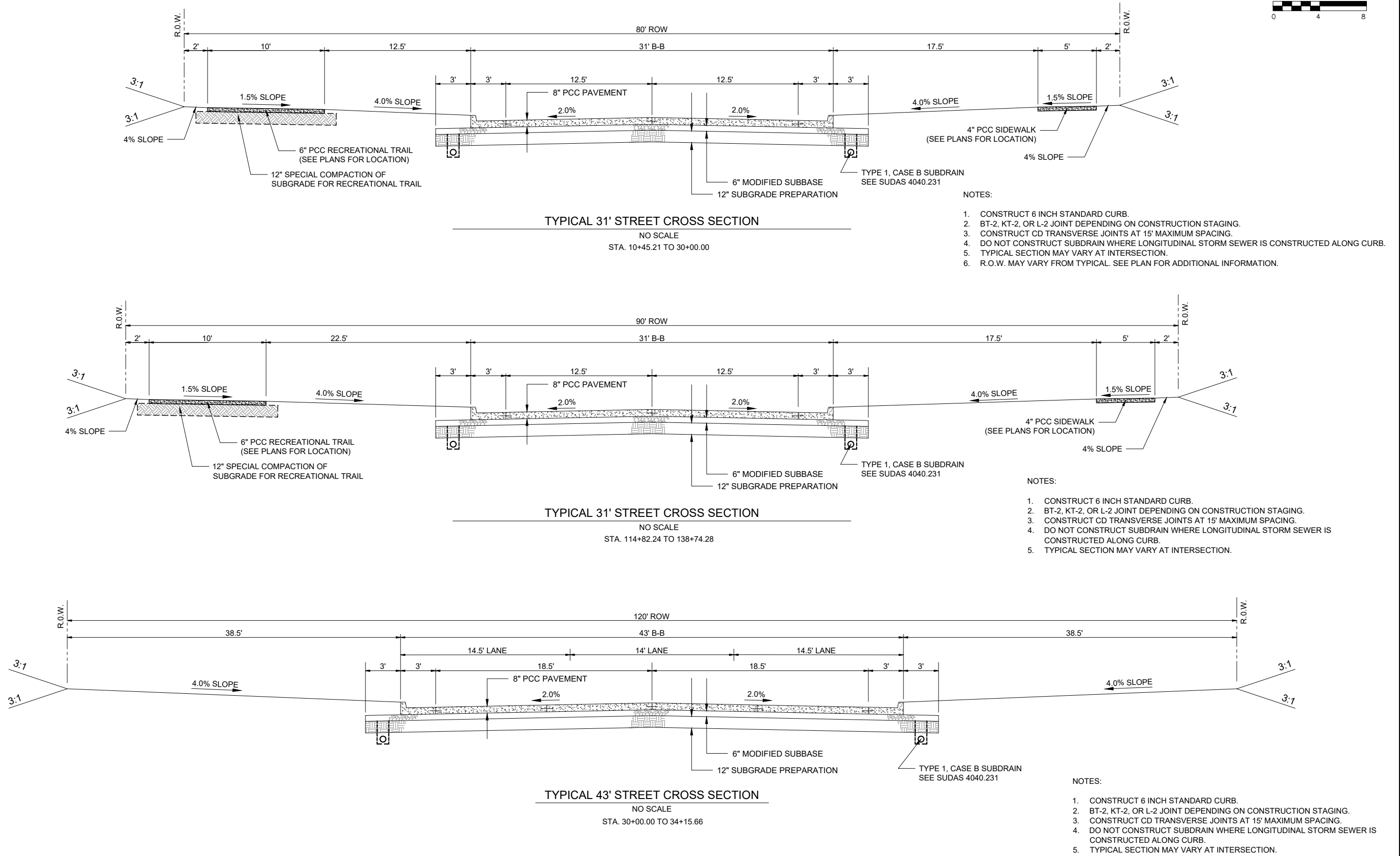
LOCATION MAP

PROJECT 42892

DWG. NO.
A.3

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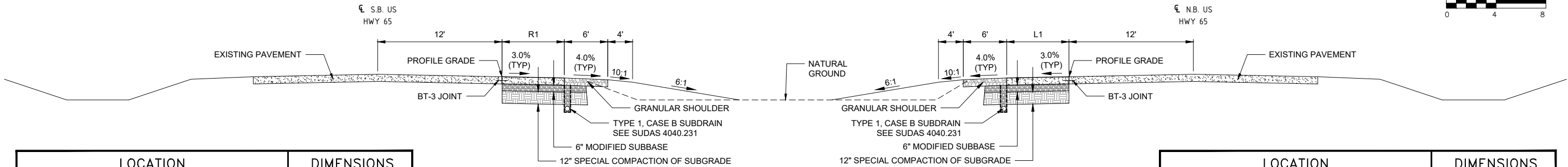
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DATE	REVISIONS	SCALE	AS NOTED	 VEENSTRA & KIMM INC.	CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	TYPICAL SECTIONS	DWG. NO.
		DRAWN	BJL				B.1
		CHECKED	GJR				
		APPROVED	WJW				
		DATE	08-07-24				
		ISSUED FOR	REVIEW				
					3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	PROJECT	42892

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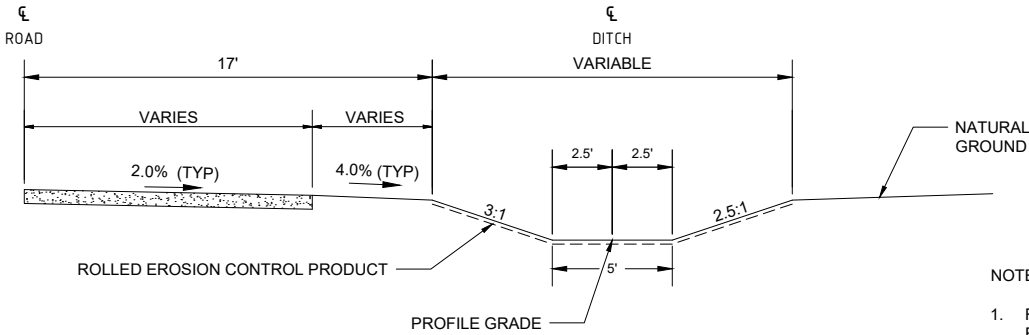


LOCATION		DIMENSIONS
ROAD I.D.	STATION TO STATION	R1 (FT)
US HWY 65 NB	310+49.81 - 311+69.81	4' TO 16'
US HWY 65 NB	311+69.81 - 314+69.81	16'
US HWY 65 NB	314+69.81 - 317+41.98	VARIES

HIGHWAY 65 TYPICAL SECTION

- NOTES:
1. TYPICAL SECTIONS SHOWN MAY BE APPROPRIATELY MODIFIED FOR AREAS SPECIFICALLY DESIGNATED BY THE ENGINEER SUCH AS INTERSECTIONS. REFER TO OTHER DRAWINGS FOR DETAIL.
 2. CD JOINTS, REFER TO L-SHEETS FOR JOINTING PLAN.
 3. REFER TO EW-503 FOR GRADING TYPICAL AT SIDE ROAD.
 4. BT-3 JOINT, REFER TO L-SHEETS FOR JOINTING PLAN
 5. REFER TO E-SHEETS AND CROSS SECTIONS FOR ADDITIONAL INFORMATION.

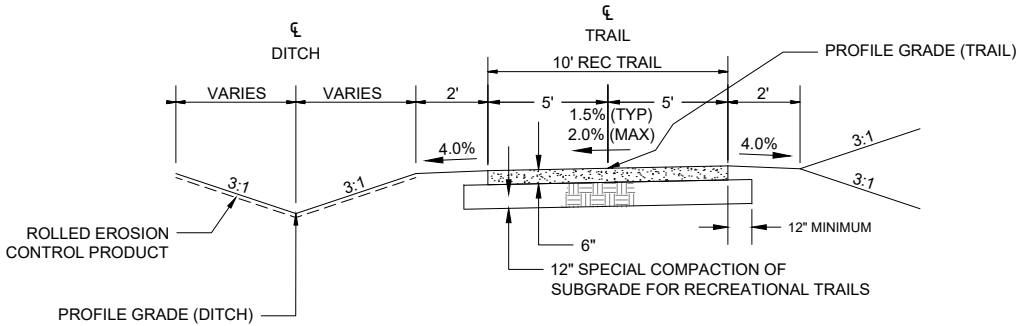
LOCATION		DIMENSIONS
ROAD I.D.	STATION TO STATION	L1 (FT)
US HWY 65 NB	319+24.76 - 321+99.86	VARIES
US HWY 65 NB	321+99.86 - 324+99.86	16'
US HWY 65 NB	324+99.86 - 326+19.86	16' TO 4'



- NOTES:
1. REFER TO DRAWING NOS. E-6-E.11 AND W DRAWINGS FOR ADDITIONAL INFORMATION

2ND STREET NE SIDE ROAD DITCH TYPICAL SECTION

NO SCALE



SHARED USED TRAIL SECTION
STA. 200+45 TO 210+96.22

NO SCALE

- NOTES:
1. REFER TO F DRAWINGS FOR PLAN AND PROFILE INFORMATION.
 2. REFER TO X DRAWINGS FOR CROSS SECTION INFORMATION.

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



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TYPICAL SECTIONS	
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DWG. NO.	
B.2	
PROJECT	42892

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ESTIMATED PROJECT QUANTITIES						ESTIMATE REFERENCE INFORMATION
No.	Item	Unit	Phase 2 Quantity Divison 1	Phase 2 Quantity Divison 2	Phase 2 Quantity Total	Description
2	DIVISION 2 - EARTHWORK					
2.01	Clearing and Grubbing	LS	0.75	0.25	1	See Standard Specifications Section 2010. Contractor shall visit the site to determine the full extend of clearing and grubbing within the construction limits as site conditions have changed since the time of original survey. Clearing and grubbing generally consists of vegetation and rubbish removals, field fence removals, and pruning trees and shrubs to maintain minimum clearance along sidewalks and trails.
2.02	Topsoil	CY	15650	6375	22025	See Standard Specifications Section 2010. Measurement and payment will be made for the plan quantity of topsoil stripped from the disturbed areas computed on the basis of a uniform 12 inch thickness. Place topsoil at least 12 inches deep in areas restored as farmland and a minimum 6 inches deep, 8 inches desirable, for all other areas. Remaining topsoil shall be stockpiled on a city owned lot within the Civic Campus project area at a location determine by the City.
2.03	Class 10 Excavation	CY	16365	4165	20530	See Standard Specifications Section 2010. Measurement and payment will be made for the plan quantity of Class 10 Excavation. Refer to T Sheets for raw excavation data calculated existing surface to final surface which includes volumes for pavement and modified subbase. Engineer estimates 593 + 2,006 + 10,549 + 000 + 000 = 13,148 CY Cut from Campus Drive, Pleasant St, 2nd St NE, Hwy 65, and Trail. Engineer estimates 3,948 + 0 + 166 + 000 + 000 = 4,114 CY fill will be required for Campus Drive, Pleasant St, 2nd St NE, Hwy 65, and Trail. Engineer estimates the 4,114 CY fill will be reduced by 800 CY from the pavement and 715 CY from the modified subbase for an adjusted fill of 2,599 CY. Engineer estimates 13,148 - 2,599(1.30) = 9,769 CY of excess cut which shall be stockpiled on a city owned lot within the Civic Campus area at a location determine by the City. No additional measurement and payment will be made for the miscellaneous earthwork to complete the grading on the project including miscellaneous shaping of areas in ROW to drain and such work will be considered incidental to this bid item. Requires Type "A" compaction. Refer to typical sections and cross sections for additional information.
2.04	Below Grade Excavation (Core Out)	CY	704	224	928	See Standard Specifications Section 2010. Quantity will be measured and paid for the volume displaced for a 12 inch thick layer of granular stabilization. Quantity estimated at 10% of the subgrade preparation area for the project and will only be utilized if unsuitable or unstable soil is encountered as determined by the engineer.
2.05	Subgrade Preparation	SY	21097	6709	27806	See Standard Specifications Section 2010. Refer to the typical section for additional information. Compact to moisture and density as specified in Section 2010, 3.09.
2.06	Granular Stabilization	TONS	1330.0	423.0	1753.0	See Standard Specifications Section 2010. Place 12 inch depth unless otherwise noted. Quantity estimated at 10% of the subgrade preparation area for the project and will only be utilized if unsuitable or unstable soil is encountered as determined by the engineer. Assumed unit weight = 140 pcf.
2.07	Subgrade Treatment, Geogrid	SY	2110	671	2781	See Standard Specifications Section 2010. Use Type 1 geogrid. Quantity estimated at 10% of the subgrade preparation area for the project and will only be utilized if unsuitable or unstable soil is encountered as determined by the engineer.
2.08	Modified Subbase	SY	21097	6709	27806	See Standard Specifications Section 2010. Refer to the typical section for additional information.
2.09	Compaction Testing	LS	0.75	0.25	1	See Standard Specifications Section 2010 and 3010. Includes trench compaction testing as specified in Section 3010.
4	DIVISION 4 - SEWERS AND DRAINS					
4.01	Sanitary Sewer, Trenched, 8" PVC	LF	0	974	974	See Standard Specifications Section 4010 and 4060; includes cleaning, video inspection and testing requirements as specified. Provide rigid pipe connectors on each end of sanitary sewer where connection to existing pipes are constructed; flexible connectors not allowed; all hardware on connectors shall be stainless steel.
4.02	Sanitary Sewer, Trenched, 10" PVC	LF	0	1797	1797	
4.03	Sanitary Sewer, Trenched, 12" PVC	LF	0	826	826	
4.04	Sanitary Sewer Force Main, Trenched, 8" PVC	LF	1857	0	1857	See Standard Specifications Section 4010. Includes connection to existing pipe or manhole. Provide rigid pipe connectors on each end of sanitary sewer where connection to existing pipes are constructed; flexible connectors not allowed; all hardware on connectors shall be stainless steel.
4.05	Sanitary Sewer Force Main Abandonment, Plug	LS	1	0	1	Bid item for abandonment of existing sewer forcemain and plugging ends at removal limits per Section 4010, 3.08, A. Lump sum price includes, but is not limited to, trench excavation, cutting pipe, furnishing and placing plug materials, and placing and compacting backfill material. Includes additional plugs and pipe removal where new construction conflicts with existing forcemain. Includes draining, handling, and disposal of existing waste. Engineer estimates section of force main to be abandon flows away from the discharge manhole and may require additional handling of sewage.
4.06	Sanitary Sewer Service Stub, 6" PVC	LF	0	420	420	See Standard Specifications Section 4010. Includes service riser pipe as required to achieve stub elevation shown on plans.
4.07	Storm Sewer, Trenched, RCP, 15"	LF	1613	617	2230	See Standard Specifications Section 4020. Use Class I granular bedding material. Place bedding per Figure 3010.102, Class R-2. Do not seal joints, unless otherwise noted. Wrap joints per Figure 4020.211. Includes O-ring gaskets where required for water main separation. Includes joint ties on last three pipe sections to RCP aprons where shown on plans. HDPE pipe will be allowed except where RCP with O-ring gaskets are required for water main separation. Where RCP with O-ring gaskets are required entire pipe length from structure to structure shall be RCP. No separate payment will be made for change in pipe materials.
4.08	Storm Sewer, Trenched, RCP, 18"	LF	285	155	440	
4.09	Storm Sewer, Trenched, RCP, 24"	LF	519	24	543	
4.10	Storm Sewer, Trenched, RCP, 36"	LF	344	61	405	
4.11	Storm Sewer, Trenched, RCP, 42"	LF	1614	0	1614	See Standard Specifications Section 4030. Wrap joints per Figure 4020.211. Includes apron guards, and footings. See Figures 4030.221 and 4030.224
4.12	Pipe Apron, Concrete, 15"	EA	2	0	2	
4.13	Pipe Apron, Concrete, 24"	EA	2	0	2	
4.14	Removal of Culverts	LF	77	64	141	See Standard Specifications Section 2010. Bid item for removal of entrance pipe culverts including length through aprons. Includes removal of pipes up to and including 36-inches in diameter.
4.15	Subdrain, Type 1, PVC, 6"	LF	6733	1713	8446	See Standard Specifications Section 4040. Refer to typical section for details. Includes engineering fabric.
4.16	Subdrain Cleanouts	EA	3	4	7	See Standard Specifications Section 4040. Use Type A-1 cleanouts.
4.17	Subdrain Outlet	EA	60	12	72	See Standard Specifications Section 4040 and Figure 4040.233.
4.18	Field Tile Repair	LF	100	100	200	This item is for repairing existing tile lines, up to 12-inches in diameter, encountered during construction or as directed. Match existing pipe material as directed. Includes new tile lines, locating, handling, laying, excavation, connections, backfilling and miscellaneous work.
4.19	Beveled Pipe and Guard, 24"	EA	1	0	1	See Iowa DOT Standard Road Plan DR-212 fo additional information.
5	DIVISION 5 - WATER MAINS AND APPURTENANCES					
5.01	Water Main, 4" PVC, Trenched	LF	1850	0	1850	See Standard Specifications Section 5010. Place bedding per Figure 3010.104, Class P-1. Includes restrained joints and fittings for vertical deflections and where shown on plans. Fittings will not be counted and shall be considered incidental to this bid item.
5.02	Water Main, 12" PVC, Trenched	LF	0	4982	4982	See Standard Specifications Section 5010. Place bedding per Figure 3010.104, Class P-1. Includes restrained joints and fittings for vertical deflections and where shown on plans. Fittings will not be counted and shall be considered incidental to this bid item.
5.03	Gate Valve, 4"	LF	2	0	2	See Standard Specifications Section 5020.
5.04	Gate Valve, 12"	EA	0	10	10	See Standard Specifications Section 5020. Valves shall be resilient wedge type with non rising stem opening left, mechanical joints, and epoxy coated; Mueller Resilient Seal or equal. Includes valve box extensions where valve is located on water main placed at greater than standard depth of bury. Provide valve stem extension as necessary to raise operating nut to within 3 feet of finished grade. Includes valve box centering rings.

DIVIISON 1 - RISE GRANT ELIGIBLE BID ITEM
DIVISION 2 - NON PARTICIPATING BID ITEM

ALL WORK AND MATERIALS ON THIS PROJECT SHALL CONFORM TO THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 2024 AS AMENDED AND AS ADOPTED BY CITY OF BONDURANT, IOWA, UNLESS OTHERWISE NOTED ON THE PLANS OR CONTRACT DOCUMENTS.

ALL WORK AND MATERIALS ON THIS PROJECT SHALL CONFORM TO THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 2024 AS AMENDED AND AS ADOPTED BY CITY OF BONDURANT, IOWA, UNLESS OTHERWISE NOTED ON THE PLANS OR CONTRACT DOCUMENTS.

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	
3000 Westtown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	

DWG. NO.	
C.1	
PROJECT	42892

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ESTIMATED PROJECT QUANTITIES						ESTIMATE REFERENCE INFORMATION
No.	Item	Unit	Phase 2 Quantity Divison 1	Phase 2 Quantity Divison 2	Phase 2 Quantity Total	Description
5.05	Tapping Sleeve and Valve, 12"	EA	0	1	1	See Standard Specifications Section 5020. Appurtenances shall be as specified for standard gate valve.
5.06	Water Service Stubs, 1.5"	EA	0	6	6	See Standard Specifications Section 5020. Use copper service pipe for 2" and less. Use materials as specified for water main greater than 2".
5.07	Water Service Stubs, 8"	EA	0	2	2	
5.08	Water Service Stubs, 1.5"	LF	0	355	355	
5.09	Water Service Stubs, 8"	LF	0	100	100	
5.10	Hydrant Assembly	EA	0	16	16	See Standard Specifications Section 5020 and Figure 5020.201. Hydrant shall be Waterous Pacer, two 2'-1/2" hose nozzles, one 4-1/2" pumper nozzle, 5 1/4" main valve, national standard threads, opening left with chains on caps, color red; includes anchor tee and 5-inch Storz adapter on pumper nozzle. Includes valve box and hydrant extensions where hydrant is located on water main placed at greater than standard depth of bury. Provide valve stem extension as necessary to raise operating nut to within 3 feet of finished grade. Auxiliary Valve as specified for gate valves.
5.11	Connection to Existing	EA	0	2	2	See Standard Specifications Section 5010. Item is for connecting new water main to existing system at an existing valve and pipe stub. Includes excavation, dewatering, backfill, fittings, repair sleeves, couplings, and miscellaneous associated materials for connection to existing.
5.12	Water Main Abandonment	LS	1	0	1	Bid item for abandonment of existing 3" water main and plugging ends at removal limits per Section 5010, 3.10, A. Lump sum price includes, but is not limited to, trench excavation, cutting pipe, furnishing and placing plug materials, and placing and compacting backfill material. Includes additional plugs and pipe removal where new construction conflicts with existing watermain.
6	DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS					
6.01	Manhole, SW-301, 48"	EA	11	5	16	See Standard Specifications Section 6010. Use three-piece floating casting with external chimney seals in pavement. If boxout used construct per Figure 7010.103. Use two-piece casting with external chimney seals outside of pavement areas. Includes bolt down lids where shown on plans.
6.02	Manhole, SW-401, 72"	EA	13	1	14	See Standard Specifications Section 6010. Use three-piece floating casting in pavement. If boxout used construct per Figure 7010.103. Use two-piece casting outside of pavement areas.
6.03	Manhole, SW-401, 84"	EA	1	0	1	
6.04	Manhole, SW-401, 96"	EA	2	0	2	
6.05	Manhole, SW-406	EA	1	0	1	
6.05	Intake, SW-508	EA	34	12	46	See Standard Specifications Section 6010. Construct per Figure 6010.508.
6.06	Intake, SW-510	EA	4	0	4	
7	DIVISION 7 - STREETS AND RELATED WORK					
7.01	Pavement, PCC, 8"	SY	13828	5765	19593	See Standard Specifications Section 7010. Concrete Washouts are incidental to this bid item.
7.02	Pavement, PCC, 10"	SY	4426	0	4426	
7.03	Pavement Samples and Testing	LS	0.75	0.25	1	See Standard Specifications Section 7010; contractor responsible for all pavement samples and testing required.
7.04	Granular Surfacing	TONS	50.0	0.0	50.0	See Standard Specifications Section 7030. Item for use to restore farm access drives. Use IDOT Class A crushed stone.
7.05	Granular Shoulder, Type B	TONS	230.0	121.0	351.0	See IDOT Standard Specifications Section 2121 for materials. Construct 2 foot wide 6 inch depth shoulder adjacent to double reinforced pavement section.
7.06	Pavement Removal	SY	9178	1494	10672	See Standard Specifications Section 7040. Includes full depth saw cutting at removal limits.
7.07	Driveway Removal	SY	0	50	50	See Standard Specifications Section 7040. Includes full depth saw cutting at removal limits.
7.08	Driveway, PCC		244	0	244	See Standard Specifications Section 7040. Minimum 6" thickness for driveways.
7.09	Sidewalk, PCC	SY	615	0	615	See Standard Specifications Section 7030 and Figures 7030.204 and 7030.205. Refer to the intersection details for additional information. Use Class C concrete. Includes additional thickness at curb ramps and area under detectable warnings (truncated domes). Minimum 5" thickness for sidewalks.
7.10	Share Use Path, PCC	SY	2401	1420	3821	See Standard Specifications Section 7030 and Figures 7030.204 and 7030.205. Refer to the intersection details for additional information. Use Class C concrete. Includes additional thickness at curb ramps and area under detectable warnings (truncated domes). Minimum 6" thickness for shared use path/trail.
7.11	Special Subgrade Preparation for Shared Use Paths	SY	0	1167	1167	See Standard Specifications Section 7030.
7.12	Detectable Warnings	SF	160	0	160	See Standard Specifications Section 7030. Use manufactured detectable warning panels. Submit type and color.
7.13	Sidewalk/Driveway Assurance Testing	LS	0.65	0.35	1	See Standard Specifications Section 7030; contractor responsible for all pavement samples and testing required.
8	DIVISION 8 - TRAFFIC CONTROL					
8.01	Traffic Signals	LS	1	0	1	See Standard Specifications Section 8010. Refer to N.1 for estimate traffic signal quantities. Refer to N.2 for additional information.

DIVIISON 1 - RISE GRANT ELIGIBLE BID ITEM
DIVISION 2 - NON PARTICIPATING BID ITEM

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DATE	REVISIONS	SCALE	AS NOTED		CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	QUANTITIES AND GENERAL INFORMATION	DWG. NO.
		DRAWN	BJL				C.2
		CHECKED	GJR				
		APPROVED	WJW				
		DATE	08-07-24				
		ISSUED FOR	REVIEW				
					3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	PROJECT 42892	

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ESTIMATED PROJECT QUANTITIES						ESTIMATE REFERENCE INFORMATION
No.	Item	Unit	Phase 2 Quantity Divison 1	Phase 2 Quantity Divison 2	Phase 2 Quantity Total	Description
8.02	Painted Pavement Markings, Solvent/Waterborne	STA	138.0	0.0	138.0	See Standard Specifications Section 8020. Refer to N sheets for additional information.
8.03	Painted Symbols and Legends	EA	12	0	12	See Standard Specifications Section 8020. Refer to N sheets for additional information.
8.04	Temporary Traffic Control	LS	0.9	0.1	1	See Standard Specifications Section 8030. Refer to traffic control notes and staging plans on J Sheets for additional information.
8.05	Traffic Signs	Ea	10	0	10	See Standard Specifications Section 8040. Includes perforated square steel tube posts.
9	DIVISION 9 - SITE WORK AND LANDSCAPING					
9.01	Hydraulic Seeding, Type 1	AC	6.5	3.0	9.5	See Standard Specifications Section 9010. Bid item for seeding, fertilizing, and mulching for hydraulic seeding. Bid item quantity is for disturbed areas along new pavement within the ROW, unless otherwise noted on the plans or directed by the Engineer. Contractor to provide at minimum 2 separate mobilizations for specified surface restoration Type; intent is to have the Contractor complete as much surface restoration as possible in the initial fall seeding period, and then complete the remainder of the seeding in the next allowable seeding window.
9.02	Hydraulic Seeding, Type 2	AC	0.0	1.0	1.0	See Standard Specifications Section 9010. Bid item for seeding, fertilizing, and mulching for hydraulic seeding. Bid item quantity is for remaining disturbed areas along new paving and trail not scheduled for Type 1 seeding such as rural section trails, drainage channels, and areas disturbed by construction outside the ROW, unless otherwise noted on the plans or directed by the Engineer. Contractor to provide at minimum 2 separate mobilizations for specified surface restoration Type; intent is to have the Contractor complete as much surface restoration as possible in the initial fall seeding period, and then complete the remainder of the seeding in the next allowable seeding window.
9.03	SWPPP Preparation	LS	0.65	0.35	1	See Standard Specifications Section 9040.
9.04	SWPPP Management	LS	0.65	0.35	1	See Standard Specifications Section 9040.
9.05	Filter Sock, 9"	LF	6520	3025	9545	See Standard Specifications Section 9040. Place as directed for sediment control in disturbed areas and as detailed in SWPPP. At a minimum place around opening of each manhole and intake and also pavement removal limits where gutter grade flow away from the project. Unit price includes maintenance and removal upon approval.
9.06	Filter Socks, Removal	LF	6520	3025	9545	See Standard Specifications Section 9040.
9.07	Erosion Control Mulching, Hydromulching	AC	6.5	4.0	10.5	See Standard Specifications Section 9040; use to cover disturbed areas where Type 1 and Type 2 seeding not completed in the initial fall seeding window; intent is to protect unseeded disturbed areas over the winter until final seeding can be performed. Estimated quantity is for establishing unit pricing for anticipated erosion control mulching needed for the project; final payment based on actual acres of hydromulching needed/directed for use by City/Engineer.
9.08	Rip Rap	Tons	50.0	0.0	50.0	See Standard Specifications Section 9040. Bid item for use at outlet of 42" storm sewer on 2nd St NE. Construct per IDOT Standard Road Plan EC-301, type 2 (Rock Ditch). Use Class E Revetment.
11	DIVISION 11 - MISCELLANEOUS					
11.01	Construction Survey	LS	0.65	0.35	1	See Standard Specifications Section 11,010.
11.02	Mobilization	LS	0.65	0.35	1	See Standard Specifications Section 11,020.
11.03	Signing - District Identification	EA	0	2	2	See Special Provisions for additional information on Civic Campus District Identification signing.

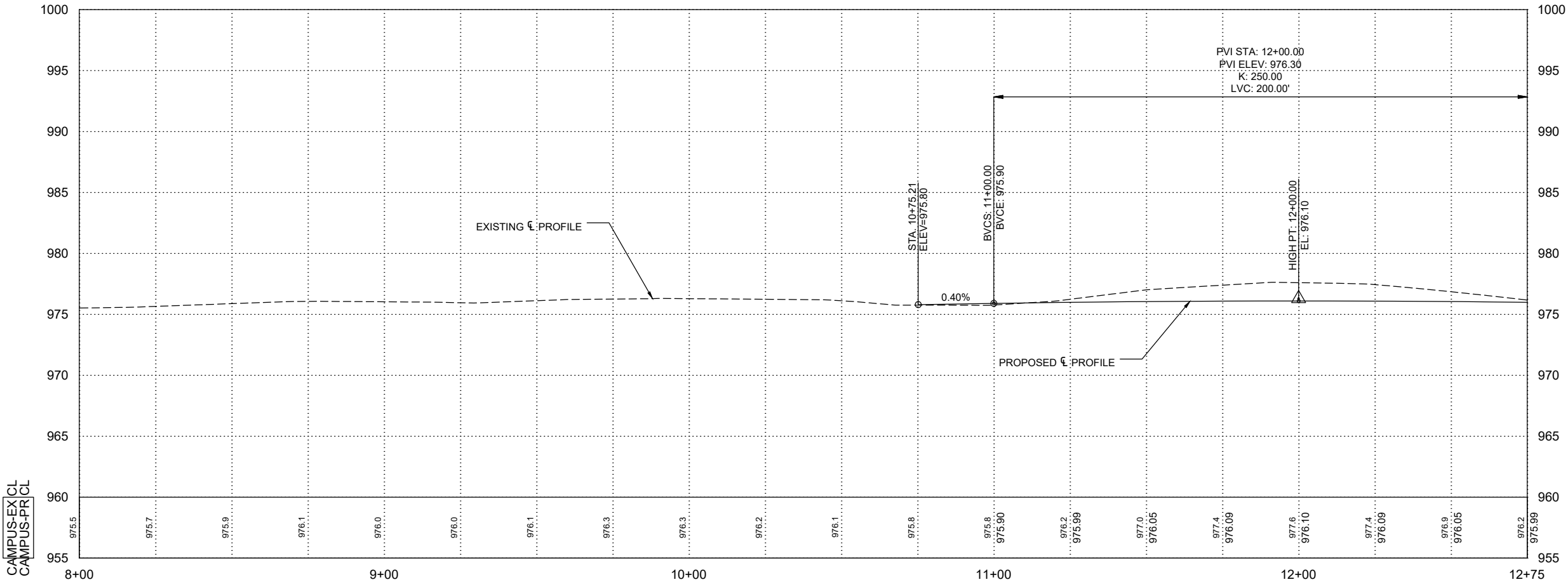
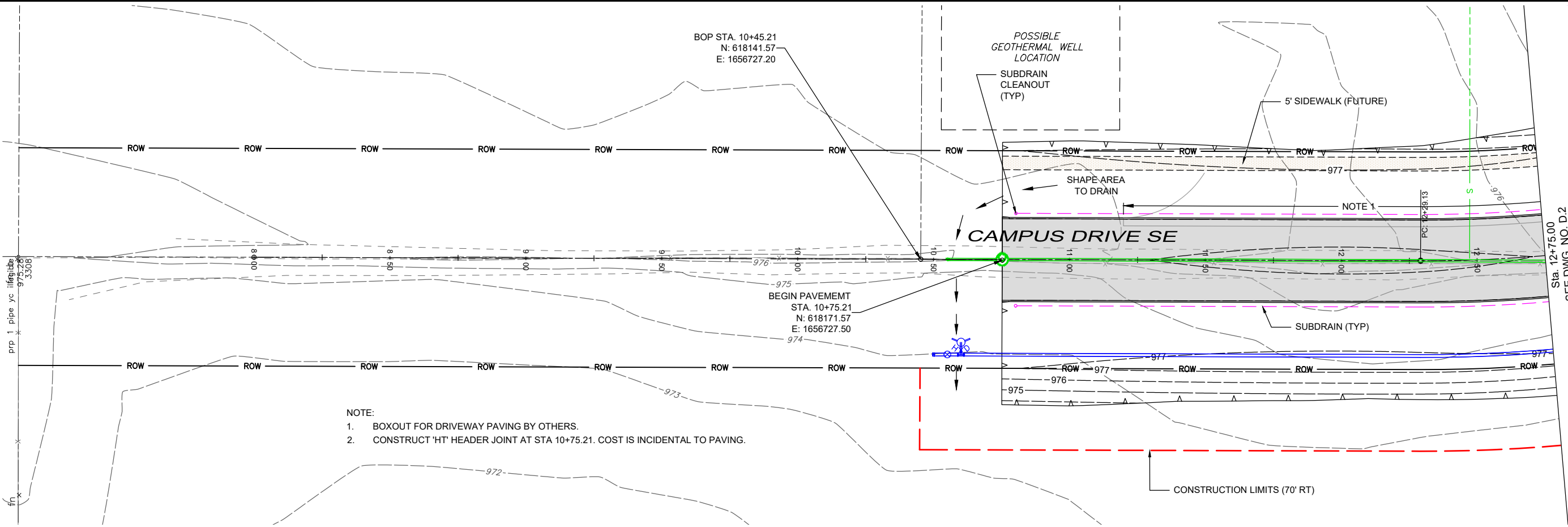
DIVIISON 1 - RISE GRANT ELIGIBLE BID ITEM
DIVISION 2 - NON PARTICIPATING BID ITEM

ALL WORK AND MATERIALS ON THIS PROJECT SHALL CONFORM TO THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 2024 AS AMENDED AND AS ADOPTED BY CITY OF BONDURANT, IOWA, UNLESS OTHERWISE NOTED ON THE PLANS OR CONTRACT DOCUMENTS.

DATE	REVISIONS	SCALE	AS NOTED		CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	QUANTITIES AND GENERAL INFORMATION	DWG. NO.
		DRAWN	BJL				C.3
		CHECKED	GJR				
		APPROVED	WJW				
		DATE	08-07-24				
		ISSUED FOR	REVIEW		3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)		PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 3:57:39 PM

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DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
 CITY OF BONDURANT

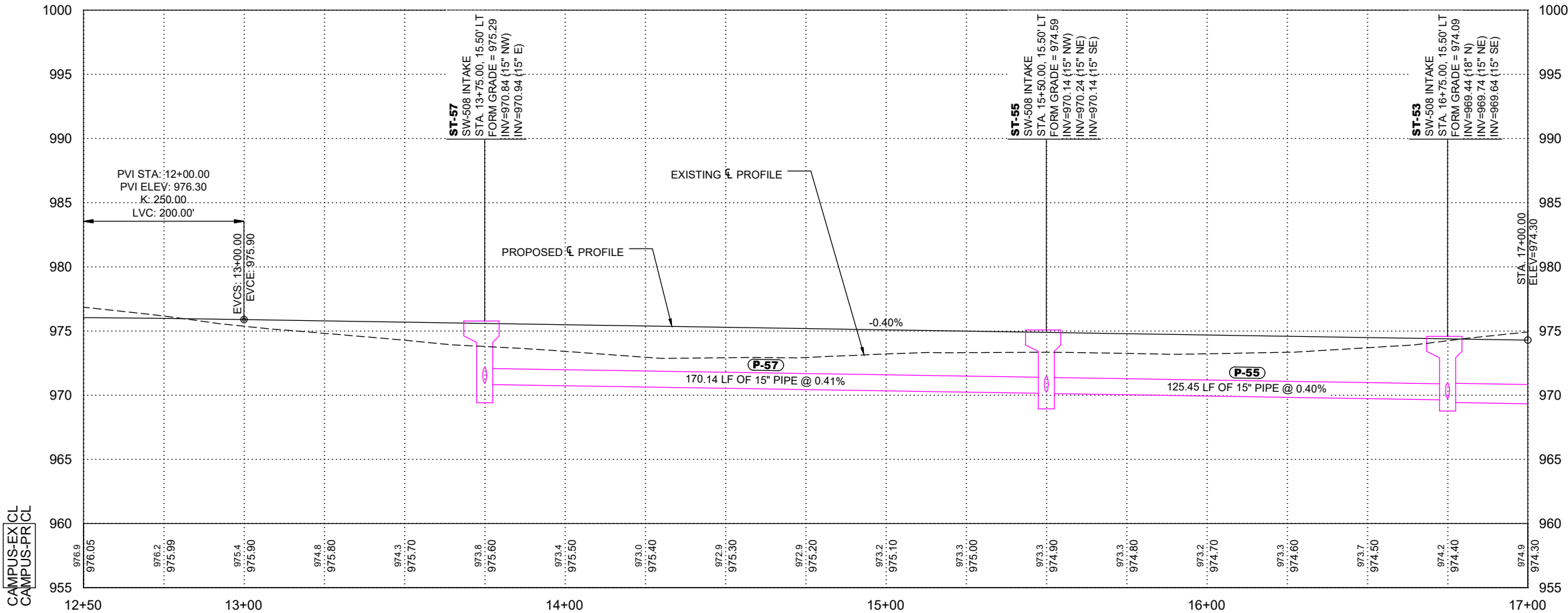
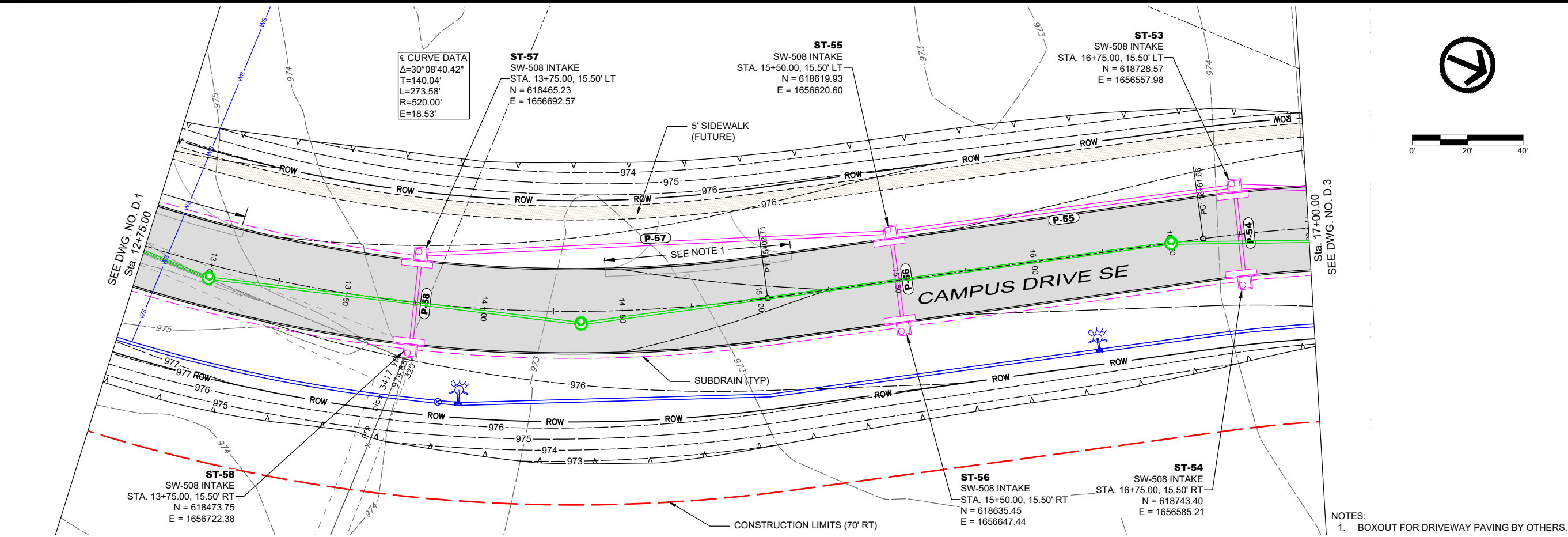
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 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

PAVING AND STORM - CAMPUS DRIVE SE

DWG. NO.
D.1
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 3:57:49 PM

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DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

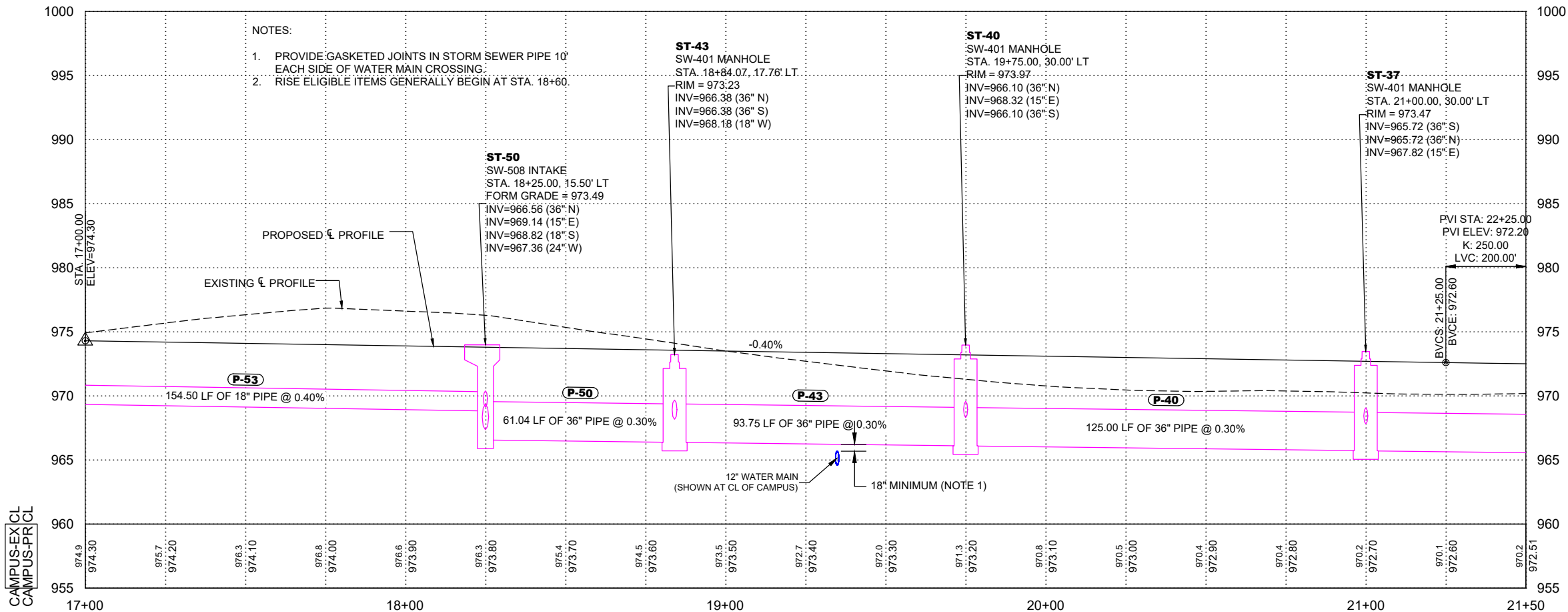
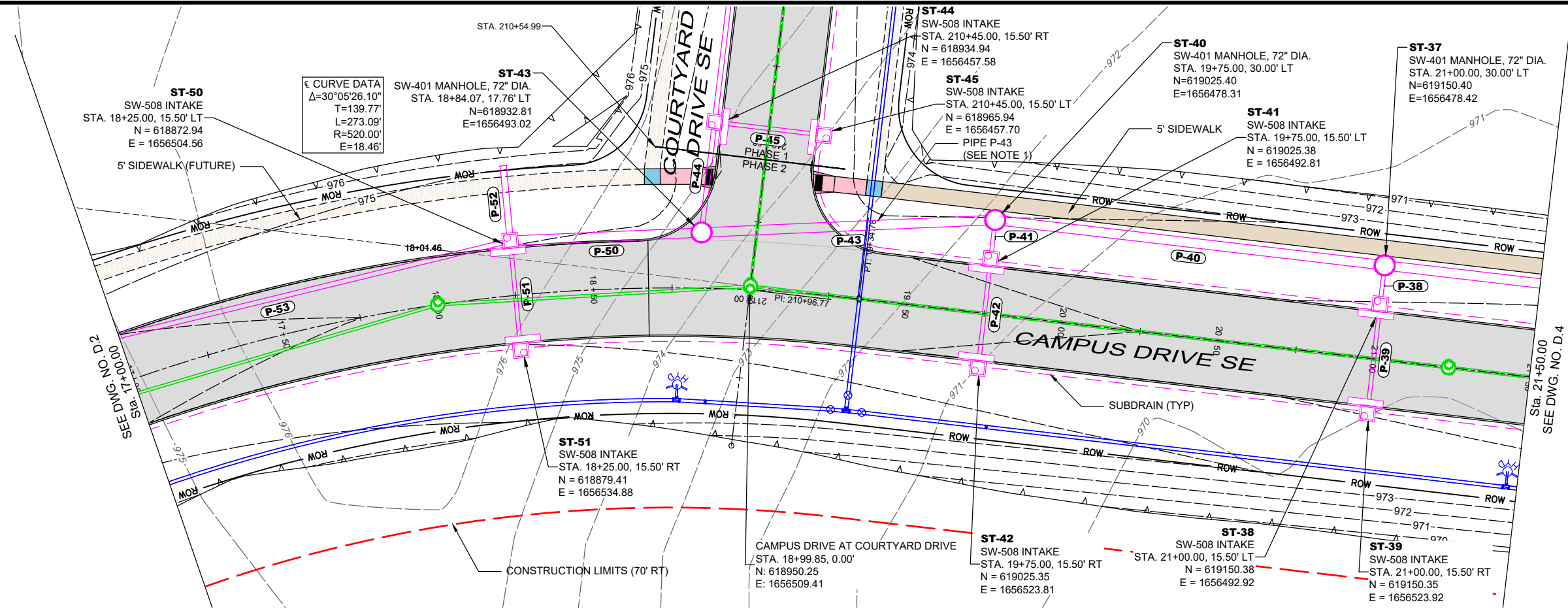
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
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DWG. NO.
D.2
PROJECT 42892

PAVING AND STORM - CAMPUS DRIVE SE

PLOTTED: Wednesday, August 7, 2024 3:57:59 PM

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DATE	REVISIONS	SCALE	AS NOTED
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		DATE	08-07-24
		ISSUED FOR	REVIEW

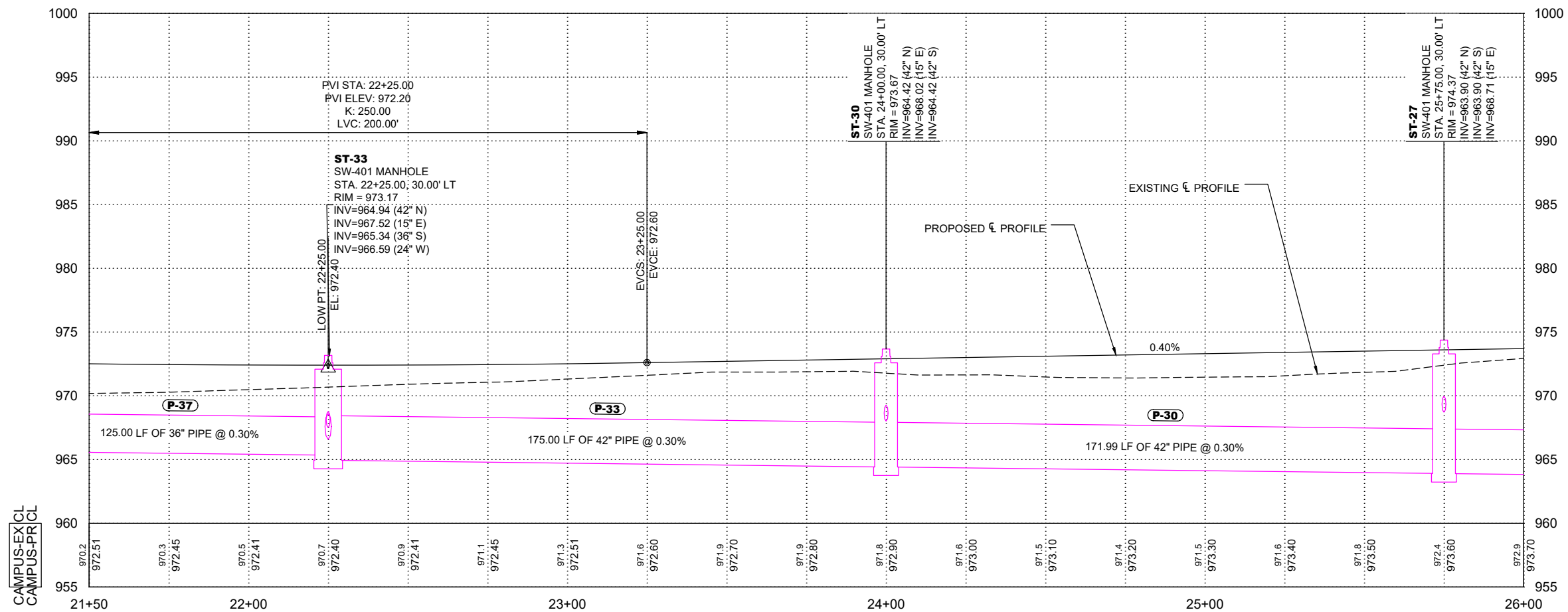
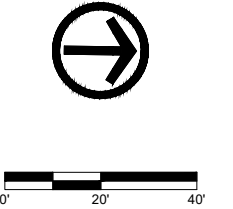
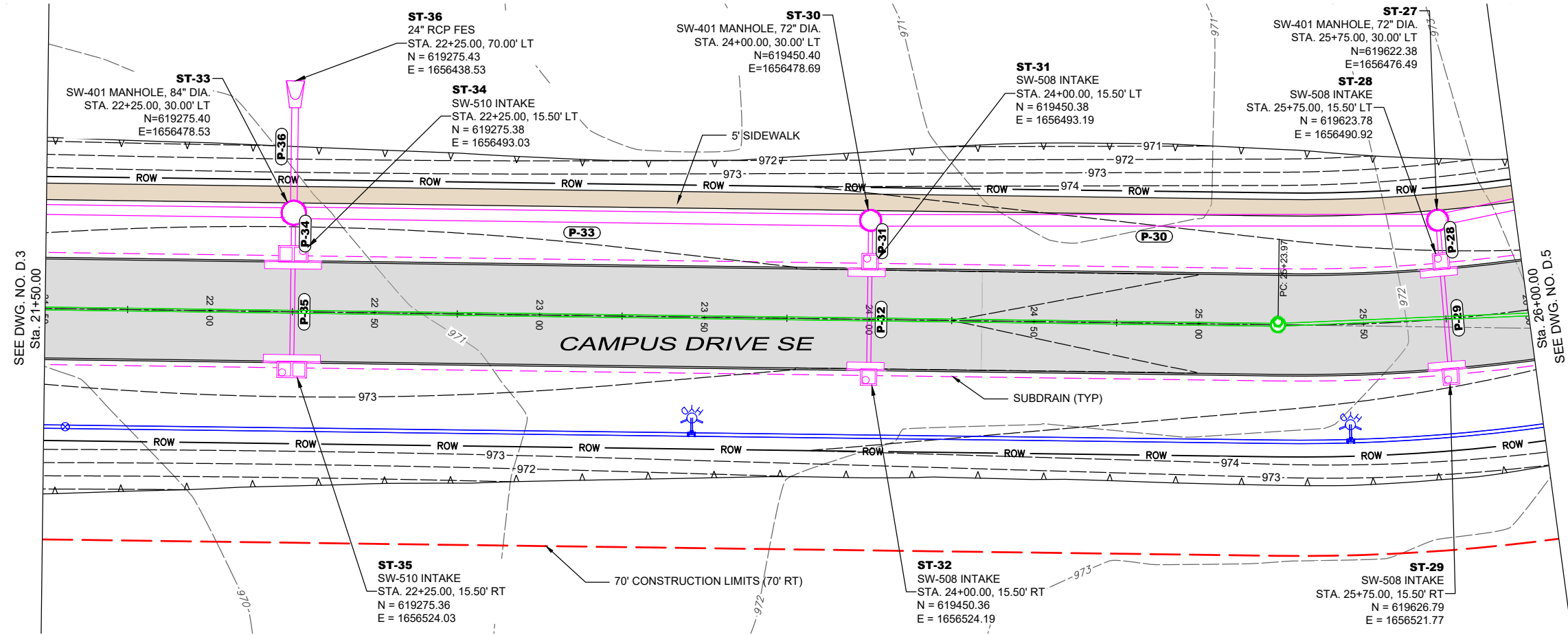


CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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PAVING AND STORM - CAMPUS DRIVE SE

DWG. NO.
D.3
PROJECT 42892



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
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		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

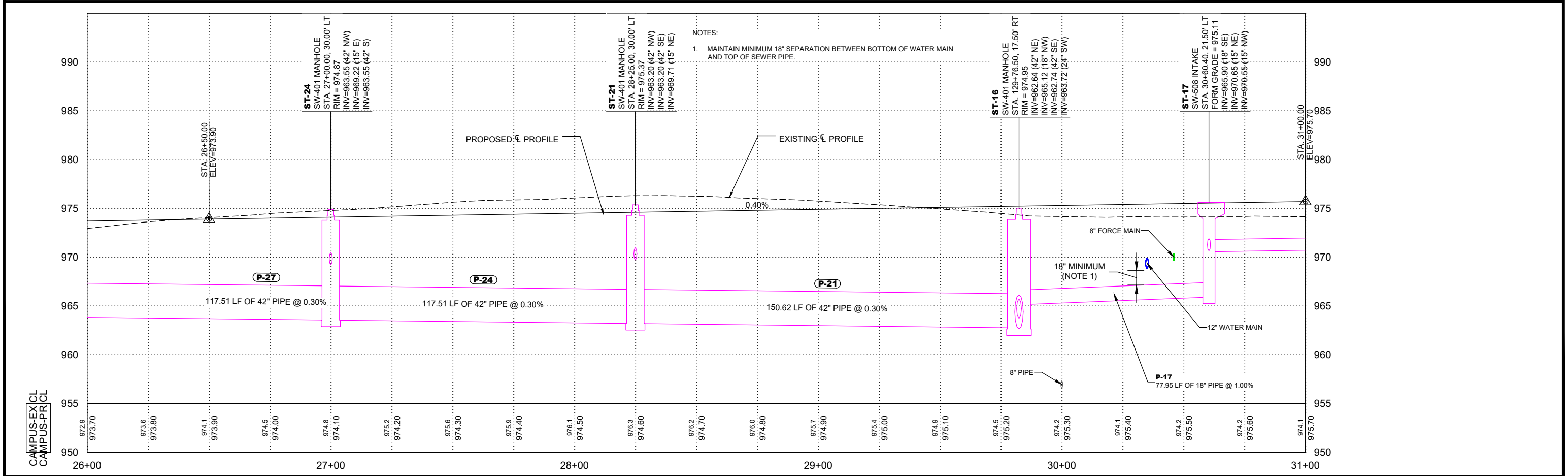
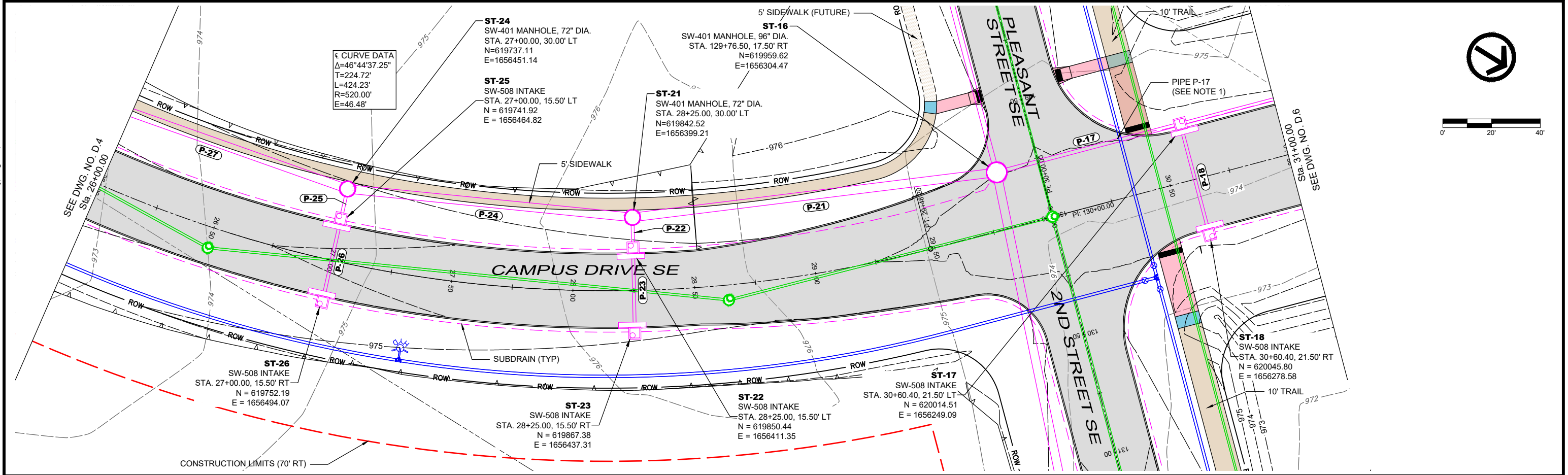
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PAVING AND STORM - CAMPUS DRIVE SE

WG. NO.

0.4

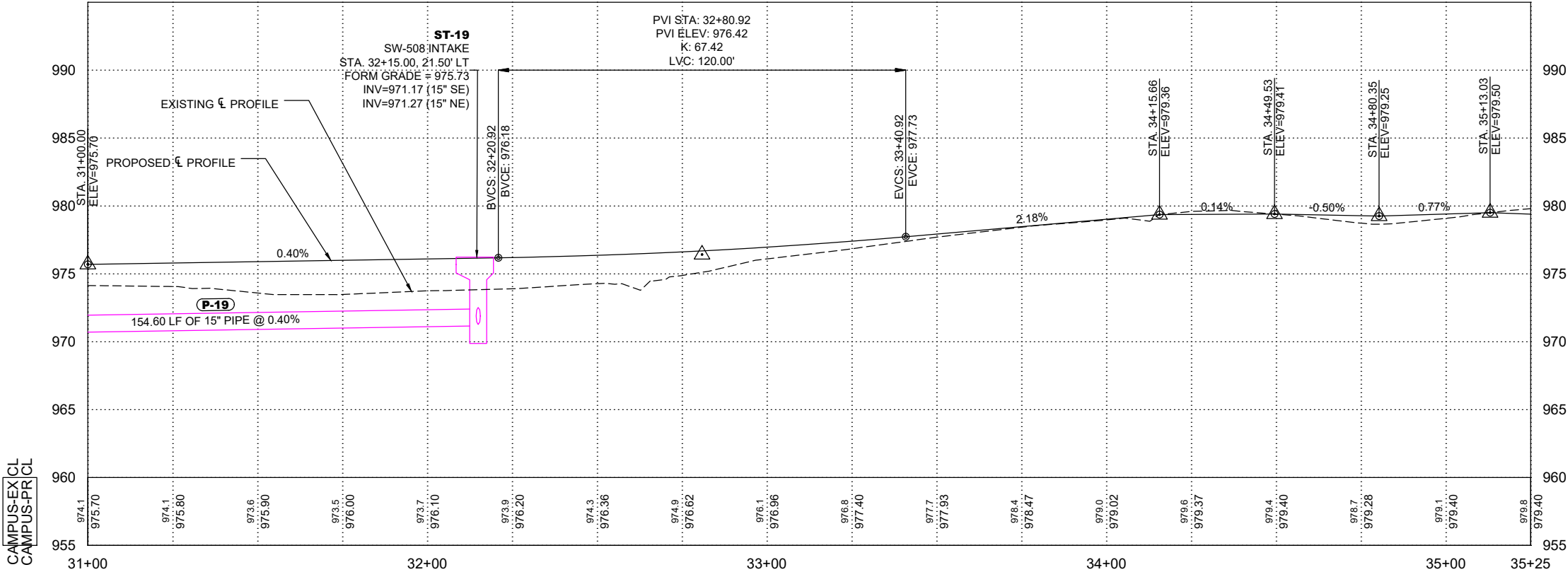
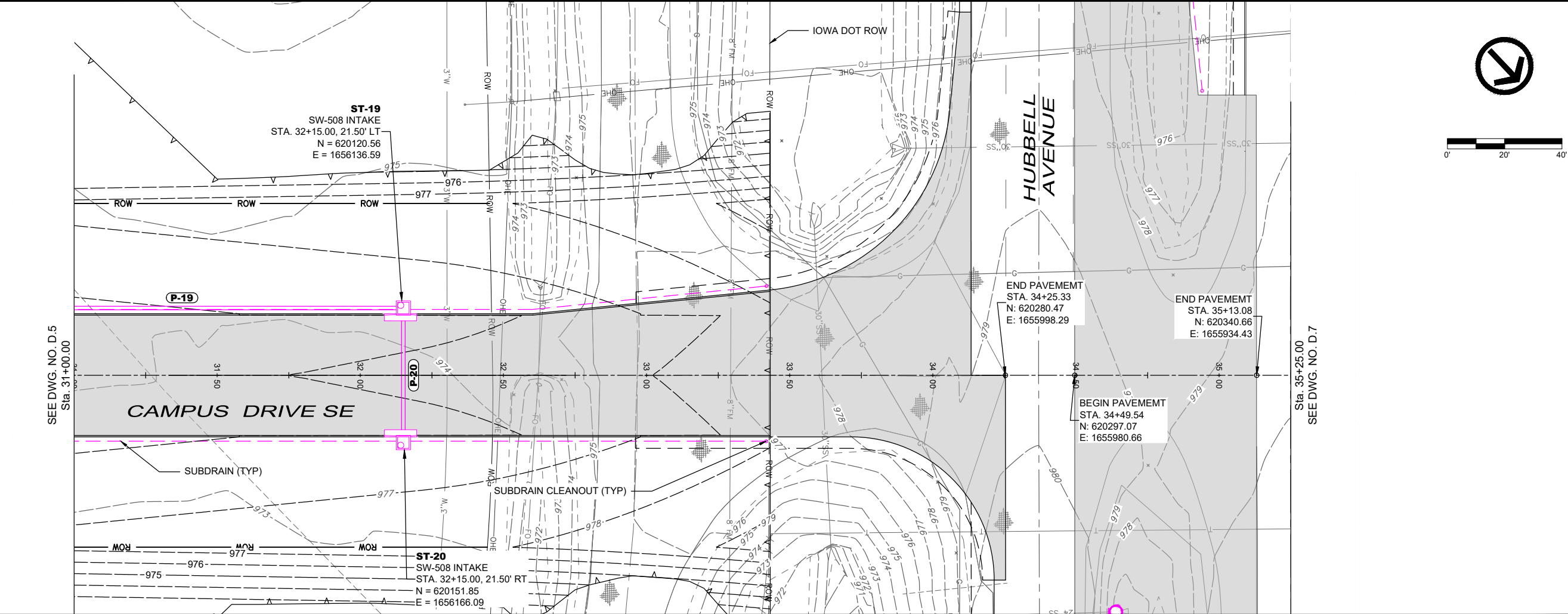
PROJECT	42892
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DATE	REVISIONS	SCALE	AS NOTED		CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT 3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	PAVING AND STORM - CAMPUS DRIVE SE	DWG. NO.
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		CHECKED	GJR				
		APPROVED	WJW				
		DATE	08-07-24				
		ISSUED FOR	REVIEW				PROJECT 42892

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DATE	REVISIONS	SCALE	AS NOTED
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		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



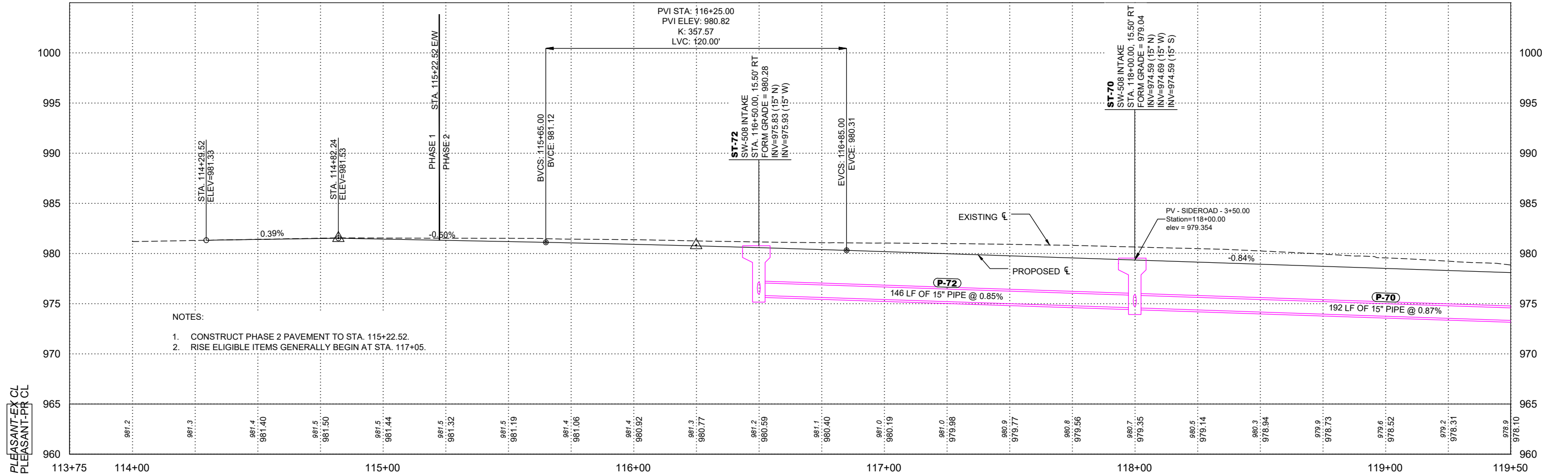
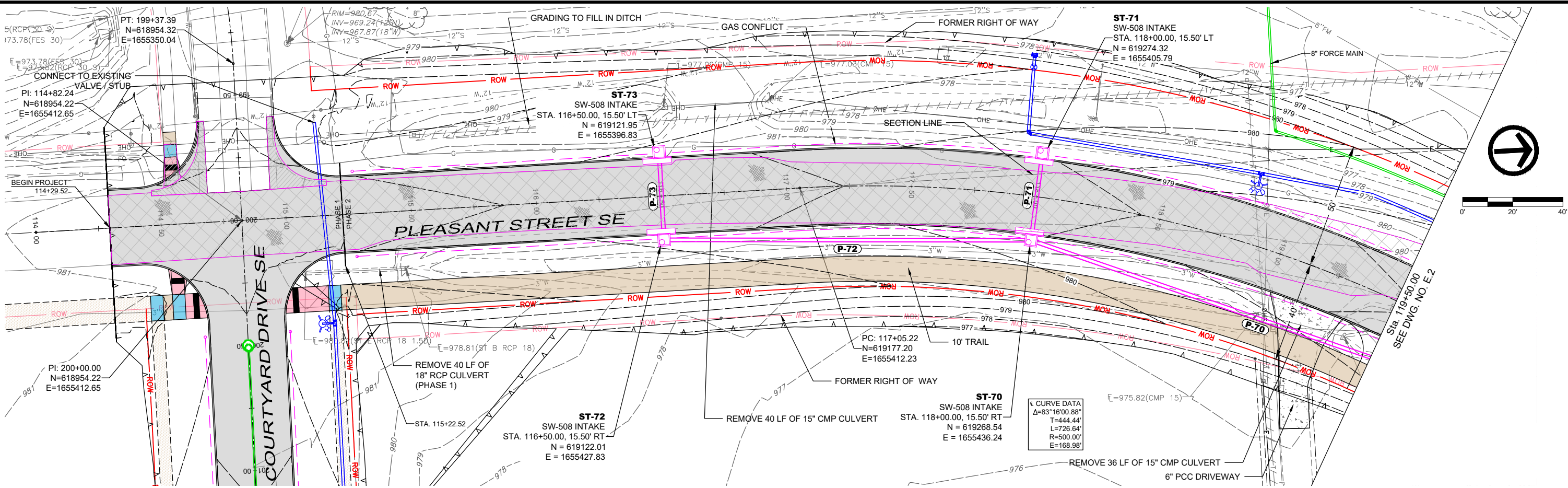
CIVIC CAMPUS IMPROVEMENTS
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PAVING AND STORM - CAMPUS DRIVE SE

DWG. NO.
D.6
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 3:59:13 PM



NOTES:

1. CONSTRUCT PHASE 2 PAVEMENT TO STA. 115+22.52.
2. RISE ELIGIBLE ITEMS GENERALLY BEGIN AT STA. 117+05.

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	BJL
CHECKED	GJR
APPROVED	WJW
DATE	08-07-24
ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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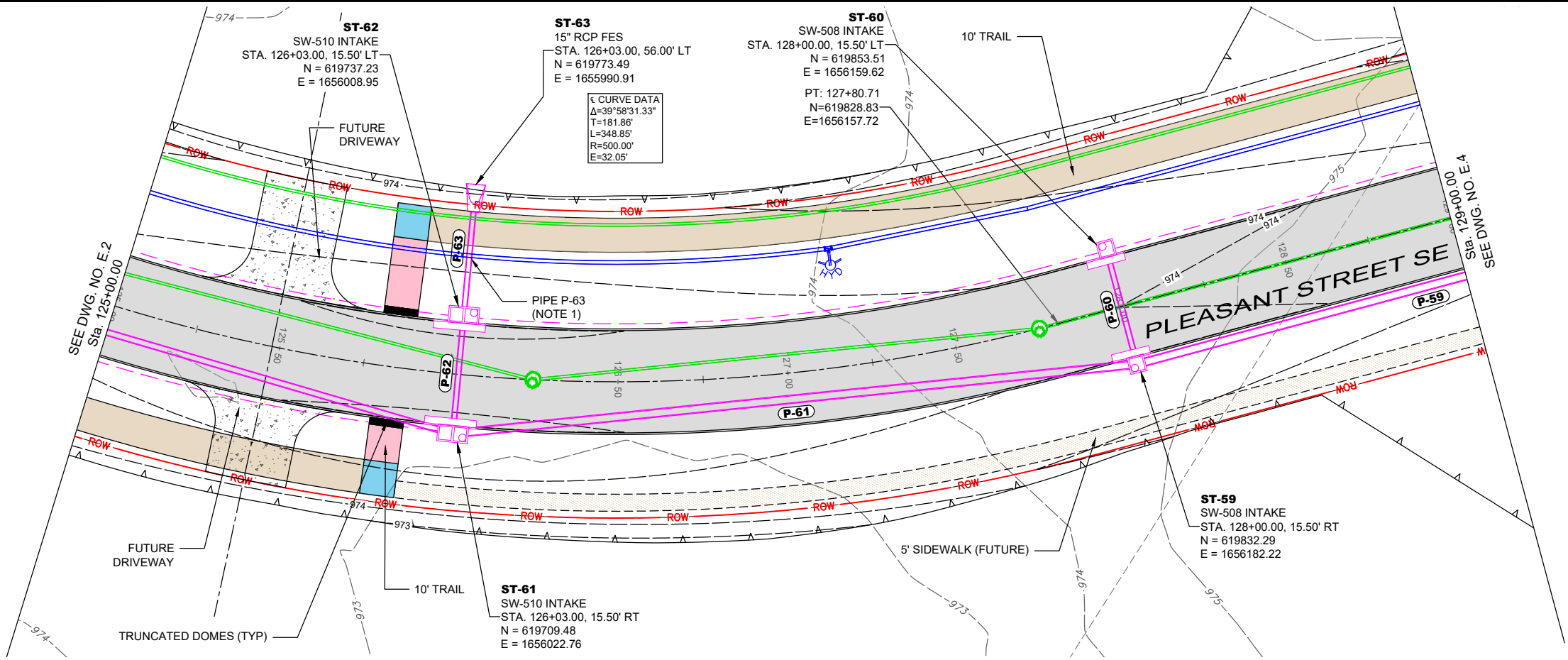
PAVING AND STORM - PLEASANT STREET SE

DWG. NO.
E.1
PROJECT
42892

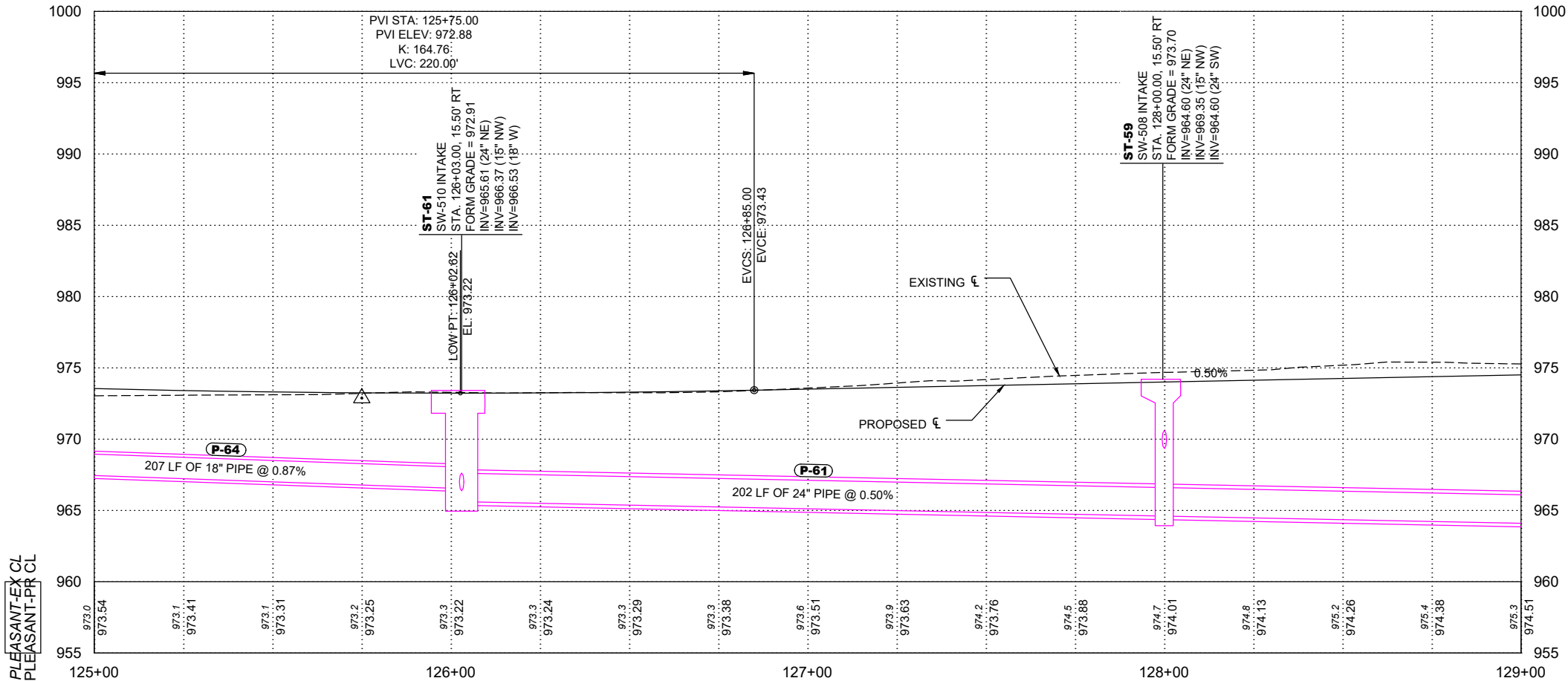
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- NOTES:
1. PROVIDE GASKETED JOINTS IN STORM SEWER PIPE 10' EACH SIDE OF WATER MAIN CROSSING.



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	BJL
CHECKED	GJR
APPROVED	WJW
DATE	08-07-24
ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

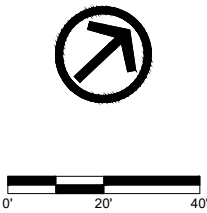
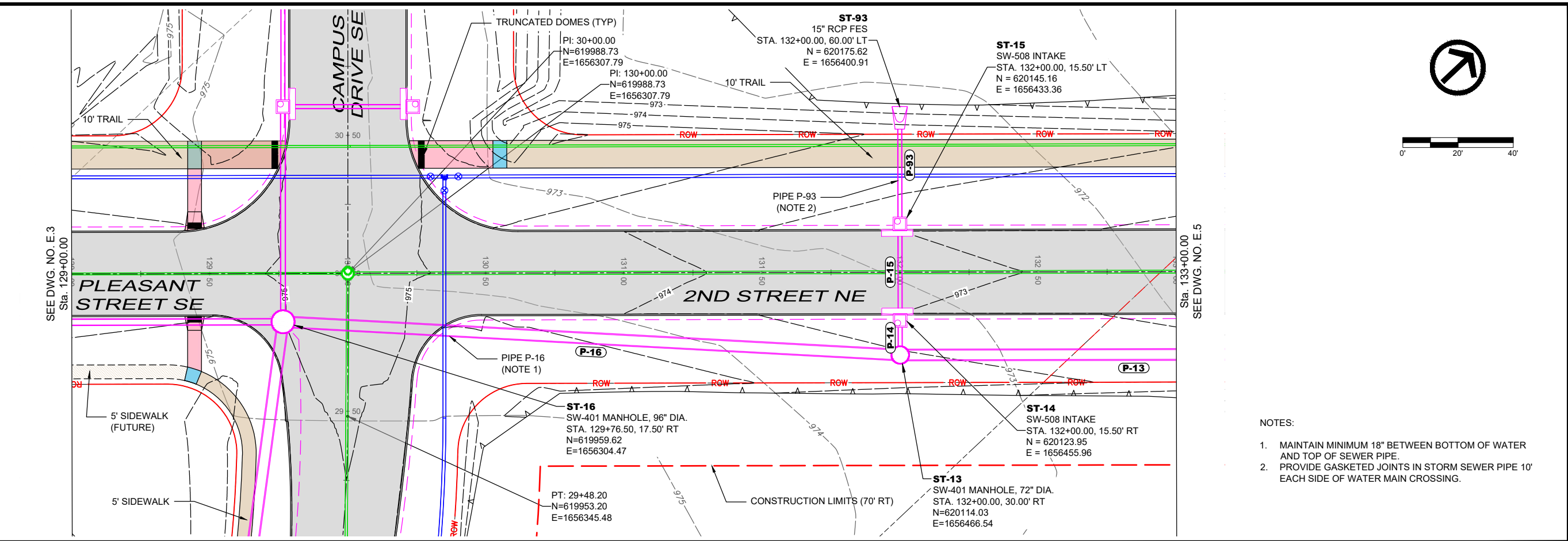
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
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PAVING AND STORM - PLEASANT STREET SE

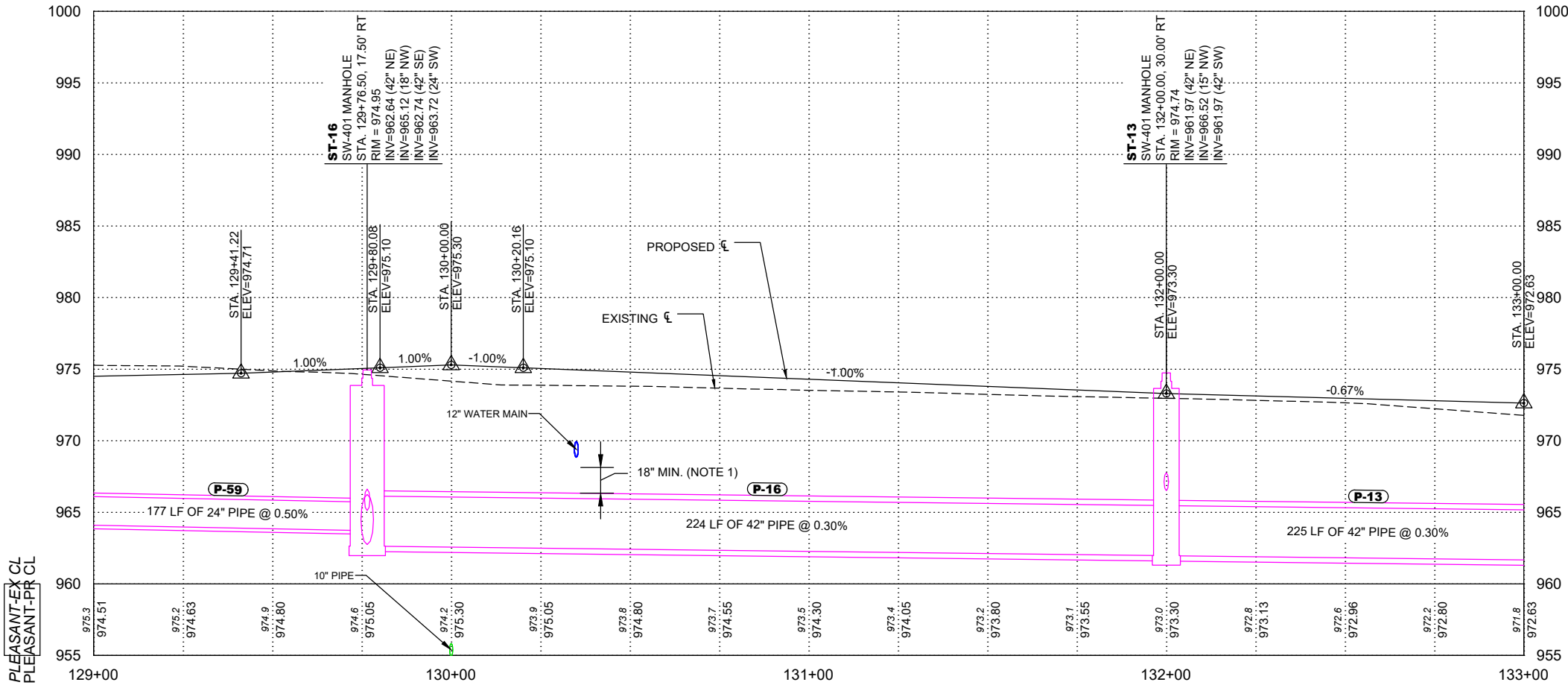
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E.3
PROJECT 42892

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- NOTES:
1. MAINTAIN MINIMUM 18" BETWEEN BOTTOM OF WATER AND TOP OF SEWER PIPE.
 2. PROVIDE GASKETED JOINTS IN STORM SEWER PIPE 10' EACH SIDE OF WATER MAIN CROSSING.



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW

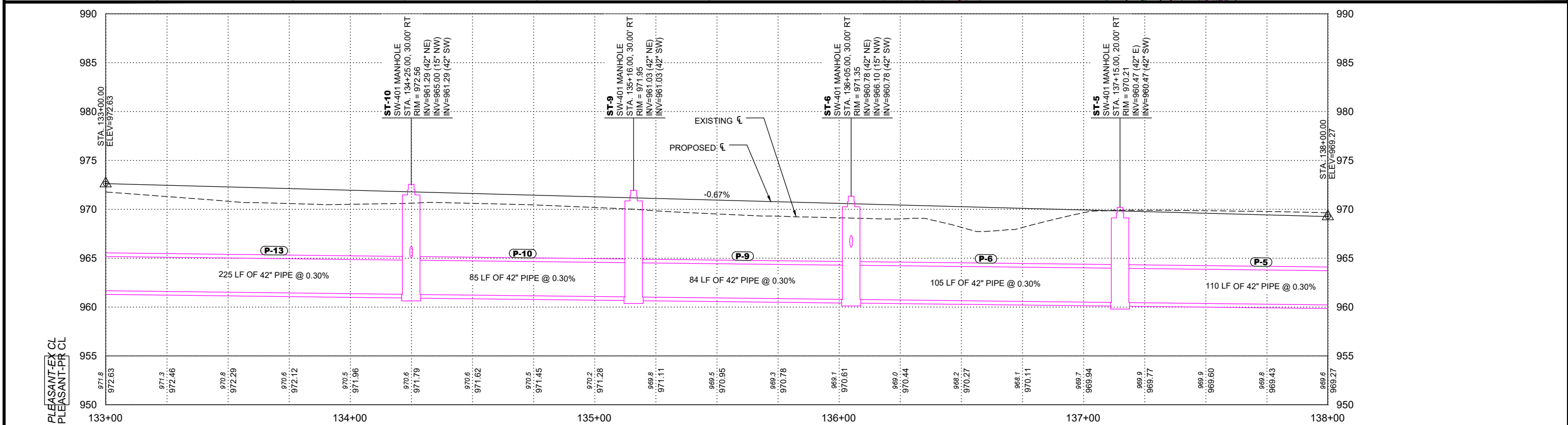


CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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DWG. NO.
E.4
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 3:59:52 PM



DATE		REVISIONS		SCALE		AS NOTED		DWG. NO.	
								E.5	
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CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

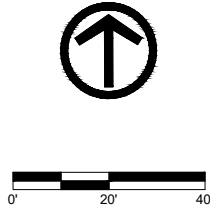
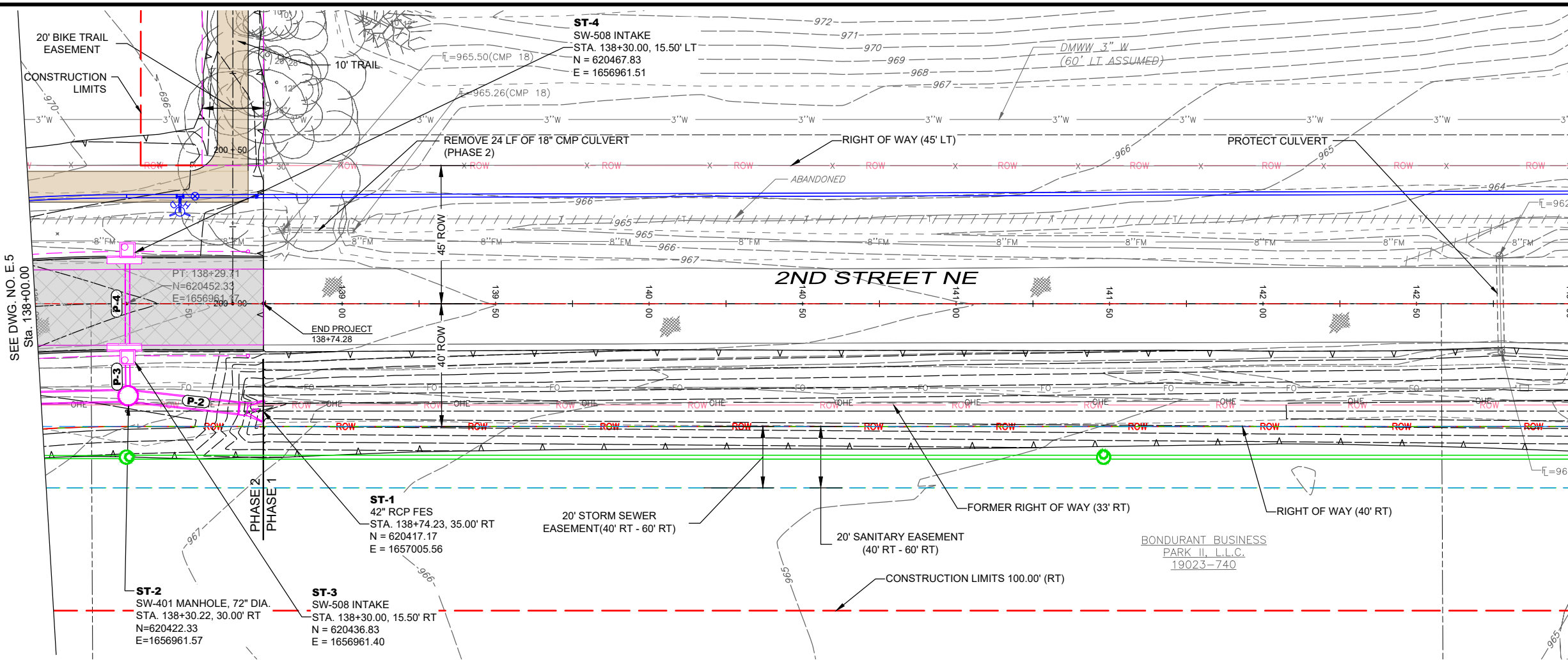
PAVING AND STORM - 2ND STREET NE

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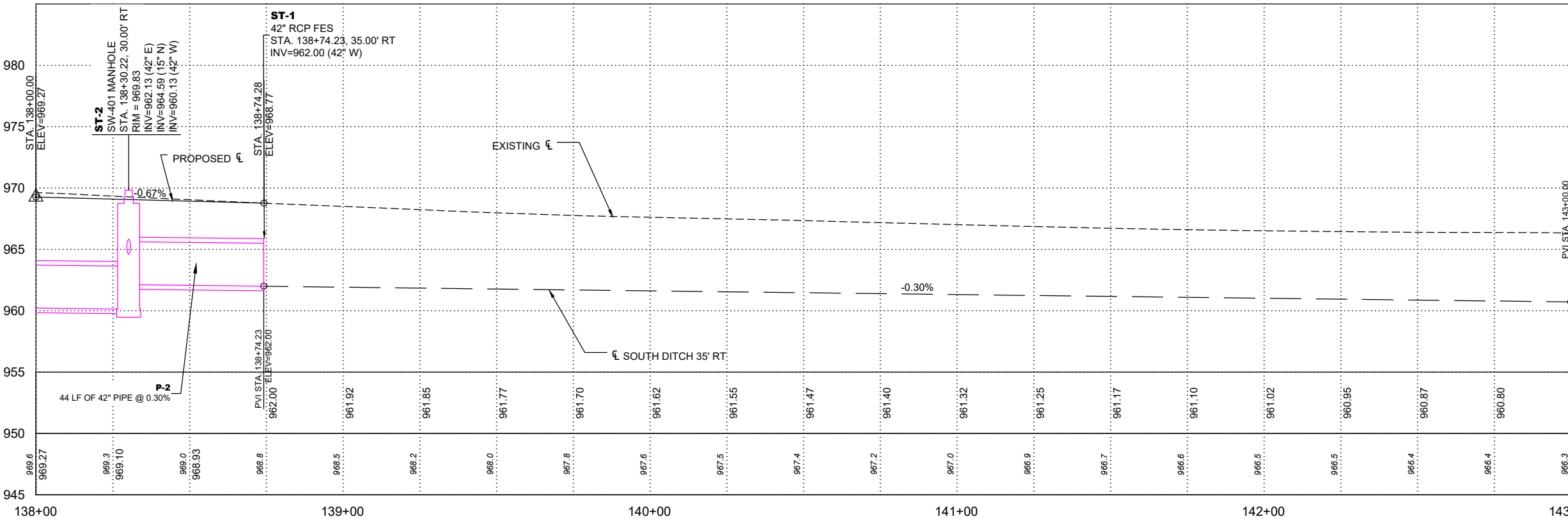
SEE DWG. NO. E.5
Sta. 138+00.00

SEE DWG. NO. E.7
Sta. 143+00.00



- NOTES:
1. FIBER OPTIC (FO) BY UPN TO BE RELOCATED TO NORTH ROW BY OTHERS.
 2. OVERHEAD ELECTRIC (OHE) BY MIDAMERICAN TO BE RELOCATED TO NORTH ROW BY OTHERS.
 3. RISE ELIGIBLE ITEMS GENERALLY END AT STA. 138+30.

PLEASANT-EX CL
PLEASANT-PR OR DIT



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	BJL
CHECKED	GJR
APPROVED	WJW
DATE	08-07-24
ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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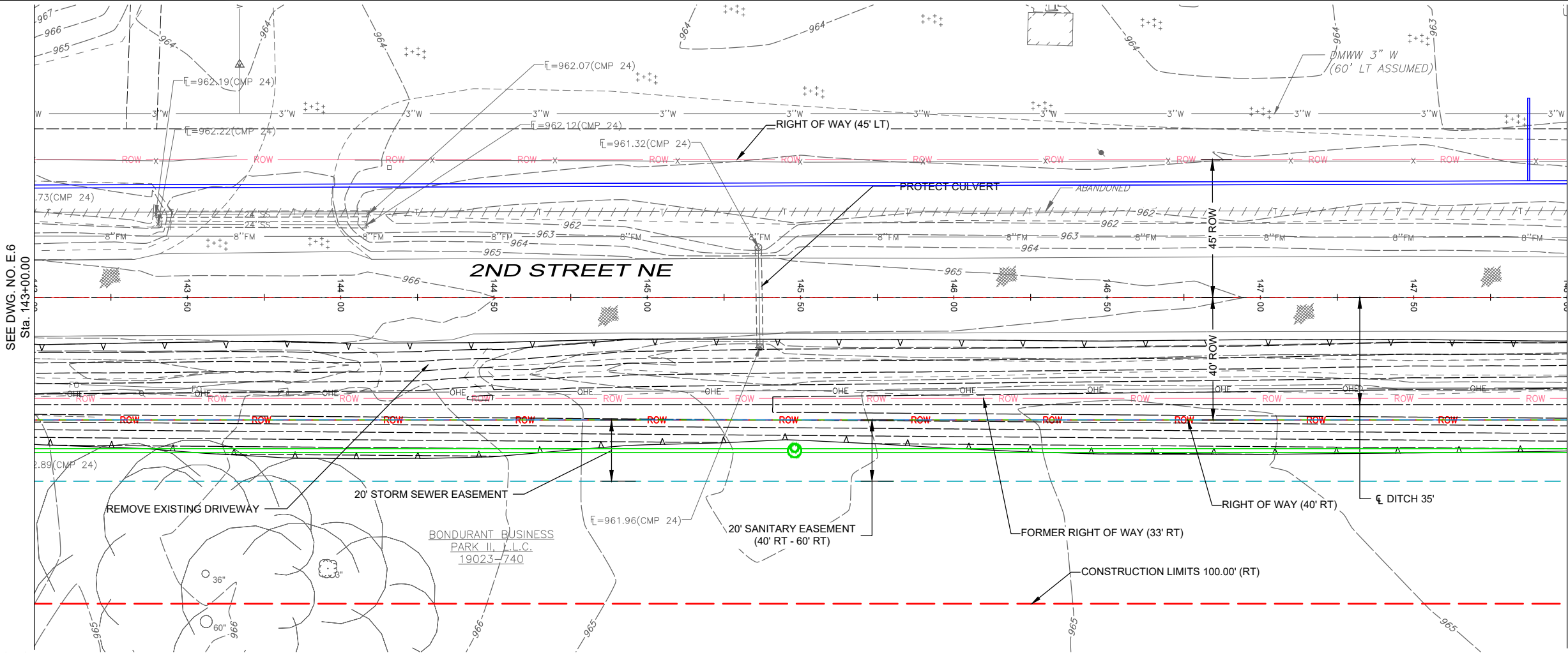
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PROJECT 42892

DWG. NO.
E.6
PROJECT 42892

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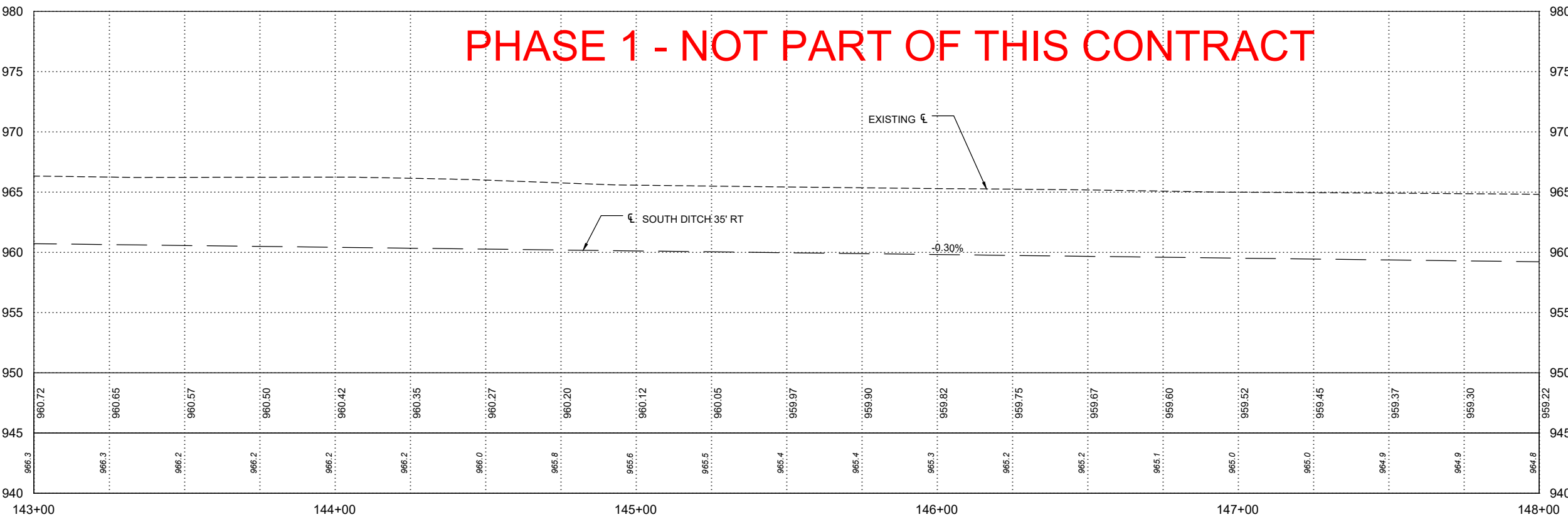


SEE DWG. NO. E.8
Sta. 148+00.00

- NOTES:
1. FIBER OPTIC (FO) BY UPN TO BE RELOCATED TO NORTH ROW BY OTHERS.
 2. OVERHEAD ELECTRIC (OHE) BY MIDAMERICAN TO BE RELOCATED TO NORTH ROW BY OTHERS.

PHASE 1 - NOT PART OF THIS CONTRACT

PLEASANT-EX CL
PLEASANT-PR OR DIT



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



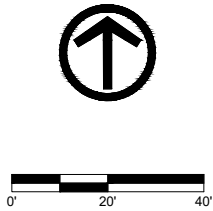
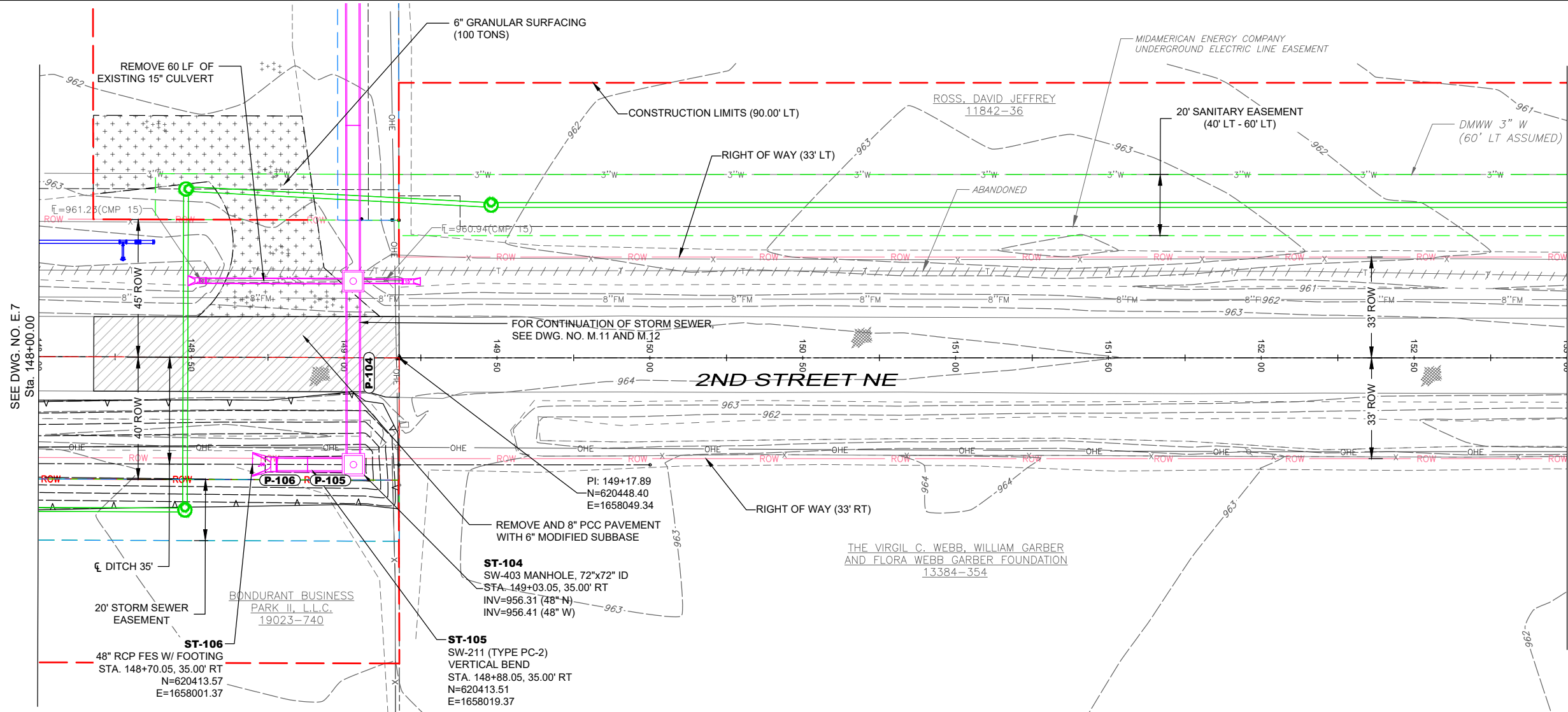
CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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PAVING AND STORM - 2ND STREET NE

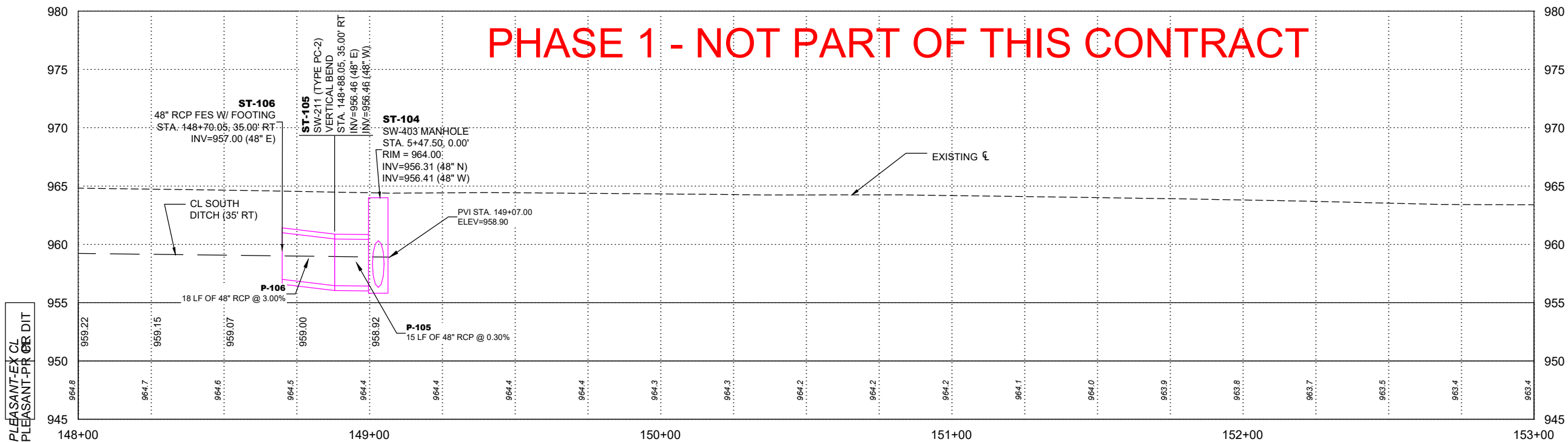
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- NOTES:
1. FIBER OPTIC (FO) BY UPN TO BE RELOCATED TO NORTH ROW BY OTHERS.
 2. OVERHEAD ELECTRIC (OHE) BY MIDAMERICAN TO BE RELOCATED TO NORTH ROW BY OTHERS.

PHASE 1 - NOT PART OF THIS CONTRACT



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				DRAWN	BJL	E.8	
				CHECKED	GJR		
				APPROVED	WJW		
				DATE			
				ISSUED FOR	REVIEW	PROJECT 42892	

CIVIC CAMPUS IMPROVEMENTS

CITY OF BONDURANT

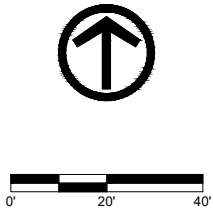
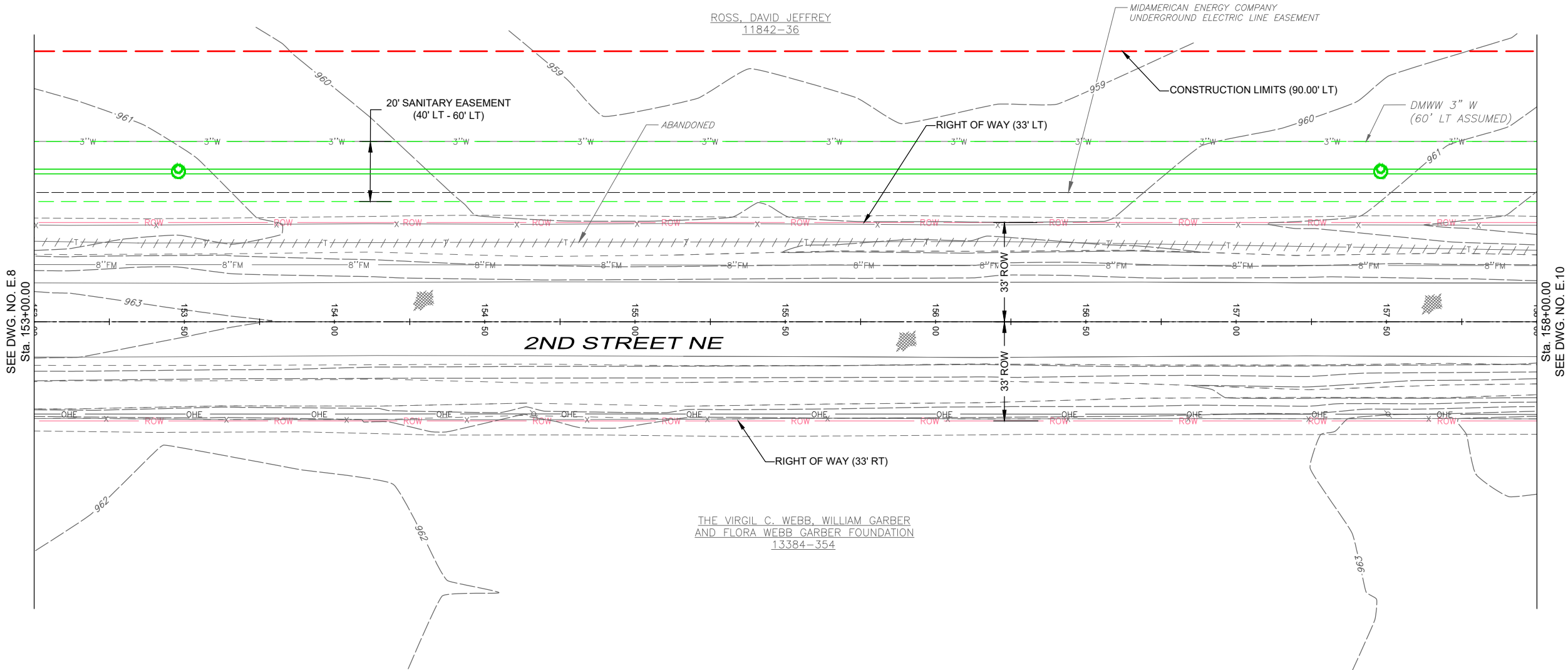
3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

PAVING AND STORM - 2ND STREET NE

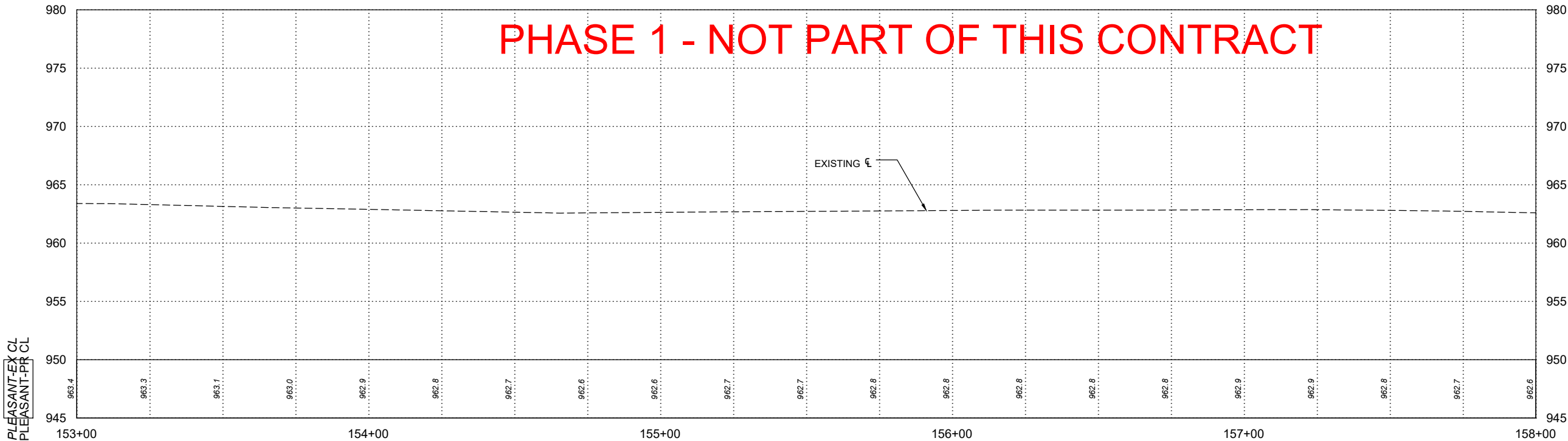
Page 260 of 449

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- NOTES:
1. FIBER OPTIC (FO) BY UPN TO BE RELOCATED TO NORTH ROW BY OTHERS.
 2. OVERHEAD ELECTRIC (OHE) BY MIDAMERICAN TO BE RELOCATED TO NORTH ROW BY OTHERS.

PHASE 1 - NOT PART OF THIS CONTRACT



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



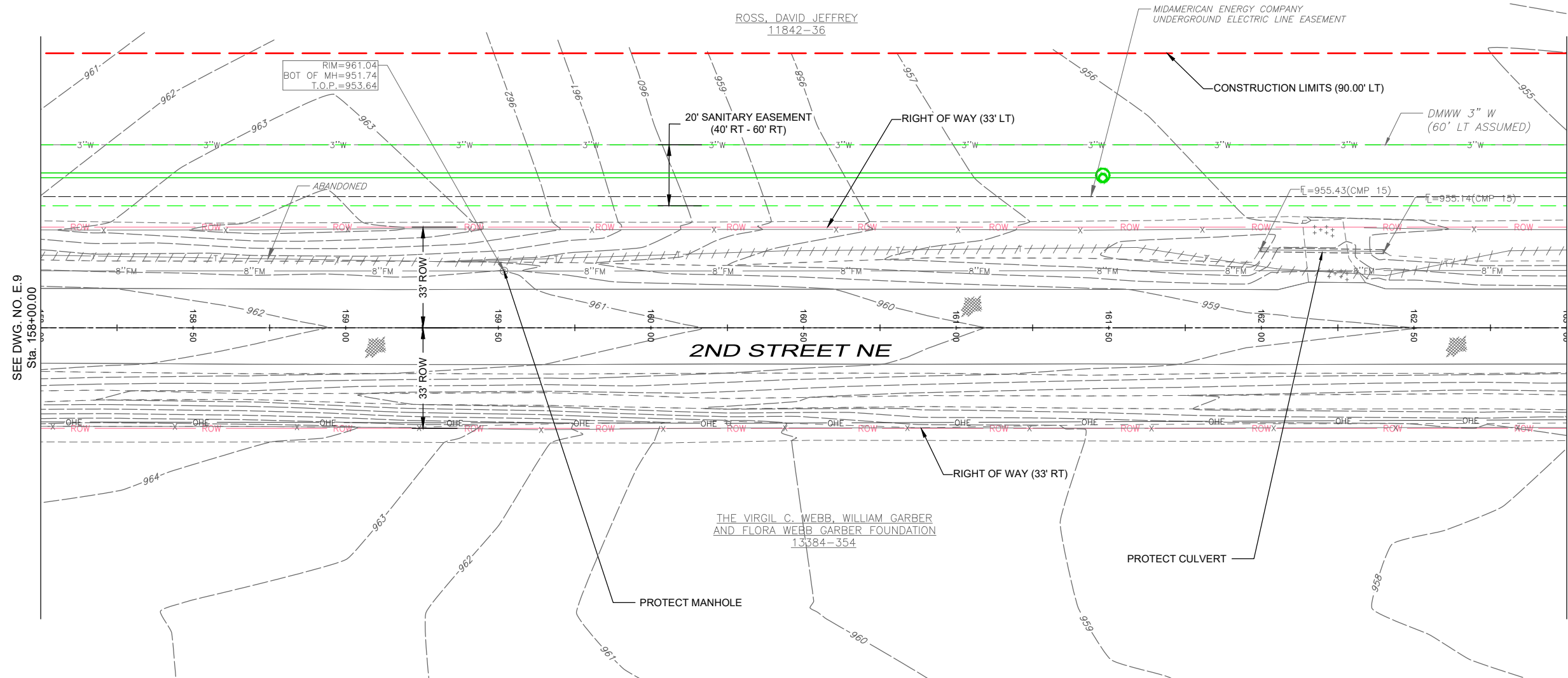
CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

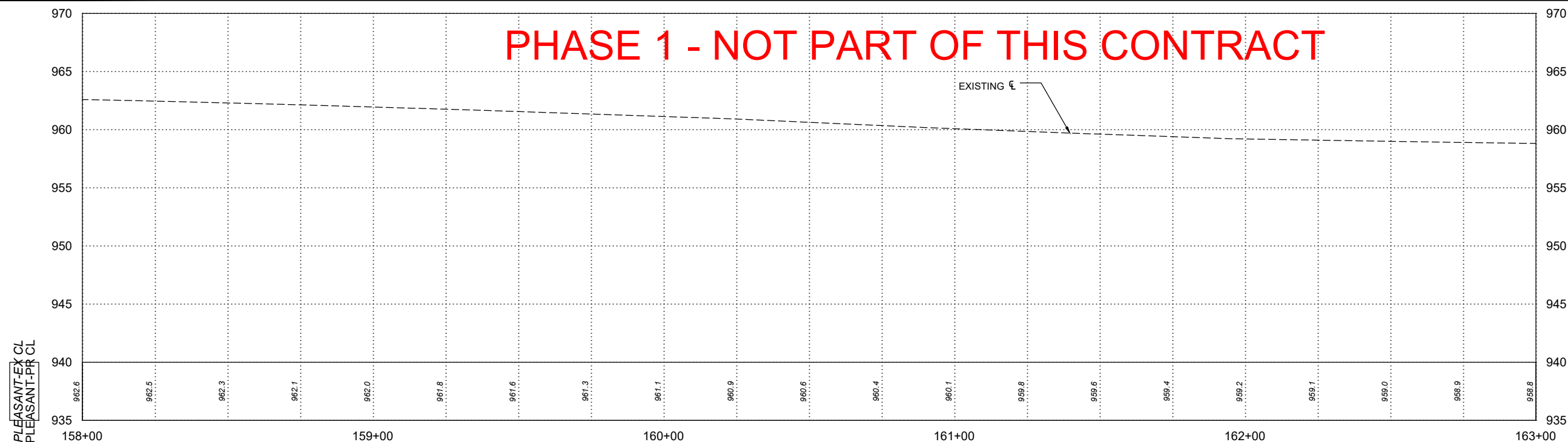
PAVING AND STORM - 2ND STREET NE

DWG. NO.
E.9
PROJECT 42892

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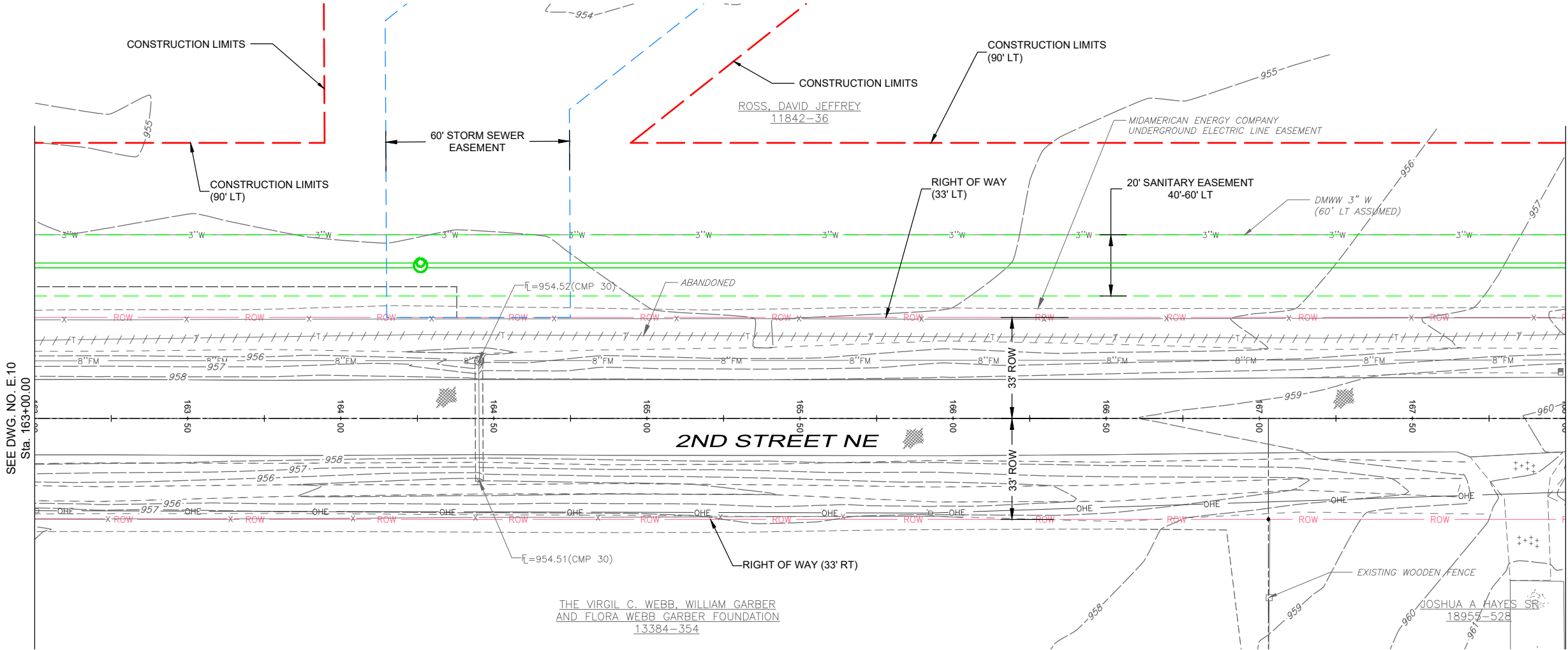


- NOTES:
1. FIBER OPTIC (FO) BY UPN TO BE RELOCATED TO NORTH ROW BY OTHERS.
 2. OVERHEAD ELECTRIC (OHE) BY MIDAMERICAN TO BE RELOCATED TO NORTH ROW BY OTHERS.



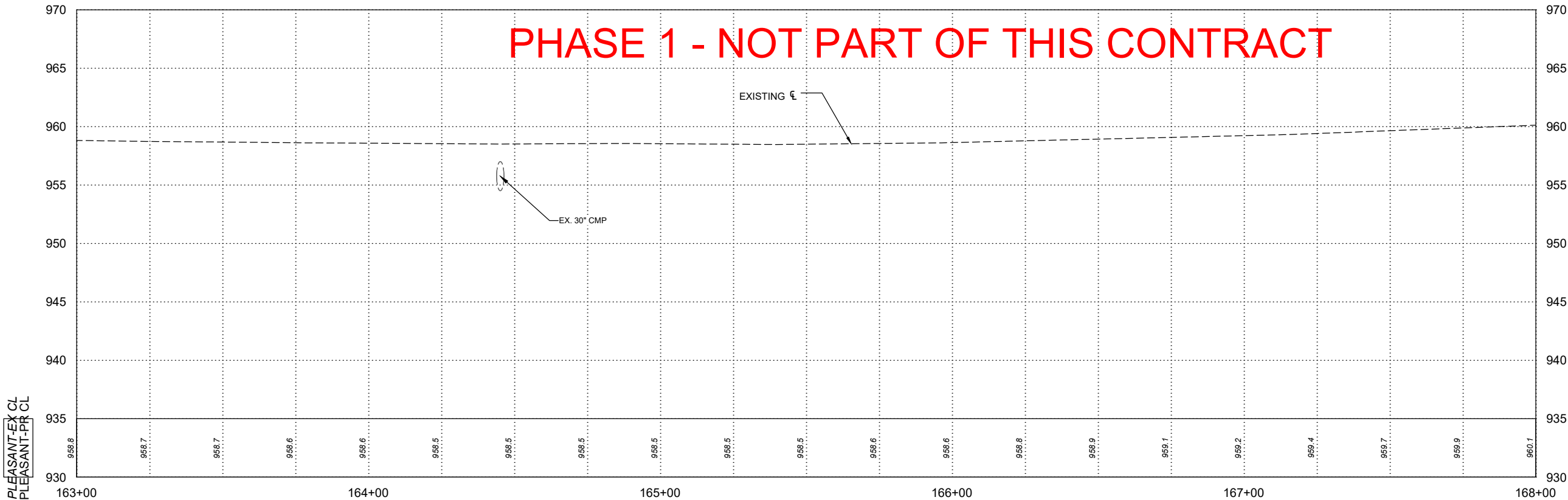
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		DRAWN	B.J.L.				E.10
		CHECKED	G.J.R.				
		APPROVED	W.J.W.				
		DATE	08-07-24				
		ISSUED FOR	REVIEW	3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	PROJECT	42892	

PLOTTED: Wednesday, August 7, 2024 4:00:43 PM



- NOTES:
1. FIBER OPTIC (FO) BY UPN TO BE RELOCATED TO NORTH ROW BY OTHERS.
 2. OVERHEAD ELECTRIC (OHE) BY MIDAMERICAN TO BE RELOCATED TO NORTH ROW BY OTHERS.

PHASE 1 - NOT PART OF THIS CONTRACT



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

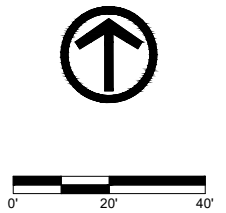
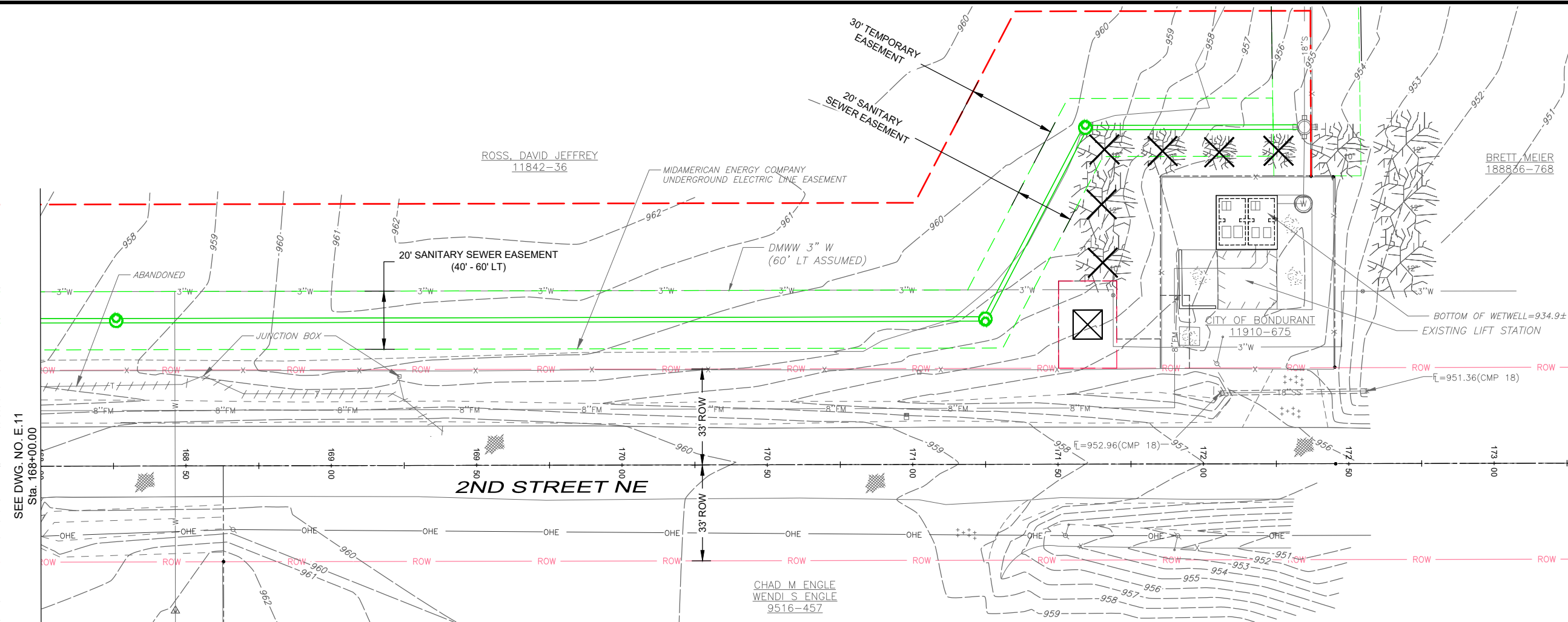
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
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PAVING AND STORM - 2ND STREET NE

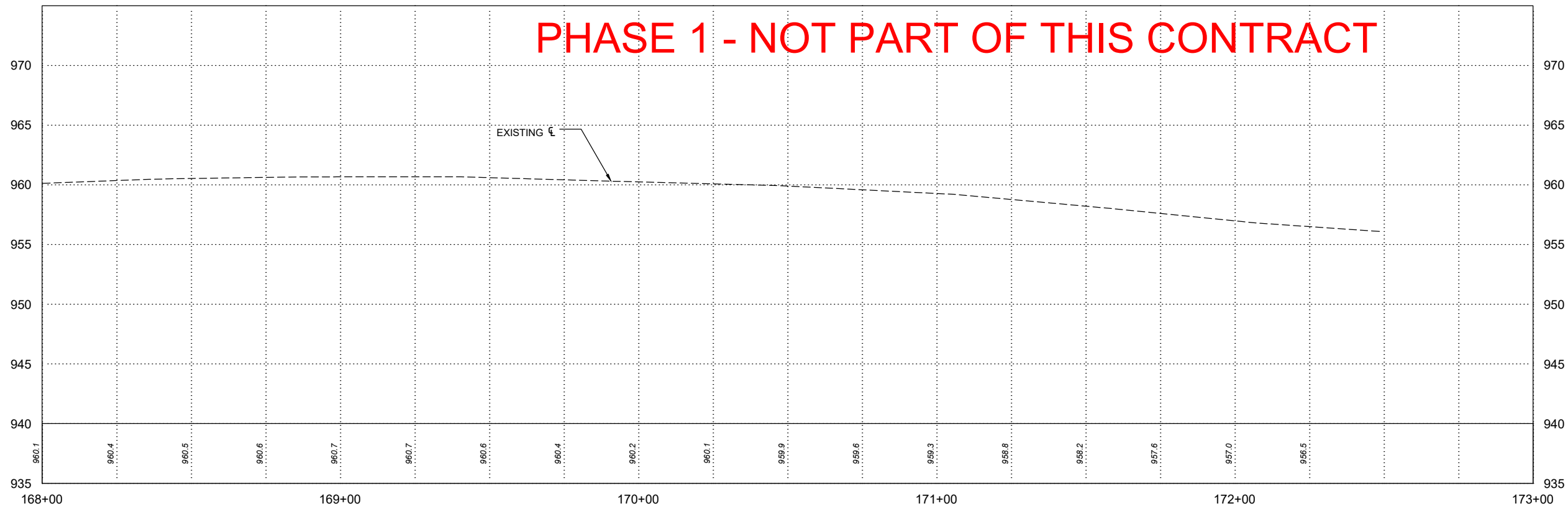
DWG. NO.
E.11
PROJECT 42892

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PHASE 1 - NOT PART OF THIS CONTRACT



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



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CITY OF BONDURANT

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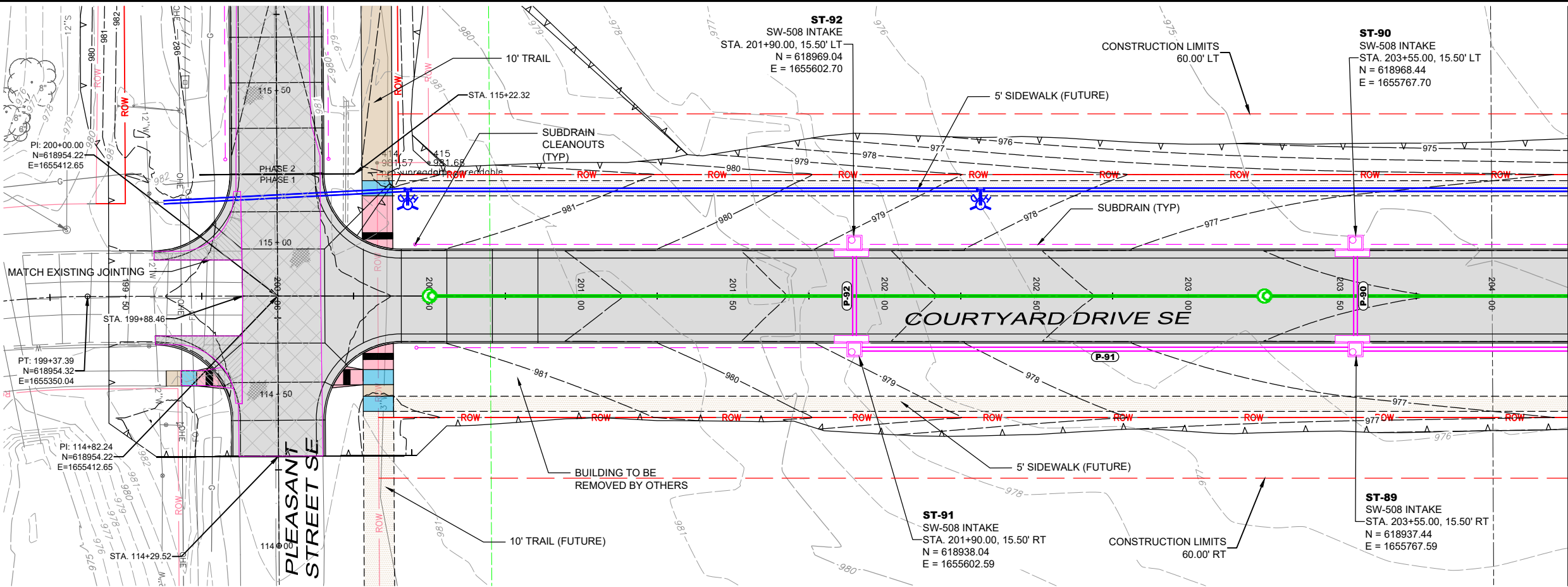
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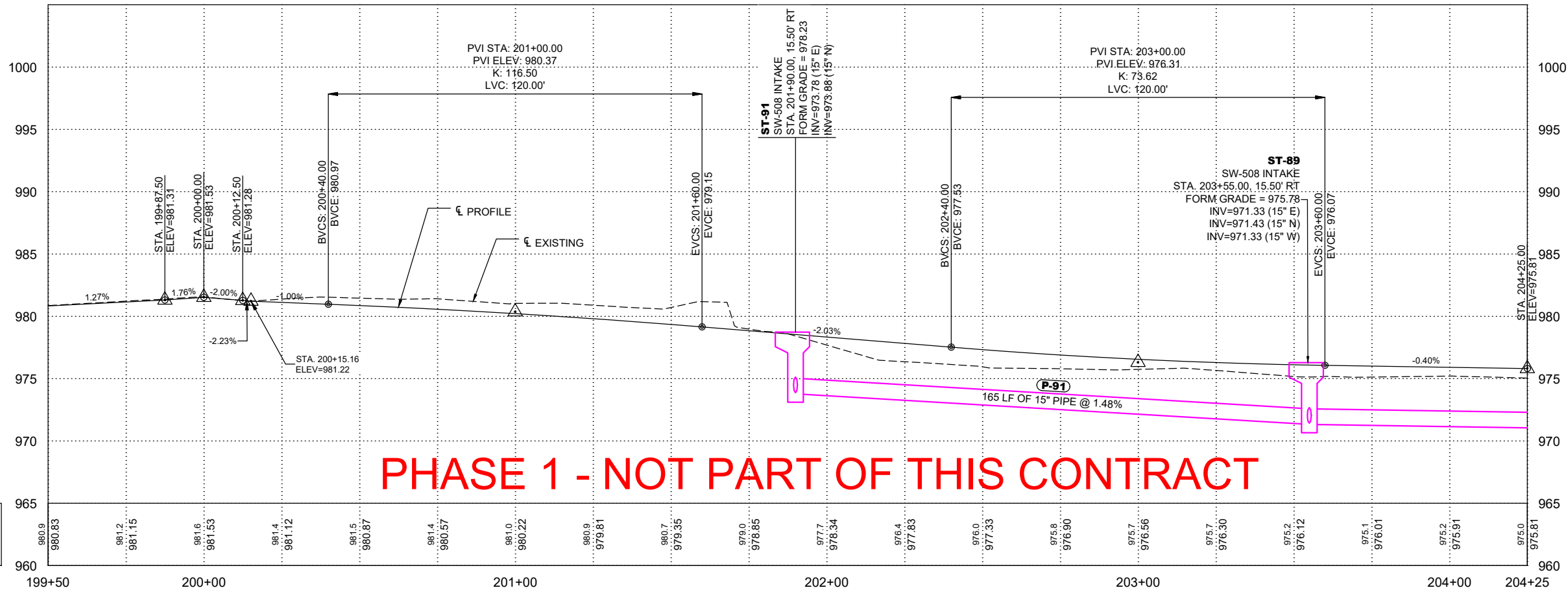
E.12

PROJECT	42892
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PLOTTED: Wednesday, August 7, 2024 4:01:15 PM



Sta. 204+25.00
 SEE DWG. NO. E.14



PHASE 1 - NOT PART OF THIS CONTRACT

X-REFS: 42892 - SURVEY BASE & 42892 - TOPO & 42892-LOTS & 42892-PAVE & 42892-EASE & 42892-LIMITS & 42892-RWL
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DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	B.J.L.
		CHECKED	G.J.R.
		APPROVED	W.J.W.
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
 CITY OF BONDURANT

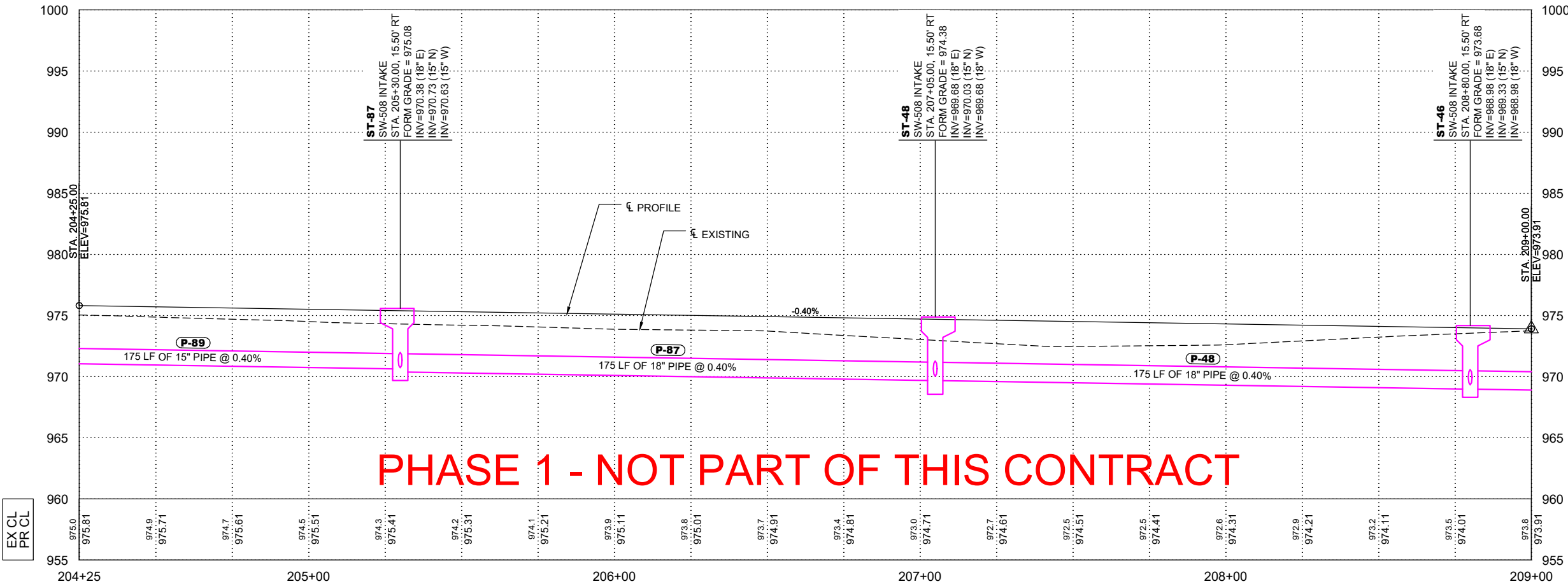
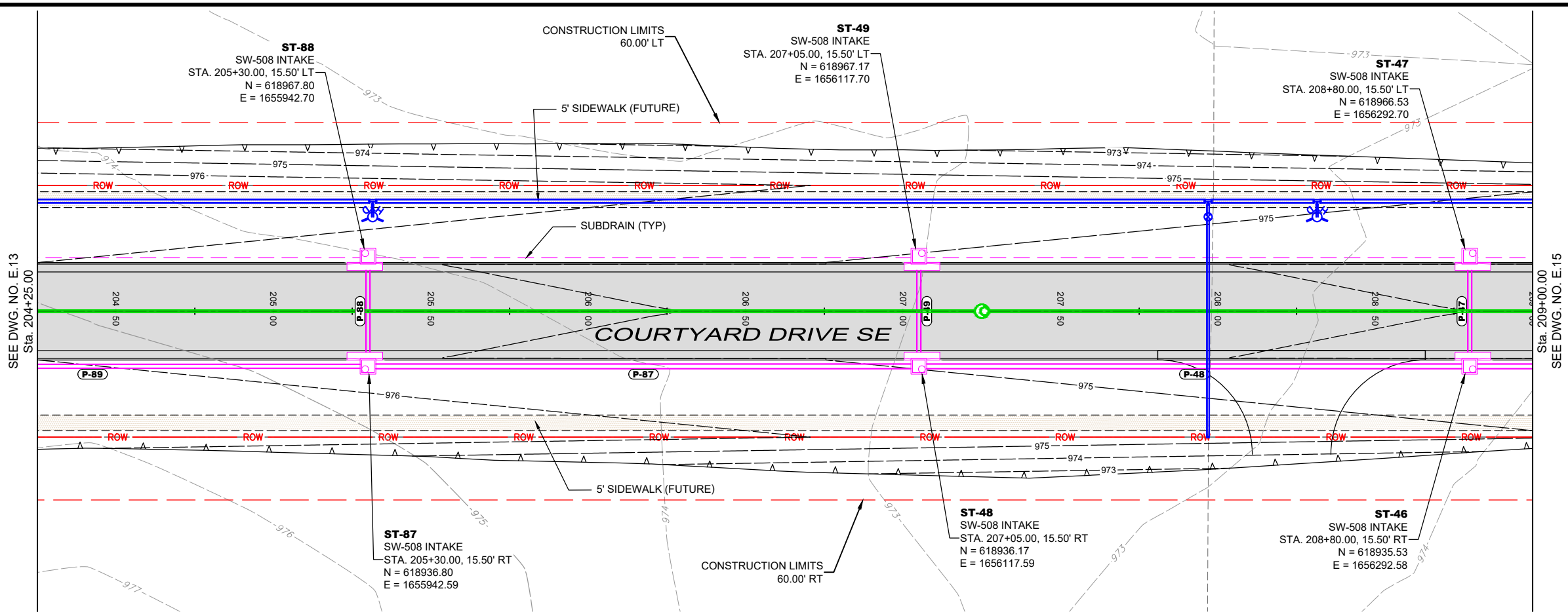
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
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PAVING AND STORM - COURTYARD DRIVE SE

DWG. NO.
E.13
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:01:22 PM

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PHASE 1 - NOT PART OF THIS CONTRACT

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	BJL
CHECKED	GJR
APPROVED	WJW
DATE	08-07-24
ISSUED FOR	REVIEW



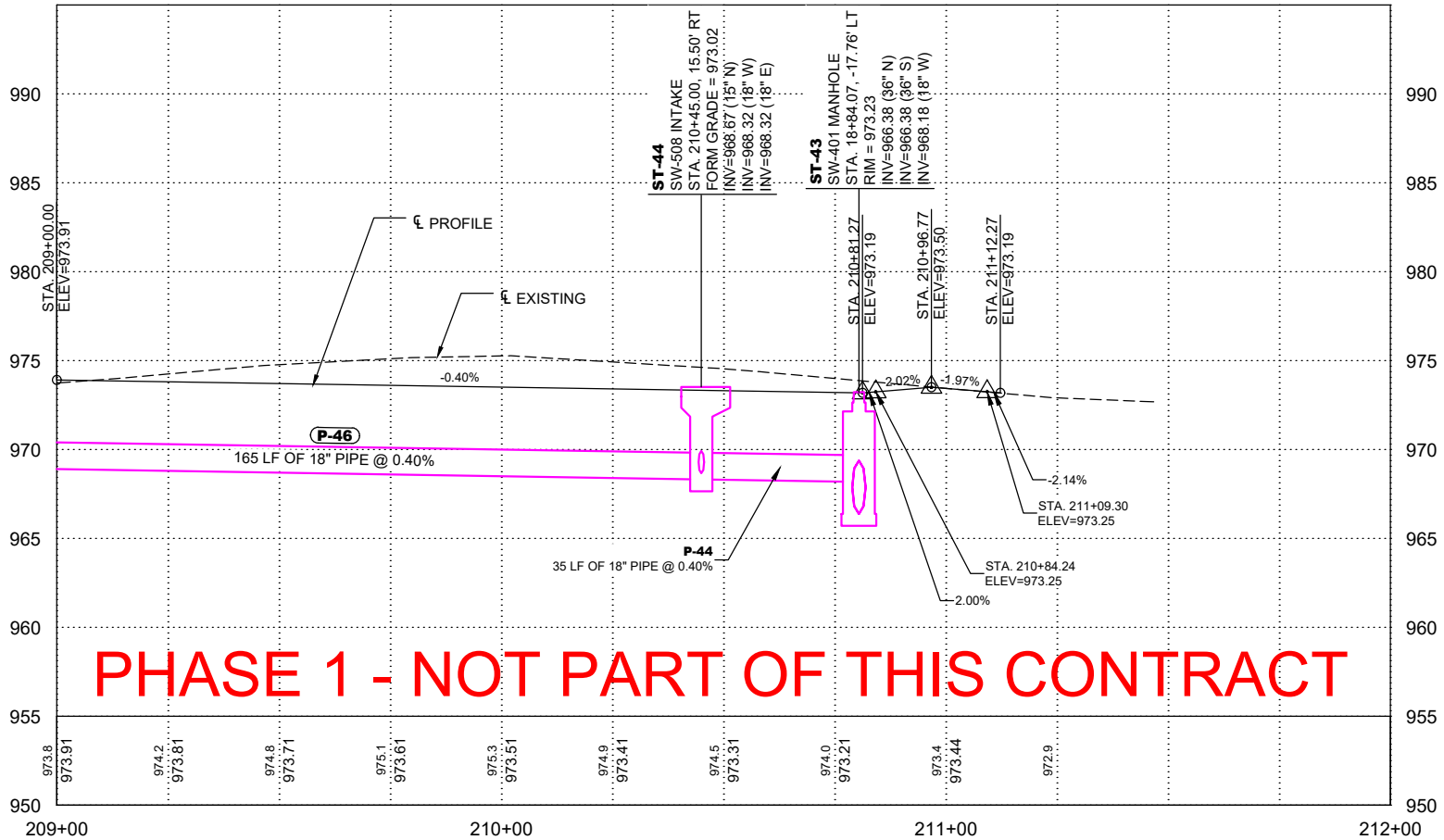
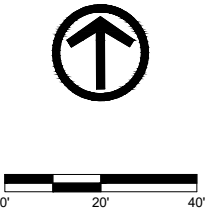
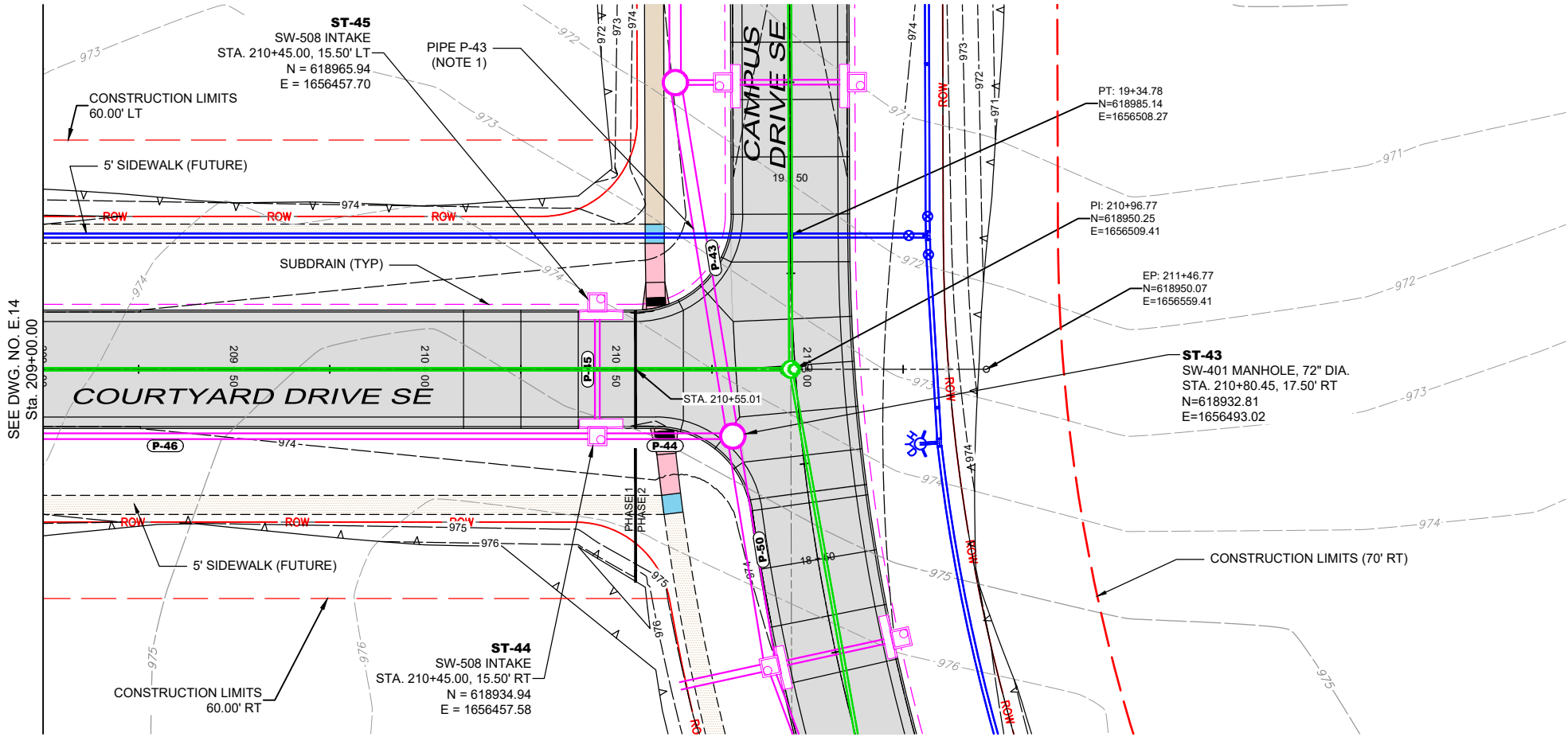
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CITY OF BONDURANT

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PAVING AND STORM - COURTYARD DRIVE SE

DWG. NO.
E.14
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:01:28 PM



- NOTES:
1. PROVIDE GASKETED JOINTS IN STORM SEWER PIPE 10' EACH SIDE OF WATER MAIN.
 2. CONSTRUCT STORM SEWER ALONG COURTYARD DRIVE THROUGH PIPE P-44. (PHASE 1 CONTRACT).

X-REFS: 42892 - SURVEY BASE & 42892 - TOPO & 42892-LOTS & 42892-PAVE & 42892-EASE & 42892-LIMITS & 42892-RWIL
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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	BJL
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APPROVED	WJW
DATE	08-07-24
ISSUED FOR	REVIEW



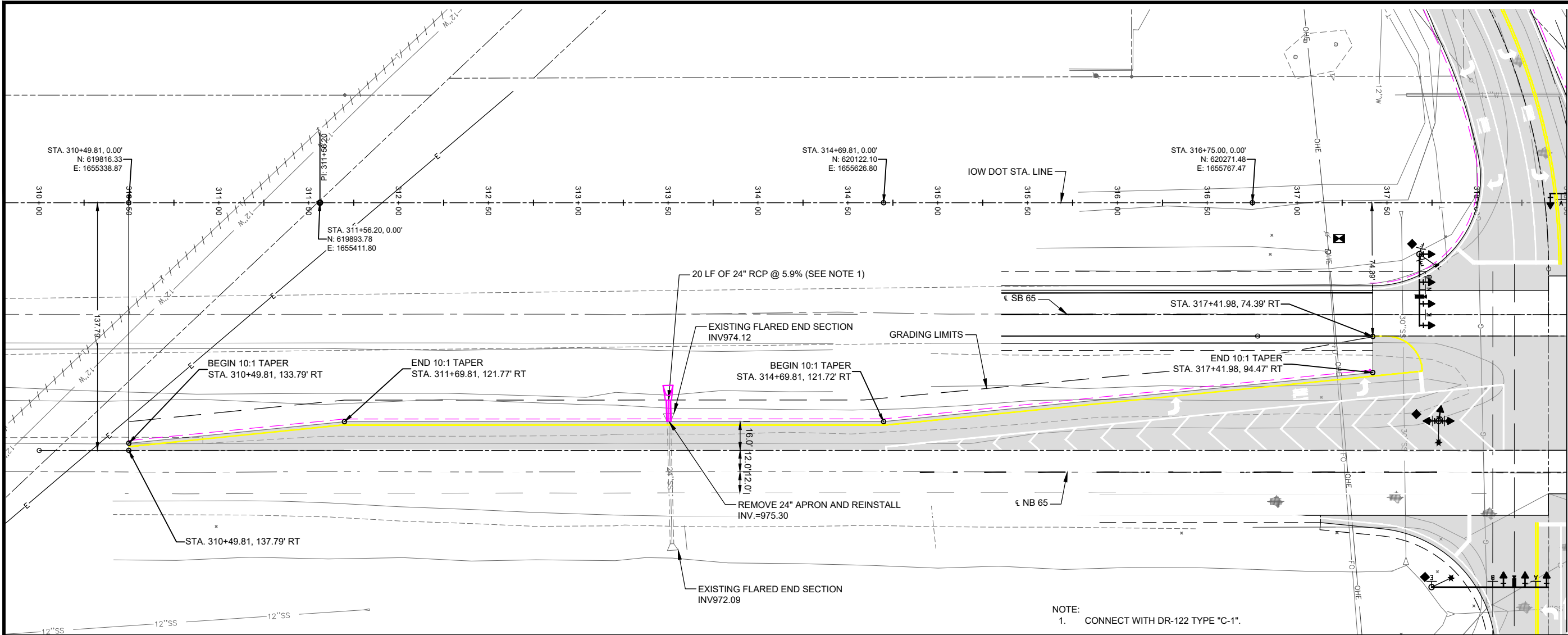
CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	
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PAVING AND STORM - COURTYARD DRIVE SE	
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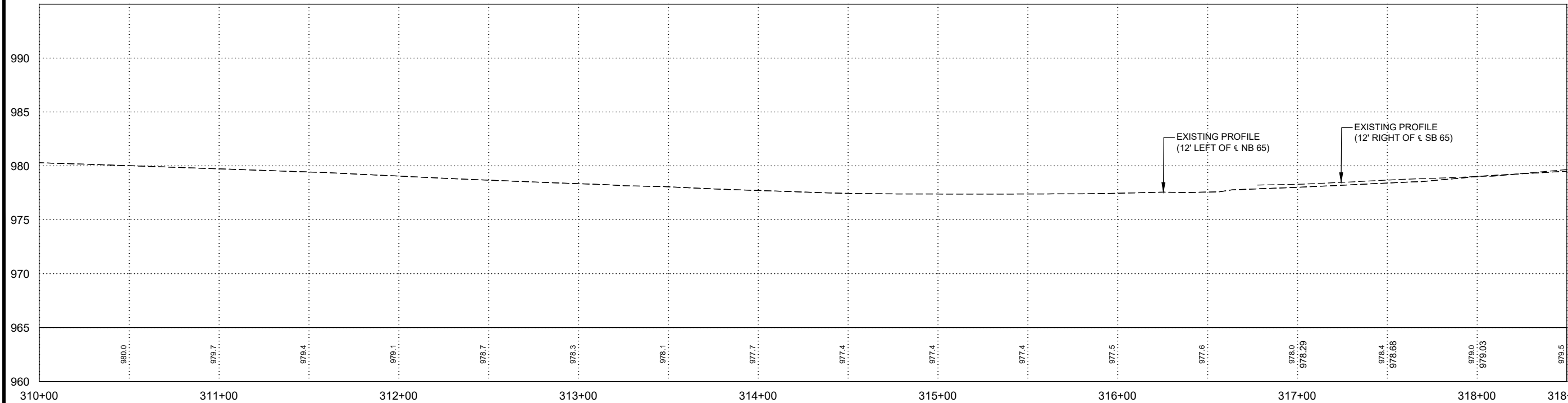
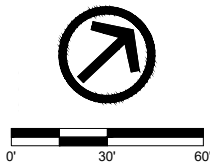
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E.15
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:01:56 PM

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Sta. 318+50.00
 SEE DWG. NO. E.17

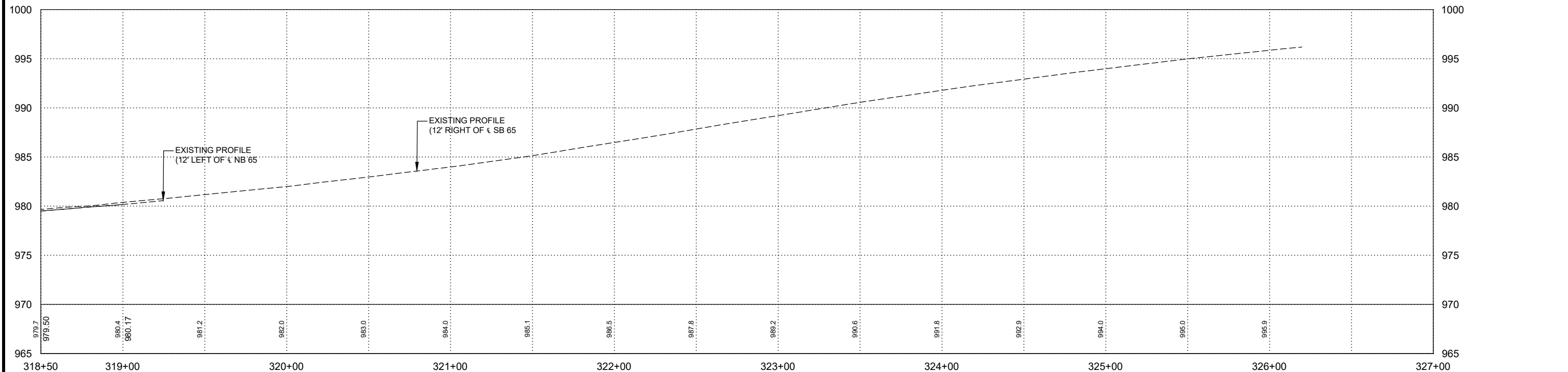
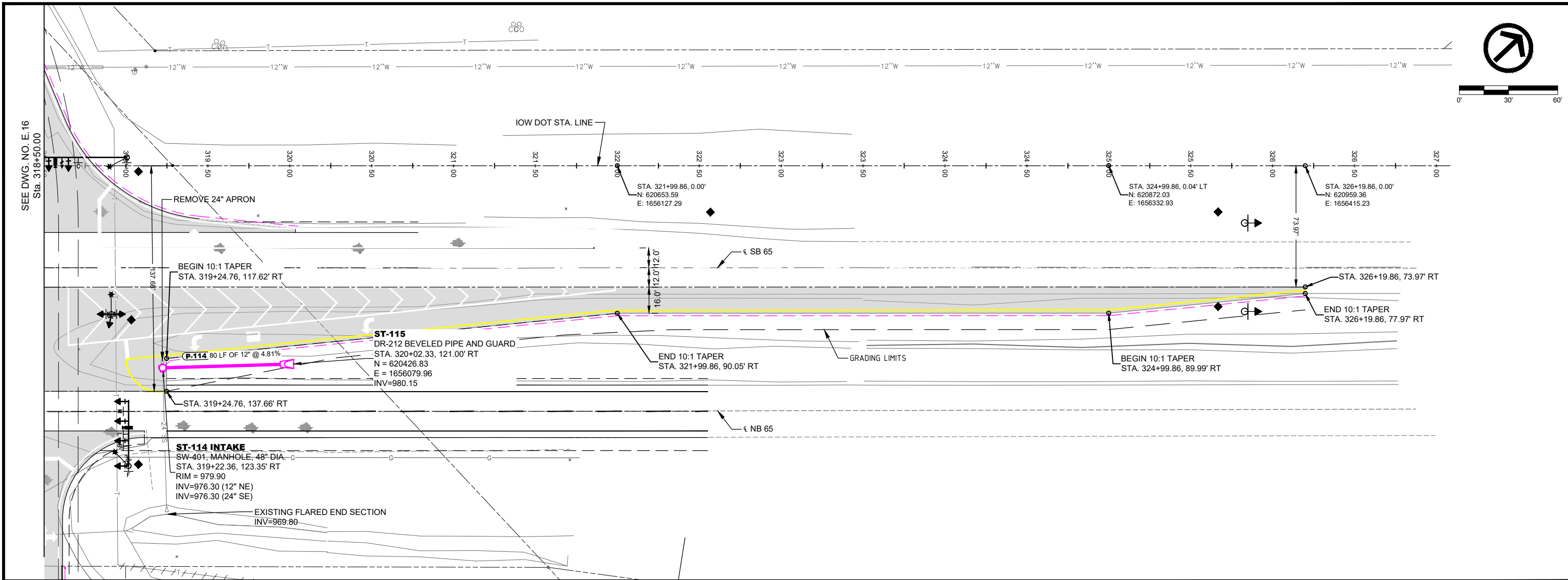


DATE	REVISIONS	SCALE	AS NOTED	 CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT 3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	PAVING AND STORM - US HWY 65 NB	SHEET NO.
						E.16
						PROJECT 42892

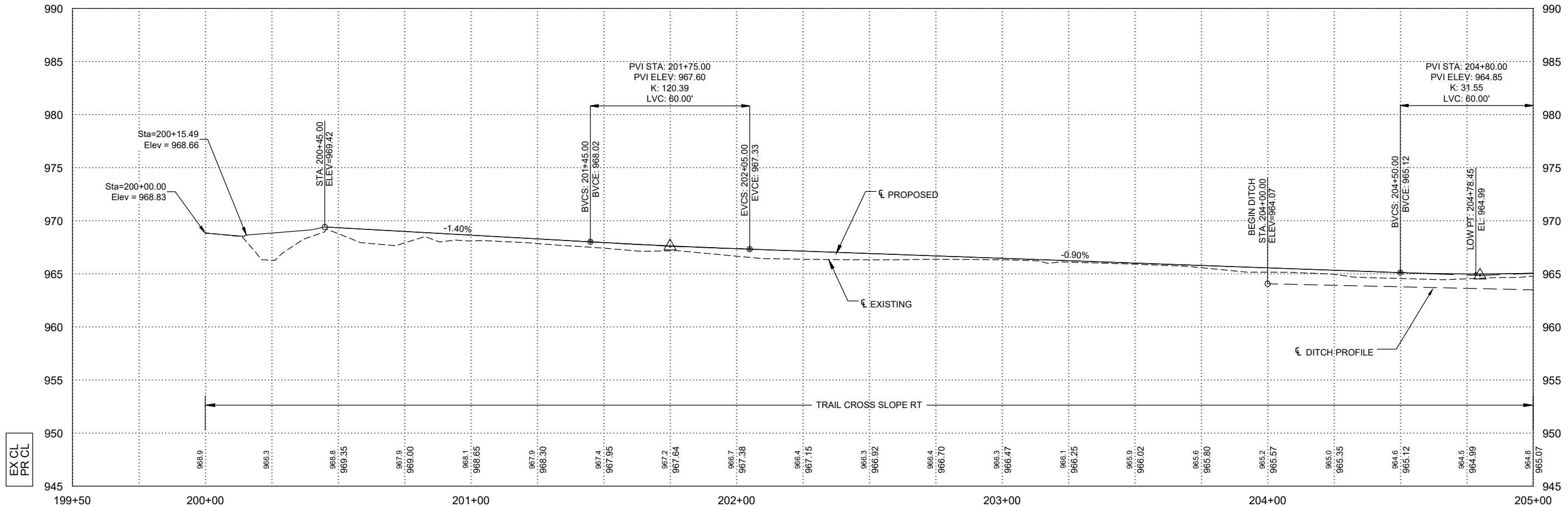
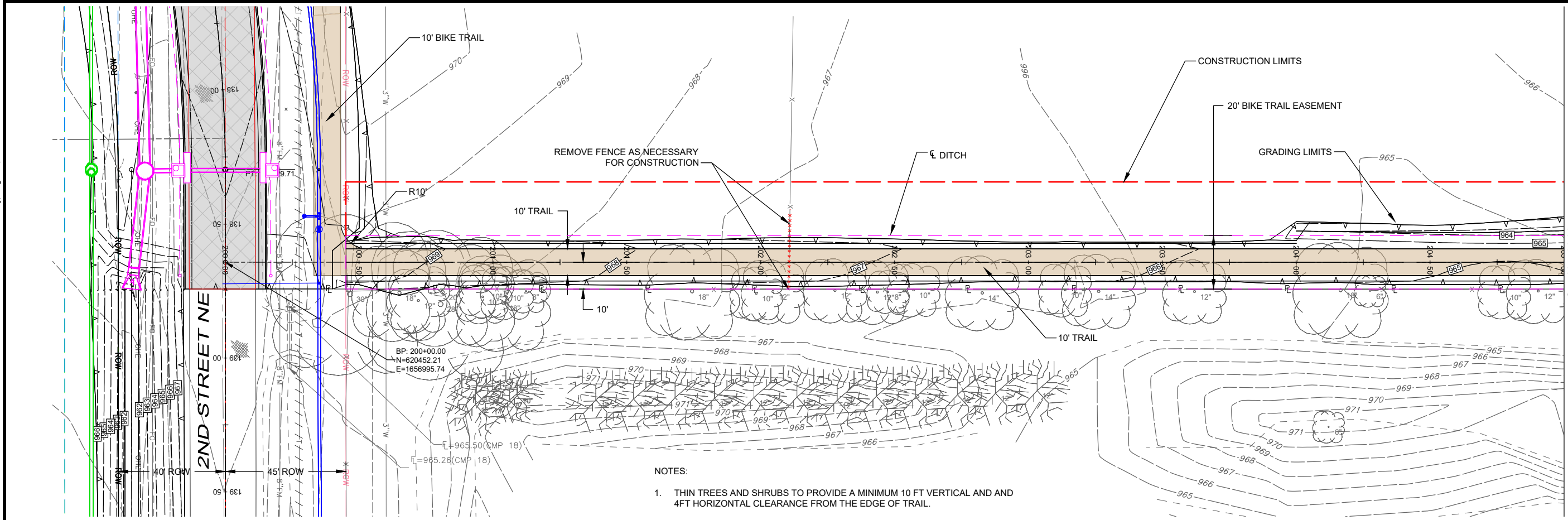
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Sta. 318+50.00

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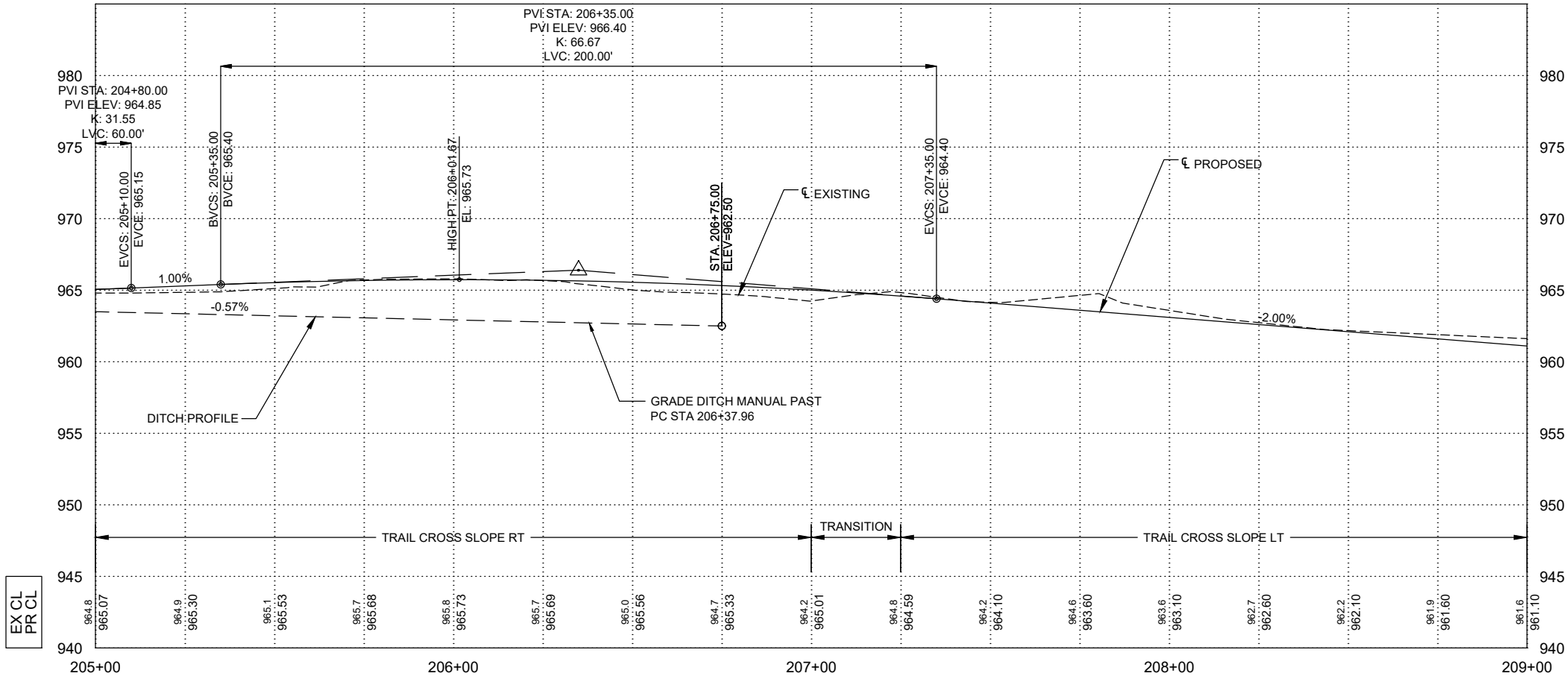
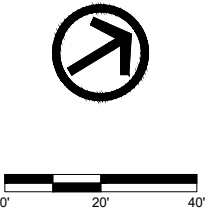
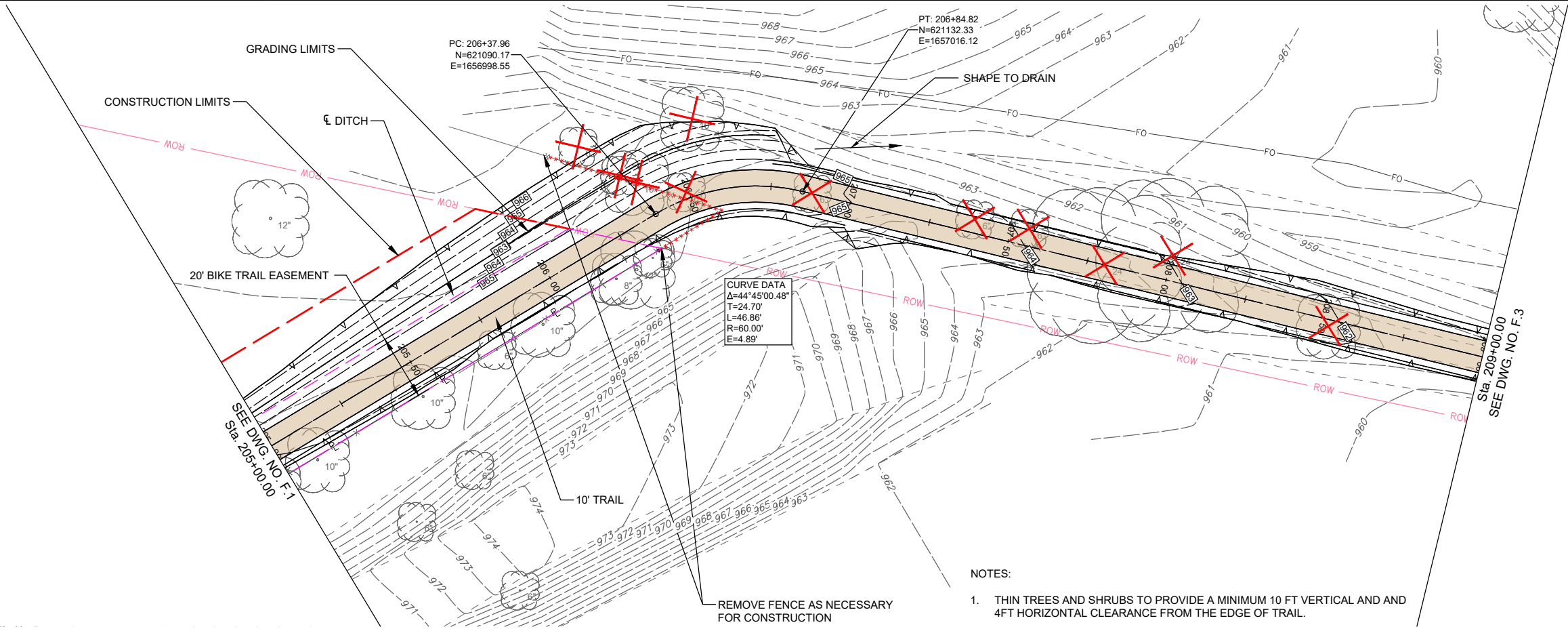
DATE	REVISIONS	SCALE	AS NOTED	VEENSTRA & KIMM INC.		CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT		PAVING AND STORM - US HWY 65 SB		SHEET NO. E.17	
		DRAWN	BJL								
		CHECKED	GJR								
		APPROVED	WJW								
		DATE	08-07-24								
		ISSUED FOR	REVIEW	3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)		PROJECT 42892		Page 269 of 449			



DATE	REVISIONS	SCALE	AS NOTED		CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	TRAIL - PLAN AND PROFILE	DWG. NO.
		DRAWN	B.J.L.				F.1
		CHECKED	G.J.R.				
		APPROVED	W.J.W.				
		DATE	08-07-24				
		ISSUED FOR	REVIEW		3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	PROJECT	42892

PLOTTED: Wednesday, August 7, 2024 4:03:02 PM

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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	BJL
CHECKED	GJR
APPROVED	WJW
DATE	08-07-24
ISSUED FOR	REVIEW

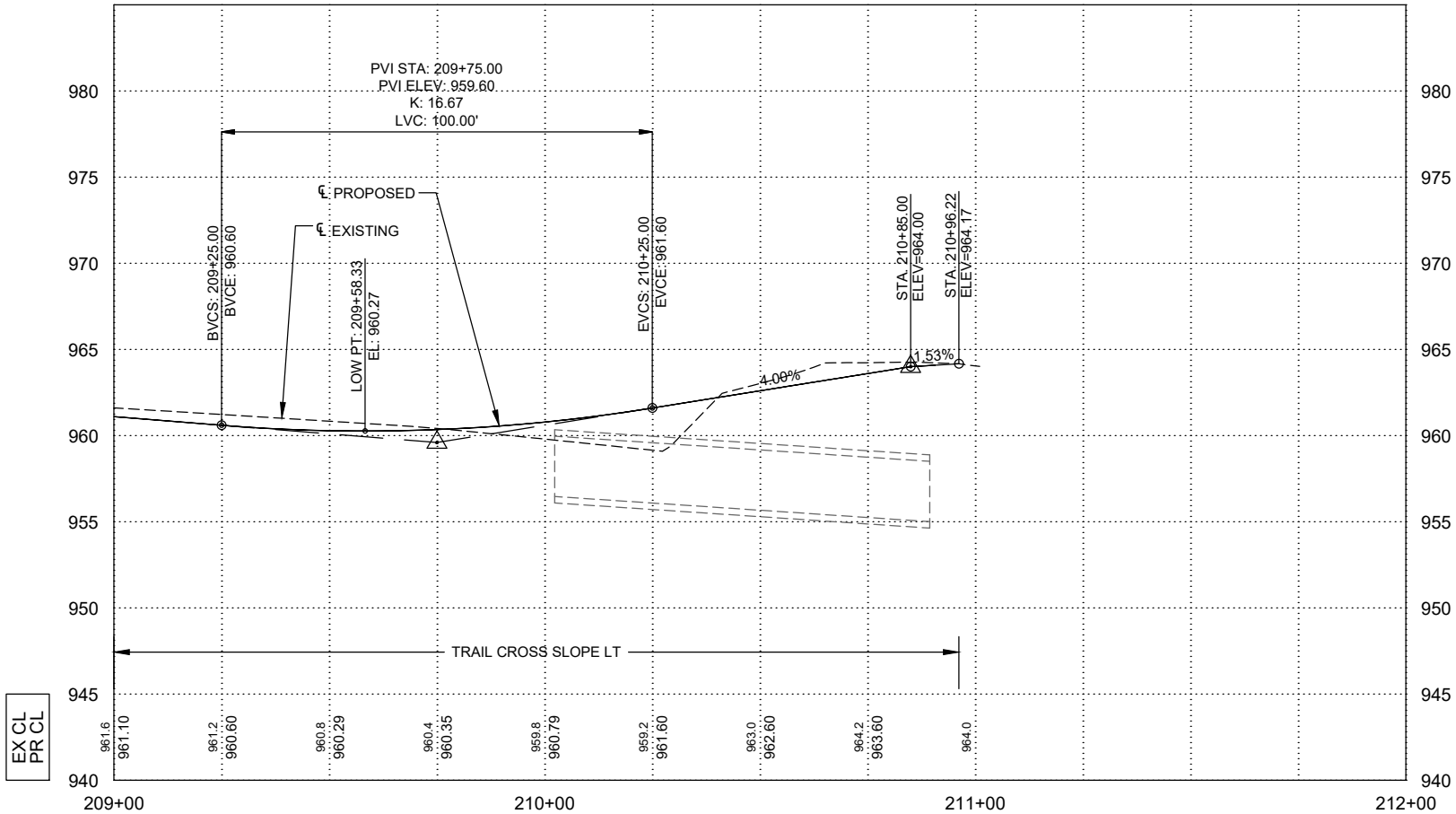
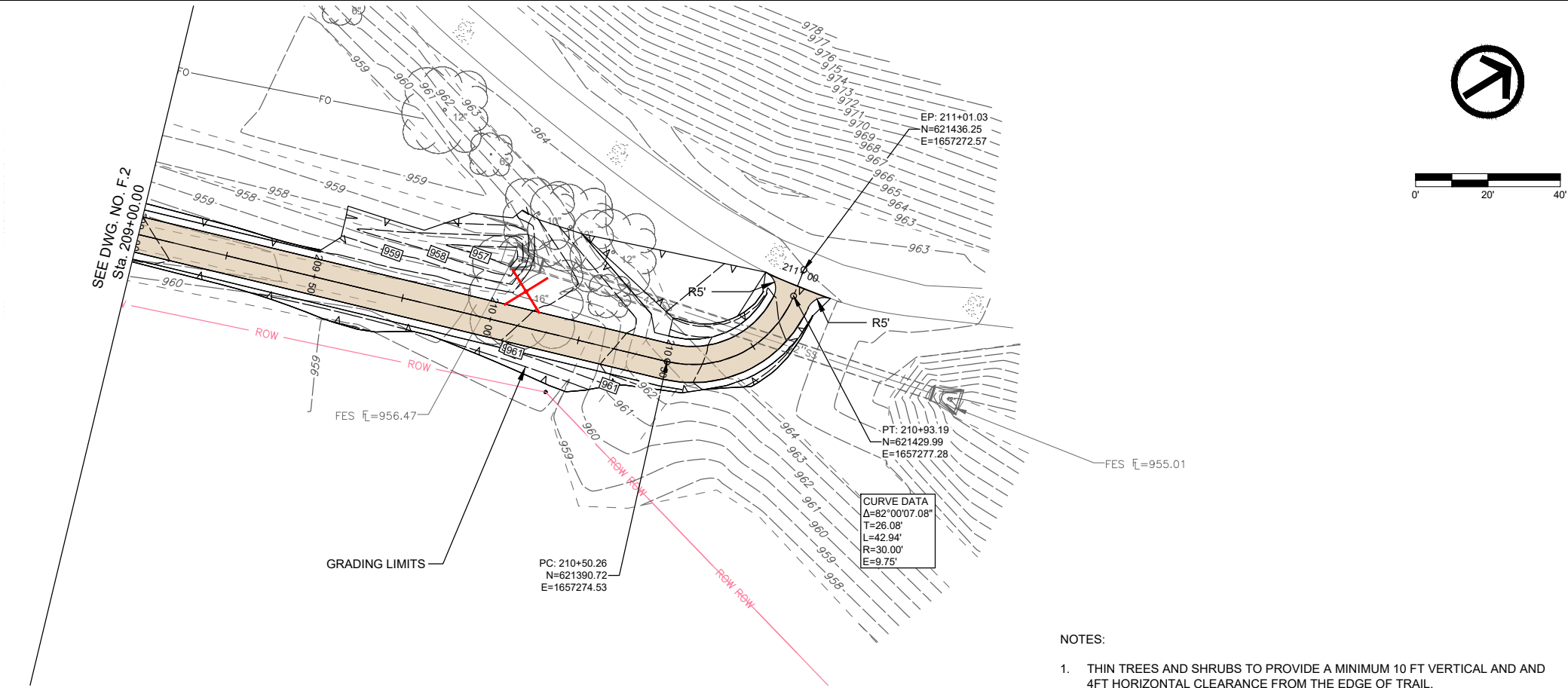


CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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TRAIL - PLAN AND PROFILE

DWG. NO.
F.2
PROJECT 42892



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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TRAIL - PLAN AND PROFILE

DWG. NO.
F.3
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:03:16 PM

X-REFS: FILE PATH: P:\42892\42892-SURVEY\XREF\42892 CONTROL SHEET



GENERAL INFORMATION
MEASUREMENT UNITS FOR THIS PROJECT ARE IN US SURVEY FEET. PROJECT DATUM AND CONTROL POINT INFORMATION WAS ESTABLISHED USING IOWA RTN REFERENCE STATIONS.

VERTICAL CONTROL
VERTICAL DATUM FOR THIS PROJECT IS NAVD88 WITH TIED BENCHMARK ESTABLISHED BY V&K. ADDITIONAL CONTROL POINTS WERE ESTABLISHED THROUGHOUT THE PROJECT LOCATION USING A LEVEL RELATIVE TO THE BENCH MARK.

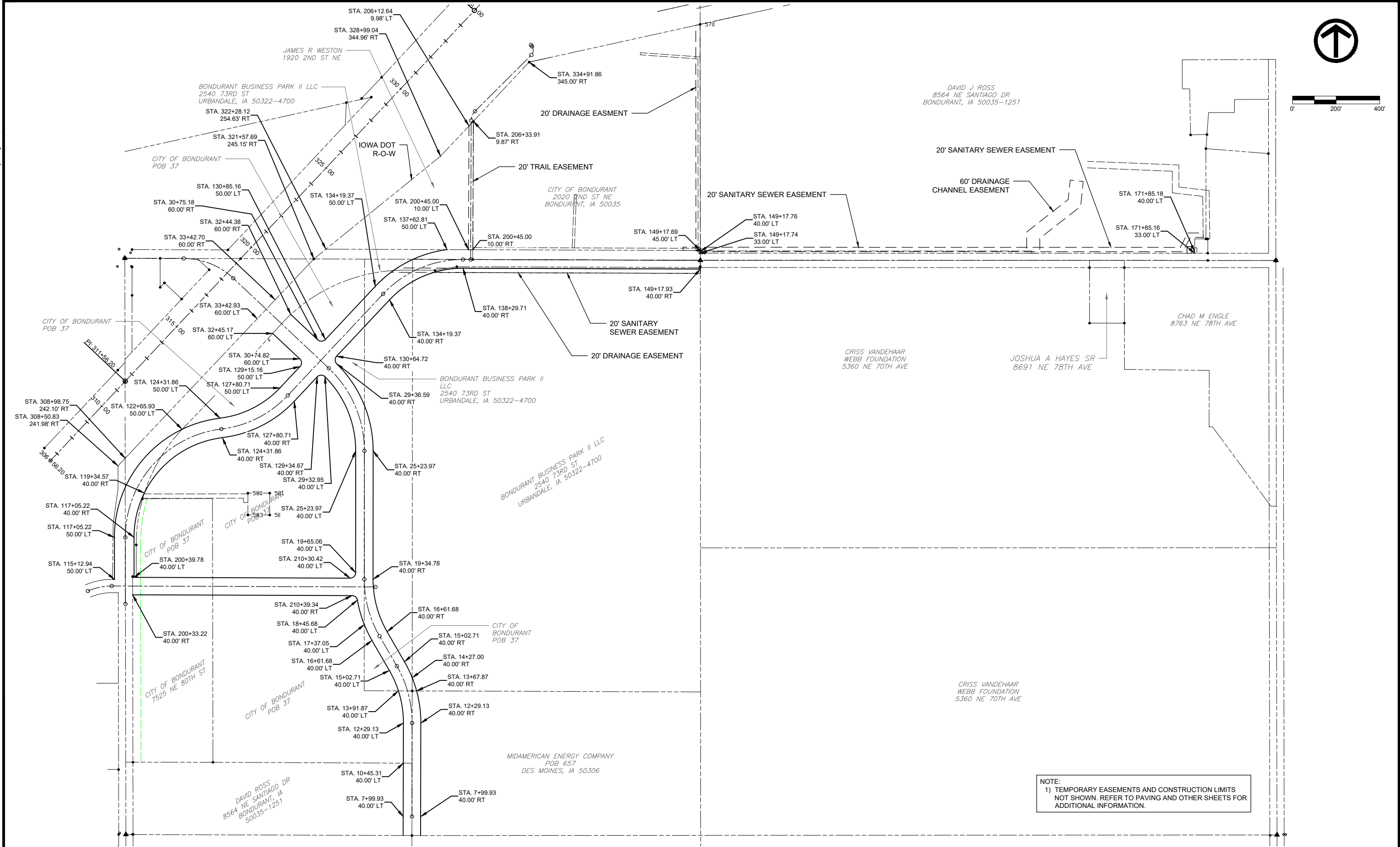
HORIZONTAL CONTROL
THE PROJECT COORDINATE SYSTEM IS NAD83 IOWA STATE PLANE SOUTH (U.S. SURVEY FEET). COORDINATES WERE DETERMINED USING GNSS ROVER SETUP WITH 300 SECOND IARTN OBSERVATIONS WITH APPROPRIATE TIME SPANS BETWEEN. ADDITIONAL CONTROL POINTS WERE ESTABLISHED THROUGHOUT THE PROJECT LOCATION USING GNSS ROVER SETUP

CONTROL POINTS				
Control Point	Northing	Easting	Elevation	Description
CP-100	620416.407	1658038.375	963.300	CP100 GPS11 OTHERS
CP-101	620416.890	1656965.132	968.140	CP101 TP1 OTHERS
CP-102	620401.546	1656568.018	971.170	CP102 GPS1 OTHERS
CP-103	620113.088	1656003.132	976.080	CP103 PK
CP-104	619518.186	1655447.169	976.590	CP104 CUTX PP
CP-105	618976.714	1655342.250	980.680	CP105 NRIM
CP-106	620437.700	1658554.948	962.730	CP106 PK
CP-107	620468.026	1659083.202	961.140	CP107 NRIM
CP-108	620437.010	1659661.806	958.540	CP108 PK

DATE		REVISIONS		SCALE		AS NOTED		 VEENSTRA & KIMM, INC. 3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848 (FAX) • 800-241-8000 (WATS)		CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT		SURVEY CONTROL		DWG. NO.	
				DRAWN											
				CHECKED											
				APPROVED											
				DATE			08-07-24								
				ISSUED FOR			REVIEW							PROJECT	42892

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FILE PATH: P:\42892\CADD\PRODUCTION DRAWINGS\H. RIGHT-OF-WAY SHEETS\42892-H SHEET



NOTE:
1) TEMPORARY EASEMENTS AND CONSTRUCTION LIMITS
NOT SHOWN. REFER TO PAVING AND OTHER SHEETS FOR
ADDITIONAL INFORMATION.

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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DWG. NO.
H.1
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:03:37 PM

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FILE PATH: P:\42892\CADD\PRODUCTION DRAWINGS\1. TRAFFIC CONTROL\42892-J SHEETS

STAGING NOTES:
THE PROJECT SHALL BE CONSTRUCTED IN 4 STAGES AS FOLLOW:
STAGE 1 - CIVIC CAMPUS AREA: CONSTRUCT CAMPUS DRIVE SE, PLEASANT ST SE, AND 2ND ST NE, WITH EXCEPTION OF CONSTRUCTION REQUIRING REMOVAL OF EXISTING PAVEMENT.
STAGE 2 - CIVIC CAMPUS CONNECTIONS: CONSTRUCT CONNECTIONS TO EXISTING PAVEMENT FOR CAMPUS DRIVE SE, PLEASANT ST SE, AND 2ND ST NE.
STAGE 3 - HIGHWAY 65 IMPROVEMENTS: CONSTRUCT OFFSET LEFT TURN LANES AND TRAFFIC SIGNALS ON HIGHWAY 65.
STAGE 4 - 2ND ST NE (WEST OF HIGHWAY 65): RECONSTRUCTION OF 2ND ST NE.

STAGE 1 AND 3 WORK CAN BE COMPLETED CONCURRENTLY.
STAGE 1 AND 2 WORK CAN BE COMPLETED CONCURRENTLY, EXCEPT WORK ON CAMPUS DRIVE SE TO WITHIN THE DOT RIGHT OF WAY. WORK ON CAMPUS DRIVE SE IN THE DOT RIGHT OF WAY REQUIRING TRAFFIC CONTROL CAN ONLY OCCUR WHEN NO WORK IS BEING PERFORMED IN THE MEDIAN OF THE HIGHWAY (I.E. NO ADDITIONAL TRAFFIC CONTROL FOR NB AND SB HIGHWAY 65).
STAGE 4 SHALL ONLY BE COMPLETED WHEN STAGES 1 TO 3 ARE SUBSTANTIALLY COMPLETE AND OPEN TO TRAFFIC.

TRAFFIC CONTROL NOTES:
THE CIVIC CAMPUS IMPROVEMENTS PROJECT, PHASE 2, WILL BE CONSTRUCTED WITH EXISTING TRAFFIC PATTERNS REMAINING IN PLACE AS LONG AS POSSIBLE. POSTED DETOURS ROUTES IN TO AND OUT OF BONDURANT WILL NOT BE REQUIRED. THE CITY WILL NOTIFY LOCAL RESIDENTS OF THE CLOSURES.
THERE ARE NO PEDESTRIAN CROSSINGS/ROUTES EFFECTED BY THE CONSTRUCTION OF THIS PROJECT.

U.S. 65 IS A NORTH-SOUTH ROUTE, HOWEVER IN THE AREA OF THIS PROJECT, U.S. 65 RUNS NORTHEAST AND SOUTHWEST. THE DIRECTIONAL TERMS "NORTHBOUND" (NORTHEAST) AND "SOUTHBOUND" (SOUTHWEST) WILL BE USED. U.S. 65 TRAFFIC NORTHBOUND AND SOUTHBOUND WILL BE MAINTAINED AT ALL TIMES. DURING CONSTRUCTION OF THE OFFSET LEFT TURN LANES AND INTERSECTION PAVEMENTS ON U.S. 65, PROVIDE TRAFFIC CONTROL PER TC-418. INTERSECTIONS CLOSED TO U.S. 65, PROVIDE TRAFFIC CONTROL PER TC-252. NO LANE CLOSURES WILL BE ALLOWED FROM 6AM TO 8AM IN THE SOUTHBOUND U.S. 65 DIRECTION OR FROM 4PM TO 6PM IN THE NORTHBOUND U.S.65 DIRECTION.

MAINTAIN EXISTING TRAFFIC ALONG THE EXISTING FRONTAGE ROAD OF PLEASANT ST/2ND ST NE DURING STAGE 1 CONSTRUCTION. TEMPORARY LANE CLOSURES CAN OCCUR WHERE WORK OCCURS ADJACENT TO THE EXISTING ROADWAY. TEMPORARY ROAD CLOSURES WILL BE GRANTED ON A CASE-BY-CASE BASIS FOR UTILITY CROSSINGS. THESE UTILITY CROSSING SHALL BE RESTORED WITH GRANULAR SURFACING AND MAINTAINED UNTIL CONSTRUCTION PROGRESSES INTO STAGE 2.

STAGE 2 CONSTRUCTION REQUIRES FULL ROAD CLOSURES TO CONNECT NEW IMPROVEMENTS TO THE EXISTING ROADWAYS. EFFORTS SHALL BE MADE TO CONSTRUCT CONNECTIONS AND OPEN 2ND ST NE AND CAMPUS DRIVE SE TO TRAFFIC PRIOR TO MAKING FINAL CONNECTION OF PLEASANT ST SE. ROAD CLOSURE SIGNAGE PER TC-252 SHALL BE PLACED AT 15TH STREET SE FOR ALL APPROACHING LEGS FOR CONSTRUCTION OF PLEASANT ST SE. ROAD CLOSURE SIGNAGE PER TC-252 SHALL BE PLACED AT 88TH ST FOR ALL APPROACHING LEGS FOR CONSTRUCTION OF 2ND ST NE. ROAD CLOSED WITH LOCAL TRAFFIC ONLY SIGNAGE SHALL BE PLACED FOR BOTH CLOSURES AS STATED. OTHER WORK AND CONTRACTORS WILL BE PRESENT IN THE AREA AND ACCESS NEEDS TO BE MAINTAINED. COORDINATION WILL BE NEEDED. PROGRESS MEETINGS WILL BE HELD AT REGULAR INTERVALS EITHER ON SITE OR AT CITY HALL. SITE SUPER AND OR PROJECT MANAGER SHALL BE PRESENT AT THESE MEETINGS.

THE CITY/ENGINEER RESERVES THE RIGHTS TO MODIFY THESE RESTRICTIONS TO ACCOMMODATE SPECIFIC CONTRACTOR ACTIVITIES AND UNFORESEEN TRAFFIC CONDITIONS. ALL TRAFFIC CONTROL AND DETOUR SIGNAGE MUST MEET THE REQUIREMENTS OF THE MUTCD.

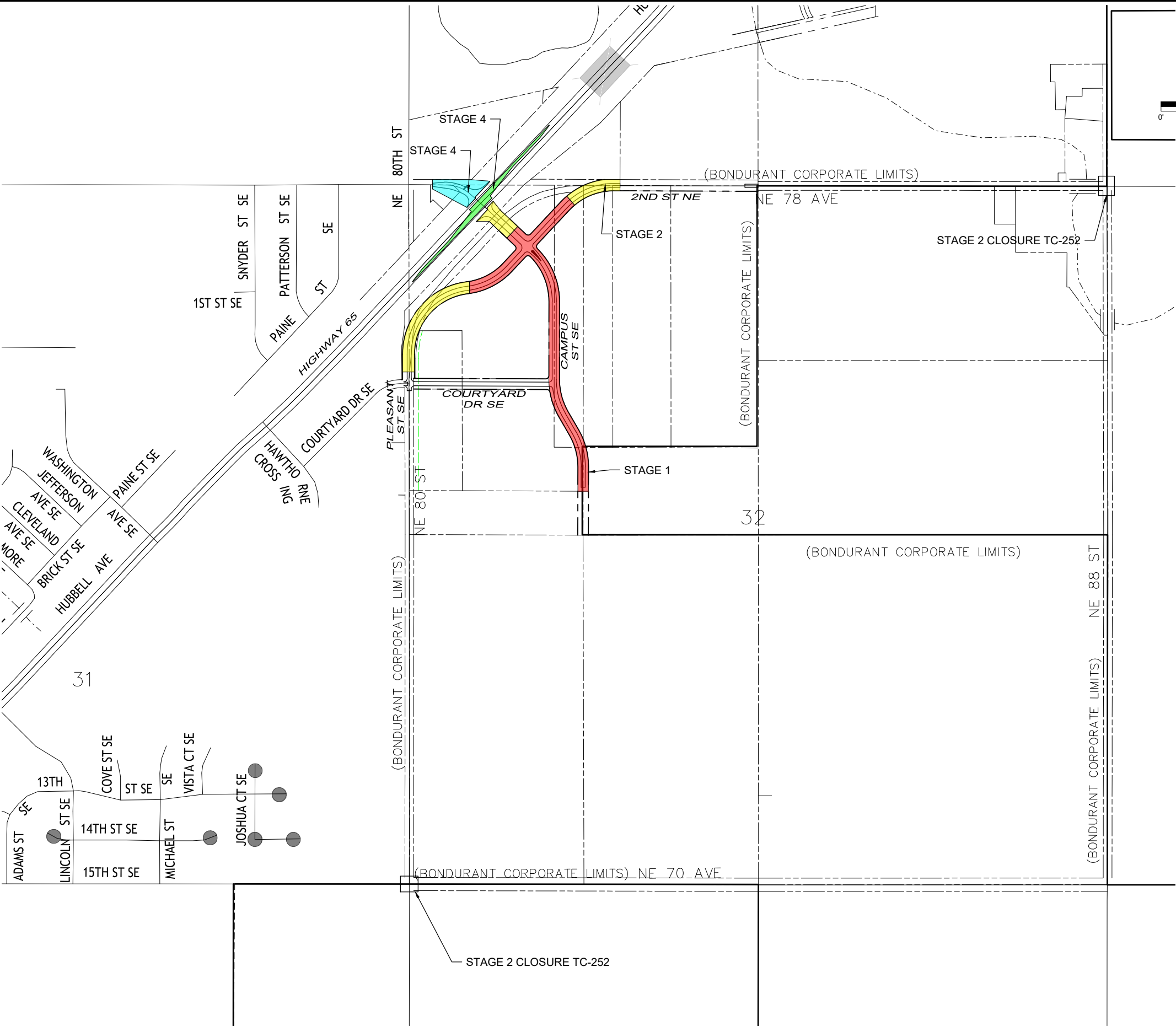
STAGING LEGEND

STAGE 1

STAGE 2

STAGE 3

STAGE 4



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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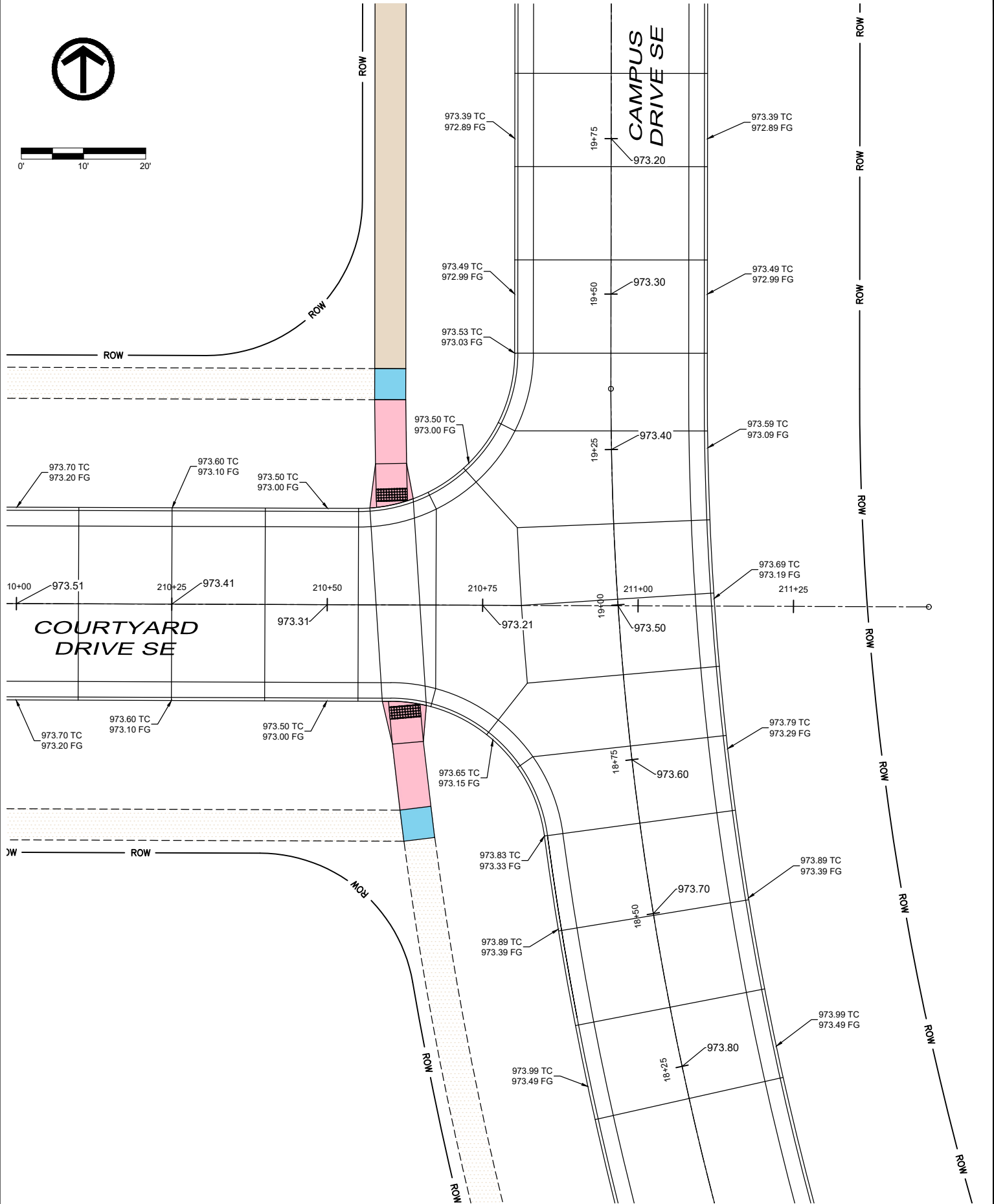
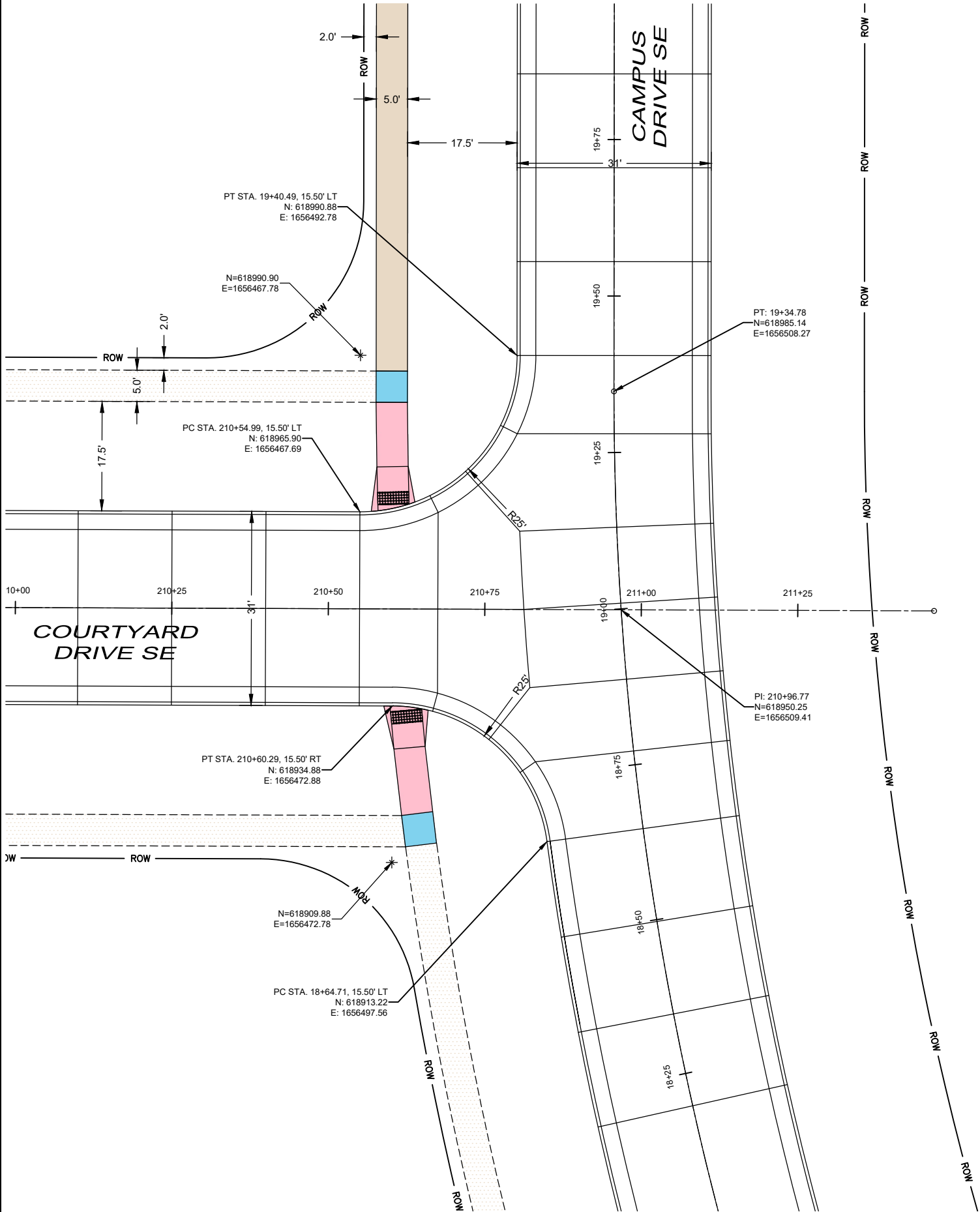
TRAFFIC CONTROL AND STAGING

PROJECT 42892

DWG. NO.
J.1
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:03:54 PM

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DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

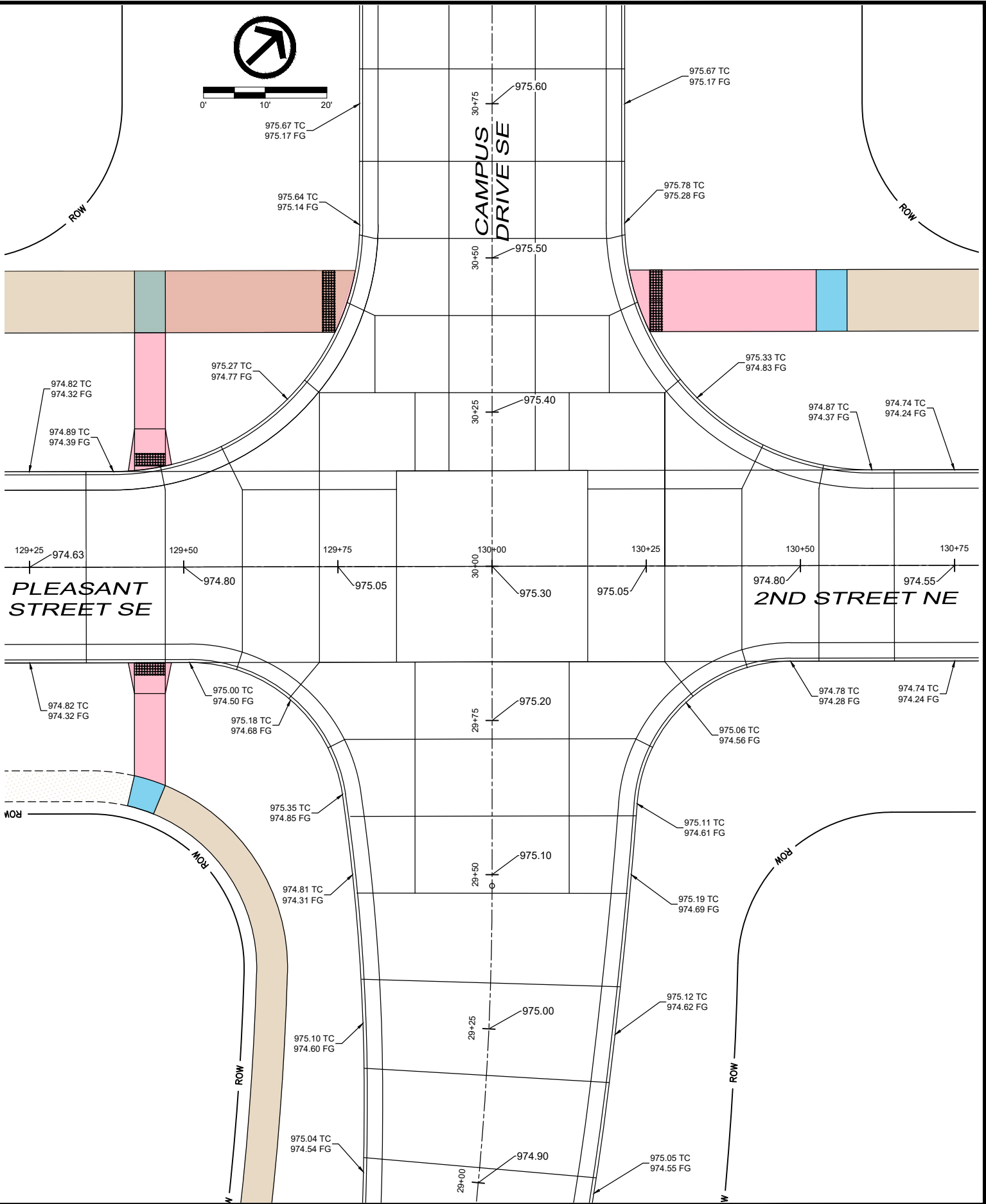
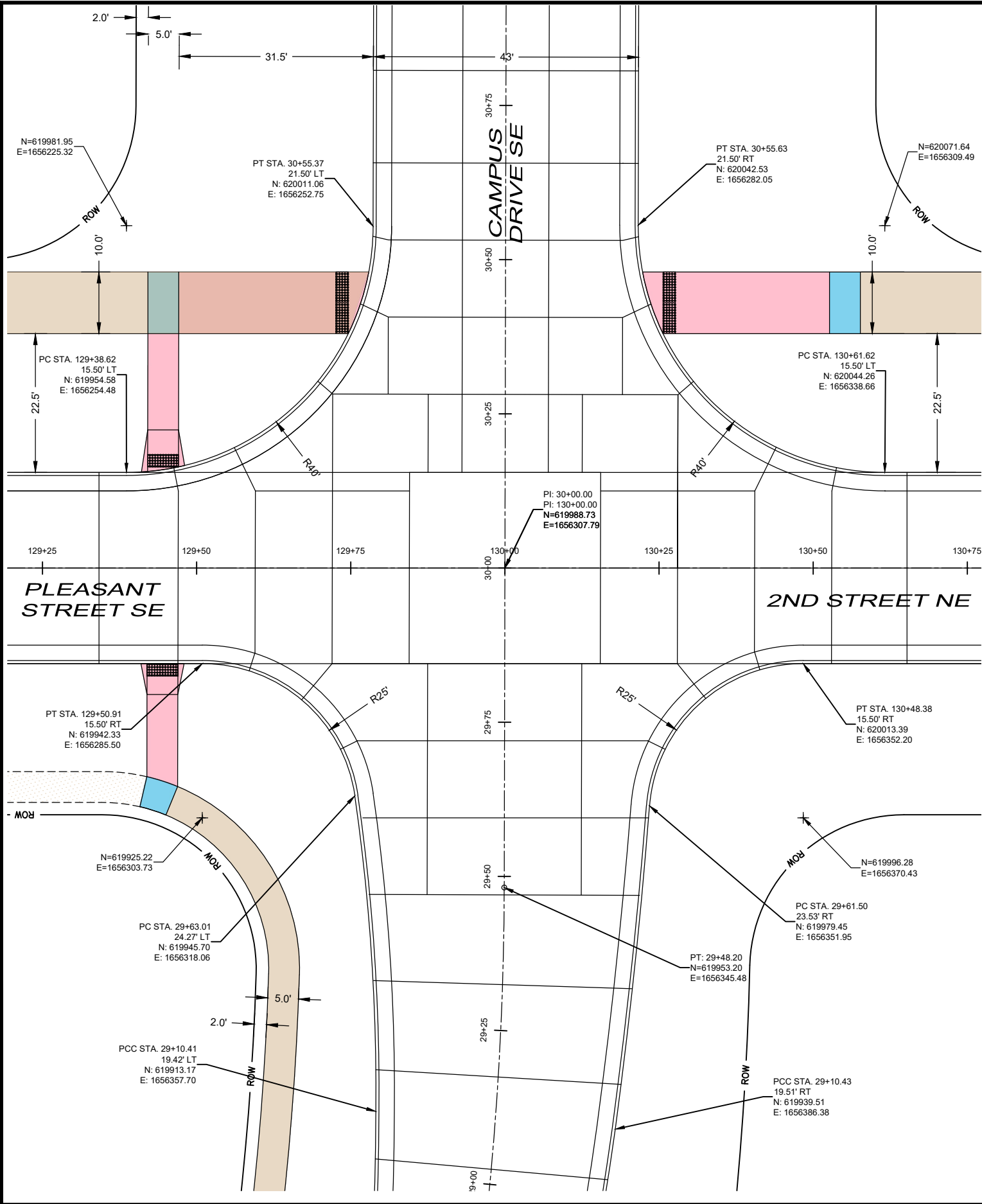
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INTERSECTIONS - CAMPUS AND COURTYARD

DWG. NO.
L.1
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:03:59 PM

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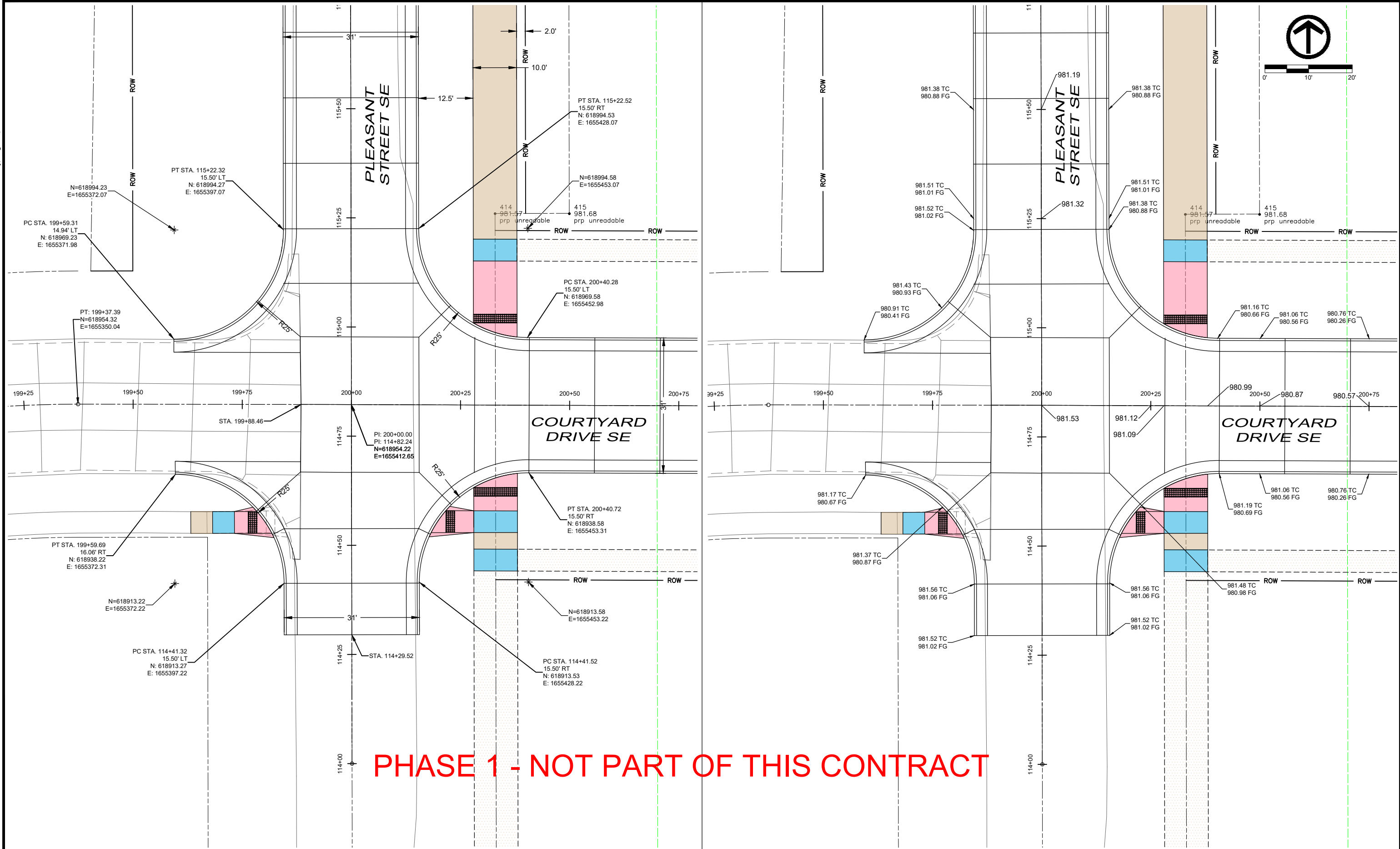


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		CHECKED	GJR	3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)				PROJECT 42892
		APPROVED	WJW					
		DATE	08-07-24					
		ISSUED FOR	REVIEW					



PLOTTED: Wednesday, August 7, 2024 4:04:04 PM

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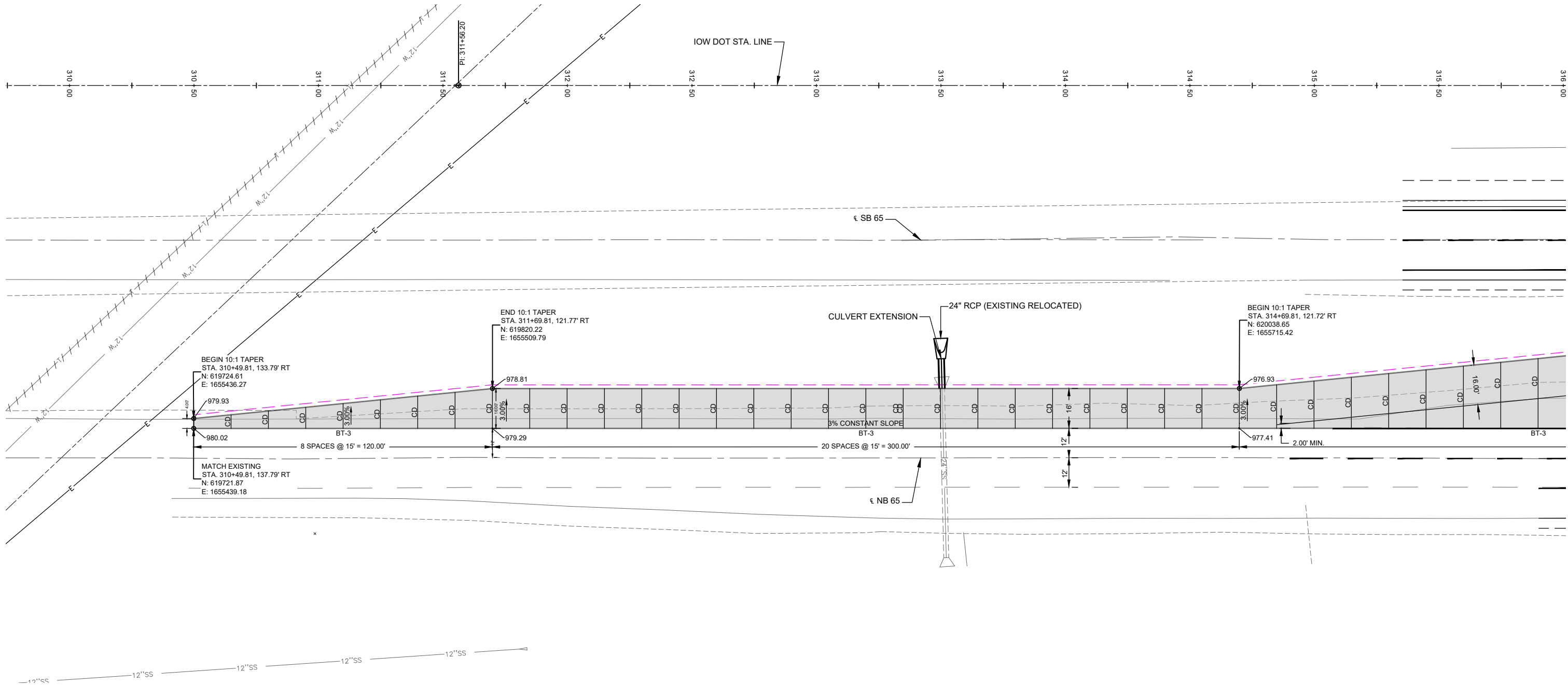
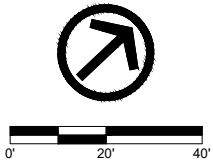


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DATE	REVISIONS	SCALE	AS NOTED
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		DATE	08-07-24
		ISSUED FOR	REVIEW



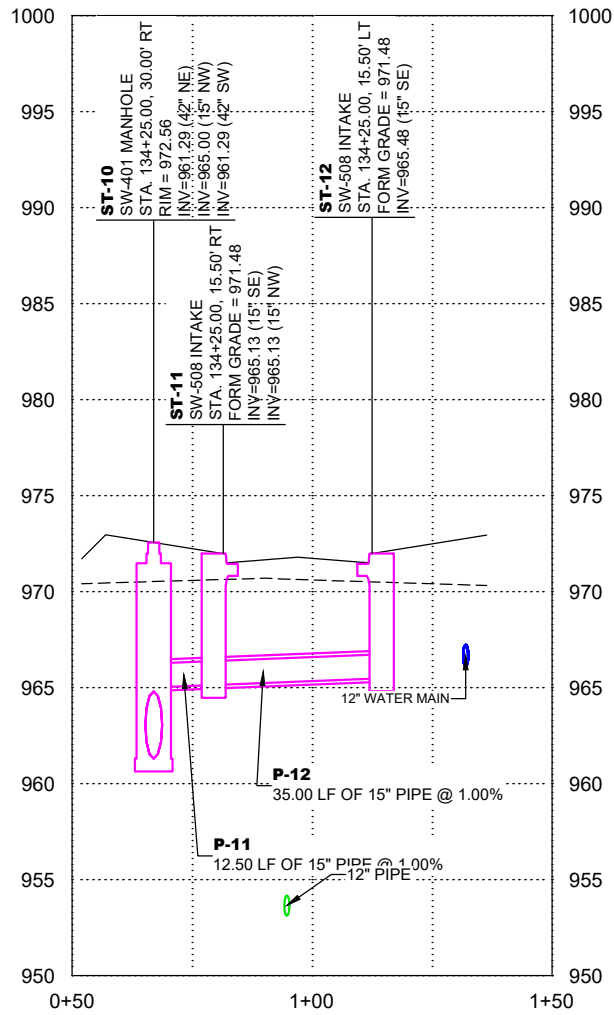
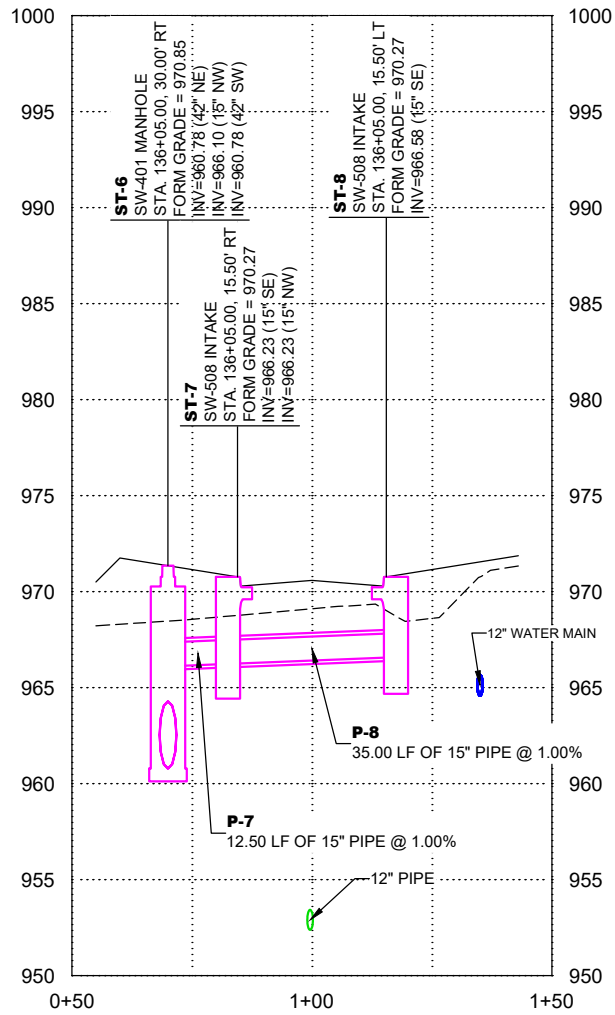
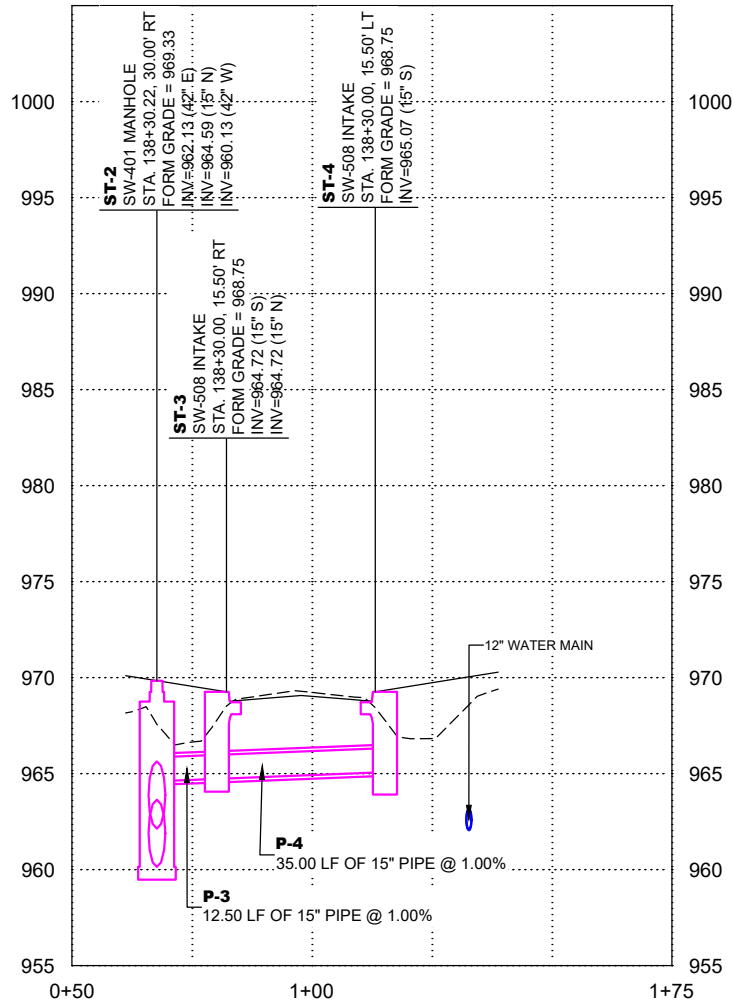
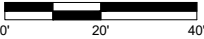
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PAVING LAYOUT - US HWY 65

PROJECT 42892

SHEET NO.
L.4
PROJECT 42892



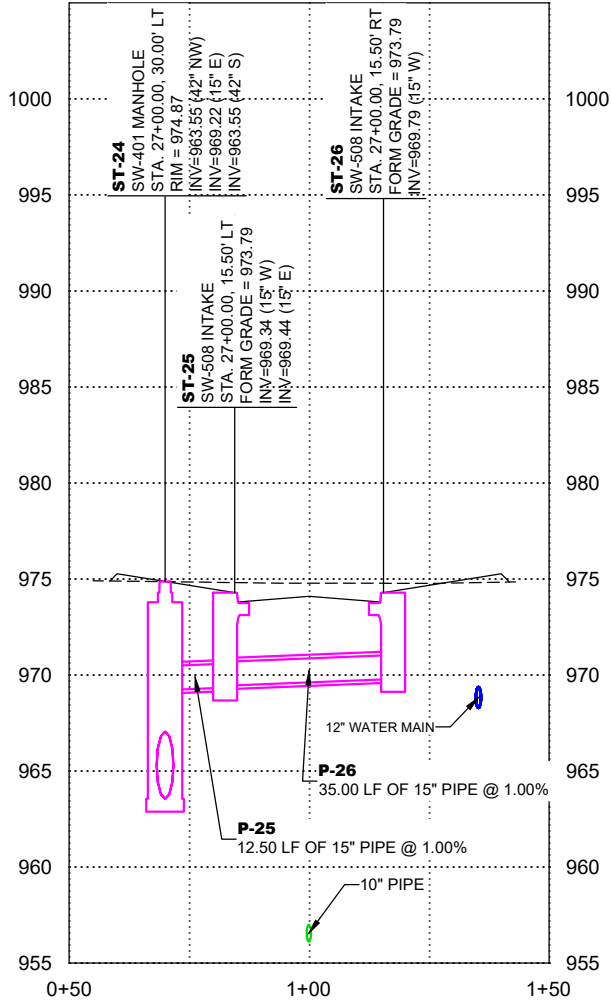
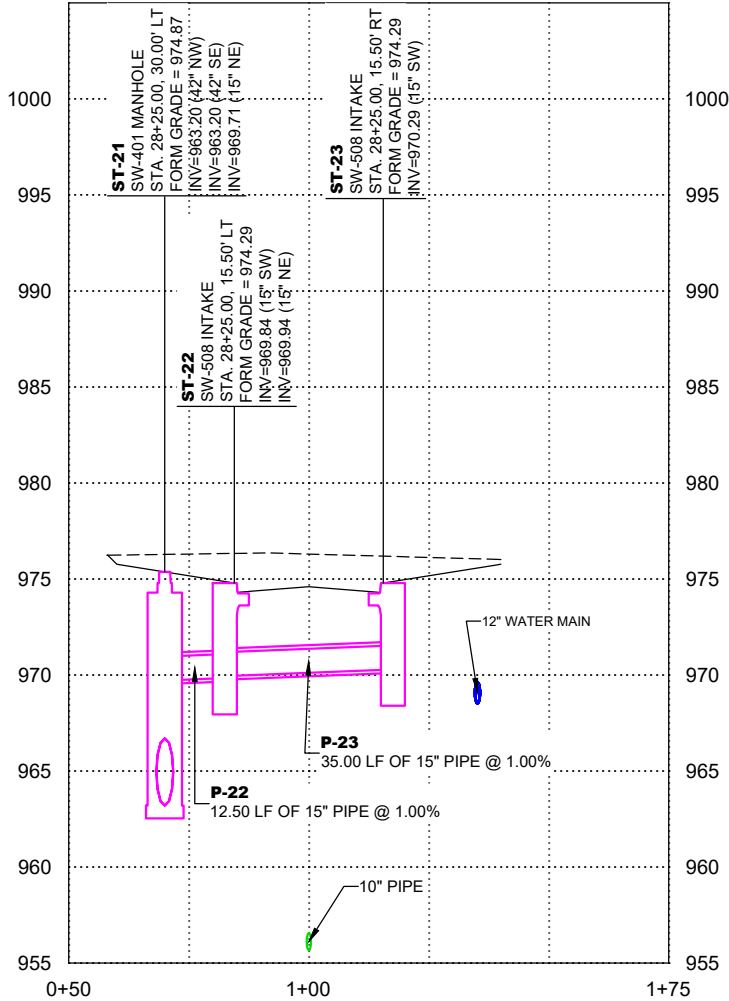
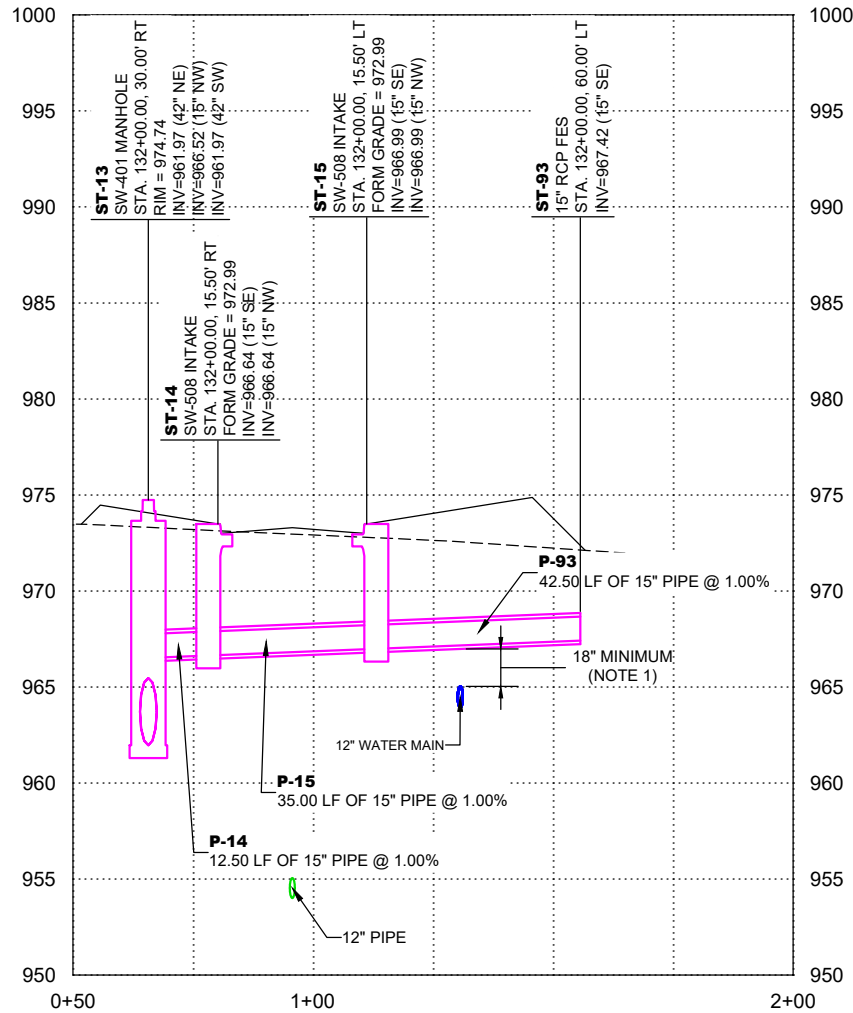
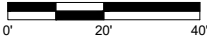
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STORM SEWER PROFILES

DWG. NO.
M.1
PROJECT
42892



- NOTES:
1. PROVIDE GASKETED JOINTS IN STORM SEWER PIPE
10' EACH SIDE OF WATER MAIN CROSSING.

DATE	REVISIONS	SCALE	AS NOTED
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		DATE	08-07-24
		ISSUED FOR	REVIEW



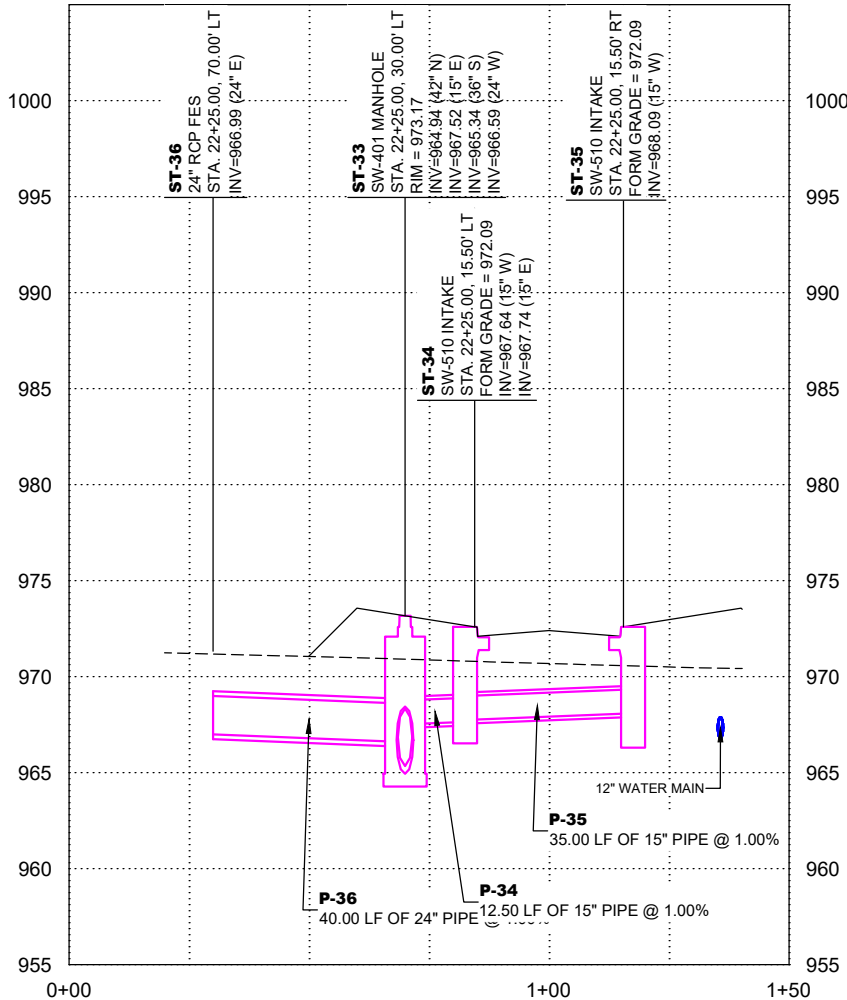
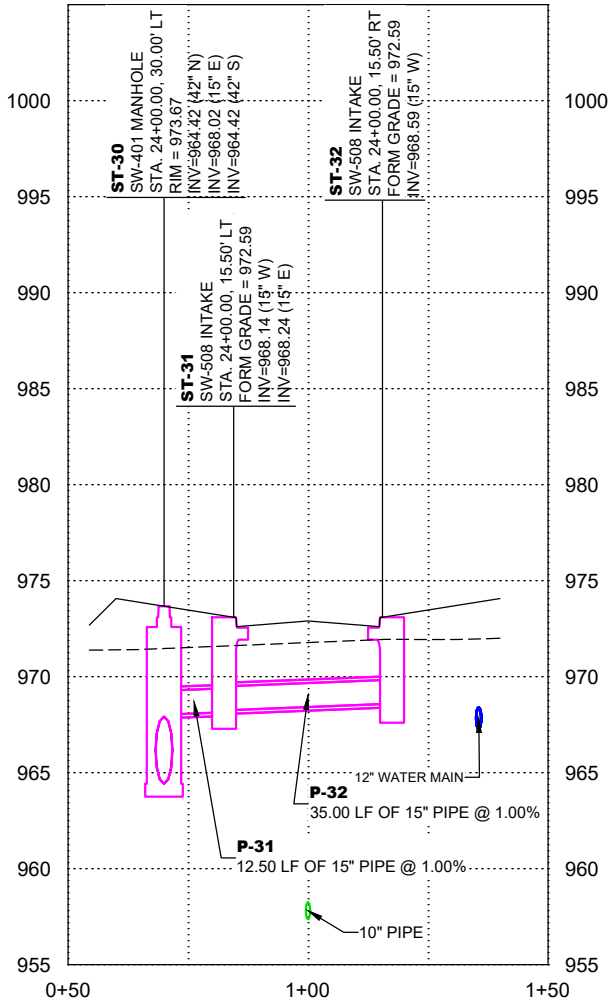
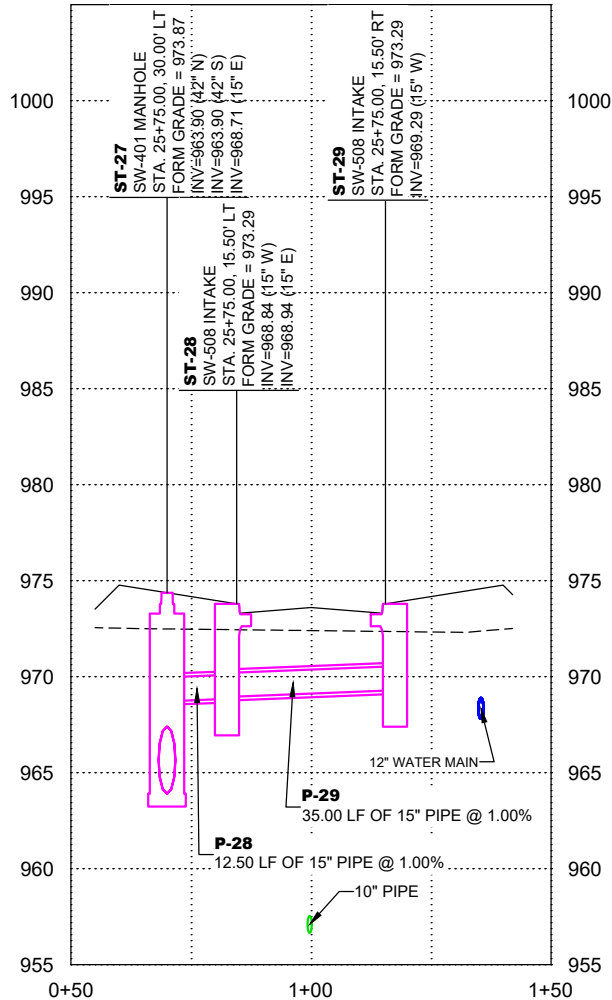
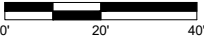
CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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STORM SEWER PROFILES

PROJECT 42892

DWG. NO.
M.2



DATE	REVISIONS	SCALE	AS NOTED
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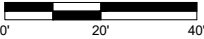
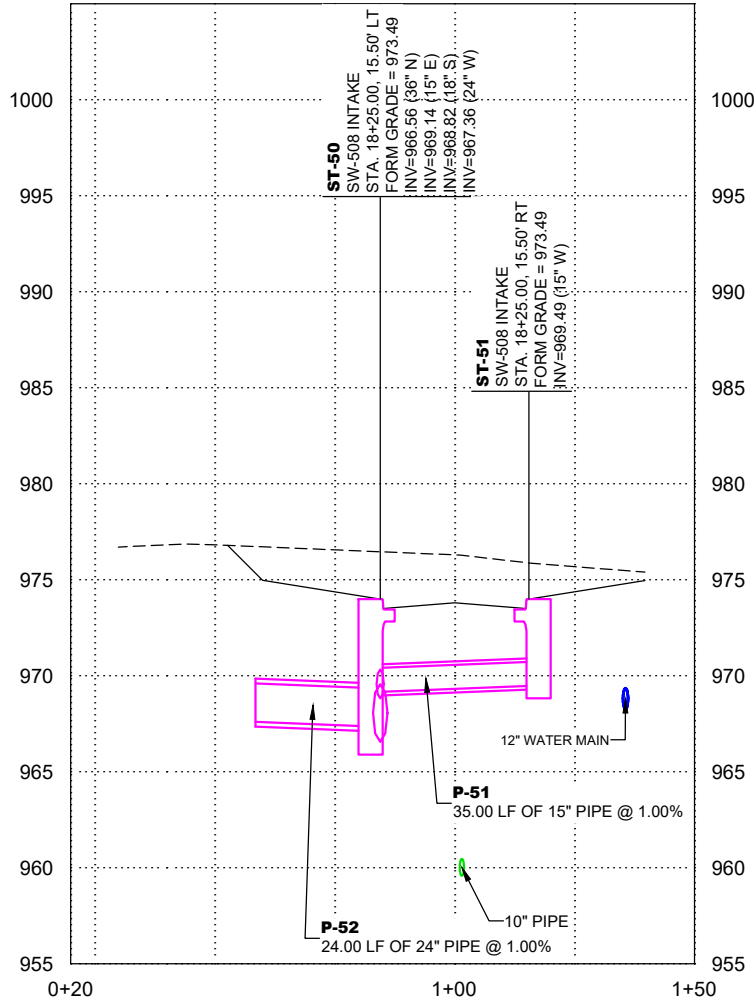
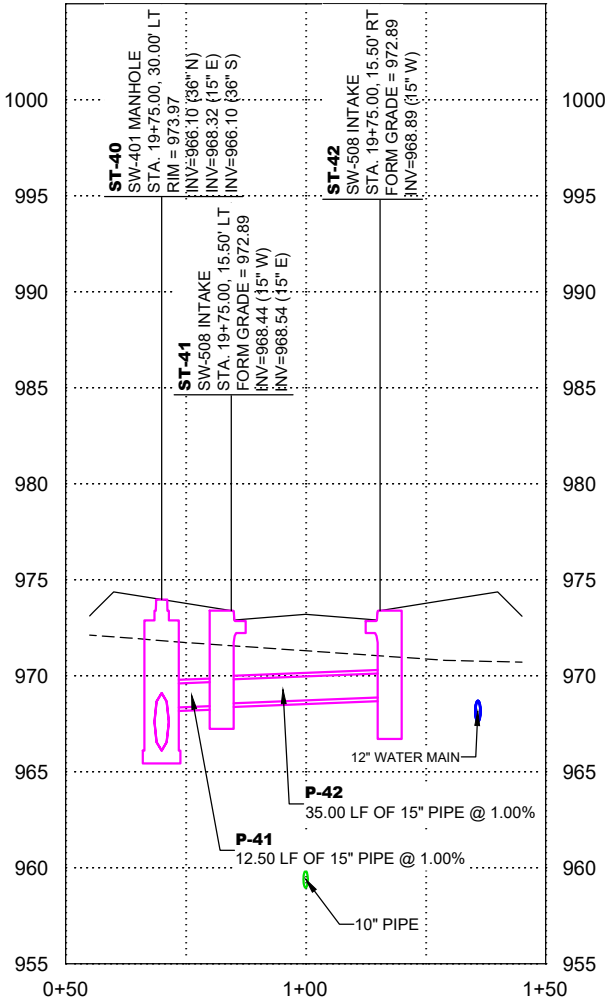
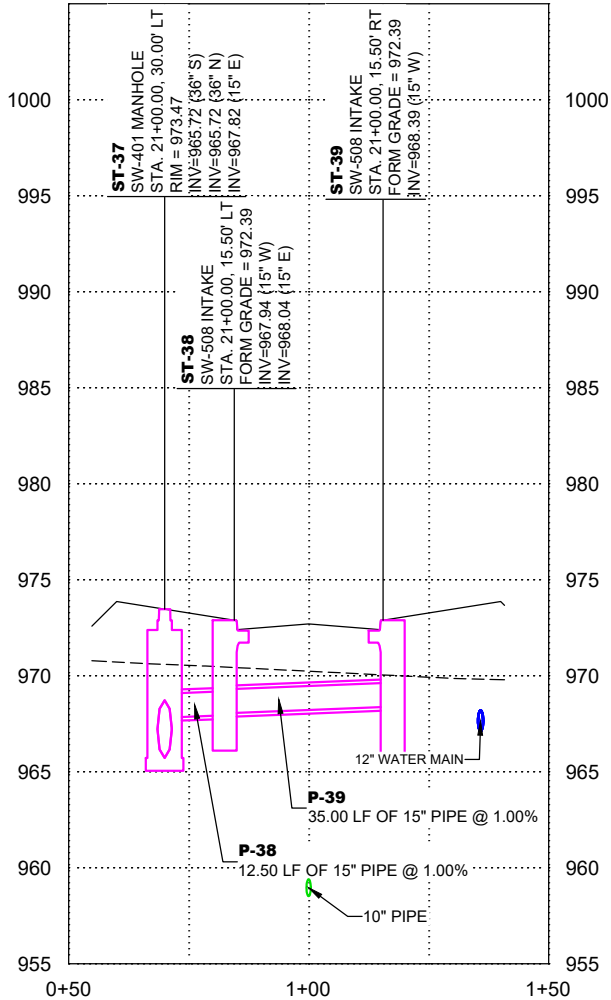


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STORM SEWER PROFILES

DWG. NO.
M.3
PROJECT 42892



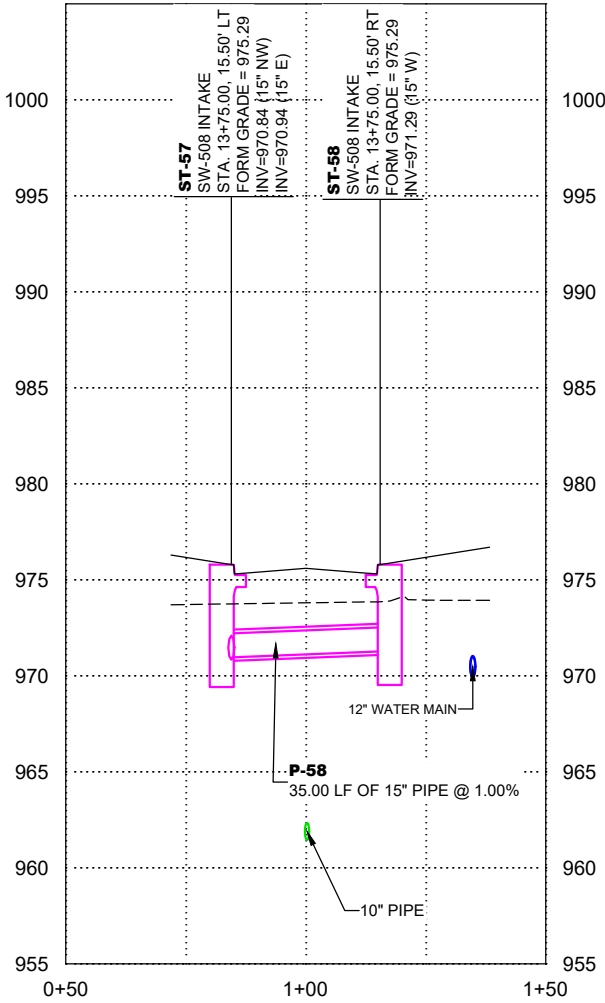
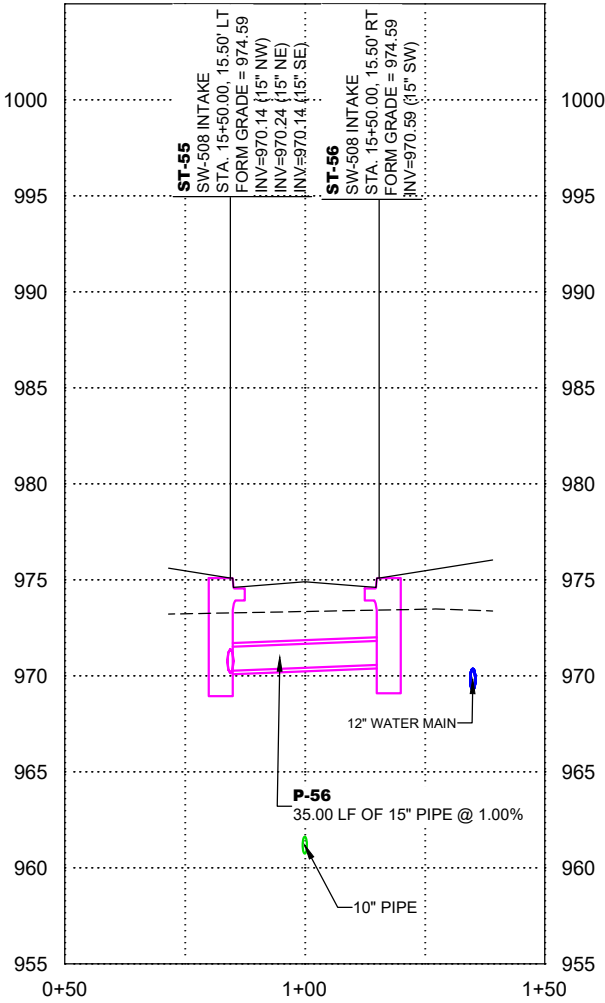
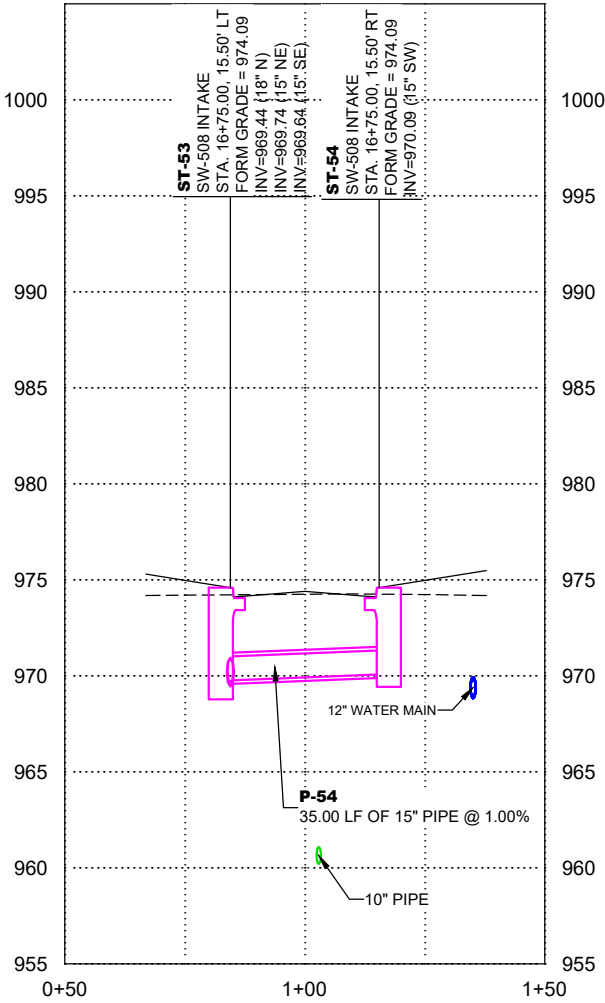
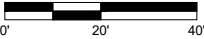
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		ISSUED FOR	REVIEW



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STORM SEWER PROFILES

DWG. NO.
M.4
PROJECT 42892



DATE	REVISIONS	SCALE	AS NOTED
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		ISSUED FOR	REVIEW



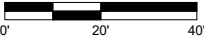
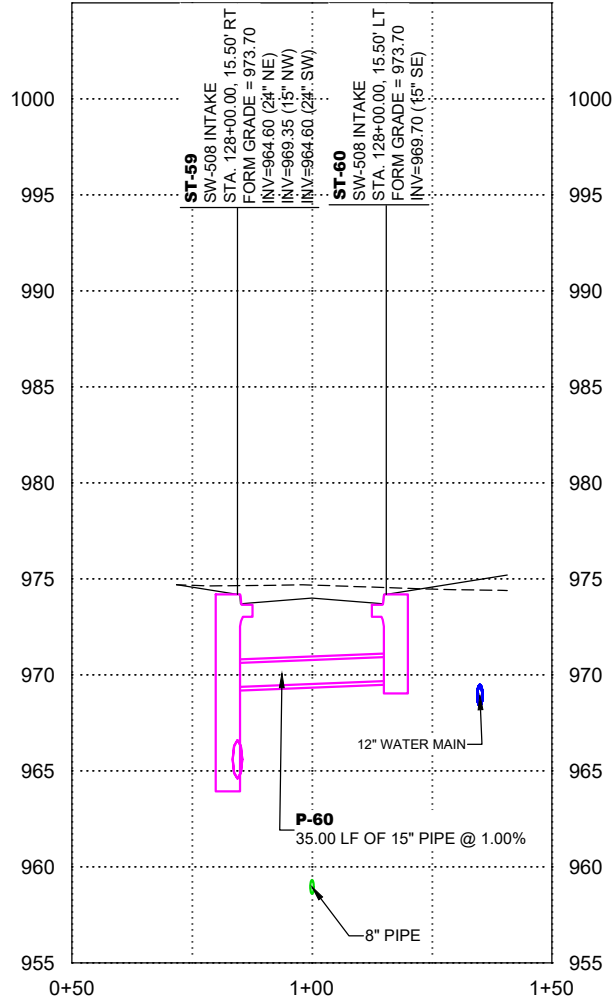
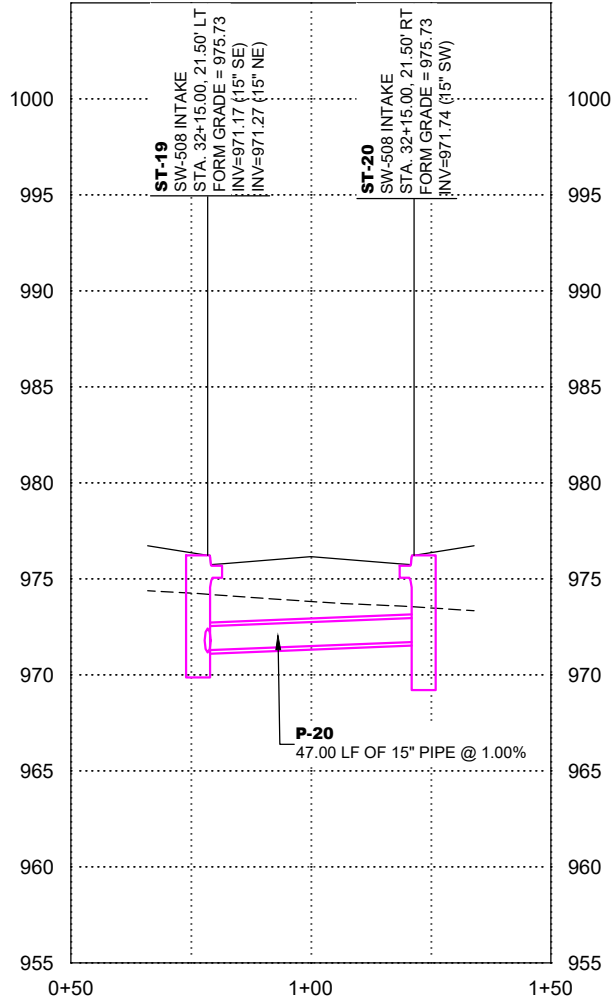
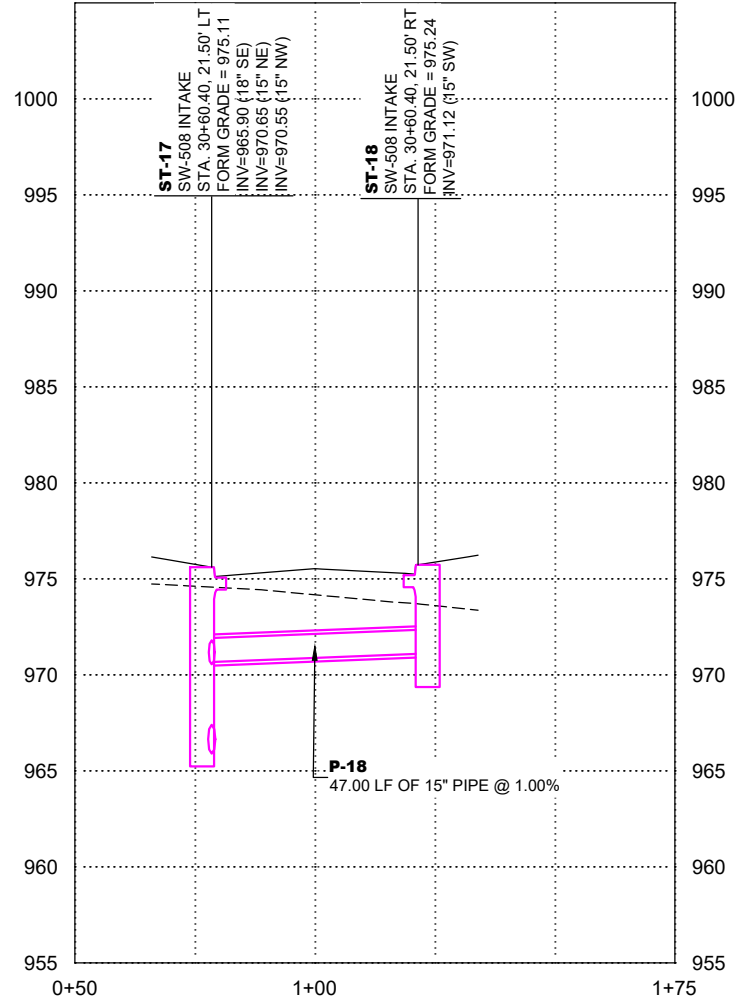
CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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STORM SEWER PROFILES

PROJECT 42892

DWG. NO.
M.5
PROJECT 42892



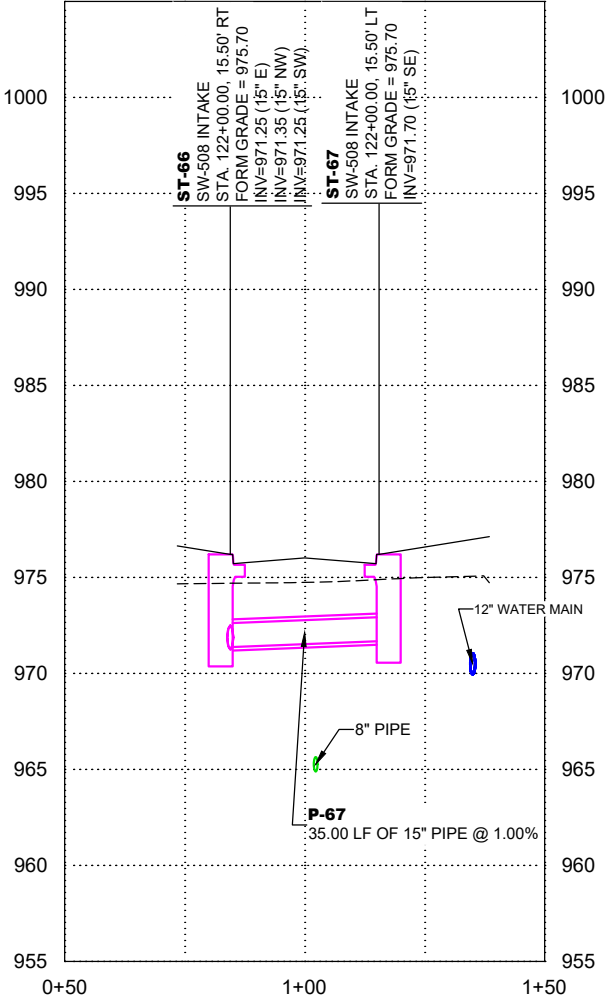
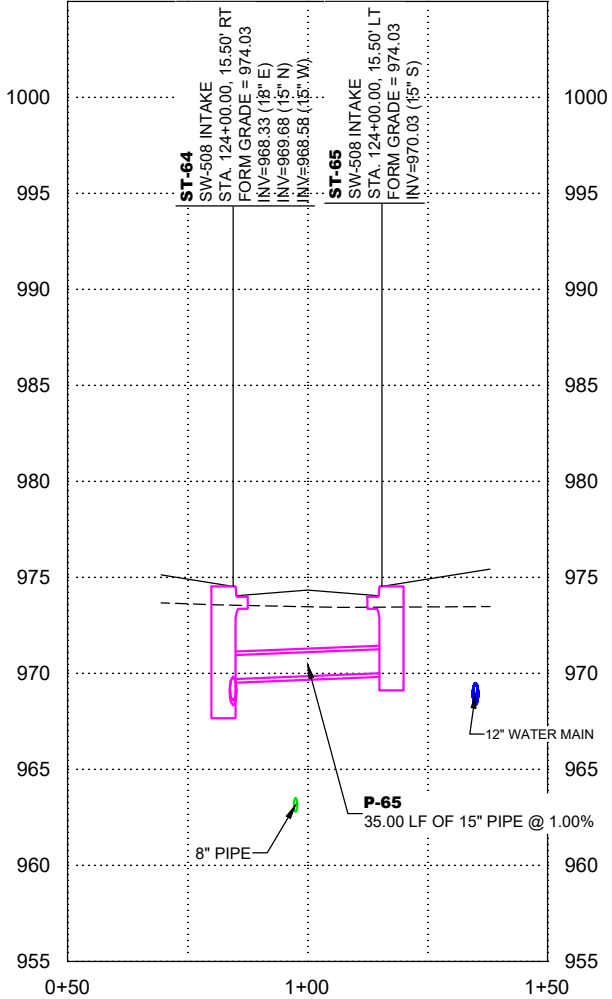
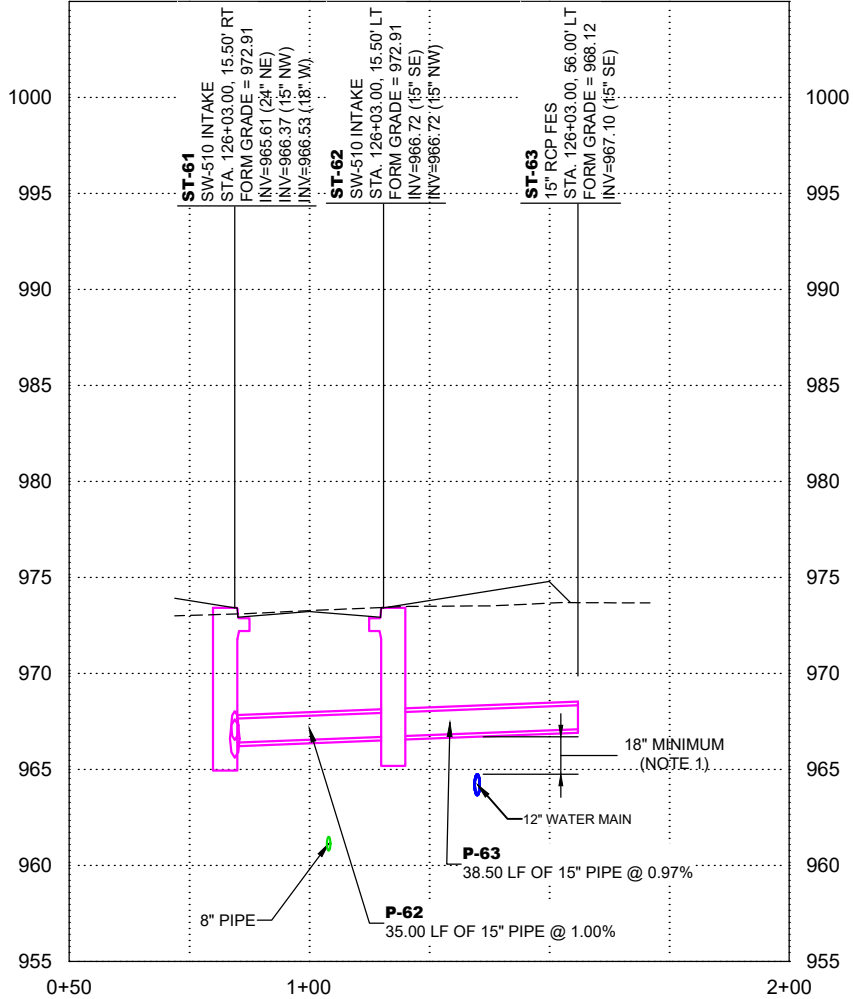
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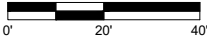
CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	
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STORM SEWER PROFILES	
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DWG. NO.	M.6
PROJECT	42892



- NOTES:
1. PROVIDE GASKETED JOINTS IN STORM SEWER PIPE
10' EACH SIDE OF WATER MAIN CROSSING.



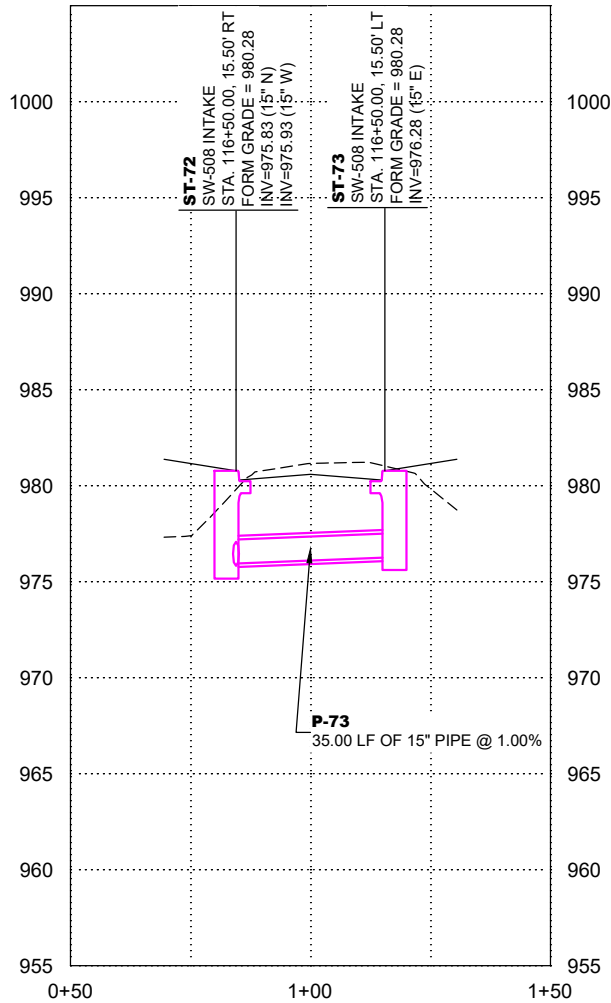
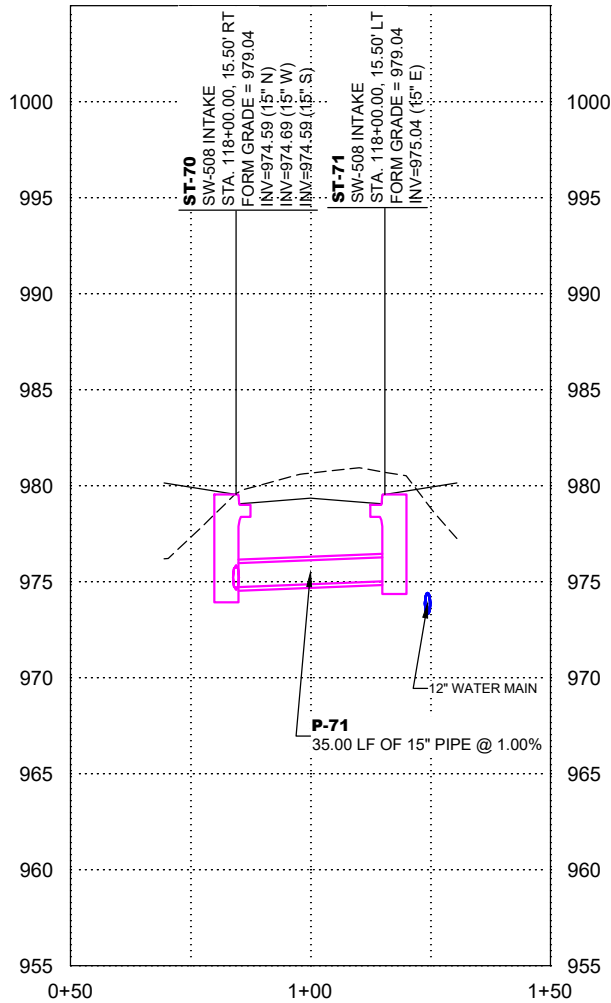
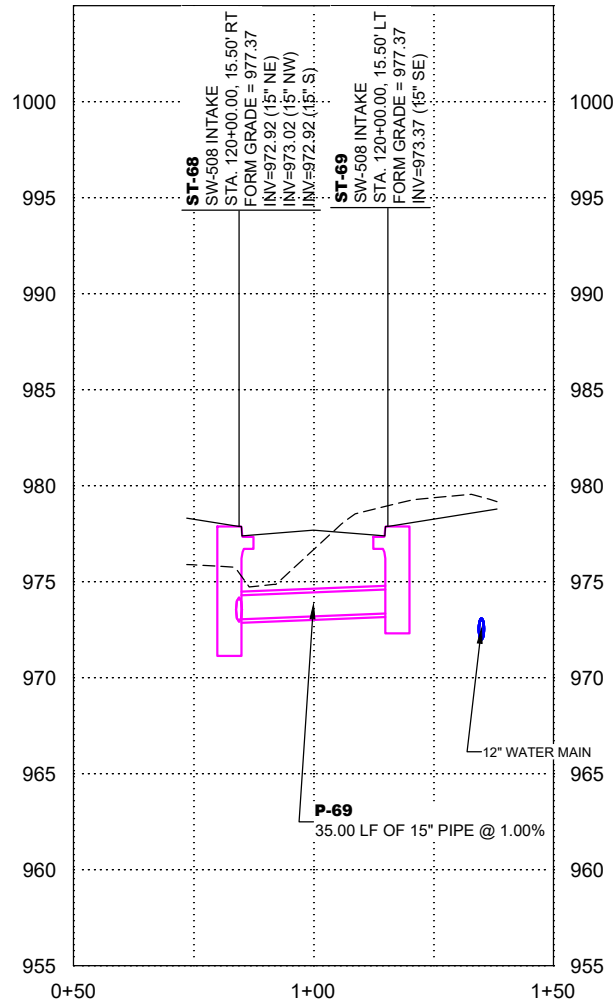
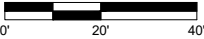
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CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	
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STORM SEWER PROFILES	
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DWG. NO.	M.7
PROJECT	42892



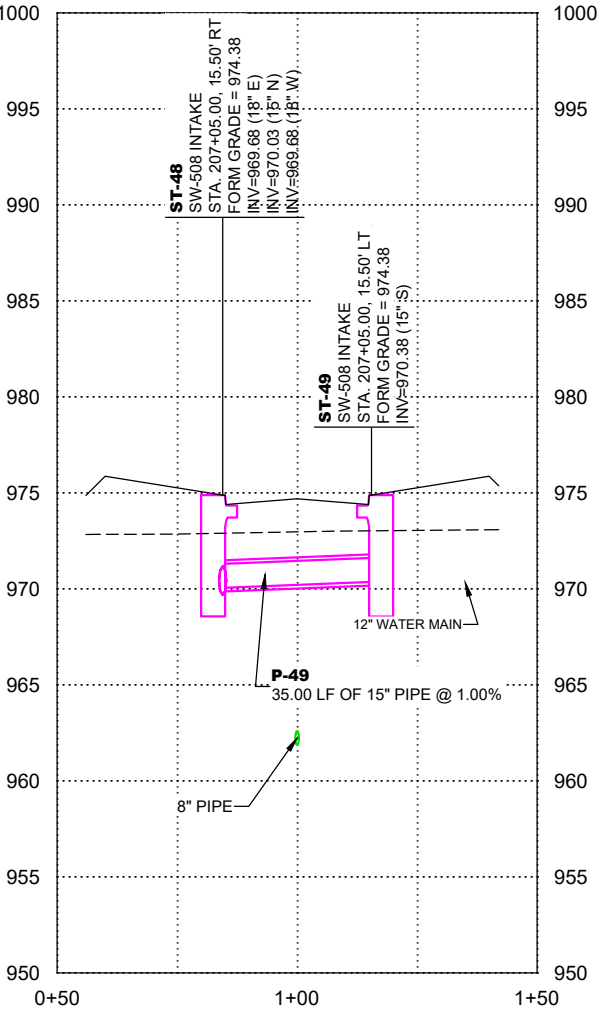
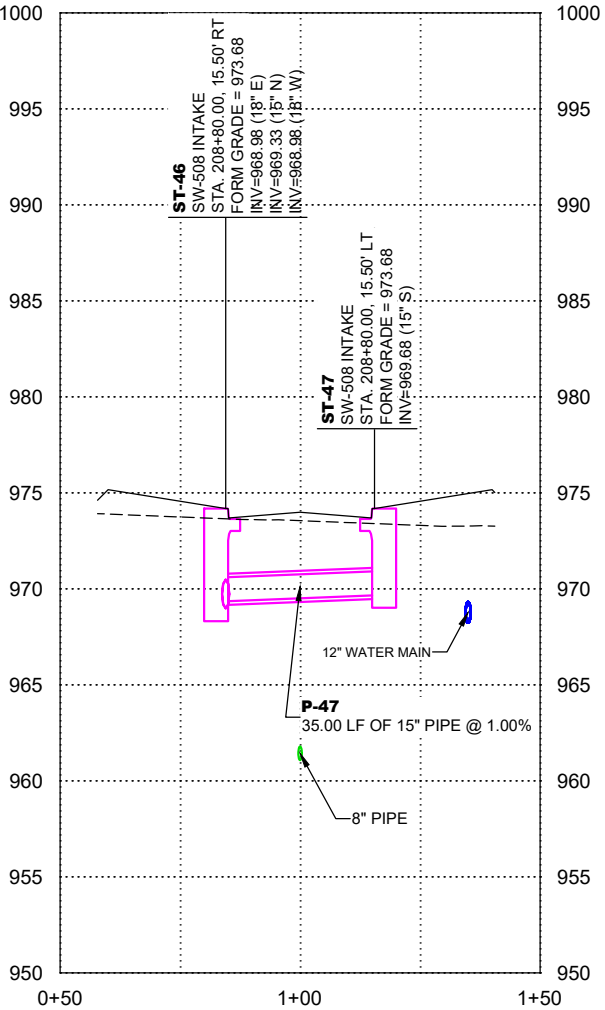
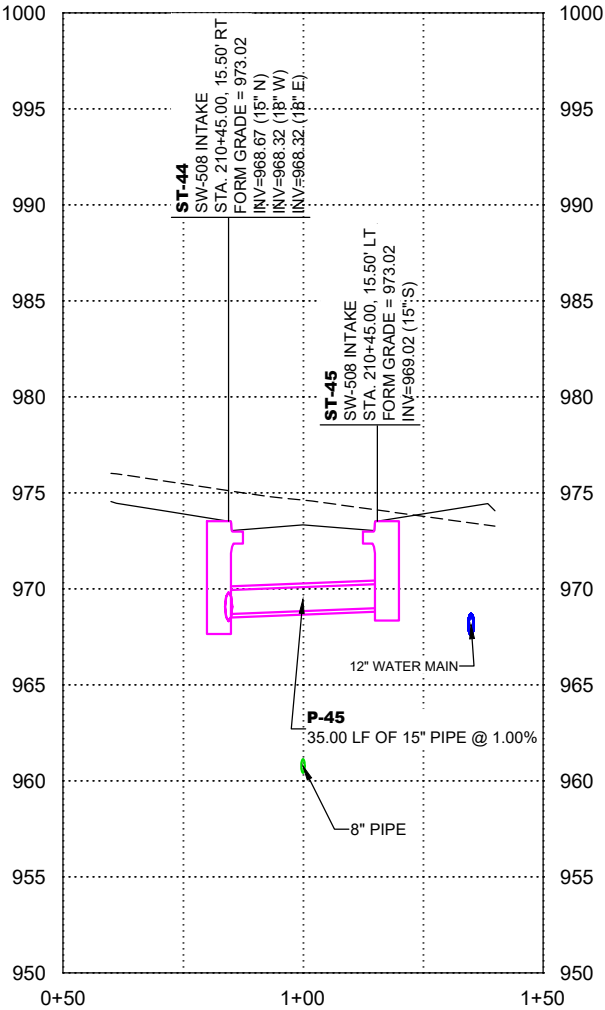
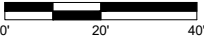
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		ISSUED FOR	REVIEW



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STORM SEWER PROFILES

DWG. NO.
M.8
PROJECT 42892



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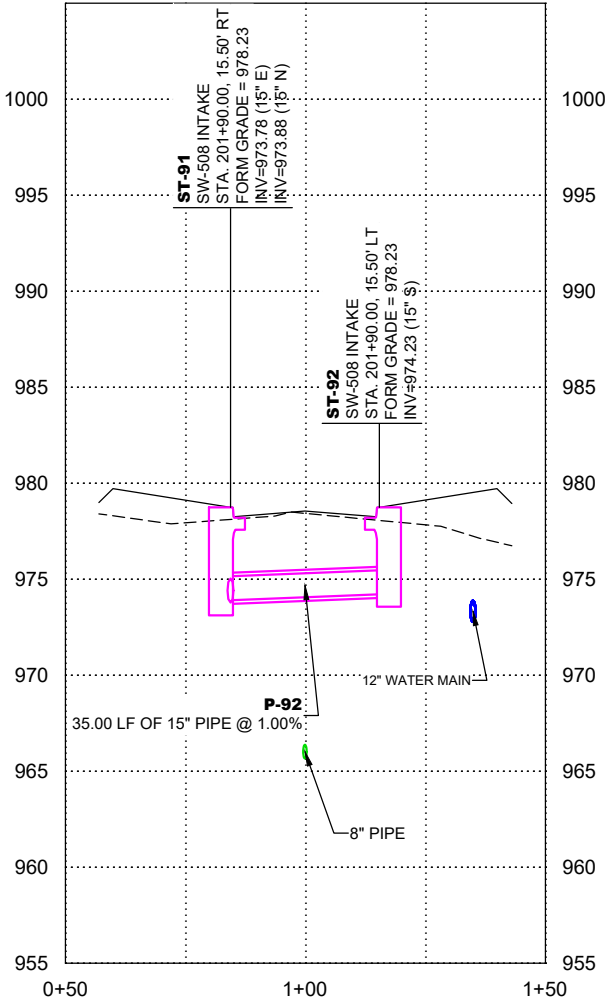
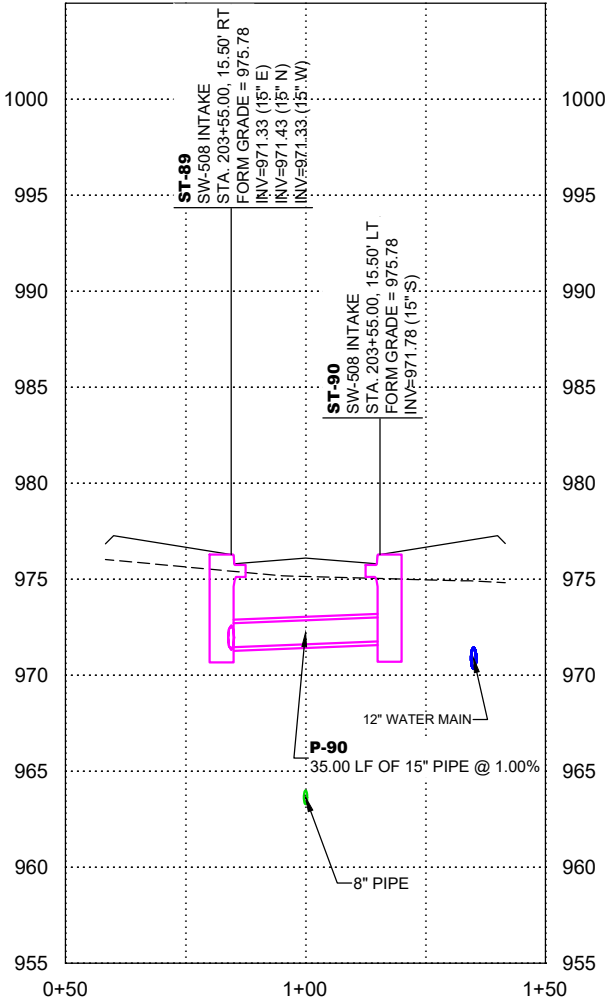
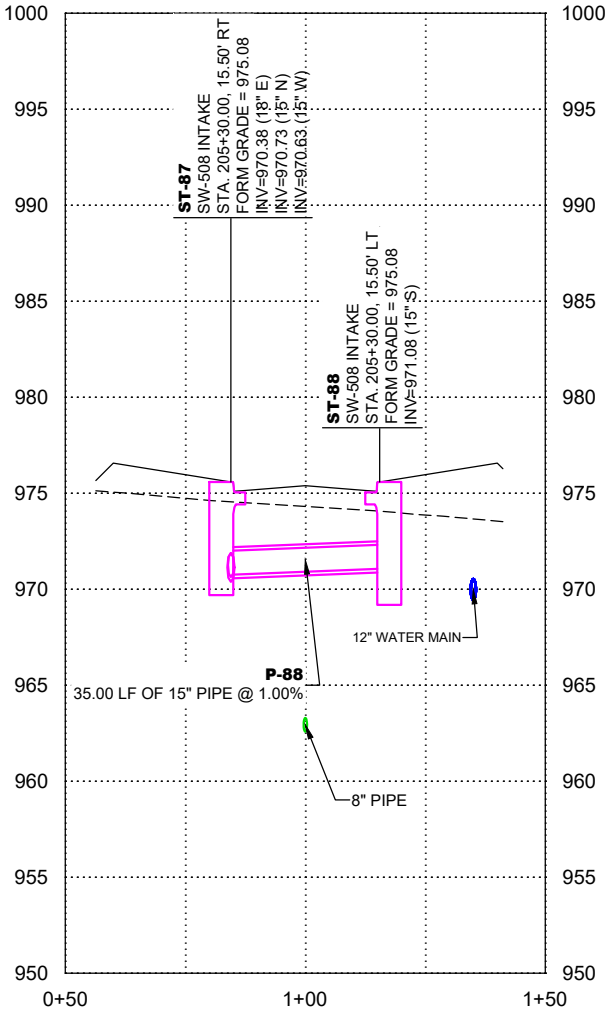
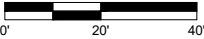
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STORM SEWER PROFILES

DWG. NO.
M.9
PROJECT 42892



PHASE 1 - NOT PART OF THIS CONTRACT

DATE	REVISIONS	SCALE	AS NOTED
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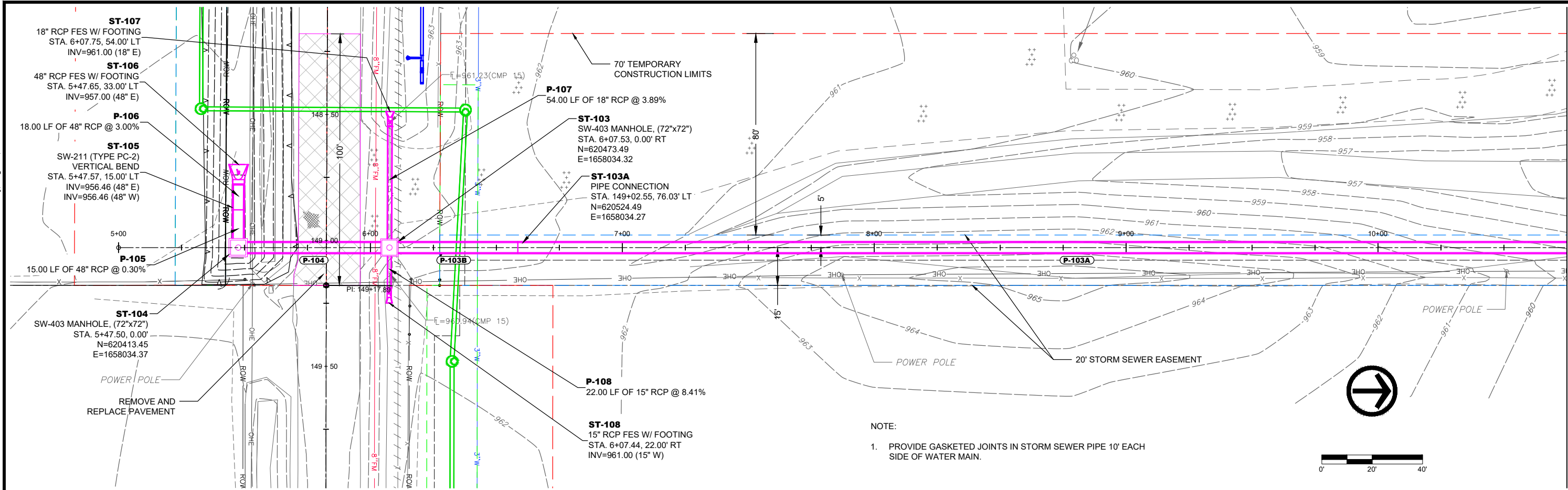


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STORM SEWER PROFILES

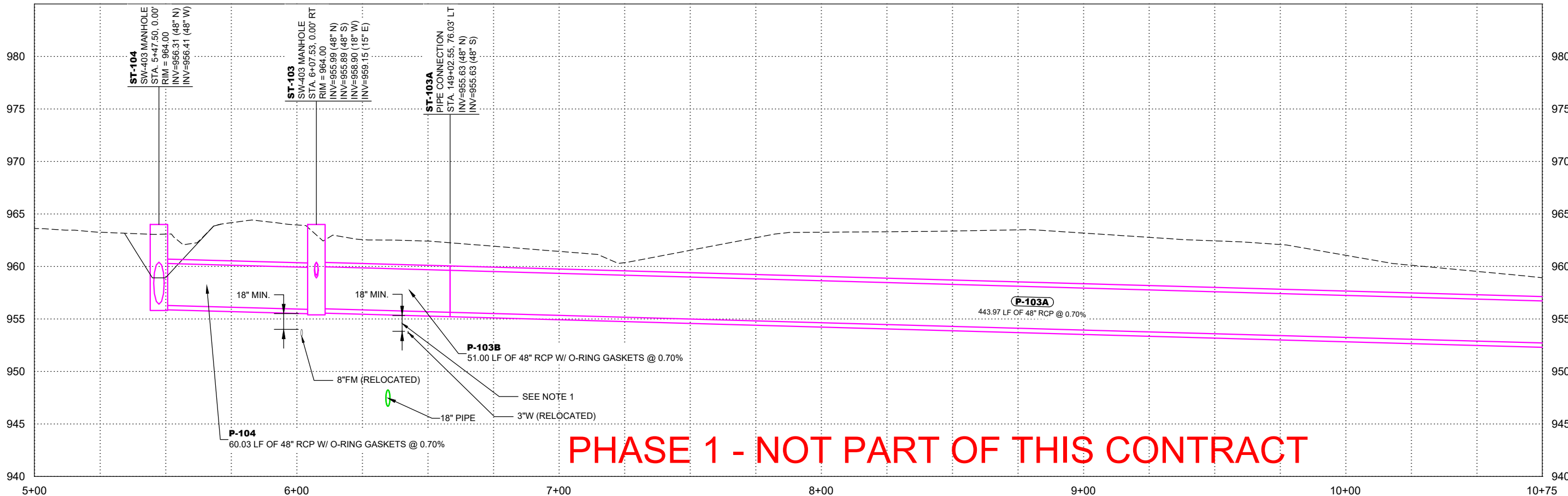
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PROJECT 42892

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SEE DWG. NO. M.12

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		CHECKED	GJR
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CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

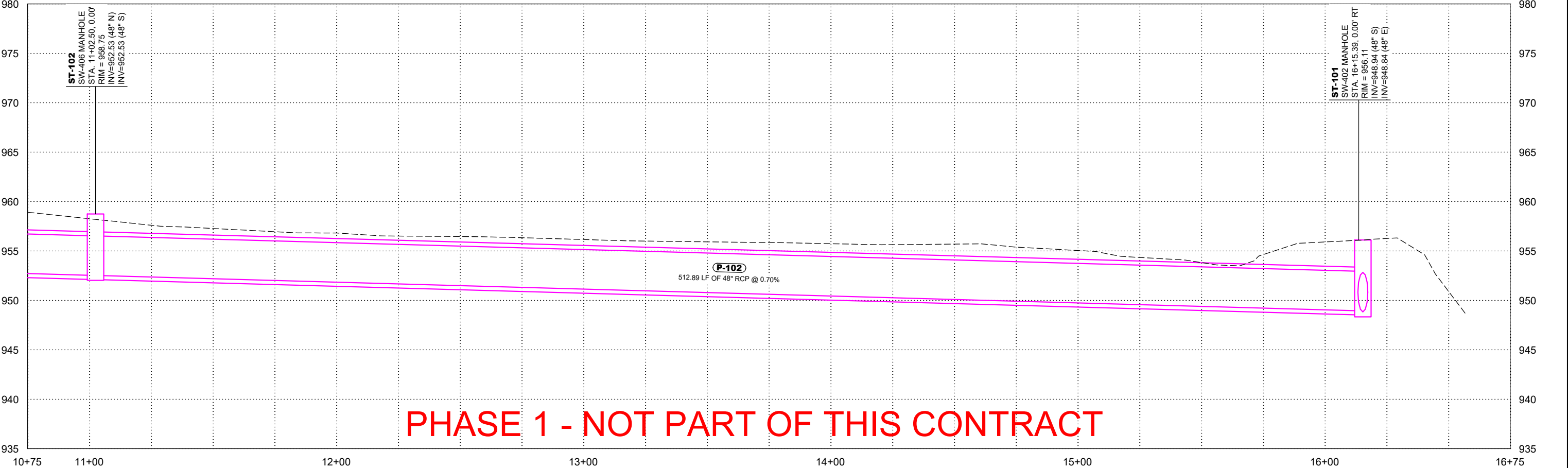
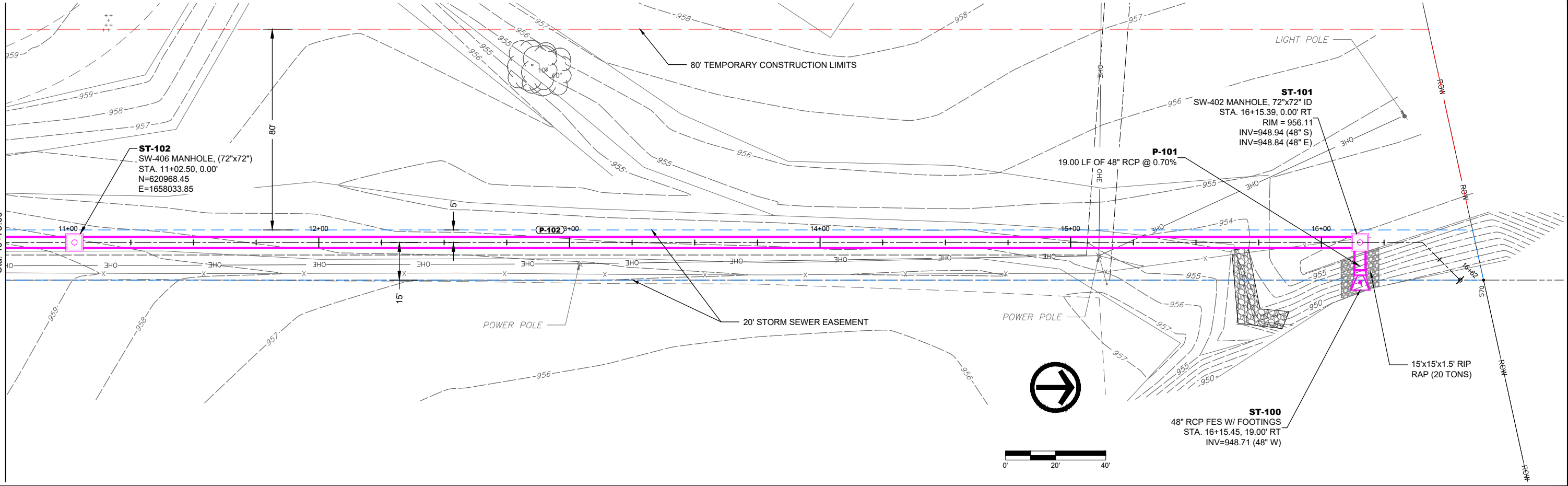
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
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STORM SEWER

DWG. NO.
M.11
PROJECT
42892

PLOTTED: Wednesday, August 7, 2024 4:06:03 PM

SEE DWG. NO. M.11
Sta. 10+75.00



PHASE 1 - NOT PART OF THIS CONTRACT

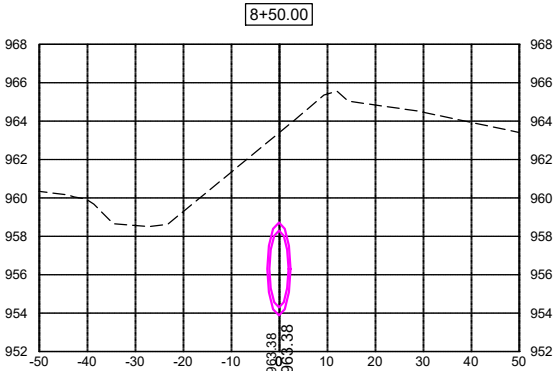
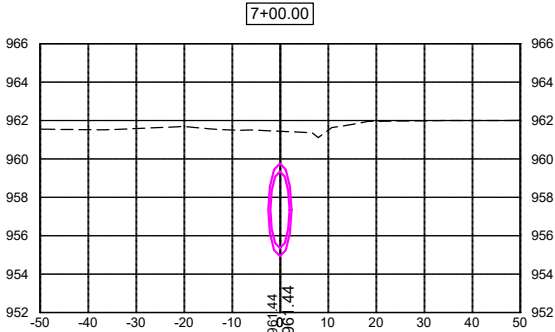
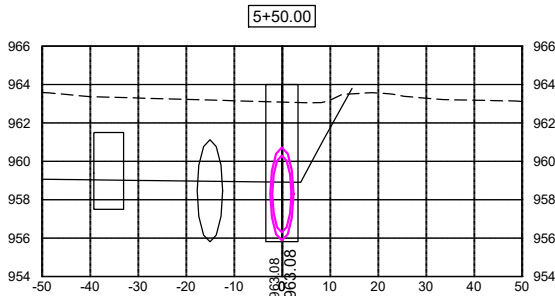
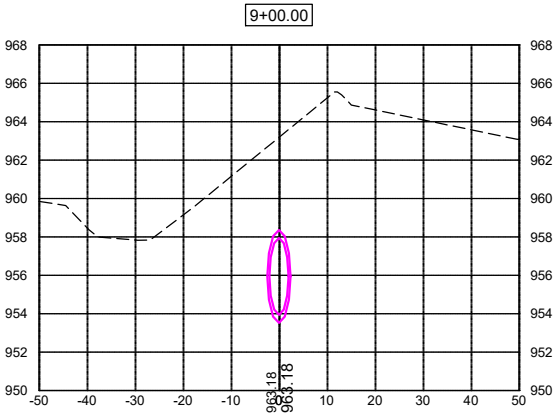
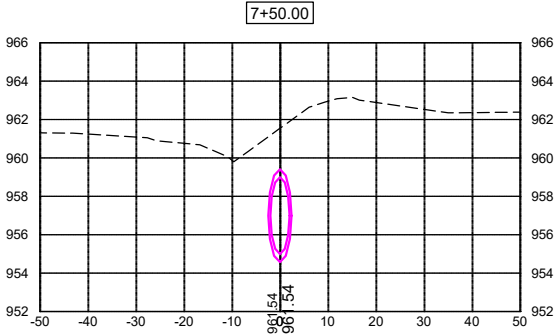
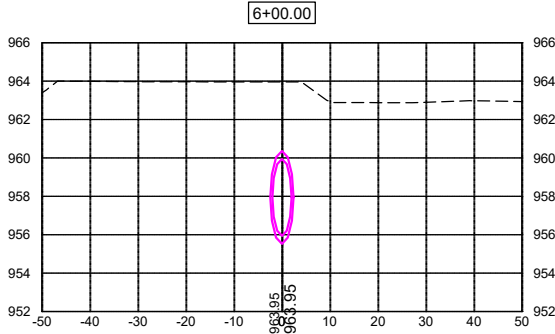
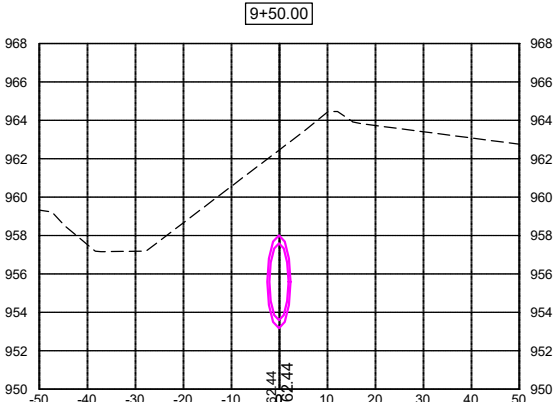
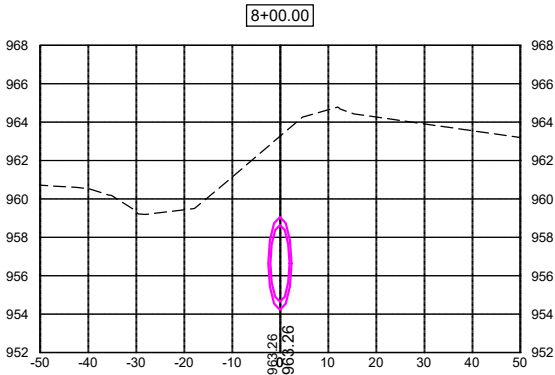
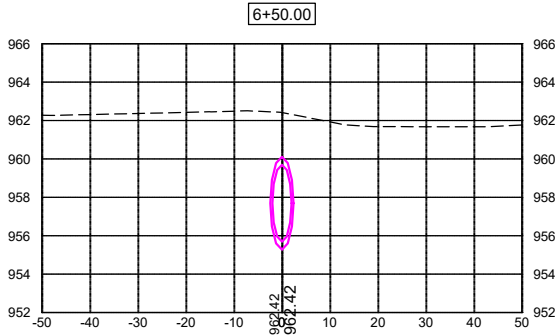
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DATE		REVISIONS		SCALE		AS NOTED		CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT			STORM SEWER			DWG. NO.	
								3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)						M.12	
														PROJECT 42892	



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PHASE 1 - NOT PART OF THIS CONTRACT

DATE	REVISIONS	SCALE	AS NOTED
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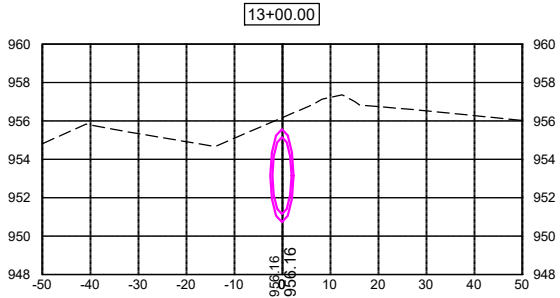
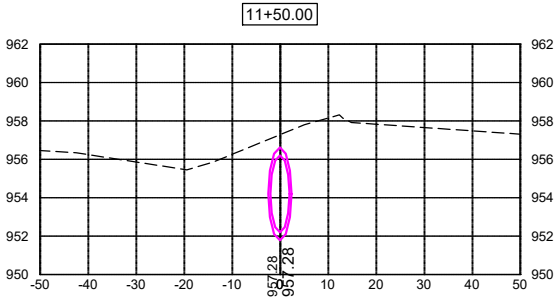
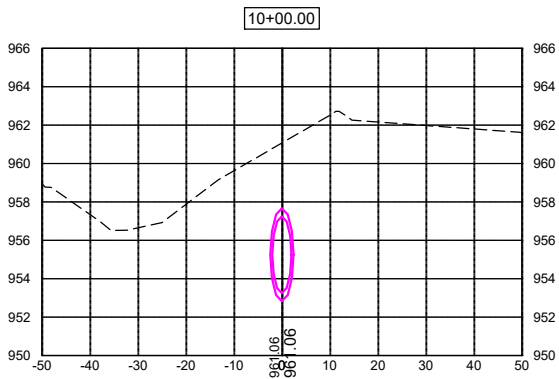
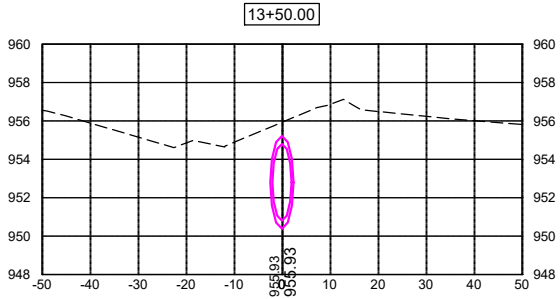
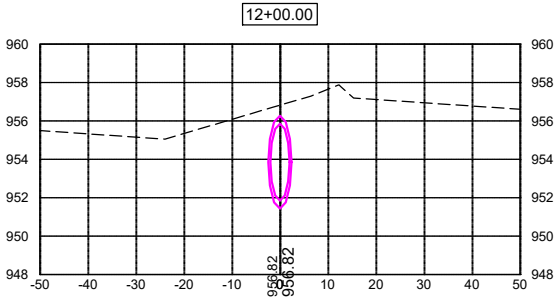
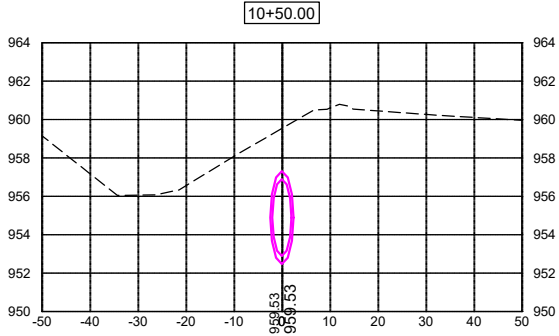
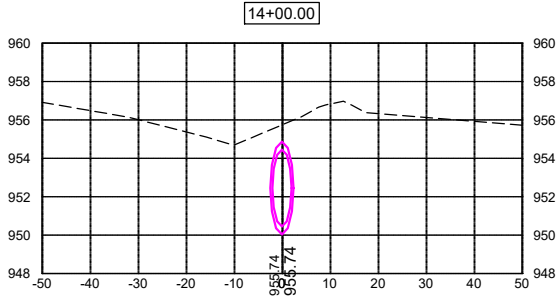
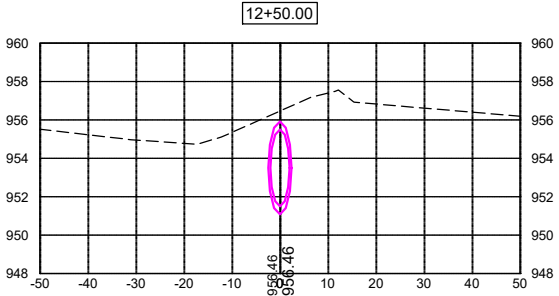
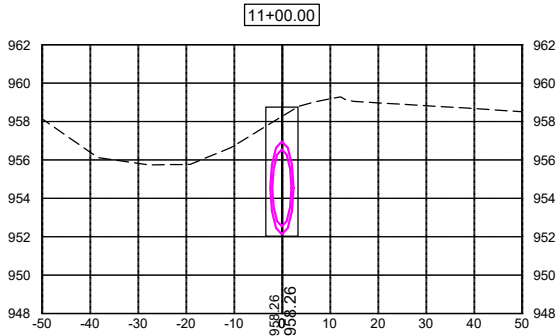
CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT
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STORM SEWER CROSS SECTION

SHEET NO.
M.13
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:06:19 PM

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FILE PATH: P:\42892\CADD\PRODUCTION DRAWINGS\IM. STORM SEWER\42892-M-XSEC



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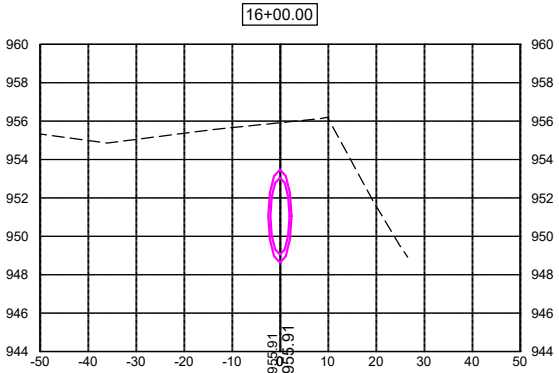
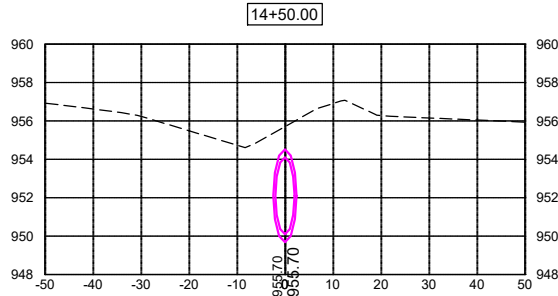
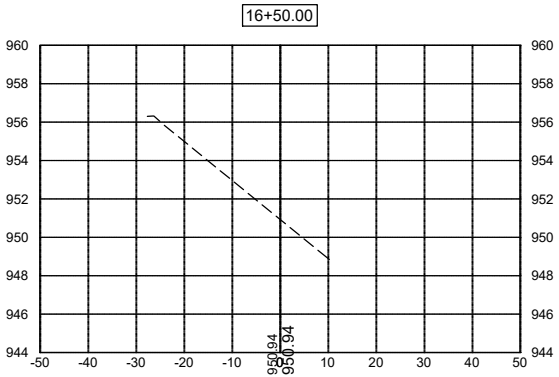
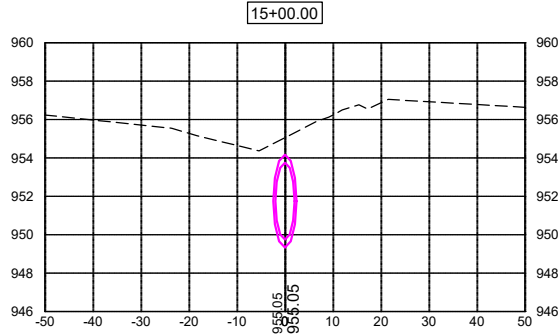
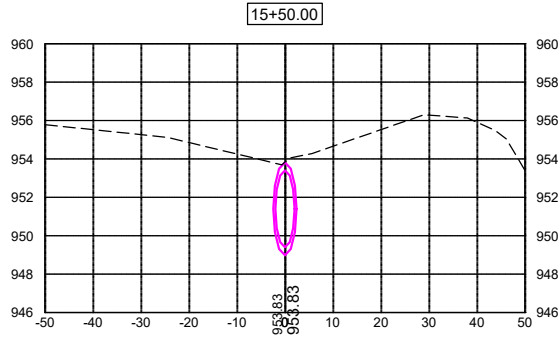
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		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



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STORM SEWER CROSS SECTION

SHEET NO.
M.14
PROJECT 42892



PHASE 1 - NOT PART OF THIS CONTRACT

DATE	REVISIONS	SCALE	AS NOTED
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		DATE	08-07-24
		ISSUED FOR	REVIEW

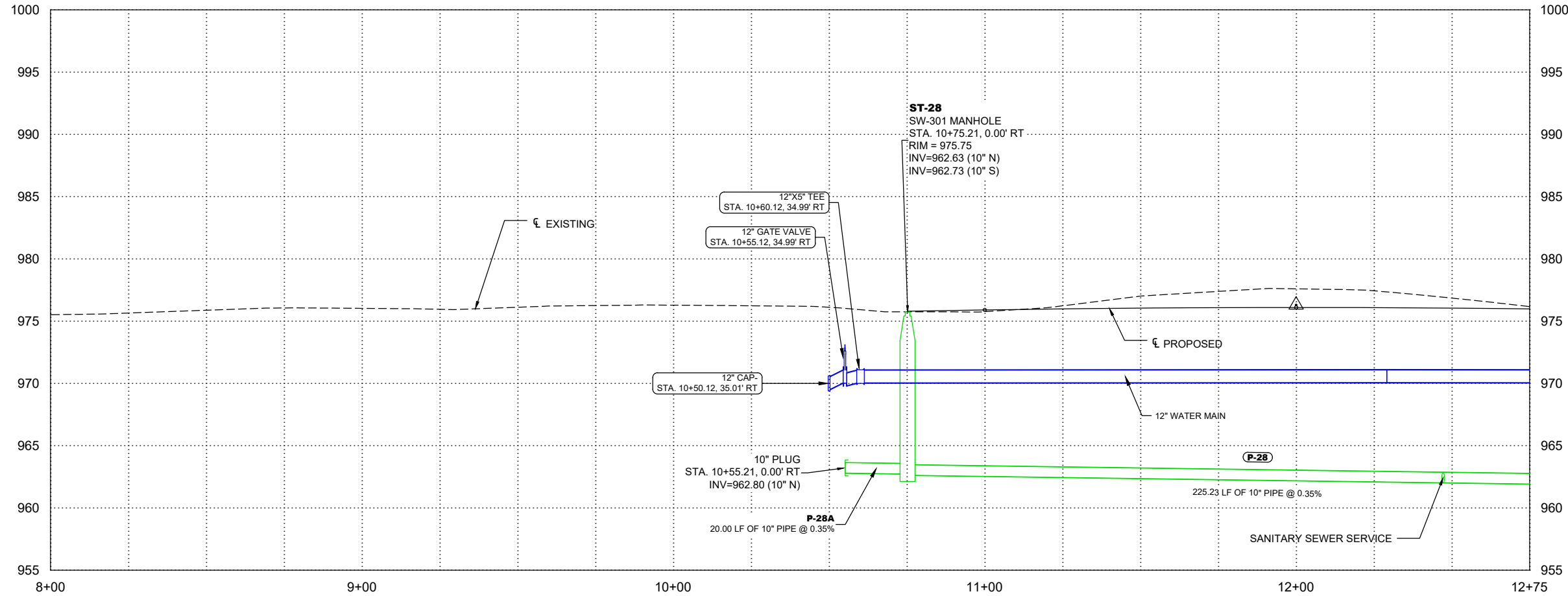
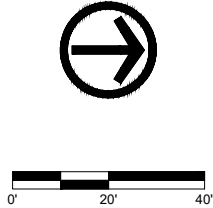
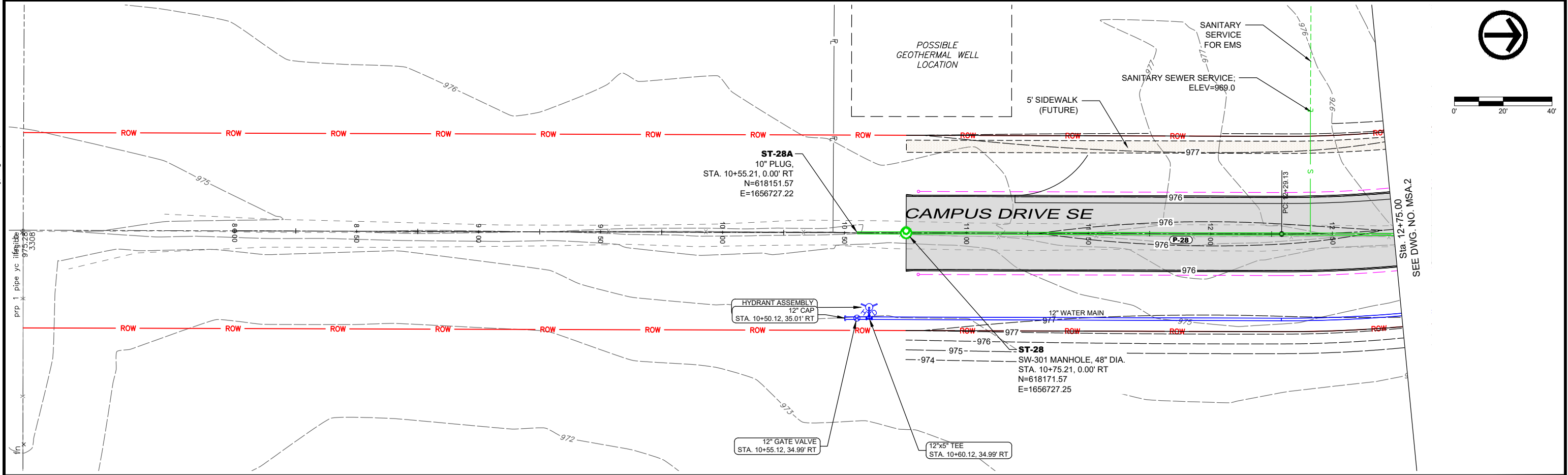


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STORM SEWER CROSS SECTION

SHEET NO.
M.15
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:06:55 PM



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DATE	REVISIONS	SCALE	AS NOTED
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		CHECKED	GJR
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		DATE	08-07-24
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CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

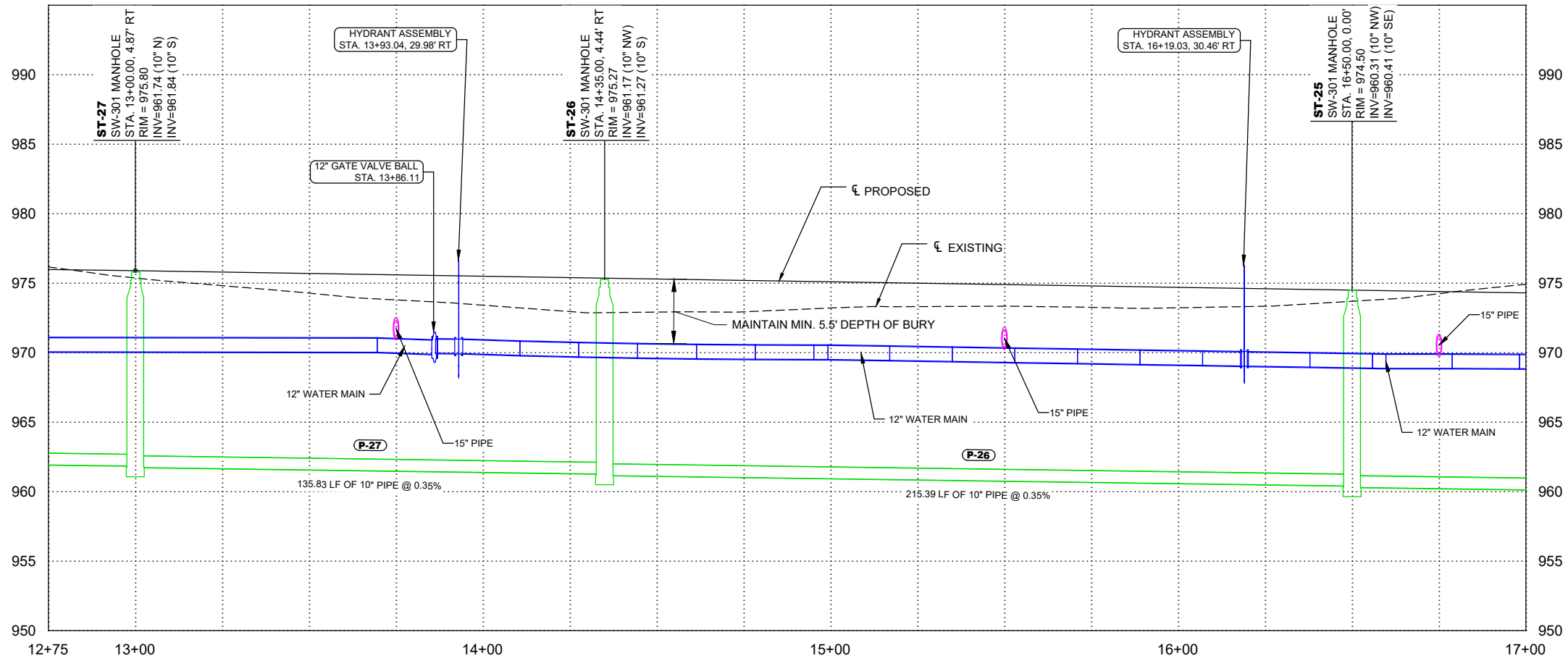
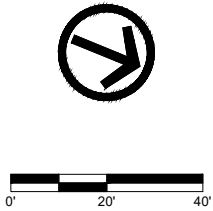
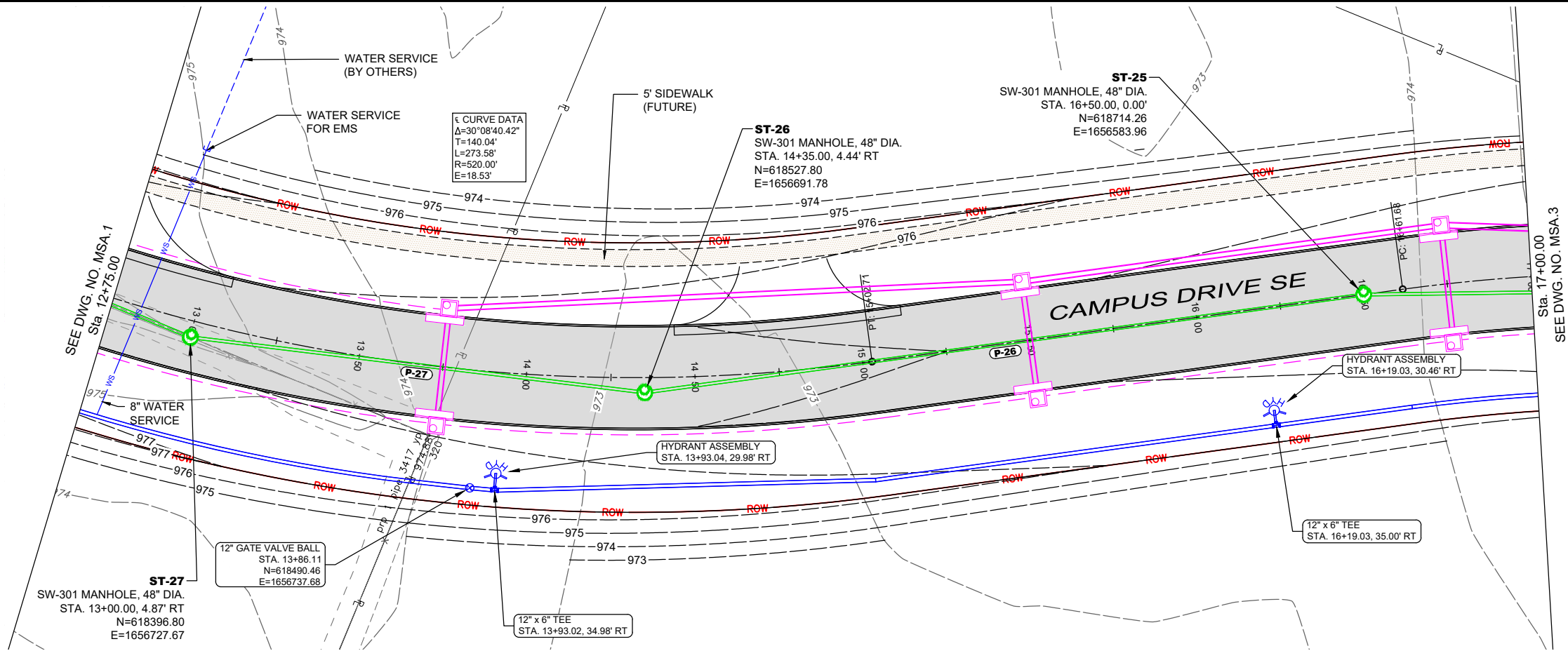
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

SANITARY AND WATER - CAMPUS DRIVE SE

DWG. NO.
MSA.1
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:07:03 PM

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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	BJL
CHECKED	GJR
APPROVED	WJW
DATE	08-07-24
ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

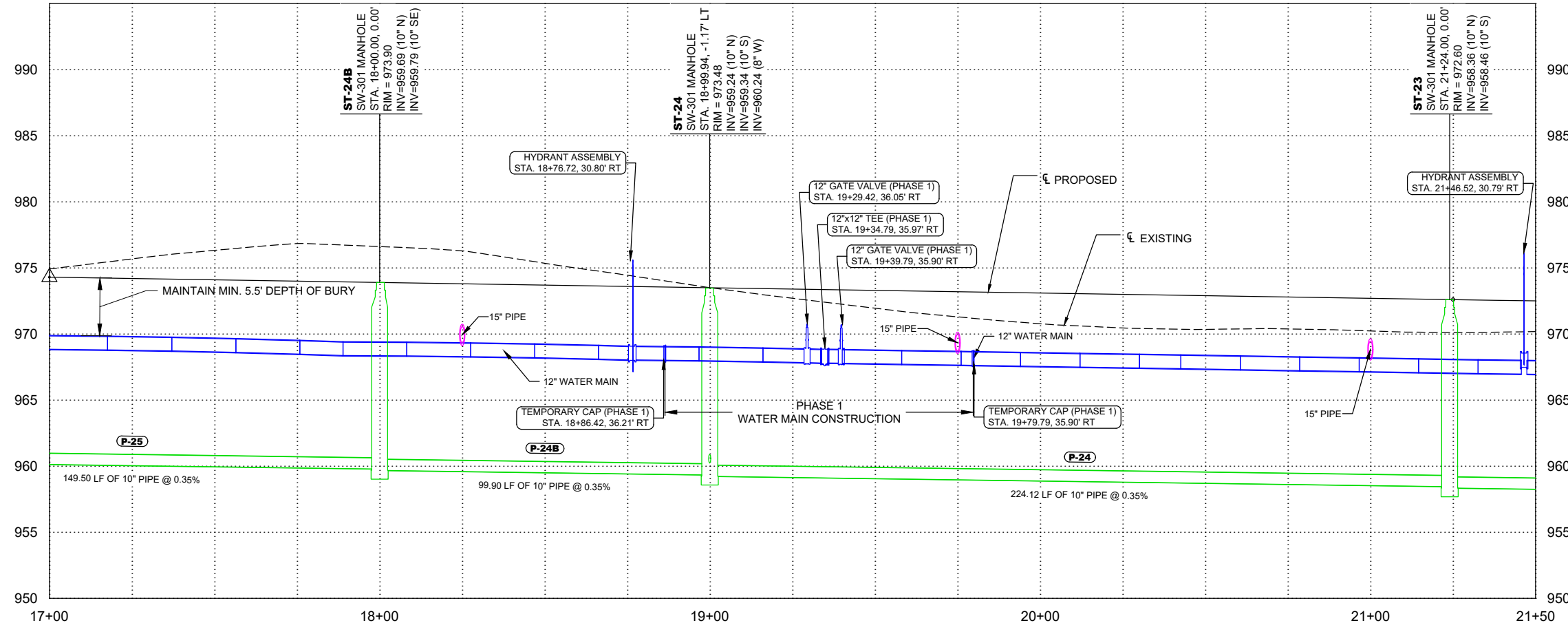
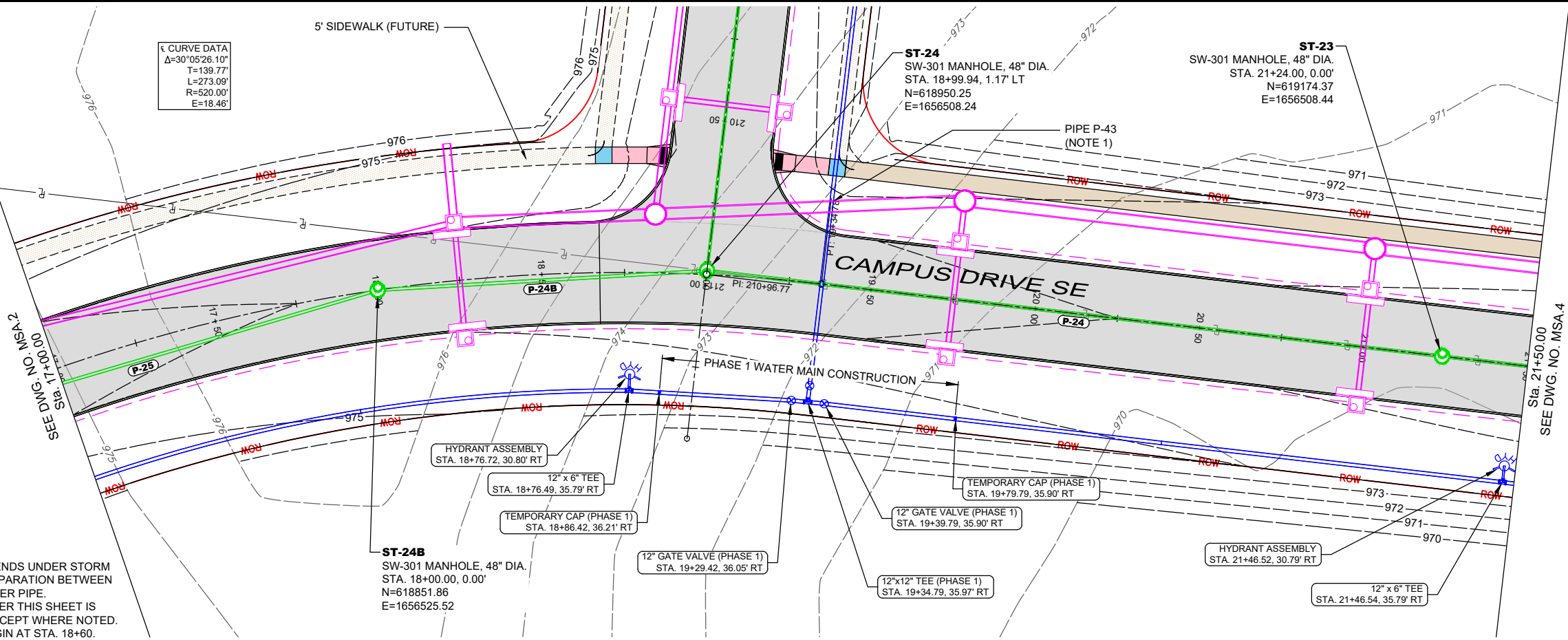
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
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SANITARY AND WATER - CAMPUS DRIVE SE

DWG. NO.
MSA.2
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:07:12 PM

- NOTES:
1. DEFLECT WATER MAIN USING 4-45° BENDS UNDER STORM SEWER MAINTAINING MINIMUM 18" SEPARATION BETWEEN TOP OF WATER AND BOTTOM OF SEWER PIPE.
 2. ALL WATER MAIN AND SANITARY SEWER THIS SHEET IS PART OF PHASE 2 CONSTRUCTION EXCEPT WHERE NOTED.
 3. RISE ELIGIBLE ITEMS GENERALLY BEGIN AT STA. 18+60.



X-REFS: 42892 - SURVEY BASE & 42892 - TOPO & 42892-PAVE & 42892-LOTS & 42892-EASE & 2024-06-03_BESF_SiteExport
FILE PATH: P:\42892\CADD\PRODUCTION DRAWINGS\MSA. SANITARY SEWER\42892-PP-SSWR-MAINLINE

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
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		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

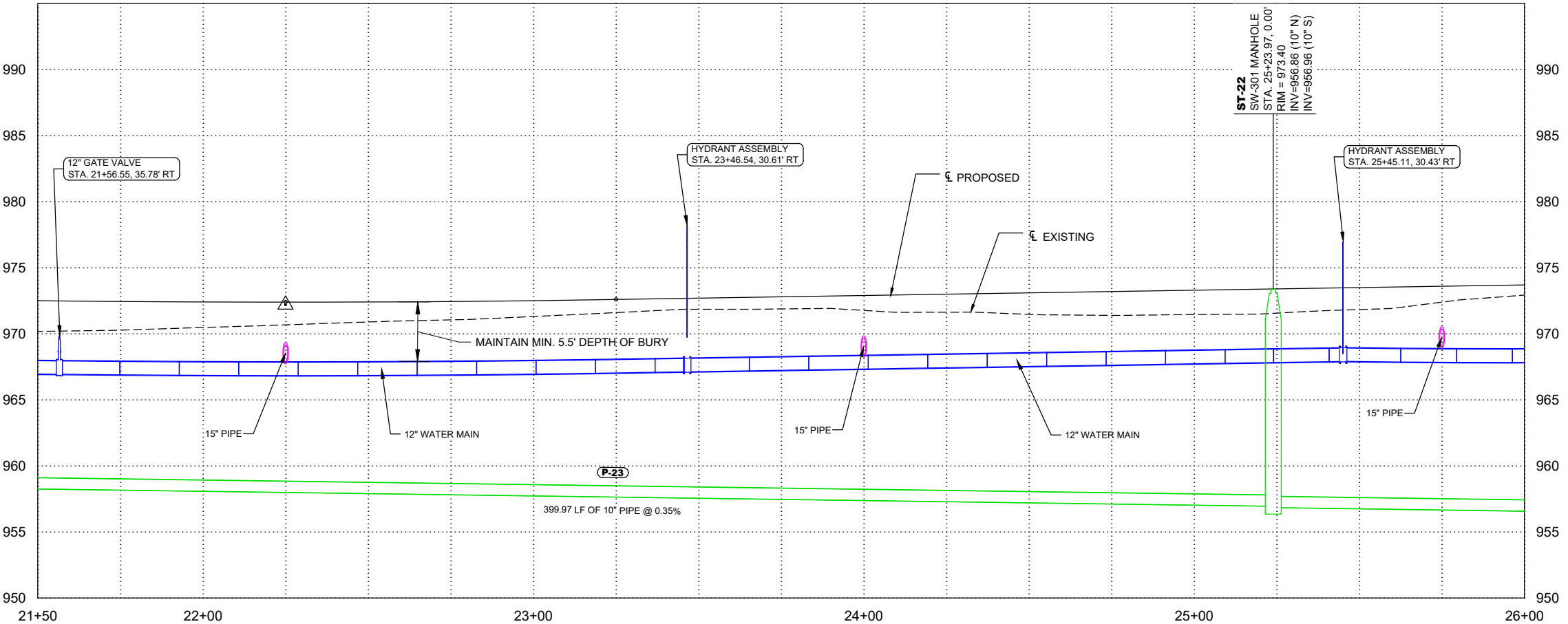
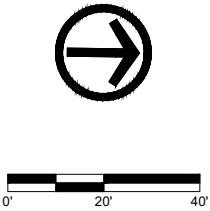
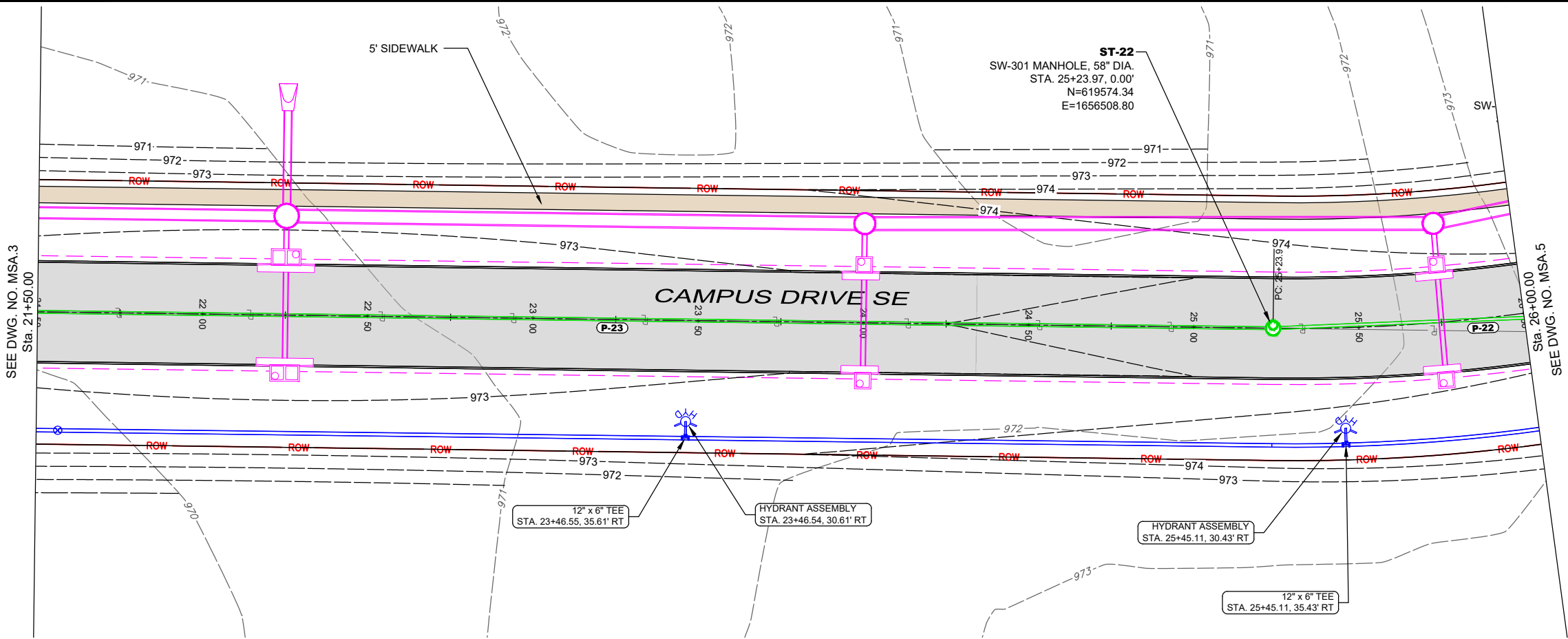
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SANITARY AND WATER - CAMPUS DRIVE SE

DWG. NO.
MSA.3
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:07:20 PM

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DATE	REVISIONS	SCALE	AS NOTED
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		DATE	08-07-24
		ISSUED FOR	REVIEW



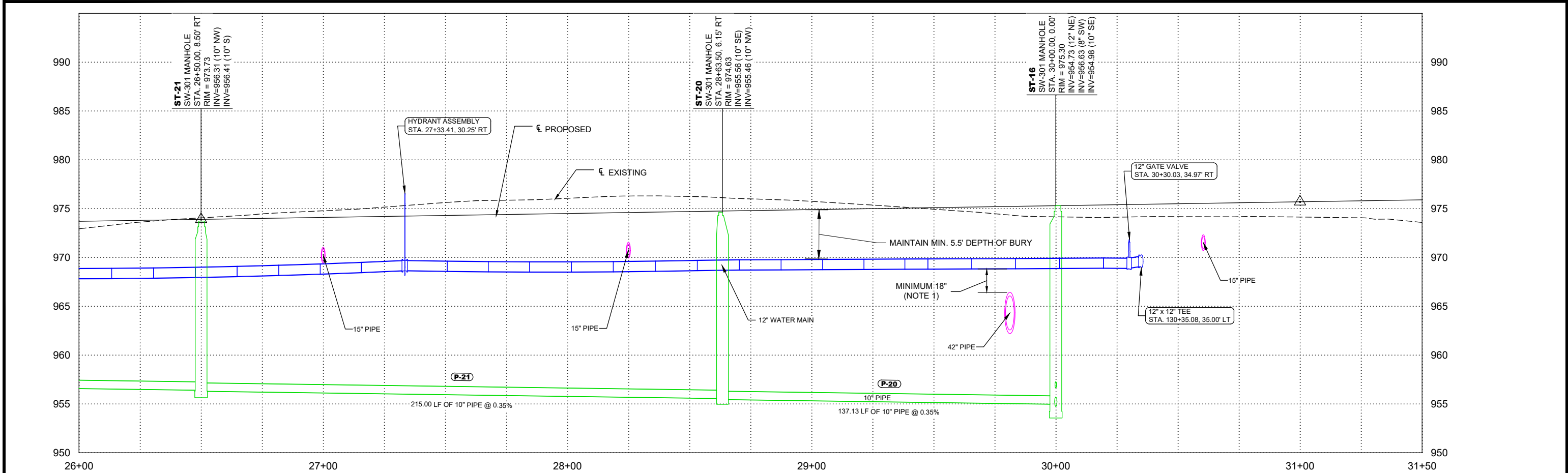
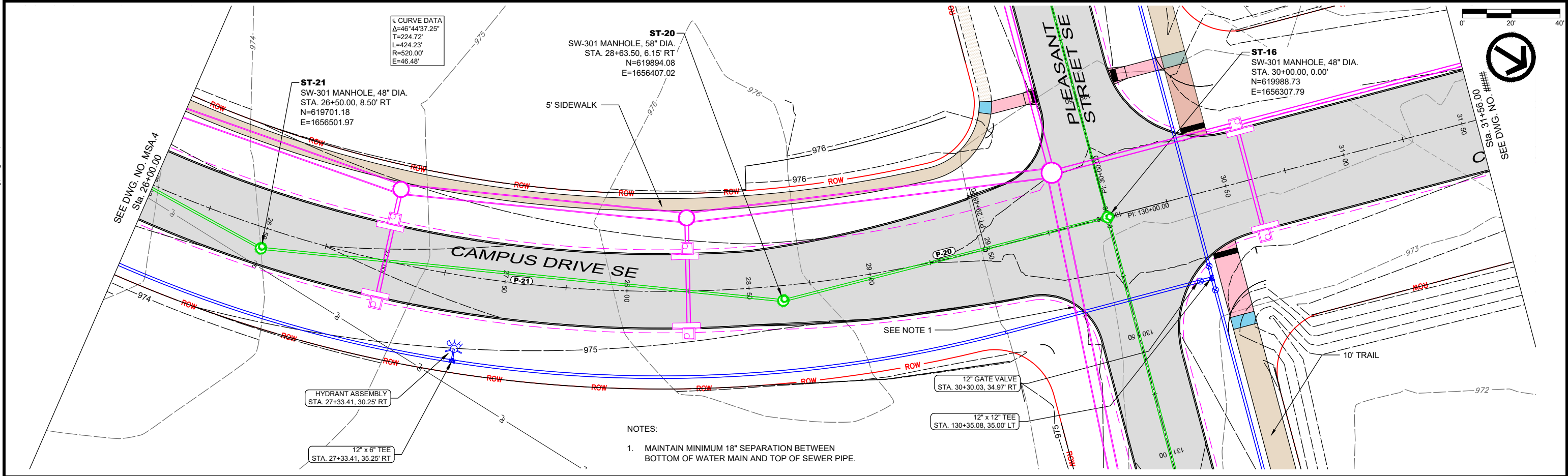
CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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SANITARY AND WATER - CAMPUS DRIVE SE

DWG. NO.
MSA.4
PROJECT 42892

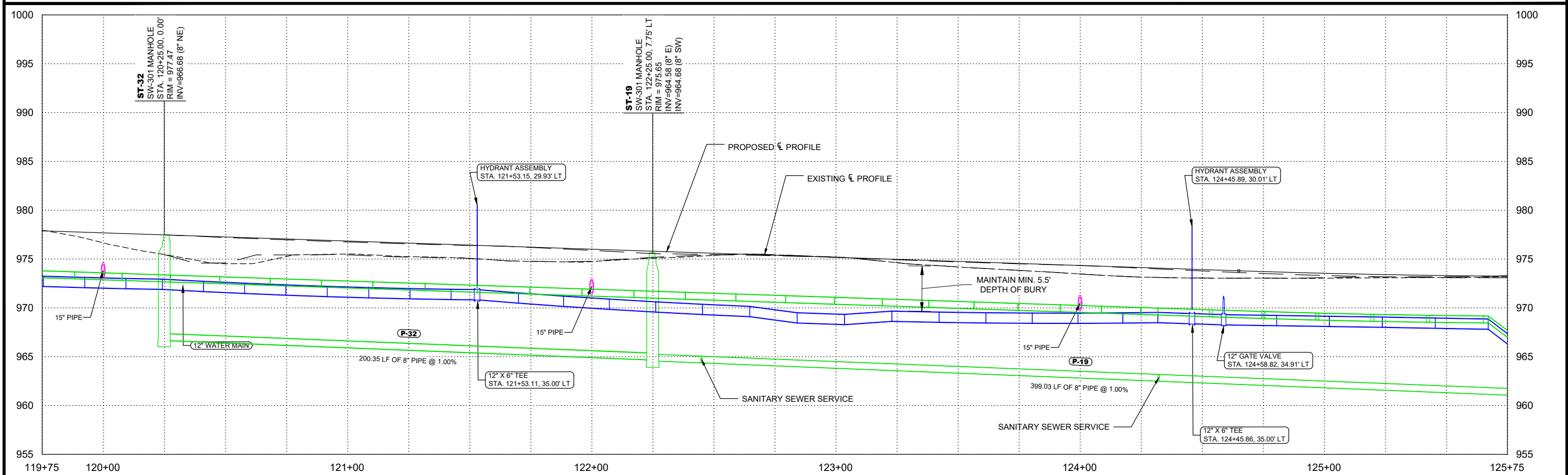
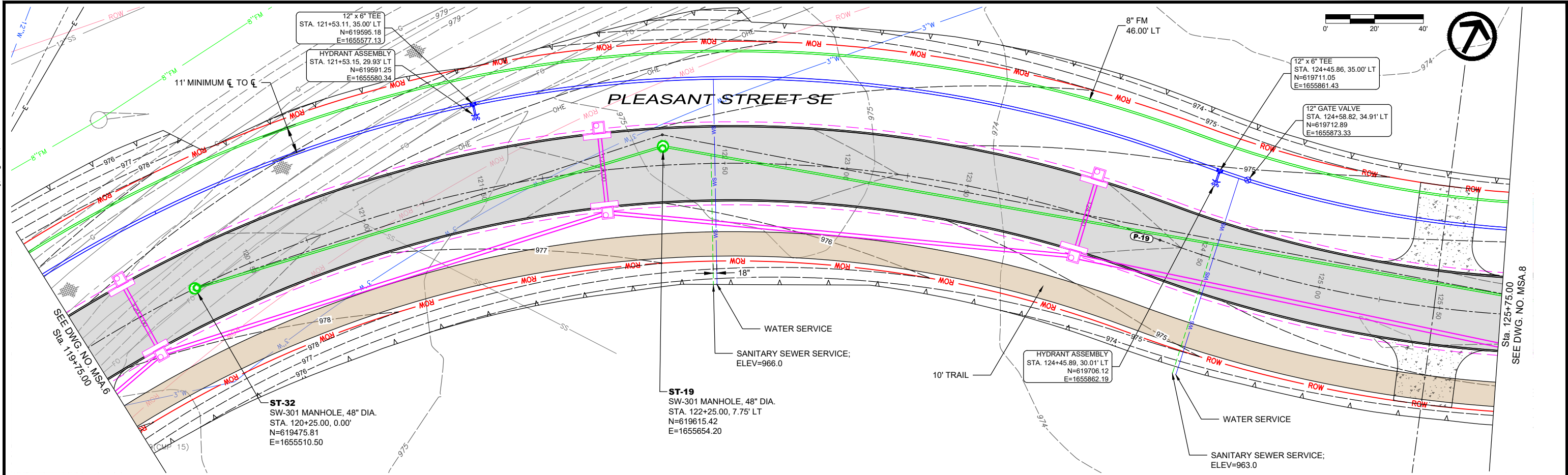
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DATE	REVISIONS	SCALE	AS NOTED	 CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT 3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	SANITARY AND WATER - CAMPUS DRIVE SE	DWG. NO.
		DRAWN	BJL			MSA.5
		CHECKED	GJR			
		APPROVED	WJW			
		DATE	08-07-24			
		ISSUED FOR	REVIEW			

X-REFS: 42892 - SURVEY BASE & 42892 - TOPO & 42892-PAVE & 42892-LOTS & 42892-EASE & 2024-06-03_BESF_SiteExport
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DATE	REVISIONS	SCALE	AS NOTED	DWG. NO.
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		CHECKED	GJR	
		APPROVED	WJW	
		DATE	08-07-24	
		ISSUED FOR	REVIEW	

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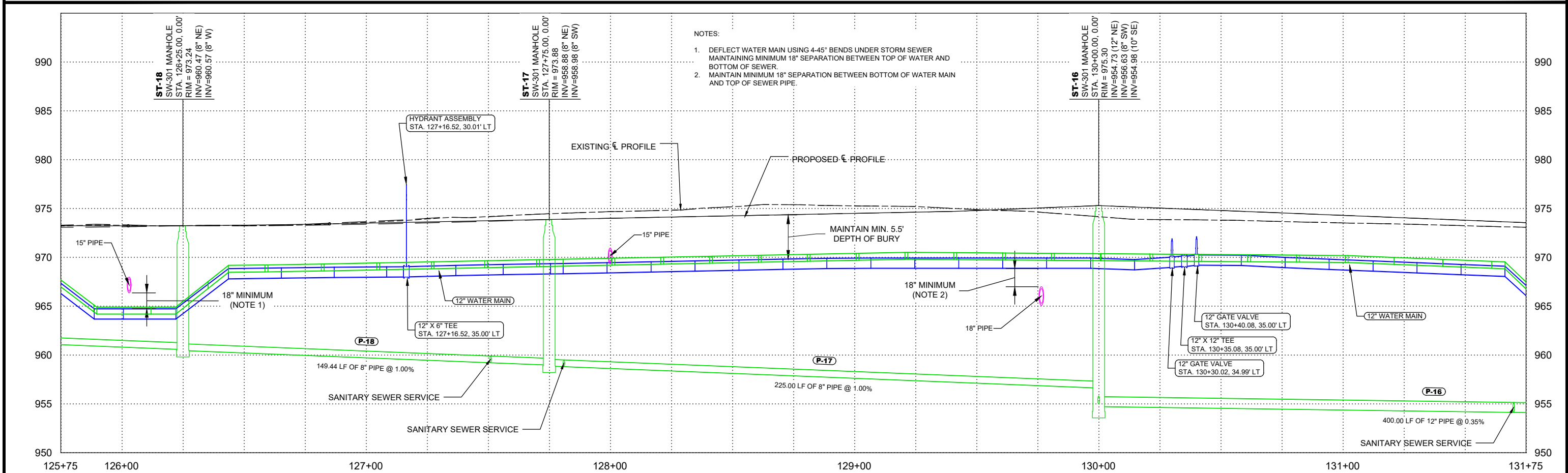
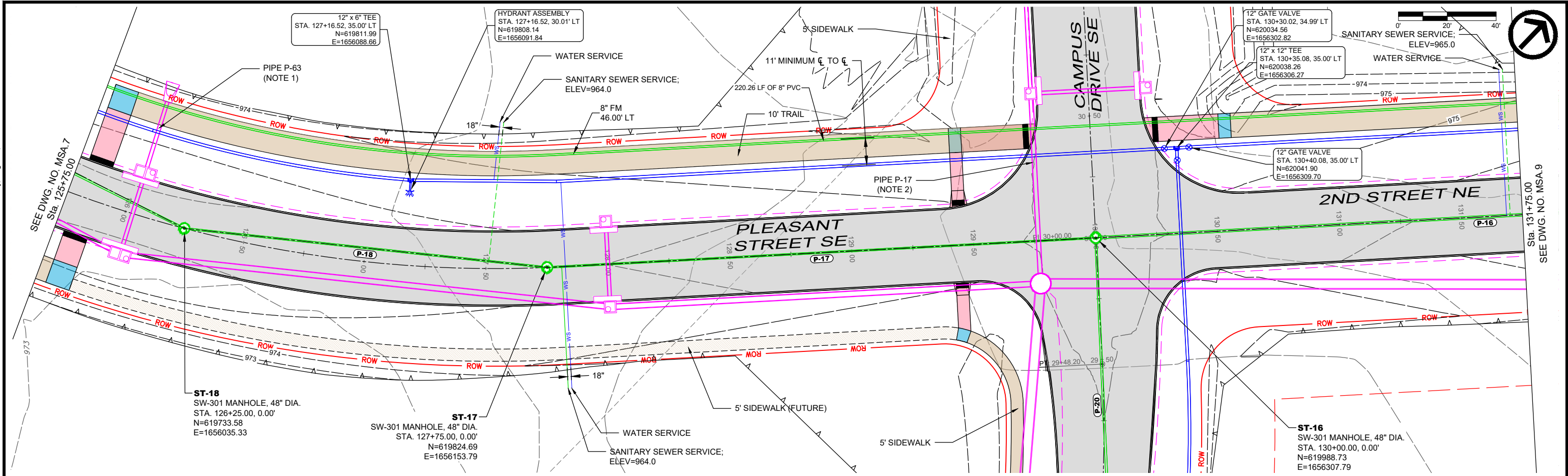
CIVIC CAMPUS IMPROVEMENTS
 CITY OF BONDURANT

SANITARY AND WATER - PLEASANT STREET SE

PROJECT 42892

X-REFS: 42892 - SURVEY BASE & 42892 - TOPO & 42892-P&E & 42892-LOTS & 42892-EASE & 42892-LIMITS
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PLOTTED: Wednesday, August 7, 2024 4:08:27 PM



NOTES:

1. DEFLECT WATER MAIN USING 4-45° BENDS UNDER STORM SEWER MAINTAINING MINIMUM 18" SEPARATION BETWEEN TOP OF WATER AND BOTTOM OF SEWER.
2. MAINTAIN MINIMUM 18" SEPARATION BETWEEN BOTTOM OF WATER MAIN AND TOP OF SEWER PIPE.

X-REFS: 42892 - SURVEY BASE & 42892 - TOP & 42892-PAVE & 42892-LOTS & 42892-EASE & 42892-LIMITS
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DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
 CITY OF BONDURANT

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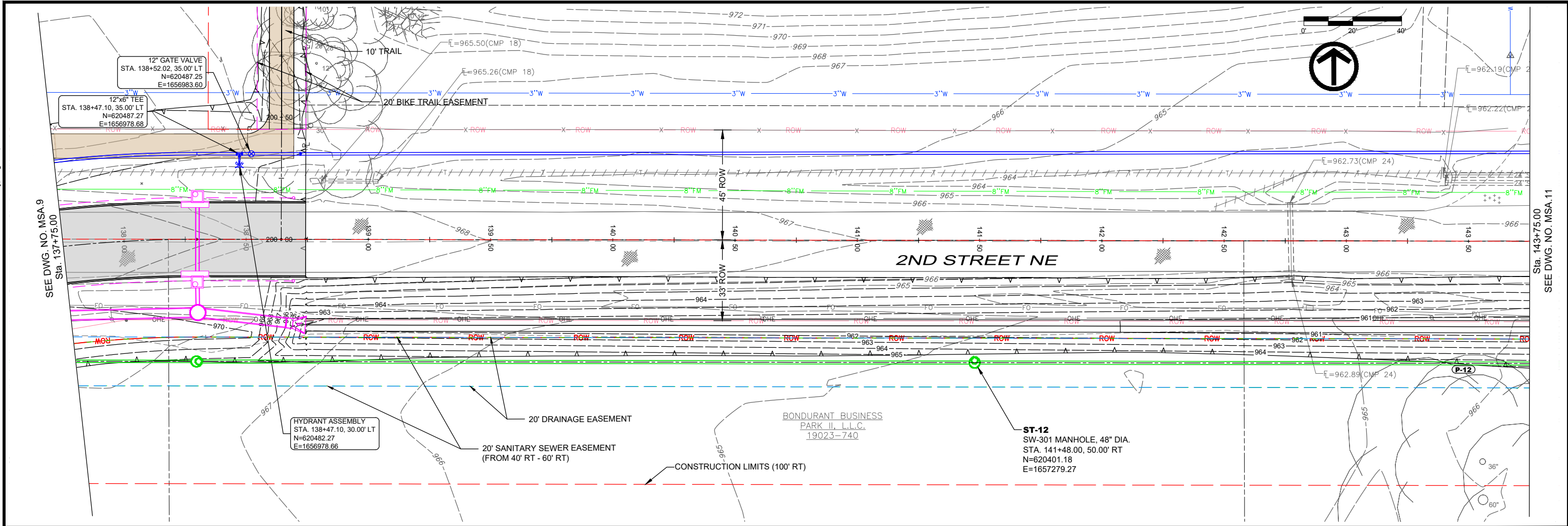
SANITARY AND WATER - PLEASANT STREET SE

DWG. NO.
MSA.8
PROJECT
42892

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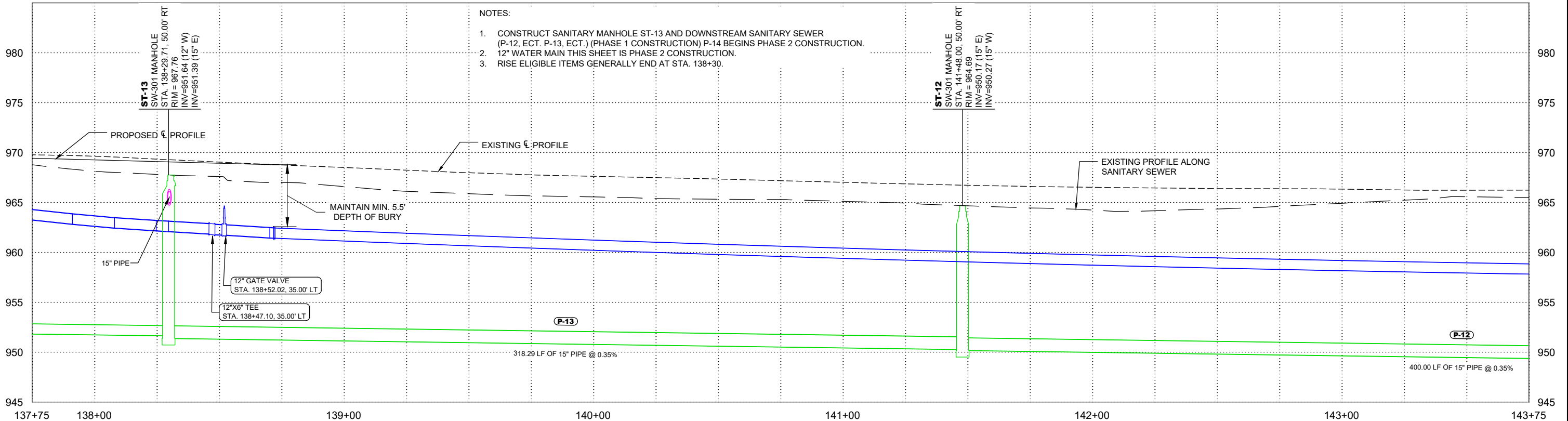
SEE DWG. NO. MSA.9
Sta. 137+75.00

Sta. 143+75.00
SEE DWG. NO. MSA.11



NOTES:

1. CONSTRUCT SANITARY MANHOLE ST-13 AND DOWNSTREAM SANITARY SEWER (P-12, ECT. P-13, ECT.) (PHASE 1 CONSTRUCTION) P-14 BEGINS PHASE 2 CONSTRUCTION.
2. 12" WATER MAIN THIS SHEET IS PHASE 2 CONSTRUCTION.
3. RISE ELIGIBLE ITEMS GENERALLY END AT STA. 138+30.



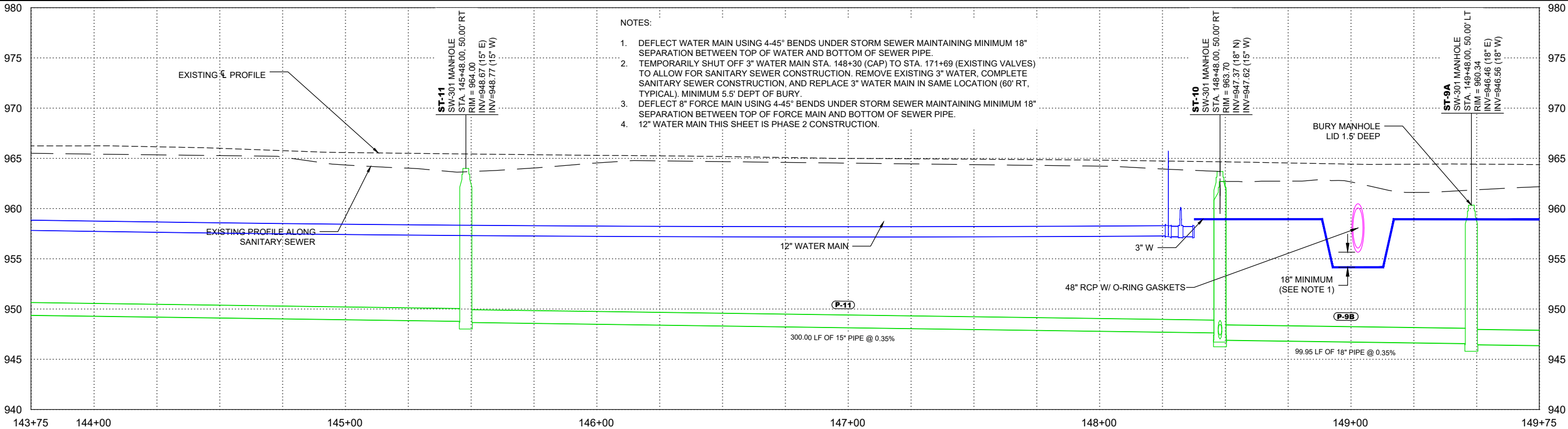
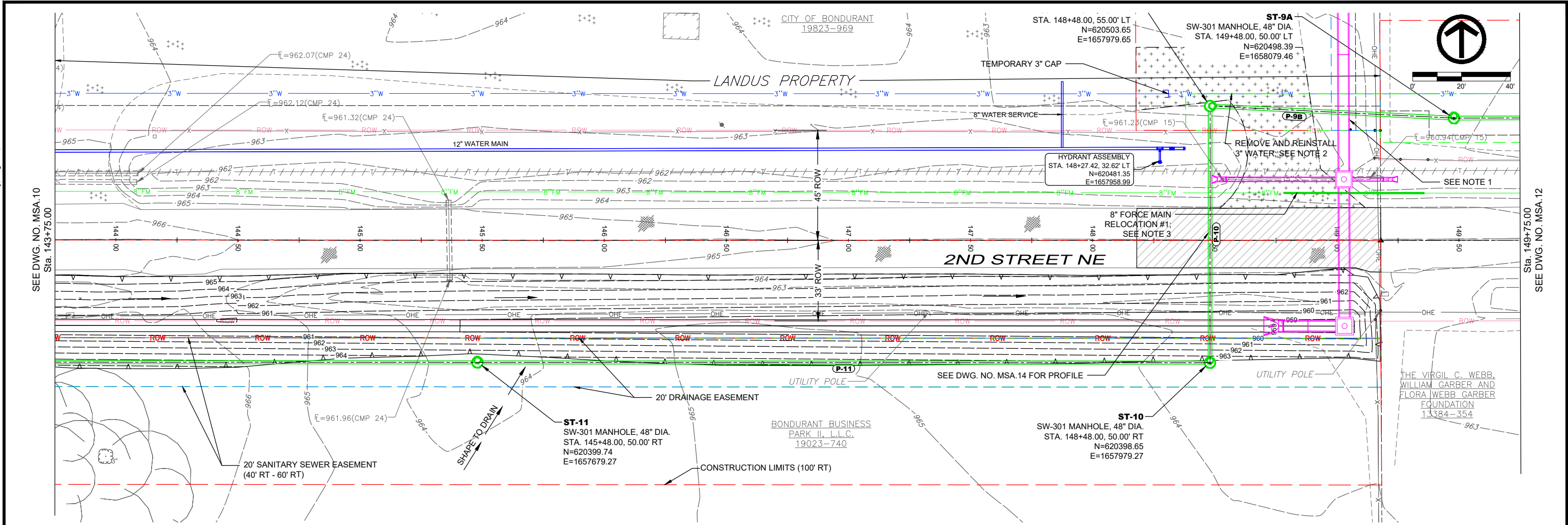
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		CHECKED	GJR	3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)				PROJECT 42892
		APPROVED	WJW					
		DATE	08-07-24					
		ISSUED FOR	REVIEW					



PLOTTED: Wednesday, August 7, 2024 4:08:59 PM

SEE DWG. NO. MSA.10
Sta. 143+75.00

SEE DWG. NO. MSA.12
Sta. 149+75.00



NOTES:

1. DEFLECT WATER MAIN USING 4-45° BENDS UNDER STORM SEWER MAINTAINING MINIMUM 18" SEPARATION BETWEEN TOP OF WATER AND BOTTOM OF SEWER PIPE.
2. TEMPORARILY SHUT OFF 3" WATER MAIN STA. 148+30 (CAP) TO STA. 171+69 (EXISTING VALVES) TO ALLOW FOR SANITARY SEWER CONSTRUCTION. REMOVE EXISTING 3" WATER, COMPLETE SANITARY SEWER CONSTRUCTION, AND REPLACE 3" WATER MAIN IN SAME LOCATION (60' RT, TYPICAL). MINIMUM 5.5' DEPT OF BURY.
3. DEFLECT 8" FORCE MAIN USING 4-45° BENDS UNDER STORM SEWER MAINTAINING MINIMUM 18" SEPARATION BETWEEN TOP OF FORCE MAIN AND BOTTOM OF SEWER PIPE.
4. 12" WATER MAIN THIS SHEET IS PHASE 2 CONSTRUCTION.

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DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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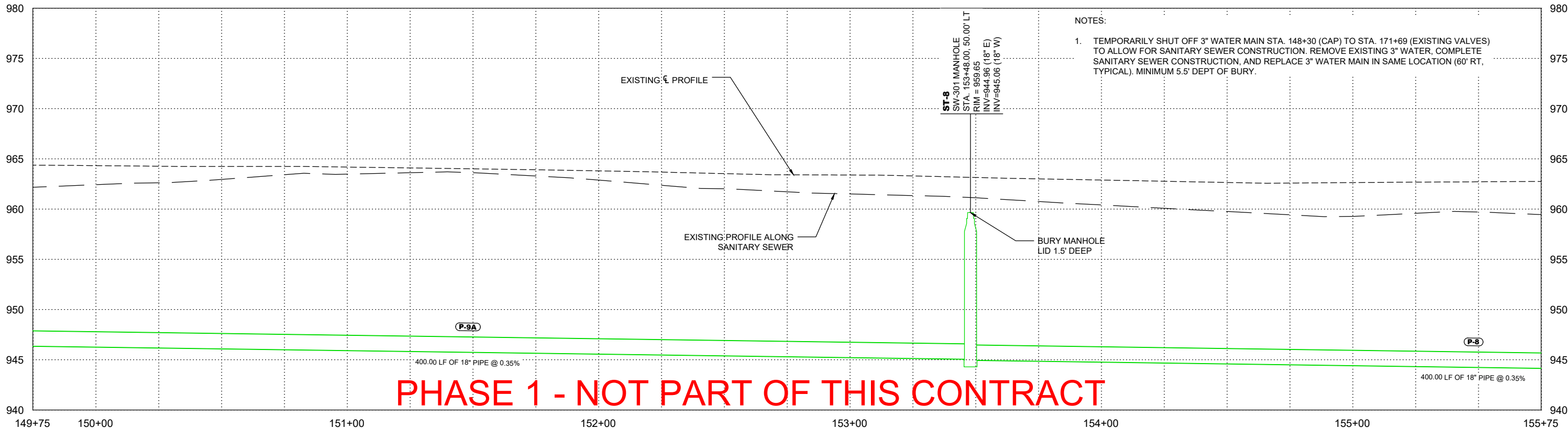
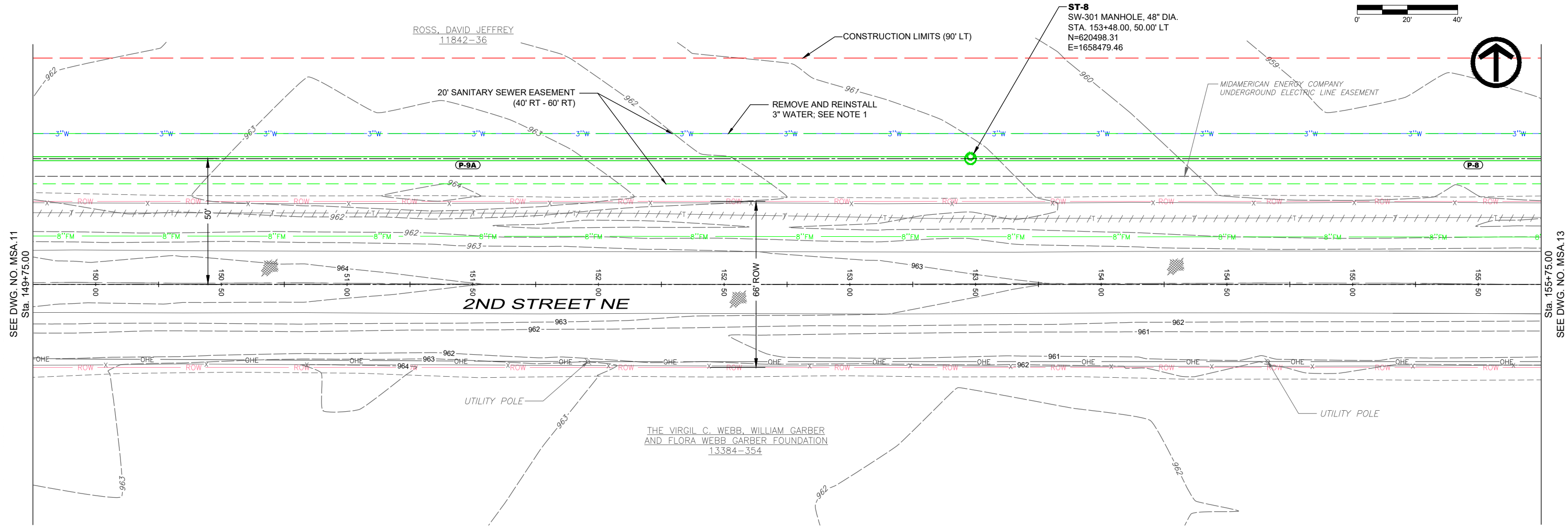
SANITARY AND WATER - 2ND STREET NE

DWG. NO.

MSA.11

PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:09:08 PM



X-REFS: 42892 - SURVEY BASE & 42892 - TOPO & 42892-PAVE & 42892-LOTS & 42892-EASE & 42892-LIMITS
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DATE	REVISIONS	SCALE	AS NOTED
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		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



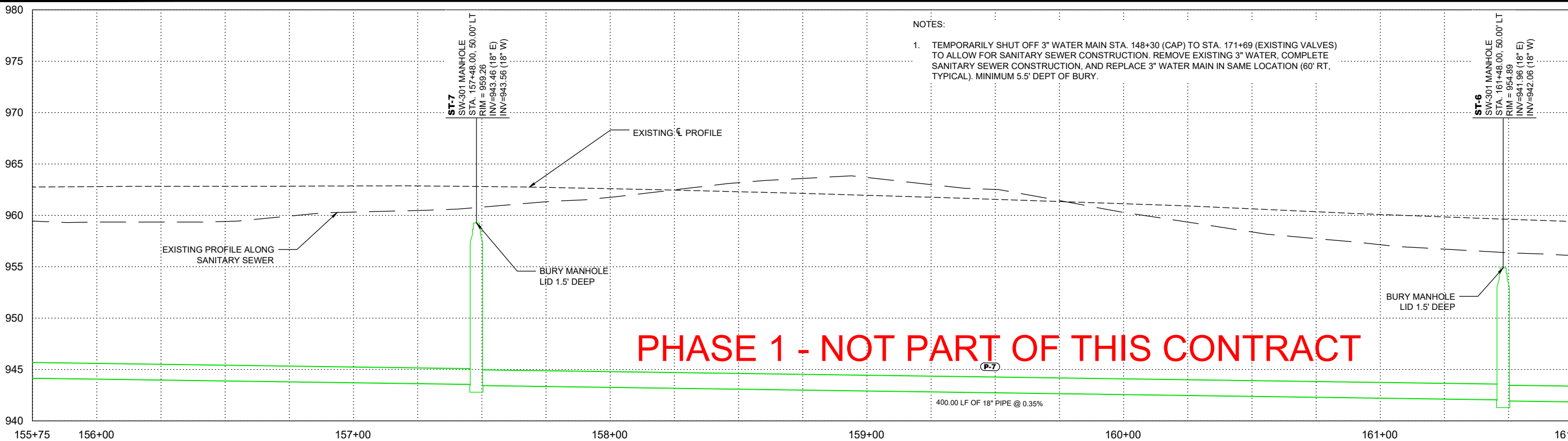
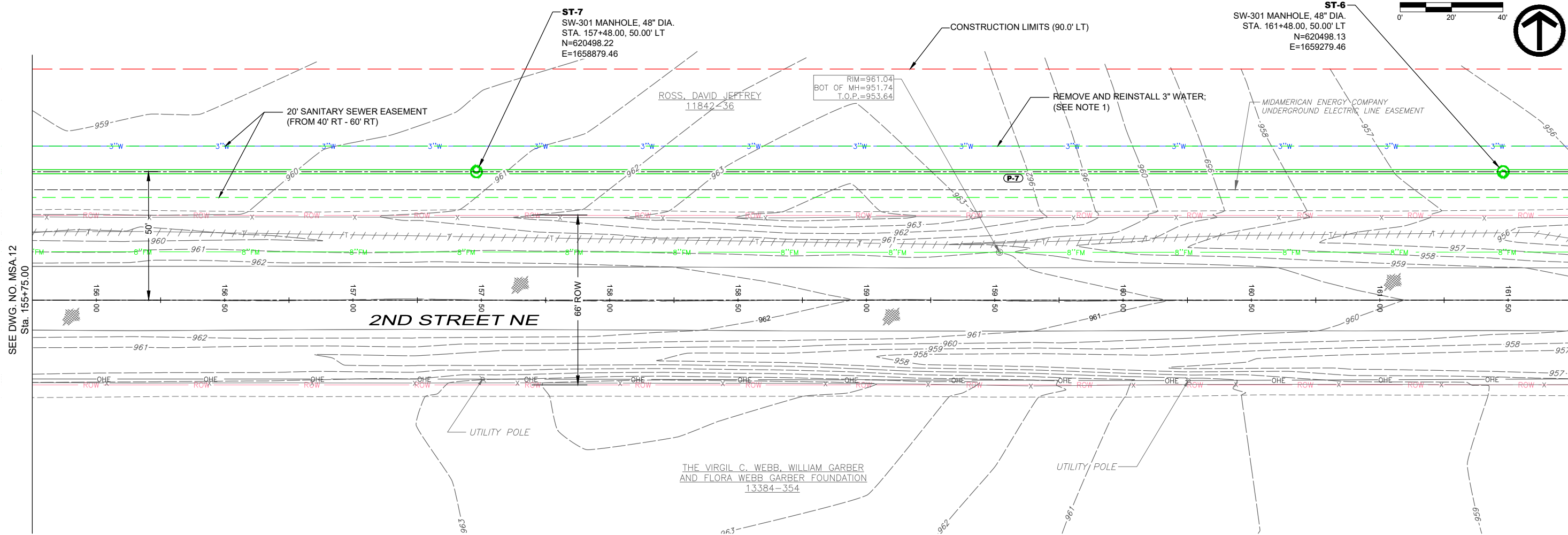
CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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SANITARY AND WATER - 2ND STREET NE

DWG. NO.
MSA.12
PROJECT 42892

Sta. 161+75.00



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	B.J.L
		CHECKED	G.J.R
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		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

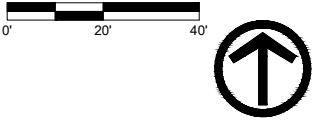
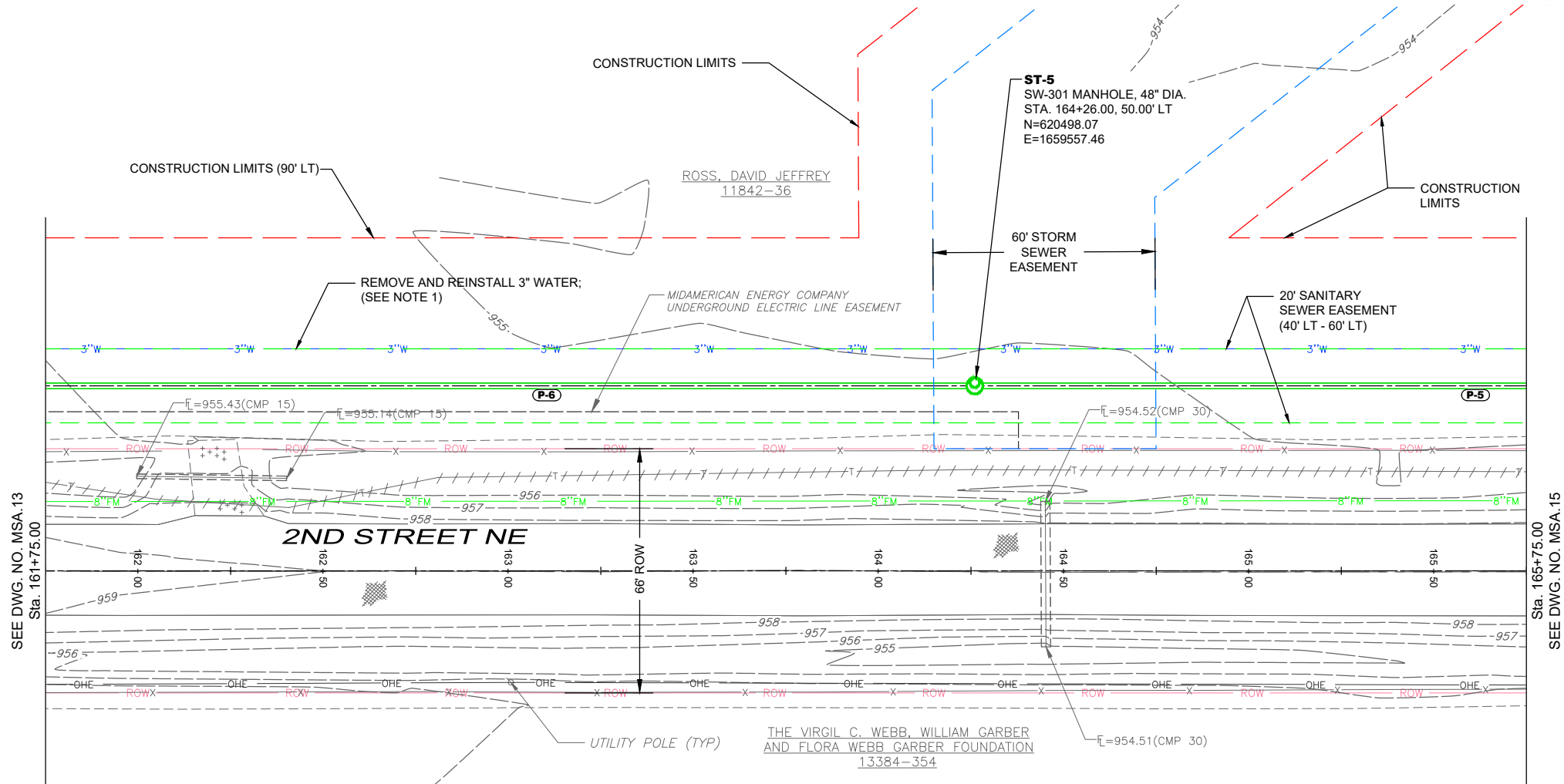
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
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SANITARY AND WATER - 2ND STREET NE

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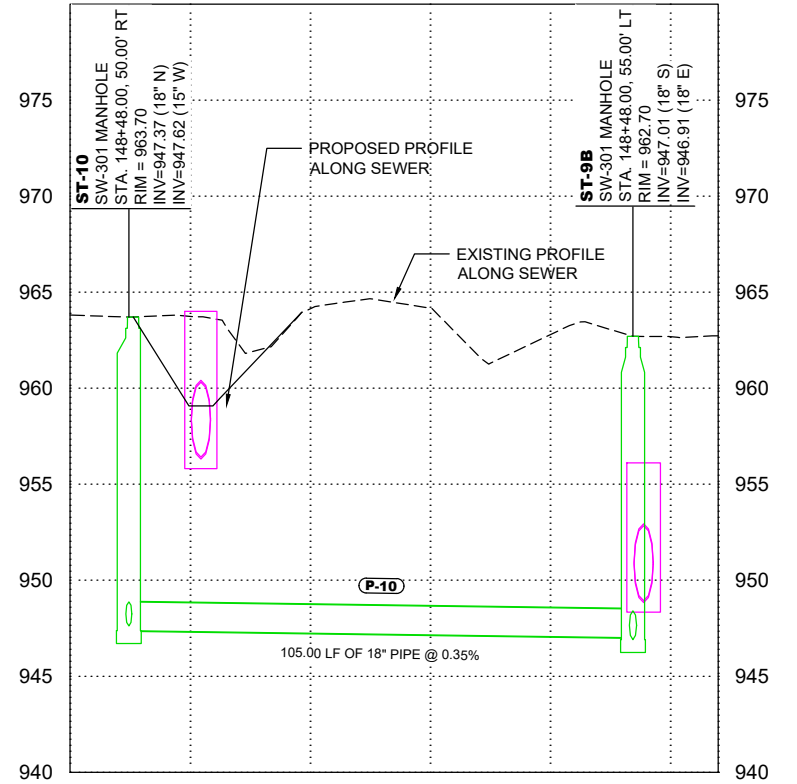
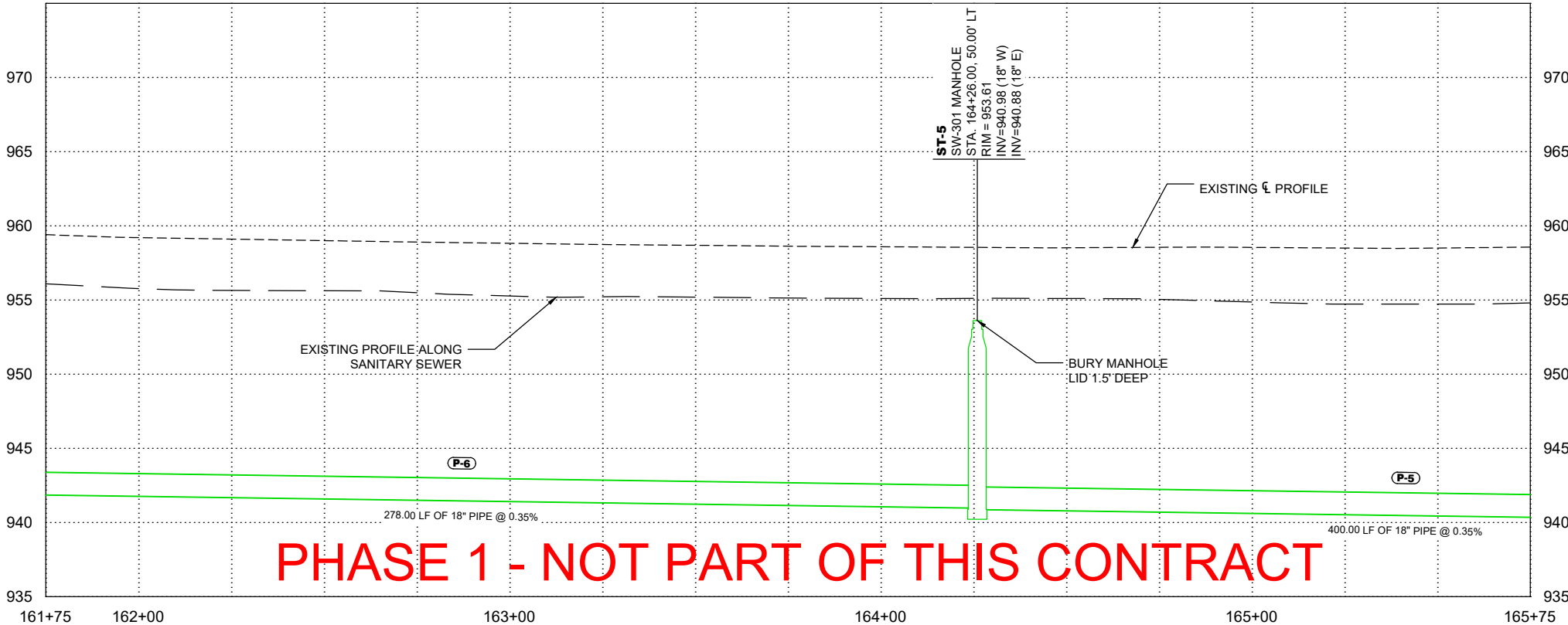
MSA.13

PLOTTED: Wednesday, August 7, 2024 4:09:28 PM



NOTES:

- TEMPORARILY SHUT OFF 3" WATER MAIN STA. 148+30 (CAP) TO STA. 171+69 (EXISTING VALVES) TO ALLOW FOR SANITARY SEWER CONSTRUCTION. REMOVE EXISTING 3" WATER, COMPLETE SANITARY SEWER CONSTRUCTION, AND REPLACE 3" WATER MAIN IN SAME LOCATION (60' RT, TYPICAL). MINIMUM 5.5' DEPT OF BURY.



X-REFS: 42892 - SURVEY BASE & 42892 - TOP & 42892-PAVE & 42892-LOTS & 42892-EASE & 42892-LIMITS
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DATE	REVISIONS	SCALE	AS NOTED
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		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW

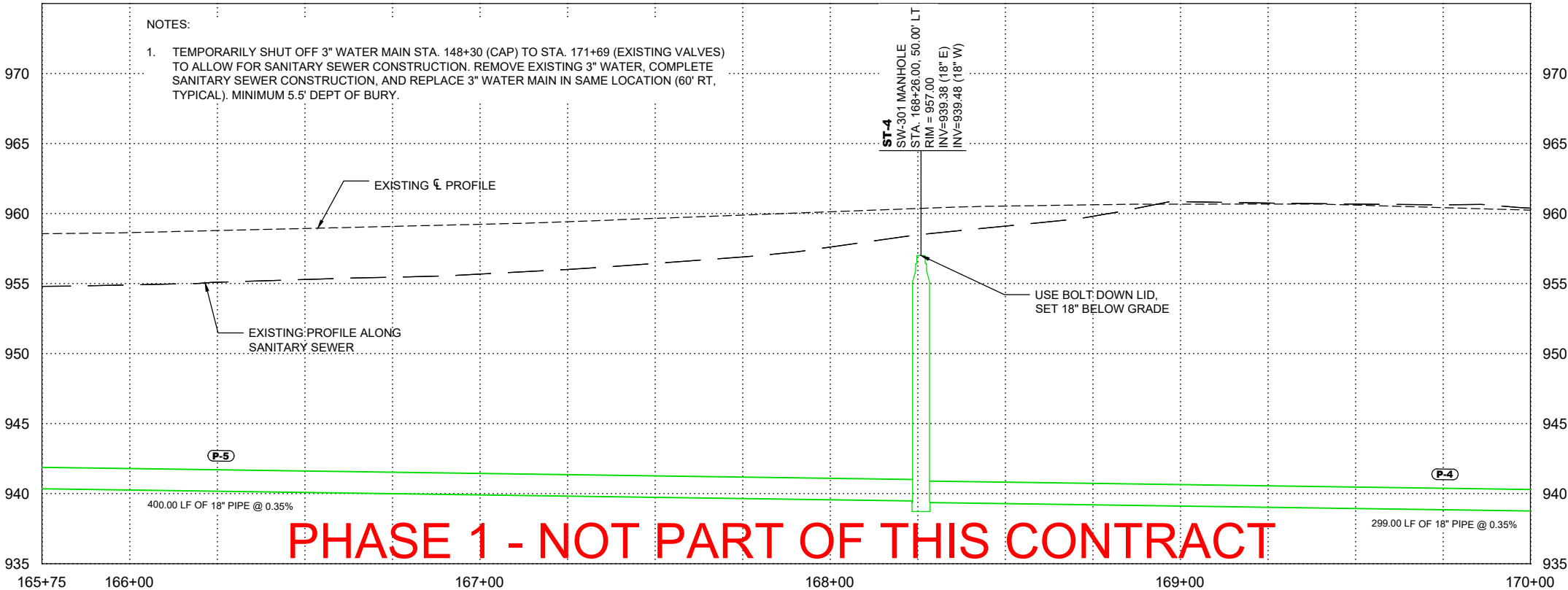
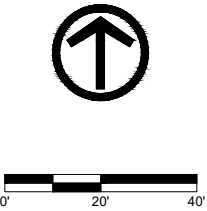
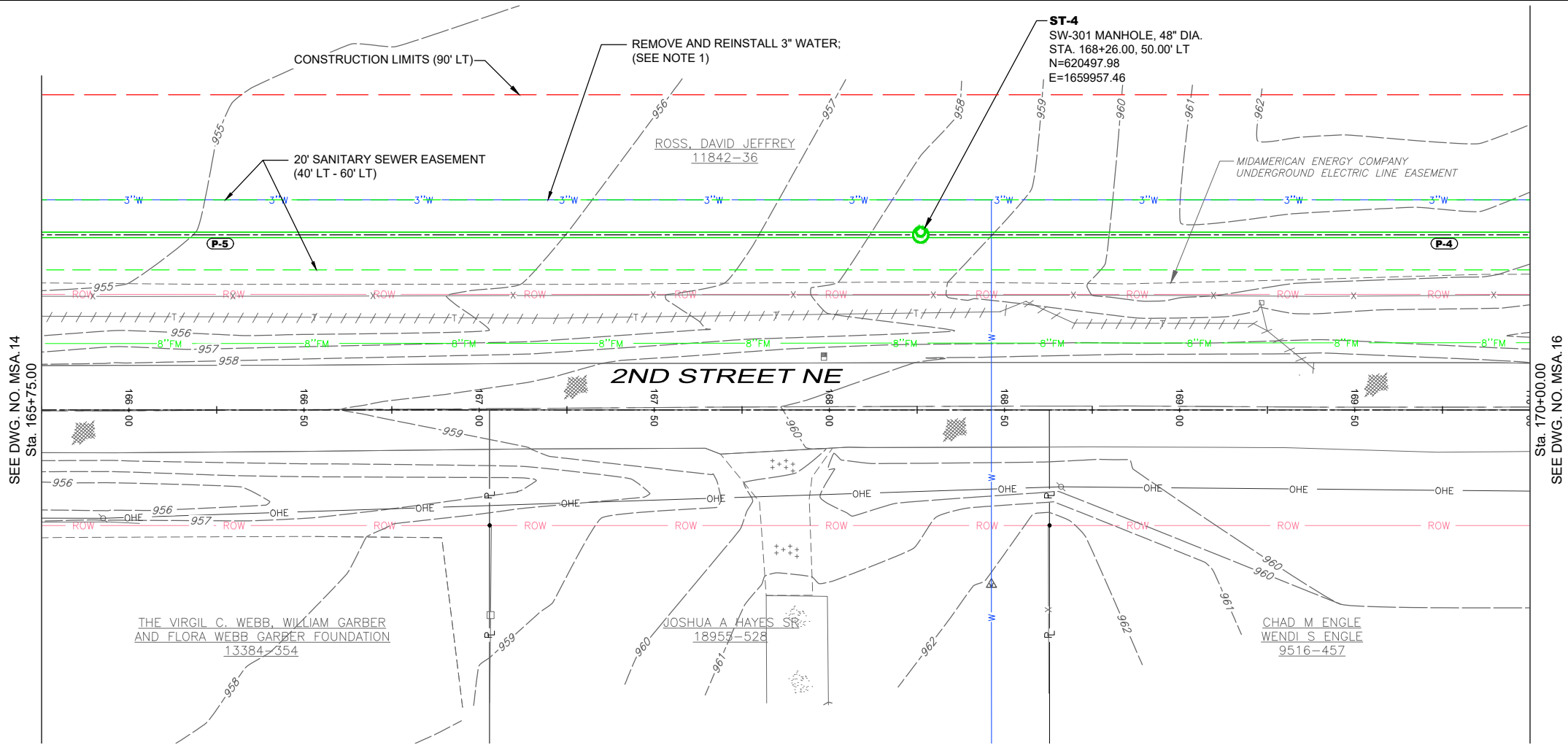


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SANITARY AND WATER - 2ND STREET NE

DWG. NO.
MSA.14
PROJECT 42892

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PHASE 1 - NOT PART OF THIS CONTRACT

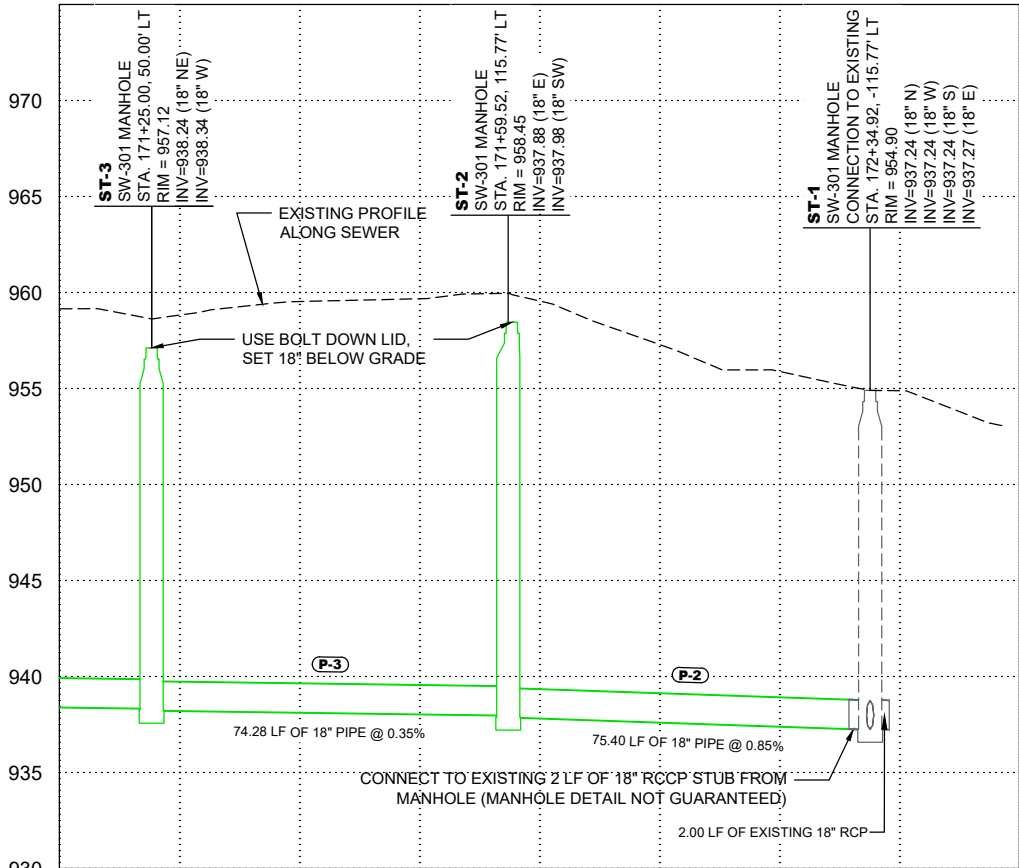
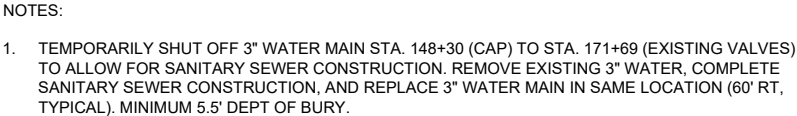
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DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

DWG. NO.
MSA.15
PROJECT 42892



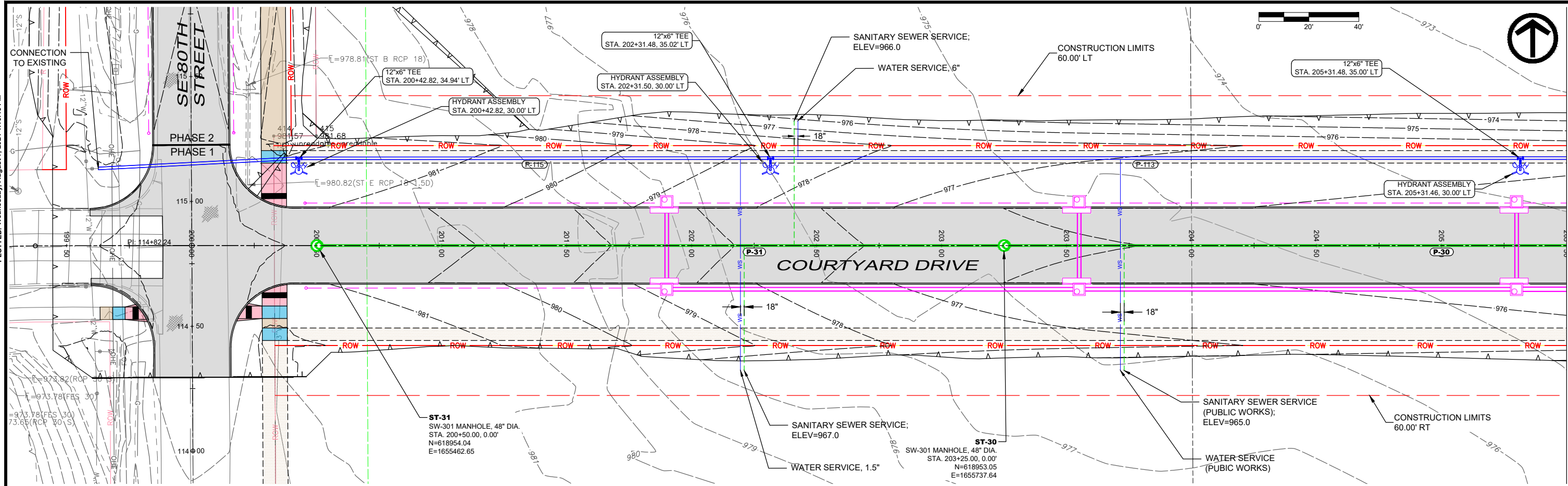
**VEENSTRA
& KIMM INC.**

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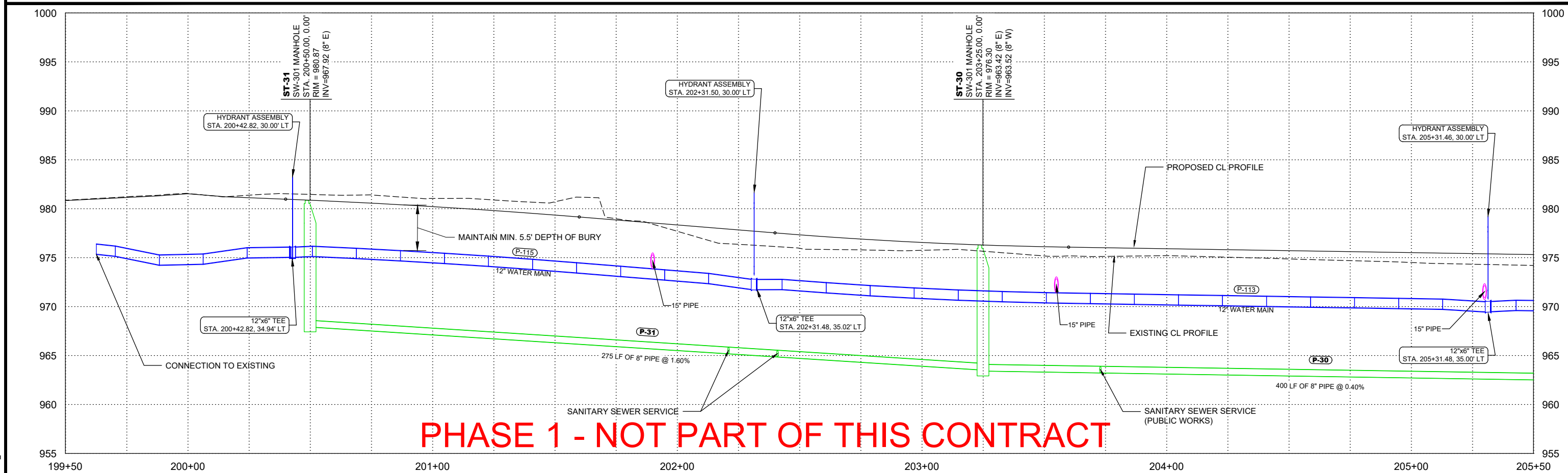
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SEE DWG. NO. MSA.18



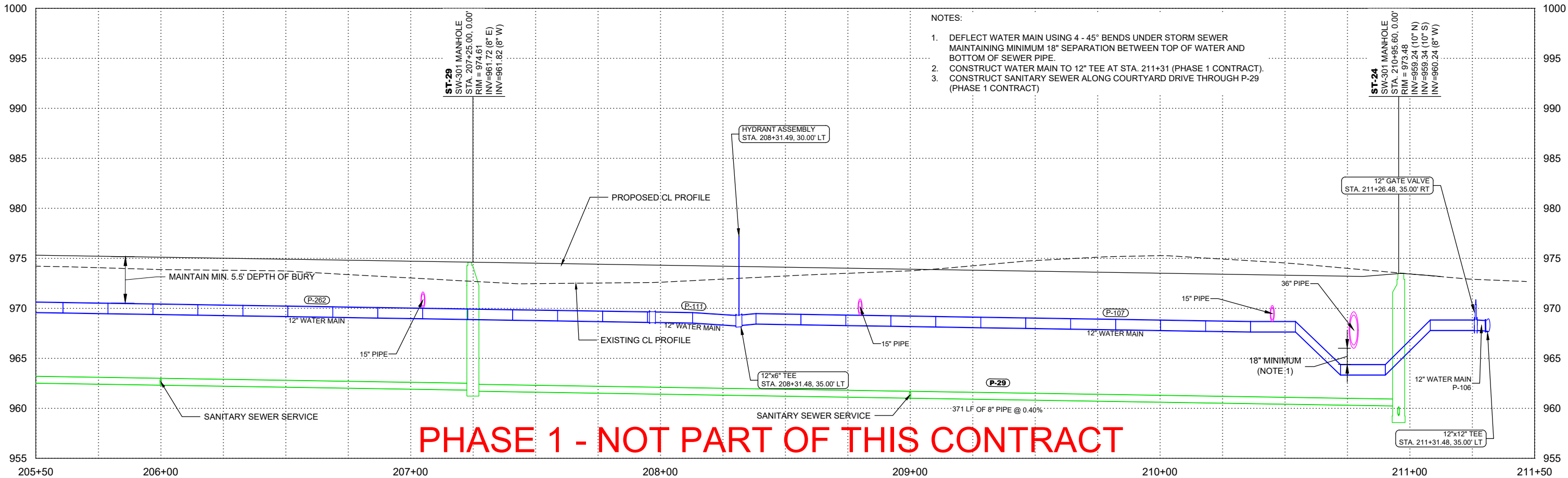
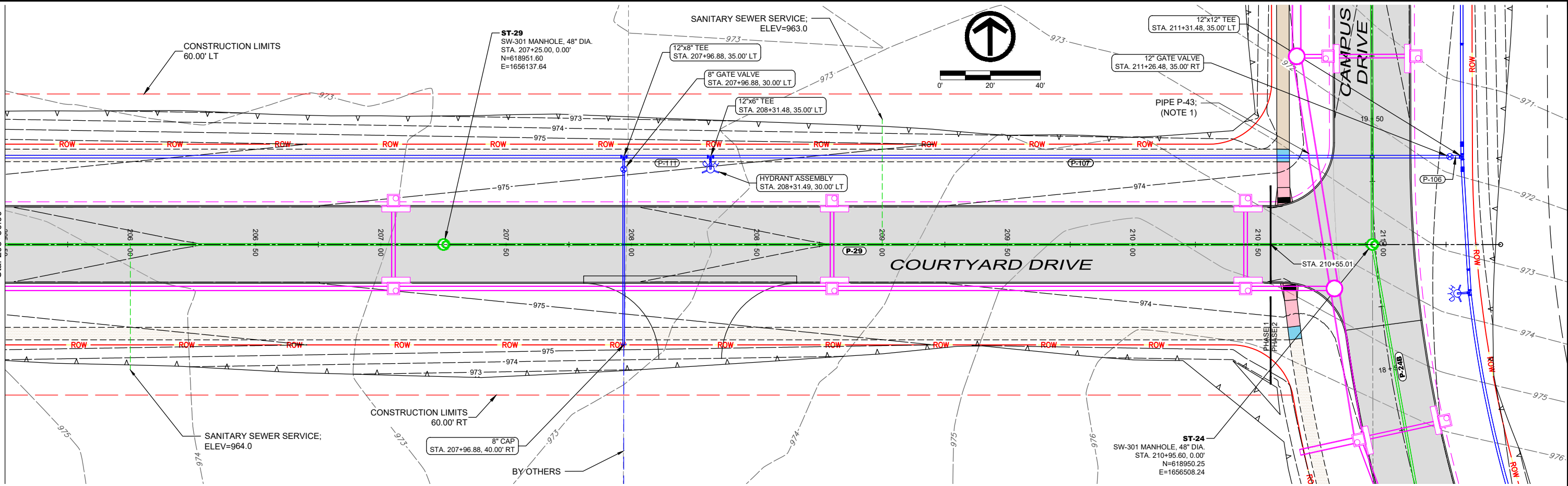
PHASE 1 - NOT PART OF THIS CONTRACT

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DATE	REVISIONS	SCALE	AS NOTED	 VEENSTRA & KIMM INC.	CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	SANITARY AND WATER - COURTYARD DRIVE SE	DWG. NO.
		DRAWN	BJL				MSA.17
		CHECKED	GJR				
		APPROVED	WJW				
		DATE	08-07-24				
		ISSUED FOR	REVIEW		3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)		PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:10:25 PM

SEE DWG. NO. MSA.17
Sta. 205+50.00



NOTES:

1. DEFLECT WATER MAIN USING 4 - 45° BENDS UNDER STORM SEWER MAINTAINING MINIMUM 18" SEPARATION BETWEEN TOP OF WATER AND BOTTOM OF SEWER PIPE.
2. CONSTRUCT WATER MAIN TO 12" TEE AT STA. 211+31 (PHASE 1 CONTRACT).
3. CONSTRUCT SANITARY SEWER ALONG COURTYARD DRIVE THROUGH P-29 (PHASE 1 CONTRACT)

X-REFS: 42892 - SURVEY BASE & 42892 - TOPO & 42892-PAVE & 42892-LOTS & 42892-EASE & 42892-LIMITS
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DATE	REVISIONS	SCALE	AS NOTED
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CITY OF BONDURANT

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SANITARY AND WATER - COURTYARD DRIVE SE

PROJECT 42892

DWG. NO.
MSA.18
PROJECT
42892

PLOTTED: Wednesday, August 7, 2024 4:10:37 PM

XREFS: 42892-N SHEETS PLAN
FILE PATH: \\CADD\\Production Drawings\\N. TRAFFIC SIGNALS\\42892-N SHEETS DETAIL.dwg

ESTIMATE OF TRAFFIC SIGNAL QUANTITIES				
ITEM	ITEM NO.	DESCRIPTION	UNIT	QUANTITY
CONTROLLER AND CABINET	1	ATC FLEX CONTROLLER AND ATC HV 3501 CABINET. REFER TO DESCRIPTION INCLUDED ON SHEET N.2, GENERAL NOTES	EA	1
	2	VIDEO / RADAR DETECTION: MODEL NT-DET FROM NOTRAFFIC. REFER TO DESCRIPTION INCLUDED ON SHEET N.2, GENERAL NOTES	EA	5
	3	BATTERY BACKUP SYSTEM: THE CLAY TRUE ONLINE, FULL DOUBLE CONVERSION UPS. REFER TO DESCRIPTION INCLUDED ON SHEET N.2, GENERAL NOTES	EA	1
	4	ETHERNET SWITCH: ETHERWAN ETHERNET SWITCH. REFER TO DESCRIPTION INCLUDED ON SHEET N.2, GENERAL NOTES	EA	1
	5	EMERGENCY PRE-EMPTION: MIOVISION OPTICON PRE-EMPTION GPS. REFER TO DESCRIPTION INCLUDED ON SHEET N.2, GENERAL NOTES	EA	1
TRAFFIC SIGNAL HEADS	6	3 - SECTION, 12" W/BACKPLATE, MAST ARM MOUNTING AND LED LAMPS	EA	4
		3 - SECTION, LUMINAIRE, POST MOUNTING AND LED LAMPS	EA	2
		4 - SECTION, LUMINAIRE, POST MOUNTING AND LED LAMPS	EA	2
		5 - SECTION, POLE MOUNTING AND LED LMAPS	EA	2
		5 - SECTION, 12" W/BACKPLATE, MAST ARM MOUNTING AND LED LAMPS	EA	2
HANDHOLES	7	PRE-CAST CONCRETE 24" DIAMETER W/CAST IRON RING AND COVER. TYPE I	EA	14
WIRE AND CABLE	8	TRAFFIC SIGNAL 5 - CONDUCTOR 5C#14	LF	3100
	9	TRAFFIC SIGNAL 7 - CONDUCTOR 7C#14	LF	2083
	10	WIRE 1 - CONDUCTOR 1C#10	LF	4774
	11	GROUND WIRE 1 - CONDUCTOR 1C#6 BARE WIRE	LF	4774
	12	LUMINAIRE 2 - CONDUCTOR 2C#8	LF	2838
	13	WARNING FLASHER - CONDUCTOR 3C#16	LF	6547
	14	PULL ROPE	LF	4774
CONDUIT	16	3" PVC TRENCHED OR PUSHED	LF	3898
	17	4" PVC TRENCHED OR PUSHED	LF	185
TRAFFIC SIGNAL POLES	18	SIGNAL MAST ARM: 40' MAST	EA	2
	19	SIGNAL MAST ARM: 60' MAST	EA	1
	20	SINGAL MAST ARM: 65' MAST	EA	1
CONCRETE FOOTINGS	21	POST FOOTING: SEE PLANS FOR DEPTH	EA	7
LUMINAIRE	22	LUMINAIRE: MATCH EXISTING STREET LIGHTS FOR TYPE OF FIXTURE, LAMP AND PHOTO CELL	EA	7
	23	FUSE HOLDERS: RM 40	EA	7
	24	CIRCUIT BREAKER: DOUBLE POLE, IN CABINET FOR LUMINAIRE - 20 AMP	EA	7
SIGNS	25	SIGN K: NE HUBBELL AVE	EA	2
	26	SIGN L: ◀ 2ND STREET NE	EA	1
	27	SIGN M: 2ND STREET NE ▶	EA	1
	28	SIGN N: ◀ CAMPUS DRIVE SE	EA	1
	29	SIGN P: CAMPUS DRIVE SE ▶	EA	1
	30	SIGN R: R1-1 30" X 30"	EA	3
	31	SIGN S: R1-1 18" X 18"	EA	2
SIGNAL SIGNS	30	SIGN A: R3-5L 30" X 36"	EA	2
	31	SIGN B: R3-5R 30" X 36"	EA	2
	32	SIGN C: R3-6R 30" X 36"	EA	1
	33	SIGN D: OM1-2 18" X 18"	EA	4
	34	SIGN E: R6-1L 36" X 12"	EA	4
	35	SIGN F: R6-1R 36" X 12"	EA	2
	36	SIGN G: W3-3 30" X 30"	EA	2
	37	SIGN H: W3-4 36" X 36"	EA	2
	38	SIGN J: W16-13P 24" X 18"	EA	2

TRAFFIC SIGNAL LEGEND			
	SIGNAL HEAD WITH BACKPLATE		VIDEO DETECTION ZONE
	EXISTING SIGNAL HEAD WITH BACKPLATE		SIGNAL BASE NUMBER
	SIGNAL HEAD WITHOUT BACKPLATE		SIGNAL HEAD NUMBER
	EXISTING SIGNAL HEAD WITHOUT BACKPLATE		PEDESTRIAN BUTTON NUMBER
	SIGN - MAST ARM MOUNTED		
	PEDESTRIAN SIGNAL HEAD		
	HANDHOLE		VIDEO DETECTOR
	EXISTING HANDHOLE		PTZ VIDEO CAMERA
	SIGNAL BASE		EMERGENCY VEHICLE PREEMPTION
	CONTROLLER		LUMINAIRE
	WIND DAMPENER		EXISTING CONDUIT
	UTILITY POLE		PROPOSED CONDUIT

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	CLV
		CHECKED	JK
		APPROVED	WJW
		DATE	08-07-24
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CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

3000 Westown Parkway • West Des Moines, Iowa 50268-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

QUANTITIES

DWG. NO.

N.1

PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:10:38 PM

XREFS: 42892-N SHEETS PLAN
FILE PATH: \\CADD\\Production Drawings\\N- TRAFFIC SIGNALS\\42892-N SHEETS DETAIL.dwg

CITY OF BONGDURANT STANDARD SIGNAL EQUIPMENT:

THE FOLLOWING TRAFFIC SIGNAL EQUIPMENT IS CITY OF BONDURANT STANDARD EQUIPMENT TO BE USED ON THIS PROJECT AND FUTURE PROJECTS.

1. CONTROLLER AND CABINET
ATC FLEX CONTROLLER AND ATC HV 350I CABINET. THE CONTRACTOR SHALL PROVIDE A FULLY FUNCTIONAL TRAFFIC SIGNAL SYSTEM WHICH SHALL INCLUDE A FLEX CONTROLLER, 32-CHNL HV ATC 350I CABINET MANUFACTURED BY SWARCO, 32 CHANNEL CMU, SWITCHPACKS, AND AUXILIARY EQUIPMENT FOR INSTALLATION IN THE CABINET. ALL NEW CONTROLLERS SHALL BE THE LATEST MODEL FLEX SERIES CONTROLLER UNIT MANUFACTURED BY SWARCO. THE CONTROLLER ASSEMBLY MUST BE FULLY COMPLIANT WITH THE ATC 6.25 STANDARD. THE CONTROLLER ASSEMBLY MUST ALSO FULLY SUPPORT NTCIP 1201 AND 1202 STANDARDS. THE INTERSECTION SHALL BE IMPLEMENTED ON THE CITY'S EXISTING CENTRAL SOFTWARE. THE CABINET SHALL BE FASTENED TO A CONCRETE BASE BY WAY OF AN 8" ALUMINUM RISER AS SHOWN ON PLANS.
2. VEHICLE DETECTION
VIDEO/RADAR DETECTION. THE VIDEO/RADAR DETECTION SYSTEM SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE SYSTEM SHALL BE A MODEL NT-DET FROM NOTRAFFIC. ONE SENSOR SHALL BE INSTALLED ON EACH MAST ARM AND BE ALIGNED WITH ONCOMING TRAFFIC. AN ADDITIONAL SENSOR SHALL BE INSTALLED NORTH OF THE INTERSECTION FOR ADVANCED DETECTION FOR SOUTHBOUND TRAFFIC AS SHOWN ON PLANS.
3. ONLINE DOUBLE CONVERSION UPS AND POWER CONDITIONER SYSTEMS
TRAFFIC SIGNAL BATTERY BACKUP SYSTEM. THE CLARY TRUE ON-LINE, FULL DOUBLE CONVERSION UPS. THIS UNIT SHALL USE DIGITAL SIGNAL PROCESSING TECHNOLOGY TO CONTINUOUSLY CREATE AND CONTROL PURE SINE WAVE OUTPUT POWER. THE UPS SHALL ISOLATE THE CONNECTED EQUIPMENT (BOTH HOT AND NEUTRAL CIRCUITS) AGAINST SPIKES, SAGS, AND LINE NOISE BY CONVERTING THE UTILITY AC TO DC AND DIGITALLY REGENERATING CLEAN AC POWER AT A NOMINAL 120 VOLTS, 60 HERTZ. THE UPS SHALL HAVE A SECONDARY ARM PROCESSOR TO HANDLE AUXILIARY FUNCTIONS, INCLUDING COMMUNICATIONS. THE BATTERY CHARGING SYSTEM SHALL BE A SEPARATE DISTINCT, DIGITAL, 3-STAGE DESIGN INCORPORATING A PULSE CHARGE CAPABILITY. WHEN ON UTILITY, THE CHARGING SYSTEM SHALL NOT INTERFERE WITH THE INVERTER SUPPLYING CLEAN REGENERATED POWER TO ALL LOADS. THE SYSTEM SHALL INCLUDE A GENERATOR PLUG AND SNMP ADAPTER. THE UPS EQUIPMENT SHALL BE INSTALLED WITHIN THE ATC CABINET.
4. ETHERNET SWITCH
ETHERWAN ETHERNET SWITCH. SHALL BE 12-PORT 10/100/100BASE-T(X)+ 4-PORT 100/100BASE SFP. DIN RAIL MOUNTED. SHALL INCLUDE (2) 10KM SINGLE MODE SFP AND NEMA TS2 RATED POWER SUPPLY.
5. EMERGENCY PRE-EMPTION
MIOVISION OPTICOM PRE-EMPTION GPS EMERGENCY VEHICLE PRE-EMPTION SHALL INCLUDE 3100 ANTENNA WITH MOUNT AND IN-CABINET COMPONENTS. CONTRACTOR TO PROVIDE 3/4" SCH 80 CONDUIT (3' LONG) ELL AND NIPPLE FOR ANTENNA STAND-OFF.

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ONE-CALL PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY THE CITY 48-72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
3. ALL WORK, INCLUDING EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH 2024 IOWA SUDAS STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED. TRAFFIC SIGNALS SHALL ALSO CONFORM TO THE APPROPRIATE SECTIONS IN THE 2023 EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
4. ALL QUANTITIES SHOWN IN THE PLANS AND SPECIFICATION ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PREPARING QUANTITY ESTIMATES FOR IT'S USE. THE CONTRACTOR'S LUMP SUM BID FOR TRAFFIC SIGNALIZATION SHALL INCLUDE ALL LABOR, TOOLS, EQUIPMENT, AND MATERIALS NECESSARY TO PROVIDE A COMPLETE AND FUNCTIONAL TRAFFIC SIGNAL INSTALLATION IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
5. ALL EXCAVATIONS RESULTING FROM OPERATIONS OF THE CONTRACTOR SHALL BE FILLED AND CONSOLIDATED TO FINISHED GRADE AS DIRECTED BY THE ENGINEER TO PREVENT FUTURE SETTLEMENT. THE VOIDS SHALL BE FILLED AS SOON AS PRACTICAL - PREFERABLY THE DAY EXCAVATED AND NOT LATER THAN THE FOLLOWING DAY. ANY PORTION OF THE RIGHT-OF-WAY OR PROJECT LIMITS (INCLUDING BORROW AREAS AND OPERATION SITES) DISTURBED BY ANY SUCH OPERATIONS SHALL BE RESTORED TO AN ACCEPTABLE CONDITION. THIS OPERATION SHALL BE CONSIDERED INCIDENTAL TO OTHER BID ITEMS IN THE PROJECT.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THE DISPOSAL SITES. NO MATERIAL SHALL BE PLACED WITHIN THE RIGHT-OF-WAY, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE ENGINEER.
7. THE TOP SIX (6) INCHES OF THE DISTURBED AREAS SHALL INCLUDE TOPSOIL AND BE FREE OF ROCK AND DEBRIS AND SHALL BE SUITABLE FOR THE ESTABLISHMENT OF GRASS, SUBJECT TO THE APPROVAL OF THE ENGINEER.
8. THE LOCATION OF UTILITIES, STRUCTURES AND SERVICE CONNECTIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM AVAILABLE RECORDS. THERE MAY BE OTHER EXISTING UTILITIES, STRUCTURES AND SERVICE CONNECTIONS NOT SHOWN ON THIS DRAWING. THE VERIFICATION OF THE EXISTENCE OF AND THE DETERMINATION OF THE EXACT LOCATION OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
10. SITE CLEANUP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
11. CONSTRUCTION ACTIVITIES ARE TO BE LIMITED TO THE EXISTING RIGHT-OF-WAY. IF ADDITIONAL AREAS ARE NEEDED FOR STAGING, STORAGE, ETC., IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN WRITTEN PERMISSION FROM THE PROPERTY OWNER(S). COPIES OF THE AGREEMENTS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE, AND ENGINEER, PRIOR TO THE USE OF PROPERTY.
12. CONTRACTOR SHALL HAVE IMSA TRAFFIC SIGNAL LEVEL II TECHNICIAN ON SITE AT ALL TIMES.

SUBMITTALS

1. CONTRACTOR SHALL SUBMIT A SCHEDULE OF UNIT PRICES.
2. CONTRACTOR SHALL SUBMIT A MATERIAL AND EQUIPMENT LIST.
3. CONTRACTOR SHALL SUBMIT COPIES OF IMSA CERTIFICATIONS FOR TECHNICIANS WORKING ON PROJECT.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR TRAFFIC SIGNAL POLES AND STRUCTURES TO BE FURNISHED ON THE PROJECT. SUBMIT CATALOG CUTS AND MANUFACTURERS'S SPECIFICATIONS FOR ALL ITEMS IN THE EQUIPMENT LIST.
5. FILE DOCUMENTATION PACKAGES SHALL BE PROVIDED WITH EACH SIGNAL SYSTEM, WHICH SHALL CONSIST OF THE FOLLOWING:

5.1. COMPLETE CABINET WIRING DIAGRAM.

5.2. COMPLETE PHYSICAL DESCRIPTION OF EQUIPMENT.

5.3. CONTROLLER PRINTOUT OR EQUAL DOCUMENTATION OF INITIAL CONTROLLER SETTINGS INSTALLED IN THE FIELD OR IN THE OFFICE.

5.4. PRODUCT MANUALS FOR ALL CABINET EQUIPMENT.

5.5. STANDARD INDUSTRY WARRANTIES ON EQUIPMENT SUPPLIED.

5.6. DOCUMENTATION OF FIELD CABLE LABELING SCHEME.

5.7. DIAGRAM OF PHASING AND DETECTOR LOCATIONS.

5.8. ONE SET OF AS-BUILT PLANS INDICATING CHANGES FROM THE ORIGINAL CONTRACT DOCUMENTS.

5.9. PROVIDE THREE COMPLETE SETS OF DOCUMENTS. ONE SET PLACED IN THE CONTROLLER CABINET, ONE SET TO CITY AND THIRD DELIVERED TO THE ENGINEER.

ELECTRICAL SERVICE

1. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE MIDAMERICAN ENERGY FOR INSTALLATION OF THE ELECTRICAL SERVICE. POWER WILL COME FROM AN EXISTING SECONDARY TRANSFORMER SOUTH OF THE CONTROLLER.
2. ADDRESS FOR METER: Coordinate with City for meter address.
3. CONTRACTOR SHALL FURNISH AND INSTALL SERVICE PANEL, METER SOCKET, CONDUIT, AND WIRES TO EXISTING POWER POLE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANY FOR EXACT SERVICE REQUIREMENTS.
4. SERVICE SHALL BE 120V, SINGLE PHASE. SIGNALS AND LIGHTING SHALL BE METERED. LIGHTING SHALL BE ON SEPARATE 20 AMP BREAKER.

TESTING

1. PROVIDE STRUCTURAL CONCRETE TESTING (2 CYLINDERS, 7-DAY AND 28-DAY, FOR EACH BATCH) IN ACCORDANCE WITH ASTM C39 AS POURED FOR POLE FOOTINGS.
2. CONTRACTOR TO COORDINATE WITH OWNER'S MATERIAL TESTING COMPANY FOR AIR & SLUMP TESTS ON STRUCTURAL CONCRETE.
3. CONTRACTOR SHALL TEST DETECTION AND DOCUMENT THE RESULTS.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER TWO WEEKS IN ADVANCE OF THE TIME AND DATE THE SIGNAL WILL BE READY FOR TESTING AND ACTIVATION. DO NOT TURN ON UNTIL AUTHORIZED BY ENGINEER.
5. ENSURE A REPRESENTATIVE FROM THE MANUFACTURER AND/OR SUPPLIER OF SIGNAL CONTROLLER OR OTHER AUTHORIZED PERSON IS AT THE PROJECT SITE WHEN THE SIGNAL CONTROLLERS ARE READY TO BE TURNED ON TO PROVIDE TECHNICAL ASSISTANCE INCLUDING, AS A MINIMUM, PROGRAMMING OF ALL NECESSARY INPUT DATA.
6. A TEST PERIOD OF 30 CALENDAR DAYS WILL START UPON CONFIRMATION FROM THE ENGINEER THAT THE SIGNAL OR SIGNAL SYSTEM IS OPERATING CONSISTENT WITH THE PROJECT REQUIREMENTS. ANY FAILURE OR MALFUNCTION OF THE EQUIPMENT FURNISHED BY THE CONTRACTOR, OCCURRING DURING THE TEST PERIOD WILL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY. UPON CONFIRMATION BY THE ENGINEER THAT ANY FAILURE OR MALFUNCTION HAS BEEN CORRECTED, A NEW TEST PERIOD OF 30 CALENDAR DAYS WILL START, EXCLUSIVE OF MINOR MALFUNCTIONS SUCH AS LAMP BURNOUTS. REPEAT THIS PROCEDURE UNTIL THE SIGNAL EQUIPMENT HAS OPERATED SATISFACTORILY FOR 30 CONSECUTIVE CALENDAR DAYS.
7. AFTER SIGNAL TURN ON AND PRIOR TO COMPLETION OF THE 30 CALENDAR DAY TEST PERIOD, RESPOND, WITHIN 24 HOURS, TO PERFORM MAINTENANCE OR REPAIR OF ANY FAILURE OR MALFUNCTION REPORTED.

WIRING, CONDUIT AND GROUNDING

1. ALL SIGNAL CABLE SHALL BE CONTINUOUS FROM CONNECTIONS MADE IN THE HANDHOLE COMPARTMENTS OF SIGNAL POLE BASES TO THE TERMINAL COMPARTMENT OF THE CONTROLLER CABINET AND THE SIGNAL HEADS.
2. ALL POLES AND CONTROLLER CABINET SHALL BE INDEPENDENTLY GROUNDED AS SHOWN IN THE DETAILS AND AS DESCRIBED IN THE IOWA DOT STANDARD SPECIFICATION FOR TRAFFIC SIGNALIZATION.
3. ALL CONDUIT UNDER PAVED AREAS SHALL BE PUSHED, SCHEDULE 80 PVC CONDUIT, 3-IN DIAMETER UNLESS OTHERWISE NOTED. CONDUIT UNDER NON-PAVED AREAS MAY BE SCHEDULE 40 PVC.
4. ALL VIDEO / RADAR DETECTION WIRING SHALL BE CONTINUOUS FROM THE CAMERA TO THE CONTROLLER.
5. CONTRACTOR SHALL INSTALL ONE SIGNAL CABLE FROM EACH SIGNAL HEAD TO THE CABINET. A 5 - CONDUCTOR CABLE SHALL BE USED FOR 3 - SECTION HEADS. A 7 - CONDUCTOR CABLE SHALL BE USED FOR 4 AND 5 SECTION HEADS. A 16 - CONDUCTOR CABLE MAY BE USED IN PLACE OF 5 AND 7 CONDUCTOR CABLES, SUBJECT TO APPROVAL OF ENGINEER.
6. DETECTION, VIDEO / RADAR CAMERA, AND CABLES SHALL BE AS PER SUPPLIER SPECIFICATIONS. NO SPLICES ALLOWED IN VIDEO / RADAR CABLES.
7. LUMINAIRES SHALL BE LED, 16,000 LUMENS (+/-5%), 100 LUMENS/WATT MINIMUM EFFICACY, 4000 K COLOR TEMPERATURE, TYPE III DISTRIBUTION, MEDIUM, B3-U0-G3, L70> 70,000 HOURS WITH AT LEAST 5-YEAR WARRANTY. LIGHT GRAY FINISH. PHOTOCCELL CONTROLLED . FURNISH AND INSTALL FUSED CONNECTORS AT THE POLE BASE.

TRAFFIC SIGNALS

1. SIGNAL HEAD ALIGNMENT SHALL BE CENTERED WITHIN THE PROJECTION OF THE TRAVEL LANE AND DIRECTED TOWARD THE LANE OF TRAVEL.
2. ALL MAST-ARM MOUNTED VEHICLE SIGNAL HEADS SHALL BE FURNISHED WITH BACK-PLATES AND BE CENTERED OVER THEIR RESPECTIVE LANES.
3. THE STATIONS/OFFSETS LISTED ON THE SIGNAL PLANS ARE TO THE CENTER OF THE ITEM UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL FIELD VERIFY ALL EQUIPMENT LOCATIONS WITH THE CITY AND THE PROJECT ENGINEER.
4. TRAFFIC SIGNAL POLES AND MAST ARMS SHALL BE GALVANIZED.
5. ALL TRAFFIC AND PEDESTRIAN COUNTDOWN INDICATIONS SHALL BE LED.
6. ALL SIGNAL INDICATIONS SHALL BE LED (48V) IN ACCORDANCE WITH MOST RECENT ITE SPECIFICATIONS.
7. INSTALL WIND DAMPENING DEVICE PER MANUFACTURER RECOMMENDATIONS ON ALL MAST ARMS.
8. INSTALL RODENT GUARD (NOT GROUT) BETWEEN POLE BASES AND FOUNDATIONS.

TRAFFIC CONTROL

1. THROUGH TRAFFIC SHALL BE MAINTAINED WHILE WORK IS IN PROGRESS ON THIS PROJECT AND TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH IOWA SUDAS DETAILS.

8030.110 LANE CLOSURE ON MULTI-LANE STREET

8030.111 LANE CLOSURE AT AN INTERSECTION

8030.112 LANE CLOSURE ON THE FAR SIDE OF AN INTERSECTION
2. ALL TRAFFIC CONTROL DEVICES UTILIZED SHALL BE IN ACCORDANCE WITH THE 2023 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. THE CONTRACTOR SHALL PROVIDE PROPERLY EQUIPPED FLAG PERSONS AND ALL ASSOCIATED TRAFFIC CONTROL DEVICES WHENEVER IT IS NECESSARY TO MODIFY THE FLOW OF TRAFFIC.
4. THE ENGINEER MAY RESTRICT CERTAIN WORK TO SPECIFIC PERIODS OF TIME IF NECESSARY TO MAINTAIN ACCEPTABLE TRAFFIC FLOW.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR.
6. ALL MAINTENANCE FOR TRAFFIC CONTROL DEVICES SHALL OCCUR DURING NON-WORKING HOURS IN ORDER TO BE ASSURED OF PROPER OPERATION. COSTS OF MAINTENANCE WILL BE INCLUDED IN THE TRAFFIC CONTROL BID ITEM.
7. SAFETY FENCE, WHEN USED FOR TRAFFIC CONTROL OR PROTECTION OF THE WORK SITE, MUST BE FIRMLY SUPPORTED IN A VERTICAL POSITION. TENSION SUPPORT WIRES AND FIRM END ANCHORAGES WILL BE REQUIRED FOR SUPPORT. COSTS OF THESE ITEMS WILL BE INCLUDED IN THE TRAFFIC CONTROL BID ITEM.
8. WHERE POSSIBLE, ALL POST MOUNTED SIGNS SHALL BE PLACED A MINIMUM OF 2 FEET CLEAR OF THE SHOULDER
9. THE LOCATION FOR STORAGE OF EQUIPMENT BY THE CONTRACTOR DURING NON WORKING HOURS SHALL BE AS APPROVED BY THE ENGINEER IN CHARGE OF CONSTRUCTION. PARKING OF PRIVATE VEHICLES ON HIGHWAY RIGHT-OF-WAY WILL NOT BE ALLOWED. PARKING OF UNATTENDED EQUIPMENT WITHIN THE MEDIAN OR STORAGE OF EQUIPMENT WITHIN 50 FEET OF THE EDGE OF PAVEMENT WILL NOT BE ALLOWED.
10. THE ENGINEER MAY REQUIRE MODIFICATIONS TO THE PAVEMENT MARKING DETAILS SHOWN. CONFLICTING PERMANENT EDGE LINES, CENTER LINES OR LANE LINES SHALL BE REMOVED. AS APPLICABLE, PERMANENT EDGE LINES, CENTER LINES AND LANE LINES SHALL BE PLACED BEFORE THE ROADWAY IS RETURNED TO NORMAL TRAFFIC. THE CURRENT STANDARD SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS SHALL APPLY.
11. PROPOSED SIGN SPACING MAY BE MODIFIED AS APPROVED BY THE ENGINEER TO MEET EXISTING FIELD CONDITIONS OR TO PREVENT OBSTRUCTION OF THE MOTORIST'S VIEW OF PERMANENT SIGNING.
12. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF THE TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE ENGINEER.
13. PROPOSED CHANGES IN THE TRAFFIC CONTROL PLAN SHALL BE REVIEWED WITH THE ENGINEER BEFORE CHANGES ARE MADE.
14. NO LANE CLOSURES WILL BE PERMITTED BETWEEN THE HOURS OF 7AM-9AM AND 4PM-6PM.
15. PROVIDE TWO WEEK NOTICE TO THE CITY BEFORE TESTING AND ACTIVATING THE PERMANENT TRAFFIC SIGNALS. PROVIDE PORTABLE DYNAMIC MESSAGE SIGN ON 2ND STREET NE AND APPROACHES TO THE INTERSECTION ONE WEEK PRIOR TO ACTIVATION.
16. REMOVE EXISTING STOP SIGNS AND POSTS. DELIVER TO CITY AT 211 SE LORENZ DRIVE.
17. SEE J DRAWINGS FOR ADDITIONAL REQUIREMENTS.

VIDEO DETECTION

1. VIDEO / RADAR DETECTION EQUIPMENT MUST SUPPORT USE OF ALL 64 DETECTION INPUTS.

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	CLV
		CHECKED	JK
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

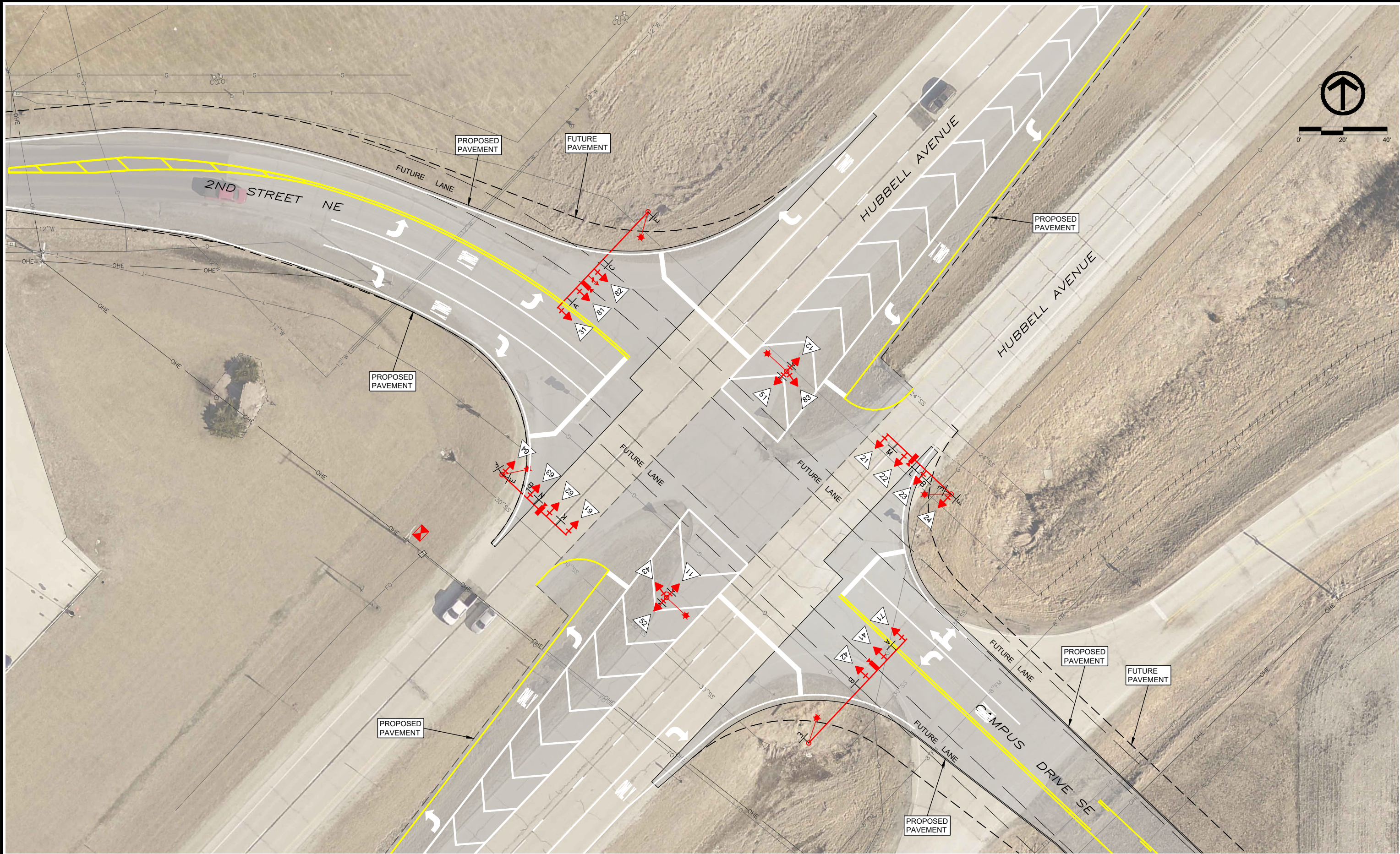
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GENERAL NOTES

DWG. NO.	
N.2	
PROJECT	42892

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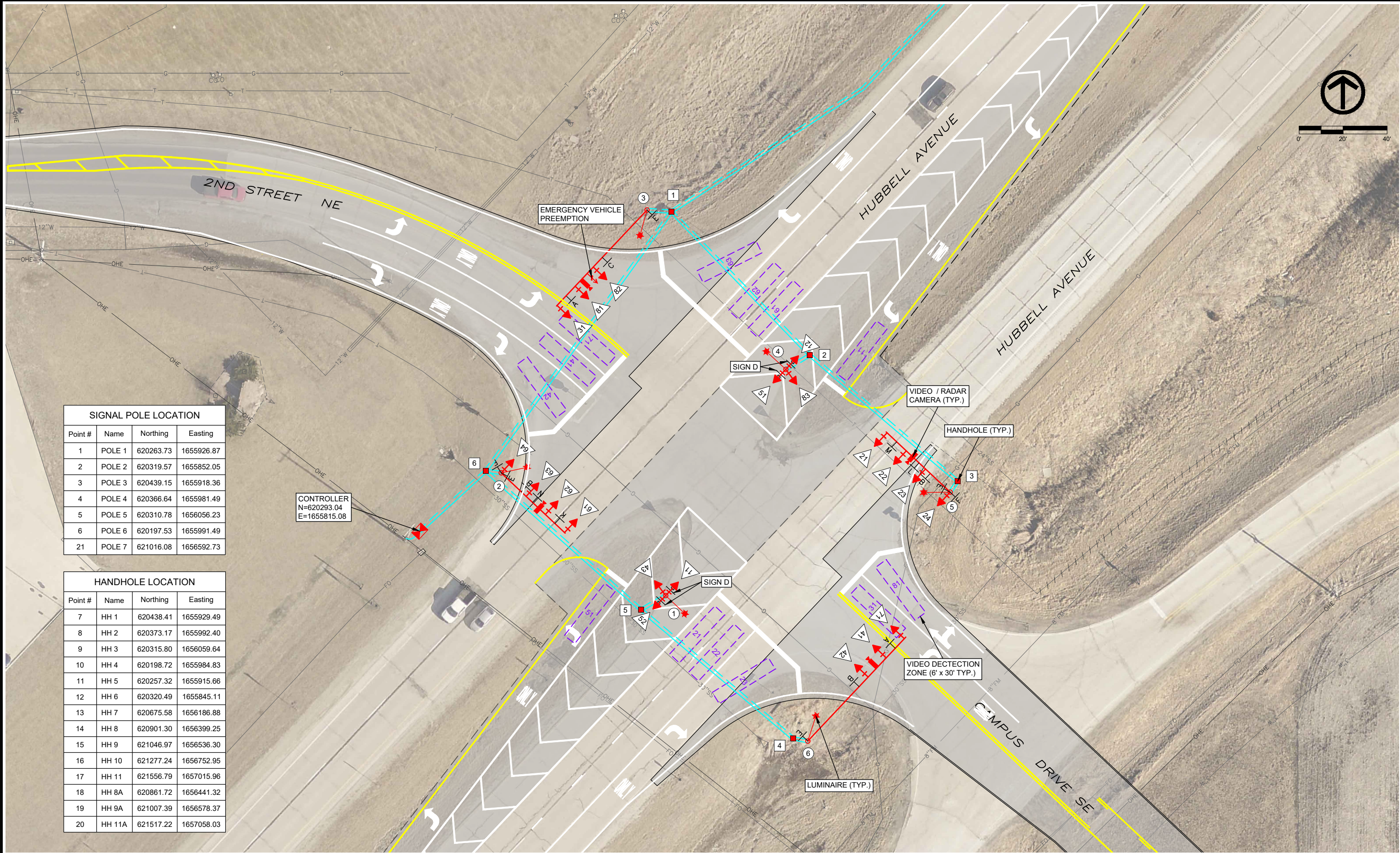
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FILE PATH: ICADD\Production Drawings\N. TRAFFIC SIGNALS\42892-N SHEETS PLAN.dwg



DATE		REVISIONS		SCALE		AS NOTED		DWG. NO.	
				DRAWN		CLV		N.3	
				CHECKED		JK			
				APPROVED		WJW			
				DATE		08-07-24			
				ISSUED FOR		REVIEW		PROJECT 42892	
 CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT 3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)								INTERSECTION LAYOUT	

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XREFS: 42892-signal aerial & 42892 - TOPO & 42892-PAVE & 42892-N SHEETS DETAIL & 42892 - SURVEY BASE
 FILE PATH: ICADD_Production Drawings\N_TRAFFIC SIGNALS\42892-N SHEETS PLAN.dwg



SIGNAL POLE LOCATION			
Point #	Name	Northing	Easting
1	POLE 1	620263.73	1655926.87
2	POLE 2	620319.57	1655852.05
3	POLE 3	620439.15	1655918.36
4	POLE 4	620366.64	1655981.49
5	POLE 5	620310.78	1656056.23
6	POLE 6	620197.53	1655991.49
21	POLE 7	621016.08	1656592.73

HANDHOLE LOCATION			
Point #	Name	Northing	Easting
7	HH 1	620438.41	1655929.49
8	HH 2	620373.17	1655992.40
9	HH 3	620315.80	1656059.64
10	HH 4	620198.72	1655984.83
11	HH 5	620257.32	1655915.66
12	HH 6	620320.49	1655845.11
13	HH 7	620675.58	1656186.88
14	HH 8	620901.30	1656399.25
15	HH 9	621046.97	1656536.30
16	HH 10	621277.24	1656752.95
17	HH 11	621556.79	1657015.96
18	HH 8A	620861.72	1656441.32
19	HH 9A	621007.39	1656578.37
20	HH 11A	621517.22	1657058.03

CONTROLLER
 N=620293.04
 E=1655815.08

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CLV
CHECKED	JK
APPROVED	WJW
DATE	08-07-24
ISSUED FOR	REVIEW



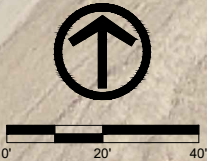
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SIGNAL PLAN

PROJECT 42892

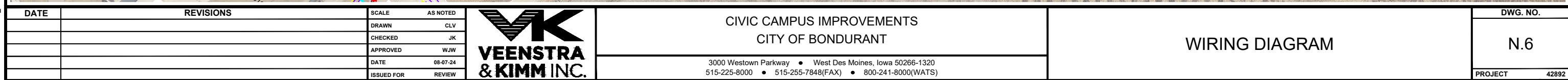
DWG. NO.
N.4
PROJECT 42892

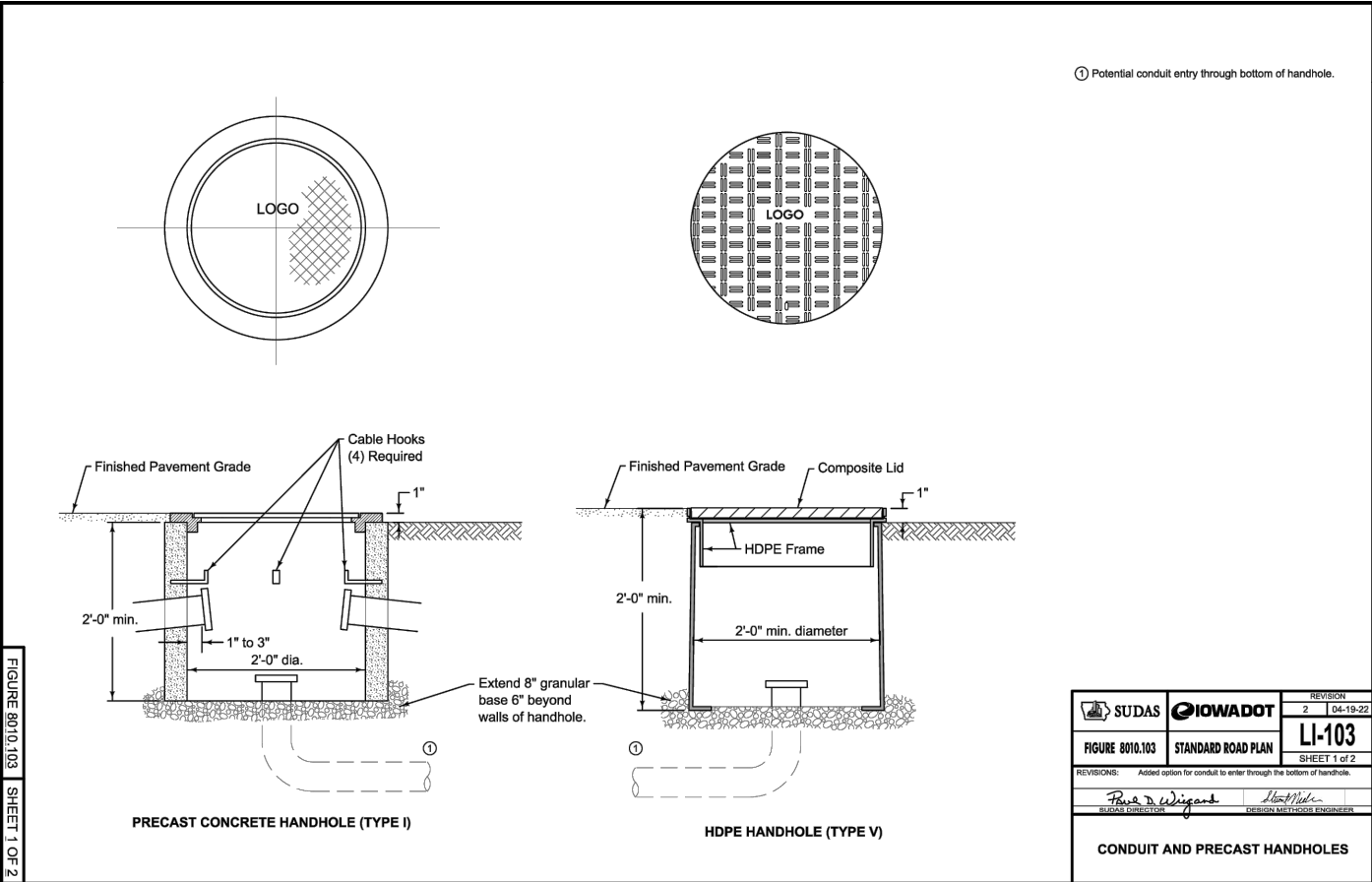
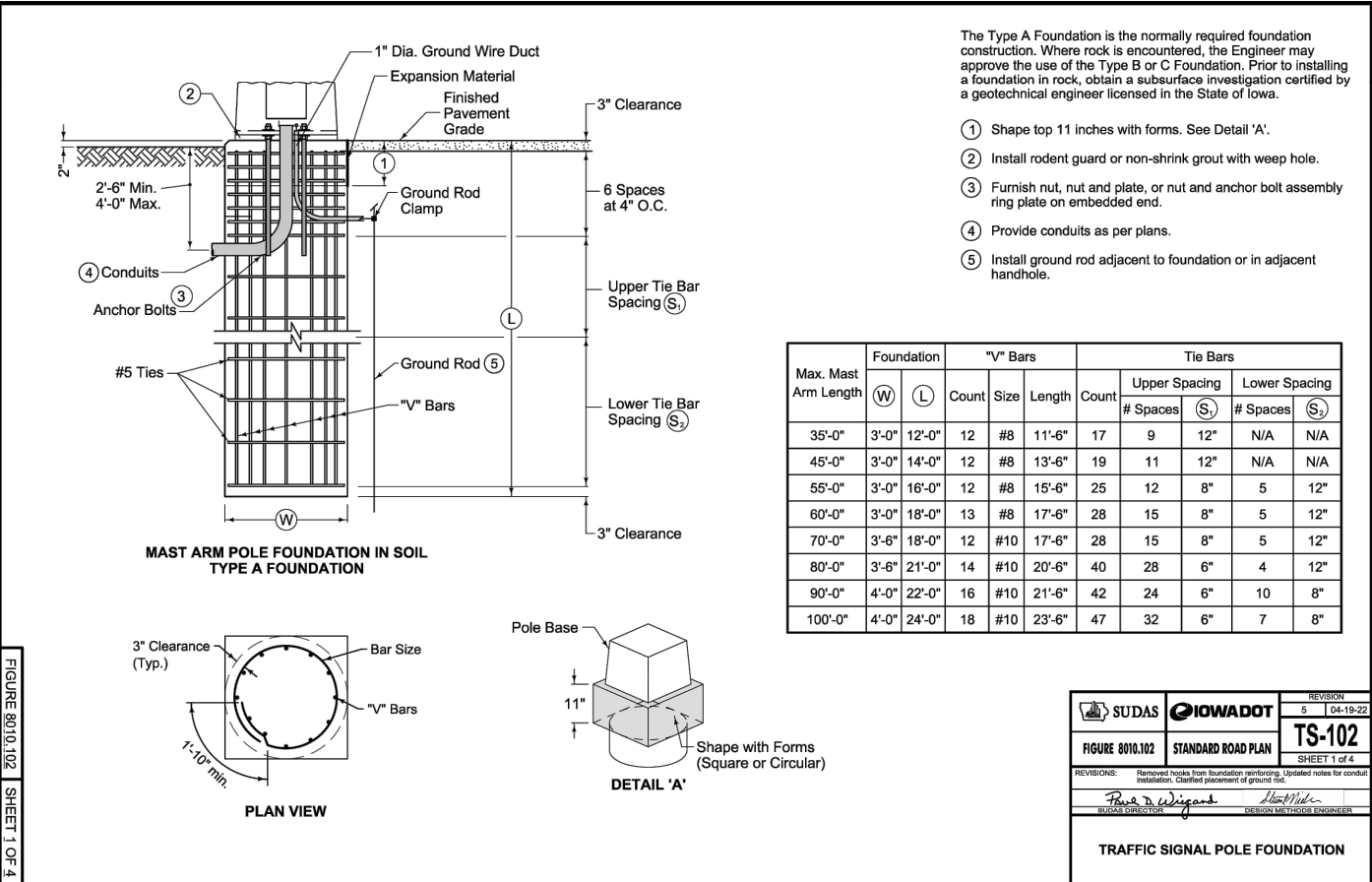
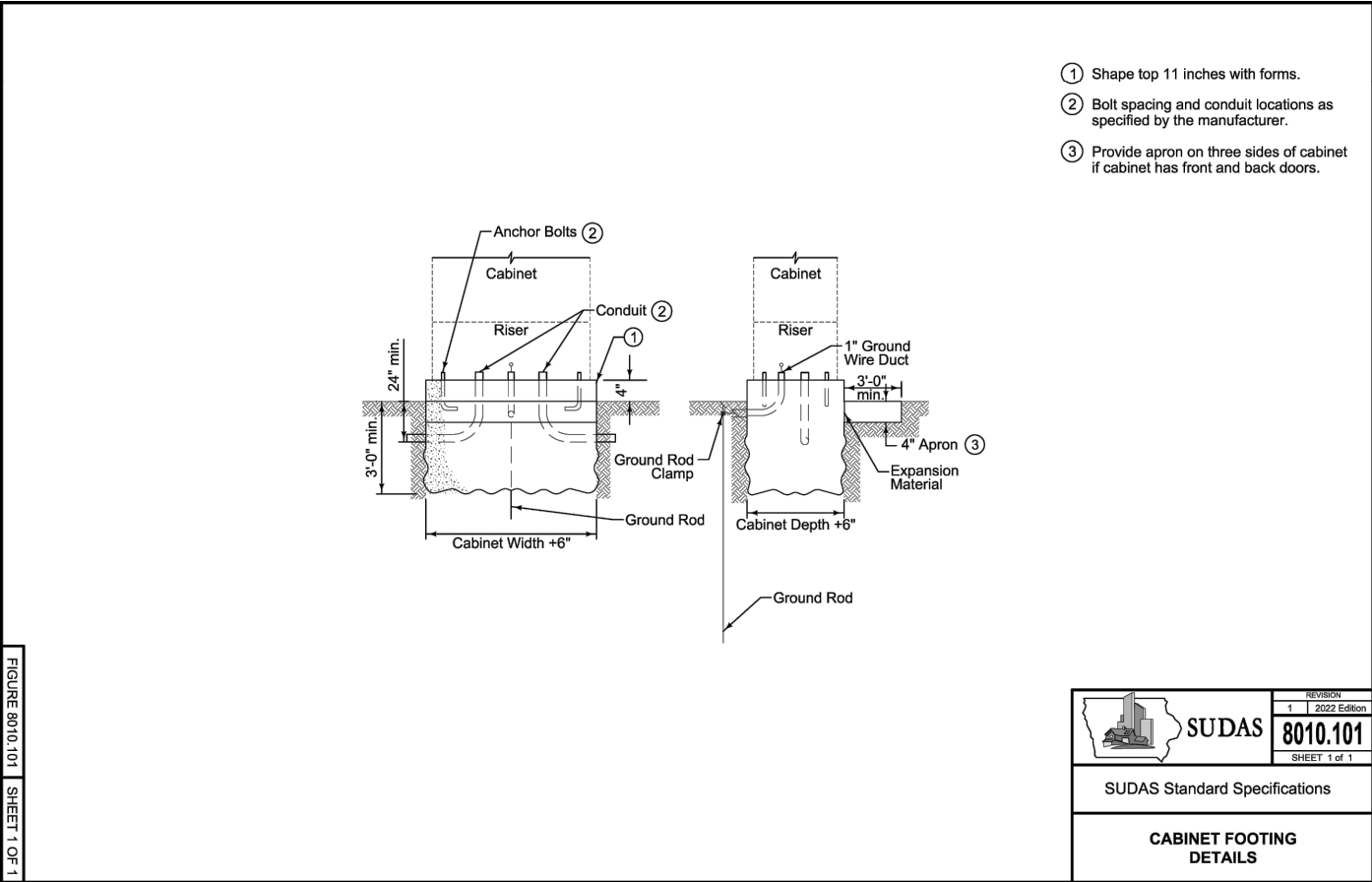
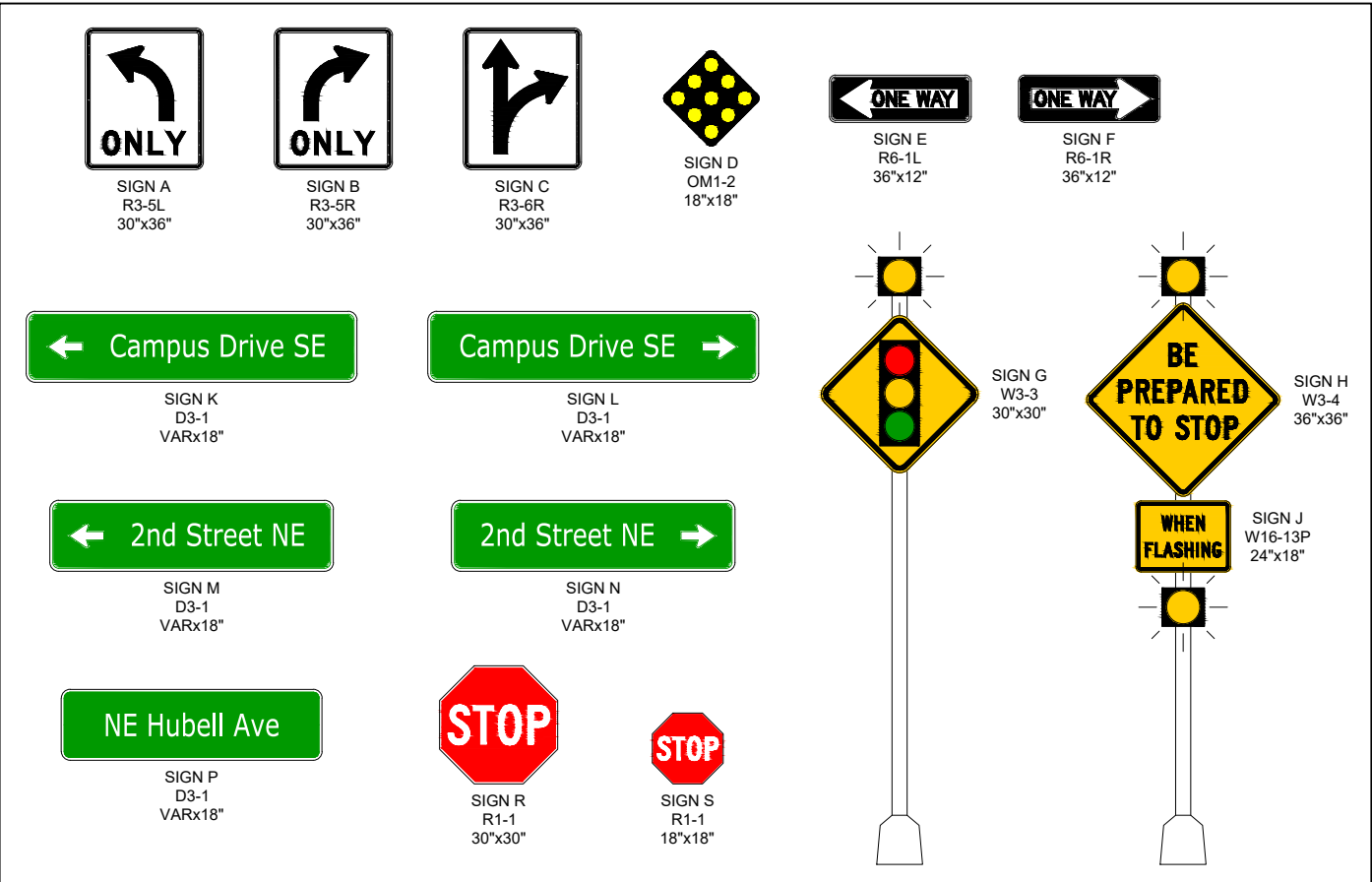


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PROJECT	42892
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DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	CLV
		CHECKED	JK
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW

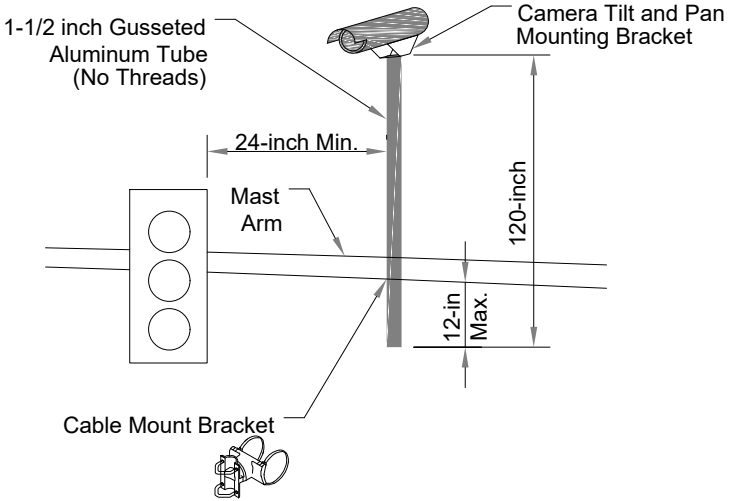
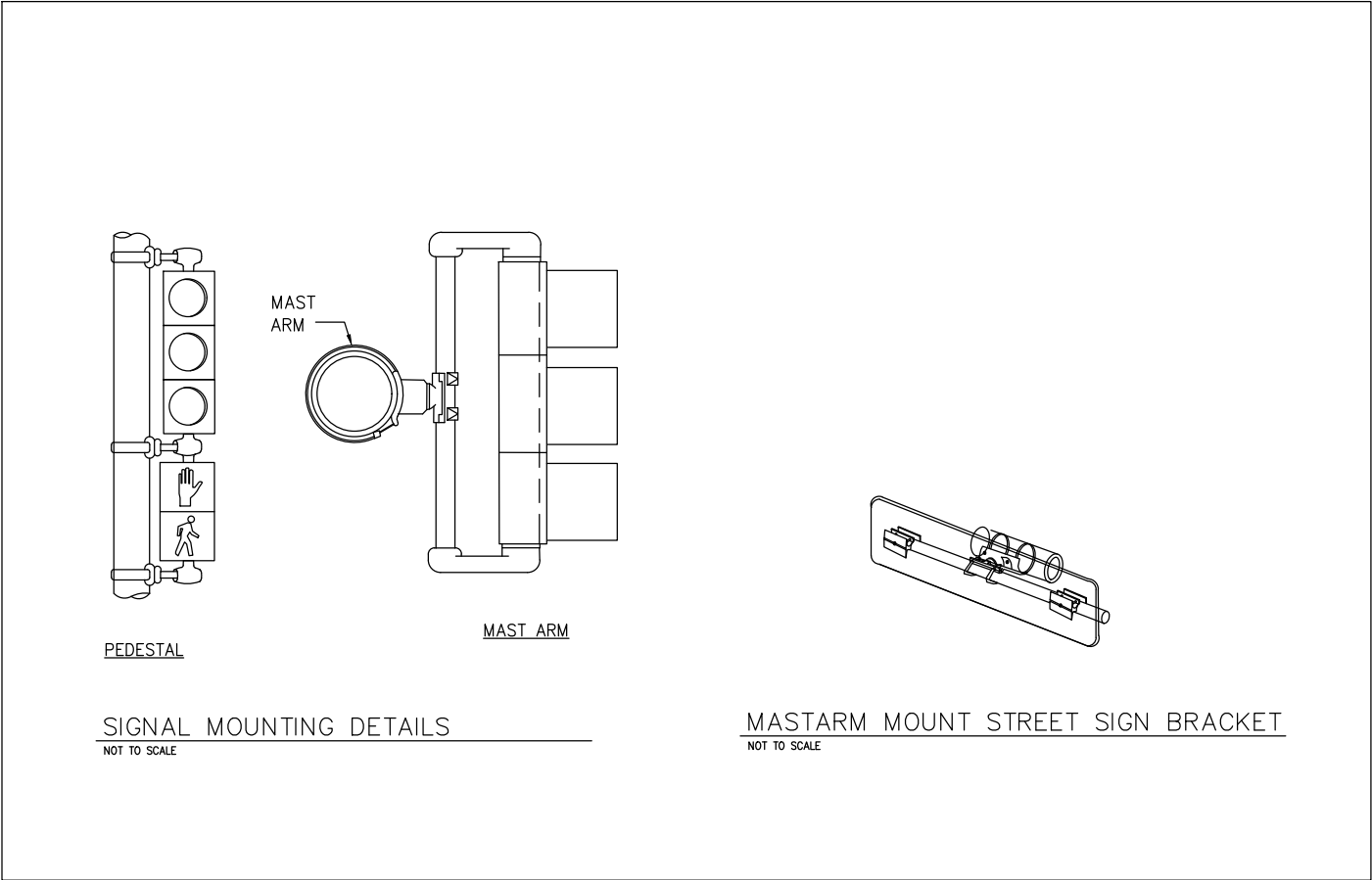
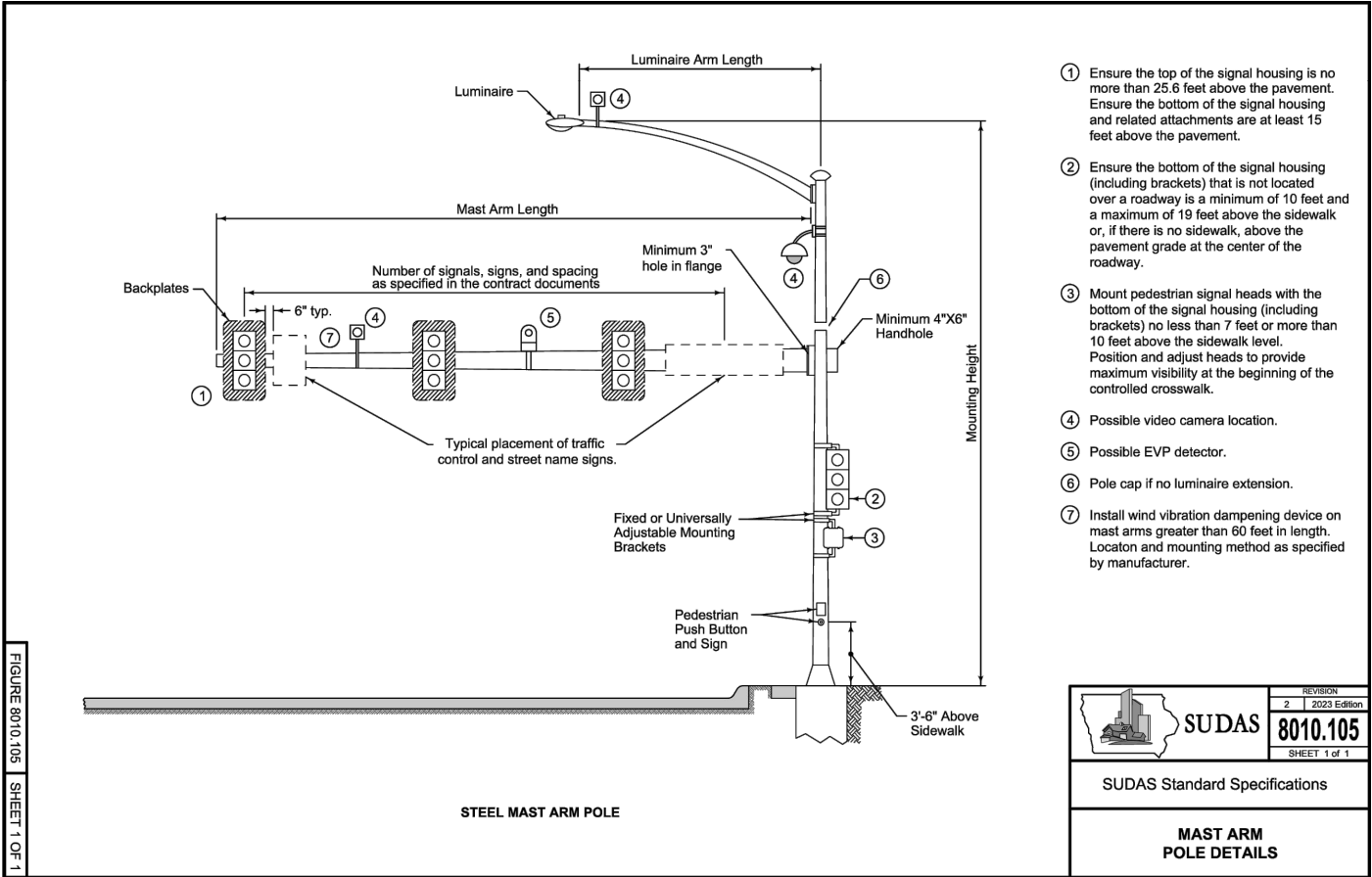


TEMPORARY TRAFFIC SIGNALS
BONDURANT, IOWA

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DETAILS

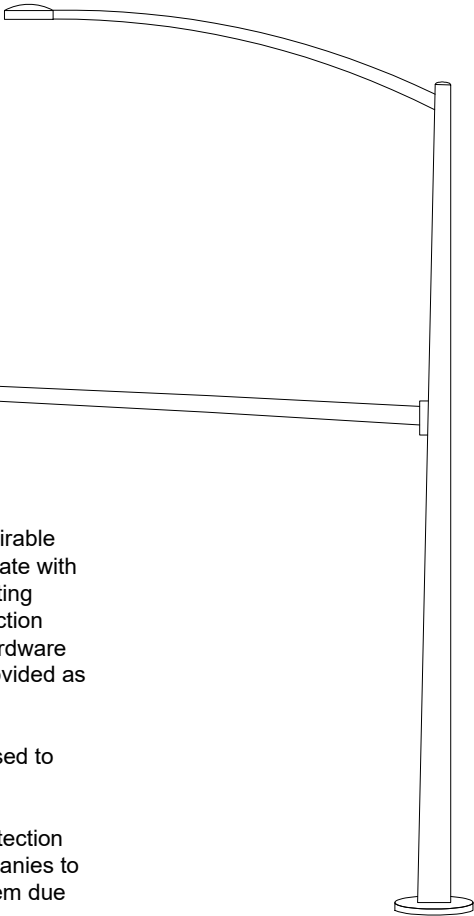
DWG. NO.
N.7
PROJECT
42892



DETAIL "A"
MAST ARM MOUNTING DETAIL

See Detail "A"
Mast Arm Mounting

- NOTES:
- The Video Detector Mounting Detail is for reference only and shows desirable mounting heights and mounting hardware. The Contractor shall coordinate with the Video Detection System vendor to determine the appropriate mounting hardware and mounting heights to provide a fully functional Video Detection System with cameras at the locations shown in the plans. Additional hardware necessary to complete the installation but not shown should also be provided as part of this item.
 - The Contractor shall submit shop drawings for all mounting hardware used to install the Video Detection System for approval by the Engineer.
 - The Contractor will be required to coordinate the installation of video detection cameras for the Video Detection System with the overhead Utility companies to ensure that it does not affect the operation of the Video Detection System due to utility lines located in the view of the video detection cameras. The Contractor should also make sure that any required clearances from overhead utilities are provided.
 - Location of video detector is the mast arm mounting located between the left-turn lane and adjacent through lane.



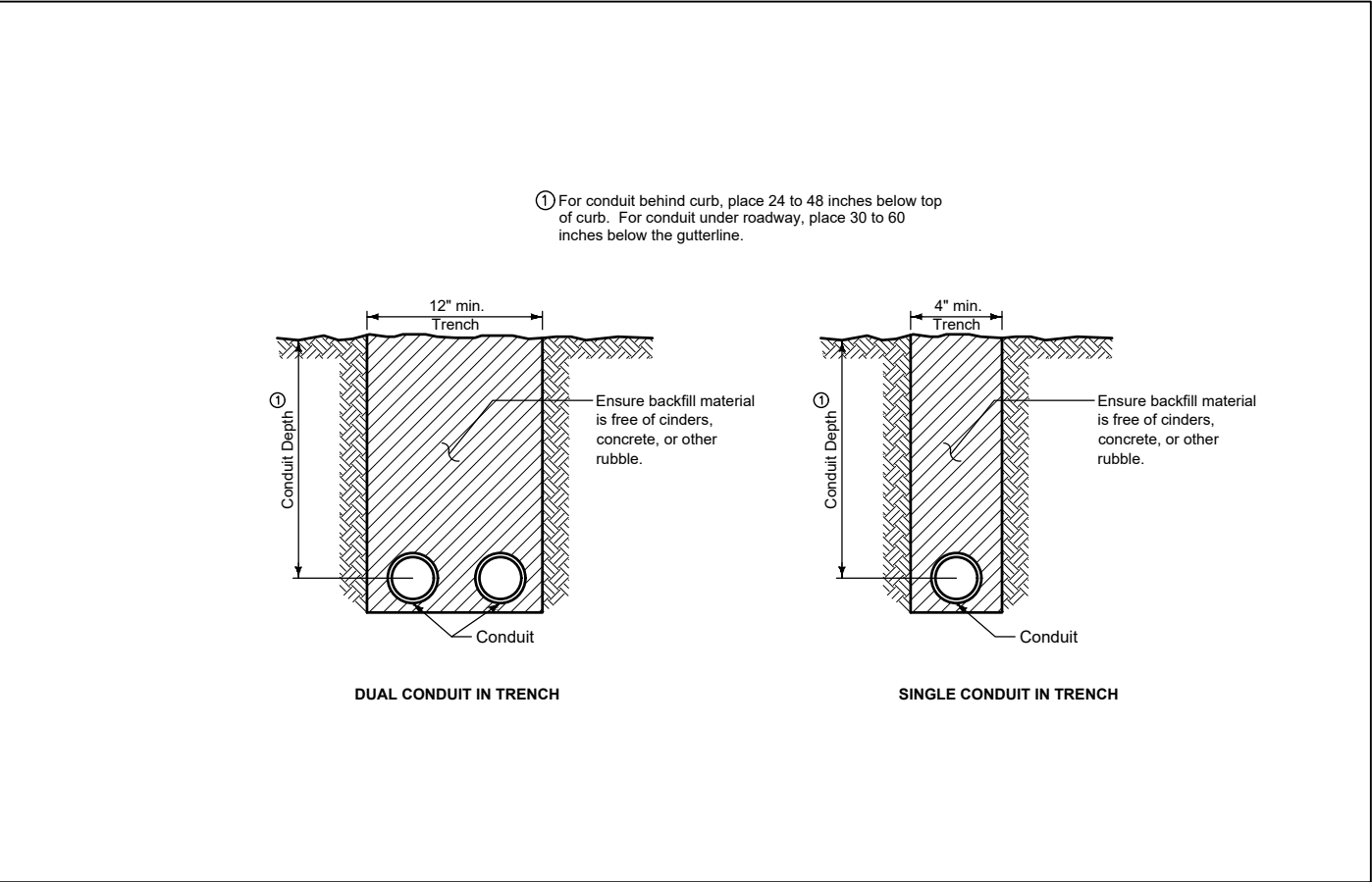
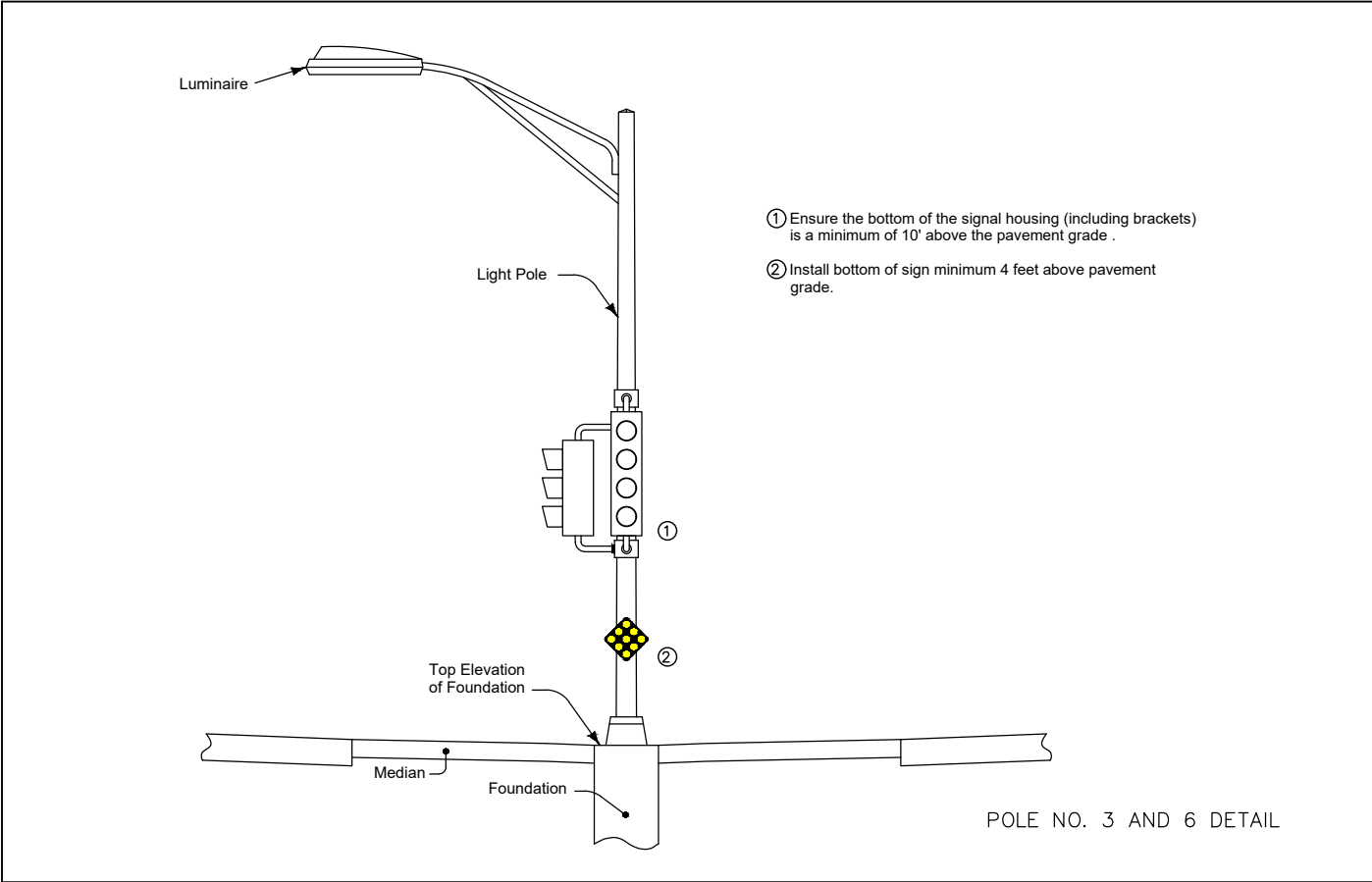
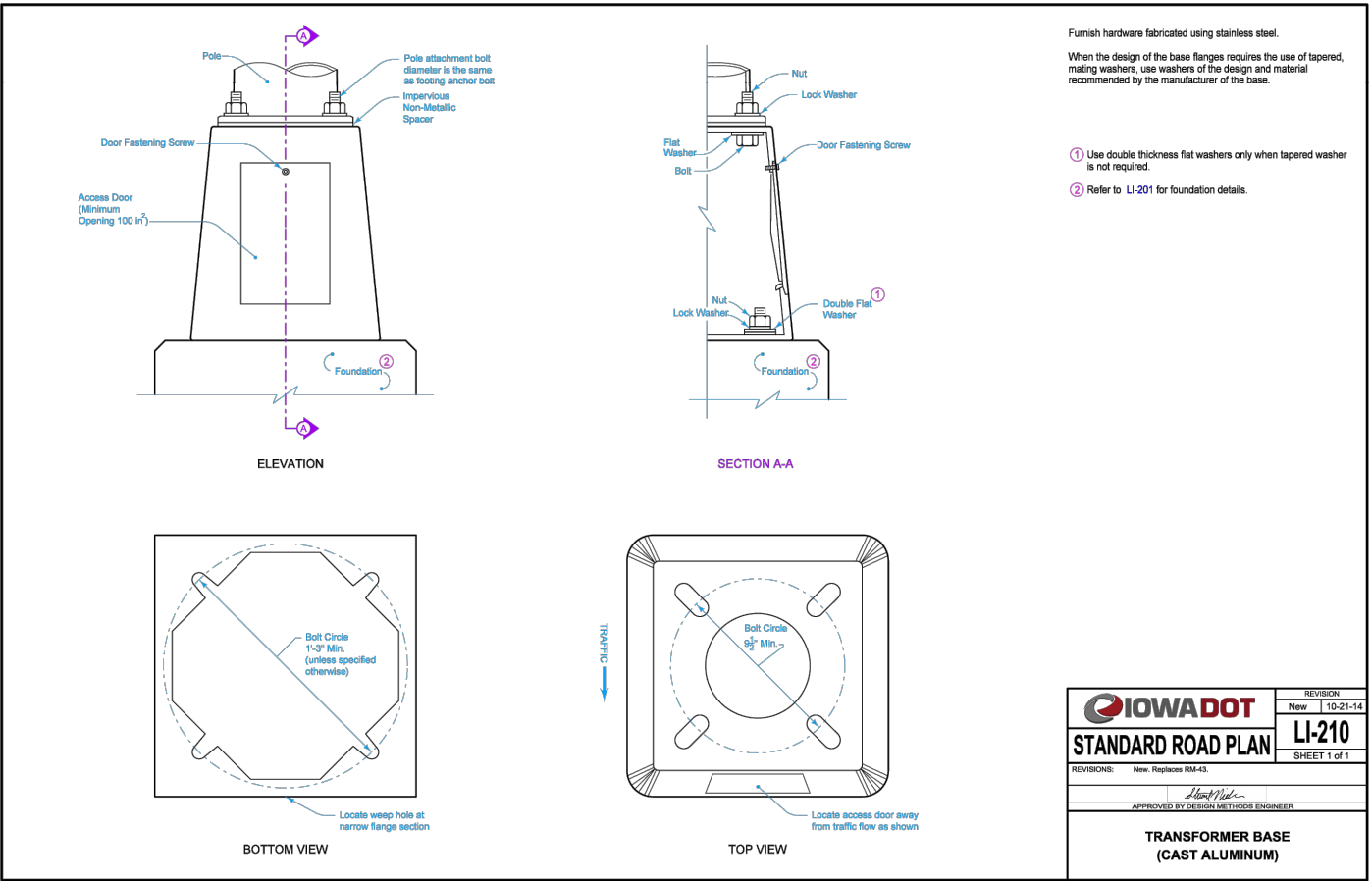
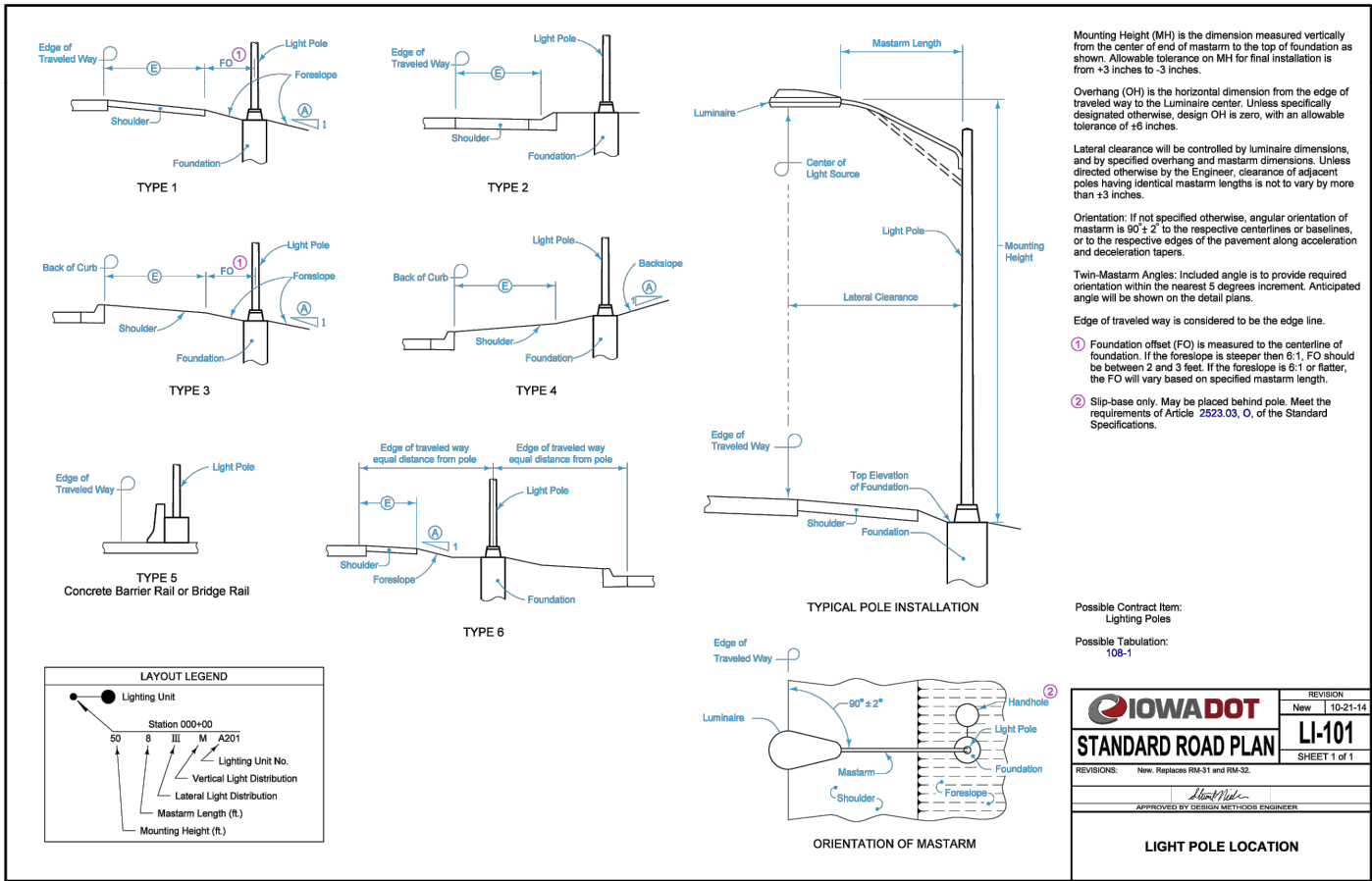
DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	CLV
		CHECKED	JK
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



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DETAILS

DWG. NO.
N.8
PROJECT
42892



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	CLV
		CHECKED	JK
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW

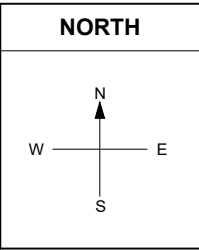
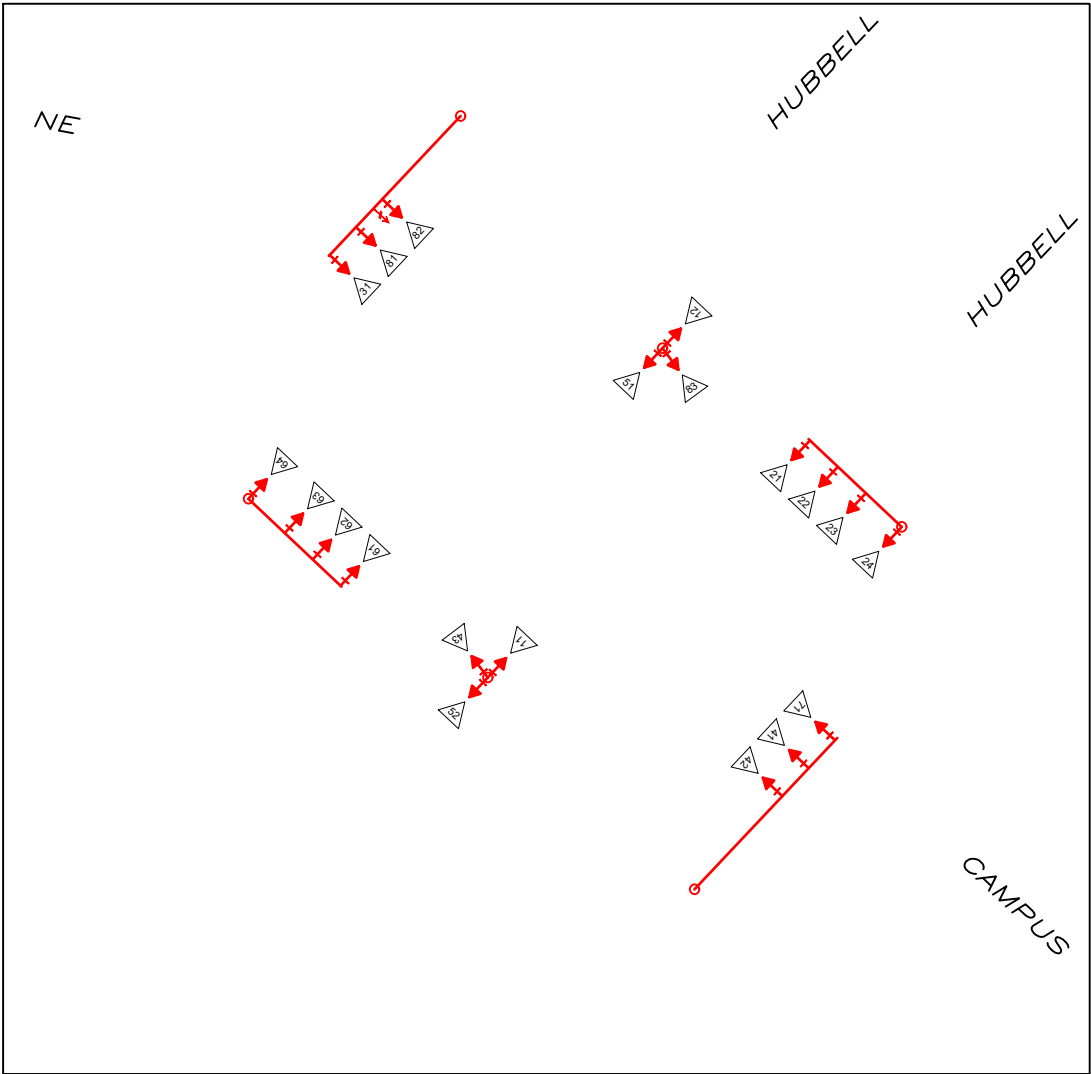


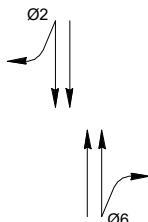
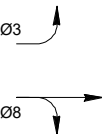
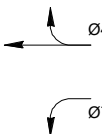
CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

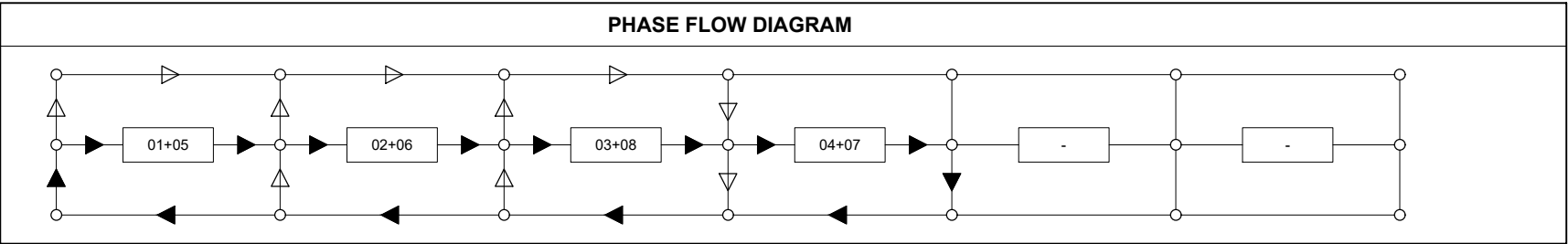
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DETAILS

DWG. NO.
N.9
PROJECT 42892



TRAFFIC PHASING AND COLOR SEQUENCE																								
																								
1 + 5					2 + 6					3 + 8					4 + 7									
R/W		CLEAR TO Ø			R/W		CLEAR TO Ø			R/W		CLEAR TO Ø			R/W		CLEAR TO Ø							
				A0					A0					A0					A0					
R			R		G			Y		R			R		R			R						
R			R		G			Y▶		R			R		R			R						
L			◀Y		R			◀Y		R			R		R			R						
R			R		G			Y		R			R		R			R						
R			R		RT			Y▶		R			R		R			R						
L			◀Y		R			R		R			R		R			R						
R			R		R			R		G			Y		R			R						
R			R		R			R		L			Y		R			R						
R			R		R			R		R			R		G			Y						
R			R		R			R		R			R		L			Y						



NOTE: FLOW PATH IF ALL PHASES ARE REQUESTED
 FLOW PATH WHEN PHASE IS NOT REQUESTED BEFORE RIGHT-OF-WAY TRANSFER. THE RED CLEARANCE INTERVAL SHALL BE INCLUDED IN THE COLOR SEQUENCE WHEN CALLED FOR BY CONTROLLER TIMING.

LEGEND	
	VEHICULAR MOVEMENT
	PARTIALLY RESTRICTED VEHICULAR MOVEMENT
	PEDESTRIAN MOVEMENT
R/W	RIGHT OF WAY INTERVAL
1/2	TRAFFIC PHASE
R	CIRCULAR RED
Y	CIRCULAR YELLOW
G	CIRCULAR GREEN
S	GREEN STRAIGHT AHEAD ARROW
◀Y	YELLOW LEFT ARROW
L	GREEN LEFT ARROW
▶Y	YELLOW RIGHT ARROW
RT	GREEN RIGHT ARROW
W	WALK
DW	DON'T WALK
FDW	FLASHING DON'T WALK
AO	ALL OTHER PHASES
PR1	PREEMPT #1
PR2	PREEMPT #2
	SIGNAL FACE
	FUTURE SIGNAL FACE

INITIAL ESTIMATED TIMING (SECONDS)								
TRAFFIC SIGNAL TIMING								
PHASE	1	2	3	4	5	6	7	8
MINIMUM GREEN	5	20		7	5	10		7
PASSAGE	3	3		3	3	3		3
MAXIMUM 1	15	60		20	15	60		20
MAXIMUM 2								
YELLOW CHANGE	3.9	5.6		3.4	3.9	5.6		3.4
RED CLEARANCE	2	1.3		3.2	2.1	1.3		3.2
WALK								
PEDESTRIAN CLEARANCE								
ADDED INITIAL								
TIME TO REDUCE								
TIME BEFORE REDUCTION								
MINIMUM GAP								

NOTE: 1. ENGINEER WILL ASSIST CONTRACTOR AND TECHNICIAN IN TIMING AND COORDINATION OF SIGNALS.
2. TRAFFIC SIGNAL SHALL REST IN GREEN FOR PHASES 2 AND 6 WHEN NO VEHICLE CALL EXISTS FOR OTHER PHASES.
3. ADVANCE WARNING FLASHER WILL START 7 SECONDS PRIOR TO PHASE 6 SIGNALS TURNING YELLOW.

CONTROLLER DATA	
PHASES USED:	4
EXPANSIBLE TO:	8
MIN. QUANTITY OF BACKPANEL POSITIONS	12

FLASHING OPERATION	
NE HUBBELL AVE	RED
CAMPUS DRIVE	RED
2ND STREET NE	RED

PHASE SEQUENCE NOT ALLOWED	
FROM	TO
DUAL ENTRY PHASES	
2+6	

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	CLV
		CHECKED	JK
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



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PHASING	
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DWG. NO.	
N.10	
PROJECT	42892

PLOTTED: Wednesday, August 7, 2024 4:11:49 PM

CABLE SCHEDULE																					
FROM	TO	CTR TO CTR DISTANCE	SIGNAL								ELECTRICAL				COMBINED SIGNAL & ELECTRICAL						REMARKS
			7c #14		5c #14		GPS PREEMPTION		VIDEO/RADAR DETECTION		LUMINAIRE		FLASHER		TRACER		GROUND		PULL ROPE		
#	LENGTH	#	LENGTH	#	LENGTH	#	LENGTH	#	LENGTH	#	LENGTH	#	LENGTH	#	LENGTH	#	LENGTH	#	LENGTH		
CONTROLLER	HH 6	40	8	320	12	480	1	40	5	200	7	280	4	160	2	80	2	80	2	80	
HH 6	HH 1	145	4	580	6	870	1	145	3	435	3	435	4	580	2	290	2	290	2	290	
POST 3	HH 1	10		0	3	30	1	10	1	10	1	10			2	20	2	20	2	20	
HH 1	HH 2	90	4	360	3	270			1	90	2	180			2	180	2	180	2	180	
HH 2	HH 3	90	2	180	2	180			1	90	1	90			2	180	2	180	2	180	
HH 2	POST 4	15	2	30	1	15					1	15			2	30	2	30	2	30	
HH 3	POST 5	10	2	20	2	20			1	10	1	10			2	20	2	20	2	20	
POST 6	HH 4	10			3	30			1	10	1	10			2	20	2	20	2	20	
HH 4	HH 5	87			3	261			1	87	1	87			2	174	2	174	2	174	
HH 5	POST 1	15	2	30	1	15					1	15			2	30	2	30	2	30	
HH 5	HH 6	98	2	196	4	392			1	98	2	196			2	196	2	196	2	196	
HH 6	POST 2	10	2	20	2	20			1	10	1	10			2	20	2	20	2	20	
HH 1	HH 7	352							1	352	1	352	4	1408	2	704	2	704	2	704	
HH 7	HH 8	310							1	310	1	310	4	1240	2	620	2	620	2	620	
HH 8	HH 8A	90							1	90	1	90	2	180	1	90	1	90	1	90	
HH 8	HH 9	200							1	200	1	200	2	400	2	400	2	400	2	400	
HH 9	HH 9A	60							1	60	1	60			2	120	2	120	2	120	
HH 9A	POST 7	15									1	15			1	15	1	15	1	15	
HH 9	HH 10	315											2	630	1	315	1	315	1	315	
HH 10	HH 11	384											2	768	1	384	1	384	1	384	
HH 11	HH 11B	90											1	90	1	90	1	90	1	90	
			1736		2583		195		2052		2365		5456		3978		3978		3978		20% MAST ARMS, POST & SPLICING TOTAL
			347		517		39		410		473		1091		796		796		796		
			2083		3100		234		2462		2838		6547		4774		4774		4774		
1. THE CABLE LOCATED IN THE POSTS AND MAST ARMS ARE INCLUDED IN THE 20% SUBTOTAL ESTIMATE																					
2. THE TRACER, GROUND, AND PULL ROPE FOR SIGNAL AND ELECTRICAL CONDUITS ARE COMBINED IN THE CABLE SCHEDULE.																					

POLE AND MAST ARM SCHEDULE										
POLE NUMBER	POLE TYPE	MAST ARM LENGTH	SIGNAL HEAD	SIGN	LUMINAIRE			FOOTING		
			QTY.	QTY.	MOUNTING HEIGHT	ARM LENGTH	ROTATION	DIAMETER	DEPTH	CONCRETE QTY.
1	LUMINAIRE	-	3	3	30'	15'		3'	8'	2.09 CY
2	COMBINATION SIGNAL / LIGHT	40'	4	3	30'	15'		3'	14'	3.66 CY
3	COMBINATION SIGNAL / LIGHT	60'	3	3	30'	15'		3'-6"	18'	6.41 CY
4	LUMINAIRE	-	3	3	30'	15'		3'	8'	2.09 CY
5	COMBINATION SIGNAL / LIGHT	40'	4	3	30'	15'		3'	14'	3.66 CY
6	COMBINATION SIGNAL / LIGHT	65'	3	3	30'	15'		3'-6"	18'	6.41 CY
7	LUMINAIRE	-	-	-	30'	15'		3'	8'	2.09 CY

CONDUIT SCHEDULE						
FROM	TO	LENGTH	SIGNAL		ELECTRICAL	
			3"	4"	3"	4"
CONTROLLER	HH 6	40		40	40	
HH 6	HH 1	145		145	145	
POST 3	HH 1	10	10		10	
HH 1	HH 2	90	90		90	
HH 2	HH 3	90	90		90	
HH 2	POST 4	15	15		15	
HH 3	POST 5	10	10		10	
POST 6	HH 4	10	10		10	
HH 4	HH 5	87	87		87	
HH 5	POST 1	15	15		15	
HH 5	HH 6	98	98		98	
HH 6	POST 2	10	10		10	
HH 1	HH 7	352	352		352	
HH 7	HH 8	310	310		310	
HH 8	HH 8A	90	90		90	
HH 8	HH 9	200	200		200	
HH 9	HH 9A	60	60		60	
HH 9A	POST 7	15	15		15	
HH 9	HH 10	315			315	
HH 10	HH 11	384			384	
HH 11	HH 11B	90			90	
			1462	185	2436	0
1. CONDUIT PLACED UNDER PAVEMENT SHALL BE PUSHED						

XREFS: 42892-N SHEETS PLAN
FILE PATH: ICADD\Production Drawings\N. TRAFFIC SIGNALS\42892-N SHEETS DETAIL.dwg

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	CLV
		CHECKED	JK
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



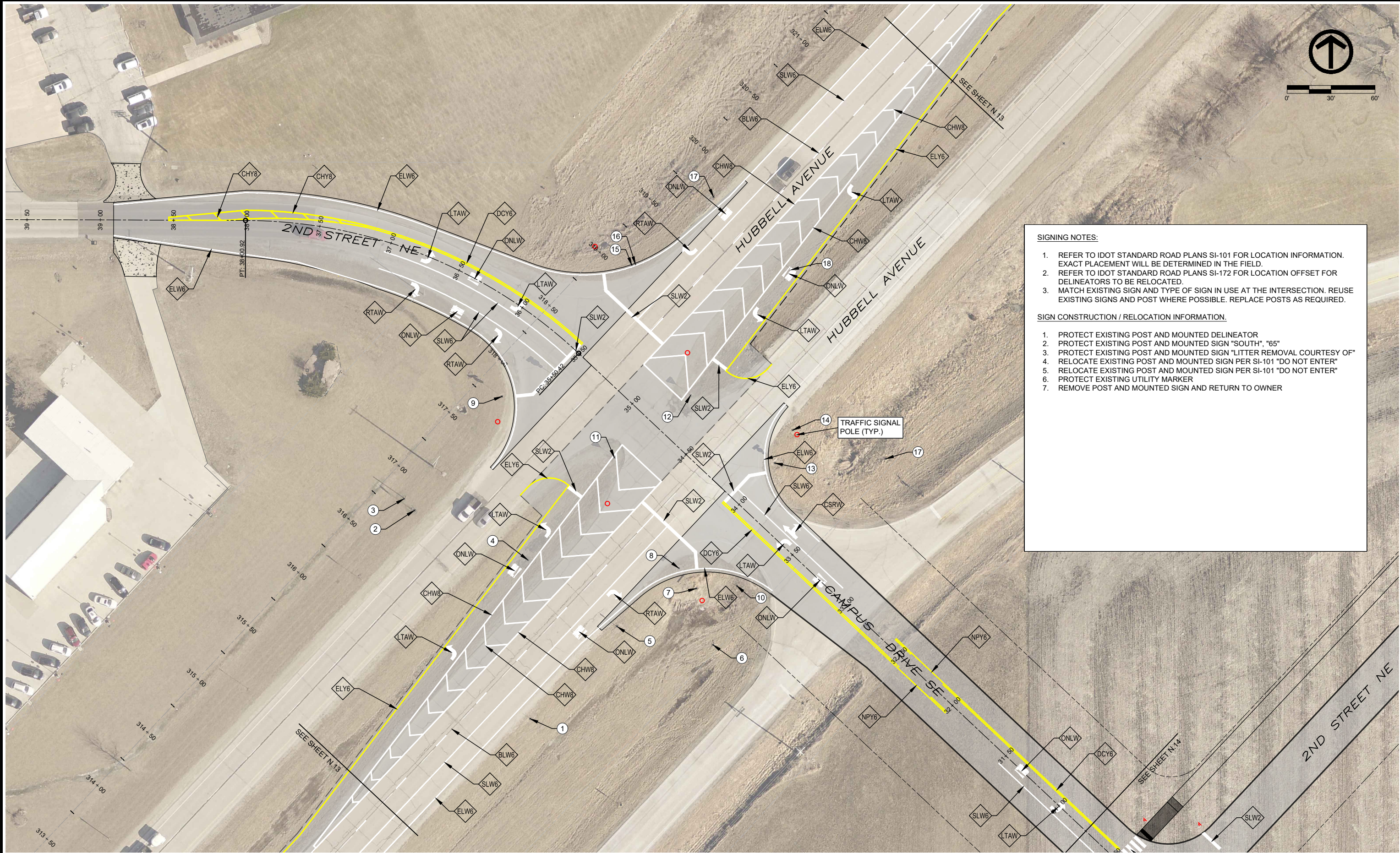
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TABULATIONS	
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DWG. NO.	
N.11	
PROJECT	42892

PLOTTED: Wednesday, August 7, 2024 4:12:12 PM

XREFS: 42892-signal aerial & 42892 - TOPO & 42892-PAVE & 42892-N SHEETS DETAIL & 42892 - SURVEY BASE
FILE PATH: \\CADD\\Production Drawings\\N. TRAFFIC SIGNALS\\42892-N SHEETS PLAN.dwg



SIGNING NOTES:

1. REFER TO IDOT STANDARD ROAD PLANS SI-101 FOR LOCATION INFORMATION. EXACT PLACEMENT WILL BE DETERMINED IN THE FIELD.
2. REFER TO IDOT STANDARD ROAD PLANS SI-172 FOR LOCATION OFFSET FOR DELINEATORS TO BE RELOCATED.
3. MATCH EXISTING SIGN AND TYPE OF SIGN IN USE AT THE INTERSECTION. REUSE EXISTING SIGNS AND POST WHERE POSSIBLE. REPLACE POSTS AS REQUIRED.

SIGN CONSTRUCTION / RELOCATION INFORMATION:

1. PROTECT EXISTING POST AND MOUNTED DELINEATOR
2. PROTECT EXISTING POST AND MOUNTED SIGN "SOUTH", "65"
3. PROTECT EXISTING POST AND MOUNTED SIGN "LITTER REMOVAL COURTESY OF"
4. RELOCATE EXISTING POST AND MOUNTED SIGN PER SI-101 "DO NOT ENTER"
5. RELOCATE EXISTING POST AND MOUNTED SIGN PER SI-101 "DO NOT ENTER"
6. PROTECT EXISTING UTILITY MARKER
7. REMOVE POST AND MOUNTED SIGN AND RETURN TO OWNER

DATE	REVISIONS	SCALE	AS NOTED
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PAVEMENT MARKING PLAN

DWG. NO.
N.12
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:12:16 PM

XREFS: 42892-signal aerial & 42892 - TOPO & 42892-PAVE & 42892-N SHEETS DETAIL & 42892 - SURVEY BASE
FILE PATH: \\CADD\\Production Drawings\\N. TRAFFIC SIGNALS\\42892-N SHEETS PLAN.dwg

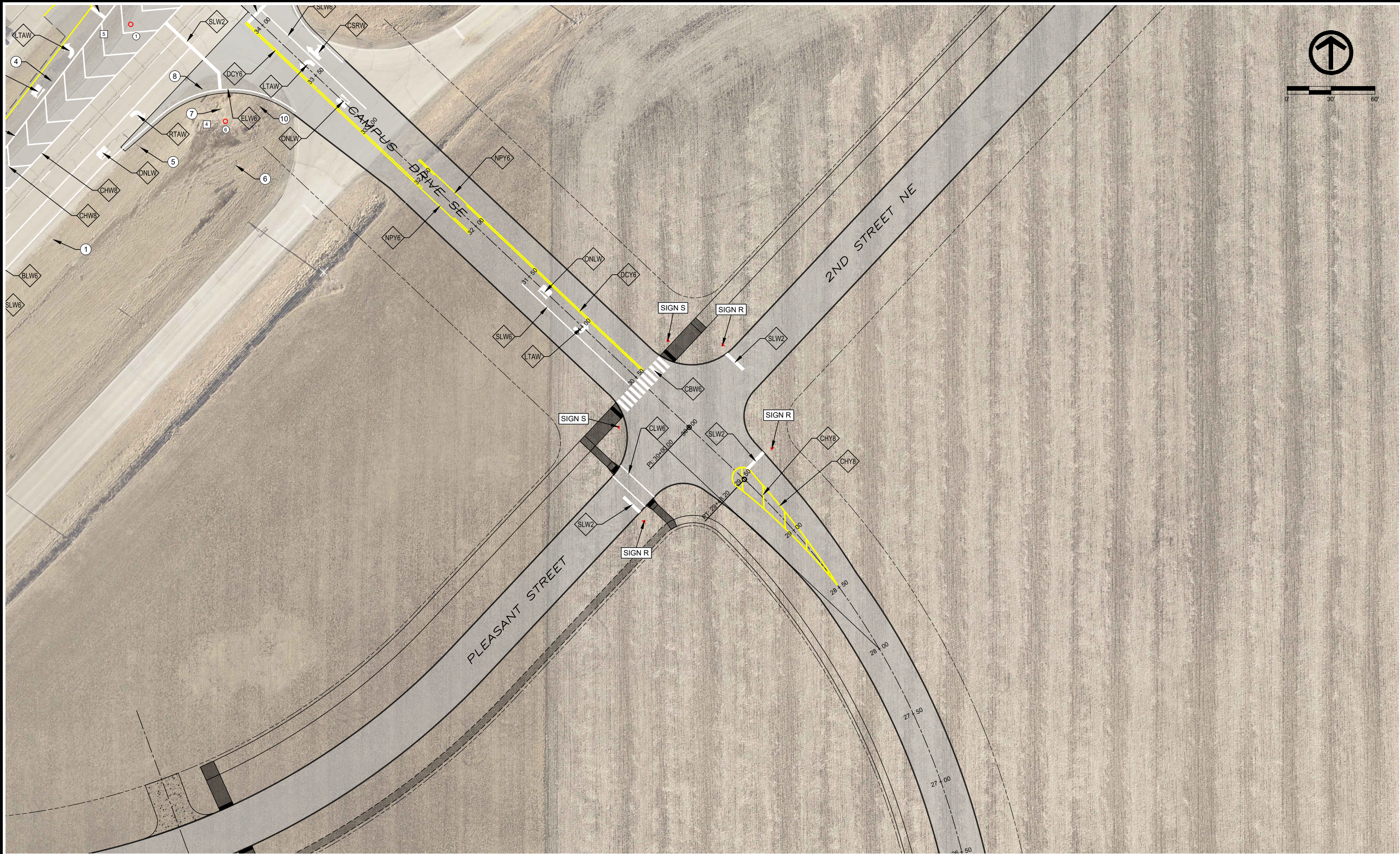


DATE	REVISIONS	SCALE	AS NOTED	CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT 3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)		PAVEMENT MARKING PLAN		DWG. NO.
		DRAWN	CLV					N.13
		CHECKED	JK					
		APPROVED	WJW					
		DATE	08-07-24					
		ISSUED FOR	REVIEW					PROJECT 42892



PLOTTED: Wednesday, August 7, 2024 4:12:22 PM

XREFS: 42892-signal aerial & 42892 - TOPO & 42892-PAVE & 42892-N SHEETS DETAIL & 42892 - SURVEY BASE
FILE PATH: \\CADD\\Production Drawings\\N. TRAFFIC SIGNALS\\42892-N SHEETS PLAN.dwg



DATE	REVISIONS	SCALE	AS NOTED	 CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT 3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	PAVEMENT MARKING PLAN	DWG. NO.
		DRAWN	CLV			N.14
		CHECKED	JK			
		APPROVED	WJW			
		DATE	08-07-24			
		ISSUED FOR	REVIEW			PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:12:33 PM

X:\REFS: 42892-N SHEETS PLAN
FILE PATH: \CADD\Production Drawings\N. TRAFFIC SIGNALS\42892-N SHEETS DETAIL.dwg

PAVEMENT MARKING LINE TYPES																					
See PM-110																					
ELY6: Edge Line Left (Yellow) @ 1.00					CHW8: Channelizing Line (White) @ 1.33					CHY8: Channelizing Line (Yellow) @ 1.33					BLW6: Broken Lane Line (White) @ 0.25						
SLW6: Solid 6" Line (White) @ 1.00					ELW6: Edge Line Right (White) @ 1.00					CLW6: Crosswalk Line (White) @ 2.00					NPY6: No Passing Zone Line (Yellow) @1.25						
DCY6: Double Centerline (Yellow) @ 2.00					SLW2: Stop Line (White) @ 4.00					CBW6: Crosswalk Bar (White) @ 10.00											
Location						Line Type													Remarks		
Road ID	Station to Station		Length (STA)	Dir. of Travel	Marking Type	Side			ELY6	BLW6	ELW6	SLW6	CHW8	SLW2	DCY6	CHY8	CLW6	CBW6		NPY6	
						L	C	R	STA	STA	STA	STA	STA	STA	STA	STA	STA	STA		STA	STA
HUBBELL AVENUE	310+49.82	317+70.78	7.21	NB				X	7.59												Includes curved markings between STA.
HUBBELL AVENUE	310+49.82	317+96.78	7.47	NB				X		7.47											
HUBBELL AVENUE	310+49.82	318+12.43	7.63	NB				X			7.63										
HUBBELL AVENUE	311+69.82	314+71.21	3.01	NB				X				3.01									
HUBBELL AVENUE	314+71.21	318+14.78	3.44	NB				X					11.77								Includes internal chevron markings between STA.
HUBBELL AVENUE	317+70.78	317+70.78	0.00	NB				X						0.12							
HUBBELL AVENUE	317+96.78	317+96.78	0.00	NB				X						0.62							
HUBBELL AVENUE	318+58.74	319+11.26	0.53	NB				X			1.11										Includes curved markings between STA.
HUBBELL AVENUE	317+41.99	317+89.23	0.47	SB		X		X			1.55										Includes curved markings between STA.
HUBBELL AVENUE	318+43.57	326+19.86	7.76	SB		X		X			8.30										Includes curved markings between STA.
HUBBELL AVENUE	318+64.82	321+98.46	3.34	SB				X					11.29								Includes internal chevron markings between STA.
HUBBELL AVENUE	318+82.83	318+82.83	0.00	SB				X						0.65							
HUBBELL AVENUE	318+82.83	321+85.03	3.02	SB				X				3.02									
HUBBELL AVENUE	318+82.83	326+19.86	7.37	SB				X		7.37											
HUBBELL AVENUE	318+98.83	318+98.83	0.00	SB				X						0.12							
HUBBELL AVENUE	318+98.83	326+19.83	7.21	SB					7.57												Includes curved markings between STA.
CAMPUS DRIVE SE	28+52.00	29+57.00	1.05	WB			X									2.72					Includes internal channelizing markings between STA.
CAMPUS DRIVE SE	29+52.50	29+52.50	0.00	WB				X						0.32							
PLEASANT STREET SE	30+00.00	30+00.00	0.00	NB		X										0.60					Crosswalk length 30'
PLEASANT STREET SE	30+00.00	30+00.00	0.00	NB		X								0.30							
2ND STREET NE	30+00.00	30+00.00	0.00	SB				X						0.30							
CAMPUS DRIVE SE	30+43.00	30+43.00	0.00	WB			X											2.20			Crosswalk length 42'
CAMPUS DRIVE SE	30+50.00	31+50.00	1.00	EB		X						1.00									
CAMPUS DRIVE SE	30+50.00	32+00.00	1.50	WB				X							1.50						
CAMPUS DRIVE SE	32+00.00	32+59.33	0.59	EB		X													0.59		
CAMPUS DRIVE SE	32+00.00	32+59.33	0.59	WB				X											0.59		
CAMPUS DRIVE SE	32+59.33	34+09.33	1.50	WB		X									1.50						
CAMPUS DRIVE SE	33+09.33	34+09.33	1.00	WB				X				1.00									
CAMPUS DRIVE SE	34+09.33	34+09.33	0.00	WB		X		X						0.31							
2ND STREET NE	35+52.98	35+52.98	0.00	EB		X		X						0.59							
2ND STREET NE	35+52.98	37+02.98	1.50	EB		X						1.50									
2ND STREET NE	35+52.98	37+02.98	1.50	EB		X						1.50									
2ND STREET NE	35+52.98	37+19.53	1.67	WB				X							1.67						
2ND STREET NE	36+71.26	38+90.71	2.19	EB		X					2.19										
2ND STREET NE	37+19.53	38+53.23	1.34	WB				X								3.09					Includes internal channelizing markings between STA.
2ND STREET NE	36+53.02	38+90.78	2.38	WB				X				2.38									
						SUBTOTAL			15.16	14.84	23.16	11.04	23.06	3.33	4.67	5.81	0.60	2.20	1.19		
						TOTAL FACTOR			15.16	3.71	23.16	11.04	30.67	13.32	9.33	7.73	1.2	22	1.48		

PAVEMENT MARKING SYMBOLS AND LEGENDS																									
Refer to PM-111																									
This Data Entry Sheet fills Tab 108-29 effective 04-21-15																									
Road Identification	Location															SCHOOL	XING	STOP	AHEAD	ONLY	BIKE	LANE	EXIT	Groove Cuts	Remarks
	Station	Side																							
			STAW	RTAW	LTAW	CSRW	CSLW	CSTW	CRLW	FERW	LLRW	RLRW	RRCW	BLSW	WCSW	WPSB	SCLW	XNGW	STPW	AHDW	ONLW	BIKW	LANW	XITW	
HUBBELL AVENUE	316+31.78	RT			1																				
	317+01.78	RT																		2					
	317+36.78	RT		1	1																				
	319+42.83	RT		1	1																				
	319+77.83	RT																		2					
	320+47.83	RT			1																				
CAMPUS DRIVE SE	31+00.00	CT			1																				
	31+35.00	CT																			1				
	33+24.33	CT																			1				
	33+59.33	CT, RT			1		1																		
2ND STREET NE	36+02.98	LT, CT		1	1																				
	36+37.98	LT, CT																			2				
	36+72.98	LT, CT		1	1																				
TOTAL				4	8	1															8				

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	CLV
		CHECKED	JK
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	
3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	

PAVEMENT MARKING TABULATIONS	
DWG. NO.	N.15
PROJECT	42892

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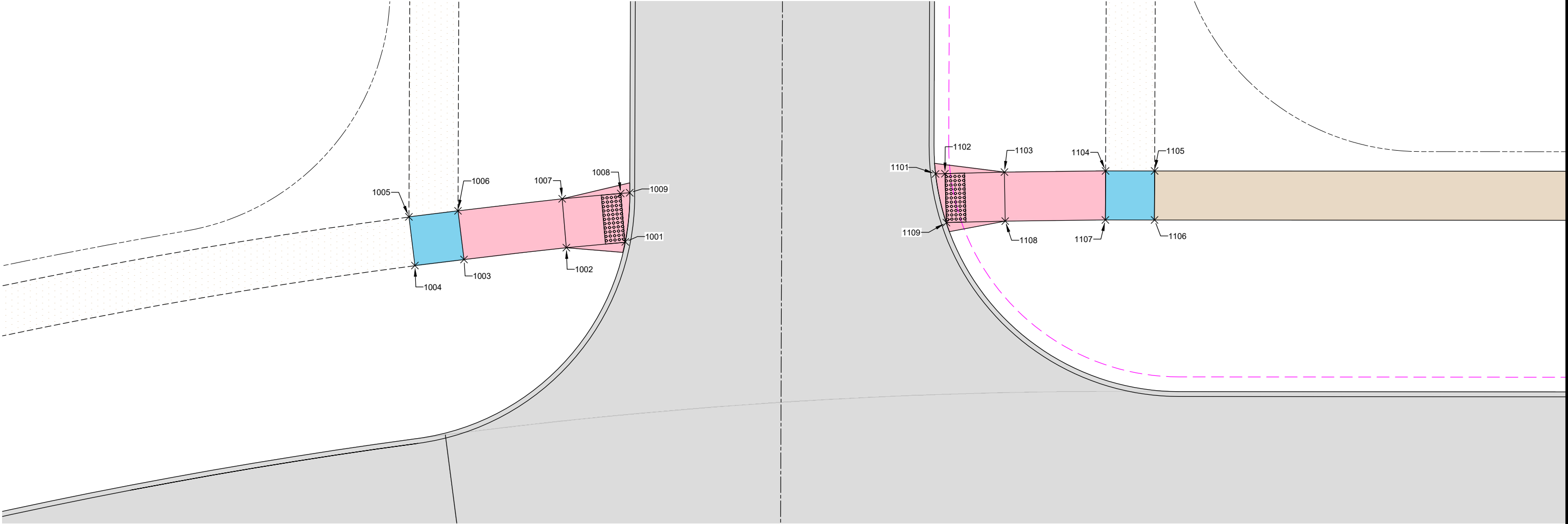
X-REFS: 42892 - SURVEY BASE & 42892-PAVE
FILE PATH: P:\42892\CADD\PRODUCTION DRAWINGS\SIDEWALK SHEETS\42892-S SHEETS

COLOR LEGEND OF SIDEWALK SHEETS

NEW PCC SIDEWALK RAMP, 6" THICK

NEW PCC SIDEWALK LANDING, 4" THICK

NEW PCC SIDEWALK, 4" THICK



DATE	REVISIONS	SCALE	AS NOTED	 VEENSTRA & KIMM INC.	CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	SIDEWALK LAYOUT	DWG. NO.
		DRAWN	BJL				3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)
		CHECKED	GJR		PROJECT 42892		
		APPROVED	WJW				
		DATE	08-07-24				
		ISSUED FOR	REVIEW				



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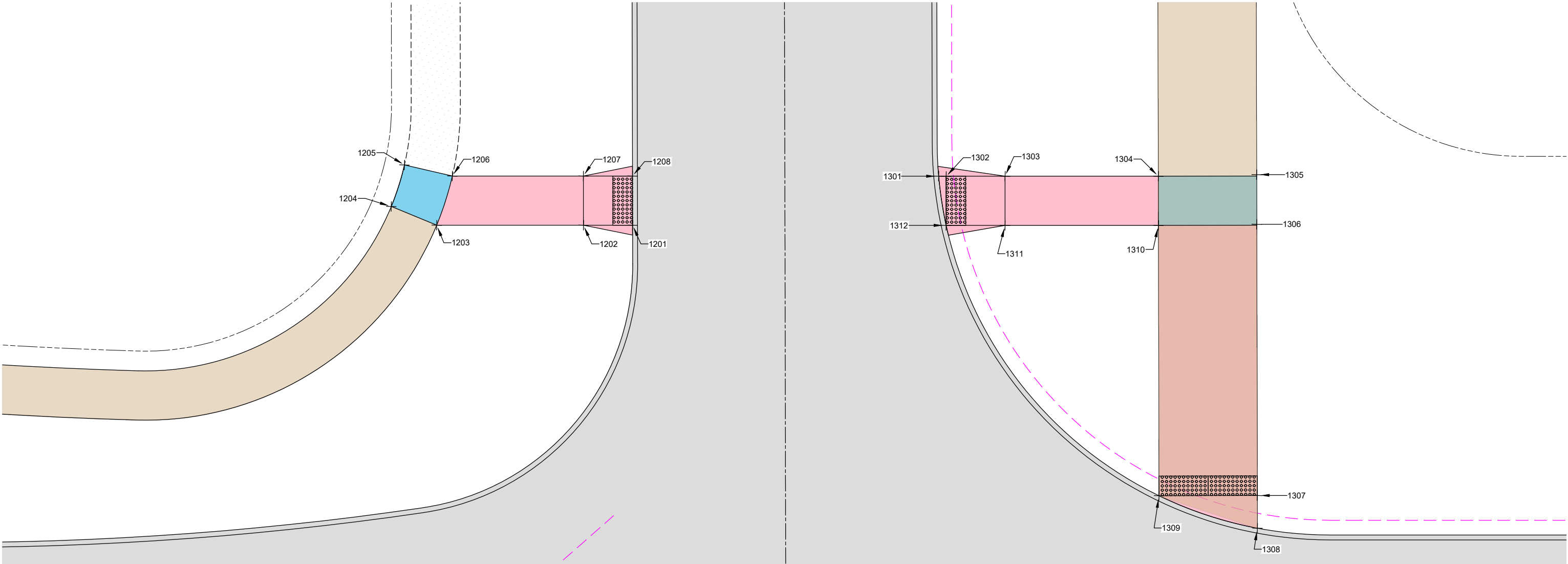
X-REFS: 42892 - SURVEY BASE & 42892-PAVE
FILE PATH: P:\42892\CADD\PRODUCTION DRAWINGS\SIDWALK SHEETS\42892-S SHEETS

COLOR LEGEND OF SIDEWALK SHEETS

NEW PCC SIDEWALK RAMP, 6" THICK

NEW PCC SIDEWALK LANDING, 4" THICK

NEW PCC SIDEWALK, 4" THICK



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

SIDEWALK LAYOUT

PROJECT 42892

DWG. NO.
S.2
PROJECT 42892

PLOTTED: Wednesday, August 7, 2024 4:12:54 PM

X-REFS: 42892 - SURVEY BASE & 42892-PAVE
FILE PATH: P:\42892\CADD\PRODUCTION DRAWINGS\SIDEWALK SHEETS\42892-S SHEETS

COLOR LEGEND OF SIDEWALK SHEETS

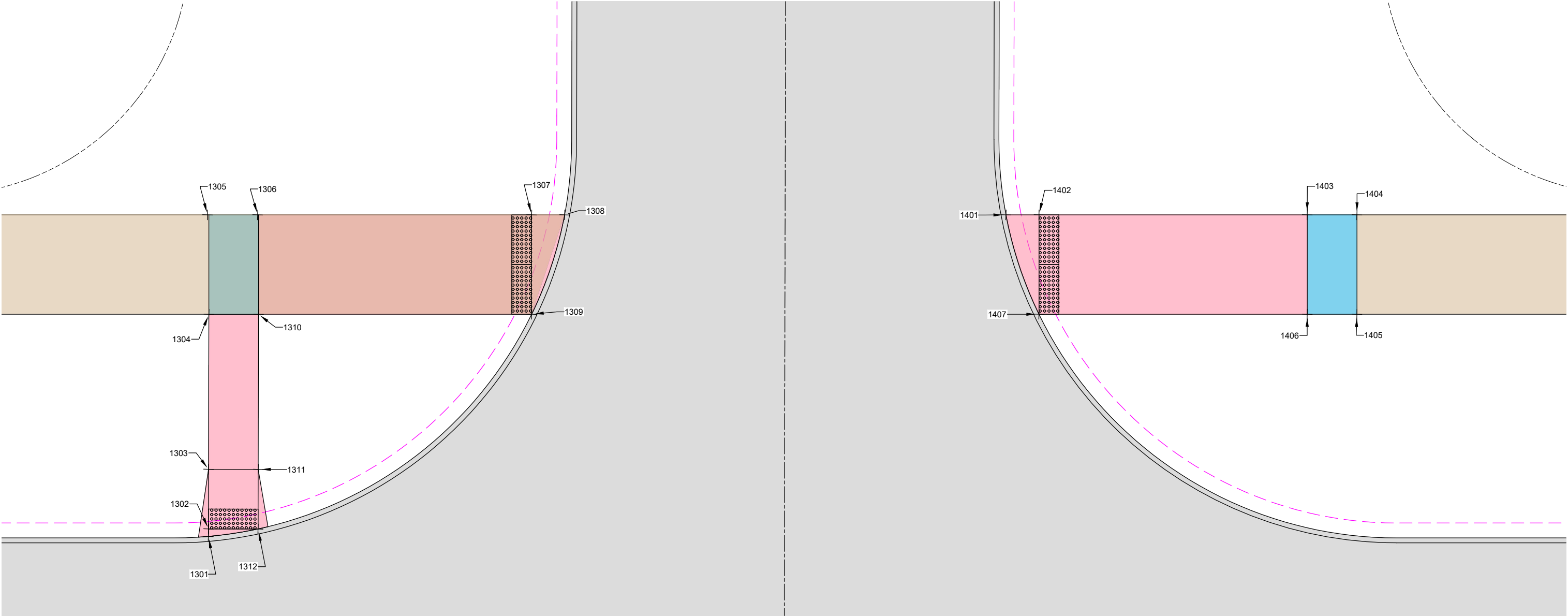
NEW PCC SIDEWALK RAMP, 6" THICK

NEW PCC SIDEWALK LANDING, 4" THICK

NEW PCC SIDEWALK, 4" THICK







DATE	REVISIONS	SCALE	AS NOTED	 VEENSTRA & KIMM INC.	CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	SIDEWALK LAYOUT	DWG. NO.	
		DRAWN	BJL				3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	S.3
		CHECKED	GJR		PROJECT			42892
		APPROVED	WJW					
		DATE	08-07-24					
		ISSUED FOR	REVIEW					



PLOTTED: Wednesday, August 7, 2024 4:12:57 PM

X-REFS: 42892 - SURVEY BASE & 42892-PAVE
FILE PATH: P:\42892\CADD\PRODUCTION DRAWINGS\SIDWALK SHEETS\42892-S SHEETS

COLOR LEGEND OF SIDEWALK SHEETS

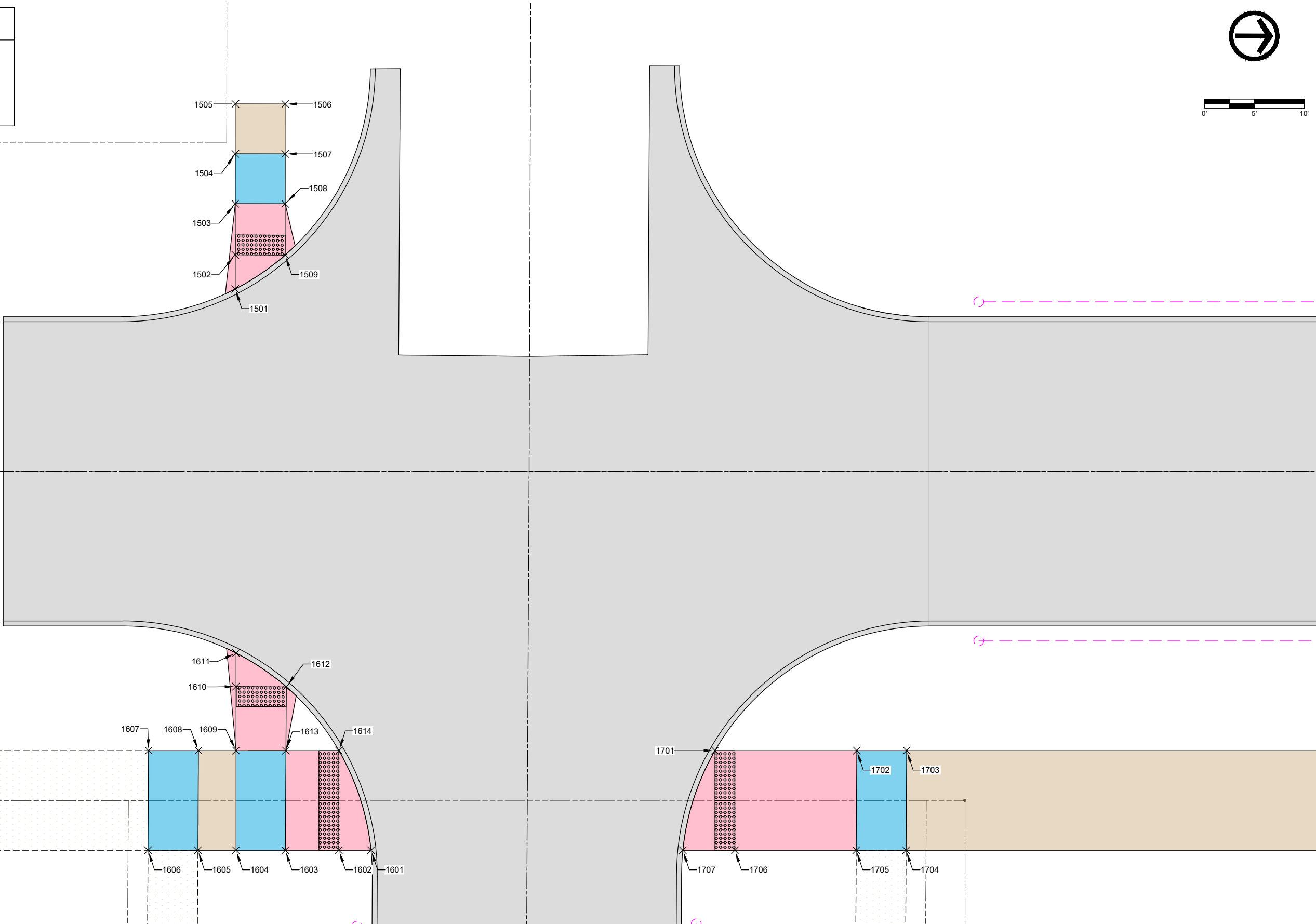
NEW PCC SIDEWALK RAMP, 6" THICK

NEW PCC SIDEWALK LANDING, 4" THICK

NEW PCC SIDEWALK, 4" THICK







PHASE 1 - NOT PART OF THIS CONTRACT

DATE	REVISIONS	SCALE	AS NOTED			CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT		SIDEWALK LAYOUT		DWG. NO.
		DRAWN	BJL							S.4
		CHECKED	GJR	3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)						PROJECT 42892
		APPROVED	WJW							
		DATE	08-07-24							
		ISSUED FOR	REVIEW							

PLOTTED: Wednesday, August 7, 2024 4:13:00 PM

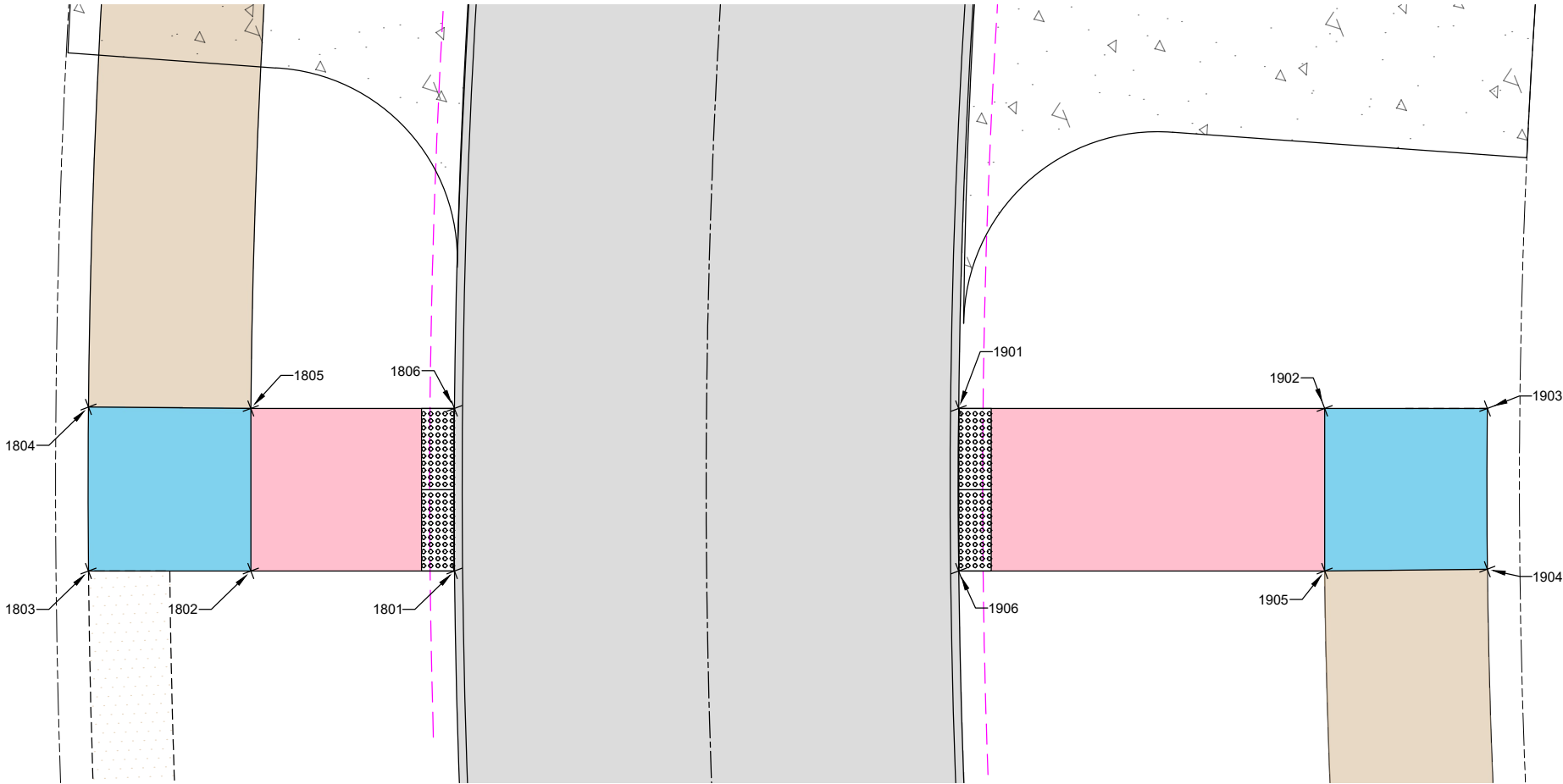
X-REFS: 42892 - SURVEY BASE & 42892-PAVE
FILE PATH: P:\42892\CADD\PRODUCTION DRAWINGS\SIDWALK SHEETS\42892-S SHEETS

COLOR LEGEND OF SIDEWALK SHEETS

NEW PCC SIDEWALK RAMP, 6" THICK

NEW PCC SIDEWALK LANDING, 4" THICK

NEW PCC SIDEWALK, 4" THICK



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

SIDEWALK LAYOUT

PROJECT42892

DWG. NO.
S.5
PROJECT42892

X-REFS: 42892 - SURVEY BASE & 42892-PAVE
FILE PATH: P:\42892\CADD\PRODUCTION DRAWINGS\SIDEWALK SHEETS\42892-S SHEETS

PLOTTED: Wednesday, August 7, 2024 4:13:01 PM

1001	1002	Ramp Running Slope	6	6.0	0.40	6.67	0.5% to 8.3%						W101	22+63	5	948.74
1001	1008	Ramp Cross Slope	6	5.0	0.01	0.40	0.1% to 2.0%						W102	22+63	-5	948.78
1001	1009															
1002	1003	Ramp Running Slope	6	10.5	0.72	6.85	0.5% to 8.3%						W103	22+55	-5	948.56
1002	1007	Ramp Cross Slope	6	5.0	0.04	0.80	0.1% to 2.0%						W104	22+50	-5	948.49
1003	1004	Landing/Turning Space	6	5.0	0.07	1.40	0.1% to 2.0%						W105	22+50	5	948.34
1003	1006	Landing/Turning Space	6	5.0	0.07	1.40	0.1% to 2.0%						W106	22+55	5	948.41
1004	1005	Landing/Turning Space	6	5.0	0.07	1.40	0.1% to 2.0%									
1005	1006	Landing/Turning Space	6	5.0	-0.07	-1.40	0.1% to 2.0%									
1006	1007	Ramp Running Slope	6	10.5	-0.75	-7.10	0.5% to 8.3%									
1007	1008	Ramp Running Slope	6	6.0	-0.42	-7.00	0.5% to 8.3%									
1008	1009	Ramp Running Slope	6	1.0	-0.01	-1.00	0.5% to 8.3%									
1101	1102	Ramp Running Slope	6	1.0	0.01	1.00	0.5% to 8.3%									
1101	1109															
1102	1103	Ramp Running Slope	6	6.0	0.42	7.00	0.5% to 8.3%									
1102	1109	Ramp Cross Slope	6	5.0	-0.02	-0.40	0.1% to 2.0%									
1103	1104	Ramp Running Slope	6	10.5	0.74	7.05	0.5% to 8.3%									
1103	1108	Ramp Cross Slope	6	5.0	-0.03	-0.60	0.1% to 2.0%									
1104	1105	Landing/Turning Space	6	5.0	0.07	1.40	0.1% to 2.0%									
1104	1107	Landing/Turning Space	6	5.0	-0.07	-1.40	0.1% to 2.0%									
1105	1106	Landing/Turning Space	6	5.0	-0.07	-1.40	0.1% to 2.0%									
1106	1107	Landing/Turning Space	6	5.0	-0.07	-1.40	0.1% to 2.0%									
1107	1108	Ramp Running Slope	6	10.5	-0.70	-6.67	0.5% to 8.3%									
1108	1109	Ramp Running Slope	6	6.0	-0.40	-6.67	0.5% to 8.3%									
1201	1202	Ramp Running Slope	6	5.0	0.31	6.20	0.5% to 8.3%									
1201	1208	Ramp Cross Slope	6	5.0	-0.03	-0.60	0.1% to 2.0%									
1202	1203	Ramp Running Slope	6	15.0	0.95	6.33	0.5% to 8.3%									
1202	1207	Ramp Cross Slope	6	5.0	-0.01	-0.20	0.1% to 2.0%									
1203	1204	Landing/Turning Space	6	5.0	0.07	1.40	0.1% to 2.0%									
1203	1206	Landing/Turning Space	6	5.0	-0.07	-1.40	0.1% to 2.0%									
1204	1205	Landing/Turning Space	6	5.0	-0.07	-1.40	0.1% to 2.0%									
1205	1206	Landing/Turning Space	6	5.0	-0.07	-1.40	0.1% to 2.0%									
1206	1207	Ramp Running Slope	6	13.5	-0.87	-6.69	0.5% to 8.3%									
1207	1208	Ramp Running Slope	6	5.0	-0.33	-6.60	0.5% to 8.3%									
1301	1302	Ramp Running Slope	6	1.0	0.01	1.00	0.5% to 8.3%									
1301	1312															
1302	1303	Ramp Running Slope	6	6.0	0.36	6.00	0.5% to 8.3%									
1302	1312	Ramp Cross Slope	6	5.0	0.02	0.40	0.1% to 2.0%									
1303	1304	Ramp Running Slope	6	16.0	0.56	3.61	0.5% to 8.3%									
1303	1311	Ramp Cross Slope	6	5.0	0.04	0.80	0.1% to 2.0%									
1304	1305	Landing/Turning Space	6	10.0	0.14	1.40	0.1% to 2.0%									
1304	1310	Landing/Turning Space	6	5.0	0.07	1.40	0.1% to 2.0%									
1305	1306	Landing/Turning Space	6	5.0	0.07	1.40	0.1% to 2.0%									
1306	1307	Ramp Running Slope	6	28.0	-0.86	-3.07	0.5% to 8.3%									
1306	1310	Landing/Turning Space	6	10.0	-0.14	-1.40	0.1% to 2.0%									
1307	1308	Ramp Running Slope	6	3.0	-0.03	1.00	0.5% to 8.3%									
1307	1309	Ramp Cross Slope	6	10.0	-0.07	-0.70	0.1% to 2.0%									
1308	1309															
1309	1310	Ramp Running Slope	6	28.0	0.79	2.82	0.5% to 8.3%									
1310	1311	Ramp Running Slope	6	16.0	-1.04	-6.50	0.5% to 8.3%									
1311	1312	Ramp Running Slope	6	6.0	-0.38	-6.33	0.5% to 8.3%									
1401	1402	Ramp Running Slope	6	3.0	0.03	1.00	0.5% to 8.3%									
1401	1407															
1402	1403	Ramp Running Slope	6	27.0	1.56	5.78	0.5% to 8.3%									
1402	1407	Ramp Cross Slope	6	10.0	-0.04	-0.40	0.1% to 2.0%									
1403	1404	Landing/Turning Space	6	5.0	0.07	1.40	0.1% to 2.0%									
1403	1406	Landing/Turning Space	6	10.0	-0.14	-1.40	0.1% to 2.0%									
1404	1405	Landing/Turning Space	6	10.0	-0.14	-1.40	0.1% to 2.0%									
1405	1406	Landing/Turning Space	6	5.0	-0.07	-1.40	0.1% to 2.0%									
1406	1407	Ramp Running Slope	6	27.0	-1.46	-5.41	0.1% to 2.0%									

DATE	REVISIONS	SCALE	AS NOTED		CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	SIDEWALK COMPLIANCE	DWG. NO.
		DRAWN	BJL					S.6
		CHECKED	GJR					
		APPROVED	WJW					
		DATE	08-07-24					
		ISSUED FOR	REVIEW	PROJECT	42892			

1501	1502	Ramp Running Slope	6	3.5			0.5% to 8.3%				Phase 1 Construction				
1501	1509										Phase 1 Construction				
1502	1503	Ramp Running Slope	6	5.0			0.5% to 8.3%				Phase 1 Construction				
1502	1509	Ramp Cross Slope	6	5.0			0.1% to 2.0%				Phase 1 Construction				
1503	1504	Landing/Turning Space	6	5.0			0.1% to 2.0%				Phase 1 Construction				
1503	1508	Landing/Turning Space	6	5.0			0.1% to 2.0%				Phase 1 Construction				
1504	1505	Sidewalk Running Slope	6	5.0							Phase 1 Construction				
1504	1507	Landing/Turning Space	6	5.0			0.1% to 2.0%				Phase 1 Construction				
1505	1506	Sidewalk Cross Slope	6	5.0							Phase 1 Construction				
1506	1507	Sidewalk Running Slope	6	5.0							Phase 1 Construction				
1507	1508	Landing/Turning Space	6	5.0			0.1% to 2.0%				Phase 1 Construction				
1508	1509	Ramp Running Slope	6	5.0			0.5% to 8.3%				Phase 1 Construction				
1601	1602	Ramp Running Slope	6	3.0	0.12	4.00	0.5% to 8.3%				Phase 1 Construction				
1601	1614	Special Shaping			0.16	1.60					Phase 1 Construction				
1602	1603	Ramp Running Slope	6	5.0	0.20	4.00	0.5% to 8.3%				Phase 1 Construction				
1602	1614	Ramp Cross Slope	6	10.0	0.04	0.40	0.1% to 2.0%				Phase 1 Construction				
1603	1604	Landing/Turning Space	6	5.0	0.07	1.40	0.1% to 2.0%				Phase 1 Construction				
1603	1613	Landing/Turning Space	6	10.0	0.14	1.40	0.1% to 2.0%				Phase 1 Construction				
1604	1605	Sidewalk Running Slope	4	4.0	0.24	6.00					Phase 1 Construction				
1604	1609	Landing/Turning Space	6	10.0	0.14	1.40					Phase 1 Construction				
1605	1606	Landing/Turning Space	6	5.0	0.14	1.40	0.1% to 2.0%				Phase 1 Construction				
1605	1608	Landing/Turning Space	6	10.0	0.14	1.40	0.1% to 2.0%				Phase 1 Construction				
1606	1607	Landing/Turning Space	6	10.0	0.14	1.40	0.1% to 2.0%				Phase 1 Construction				
1607	1608	Landing/Turning Space	6	5.0	-0.07	-1.40	0.1% to 2.0%				Phase 1 Construction				
1608	1609	Sidewalk Running Slope	4	4.0	-0.24	-6.00					Phase 1 Construction				
1609	1610	Ramp Running Slope	6	6.5	-0.12	-2.00	0.5% to 8.3%				Phase 1 Construction				
1609	1613	Landing/Turning Space	6	5.0	-0.07	-1.40	0.1% to 2.0%				Phase 1 Construction				
1610	1611	Ramp Running Slope	6	3.5	-0.01	-0.33	0.5% to 8.3%				Phase 1 Construction				
1610	1612	Ramp Cross Slope	6	5.0	-0.03	-0.60	0.1% to 2.0%				Phase 1 Construction				
1611	1612	Special Shaping			-0.02	-0.40					Phase 1 Construction				
1612	1613	Ramp Running Slope	6	6.5	0.08	1.33	0.5% to 8.3%				Phase 1 Construction				
1613	1614	Ramp Running Slope	6	5.0	-0.30	-6.00	0.5% to 8.3%				Phase 1 Construction				
1701	1702	Ramp Running Slope	6	14.0	0.56	4.00	0.5% to 8.3%				Phase 1 Construction				
1701	1706	Ramp Cross Slope	6	10.0	-0.10	-1.00	0.1% to 2.0%				Phase 1 Construction				
1701	1707										Phase 1 Construction				
1702	1703	Landing/Turning Space	6	5.0	0.07	1.40	0.1% to 2.0%				Phase 1 Construction				
1702	1705	Landing/Turning Space	6	10.0	-0.14	-1.40	0.1% to 2.0%				Phase 1 Construction				
1703	1704	Landing/Turning Space	6	10.0	-0.14	-1.40	0.1% to 2.0%				Phase 1 Construction				
1704	1705	Landing/Turning Space	6	5.0	-0.07	-1.40	0.1% to 2.0%				Phase 1 Construction				
1705	1706	Ramp Running Slope	6	14.0	-0.52	-3.70	0.5% to 8.3%				Phase 1 Construction				
1706	1707	Ramp Running Slope	6	3.0	-0.03	-1.00	0.5% to 8.3%				Phase 1 Construction				
1801	1802	Ramp Running Slope	6	13.0	0.39	3.00	0.5% to 8.3%								
1801	1806	Ramp Cross Slope	6	10.0	0.01	0.10	0.1% to 2.0%								
1802	1803	Landing/Turning Space	6	10.0	0.14	1.40	0.1% to 2.0%								
1802	1805	Landing/Turning Space	6	10.0	0.14	1.40	0.1% to 2.0%								
1803	1804	Landing/Turning Space	6	10.0	0.14	1.40	0.1% to 2.0%								
1804	1805	Landing/Turning Space	6	10.0	-0.14	-1.40	0.1% to 2.0%								
1805	1806	Ramp Running Slope	6	13.0	-0.52	-4.00	0.5% to 8.3%								
1901	1902	Ramp Running Slope	6	22.0	0.92	4.00	0.5% to 8.3%								
1901	1906	Ramp Cross Slope	6	10.0	0.01	0.10	0.1% to 2.0%								
1902	1903	Landing/Turning Space	6	10.0	0.14	1.40	0.1% to 2.0%								
1902	1905	Landing/Turning Space	6	10.0	-0.14	-1.40	0.1% to 2.0%								
1903	1904	Landing/Turning Space	6	10.0	-0.14	-1.40	0.1% to 2.0%								
1904	1905	Landing/Turning Space	6	10.0	-0.14	-1.40	0.1% to 2.0%								
1905	1906	Ramp Running Slope	6	22.0	-0.79	-3.40	0.5% to 8.3%								

PLOTTED: Wednesday, August 7, 2024 4:13:08 PM

X-REFS:
FILE PATH: P:\42892\CADD\PRODUCTION DRAWINGS\T. EARTHWORK SHEETS\42892-T SHEETS

VOLUME REPORT
PROJECT: P:\42892\CADD\PRODUCTION DRAWINGS\Y. INTERSECTION CROSS SECTIONS\42892-Y SHEETS.DWG
ALIGNMENT: US HWY 65
SAMPLE LINE GROUP: SLG-US HWY 65
START STA: 310+49.814
END STA: 326+00.000

STATION	CUT AREA (SQ.FT.)	CUT VOLUME (CU.YD.)	REUSABLE VOLUME (CU.YD.)	FILL AREA (SQ.FT.)	FILL VOLUME (CU.YD.)	CUM. CUT VOL. (CU.YD.)	CUM. REUSABLE VOL. (CU.YD.)	CUM. FILL VOL. (CU.YD.)	CUM. NET VOL. (CU.YD.)
310+49.814	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
310+50.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
311+00.000	0.14	0.13	0.13	24.57	22.75	0.13	0.13	22.75	-22.62
311+50.000	0.15	0.26	0.26	37.84	57.79	0.39	0.39	80.54	-80.15
312+00.000	0.11	0.24	0.24	38.14	70.35	0.63	0.63	150.89	-150.27
312+50.000	0.08	0.18	0.18	38.10	70.59	0.80	0.80	221.48	-220.68
313+00.000	0.06	0.13	0.13	37.19	69.71	0.93	0.93	291.19	-290.26
313+50.000	0.11	0.16	0.16	59.08	89.14	1.09	1.09	380.33	-379.24
314+00.000	0.08	0.17	0.17	37.41	89.34	1.26	1.26	469.67	-468.41
314+50.000	0.00	0.08	0.08	33.25	65.42	1.34	1.34	535.10	-533.76
315+00.000	0.04	0.04	0.04	33.44	61.75	1.38	1.38	596.85	-595.47
315+50.000	0.00	0.04	0.04	29.37	58.16	1.42	1.42	655.01	-653.59
316+00.000	0.43	0.40	0.40	26.43	51.67	1.82	1.82	706.67	-704.86
316+50.000	1.47	1.76	1.76	24.07	46.76	3.58	3.58	753.43	-749.85
317+00.000	9.67	10.32	10.32	33.89	53.67	13.90	13.90	807.10	-793.20
317+50.000	0.04	9.00	9.00	66.07	92.55	22.90	22.90	899.65	-876.75
318+00.000	0.01	0.05	0.05	29.03	88.05	22.95	22.95	987.70	-964.76
318+50.000	0.00	0.01	0.01	24.48	49.55	22.96	22.96	1037.25	-1014.29
319+00.000	0.00	0.00	0.00	73.04	90.30	22.96	22.96	1127.55	-1104.59
319+50.000	1.88	1.75	1.75	65.94	128.69	24.71	24.71	1256.23	-1231.53
320+00.000	0.48	2.19	2.19	58.53	115.25	26.90	26.90	1371.48	-1344.58
320+50.000	0.47	0.88	0.88	57.77	107.68	27.78	27.78	1479.16	-1451.38
321+00.000	0.15	0.58	0.58	52.83	102.41	28.36	28.36	1581.57	-1553.21
321+50.000	0.08	0.21	0.21	57.04	101.73	28.57	28.57	1683.30	-1654.73
322+00.000	0.21	0.26	0.26	51.85	100.82	28.83	28.83	1784.12	-1755.29
322+50.000	0.16	0.34	0.34	50.63	94.88	29.17	29.17	1879.01	-1849.83
323+00.000	0.18	0.31	0.31	53.08	96.02	29.48	29.48	1975.03	-1945.54
323+50.000	0.31	0.45	0.45	51.23	96.58	29.94	29.94	2071.61	-2041.67
324+00.000	0.02	0.31	0.31	55.34	98.68	30.25	30.25	2170.29	-2140.04
324+50.000	0.01	0.03	0.03	57.12	104.14	30.28	30.28	2274.42	-2244.15
325+00.000	0.01	0.02	0.02	58.51	107.07	30.30	30.30	2381.49	-2351.20
325+50.000	0.05	0.06	0.06	42.16	93.22	30.36	30.36	2474.71	-2444.35
326+00.000	0.00	0.05	0.05	24.40	61.63	30.40	30.40	2536.33	-2505.93

Volume Report
Project: P:\42892\CADD_Design C3D\Corridors\42892-CORR.dwg
Alignment: PLEASANT STREET SE
Sample Line Group: SLG-PLEASANT STREET SE
Start Sta: 114+29.520
End Sta: 138+74.256

STATION	CUT AREA (SQ.FT.)	CUT VOLUME (CU.YD.)			REUSABLE VOLUME (CU.YD.)			FILL AREA (SQ.FT.)		FILL VOLUME (CU.YD.)		CUM. CUT VOL. (CU.YD.)		CUM. REUSABLE VOL. (CU.YD.)		CUM. FILL VOL. (CU.YD.)		CUM. NET VOL. (CU.YD.)	
114+29.520	8.48	0.00	0.00	49.82	0.00	0.00	0.00	0.00											
114+50.000	26.69	13.34	13.34	27.32	29.26	13.34	13.34	29.26	-15.92										
114+82.242	34.51	36.54	36.54	0.10	16.37	49.88	49.88	45.63	4.25										
115+00.000	26.37	20.02	20.02	1.76	0.61	69.90	69.90	46.24	23.66										
115+50.000	8.65	32.43	32.43	104.49		98.38	102.32	102.32	144.62	-42.30									
116+00.000	11.78	18.92	18.92	154.35		239.67	121.24	121.24	384.29	-263.04									
116+50.000	17.33	26.96	26.96	177.26		307.04	148.20	148.20	691.33	-543.13									
117+00.000	32.23	45.89	45.89	183.96		334.46	194.09	194.09	1025.79	-831.70									
117+05.217	33.39	6.34	6.34	187.64		35.90	200.43	200.43	1061.69	-861.26									
117+50.000	39.50	60.95	60.95	188.21		312.21	261.38	261.38	1373.89	-1112.52									
118+00.000	45.14	79.01	79.01	181.07		342.93	340.39	340.39	1716.83	-1376.44									
118+50.000	49.29	88.38	88.38	168.02		325.26	428.77	428.77	2042.09	-1613.32									
119+00.000	51.53	94.81	94.81	132.53		282.73	523.58	523.58	2324.82	-1801.24									
119+50.000	47.63	94.06	94.06	145.91		261.71	617.64	617.64	2586.53	-1968.89									
120+00.000	34.55	78.84	78.84	150.37		273.93	696.47	696.47	2860.46	-2163.99									
120+50.000	20.26	53.32	53.32	128.95		252.37	749.79	749.79	3112.84	-2363.04									
120+68.537	16.49	13.48	13.48	134.80		86.96	763.27	763.27	3199.79	-2436.52									
121+00.000	9.42	16.26	16.26	139.17		154.25	779.54	779.54	3354.05	-2574.51									
121+50.000	0.13	9.58	9.58	165.56		276.98	789.12	789.12	3631.02	-2841.90									
122+00.000	0.00	0.13	0.13	182.02		322.45	789.25	789.25	3953.47	-3164.22									
122+50.000	0.31	0.28	0.28	97.47	262.50	789.53	789.53	4215.97	-3426.44										
123+00.000	4.77	4.70	4.70	68.48	156.90	794.23	794.23	4372.87	-3578.64										
123+50.000	0.00	4.42	4.42	111.48	170.63	798.65	798.65	4543.50	-3744.85										
124+00.000	0.00	0.00	0.00	133.98	232.49	798.65	798.65	4775.98	-3977.34										
124+31.858	0.00	0.00	0.00	137.14	163.20	798.65	798.65	4939.19	-4140.54										
124+50.000	0.00	0.00	0.00	125.18	86.54	798.65	798.65	5025.73	-4227.08										
125+00.000	0.00	0.00	0.00	90.96	196.73	798.65	798.65	5222.46	-4423.81										
125+50.000	0.85	0.76	0.76	63.35	140.66	799.41	799.41	5363.12	-4563.71										
126+00.000	6.07	6.34	6.34	49.46	103.54	805.75	805.75	5466.66	-4660.91										
126+06.283	5.36	1.33	1.33	49.34	11.50	807.08	807.08	5478.16	-4671.07										
126+50.000	3.37	6.98	6.98	55.95	85.47	814.06	814.06	5563.63	-4749.57										
127+00.000	6.98	9.44	9.44	54.43	103.04	823.50	823.50	5666.67	-4843.16										
127+50.000	16.77	21.93	21.93	36.90	84.30	845.43	845.43	5750.96	-4905.53										
127+80.708	25.78	24.26	24.26	26.29	34.52	869.70	869.70	5785.49	-4915.79										
128+00.000	28.01	19.22	19.22	22.12	17.29	888.91	888.91	5802.78	-4913.67										
128+50.000	48.17	50.56	70.56	16.85	36.08	959.47	959.47	5838.86	-4879.39										
129+00.000	41.17	82.74	82.74	13.13	27.80	1042.21	1042.21	5886.66	-4824.45										
129+50.000	7.94	45.47	45.47	119.17	122.54	1087.68	1087.68	5969.21	-4901.53										
130+00.000	3.40	10.50	10.50	132.60	233.12	1098.18	1098.18	6222.33	-5124.15										
130+50.000	3.40	0.00	0.00	132.60	0.00	1098.18	1098.18	6222.33	-5124.15										
130+50.000	0.00	3.15	3.15	208.96	316.26	1101.33	1101.33	6358.59	-5437.26										
131+00.000	0.00	0.00	0.00	146.92	329.52	1101.34	1101.34	6868.11	-5766.78										
131+50.000	0.10	0.10	0.10	127.02	253.65	1101.43	1101.43	7121.76	-6020.33										
132+00.000	0.25	0.33	0.33	94.92	205.50	1101.76	1101.76	7327.27	-6225.51										
132+50.000	0.16	0.38	0.38	100.92	181.33	1102.15	1102.15	7508.60	-6406.45										
133+00.000	0.00	0.15	0.15	153.20	235.29	1102.30	1102.30	7743.89	-6641.59										
133+50.000	0.00	0.00	0.00	216.31	342.14	1102.30	1102.30	8086.02	-6983.73										
134+00.000	0.00	0.00	0.00	214.07	398.50	1102.30	1102.30	8484.52	-7382.22										
134+19.371	0.00	0.00	0.00	197.22	147.54	1102.30	1102.30	8632.06	-7529.76										
134+50.000	0.00	0.00	0.00	165.46	209.07	1102.30	1102.30	8841.13	-7738.84										
135+00.000	0.00	0.00	0.00	152.27	295.50	1102.30	1102.30	9136.63	-8034.34										
135+50.000	0.00	0.00	0.00	204.67	331.42	1102.30	1102.30	9468.06	-8365.76										
136+00.000	0.00	0.00	0.00	178.63	352.47	1102.30	1102.30	9820.52	-8718.23										
136+24.542	0.00	0.00	0.00	168.51	153.92	1102.30	1102.30	9974.44	-8872.15										
136+50.000	0.00	0.00	0.00	146.75	144.23	1102.30	1102.30	10118.68	-9016.38										
137+00.000	7.95	7.54	7.54	150.07	268.74	1109.83	1109.83	10387.42	-9277.59										
137+50.000	8.98	15.95	15.95	117.10	243.88	1125.79	1125.79	10631.30	-9505.51										
138+00.000	8.29	16.11	16.11	106.89	204.45	1141.90	1141.90	10835.75	-9693.85										
138+29.713	4.91	7.27	7.27	126.04	127.34	1149.17	1149.17	10963.09	-9813.91										
138+50.000	2.14	2.65	2.65	142.00	100.70	1151.82	1151.82	11063.79	-9911.96										
138+74.256	87.23	40.14	40.14	55.36	88.65	1191.97	1191.97	11152.44	-9960.47										

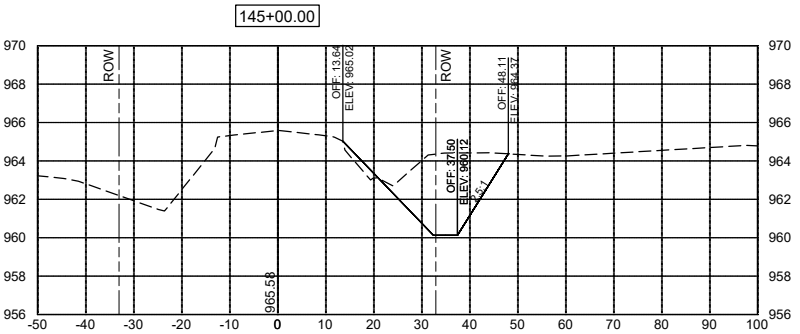
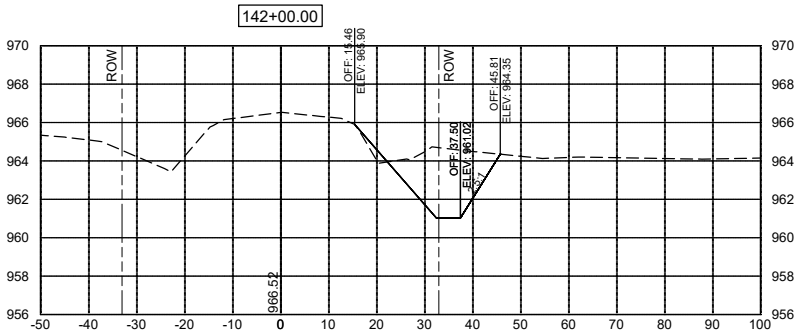
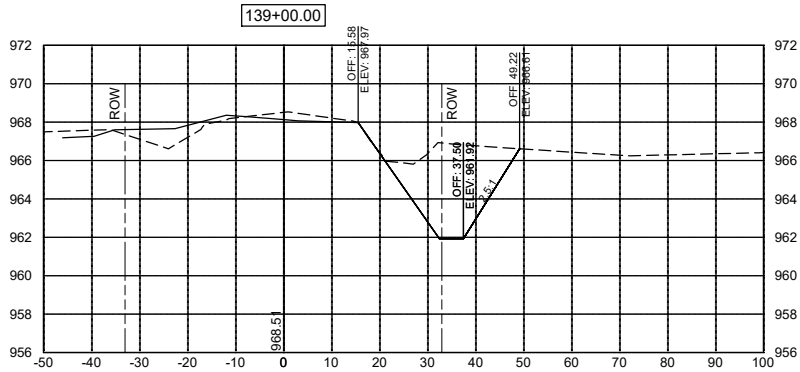
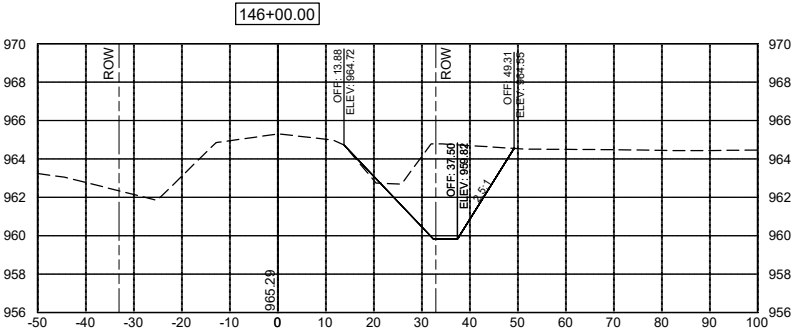
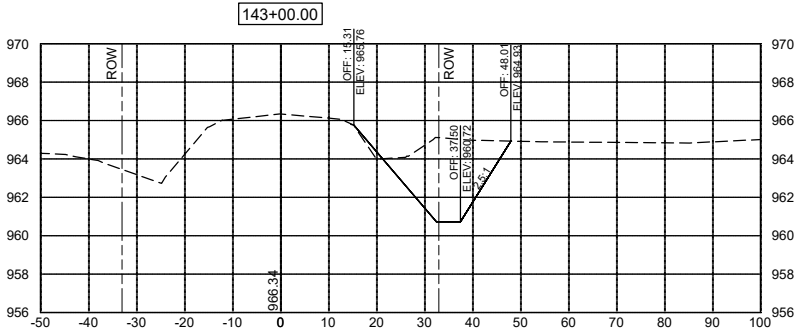
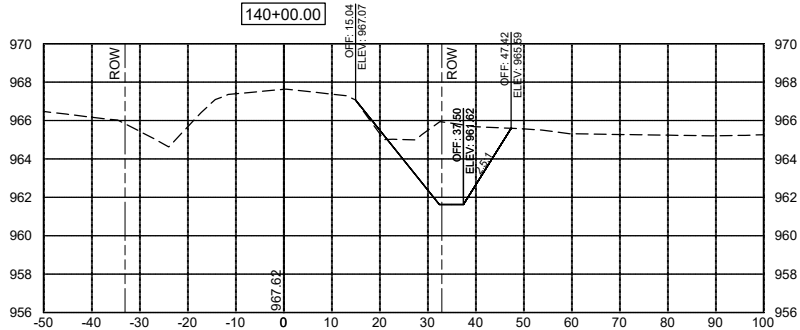
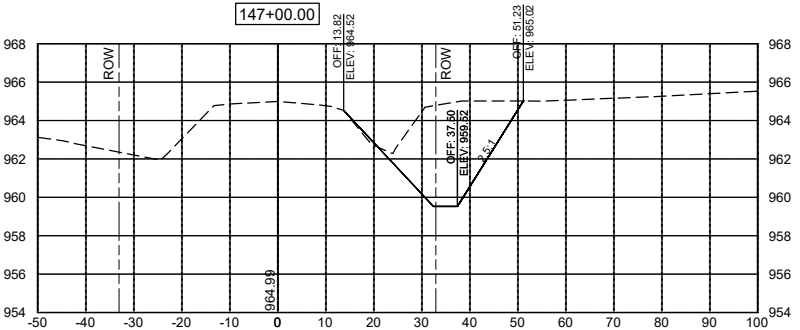
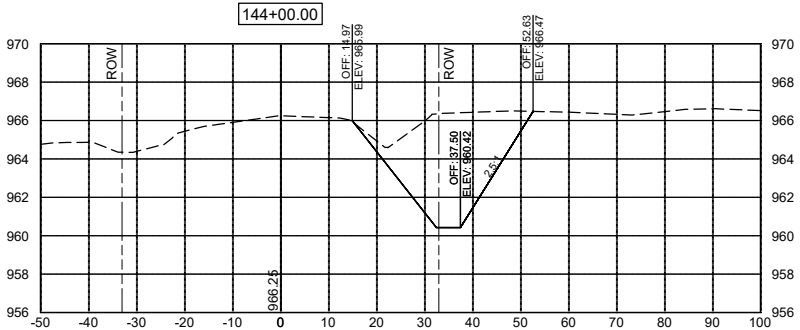
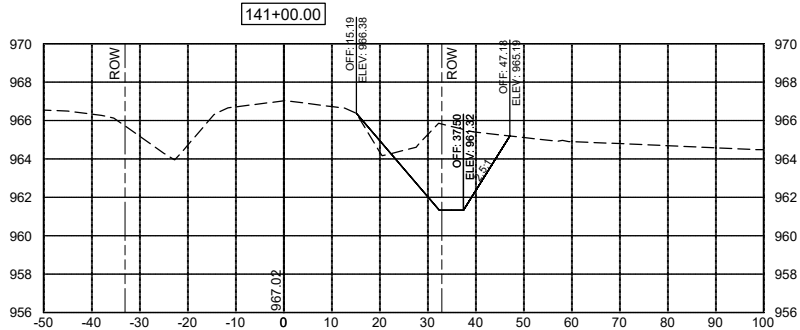
Volume Report
Project: P:\42892\CADD_Design C3D\Corridors\42892-CORR.dwg
Alignment: NORTH DRAINAGE
Sample Line Group: SLG-NORTH DRAINAGE
Start Sta: 1+21.240
End Sta: 5+33.210

STATION	CUT AREA (SQ.FT.)	CUT VOLUME (CU.YD.)	REUSABLE VOLUME (CU.YD.)	FILL AREA (SQ.FT.)	FILL VOLUME (CU.YD.)	CUM. CUT VOL. (CU.YD.)	CUM. REUSABLE VOL. (CU.YD.)	CUM. FILL VOL. (CU.YD.)	CUM. NET VOL. (CU.YD.)	+1+2.240	183.42	0.00	0.00	0.00	0.00	0.00
0+00	0.00	0.00	0.00													
1+25.000	182.69	25.49	25.49	0.00	0.00	25.49	25.49	0.00	25.49							
1+50.000	177.09	166.56	166.56	0.00	0.00	192.05		192.05	0.00	192.05						
1+72.208	172.87	143.93	143.93	0.00	0.00	335.98		335.98	0.00	335.98						
1+94.947	165.30	141.98	141.98	0.00	0.00	477.96		477.96	0.00	477.96						
2+00.000	164.18	30.65	30.65	0.00	0.00	508.61		508.61	0.00	508.61						
2+17.687	162.34	106.66	106.66	0.00	0.00	615.27		615.27	0.00	615.27						
2+25.000	161.22	43.82	43.82	0.00	0.00	659.09		659.09	0.00	659.09						
2+50.000	160.30	148.85	148.85	0.00	0.00	807.94		807.94	0.00	807.94						
2+75.000	159.06	147.85	147.85	0.00	0.00	955.79		955.79	0.00	955.79						
3+00.000	160.30	147.85	147.85	0.00	0.00	1103.64		1103.64	0.00	1103.64						
3+25.000	160.86	148.69	148.69	0.00	0.00	1252.33		1252.33	0.00	1252.33						
3+50.000	147.52	147.52	147.52	0.00	0.00	1399.85		1399.85	0.00	1399.85						
3+75.000	146.62	140.93	140.93	0.00	0.00	1540.78		1540.78	0.00	1540.78						
4+00.000	134.03	129.93	129.93	0.00	0.00	1670.71		1670.71	0.00	1670.71						
4+12.657	126.31	61.02	61.02	0.00	0.00	1731.73		1731.73	0.00	1731.73						
4+32.674	113.04	88.57	88.57	0.00	0.00	1820.29		1820.29	0.00	1820.29						
4+50.000	156.93	85.06	85.06	0.00	0.00	1905.36		1905.36	0.00	1905.36						
4+52.691	163.00	15.58	15.58	0.00	0.00	1920.93		1920.93	0.00	1920.93						
4+75.000	183.15	143.00	143.00	0.00	0.00	2063.94		2063.94	0.00	2063.94						
5+00.000	188.86	172.23	172.23	0.00	0.00	2236.16		2236.16	0.00	2236.16						
5+25.000	72.85	121.16	121.16	0.25	0.15	2357.33		2357.33	0.15	2357.18						
5+33.210	0.77	11.19	11.19	0.39	0.13	2368.52		2368.52	0.28	2368.24						

Volume Report
Project: P:\42892\CADD\Design C3D\Corridors\42892-CORR.dwg
Alignment: CAMPUS DRIVE SE
Sample Line Group: SLG-CAMPUS DRIVE SE
Start Sta: 10+45.208
End Sta: 33+43.163

STATION	CUT AREA (SQ.FT.)			CUT VOLUME (CU.YD.)			REUSABLE VOLUME (CU.YD.)			FILL AREA (SQ.FT.)		FILL VOLUME (CU.YD.)		CUM. CUT VOL. (CU.YD.)		CUM. REUSABLE VOL. (CU.YD.)		CUM. FILL VOL. (CU.YD.)		CUM. NET VOL. (CU.YD.)	
10+45.208	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00												
10+45.211	3.47	0.00	0.00	0.00	93.20	0.01	0.00	0.00	0.01	-0.01											
10+50.000	3.80	0.64	0.64	94.49	16.64	0.64	0.64	16.65	-16.01												
11+00.000	1.08	4.52	4.52	111.89	191.10		191.10	5.16	5.16	207.75	-202.58										
11+50.000	14.19	14.14	14.14	70.18	168.59		19.30	19.30	376.34	-357.04											
12+00.000	38.09	48.41	48.41	45.89	107.47		67.71	67.71	483.81	-416.10											
12+29.126	25.03	34.05	34.05	53.00	53.34	101.75		101.75		537.14	-435.39										
12+50.000	13.23	14.63	14.63	67.84	48.69	116.38		116.38		585.84	-469.46										
13+00.000	1.02	13.09	13.09	120.33		176.73		129.47		129.47	762.56	-633.09									
13+50.000	0.00	0.96	0.96	170.53		267.74		130.43		130.43	1030.30	-899.88									
13+65.918	0.00	0.00	0.00	192.21		105.80		130.43		130.43	1136.10	-1005.67									
14+00.000	0.00	0.00	0.00	240.86		272.23		130.43		130.43	1408.33	-1277.90									
14+50.000	0.00	0.00	0.00	274.48		477.93		130.43		130.43	1886.26	-1755.83									
15+00.000	0.00	0.00	0.00	223.61		462.26		130.43		130.43	2348.52	-2218.10									
15+02.709	0.00	0.00	0.00	219.85		22.25	130.43	130.43		2370.77	-2240.35										
15+50.000	0.00	0.00	0.00	186.43		355.80	130.43	130.43		130.43	2726.58	-2596.15									
16+00.000	0.00	0.00	0.00	175.79		335.40	130.43	130.43		130.43	3061.97	-2931.55									
16+50.000	0.00	0.00	0.00	111.63		266.13	130.43	130.43		130.43	3328.11	-3197.68									
16+61.683	0.00	0.00	0.00	89.50	43.51	130.43		130.43		3371.62	-3241.19										
17+00.000	28.72	20.43	20.43	9.12	69.94	150.86		150.86		3441.56	-3290.70										
17+50.000	146.75		162.79		162.79		0.00	8.24	313.65	313.65	3449.80	-3136.15									
17+98.229	195.89		307.20		307.20		0.00	0.00	620.85	620.85	3449.80	-2828.95									
18+00.000	195.51		12.83	12.83	0.00	0.00	633.68	633.68		3449.80	-2816.12										
18+50.000	109.52		285.50		285.50		1.84	1.58	919.18	919.18	3451.38	-2532.20									
19+00.000	83.17	187.39		187.39		41.05	37.23	1106.57		1106.57	3488.61	-2382.04									
19+34.776	0.00	58.37	58.37	143.38		116.86		1164.94		1164.94	3605.47	-2440.53									
19+50.000	0.00	0.00	0.00	160.17		85.58	1164.94	1164.94		3691.05	-2526.11										
20+00.000	0.00	0.00	0.00	259.06		388.18		1164.94		1164.94	4079.22	-2914.29									
20+50.000	0.00	0.00	0.00	284.85		503.62		1164.94		1164.94	4582.84	-3417.91									
21+00.000	0.00	0.00	0.00	279.15		522.23		1164.94		1164.94	5105.07	-3940.13									
21+50.000	0.00	0.00	0.00	265.13		503.97		1164.94		1164.94	5609.04	-4444.10									
22+00.000	0.00	0.00	0.00	222.47		451.48		1164.94		1164.94	6060.52	-4895.58									
22+50.000	0.00	0.00	0.00	178.64		371.39		1164.94		1164.94	6431.91	-5266.97									
23+00.000	0.00	0.00	0.00	145.78		300.39		1164.94		1164.94	6732.30	-5567.36									
23+50.000	0.00	0.00	0.00	116.65		242.99		1164.94		1164.94	6975.29	-5810.35									
24+00.000	0.00	0.00	0.00	144.57		241.88		1164.94		1164.94	7217.17	-6052.23									
24+50.000	0.00	0.00	0.00	191.79		311.45		1164.94		1164.94	7528.61	-6363.68									
25+00.000	0.00	0.00	0.00	209.78		371.82		1164.94		1164.94	7900.44	-6735.50									
25+23.969	0.00	0.00	0.00	203.96		183.65		1164.94		1164.94	8084.09	-6919.15									
25+50.000	0.00	0.00	0.00	184.96		186.08		1164.94		1164.94	8270.17	-7105.23									
26+00.000	0.00	0.00	0.00	99.81	263.40		1164.94	1164.94		8533.56	-7368.63										
26+50.000	9.21	6.50	8.50	232	120.88		1173.44	1173.44		8654.44	-7481.00										
27+00.000	32.19	38.27	38.27	5.26	32.71	1211.71		1211.71		8687.16	-7475.45										
27+36.085	62.97	63.78	63.78	0.28	3.72	1275.49		1275.49		8690.88	-7415.39										
27+50.000	75.75	35.88	35.88	0.00	0.00	1311.37		1311.37		8690.95	-7379.58										
28+00.000	94.38	157.45		157.45		0.00	0.00	1468.82		1468.82	8690.95	-7222.13									
28+50.000	91.18	171.46		171.46		0.42	0.35	1640.28		1640.28	8691.30	-7051.02									
29+00.000	50.70	131.51		131.51		9.54	8.37	1771.79		1771.79	8699.67	-6927.88									
29+48.201	3.70	48.83	48.83	52.39	53.13	1820.62		1820.62		8752.81	-6932.19										
29+50.000	2.28	0.20	0.20	54.70	3.57	1820.81		1820.81		8756.37	-6935.56										
30+00.000	8.86	10.32	10.32	103.14		146.15		1831.13		1831.13	8902.52	-7071.39									
30+50.000	0.00	8.21	8.21	225.88		304.65		1839.34		1839.34	9207.17	-7367.83									
31+00.000	0.20	0.18	0.18	307.38		493.76		1839.52		1839.52	9700.93	-7861.41									
31+50.000	0.00	0.18	0.18	362.45		620.22		1839.70		1839.70	10321.15	-8481.45									
32+00.000	0.00	0.00	0.00	389.49		696.24		1839.70		1839.70	11017.39	-9177.69									
32+50.000	1.07	0.99	0.99	394.51		725.93		1840.69		1840.69	11743.32	-9902.63									
33+00.000	0.00	0.99	0.99	192.55		543.58		1841.68		1841.68	12286.90	-10445.21									
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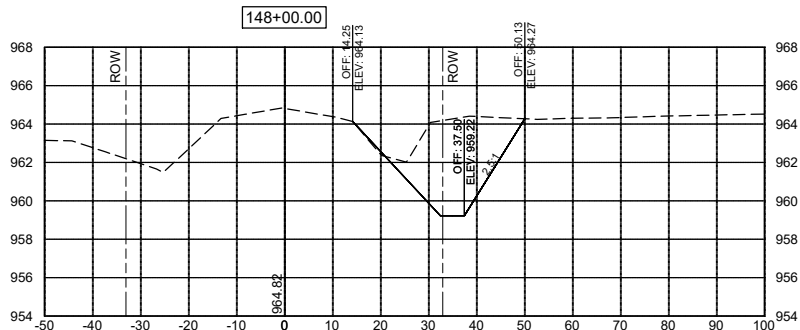
DATE	REVISIONS	SCALE	AS NOTED	 VEENSTRA & KIMM INC.	CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	EARTHWORK QUANTITY	DWG. NO.
		DRAWN	BJL				3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)
		CHECKED	GJR				
		APPROVED	WJW				
		DATE	08-07-24				
		ISSUED FOR	REVIEW			PROJECT	42899



PHASE 1 - NOT PART OF THIS CONTRACT

DATE	REVISIONS	SCALE	AS NOTED	CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT		DITCH CROSS SECTIONS		DWG. NO.
		DRAWN	BJL					W.1
		CHECKED	GJR	3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)				PROJECT
		APPROVED	WJW					42892
		DATE	08-07-24					
		ISSUED FOR	REVIEW					

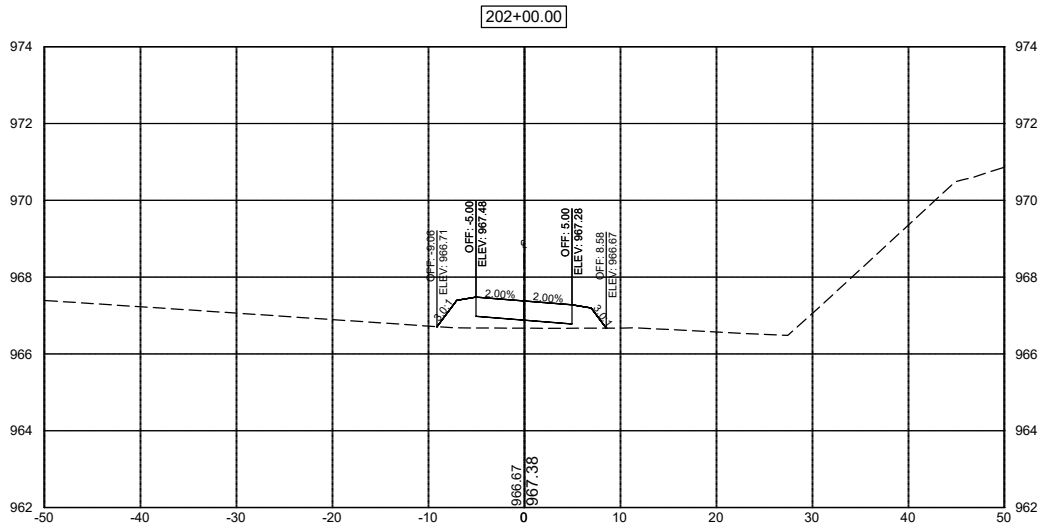
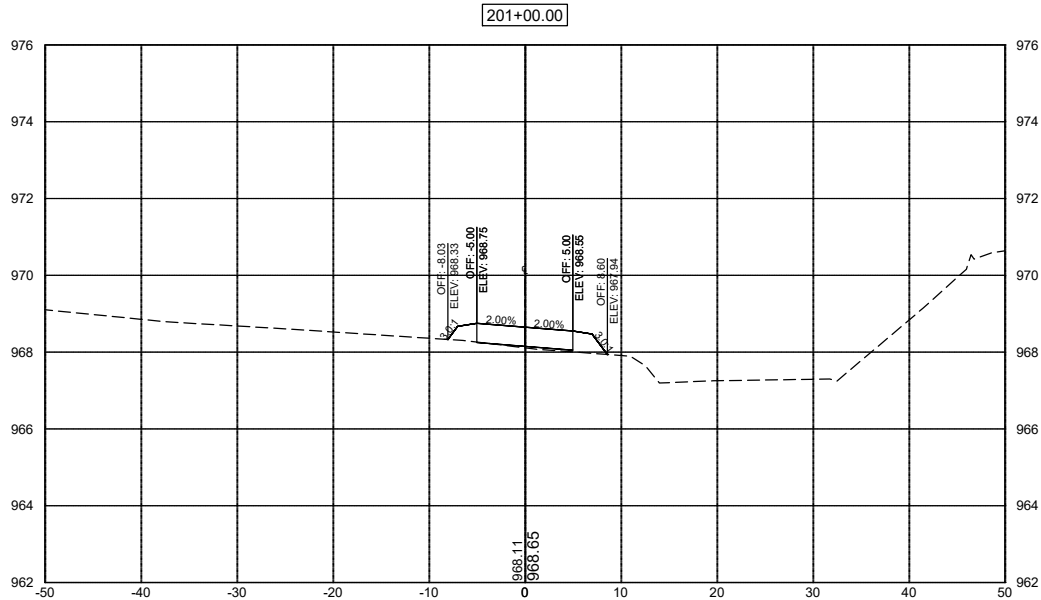
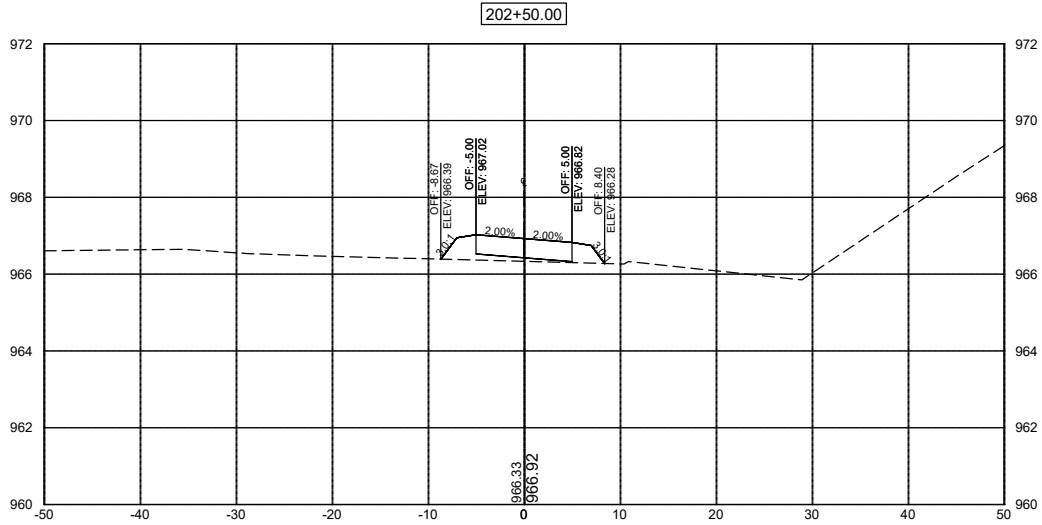
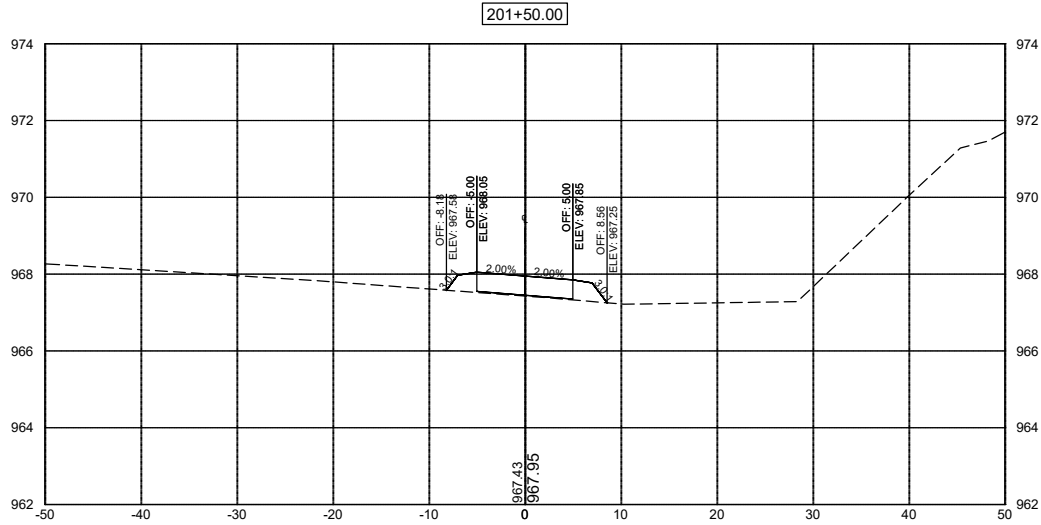




PHASE 1 - NOT PART OF THIS CONTRACT

DATE	REVISIONS	SCALE	AS NOTED		CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	DITCH CROSS SECTIONS	DWG. NO.	
		DRAWN	BJL				3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	W.2
		CHECKED	GJR		PROJECT			42892
		APPROVED	WJW					
		DATE	08-07-24					
		ISSUED FOR	REVIEW					





DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



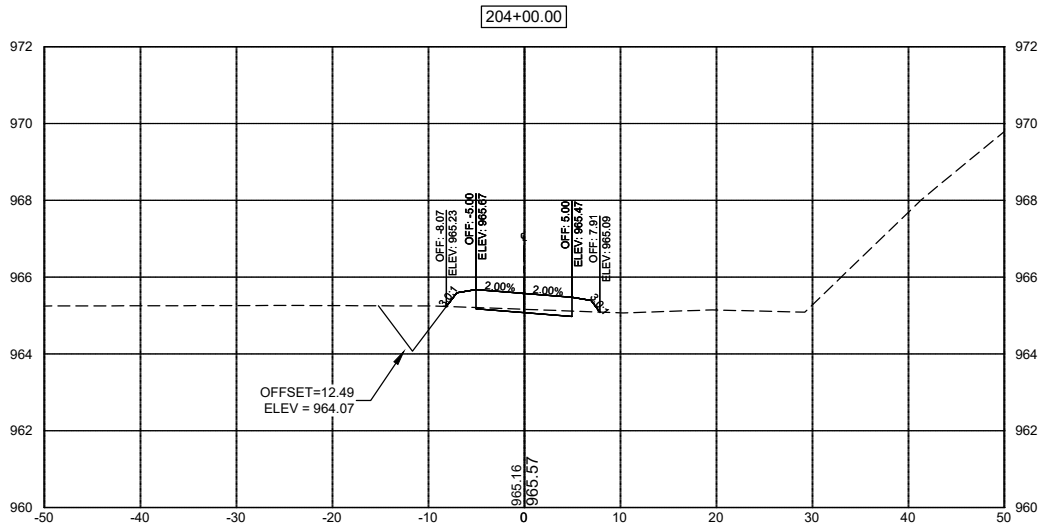
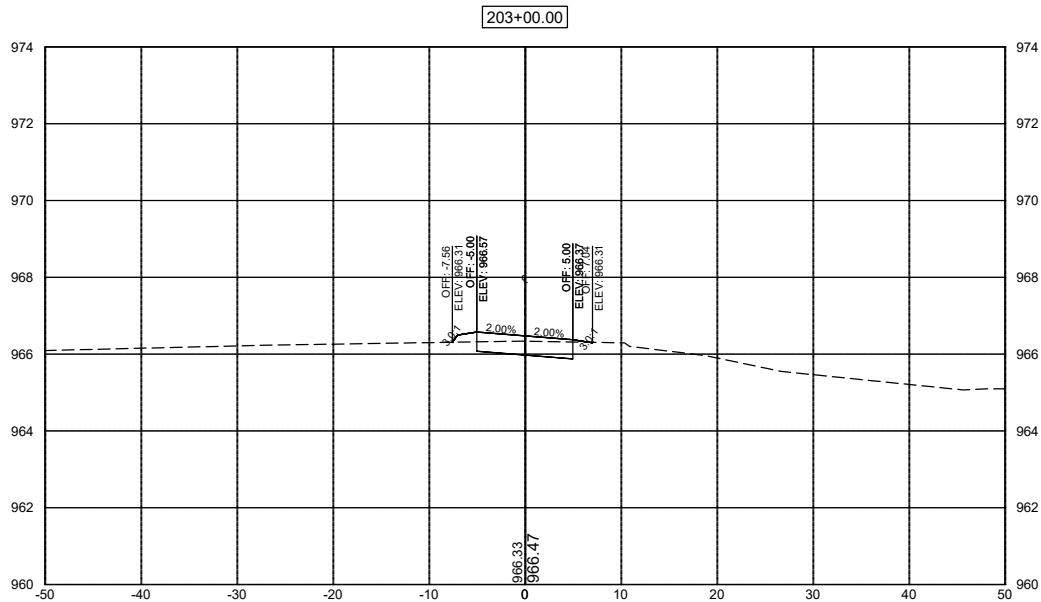
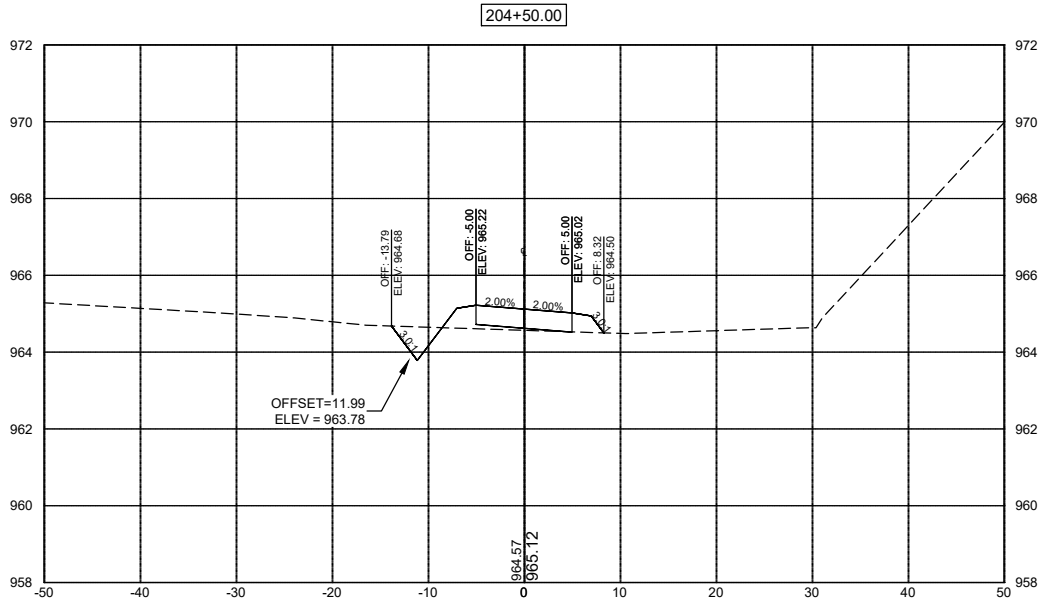
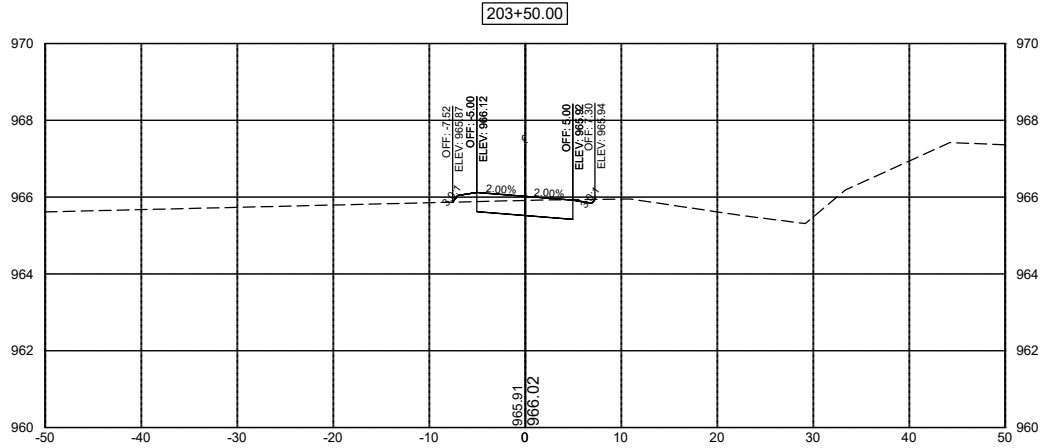
CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

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515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

REC TRAIL CROSS SECTIONS

PROJECT 42892

DWG. NO.
X.1
PROJECT 42892



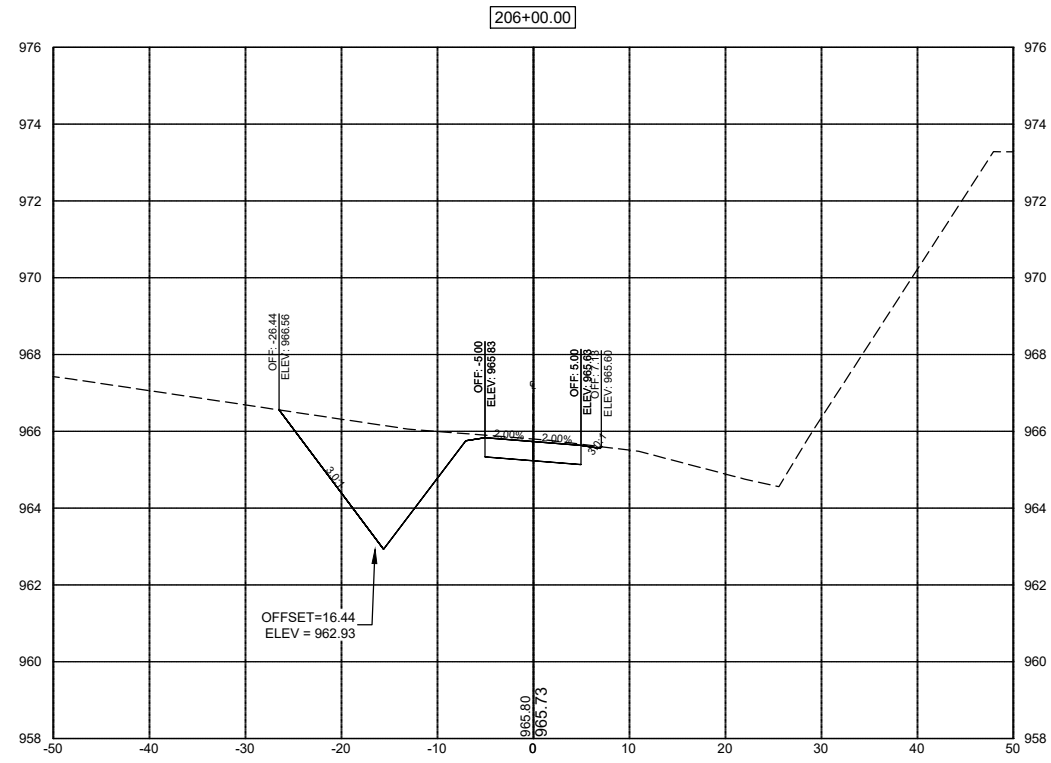
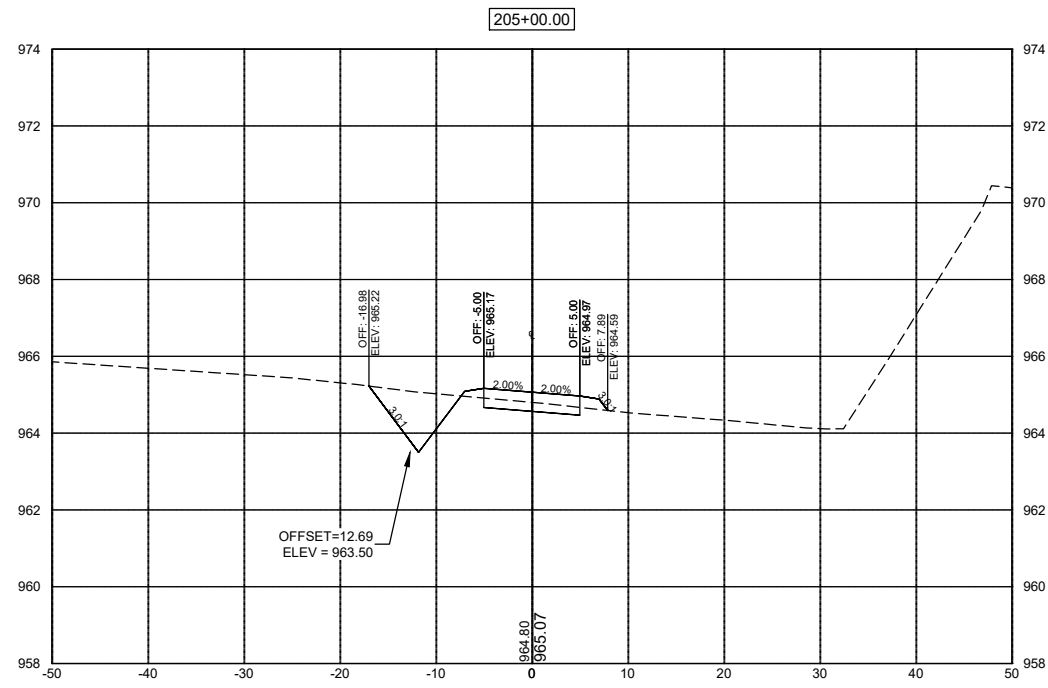
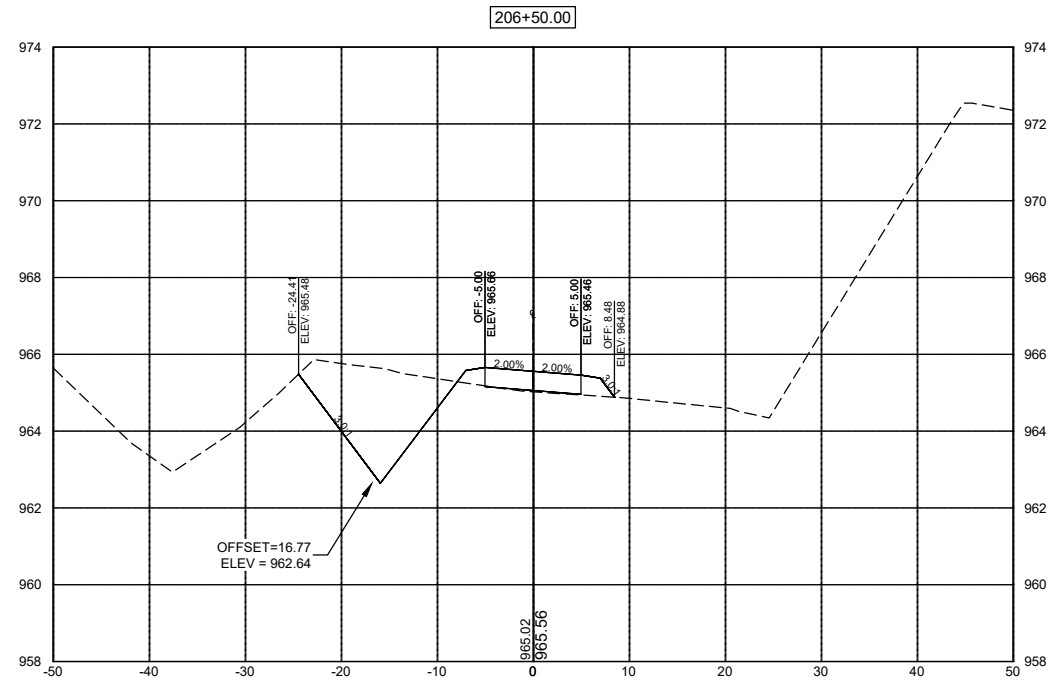
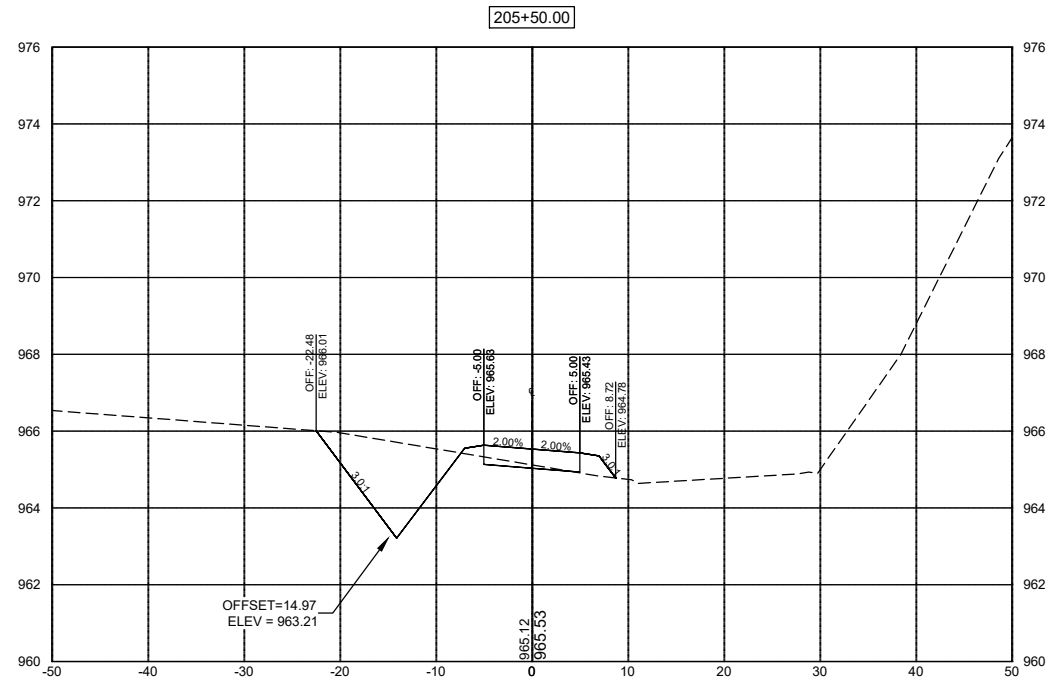
DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT
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REC TRAIL CROSS SECTIONS

DWG. NO.
X.2
PROJECT
42892



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

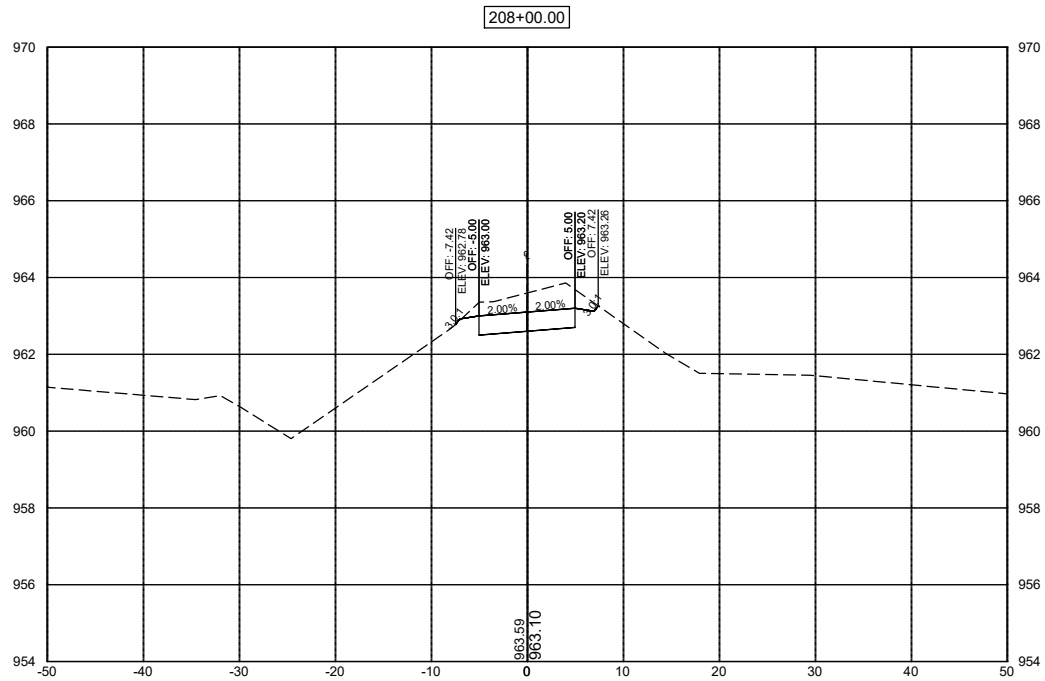
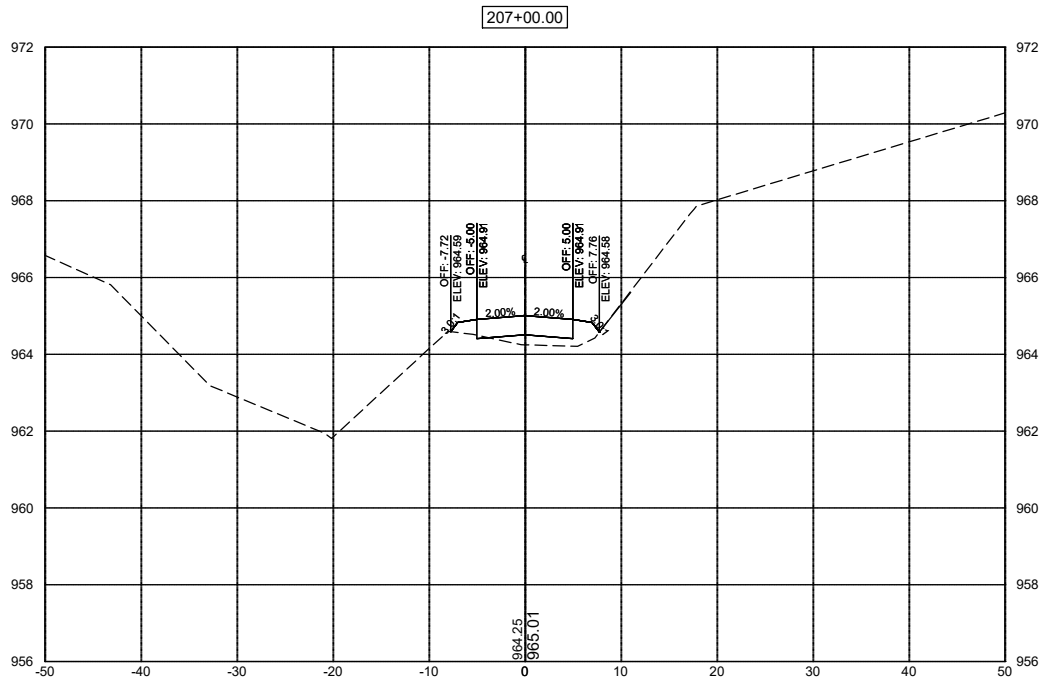
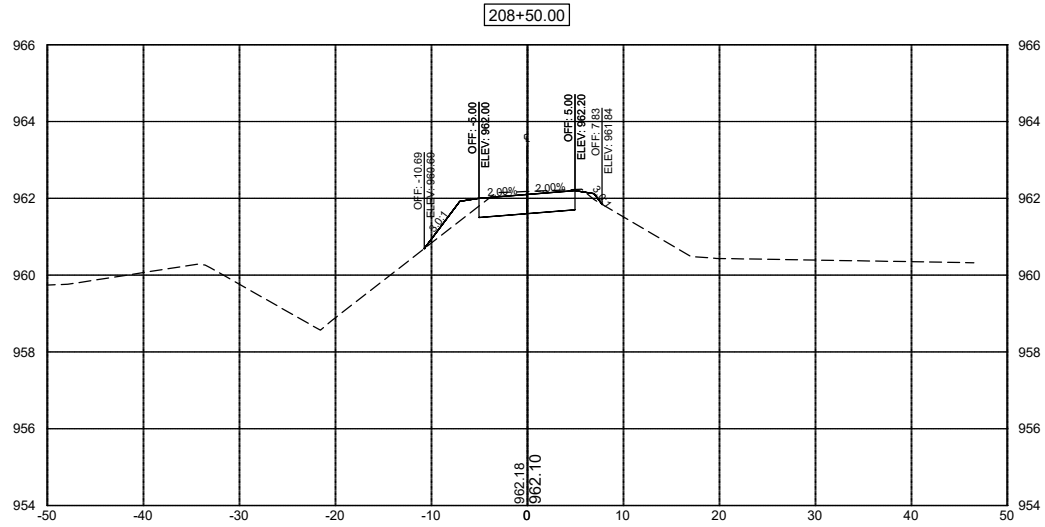
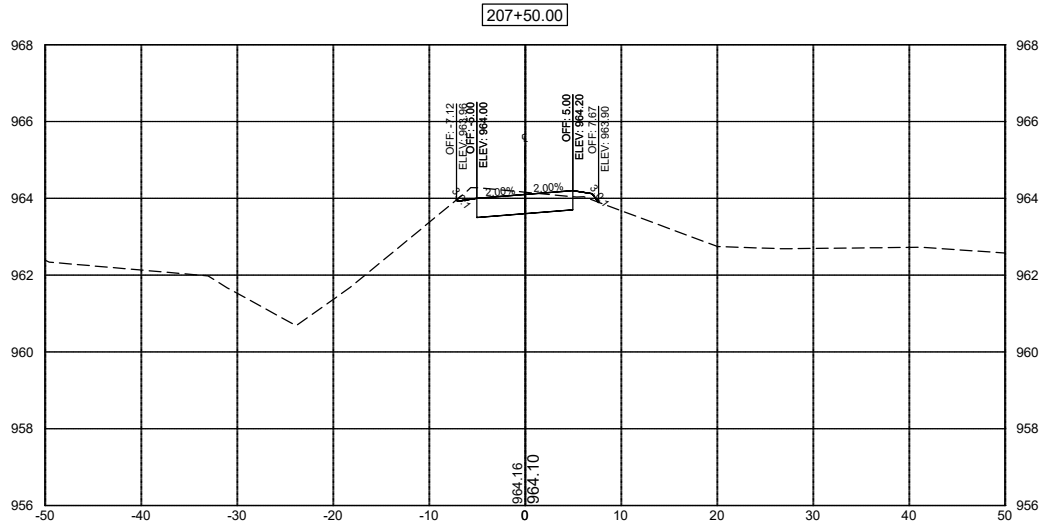
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

REC TRAIL CROSS SECTIONS

WG. NO.

K.3

PROJECT	42892
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DATE	REVISIONS	SCALE	AS NOTED
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		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



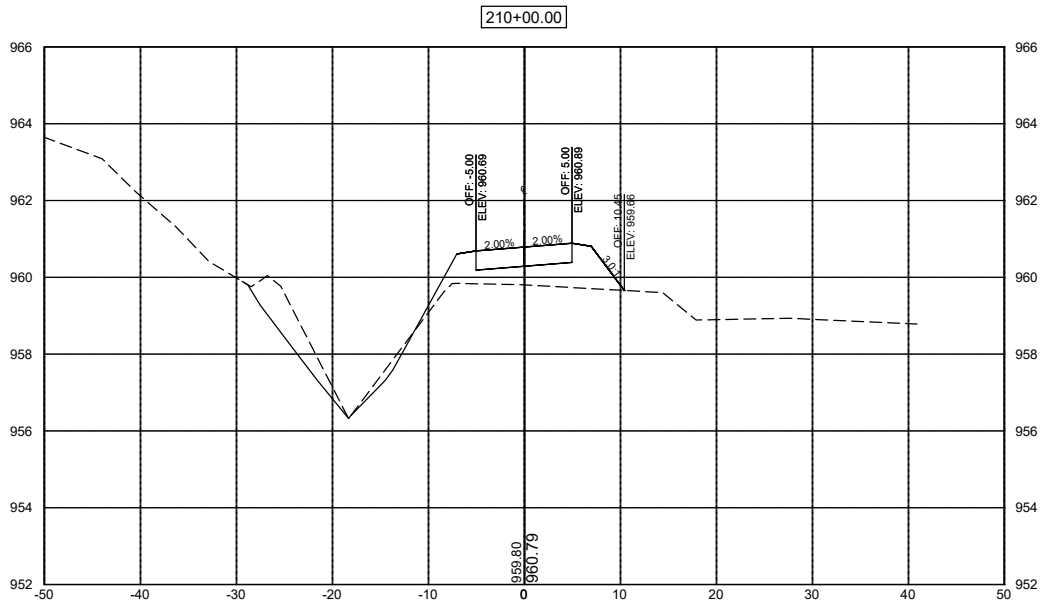
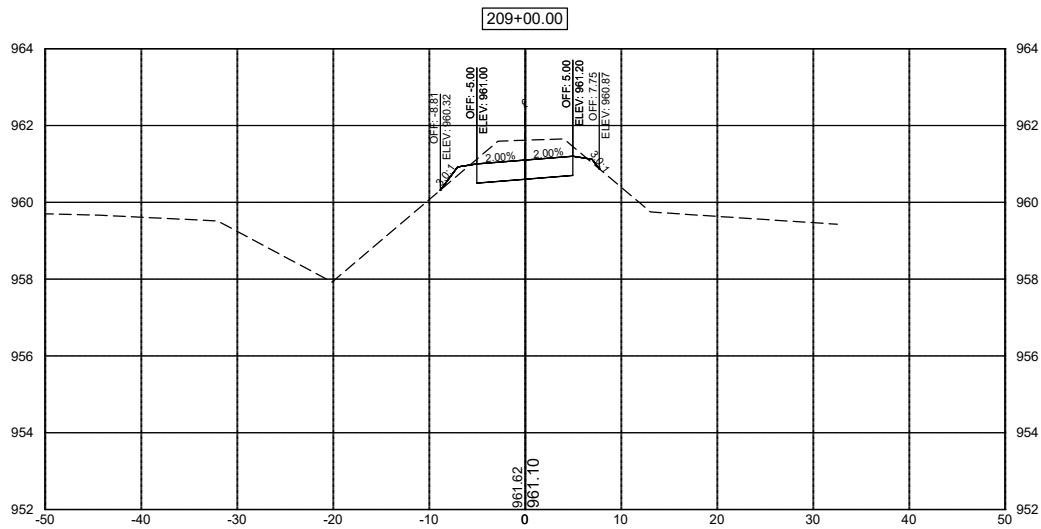
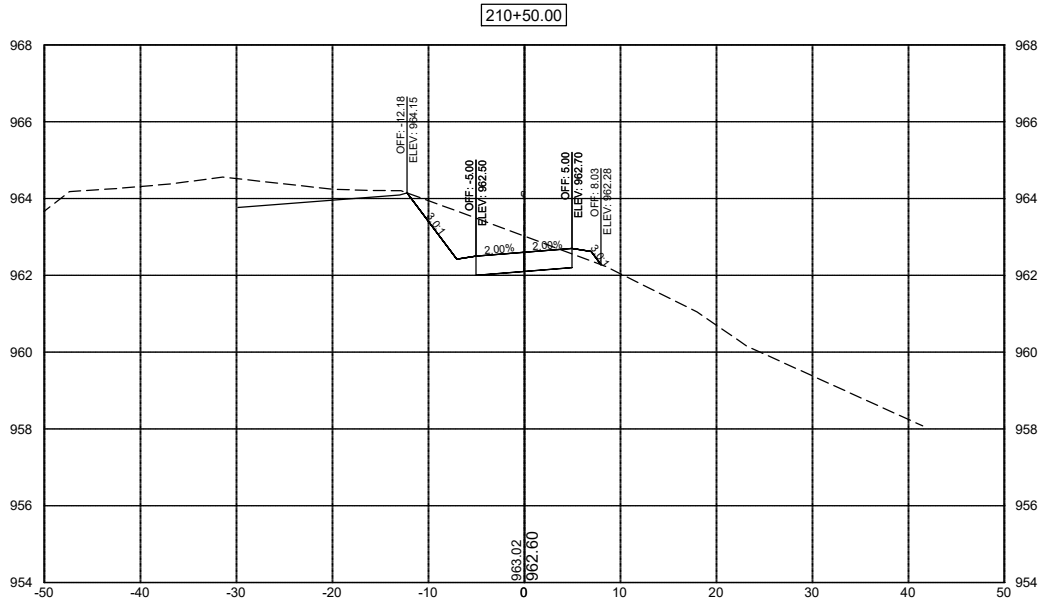
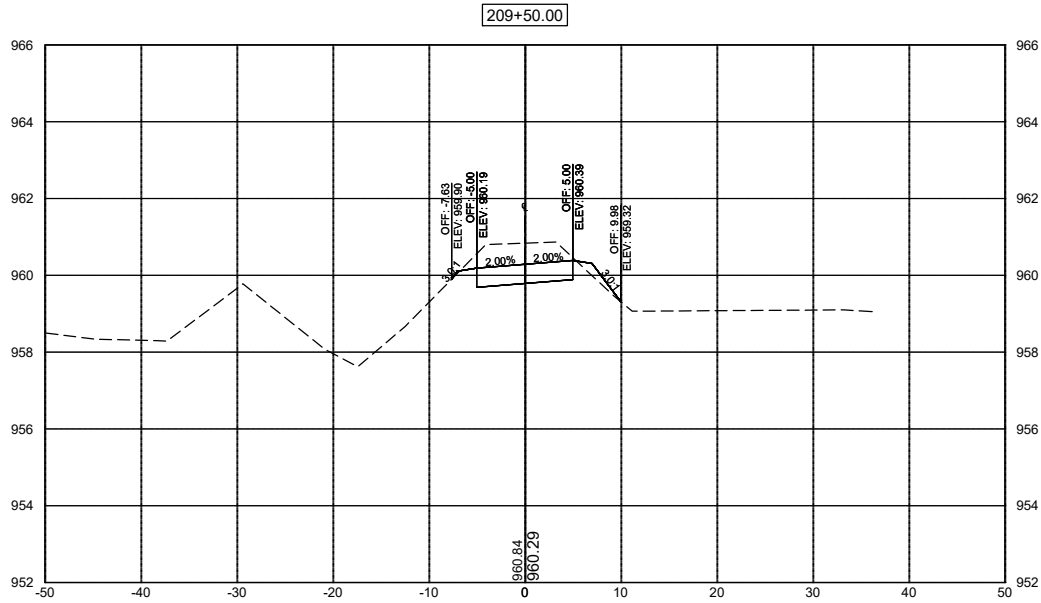
CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

REC TRAIL CROSS SECTIONS

PROJECT 42892

DWG. NO.
X.4
PROJECT 42892



DATE	REVISIONS	SCALE	AS NOTED
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		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



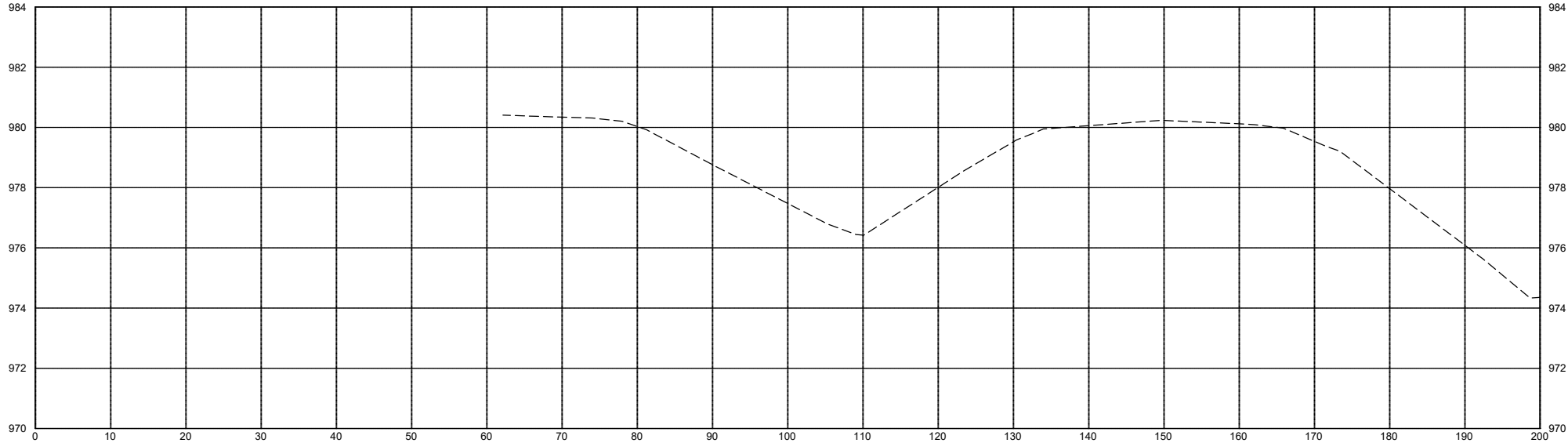
CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

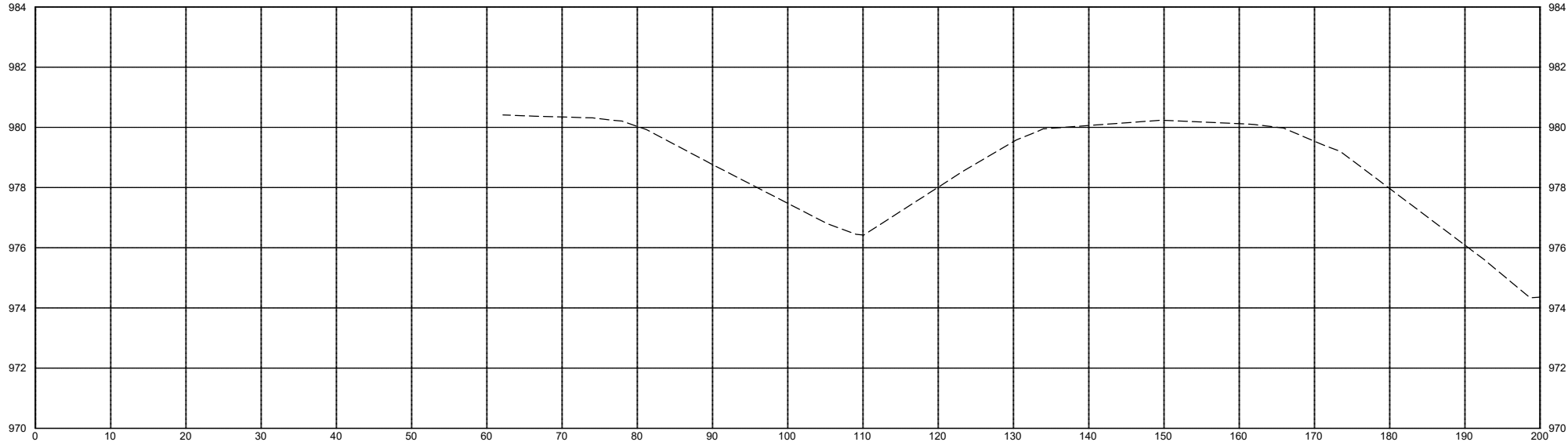
REC TRAIL CROSS SECTIONS

DWG. NO.
X.5
PROJECT 42892

310+50.00



310+49.81



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW

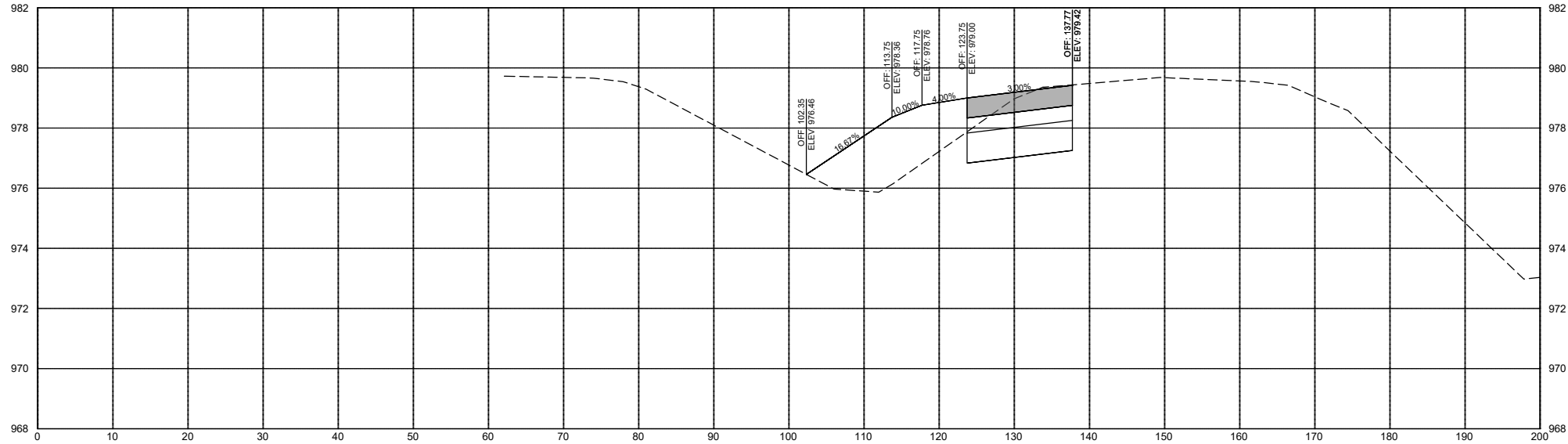


CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	
3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	

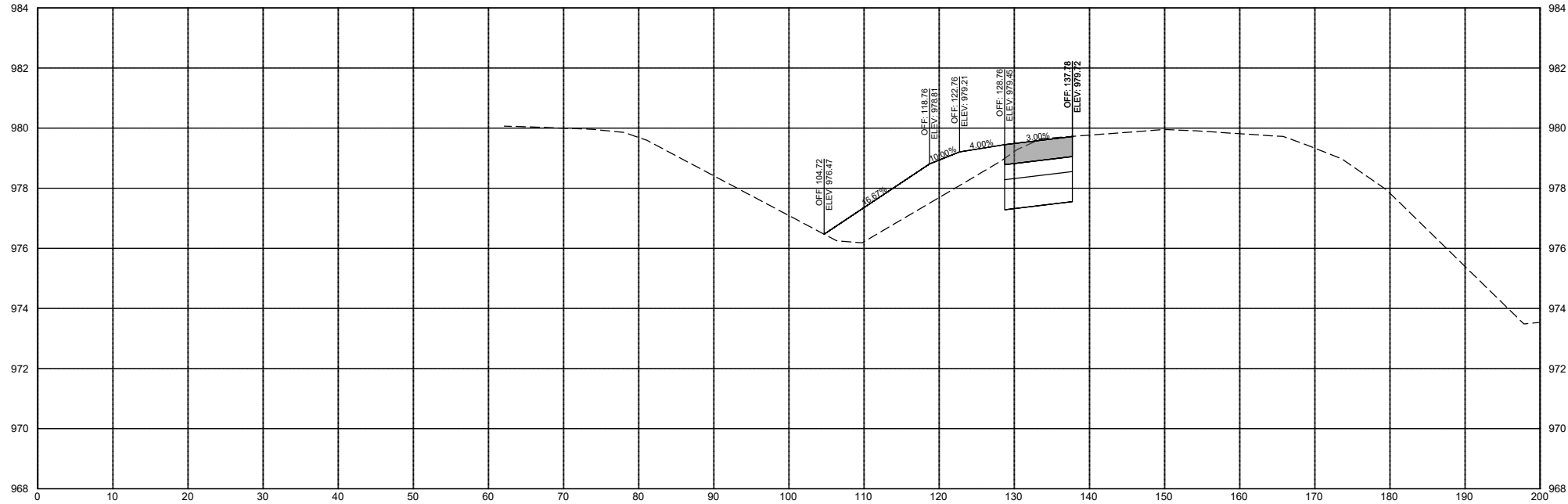
CROSS SECTIONS - US HWY 65	
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DWG. NO.
X.6
PROJECT 42892

311+50.00



311+00.00



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW

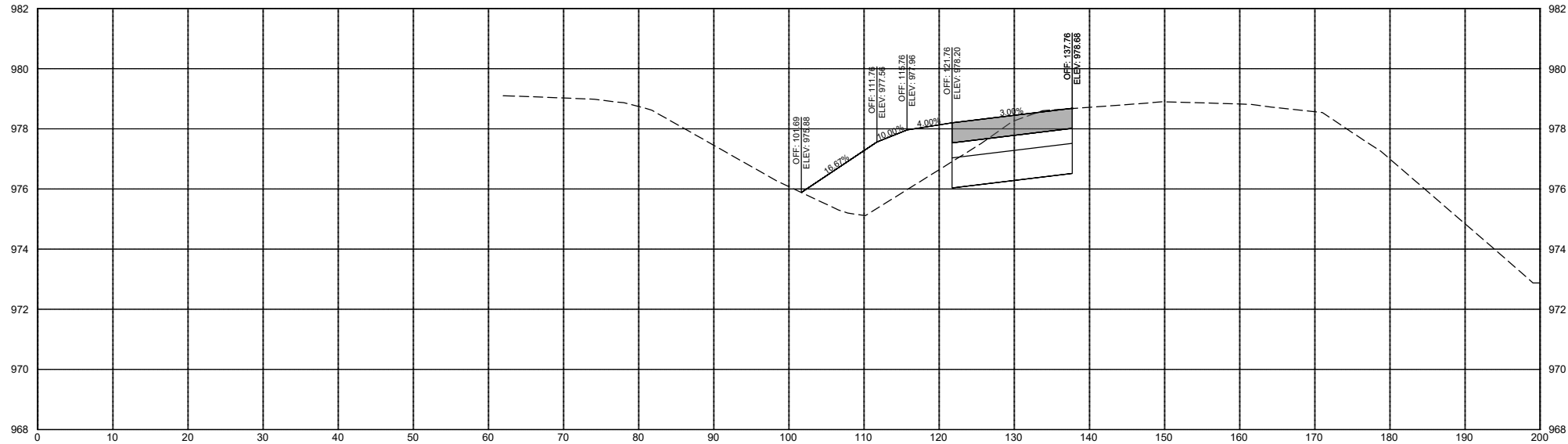


CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT
3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

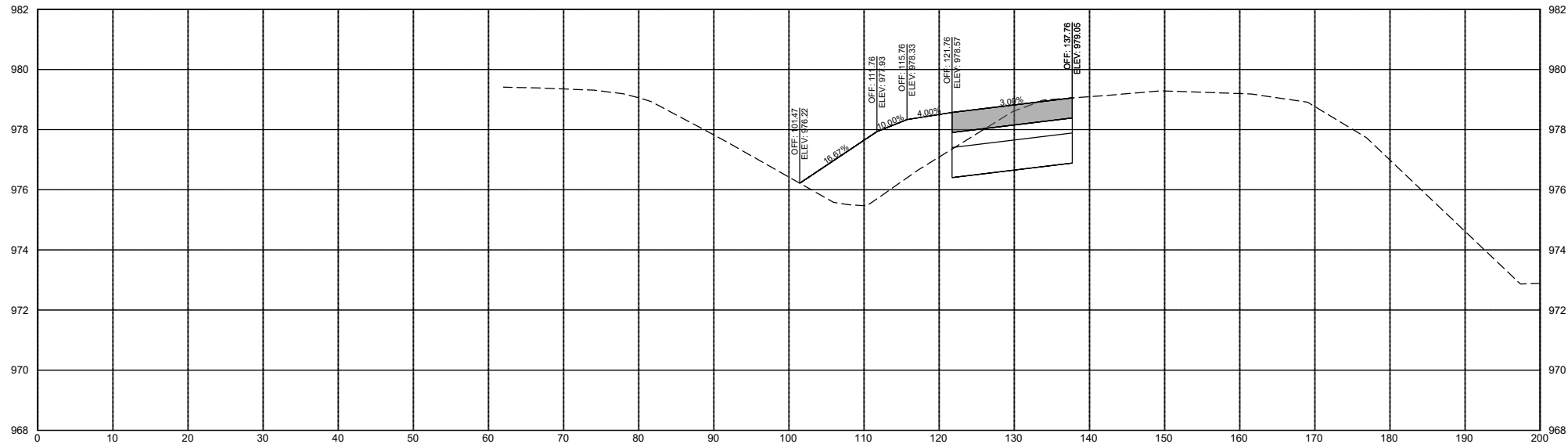
CROSS SECTIONS - US HWY 65
PROJECT 42892

DWG. NO.
X.7

312+50.00



312+00.00



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

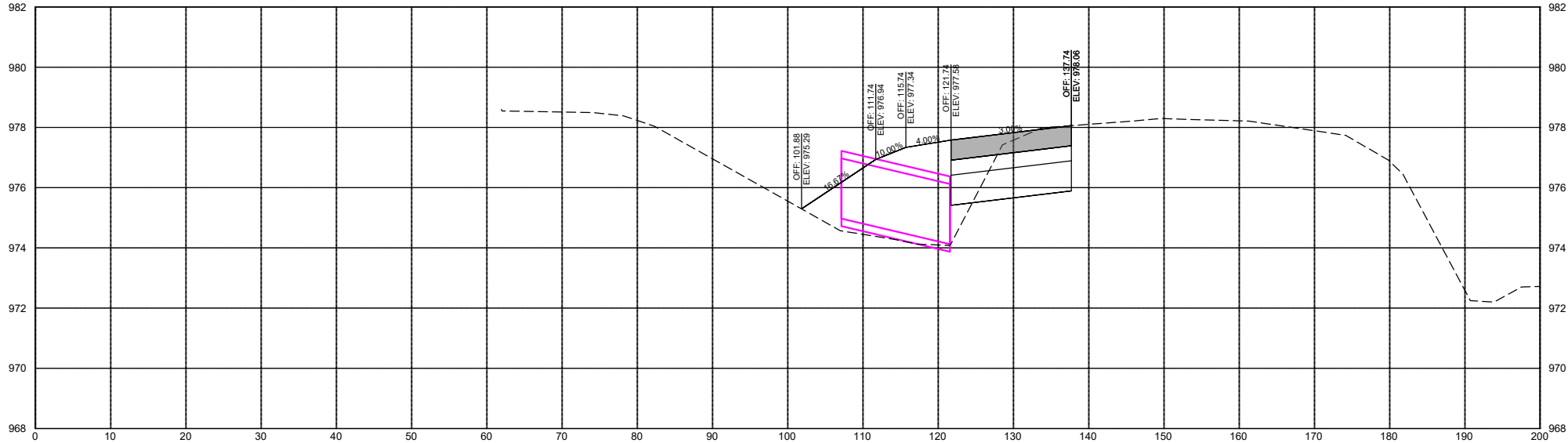
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

CROSS SECTIONS - US HWY 65

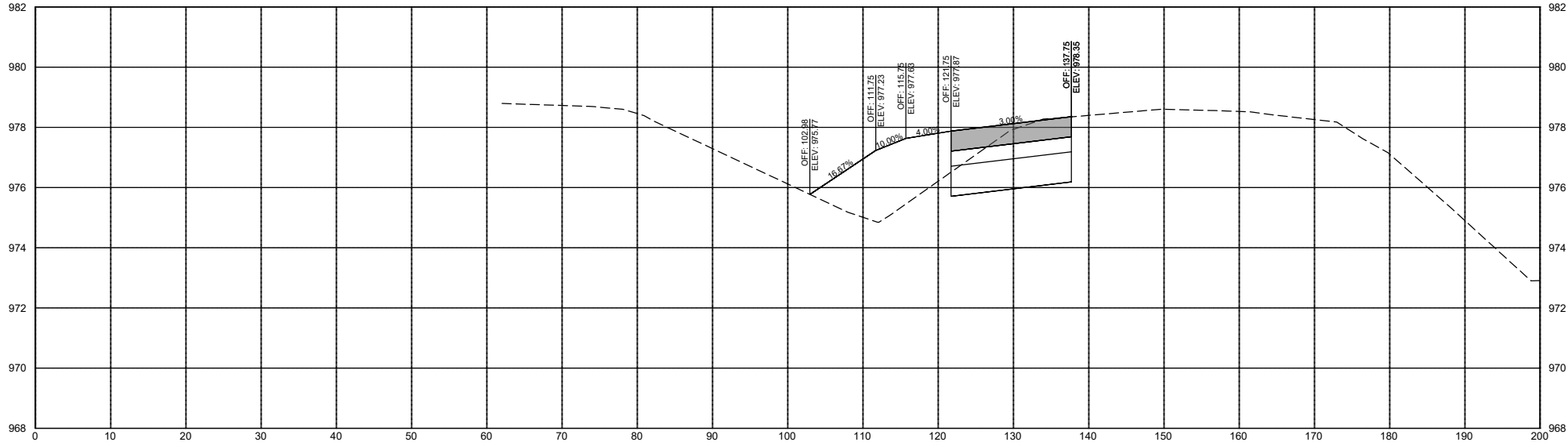
PROJECT 42892

DWG. NO.
X.8
PROJECT 42892

313+50.00



313+00.00



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GJR
		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

CROSS SECTIONS - US HWY 65

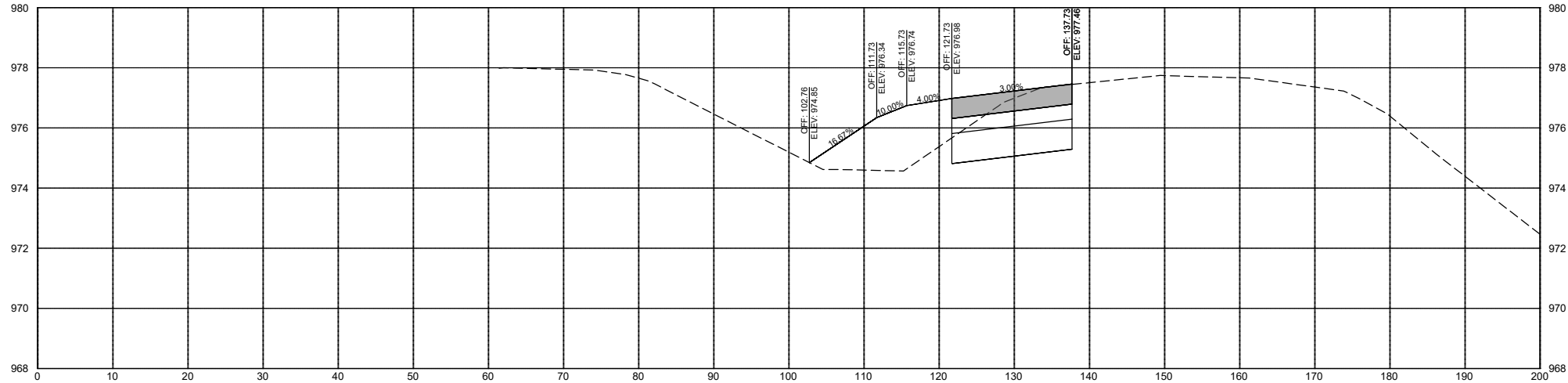
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PROJECT 42892

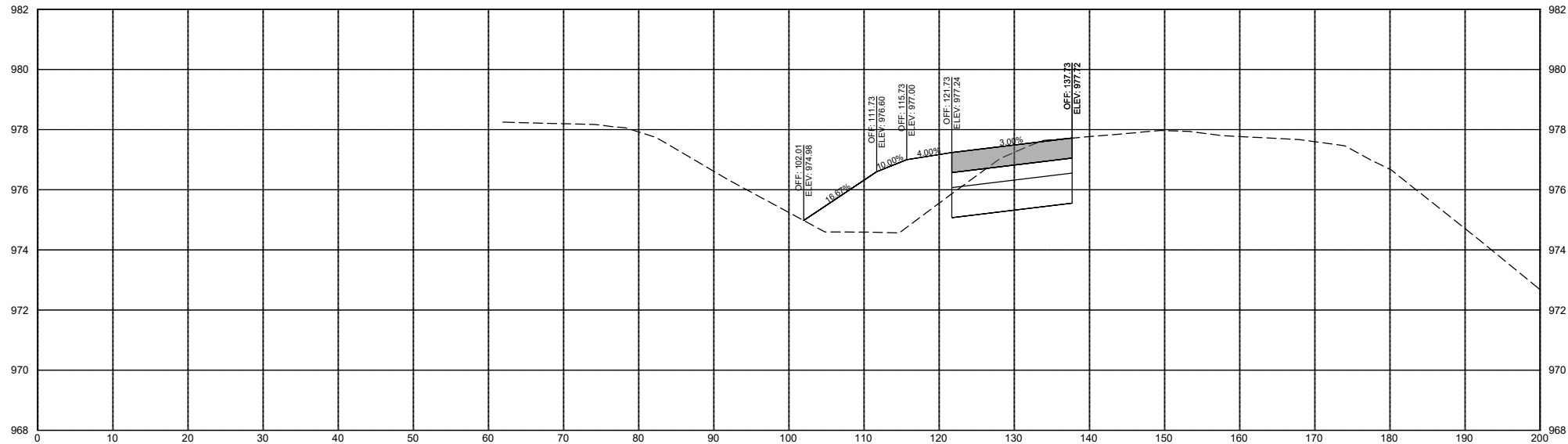
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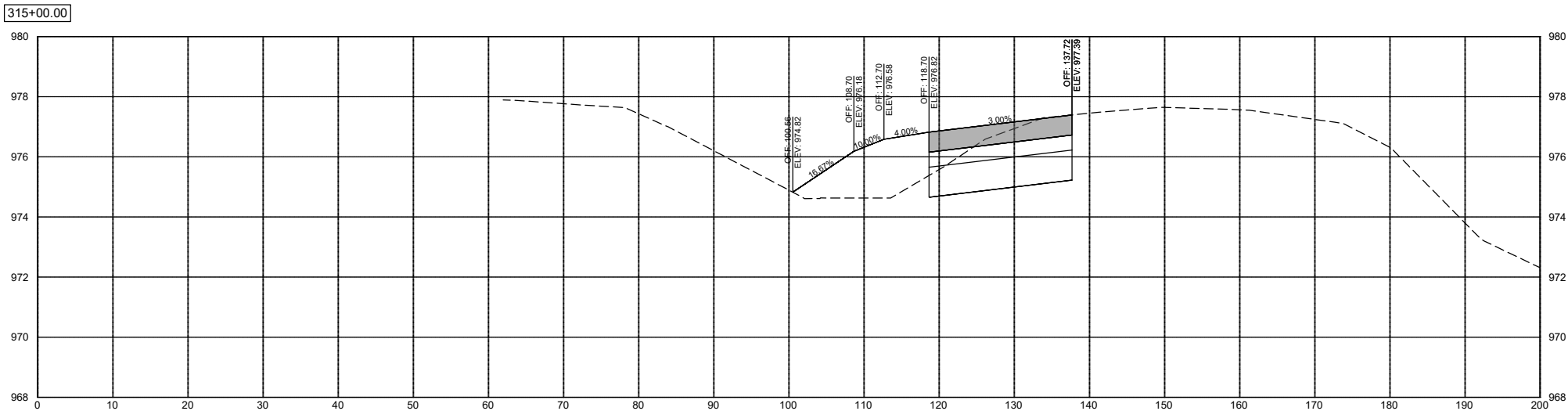
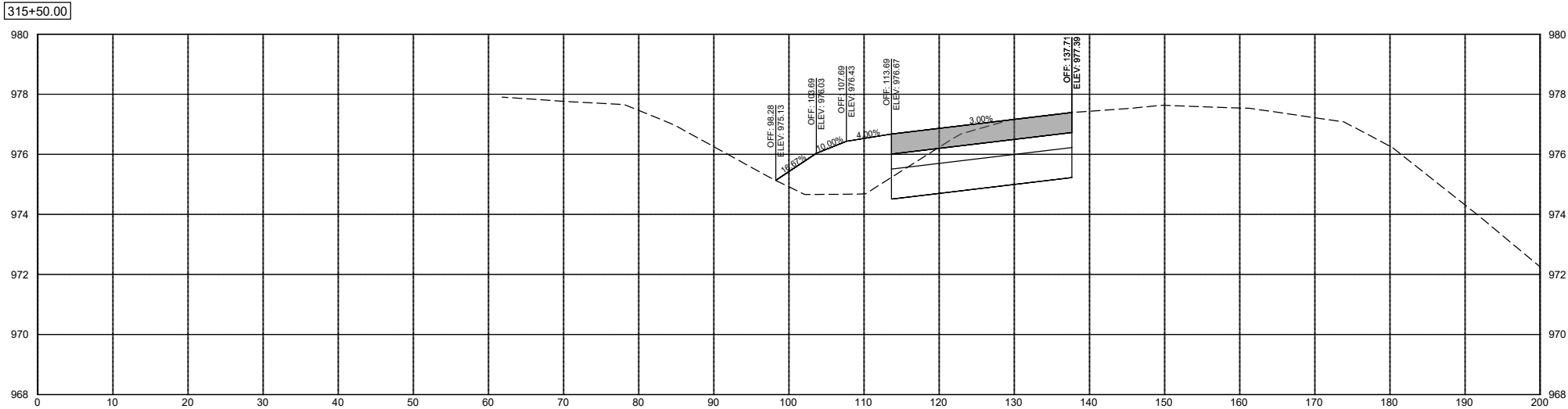
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		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT
3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

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PROJECT 42892



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CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

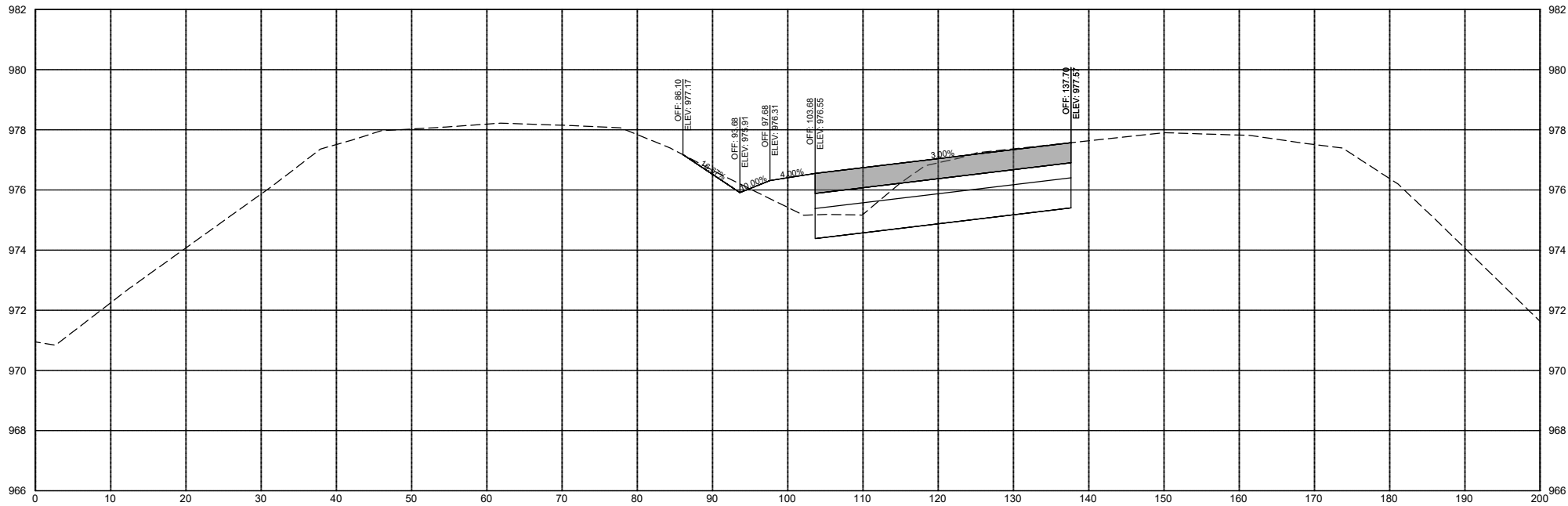
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515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

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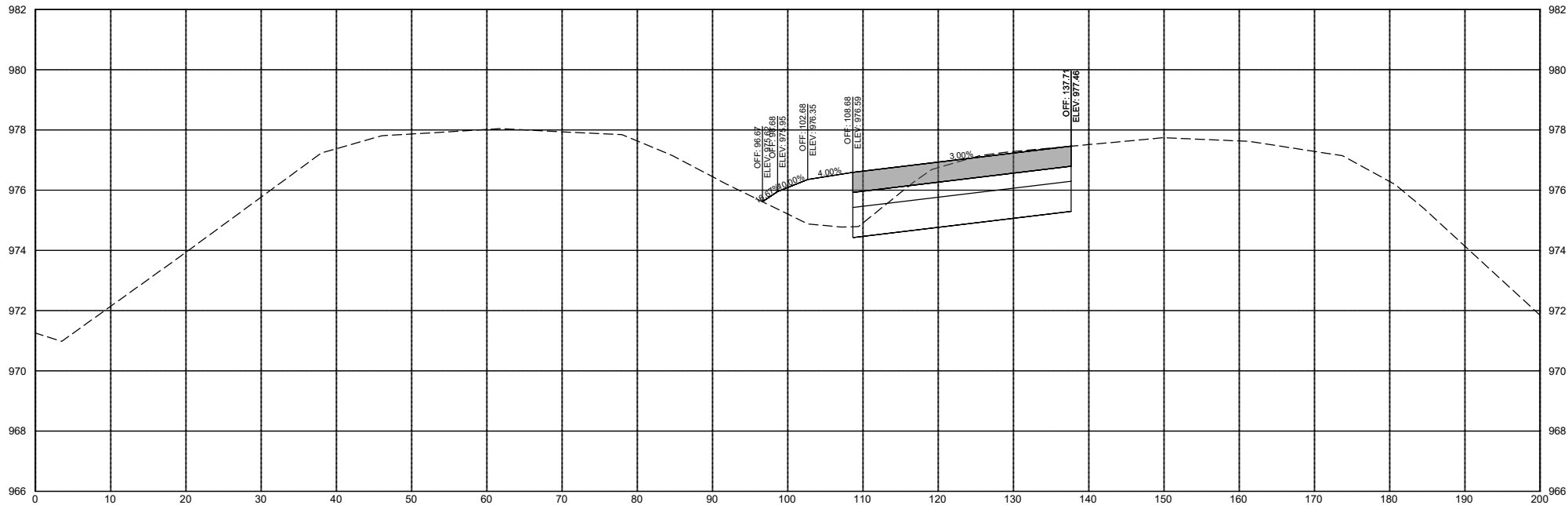
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		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

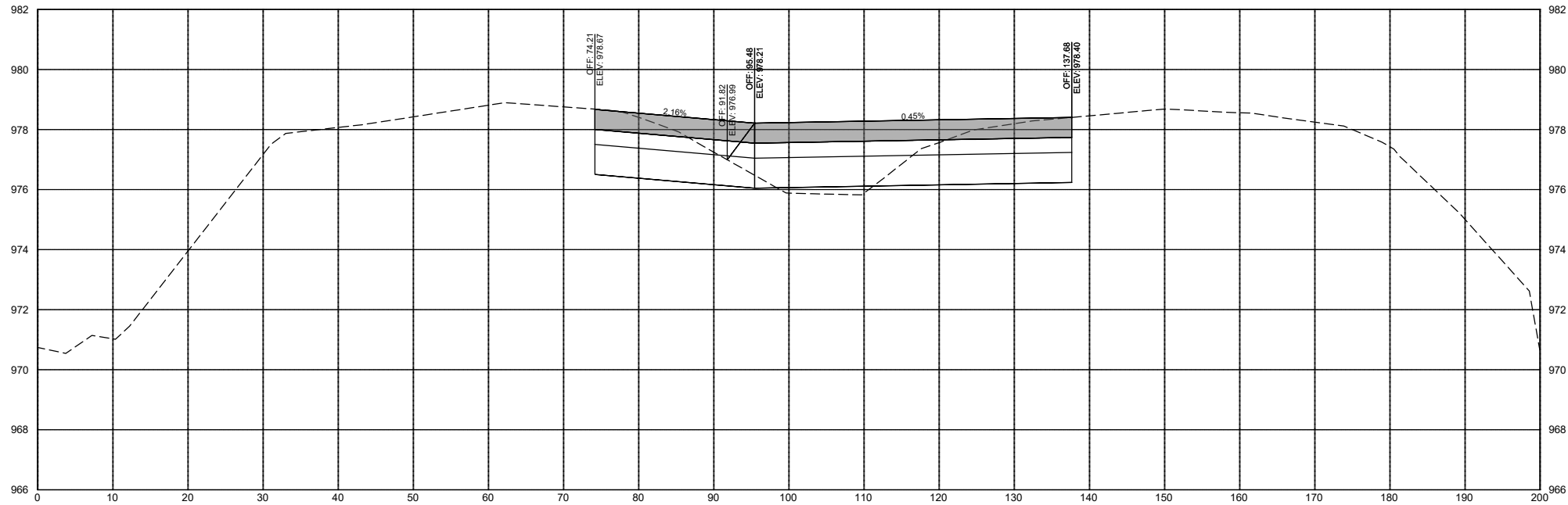
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515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

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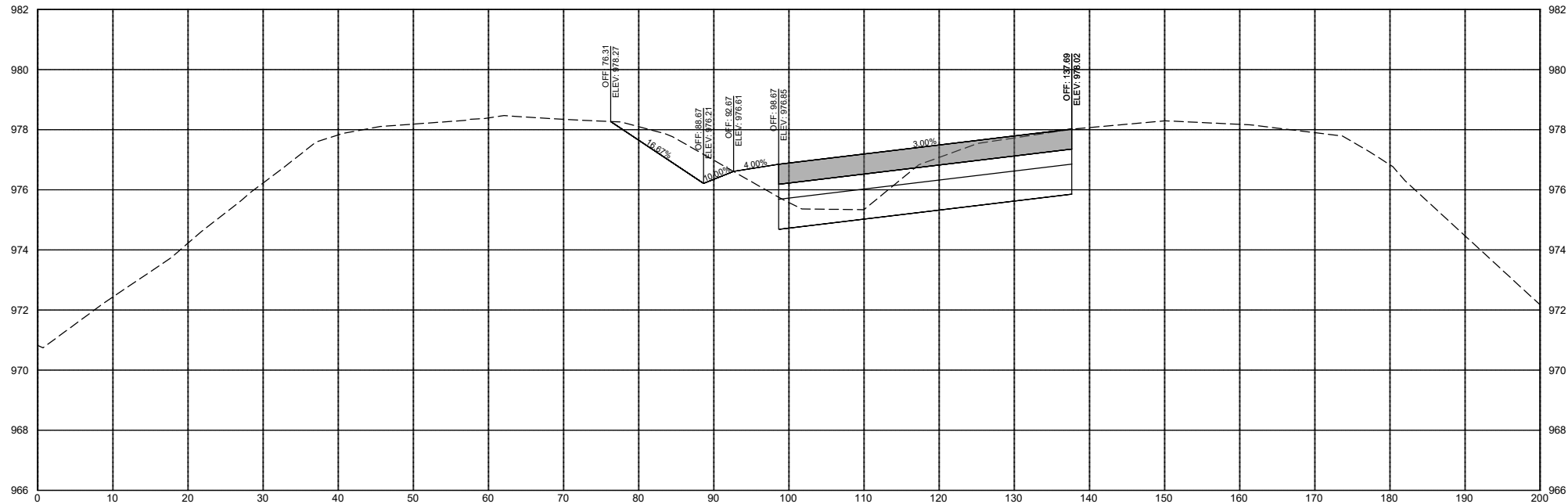
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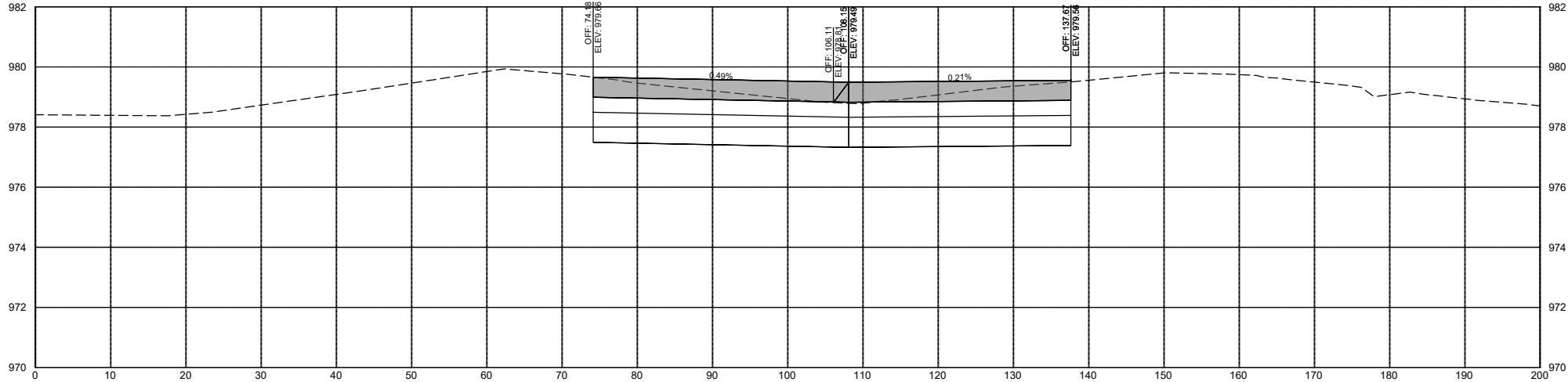
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3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

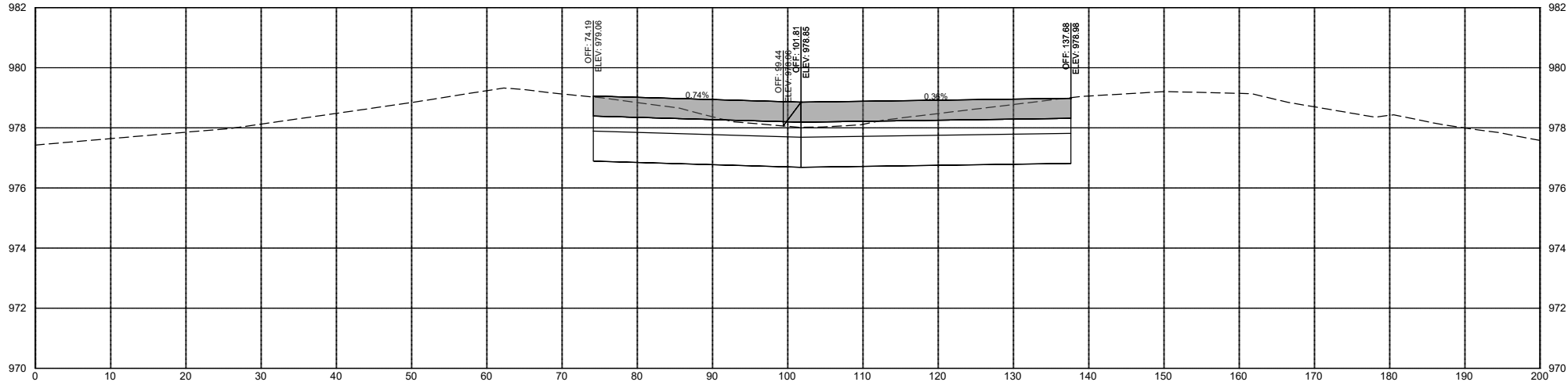
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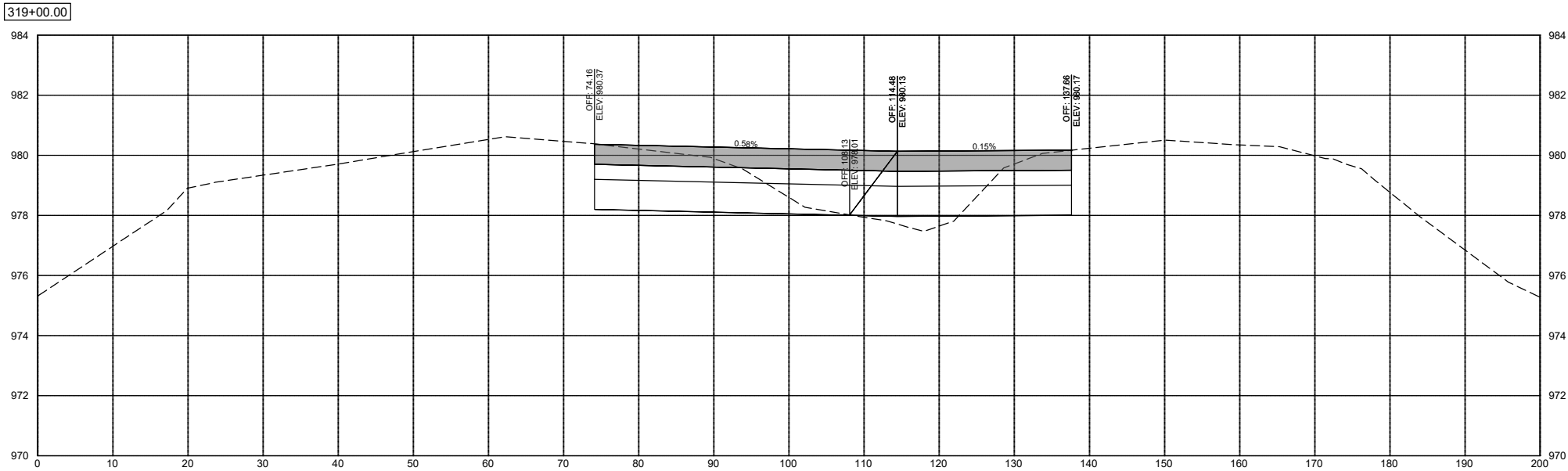
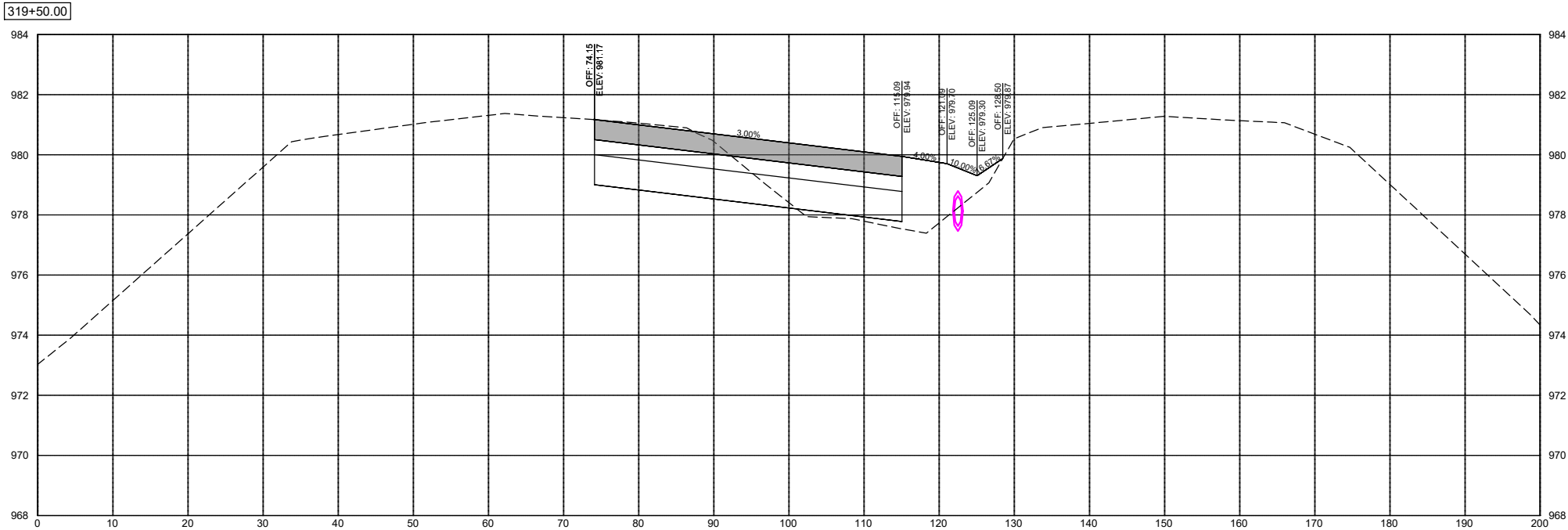
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CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	
3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	

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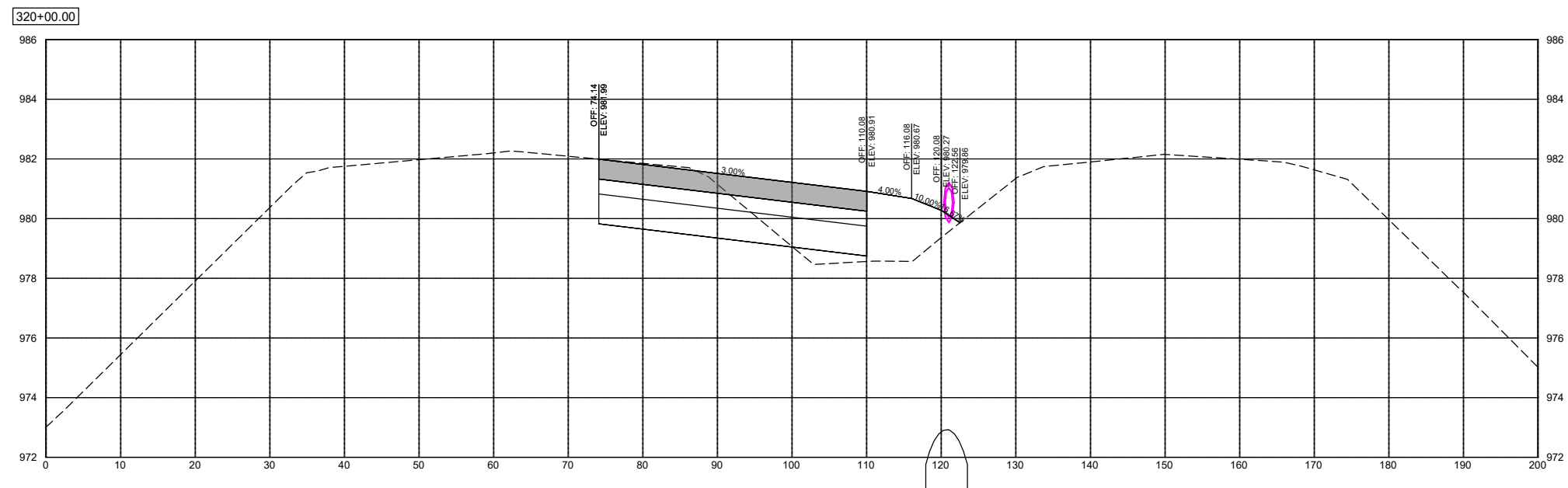
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CITY OF BONDURANT

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515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

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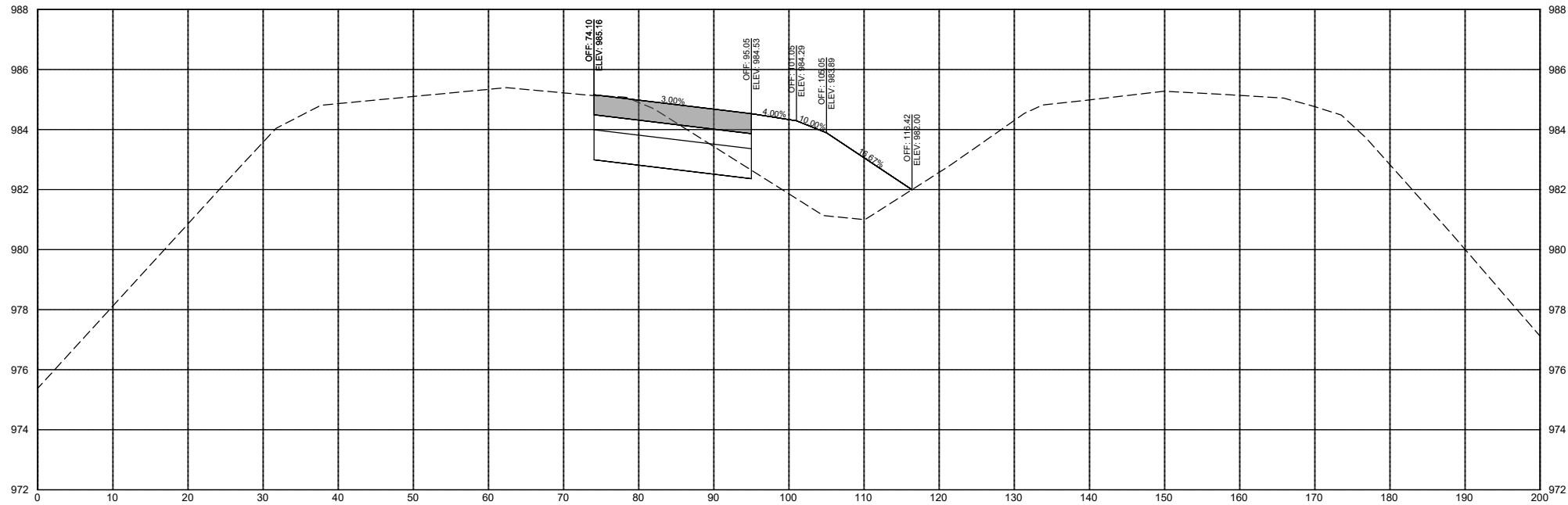
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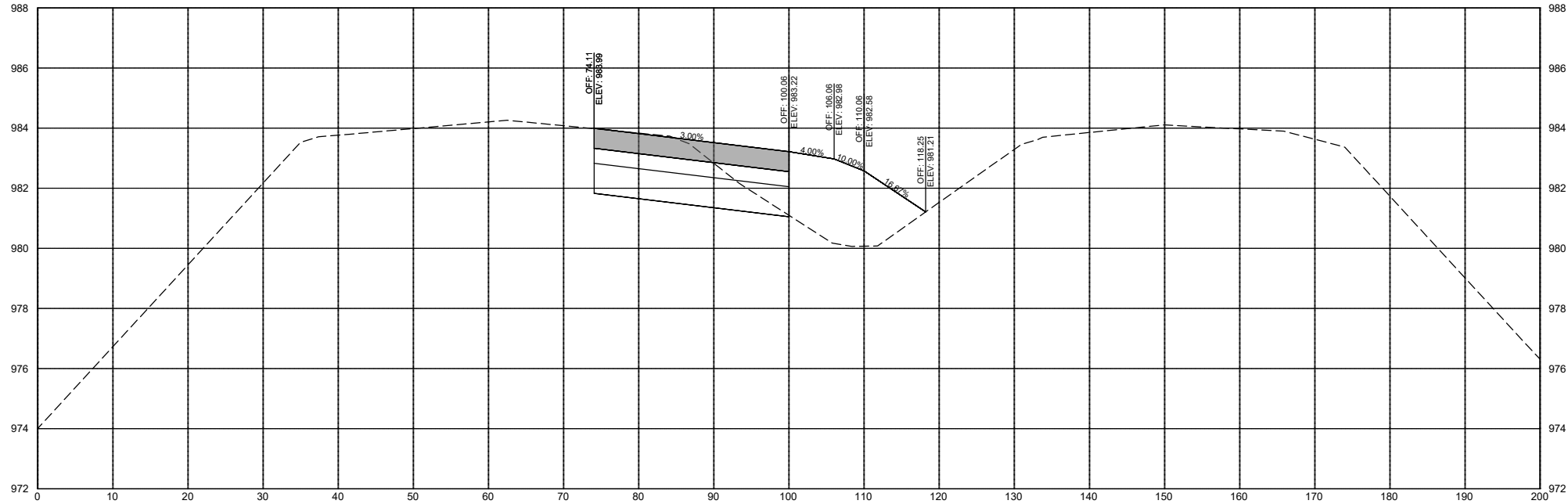


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321+50.00



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		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

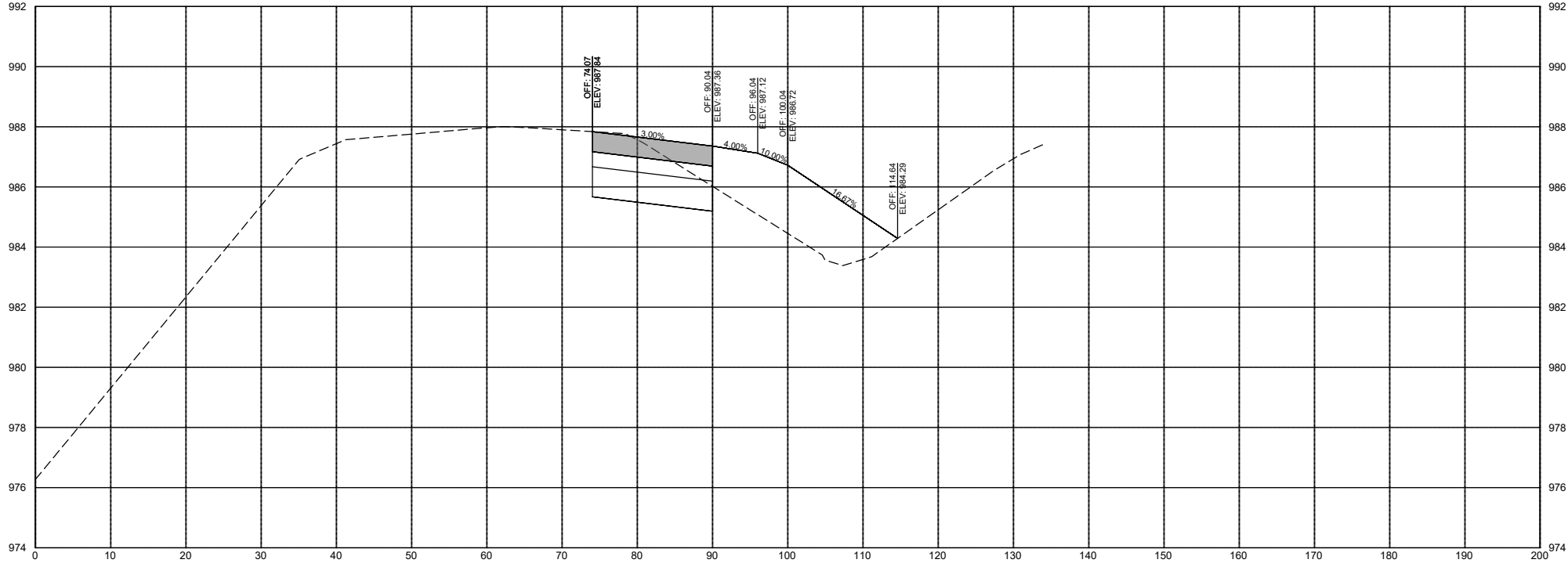
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515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

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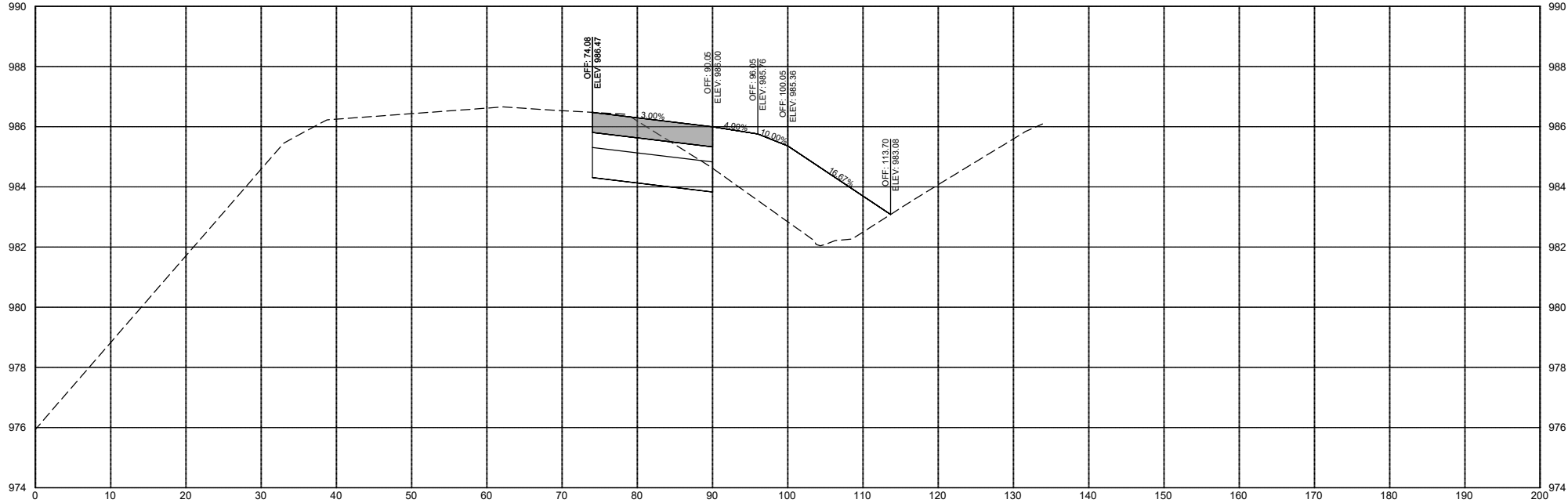
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PROJECT 42892

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		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

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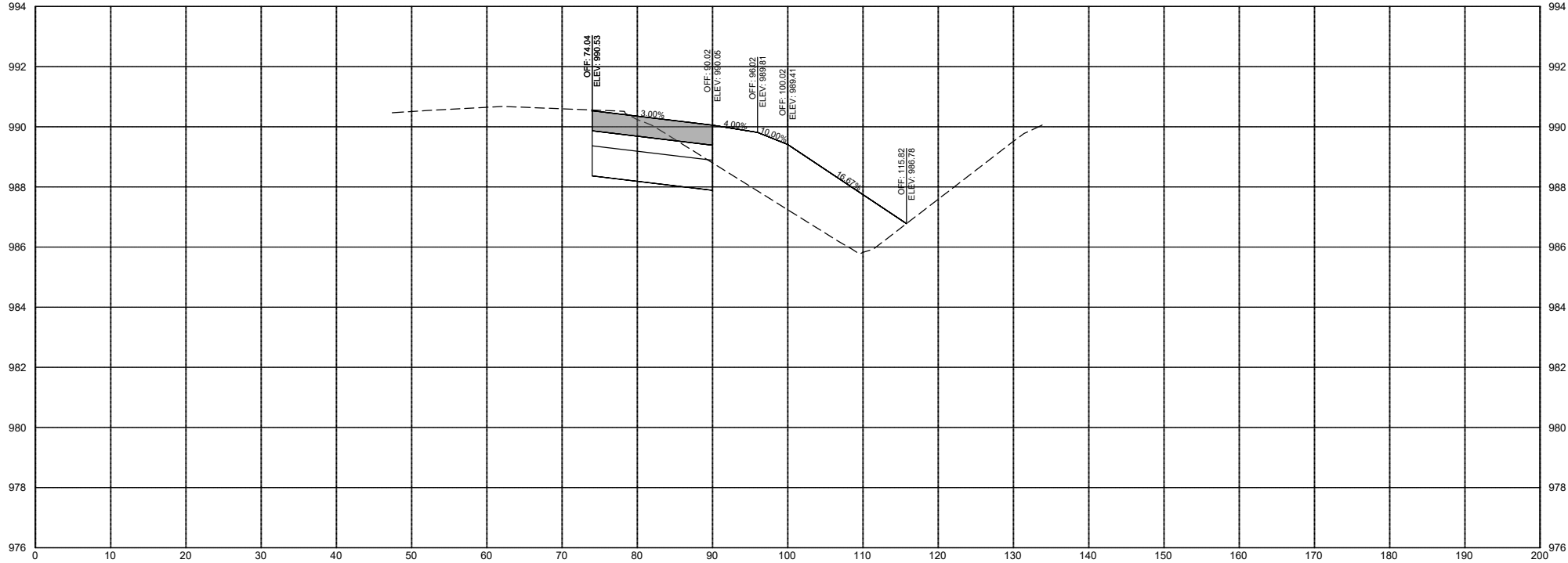
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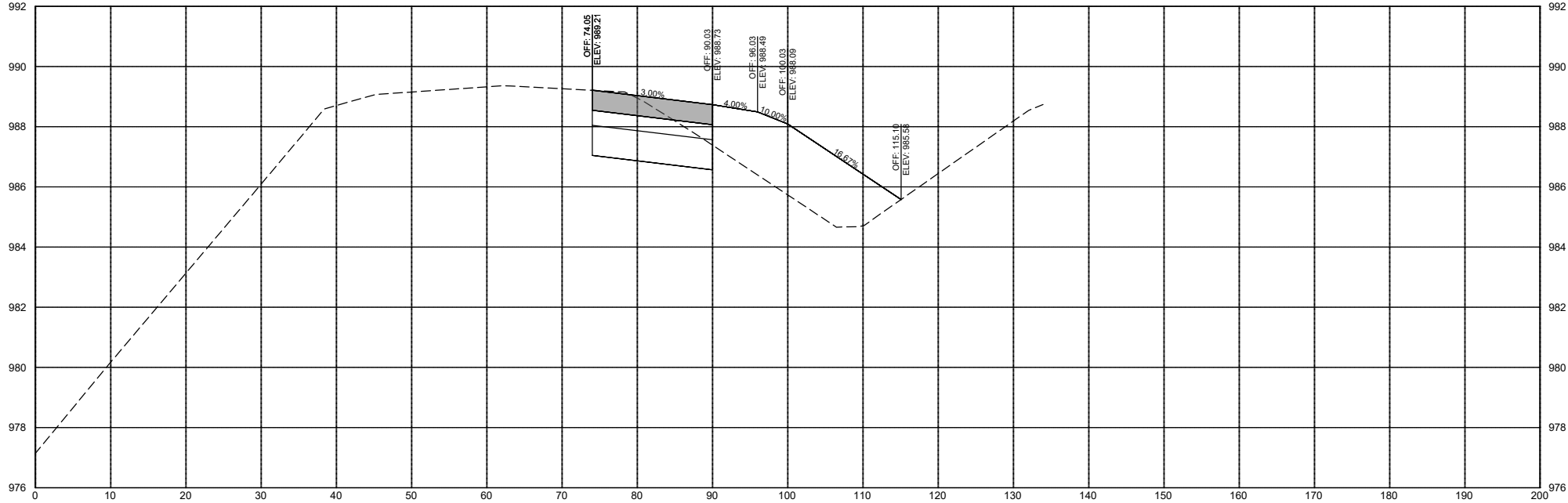
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		APPROVED	WJW
		DATE	08-07-24
		ISSUED FOR	REVIEW



CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

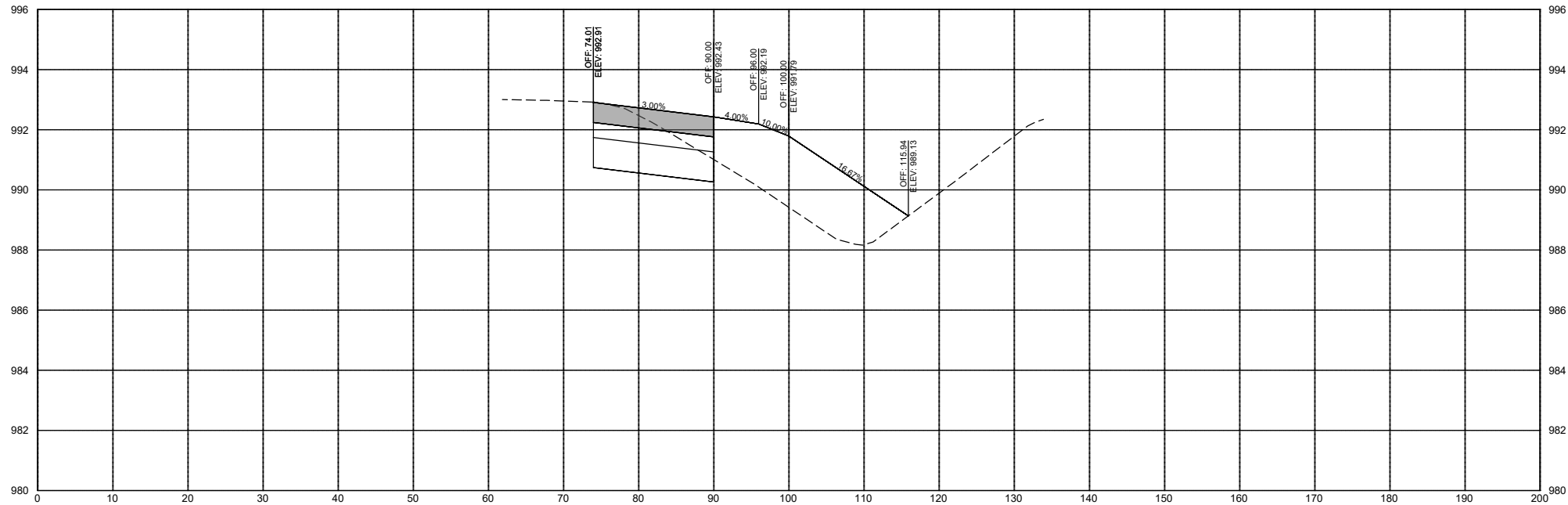
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515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

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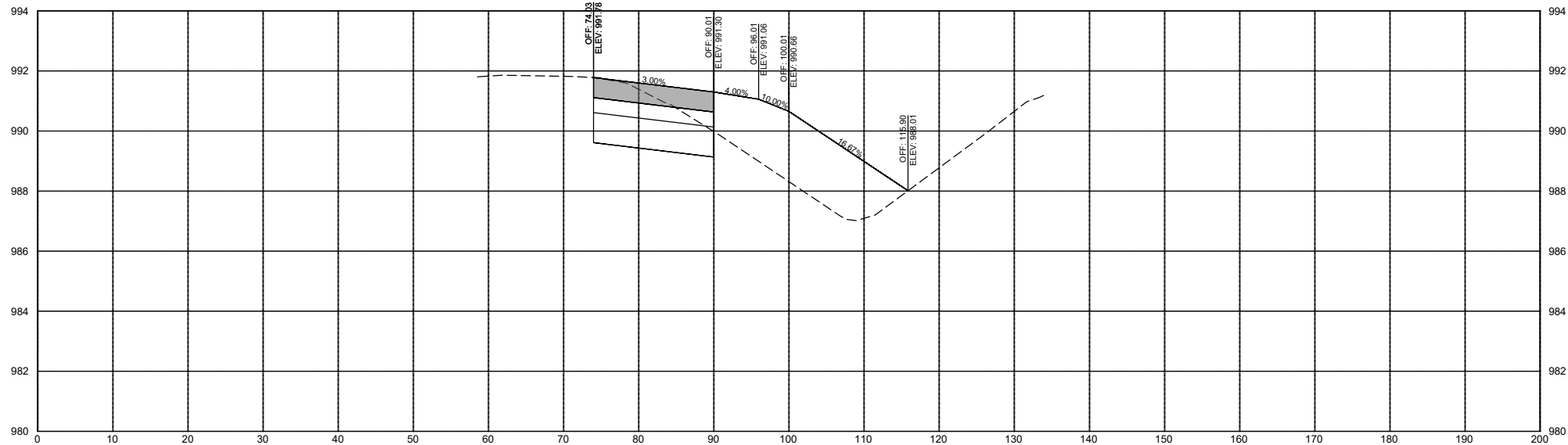
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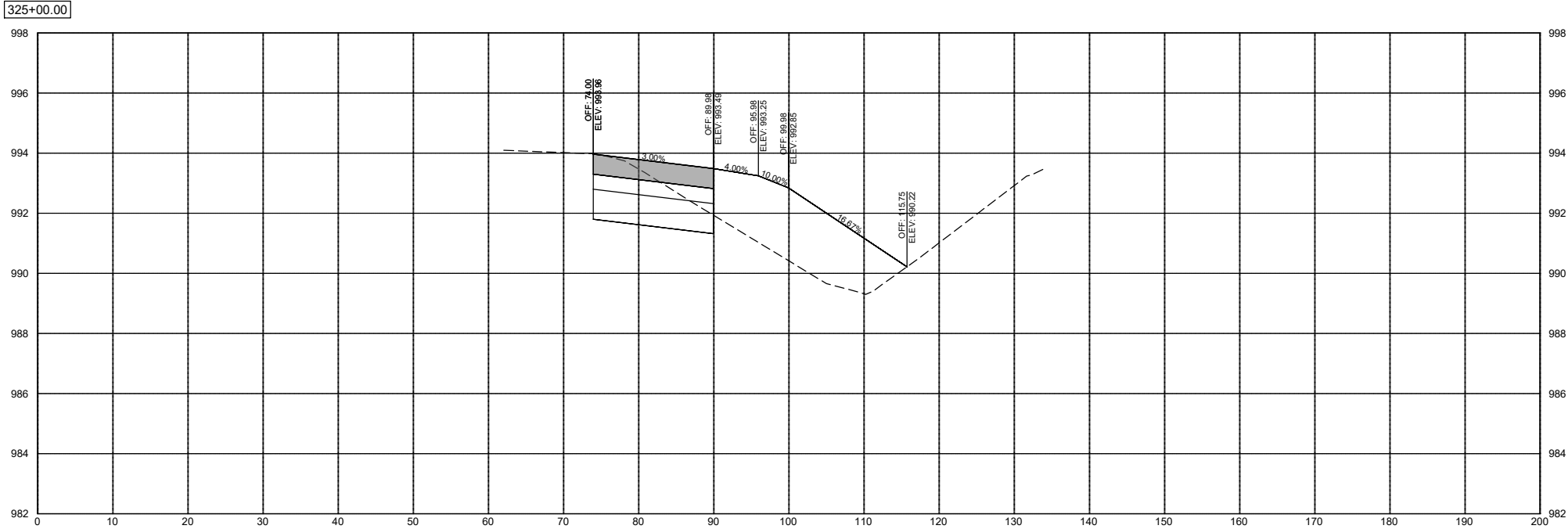
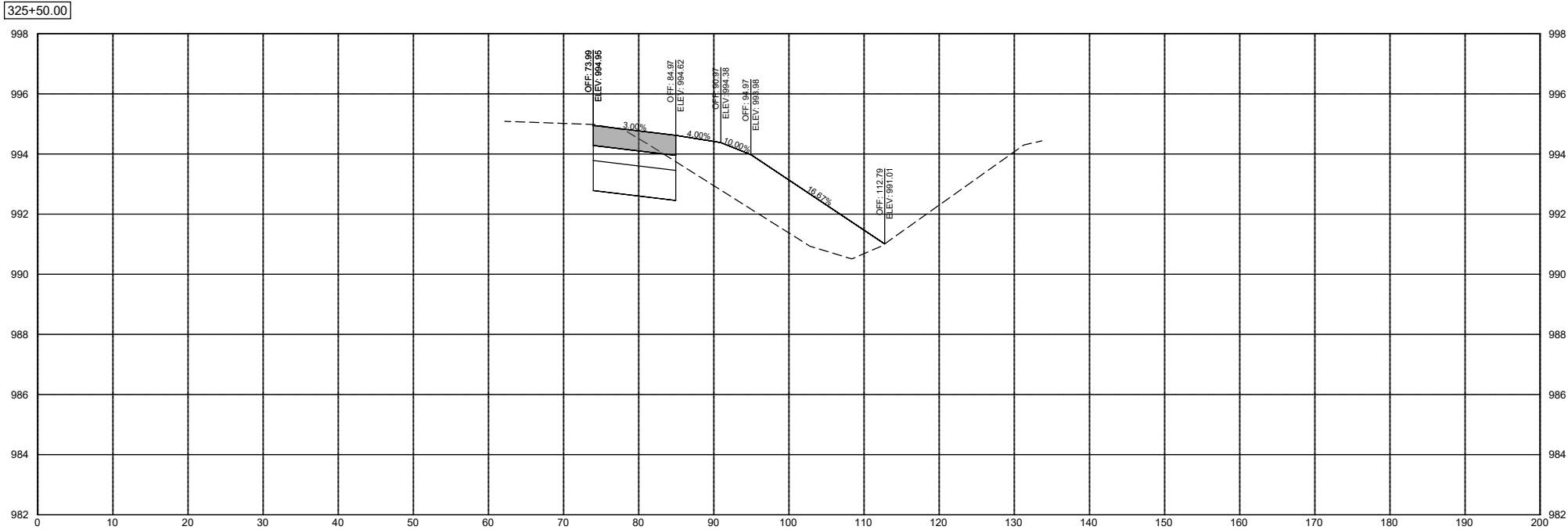


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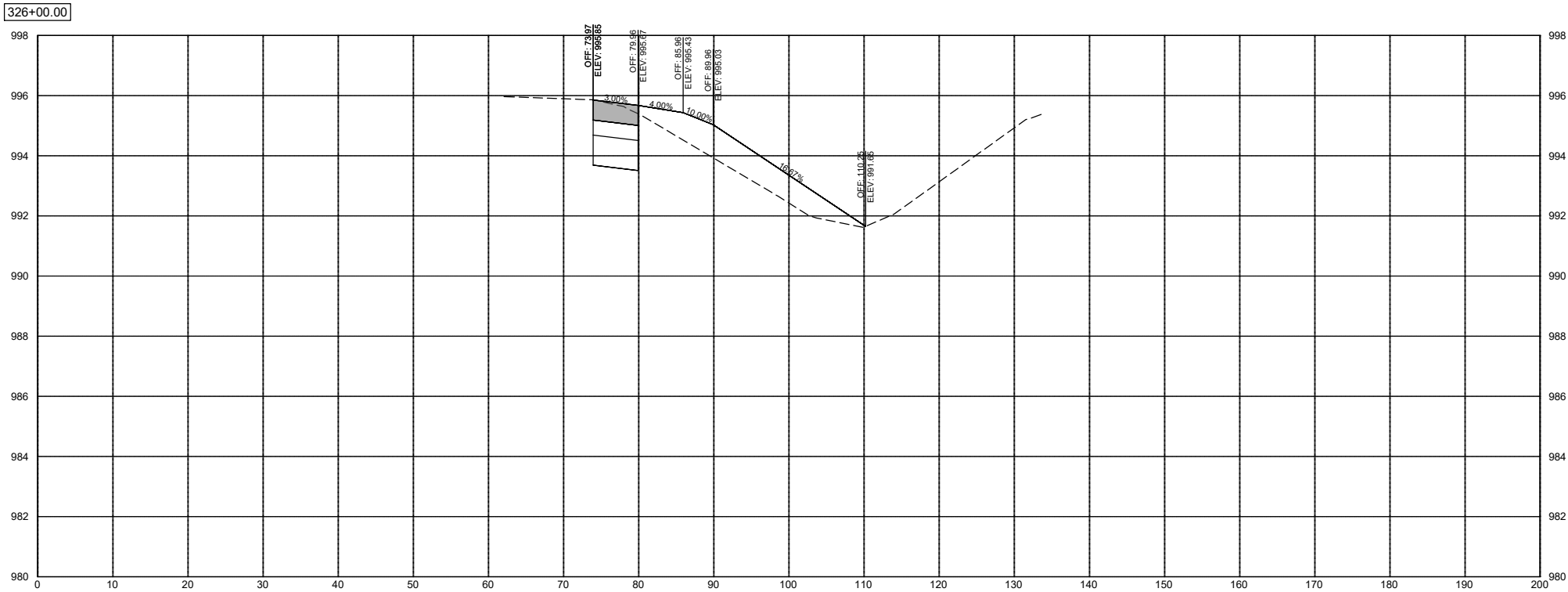


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		ISSUED FOR	REVIEW				
					3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)		PROJECT 42892





DATE	REVISIONS	SCALE	AS NOTED	 VEENSTRA & KIMM INC.	CIVIC CAMPUS IMPROVEMENTS CITY OF BONDURANT	CROSS SECTIONS - US HWY 65	DWG. NO.
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		ISSUED FOR	REVIEW				
					3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)		PROJECT 42892



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CIVIC CAMPUS IMPROVEMENTS
CITY OF BONDURANT

3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

CROSS SECTIONS - US HWY 65

PROJECT 42892

DWG. NO.
X.22

SPECIFICATIONS

FOR

CIVIC CAMPUS IMPROVEMENTS – PHASE 2

Project No. RM-0747(615)- -9D-77

RISE Agreement No. 2024-R-001

BONDURANT, IOWA

VEENSTRA & KIMM, INC.

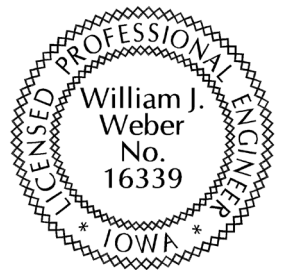


CONTRACT DOCUMENTS
FOR
CIVIC CAMPUS IMPROVEMENTS – PHASE 2
PROJECT NO. RM-0747(615)- - 9D-77
RISE AGREEMENT NO. 2024-R-001
BONDURANT, IOWA

I hereby certify that this engineering document was prepared by
me or under my direct personal supervision and that I am a duly
licensed Professional Engineer under the laws of the State of Iowa.

Signed:

Date:



William J. Weber, P.E.
Iowa License No. 16339
My license renewal date is December 31, 2025

Detailed parts covered by this seal:

All

Prepared by
VEENSTRA & KIMM, INC.
West Des Moines, Iowa

INDEX

CIVIC CAMPUS IMPROVEMENTS – PHASE 2
PROJECT NO. RM-0747(615)- - 9D-77
RISE AGREEMENT NO. 2024-R-001
BONDURANT, IOWA

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DETAILED SPECIFICATIONS

All work and materials on this project shall conform to the Statewide Urban Design and Specifications (SUDAS) 2024 as amended and as adopted by City of Bondurant, Iowa, unless otherwise noted on the plans or contract documents. Copies of Statewide Urban Design and Specifications (SUDAS) 2024 may be purchased from The Center for Transportation Research and Education, Ames, Iowa, contact: Beth Richards, phone number 515-294-2869. Order forms are also available on the following website: www.lowasudas.org.

SPECIAL PROVISIONS	SP-1
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NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE CONSTRUCTION OF THE CIVIC CAMPUS IMPROVEMENTS - PHASE 2 FOR THE CITY OF BONDURANT, IOWA

At 6:00 P.M. on the _____ day of _____ 2024, the City Council of the City of Bondurant, Iowa will, in said Council Chambers at City Hall, 200 Second Street NE, Bondurant, Iowa, hold a hearing and said Council proposes to adopt plans, specifications, form of contract and estimate of cost for the Civic Campus Improvements - Phase 2 project.

The description of the project is as follows:

CIVIC CAMPUS IMPROVEMENTS - PHASE 2

Construct Civic Campus Improvements - Phase 2 including all labor, materials, and equipment necessary to construct approximately 20,000 square yards of new 8 inch PCC Pavement 31 to 43 foot B-B, 4,500 square yards of 10 inch PCC highway lane widening, 5,000 lineal feet of 12 inch PVC watermain, 3,500 lineal feet of 8 to 12 inch sanitary sewer, 1,800 linear feet of 8 inch force main, 5,200 lineal feet of 15 to 42 inch storm sewer, intakes, storm and sanitary manholes, hydrants, valves, earthwork, traffic signals, surface restoration, traffic control, and miscellaneous associated work, including cleanup.

At said hearing, the City Council will consider the proposed plans, specifications, form of contract and estimate of cost for the project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any objections to said plans, specifications and form of contract or to the estimated cost of said improvements made by any interested party.

This notice is given by order of the Council of the City of Bondurant, Iowa.

Doug Elrod, Mayor

ATTEST:

Marketa Oliver, City Administrator

NPH-1

42892-2

NOTICE TO BIDDERS

NOTICE OF TAKING BIDS FOR THE CIVIC CAMPUS IMPROVEMENTS - PHASE 2 FOR THE CITY OF BONDURANT, IOWA

Sealed proposals will be received by the City Clerk of the City of Bondurant, Iowa, at the City Hall, 200 Second Street NE, Bondurant, Iowa, before ____:00 ____M. on the _____ day of _____ 2024 for the construction of the Civic Campus Improvements - Phase 2, as described in the plans and specifications therefor, now on file in the office of the City Clerk. Proposals will be opened and the amount of the bids announced in said Council Chambers by the City Administrator and Project Engineers at the time and date specified above.

The location of the work to be done and the kinds and sizes of materials proposed to be used are as follows:

CIVIC CAMPUS IMPROVEMENTS - PHASE 2

Construct Civic Campus Improvements - Phase 2 including all labor, materials, and equipment necessary to construct approximately 20,000 square yards of new 8 inch PCC Pavement 31 to 43 foot B-B, 4,500 square yards of 10 inch PCC highway lane widening, 5,000 lineal feet of 12 inch PVC watermain, 3,500 lineal feet of 8 to 12 inch sanitary sewer, 1,800 linear feet of 8 inch force main, 5,200 lineal feet of 15 to 42 inch storm sewer, intakes, storm and sanitary manholes, hydrants, valves, earthwork, traffic signals, surface restoration, traffic control, and miscellaneous associated work, including cleanup.

All work and materials are to be in accordance with the proposed plans, specifications, form of contract and estimate of cost now on file in the office of the City Clerk of Bondurant, Iowa, and by this reference made a part thereof as though fully set out and incorporated herein.

All proposals and bids in connection therewith shall be submitted to the City Clerk of said City on or before the time herein set for said hearing. All proposals shall be made on official bidding blanks furnished by the City, and any alterations in the official form of proposal will entitle the Council, at its option, to reject the proposal involved from consideration. Each proposal shall be sealed and plainly identified.

Each proposal shall be made out on a blank form furnished by the municipality and must be accompanied by bid security, as follows: a certified or cashier's check, drawn on a solvent Iowa bank or a bank chartered under the laws of the United States or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States, in an amount equal to ten percent (10%) of the bid, or a bid bond executed by a corporation authorized to contract as a surety in the State of Iowa in a penal sum of ten percent (10%) of the bid.

NTB-1

42892-2

Notice to Bidders

The bid security should be made payable to the CITY OF BONDURANT, IOWA. The bid security must not contain any conditions either in the body or as an endorsement thereon. The bid security shall be forfeited to the City as liquidated damages in the event the successful bidder fails or refuses to enter into a contract within 10 days after the award of contract and post bond satisfactory to the City insuring the faithful fulfillment of the contract and the maintenance of said work, if required, pursuant to the provisions of this notice and the other contract documents. Bidders will use the bid bond form included in the specifications.

At said hearing, the City Council will consider the proposed plans, specifications, form of contract and estimate of cost for the project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any objections to said plans, specifications and form of contract or to the estimated cost of said improvements made by any interested party.

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa, and to Iowa domestic labor, to the extent lawfully required under Iowa statutes; provided that the award of contract will be made to the lowest responsible bidder submitting the lowest responsive bid, which shall be determined without regard to state or local law whereby preference is given on factors other than the amount of the bid. Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

The City Council reserves the right to reject any or all bids, to waive informalities or technicalities in any bid and to accept the bid which it deems to be to the best interest of the City. The City reserves the right to defer acceptance of any proposal for a period not to exceed thirty (30) calendar days from the date of hearing.

The successful bidder will be required to furnish a bond in an amount equal to one hundred percent (100%) of the contract price, said bond to be issued by a responsible surety approved by the City Council and authorized to transact business in the State of Iowa and shall guarantee the faithful performance of the contract and the terms and conditions therein contained, and shall guarantee the prompt payment to all persons, firms, subcontractors and corporations furnishing materials for or performing labor in the prosecution of the work, and the maintenance of improvements in good repair for not less than four (4) years from the time of acceptance of the improvements by the City.

Notice to Bidders

The work will commence within ten (10) calendar days as set out in written Notice to Proceed and shall be substantially completed except final surface restoration by November 28, 2025. All final surface restoration shall be completed by May 29, 2026. Failure to complete the work under the specified schedule will result in liquidated damages of \$1,500.00 per consecutive calendar day until the project is complete, with due allowances for extensions of the contract period due to conditions beyond the control of the Contractor.

Payment for said improvements will be made in cash from sale of general obligation bonds or notes, water revenue bonds or notes, or from such funds as are legally available for said purposes. Any combination of the above methods of payment may be used at the discretion of the City Council.

Payment to the Contractor will be on the basis of monthly estimates equivalent to ninety-five percent (95%) of the contract value of the work completed and material delivered to the site during the preceding calendar month less penalties. Payments made shall in no way be construed as an act of acceptance for any part of the work partially or totally completed.

A sales tax exemption certificate will be available for all material purchased for incorporation in the project.

Plans and specifications governing the construction of the proposed improvements, and the prior proceedings of the City Council referring to and defining said proposed improvements are hereby made a part of this notice and the proposed contract by reference and the proposed contract shall be executed in compliance therewith.

Copies of said plans and specifications are now on file in the office of the City Clerk, for examination by bidders. Copies may be obtained from Veenstra & Kimm, Inc., 3000 Westown Parkway, West Des Moines, Iowa 50266.

This notice is given by order of the Council of the City of Bondurant, Iowa.

Doug Elrod, Mayor

ATTEST:

Marketa Oliver, City Administrator

NTB-3

42892-2

INSTRUCTIONS TO BIDDERS

CIVIC CAMPUS IMPROVEMENTS - PHASE 2 BONDURANT, IOWA

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| 3. EXAMINATION OF WORK | 14. PAYMENT |
| 4. QUALIFICATIONS OF BIDDERS | 15. APPROVAL OF MATERIALS |
| 5. METHOD OF BIDDING | 16. PERIOD OF GUARANTEE AND BOND |
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| 7. EVALUATION OF BIDS | 18. IOWA RECIPROCAL PREFERENCE |
| 8. BID SECURITY | 19. AFFIRMATIVE ACTION |
| 9. WITHDRAWAL OF BIDS | |
| 10. EXECUTION OF CONTRACT | |
| 11. CONTRACT TERMINATION | |

1. DEFINITION OF TERMS

- 1.1 "Owner" shall mean the City of Bondurant, Iowa, acting through the City Council or an authorized representative of the City Council.
- 1.2 "Person" shall mean any individual, partnership, society, association, joint stock company, corporation, estate, receiver, trustee, assignee or referee, whether appointed by a court or otherwise, and any combination of individuals.
- 1.3 "Bidder" shall mean any person who submits a Proposal to furnish the work described in the Contract Documents.
- 1.4 "Contractor" shall mean the person with whom the Owner may enter into contract for the execution of the work specified.
- 1.5 "Subcontractor" shall mean the person supplying materials, labor, equipment and appurtenances for the work, such person having contractual relations with the Contractor, but not with the Owner.
- 1.6 "Engineer" shall mean Veenstra & Kimm, Inc. of West Des Moines, Iowa.

- 1.7 "Standard Drawings" shall mean construction detail drawings bound with these specifications.
- 1.8 "Work" shall mean the work to be done and the equipment, materials, supplies and be furnished under the contract, unless some other meaning is indicated by the context.
- 1.9 "Station", "Sta." shall mean one hundred (100) linear feet measure.
- 1.10 "Or equal" shall follow manufacturers' names used to establish standards and, if not stated, is implied.
- 1.11 "Or approved equal" shall follow manufacturers names approved for use in project. Manufacturers who are not listed may not be used without approval of Engineer prior to bidding.

2. CONTRACT DOCUMENTS

- 2.1 Contract Documents, sometimes referred to as the "plans and specifications," shall mean and include the following parts as used herein:
 - 2.1.1 Notice to Bidders
 - 2.1.2 Instructions to Bidders
 - 2.1.3 Proposal
 - 2.1.4 Contract
 - 2.1.5 Bond
 - 2.1.6 General Conditions
 - 2.1.7 Special Conditions
 - 2.1.8 Plans List
 - 2.1.9 Detailed Specifications
 - 2.1.10 Plans listed in the specifications
 - 2.1.11 Numbered addenda issued to the foregoing.

3. EXAMINATION OF WORK

- 3.1 Bidders shall familiarize themselves with the specifications and with all conditions which will affect construction. It will be assumed that bidders have made a personal examination of the job and the physical conditions affecting the work.

4. QUALIFICATIONS OF BIDDERS

- 4.1 Bidders shall be prepared to satisfy Owner as to integrity, experience, adequacy of equipment and personnel, and financial ability to perform work specified.
- 4.2 If successful bidder is a non-Iowa corporation, they shall submit proof to Owner prior to execution of contract that they have been authorized by Secretary of State to do business in Iowa.

5. METHOD OF BIDDING

- 5.1 Bidders shall submit unit and lump sum prices for the work covered by the plans and specifications. Prices shall cover complete work and include all costs incidental thereto, unless indicated otherwise.
- 5.2 Bids will be computed using quantities shown in proposal. Unit price quantities are approximate and only for comparison of bids. Engineer retains right to change location, quantities and combination of units as may be required during progress of construction. Compensation due Contractor will be computed on basis of final quantities of completed work.
 - 5.2.1 In the event of discrepancies between unit prices and unit price extensions listed in bidder's proposal, unit prices shall govern and unit price extensions and total bid shall be corrected, as necessary, for agreement with unit prices. The total price will be determined on the basis of corrected extensions of the unit prices.
- 5.3 Unit prices for payment items included in the specifications, but not listed in the PROPOSAL, will be negotiated, if needed.

6. SUBMISSION OF BIDS

- 6.1 Bidders shall submit the Proposal stamped "Official Bid". The Proposal stamped "Official Bid" is considered the original Proposal and shall be used for bidding. Submit in a sealed envelope. Envelope shall bear return address of the bidder and shall be addressed as follows:

To:

Proposal For:

City Clerk
City of Bondurant
200 2nd Street NE
Bondurant, Iowa 50035-0037

Civic Campus Improvements - Phase 2

- 6.2 Bids shall be signed by a legally authorized representative of the bidder.

7. EVALUATION OF BIDS

- 7.1 Award of contract will be made on the lowest responsive, responsible bid as selected by the Owner. The City Council reserves the right to reject any and all bids and to waive informalities or technicalities and to enter into such contract as it shall deem for the best interest of the City.

8. BID SECURITY

- 8.1 Each bid shall be accompanied by bid security in the form and amount set out in the Notice to Bidders.
- 8.2 Bid security shall be enclosed in a sealed envelope with the bid, or in a separate sealed envelope.
- 8.3 The bid security shall be forfeited and become the property of the Owner in case the bidder fails or refuses to enter into contract and to furnish bond within 10 calendar days after their proposal shall have been accepted.
- 8.4 Bid security of the unsuccessful bidders will be returned as soon as the successful bidder is determined or within 30 days, whichever is sooner; bid security of successful bidder will be returned upon execution of contract and furnishing of bond.
- 8.5 Use bid bond form included with specifications.

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9. WITHDRAWAL OF BIDS

- 9.1 A bidder may withdraw their bid at any time prior to scheduled closing time for receipt of bids, but no bid shall be withdrawn for a period of 30 calendar days thereafter.

10. EXECUTION OF CONTRACT

- 10.1 The successful bidder shall enter into a written contract with the Owner, within 10 days after acceptance of their proposal on the forms included with these specifications, for the performance of the work awarded to him.
- 10.2 The contract, when executed, shall be deemed to include the entire agreement between the parties hereto, and the Contractor shall not claim any modification thereof resulting from any representation or promise made at any time by any representative of the Owner or any other person.

11. CONTRACT TERMINATION

- 11.1 Provisions of law, as contained in Chapter 573A of the Code of Iowa shall apply to and be a part of this contract. Chapter 573A provides for termination of contracts for construction of public improvements when construction or work thereon is stopped because of a national emergency. The provisions of Chapter 573A shall be binding upon all parties thereto, including subcontractors and sureties upon any bond given or filed in connection therewith.

12. TAXES

- 12.1 The Owner will issue a sales tax exemption certificate applicable for all materials purchased for the project.
- 12.2 Income tax:
- 12.2.1 Successful bidder is subject to payment of Iowa income tax on income from this work in amounts prescribed by law.
- 12.2.2 If successful bidder is a non-Iowa partnership, individual or association, they shall furnish evidence prior to execution of contract, that bond or securities have been posted with the Iowa Department of Revenue in the amount required by law.

13. PREFERENCE FOR LABOR AND MATERIALS

13.1 Contractor shall observe the laws of the State of Iowa with regard to preference for labor and materials. So far as may be done under the law, Contractor shall give preference to local concerns in purchase of materials, insurance and bonds.

13.2 The Iowa Reciprocal Preference Act (SF 2160) applies to the contract with respect to bidders who are not Iowa residents.

14. PAYMENT

14.1 Payment will be made in cash as set forth in Notice to Bidders.

14.2 Payments will be made on the basis of estimates prepared by Contractor and approved by Engineer, solely for the purpose of payment; approval by Engineer shall not be deemed approval of workmanship or material.

15. APPROVAL OF MATERIALS

15.1 Approval of substitutions of any materials or equipment other than that specified shall be obtained in writing from the Engineer. Otherwise, it will be assumed Contractor will furnish materials or equipment specified.

16. PERIOD OF GUARANTEE AND BOND

16.1 Contractor shall guarantee work for a period of four (4) years from date of final acceptance of the work by the Owner as provided for in the Code of Iowa. Surety bond furnished by Contractor shall run for a like period.

17. SOIL BORINGS

17.1 Soil borings have not been made along proposed route of work.

17.2 Obtain permission from the Owner to make soil borings along proposed route of work.

17.3 Bidders responsible for obtaining utility locations for any borings and for all utilities damaged by the boring activities.

18. IOWA RECIPROCAL PREFERENCE

- 18.1 In accordance with the requirements of the Iowa Department of Labor all bidders must submit a fully completed Bidder Status Form. The Bidder Status Form must be included with and is considered an essential attachment to the Proposal. Any Proposal that does not include a fully completed Bidder Status Form may result in the Proposal being determined non-responsive.

19. AFFIRMATIVE ACTION

- 19.1 The bidder is required to comply with Contract Provisions for Targeted Small Business (TSB) Affirmative Action Responsibilities on Non-Federal-aid Projects included in the specifications.
- 19.1.1 Bidder is required to complete IDOT Form 730007 "Targeted Small Business (TSB) pre-bid contact information" and submit with bid. Form 730007 is included in the specifications.
- 19.1.2 No goal has been set for this project. Contractor is required to use position efforts in utilizing TSBs on the project.

PROPOSAL

CIVIC CAMPUS IMPROVEMENTS – PHASE 2
PROJECT NO. RM-0747(615)- - 9D-77
RISE AGREEMENT NO. 2024-R-001
BONDURANT, IOWA

Name of Bidder _____

Address of Bidder _____

To: City Council
City of Bondurant
200 2nd Street NE
Bondurant, IA 50035-0037

The undersigned bidder submits herewith bid security amounting to ten percent (10%) of the total amount of the bid which shall become the property of the City of Bondurant should the undersigned fail or refuse to execute a contract and to furnish bond as called for in the specifications within the time provided.

The undersigned bidder, having examined the Contract Documents, and having familiarized himself with the nature and location of the work to be done and the conditions under which the work will be performed, hereby proposes to provide the required labor, services, and materials and to perform the work described in the specifications, and addenda __, __, __, and __, within the time and for the sum or sums stated hereinafter on attached proposal schedule; which proposal schedule is hereby made a part of this proposal.

The undersigned bidder certifies that this proposal is made in good faith, without collusion or connection with any other person or persons bidding on the work.

The undersigned bidder states that this proposal is made in conformity with the specifications and agrees that in the event of any discrepancies or differences between any conditions of his proposal and the specifications prepared by VEENSTRA & KIMM, INC., that the provisions of the latter shall prevail.

Bidder _____

By _____

Title _____

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PROPOSAL SCHEDULE

CIVIC CAMPUS IMPROVEMENTS – PHASE 2

1. Construct Campus Drive Improvements – Phase 2 for the following unit and lump sum prices:

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Phase 2 Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
DIVISION 2 – EARTHWORK					
2.01	Clearing and Grubbing	LS	1	\$ _____	\$ _____
2.02	Topsoil	CY	22,025	_____	_____
2.03	Class 10 Excavation	CY	20,530	_____	_____
2.04	Below Grade Excavation (Core Out)	CY	928	_____	_____
2.05	Subgrade Preparation	SY	27,806	_____	_____
2.06	Granular Stabilization	TONS	1,753.0	_____	_____
2.07	Subgrade Treatment, Geogrid	SY	2,781	_____	_____
2.08	Modified Subbase	SY	27,806	_____	_____
2.09	Compaction Testing	LS	1	_____	_____
DIVISION 4 – SEWERS AND DRAINS					
4.01	Sanitary Sewer, Trenched, 8" PVC	LF	974	_____	_____
4.02	Sanitary Sewer, Trenched, 10" PVC	LF	1,797	_____	_____

					<u>Proposal</u>
<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Phase 2 Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
4.03	Sanitary Sewer, Trenched, 12" PVC	LF	826	\$ _____	\$ _____
4.04	Sanitary Sewer Force Main, Trenched, 8" PVC	LF	1,857	_____	_____
4.05	Sanitary Sewer Force Main Abandonment, Plug	LS	1	_____	_____
4.06	Sanitary Sewer Service Stub, 6" PVC	LF	420	_____	_____
4.07	Storm Sewer, Trenched, RCP, 15"	LF	2,230	_____	_____
4.08	Storm Sewer, Trenched, RCP, 18"	LF	440	_____	_____
4.09	Storm Sewer, Trenched, RCP, 24"	LF	543	_____	_____
4.10	Storm Sewer, Trenched, RCP, 36"	LF	405	_____	_____
4.11	Storm Sewer, Trenched, RCP, 42"	LF	1,614	_____	_____
4.12	Pipe Apron, Concrete, 15"	EA	2	_____	_____
4.13	Pipe Apron, Concrete, 24"	EA	2	_____	_____
4.14	Removal of Culverts	LF	141	_____	_____
4.15	Subdrain, Type 1, PVC, 6"	LF	8,446	_____	_____
4.16	Subdrain Cleanouts	EA	7	_____	_____
4.17	Subdrain Outlet	EA	72	_____	_____
4.18	Field Tile Repair	LF	200	_____	_____

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					<u>Proposal</u>
<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Phase 2 Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
4.18	Beveled Pipe and Guard, 24"	EA	1	\$ _____	\$ _____

DIVISION 5 – WATER MAINS AND APPURTENANCES

5.01	Water Main, 4" PVC, Trenched	LF	1,850	_____	_____
5.02	Water Main, 12" PVC, Trenched	LF	4,982	_____	_____
5.03	Gate Valve, 4"	EA	2	_____	_____
5.04	Gate Valve, 12"	EA	10	_____	_____
5.05	Tapping Sleeve and Valve, 12"	EA	1	_____	_____
5.06	Water Service Stubs, 1.5"	EA	6	_____	_____
5.07	Water Service Stubs, 8"	EA	2	_____	_____
5.08	Water Service Stubs, 1.5"	LF	355	_____	_____
5.09	Water Service Stubs, 8"	LF	100	_____	_____
5.10	Hydrant Assembly	EA	16	_____	_____
5.11	Connection to Existing	EA	2	_____	_____
5.12	Water Main Abandonment	LS	1	_____	_____

DIVISION 6 – STRUCTURES FOR SANITARY AND STORM SEWERS

6.01	Manhole, SW-301, 48"	EA	16	_____	_____
6.02	Manhole, SW-401, 72"	EA	14	_____	_____

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					<u>Proposal</u>
<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Phase 2 Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
6.03	Manhole, SW-401, 84"	EA	1	\$ _____	\$ _____
6.04	Manhole, SW-401, 96"	EA	2	_____	_____
6.05	Manhole, SW-406	EA	1	_____	_____
6.06	Intake, SW-508	EA	46	_____	_____
6.07	Intake, SW-510	EA	4	_____	_____

DIVISION 7 – STREETS AND RELATED WORK

7.01	Pavement, PCC, 8"	SY	19,593	_____	_____
7.02	Pavement, PCC, 10"	SY	4,426	_____	_____
7.03	Pavement Samples and Testing	LS	1	_____	_____
7.04	Granular Surfacing	TONS	50.0	_____	_____
7.05	Granular Shoulder, Type B	TONS	351.0	_____	_____
7.06	Pavement Removal	SY	10,672	_____	_____
7.07	Driveway Removal	SY	50	_____	_____
7.08	Driveway, PCC	SY	244	_____	_____
7.09	Sidewalk, PCC	SY	615	_____	_____
7.10	Share Use Path, PCC	SY	3,821	_____	_____

					<u>Proposal</u>
<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Phase 2 Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
7.11	Special Subgrade Preparation for Shared Use Paths	SY	1,167	_____	_____
7.12	Detectable Warnings	SF	160	_____	_____
7.13	Sidewalk/Driveway Assurance Testing	LS	1	_____	_____
DIVISION 8 – TRAFFIC CONTROL					
8.01	Traffic Signals	LS	1	_____	_____
8.02	Painted Pavement Markings, Solvent/Waterborne	STA	138.0	_____	_____
8.03	Painted Symbols and Legends	EA	12	_____	_____
8.04	Temporary Traffic Control	LS	1	_____	_____
8.05	Traffic Signs	EA	10	_____	_____
DIVISION 9 – SITE WORK AND LANDSCAPING					
9.01	Hydraulic Seeding, Type 1	AC	9.5	_____	_____
9.02	Hydraulic Seeding, Type 2	AC	1.0	_____	_____
9.03	SWPPP Preparation	LS	1	_____	_____
9.04	SWPPP Management	LS	1	_____	_____
9.05	Filter Socks, 9"	LF	9,545	_____	_____

					<u>Proposal</u>
<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Phase 2 Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
9.06	Filter Socks, Removal	LF	9,545	\$ _____	\$ _____
9.07	Erosion Control Mulching, Hydromulching	AC	10.5	_____	_____
9.08	Rip Rap	TONS	50.0	_____	_____

DIVISION 11 – MISCELLANEOUS

11.01	Construction Survey	LS	1	_____	_____
11.02	Mobilization	LS	1	_____	_____
11.03	Signing – District Identification	EA	2	_____	_____

TOTAL BID
(Items 2.01 – 11.03) \$ _____

2. The work will commence within ten (10) calendar days as set out in written Notice to Proceed and shall be substantially completed except final surface restoration by November 28, 2025. All final surface restoration shall be completed by May 29, 2026.
3. Liquidated damages of \$1,500.00 per consecutive calendar day until the project is complete, with due allowances for extensions of the contract period due to conditions beyond the control of the Contractor.
4. Required attachment:
 - Bidder Status Form
 - IDOT Form 730007

Bidder Status Form

To be completed by all bidders

Part A

Please answer "Yes" or "No" for each of the following:

☐ Yes ☐ No

My company is authorized to transact business in Iowa.
(To help you determine if your company is authorized, please review the worksheet on the next page).

☐ Yes ☐ No

My company has an office to transact business in Iowa.

☐ Yes ☐ No

My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.

☐ Yes ☐ No

My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.

☐ Yes ☐ No

My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a nonresident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders

Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: _____ / _____ / _____ to _____ / _____ / _____

Address: _____

City, State, Zip: _____

Dates: _____ / _____ / _____ to _____ / _____ / _____

Address: _____

City, State, Zip: _____

Dates: _____ / _____ / _____ to _____ / _____ / _____

Address: _____

City, State, Zip: _____

You may attach additional sheet(s) if needed.

To be completed by non-resident bidders

Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State:

2. Does your company's home state or foreign country offer preferences to resident bidders, resident labor force preferences or any other type of preference to bidders or laborers?

☐ Yes ☐ No

3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

You may attach additional sheet(s) if needed.

To be completed by all bidders

Part D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: _____

Signature: _____ Date: _____

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

- ☐ Yes ☐ No My business is currently registered as a contractor with the Iowa Division of Labor.
- ☐ Yes ☐ No My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.
- ☐ Yes ☐ No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.
- ☐ Yes ☐ No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.
- ☐ Yes ☐ No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa secretary of state, has filed its most recent biennial report with the secretary of state, and has neither received a certificate of withdrawal from the secretary of state nor had its authority revoked.
- ☐ Yes ☐ No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.
- ☐ Yes ☐ No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.
- ☐ Yes ☐ No My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.
- ☐ Yes ☐ No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.
- ☐ Yes ☐ No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.
- ☐ Yes ☐ No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.

Contractor _____

Page # _____

Project # _____

TARGETED SMALL BUSINESS (TSB) PRE-BID CONTACT INFORMATION

County _____

City _____

(To Be Completed By All Bidders Per The Current Contract Provision)

In order for your bid to be considered responsive, you are required to provide information on this form showing your Targeted Small Business contacts made with your bid submission. This information is subject to verification and confirmation.

In the event it is determined that the Targeted Small Business goals are not met, then before awarding the contract, the Contracting Authority will make a determination as to whether or not the apparent successful low bidder made good faith efforts to meet the goals.

NOTE: Every effort shall be made to solicit quotes or bids on as many subcontractable items as necessary to achieve the established goals. If a TSB's quote is used in the bid, it is assumed that the firm listed will be used as a subcontractor.

TABLE OF INFORMATION SHOWING BIDDERS PRE-BID
TARGETED SMALL BUSINESS (TSB) CONTACTS

SUBCONTRACTOR	TSB	DATES CONTACTED	QUOTES RECEIVED		QUOTATION USED IN BID	
			YES/NO	DATES CONTACTED	YES/NO	DOLLAR AMT. PROPOSED TO BE SUBCONTRACTED

Total dollar amount proposed to be subcontracted to TSB on this project \$ _____

List items by name to be subcontracted:

CONTRACT PROVISION

Targeted Small Business (TSB) Affirmative Action Responsibilities on Non-Federal-aid Projects (Third-party State-Assisted Projects)

1. TSB DEFINITION

A TSB is a small business, as defined by Iowa Code Section 15.102(10), which is 51% or more owned, operated and actively managed by one or more women, minority persons, service-disabled veterans or persons with a disability provided the business meets all of the following requirements: is located in this state, is operated for profit and has an annual gross income of less than 4 million dollars computed as an average of the three preceding fiscal years.

2. TSB REQUIREMENTS

In all State-assisted projects made available through the Iowa Department of Transportation, local governments have certain affirmative action requirements to encourage and increase participation of disadvantaged individuals in business enterprises. These requirements are based on Iowa Code Section 19B.7. These requirements supersede all existing TSB regulations, orders, circulars, and administrative requirements.

3. TSB DIRECTORY INFORMATION

Available from: Iowa Economic Development Authority
Targeted Small Business Certification Program
1963 Bell Ave.
Suite 200
Des Moines, IA 50315
Phone: (515-348-6193)
Website: <https://www.iowaeda.com/small-business/targeted-small-business/>

4. THE CONTRACTOR'S TSB POLICY

The contractor is expected to promote participation of disadvantaged business enterprises as suppliers, manufacturers and subcontractors through a continuous, positive, result-oriented program. Therefore, the contractor's TSB policy shall be:

It is the policy of this firm that Targeted Small Business (TSB) concerns shall have the maximum practical opportunity to participate in contracts funded with State-assisted funds which are administered by this firm (e.g. suppliers, manufacturers and subcontractors). The purpose of our policy is to encourage and increase the TSB participation in contracting opportunities made available by State-assisted programs.

5. CONTRACTORS SHALL APPOINT AN EQUAL EMPLOYMENT OPPORTUNITY (EEO) OFFICER

The contractor shall designate a responsible person to serve as TSB officer to fulfill the contractors affirmative action responsibilities. This person shall have the necessary statistics, funding, authority, and responsibility to carry out and enforce the firm's EEO policy. The EEO officer shall be responsible for developing, managing, and implementing the program on a day-to-day basis. The officer shall also:

- A. For current TSB information, contact the Iowa Economic Development Authority (515-348-6193) to identify potential material suppliers, manufacturers, and contractors.

TSB AFFIRMATIVE ACTION RESPONSIBILITIES

- B. Make every reasonable effort to involve TSBs by soliciting quotations from them and incorporating them into the firm's bid.
- C. Make every reasonable effort to establish systematic written and verbal contact with those TSBs having the materials or expertise to perform the work to be subcontracted, at least two weeks prior to the time quotations are submitted. Maintain complete records of negotiations efforts.
- D. Provide or arrange for assistance to TSBs in seeking bonding, analyzing plans/specifications or other actions that can be viewed as technical assistance.
- E. Ensure the scheduled progress payments are made to TSBs as agreed in subcontract agreements.
- F. Require all subcontractors and material suppliers to comply with all contract equal opportunity and affirmative action provisions.

6. COUNTING TSBs PARTICIPATION ON A PROJECT

TSBs are to assume actual and contractual responsibilities for provision of materials/supplies, subcontracted work, or other commercially useful function.

A. The bidder may count:

- 1) Planned expenditures for materials/supplies to be obtained from TSB suppliers and manufacturers;
or
- 2) Work to be subcontracted to a TSB; or
- 3) Any other commercially useful function.

B. The contractor may count:

- 1) 100% of an expenditure to a TSB manufacturer that produces/supplies goods manufactured from raw materials.
- 2) 60% of an expenditure to TSB suppliers that are not manufacturers; provided the suppliers perform a commercially useful function in the supply process.
- 3) Only those expenditures to TSBs that perform a commercially useful function in the work of a contract, including those as a subcontractor.
- 4) Work the Contracting Authority has determined that it involves a commercially useful function. The TSB must have a necessary and useful role in the transaction of a kind for which there is a market outside the context of the TSB program. For example, leasing equipment or purchasing materials from prime contractor would not count.

7. REQUIRED DATA, DOCUMENTS AND CONTRACT AWARD PROCEDURES FROM BIDDERS/CONTRACTORS FOR PROJECTS WITH ASSIGNED GOALS

A. Bidders

TSB AFFIRMATIVE ACTION RESPONSIBILITIES

Bidders who fail to demonstrate reasonable positive efforts may be declared ineligible to be awarded the contract. Bidders shall complete the bidding documents plus a separate form called "TSB Pre-Bid Contact Information". This form includes:

- 1) Name(s) of the TSB(s) contacted regarding subcontractable items.
- 2) Date of the contract.
- 3) Whether or not a TSB bid/quotation was received.
- 4) Whether or not the TSB's bid/quotation was used.
- 5) The dollar amount proposed to be subcontracted.

B. Contractors Using Quotes From TSBs

Use those TSBs whose quotes are listed in the "Quotation Used in Bid" column along with a "yes" indicated on the Pre- Bid Contract Information Form.

C. Contractors NOT Using Quotes From TSBs

If there are no TSBs listed on the Pre-bid Contact Information Form, then the contractor shall document all efforts made to include TSB participation in this project by documenting the following:

- 1) What pre-solicitation or pre-bid meetings scheduled by the contracting authority were attended?
- 2) Which general news circulation, trade associations and/or minority-focused media were advertised concerning the subcontracting opportunities?
- 3) Were written notices sent to TSBs that TSBs were being solicited and was sufficient time allowed for the TSBs to participate effectively?
- 4) Were initial solicitations of interested TSBs followed up?
- 5) Were TSBs provided with adequate information about the plans, specifications, and requirements of the contract?
- 6) Were interested TSBs negotiated with in good faith? If a TSB was rejected as unqualified, was the decision based on an investigation of their capabilities?
- 7) Were interested TSBs assisted in obtaining bonding, lines of credit or insurance required by the contractor?
- 8) Were services used of minority community organization, minority contractors' groups; local State and Federal minority business assistance offices or any other organization providing such assistance.

The above documentation shall remain in the contractor's files for a period of three (3) years after the completion of the project and be available for examination by the Iowa Economic Development Authority.

8. POSITIVE EFFORT DOCUMENTATION WHEN NO GOALS ARE ASSIGNED

Contractors are also required to make positive efforts in utilizing TSBs on all State-assisted projects which are not assigned goals. Form 730007, "TSB Pre-bid Contact Information" is required to be submitted with bids on all projects. If there is no TSB participation, then the contractor shall comply with section 7C of this document prior to the contract award. Form 730007 can be found here:

<https://iowadot.seamlessdocs.com/f/TargetedSmallBusinessTSBPrebidContactInfo>

BID BOND

KNOW ALL MEN BY THESE PRESENTS: That we,

_____ of _____ as Principal and

_____ of _____ as Surety, are held and firmly bound unto the City of Bondurant, Iowa, hereinafter defined as Obligee, in the penal sum of ten percent (10%) of the total amount of the bid (\$_____), for which payment said Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents.

The condition of the above obligation is such that whereas the Principal has submitted to the City of Bondurant, Iowa, a certain bid, in a sealed envelope, and hereby made a part hereof to enter into a contract in writing, for: Civic Campus Improvements - Phase 2.

NOW THEREFORE, if the said bid by said Principal be accepted, and the Principal shall enter into a contract with the Obligee in accordance with the terms of such bid, and give such bond as may be specified in the contract documents with good and sufficient surety for the faithful performance of such contract, for the prompt payment of labor and material furnished in the prosecution thereof, and for the maintenance of said improvements as may be required therein, then this obligation shall become null and void or in the event of the failure of the Principal to enter such contract and give such bond, the Principal shall pay to the Obligee the full amount of the bid bond, together with court costs, attorney's fees, and any other expense of recovery.

Signed and sealed this _____ day of _____, 2024.

Principal

By _____
Contractor's Signature

Surety

By _____
Attorney-in-Fact

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CIVIC CAMPUS IMPROVEMENTS – PHASE 2
PROJECT NO. RM-0747(615)- - 9D-77
RISE AGREEMENT NO. 2024-R-001

CONTRACT

THIS AGREEMENT, made and entered into this _____ day of _____, 2024, by and between the City of Bondurant, Iowa, party of the first part, hereinafter referred to as the "Owner", and

_____,
party of the second part, hereinafter referred to as the "Contractor".

WITNESSETH: THAT WHEREAS, the Owner has heretofore caused to be prepared certain specifications and proposal blanks, dated the _____ day of ____, 2024, for Civic Campus Improvements - Phase 2 under the terms and conditions therein fully stated and set forth, and,

WHEREAS, said specifications and proposal blanks accurately and fully describe the terms and conditions upon which the Contractor is willing to perform the work specified:

NOW, THEREFORE, IT IS AGREED:

1. That the Owner hereby accepts the proposal of the Contractor for the work, as follows:

CIVIC CAMPUS IMPROVEMENTS - PHASE 2

Construct Civic Campus Improvements - Phase 2 including all labor, materials, and equipment necessary to construct approximately 20,000 square yards of new 8 inch PCC Pavement 31 to 43 foot B-B, 4,500 square yards of 10 inch PCC highway lane widening, 5,000 lineal feet of 12 inch PVC watermain, 3,500 lineal feet of 8 to 12 inch sanitary sewer, 1,800 linear feet of 8 inch force main, 5,200 lineal feet of 15 to 42 inch storm sewer, intakes, storm and sanitary manholes, hydrants, valves, earthwork, traffic signals, surface restoration, traffic control, and miscellaneous associated work, including cleanup.

2. That this contract consists of the following component parts which are made a part of this agreement and contract as fully and absolutely as if they were set out in detail in this contract:

2.1 Contract Documents, including:

- 2.1.1 Notice to Bidders
- 2.1.2 Instructions to Bidders
- 2.1.3 Proposal
- 2.1.4 Bond
- 2.1.5 General Conditions
- 2.1.6 Special Conditions
- 2.1.7 Plans List
- 2.1.8 Detailed Specifications
- 2.1.9 Plans listed in the specifications
- 2.1.10 Numbered addenda issued to the foregoing.

2.2 This Instrument.

2.3 The above components are complementary and what is called for by one shall be as binding as if called for by all.

3. That payments are to be made to the Contractor in accordance with and subject to the provisions embodied in the documents made a part of this contract.

4. That this contract is executed in triplicate.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hand and seals the date first written above.

CONTRACTOR

CITY OF BONDURANT, IOWA

By _____

Title _____

ATTEST:

Title _____

Mayor

ATTEST:

City Clerk

C-2

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CIVIC CAMPUS IMPROVEMENTS – PHASE 2
PROJECT NO. RM-0747(615)- - 9D-77
RISE AGREEMENT NO. 2024-R-001

BOND

KNOW ALL MEN: That we, _____ of _____, hereinafter called the Principal, and _____, hereinafter called the surety, are held and firmly bound unto the City of Bondurant, Iowa, hereinafter called the Owner in the sum of _____ Dollars (\$_____), for the payment whereof the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly, by these presents.

WHEREAS, the principal has, by means of a written Agreement dated _____, 2024, entered into a Contract with the Owner for Civic Campus Improvements - Phase 2 which Agreement includes a guarantee of all work against defective workmanship and materials for a period of four (4) years from the date of final acceptance of the work by the Owner, a copy of which Agreement is by reference made a part hereof;

NOW, THEREFORE, the condition of this Obligation is such that, if the Principal shall faithfully perform the Contract on his part and shall fully indemnify and save harmless the Owner from all costs and damage which he may suffer by reason of failure so to do and shall fully reimburse and repay the Owner all outlay and expense which the Owner may incur in making good any such default,

And Further, that if the Principal shall pay all persons who have contracts directly with the Principal for labor or materials, failing which such persons shall have a direct right of action against the Principal and Surety under this Obligation, subject to the Owner's priority,

Then this Obligation shall be null and void, otherwise it shall remain in full force and effect.

Provided, however, that no suit, action or proceeding by reason of any default whatever shall be brought on this Bond after five (5) years from the date of final acceptance of the work.

And Provided, that any alterations which may be made in the terms of the Contract, or in the work to be done under it, or the giving by the Owner of any extension of time for the performance of the Contract, or any other forbearance on the part of either the Owner or the Principal to the other shall not in any way release the Principal and the Surety, or either of them, their heirs, executors, administrators, successors or assigns from their liability hereunder, notice to the Surety of any such alteration, extension or forbearance being hereby waived.

And Further Provided, the Principal and Surety on this Bond hereby agree to pay all persons, firms, or corporations having contracts directly with the Principal or with subcontractors all just claims due them for labor performed or material furnished, in the performance of the Contract on account of which this Bond is given, when the same are not satisfied out of the portion of the contract price which the Owner shall retain until completion of the improvements, but the Principal and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portions of the contract price shall have been established as provided by law.

The Surety on this Bond shall be deemed and held, any contract to the contrary notwithstanding, to consent without notice:

- a. To the extension of time to the Principal in which to perform the Contract.
- b. To changes in the plans, specifications, or Contract, when such changes do not involve an increase of more than twenty percent (20%) of the total contract price, and shall then be released only as to such excess increase.
- c. That no provision of this Bond or of any other contract shall be valid which limits to less than five (5) years from the date of final acceptance of the work the right to sue on this Bond for defects in workmanship or materials not discovered or known to the Owner at the time such work was accepted.

The Bond is executed in triplicate.

Signed and Sealed this _____ day of _____, 2024.

PRINCIPAL:

Contractor

Signature

Title

SURETY:

Surety Company

Signature, Attorney-in-Fact

Name of Attorney-in-Fact

Company Name

Company Address (Including Zip Code)

Company Telephone Number

GENERAL CONDITIONS

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1. CONTRACT DOCUMENTS

- 1.1 All documents listed or identified as part of contract are each and all essential and component parts of agreement between Owner and Contractor.
- 1.2 Contract Documents shall be signed in triplicate by Owner and Contractor.
- 1.3 Contract Documents are complementary, and what is called for by anyone shall be as binding as if called for by all. The intention of documents is to include all labor and materials, equipment and transportation necessary for proper execution of work. It is not intended that materials or work not covered by or properly inferable from any heading, branch, class or trade of the specifications shall be supplied unless distinctly noted. Materials or work described in words, which have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

2. SURETY BOND

- 2.1 Contractor shall furnish a good and sufficient surety bond in full amount of contract prior to signing contract. Surety bond shall guarantee faithful performance of all provisions of contract and payment of all bills and obligations arising from said contract. Should surety become irresponsible during time contract is in force, Owner may require additional and sufficient sureties. Contractor shall furnish said additional sureties to satisfaction of Owner within ten (10) days after written notice to do so. In default thereof, contract may be suspended as hereinafter provided.

3. CONTRACTOR'S RESPONSIBILITY

- 3.1 Contractor shall assume full responsibility for safekeeping of all materials and equipment and for all unfinished work until final acceptance by Owner. Materials and equipment which are damaged or destroyed from any cause shall be replaced at Contractor's expense.
- 3.2 Contractor shall indemnify and save harmless Owner against any liens filed for non-payment of Contractor's bills in connection with contract work. Contractor shall furnish Owner satisfactory evidence that all persons who have done work or furnished materials, equipment, or service of any type, under the contract have been fully paid prior to acceptance of work by Owner.
- 3.3 Contractor shall erect and maintain such barriers and lights as will prevent accidents as a consequence of its work. It shall indemnify and save harmless the Owner and its agents from all suits brought against Contractor for any injuries received or sustained by any person or persons by or through Contractor, its servants, or agents, in construction of work, or by or in consequence of any acts or omissions or negligence in performing contract work.
- 3.4 Without limiting GENERAL REQUIREMENTS of Contract Documents, protect flag poles, sidewalks, streets, pavements, fences, pipe, conduit, utilities, trees, shrubs and structures not shown for removal.
- 3.5 Cooperate with Owner, Engineer, and representative of utilities in locating underground utility lines and structures; incorrect, inaccurate or inadequate information concerning location of utilities or structures shall not relieve Contractor of responsibility for damage thereto caused by his operations.

4. SUBCONTRACTS

- 4.1 Contractor shall not assign, sub-let or transfer the whole or any part of work herein specified without written consent of Owner. Assignment, sub-letting or transfer shall not relieve Contractor from its responsibilities set forth herein.
- 4.2 Detailed specifications are separated into titled parts for convenience or reference and to facilitate letting of contracts and subcontracts. Such arrangement shall not obligate Engineer to establish limits on contracts between Contractors and subcontractors.

5. CONTRACTOR'S EMPLOYEES

- 5.1 Contractor shall personally supervise its work or provide a capable superintendent satisfactory to Engineer. Superintendent shall be authorized to receive instructions from Engineer.
- 5.2 Incompetent or incorrigible employees shall be dismissed by the Contractor or its representative when requested by Engineer. Such dismissed persons shall not be permitted to return to work without written consent of Engineer.
- 5.3 Contractor shall give preference to local labor in execution of this contract, insofar as is practicable.

6. PERMITS AND REGULATIONS

- 6.1 In execution of work specified herein, Contractor shall conform to regulations and ordinances of any governmental body which may apply in execution of specified work. Contractor shall obtain such permits and licenses as may be required for construction of work.

7. PATENTS

- 7.1 All fees or royalties for patented inventions, equipment or arrangements used in construction or erection of work, or any part thereof, shall be included in contract price. Contractor shall protect and hold harmless Owner against any and all claims or litigation by reason of infringement of any patent rights on any materials, equipment of construction furnished by Contractor.

8. GUARANTEE

- 8.1 Contractor shall guarantee all work against faulty workmanship and materials for the period specified after date of final acceptance of work by Owner unless otherwise set out in "SPECIAL CONDITIONS" or "INSTRUCTIONS TO BIDDERS." Contractor shall repair or replace any defective workmanship and materials in a manner acceptable to Owner, without expense to Owner, within ten (10) days after written notification by Owner of such defect. If said repairs or replacements are not made within ten (10) days, Owner may make said repairs or replacements and charge the cost to Contractor.
- 8.2 Contractor shall provide Owner with a good and sufficient surety maintenance bond in the full amount of contract prior to signing contract. Maintenance bond shall run for the period specified from time of acceptance to protect Owner from faulty workmanship and materials as outlined in preceding paragraph.

9. SHOP DRAWINGS

- 9.1 Contractor shall provide Engineer with drawings, data and information regarding materials or equipment specified, or as may be called for by Engineer, for its review, within a reasonable time after award of contract. After review, Engineer shall return to Contractor one copy within a reasonable time after receipt.
- 9.1.1 Submit 5 copies of all shop drawing submittals.
- 9.2 Fabrication and shipment of materials or equipment prior to Engineer's review of drawings, data and information mentioned above shall be at Contractor's risk.

10. THE ENGINEER

- 10.1 Engineer shall make general observation of work as agent of Owner. Engineer's general observation shall not be construed that it shall direct or control operations of Contractor.

11. PLANS AND SPECIFICATIONS

- 11.1 Engineer shall provide Contractor with five sets of plans and specifications after execution of contract. If additional plans and specifications are required, Contractor shall compensate Engineer for costs of printing.

- 11.2 Engineer shall provide Contractor with additional and supplemental plans as may be required to show details of construction after approval of manufacturers' drawings and data on materials and equipment.
- 11.3 Engineer will provide Contractor with such revised plans and specifications as may be required to show any authorized changes or extra work.

12. INTERPRETATION OF PLANS AND SPECIFICATIONS

- 12.1 Plans and specifications shall be interpreted by Engineer. Its decision shall be final and binding on all parties concerned.
- 12.2 Contractor will not be allowed to take advantage of errors or omissions in plans and specifications. Engineer will provide full instructions when errors or omissions are discovered.

13. LINE AND GRADE

- 13.1 Engineer shall provide stakes showing line and grade from benchmarks, base lines and other reference points. Contractor shall provide competent men and tools, stakes and other materials as required to establish temporary or permanent reference marks in connection with the work. Contractor shall perform such detailed measurements and transfer elevations as required to properly lay out and construct work.
- 13.2 Contractor shall carefully preserve all stakes and reference points against destruction and shall promptly notify Engineer of any stakes which have been disturbed. In case of willful or careless destruction, Contractor will be charged for expense and damage from such destruction.

14. DECISIONS BY ENGINEER

- 14.1 Engineer shall make decisions, in writing, on claims between Contractor and Owner within a reasonable time after presentation. Such decisions shall be regarded as final except for appropriate legal recourse.

15. WORKMANSHIP AND MATERIALS

- 15.1 All work done and all materials and equipment furnished by Contractor shall conform to plans and specifications. Competent laborers and tradespersons shall be used on all work. Experienced manufacturers' representatives shall be used to supervise installation of equipment.
- 15.2 In absence of detailed specifications in other sections, all materials shall conform to standards of American Society for Testing Materials.
- 15.3 Wherever items of materials or equipment are specified by a manufacturer's name and type, or equal, it is the intent that materials or equipment of other manufacturers, equal in quality and performance, may be substituted. Such substitution may be made only with written authorization of Engineer.
- 15.4 Wherever items of materials or equipment are specified by a manufacturer's name and type, or equal, and additional features of items are specifically required by specifications, additional features specified shall be provided whether or not they are normally included in standard manufacturer's items listed.
- 15.5 Wherever items of materials or equipment are specified by a manufacturer's name and type, or equal, and specified items are or become obsolete and no longer available, Contractor shall provide acceptable equal items which are currently available at no change in contract price.
- 15.6 When proposing "or equal" items or substitutions, Contractor shall furnish general arrangement drawings, full descriptive data, manufacturer's specifications and such performance data as required to satisfy Engineer that materials or equipment proposed are equal to that specified. Burden of proof of equality shall be responsibility of Contractor.
- 15.7 Whenever items of materials or equipment are specified by a manufacturer's name and type and "or equal" is not listed, Contractor shall provide specified equipment without substitution, unless prior approval of Engineer is obtained for any substitution.
- 15.8 Contractor shall abide by Engineer's decision when proposed substitutes of material or equipment are deemed to be unacceptable and in such an event Contractor shall furnish items of equipment or materials specified.

- 15.9 Engineer reserves right to consider such factors as overall project arrangement, overall project cost, and similar factors in determining whether proposed substitutions will be acceptable.

16. ON-SITE REVIEW OR OBSERVATION

- 16.1 All materials used and all work done by Contractor shall be subject at all times to review, observation, tests and approval by Engineer. Contractor shall furnish samples of materials for observation and tests as requested by Engineer. Contractor shall furnish any information required concerning nature or source of any proposed materials or equipment.
- 16.2 Construction, fabrication and manufacture of equipment or materials specified herein may be observed by Engineer at plant or factory.
- 16.3 Materials, equipment or work which do not satisfactorily meet specifications may be condemned by Engineer by written notice to Contractor. Condemned materials, equipment or work shall be promptly removed and replaced.
- 16.4 Defective materials, equipment or work may be rejected by Engineer at any time prior to final acceptance by Owner even though said defective items may have been previously overlooked.

17. RESIDENT ENGINEER AND/OR ENGINEER TECHNICIANS

- 17.1 Resident engineer and/or engineer technicians may be appointed by Engineer or Owner to insure that work is performed in accordance with plans and specifications.
- 17.2 Resident engineer and/or engineer technicians shall have authority to notify Contractor in writing of work which is not being properly performed. Contractor shall be liable for any work determined by Engineer as not being properly performed.
- 17.3 Resident engineer and/or engineer technicians shall have no authority to permit deviation from plans and specifications and Contractor shall be liable for any deviations made without written order from Engineer.

18. TESTS

- 18.1 Tests shall be performed by Contractor upon materials and equipment specified, to determine if the materials and equipment meet requirements of specifications, conditions of operation and guarantees of Contractor.
- 18.2 Equipment shall be subject to factory tests specified herein. Certified evidence of tests shall be furnished when requested by Engineer.
- 18.3 Tests shall be made in accordance with standards of American Society of Mechanical Engineers, Institute of Electrical and Electronic Engineers, American Society for Testing Materials, and other recognized standards.

19. TIME

- 19.1 Contractor shall commence work within time specified and shall complete work within time specified in contract.

20. DELAYS

- 20.1 Delays caused by injunction or legal actions, damages by elements, or other causes beyond control of Contractor (of which Owner shall be sole judge) shall entitle Contractor to a reasonable extension of time within which to complete work.
- 20.2 Application for extension of time shall be made to Owner by Contractor and shall state reasons for request for extension of time.
- 20.3 No extension of time shall be valid unless made in writing by Owner.
- 20.4 Normal weather conditions shall not form the basis of request for extension of time. Abnormal weather conditions shall form basis of request for extension of time only to the delay in excess of that resulting from normal weather conditions.

21. CHANGES

- 21.1 Engineer shall have the right to make changes in location and quantities of work as may be deemed advisable with consent of Owner and without notice to sureties on Contractor's bond.

- 21.2 No change shall be made under this paragraph which will increase or decrease total contract amount more than twenty percent (20%) of original contract price and no changes shall be made in plan of improvement that would necessitate additional or different construction processes and equipment.
- 21.3 Amount due Contractor shall be adjusted for changes in following manner:
 - 21.3.1 Where unit prices have been bid, these unit prices shall be used to compute adjustment in compensation.
 - 21.3.2 Where no such unit prices have been bid, Engineer and Contractor shall negotiate a reasonable adjustment in Contractor's compensation. Limitations on compensation in 22.2 of "22. EXTRA WORK" shall apply to changes where compensation is negotiated.
 - 21.3.3 No changes shall be authorized unless they are shown on revised plans or in written instructions of Engineer.
 - 21.3.4 Authorized changes which require additional time to complete shall entitle Contractor to proportionate extension of time to completion which shall be determined by Engineer.

22. EXTRA WORK

- 22.1 Required extra work not specified under this contract shall be done at an agreed price satisfactory to Contractor and Owner, or on basis of actual cost of work plus not more than fifteen percent (15%) for Contractor's overhead and profit. Actual cost shall include expense for equipment, materials, and labor and shall include no overhead items or profit. Where extra work is done by a subcontractor, with approval of Owner, there may be included in Contractor's actual cost, ten percent (10%) for subcontractor's profit.
- 22.2 The term "extra work" as used herein shall not be construed to apply to changes described in "21. CHANGES".
- 22.3 No compensation shall be allowed Contractor for extra work unless such work has been authorized in writing by Engineer and approved by Owner.
- 22.4 Contractor shall submit a statement of costs to Engineer for approval when extra work is performed on an actual cost plus basis. After such a statement is approved, Engineer shall certify its correctness to Owner.

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23. OWNERSHIP OF MATERIALS

- 23.1 All materials and work covered by partial payments shall become sole property of Owner, but this provision shall not be construed as relieving Contractor from sole responsibility for all materials and work for which payments have been made, for restoration of damaged work, or as a waiver of rights of Owner to require fulfillment of all terms of contract.

24. OTHER CONTRACTS

- 24.1 Owner reserves right to let other contracts in connection with this work. Contractor shall afford other contractors reasonable opportunity for introduction and storage of their materials and execution of their work and shall properly connect and coordinate its work with theirs.
- 24.2 When proper execution of Contractor's work depends upon work of another contractor, it shall inspect other work and report any defects to Engineer. Contractor's failure to inspect and report shall constitute an acceptance of other contractor's work except for defects which may develop in work after completion.
- 24.3 To insure proper execution of its subsequent work, Contractor shall measure work already in place and shall at once report to the Engineer any discrepancy between the executed work and drawings.

25. OWNER'S RIGHT TO DO WORK

- 25.1 If Contractor neglects to prosecute work properly or fails to perform any provision of this contract, Owner, after three (3) days' written notice to Contractor, may, without prejudice to any other remedy it may have, make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due the Contractor, provided, however, that Engineer shall approve both such action and amount charged to Contractor.

26. OWNER'S RIGHT TO TERMINATE CONTRACT

- 26.1 Owner, upon certification of Engineer that there is sufficient cause to justify termination of contract, may, without prejudice to any other right or remedy, and after giving Contractor seven (7) days' notice may terminate employment of Contractor for any of following reasons:
- 26.1.1 Contractor makes a general assignment for benefit of its creditors, or if adjudged a bankrupt.
 - 26.1.2 Receiver is appointed on account of Contractor's insolvency.
 - 26.1.3 Contractor persistently or repeatedly fails or refuses, except when extension of time to complete is granted, to provide enough skilled workmen or proper materials.
 - 26.1.4 Contractor fails to make prompt payment to subcontractors for material or labor.
 - 26.1.5 Contractor persistently disregards laws and ordinances or instructions of Engineer.
 - 26.1.6 Contractor violates a provision of contract.
- 26.2 If Owner terminates employment of Contractor, it shall take possession of premises and all materials, tools and appliances thereon. It shall finish work by whatever method it may deem expedient. In such case Contractor shall not be entitled to receive any further payment until work is finished.
- 26.3 If unpaid balance of contract price exceeds expense of finishing the work including compensation for additional managerial and administrative services, excess shall be paid to Contractor. If expense exceeds unpaid balance, Contractor shall pay difference to Owner. Expense incurred by Owner as herein provided, and damage incurred through Contractor's default, shall be certified by Engineer.

27. CONTRACTOR'S RIGHT TO STOP WORK OR TERMINATE CONTRACT

- 27.1 If Engineer fails to issue any certificate for payment within fifteen (15) days after it is due, or if Owner fails to pay to Contractor within thirty (30) days of its maturity and presentation, any sum certified by Engineer, then Contractor may, upon seven (7) days simultaneous written notice to Owner and Engineer, stop work or terminate

this contract. If Contractor elects to stop work by written notice, work shall be resumed promptly upon payment by Owner. If Contractor elects to terminate this contract by written notice it shall recover from Owner payment for all work executed to date of notice and any loss sustained upon any plant or materials plus a reasonable profit.

28. PAYMENTS WITHHELD

28.1 Engineer may withhold or nullify the whole or a part of payment certificate, on account of subsequently discovered evidence, to such extent as may be necessary to protect Owner from loss on account of:

28.1.1 Defective work not remedied.

28.1.2 Claims filed or reasonable evidence indicating probable filing of claims.

28.1.3 Failure of Contractor to make payments properly to subcontractors or for materials or labor.

28.1.4 A reasonable doubt that contract can be completed for balance then unpaid.

28.1.5 Damage to another contractor.

28.1.6 Claims of Owner for liquidated damages.

28.2 Payments shall be made for amounts withheld when above grounds are removed.

29. ACCEPTANCE AND FINAL PAYMENT

29.1 When work has been satisfactorily completed, Engineer will certify Contractor's final estimate stating that work has been completed in accordance with terms and conditions thereof with qualifications, if any, as stated. Balance found to be due Contractor according to the terms of payment shall be paid by Owner as provided in contract, provided, however, that any state laws which designate manner of final payment shall be followed in lieu of manner of final payment outlined above. Prior to receipt of final payment, Contractor shall file with Owner a receipt in full from each manufacturer, subcontractor, and dealer for all equipment and materials used on the work and a complete release of all liens, including tax liens, which may have arisen from this contract and required statements from Contractor and all

subcontractors of sales and use tax paid. In lieu thereof, Owner, at its option, may accept from Contractor a statement showing balance due on all accounts.

- 29.2 Making and acceptance of final payment shall constitute a waiver of all claims by Owner, except those arising from unsettled liens, from faulty work or materials appearing after final payment or from requirements of the specifications, and of all claims by Contractor, except those previously made and still unsettled.

30. SUSPENSION OF WORK

- 30.1 Owner may suspend the work, or any part thereof, at any time, by giving ten (10) days' written notice to Contractor. The work shall be resumed by Contractor within ten (10) days after date fixed in written notice from Owner to Contractor to do so.
- 30.2 If work, or any part thereof, shall be suspended and if Owner does not give written notice to Contractor to resume work within one (1) year of date of suspension, Contractor may abandon suspended portion of work. Contractor will be entitled to estimates and payments for all work done on the portions so abandoned, if any.

31. CLEANING UP

- 31.1 Contractor shall keep premises free from accumulations of waste material or rubbish caused by its employees or work. After completion of work it shall remove all its rubbish and all its tools, scaffolding and surplus materials from work site. It shall leave its work "broom clean" or its equivalent, unless more exactly specified. In case of dispute the Owner may remove rubbish and charge costs to Contractor as Engineer shall determine to be just.

32. HAZARDOUS MATERIALS

- 32.1 The use of Asbestos Construction Building Materials (ACBM) is specifically prohibited. The Contractor, suppliers, and subcontractors shall warrant that all products used are asbestos free. In the event that a specified product contains asbestos, it shall be the responsibility of the Contractor to notify the Owner so that an appropriate substitution can be made in a timely manner so as not to delay the project.
- 32.2 The Contractor shall provide the Owner a certificate that warrants that no materials, products, items or equipment contains any asbestos upon completion of the work of this Contract. If asbestos is found to exist in any of the materials, products, items or equipment provided as part of this Contract, the Contractor shall be financially

responsible for all costs resulting from removal in accordance with an Owner approved method and replacement of an asbestos free condition to finished drawings and specifications. The financial responsibility of the Contractor shall not terminate with the end of the surety maintenance bond period but shall continue through the life of the facility.

33. IOWA HAZARDOUS CHEMICAL RISKS RIGHT-TO-KNOW LAW

33.1 Owner's responsibility:

33.1.1 Owner shall provide to the Contractor a list of known hazardous chemicals within the project site to which their employees may be exposed and suggestions for appropriate protective measures.

33.2 Contractor's responsibility:

33.2.1 Contractor shall inform his/her employees of the Iowa Hazardous Chemical Risks Right-to-Know Law.

33.2.2 Contractor shall provide to the Owner a list of known hazardous chemicals that they anticipate will be used on site as well as all pertinent information relating to employee protection. Contractor's Material Safety Data Sheets (MSDS) shall be available to Owner upon request.

SPECIAL CONDITIONS

CIVIC CAMPUS IMPROVEMENTS - PHASE 2
PROJECT NO. RM-0747(615)- - 9D-77
RISE AGREEMENT NO. 2024-R-001
BONDURANT, IOWA

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1. INTENT

- 1.1 To supplement the provisions of the GENERAL CONDITIONS by outlining special conditions applicable to project.

2. LOCATION

- 2.1 Work is located in public right-of-way, easements, and City owned properties in the City of Bondurant, Iowa.

- 2.2 Transportation facilities:

- 2.2.1 U.S. Highway 65.

3. HIGHWAY RIGHT-OF-WAY

- 3.1 The right-of-way of Iowa Highway 65 is under the jurisdiction of the Iowa Department of Transportation.

- 3.2 City will obtain a _____ Permit from the Iowa Department of Transportation for construction in the highway right-of-way.

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- 3.3 Contractor responsible to comply with requirements of _____ Permit.

4. ORDER OF CONSTRUCTION

- 4.1 Provide Engineer with proposed schedule of construction showing dates of starting and completing various portions of work.
- 4.2 Coordinate work with Owner and Engineer to assure orderly and expeditious progress of the work.
- 4.3 Contractor shall establish schedule of working hours for construction, subject to approval of Engineer.
- 4.4 Schedule construction to minimize service interruptions, use of street barricades and detours; clean up each portion of work as it is completed.

5. INTERRUPTIONS TO SERVICE

- 5.1 Existing utilities shall remain in substantially continuous operation during construction.

6. SERVICE FACILITIES

- 6.1 Owner will furnish water in reasonable quantities at available hydrants for use in construction. If requirements for water exceed capacity of Owner's existing facilities, provide additional water at own expense.
- 6.2 Electricity, compressed air, and other services shall be furnished by Contractor to meet his own requirements.

7. STORAGE OF MATERIALS AND EQUIPMENT

- 7.1 Limited storage space for materials and equipment will be available in areas along the project; contain all storage within construction easements provided or along public right-of-way.
- 7.2 Storage areas shall be subject to approval of Engineer.

- 7.3 Store materials and equipment in manner which will preserve their quality and fitness.

8. CONSTRUCTION FACILITIES BY CONTRACTOR

- 8.1 Provide suitable storage buildings necessary for proper storage of materials and equipment.
- 8.2 Provide telephone at which Contractor can be reached by Owner or Engineer at all times during the working day; provide liaison between telephone and construction personnel for expeditious handling of messages.
 - 8.2.1 Provide Owner and Engineer with at least 2 telephone numbers where Contractor's representative can be reached evenings, weekends and holidays in event of emergency.
- 8.3 Location of all construction facilities subject to approval by Engineer; remove all construction facilities upon completion of work.
- 8.4 Provide and maintain suitable sanitary facilities for construction personnel for duration of work; remove upon completion of work.
- 8.5 Provide fence, barricades, and/or watchmen to prevent access of unauthorized persons to site where work is in progress.

9. INSURANCE BY CONTRACTOR

- 9.1 Provide and maintain insurance throughout construction period in the following minimum amounts:
 - 9.1.1 Workmen's compensation and occupational disease insurance in accordance with the laws of the State of Iowa covering all employees who perform any obligations assumed under the contract.
 - 9.1.2 Public liability and property damage liability insurance covering all operations under the contract; limits of bodily injury or death not less than \$500,000 for one person and \$1,000,000 for each accident; for property damage, not less than \$250,000 for each accident and \$500,000 aggregate for accidents during the policy period.

- 9.1.3 Automobile liability insurance on all self-propelled vehicles used in connection with the contract, whether owned, non-owned, or hired; public liability limits of not less than \$500,000 for one person and \$1,000,000 for each accident; property damage limit of \$500,000 for each accident.
- 9.2 Owner shall have right at any time to require public liability insurance and property damage liability insurance greater than required in above paragraphs. Additional premiums payable solely as result of such additional insurance shall be added to bid price.
- 9.3 Furnish certificates of insurance to Engineer made in favor of Owner showing compliance with foregoing requirements.

10. CONTRACTOR'S RESPONSIBILITY

- 10.1 There shall be no liability upon public officials, Engineer or his authorized assistants, either personally or as an official of the Owner, it being understood that in such matters he acts as an agent and representative of the Owner in carrying out any of the provisions of the contract or in exercising any power or authority granted him thereby.
- 10.2 Contractor agrees to hold harmless and indemnify the Owner and Engineer and their employees or agents against any liability sustained by reason of the work or the handling or storing of materials therefor when such liability arises out of negligent acts, errors or omissions of the Contractor, its employees or agents; failing to do so, any judgment against or settlements resulting therefrom shall become a lien against any funds due Contractor.
- 10.3 In the event any provisions in the contract are violated by the Contractor or any of its subcontractors, the Owner may serve written notice upon the Contractor and its surety of their intention to terminate such contract. Such notice shall contain a statement of the reasons for such action and unless within 10 days after the serving of such notice upon the Contractor such violation shall cease and satisfactory arrangements for correcting be made, the contract shall, upon expiration of said 10 days cease and terminate.
 - 10.3.1 In the event of such termination, the Owner shall immediately serve notice thereof upon the surety and Contractor and the surety shall have the right to take over and perform the contract, provided, however, that if the surety does not commence the performance thereof within 30 days, the

Owner may take over the work and prosecute the same to completion by contract for the account and at the expenses of the Contractor and the Contractor and its surety shall be liable to the Owner for any excess cost occasioned the Owner thereby; in such event, the Owner may take possession of and utilize such materials and appliances as may be on the site of the project and necessary in completing the work.

- 10.4 If suit is brought by the Owner for the breach of any provisions of this contract, the Contractor agrees to pay all costs in connection with suit, including reasonable attorney fees, whether or not the suit proceeds to judgment.

11. POSITION, LINE AND GRADE

- 11.1 Construct to lines and grades shown on plans or as specified hereinafter.
- 11.2 Engineer will establish required bench marks and control points.
- 11.3 Contractor shall perform all detailed survey and staking for location, elevation and grade of construction including staking of easement/construction limits.
- 11.4 All detailed surveys and stakeouts shall be checked by Contractor; assume full responsibility for accuracy and correctness thereof.
- 11.5 Contractor shall provide, without extra compensation, all men and necessary tools to make all test holes and exploration, at any time, for purpose of determining location of existing structures beneath ground surface which might conflict with work of Contractor.
- 11.6 Contractor shall preserve all monuments, reference points, stakes and bench marks set by Engineer. In case of destruction by Contractor's negligence or carelessness, he will be charged with resulting expense of replacement, and responsibility for any mistakes or loss of time caused thereby.
- 11.7 These conditions supersede conflicting provisions of GENERAL CONDITIONS.

12. EMPLOYMENT PRACTICES

- 12.1 Contractor, or his subcontractors, shall not employ any person whose physical or mental condition is such that his employment will endanger the health and safety of himself or others employed on the project.

13. HISTORICAL/ARCHAEOLOGICAL FINDS

- 13.1 If, during course of construction, evidence of deposits of historical or archaeological interest is found, cease operations affecting find and notify Owner who shall notify Iowa Department of Natural Resources and Director and Historic Preservation Officer, State Historical Department, East 12th and Grand, Des Moines, Iowa 50319. No further disturbance of deposits shall ensue until notification by Owner that work may proceed. Owner will issue notice to proceed only after state official has surveyed find and made determination to Department of Natural Resources and Owner. Compensation to Contractor, if any, for lost time or changes in construction to avoid find, determined in accordance with changed conditions or change order provisions of specifications.

CIVIC CAMPUS IMPROVEMENTS – PHASE 2
PROJECT NO. RM-0747(615)- - 9D-77
RISE AGREEMENT NO. 2024-R-001

PLANS LIST

The work shall conform to the following drawings bound separately and Standard Drawings, all of which constitute the "Plans" and are an integral part of the Contract Documents.

<u>Title</u>	<u>Drawing Number</u>	<u>Revision Number</u>
INDEX AND TITLE SHEET	A.1	
LEGEND AND GENERAL NOTES	A.2	
LOCATION MAP	A.3	
TYPICAL SECTIONS	B.1	
TYPICAL SECTIONS	B.2	
QUANTITIES AND GENERAL INFORMATION	C.1	
QUANTITIES AND GENERAL INFORMATION	C.2	
QUANTITIES AND GENERAL INFORMATION	C.3	
PAVING AND STORM – CAMPUS DRIVE SE	D.1	
PAVING AND STORM – CAMPUS DRIVE SE	D.2	
PAVING AND STORM – CAMPUS DRIVE SE	D.3	
PAVING AND STORM – CAMPUS DRIVE SE	D.4	
PAVING AND STORM – CAMPUS DRIVE SE	D.5	
PAVING AND STORM – CAMPUS DRIVE SE	D.6	
PAVING AND STORM – 2 ND STREET NE	D.7	
PAVING AND STORM – PLEASANT STREET SE	E.1	
PAVING AND STORM – PLEASANT STREET SE	E.2	
PAVING AND STORM – PLEASANT STREET SE	E.3	
PAVING AND STORM – 2 ND STREET NE	E.4	
PAVING AND STORM – 2 ND STREET NE	E.5	
PAVING AND STORM – 2 ND STREET NE	E.6	
PAVING AND STORM – 2 ND STREET NE	E.7	
PAVING AND STORM – 2 ND STREET NE	E.8	
PAVING AND STORM – 2 ND STREET NE	E.9	
PAVING AND STORM – 2 ND STREET NE	E.10	
PAVING AND STORM – 2 ND STREET NE	E.11	
PAVING AND STORM – 2 ND STREET NE	E.12	
PAVING AND STORM – COURTYARD DRIVE SE	E.13	
PAVING AND STORM – COURTYARD DRIVE SE	E.14	
PAVING AND STORM – COURTYARD DRIVE SE	E.15	
PAVING AND STORM – US HWY 65 NB	E.16	
PAVING AND STORM – US HWY 65 SB	E.17	

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Plans List

<u>Title</u>	<u>Drawing Number</u>	<u>Revision Number</u>
TRAIL – PLAN AND PROFILE	F.1	
TRAIL – PLAN AND PROFILE	F.2	
TRAIL – PLAN AND PROFILE	F.3	
SURVEY CONTROL	G.1	
RIGHT-OF-WAY AND EASEMENTS	H.1	
TRAFFIC CONTROL AND STAGING	J.1	
INTERSECTIONS – CAMPUS AND COURTYARD	L.1	
INTERSECTIONS – CAMPUS AND PLEASANT	L.2	
INTERSECTIONS – COURTYARD AND PLEASANT	L.3	
PAVING LAYOUT – US HWY 65	L.4	
PAVING LAYOUT – US HWY 65	L.5	
PAVING LAYOUT – US HWY 65	L.6	
STORM SEWER PROFILES	M.1	
STORM SEWER PROFILES	M.2	
STORM SEWER PROFILES	M.3	
STORM SEWER PROFILES	M.4	
STORM SEWER PROFILES	M.5	
STORM SEWER PROFILES	M.6	
STORM SEWER PROFILES	M.07	
STORM SEWER PROFILES	M.08	
STORM SEWER PROFILES	M.09	
STORM SEWER PROFILES	M.10	
STORM SEWER	M.11	
STORM SEWER	M.12	
STORM SEWER CROSS SECTION	M.13	
STORM SEWER CROSS SECTION	M.14	
STORM SEWER CROSS SECTION	M.15	
SANITARY AND WATER – CAMPUS DRIVE SE	MSA.1	
SANITARY AND WATER – CAMPUS DRIVE SE	MSA.2	
SANITARY AND WATER – CAMPUS DRIVE SE	MSA.3	
SANITARY AND WATER – CAMPUS DRIVE SE	MSA.4	
SANITARY AND WATER – CAMPUS DRIVE SE	MSA.5	
SANITARY AND WATER – PLEASANT STREET SE	MSA.6	
SANITARY AND WATER – PLEASANT STREET SE	MSA.7	
SANITARY AND WATER – PLEASANT STREET SE	MSA.8	
SANITARY AND WATER – 2 ND STREET NE	MSA.9	
SANITARY AND WATER – 2 ND STREET NE	MSA.10	
SANITARY AND WATER – 2 ND STREET NE	MSA.11	
SANITARY AND WATER – 2 ND STREET NE	MSA.12	

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<u>Title</u>	<u>Drawing Number</u>	<u>Revision Number</u>
SANITARY AND WATER – 2 ND STREET NE	MSA.13	
SANITARY AND WATER – 2 ND STREET NE	MSA.14	
SANITARY AND WATER – 2 ND STREET NE	MSA.15	
SANITARY AND WATER – 2 ND STREET NE	MSA.16	
SANITARY AND WATER – COURTYARD DRIVE SE	MSA.17	
SANITARY AND WATER – COURTYARD DRIVE SE	MSA.18	
QUANTITIES	N.1	
NOTES	N.2	
INTERSECTION LAYOUT	N.3	
SIGNAL PLAN	N.4	
WIRING DIAGRAM	N.5	
WIRING DIAGRAM	N.6	
DETAILS	N.7	
DETAILS	N.8	
DETAILS	N.9	
TABULATIONS	N.11	
PAVEMENT MARKING PLAN	N.12	
PAVEMENT MARKING PLAN	N.13	
PAVEMENT MARKING PLAN	N.14	
PAVEMENT MARKING TABULATIONS	N.15	
SIDEWALK LAYOUT	S.1	
SIDEWALK LAYOUT	S.2	
SIDEWALK LAYOUT	S.3	
SIDEWALK LAYOUT	S.4	
SIDEWALK LAYOUT	S.5	
SIDEWALK COMPLIANCE	S.6	
SIDEWALK COMPLIANCE	S.7	
EARTHWORK QUANTITY	T.1	
DITCH CROSS SECTIONS	W.1	
DITCH CROSS SECTIONS	W.2	
REC TRAIL CROSS SECTIONS	X.1	
REC TRAIL CROSS SECTIONS	X.2	
REC TRAIL CROSS SECTIONS	X.3	
REC TRAIL CROSS SECTIONS	X.4	
REC TRAIL CROSS SECTIONS	X.5	
CROSS SECTIONS – US HWY 65	X.6	
CROSS SECTIONS – US HWY 65	X.7	
CROSS SECTIONS – US HWY 65	X.8	
CROSS SECTIONS – US HWY 65	X.9	
CROSS SECTIONS – US HWY 65	X.10	

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Plans List

<u>Title</u>	<u>Drawing Number</u>	<u>Revision Number</u>
CROSS SECTIONS – US HWY 65	X.11	
CROSS SECTIONS – US HWY 65	X.12	
CROSS SECTIONS – US HWY 65	X.13	
CROSS SECTIONS – US HWY 65	X.14	
CROSS SECTIONS – US HWY 65	X.15	
CROSS SECTIONS – US HWY 65	X.16	
CROSS SECTIONS – US HWY 65	X.17	
CROSS SECTIONS – US HWY 65	X.18	
CROSS SECTIONS – US HWY 65	X.19	
CROSS SECTIONS – US HWY 65	X.20	
CROSS SECTIONS – US HWY 65	X.21	
CROSS SECTIONS – US HWY 65	X.22	



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 8.a.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution approving the 28E agreement between the City of Bondurant and the Board of Trustees for the Des Moines Water Works for what will be known as the NE Water Utility Improvements

CONTACT PERSON:

John Horton, Public Works Director
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: Staff recommends to Council approval of the attached 28E agreement with the Des Moines Water Works Board of Trustees that defines the responsibilities of both the City of Bondurant and the Des Moines Water Works for a joint project that will be known as the NE Water Utility Improvements. This 28E agreement outlines the responsibilities of both entities regarding the joint water supply transmission project that we have been discussing for some time now. This agreement is in addition to the Wholesale Water Service Master agreement that is already in place and will stay in place until that agreement expires on March 31st, 2045.

This agreement also outlines that Bondurant reserves the right to terminate the agreement at any point before that time if it so chooses or leave in effect as an emergency connection to our system until that same date in 2045.

Below are questions that arose at the most recent Council meeting on this topic. Staff have secured answers to some of the questions and is working to finalize answers for the other questions.

1. Bondurant's allocation within DMWW's allocation or is it set separately during the transition to CIWW?
 - a. The 1.2MGD that Bondurant is allocated to purchase is included in the total allocation DMWW has with the regional CIWW. When the Master Services Agreement expires on March 31st, 2045, or if Bondurant choose to withdraw earlier that allocation will go back to CIWW and will not stay apart of Des Monies total allocation of what it can draw.
2. Was DMWW given a benefit or an assigned value to the Bondurant allocation as an asset during the transition to CIWW?

3. Who would own and insure the 12-inch water main and pumping station that feed Bondurant?
 - a. The 12-inch main and pumping station that feeds Bondurant today is owned and operated by DMWW. The proposed 28E reflects that same ongoing ownership that currently exists.
4. What is the location of the proposed project?
 - a. The new 12-inch main project is approximately 1,200 feet of the proposed 18,400 feet of water main. The 1,200 feet is within the Corporate Limits of Bondurant. The rest of this project is within the Altoona Corporate Limits including the proposed new pump station directly West of the current pump station in the SE corner of the Meta Campus just North of Interstate 80. There is one small portion that is in far NE Des Moines as well.
5. What does it look like – or how does it change the economic investment/impact if Bondurant were to retain sole ownership of the proposed D1 12-inch line from the pump station to our southern connection point?
6. What does the investment for on-going maintenance look like if Bondurant retains ownership of D1?

FUNDING SOURCE: Water Utility

STAFF RECOMMENDATION: Staff recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241021-223
2. Bondurant-DMWW Agreement

CITY OF BONDURANT
RESOLUTION NO. 241021-223

RESOLUTION APPROVING 28E AGREEMENT BETWEEN THE CITY OF
BONDURANT AND THE BOARD OF TRUSTEES OF THE DES MOINES WATER
WORKS FOR THE JOINT PROJECT KNOWN AS THE NE WATER UTILITY
IMPROVEMENTS

WHEREAS, the 28E agreement was submitted on October 11th, 2024; AND

WHEREAS, the agreement defines the responsibilities of both the CITY OF
BONDURANT and the DES MOINES WATER WORKS; AND

WHEREAS City Staff has reviewed the agreement and found it to be acceptable; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant,
Iowa, that the 28E agreement with DES MOINES WATER WORKS is hereby approved.

Passed this 21st day of October 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the
City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				

**CHAPTER 28E AGREEMENT BY AND BETWEEN
THE CITY OF BONDURANT, IOWA
AND THE BOARD OF WATER WORKS TRUSTEES OF THE
CITY OF DES MOINES, IOWA**

CHAPTER 28E AGREEMENT (hereinafter “this Agreement”) made and entered into by and among the CITY OF BONDURANT, IOWA (“Bondurant”), and the BOARD OF WATER WORKS TRUSTEES OF THE CITY OF DES MOINES, IOWA (“DMWW”) (each a “party” and collectively “the parties”) as of the dates set forth below.

PREAMBLE

WHEREAS, DMWW and Bondurant, have previously entered into a Water Service Agreement dated April 3, 2000 (“Service Agreement”), which provides the terms on which Bondurant will purchase water from DMWW.

WHEREAS, DMWW and Bondurant have previously entered into an August 17, 2020, Water Wheeling Agreement (“Wheeling Agreement”), which provides the terms on which DMWW may wheel water through Bondurant’s distribution water mains to serve DMWW customers.

WHEREAS, Bondurant and DMWW have previously entered into a Wholesale Water Service Master Agreement dated June 10, 2005, with related Adoption Annex executed effective July 26, 2005 (the “2005 Wholesale Master Agreement”) with an initial Adoption Annex for Bondurant dated August 1, 2005, allocating 0.5 MGD in purchased capacity and then Supplement Number 1 to Adoption Annex for Bondurant dated February 25, 2014 allocating an additional 0.7 MGD in purchased capacity.

WHEREAS, DMWW and Bondurant share capacity and expense in the existing 12-inch water main and pumping station that supply both Bondurant’s system and DMWW’s northern rural system.

WHEREAS, the existing pump station has reached the end of its useful life, and the existing 12-inch water main serving Bondurant and DMWW customers no longer has sufficient capacity to meet the collective needs of Bondurant and DMWW.

WHEREAS, DMWW and Bondurant desire to enter into an agreement pursuant to Chapter 28E, Iowa Code, to cause, and to undertake, water utility facility improvements that require the design and construction of both a new pumping station and related transmission water main segments, the demolition of the existing pumping station, and the integration of the new facilities with the existing 12-inch water main to add capacity to the respective DMWW and Bondurant service areas; and

NOW THEREFORE, in consideration of the mutual undertakings hereby provided, Bondurant and DMWW do hereby agree as follows:

Part I - Joint Exercise of Powers Under Iowa Code Chapter 28E

1. Purpose: Pursuant to Iowa Code Chapter 28E, the parties agree that the purposes of this Agreement are to provide for:
 - a. The joint design, construction, and financing by DMWW and Bondurant of certain water utility facilities to be located as illustrated in Exhibit A and as described in Part I, § 2 (hereinafter referred to collectively as the “NE Water Utility Improvements”);
 - b. The ongoing ownership, operation, use and maintenance of both the NE Water Utility Improvements and existing water utility facilities associated with this collaborative effort; and
 - c. Joint exercise of the parties’ respective powers as required for construction, ownership and use of the NE Water Utility Improvements and related matters.
2. Scope of Infrastructure: The NE Water Utility Improvements shall consist of design and construction of new facilities, and then the demolition and integrated usage of existing facilities. The water utility facilities included in the definition of “NE Water Utility Improvements” are identified in Exhibit A, and described below:
 - a. Pump Station (“P1”): P1 will be a new pumping station to be located at a designer-determined location along the route of the existing 12-inch water main. The existing 12-inch water main extends from a 16-inch feeder main near the intersection of Hubbell Ave and East Broadway Ave in Des Moines, Iowa to a wholesale water meter pit (Meter Pit 1) located at the intersection of Hubbell Road SW also known as Highway 65, and NE 62nd Ave in Bondurant, Iowa. The initial engineer’s estimate for construction of P1 is \$3,530,000 (“Pump Station Estimate”).
 - b. Pump Station (“P2”): P2 is the existing pumping station located at the northwest quadrant of the intersection of Interstate 80, and 34th Ave NW also known as NE 56th Street in Altoona, Iowa.
 - c. Suction-Side Water Main (“S1”): S1 will be a new 12-inch water main that extends from the 16-inch feeder main near the intersection of Hubbell Ave and East Broadway Ave in Des Moines, Iowa to the inlet side of P1.
 - d. Suction-Side Water Main (“S2”): S2 will be new 12-inch water main that extends from intersection of NE Aurora Ave and NE 48th St to a dead-end 12-inch water main located at E 50th St in Des Moines, Iowa. The initial engineer’s estimate for S2 is \$200,000 (“S2 Estimate”).
 - e. Suction-Side Water Main (“S3”): S3 will be the existing 12-inch water main that extends from the 16-inch feeder main near the intersection of Hubbell Ave and East Broadway Ave in Des Moines, Iowa to the inlet side of P1.

- f. Discharge-Side Water Main (“D1”): D1 will be a new 12-inch water main that extends from the outlet side of P1 to the inlet of M1. The initial engineer’s estimate for D1 and the Suction-Side Water Main S1 is \$3,500,000 (“Transmission Estimate”).
 - g. Discharge-Side Water Main (“D2”): D2 is the existing 12-inch water main that will extend from outlet side of P1 to the inlet of M1.
 - h. Meter Pit 1 (“M1”): M1 is an existing wholesale water meter pit located in the southwest quadrant of the intersection of Hubbell Road SW also known as Highway 65, and NE 62nd Ave in Bondurant, Iowa.
 - i. Meter Pit 2 (“M2”): M2 is an existing wholesale water meter pit located in the southeast quadrant of the intersection of NE 64th St also known as Franklin St SW, and NE 78th Ave also known as 2nd St NW in Bondurant, Iowa.
 - j. Meter Pit 3 (“M3”): M3 is an existing wholesale water meter pit located in the northwest quadrant of the intersection of 15th St SE also known as NE 70th Avenue, and NE 80th also known as Pleasant St SE in Bondurant, Iowa.
 - k. Meter Pit 4 (“M4”): M4 is an existing wholesale water meter pit used to track water DMWW wheels through Bondurant located approximately at 1220 NE Morgan Dr in Bondurant, Iowa.
3. Capacity: The parties agree that during the term of this Agreement, Bondurant will have access to the full capacity of one of the pumps in P1 and the full capacity of D1. DMWW and Bondurant agree that this Agreement is independent of the 2005 Wholesale Master Agreement, and any subsequent amendments, including Supplement Number 1 to the Adoption Annex. Nothing in this Agreement guarantees or represents that the full capacity of one pump in P1 and D1 equals the total capacity that Bondurant may be entitled to under the 2005 Wholesale Master Agreement, and any subsequent amendments including Supplement Number 1 to the Adoption Annex.
 4. Facilities Ownership: The NE Water Utility Improvements shall be owned as set forth below, and as further provided in Part III:
 - a. P1 will be owned by DMWW. During the term of this Agreement, Bondurant shall have the full use of one pump in P1 as further specified in Part III.
 - b. P2 is owned by DMWW but will be demolished after P1 is operational.
 - c. S1, S2, and S3 will be owned by DMWW.
 - d. D1 and D2 will be owned by DMWW. During the term of this Agreement, Bondurant shall have full use of the capacity of D1 solely in Bondurant’s discretion.

- e. Bondurant will continue to own M1, M2, and M3. Bondurant will continue to operate M1, M2, and M3 to meter water to Bondurant. Bondurant will physically disconnect M2 and M3 from the water mains as further specified in Part VI.
 - f. DMWW will physically disconnect M4 from the water main as further specified in Part VI. DMWW will continue to own M4.
- 5. Facilities' Cost: The costs of the NE Water Utility Improvements shall be paid as provided in Parts IV and V. Bondurant shall construct at its own, sole cost and expense any other improvements to its system to facilitate the efficient use and implementation of the NE Water Utility Improvements described in this Agreement.
 - 6. 28E Finding: The parties agree that the NE Water Utility Improvements reflect appropriate regional planning and agree in conformity with Iowa Code § 28E.18 that there are no suitable facilities available for rent or sharing in lieu of the NE Water Utility Improvements.
 - 7. Effective Date: Pursuant to Iowa Code § 28E.5, the parties agree that this Agreement shall be effective upon its approval and execution by all parties and its filing with the Iowa Secretary of State (the "Effective Date").
 - 8. Designated Administrator: The parties agree that the CEO and General Manager of DMWW (hereinafter "the DMWW General Manager") shall be designated as the sole administrator of this Agreement for purposes of the design and construction of the NE Water Utility Improvements, as provided by Iowa Code § 28E.6. Each party shall otherwise separately administer its own activities.
 - 9. No Entity: No separate entity is created by this Agreement.
 - 10. Individual Ownership and Responsibility: Except as otherwise explicitly provided in this Agreement, each party shall at all times hold and own its respective properties. Each party shall be solely authorized to supervise, direct, and manage its own activities and the activities of its respective employees and agents hereunder. Each party shall retain sole responsibility and liability for its own acts and omissions hereunder and for the acts and omissions of its respective employees and agents hereunder, and each party waives subrogation against the other for all claims, suits, damages, and demands which are covered by any insurance, including but not limited to property, casualty and workers' compensation insurance.
 - 11. Master Agreement and Other Existing Agreements: The parties acknowledge that they are party to the Wheeling Agreement, 2005 Wholesale Master Agreement, and Supplement Number 1 to the Adoption Annex. These and all other agreements shall remain in effect, except as provided by this Agreement. This Agreement is entered into for the purpose of facilitating the transfer of water identified in the 2005 Wholesale Master Agreement and Supplement Number 1 to the Adoption Annex to Bondurant and permitting DMWW to

supply water to customers beyond Bondurant. Nothing in this Agreement modifies prior agreements between Bondurant and DMWW. If there is a conflict between this Agreement and any other agreement, this Agreement prevails only as to terms that are expressly set forth in this Agreement.

Part II - Responsibilities

1. **DMWW Responsibilities:** DMWW shall have the following responsibilities for design and construction of the following NE Water Utility Improvements:
 - a. DMWW shall be responsible for the design of the P1 and S2 components of the NE Water Utility Improvements in conformance with DMWW's current standard specifications. S2 will be interconnected with S1 and S3.
 - b. DMWW shall obtain all required rights to real estate and other things required for the proper construction of such projects.
 - c. The design may provide for such number of separate contracts consistent with Iowa law as DMWW shall determine in its sole discretion shall best provide for the efficient construction of the P1 and S2 components of the NE Water Utility Improvements and shall include detailed plans and specifications and an engineer's cost estimate for each project included within the P1 and S2 components of the NE Water Utility Improvements. Such plans and specifications may provide for DMWW to procure and supply materials or equipment to the contractor.
 - d. If the total of the engineer's cost estimates for P1 and S2 of the NE Water Utility Improvements is expected to exceed the Pump Station Estimate and S2 Estimate by 20% then DMWW shall consult with Bondurant regarding costs before advertising for bids and letting contracts. The Pump Station Estimate and S2 Estimate will automatically adjust on a project-by-project basis by any increase in the Engineering News Record Construction Cost Index (ENR CCI) after June 2023, and any such adjustment will not trigger consultation required by this section.
 - e. The P1 design shall equip the pump station with three (3) 1.5 million gallon per day pumps.
 - f. The P1 design shall equip the pump station with an emergency generator.
 - g. The P1 design shall equip the station with independent chemical storage tanks, redundant chemical feed equipment, and instrumentation to measure the amount of chemical used by each respective party.
 - h. The P1 design shall direct flows to Bondurant into the Discharge Water Main D1 segment with appropriate flow and volumetric metering.
 - i. The P1 design shall direct flows to DMWW into the Discharge Water Main D2

segment with appropriate flow and volumetric metering.

- j. The P1 design shall include appropriate control and telemetry systems and equipment, both on and off the P1 site, to allow proper data sharing with DMWW and Bondurant.
 - k. DMWW will provide Bondurant design review opportunities at 60%, 90% and 100% stages of design.
2. Bondurant Responsibilities: Bondurant shall have the following responsibilities for design and construction of the following NE Water Utility Improvements:
- a. Bondurant shall be responsible for the design of the S1 and D1 components of the NE Water Utility Improvements.
 - b. Water main segments S1 and D1 shall be designed to meet design standards of DMWW.
 - c. Segments S1, S2, and S3 shall be interconnected with each other within the water distribution system of DMWW.
 - d. D1 and D2 main segments shall be designed to allow interconnection at both the P1 location and at the M1 location. Under normal operations, D1 will serve Bondurant and D2 will serve DMWW. The designed interconnection will serve as an emergency connection for either Bondurant or DMWW when operational constraints require it.
 - e. Bondurant shall obtain all required rights to real estate and other things required for the proper construction of such projects.
 - f. Bondurant's design may provide for such number of separate contracts as permitted by Iowa law and as Bondurant shall determine in its sole discretion shall best provide for the efficient construction of the S1 and D1 components of the NE Water Utility Improvements in a manner consistent with Iowa law.
 - g. Bondurant shall include detailed plans and specifications, and an engineer's cost estimate for each of the S1 and D1 components that are part of the NE Water Utility Improvements. The plans and specifications may provide for Bondurant to procure and supply materials or equipment to the contractor.
 - h. If, at any time, the total of the engineer's cost estimates for all of the S1 and D1 components of the NE Water Utility Improvements is expected to exceed the Transmission Estimate by 20% then Bondurant shall consult with DMWW regarding costs before advertising for bids and letting contracts. The Transmission Estimate will automatically adjust on a project-by-project basis by any increase in the Engineering News Record Construction Cost Index (ENR CCI) after June 2023,

and any such adjustment will not trigger consultation required by this section.

- i. Bondurant shall provide DMWW design review opportunities at 60%, 90%, and 100% stages of design.
 - j. During the term of this Agreement, Bondurant will share with DMWW water tower data from Bondurant's water towers.
3. Contract Administration: The contracts for construction will be administered according to the following:
- a. DMWW and Bondurant shall contract, in their respective sole names, for the construction of their respective components of the NE Water Utility Improvements as provided by law for public improvements, including a public bidding process in accordance with Iowa law. DMWW and Bondurant agree to notify one another of the bid opening dates for all work for which DMWW and Bondurant will take bids in connection with the NE Water Utility Improvements.
 - b. DMWW and Bondurant may each designate a representative to attend such bid openings.
 - c. If costs set forth in the bids exceed the Pump Station Estimate, the S2 Estimate, or the Transmission Estimate, as adjusted by the ENR CCI, by more than twenty percent (20%), DMWW and Bondurant shall give notice to one another of such fact, and DMWW and Bondurant shall not proceed to award a contract at the bid price without the approval of the other party. The parties will confer in good faith regarding whether to recommend awarding the contracts to their respective governing authority. Failure by either Bondurant or DMWW to respond to the other's notice under this section within five (5) business days of the date of the notice shall be construed as approval to proceed to award the contracts.
 - d. DMWW and Bondurant shall be solely responsible for execution of the underlying contracts, and for contract administration, supervision and inspection of each of their respective components of the NE Water Utility Improvements. However, DMWW and Bondurant agree to coordinate all work to avoid conflicts between contractors.
 - e. If cumulative requests by contractor(s) for change orders exceed the contract price by an amount in excess of ten percent (10%) of the original awarded bid, DMWW and Bondurant shall notify one another of such requests, and neither party shall proceed to issue change orders for any amount in excess of 10% of the original awarded bid unless both DMWW and Bondurant give approval to such change orders. The parties will confer in good faith regarding whether to recommend approving the change orders to their respective governing authority. Failure by either Bondurant or DMWW to respond to the other's notice of the change order request within five (5) business days of the date of notice shall be construed as

approval to issue the change order.

- f. DMWW and Bondurant shall not be responsible to each other for not meeting project completion deadlines because of delays caused by obtaining the other parties' approval of contract price and change order costs in excess of engineer's estimates.
 - g. Upon request by DMWW's or Bondurant's contractor(s) for final acceptance of the NE Water Utility Improvements and for final payment, DMWW and Bondurant agree to forward the contractor's request for final acceptance and for final payment, together with all supporting detail, to each other.
 - h. During construction of the NE Water Utility Improvements, DMWW and Bondurant have the right to inspect the progress and quality of construction. The right to inspect is subject to reasonable limitations on time and duration, and must be coordinated with the contractor so as to not unreasonably disrupt work.
 - i. DMWW and Bondurant agree they will not accept any improvements as complete, or authorize final payment of any contractor, without affording qualified personnel designated by the other party the opportunity to inspect, comment, and offer suggestions regarding the punch list of items for completion. If one party objects to the acceptance of such improvements or to final payment to the contractor, they shall notify the other of its specific objections in writing not more than fifteen (15) business days after receipt of the final payment request. If the objections cannot be resolved within 30 business days thereafter, either party may submit the matter to binding arbitration as provided in Part VIII, Section 5.
4. Project Implementation: The parties agree to the following deadline for construction:
- j. P1 will be completed by May 31, 2027.
 - k. S1 and D1 will be completed by November 30, 2025.
 - l. S2 will be completed by May 31, 2026.

DMWW and Bondurant shall not be responsible to each other for failure to meet the construction schedule of this Agreement for reasons beyond either party's control, including but not limited to lack of funding by either Bondurant or DMWW, or unforeseeable construction delays.

5. Water Use During Design and Construction: Under the Service Agreement, Bondurant has access to 483 gallons per minute ("483 GPM") which is approximately 0.7 million gallons per day ("0.7 MGD"). Notwithstanding the Service Agreement, while the NE Water Utility Improvements are under design and construction, Bondurant agrees that it will limit water consumption to no more than 1,000,000 gallons per day ("1 MGD"). This limit will not apply after the NE Water Utility Improvements are operational. After the NE Water Utility

Improvements are operational, Bondurant's total consumption will be limited to 1,200,000 gallons per day ("1.2 MGD"). All water capacity allocations to Bondurant are subject to the availability of sufficient water in DMWW's system as provided by the 2005 Wholesale Master Agreement and the 2014 Supplement Number 1 to Adoption Annex.

Part III – Ownership and Use of NE Water Utility Improvements

1. **DMWW Ownership:** DMWW shall have and shall maintain ownership of the following elements of the NE Water Utility Improvements: Pump Station P1; Suction-Side Water Main S1; Suction-Side Water Main S2; Suction-Side Water Main S3; Discharge-Side Water Main D1; Discharge-Side Water Main D2. DMWW shall have sole responsibility for maintenance, repair, improvements, and the costs thereof to operate the facilities which it owns during the period of its ownership, except as provided in this Agreement. Bondurant agrees to execute any documents necessary to convey or confirm ownership of the improvements identified in this section to DMWW, including, but not limited to bills of sale and real estate easements.
2. **Use of Facilities:** During the term of this Agreement, Bondurant and DMWW shall have shared use of the NE Water Utility Improvements as follows:
 - a. DMWW will use S1, S2, and S3 to supply water to P1. DMWW will use reasonable efforts to ensure that P1 has adequate supply from S1, S2, and S3 to fully supply D1 and D2. If supply from S1, S2, and S3 is inadequate to supply both D1 and D2, DMWW and Bondurant shall share available capacity evenly.
 - b. Bondurant will have an unqualified right to use one of the pumps (the "Bondurant Pump") in P1 to directly supply water to Bondurant via D1. DMWW will have an unqualified right to one of the pumps (the "DMWW Pump") in P1 connected to directly supply water to DMWW via D2. If either DMWW or Bondurant pumps fail or need to be taken out of service, then the third pump shall be available to the party that has the pump that is not operational ("Reserve Pump"). If both the DMWW Pump and Bondurant Pump are inoperable then the parties will agree to negotiate in good faith over use of the Reserve Pump.
 - c. Bondurant shall be entitled to use the full capacity of D1, subject only to the availability of water in DMWW's system to supply Bondurant.
 - d. DMWW shall be entitled to the full capacity of D2, subject only to the availability of water in DMWW's system to supply DMWW.

After termination of this Agreement, DMWW will be entitled to use, in DMWW's sole discretion, improvements P1, D1, D2, S1, S2, and S3, including the Bondurant Pump. If DMWW deems it necessary, Bondurant will execute any documentation required by DMWW to demonstrate DMWW's ownership and control of P1, D1, D2, S1, S2, and S3.

2. **Documentation:** The rights of ownership and use as provided in this Part III shall be

documented by this Agreement.

Part IV – Participation and Cost Reimbursement

1. Construction Cost Share and Cost Reimbursements: Bondurant and DMWW agree to share the “Actual Construction Cost” of D1, S1, S2, and P1 of the NE Water Utility Improvements constructed under this Agreement as follows:
 - a. For components P1 and S2, Bondurant and DMWW shall equally share the Actual Construction Cost such that Bondurant and DMWW each pay 50% of the Actual Construction Cost.
 - b. For components S1 and D1, Bondurant shall be responsible for 57% of the Actual Construction Cost, and DMWW shall be responsible for 43% of the Actual Construction Cost.

The term “Actual Construction Cost” includes the sum of contractor progress payments, final contractor payments and “Direct Construction Costs” incurred by both DMWW and Bondurant. Direct Construction Costs include the cost of material, equipment, consultant fees, design, materials, equipment, and fully loaded labor costs.

2. Actual Construction Cost Governs: The preliminary engineer’s construction estimates for Transmission Estimate, S2 Estimate, and Pump Station Estimate of \$7,230,000 is an estimate only and is not guaranteed by DMWW or Bondurant. The Actual Construction Cost incurred as provided herein shall govern the required payments to DMWW and Bondurant, rather than any existing or subsequent engineering estimate.
3. Documentation: DMWW and Bondurant will respectively forward to one another documentation evidencing the contract award amount, contractor progress reports, consultant fees, and Direct Construction Costs at the completion of construction.
4. Invoices: DMWW shall invoice to Bondurant, and Bondurant shall pay Bondurant’s respective portion of the Actual Construction Cost as provided in this Agreement after each governing body of Bondurant and DMWW accepts construction of the NE Water Utility Improvements as complete.
5. Future Capital Cost-Share: During the term of this Agreement, DMWW and Bondurant shall be responsible for all capital costs related to their respective pumps, chemical storage, chemical feed, and instrumentation equipment. During the term of this Agreement, all other capital costs related to the site and the building shall be split evenly, such that DMWW and Bondurant each pay 50% of “Future Capital Costs.” Future Capital Costs include building structural elements such as fixtures, doors, windows, roof, HVAC, emergency generator, driveway, fencing, and other similar elements. After termination of this Agreement as provided in Part VII § 1 , Bondurant will no longer be responsible for any Future Capital Costs for P1.

6. Operation and Maintenance Costs: During the term of this Agreement, DMWW shall have sole responsibility for operation, maintenance, repair, improvements, and the costs thereof to operate Suction-Side Water Main S1; Suction-Side Water Main S2; Suction-Side Water Main S3; Discharge-Side Water Main D1; and Discharge-Side Water Main D2. DMWW and Bondurant agree to share expenses for P1 as specified below:
- a. Each party will pay 100% of its “Direct Expenses.” Direct Expenses are chemical and chemical handling expenses incurred through operation of the DMWW Pump and Bondurant Pump. Direct Expenses also include maintenance expenses on pumping equipment, chemical storage and feed equipment, instrumentation, and control equipment. Direct Expenses incurred for operation of the Reserve Pump will be paid by DMWW unless Bondurant uses the Reserve Pump, in which case Bondurant will pay the Direct Expenses for the Reserve Pump. If DMWW and Bondurant both require use of the Reserve Pump, the parties will negotiate in good faith to split the Direct Expenses.
 - b. “Utility Expenses” are water, gas, and electricity charges. Bondurant shall be responsible for 15% of all monthly Utility Expenses unless Bondurant’s flow-proportionate calculation is greater than 15%. The flow-proportionate calculation is the monthly volume of water pumped by the Bondurant Pump divided by the total monthly volume of water pumped by all pumps in P1. If Bondurant’s flow-proportionate calculation is greater than 15%, then Bondurant shall pay the flow-proportionate percentage of Utility Expenses.
 - c. “Baseline Expenses” include everything that is not a Direct Expense or Utility Expense. Baseline Expenses include, but are not limited to, expenses related to the upkeep and maintenance of the building, emergency generator, snow removal, and lawn maintenance. During the term of this Agreement, DMWW and Bondurant will share equally Baseline Expenses, and each party will pay half of the Baseline Expenses.
7. Payment of Operation and Maintenance Expenses: DMWW shall pay all of the Baseline Expenses, Direct Expenses, and Utility Expenses. DMWW shall invoice Bondurant quarterly for Bondurant’s share of the Baseline Expenses, Direct Expenses, and Utility Expenses, and Bondurant shall pay DMWW the amount of the invoice within 30 days of the date of the invoice.

Part V – Financing

- 1. Funding Sources: Funding shall come from the parties’ regular sources of revenue and financing as required for each party to meet its obligations under this Agreement.
- 2. Separate Responsibility: Except as otherwise provided herein, each party shall be solely responsible for funding its own operations.

Part VI - Conveyance of Ownership

1. Transfer of Assets: After completion and final acceptance of the NE Water Utility Improvements, and payment in full of the construction costs by Bondurant and DMWW, DMWW and Bondurant will execute and deliver to each other any additional instruments of conveyance of ownership that each party may require, in a form satisfactory to Bondurant and DMWW, for the assets to be owned by DMWW as set forth in Part III.
2. Meter Pit M1: Bondurant will continue to own Meter Pit M1. M1 shall remain as an emergency connection for Bondurant even after termination of this Agreement.
3. Meter Pits M2 and M3: Bondurant agrees to physically disconnect at water main and abandon its connection to DMWW water main at the M2 and M3 location no later than June 1, 2026.
4. Meter Pit M4: DMWW will physically disconnect at water main and abandon the connection at M4 prior to the commissioning of Bondurant's new water treatment plant, but no later than June 1, 2028.

Part VII –Term and Termination of Agreement

1. Termination: This Agreement shall commence on the Effective Date and shall automatically terminate on the earliest date of any of the following: (i) thirty (30) days after Bondurant gives notice to DMWW of its intent to terminate this Agreement; or (ii) March 31, 2045, the termination date of the Wholesale Water Service Master Agreement.
2. Continuing Effect: Notwithstanding termination of this Agreement under Part VII, § 1, the requirements that Bondurant provide DMWW with evidence of ownership of the NE Water Utility Improvements specified in this Agreement will continue to bind Bondurant after termination.
3. Termination of Wheeling Agreement: The Wheeling Agreement will terminate between DMWW and Bondurant when DMWW has removed Meter Pit 4 if the removal occurs prior to June 1, 2028. If DMWW has not removed Meter Pit 4 according to this Agreement by June 1, 2028, the Wheeling Agreement will still terminate on June 1, 2028.
4. Termination: If any party determines that another has defaulted in the performance of its obligations hereunder, the aggrieved party may declare that default has occurred and give notice thereof to the defaulting party. Notice of default shall be given in writing, shall specify the nature of the default and the provision of the Agreement involved, and shall specify what action is required of the defaulting party to correct the default. The defaulting party shall have 30 days from the date of its receipt of the notice of default to correct the default. If at the end of said 30-day period, the default has not, in the opinion of the aggrieved party, been corrected, that party may thereupon pursue its remedies as provided in this Agreement. In the event of default by any party in the performance of any material provision of this Agreement, the aggrieved party may, at its option, after declaring default and giving notice thereof, terminate this Agreement or seek specific performance of its

provisions. A party seeking termination of this Agreement due to a default in performance by another party shall also be entitled to seek damages for such default.

Part VIII- General Provisions

1. Liability; Indemnification: Each of the parties agree to indemnify the other as provided in this section. Each party ("Indemnifying Party"), to the fullest extent permitted by law, hereby agrees to indemnify, defend, pay on behalf of, and hold harmless the other parties, and its elected officials, its appointed officials, agents, employees and volunteers, and others working on behalf of such party ("Indemnities"), against any and all claims, demands, suits, damages or losses, together with any and all outlay and expense connected therewith including, but not limited to, attorneys' fees and court costs, that may be asserted or claimed against, recovered from or suffered by the Indemnities by reason of any injury or loss arising out of any wrongful act or omission of the Indemnifying Party, including, but not limited to, bodily injury or death, property damage, including loss of use thereof, and economic damages that arise out of or are in any way connected to this Agreement. No party shall have any right of indemnity for damages or claims proximately caused by its own negligent or intentionally wrongful acts. Each party's agreements and obligations as set forth in this section are applicable for the duration of and following expiration or termination of this Agreement, regardless of the manner of termination, and notwithstanding other provisions of this Agreement.
2. Insurance: Each party shall procure and maintain its own insurance. DMWW and Bondurant shall require all contractors and subcontractors to have and maintain bonds and insurance as set forth in applicable contract documents.
3. Notices and Invoices: All notices, invoices and reimbursement requests which the parties are authorized or required to give one another pursuant to this Agreement shall be in writing and may be personally delivered or sent by ordinary mail to the addresses hereafter provided. Mailed notices and invoices shall be deemed to be received by the party to whom directed when they are postmarked. Such notices and invoices shall be delivered or mailed to the following persons at the addresses listed:

Notices to Bondurant:

City Administrator and Public Works Director
City Of Bondurant
200 Second Street NE PO BOX 37
Bondurant, IA 50035

Notices to DMWW:

General Manager and Chief Executive Officer
Des Moines Water Works
2201 George Flag Parkway
Des Moines, IA 50321-1190

4. Interpretation: If any section, provision or article of this Agreement shall be found to be invalid or unconstitutional, such finding shall not affect the validity of the Agreement as a whole or any section, provision or article thereof not found to be invalid or unconstitutional.
5. Dispute Resolution: The parties agree that any disputes arising between them with regard to this Agreement, shall be submitted to binding arbitration as provided below:
 - a. A request for arbitration must be in the form of a written notice requesting arbitration. Such notice shall identify each disputed matter to be submitted to arbitration. In the absence of agreement by the parties to the contrary, the question or questions to be arbitrated shall be those specified in the notice requesting arbitration.
 - b. If the parties agree, there may be one arbitrator. If they fail to agree on a single arbitrator, there shall be three arbitrators, one named in writing by the party requesting arbitration, one named in writing by the other party, and the third chosen by the first two arbitrators so chosen.
 - c. The party requesting arbitration shall choose an arbitrator within ten business days following its demand. Its failure to do so shall be deemed a waiver of its request for arbitration. The other party shall name its arbitrator within ten business days following the receipt of notice of the naming of the requesting party's arbitrator. The two arbitrators first chosen shall name the third arbitrator within ten business days following the selection of the second arbitrator. Should the two arbitrators first chosen fail to appoint a third arbitrator, application shall be made to the Chief Judge of the Iowa District Court having jurisdiction over Polk County by the party requesting arbitration to name such arbitrator. Should either party refuse or neglect to supply the arbitrators with any papers or information demanded in writing by the arbitrators, the arbitrators are empowered to proceed ex parte.
 - d. No one shall be qualified to act as an arbitrator if service in such role would create a conflict of interest. Each arbitrator selected shall be qualified by experience and knowledge of the matter to be submitted to arbitration.
 - e. If there is one arbitrator, the decision shall be binding; if there are three arbitrators, the decision of any two shall be binding. The decision may be set aside or modified only as provided by law. Such decision shall be a condition precedent to any right of legal action.
 - f. The costs of arbitration shall be paid by the party requesting arbitration if it does not prevail in said arbitration proceedings. If the party requesting arbitration prevails in the arbitration proceedings, the cost of arbitration shall be shared equally by the parties.

- g. The decision of the arbitrators shall be in writing, and it shall not be open to objection on account of the form of the proceeding or the award.
6. Entire Agreement: This Agreement represents the entire agreement between the parties related to the NE Water Utility Improvements and the ownership of the NE Water Utility Improvements. Any subsequent change or modification to the terms of this Agreement shall be in the form of a duly approved and executed amendment to this Agreement.
7. Governing Law: This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Iowa. Venue for any dispute related to this Agreement will be the state or federal court having jurisdiction over Polk County, Iowa.
8. Partnership Disclaimer: It is mutually understood that nothing in this Agreement is intended or shall be construed as in any way creating or establishing a partnership between the parties hereto, or as constituting either party as an agent or representative of the other for any purpose or in any manner, other than as specified herein.
9. Counterparts: This Agreement may be executed in multiple counterparts, each of which so executed shall be deemed to be an original.
10. No Assignment: Neither of the parties shall assign this Agreement without the consent of the other parties, which consent shall not be unreasonably withheld.

IN WITNESS THEREOF, the parties have caused this Agreement to be executed in counterparts, each of which shall be considered an original.

[Signatures on separate pages]

CITY OF BONDURANT, IOWA

By:_____

Attest:_____

STATE OF IOWA)
) SS:
COUNTY OF POLK)

On this _____ day of _____, 2024 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ and _____, to me personally known, and, who, being by me duly sworn, did say that they are _____ and _____, respectively of the CITY OF BONDURANT, IOWA; that the seal affixed to the foregoing instrument is the corporate seal of the City, and that the instrument was signed and sealed on behalf of the City, by authority of its City Council, as contained in the Resolution adopted by the City Council, under Roll Call No. ____ of the City Council on the day of _____, 2024, and that _____ and _____ acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the City by it voluntarily executed.

Notary Public in and for the State of Iowa

BOARD OF WATER WORKS TRUSTEES
OF THE CITY OF DES MOINES, IOWA

By: _____
Andrea Boulton, Board Chairperson

Attest: _____
Ted Corrigan, General Manager and CEO

STATE OF IOWA)
) SS:
COUNTY OF POLK)

On this _____ day of _____, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared Andrea Boulton and Ted Corrigan, to me personally known, and, who being by me duly sworn, did say that they are the Board Chairperson and the Chief Executive Officer and General Manager of the BOARD OF WATER WORKS TRUSTEES OF THE CITY OF DES MOINES, IOWA, that no seal has been procured by the entity; that the instrument was signed on behalf of the entity by authority of its Board as contained in the resolution adopted by the Board on the ____ day of _____, 2024, and that Andrea Boulton and Ted Corrigan acknowledged the execution of the instrument to be the voluntary act and deed of the BOARD OF Water Works TRUSTEES OF THE CITY OF DES MOINES, IOWA, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

Exhibit A



Exhibit A



NOT TO SCALE



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 8.b.
For Meeting of 11/4/2024
Ordinance

TITLE: - (First Reading) Ordinance Amending Ordinance No. 91-25 Providing for the Division of Taxes Levied on Taxable Property in the 1991 Addition to the Bondurant Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Attached is an ordinance amending Ordinance No. 91-25, originally adopted on May 20, 1991. This amendment is necessary to update the legal description of the Tax Increment Financing (TIF) District within the Bondurant Urban Renewal Area by removing specific property boundaries no longer included within the area. The amendment maintains the original intent of Ordinance No. 91-25, ensuring the continued division of taxes on eligible properties within the designated TIF District as permitted under Section 403.19 of the Code of Iowa. This property is contained in the Grain District Downtown Redevelopment area.

Effectively, this ordinance deletes and then re-adds property to the TIF District in the Urban Renewal Area. The property must be deleted because a partial parcel was included in the original TIF District. The below maps shows the property being deleted (in pink checked area) and then the full parcel will be added to the TIF District. The City has previously removed and added this from the Urban Renewal Area and now needs to do the same for the TIF District.

Amendment 22 (9/18/2023)

Amendment 9 (11/5/2012)

Green = Area proposed for inclusion as part of September 2024 Urban Renewal Amendment

Pink & White = Partial parcel proposed for deletion as part of 1991 Urban Renewal Amendment Area so it can be included as a full parcel in September 2024 Urban Renewal Amendment Area

Amendment 1 (5/20/1991)

Original Urban Renewal Area

Amendment 7 (6/18/2012)

FUNDING SOURCE: NA

APPROVED FOR SUBMITTAL:

1. ORDINANCE NO. 241104-216

CITY OF BONDURANT
ORDINANCE NO. 241104-216

AN ORDINANCE AMENDING ORDINANCE NO. 91-25 PROVIDING FOR
THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE
1991 ADDITION TO THE BONDURANT URBAN RENEWAL AREA,
PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA

WHEREAS, the City Council of the City of Bondurant, Iowa (the "City"), on May 20, 1991, enacted Ordinance No. 91-25 providing for the division of taxes within the Bondurant Urban Renewal Area; and

WHEREAS it is now necessary amend Ordinance No. 91-25 to delete certain property from the legal description of the Urban Renewal Area (as herein defined);

BE IT ENACTED by the City Council of Bondurant, Iowa that Ordinance No. 91-25 approved by the City Council on May 20, 1991 be amended as follows:

Section 1. Section 2 of Ordinance No. 91-25 is hereby amended to read as follows:

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Bondurant, Iowa.

"County" shall mean Polk County, Iowa.

"Urban Renewal Area" shall mean the 1991 Addition to the Bondurant Urban Renewal Area of the City, the boundaries of which are set out below:

BEGINNING AT THE INTERSECTION OF FIFTH STREET SE AND GRANT STREET SOUTH; THEN NORTH ON GRANT STREET SOUTH AND GRANT STREET NORTH TO THIRD STREET NE; THEN EAST ON THIRD STREET NE TO LINCOLN STREET NE; THEN SOUTH ON LINCOLN STREET NE EXTENDED AND LINCOLN STREET SE TO FIFTH STREET SE; THEN WEST ON FIFTH STREET SE TO THE POINT OF THE BEGINNING; EXCEPT certain real property situated in the City of Bondurant Polk County, State of Iowa more particularly described as follows:

Beginning at the point of intersection of the East right-of-way line of Main Street NE and the northerly right-of-way line of the abandoned railroad right-of-way in Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence northeasterly along the northerly line of the abandoned railroad right-of-way to the point of intersection of the

abandoned railroad right-of-way and the projected East right-of-way line of Lincoln Street SE; thence South along the projected East right-of-way line of Lincoln Street SE to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly right-of-way line of the abandoned railroad right-of-way to the point of intersection with the East right-of-way line of Main Street; thence North along the East right-of-way of Main Street to the Point of Beginning.

Section 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to the continue the division of taxes from the Urban Renewal Area as authorized in Ordinance No. 91-25, as applicable.

Section 3. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed by the Council of the City of Bondurant, Iowa, on November 4, 2024.

Doug Elrod, Mayor

Attest:

Shelby Hagan, City Clerk

First reading: November 4, 2024

Second reading:

Third reading:



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 8.c.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution to Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: In September 2024 the Bondurant City Council approved an Urban Renewal Plan Amendment which contained a Description of the Project and Project Site. The attached resolution approves an amended project description of the Grain District Downtown Redevelopment to better define the property being acquired for the Project.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241104-249
2. November, 2024 UR Plan Amend (Bondurant #71 2024)-v1

CITY OF BONDURANT
RESOLUTION NO. 241104-249

RESOLUTION TO APPROVE URBAN RENEWAL PLAN AMENDMENT
FOR THE BONDURANT URBAN RENEWAL AREA

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this City Council of the City of Bondurant, Iowa (the “City”), by prior resolution established the Bondurant Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which updates the description of the City’s Grain District Downtown Redevelopment Project (the “Project”) previously approved by the City Council in the August, 2024 Amendment to the Plan in order to identify real property that will be acquired by the City in connection with the Grain District Project; and

NOW, THEREFORE, It Is Resolved by the City Council of the City of Bondurant, Iowa, as follows:

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby found and reaffirmed by this City Council as follows:

A. The Project proposed under the Amendment conforms to the general plan for the development of the City;

B. The Project proposed under the Amendment is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. The Project is necessary to restore the property situated in the Urban Renewal Area to its highest and best use and to prevent the spread of blighted conditions in the Urban Renewal Area.

D. It is not intended that families will be displaced as a result of the City’s undertaking under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed this 4th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

CITY OF BONDURANT, IOWA
URBAN RENEWAL PLAN AMENDMENT
BONDURANT URBAN RENEWAL AREA

November, 2024

The Urban Renewal Plan (the “Plan”) for the Bondurant Urban Renewal Area (the “Urban Renewal Area”) for the City of Bondurant, Iowa (the “City”) is being amended for the purpose of updating the description of the City’s Grain District Downtown Redevelopment Project to identify certain real property that will be acquired by the City in connection therewith.

1) Update Description of the Grain District Downtown Redevelopment Project. The description of the City’s Grain District Downtown Redevelopment Project is hereby updated as follows:

Name of Project: Grain District Downtown Redevelopment Project

Date of Council Approval of Project: August 19, 2024 and updated on November 4, 2024

Description of Project and Project Site: The City will provide subdivision platting services and design and engineering services for the proposed public improvements. The City will also construct the Chichaqua Valley Trail extension, including installation of arboretum and other creative placemaking features; construct an approximately 150’-long extended Lincoln Street NE and new public parking lot; construct Grain Street south of the Recreation Area, including City utilities, in conjunction with a Recreation Area Development or at a date determined by the City; construct Filmore Avenue from 2nd Street NE to Grain Street, including city utilities, by December 31, 2028, or at a date determined by the City; provide the required minimum public match for tax credit application to address slum and blight conditions; construct sidewalks and connecting trails throughout the area as determined necessary/desirable; construct the District Corridor Trail connection; improve Main Street NE from Railroad Street NE to 2nd Street NE, including City-utilities and establishing on-street parking, at a date determined by the City; construct the Lincoln Street NE extension, including city utilities, within the Mixed-Use Area upon approving a site plan or a series of site plans for private development along the street extension area; demolish or reimburse Developer for demolishing the buildings within the proposed Lincoln Street NE right-of-way area; construct 2nd Street NE on-street parking, if a Traffic Impact Study determines this is a feasible approach to increasing parking options, at a date determined by the City; construct Grain Street, including City utilities, south of the Recreation Area in conjunction with approval of a Recreation Area site plan, or at a date determined by the City; construct Filmore Avenue from 2nd Street NE to Grain Street, including city utilities, in conjunction with approval of a Recreation Area site plan, or at a date determined by the City; and accept and maintain the public stormwater facility as a public fishing amenity.

The City Council recognizes the economic benefits of redevelopment of this area and the elimination of blight and believes this investment aligns with the City's strategic goals and economic development objectives.

Property to be Acquired for the Project: The City intends to acquire certain real property (the “Property”) bearing Polk County Property Tax Parcel Identification Numbers 8022-31-127-026, 8022-31-127-009 and 8022-31-127-010, more particularly described as:

Lot 7, Bondurant Heights, Bondurant, Polk County, Iowa; and Lot A and Outlot X of the Lewis Addition, Bondurant, Polk County, Iowa.

It is intended that the City will undertake a portion of the Grain District Redevelopment Project on the Property.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Grain District Downtown Redevelopment Project with borrowed funds, proceeds of internal advances of City funds on-hand and/or through economic development agreements with negotiated tax increment financing incentives. In all cases, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Grain District Downtown Redevelopment Project will not exceed \$10,000,000 in the City’s 2024-2029 fiscal years, plus any interest expense incurred by the City on the Obligations.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$54,507,107</u>
Outstanding general obligation debt of the City:	<u>\$19,251,300</u>
Proposed debt to be incurred under the November, 2024 Amendment*:	<u>\$10,000,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council. **Additionally, the Grain District Downtown Redevelopment Project is set to occur over a period of multiple fiscal years. The amount contained herein is also an estimate for debt and is a not-to-exceed amount.**



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 8.d.
For Meeting of 11/4/2024
Resolution

TITLE: - Resolution awarding the contract for the Civic Campus Phase 2 Project in the amount not to exceed \$5.6 million

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Please note: We will have additional information available on Monday for this item.

This contract is for the Civic Campus Phase 2 Improvements Project that will complete the Civic Campus roadway realignment with the addition of Sanitary, Stormwater and Water Infrastructure. This project also includes the addition of pavement and signalization to the intersection of 2nd St. NE and Hwy 65.

Attached is a table showing the bid results from the public bid opening on October 30th, 2024. The engineer's estimate of cost for the project was \$7,155,744.23.

Based on reviewing the bids by Veenstra & Kim and City Staff, XXXXXXXXXXXX. Is the lowest responsive bidder for the project at \$XXXXXXXXXXXX

FUNDING SOURCE: RISE Grant/USTEP/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 9.a.
For Meeting of 11/4/2024
Discussion Item

TITLE: DART discussion

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None